



AGENDA
Regular Planning Board Meeting
August 24, 2021 - 6:30 PM
Virtual Meeting

Virtual Meeting Information- *Members of the public may view or access the meeting on Facebook Live at <https://www.facebook.com/HuntersvilleNCTownGovernment>. If you would like to speak at the upcoming meeting during public comment, please send your name and email address to Tracy Barron tbarron@huntersville.org by 3:00 pm on the day of the meeting, to be added to the speaker's list. The Town will use your email address to send you an email invitation from Ring Central. This will allow you to call in and/or access the meeting to deliver your comments (the 3-minute time limit still applies). In addition, the Town will receive written comments below by email to Tracy Barron tbarron@huntersville.org until twenty-four (24) hours prior to the meeting.*

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the July 27, 2021 Regular Meeting Minutes
- 3. Public Comments** - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*
- 4. Action Agenda**
 - 4.A. TA21-06 Detached Garages in Farmhouse Clusters
 - 4.B. R21-09 Caldwell Creek Mixed Use rezone from Corporate Business (CB) & Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes.
 - 4.C. Ranson Road Subdivision
 - 4.D. 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.

- 4.E. R21-08 - Beltway 77 Industrial rezone subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.
- 4.F. TA21-10 - CB/CI/SP - Buffer flexibility along public streets and rights of way

5. Other Business

- 5.A. Discussion on Affordable Housing
- 5.B. Review updated Rules of Procedure
- 5.C. Discussion on Planning Board trainer/refresher with Town Attorneys

6. Adjourn



MINUTES OF THE MEETING
Regular Planning Board Meeting
July 27, 2021 - 6:30 PM

1. Call to Order/Roll Call

Members Present: S. Swanick, J. Davis, C. Graffy, F. Gammon, C. Boyd, G. Baber, S. Hensley, J. Sny and D. Partee

2. Approval of Minutes

2.A. Consider approval of the June 22, 2021 regular meeting minutes

J. Davis made a Motion to Approve the June 22, 2021, Minutes. D. Partee seconded the motion. The motion passed unanimously (9-0).

3. Public Comments - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*

Bob Sellie, 9808 Hagers Road – yield time to Laurie Cameron

Emily Outing, 10216 Hagers Road – requested explanation of the entrance to the new development as it appears her driveway will be impacted and that there may be right-of-way abandoned and deeded to someone on the street, but nothing has been clarified as to how her property will be affected. Additionally, the storm drainage on her side of the street clogs when there is heavy rain and there has been no discussion as to how this will be resolved and not further impacted by the new development. Lastly, the residents of Hagers Road selected (to live there) because of the atmosphere of the road, the homes and the acreage and they would like the new neighbors to be considerate of that and that they also have acreage and lots as they have.

Joe Paccione, 9825 Hagers Road – Hagers Road and the adjacent land are part of Clark Creek watershed. When they get heavy rain the water on the west side of Hagers Road to the east side of Karl Knox Road runs south to southwest and runs down across Ulsten and those two roads to the pond. He does not think that what is planned has properly addressed the water movement. Given what we see in the world with climate change he feels this is a real concern. The wildlife is already being driven out by the construction on McCord Road and there are birds of prey on the property that must be protected.

Kendra Brotze, 9928 Hagers Road – besides the issue of the traffic at Hagers Road and McCord Road currently, she would hope the Town will come out and see what impact is being proposed on the existing residents' daily lives. She cannot get a definite date on the traffic study but if it was done in the past 1.5 years then the numbers do not accurately reflect typical traffic due to COVID, virtual learning and school being out for summer. She stated that she believes this development is going to have a far-reaching impact on McCord Road and therefore she requests a moratorium for any development with entrance or exit to McCord Road.

David McNaught, 10039 Hagers Road – yield to Tami Styer.

Debbie McNaught, 10039 Hagers Road – yield minutes to Laurie Cameron

Laurie Cameron, 10016 Hagers Road as well as 3 additional parcels – very invested in this area and she wanted a quiet secluded Lane. Hagers Road was never designated as a future stub or cut through as it originated as a farmhouse driveway. Due to the lack of road width or an adequate road bib the road was never intended to handle more than 23-25 residents. Keeping Hagers Road a dead-end will prevent cut-through traffic on their very narrow 16-foot-wide road, and it will not unduly impact others as there are other exits that are a similar distance and likely a better road. While she would love to see their area stay wooded and remote, as you can see in the petition signed by all the residents of Hagers Road, they know it is not fair for people to be unable to sell their land and growth is inevitable.

With the concessions M/I has made to the residents of Hagers Road they are accepting of the development and that this is as good as it is going to get. However, they want to protect Hagers Road and they are concerned about the intersection, entrance and exit onto McCord Road. While she understands why connectivity is important for the town, the new neighborhood will still have two entrance/exits even if is closed off to Hagers Road. If the fire marshal feels something is needed, she would point to the Woodland Ridge retirement home in Davidson, NC where there is a fence gate that can be opened by the tone of the emergency vehicle sirens. There are also Knox Boxes, and the fence is designed to breakaway if an emergency vehicle had to drive through the gate. She would like to review emergency access ideas if Hagers Road remaining a dead-end street is not an option. At the very minimum, signage if needed, that states: Dead End Street, or No Through Traffic, or Official Vehicles Only, or Emergency Access Only. The solution is not road improvements as the residents chose the street because they wanted to live on a quiet little lane. Lastly, M/I Homes stated that they were willing to add traffic calming speed bumps, so at a minimum she hopes the Town will require that.

Repeatedly the residents have been told that Hagers Road was not looked at in the TIA report, so if it was not part of the study as it is not part of the subdivision. If they have not been looked at, why will they be included in the loop that is the subdivision? They would prefer not to be part of the subdivision. She understands that something will be developed here, and she thanked M/I Homes for listening to them and trying to work with them, the Staff, Planning Board and Town Board for working to balance the needs of a growing community and she hopes that some respect can be given to the 23 homes on Hagers Road. In trying to look at some good that can come out of this, in 25 years they are still on septic tanks, so possibly with the new nearby development the residents of Hagers Road will be able to get sewer if they choose. Maybe they can get some fiber communications as well. Maybe the Town officials can advocate on their behalf to have the positives that can come from new development be available to the existing residents as well.

Larry Shaheen, McIntosh Law Firm, 209 Delbert Street, Suite 203, Davidson NC. Representing Soil Supply Inc, a neighbor to this proposed development. They were pleased to be contacted by M/I Homes and thanked them for reaching out. Given previous concerns from new residents, Soil Supply would like to request the following conditions to be added to the rezoning, a 60-foot buffer with a berm along any areas of the road adjoining Soil Supply. A waiver signed within each sales packet notifying the buyer of the existence of Soil Supply. A 6-foot fence is requested and the southern most homes absolutely need to be screened due to adjoining land where equipment is heavily used. Additionally, that the NC Courts have determined that legally there is an easement for Soil Supply use and that their trucks will have clear access to enter and exit. It is the hope of Soil Supply that the Town will protect their corporate citizen and see to it that these conditions are added before the plan is approved

Tami Styer – 10225 Hagers Road similar concerns as Laurie Cameron stated related to the eastern connection of Hagers Road to the proposed neighborhood. She also expressed concerns regarding the TIA report and the impact to Hagers Road if a connection is made to the east end of the road. The TIA grossly underestimates the future traffic counts when projecting traffic impacts based on traffic counts being done in the morning and afternoon peaks in April but is not accurate due to COVID and daily commercial traffic of Soil Supply. The TIA report also does not reference the Northbrook development traffic which is currently under construction. There is also a 2.5% growth rate due to being in the Town Core, yet the 2040 Plan predicts a 74% growth in 2020, so the growth rate needs to be adjusted. The staff report refers to Land Use Policy 5 and the dedication of the right-of-way, the TIA should consider this increased traffic as that will be a huge impact to that intersection. She was unable to find information regarding this intersection on the Town's website so additional information would be

appreciated. The request to install a traffic circle at McCord and Hagers was denied by M/I Homes. The TIA should be adjusted to reflect accurate traffic counts for the entire day, accurate growth rate, additional developments currently under construction and the additional thoroughfare connecting McCord to Ramah Church and a traffic circle should be considered as a potential solution.

The additional right turns from McCord Road onto Hagers Road will likely make it more difficult to turn left onto McCord Road from Hagers if a traffic circle is not provided. If a traffic circle is not possible then a 3-way stop should be considered as a minimum so that residents on Hagers Road will be able to make a left onto McCord Road.

Lastly, she encouraged the Planning Board to review the site plan that includes the accommodations made by M/I Homes to the residents which are not included on site plan currently on the website. Things like deeding property to residents on Hagers Road, agreeing to additional buffers and setbacks along with limits of disturbance and a reduction of the number of houses along the property lines, those are all things that are considered in the accommodations made by M/I Homes.

The option of sewer to Hagers Road residents without requiring Hagers Road to be connected to Spring Grove, or to be improved, would be appreciated.

William Haigler, 11920 McCord owns two adjacent parcels on McCord Road, asked if there was a change to the site plan related to the adjustment of the right-of-way where he was told he would capture additional land with the realignment of the road. Also, if sidewalks are installed, how will the lot on McCord be affected as it relates to being a buildable lot.

Myra Billings, 14647 Eastfield Road spoke in favor of the proposed (Billings) development. She is the landowner, and her family has worked with the Scott Moore and the development group successfully over the years and when she and her husband were ready to retire, they wanted to work with the same group.

4. Action Agenda

- 4.A. TA 21-05 a text amendment request by Metrolina Greenhouses, Inc. to allow dormitories with a special use permit in the Rural and Transitional zoning districts subject to specific criteria.

J. Simoneau, Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff provided a summary of the text amendment that is being proposed with the comments that have been added from the Public Hearing. The amendments include: allowing dormitory use for a bona fide farm within the rural and transitional residential zoning with a special use permit; Article 9.62 permits a dormitory and Article 12 includes the definition.

C. Boyd asked how substantial reduction of value of nearby property would be determined. Staff responded that a Special Use Permit is a quasijudicial process and all adjoining property owners would be notified of the request. They can present a certified appraisal subject to this facility being installed for the Town Board to review and decide upon.

J. Davis asked if the building will be identical whether it is built in the Rural or Transitional Residential zoning, we are simply saying it can be placed in either zone; or who maintains the building once it is constructed. Staff confirmed that is correct, one building standard, two zones requested. The applicant, A. VanWingerden, 16701 Huntersville-Concord Road stated that the Department of Labor will review the buildings to confirm they meet the standards a minimum of 30 days before anyone moves in and then has the right to check the buildings as any time unannounced to confirm that we are up to standard.

A. VanWingerden commented that the reason this is needed is because they cannot get local labor. Primarily this is needed for the seasonal help that is a big deal. There are 500 full-time employees and

200 salary employees that work at Metrolina Greenhouse. As employees retire or move, they seek to replace them with local workers. The seasonal workers must be paid \$13/hour. Any American who elects to live under the same condition for the same pay must also be allowed to work and live here as well. In 2020 Metrolina utilized 150 H2A workers and in 2021, 300 H2A workers were utilized. The proposed residence will be 1 mile from the worksite so they will transport via 50 passenger buses. That is their main mode of transportation. The work schedule is 6 – 6.5 days per week and the time they are off is used to go to the grocery store to pick up whatever they need.

S. Swanick asked how many buildings the applicant intends to build. The applicant responded they need 3 – 4 structures. Each structure will house 100 H2A workers for a maximum of 10 months, per Federal guidelines.

S. Hensley asked staff how many properties were identified that would be eligible under the proposed criteria, if the language proposed was strong enough to require that the residents be living on the land they farm, if the language in the text amendment should tie this provision specifically to H2A Federal requirements, and if there should be a limitation to the maximum square footage. Staff responded that six farms were identified as having the land requirements but none of those properties have the staffing needs of Metrolina under their current use. The language related to restricting any applicants to be workers at the farm where they reside was provided by the Town Attorney and the applicant is comfortable with it. Staff stated that Zoning Ordinance should only govern the building type and placement. Staff stated that the applicant had agreed to a maximum height. The applicant stated that there is a minimum square footage requirement per person that is required by the Federal H2A program. S. Hensley responded that his concern was that his concern is if anyone seeks to alter the buildings to make them far larger than expected.

J. Sny asked if another future applicant that meets the Special Use Permit criteria could potentially add as many dormitories as they wanted, and if any of the additional properties identified as qualifying were under Rural or Transitional Residential Zoning. Staff responded that is correct, if all the residents were there to farm the land that the dormitories were on. Most of the properties were Rural, some were Transitional Residential and its quite possible some of those will turn into subdivisions soon.

J. Davis asked for clarification that another person can build a dormitory and 20 years down the road if this H2A program stops, they can still people working and living in these dormitories without government control and people coming in and checking on them whenever they choose concerns her and she thinks that tying this Ordinance to the H2A program may be important. Staff responded that a criterion could be added to the effect of the building being constructed and maintained in accordance with all the applicable regulations which would defer to the H2A Federal standards, and if not in that program it would fall under State building code standards.

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. 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.

J. Davis stated that she would still like to add or have a discussion related to tying this to a specific program. She is supportive of the motion as a solution for a business owner in Huntersville, but she would like to know that the people working/living there are also protected.

C. Graffy expressed that she understood the concern, but government programs change and additionally, if an apartment complex wanted a certain number of units for under-served or low-income families that may qualify under certain programs, would language tying those to a specific program be required.

C. Boyd asked if a maximum square footage and total number of buildings could be added to the motion so the needs can be met without becoming unattractive. Staff commented that those standards can be set.

The applicant commented that a maximum of 5 or 6 buildings would be acceptable for them and reminded the Board that the buffers are set such that the buildings will intentionally not be able to be seen from the road so there is no change to what the neighborhood can see.

J. Davis asked the applicant if there was a maximum square footage that still met their needs. The applicant responded that they would be agreeable to 15,000 square feet or less.

S. Hensley stated that he wanted to ensure in the language that the residents were working full-time on the farm and not simply one hour of the day and then leaving to work somewhere else. The applicant commented that H2A requires full-time work of jobs that are listed on the petition to the Federal government.

G. Baber asked for confirmation that the motion included being tied to the government program and standards. S. Hensley confirmed he would be proposing an amendment including that.

J. Sny asked if the H2A program ends what guidance the existing structure would fall under and if the current motion was for Rural and Transitional Residential zoning. J. Davis stated that the motion currently covers both zoning districts, but she would be amenable to amending that to be limited to the Transitional Residential zone. Staff commented that through the months this has been before the Ordinance Advisory Board it was expressed that it may be better suited for Rural zoning. The applicant commented that they would prefer to put this in the Transitional Residential zoning simply because sewer and water are available at this location and the area on Rural zoning can be connected to sewer, but water is very challenging and very slow, which creates a tremendous burden.

J. Sny asked if the setbacks and placement of the building would also protect the neighbors. The applicant responded that they will be set back 100 feet from the neighbors and there are dense existing vegetation/trees.

F. Gammon asked how the proposed residents receive medical care and how they are screened for COVID. The applicant responded that a health screening is completed before they are allowed to enter the country.

S. Swanick summarized that the concerns are related to whether this should be restricted to H2A visitors, if this should be permitted in Rural and Transitional Residential zoning, limiting the size and quantity of buildings, and identifying the enforcement mechanism for Federal, State, and local government of the Special Use Permit.

S. Hensley made an amended motion to revise Section 3, number 7 to read: "The dormitory is located on a bona fide farm of at least 100 contiguous acres, it is on land being farmed by the occupants on a full-time basis. Number 8 revised to: "The dormitory cannot exceed two-stories in height, exceed 15,000 square feet per dormitory or exceed 5 total buildings. Number 9 revised to: "Building and housing will be constructed to maintain H2A program requirements, or similar Federal programs applicable at the time." J. Davis accepted the amendments. C. Graffy accepted the amendments.

G. Baber asked if there was a required minimum square footage per resident. The applicant confirmed that the Federal government requires a minimum of 100 square feet per person and their intention is to have buildings that are approximately 11,000 square feet in size for 100 people.

J. Sny asked if the statement of full-time requirement needs to be defined. Staff responded that they would accomplish that with the Town Attorney and the applicant. The applicant stated that the Federal government states 30-hours a week is full-time and if the workers do not receive more than that they will not return, the workers more often work 50 to 70-hours per week.

The motion passed unanimously (9-0).

- 4.B. Consider Recommendation 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). (*David Peete*)

D. Peete, Principal Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff provided a summary of the location and current zoning of the properties in the conditional rezoning. For density, the parcel zoned NR is vested under the approval as Hawks Landing, along with the parcel zoned GR for a combined density which the applicant has stayed under at what is currently 130 single-family homes total.

Staff reviewed the proposed throughfare and greenway that the applicant has dedicated right-of-way to accommodate. Staff indicated that these are not currently on the website since they are not under active planning and only proposed for future development.

The proposed development falls within the 2040 Plan Town Core area and is in keeping with the Town Core criteria. The Town TIA was resubmitted on July 23rd and has not been finalized. The Town TIA currently recommends, NC115 right turn at McCord traffic light and a right turn lane off McCord to Hagers Road. NCDOT TIA results are still forthcoming.

The proposed impact of development on CMS schools recommended that adequacy of existing schools is a significant problem which have already exceeded 100% capacity.

Staff recommends that the TIA review be completed, on-street parking being resolved, all redline comments addressed and is recommending that due to the proximity of Soil Supply along the western boundary, a planted berm within the buffer along the future thoroughfare would help screen noise, odor, and dust.

S. Swanick asked what size and type of buffer is being recommended by staff, and if there was any precedent to prevent the eastern stub from the proposed subdivision to Hagers Road. Staff stated that given this is a conditional rezoning and the nature of the adjoining property business, staff has made a recommendation of a planted berm in concert with other options that the applicant may be able to propose their willingness to install. Staff responded that the ordinance does not require a minimum number of stubs, staff identifies where adjoining parcels are ripe for redevelopment and recommends stubs to prepare for potential future development and to tie together our network. The fire marshal has commented that the creek crossing is a choke point, and the developer will be limited to a certain number of lots beyond the creek if they do not have a second entrance.

Storm water design and inspection concerns were addressed. Staff stated that the storm water plans must address all issues before they will be approved and they are inspected by the Town and then after two years of completion, the county takes over continued inspections.

J. Davis asked if the applicant has identified any endangered species and if a plan is in place to protect their habitat. Staff stated that no identification has been made but in the approval process, if a full inspection from the correct authorities were required then staff would make sure that happened.

C. Graffy expressed her understanding of the need for emergency vehicles to have sufficient access to everyone but questioned whether the eastern access needed to be opened 100% of the time which could create Hagers Road being part of this development which could potentially create a very long block exceeding the 800-foot block length. Staff stated that block length would not apply to the existing block in combination with the proposed block.

The applicants presented their proposed project.

F. Gammon made a Motion to Approve R21-04 as it is consistent with the Huntersville 2040 Plan, specifically policies LU2, 2.1, 5, 7, 9, 9.1, 11, 11.1, 11.2 and EOS 10. Further, the proposed density is consistent with its location in the Town Core. The Planning Board adds the following conditions, 1. Written disclosure statements be provided to each buyer that they must sign, 2. Construction traffic not be permitted to use Hager Road, 3. TIA resubmitted, 4. On-street parking, staff comment and all redlines be addressed, 5. East connection be emergency access only and not primary, 6. leave the trees that are in the creek and attempt to save, 7. Full inspection & protection of any protected habitat be conducted and submitted, and 8. 60-foot buffer adjacent to Soil Supply to include a 40-foot undisturbed buffer and a fence. Additionally, a request is made to have the Town consider Hager Road for the CIP road improvement and that any assistance to aligning new development so that public sewer and water can be added along Hagers Road be considered. S. Swanick seconded the motion. The motion passed (8-1) with G. Baber opposed.

- 4.C. Consider Recommendation 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). (*David Peete*)

D. Peete, Principal Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Proposed subdivision is for 47 homes. The plans indicate the tree save has been met but does not currently include the location of the trees to be saved. Article 9.9.10 requires a 200-foot setback from towers. This tower was constructed in Cabarrus County and their setbacks are respected and certified documentation indicates the tower is designed to collapse in and does not require a fall-zone equivalent to its height. Staff recommends that a trail connection to the north be provided to connect to the informal trail or Linksland Drive, and that the sidewalk running through the berm along Eastfield Road should meander to provide visibility from both Eastfield Road and Skyscape Drive. A TIA report was not required.

Applicant, S. Moore reviewed the proposed development design and stated that they have no problem writing a covenant stating that anyone in the Skybrook community may use the community garden. The applicant shows 4 lots that do not meet the .25-mile space, but all are located within a reasonable distance from the proposed community garden and the fitness center that they stub to. The goal is age-targeted housing with an HOA maintained community garden which would be the best place for residents to gather. The proposed garden is just over 4,000 square feet which is 8x's the minimum size required. The location is selected to reduce the amount of traffic as much as possible and focus on pedestrian traffic.

The required grading would not permit a good connection to the existing walking trail into Skybrook swim and racquet club. Without tearing down trees that belong to Skybrook HOA or finding a very different path, the applicant did not find a good route to make a full connection.

The applicant stated that to meet the spirit of the Huntersville ordinance, the applicant is willing to place all building pads 200-feet away from the existing cell phone tower. All new residents will be aware of the existing tower, and the aesthetics have minimal change when reduced to 149-feet.

The applicant stated that they intend to match and extend the berm all the way across the NOMAD facility with Phase 10 Skybrook development, in addition to a sidewalk that runs the length and connects to NOMAD as well.

J. Davis asked how the BMP maintenance will be paid if the Skybrook HOA does not want to take the additional homes into their HOA. The applicant responded that the HOA fees of the 47 proposed homes will have to be much higher. The product that they come up with, price points and such will have to be creative and valued such that it can accommodate it.

F. Gammon asked if the properties that sit in Cabarrus County that are annexed into Huntersville will

pay Cabarrus County and Town of Huntersville taxes. The applicant commented that is correct. School locations, building code, etc. will be flushed out when the project moves to that point.

Staff asked the applicant why they are not proposing access to the amenity center if they are welcomed into the HOA. The applicant responded that the amenity center is separate from the HOA, separate dues are involved, and you do not have to be a resident to be a member of the amenity center.

J. Sny made a Motion to Approve R21-03 based on it being consistent with Policy 3T, LU11 and LU12 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve this as it promotes street connectivity, safeguards the development on that parcel and looks to continue the feel and flow of existing phases of Skybrook. This includes approval of the applicant's request as it relates to the cellphone tower and having the buffer of 149 feet versus 200 feet and showing their intent to try to satisfy that with the building pads at the 200-foot buffer mark. The applicant submits a proper tree save survey that affirms the tree save data they have shared with Town staff and continues to try to work Skybrook H.O.A. to connect the existing and former trails to this new phase and to Linksland Road and address all outstanding redline comments. G. Baber seconded the motion.

J. Sny commented that the proposed development is in keeping with the adjoining development and he understands the difficulty with some of the additional connectivity.

G. Baber commented that applicant is eager to resolve any outstanding issues and he supports it.

J. Davis commented she cannot support the reduction of the buffer around the cell tower, and if the plan was redesigned Linksland Drive could be extended, and without a path to get to the public amenities are too many outstanding issues.

S. Hensley asked the applicant if he addressed the recommendation to extend the trail. The applicant responded that it is their desire and goal to be accepted into the Skybrook HOA. The trail connection is already there informally, and the HOA has not expressed a desire to have it formally connected, if it is the desire of the Board to have it connected the applicant is happy to comply.

G. Baber asked the applicant to clarify why Cabarrus was comfortable with the 149-foot setback from the cell tower. The applicant responded that when the cell tower was built by SBA in 2013, they had the engineering documents that says that if there is a failure the tower will collapse into itself. Therefore, Cabarrus felt comfortable with requiring the distance recommended by the engineers.

D. Partee commented that he could not support the project as he is reviewing the Staff analysis page 4 and 5 states that the 2040 Plan does not support the following project through the various listed policies unless a review of the project can be made with the staff comments to understand what can be done to address these discrepancies.

J. Sny commented that his understanding is that the staff report indicates both items from the 2040 Plan that support and do not support the plan. He then asked staff what the origin of the cell tower setback is for Huntersville. Staff responded that to the best of their knowledge, the maximum height allowed is 190 feet, so the setback appears to account for that.

J. Sny asked if the applicant demonstrates the effort to make the connection, but the other party is not agreeable, is there anything additional that is done or required of the applicant. Staff responded that an applicant may show diligent effort to make the connection and that it is simply not possible, and the Town Board can consider accepting that or encouraging the applicant to continue to seek the connection.

The motion passed (7-2) with J. Davis and D. Partee opposed.

- 4.D. Consider Recommendation 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.

D. Peete, Principal Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff provided a review of the by-right subdivision proposed in Transitional Residential. The proposed density is in keeping with the zoning. The applicant has reserved land for the greenway master plan. CMS report indicates some numbers over the 100% threshold. One block length modification request is included to exceed the maximum by about 150 feet. Staff is supportive of that because there is no opportunity to introduce a stub to the west. There were no TIA requirements but there likely will be from NCDOT. All other redlines and transportation comments will need to be addressed. From the stub to Asbury Chapel Rd. will be the smallest cross section, unless there is formal on-street parking, staff will look to work with the applicant to provide appropriate speed calming so that it does not become problematic.

F. Gammon asked how the above ground power lines will be treated or if they will remain and how will construction traffic be addressed for Mirabella. Staff stated the applicant can speak to the power lines and the existing roadblock at the stub for Mirabella will remain in place. The applicant, N. Bowman, 13815 Cinnabar Place stated that the poles are Energy United, but the development will be served by Electricities and Energy United has not responded yet.

F. Gammon asked if there is any update from the Colonial Pipeline comment noted on 4/2021 and asked if the applicant intends to have a disclosure statement for the home buyers. The applicant stated that the attorneys are sorting it out and will indicate how to proceed.

J. Davis made a Motion to Approve as the application is complete and complies with the 2040 Plan, Policy LU2.2, LU9.2 and LU10.2 with the following items addressed: all outstanding transportation comments are addressed, all outstanding redline comments are addressed, street running East and West that connects Mirabella to Asbury Chapel Road should incorporate a traffic calming device to be determined by staff and the applicant, to provide a trail connection from Roosevelt Grove Drive to the future greenway easement, and with the block length waiver allowing for the modification request for the 950' block length, and that all TIA and NCDOT required improvements are provided. F. Gammon seconded the motion.

F. Gammon recommended an amendment ensuring that no traffic access through the Mirabella subdivision and potential Brown Subdivision homebuyers receive disclosure in writing of the past, present and future environmental impacts of the Colonial Gas line spill upon the Brown subdivision and adjacent properties. J. Davis accepted the amendment. F. Gammon accepted the amendment.

J. Snyder asked staff if there is any concern regarding the power lines being buried as indicated on page 7 of the staff report when the applicant has now stated that they do not have a response from Energy United. Staff stated that the plan indicates they will be buried and not meeting this will be an issue. The applicant stated that their utilities will be buried but it is not yet known what Energy United wants to do with their line.

The motion passed unanimously (9-0).

5. Other Business

5.A. Consider appointment of Chairman and Vice-Chairman

J. Davis nominated J. Snyder as Vice-Chairman. J. Snyder accepted the nomination. This appointment was made unanimously (8-0).

G. Baber nominated S. Swanick as Chairman. S. Swanick accepted the nomination. This appointment

was made unanimously (8-0).

5.B. Discussion of Amendments to Rules of Procedure

G. Baber made a Motion to Defer hearing Items 5B and 5C until a Special Meeting can be called. S. Swanick seconded the motion. The motion passed unanimously (9-0).

5.C. Discussion on Planning Board training/refresher with Town Attorneys

6. Adjourn

J. Davis made a Motion to Adjourn. S. Swanick seconded the motion. The motion passed unanimously (9-0).

**Town of Huntersville
Planning Board
August 24, 2021**

To: Town Board

From: Lauren Speight, Planner 1

Date: August 24, 2021

Subject:

EXPLAIN REQUEST:

TA21-06 is a text amendment request made by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow detached garages in the side yard of home lots in farmhouse clusters.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA21-06 - Detached Garage FC - PB Staff Report _8 24 21_web

TA 21-06 – Detached Garages in Side Yard of Farmhouse Clusters

PART 1: DESCRIPTION

TA21-06 is a text amendment request made by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow detached garages in the side yard of home lots in farmhouse clusters.

PART 2: BACKGROUND

On January 19, 2021 Mr. Richardson contacted Town Planning Department Staff to inquire about regulations regarding detached garages and accessory structures. Mr. Richardson and Staff subsequently discussed size requirements for accessory structures and the permitted location for detached garages. According to current Zoning Ordinance regulations (Article 4: Detached House, Article 8.16) detached garages may be located only in the rear yard. Under current regulations farmhouse clusters must maintain a generally rural appearance from public road(s) and at least 50% of the tract shall be designated as open space. Also, current regulations of the Zoning Ordinance require tree preservation per Article 7.4 of the Zoning Ordinance. As a result of the appearance, open space, and tree preservation requirements, farmhouse clusters generally include significant vegetation such that detached garages in the side yard may be less visible from public street for lots in farmhouse clusters.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

- LU-7.1: In lower intensity areas (including MD, RE, RC, CW) preservation of rural character and natural resources are prioritized. COMMENT: The proposed text amendment is an appropriate as farmhouse clusters have existing regulations that require a generally rural appearance from the public street. Where a farmhouse cluster does not include existing vegetation or opaque buffer from the public street, the installation of a buffer from the public street will be required before zoning approval is granted for a detached garage in the side yard of home lots in those farmhouse clusters.
- LU-9.2: Within lower intensity area including Moderate Density, Residential Edge, Rural Conservation, and Critical Watershed areas conservation design & farmhouse clusters are encouraged. COMMENT: The proposed text amendment further supports the scenic nature of roadways to be preserved. By allowing detached garages in the side yard of farmhouse clusters further grading and removal of existing natural vegetation and mature, native trees may be minimized.

PART 4: STAFF RECOMMENDATION

Planning staff recommends approval of the proposed text amendment application. LU-7.1 and LU-9.2 indicate in lower intensity areas, such as the Rural and Transitional Residential zoning districts where farmhouse clusters are located, the preservation of rural character and farmhouse clusters are encouraged. Additionally, under current Zoning Ordinance regulations (Article 3.2.1, e and Article 3.2.2, e), farmhouse clusters must maintain a general rural appearance from public roads; allocate at least 50% of the tract as open space; and, allocate the minimum amount of tree save per the requirements for the zoning district. An example of the recently approved Asbury Chapel Farmhouse Cluster demonstrates the buffer requirements can be found in

Attachment 3. Farmhouse clusters are already required to include vegetative buffers, so locating a detached garage in the side yard would not diminish the rural aesthetic required for farmhouse clusters.

Please see the drafted text below and the proposed amendment ordinance included in the agenda packet. Removed language is struck out, new language is **bold underline**.

Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6)

6. No minimum lot size or width is required, so long as the project meets all other standards of the district. **Detached garages in farmhouse clusters shall be placed in the side or rear yard of home lots. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.**

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed the proposed text June 3, 2021 and recommended approval.

PART 6: PUBLIC HEARING

The Public Hearing took place August 2, 2021.

Commissioner Hines inquired if the proposed text amendment would supersede the covenants and restrictions for farmhouse clusters. Staff responded the proposed text amendment would not supersede covenants and restrictions¹ of farmhouse clusters.

¹ Planning Department Staff enforce the requirements of the Zoning Ordinance. The homeowner's association for the farmhouse cluster or property owners within the farmhouse cluster may enforce covenants and restrictions for the farmhouse cluster.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to consider this text amendment on August 24, 2021.

PART 8: ATTACHMENTS AND ENCLOSURES

- Attachment 1 - Draft Language Ordinance
- Attachment 2 - Text Amendment Application
- Attachment 3 - Landscape Plan from Asbury Chapel Farmhouse Cluster

PART 9: STATEMENT OF CONSISTENCY – TA21-06

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Planning Staff recommends approval of the application based on the amendment being consistent with policies LU 7.1 and LU 9.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it allows home lots in farmhouse to minimize grading and maintain a generally rural appearance of the farmhouse cluster from the public street.	APPROVAL: In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)	APPROVAL: In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)
	DENIAL: In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)	DENIAL: In considering the proposed amendment TA21-06, to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) to allow detached garages in the side yard of home lots in farmhouse clusters, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)

**AN ORDINANCE TO AMEND ARTICLES 3.2.1 (e, 6) and Article 3.2.2 (e, 6) OF THE ZONING
ORDINANCE TO ALLOW DETACHED GARAGES IN THE SIDE YARD OF HOME LOTS IN
FARMHOUSE CLUSTERS**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Articles 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the **Zoning Ordinance** be hereby amended as follows:

6. No minimum lot size or width is required, so long as the project meets all other standards of the district. **Detached garages in farmhouse clusters shall be placed in the side or rear yard of home lots. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.**

Section 2. That this ordinance shall become effective immediately.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: June 3, 2021 – Recommended Approval

PUBLIC HEARING DATE: August 2, 2021

PLANNING BOARD MEETING: August 24, 2021

TOWN BOARD DECISION: September 20, 2021



Text Amendment Application

Date of Application May 25, 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

☒ 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): 3.2.1 (e, 6) & 3.2.2 (e, 6) Section(s): _____

Current Ordinance

6. No minimum lot size or width is required, so long as the project meets all other standards of the district.

Proposed Text

6. No minimum lot size or width is required, so long as the project meets all other standards of the district. **Lots in farmhouse clusters are exempt from the requirements for the placement of detached residential garages in Article 4: Detached House and Article 8.16. Farmhouse clusters must include an opaque vegetative buffer from the public street for the placement of detached garages in the side yard of home lots.**

Reason for Proposed Change

Farmhouse clusters are designed to keep a more rural appearance in other requirements.
Limiting the placement of such detached structures seems to go against this purpose.

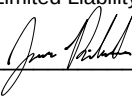
Attach additional pages if needed.

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 Jason Richardson

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Property Owner

Signature  Date May 25, 2021

Title _____ Email cccoltsicehockey@gmail.com

Address of Applicant 14120 Lea Point Ct 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: _____



TREES

	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
	16	Little Leaf Linden	<i>Tilia cordata</i>	2' cal.	8'	B&B
	9	Red Maple	<i>Acer rubrum</i>	2' cal.	8'	B&B
	14	Lily Magnolia	<i>Magnolia liliiflora</i>	2' cal.	8'	B&B
	31	Hinoki Falsecypress	<i>Chamaecyparis obtusa</i> "Filicoides"	2' cal.	8'	B&B
SHRUBS						
	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	CONDITION
	99	Leatherleaf Viburnum	<i>Viburnum rhytidophyllum</i>	3 gal.	36"	Cont.

NOTE: 60' BUFFER TO BE MAINTAINED BY PROPERTY OWNER OR HOA AND SHALL NOT BE REMOVED.

NOTE: PERMITTED USES OF OPEN SPACE LANDS TO BE PRESERVED SHALL CORRESPOND GENERALLY TO PHYSICAL CONDITIONS AT THE TIME OF SUBDIVISION APPROVAL. RESTRICTIVE COVENANTS SHALL LIMIT USES TO THE CONTINUATION OF CERTAIN AGRICULTURAL ACTIVITIES (PASTURELAND, CROP CULTIVATION) OR RECREATION USES THAT PRESERVE THE VIEW FROM PUBLIC STREETS OF RURAL HERITAGE FEATURES TO BE PRESERVED.

TREE PROTECTION NOTES:

PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS. CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERRECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:

- A. FOR TREES 10' OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH TREE. TREES 10' OR LESS DBH: PROTECTIVE BARRICADES SHALL BE GREATER.
- B. FOR TREES GREATER THAN 10' DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIFLINE, WHICHEVER IS GREATER.
- C. CONSTRUCTION ACTIVITIES SHALL BE LOCATED WHERE THERE ARE NO EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
- D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERMEABLE MATERIALS WITHIN A TREE DRIFLINE SHALL BE ALLOWED.
- E. WHERE GRADING WITHIN A TREE DRIFLINE CANNOT BE AVOIDED:
 - F. LIMIT CUT AND FILL TO 10% TO 1/3 THE AREA WITHIN THE DRIFLINE.
 - G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
 - H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.
- I. AVOID FILLING WITHIN THE DRIFLINE OF A TREE WITHOUT SOME MEANS TO ALLOW AIR AND WATER TO REACH THE ROOTS.

SEED/SOD/MULCH:

1. TURF AREAS WILL BE SEEDED OR SODDED WITH REBEL II FESCUE WITH EXCEPTION OF SOD WITHIN THE FLOOR OF STORMWATER MANAGEMENT AND WATER QUALITY BASINS AND FILTERS. SOD WILL BE REQUIRED NEXT TO BUILDING STRUCTURES, DRIVEWAYS ENTRANCES AND AREAS DISTURBED IN THE FRONT SETBACK AS NOTED ON PLAN. LANDSCAPE CONTRACTOR TO SEED ALL OTHER DISTURBED AREAS.
2. PINE NEEDLE MULCH IS THE GENERALLY ACCEPTED MULCH. FOR THE INITIAL PLANTING, IT IS ALSO ACCEPTABLE TO UTILIZE DOUBLE HAMMERED BARK MULCH FOR GOOD SOIL AND BED MANAGEMENT. FUTURE YEARS, THOUGH, WILL REQUIRE THE PROPERTY TO BE CONVERTED TO PINE NEEDLES.

1.1 PLANTING SOIL MIX

- A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:
1. WEIGHT OF LIME PER 1000 SQ. FT
 2. RATIO OF LOOSE COMPOST TO TOPSOIL BY VOLUME: 1:4
 3. RATIO OF LOOSE WOOD DERIVATIVES TO TOPSOIL BY VOLUME:
 4. WEIGHT OF BONEMEAL PER 1000 SQ. FT.
 5. WEIGHT OF COMMERCIAL FERTILIZER PER 1000 SQ. FT.
 6. WEIGHT OF SLOW-RELEASE FERTILIZER PER 1000 SQ. FT.
- SOIL TEST PROVIDED BY CONTRACTOR REQUIRED FOR TOPSOIL MIX.

INSTALLATION GUARANTEE REQUIRED

1. A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED

1. DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

RESIDENTIAL LOT TREE TABLE

- | | | |
|---|---|--|
| <p>• 3 FRONT AND 3 REAR YARD TREES REQUIRED FOR LOTS GREATER THAN 20,000 SF</p> | | |
| LOT 1 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD | |
| LOT 1 TREES PROVIDED | 3 FRONT YARD, 2 REAR YARD WITH BUFFER TREES | |
| LOT 2 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD | |
| LOT 2 TREES PROVIDED | 3 FRONT YARD, 2 REAR YARD WITH EXISTING TREES | |
| LOT 3 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD | |
| LOT 3 TREES PROVIDED | 1 FRONT YARD WITH EXISTING TREES
ALL EXISTING TREES IN REAR YARD | |
| LOT 4 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD | |
| LOT 4 TREES PROVIDED | 2 FRONT YARD WITH EXISTING TREES
ALL EXISTING TREES IN REAR YARD | |
| LOT 5 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD | |
| LOT 5 TREES PROVIDED | 3 FRONT YARD, ALL EXISTING TREES
IN REAR YARD | |
| LOT 6 TREES REQUIRED | 3 FRONT YARD, 3 REAR YARD | |
| LOT 6 TREES PROVIDED | 1 FRONT YARD WITH BUFFER TREES,
EXISTING TREES IN REAR YARD | |

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

GENERAL PLANTING NOTES:

1. THIS PLAN FOR PLANTING LOCATIONS ONLY. IF FOUND CONDITIONS VARY FROM THIS, CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTORS LIABILITY TO REPLACE PLANT MATERIALS.
2. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR EXISTING PLANT MATERIAL TO BE REMOVED AND/OR RELOCATED.
3. CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE COST OF REPAIR TO ALL DAMAGED UTILITIES.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT GUARANTEE PERIOD.
5. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
6. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
7. PLANTING SITE DETERMINATION:
SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH, SPREAD SHALL BE THE DISTANCE FROM THE END OF THE BRANCHING AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROUCHES THAT COULD BE POINTS OF WEAK LIMBS STRUCTURE OR DISEASE INVESTIGATION.
8. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
9. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECTS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
10. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE CROWNED AND IN THE STAGE OF GROWING CONDITION. ALL ROOT BOUND PLANTS SHALL BE REJECTED.
11. GROUPS OF SHRUBS SHALL BE PLANTED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
12. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO CLEAR DRAINAGE WAVES AND UTILITIES. REMOVAL OF ANY SHRUBS OR TREES SHALL BE AT OWNERS RISK. DRAINAGE AWAY FROM BUILDINGS, IF SIGNIFICANT RELOCATIONS ARE REQUIRED, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH RELOCATIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY OF PLANT MATERIALS.

12. ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING CONFLICTS. FOR RESOLUTION, FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
13. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER PRIOR TO INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITINGS MAY RESULT IN LIABILITY TO THE CONTRACTOR.
14. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL WEEDS, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
15. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TO WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION. CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
16. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES WHERE POSSIBLE. CONTACT OWNER'S REPRESENTATIVE FOR A COORDINATED SOLUTION FOR ANY UTILITY CONFLICTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
17. REFER TO PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION.
18. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES.
19. LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM.

TREE PLANTING NOTES:

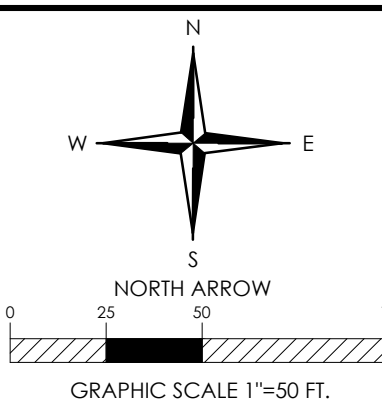
1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTSVILLE STANDARDS AND DETAILS
2. ALL PLANTING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO RECKLING PLANTING
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD POWER LINES OR TRANSMISSION LINES EXIST IF THEY CONFLICT WITH POWER LINES OR SIGNS. CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADDITIONAL PLANTING LOCATIONS AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. PREPARED OBSERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
7. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURL (B&B) PREFERRED. A MINIMUM TREE CALIPER (MEASURED 4" ABOVE ROOT BALL) & MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOES AND ROPE OR WIRE FOR STAKING IS REQUIRED. STAKES ARE TO BE PLACED AT LEAST 18" IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON. STAKES ARE TO BE REMOVED PRIOR TO AVOIDING DAMAGE TO ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
9. ALL TREES AND SHRUBS TO BE PLANTED TO AVOID TRIANGLE BUT MUST BE LIMBED UP TO 6" HEIGHT CLEARANCE PER ADA REQUIREMENTS.
10. SNIP OR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE DETERMINED AT DRIVEWAY/STREET INTERSECTIONS.
11. CONTRACTOR TO MAINTAIN CLEAR VIEWLINE BETWEEN 30° AND 72° FROM DRIVEWAY TO STREET MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.



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



Landscope Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f: 704.875.0959 | www.hensontfaley.com



ASBURY CHAPEL FARMHOUSE CLUSTER

Parcel ID# 01935117 11901 Asbury Chapel Road

Huntersville, NC 28078

LANDSCAPE PLAN

REVISIONS:

- REV1 - 11/23/2020 1ST EPM COMM.
REV2 - 01/06/2021 2ND EPM COMM.
REV3 - 01/07/2021 NCDOT COMM.

C11 LANDSCAPE PLAN.DWG

PROJECT NUMBER: 220047

DATE: 10/14/2020 DRAWN BY: TS

SHEET C11 OF 18

**Town of Huntersville
Planning Board
August 24, 2021**

To: Town Board

From: Brian Richards, Assistant Director

Date: August 24, 2021

Subject:

EXPLAIN REQUEST:

Consider making a recommendation on 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 (CB) & Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes.

ACTION RECOMMENDED:

Consider making a recommendation on 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 (CB) & Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes.

FINANCIAL IMPLICATIONS:

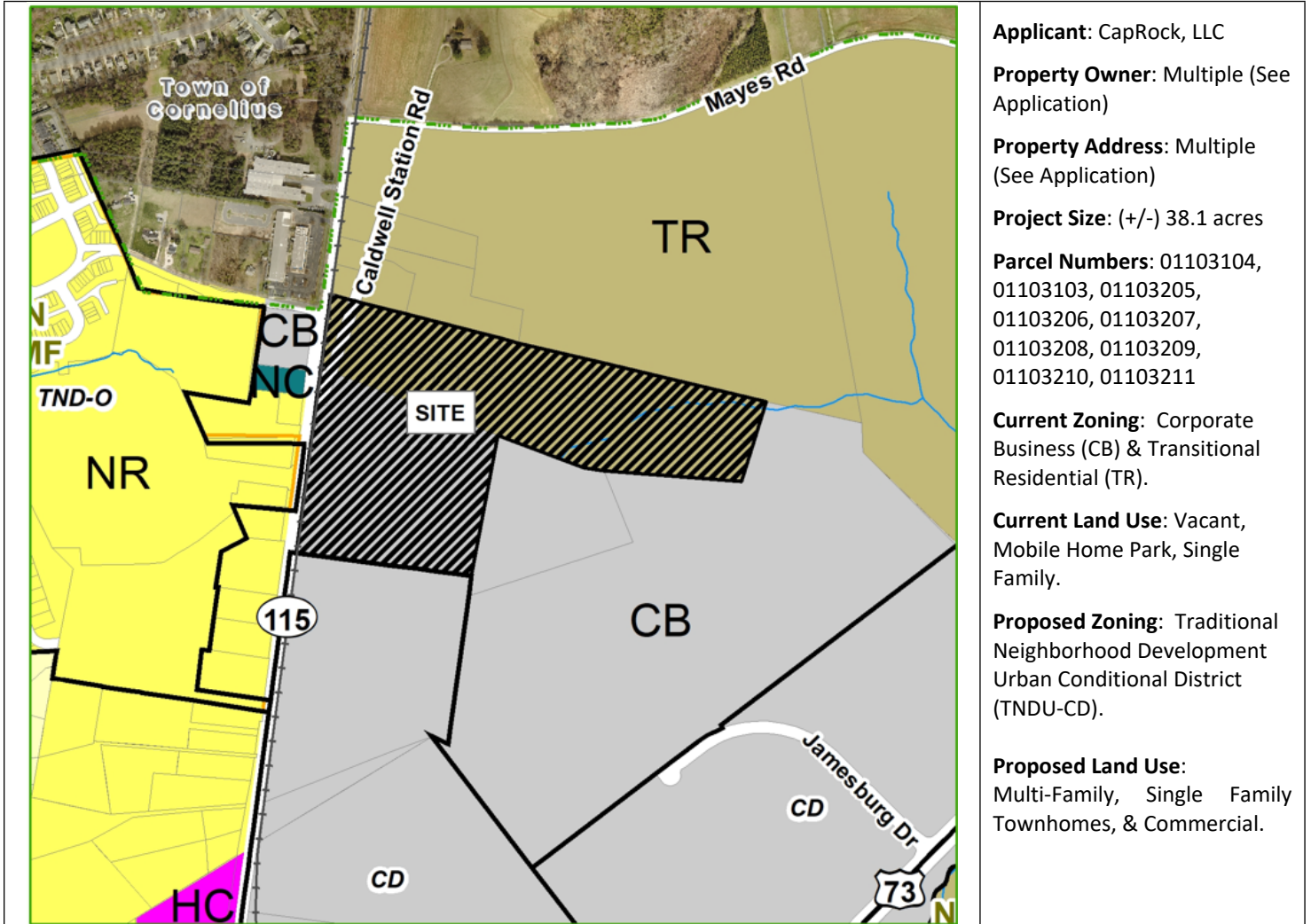
NA

ATTACHMENTS:

1. R21-09 PB Staff Report 8-24-21
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



- 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.
- 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
- 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.

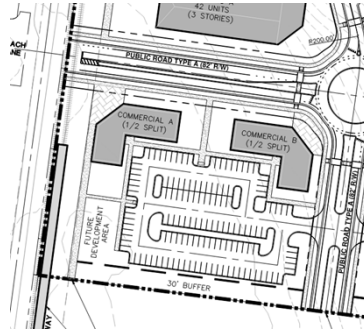
- Planning, Transportation, and Storm Water Engineering staff have site plan comments outstanding that need to be addressed prior to final plan approval. Including clarifying how the Townhomes adjacent to the greenway will be accessed and serviced.



- 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	Farm-house Cluster	Live-work Unit	Apart-ments & Condos	Attached (Townhomes, Duplex, Tri-plex)	De-tached
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)

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
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 held on 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. <u>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.</u>	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 <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R21-09; Caldwell Crossing Mixed Use, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
	DENIAL: In considering the proposed rezoning application R21-09; Caldwell Crossing Mixed Use, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R21-09; Caldwell Crossing Mixed Use, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



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>.

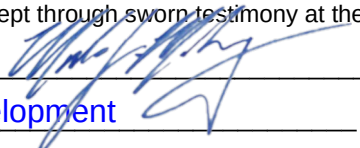
5. Outside Agency Information

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

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

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[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:

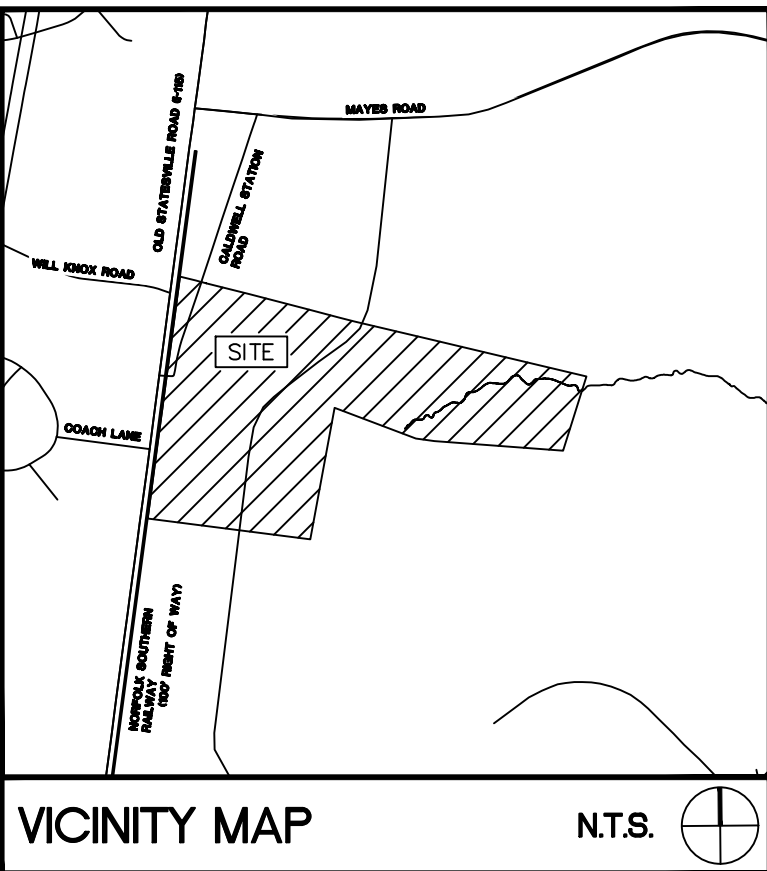
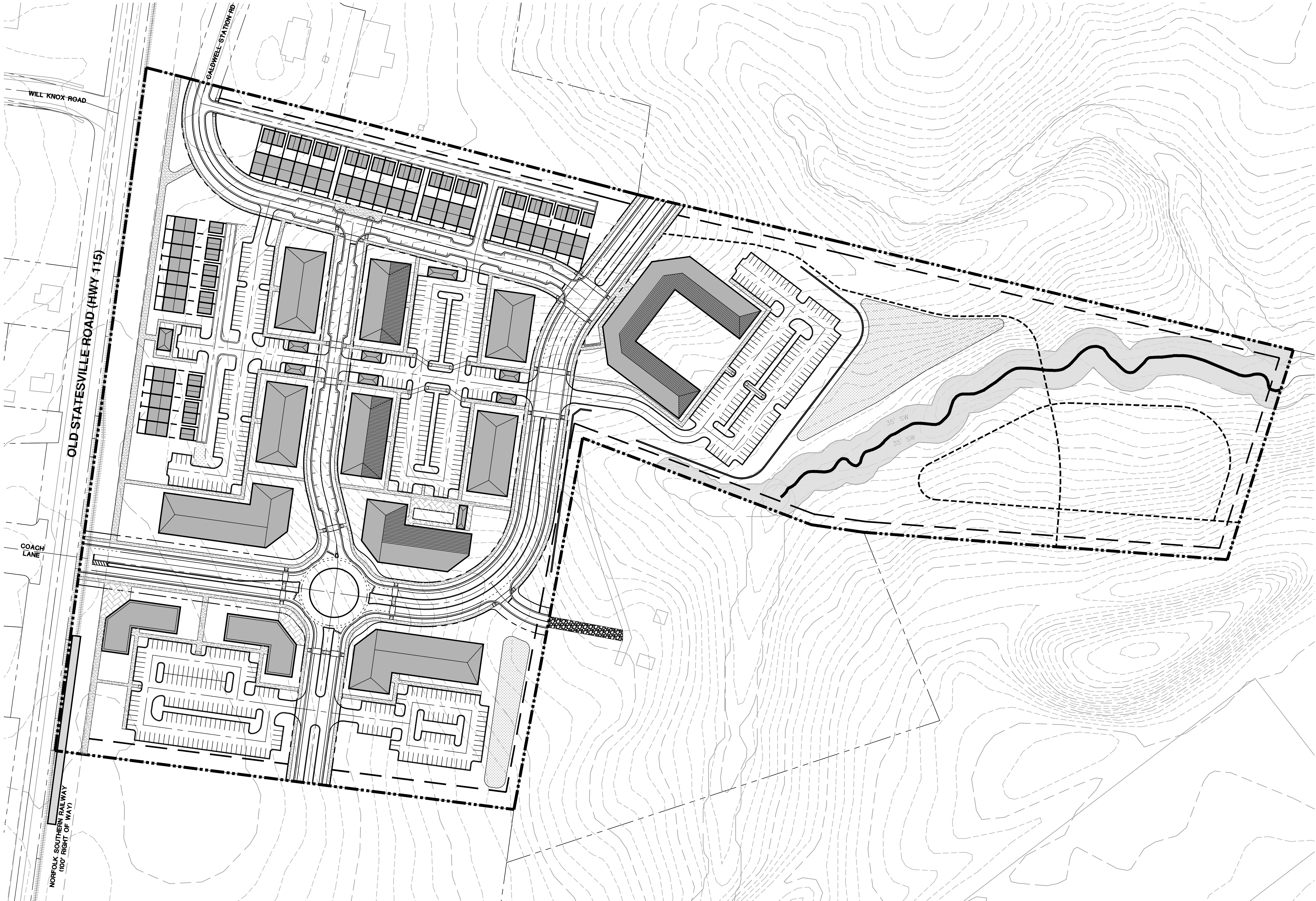
1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.
2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant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

Candi Wilson

Signature: Candi Wilson
Printed Name: Candi Wilson
Title: OWNER

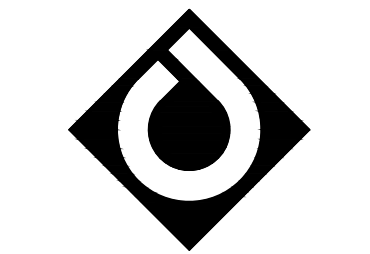
CALDWELL CROSSING MIXED USE REZONING - R21-09

HUNTERSVILLE, NC
EPM # 422167



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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
RZ-302	PRE-DEVELOPMENT 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



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CAPROCK LLC

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CHARLOTTE, NC 28203

**CALDWELL
CROSSING
MIXED USE
REZONING**

HIGHWAY 115
HUNTERSVILLE, NC 28284

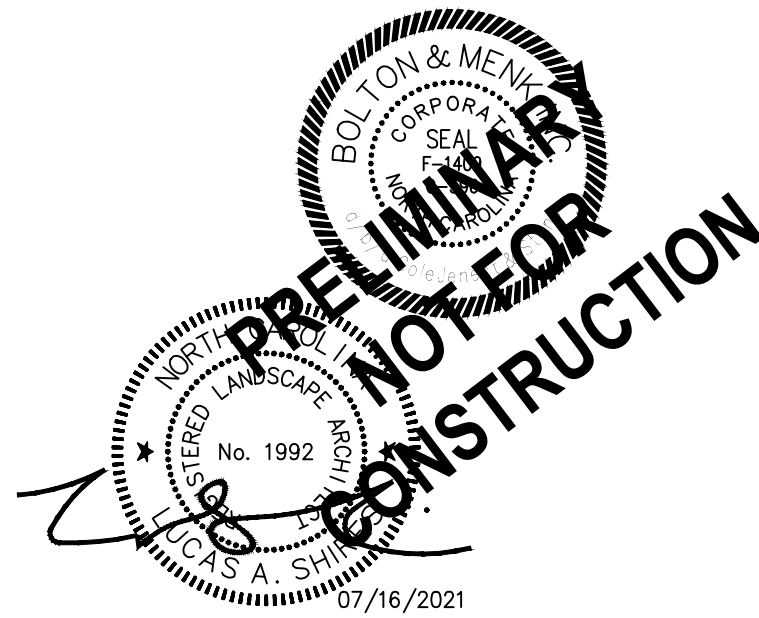
COVER SHEET

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS
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AND FINAL PLAN.

