

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA

Planning Board Meeting

April 28, 2026 - 6:30 PM

TOWN HALL (14704 N Old Statesville Road)

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

Advisory Board Members: Chair Jay Henson, Vice-Chair Scott Hensley, Chris Boyd, Lee Hallman, Marshall Horsman, Trina Loomis, Michael Pollard, Prince Tokpah, Jodi Wright, Alternate Jennifer Davis, Alternate Alyssa Miller

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the March 24, 2026, regular meeting minutes. *(Tracy Barron)*

3. Public Comments

4. Action Agenda

4.A. Consider a recommendation on Petition #R25-14, a request by Dash In Food Stores, Inc to rezone 2.67 +/- acres at the corner of Statesville Rd and Hambright Rd from Corporate Business (CB) to Highway Commercial with Conditions (HC-CD) for a convenience store with gasoline sales and an accessory car wash. *(Nathan Farber)*

4.B. Consider a quasi-judicial decision on Variance Petition #V26-01, a request by Habitat For Humanity Of The Charlotte Region, to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home and to allow encroachment into the front yard setback of 20 feet. *(Lauren Speight)*

4.C. Consider a quasi-judicial decision on Variance Petition #V26-02, a request by Habitat For Humanity Of The Charlotte Region, to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home and to allow encroachment into the front yard setback of 20 feet. *(Lauren Speight)*

5. **Other Business**
6. **Adjourn**

General Meeting Information

Planning Board:

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

Meeting Time, Place and Agenda:

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

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. *(Public Comment and Public Hearing Policy - Amended March 3, 2026)*

Special Accommodations:

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



Request for Board Action

April 28, 2026

To: Board Members

From: Tracy Barron, Administrative Analyst

Date: April 28, 2026

Subject: Consider approval of the March 24, 2026, regular meeting minutes.

EXPLAIN REQUEST:

Consider approval of the March 24, 2026, regular meeting minutes.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. March 24, 2026 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, March 24, 2026.

Roll Call

Present: S. Hensley, C. Boyd, L. Hallman, M. Horsman, M. Pollard, J. Wright, and J. Davis

Absent: J. Henson, T. Loomis and P. Tokpah

Approval of Minutes

Item 2A: Consider approval of February 24, 2026, regular meeting minutes.

Motion: J. Wright made a motion to approve February 24, 2026, regular meeting minutes. J. Wright seconded the motion.

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

Public Comments:

None

Action Items

Item 4A: Consider a recommendation on Petition R26-02, a general rezoning of 121 Gilead Road from Neighborhood Residential District (NR) to Town Center (TC).

B. Priest, Assistant Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval as presented.

The Board asked questions about what the general rezoning would permit in this space, the hours of business, noise restrictions, the uses and if the outdoor space could be used.

The Board asked how staff interpreted immediate vicinity for general rezoning, the history of the parcels that were previously submitted for general rezoning and what the applicants of those properties have proposed for their uses, if a nightclub would be permitted in this location if this general rezoning is approved, what protections are in place based on the historic status.

The applicants, Brian Hines, HFH Partners, Huntersville, NC shared the history of the property and said that they have no desire to remove the historic status of the property. The goal of this rezoning is to be proactive based on what the applicant sees as the future direction of the town for Town Center zoning for the downtown area. They believe in the future this may be a good location for a restaurant.

Motion: L. Hallman made a motion to recommend denial of R26-02 121 Gilead Road General Rezoning. The Planning Board recommends denial because the plan is inconsistent with policies of the 2040 Community Plan and the 2023 Downtown Master Plan as follows: the 2040 Community Plan LU 6.3, LU 7, LU 8.2, LU 11, EV 1.3, EV 2, DT 1, DT 2, DT 3.1, DT 8.1, and DT 8.2 and the Downtown Master Plan Executive Summary paragraph 4 calling for Town engagement with private redevelopment to drive site specific mutually beneficial outcomes, Executive Summary section C.1 Economic Development recognizing existing ownership patterns, and C.2 Existing Development activity. It is not reasonable nor

in the public interest to approve the rezoning plan due to these inconsistencies. M. Pollard seconded the motion.

L. Hallman quoted from the 2040 Community Plan that properties should not be preemptively upzoned based on the future land use map until other areas have filled in properly. In his opinion we should hold to what we have more strongly and not give up the input and leverage into what should be at this location to ensure that it is right for the developer and the Town. This is the second time a general rezoning has been requested, the Planning Director was unable to provide examples of when this was done previously. This is leaving this too wide open for potential future owners who may not share the same values and vision as the current owners. A historic designation can be undone in one year.