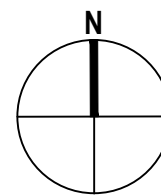
Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 - TOWN COMMENTS



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



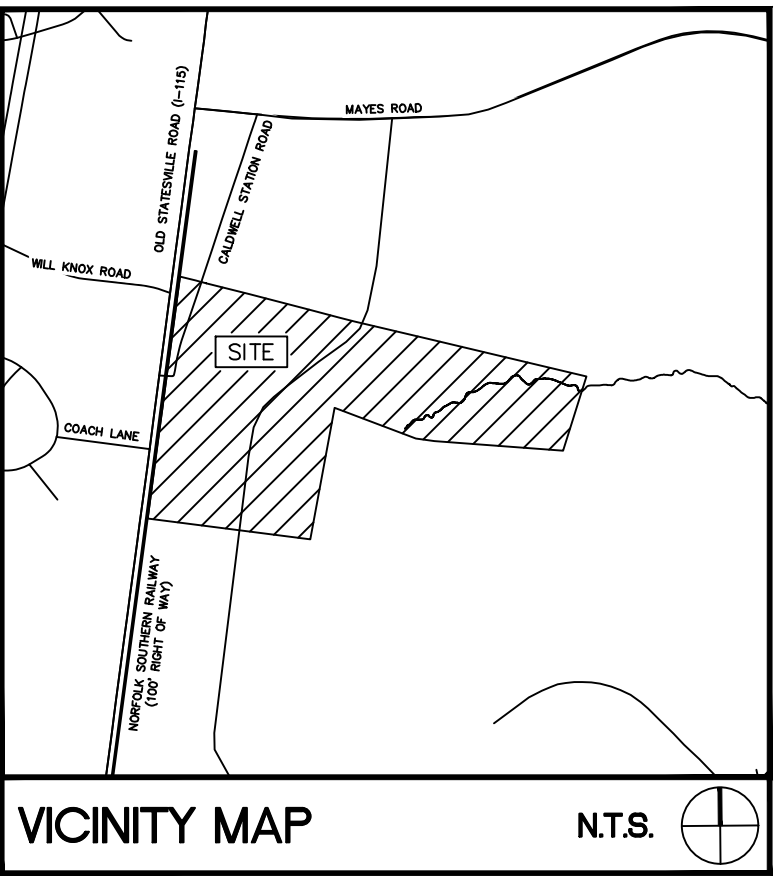
RZ-000

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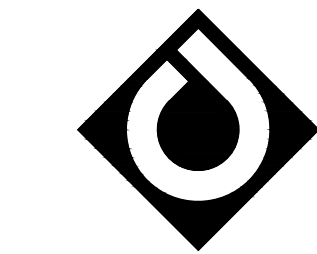
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LEGEND

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



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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

EXISTING CONDITIONS

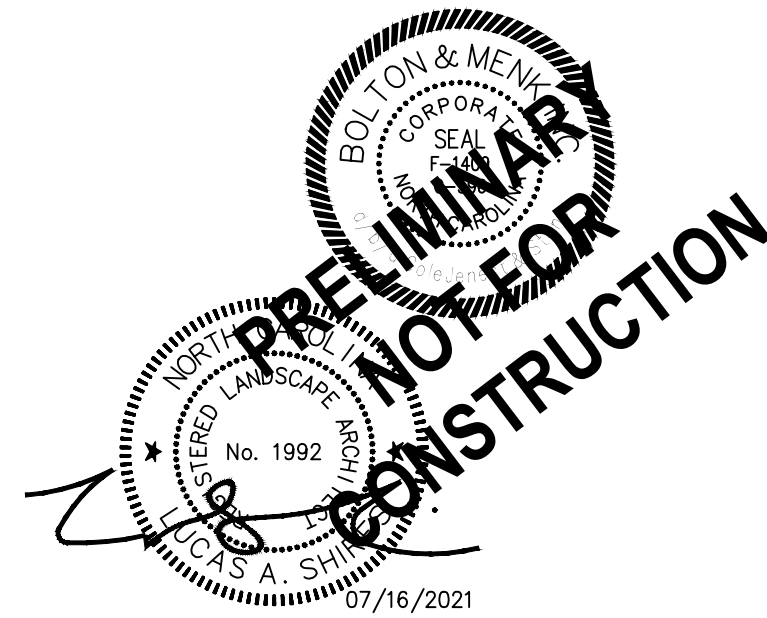
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Project No.
4751.00

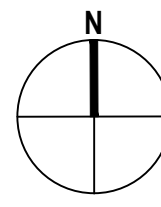
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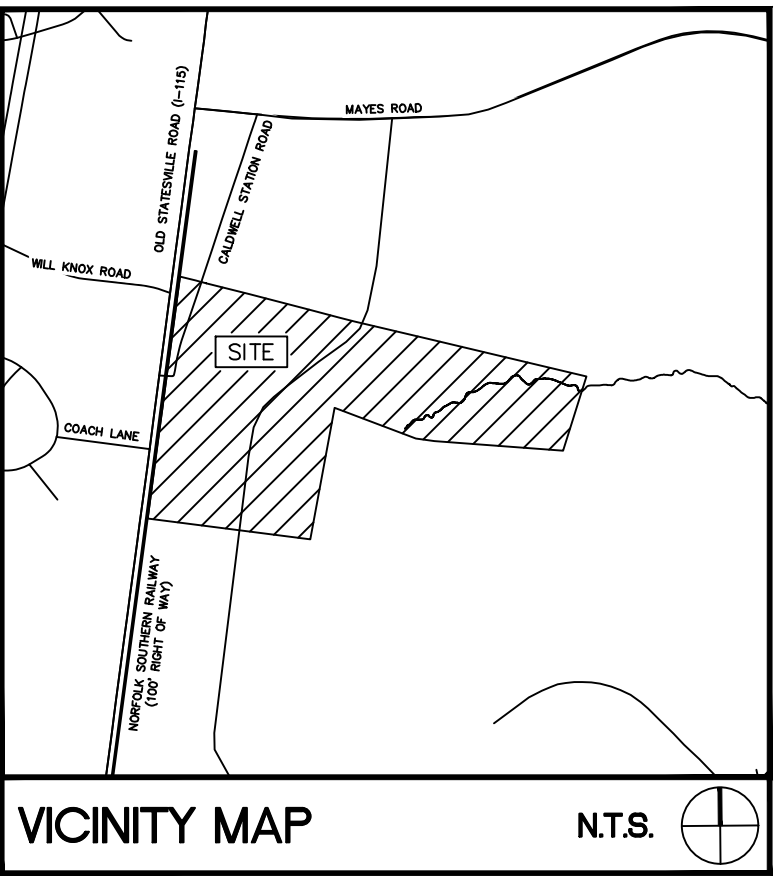
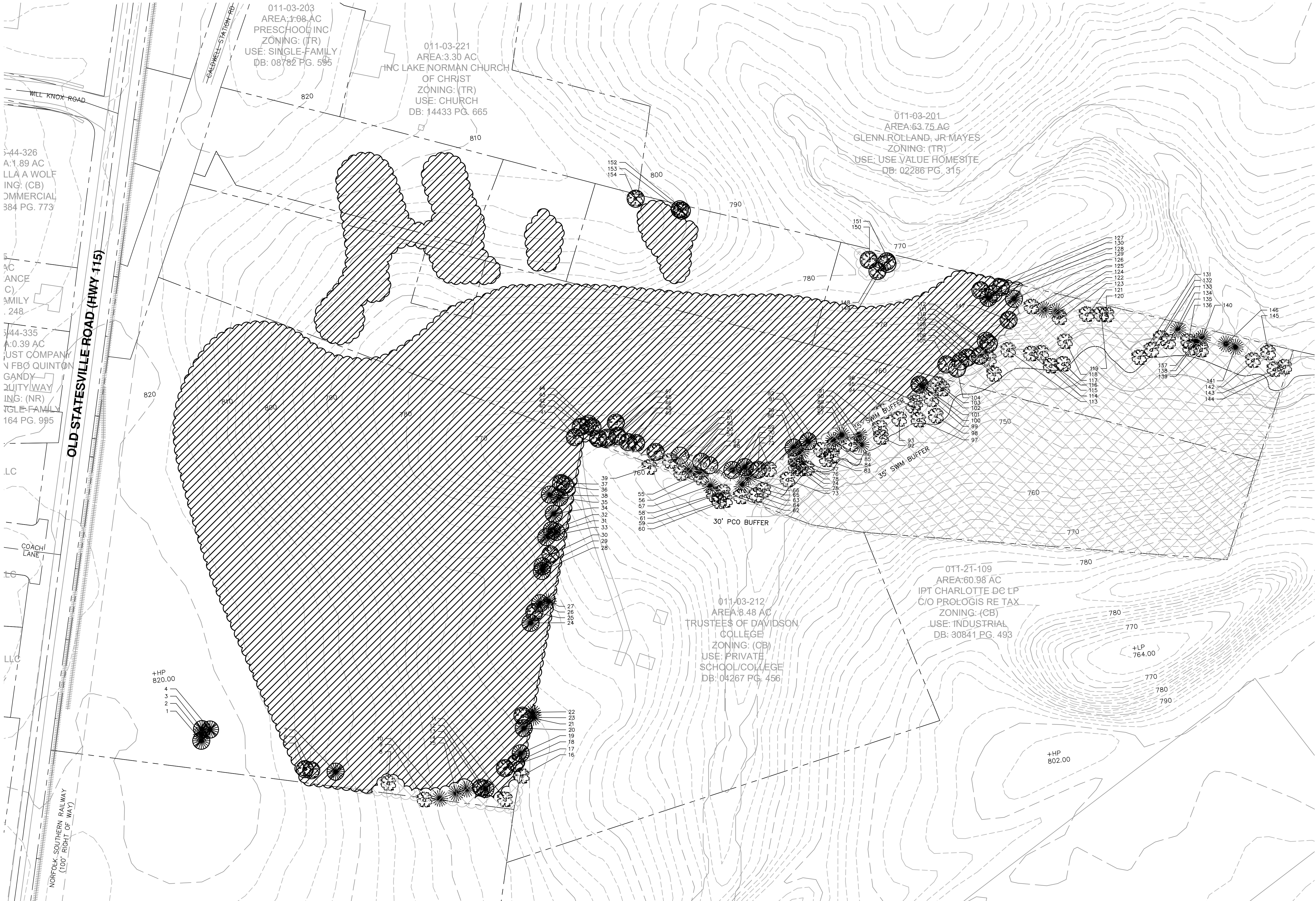


RZ-100

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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

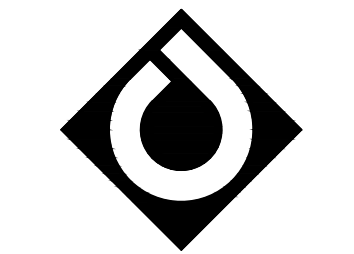
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

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% (±26,000 AC)		OR (±6,000 AC)	±19.7% (±7,500 AC)	

*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERVILLE 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



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CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERVILLE, NC 28284

TREE PRESERVATION

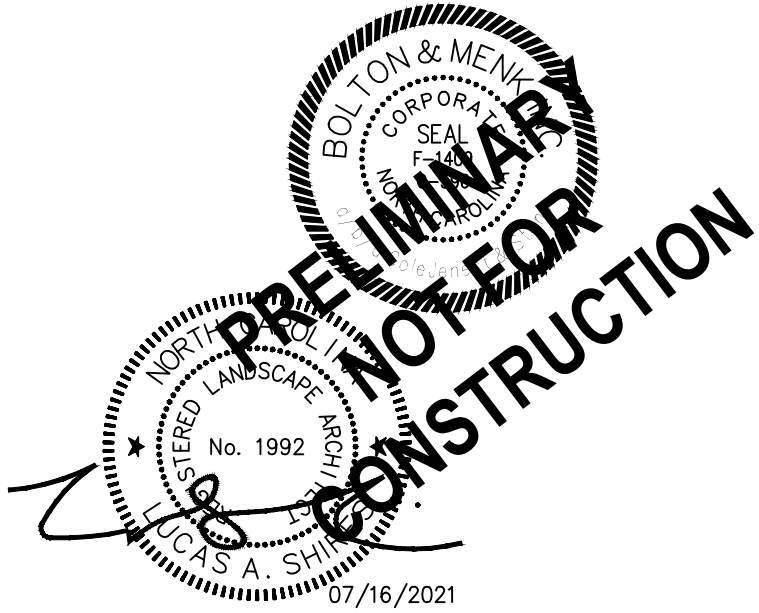
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Project No.
4751.00

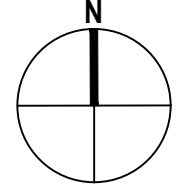
Issued
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Revised

07/16/21 - TOWN COMMENTS



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

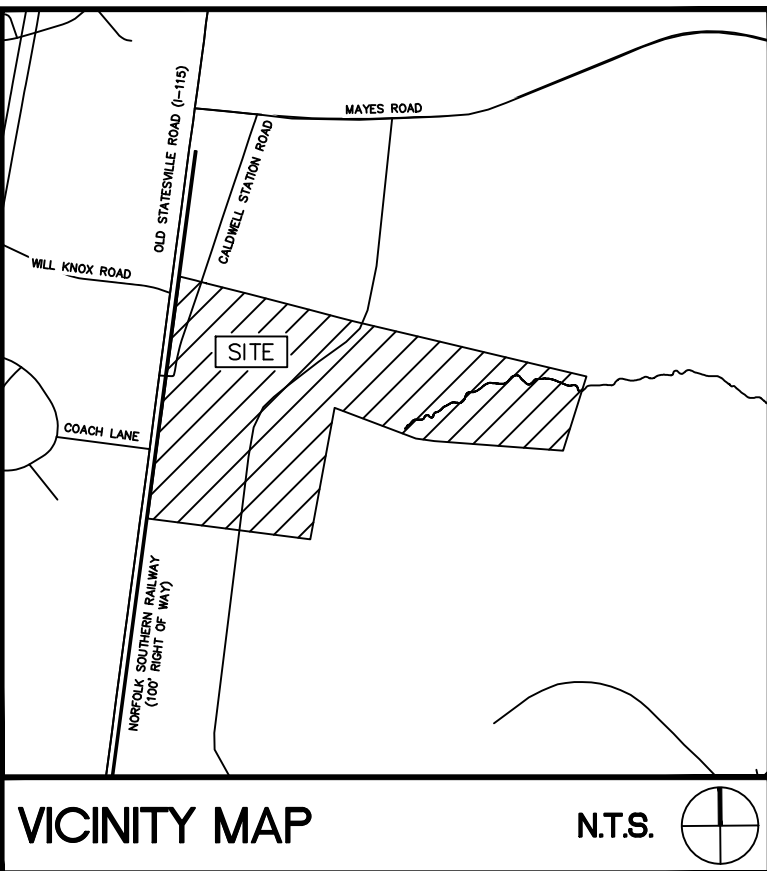


RZ-101

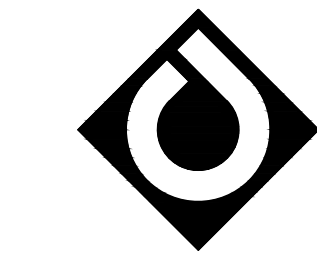
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TREE TABLE							
TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY	TREE NUMBER	DESCRIPTION	DESCRIPTION	INVENTORY
1	CEDAR 2'	NON-SPECIMEN	REMOVE	78	OAK 12"	NON-SPECIMEN	RETAIN
2	CEDAR 18"	NON-SPECIMEN	REMOVE	79	CEDAR 14"	NON-SPECIMEN	RETAIN
3	CEDAR 24"	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	RE TAIN	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
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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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**TREE
PRESERVATION
NOTES**

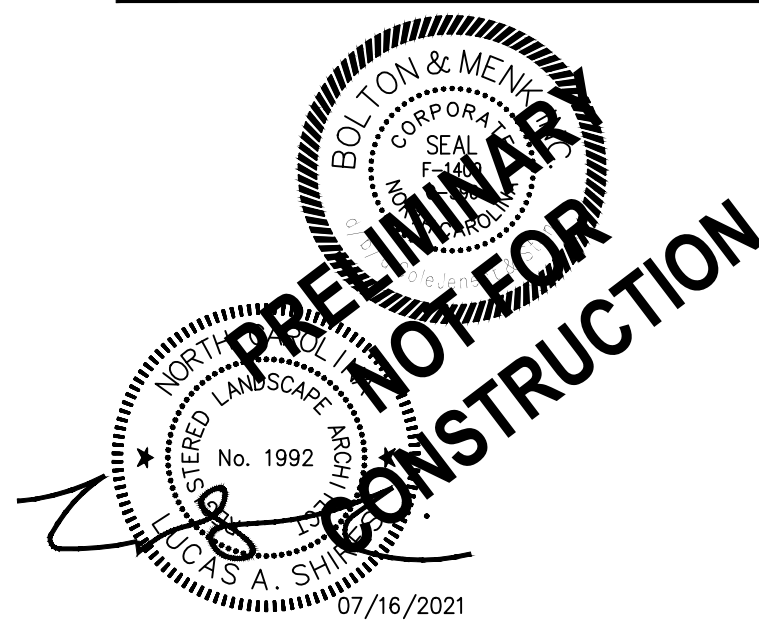
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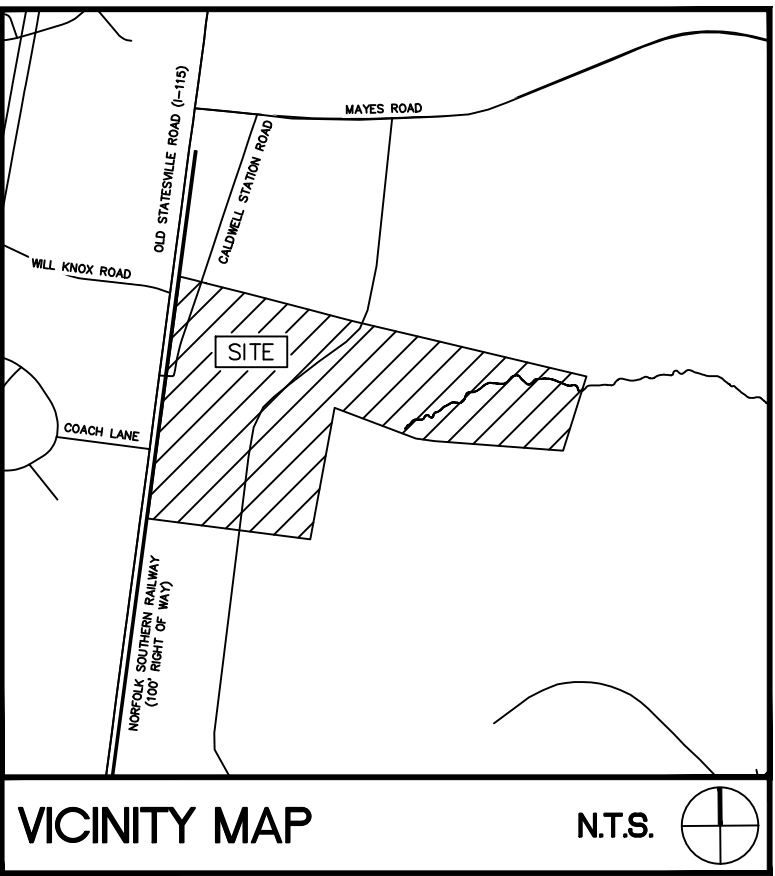
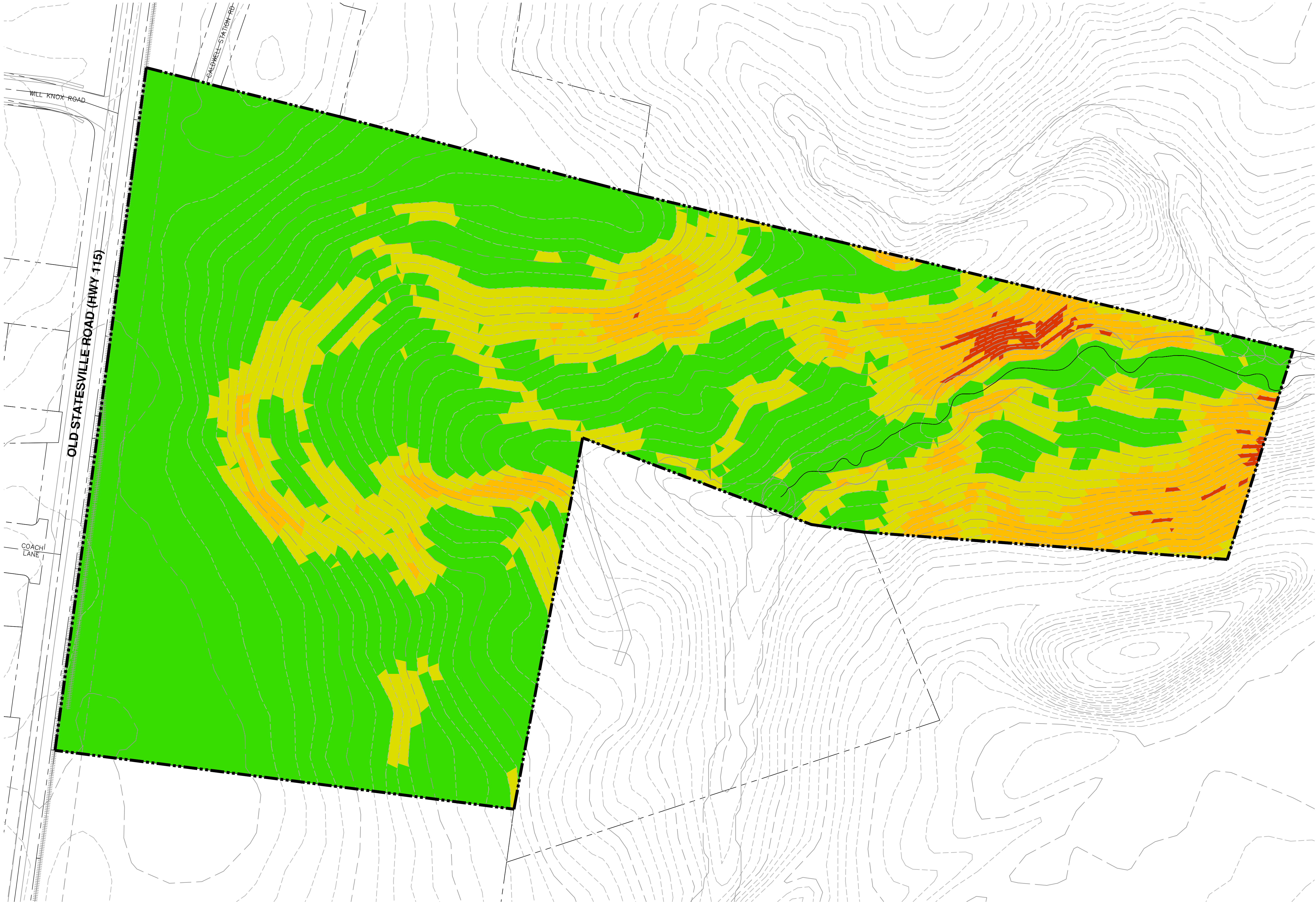
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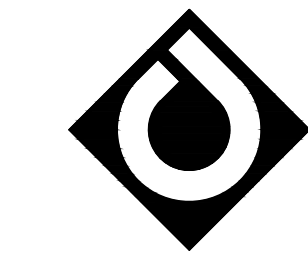


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LEGEND	
SYMBOL	
	SLOPES LESS THAN 10% – 25.72 AC
	SLOPES BETWEEN 10% – 15% – 8.41 AC
	SLOPES BETWEEN 15% – 25% – 3.67 AC
	SLOPES GREATER THAN 25% – 0.31 AC

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



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url+ www.colejeneststone.com

CAPROCK LLC

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CHARLOTTE, NC 28203

**CALDWELL
CROSSING
MIXED USE
REZONING**

HIGHWAY 115
HUNTERSVILLE, NC 28284

**SLOPE
ANALYSIS**

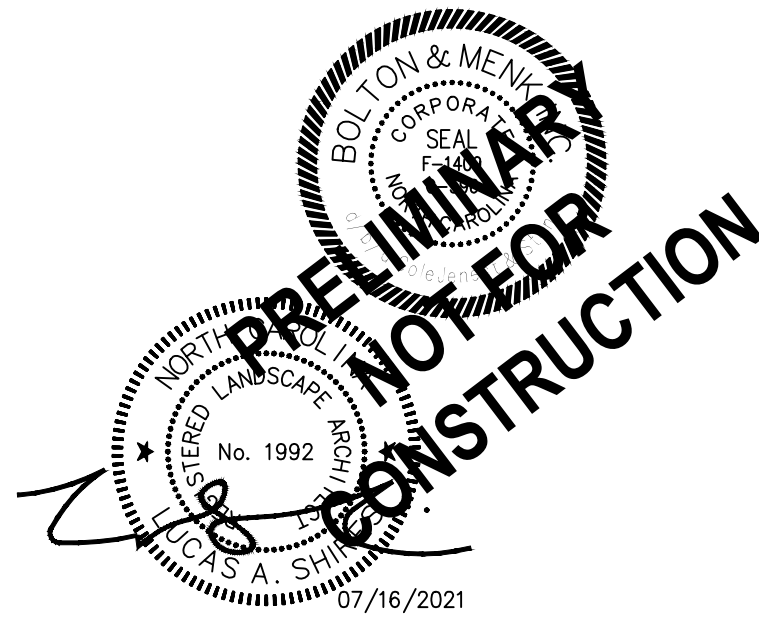
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

**Project No.
4751.00**

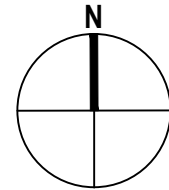
Issued
05/03/2021

Revised

07/16/21 – TOWN COMMENTS



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



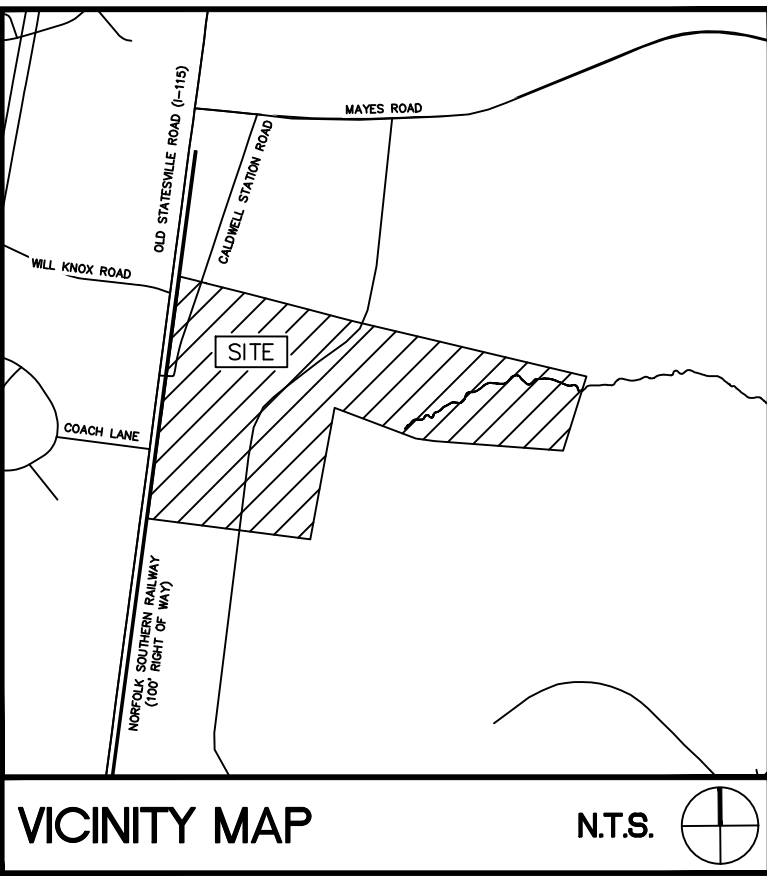
RZ-103

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LEGEND

SYMBOL

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

CeB2 – CECL SANDY CLAY LOAM, 2–8% SLOPES (B)
CeD2 – CECL 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:

HYDROLOGIC SOIL GROUP B:	26.94 AC (85%)
HYDROLOGIC SOIL GROUP C:	0.52 AC (2%)
HYDROLOGIC SOIL GROUP D:	4.12 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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EXISTING ZONING DISTRICT:	CB, TR
PROPOSED ZONING DISTRICT:	TND-U
NOTE:	FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-203

- North 811**
Carolina
www.nc811.org
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CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

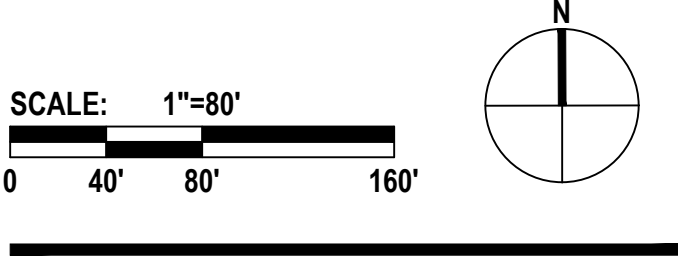
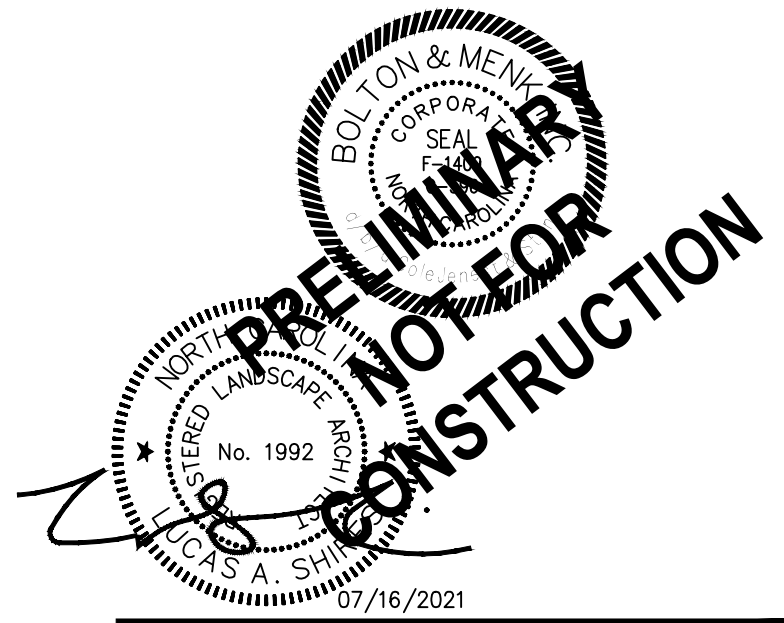
SOIL & STREAM ANALYSIS

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Project No.
4751.00

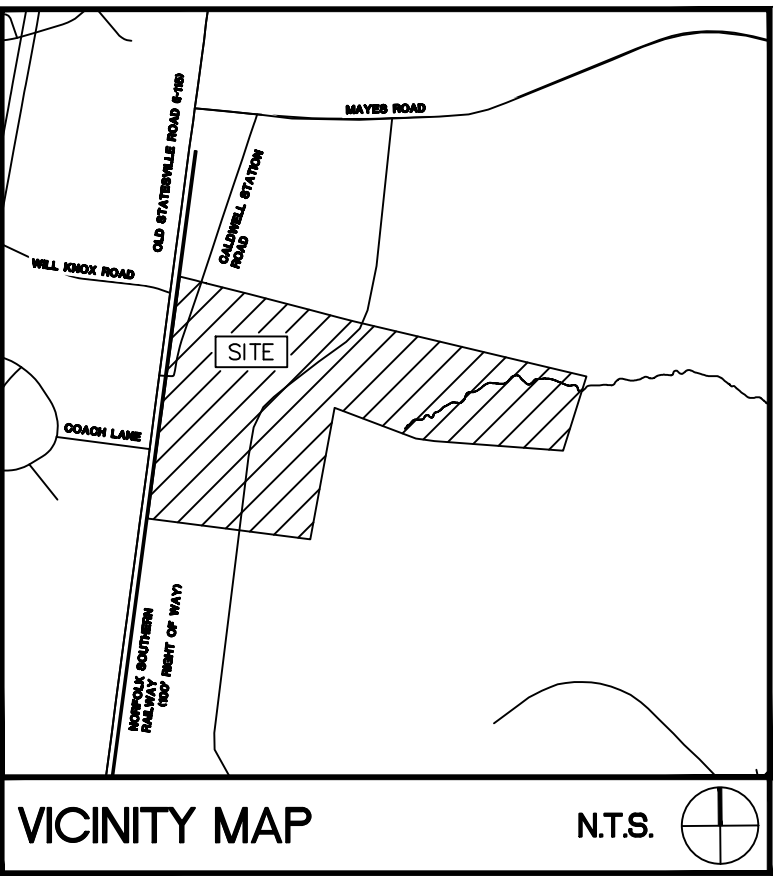
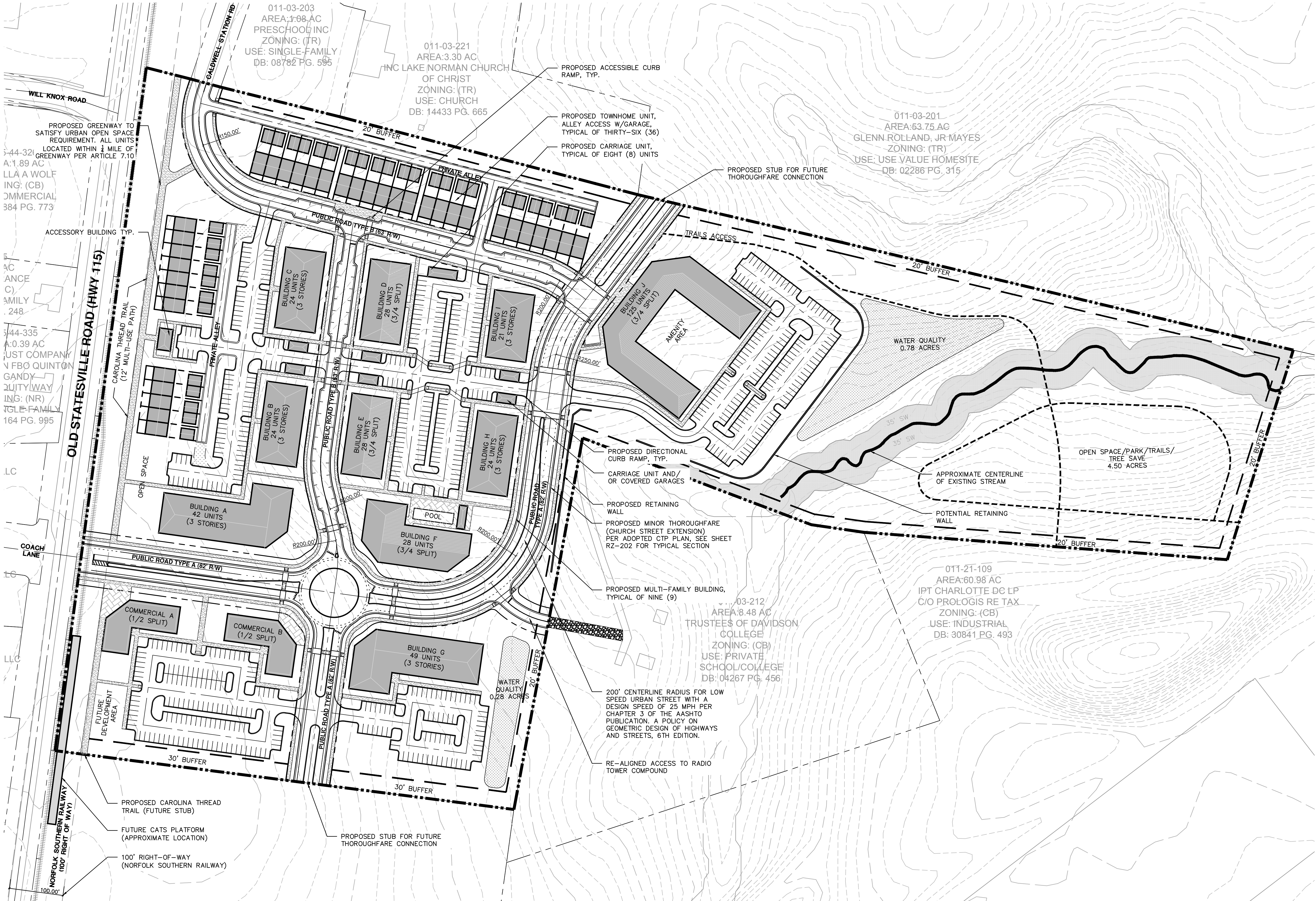
Issued
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Revised
07/16/21 – TOWN COMMENTS



RZ-104

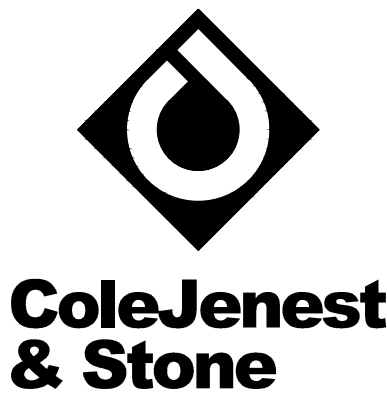
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LEGEND	
SYMBOL	
	PARCEL LINE / PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS
	SCHEMATIC WATER QUALITY LOCATION
	SCHEMATIC SIDEWALK LOCATION
	SCHEMATIC TRAIL LOCATION

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

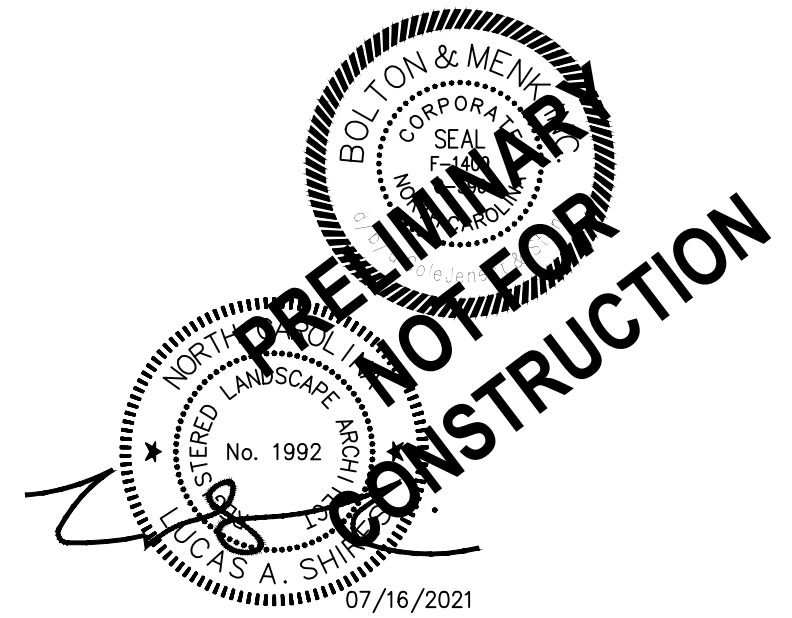
SKETCH PLAN

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Project No.
4751.00

Issued
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Revised
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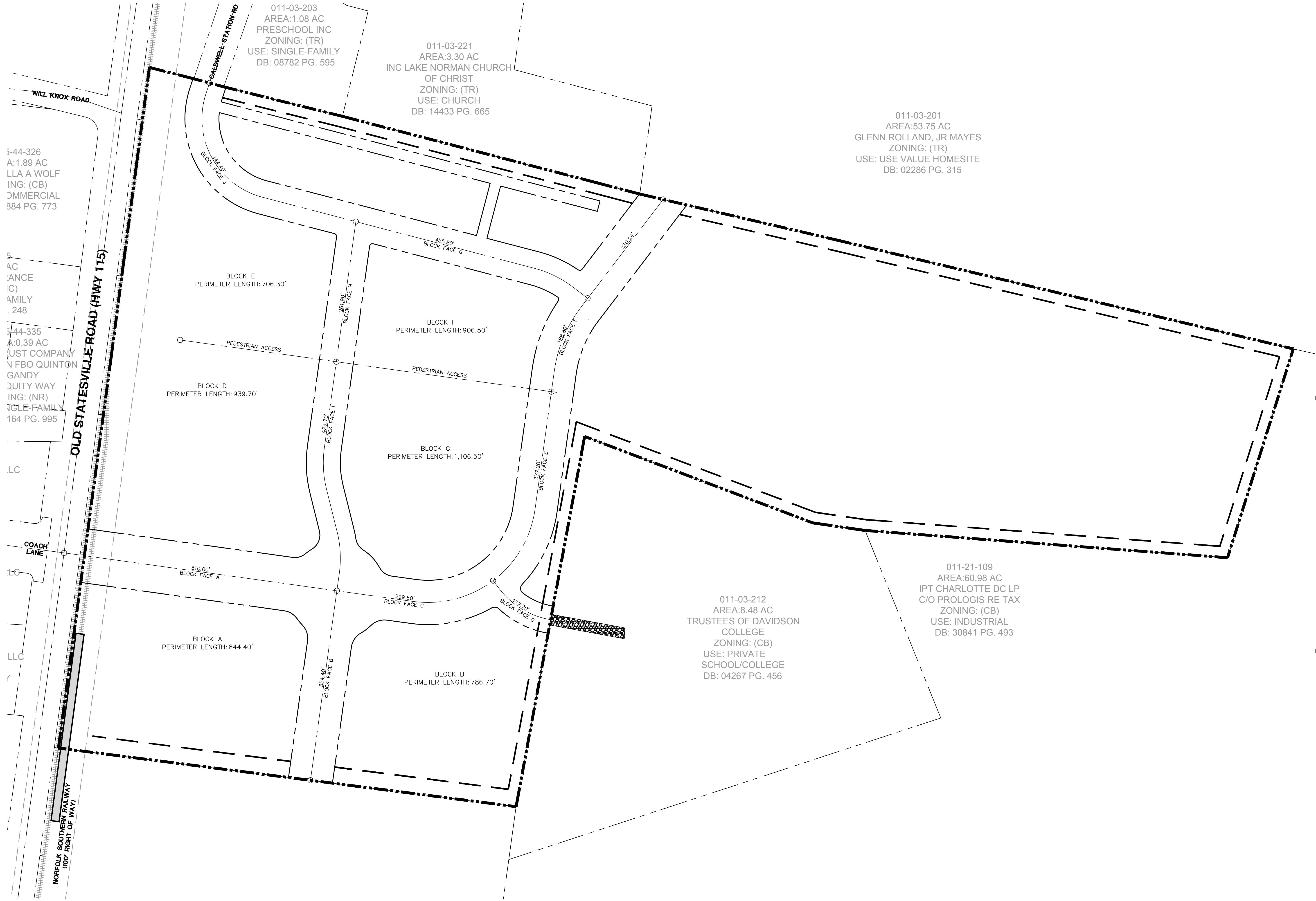


RZ-200

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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

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: 1,106.50'
-BLOCK FACE C: 299.60'
-BLOCK FACE E: 377.20'
-BLOCK FACE I: 429.70'

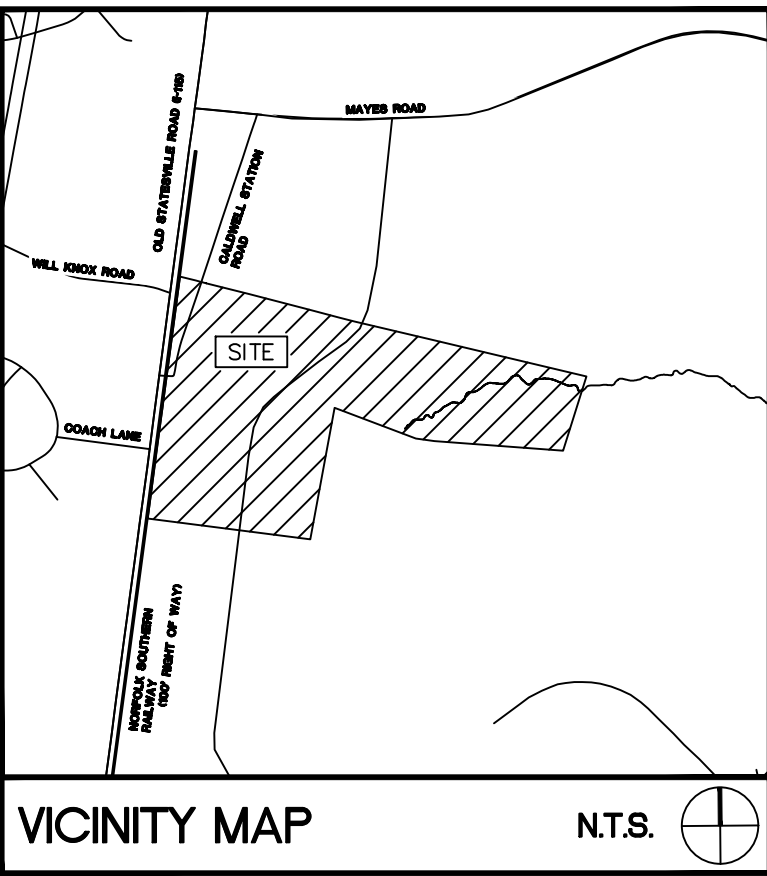
BLOCK D
-PERIMETER LENGTH: 939.70'
-BLOCK FACE I: 429.70'
-BLOCK FACE A: 510.00'

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'

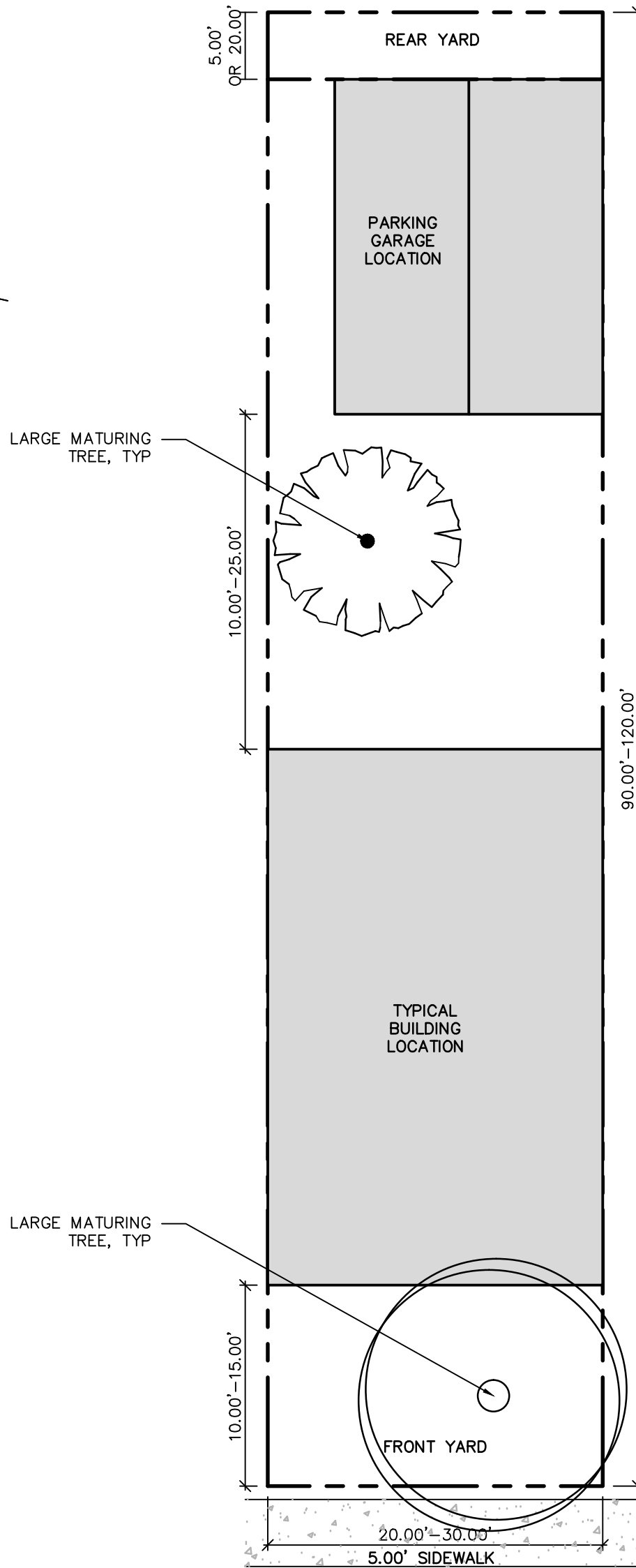
BLOCK PERIMETER LENGTH AVERAGE: 881.70'



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LEGEND

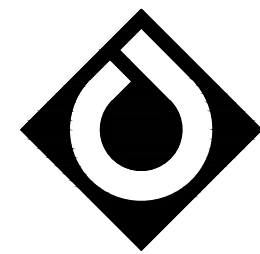
SYMBOL	
	PARCEL LINE / PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS
	SCHEMATIC WATER QUALITY LOCATION
	SCHEMATIC SIDEWALK LOCATION
	SCHEMATIC TRAIL LOCATION



ATTACHED LOT TYPICAL LAYOUT
SCALE: 1"=10'



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CALDWELL
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HIGHWAY 115
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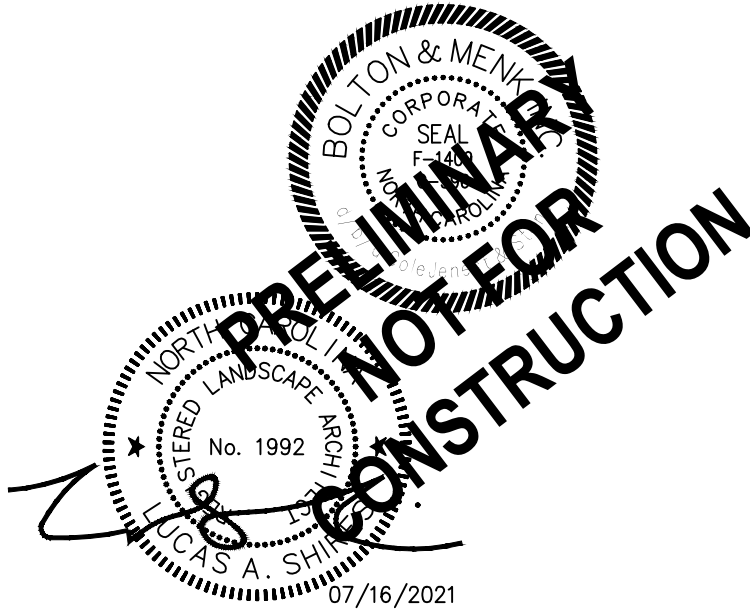
BLOCK AND
PERIMETER
LENGTHS

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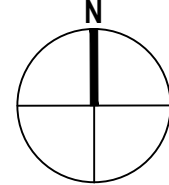
Project No.
4751.00

Issued
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Revised
07/16/21 - TOWN COMMENTS