M. Pollard stated that this location is at the center of the Town and could potentially be used for purposes that are not in keeping with what the Town would like to have at the heart of it's downtown. This request does not provide the assurance or control to ensure that for the future.

J. Davis commented that she agrees with staff's view of this application. This property is on Gilead Road and is so close to Town Center with the plans supporting this type of use in this location.

C. Boyd commented that the argument that this location is steps from Town Center is also why this property should likely be zoned Town Center. The reality is that Town Center zoning will likely be all this block of Gilead Road over the next 10 years. He then asked M. Pollard and L. Hallman if they would support this if they knew it was a restaurant. M. Pollard commented that he would prefer to have a specific site plan. L. Hallman stated he disagrees with general, not conditional, rezoning to Town Center because the Town gives up their influence over what businesses can be opened within Town Center.

J. Wright commented that she agrees that this section of Gilead Road will likely all be rezoned to Town Center and the idea of having another restaurant is a good idea. The goal of the 2040 Plan was the 10-10-10 plan and we really haven't gotten close to achieving that but this seems great for Town Center zoning with the exception of a night club.

S. Hensley commented on his conversation with J. Simoneau, former Planning Director regarding the perspective of how individual lot rezoning could value the downtown area.

L. Hallman made a follow up comment regarding the two properties that were approved for general rezoning and are even closer to the Town Center and the current status of those properties.

M. Pollard made a follow up comment regarding the importance of what type of business within the core of the Downtown.

Vote: The motion failed (2-5) with C. Boyd, M. Horsman, J. Davis, S. Hensley, and J. Wright opposed.

Motion: C. Boyd made a motion to recommend approval of R26-02 121 Gilead Road General Rezoning. The Planning Board recommends approval because the Town Center zoning district will be consistent with the 2040 Community Plan and Downtown Master Plans. It is reasonable and in the public interest to approve this rezoning because it is consistent with Future Land Use implementation policies and is

consistent with policies LU 6.1, LU 6.2, EV 1.2, EV 2.2, EV 2.3 and the “Gathering” principle of the Downtown Master Plan. J. Davis seconded the motion.

Vote: The motion passed (5-2) with M. Pollard and L. Hallman opposed.

Item 4B: Consider a recommendation on Petition R25-17, a rezoning at the corner of Glendale Drive and Huntersville-Concord Road from General Residential (GR) to Neighborhood Residential-Conditional District (NR-CD) for a three-lot single-family residential subdivision.

P. Patterson, Planner II entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff does not support the application as shown at this time.

The Board asked if the setbacks and driveway are available for review, what the purpose is of the General Residential zoning.

The applicants, Nate and Drew Bowman, Huntersville, NC shared that they are currently shopping builders for the 3 lots as the builder that was previously interested in 4 lots cannot make the 3 lots work. They have also increased the buffer to the neighbor who planted the row of evergreens so that they are not disturbed. They presented a letter of support from the neighbor across the street from this property. They also stated their support of the dedication of right-of-way to the town for future road improvements at that intersection.

The Board asked if the walkability of these lots to the benefits of the neighborhood have been evaluated, the potential street improvements, any proposed sidewalk connections, what future railroad crossings are being considered.

Motion: C. Boyd made a motion to recommend approval of R25-17 Glendale Drive subdivision. The Planning Board recommends approval based on the plan being consistent with conditions. With conditions the application is consistent with policies LU 1, LU2.1, LU 9.1, and ES 4 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the rezoning plan because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. J. Davis seconded the motion.

It was determined that the conditions needed to be stated in the motion.

J. Wright commented on the neighbors negative feedback from the Public Hearing and how those concerns have been addressed.

Motion: C. Boyd made an amended motion to recommend approval of R25-17 Glendale Drive subdivision with all staff’s recommended conditions. The Planning Board recommends approval based on the plan being consistent with conditions. With conditions the application is consistent with policies LU 1, LU2.1, LU 9.1, and ES 4 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the rezoning plan because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. J. Davis seconded the motion.

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

Other Business

None

Adjourn

L. Hallman made a motion to adjourn. C. Boyd seconded the motion.

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

Approved this ____ day of _____ 2026.