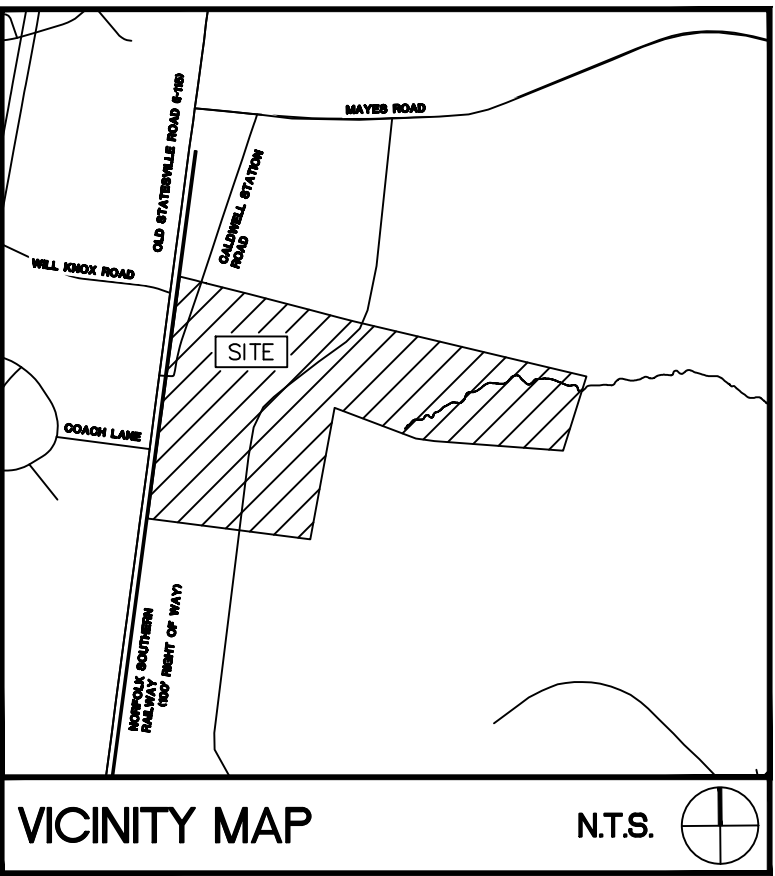
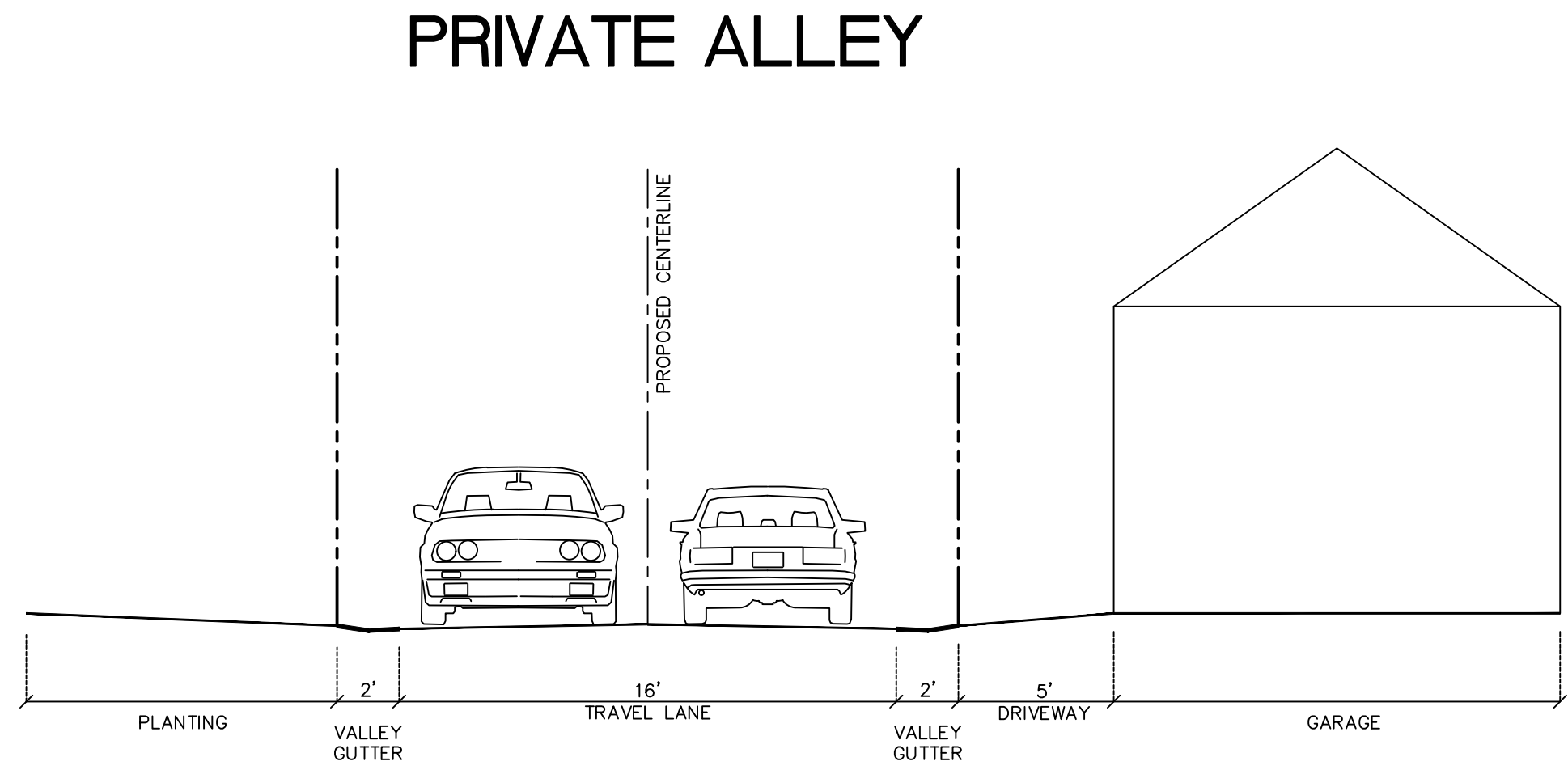
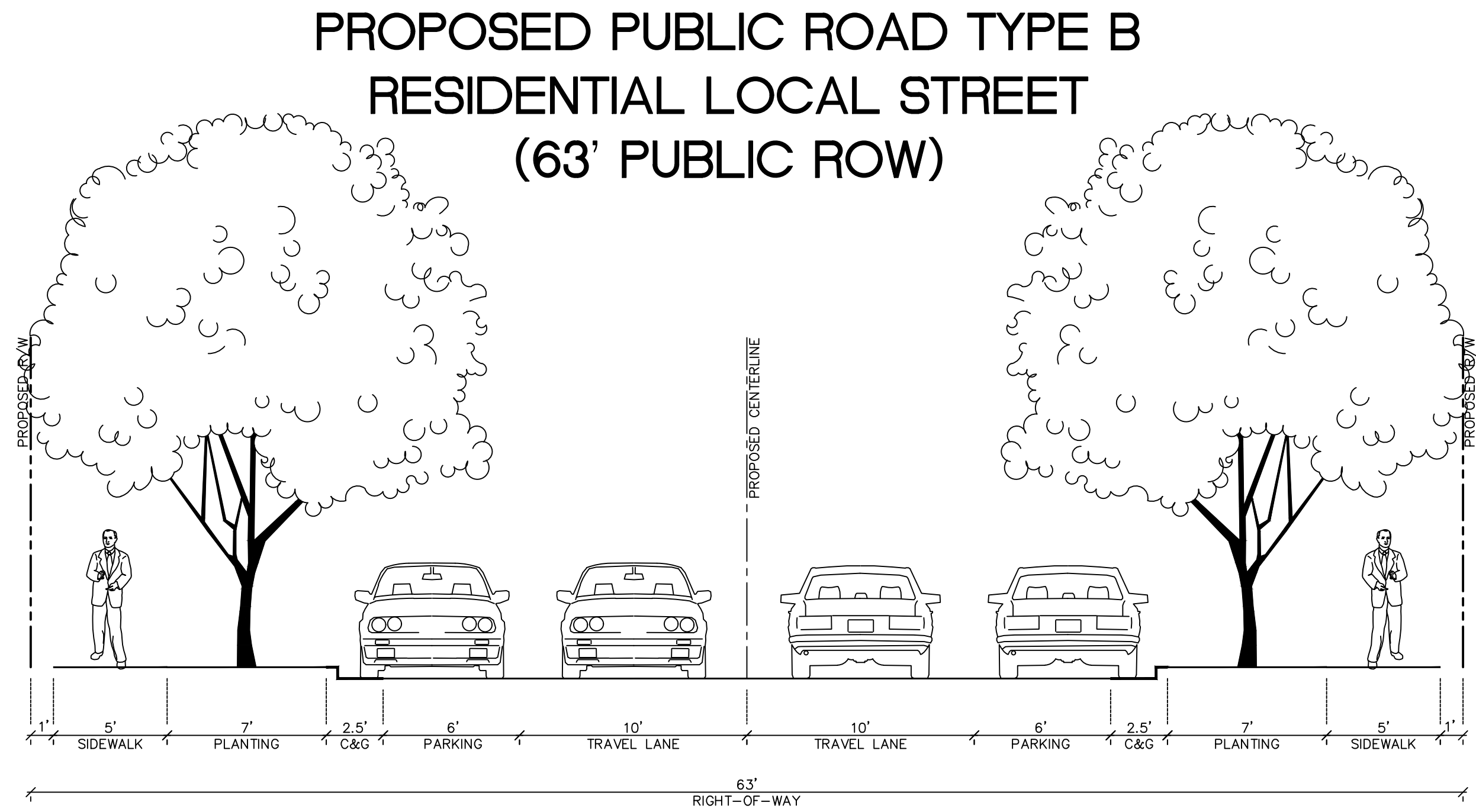
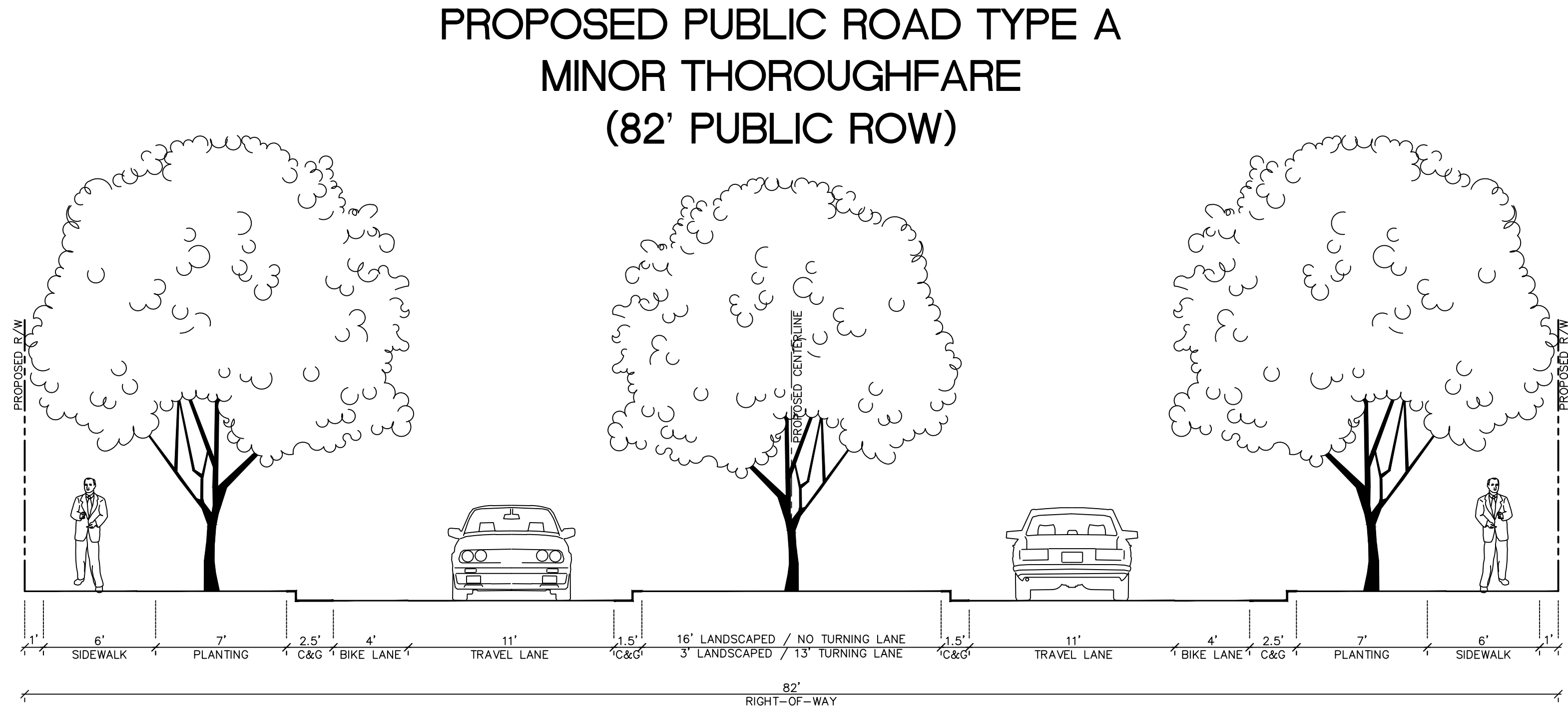
SCALE: 1"=80'
0 40' 80' 160'



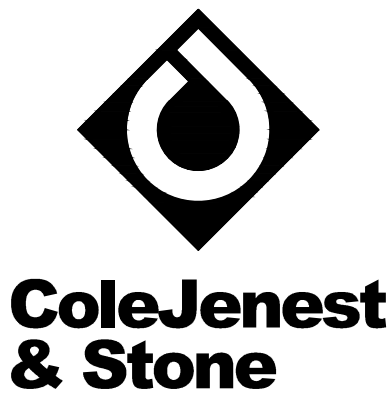
RZ-201

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**CALDWELL
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HIGHWAY 115
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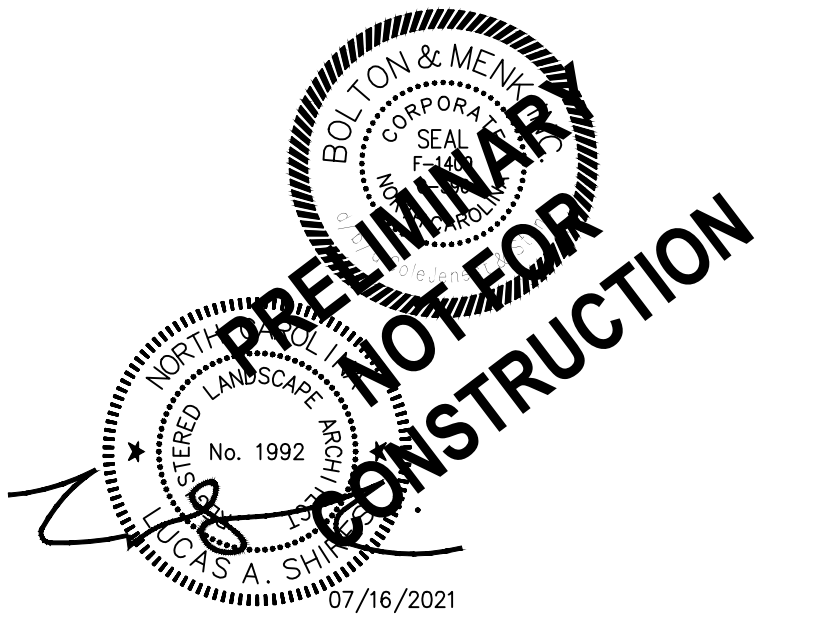
**STREET
SECTIONS**

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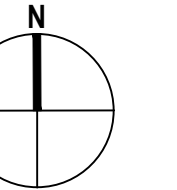
Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 - TOWN COMMENTS



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



RZ-202

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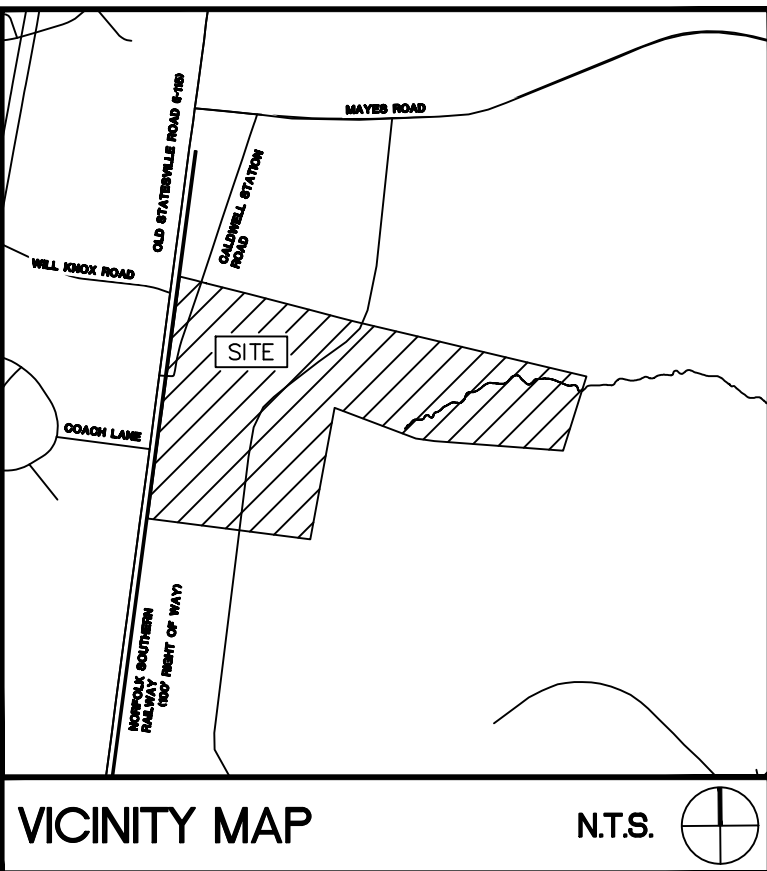
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REPRESENTATIVE ILLUSTRATION

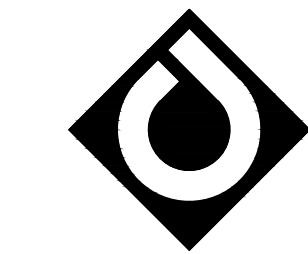


REPRESENTATIVE ILLUSTRATION



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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 HUNTERVILLE FOR REVIEW AND APPROVAL.



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**CALDWELL
CROSSING
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HIGHWAY 115
HUNTERVILLE, NC 28284

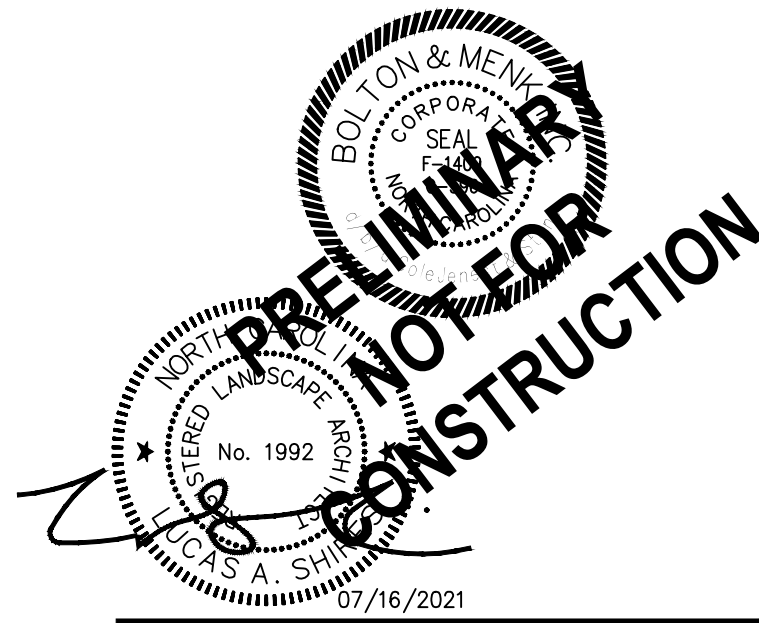
**ARCHITECTURAL
ELEVATIONS**

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.

Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS

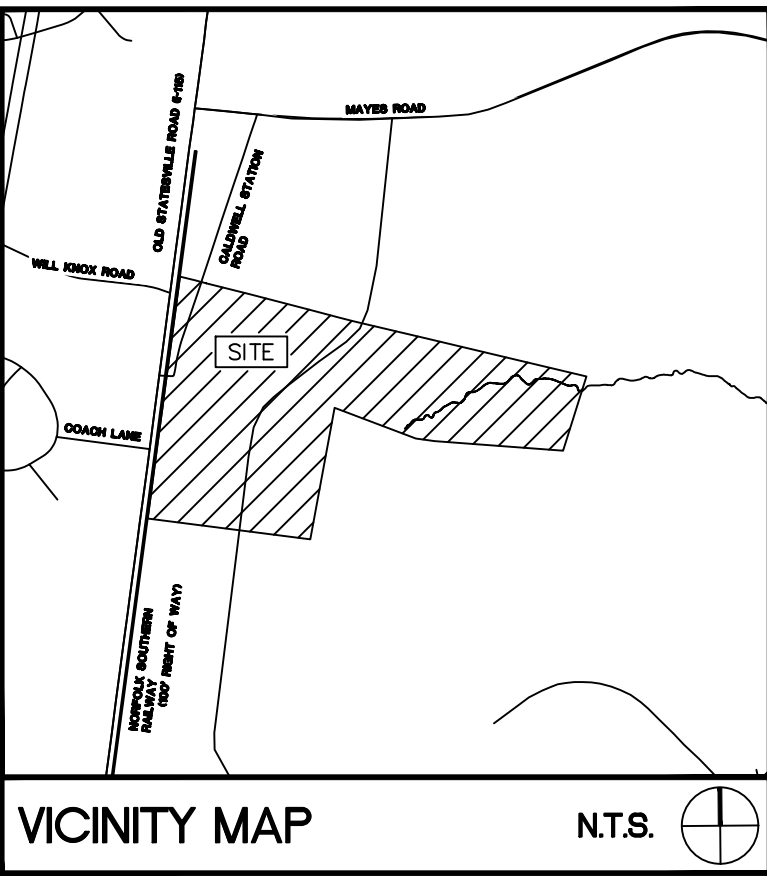


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RZ-204

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LEGEND

SYMBOL

ZONING BOUNDARY

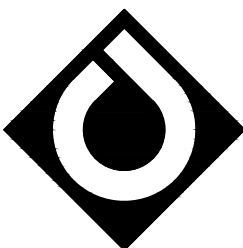
TR ZONING: ±22.80 ACRES
PROPOSED TND-U ZONING

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	

- 

www.nc811.org
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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 - 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

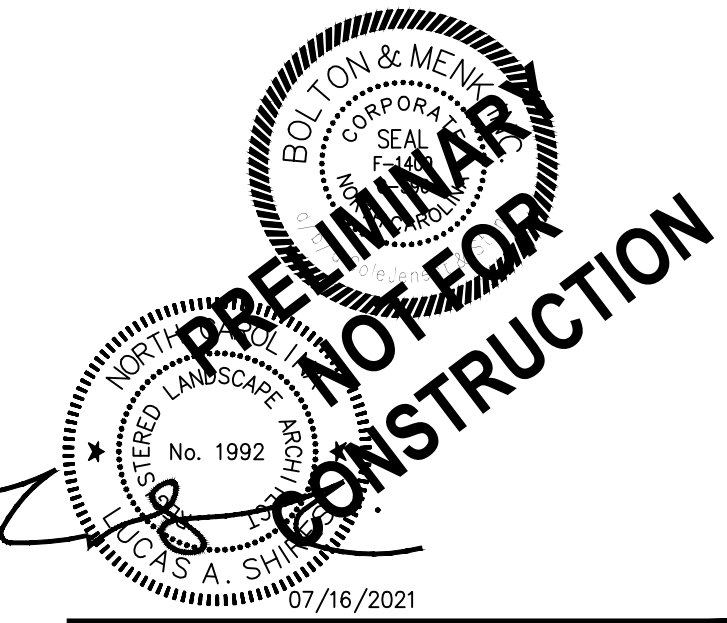
ZONING MAP

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

Project No.
4751.00

Issued
05/03/2021

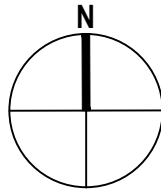
Revised
07/16/21 – TOWN COMMENTS



**PRELIMINARY
NOT FOR
CONSTRUCTION**

07/16/2021

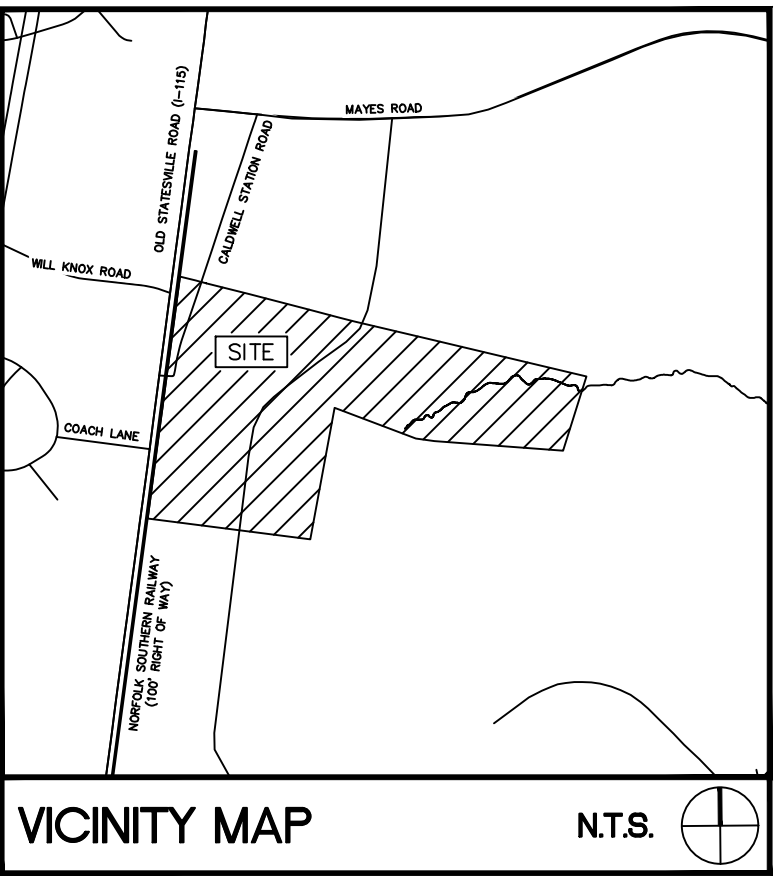
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RZ-205

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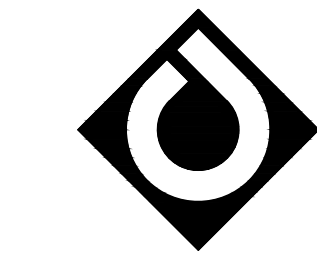
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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

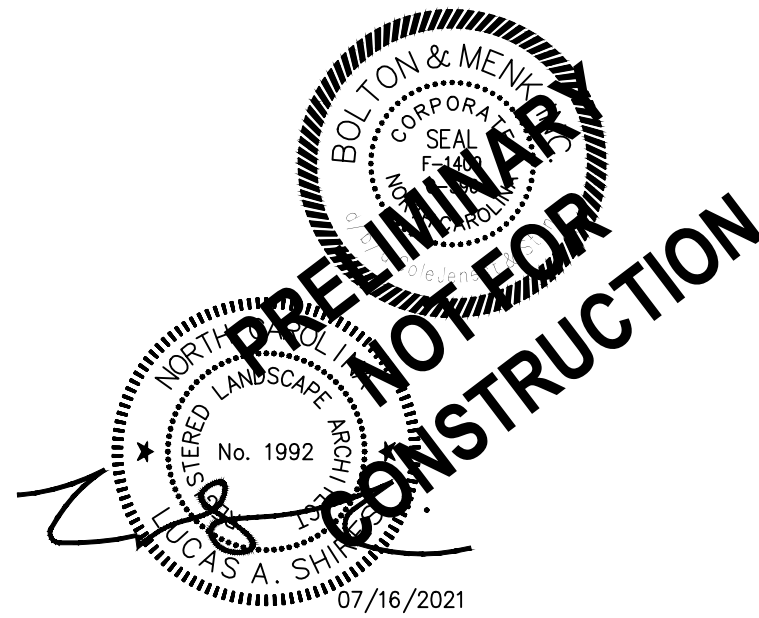
HIGHWAY 115
HUNTERSVILLE, NC 28284

ADJACENT PARCELS & ZONING INFORMATION

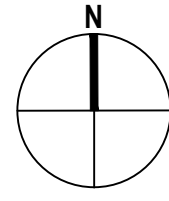
Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 – TOWN COMMENTS



SCALE: 1"=200'
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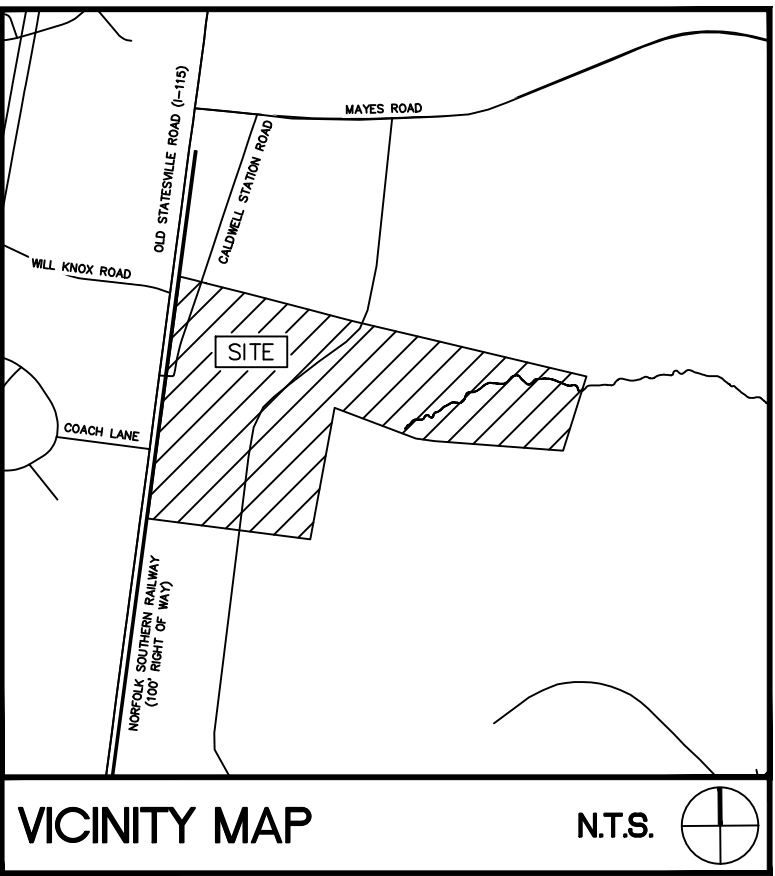


RZ-400

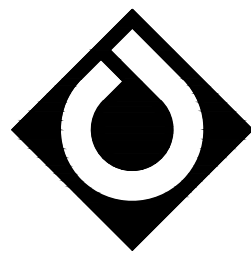
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	taxpid	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Addresses 1	City	State	Deed Book	Deed Page
1	00544378	CALDWELL PARTNERS LLC		C/O PHIL GANDY JR		PO BOX 3573	MOORESVILLE	NC	9792	415
2	00544320	CALDWELL 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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CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

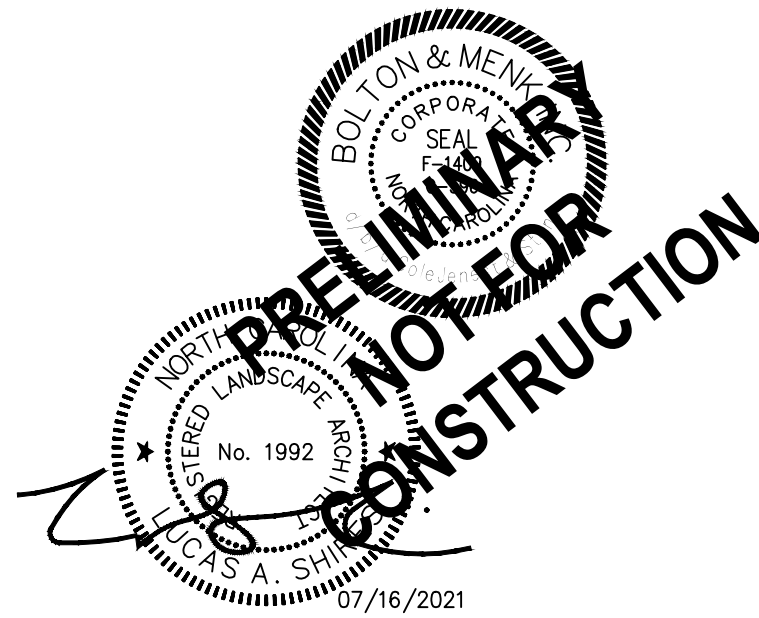
ADJACENT PARCELS & ZONING INFORMATION

Project No.
4751.00

Issued
05/03/2021

Revised

07/16/21 – TOWN COMMENTS

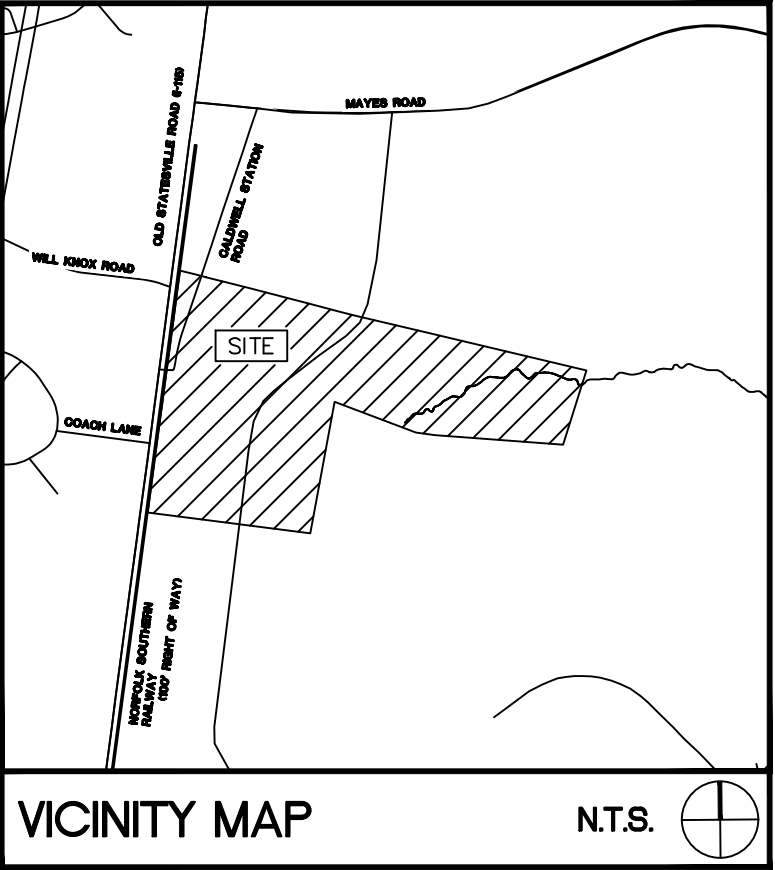
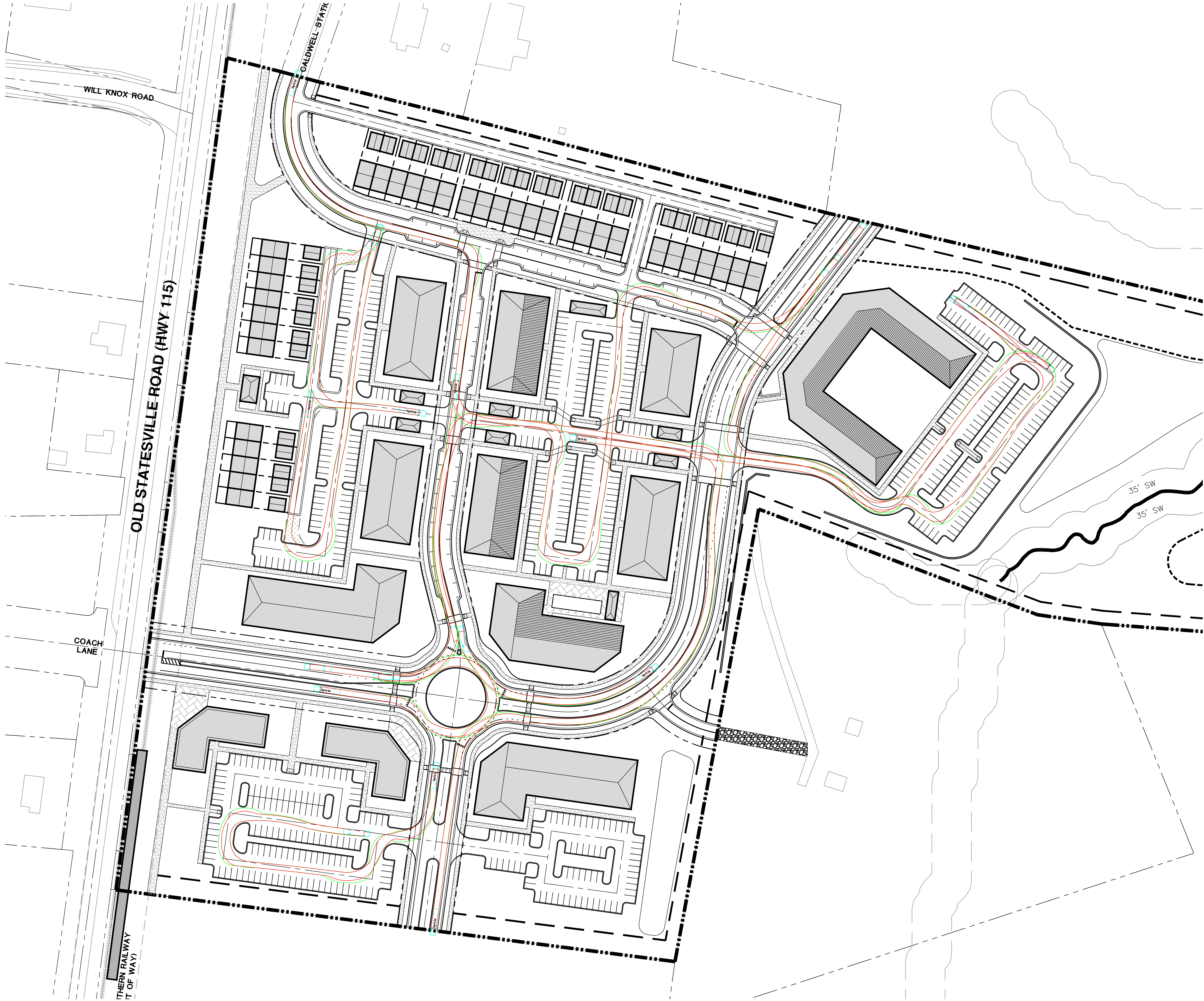


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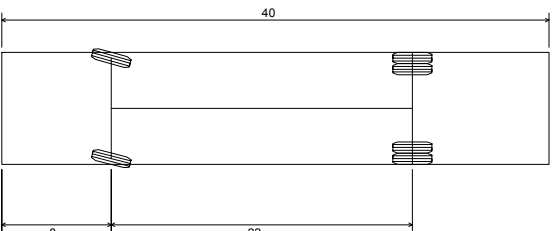
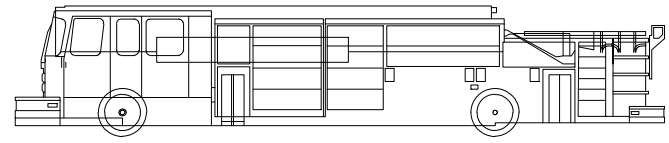
RZ-401

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LEGEND	
SYMBOL	
	PARCEL LINE / PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS



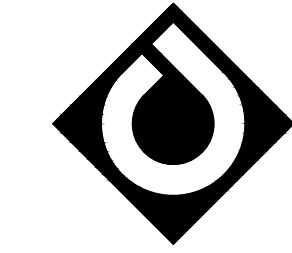
B-40 Ladder Truck	40,000lb
Overall Length	8,167ft
Overall Width	7,745ft
Overall Body Height	8,167ft
Min Body Ground Clearance 0.656ft	5.00s
Truck Width	45.00"
Lock-to-lock time	
Max Wheel Angle	

- NOTE:
- FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPFA13R) OR 200' FOR (NFPFA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
 - 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, 01103305, 01103306, 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	



- 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**

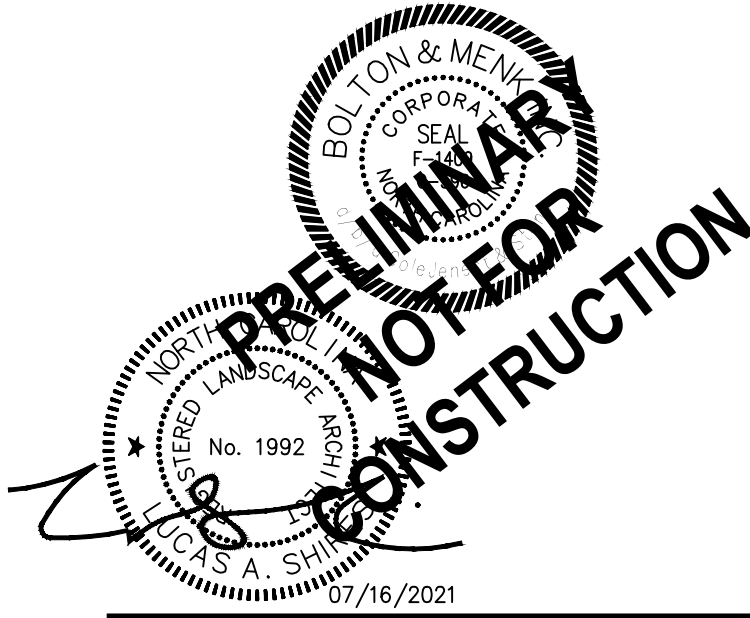
HIGHWAY 115
HUNTERSVILLE, NC 28284

**EMERGENCY
VEHICLE
ACCESS**

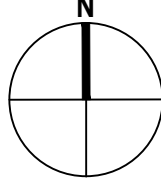
Project No.
4751.00

Issued
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Revised
07/16/21 - TOWN COMMENTS



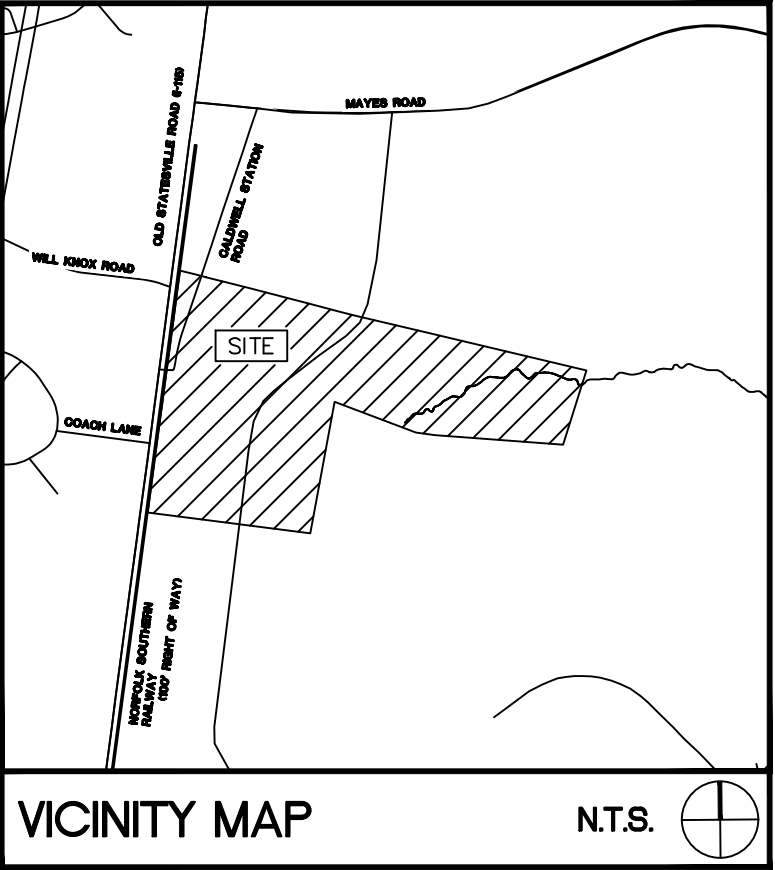
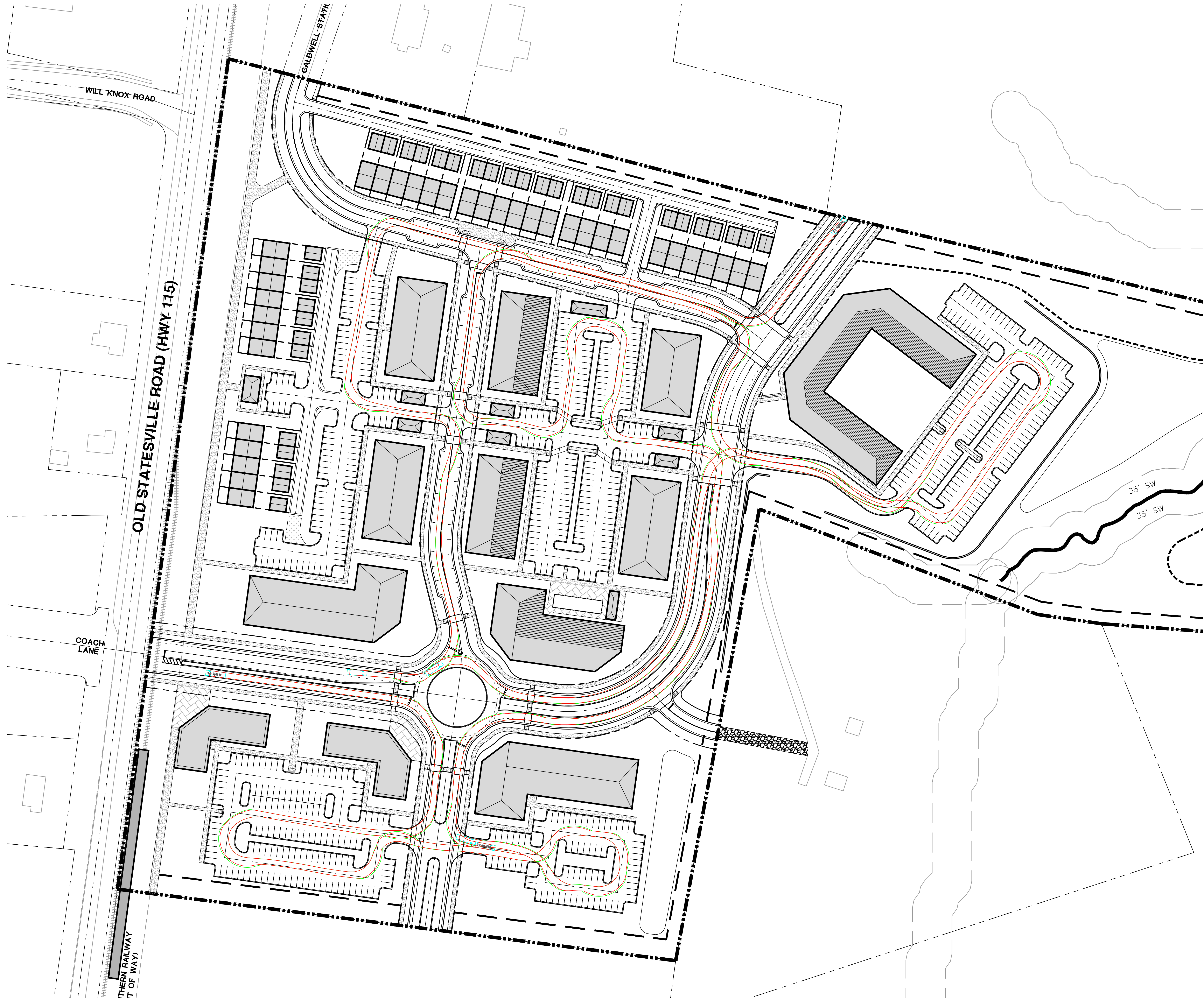
SCALE: 1"=60'
0 30' 60' 120'



RZ-500

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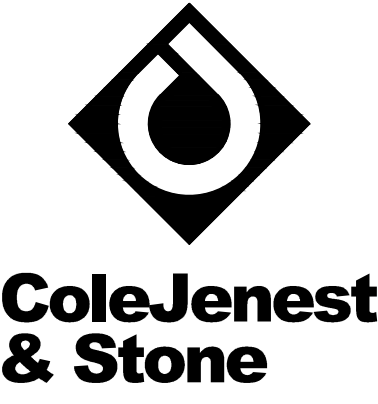
LEGEND	
SYMBOL	
	PARCEL LINE / PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS

SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	15.500ft
Min Body Ground Clearance	1.357ft
Track Width	8.000ft
Lock-to-lock time	0.01s
Max Steering Angle (Virtual)	31.80°

NOTE:
1. FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFP13R) OR 200' FOR (NFP13). 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	

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CAPROCK LLC

2410 DUNAVANT STREET
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CALDWELL CROSSING MIXED USE REZONING

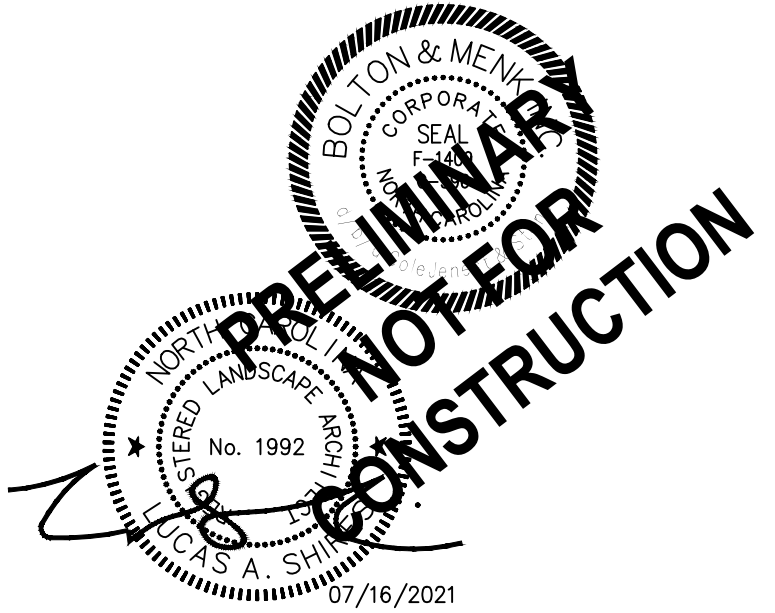
HIGHWAY 115
HUNTERSVILLE, NC 28284

VEHICLE ACCESS

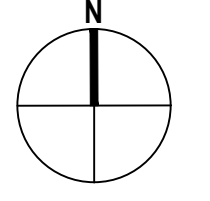
Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 - TOWN COMMENTS



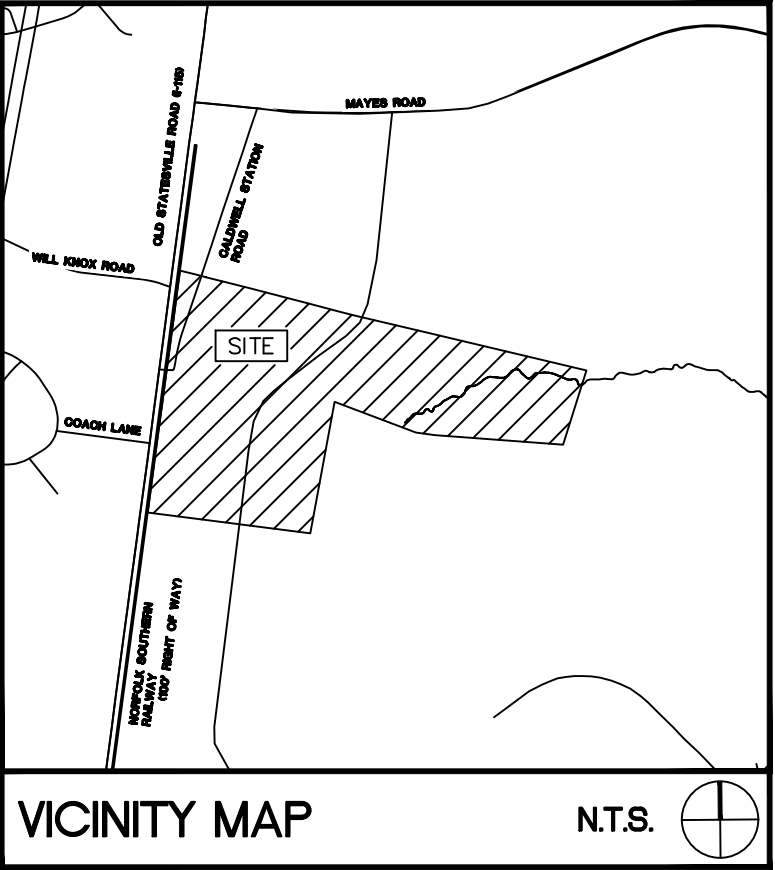
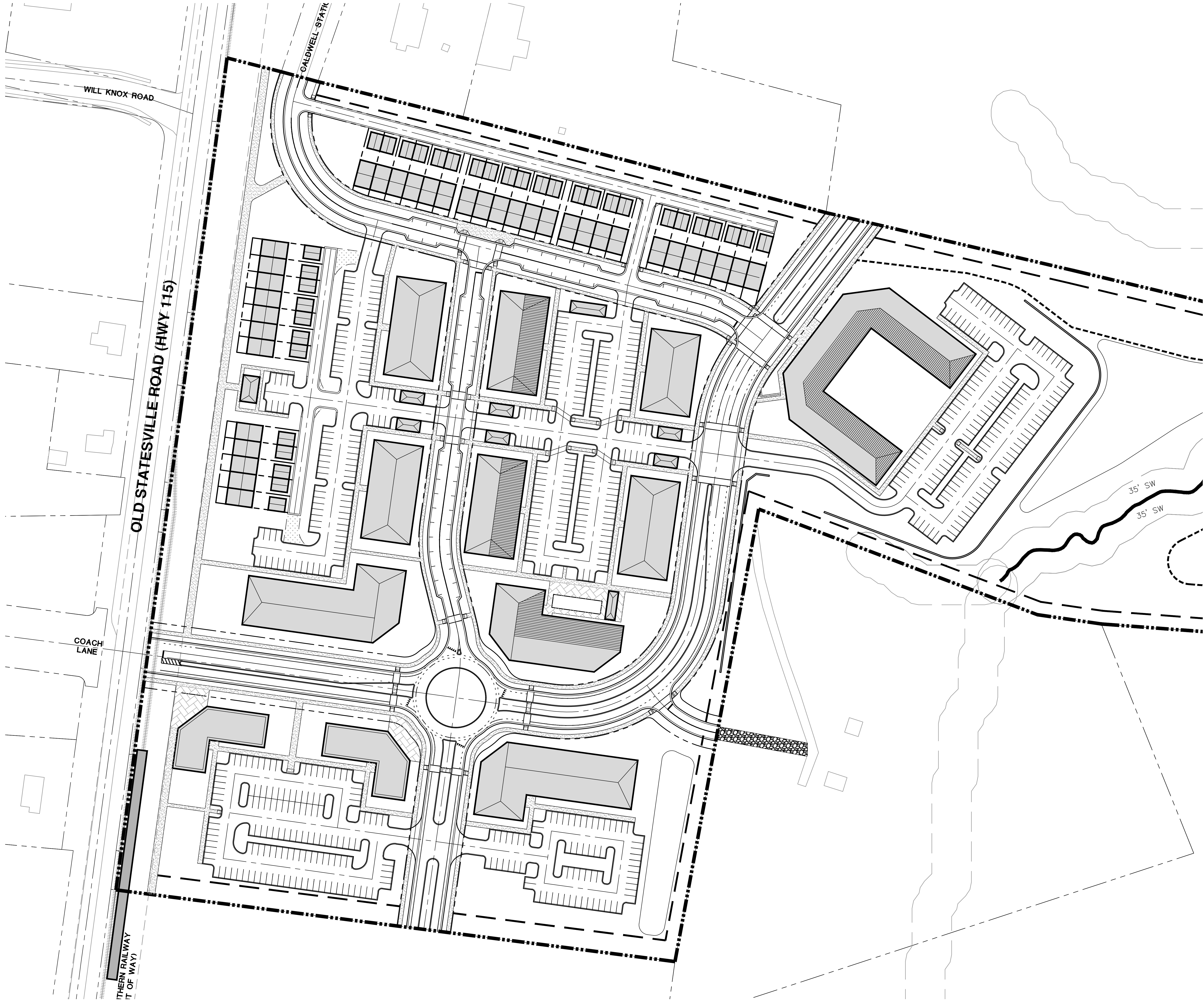
SCALE: 1"=60'
0 30' 60' 120'



RZ-501

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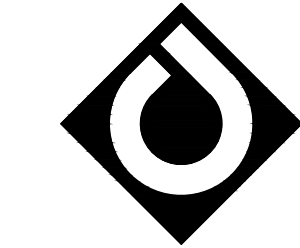
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LEGEND	
SYMBOL	
	PARCEL LINE / PROJECT BOUNDARY
	SCHEMATIC BUILDING FOOTPRINTS

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



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



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
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+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
p+ 704.376.1555 f+ 704.376.7851
url+ www.colejeneststone.com

CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

**CALDWELL
CROSSING
MIXED USE
REZONING**

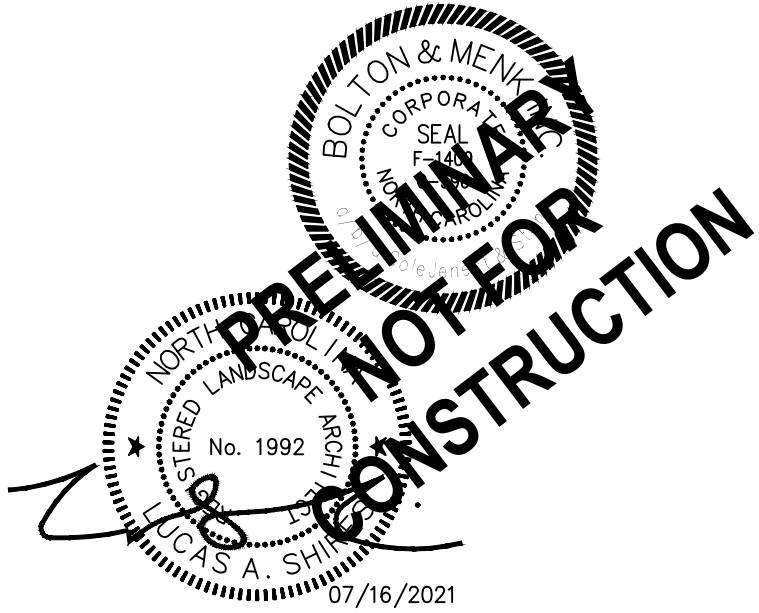
HIGHWAY 115
HUNTERSVILLE, NC 28284

**SITE
ENLARGEMENT**

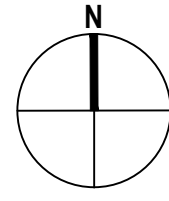
Project No.
4751.00

Issued
05/03/2021

Revised
07/16/21 - TOWN COMMENTS



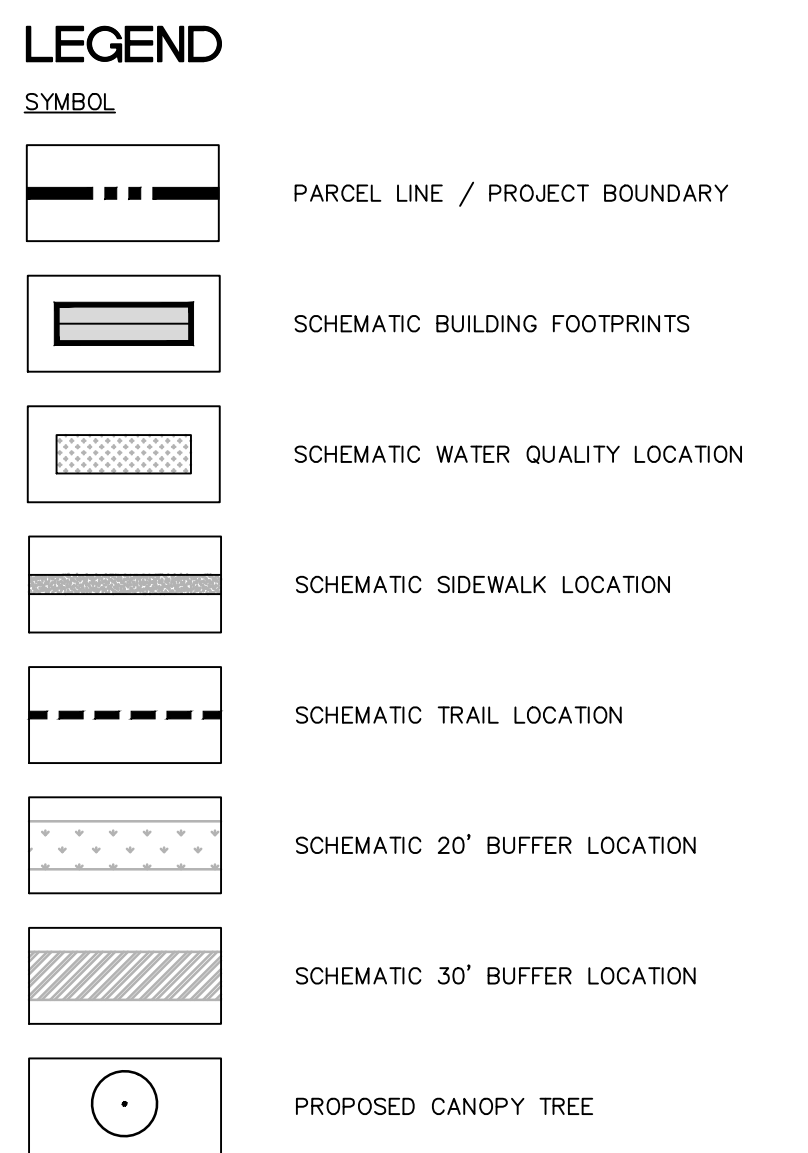
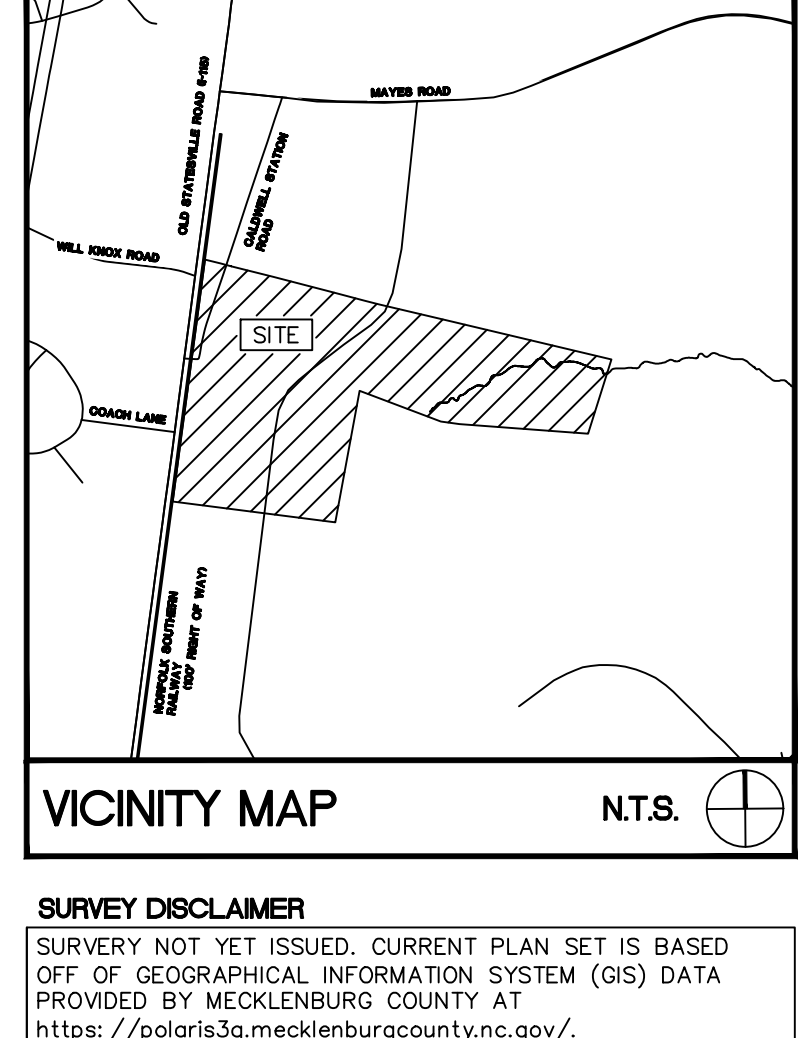
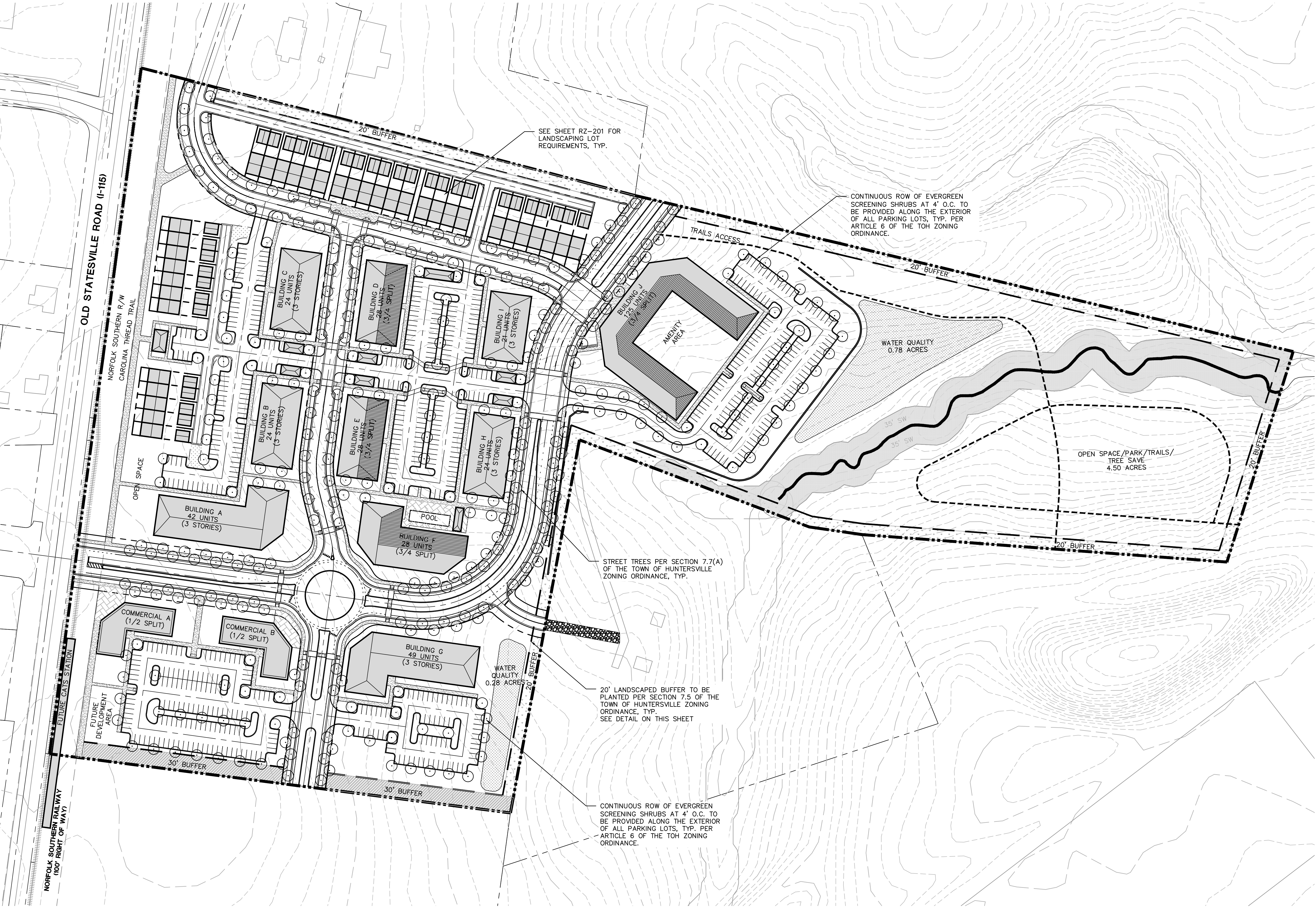
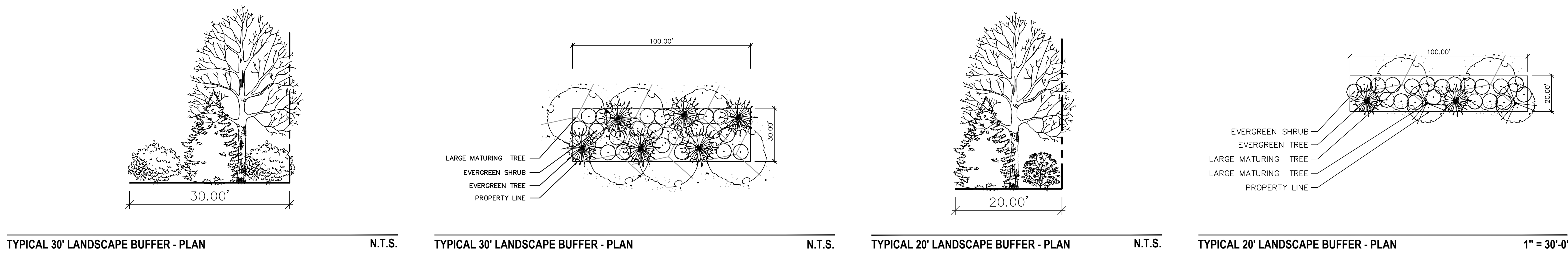
SCALE: 1"=60'
0 30' 60' 120'



RZ-502

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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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CAPROCK LLC

2410 DUNAVANT STREET
CHARLOTTE, NC 28203

CALDWELL CROSSING MIXED USE REZONING

HIGHWAY 115
HUNTERSVILLE, NC 28284

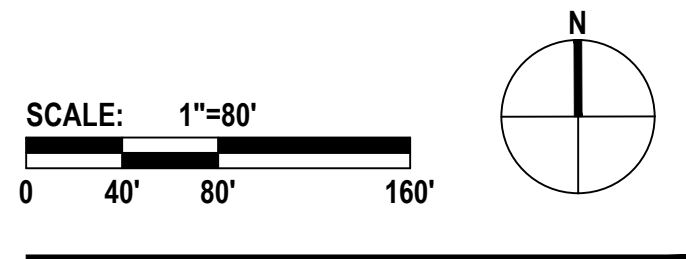
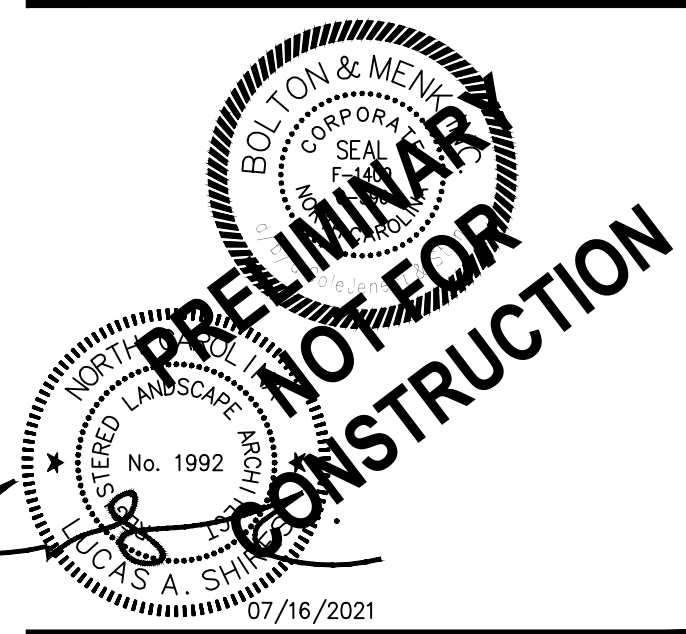
PLANTING PLAN

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



RZ-600

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1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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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?** There 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
Candil Wilson	21400 Pelfremer Dr Cornelius NC 28031	704-995-0720	
Catherine Craft	15120 Pavilion Loop Drive Huntersville - Penny Board		
Brian Richards	Huntersville Staff		
Dan Mays	9200 Fairhead Drive Charlotte, NC		
Ricardo Cortu	Huntersville PD	704-464-5400	RICARDO@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

[illegible]

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.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
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.



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
Planning Board
August 24, 2021**

To: Town Board

From: Brian Richards, Assistant Director

Date: August 24, 2021

Subject:

EXPLAIN REQUEST:

Consider a recommendation for Ranson Road Subdivision, a request by Blue heel Development to subdivide 12.42 acres located west of Ranson Rd. at 15013 Ranson Rd into 36 single-family lots.

ACTION RECOMMENDED:

Consider a recommendation for Ranson Road Subdivision, a request by Blue heel Development to subdivide 12.42 acres located west of Ranson Rd. at 15013 Ranson Rd into 36 single-family lots.

FINANCIAL IMPLICATIONS:

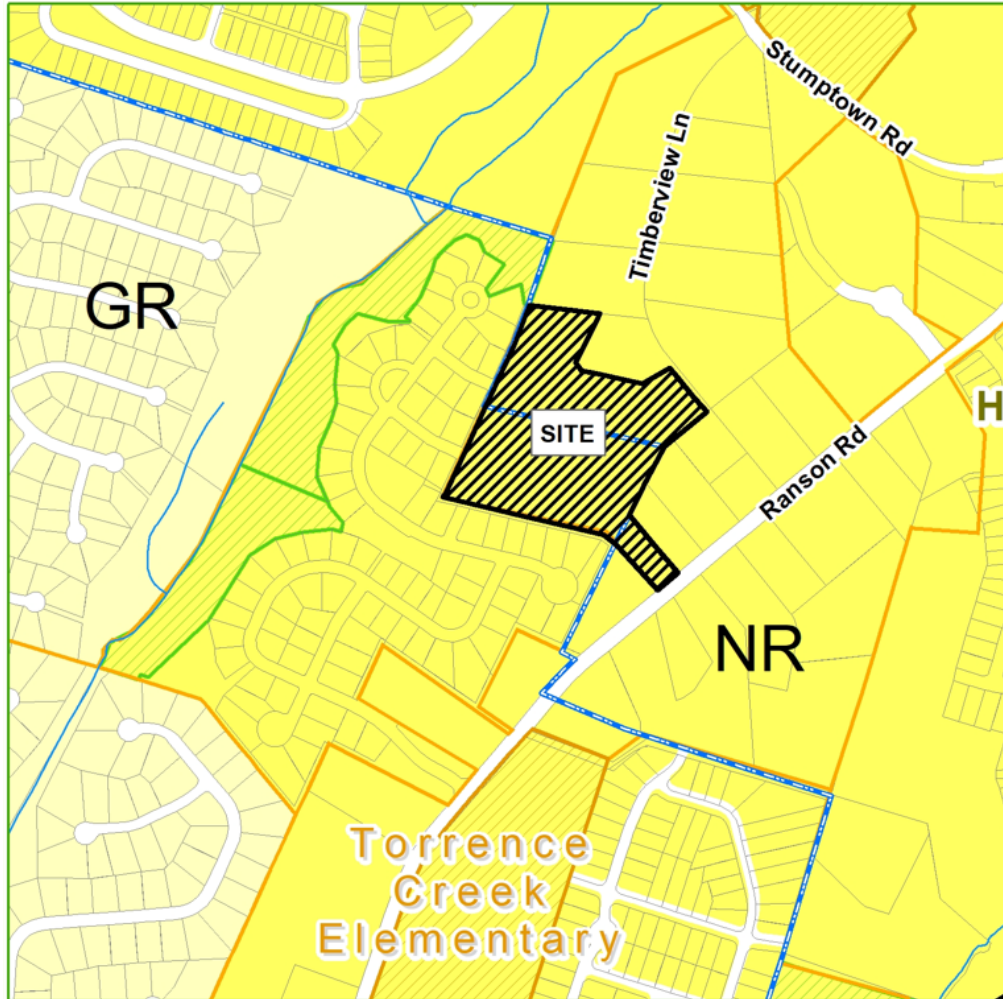
NA

ATTACHMENTS:

1. BlueHeel Ranson Staff Report (PB) 082421
2. Attachment A - Application
3. Attachment B - Proposed Ranson Rd Sketch Plan
4. Attachment C - Ranson Neighborhood Meeting
5. Attachment D -Charlotte_Water_WTSLetter
6. Attachment E - CMS Student Report

Ranson Road Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Blue Heel Development

Property Owner(s): Chris Ferrell, Susan Kinzler.

Property Address: 15013 Ranson Road.

Project Size: (+/-) 12.42 acres

Parcel Number(s): 00932106, 00932109, & a portion of 00908129

Current Zoning: Neighborhood Residential (NR).

Current Land Use: Single-family home

Proposed Land Use:
36 single-family homes (2.9 DUA)

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To subdivide 12.42-acres of land located on Ranson Road (shown as "site" above) into 36 single-family lots.
2. Adjoining Zoning and Land Uses:
 - North: Neighborhood Residential (NR) – Single Family homes Timberview Neighborhood & Villages of Mecklenburg Assisted Living Facility
 - South: Neighborhood Residential (NR) – Single-family homes Cobblestone Manor Subdivision
 - East: Neighborhood Residential (NR) – Single-family homes
 - West: Neighborhood Residential (NR) – Single-family homes Cobblestone Manor
3. A neighborhood meeting was held on March 18, 2021. The complete meeting summary is provided in Attachment C.
4. The proposed subdivision has 36 single-family homes, with two lots sizes proposed 51'x110' (32 lots) and 85'x140' (4 lots).
5. There are 71 specimen trees on the site. In the NR zoning district, 10 percent (8 trees) of the specimen trees are required to be saved and the developer proposes to save 19 specimen trees (23.9%). There are no known

heritage trees on the site. Approximately 8.27 acres (66.5%) of the site is covered by tree canopy and the developer proposes to save 1.24-acres (10%) of the canopy (10% required in NR).

6. The subdivision will be developed in one 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 (Attachment E).
9. Required Urban Open Space is provided via three spaces – a Square (6,391 SF), a Plaza (4,562 SF), and a Green (4,435 SF). Additionally, there will be 1.6 Acres of Common Open Space.
 - a. *Staff has requested designs of the Urban Open Space to ensure compliance and high-quality design.*
10. A 20’ undisturbed residential buffer is being maintained around the project boundary.
11. The applicant is requesting the following modifications to Ordinance Requirements:
 - **Block Length:** The applicant is requesting a block length modification per Article 5.2 which states major residential subdivision blocks are not to exceed 800 linear feet. This Article also allows the Town Board to authorize greater block lengths where a longer block will reduce the number of railroad grade crossings, major stream crossings; or, where longer blocks will result in an arrangement of street connections, lots and public space more consistent with Article 5 and Article 7.

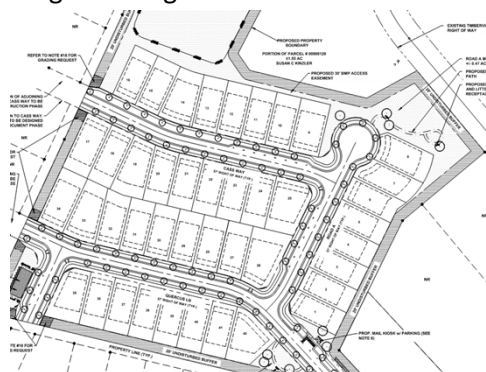
Block Length for Cask Way (highlighted on image to the left) is 1,043 feet.

Staff supports this modification request as the road design allows for additional open space on the eastside of the development and creates a better transition to the Timberview neighborhood.

Revised Design:



Original Design:



PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS (TIA)

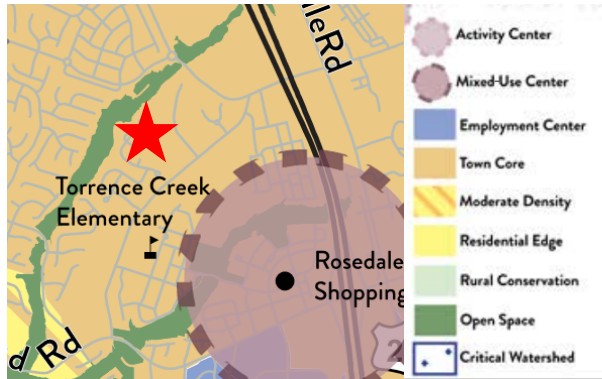
Traffic Impact Analysis (TIA)

A TIA was not required for the development as the trip generation projected was below the Town’s thresholds for requiring study.

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 Ranson Road Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.



Town Core

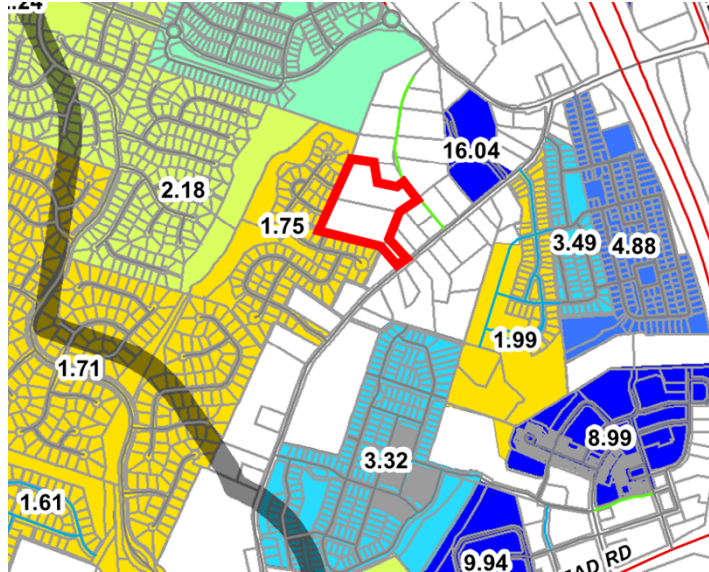
The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that 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.

The following sections of the 2040 Huntersville Community Plan apply to this request:

- The proposed Trails End Subdivision lies completely within the "Town Core" Future Land Use Character Area of the 2040 Community Plan.
- **Policy LU 2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.**
- **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 and a supplemental planting will occur in buffer areas.
- **EOS 5.3: Encourage Low Impact Development (LID)**
- **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.
- **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.
- **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 applicant is installing a bike lane along Ranson Road.

2. Conformity.

The developer is proposing a 20' buffer on the perimeter of the development. Open space will be provided near the Timberview neighborhood. The proposed development is in keeping with the density in other major subdivisions Villages of Rosedale (3.32) and Stone Hollow II (3.49) in this area.



3. Access between Adjoining Properties.

The subdivision provides three (3) connections to Cobblestone Manor and one (1) to Ranson Rd. Staff is requesting additional right of way along Quercus Ln to accommodate future connectivity to adjacent parcels and prevent “spite strips”.

4. Relation to topography.

The street network and lot layout have been designed to respect the general topography of the site.

5. Mature trees and natural vegetation.

The proposed project is required to save 10 percent of the tree canopy, 10 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.

Torrence Creek Elementary School is approximately 1/10 of a mile to the South of the development site. There is a proposed greenway in proximity to the site (to the west).

7. Discourage through traffic.

All streets are appropriately sized for traffic.

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 parcels associated with Ranson Road Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcels associated with the Ranson Road Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for Ranson Road Subdivision Sketch Plan would be approved with Preliminary (Construction) Plan submission (if Sketch Plan is 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, has been provided.

16. Restrictions on the subdivision of land subject to flooding.

There are no streams identified on the site.

17. Open Space

Three types of Urban Open Space are being provided (Square, Plaza, Green) as well as Common Open Space, as outlined in Part 2, Item 9.

18. Impact of Development on Public Facilities

There is no indication the proposed subdivision will adversely impact public. While this section of the Ordinance does not call for the specific consideration of school impact staff has historically contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of all major subdivision request, see Attachment E: CMS Report.

PART 5: STAFF RECOMMENDATION

In considering Ranson Road Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town’s future land use plans as mentioned above.
- The Hills Sketch Plan can be supported by staff subject to the following:
 - The block length modification request is approved.
 - Urban open space designs are added to the plans to ensure compliance.
 - The applicant provides additional right of way along Quercus Ln to allow for future connectivity and prevent “spite strips”.
 - Additional On Street parking can be accommodated.
 - All other plan comments are addressed.

The Ranson Road Subdivision Sketch Plan complies with all applicable requirements once the conditions listed above are addressed. Staff recommends approval of the proposed Subdivision Sketch Plan subject the block length modification being approved, Urban Open Space designs are added to the plan to ensure compliance, and all other plan comments are addressed.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board will review on Tuesday, August 24th, 2021.

PART 7: ATTACHMENTS AND ENCLOSURES

- A – Subdivision Sketch Plan Application
- B – Proposed Ranson Rd Subdivision Sketch Plan
- C – Neighborhood Meeting Report
- D – Charlotte Water Willingness to Serve
- E – CMS 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.



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 01/27/2021

Name of Project Ranson Road Phase # (if subdivision) _____

Project Address 15013 Ranson Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) #00932106, #00932109 & #00908129

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

Property Size (acres) 12.30 Acres Street Frontage (feet) 2,627.40 (lineal feet)

Current Land Use Detached Single Family Residential

Proposed Land Use(s) Detached Single Family Residential

Is the project within Huntersville's corporate limits?

Yes ☒ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

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

Approval for Major Subdivision Sketch Plan for a residential development comprising of 42 Detached Single Family Lots

within a NR-Neighborhood Residential District

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 Matthew Gallagher Phone 704-634-5140
☐ 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: Matthew Gallagher
Title VP Charlotte Land Development Email matt@blueheeldevelopment.com

Address of Applicant 9606 Baily Road, Suite 265, Cornelius, NC 28031

7. Property Owner (if different than applicant)

*Printed Name Chris S. Ferrell 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  Name _____
Title _____ Email _____

Address of Property Owner 15015 Ranson 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.

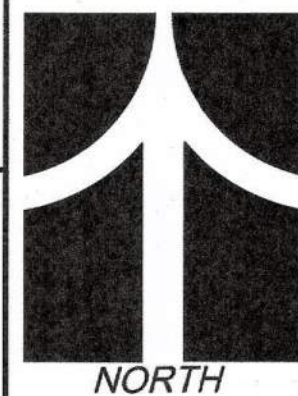
Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application **MUST** be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing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

Blue Heel Development	Matthew Gallagher	704-634-5140	matt@blueheeldevelopment.com
Development Firm	Name of Contact	Phone	Email
ESP Associates, Inc.	Matthew Levesque	803-835-0908	mlevesque@essassociates.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

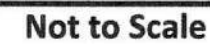


- The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the state of North Carolina for adequate construction. Review of street construction by the certifying Engineer 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.

Proposed single-family attached development to be developed in one single phase.

Zoning:

NR
NR
NR
NR (CD)
NR (CD)
GR
NR
NR



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ESP Associates, Inc.

CLIENT

3708 Forestville Blvd
Raleigh, NC 27613

SEALS

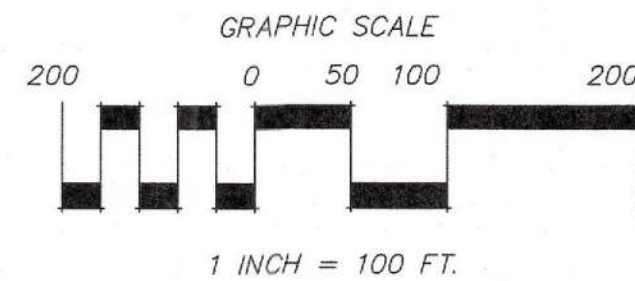


PROJECT

EPM # 418834

SHEET TITLE

PROJECT LOCATION HUNTERSVILLE, NC



PROJECT NO IQ22.100

DRAWING IQ22-Cover.dwg

DATE 02/01/2021

DRAWN BY JB

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY
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1	3/10/01	MW	DESIGNED PER STAFF COMMENTS
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1	7/19/21	MW	REVISED PER STAFF COMMENTS
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[illegible][illegible][illegible][illegible]

[illegible]

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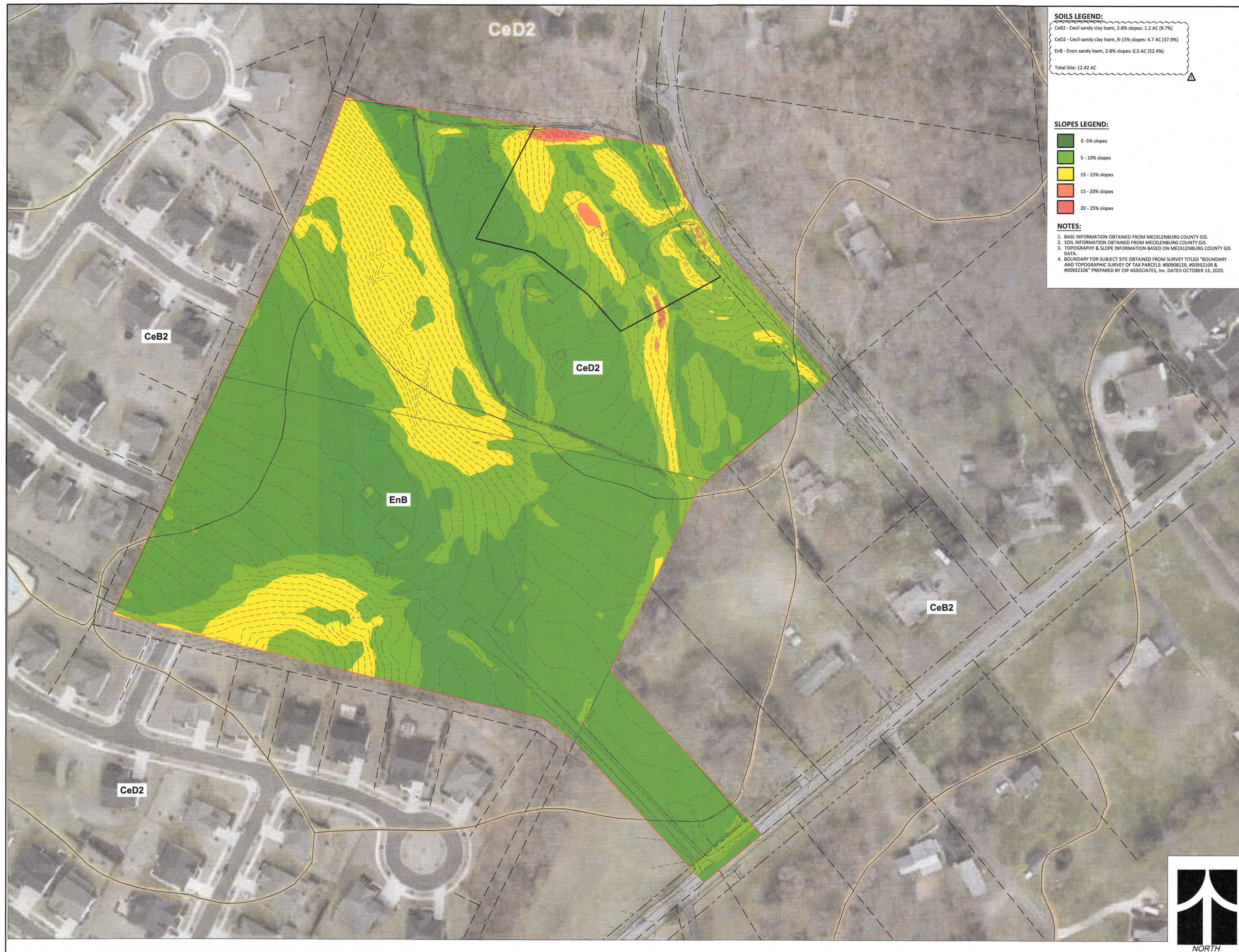
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COVER

COVER

COVER



SOILS LEGEND:

CeB2 - Cecil sandy clay loam, 2-8% slopes: 1.2 AC (9.7%)
CeD2 - Cecil sandy clay loam, 8-15% slopes: 4.7 AC (37.9%)
EnB - Enon sandy loam, 2-8% slopes: 6.5 AC (52.4%)

SLOPES LEGEND:

	0 - 5% slopes
	5 - 10% slopes
	15 - 15% slopes
	15 - 20% slopes
	20 - 25% slopes

NOTES:

1. BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
2. SOIL INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS.
3. TOPOGRAPHY & SLOPE INFORMATION BASED ON MECKLENBURG COUNTY GIS DATA.
4. BOUNDARY FOR SUBJECT SITE OBTAINED FROM SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX PARCELS: #0908129, #00932109 & #00932106" PREPARED BY ESP ASSOCIATES, INC. DATED OCTOBER 13, 2020.



NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587

P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4949

3475 Lakemont Blvd.
Fort Mill, SC 29708
SC - 803.802.2440

www.espassociates.com

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Blue Heel

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SEALS



PROJECT

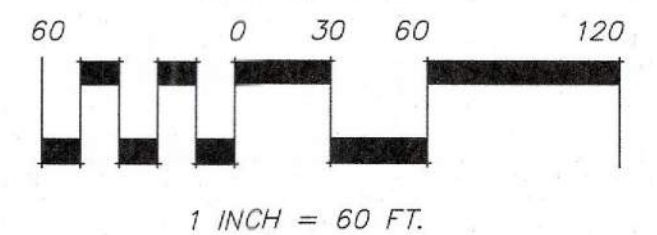
**Ranson Rd
Major Subdivision
Sketch Plan
EPM # 418834**

SHEET 11

Slope and Soils Plan

PROJECT LOCATION	HUNTERSVILLE, NC
------------------	------------------

GRAPHIC SCALE



PROJECT NO IQ22.100

DRAWING IQ22-SLOPES AND SOILS PLAN.dwg

DATE 02/01/2021

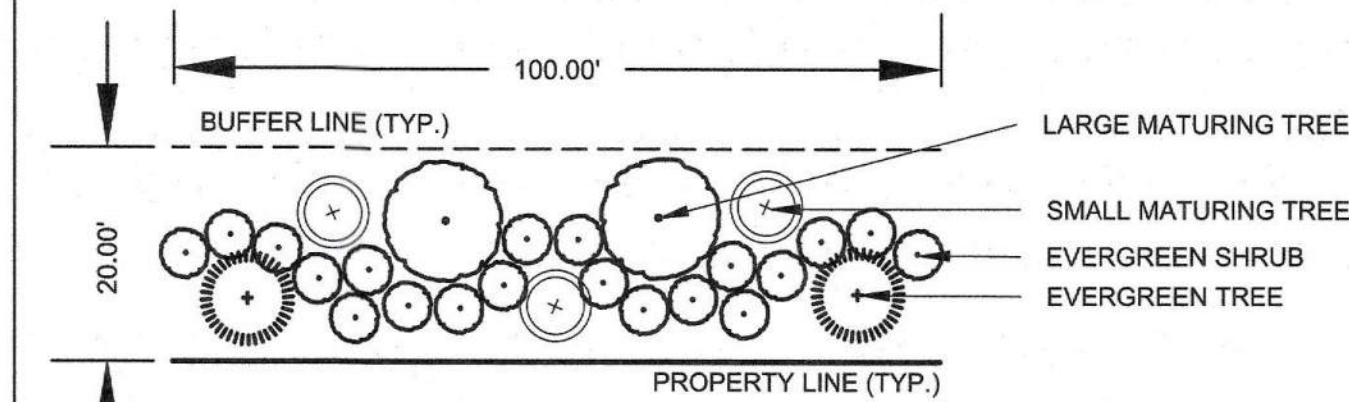
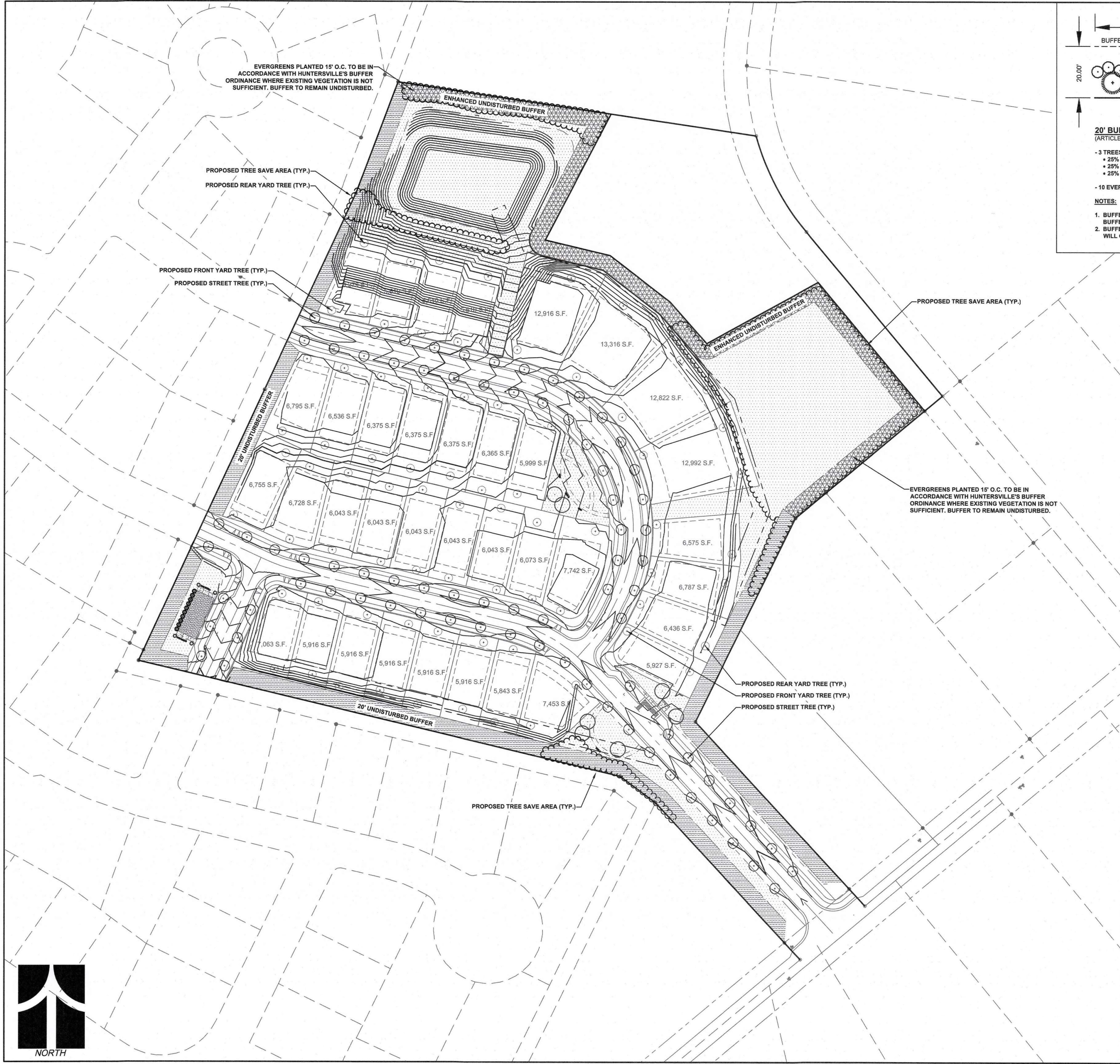
DRAWN BY JB

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
1	7/19/21	MW	REVISED PER STAFF COMMENTS

[illegible]



20' BUFFER PLANTING REQUIREMENTS:
(ARTICLE 7.5 OF HUNTERVILLE ZONING ORDINANCE)

- 3 TREES (PER 1000' SF OF BUFFER AREA)
 - 25% LARGE MATURING TREE
 - 25% SMALL MATURING TREE
 - 25% EVERGREEN TREE
- 10 EVERGREEN SHRUBS (PER 1000' OF BUFFER AREA)

NOTES:

1. BUFFER DETAIL TO BE USED IF LITTLE OR NO NATURAL BUFFER EXISTS.
2. BUFFER DETAIL TO BE USED IN AREAS WHERE GRADING WILL OCCUR IN BUFFER FOR ROAD CONNECTION.

NEW TREES:

1. RESIDENTIAL LOT TREES:
 - LOTS LESS THAN 10,000 SF REQUIRE ONE (1) FRONT YARD TREE AND ONE (1) REAR YARD TREE.
 - LOTS BETWEEN 10,000-15,000 SF REQUIRE ONE (1) FRONT YARD TREE AND TWO (2) REAR YARD TREES.
 - TREES SHALL BE SPACED TO ACCOMMODATE MATURE GROWTH AND MUST BE INCLUDED ON APPROVED TOWN OF HUNTERVILLE TREE AND SHRUB LIST.
2. STREET TREES:
 - LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40' ON CENTER. SPACING MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAYS (SECTION 7.7.2(a))



NC LA FIRM: C-66
NC ENGINEERING FIRM: C-0587
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
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SEALS



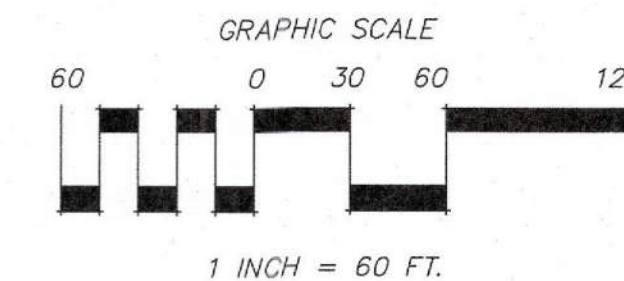
PROJECT

**Ranson Rd
Major Subdivision
Sketch Plan**
EPM # 418834

SHEET TITLE

Landscape Plan

PROJECT LOCATION HUNTERVILLE, NC



PROJECT NO. 1022.100

DRAWING 1022-Preliminary Tree Preservation Plan.dwg

DATE 02/01/2021

DRAWN BY JB

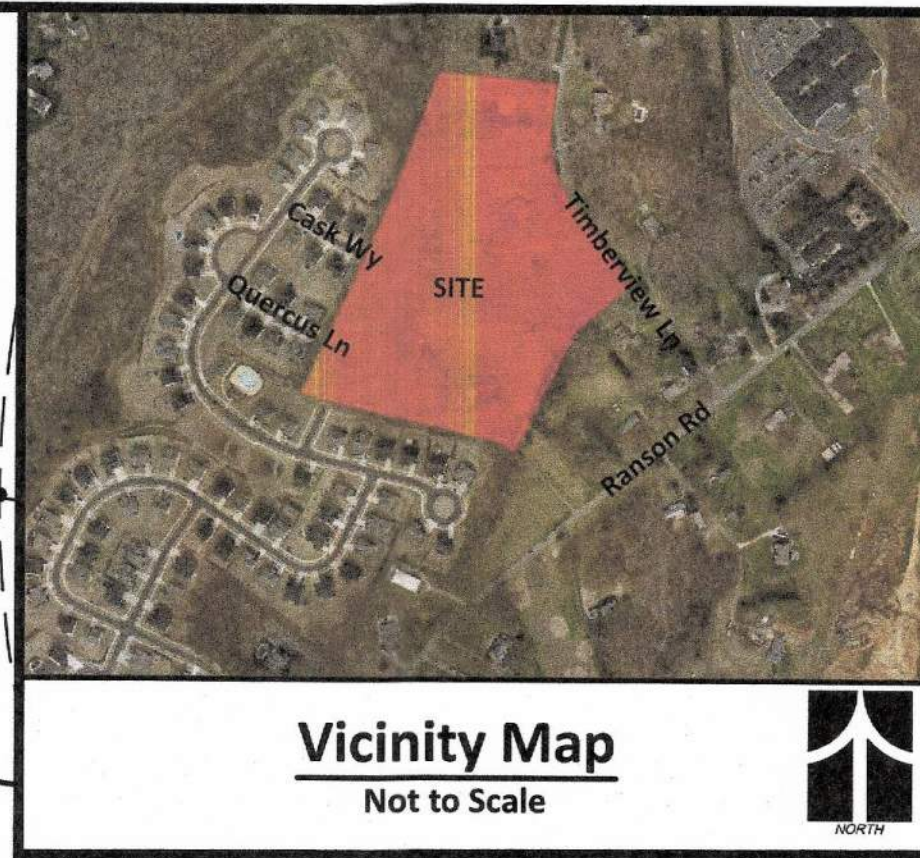
CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
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1	7/19/21	MW	REVISED PER STAFF COMMENTS
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NOT TO SCALE

55.00' 51.00'

Rear Yard Tree

25.00'

10.00'

5.00'

20.00'

10.00'

20.00'

14.00'

10.00'

57' PUBLIC ROW

LOT ###
55' WIDE
6,050 SF

LOT ###
51' WIDE
5,610 SF

Front Yard Tree

Sidewalk

Planting Strip

57' PUBLIC ROW

Setbacks

FRONT:	10' - 20'	(MINIMUM 20' FROM BACK OF S/W TO GARAGE)
SIDE:	5'	
SIDE CORNER:	10'	
REAR:	25'	

Note: All setbacks shown are minimum requirements.

The diagram illustrates a rectangular lot with a width of 80.00' and a depth of 140.00'. A dashed rectangle within the lot represents the building footprint, which is 80' wide and 11,200 SF. The setbacks are as follows: 30.00' from the rear property line, 5.00' from the side property lines, and 25.00' from the front property line. A 57' PUBLIC ROW is shown at the front of the lot, with a 14.00' sidewalk and a 20.00' planting strip. A 'Rear Yard Tree' is indicated in the rear yard, and a 'Front Yard Tree' is indicated in the front yard. The lot is labeled 'LOT ###'.

Typical 80' Wide Lot

Setbacks

FRONT:	25'
SIDE:	5'
SIDE CORNER:	10'
REAR:	30'

Note: All setbacks shown are minimum requirements.

BOUNDARY INFORMATION
TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, INC., ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #000801129, #000920129, & #000321067" DATED OCTOBER 13, 2020.

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, INC., ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #000801129, #000920129, & #000321067" DATED OCTOBER 13, 2020.

FLOODPLAIN, STREAM, AND WETLAND INFORMATION
FLOODPLAIN, STREAM AND WETLAND INFORMATION OBTAINED FROM SURVEY PREPARED BY ESP ASSOCIATES, INC., ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX PARCELS: PART #000801129, #000920129, & #000321067" DATED OCTOBER 13, 2020.

AND ID ENTITLED "SAW-2020-01938" DATED DECEMBER 4,2020.

ACCESS POINTS/DRIVEWAYS/STREET

1. PROPOSED PROJECT DRIVEWAY ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NEED TO BE VERIFIED FOR ADEQUATE SIGHT DISTANCE.

2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE TOWN OF HUNTERSVILLE ZONING AND SUBDIVISION ORDINANCES, AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET LOCATIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGING OF INPUT AND REVIEW.

PUBLIC INFORMATION
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CAUSED BY INCORRECT, INCOMPLETE, MISSING OR OBTUATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

ROAD	ROAD FROM	ROAD TO	LENGTH
QUERCUS LN	CONNECTION TO QUERCUS LANE	TANNIN ST	88.06 Ft
QUERCUS LN	TANNIN ST	ROAD A	433.77 Ft
QUERCUS LN	ROAD A	CONNECTION TO RANSON RD	487.47 Ft
CASK WAY	CONNECTION TO CASK WAY	ROAD A	747.11 Ft

PARCEL NUMBERS:		00931206, 00932109 & PORTION OF 0908129	
TOTAL ACREAGE:		+/- 12.42 AC (541,015 SF)	
URBAN OPEN SPACE:		+/- 15,388 SF	
CASK WAY SQUARE		+/- 6,391 SF	
TANNIN STREET PLAZA		+/- 4,552 SF	
QUERCUS LN GREEN		+/- 4,435 SF	
TOTAL NATURAL OPEN SPACE AREA:		+/- 3.16 AC (13% OF SITE AREA)	
PRINCIPAL USES:		SINGLE FAMILY	
BUILDING TYPE:		DETACHED SINGLE FAMILY HOMES	
ZONING DISTRICT:		NR - NEIGHBORHOOD RESIDENTIAL	
EXISTING:		NR - NEIGHBORHOOD RESIDENTIAL	
PROPOSED:		NR - NEIGHBORHOOD RESIDENTIAL	
% OF IMPERVIOUS ALLOWED:		70 % W/ BMP (HIGH DENSITY)	
% OF IMPERVIOUS SHOWN:		37.2 % (201,247 SF FOR BMP SIZING)	
TOTAL NUMBER OF DWELLINGS:		36	
SINGLE FAMILY (DETACHED):		36 LOTS (100%)	
LOT SIZE RANGE:		5,610 SF - 11,200 SF (6,027 SF AVERAGE)	
NUMBER OF LOTS WITHIN RANGE:		3	
LOT WIDTHS RANGE:		51' - 80'	
NUMBER OF LOTS WITHIN EACH WIDTH:		32 LOTS	
51' x 110' LOTS:		4 LOTS	
85' x 140' LOTS:		0	
NOTE: ALL LOTS TO ADHERE TO PERMITTED IMPERVIOUS COVERAGE INCLUDING REQUIREMENTS SET BY MIL-0 - MOUNTAIN ISLAND - PA2: MINIMUM 1% OF LOT AREA (150 SF MINIMUM)			
PROPOSED DENSITY:		2.93 DU/AC	
TOTAL EXISTING TREE CANOPY:		8.27 ACRES	
TREE SAVE (NR):		1.24 ACRES (10% OF TOTAL SITE AREA)	
REQUIRED:		1.24 ACRES	
PROPOSED:		1.24 ACRES	
TOTAL EXISTING HERITAGE TREES:		0	
SPECIMEN TREES:		0	
EXISTING SPECIMEN TREES ON SITE:		+/- 80	
SPECIMEN TREES TO BE REMOVED:		+/- 60 (75%)	
SPECIMEN TREES TO REMAIN:		+/- 20 (25%)	
SETBACKS AND BUILD-TO-LINES			
51' WIDE LOTS:		0	
FRONT BTL RANGE:		10' - 20'(Min.)	
CORNER SETBACKS:		10'	
REAR SETBACKS:		25' (Detached)	
RIGHT SIDE SETBACK:		5' (Detached)	
LEFT SIDE SETBACK:		5' (Detached)	
80' WIDE LOTS:		0	
FRONT BTL RANGE:		25'	
CORNER SETBACKS:		10'	
REAR SETBACKS:		30' (Detached)	
RIGHT SIDE SETBACK:		5' (Detached)	
LEFT SIDE SETBACK:		5' (Detached)	

HIGH DENSITY:
 % OF ALLOWABLE IMPERVIOUS AREA:
 AMOUNT OF LOT AREA SET ASIDE FOR
 FUTURE IMPERVIOUS BY HOMEOWNER:

70% B.U. W/ BMP
 70% B.U.
 MIN. 1% OF LOT AREA
 (150 S.F. MIN.)

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTSVILLE, 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 OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE WIDTH REQUIREMENTS (IN ACCORDANCE WITH THE NCDOT DESIGN MANUAL), 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. EXISTING TREES TO REMAIN SHALL BE IDENTIFIED AND MAINTAINED. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST. LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION DOCUMENTATION.
6. MAINTAINANCE OF THE CONSTRUCTION DOCUMENTS SHALL BE THE OWNER'S. DURING CONSTRUCTION DOCUMENT PHASE, DEVELOPER AGREES TO PROVIDE PARKING ADJACENT TO MAINT KIOSK AREAS IN LOCATIONS AGREEABLE WITH UPS, PARKING LOT AND PROVIDE VEHICLE MAINTENANCE.
7. GARBAGE TO BE PICKED UP AT EACH RESIDENCE VIA ROLL-OUT CONTAINERS.
8. 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. FOR LOTS 60 FEET WIDE OR LESS, DRIVEWAYS SHALL BE NO MORE THAN 20 FEET WIDE AS MEASURED ALONG THE PUBLIC STREET RIGHT-OF-WAY FOR A DETACHED HOUSE TYPE.
9. IF FRONTYARD ENTRY GARAGES ARE USED, IT IS RECOMMENDED TO MINIMIZE EMPHASIS ON FRONT LOADED GARAGES BY HAVING A BUILDING FEATURE PROJECTING FROM OR FLUSH WITH THE GARAGE, HAVE A COLUMN TO SEPARATE A FRONT LOADED GARAGE OF THE HOUSE. THE GARAGE TYPE AS DETERMINED BY THE OWNER TO BE APPROPRIATE (TOWN OF HUNTSVILLE ORDINANCE 36.14.4).
10. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
11. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 OF THE TOWN OF HUNTSVILLE SUBDIVISION ORDINANCE.
12. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTANCE BOUNDARIES SHALL BE SUBJECT TO THE RESTRICTIONS OF THE FLOODWAY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
13. THE TOWN OF HUNTSVILLE BUILD-TO-TO LINE IS DEFINED AS, "A LINE EXTENDING FROM THE LOT OF WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION OF THE BUILDING. 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 ELEVATION ON A STREET." THE BUILD-TO-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
14. RESIDENTIAL LOT TREES:
 - a. LOTS LESS THAN 10,000 SF: 1 FRONT, 1 REAR YARD TREE REQUIRED.
 - b. LOTS 10,000 TO 15,000 SF: 2 FRONT, 2 REAR YARD TREES REQUIRED.
15. ALL LOTS TO BE LOCATED WITHIN 4 MILE OF URBAN OPEN SPACE.
16. WATER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
17. SANITARY SEWER SERVICE TO BE PROVIDED BY CHARLOTTE-WATER.
18. THE 20' PERIMETER BUFFER SHALL BE PROVIDED TO PROVIDE A 10' BUFFER TO THE PROPERTY LINE IN OTHER AREAS OF THE SITE WITH THE EXCEPTION OF THE AFOREMENTIONED SHOULD NATURAL VEGETATION NOT EXIST IN THESE AREAS, THE BUFFER SHALL BE 10' PER PERIMETER AREA. 7.5.3 OF THE HUNTSVILLE ZONING ORDINANCE.
19. PARALLEL PARKING SPACES SHALL BE PROVIDED TO PROVIDE THE OPTION TO CHANGE LOCATIONS SUBJECT TO MEETING MINIMUM SIGHT DISTANCE REQUIREMENTS. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENT PHASE.
20. TREE SAVE AREAS OF THE CONSTRUCTION DOCUMENTS SHALL BE USED TO RE-PLANTING OF THOSE LOTS AFTER BUILDING PERMITS ARE ISSUED, BUT PRIOR TO CERTIFICATION OF OCCUPANCY MAY BE REQUIRED.
21. IN AREAS WHERE THERE IS NO EXISTING UTILITY OR PERMIT DOES NOT EXIST, THE BUFFER SHALL BE REPLANTED PER ARTICLE 7.5.3 OF THE HUNTSVILLE ZONING ORDINANCE.
22. AT THE INTERSECTION CORNER EASEMENT SHALL BE PROVIDED A 10' BACK OF RIGHT OF WAY FOR ALL STREET INTERSECTIONS. NO DRIVEWAYS ARE PERMITTED WITHIN THE 15' X 15' CORNER EASEMENT AREA.



P.O. Box 7030
Charlotte, NC 28241
NC - 704.583.4949

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ESP Associates, Inc.

CLIENT

3708 Forestville Blvd.
Raleigh, NC 27613

SEALS



PROJECT

Ranson Rd Major Subdivision Sketch Plan

EPM # 418834

SHEET TITLE

Major Subdivision Sketch Plan

PROJECT LOCATION HUNTERSVILLE, NC

GRAPHIC SCALE

60 0 30 60 120

1 INCH = 60 FT.

PROJECT NO IQ22.100

DRAWING IQ22-Major Subdivision Sketch Plan.dwg

DATE 02/01/2021

DRAWN BY JB

CHECKED BY MM

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVI
-----	------	----	------

1	7/19/21	MW	REVISED PER STAFF COMMENTS
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OL 171

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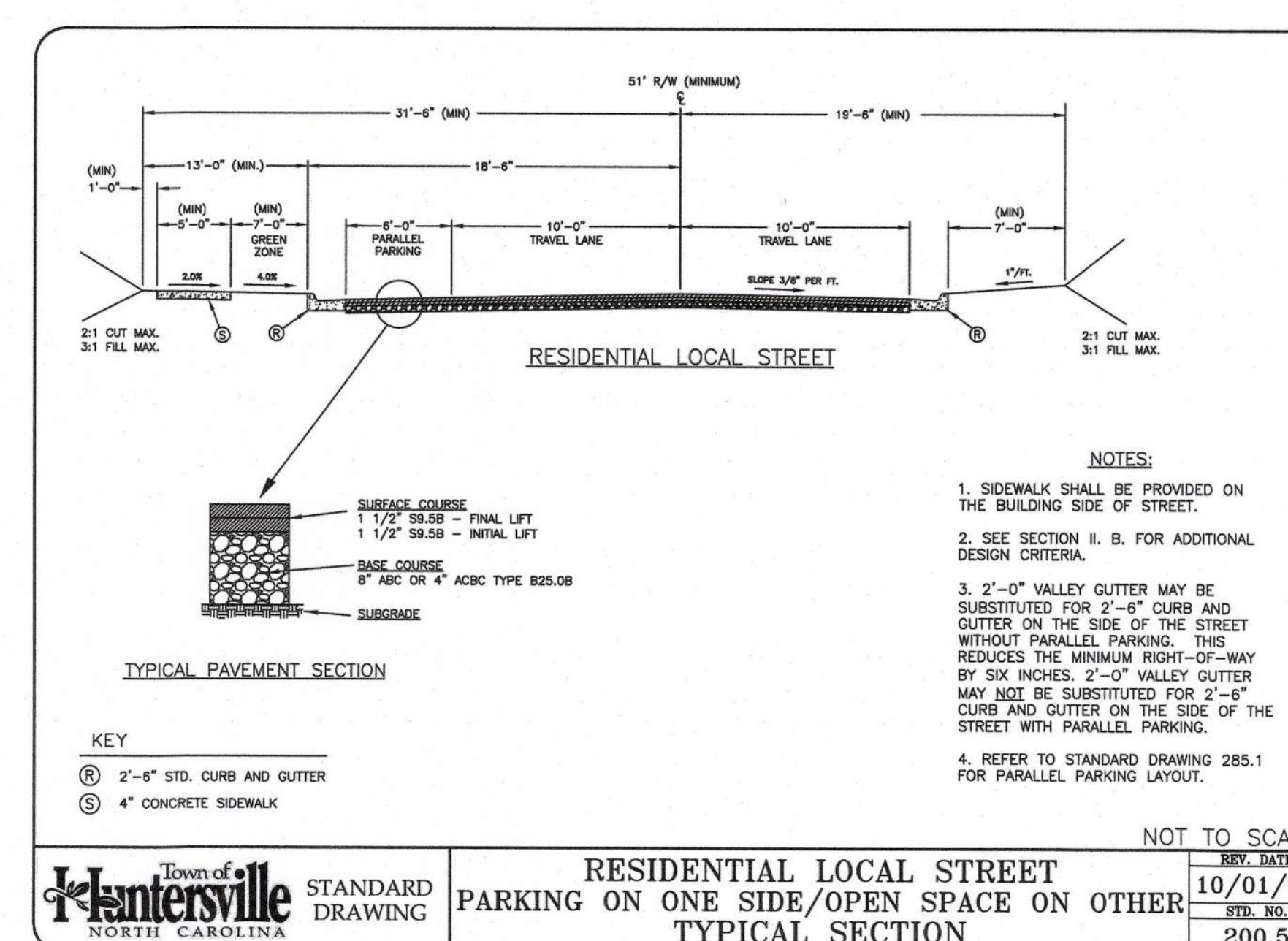
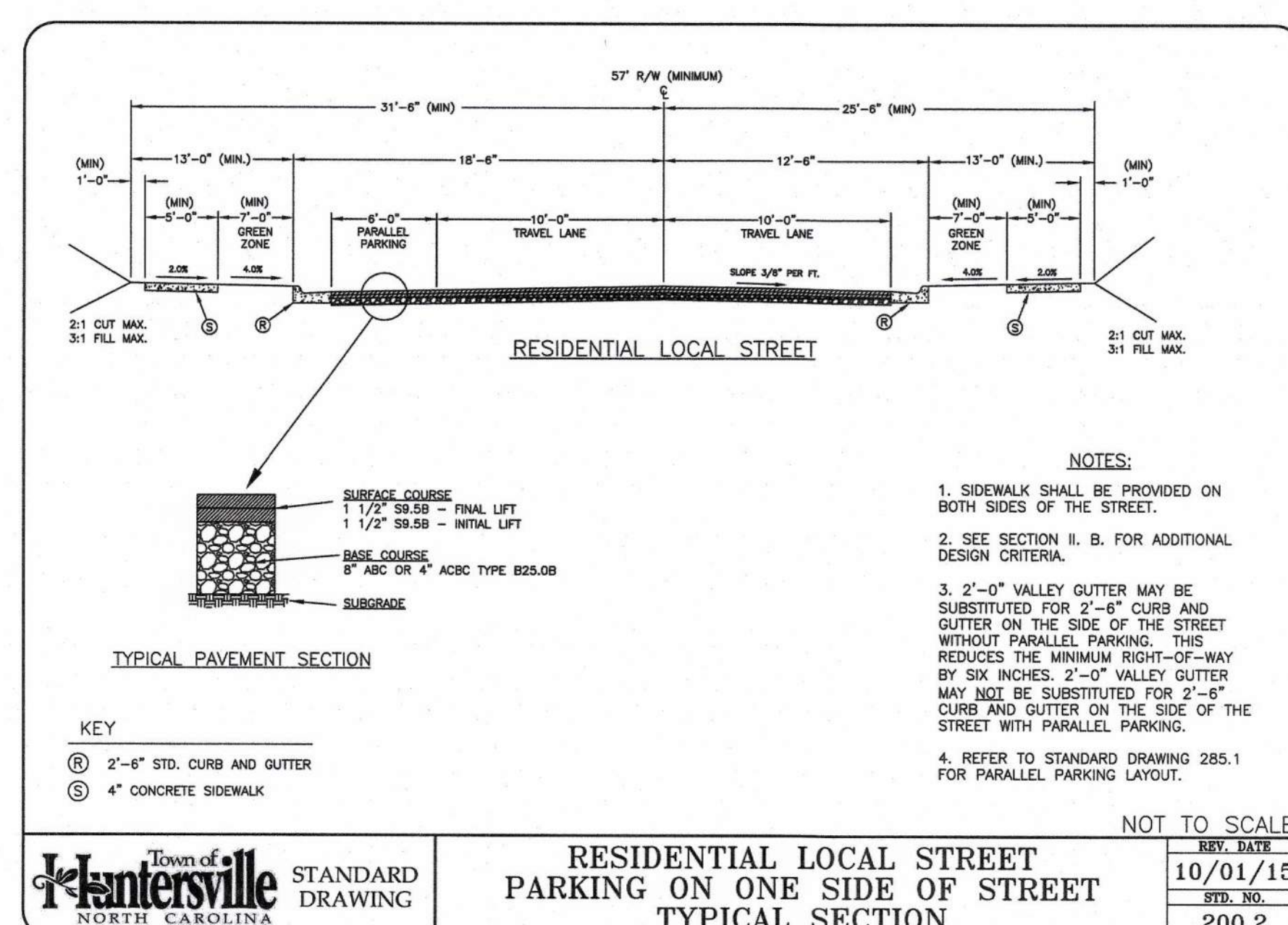
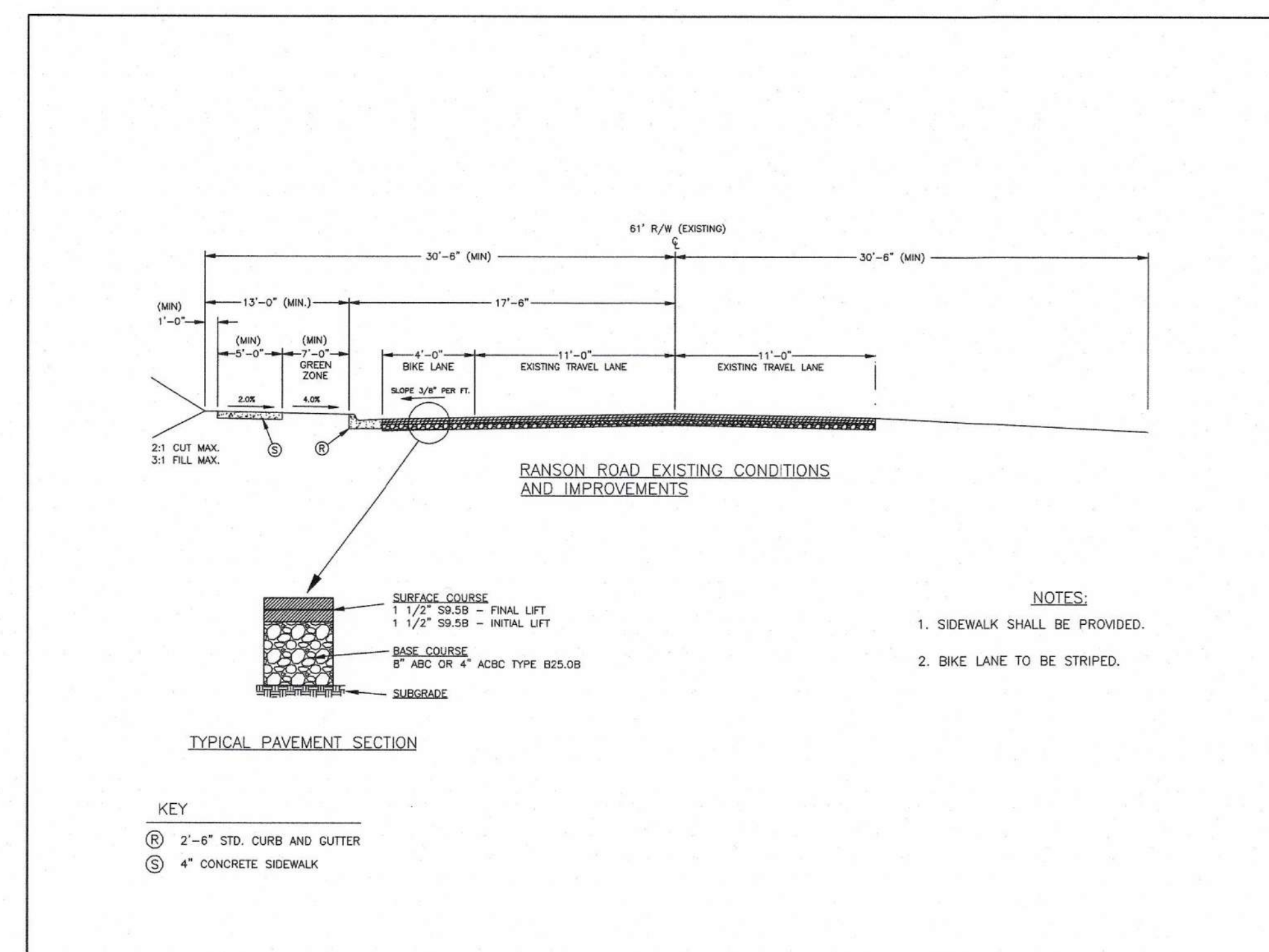
CEAL



PROJECT

SHEET 1111

PROJECT LOCATION	HUNTERSVILLE, NC
------------------	------------------

[illegible]



3708 Forestville Road
Raleigh, NC 27613

March 5, 2021

RE: **Community Meeting Invitation
Ranson Road Site**

Dear Neighbor:

Blue Heel Communities has filed a request with the Town of Huntersville to develop approximately 12.30 acres of land zoned NR - Neighborhood Residential in order to accommodate their plans to develop a master planned residential community consisting of 42 single family lots.

Blue Heel Communities is planning on holding a Virtual Community Meeting on March 18, 2021 for the purposes of discussing this proposal with nearby property owners. The Town of Huntersville and Mecklenburg County Tax Assessor's office records indicate that you are an owner of property that adjoins, is located across the street, or is near the site. The subject site is described by Mecklenburg County Tax Parcels 00932109, 00932106, and 00908129.

We invite you to attend this Community Meeting on **March 18, 2021 at 5:30 p.m.** to learn more about the proposed community:

Meeting Details:

March 18, 2021

5:30 p.m. – 7:00 p.m.

Microsoft Teams Virtual Meeting

Join Virtually

Enter **tinyurl.com/9nwu6kwc** in your browser and click "Continue on this browser" to join the meeting

Join by Telephone

Dial: 1 (843) 779 - 7114

Conference ID: 32969113#

Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this community. Should you have any questions or need additional information, please do not hesitate to contact Matt Gallagher with Blue Heel Communities at matt@blueheeldevelopment.com

Cordially,

Matt Gallagher
Blue Heel Communities

Exhibit A-1

01741101

Charles Richard Jr. Fite
PO Box 2385
Huntersville NC 28070

01707227

Martha Sims Sanders & Rebecca Ellen
Holdway
98 Mcarthur Avenue SE
Concord NC 28025

01707228

William W Davis & Mary M Davis
333 Mayberry Lane
Mooresville NC 28115

00932220

DOUGLAS H BLACKER & MARY K BLACKER
8737 SHADETREE ST
HUNTERSVILLE NC 28078

00932219

DALE A SLABAUGH & JAMIE L SLABAUGH
9129 QUARTZ LN,
NAPLES, FL 34120

00932218

ZACHARY MARSHALL STROWD & JULIA W
STROWD
8725 SHADETREE ST
HUNTERSVILLE NC 28078

00932217

VICKI ALLEN
8719 SHADETREE ST,
HUNTERSVILLE NC 28078

00932216

KARL V HEUER & DEBRA C HEUER
8713 SHADETREE ST,
HUNTERSVILLE NC 28078

00932215

MICHAEL WESSELER & HEATHER WESSELER
8707 SHADETREE ST
HUNTERSVILLE NC 28078

00932214

NYMPHIA KOUL
8659 SHADETREE ST,
HUNTERSVILLE NC 28078

00932213

MICHAEL CRUMPLER & MASEAN CRUMPLER
8651 SHADETREE ST,
HUNTERSVILLE NC 28078

00932207

EDUARDO JOSE MIESES & LUZ ANNETTE
BRISSETTE
9820 QUERCUS LN,
HUNTERSVILLE NC 28078

00932206

JOHN E GRAY & SHANDI M GRAY
9819 QUERCUS LN
HUNTERSVILLE NC 28078

00932201

SPENCER CULLEN HEUER & JENNIFER LEE
HEUER
9916 CASK WY,
HUNTERSVILLE NC 28078

00932179

VICTOR LOUIS JR SIRIANNI & JENNIFER MARIE
PAULINO
9915 CASK WY,
HUNTERSVILLE NC 28078

00932176

SHIRLEY J PEARSON
8515 SHADETREE ST,
HUNTERSVILLE NC 28078

00932175

CORY D COTTLE & MICHELLE J COTTLE
8511 SHADETREE ST
HUNTERSVILLE NC 28078

00908133

PATRICK F MCHALE & KATHERINE L MCHALE
15235 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908129

SUSAN C KINZLER
15215 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908104

PETER HOHENSEE & CAROLINE HOHENSEE
15300 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908128

DAVID KENNETH SELF & SARA HARMON SELF
15212 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908113

ROY A JR BROOKS & DIANNE B BROOKS
15111 RANSON RD,
HUNTERSVILLE, NC 28078

00908116

SUSAN CANTRELL KINZLER & ROBERT PAUL
FENSTERMACHER
15215 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00908117

TIMOTHY A HARPER & KELLIE C HARPER
15125 TIMBERVIEW LN,
HUNTERSVILLE, NC 28078

00932108

CECILLIO DEGUZMAN & SUSANA R
DEGUZMAN
15033 RANSON RD,
HUNTERSVILLE, NC 28078

00932107

KEVIN J O`BOYLE
15023 RANSON RD,
HUNTERSVILLE, NC 28078

01714224

MICHAEL ROCKWELL & AMY ROCKWELL
15016 RANSON RD,
HUNTERSVILLE, NC 28078

01714248

GLENN W FERRELL & BARBARA H FERRELL
21827 ADVOCATES CT,
CORNELIUS NC 28031

01714219

EMELE D FERRARA & ERIC S MANFRASS
14924 RANSON RD,
HUNTERSVILLE NC 28078

01714206

GARY B PICKERAL & AMELA T PICKERAL
15028 RANSON RD,
HUNTERSVILLE NC 28078

00908119
RONALD T CATE & PENNY N CATE
15049 RANSON RD,
HUNTERSVILLE NC 28078

00932118
JOSEPH EVINS & SARA EVINS
8732 SHADETREE ST,
HUNTERSVILLE NC 28078

00932120
NATHANIEL F KEPPLER & NICOLE M KEPPLER
9530 HIGHTOWER OAK ST,
HUNTERSVILLE NC 28078

00932157
AMIE LEE SHUFORD & BRIAN BOST SHUFORD
9527 HIGHTOWER OAK ST,
HUNTERSVILLE NC 28078

00932158
DAM STERLING COTO & AMANDA RENE COTO
8702 SHADETREE ST,
HUNTERSVILLE NC 28078

00932208
EE HERENDEEN & LAURIE HERENDEEN
9814 QUERCUS LN,
HUNTERSVILLE NC 28078

00932209
JENNIFER SHEPHARD & GERWOOD SHEPARD
9808 QUERCUS LN,
HUNTERSVILLE NC 28078

00932210
KALINA CUARISMA-TONEY & TONY
CUARISMA-TONEY
9802 QUERCUS LN,
HUNTERSVILLE NC 28078

00932205
CHARLES GIRAULT & NICOLE NAVARRE
GIRAULT
9811 QUERCUS LN,
HUNTERSVILLE NC 28078

00932204
TIMOTHY ERIC MOORE & LISA ANN CASPER
9803 QUERCUS LN,
HUNTERSVILLE NC 28078

00932202
NISHA D MASSEY
9910 CASK WY,
HUNTERSVILLE NC 28078

00932203
HEVER YOHANY RENDON ACEVEDO &
MONICA YADIRA PEREZ CRESPO
9904 CASK WAY,
HUNTERSVILLE NC 28078

00932178
RYAN WILLIAM ARMSTRONG
9909 CASK WAY,
HUNTERSVILLE NC 28078

00932177
LEE A WEBB & THERESA L WEBB
9903 CASK WY,
HUNTERSVILLE NC 28078

00932174
TERESA C TAYLOR & JASON A TAYLOR
8500 SHADETREE ST,
HUNTERSVILLE NC 28078

932198
COBBLESTONE MANOR COMMUNITY
ASSOCIATION, INC.
11405 NORTH COMMUNITY, HOUSE RD SUITE 150,
CHARLOTTE, NC 28277

01714749
HUNTSON RESERVE HOMEOWNERS
ASSOCIATION, INC.
2215 AYRSLEY TOWN BLVD, STE G,
CHARLOTTE NC 28273

1747311
VILLAGES AT ROSEDALE HOMEOWNERS
ASSOC, INC.
PO BOX 18712,
CHARLOTTE NC 28218

1714711
STONE HOLLOW II HOME OWNERS ASSOC
2857 WESTPORT RD,
CHARLOTTE NC 28208

1714639
STONE HOLLOW HOME OWNERS ASSOC
2847 WESTPORT RD,
CHARLOTTE NC 28208

920201
WYNFIELD PROPERTY OWNERS ASSOCIATION INC
PO BOX 11906,
CHARLOTTE NC 28220

931399
MACAULAY HOMEOWNERS ASSOC OF OF
MECKLENBURG INC
5200 77 CENTER DR ,SUITE 141,
CHARLOTTE NC 28217

00932229
TAYLOR MORRISON OF CAROLINAS INC
11405 NORTH COMMUNITY HOUSE RD,
SUITE 150,
CHARLOTTE NC 28277

Planning Director
Jack Simoneau
PO Box 664,
Huntersville, NC 28070

Caroline Sawyer, Planning Technician
PO Box 664,
Huntersville, NC 28070

David Peete, Principal Planner
PO Box 664,
Huntersville, NC 28070

Town Transportation Engineer
Stephen Trott
PO Box 664,
Huntersville, NC 28070

The Honorable John Aneralla, Mayor
15705 Framingham Lane,
Huntersville, NC 28708

The Honorable Melinda Bales,
Commissioner
15426 Ranson Road,
Huntersville, NC 28708

The Honorable Dan Boone,
Commissioner
317 Southland Road,
Huntersville, NC 28708

The Honorable Mark Gibbons,
Commissioner
13818 Bramborough Road,
Huntersville, NC 28708

The Honorable Charles Guignard,
Commissioner
201 Sherwood Drive,
Huntersville, NC 28708

The Honorable Rob Kidwell,
Commissioner
7603 Rolling Meadows Lane,
Huntersville, NC 28708

The Honorable Danny Phillips,
Commissioner
14720 Brown Mill Road,
Huntersville, NC 28708



3708 Forestville Road
Raleigh, NC 27613

March 5, 2021

RE: **Community Meeting Invitation
Ranson Road Site**

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Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this community. Should you have any questions or need additional information, please do not hesitate to contact Matt Gallagher with Blue Heel Communities at matt@blueheeldevelopment.com

Cordially,

Matt Gallagher
Blue Heel Communities

RANSON ROAD CM ATTENDANCE

<u>Meeting Participant:</u>	<u>Parcel Id:</u>	<u>Address:</u>
Bryan Southwick	00932140	9215 Hightower Oak Street
David & Sara Self	00908128	15212 Timberview Lane
Eric Moore	00932204	9803 Quercus Lane
Erik Luhrs	00908116	15101 Ranson Road
Gary & Pam Pickeral	01714206	15028 Ranson Road
Hunter Blacker	00932220	8737 Shadetree Street
John Gray	00932206	9819 Quercus Lane
John Lapak	00932151	9405 Hightower Oak Street
Kevin & Patricia O'Boyle	00932107	15023 Ranson Road
Laurie Ann Herendeen	00932208	9814 Quercus Lane
Lee Webb	00932177	9903 Cask Way
Michael Wessler	00932215	8707 Shadetree Street
Patrick McHale	00908133	15235 Timberview Lane
Peter & Caroline Hohensee	00908104	15300 Timberview Lane
Ryan Simpson		
Susan Kinzler	00908116	15101 Ranson Road
Timothy & Kellie Harper	00908117	15125 Timberview Lane

ESP Associates Employees:

Emily Long

Matt Levesque

Micah Jeffcoat

Blue Heel:

Matt Gallagher

Irvin Law Group:

Susan Irvin

Town of Huntersville:

Brian Richards (Assistant Planning Director)

Dan Boone (Town Commissioner)

Jennifer Davis (Vice Chair of Planning Board)

Sierra Saumenig (Senior Planner)

Ranson Road Site



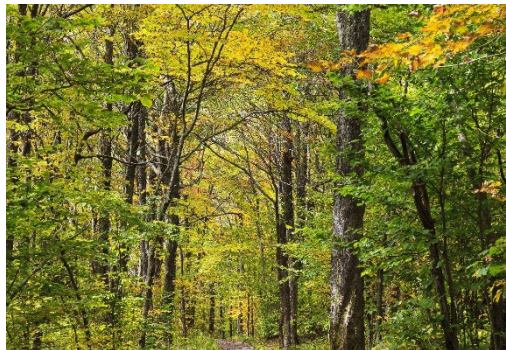
AGENDA

I. INTRODUCTION

II. BLUE HEEL COMMUNITIES

III. PROJECT PROCESS

IV. RANSON ROAD SITE



INTRODUCTION



INTRODUCTION

- Blue Heel Communities
 - Matt Gallagher
- ESP Associates – Land Planning / Rezoning / Civil Engineering
 - Matt Levesque
- Irvin Law Group
 - Susan Irvin



PROCESS/PROJECT SCHEDULE

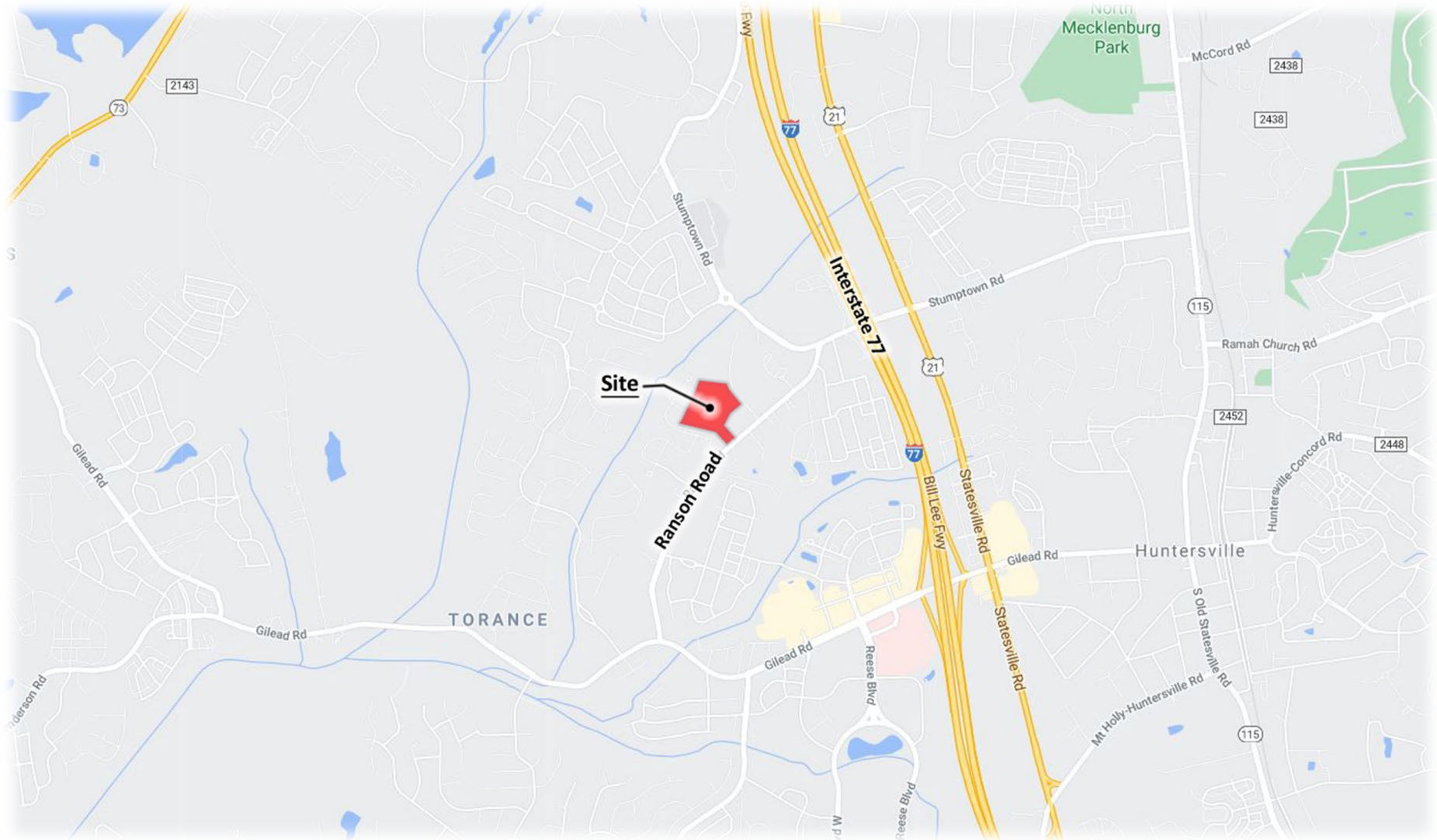


- February 1, 2021 Project Submittal
- March 18, 2021 Required Neighborhood Meeting
- April 27, 2021 Planning Board Meeting
- May 17, 2021 Town Board Meeting

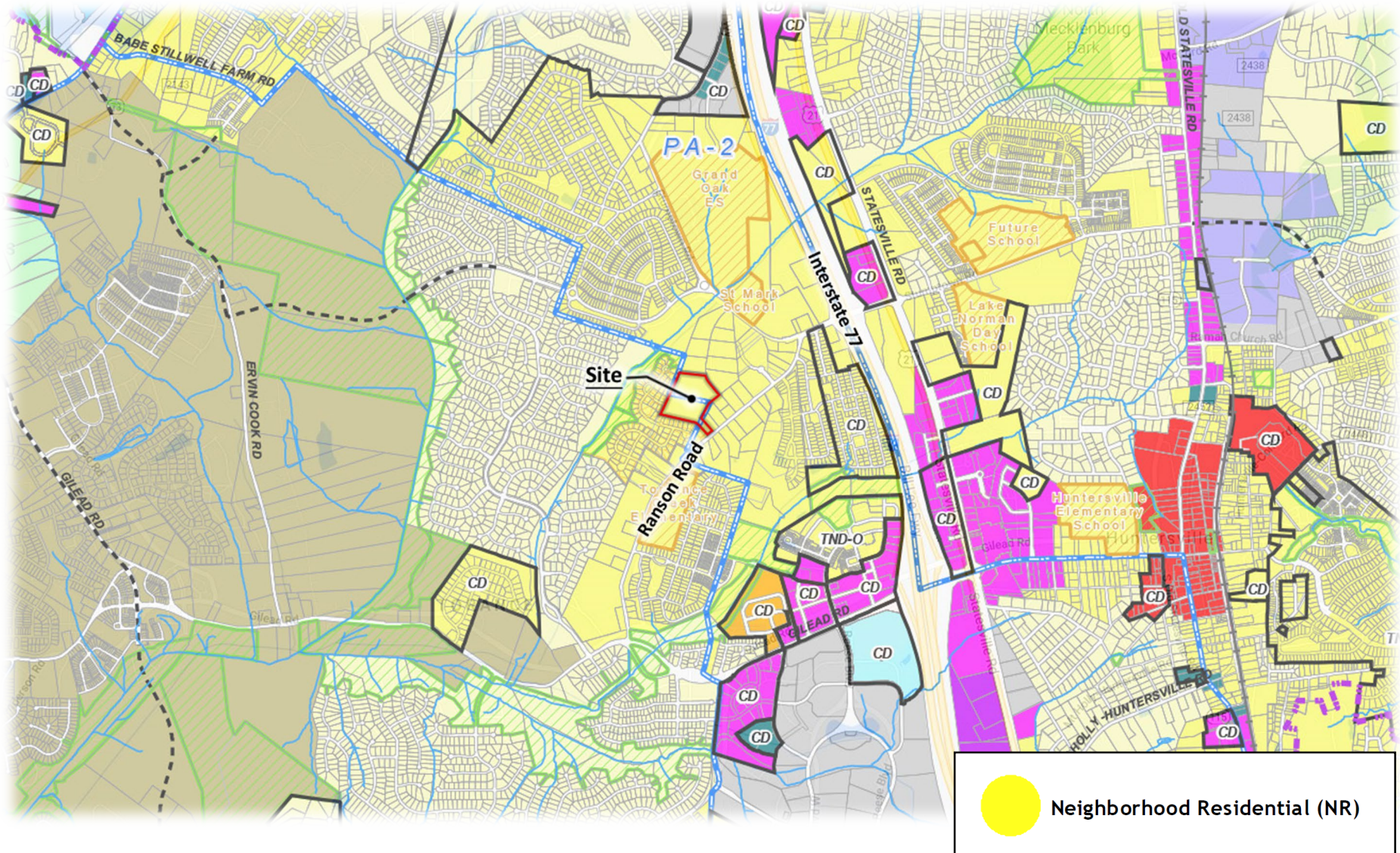
RANSON ROAD SITE



SITE CONTEXT



EXISTING ZONING



SITE AERIAL



- Site Acreage:
 - 12.30 Acres
- Existing Zoning:
 - NR

ILLUSTRATIVE PLAN



- Total Acres: 12.30
- Up to 42 Units
- 51'x110' Lots
- 3.41 DU/AC
- Open Space: 29,014 SF
- Tree Save: 1.23 Acres (10% Min.)
- Setbacks & Build-to-lines:
 - Front BTL Range: 10' - 20'
 - Rear: 25'
 - Side: 5'

QUESTIONS?



- For additional questions and information please email:
 - mlevesque@espassociates.com
 - matt@blueheeldevelopment.com
 - susan@irvinlawgroup.com

RANSON ROAD SITE
COMMUNITY MEETING SUMMARY
MARCH 18, 2021
5:30 pm – 7:00 pm

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A-1** attached. A copy of the written notice **Exhibit A-2** attached was sent via U.S. Mail.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting for the Ranson Road Site was held on Thursday, March 18, 2021 from 5:30 p.m. to 7:00 p.m. digitally through a Microsoft Teams video conference. Both video conference and dial-in phone conference options were available for participants.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the attached attendance sheets **Exhibit B.**

INTRODUCTION & SUMMARY OF PROJECT:

Items presented at the Neighborhood Meeting included a PowerPoint presentation (**Exhibit C.**)

DISCUSSION POINTS & QUESTIONS RAISED BY MEETING PARTICIPANTS:

- This evening's Community Meeting is being held in order to update neighbors about the project and timing of next steps.
- Blue Heel Communities seeks to develop a single-family residential community under existing "NR" zoning in Huntersville, NC. The project would include up to 42 homes. The proposed density for the site is about 3.41 Dwelling Units/Acre.
- The current schedule for the project is as follows:
 - Planning Board Meeting – April 27, 2021
 - Town Board Meeting – May 17, 2021
 - It was discussed that the dates are tentative based on the current staff review of plans and that updated meeting information would be posted on the City website.
- Residents asked about the style of the homes, and whether or not there will be a model in the neighborhood. The intention is for the homes to be 1½ - 2 story, age-targeted homes. It is undecided whether or not Blue Heel will place a model on the new development, and is dependent on the timing of their project in Lake Wylie.
- A question was raised regarding requirements to form a stub to Timberview Lane. Based off of meetings with staff, a stub will not be required to Timberview Lane, as it is a private street.
- Concerns were raised over the density of the project, and if it would be high enough to trigger a Traffic Impact Analysis. The project contains 42 lots, which does not meet the threshold for a full TIA.
- The purpose of the water quality measure on the Northern portion of the site was clarified. The water quality is required for site drainage and serves as a basin to temporarily hold and filter water. There is a lengthy permitting and engineering process for these areas. As of right now, no concrete will be implemented in the water quality features.

- A resident asked about building separation and how this site's standards compared to surrounding developments. There will be a 5' side setback from the property line. This will give 10' of separation between built houses.
- A couple residents asked about the setback between Timberview Lane and the area dedicated as a "Mini Park". There will be a new property line as well as a 20' undisturbed buffer between Timberview Lane and the open space. There will also be some tree save, which will give additional space between the park and adjacent road.
- A resident asked if the existing Cobblestone neighborhood would receive a Traffic Impact Analysis with the new development in mind. This site does not meet the dwelling unit threshold for a TIA. The site will function as its own subdivision, and will have separate egress.
- A resident on Quercus Lane whose property lies adjacent to the proposed property line asked how we planned on keeping runoff away from the other lots adjacent to the 20' undisturbed buffer. There is a steep drop-off here, and clarity was needed on how the buffer will function. A silt fence and road control will start inside the proposed property line. The buffer area will remain undisturbed and could give up to 40' of space between the existing houses and new houses.
- Residents asked what features would be in the "Mini Park" and who would be able to use it. The intention is for the Mini Park to have walking trails, benches, and serve as passive open space. The park will be owned and maintained by the HOA. The park will be roughly 60' from Timberview Lane, and will not need a building permit. At this time, the park has not been designed or graded.
- Questions were asked about the anticipated construction timeline. The project will need Town Board approval, and then construction drawings can begin. Several months of reviews and redlines will follow. After infrastructure and stabilizing, a finished plat will be required, then Blue Hell will be able to start selling and constructing homes. At this time there is no definite timeframe. The process from start to finish could take several years.
- A resident asked if any improvements would be made along Ranson Road. Sidewalks will be constructed up to the property line along Ranson Road. Nothing beyond this point has been planned. This might come up in discussions during the post-approval process.
- A resident asked about the "Owner Retained Area" and if Timberview Lane would look any different. Timberview Lane should remain unaffected.
- There were concerns regarding the demographic of the community and how this would affect capacity at the local schools. The intention is for this to be an age-targeted community, however this is not absolutely set. A report from CMS will be outlined, however it is still too early in the process to reach out.
- A resident asked what the "Proposed Tannin Street Plaza" would look like at completion. The plaza will serve as open space with pavers, seating, and landscaping.
- A resident adjacent to the main site entrance expressed concerns over a storm drain easement running across the site entrance. This area will be taken into consideration. Storm water detention or collection could be implemented if area is prone to flooding.
- A resident adjacent to the main site entrance requested a larger buffer from their property to the proposed public right-of-way. The site has been design under existing zoning standards, and has abided by the 20' buffer required by the town.
- Concerns were raised regarding wildlife and how they would be impacted by the project. Wildlife has not been considered yet, and is not a part of the review process.
- Residents asked how the project would affect septs and well water. This will be coordinated with the town. The water quality measure has been design to capture stormwater runoff in order to prevent this.
- Questions were raised regarding the price points of the homes being built. At this time, prices have not been set due to varying development costs.

- A resident asked about the amount of square footage between lots. At this time, it is difficult to give a precise square footage between lots.
- A resident asked what the CCR's associated with the purchased property would look like. This is dependent on the architectural review board, and their applicability is still in litigation. Blue Hell is still trying to understand which aspects of the CCR's will apply.
- A resident asked when Blue Hell intended to close on the Kinsler property. This will occur when construction drawings are approved prior to development.
- Questions were raised regarding on-street parking and the 57' right-of-way. The 57' public right-of-way has been determined by the town and is required under existing zoning.



December 21, 2020

Mr. Matt Gallagher
Blue Heel Development
9606 Bailey Road
Suite 265
Cornelius, NC 28031

**SUBJECT: WILLINGNESS TO SERVE
RANSON ROAD SITE
15013 RANSON ROAD, HUNTERSVILLE, NC 28078**

After an analysis by Charlotte Water's Capacity Assurance Program (CAP) of the sanitary sewer system associated with the proposed **RANSON ROAD SITE** development, it was determined that there is currently sufficient capacity to accommodate the proposed sewer flow (**7,980 gallons per day**), at the connection point(s) indicated on the submitted exhibit plan for transmission to the **McDowell Creek Waste Water Treatment Plant**; (NPDES permit number **NC0036277**),

Please note that the availability of flow is subject to change and that this **Willingness to Serve (WTS) review does not guarantee future capacity or reserve capacity in the public sewer system. A full CAP application with fully engineered site utility plan must be submitted and approved to reserve sewer capacity for this project.** 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 DEQ. However, CLTWater 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



Planning Services

4421 Stuart Andrew Blvd.

Charlotte, NC 28217

Phone: 980-343-6246

Email: planning@cms.k12.nc.us

Town of Huntersville: Ranson Rd Site

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 36 single family detached dwellings under zoning NR.

CMS Planning Area: North

Average Student Yield per Unit: 0.5118

This development may add 18 students to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
TORRENCE CREEK ELEMENTARY	48.00	35	737	537	137%	7	137%
FRANCIS BRADLEY MIDDLE	56	53	1108	1049	106%	4	106%
HOPEWELL HIGH	94.5	100	1755	1857	95%	7	95%

The total estimated capital cost of providing the additional school capacity for this new development is \$386,000; calculated as follows:

Elementary School: 7x \$34,000 = \$238,000

Middle School: 4x \$37,000 = \$148,000

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.

**Town of Huntersville
Planning Board
August 24, 2021**

To: Town Board

From: Jack Simoneau, Director

Date: August 24, 2021

Subject:

EXPLAIN REQUEST:

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.

ACTION RECOMMENDED:

Make recommendation

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA21-09 Staff PB 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 (intermittent streams and perennial streams draining under 50 acres) to be impacted in the Corporate Business district with a conditional district rezoning subject to mitigation.

PART 2: BACKGROUND

Under current standards, the only way to impact SWIM Buffers is by being one of the nine exceptions listed in Section 8.25.11(b) **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.

Rusty Rozzelle, Water Quality Program Manager from Charlotte-Mecklenburg Storm Water Services indicated he had no problems with the proposed amendment and the change will not affect Huntersville's Phase 2 Storm Water Permit.

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. No one other than staff spoke at the public hearing.

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 <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because... <i>(Explain)</i>	APPROVAL: In considering the proposed amendment TA21-09, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>
DENIAL: N/A	DENIAL: N/A In considering the proposed amendment TA20-09, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>	DENIAL: In considering the proposed amendment TA20-09, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because.... <i>(Explain)</i>



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

☒ 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

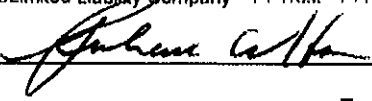
See Attached

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.

ApplicantPrinted Name Richard Horn☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____Signature  Date 7-14-21Title CEO Email rhorn@strategiccapitalpartners.comAddress 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 24, 2021**

To: Town Board

From: Brad Priest, Principal Planner

Date: August 24, 2021

Subject: Petition #R21-08 - Beltway 77 Industrial

EXPLAIN REQUEST:

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.

ACTION RECOMMENDED:

Consider making a recommendation to the Town Board on R21-08.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. R21-08 Beltway 77 Industrial - PB 8 24 21
2. BELTWAY_77_-Conditional_Rezoning_Plans_Rev_3Part-1
3. BELTWAY_77_-Conditional_Rezoning_Plans_Rev_3Part-2
4. Building_Elevations_Beltway_77_-_Rev_3
5. Beltway_77_Tree_Survey
6. Completed TIA_Determination_Form
7. Community meeting minutes
8. Updated Adjacent Property Owner Listing 5-18-21
9. Approved Call - 6 7 21
10. Legal Ad Confirmation
11. Rezoning Application - Owner Signatures
12. General_Application_Form_-_Signed
13. Beltway 77 Industrial Park - Continuation Request - 7 13 21

Petition R21-08: Beltway 77 Industrial

PART 1: PROJECT SUMMARY

Application Summary:

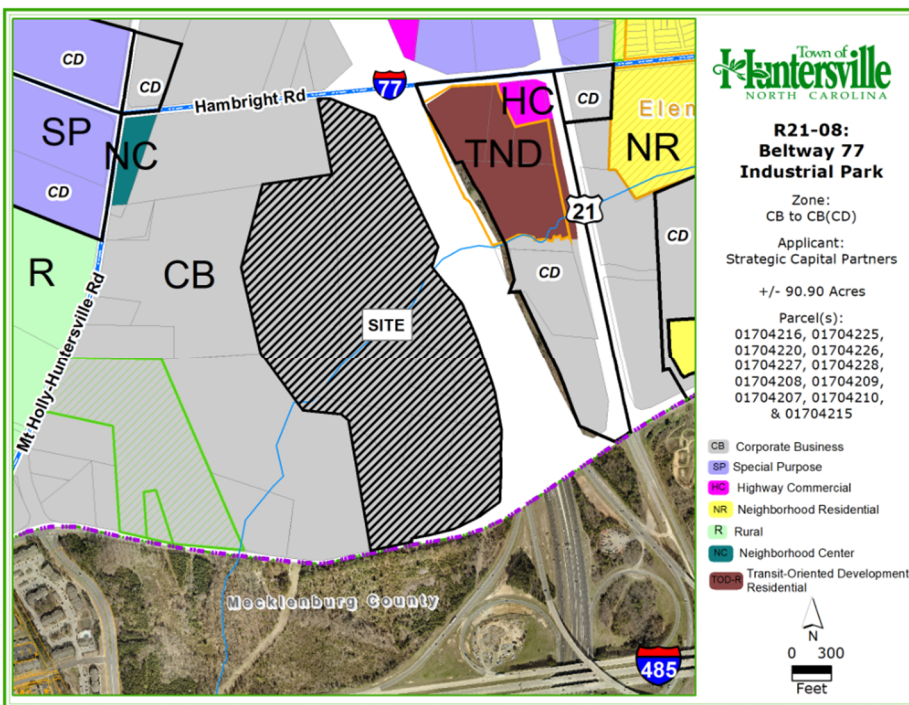
- Petition #R21-08 is a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance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

- 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.
- 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.

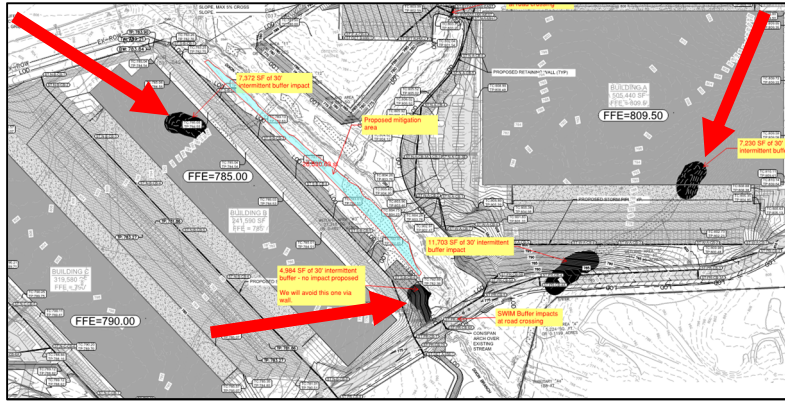
4. Article 6.320 of the Huntersville Subdivision Ordinance allows staff to review major subdivision sketch plans administratively which are consistent with conditional rezoning plans approved by the Town Board. If this rezoning application is approved, staff would therefore subsequently approve the consistent 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.
- 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:
 - o 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.
 - o 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.
 - o 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.
 - o **UPDATE 8/13/21:** Staff supports the buffer modifications proposed on the updated rezoning plan.

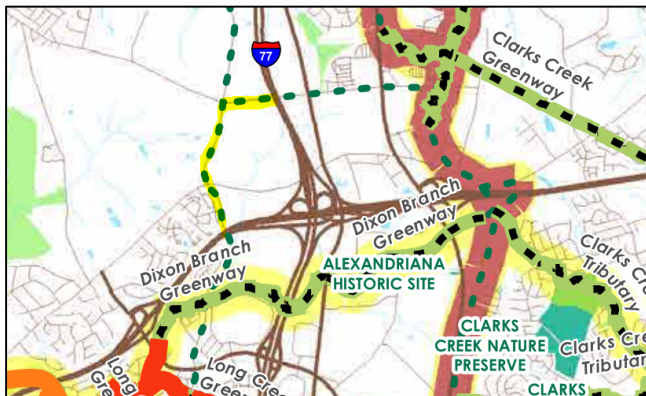
- **UPDATE 8/13/21:** Tree Save Requirement: Article 7.4 of the Zoning Ordinance requires that CB developments save 30% of their specimen trees. 215 specimen trees exist on the site therefore 65 trees are required to remain. The applicants are proposing to save 45 (20%). However several trees currently proposed to be saved are proposed to have their dripline disturbed by grading. Thus staff recommends the tree save calculations be amended to only label a tree as saved whose driplines are undisturbed and have the highest chance to remain healthy through construction.
 - Tree Mitigation Plan: With the current development plan submitted, the tree mitigation for the development would be as follows:
 - 20 trees removed over and above the ordinance requirement.
 - 20 trees X average 24 inch specimen tree caliper width = calipers of tree required to be mitigated.
 - 480 inches tree caliper / 3" new planted tree = 160 trees required to either be planted on site or contributed to the tree fund bank for planting elsewhere in the community.
 - The tree mitigation plan submitted shows the mitigation trees to be planted on site. However the plan calls for about half of the trees to be planted on very steep slope, and all of which are planted closer than recommended. Staff recommends the mitigation plan be amended to either plant the trees in a way more conducive for healthier growth, or contribute the cost of the plants to the tree fund bank where trees can be planted elsewhere in the community.
- 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. A public hearing was held for the text amendment on 8/16/21.
 - SWIM Buffer Mitigation: If the text amendment is approved, the applicants are proposing to mitigate the SWIM buffer disturbance by Bottomland Hardwood Preservation. However all proposed significant tree areas of the site are already required to be preserved through the tree save requirement. Since all remaining specimen trees on the site are already required to be saved and the development is having to mitigate the removal of multiple mature trees, staff recommends that it would be more appropriate for the applicant to choose one of the other 8 options available for mitigation of the SWIM buffer.

**Intermittent Streams
being disturbed**

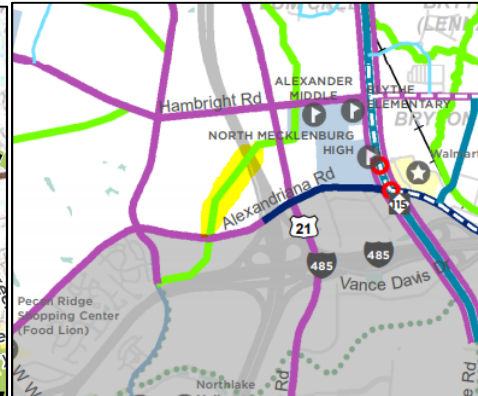


- Schematic Design Notes: The notes on the plan seem to indicate that essentially all aspects of the zoning plan; the number of buildings, number of lots, building size, configuration, location, architecture, etc can be administratively changed as long as the changes would be allowed in the ordinance. 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 only minor revisions to the plan be approved administratively, while major revisions and redesigns be approved through the public rezoning process.
- 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 Alexandria 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 Alexandria 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.
 - **UPDATE 8/17/21**: At the public hearing, a request was made to discuss a potential breakup of the long street in a way other than an intersection and future stub. Staff will discuss options with the applicant and report back prior to final approval.

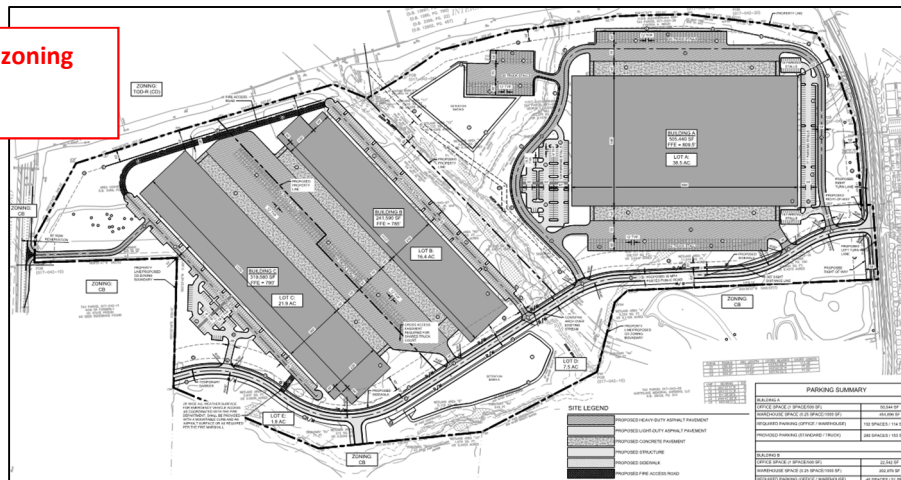
County Greenway Plan:



Huntersville 2020 Bike Plan



Proposed Rezoning Plan

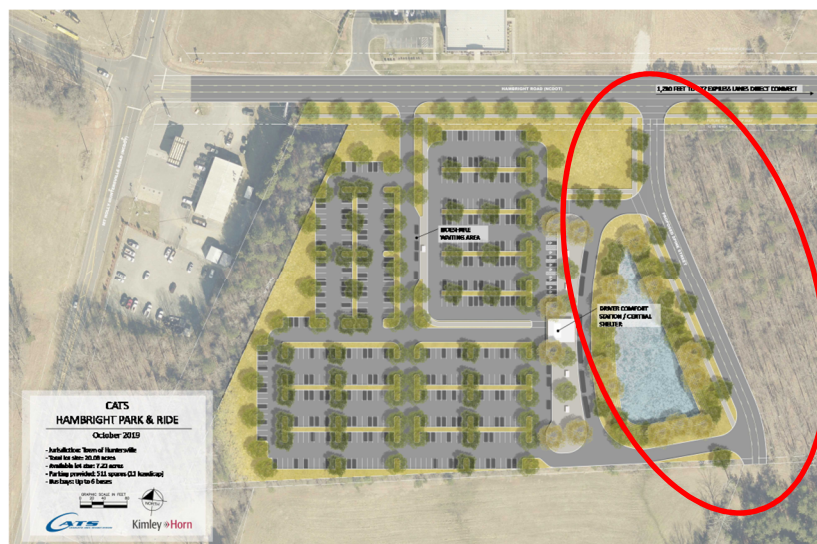


PART 3: TRANSPORTATION ISSUES

- 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 Hambricht Road through the CATS property to the north (see Hambricht 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 8/17/21:** The applicants have informed staff that they have chosen to move forward with the TIA scope that includes the street connection to Hambricht Road. The TIA draft report for the new scope was submitted at the end of the day on 8/13/21. At the time of staff report deadline, staff has not had an opportunity to review the TIA submittal.
- Hambricht 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 Hambricht 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.

- o CATS has agreed to design their road as a public street per Town of Huntersville design standards.
- o 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.
- o 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.
- o 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.
- o At this time, the applicant has not volunteered to participate with the cost of connecting the street to Hambright Road.
- o **UPDATE 8/13/21:** It is staff's understanding that the new TIA submitted is based on the Hambright connection being made. The updated plan submitted does not commit to having the Hambright connection constructed by the applicant or by CATS. If the TIA is conducted with the assumption that the Hambright connection is made but the rezoning plan does not commit to have the connection open prior to buildings opening, this is a conflict. CATS does not have a timeline on when they would construct their portion of the connection. Therefore without the road constructed the development would not be operating in compliance with the pending TIA. Staff therefore recommends that either the applicant commit to constructing the connection (whether by the applicant or by CATS), or the TIA be submitted without the connection and the applicant commit to the traffic mitigation of that study.



- TIA Recommendation – Protected Stem Length: 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.
 - o **UPDATE 8/13/21:** The applicants added a note that these driveways may need to be converted to right in/right out only per the TIA. Staff recommends this note be amended to clarify that NCDOT or Town Engineering will make that final determination. Also, if altering the access to these two driveways will

make a significant change in the overall site plan, staff recommends those changes be forwarded to staff for review.

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 Huntersville 2040 Community Plan:

- **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 8.
- **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.
 - o **UPDATE 8/13/21**: The development can be consistent with this policy if the proposed text amendment under review and associated mitigation is approved.
- **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 20% specimen tree save is proposed. Tree mitigation is allowed in the zoning ordinance for the additional removal. However staff is still working with the applicant on identifying the number of trees that will safely remain, and their proposed mitigation plan.



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

- 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 has worked with the applicant to established dense and evergreen albeit narrower buffers along existing and future rights of way. Staff recommends that the buffers proposed will meet the intent of the ordinance and provide visual separation for the proposed uses.
 - 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.

- 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

After being continued on July 19, 2021 the Public Hearing for the application was held on August 16th, 2021. No one from the public spoke for or against the application. After a discussion about the block length modification and a request for additional street calming to be added for the internal street, the public hearing was closed.

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. Staff does not support the application at this time due to the outstanding conformance issues that exist with the proposed development plan and the outstanding TIA. However staff would support the plan with the following conditions:

1. The TIA is submitted, reviewed, and approved by Engineering Staff with any mitigation required listed on the plan and committed to by the applicant. If the TIA ultimately approved includes the connection to Hambright Road, the rezoning plan would include a commitment for the connection to be constructed prior to the buildings of the development becoming operational.
2. The SWIM buffer text amendment currently under consideration, and SWIM buffer mitigation other than hardwood preservation is approved.
3. The rezoning notes on the plan are amended to maintain the overall design of the site as presented to the Town Board and the public. Minor revisions would be allowed administratively and major revisions of the plan would again be reviewed through the conditional rezoning process.
4. An updated Tree Mitigation plan be submitted addressing the concerns in Part 2 above.
5. Minor staff comments on the rezoning plan are addressed prior to plan approval.

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

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

Plotted By: Watts, Austin Sheet: S&T BELTWAY 77 - CR Layout: C100 COVER SHEET August 06, 2021 04:18:44pm K:\CHL-PRJ\DO\013766000 Huntersville - Beltway 77\02 - DWG\Plan\Sheet\01 CONDITIONAL REZONING\C100 COVER SHEET.dwg

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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

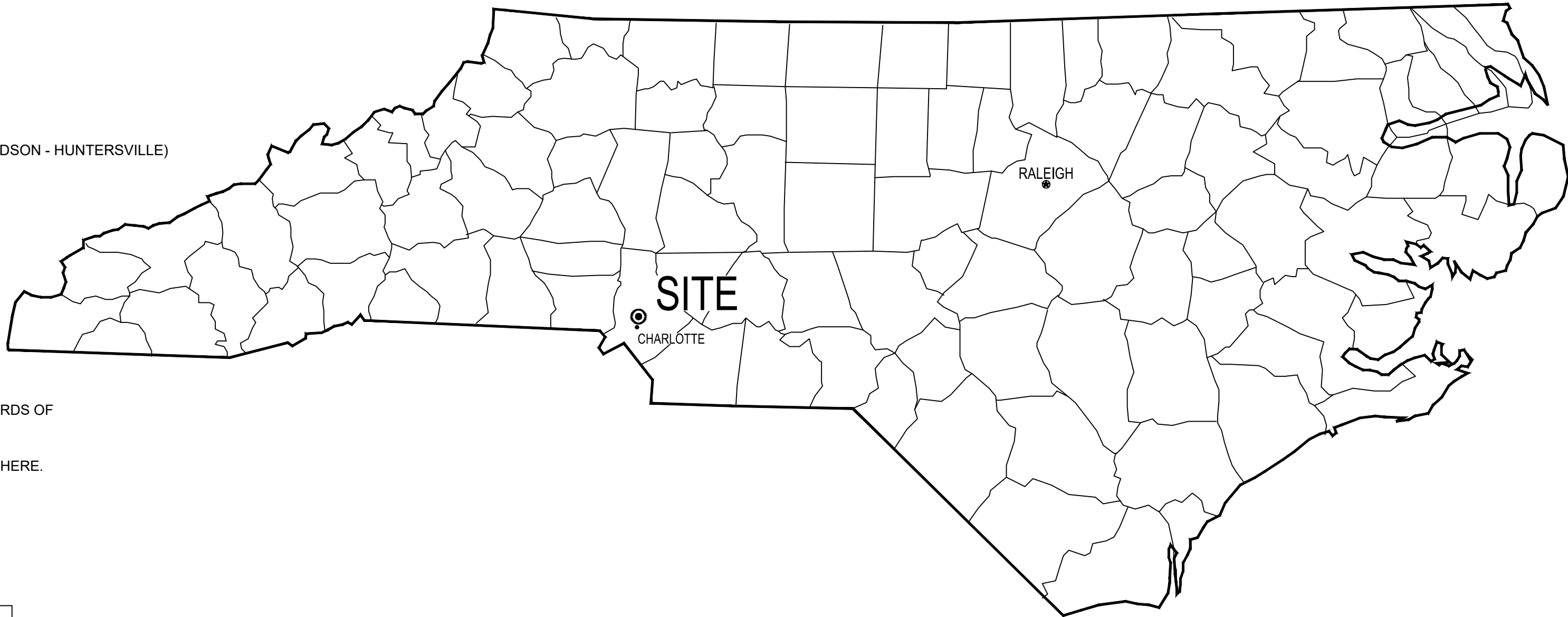
TOWN OF HUNTERSVILLE
ENGINEERING & PUBLIC WORKS
101 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28070
(704) 766-2220
CONTACT: MIKE HELMS

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 DEVELOPMENT 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.
- ±XXX ACRES TO BE DEDICATED TO THE TOWN OF HUNTERSVILLE FOR NCDOT ROW EXTENSION NAME HERE. REFERENCE SITE PLAN.
- 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 HUNTERSVILLE 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.

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DEVELOPER:

STRATEGIC CAPITAL PARTNERS, LLC
280 E. 96TH STREET
SUITE 250
INDIANAPOLIS, IN 46240
PHONE (317) 819-1881

CONTACT: RICH HORN

DEVELOPMENT MANAGER:

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	
Sheet Number	Sheet Title
C100	COVER SHEET
C200	SURVEY 1 of 2
C201	SURVEY 2 of 2
C202	TREE SURVEY
C300	CONDITIONAL REZONING SITE PLAN
C301	SITE ROAD SECTIONS
C302	REZONING NOTES
C400	PRELIMINARY GRADING & DRAINAGE PLAN
C401	PRE-DEVELOPMENT DRAINAGE MAP
C402	POST-DEVELOPMENT DRAINAGE MAP
C500	PRELIMINARY OVERALL LANDSCAPE PLAN
C501	PRELIMINARY LANDSCAPE PLAN
C502	PRELIMINARY LANDSCAPE PLAN
C503	PRELIMINARY LANDSCAPE PLAN
C504	PRELIMINARY LANDSCAPE PLAN
C505	PRELIMINARY BUFFER PLAN
C506	PRELIMINARY LANDSCAPE PLAN
C507	PRELIMINARY LANDSCAPE PLAN
C508	PRELIMINARY LANDSCAPE PLAN
C509	LANDSCAPE SCHEDULE AND DETAILS
C510	LANDSCAPE BUFFER SCHEDULES
C511	BUFFER SECTIONS
C512	BUFFER SECTIONS
C513	TREE MITIGATION PLAN
C600	PRELIMINARY UTILITY PLAN

NCDOT REQUIREMENTS:

- 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

NOT FOR CONSTRUCTION

2

THIRD RESUBMITTAL

06/06/21 ALW

2

SECOND RESUBMITTAL

06/25/21 ALW

1

FIRST RESUBMITTAL

05/13/21 ALW

No.

REVISIONS

DATE

BY

Kimley»Horn

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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #0-0102

Professional Engineer
Austin L. Watts
Seal 030861
North Carolina
Professional Engineer

08/06/2021

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

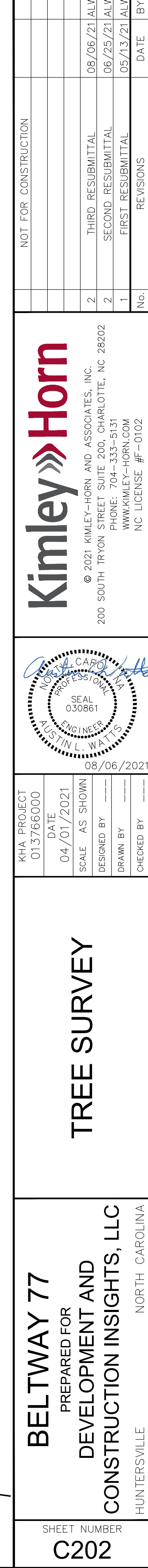
HUNTERSVILLE

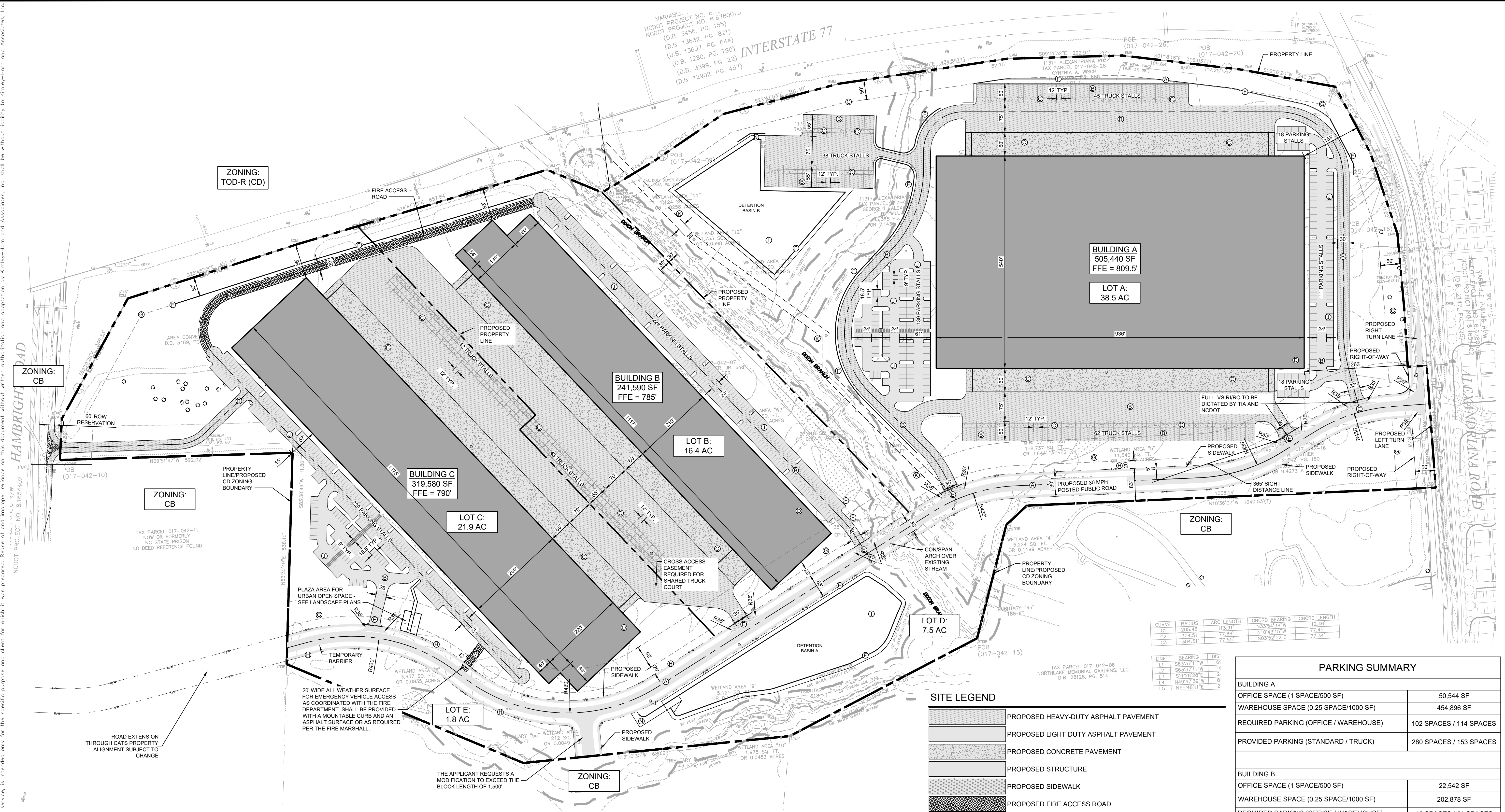
NORTH CAROLINA

SHEET NUMBER

C100

GH	CB/DB	DJ	SCALE: 1" = 100'	DATE: OCT 7, 2020	JOB NO. 92044
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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°54'12"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	S112°28'28"E	2'
L4	N49°47'59"W	8'
L5	N55°48'11"E	2'

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

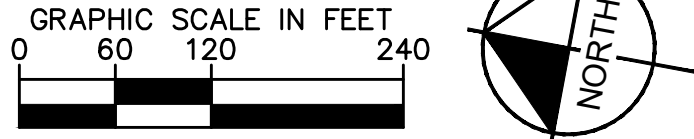
SITE LEGEND	
(A)	PROPOSED CONCRETE CURB AND GUTTER
(B)	PROPOSED ASPHALT PAVEMENT
(C)	PROPOSED CONCRETE PAVEMENT
(D)	PROPOSED STRUCTURE
(E)	PROPOSED FULL ACCESS DRIVEWAY
(F)	PROPOSED RETAINING WALL
(G)	LANDSCAPE BUFFER
(H)	APPROXIMATE LOCATION OF FUTURE RIGHT-OF-WAY
(I)	PROPOSED STORMWATER BMP
(J)	PROPOSED 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)	80 FT / 50 FT
SIDE BUFFER (SOUTH)	N/A

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.



NOT FOR CONSTRUCTION

THIRD RESUBMITTAL

SECOND RESUBMITTAL

FIRST RESUBMITTAL

No.

REVISIONS

DATE

06/06/21 ALW

06/25/21 ALW

05/13/21 ALW

Kimley»Horn

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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202

PHONE: 704-333-5131

WWW.KIMLEY-HORN.COM

NC LICENSE #0102

PROFESSIONAL SEAL

030861

ENGINEER

AUSTIN L. WILLS

08/06/2021

DATE

04/01/2021

SCALE AS SHOWN

DESIGNED BY MTA

DRAWN BY CTE

CHECKED BY RBD

BELTWAY 77

PREPARED FOR

DEVELOPMENT AND

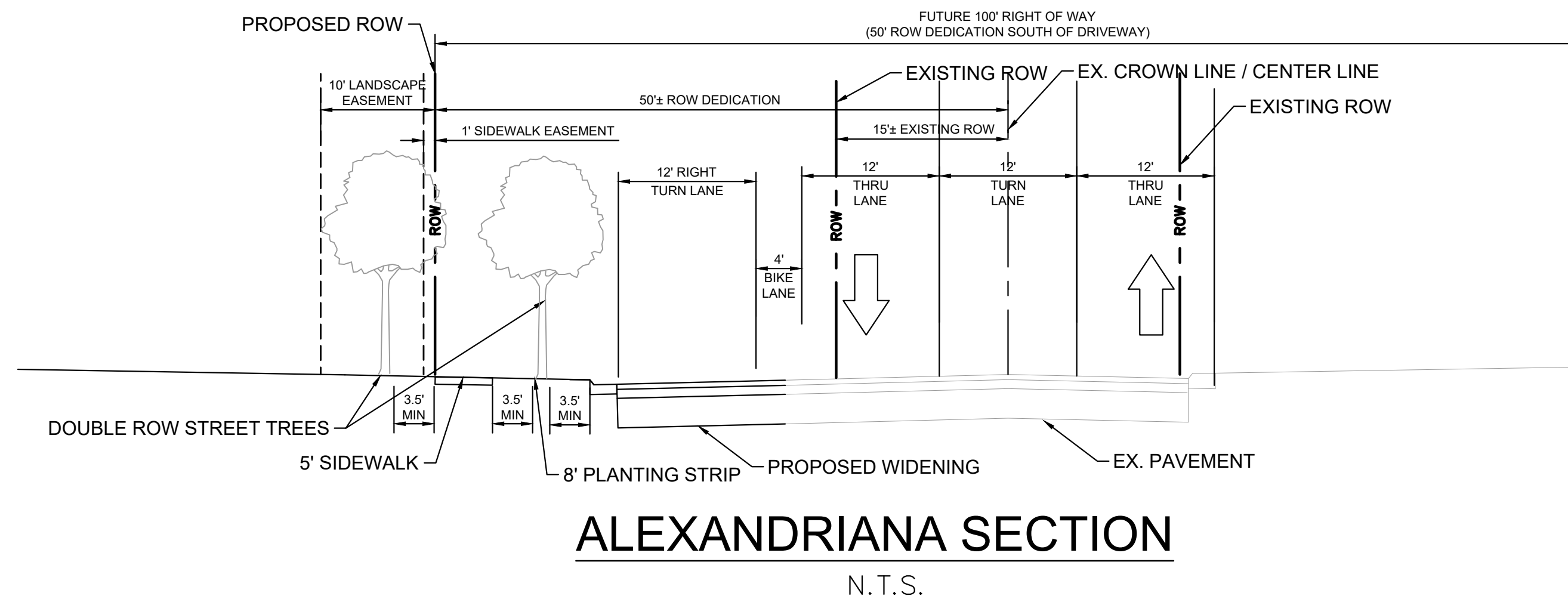
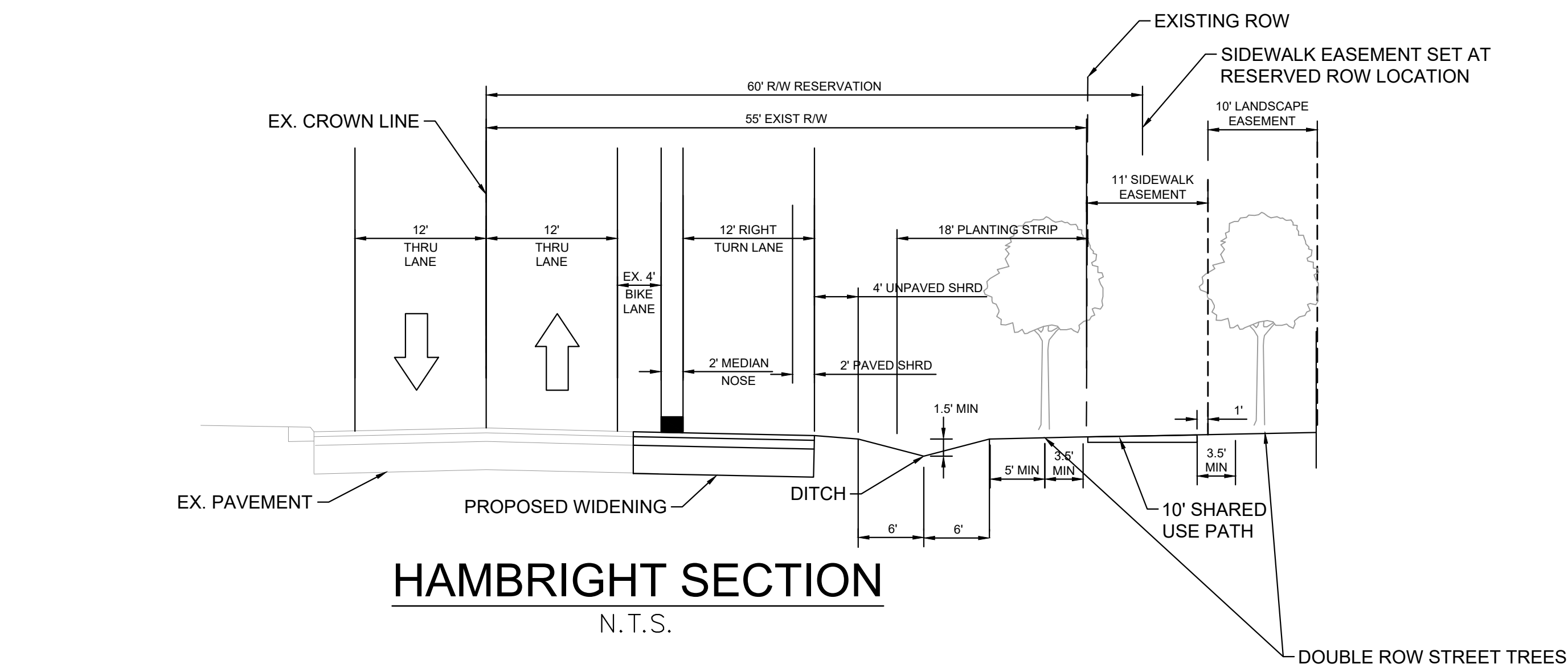
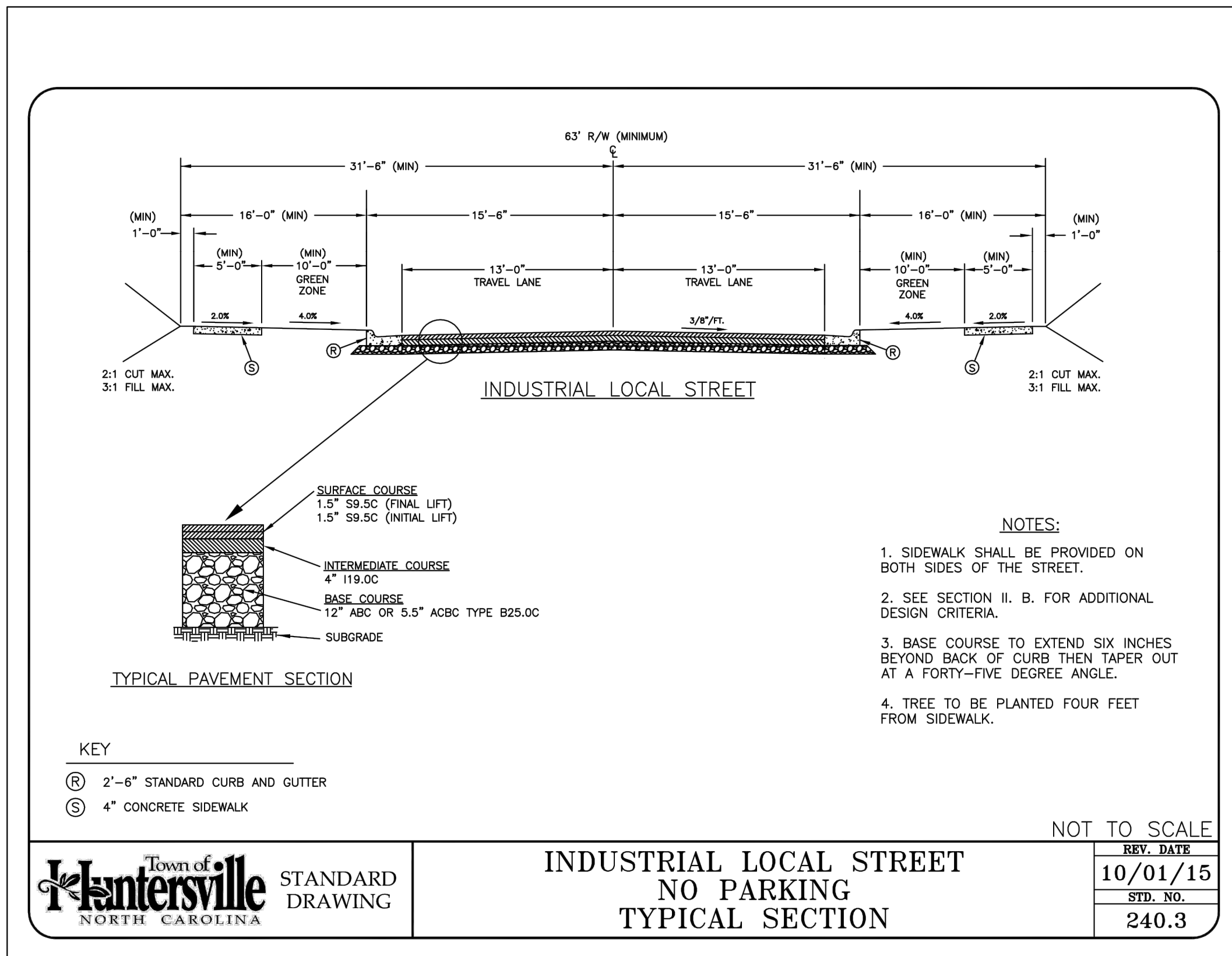
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA

HUNTERSVILLE

SHEET NUMBER

C300



Beltway 77 Prepared for Development and Construction Insights, LLC Huntersville North Carolina		KHA PROJECT 013766000 DATE 04/01/2021 SCALE AS SHOWN DESIGNED BY MTA DRAWN BY GTF CHECKED BY RBD		08/06/2021  © 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		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		NOT FOR CONSTRUCTION	
</									

REZONING NOTES
I-77 BELTWAY CORPORATE BUSINESS

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.

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 APPLICABLE 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.

3. 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 APPLICABLE ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

14. 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.

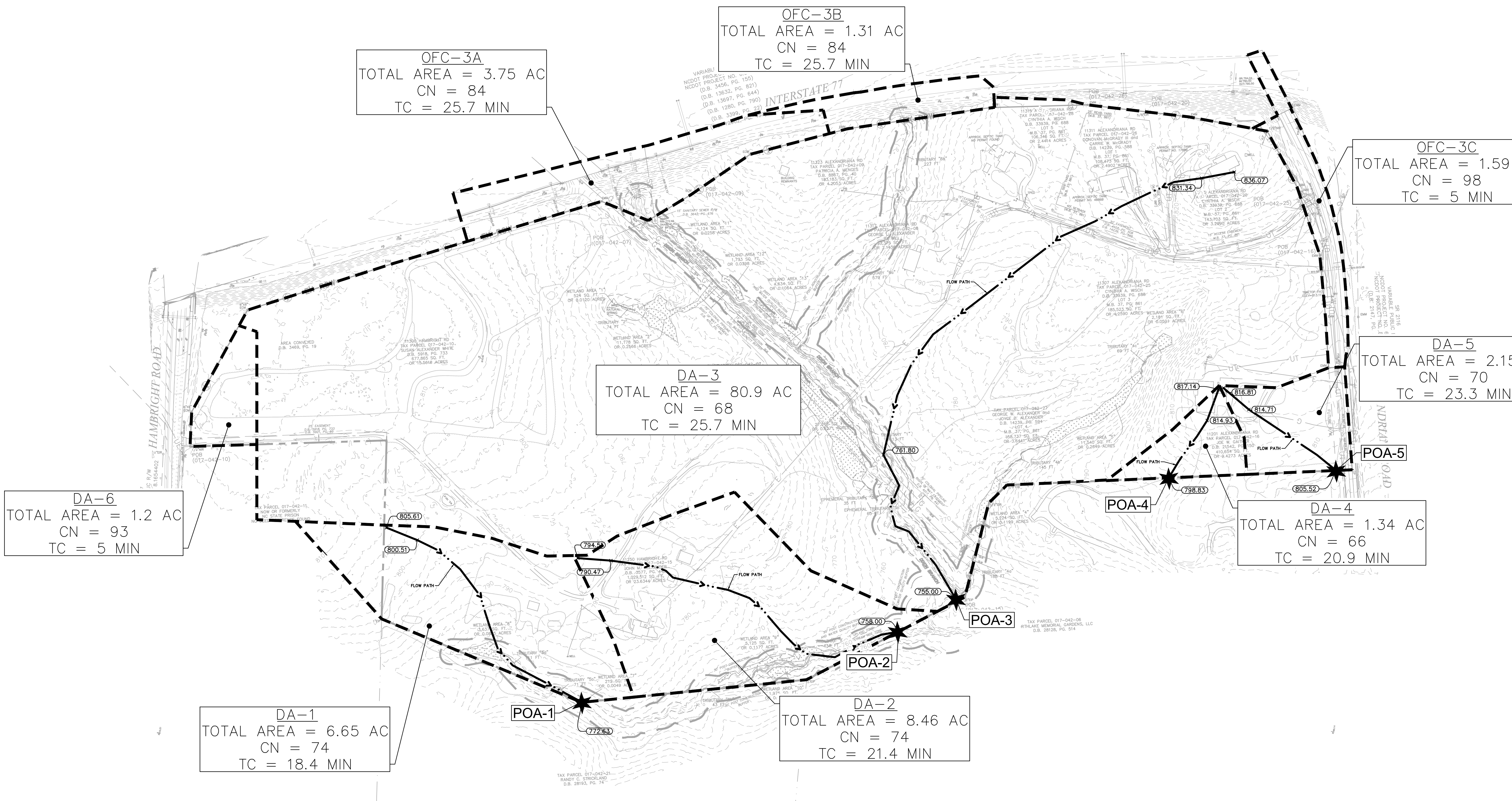
15. SKETCH PLAN. AT THE ELECTION OF THE APPLICANT, ANY MODIFICATIONS TO THE SKETCH PLAN, INCLUDING MULTI-BUILDING SITE PLANS, MAY BE REVIEWED ADMINISTRATIVELY BY PLANNING STAFF AS PERMITTED BY THE ORDINANCE AS LONG AS THE SKETCH PLAN/ MULTI-BUILDING SITE IS CONSISTENT WITH THE REZONING PLAN.

16. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

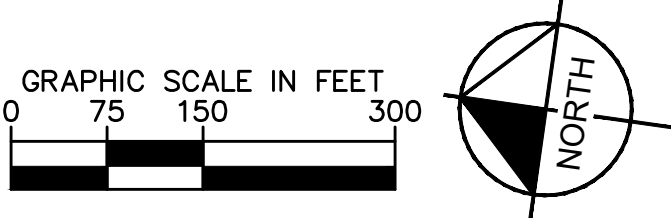
17. REQUESTED MODIFICATIONS TO STANDARDS. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING (THE "MODIFICATIONS"):

- 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 APPLICABLE 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. IF THE ROAD CONNECTION TO HAMBRIGHT ROAD IS NOT SHOWN ON THE REZONING PLAN AND CONTEMPLATED IN THE TIA, A MODIFICATION TO ALLOW ADMINISTRATIVE REVISIONS TO THE REZONING PLAN TO ACCOMMODATE A ROAD CONNECTION TO HAMBRIGHT ROAD (THE "HAMBRIGHT CONNECTOR") SO THAT THE PLANNING, DESIGN AND CONNECTION TO HAMBRIGHT DOES NOT IMPACT THE PERMITTING OR APPROVALS FOR THIS PROJECT.
- f. 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 APPLICABLE REQUIREMENTS OF THE ORDINANCE.
- g. IF THE ROAD CONNECTION TO HAMBRIGHT ROAD IS NOT SHOWN ON THE REZONING PLAN AND CONTEMPLATED IN THE TIA, A MODIFICATION TO PERMIT ADMINISTRATIVE REVISIONS TO THE TIA IF THE HAMBRIGHT CONNECTOR IS ADMINISTRATIVELY APPROVED PURSUANT TO MODIFICATION E. AND TO PERMIT ADMINISTRATIVE APPROVAL OF CHANGES TO OFFSITE IMPROVEMENTS PROVIDED IN THE RESULTING REVISIONS TO THE TIA.

KHA PROJECT 013766000		DATE 04/01/2021		SCALE AS SHOWN		DESIGNED BY ---		DRAWN BY ---		CHECKED BY ---		NOT FOR CONSTRUCTION		THIRD RESUBMITTAL 06/06/21 ALW		SECOND RESUBMITTAL 06/25/21 ALW		FIRST RESUBMITTAL 05/13/21 ALW		REVISIONS		BY DATE	
BELTWAY 77 PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC HUNTERSVILLE NORTH CAROLINA												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 #0-0102											
SHEET NUMBER C302												REZONING NOTES											



BELTWAY 77 PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC HUNTERSVILLE NORTH CAROLINA	PRE-DEVELOPMENT DRAINAGE MAP				 © 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 #0102
	KHA PROJECT 013766000				
	DATE 04/01/2021				
	SCALE AS SHOWN				
	DESIGNED BY MTA				
DRAWN BY CTF		CHECKED BY RBD		NOT FOR CONSTRUCTION	
SHEET NUMBER C401		08/06/2021		THIRD RESUBMITTAL 06/06/21 ALW	
				SECOND RESUBMITTAL 06/25/21 ALW	
				FIRST RESUBMITTAL 05/13/21 ALW	
				REVISIONS	
				BY	
				DATE	



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

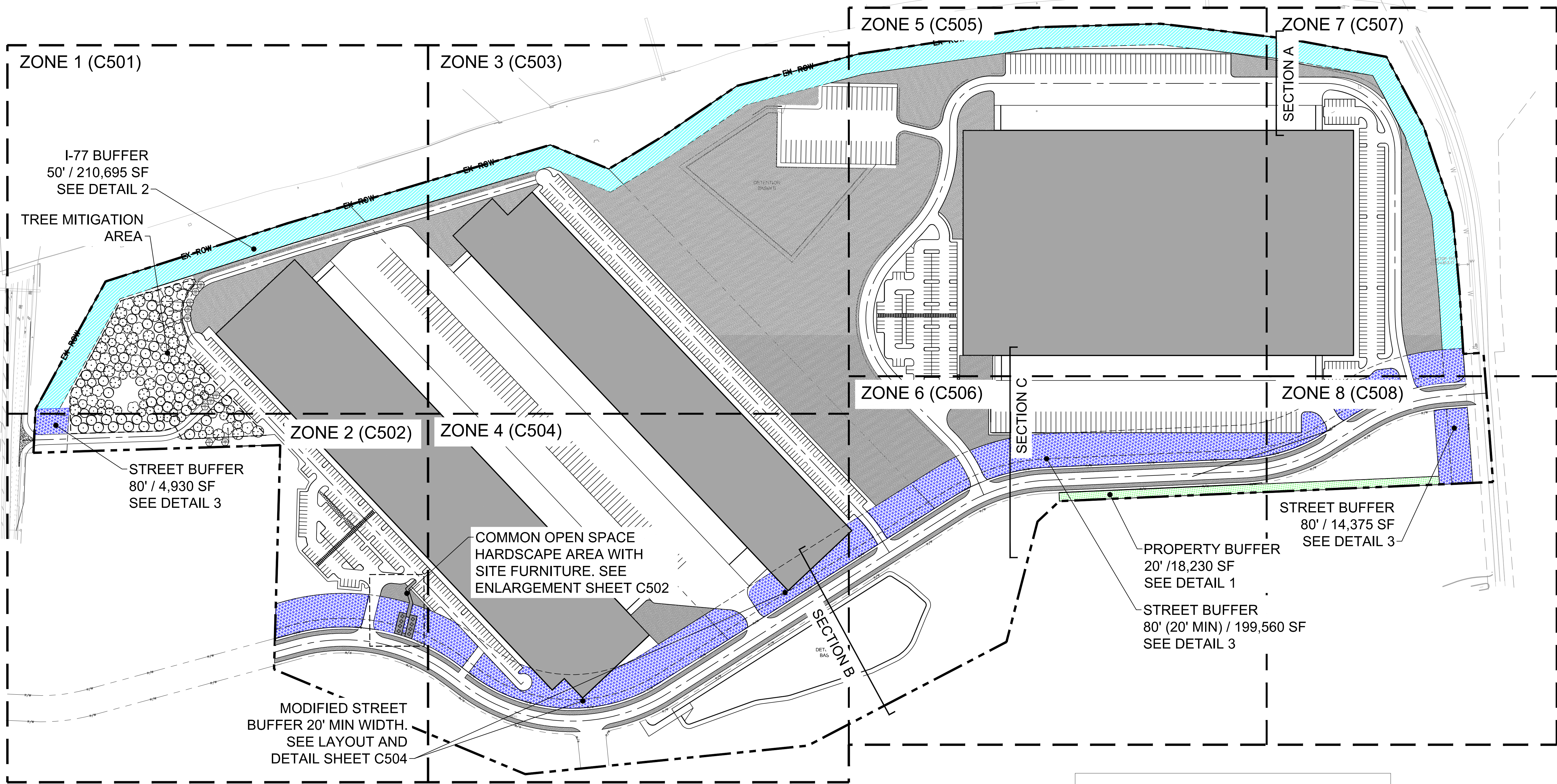
* MULTIPLE SANDFILTER CELLS WILL BE PROVIDED FOR SAND FILTERS INTAKING MORE THAN 10 ACRES OF DRAINAGE AREA.

TREATMENT SURFACE AREAS PROVIDED ABOVE ASSUME 50% FILTER MEDIA AND 50% SEDIMENT CHAMBER SURFACE AREA PER LOCAL DESIGN MANUALS.

NO DRAINAGE AREA GOING OFFSITE SHALL BE ALLOWED TO INCREASE FLOW FOR DESIGN STORMS TO OFFSITE PROPERTIES.

SHEET NUMBER		C402	
BELTWAY 77 PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC		HUNTERSVILLE NORTH CAROLINA	
POST-DEVELOPMENT DRAINAGE MAP		KHA PROJECT 013766000 DATE 04/01/2021 SCALE AS SHOWN DESIGNED BY MTA DRAWN BY GTF CHECKED BY RBD	
			
08/06/2021		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	
NOT FOR CONSTRUCTION		2 THIRD RESUBMITTAL 08/06/21 ALW 2 SECOND RESUBMITTAL 06/25/21 ALW 1 FIRST RESUBMITTAL 05/13/21 ALW No. REVISIONS BY DATE	

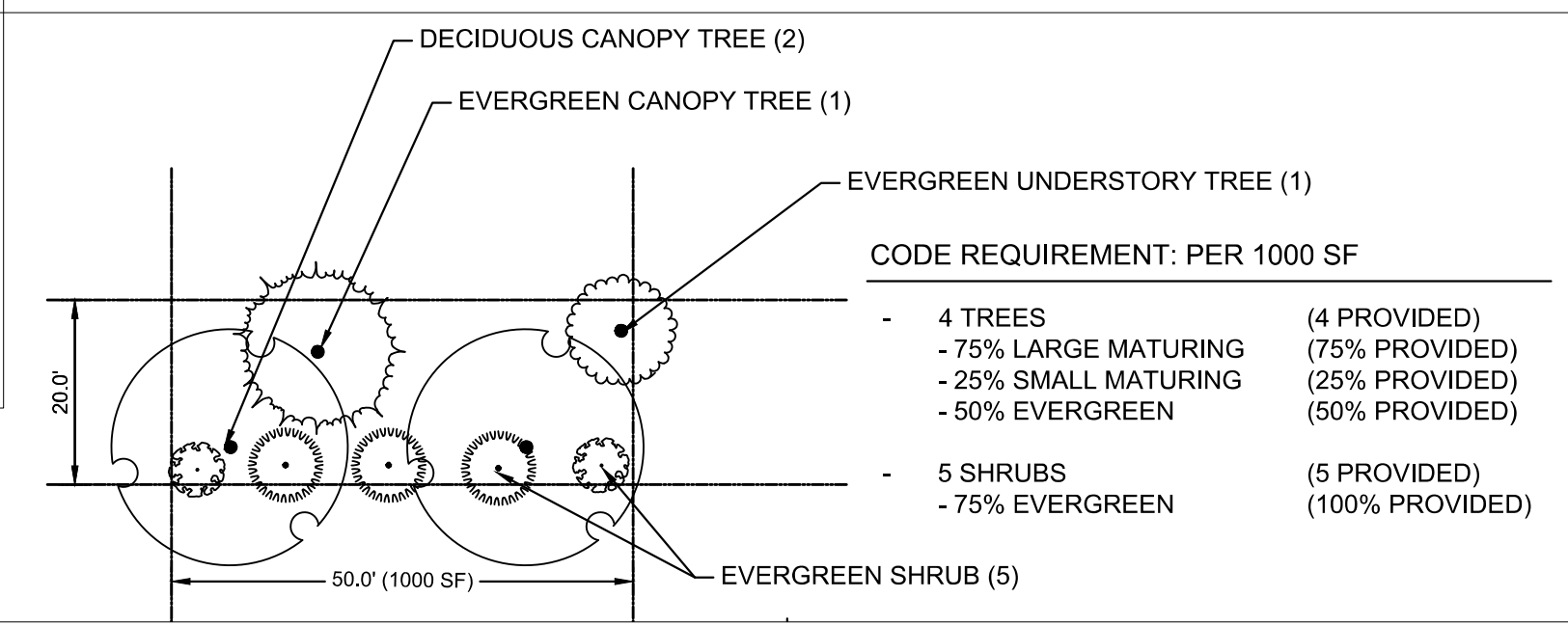
Plotted By: Nelson, Bre. Sheet Set: BELTWAY 77 - CR. Layout: C500. PRELIMINARY LANDSCAPE PLAN. August 06, 2021. 12:12:26pm. K:\CHL\PRJ\NC\13766000_Huntersville - Beltway 77\02 - DWG\PlanSheets\01_CONDITIONAL REZONING\C500 PRELIMINARY LANDSCAPE PLAN.dwg. This document, together with the concepts and designs 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.



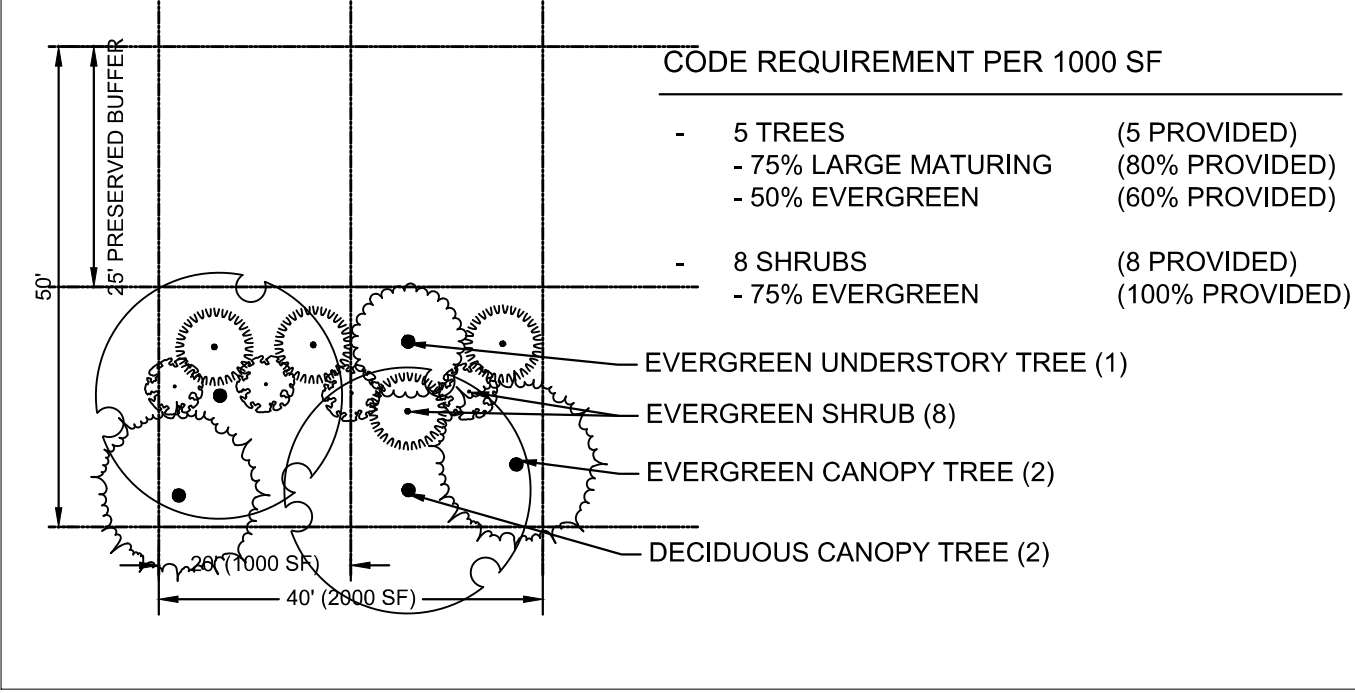
BUFFER TYPE LEGEND

- 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

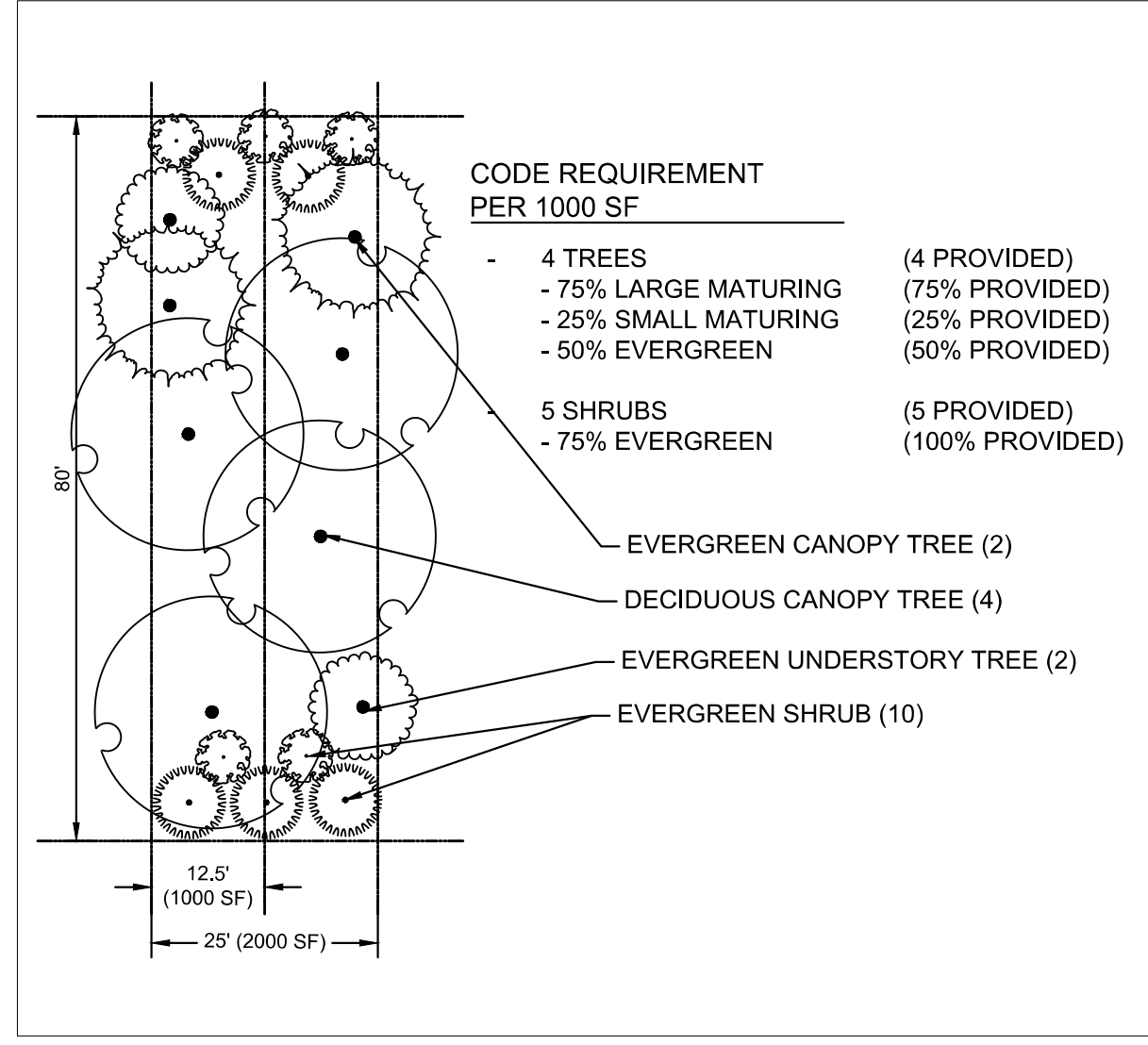
- SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS
- SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER
- SEE SHEET C511 FOR BUFFER SECTIONS
- ALL PLANTINGS IN I-77 RIGHT OF WAY ARE SUBJECT TO NCDOT PLANTING PERMIT.



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

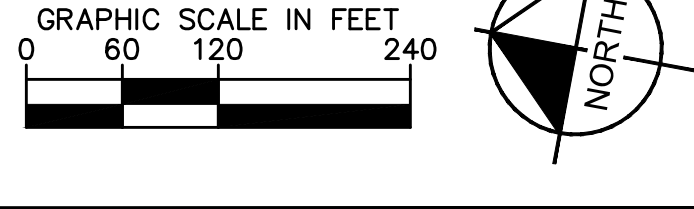


2 I-77 BUFFER (50' WIDE)
1" = 20'



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



NOT FOR CONSTRUCTION		THIRD RESUBMITTAL		06/06/21 ALW	
		SECOND RESUBMITTAL		06/25/21 ALW	
		FIRST RESUBMITTAL		05/13/21 ALW	
		REVISIONS		No.	
				BY	
				DATE	

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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #0102

NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 17483
JAMES A. TAYLOR

08/06/2021

KHA PROJECT	D13766000	DATE	04/01/2021	SCALE	AS SHOWN
DESIGNED BY	MTA	CHECKED BY	RBD	DATE	08/06/2021

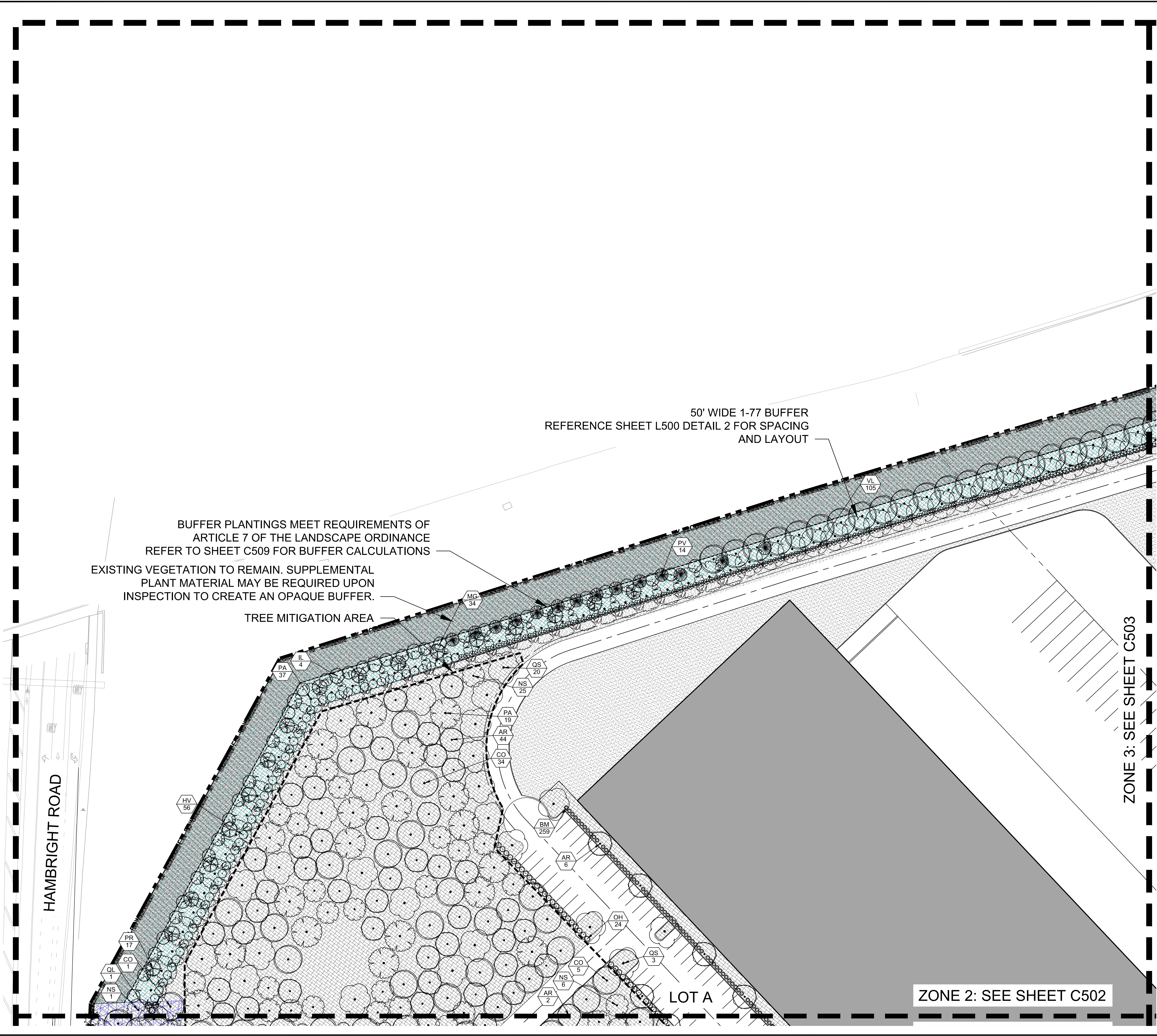
PRELIMINARY LANDSCAPE PLAN

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

SHEET NUMBER
C500

Plotted By: Nelson, Bre. Sheet Set: BELTWAY 77 - CR. Layout: C501. August 06, 2021. 12:13:04pm. K:\CHL-PRJ\DC\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01 CONDITIONAL REZONING\0500 PRELIMINARY LANDSCAPE PLAN.dwg

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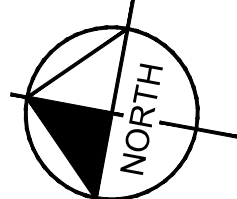
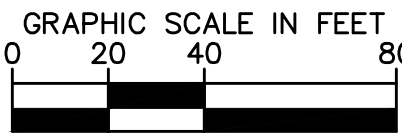
PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	249	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	146	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	197	BLACK GUM
	PA	142	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	167	SAVANNAH HOLLY
	JV	94	EASTERN RED CEDAR
	MG	163	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	102	AMERICAN HOLLY
	ML	69	DWARF SOUTHERN MAGNOLIA
	PV	55	VIRGINIA PINE
	PR	34	CAROLINA LAUREL CHERRY
SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	95	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	540	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	393	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	166	LEATHERLEAF VIBURNUM
GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,905 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



NOT FOR CONSTRUCTION

THIRD RESUBMITTAL
SECOND RESUBMITTAL
FIRST RESUBMITTAL

2
2
1

06/06/21 ALW
06/25/21 ALW
05/13/21 ALW

REVISIONS

No.

DATE

BY

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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #0102

08/06/2021

04/01/2021
DATE
D13766000
KHA PROJECT

SCALE AS SHOWN
DESIGNED BY MTA
DRAWN BY CTE
CHECKED BY RBD

**PRELIMINARY
LANDSCAPE PLAN
ENLARGEMENT 1**

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C501

Plotted By: Nelson, Bre - Sheet Set: BELTWAY 77 - CR - Layout: C502 - August 06, 2021 12:13:47pm K:\CHL-PRJ\DC\013766000 Huntersville - Beltway 77\02 - DWG\Plan\Sheet\01 CONDITIONAL REZONING\01 PRELIMINARY LANDSCAPE PLAN.dwg
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HAMBRIGHT ROAD

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

TREE MITIGATION AREA

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

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

BRICK PAVERS EDGED
WITH 6" CONCRETE BAND
PICNIC TABLES

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

ZONE 1: SEE SHEET C501

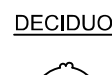
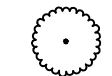
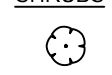
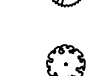
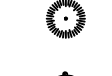
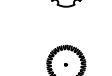
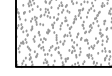
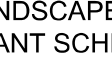
ZONE 4: SEE SHEET C504

LOT A

COMMON OPEN SPACE
2,300 SF

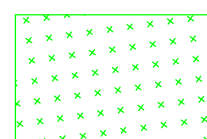
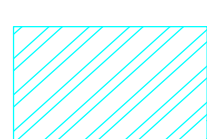
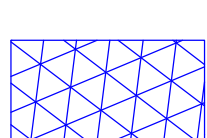
COMMON OPEN SPACE: HARDSCAPE
AREA WITH SITE FURNITURE. SEE
ENLARGEMENT THIS SHEET

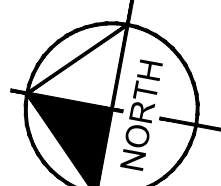
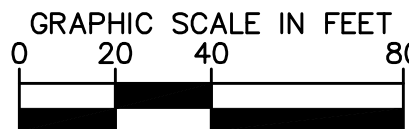
PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	249	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	146	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	197	BLACK GUM
	PA	142	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD
	IL	167	SAVANNAH HOLLY
	JV	94	EASTERN RED CEDAR
	MG	163	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	102	AMERICAN HOLLY
	ML	69	DWARF SOUTHERN MAGNOLIA
	PV	55	VIRGINIA PINE
	PR	34	CAROLINA LAUREL CHERRY
EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	IL	167	SAVANNAH HOLLY
	JV	94	EASTERN RED CEDAR
	MG	163	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	95	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	540	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	393	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	166	LEATHERLEAF VIBURNUM
GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
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-  STREET BUFFER (80')
SEE DETAIL 3 SHEET C500



NOT FOR CONSTRUCTION

THIRD RESUBMITTAL

SECOND RESUBMITTAL

FIRST RESUBMITTAL

REVISIONS

No.

DATE

BY

06/06/21 ALW

06/25/21 ALW

05/13/21 ALW

Kimley»Horn

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PHONE: 704-333-5131
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NC LICENSE #0102

NORTH CAROLINA
LANDSCAPE ARCHITECT
No. 1748
A. J. JACOBI

08/06/2021

KHA PROJECT
D13766000

DATE
04/01/2021

SCALE AS SHOWN

DESIGNED BY MTA

DRAWN BY CTF

CHECKED BY RBD

BELTWAY 77

PREPARED FOR

DEVELOPMENT AND

CONSTRUCTION INSIGHTS, LLC

HUNTERSVILLE

NORTH CAROLINA

PRELIMINARY

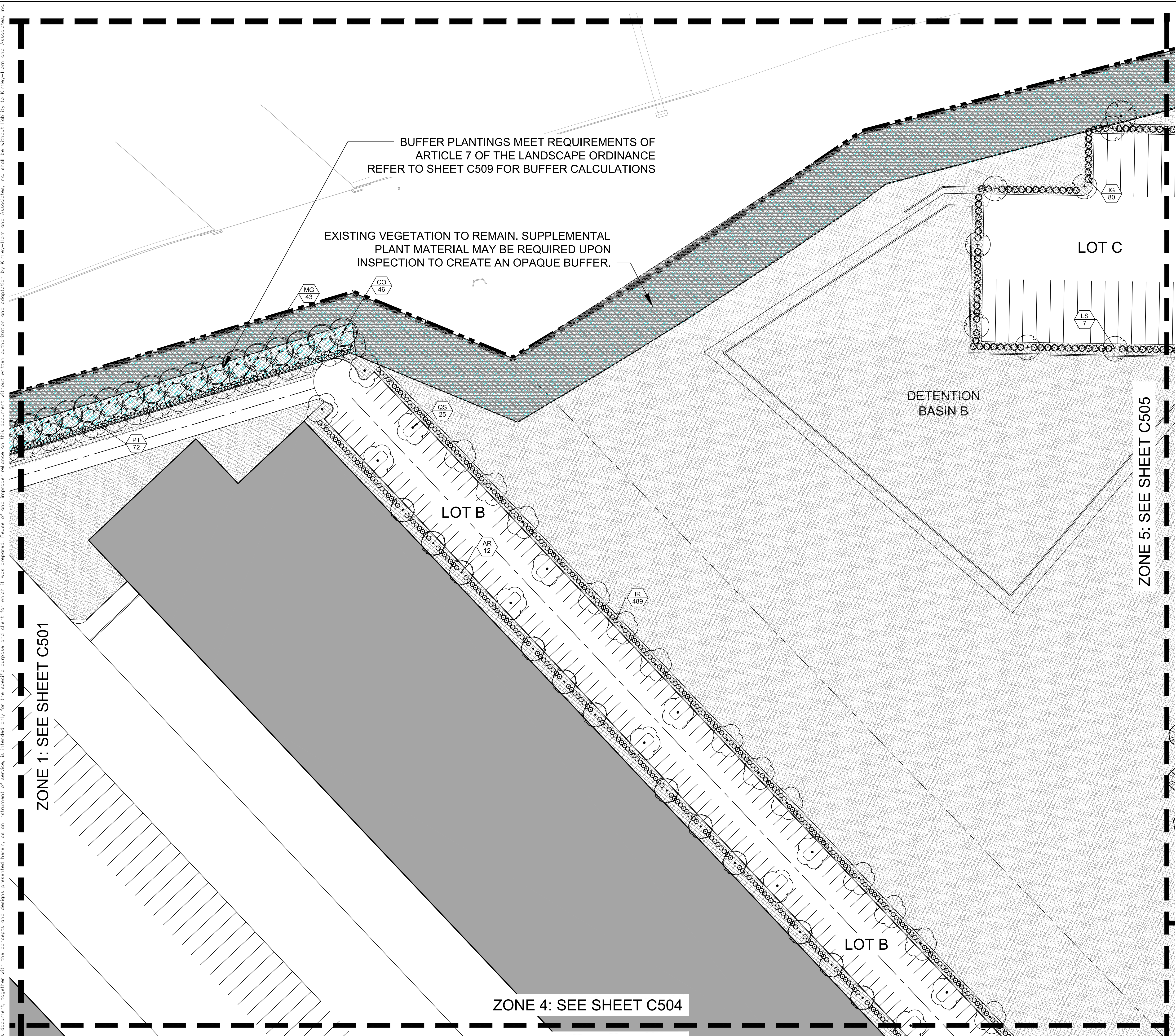
LANDSCAPE PLAN

ENLARGEMENT 2

SHEET NUMBER

C502

Plotted By: Nelson, Bre - Sheet Set: BELTWAY 77 - CR - Layout: C503 - August 06, 2021 12:14:19pm K:\CHL-PRJ\DC\013766000 Huntersville - Beltway 77\02 - DWG\PlanSheets\01-CONDITIONAL REZONING\C500- PRELIMINARY LANDSCAPE PLAN.dwg
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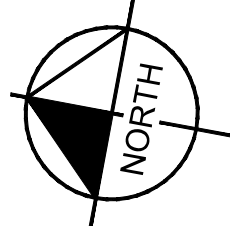
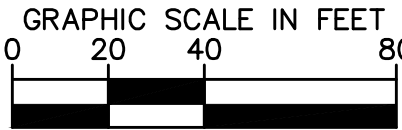
PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	249	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	146	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	197	BLACK GUM
	PA	142	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	167	SAVANNAH HOLLY
	JV	94	EASTERN RED CEDAR
	MG	163	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	102	AMERICAN HOLLY
	ML	69	DWARF SOUTHERN MAGNOLIA
	PV	55	VIRGINIA PINE
	PR	34	CAROLINA LAUREL CHERRY
SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	95	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	540	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	393	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	166	LEATHERLEAF VIBURNUM
GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,905 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



NOT FOR CONSTRUCTION

THIRD RESUBMITTAL

SECOND RESUBMITTAL

FIRST RESUBMITTAL

06/06/21 ALW

06/25/21 ALW

05/13/21 ALW

No.

1

2

REVISIONS

DATE

BY

Kimley»Horn

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NC LICENSE #0102

NORTH CAROLINA

REGISTERED LANDSCAPE ARCHITECT

No. 1748

08/06/2021

KHA PROJECT

D13766000

DATE

04/01/2021

SCALE

AS SHOWN

DESIGNED BY

MTA

DRAWN BY

CJT

CHECKED BY

RBD

PRELIMINARY

LANDSCAPE PLAN

ENLARGEMENT 3

BELTWAY 77

PREPARED FOR

DEVELOPMENT AND

CONSTRUCTION INSIGHTS, LLC

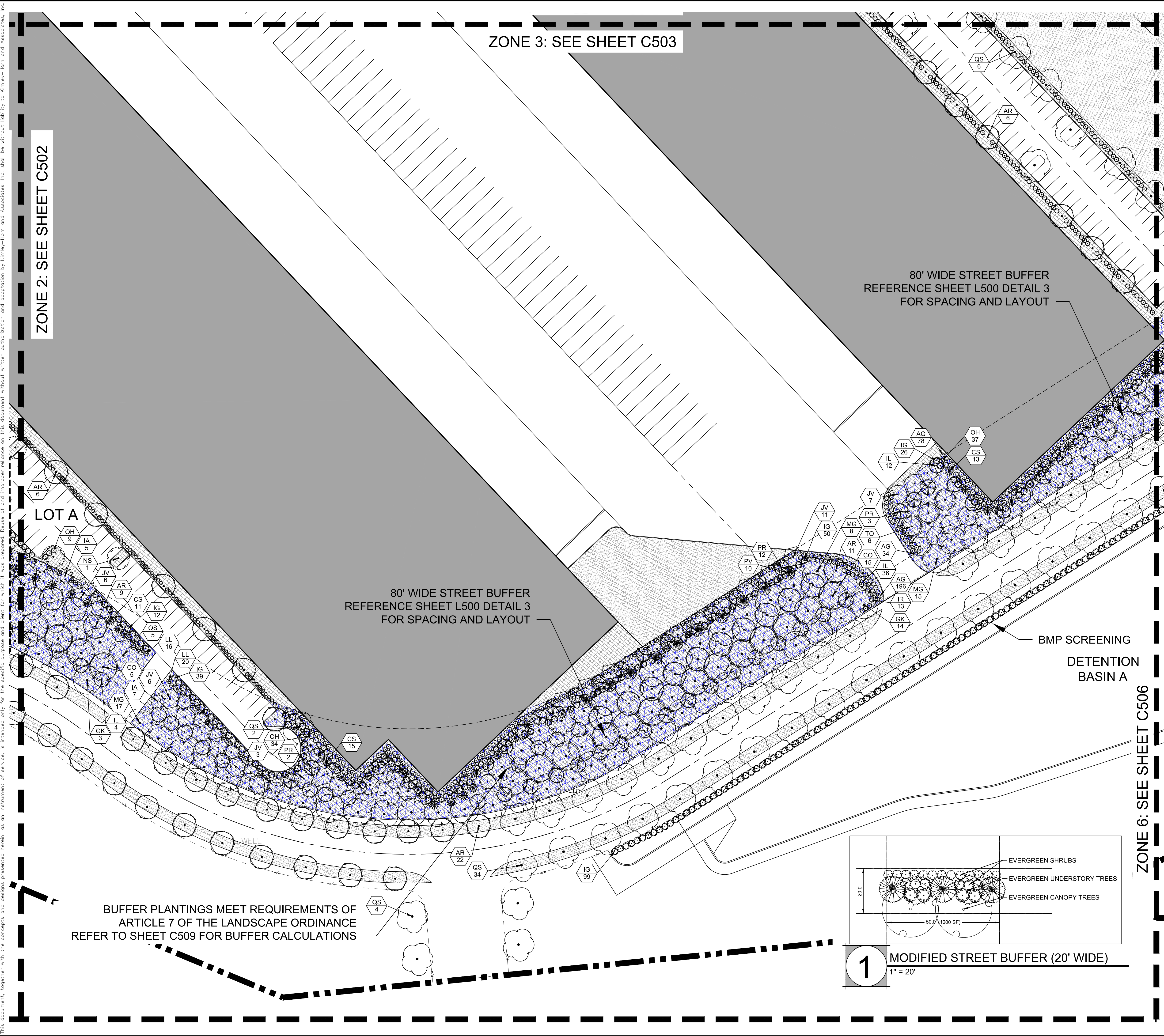
NORTH CAROLINA

HUNTERSVILLE

SHEET NUMBER

C503

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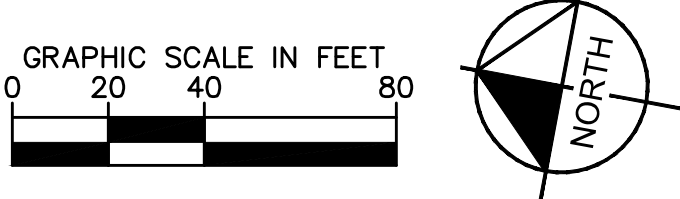
PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	249	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	146	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	197	BLACK GUM
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	QS	212	SHUMARD OAK
	CF	3	FLOWERING DOGWOOD
DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
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	MG	163	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
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	ML	69	DWARF SOUTHERN MAGNOLIA
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	IR	888	JAPANESE HOLLY
	IG	540	INKBERRY HOLLY
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EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
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SEE SHEET C509 FOR OVERALL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS. SEE SHEET C510 FOR PLANT SCHEDULES FOR EACH BUFFER.

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- PROPERTY BUFFER (20')
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- STREET BUFFER (80')
SEE DETAIL 3 SHEET C500



NOT FOR CONSTRUCTION

THIRD RESUBMITTAL
06/06/21 ALW

SECOND RESUBMITTAL
06/25/21 ALW

FIRST RESUBMITTAL
05/13/21 ALW

REVISIONS

No.

DATE

BY

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

08/06/2021

KHA PROJECT
D13766000

DATE
04/01/2021

SCALE AS SHOWN

DESIGNED BY MTA

DRAWN BY CTE

CHECKED BY RBD

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C504

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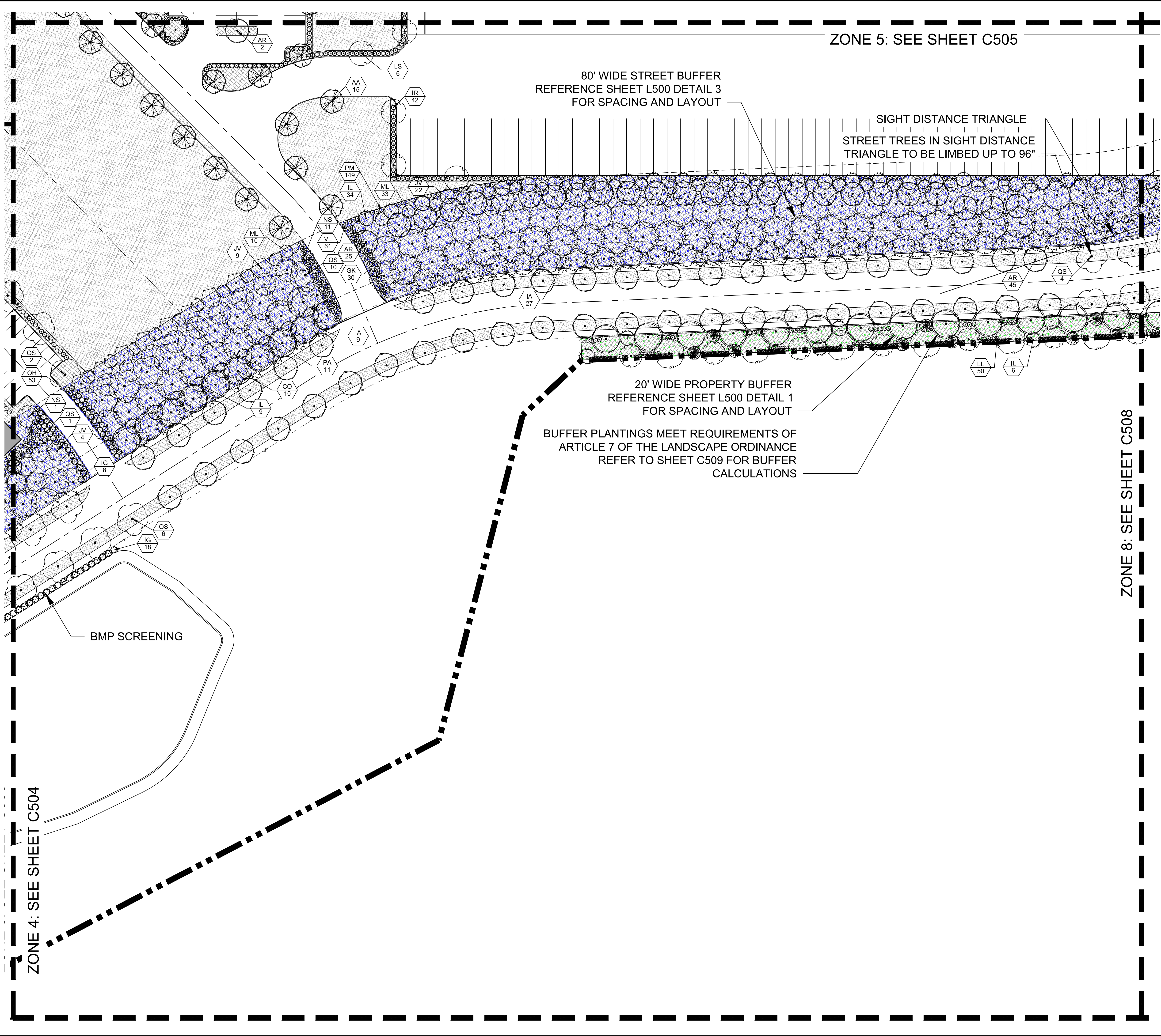
GRAPHIC SCALE IN FEET

0 20 40 80

A graphic scale bar showing distances in feet, with markings at 0, 20, 40, and 80. To the right of the scale is a north arrow pointing towards the top of the page, with the word 'NORTH' written vertically next to it.

SHEET NUMBER		BELTWAY 77 PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC		HUNTERSVILLE		NORTH CAROLINA	
PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 5		SCALE AS SHOWN DESIGNED BY MTA DRAWN BY GTF		CHECKED BY RBD		08/06/2021	
KHA PROJECT 013766000		DATE 04/01/2021					
						© 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	
						NOT FOR CONSTRUCTION	
						2. THIRD RESUBMITTAL	
						2. SECOND RESUBMITTAL	
						1. FIRST RESUBMITTAL	
						No. DATE BY	
						05/15/21 ALW	
						06/25/21 ALW	
						08/06/21 ALW	

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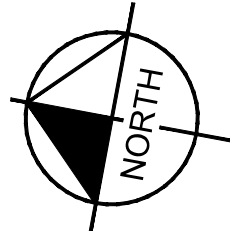
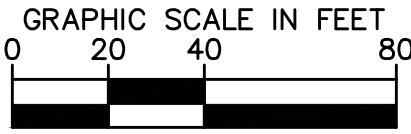
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SECOND RESUBMITTAL
FIRST RESUBMITTAL

06/06/21 ALW
06/25/21 ALW
05/13/21 ALW

REVISIONS

No.

DATE

BY

Kimley»Horn

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

NORTH CAROLINA
LANDSCAPE ARCHITECT
No. 1748
J. H. HORN A. L. D.D.

08/06/2021

KHA PROJECT
D13766000

DATE
04/01/2021

SCALE AS SHOWN

DESIGNED BY MTA

DRAWN BY CTF

CHECKED BY RBD

**PRELIMINARY
LANDSCAPE PLAN
ENLARGEMENT 6**

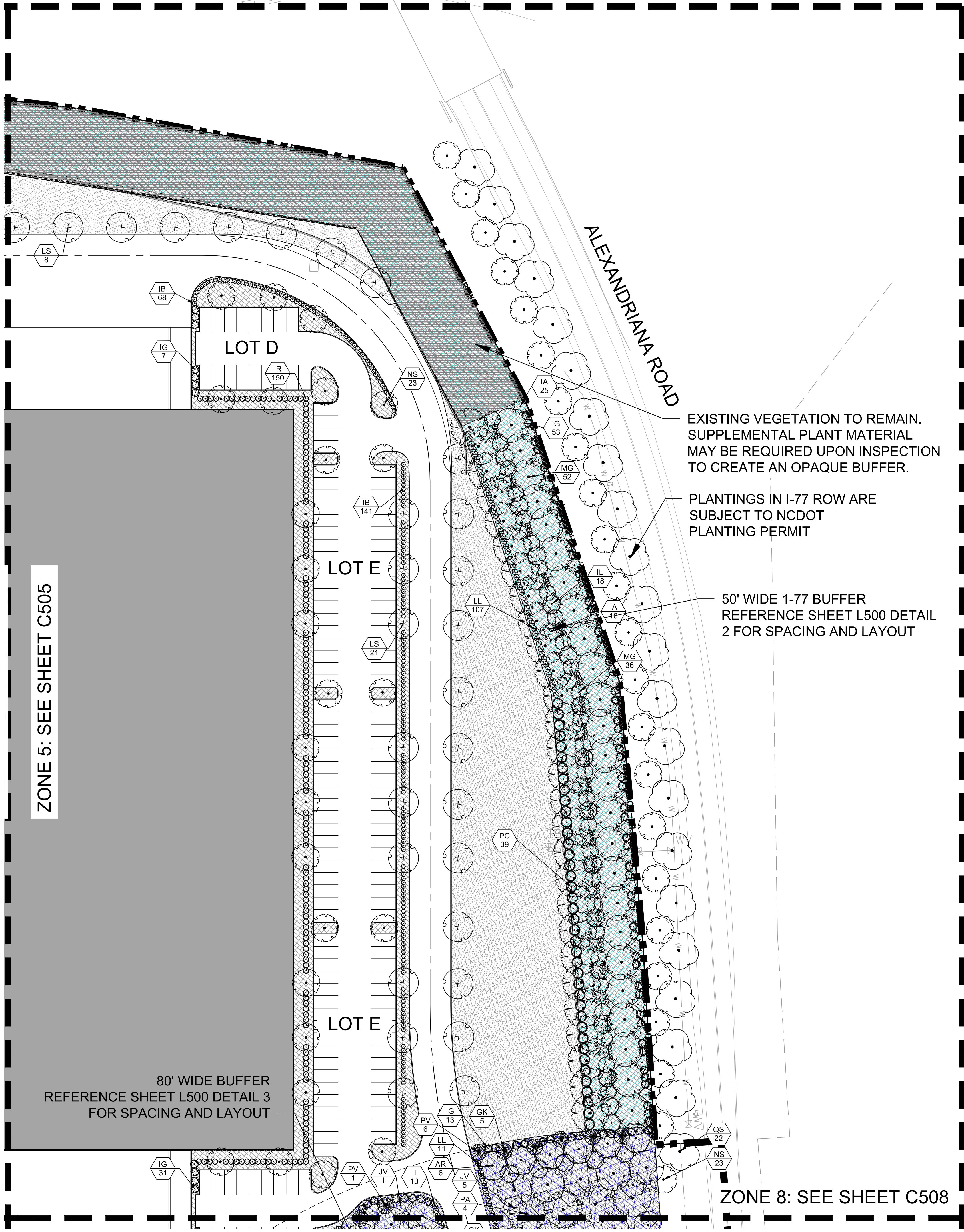
BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA
HUNTERSVILLE

SHEET NUMBER
C506

Plotted By: Nelson, Bre. Sheet Set: BELTWAY 77 - CR. Layout: C507. August 06, 2021. 12:16:34pm. K:\CHL-PRJ\DC\013766000_Huntersville - Beltway 77\02 - DWG\PlanSheets\01_CONDITIONAL REZONING\C500_PRELIMINARY LANDSCAPE PLAN.dwg

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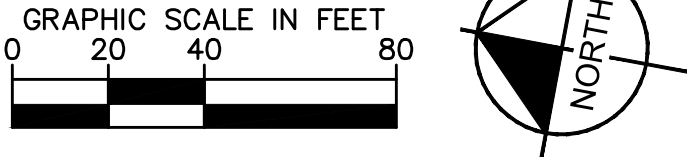
PLANT SCHEDULE

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	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	146	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	197	BLACK GUM
	PA	142	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	167	SAVANNAH HOLLY
	JV	94	EASTERN RED CEDAR
	MG	163	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	102	AMERICAN HOLLY
	ML	69	DWARF SOUTHERN MAGNOLIA
	PV	55	VIRGINIA PINE
	PR	34	CAROLINA LAUREL CHERRY
SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	95	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	540	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	393	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	166	LEATHERLEAF VIBURNUM
GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,905 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



NOT FOR CONSTRUCTION

THIRD RESUBMITTAL
SECOND RESUBMITTAL
FIRST RESUBMITTAL

06/06/21 ALW
06/25/21 ALW
05/13/21 ALW

2
2
1

No.

REVISIONS

DATE

BY

Kimley»Horn

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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #0102

North Carolina
Professional Seal
No. 1748
August 6, 2021
William A. Todd

08/06/2021

KHA PROJECT
D13766000

DATE
04/01/2021

SCALE AS SHOWN

DESIGNED BY MTA

DRAWN BY CTE

CHECKED BY RBD

**PRELIMINARY
LANDSCAPE PLAN
ENLARGEMENT 7**

BELTWAY 77
PREPARED FOR
DEVELOPMENT AND
CONSTRUCTION INSIGHTS, LLC

NORTH CAROLINA
HUNTERSVILLE

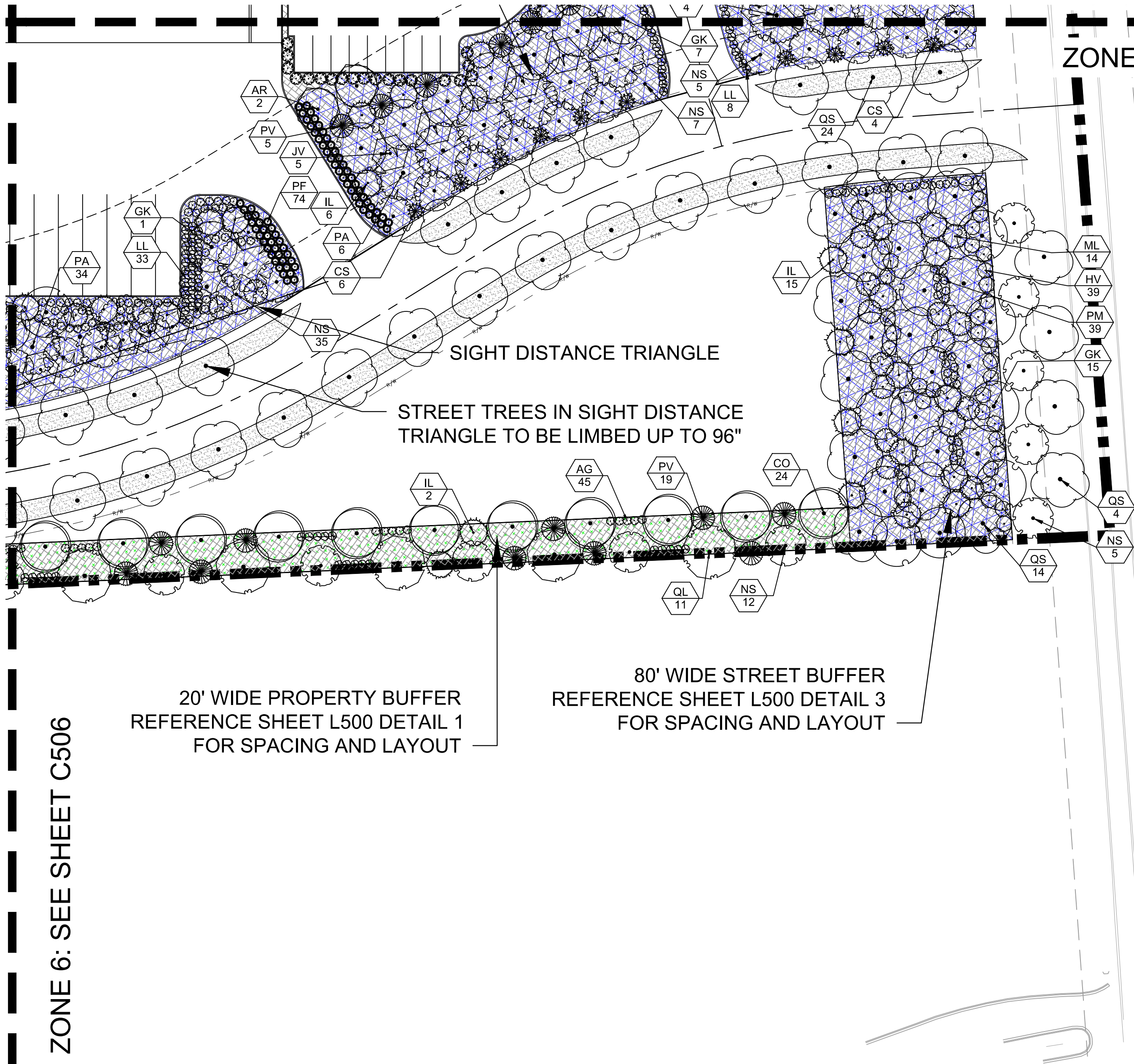
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C507

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ZONE 6: SEE SHEET C506

ZONE 7: SEE SHEET C507

ALEXANDRIANA ROAD



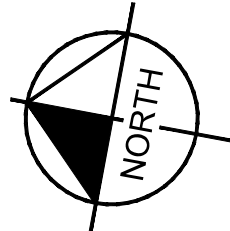
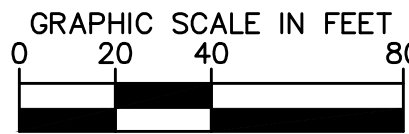
PLANT SCHEDULE

DECIDUOUS CANOPY	CODE	QTY	COMMON NAME
	AR	249	RED MAPLE
	AA	60	ARMSTRONG FREEMAN MAPLE
	CO	146	COMMON HACKBERRY
	GK	90	KENTUCKY COFFEE TREE
	LS	49	SWEET GUM
	NS	197	BLACK GUM
	PA	142	LONDON PLANE TREE
	QS	212	SHUMARD OAK
DECIDUOUS UNDERSTORY	CODE	QTY	COMMON NAME
	CF	3	FLOWERING DOGWOOD
EVERGREEN CANOPY	CODE	QTY	COMMON NAME
	IL	167	SAVANNAH HOLLY
	JV	94	EASTERN RED CEDAR
	MG	163	SOUTHERN MAGNOLIA
	QL	15	LAUREL-LEAVED OAK
	TO	6	GREEN GIANT ARBORVITAE
EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME
	CS	58	SASANQUA CAMELLIA
	IA	102	AMERICAN HOLLY
	ML	69	DWARF SOUTHERN MAGNOLIA
	PV	55	VIRGINIA PINE
	PR	34	CAROLINA LAUREL CHERRY
SHRUBS	CODE	QTY	COMMON NAME
	AG	393	GLOSSY ABELIA
	BM	259	MENTOR BARBERRY
	HV	95	COMMON WITCH HAZEL
	IB	264	DWARF BURFORD HOLLY
	IR	888	JAPANESE HOLLY
	IG	540	INKBERRY HOLLY
	LL	312	GLOSSY PRIVET
	OH	393	HOLLY OLIVE
	PF	74	MOUNTAIN PIERIS
	PT	72	JAPANESE PITTOSPORUM
	PM	188	PODOCARPUS
	PC	40	COMPACT CAROLINA CHERRY LAUREL
	VL	166	LEATHERLEAF VIBURNUM
GROUND COVERS	CODE	QTY	COMMON NAME
	CD	611,716 SF	BERMUDA GRASS
	MW	659,905 SF	WOOD CHIP MULCH

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

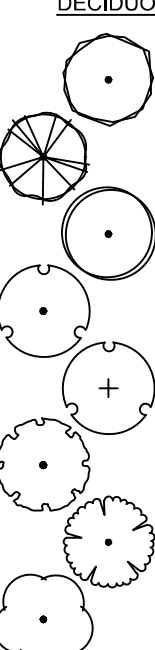
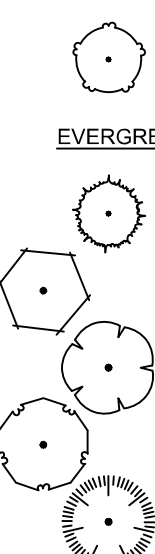
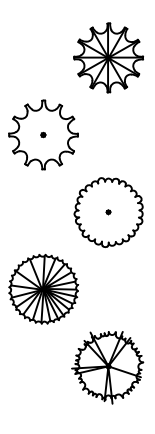
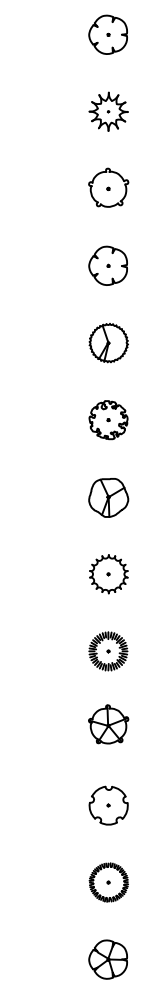
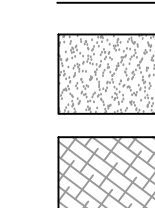
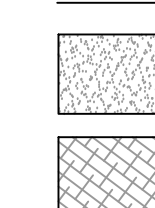
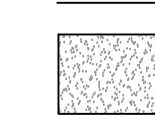
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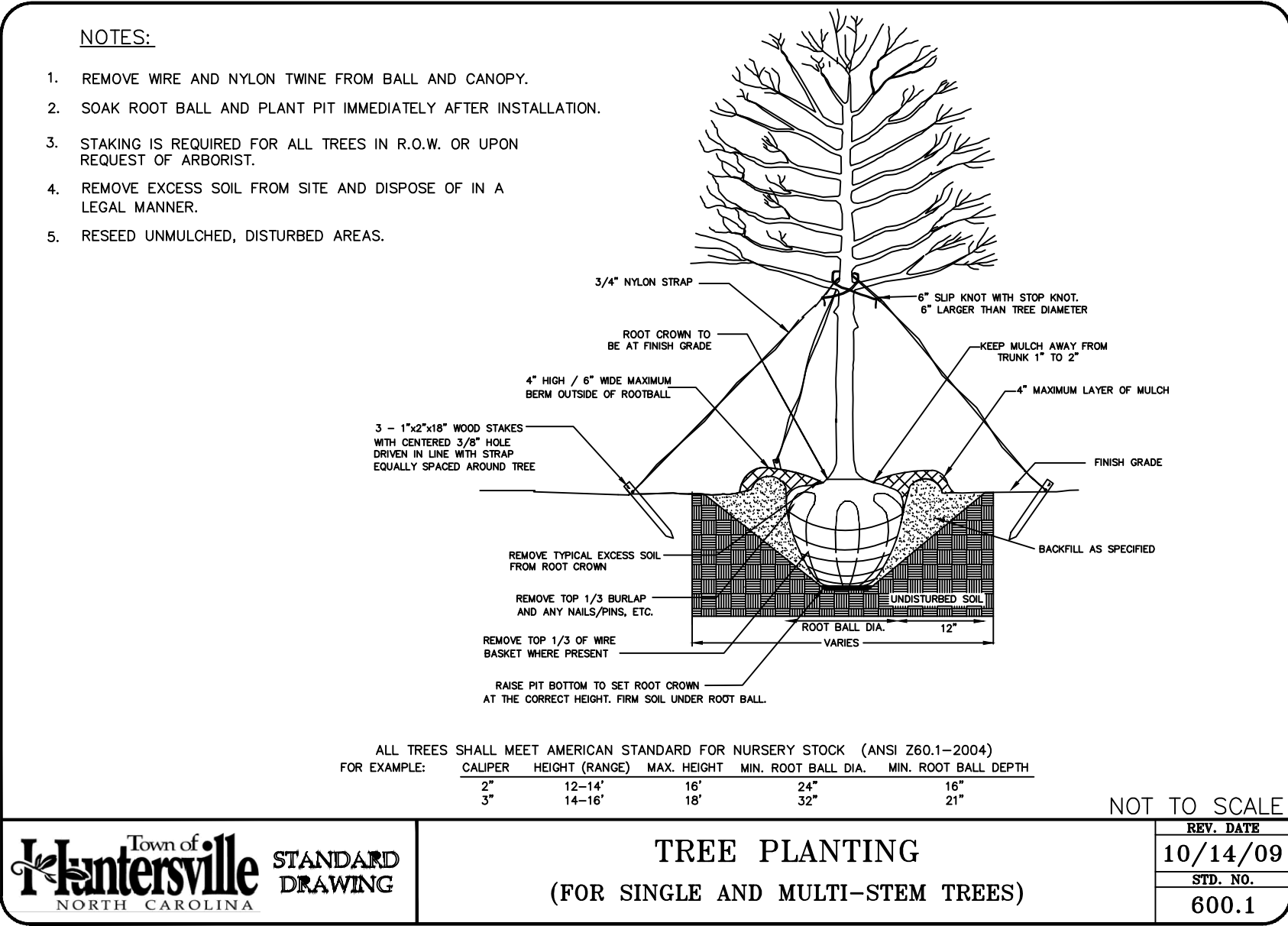
- PROPERTY BUFFER (20')
SEE DETAIL 1 SHEET C500
- I-77 BUFFER (50')
SEE DETAIL 2 SHEET C500
- STREET BUFFER (80')
SEE DETAIL 3 SHEET C500



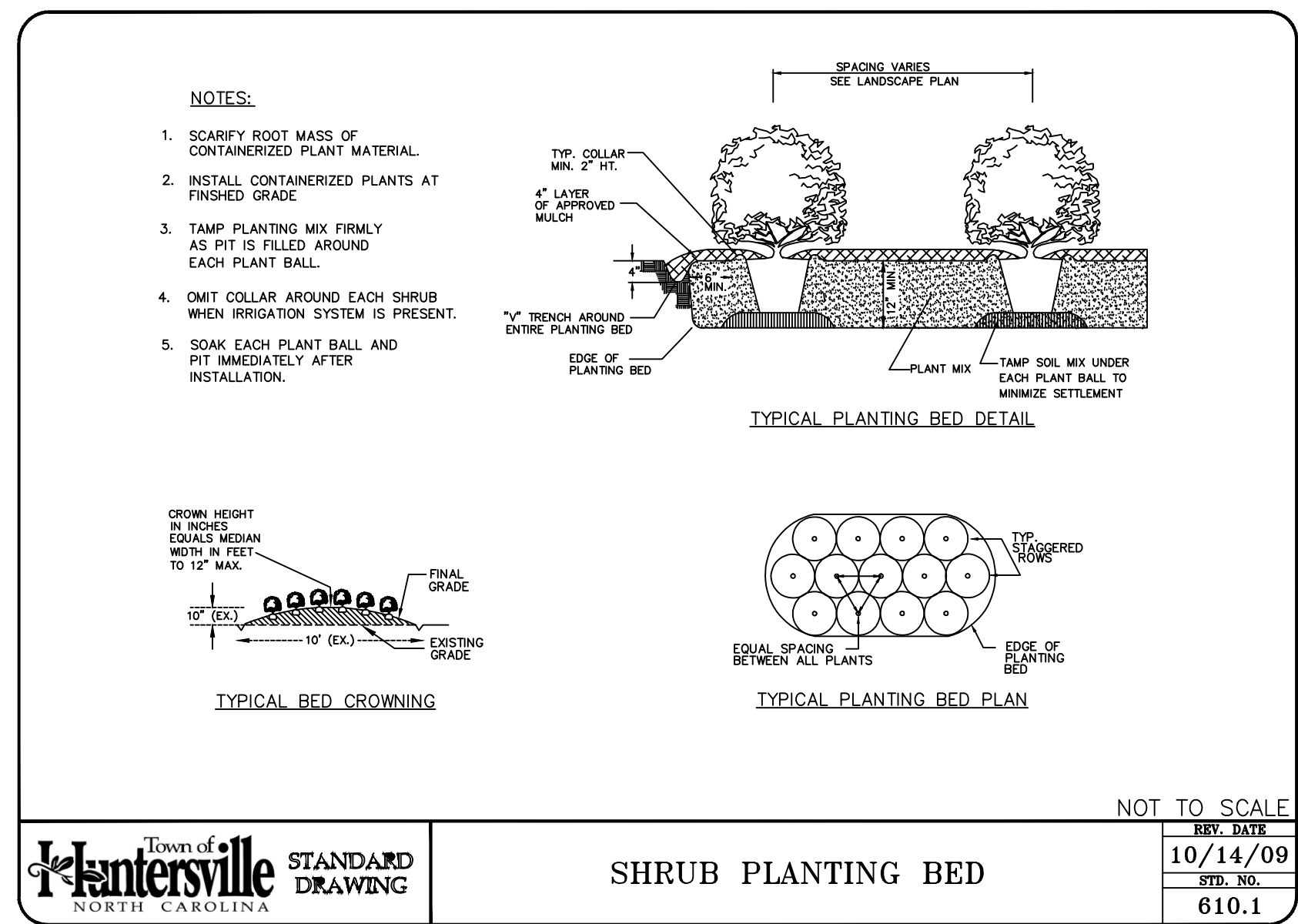
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© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM NC LICENSE #0102													
08/06/2021													
PRELIMINARY LANDSCAPE PLAN ENLARGEMENT 8													
BELTWAY 77 PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC HUNTERSVILLE NORTH CAROLINA													
SHEET NUMBER C508													

PLANT SCHEDULE

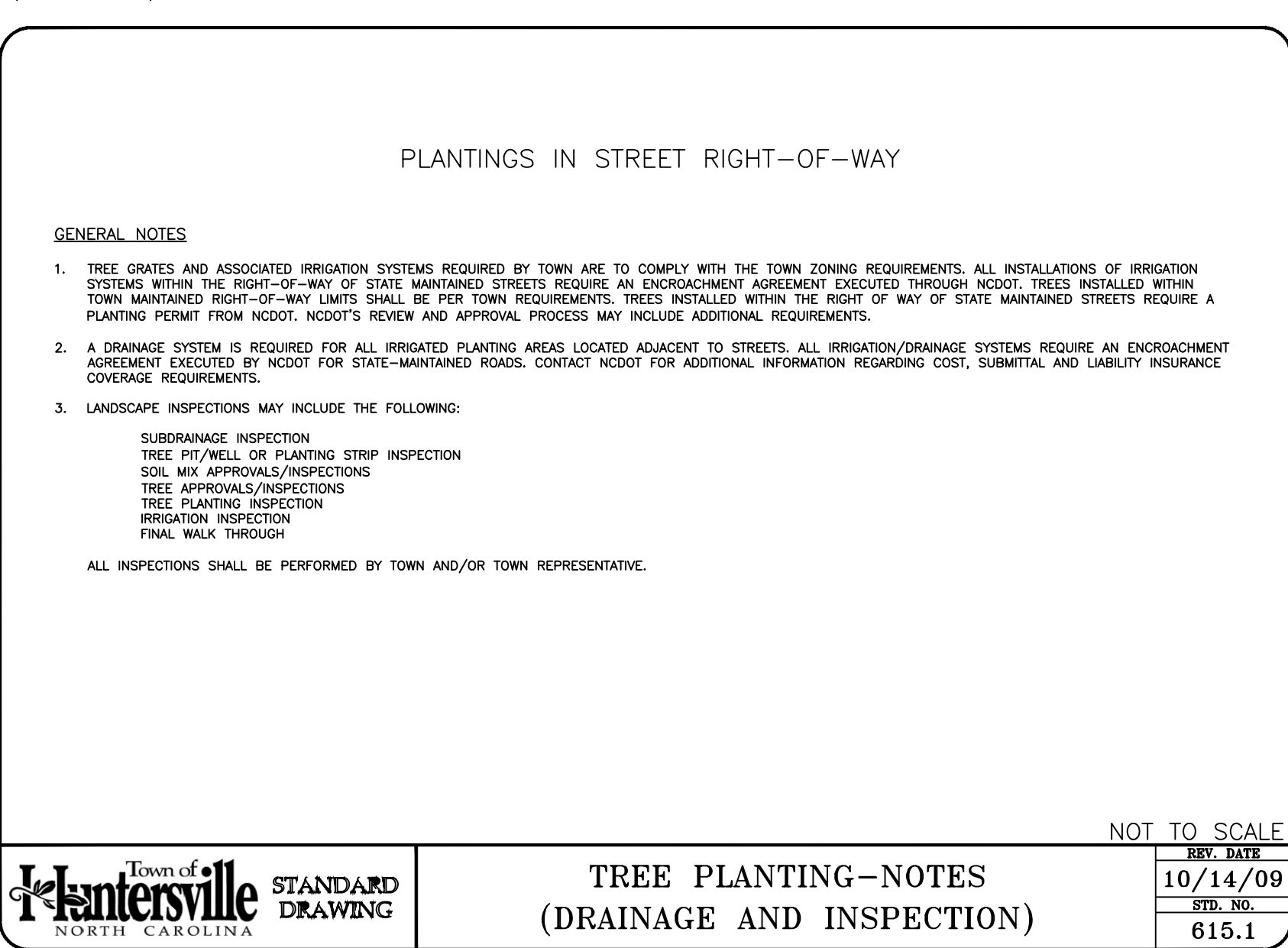
	DECIDUOUS CANOPY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
		AR	249	RED MAPLE	ACER RUBRUM	F.G., B & B	8' MIN HEIGHT	3" MIN CAL
		AA	60	ARMSTRONG FREEMAN MAPLE	ACER X FREEMANII 'ARMSTRONG'	F.G.,B&B - 2-3" CAL, 8-10		
		CO	146	COMMON HACKBERRY	CELTIS OCCIDENTALIS	F.G., B & B	8' MIN HEIGHT	3" 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	197	BLACK GUM	NYSSA SYLVATICA	F.G., B & B	8' MIN HEIGHT	3" MIN CAL
		PA	142	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
		IL	167	SAVANNAH HOLLY	ILEX X ATTENUATA	F.G., B & B	8' MIN HEIGHT	2" MIN CAL
		JV	94	EASTERN RED CEDAR	JUNIPERS VIRGINIANA	F.G., B & B	8' MIN HEIGHT	3" MIN CAL
		MG	163	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	8' MIN HEIGHT	3" MIN CAL
		QL	15	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 CANOPY	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	102	AMERICAN HOLLY	ILEX OPACA	F.G., B & B	6' MIN HEIGHT	2" MIN CAL
		ML	69	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	F.G., B & B	6' MIN HEIGHT	2" MIN CAL
		PV	55	VIRGINIA PINE	PINUS VIRGINIANA	F.G., B & B	6' MIN HEIGHT	2" MIN CAL
		PR	34	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	F.G., B & B	6' MIN HEIGHT	2" MIN CAL
	EVERGREEN UNDERSTORY	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
		AG	393	GLOSSY ABELIA	ABELIA X GRANDIFLORA	5 GAL, 36" MIN HEIGHT		
		BM	259	MENTOR BARBERRY	BERBERIS X MENTORENSIS	5 GAL, 36" MIN.		
		HV	95	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA	5 GAL, 36" MIN HEIGHT		
		IB	264	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	5 GAL, 36" MIN.		
		IR	888	JAPANESE HOLLY	ILEX CRENATA 'ROTUNDIFOLIA'	5 GAL, 36" MIN HEIGHT		
		IG	540	INKBERRY HOLLY	ILEX GLABRA	5 GAL, 36" MIN HEIGHT		
		LL	312	GLOSSY PRIVET	LIGUSTRUM LUCIDUM	5 GAL, 36" MIN HEIGHT		
		OH	393	HOLLY OLIVE	OSMANTHUS HETEROPHYLLUS	5 GAL, 36" MIN HEIGHT		
		PF	74	MOUNTAIN PIERIS	PIERIS FLORIBUNDA	5 GAL, 36" MIN HEIGHT		
		PT	72	JAPANESE PITTOSPORUM	PITTOSPORUM TOBIRA	3 GAL, 36" MIN HEIGHT		
		PM	188	PODOCARPUS	PODOCARPUS MACROPHYLLUS MAKI	5 GAL, 36" MIN HEIGHT		
		PC	40	COMPACT CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANS 'MONUS'	5 GAL, 36" MIN HEIGHT		
		VL	166	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	5 GAL, 36" MIN HEIGHT		
	GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	
		CD	611,716 SF	BERMUDA GRASS	CYNODON DACTYLON	SEED		
		MW	659,905 SF	WOOD CHIP MULCH	MULCH MULCH	INSTALL		



1 TYPICAL TREE PLANTING



2 TYPICAL SHRUB PLANTING

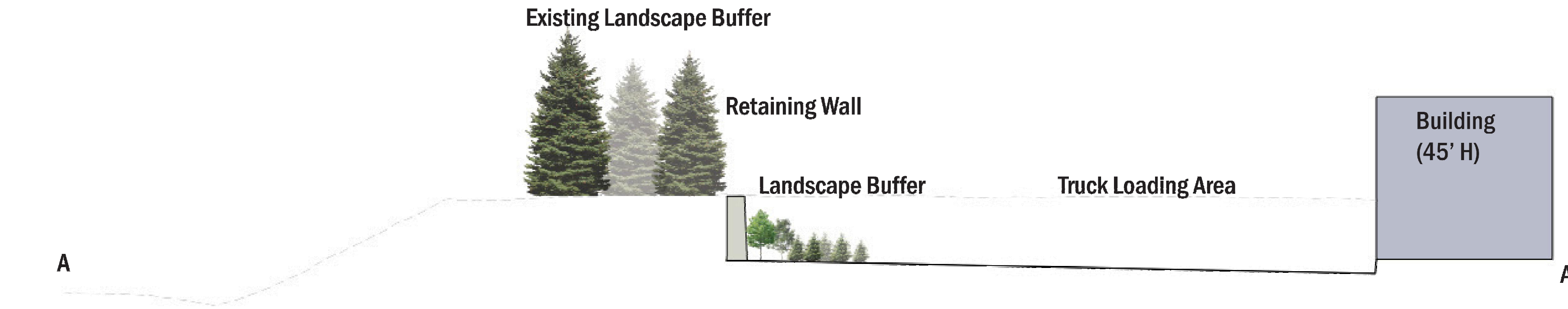


LANDSCAPE REQUIREMENTS

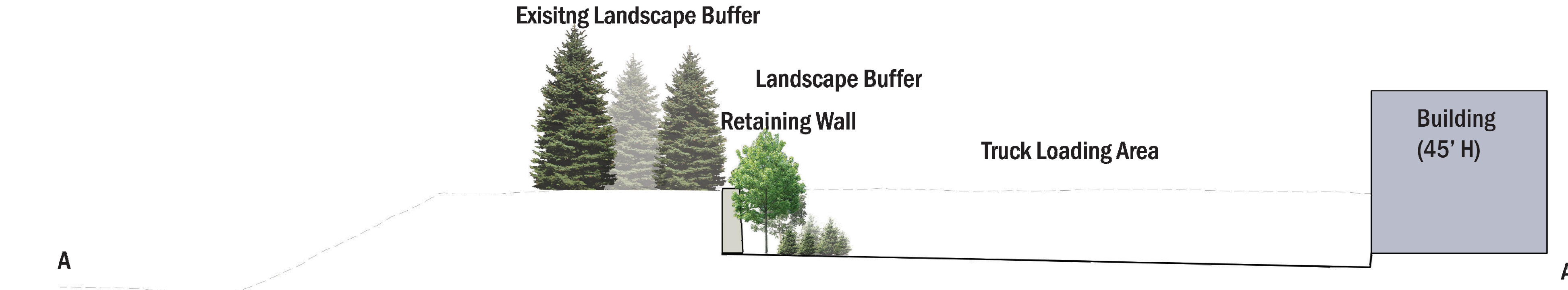
BUFFER YARDS (Section 7.5)		
I-77 Buffer (37,575 sf)	Required	Provided
Width	25 feet	25 feet
Trees	5 per 1,000 sf = 188 trees	312 trees
Large Maturing Trees	75% Large Maturing = 234 trees	78% large maturing
Evergreen Trees	50% Evergreen = 156 trees	67% evergreen
Shrubs	8 per 1,000 sf = 301 shrubs (75% evergreen)	439 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)
Alexandria 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
Specimen Trees (215 total)	30% = 65 specimen trees preserved	45 (21%) trees preserved
Specimen Tree Mitigation	20 trees to be replanted Specimen tree caliper = 24". 480" to be replaced.	160 canopy trees at 3" caliper = 480"
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	48 trees placed 40' O.C.
Shrubs	continuous row of evergreen shrubs	490 evergreen shrubs
LOT B	Required	Provided
Trees	40' O.C. maximum distance	51 trees placed 40' O.C.
Shrubs	continuous row of evergreen shrubs	489 evergreen shrubs
LOT C	Required	Provided
Trees	40' O.C. maximum distance	9 trees placed 40' O.C.
Shrubs	continuous row of evergreen shrubs	140 evergreen shrubs
LOT D	Required	Provided
Trees	40' O.C. maximum distance	23 trees placed 40' O.C.
Shrubs	continuous row of evergreen shrubs	265 evergreen shrubs
LOT E	Required	Provided
Trees	40' O.C. maximum distance	46 trees placed 40' O.C.
Shrubs	continuous row of evergreen shrubs	395 evergreen shrubs

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

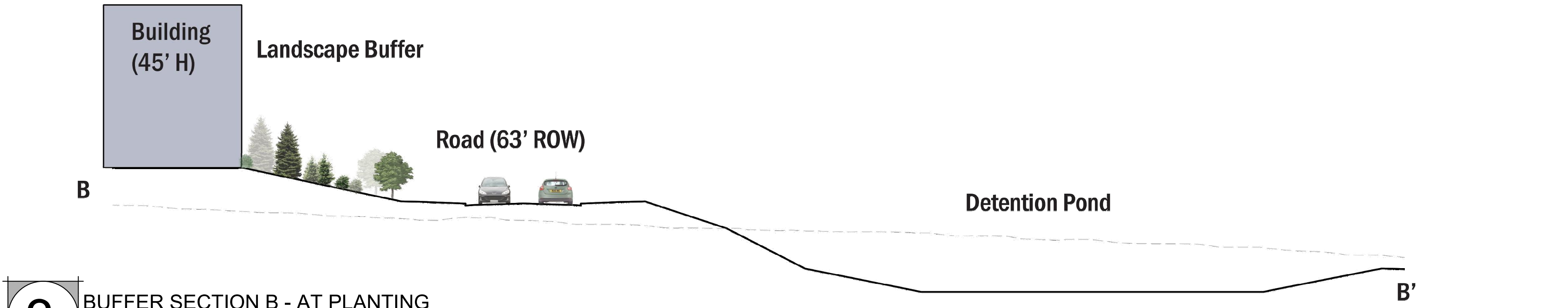
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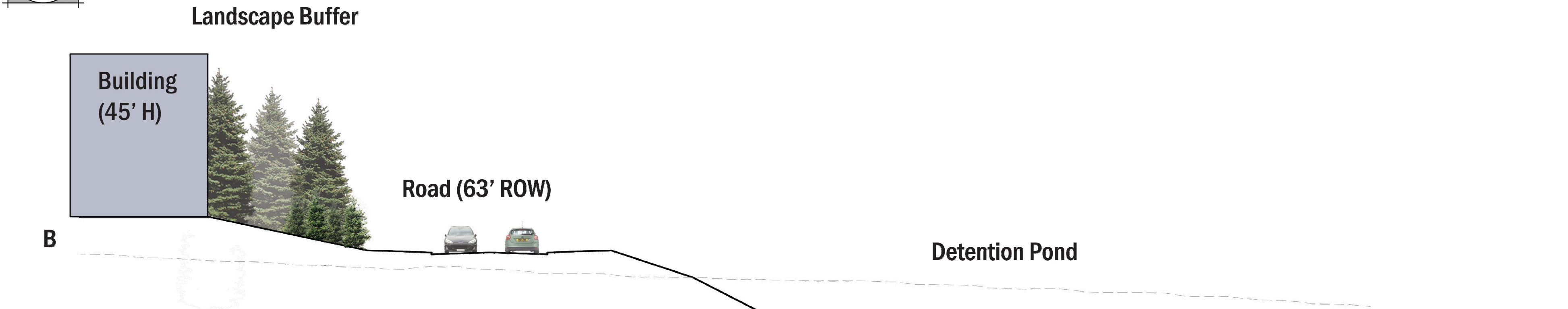
1 BUFFER SECTION A - AT PLANTING
N.T.S.



2 BUFFER SECTION A - MATURE
N.T.S.



3 BUFFER SECTION B - AT PLANTING
N.T.S.



4 BUFFER SECTION B - MATURE
N.T.S.

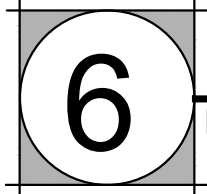
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SHEET NUMBER C511		08/06/2021				
NOT FOR CONSTRUCTION		THIRD RESUBMITTAL 06/06/21 ALW				
		SECOND RESUBMITTAL 06/25/21 ALW				
		FIRST RESUBMITTAL 05/13/21 ALW				
		REVISIONS				
		No.				
		DATE				
		BY				

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PHONE: 704-333-5131
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NC LICENSE #0102

NORTH CAROLINA
LANDSCAPE ARCHITECT
No. 1748
WILLIAM A. TODD

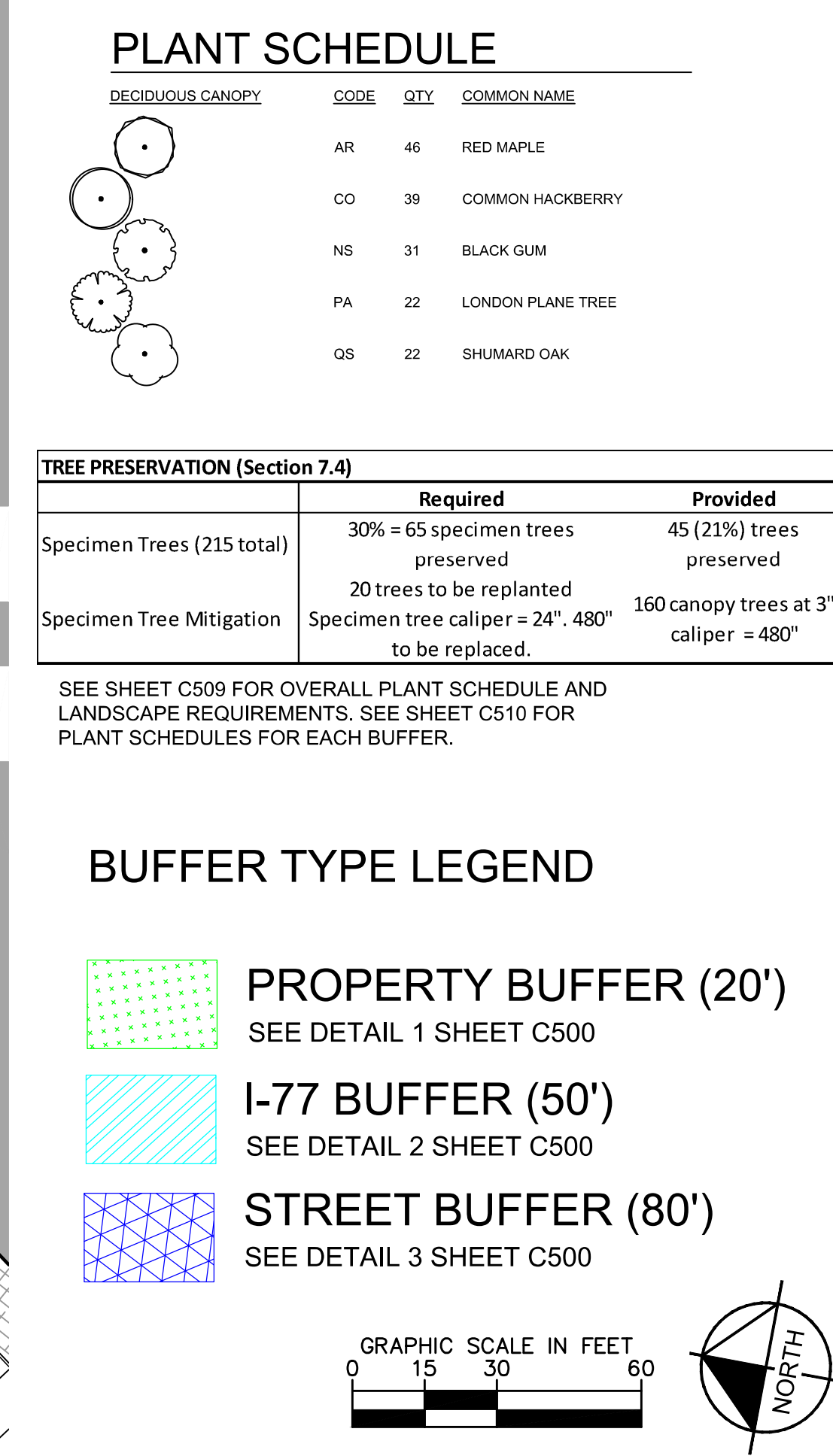
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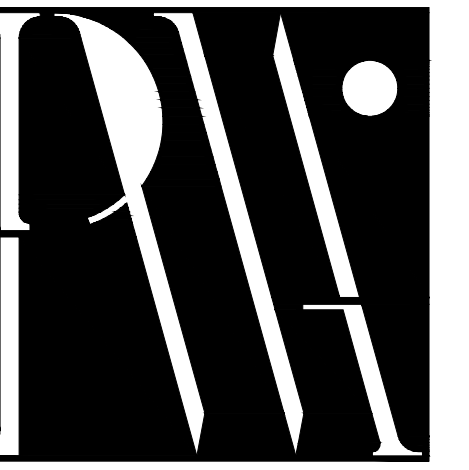
BUFFER SECTION C - MATURE
N.T.S.



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PREPARED FOR		HUNTERSVILLE	
DEVELOPMENT AND		CONSTRUCTION INSIGHTS, LLC	
BUFFER SECTIONS			
DATE	04/01/2021	08/06/2021	
SCALE AS SHOWN	DESIGNED BY MTA		
	DRAWN BY GTF		
	CHECKED BY RBD		
			
© 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 #1-0102		THIRD RESUBMITTAL SECOND RESUBMITTAL FIRST RESUBMITTAL	
		08/06/21 ALW 06/25/21 ALW 05/13/21 ALW	
		No. _____ REVISIONS DATE BY	
NOT FOR CONSTRUCTION			



SHEET NUMBER C513										BELTWAY 77 PREPARED FOR DEVELOPMENT AND CONSTRUCTION INSIGHTS, LLC HUNTERSVILLE NORTH CAROLINA										TREE MITIGATION PLAN										KHA PROJECT 013766000 DATE 04/01/2021 SCALE AS SHOWN DESIGNED BY MTA DRAWN BY GTF CHECKED BY RBD										08/06/2021  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										<table><tr><th>No.</th><th>REVISIONS</th><th>DATE</th><th>BY</th></tr><tr><td>1</td><td>FIRST RESUBMITTAL</td><td>05/13/21 ALW</td><td></td></tr><tr><td>2</td><td>SECOND RESUBMITTAL</td><td>06/25/21 ALW</td><td></td></tr><tr><td>2</td><td>THIRD RESUBMITTAL</td><td>08/06/21 ALW</td><td></td></tr></table>										No.	REVISIONS	DATE	BY	1	FIRST RESUBMITTAL	05/13/21 ALW		2	SECOND RESUBMITTAL	06/25/21 ALW		2	THIRD RESUBMITTAL	08/06/21 ALW		NOT FOR CONSTRUCTION																			
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Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224



**SCHEMATIC
DESIGN**
**77 BELTWAY
BUILDING A**

Huntersville, NC

FLOOR PLAN

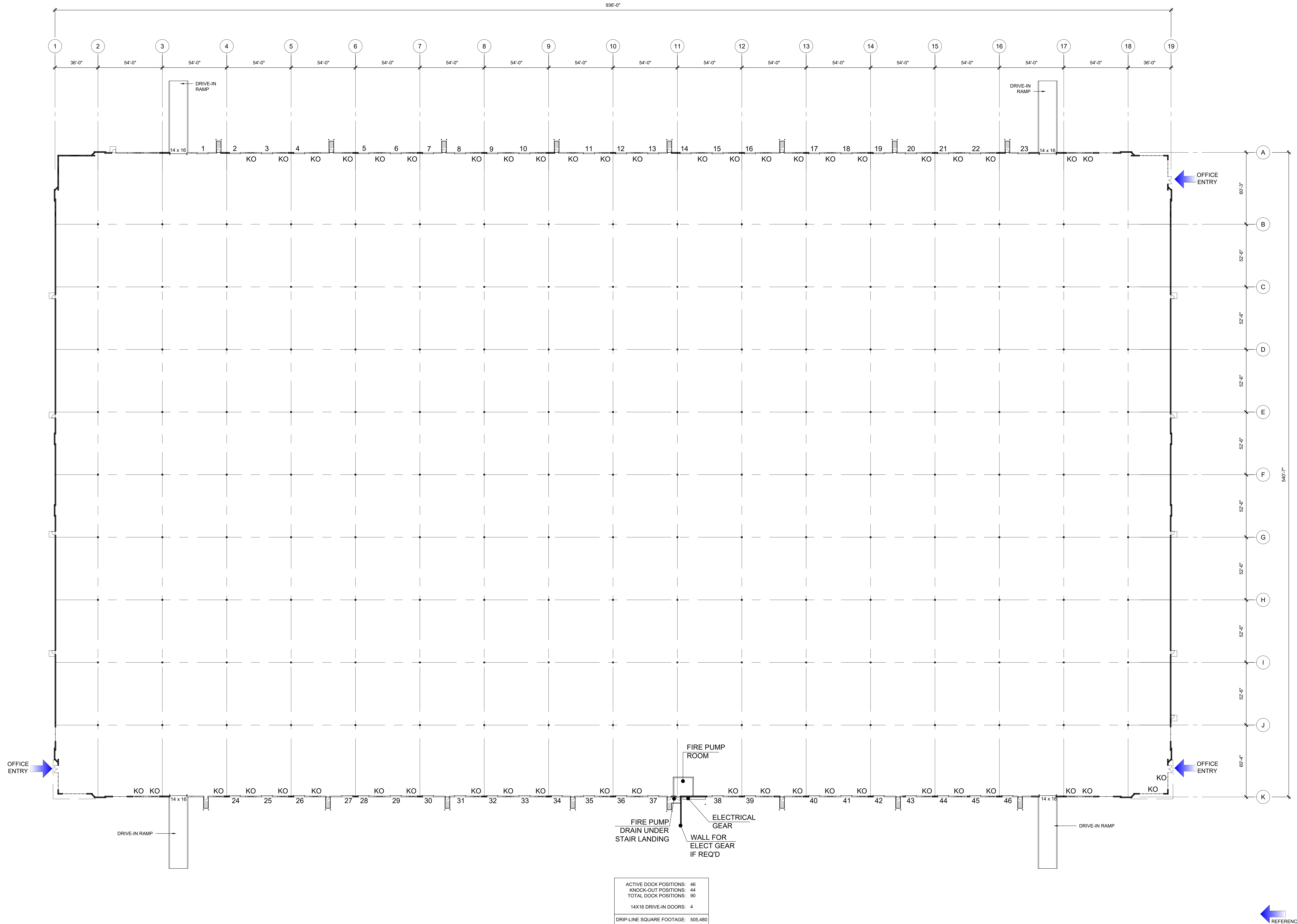
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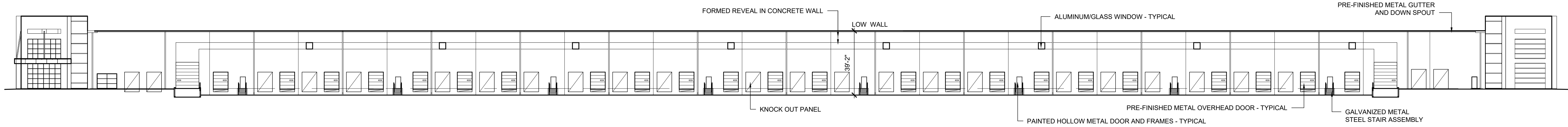
Revisions:
R1 06/06/2021

Project Number: 21-01
Cad File Number: A1.00-Fp

A1.00



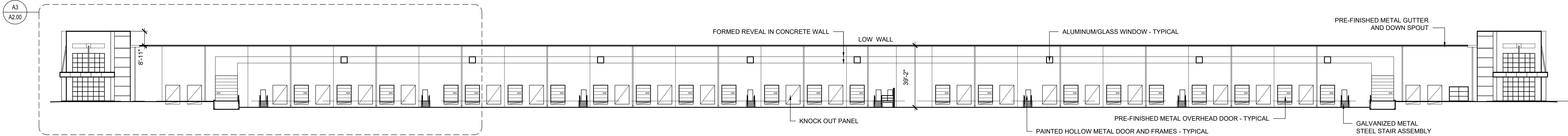
FLOOR PLAN A1
SCALE: 1"=30'-0"



- 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.
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COMPOSITE EAST ELEVATION A5

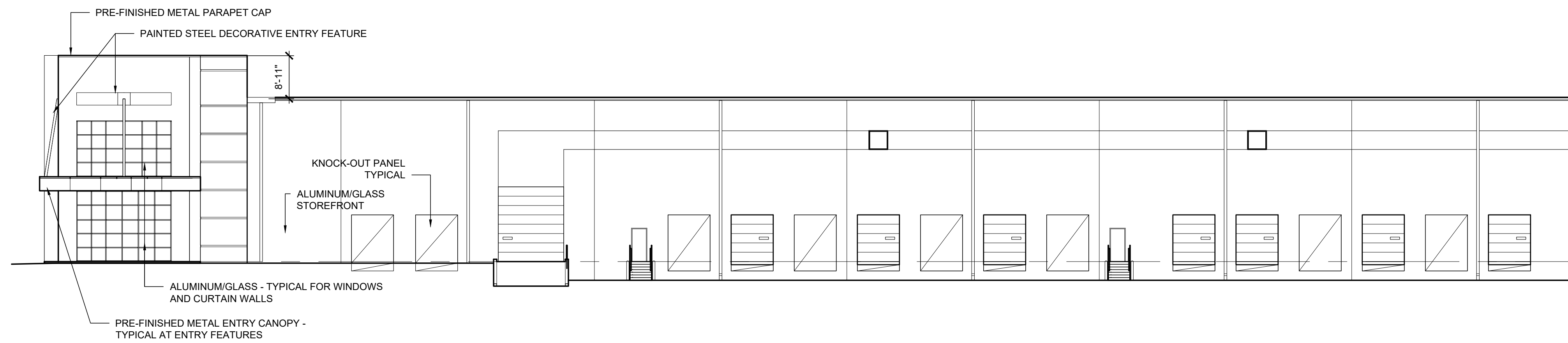
SCALE: 1"=30'-0"



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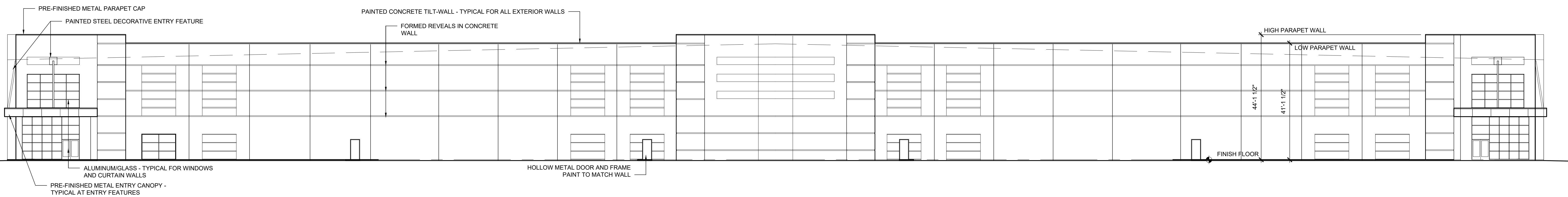
COMPOSITE WEST ELEVATION A4

SCALE: 1"=30'-0"



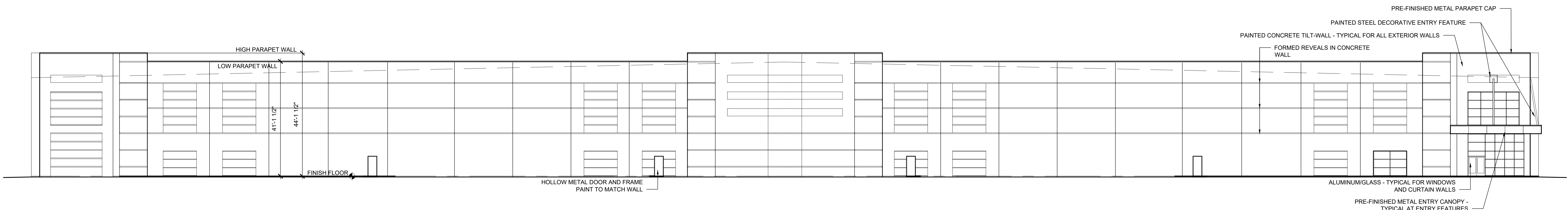
PARTIAL WEST ELEVATION-Entry Feature A3

SCALE: 1"=30'-0"



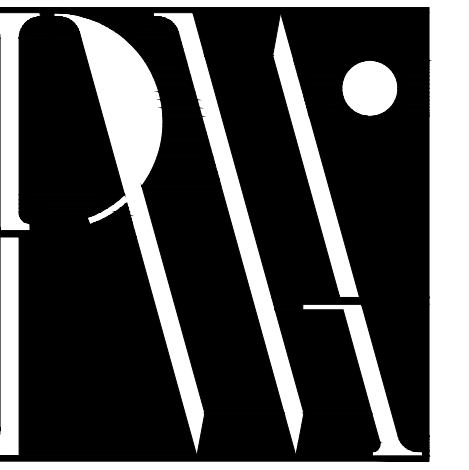
SOUTH ELEVATION A2

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



NORTH ELEVATION A1

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



Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224



**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



Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224



SCHEMATIC DESIGN

77 BELTWAY BUILDING B

Huntersville, NC

FLOOR PLAN

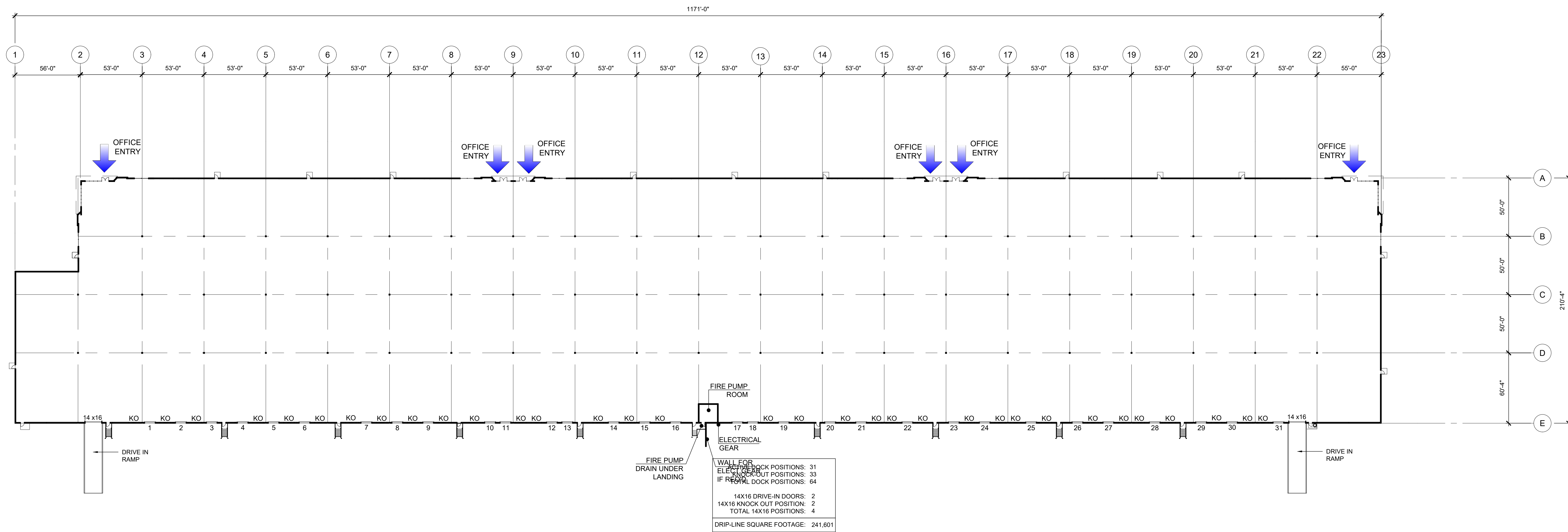
Progress Set Date:

Final Issue Date: 02/01/2021

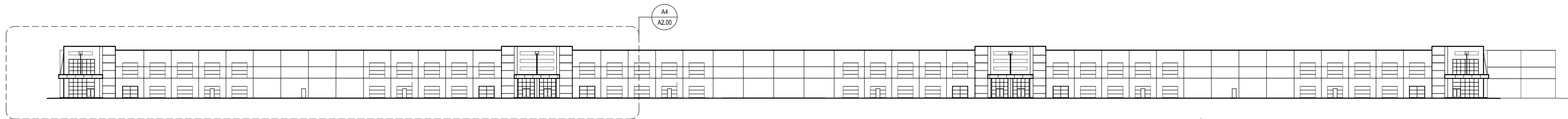
Revisions:
1. 06/05/2021

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

A1.00



FLOOR PLAN A1
SCALE: 1"=40'-0"

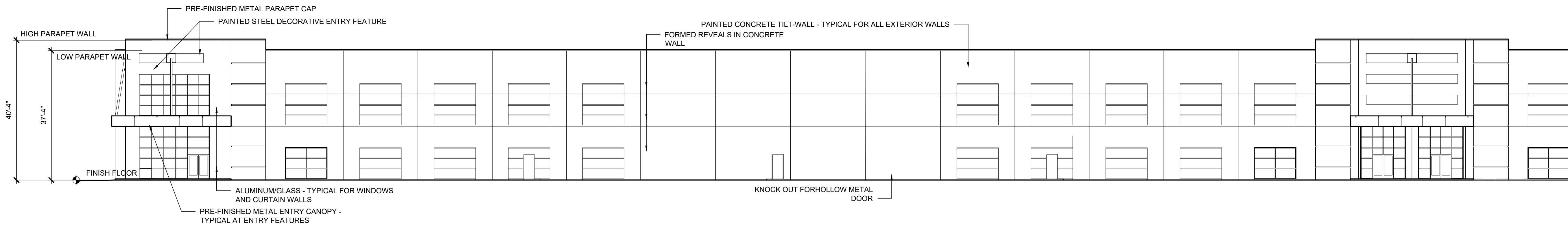


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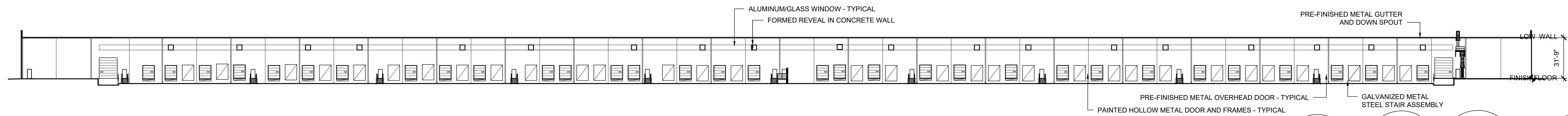
COMPOSITE SOUTH ELEVATION A5

SCALE: 1"=40'-0"



PARTIAL SOUTH ELEVATION - Entry Features A4

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

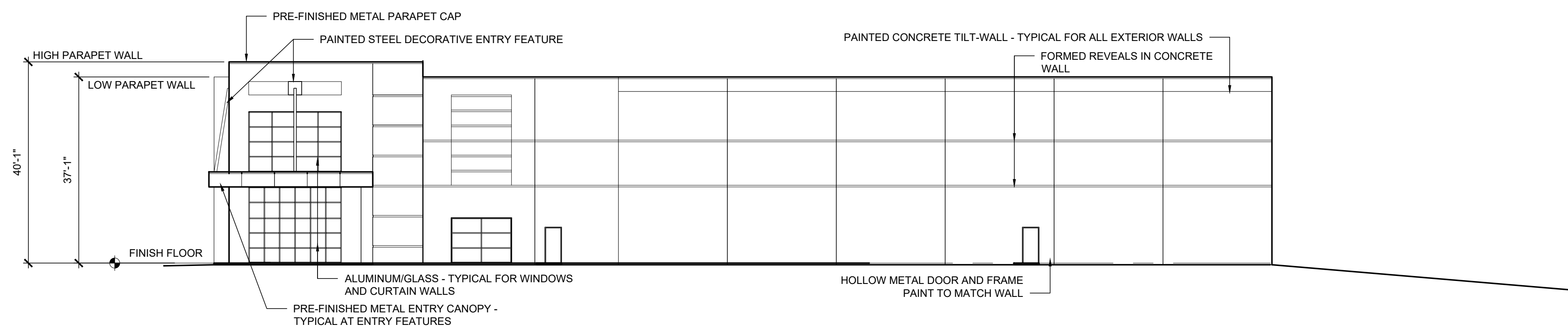


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COMPOSITE NORTH ELEVATION A3

SCALE: 1"=40'-0"

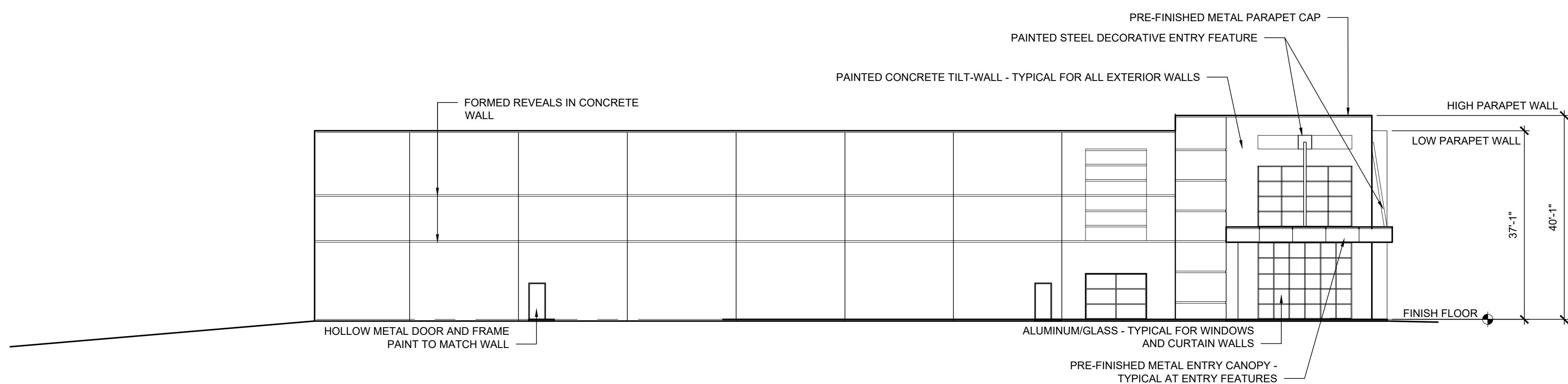


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EAST ELEVATION A2

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



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WEST ELEVATION A1

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



Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224



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



Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224



SCHEMATIC DESIGN

77 BELTWAY BUILDING C

Huntersville, NC

FLOOR PLAN

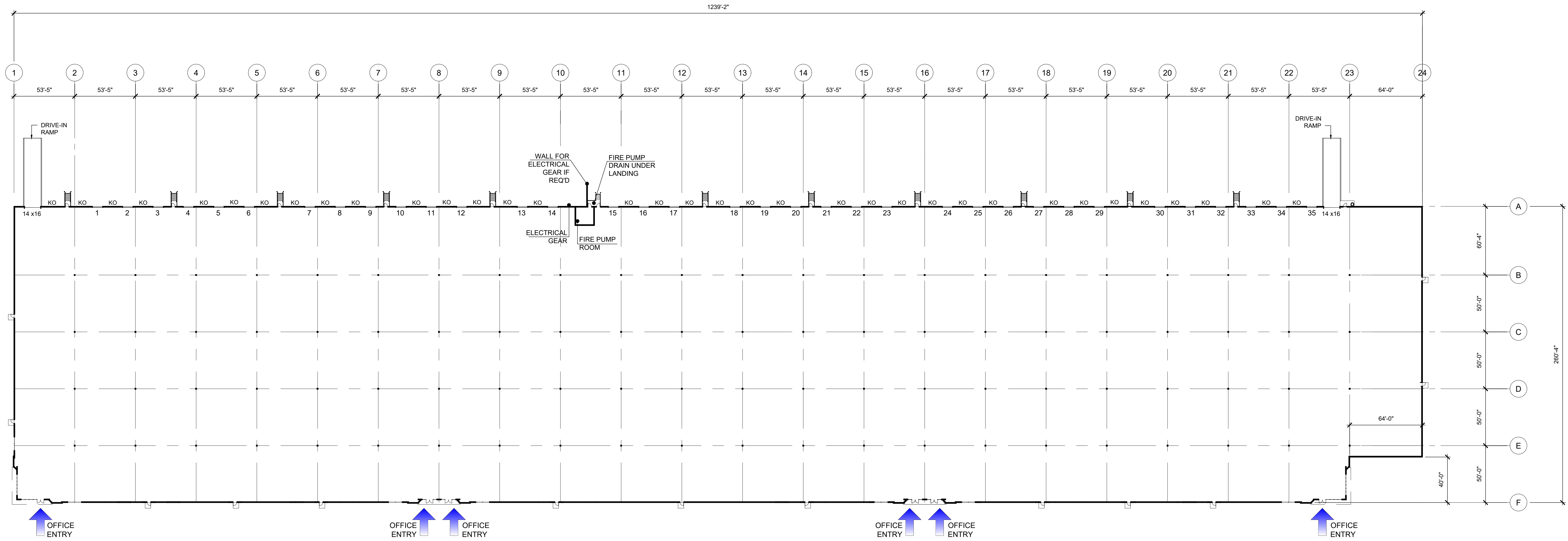
Progress Set Date:

Final Issue Date: 02/01/2021

Revisions:
1. 06/06/2021

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

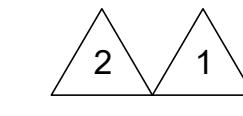
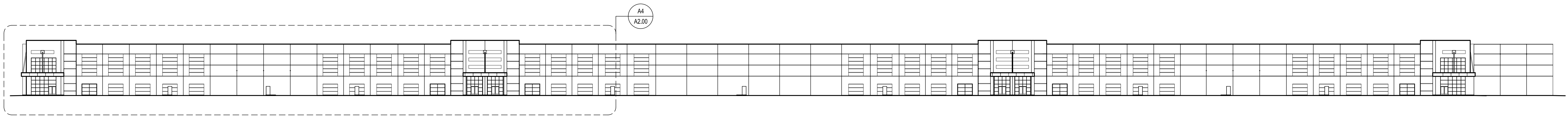
A1.00



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



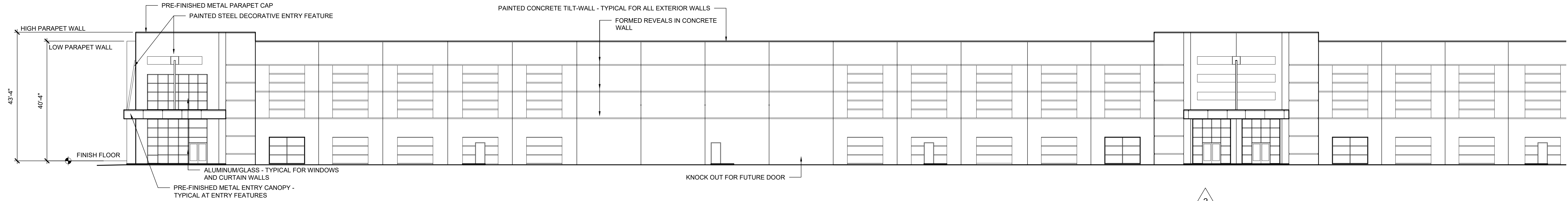
FLOOR PLAN A1
SCALE: 1"=40'-0"



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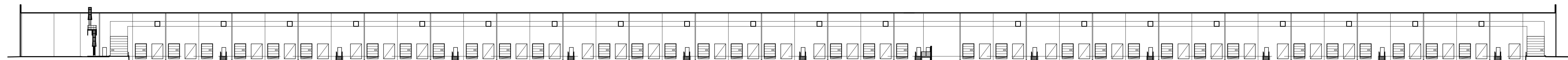
COMPOSITE NORTH ELEVATION A5

SCALE: 1"=40'-0"

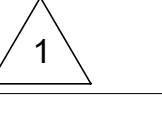


P RTIAL NORTH ELEVATION - Entry Features A4

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

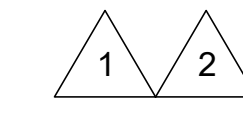
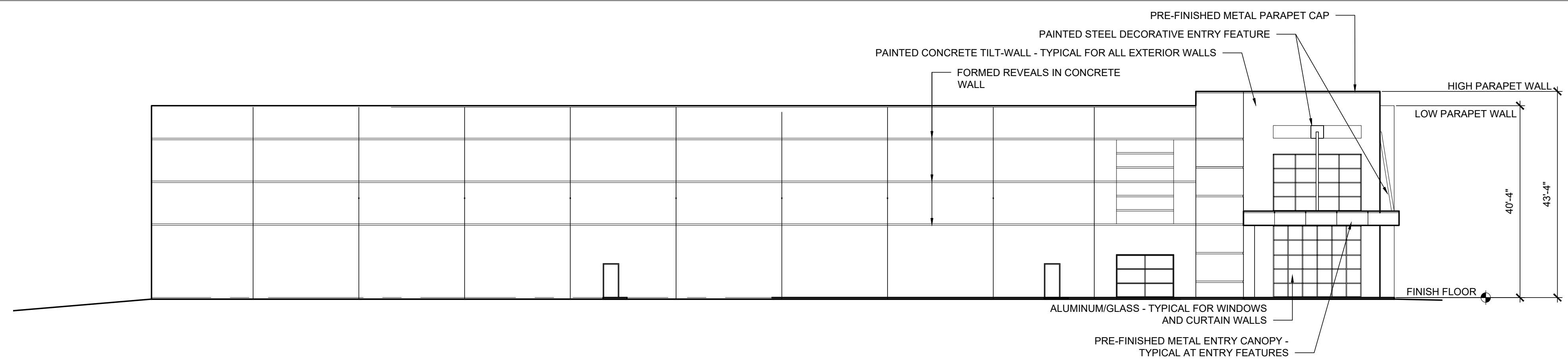


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COMPOSITE SOUTH ELEVATION A3

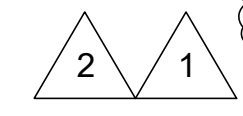
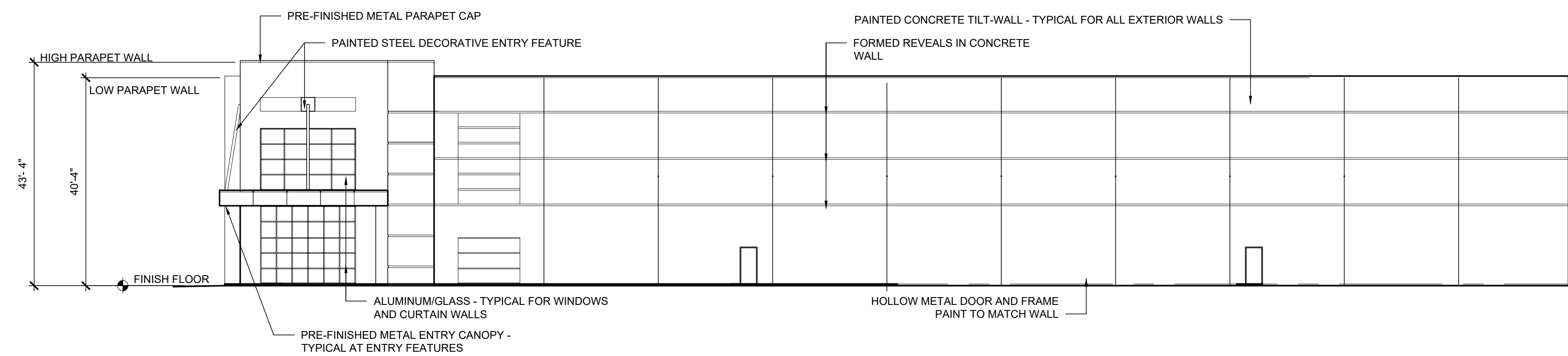
SCALE: 1"=40'-0"



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EAST ELEVATION A2

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



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WEST ELEVATION A1

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



Paul Woody Architect
447 S. Sharon Amity Road
Suite 235
Charlotte, NC 28211

T. 704.365.4932
C. 980.475.2224



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-EI

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=77beltwayhardwoodspectimen>

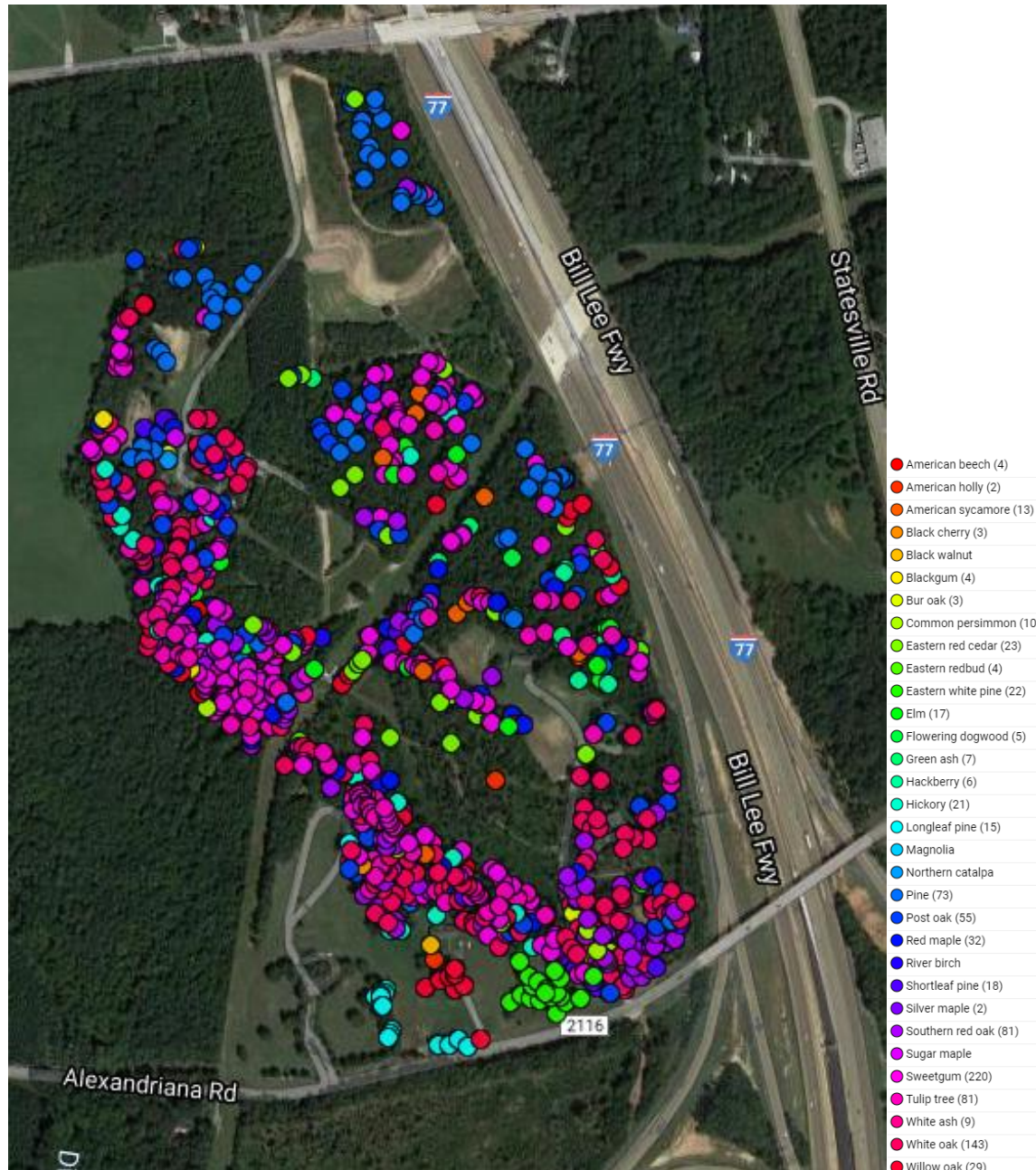
*No Heritage trees were surveyed on this site

Table:

https://docs.google.com/spreadsheets/d/1mgaP5HD4jfZ_d2kBaHcpDVfHOqkQJVPNHeDSt0NIUSM/edit?usp=sharing

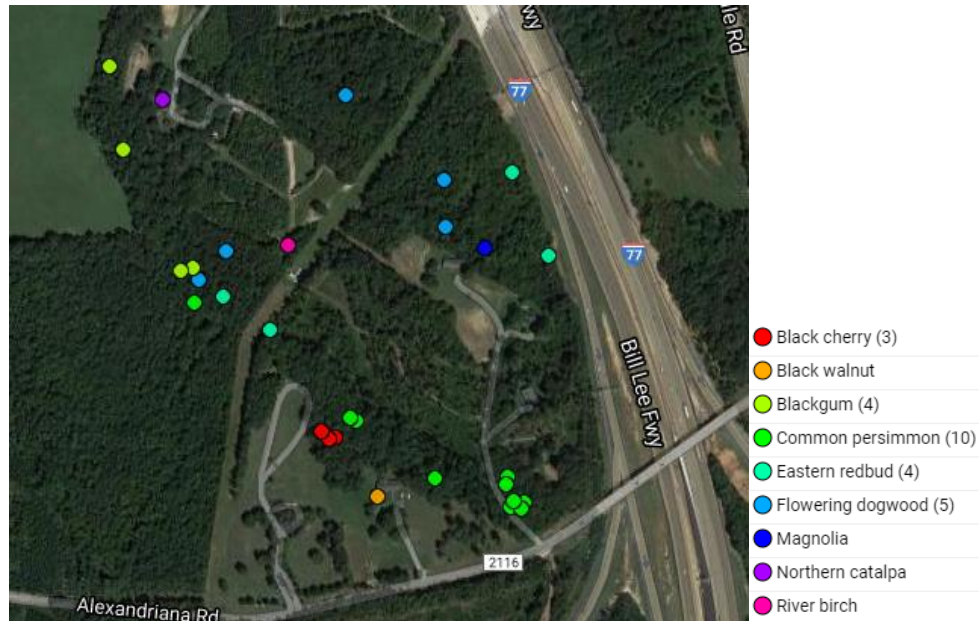
Stand Dynamics

Full Inventory

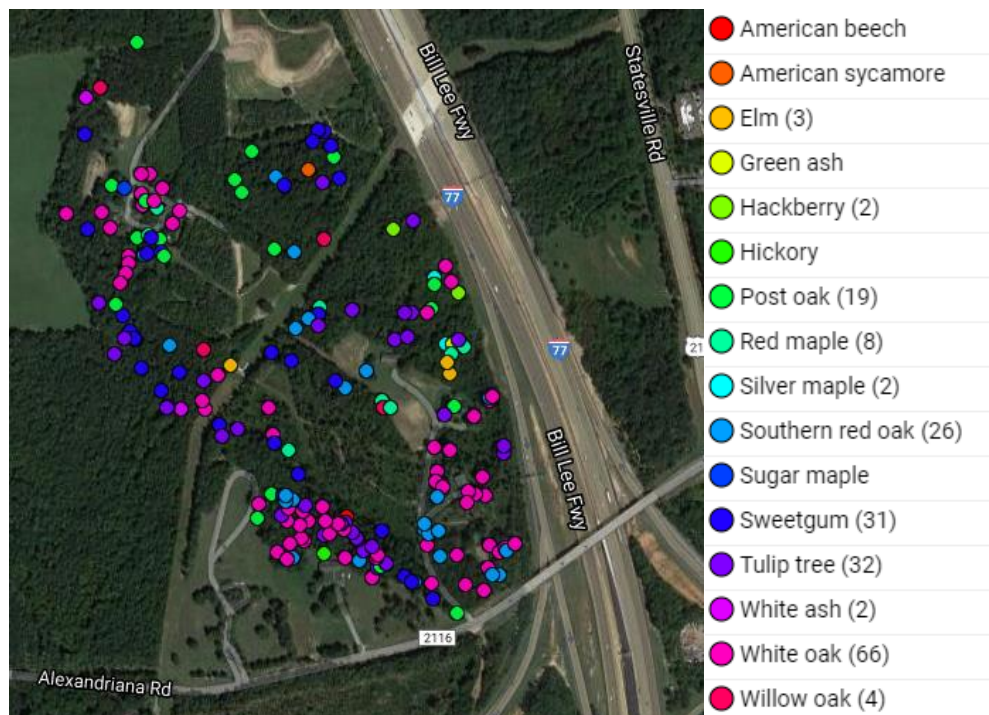


Specimen Trees

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.



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

VIII/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)

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 # 017-21-110 Aaron 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**



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



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

Tracy Barron
tbarron@huntersville.org

FILING FOR

Town of Huntersville - Planning

Columns Wide: 1

Ad Class: Legals

07/06/2021: Other Public Notices 69.70
Notice

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 011011102, 011011110, 011011114, 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.

W000000000000

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

31st This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 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 JLE N. 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

30 This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 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

30 This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 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



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>.

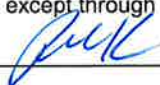
5. Outside Agency Information

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@strategiccapiatpartners.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

<u>Strategic Capital Partners</u>	<u>same as above</u>		
Development Firm	Name of Contact	Phone	Email
<u>Kimley-Horn</u>	<u>Austin Watts, P.E.</u>	<u>704-319-5698</u>	<u>austin.watts@kimley-horn.com</u>
Design Firm	Name of Contact	Phone	Email

Contact Information

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



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,

A handwritten signature in blue ink, appearing to read "Susan Keahey Irvin", with a long horizontal flourish extending to the right.

Susan Keahey Irvin
for the Firm

cc: Richard Horn

IRVIN LAW GROUP

**Town of Huntersville
Town Board
August 24, 2021**

To: Town Board

From: Brad Priest, Principal Planner

Date: August 24, 2021

Subject: Petition #TA21-10 - CB, SP, CI Buffer Text Amendment

EXPLAIN REQUEST:

Petition #TA21-10 is an application by the Huntersville Planning Department 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:

Consider making a recommendation to the Town Board on application TA21-10.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA21-10 - CB Buffer Flexibility - PB Staff Report - 8 24 21
2. Draft Ordinance - 8 24 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 for the application was held on August 16th, 2021. No one from the public spoke for or against the application. After staff presentation and brief discussion, the public hearing was closed.

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 <u>(insert applicable plan reference)</u> 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 <u>(insert applicable plan reference)</u> 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 <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> 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 <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> 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 – Recommended unanimous approval.

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
Planning Board
August 24, 2021**

To: Town Board

From: Tracy Barron, Exec Asst

Date: August 24, 2021

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None

**Town of Huntersville
Planning Board
August 24, 2021**

To: Town Board

From: Tracy Barron, Exec Asst

Date: August 24, 2021

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Planning Board ROP JG EAS 8-16-21

Rules of Procedure

Huntersville Planning Board

Rules of Procedure

Huntersville Planning Board

1) Regular Meetings

At its organizational meeting, the Planning Board shall fix the time and place of its regular meetings. The regular meeting schedule may be changed by the Board at any time upon compliance with the notice provisions of the open meetings law.

The Planning Board shall operate according to Robert's Rules of Order to the extent not contrary to these Rules of Procedure. The Chairperson, subject to these rules, shall decide all points of procedure unless otherwise directed by a majority of the Planning Board in session at that time.

2) Special Meetings

~~Upon compliance with the notice provisions of the open meetings law, the~~ Chairman, or, in the absence of the Chairman, the Vice Chairman, or four or more members of the Planning Board may call a special meeting. ~~The Board shall follow all of the North Carolina Open Meetings law, including, but not limited to, providing by causing a~~ written notice stating the business to be transacted and the time and place of such meeting, and signed by the person or persons calling the same, to be delivered by mail, email, in hand to each member or to be left at his usual dwelling or place of business at least ~~48~~²⁴ hours before the time of such meeting. Only the business stated in the written notice may be transacted at the special meeting so called.

3) Electronic Meetings

i) When a State of Emergency has been declared in accordance with N.C.G.S. § 166A-19.20 that is applicable within the Town limits, the Town Board and any other Town board, committee, or commission may hold a regular, special, or emergency meeting as a remote, electronic meeting using technology such as Zoom, Ring Central, or another virtual or teleconferencing platform.

Any electronic meeting held under this rule must comply with the requirements of N.C.G.S § 166A-19.24. Under such conditions, an electronic meeting shall be treated as though it were a meeting at which all of the Board members who are simultaneously communicating are physically present.

A member of the public body participating by simultaneous communication under this section shall be counted as present for quorum purposes only during the period while simultaneous communication is maintained for that member.

Rules of Procedure

Huntersville Planning Board

Votes of each member made during a remote meeting under this section shall be counted as if the member were “physically present” only during the period while simultaneous communication is maintained for that member.

- ii) If no State of Emergency is in effect in accordance with N.C.G.S. § 166A-19.20 that is applicable within the Town limits, the Planning Board may hold a regular, special, or emergency meeting as a remote, electronic meeting using technology such as Zoom, Ring Central, or another virtual or teleconferencing platform only upon a consensus from the Town Board allowing the remote meeting. The Planning Board may not hold a virtual meeting using technology if there is a quasi-judicial matter on the agenda.

Any electronic meeting held under this rule must comply with the requirements of N.C.G.S § 166A-19.24 and N.C.G.S. § 143-318.13. Under such conditions, an electronic meeting shall be treated as though it were a meeting at which all of the Board members who are simultaneously communicating are physically present.

A member of the public body participating by simultaneous communication under this section shall be counted as present for quorum purposes only during the period while simultaneous communication is maintained for that member.

Votes of each member made during a remote meeting under this section shall be counted as if the member were “physically present” only during the period while simultaneous communication is maintained for that member.

3)4) Organizational Meeting

At the regular meeting in ~~July, ne~~, upon receiving the report of the nominating committee (if any) of the Planning Board, the Board shall elect from its members a Chairman and Vice Chairman for a term of one year.

In the event of the absence or recusal (disqualification) of both the Chairperson and Vice Chairperson from a meeting of the Planning Board or a matter before its voting members in attendance, they may elect a temporary Chairperson for that meeting and proceed with the order of business.

4)5) Agenda: Procedures

- i) The staff to the Planning Board, in consultation with the Chairman, shall prepare the agenda for the meeting. Each member of the Planning Board

Rules of Procedure

Huntersville Planning Board

shall receive a copy of the agenda and it shall be available for public inspection when it is distributed to Board members.

ii) During its consideration of the agenda, Board members shall confine their discussion and comments to those items that appear on the agenda.

ii)iii) During the other business section of the Agenda, the Board may not discuss any individual application for a zoning or subdivision request or a matter that would otherwise require notice based on the North Carolina General Statutes. Any other matter which is not on the agenda may be discussed upon the completion of the action agenda. However, —The the Board may not take formal action on any other business non-agenda item matter unless all Board members vote to add the matter to the agenda. A motion to suspend the rules shall not be in order if the purpose of the motion is to suspend the requirement of unanimity necessary to add a non-agenda matter to the agenda.

iii)iv) The Chairman or any member of the Board may request the staff to place an item on a future agenda by making such a request at a Planning Board meeting. Unless a Board member objects, the requested item shall be included. ~~If~~ a Board member has an objection, the item in question shall not be included on a future agenda unless a majority of the Board votes in favor of including the item.

iv)v) The Planning Board may periodically hold policy agenda meetings and workshops to discuss issues of a policy nature and to determine the necessity for further action. Policy agenda meetings and workshops will be considered informal sessions of the Planning Board and no formal decisions shall be made at these meetings. The staff to the Planning Board shall prepare an agenda for the meeting and the recorder shall provide minutes of the meeting.

5)6) Addressing the Planning Board

i) —Persons desiring to speak on a non-agenda matter that falls within the purview of the Board may be recognized by the Chairman to speak during the Public Comment period. Persons desiring to speak on an agenda matter may be recognized by the Chairman to speak when the item comes up on the agenda. Each speaker shall identify himself by name and address.

ii) —The Planning Board shall adhere to the Town of Huntersville Public Comment Policy adopted by the Town Board of Commissioners currently in

Rules of Procedure

Huntersville Planning Board

~~place at the time. For each agenda item, proponents shall be heard first and shall be provided three (3) minutes each. Opponents shall be heard after the proponents for that particular agenda item, and shall be provided three (3) minutes each. The Chairman may limit time for each speaker proportionate to the number of persons who signed up to comment, if more than 30 minutes will be required for both proponents and opponents.~~

6)7) Office of the Chairman

The Chairman shall preside at all meetings of the Planning Board. In order to address the Board, a member must be recognized by the Chairman. The Chairman is entitled to vote on all matters and shall be considered a member for all purposes, including the determination of whether a quorum is present. In addition to participating as a member, the Chairman shall have the following duties:

- i) To rule motions in or out of order, including any motion patently offered for obstruction or dilatory purposes;
- ii) To determine whether a speaker has gone beyond reasonable standards of courtesy in his remarks and to entertain and rule on objections from other members on this ground;
- iii) To entertain and answer questions of parliamentary law or procedure;
- iv) To call a brief recess at any time;
- v) To adjourn in an emergency, and
- vi) To appoint, as needed, special committees from among the members.

7)8) Office of Vice Chairman

At the organizational meeting, the Planning Board shall elect from among its members a Vice Chairman. A Board member who serves as Vice Chairman shall be entitled to vote on all matters and shall be considered a member for all purposes, including the determination of whether a quorum is present. In the Chairman's absence, the Vice Chairman shall preside, and when presiding, shall have the right to vote upon all questions.

8)9) Quorum

A simple majority of appointed members shall constitute a quorum. A member, who leaves a meeting, whether excused or unexcused, shall be counted as present for purposes of determining whether a quorum is present.

Rules of Procedure

Huntersville Planning Board

9)10) Attendance

In order for the Board to carry its duties and responsibilities it is necessary for all members to attend the regular meetings. The Town Board may remove members who do not attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or who miss three (3) consecutive regular meetings.

11) Conduct of Meetings

The general order of business for a Planning Board meetings shall be as follows:

- i) Any member of the public who has signed up to speak during the Public Comment period shall speak in accordance with the Public Comment Policy.
- ii) Planning Staff shall present the Staff report for the case and enter the Staff report into the record.
- iii) The Applicant shall present their case.
- iv) Board Members may ask questions of staff or the Applicant at any time.
- v) The Board may make a motion.
- vi) The Board shall discuss and debate the motion on the floor.
- vii) The Board shall render its decision.
- viii) Items ii) through vii) above are repeated for each case before the Board.

10)12) Action by the Planning Board

The Planning Board shall proceed by motion, although limited discussion of a matter may be had prior to a motion being made. Any member may make a motion. All motions shall require a second in order to be considered by the Board.

11)13) One Motion at a Time

A member may make only one motion at a time.

12)14) Substantive Motion

A substantive motion is out of order while another substantive motion is pending.

13)15) Adoption by Majority Vote

Rules of Procedure

Huntersville Planning Board

A motion shall be adopted if it receives affirmative votes from a simple majority of members present.

~~14)~~16) **Debate**

The chairman shall state the motion and then open the floor to debate on it. The Chairman shall preside over the debate according to the following general principles:

- i) The introducer (the member who makes the motion) is entitled to speak first, and
- ii) A member who has not spoken on the issue shall be recognized before someone who has already spoken.

~~15)~~17) **Procedural Motions**

In addition to substantive motions, the following procedural motions, and no others, shall be in order. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority vote for adoption.

- I. To adjourn.
- ii) The motion may be made only at the conclusion of action on a pending matter; it may not interrupt deliberation of a pending matter.
- iii) To take a recess.
- iv) To suspend the rules.
- v) The motion requires a vote equal to the number required for a quorum.
- vi) To divide a complex motion and consider it by paragraph.
- vii) To defer consideration.
- viii) A substantive motion whose consideration has been deferred expires one hundred (100) days thereafter unless a motion to revive consideration is adopted.
- ix) Call of the previous question.
- x) The motion is not in order until all members who have indicated a desire to be recognized have had an opportunity to speak once.

Rules of Procedure

Huntersville Planning Board

- xi) To postpone to a certain time or day.
- xii) To refer to a committee.
- xiii) Sixty (60) days after a motion has been referred to a committee, the introducer may compel consideration of the measure by the entire Board, whether or not the committee has reported to matter to the Planning Board.
- xiv) To amend.
- xv) An amendment to a motion must be pertinent to the subject matter of the motion, but it may achieve the opposite of the intent of the motion. The amending of a motion is effective only with the consent of the maker and seconder of the original motion. A motion may be amended, and that amendment may be amended, but no further amendments may be made.
- xvi) To revive consideration.
- xvii) The motion is in order any time within one hundred (100) days after the day of a vote to defer consideration. A substantive motion on which consideration has been deferred expires one hundred (100) days after the deferral unless a motion to revive consideration is adopted.
- xviii) To reconsider.
- xix) The motion must be made by a member who voted with the prevailing side, and only at the meeting during which the original vote was taken. The motion cannot interrupt deliberation on a pending matter but is in order at any time before actual adjournment.
- xx) To rescind or repeal.
- xxi) To ratify
- xxii) To prevent reconsideration for three (3) months.
- xxiii) The motion shall be in order immediately following the defeat of a substantive motion and at no other time. To be adopted, the motion requires a vote equal to the number required for a quorum; it is valid for three (3) months.

Rules of Procedure

Huntersville Planning Board

xxiv) To substitute.

xxv) A motion to substitute may seek the opposite result of the original motion, but it must be pertinent to the subject matter of the original motion. A substitute motion is voted on prior to taking a vote on the original motion. It shall not be necessary for the Board to vote a second time on the same subject matter if a motion to substitute is approved.

~~16)~~18) Renewal of Motion

A motion that is defeated may be renewed at any later meeting unless a motion to prevent reconsideration has been adopted.

~~17)~~19) Withdrawal of Motion

A motion may be withdrawn by the introducer at any time before a vote. Permission of the members seconding the motion is not required.

~~18)~~20) Duty to Vote

Pursuant to §160D-109, members of appointed boards shall not vote on any advisory or legislative decision regarding the adoption of a development regulation where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. For purposes of these rules a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

Every member must vote unless excused by the remaining members. A member who wishes to be excused from voting shall so inform the Chairman, who shall take a vote of the remaining members. No member shall be excused from voting except upon matters involving a conflict of interest as set forth in the preceding paragraph or, the consideration of his or her own financial interest or official conduct. In all other cases, a failure to vote by a member who is physically present at the meeting, or who has withdrawn without being excused by a majority vote of the remaining members present shall be recorded as an affirmative vote.

~~19)~~21) Adoption of Motions and Resolutions

Rules of Procedure

Huntersville Planning Board

The affirmative votes of a simple majority of members present shall be required for the passage of any motion.

~~20)~~22) **Amendment**

The Planning Board may amend the Rules of Procedures at any time provided that the amendment is presented at one meeting and action is taken at the next scheduled meeting.

~~21)~~23) **Minutes**

Minutes of the Planning Board meetings shall be kept and shall be opened to the inspection of the public. The results of each vote shall be recorded in the Minutes.

~~24)~~ **Standards for Granting a Variance**

A variance may only be granted upon a showing that all four of the following provisions are met:

- 1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- 4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

Rules of Procedure

Huntersville Planning Board

22)25) Committees of the Planning Board

The following rules shall be applicable to the meetings of any standing or ad hoc committee, which may be formed by the Planning Board from among its own members:

- i) A quorum shall be required consisting of a majority of the members of the committee.
- ii) The chairman of the committee shall have a vote on all matters coming before the committee.
- iii) Minutes of committee meetings shall be kept and open to the inspection of the public. -The results of each vote shall be recorded in the minutes.

Adopted, as amended, this _____ day of _____ 2021.
~~Approved and adopted this 27th day of May, 2014.~~

Stephen Swanick~~Bruce Andersen~~, Chairman

ATTEST:

Tracy Barron~~Michelle V. Haines~~, Secretary

**Town of Huntersville
Planning Board
August 24, 2021**

To: Town Board

From: Tracy Barron, Exec Asst

Date: August 24, 2021

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None