Chairman or Vice Chairman

Board Secretary



Request for Board Recommendation

April 28, 2026

To: Board Members

From: Nathan Farber, Senior Planner

Date: April 28, 2026

Subject: #R25-14 Dash In Gas Station

EXPLAIN REQUEST:

Consider a recommendation on Petition #R25-14, a request by Dash In Food Stores, Inc to rezone 2.67 +/- acres at the corner of Statesville Rd and Hambright Rd from Corporate Business (CB) to Highway Commercial with Conditions (HC-CD) for a convenience store with gasoline sales and an accessory car wash.

ACTION RECOMMENDED:

Make a recommendation

FINANCIAL IMPLICATIONS:

NA

ATTACHMENTS:

1. R25-14 PB Staff Report
2. Attachment 1 Application
3. Attachment 2 Site Plan
4. Attachment 3 Public Meetings
5. Attachment 4 Engineering Report and TIA Determination
6. Attachment 5 Deferral Letter
7. Attachment 6 Deferral Letter

Application Summary

Case Number/Project Name: R25-14 Dash In

Project Address: 11430 STATESVILLE RD
HUNTERSVILLE NC 28078

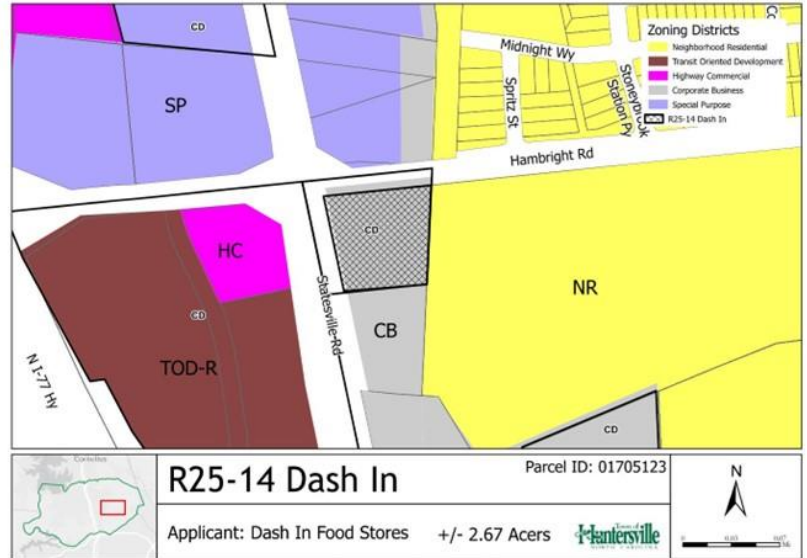
Proposed Zoning: Highway Commercial-
Conditional District (HC-CD)

Proposed Land Use: Gasoline Service Station
with a Convenience Store and a Car Wash

Applicant: Dash In Food Stores, Inc.

Property Owner: Ashley Kelly Pharr and
Wendy C. Speckman

Staff Contact: Nathan Farber, 704-766-
2237 (nfarber@huntersville.org)



Site Data

Acreage (+/-): 2.67 acres

Parcel Numbers: 017-051-23

Current Zoning: Corporate Business-Conditional District (CB-CD)

Current Land Use: Vacant

Adjoining Zoning and Land Uses

North: Special Purpose (SP); Commercial Use

South: Corporate Business (CB); Industrial Use; Warehouse

East: Neighborhood Residential (NR); Single Family Residential (Stoney Brook Subdivision) and a School (JM Alexander Middle School)

West: Highway Commercial (HC); Transit-Oriented Development - Residential (TOD-R); Vacant and Multi-Family Housing (Hambright Junction)

Project Description

Petition #R25-14 is a request by Dash In Food Stores, Inc. to rezone +/- 2.67 acres located at the corner of Hambright Rd and Statesville Rd (Parcel 017-051-23) from Corporate Business to Highway Commercial with a Conditional District. The purpose of the rezoning is to develop a gasoline service station with a convenience store and a car wash since the current zoning does not permit a gas station. The site was previously rezoned as part of R88-29 under the Mecklenburg County Zoning Ordinance. The approved site plan currently limits the site to a 20,000 square foot building and limits the uses to I-1 uses from the 1988 Mecklenburg County Zoning Ordinance.

Update Status

- Public Hearing: Public hearing occurred on April 21st, 2026.
- Planning Board: To be added when available.

Architectural Elevations: Applicant could meet the requirement.

- Proposed: See Attachment B. Sheets SD-100 through SD-300.



Figure 1 Street Frontage Elevation of the Convenience Store

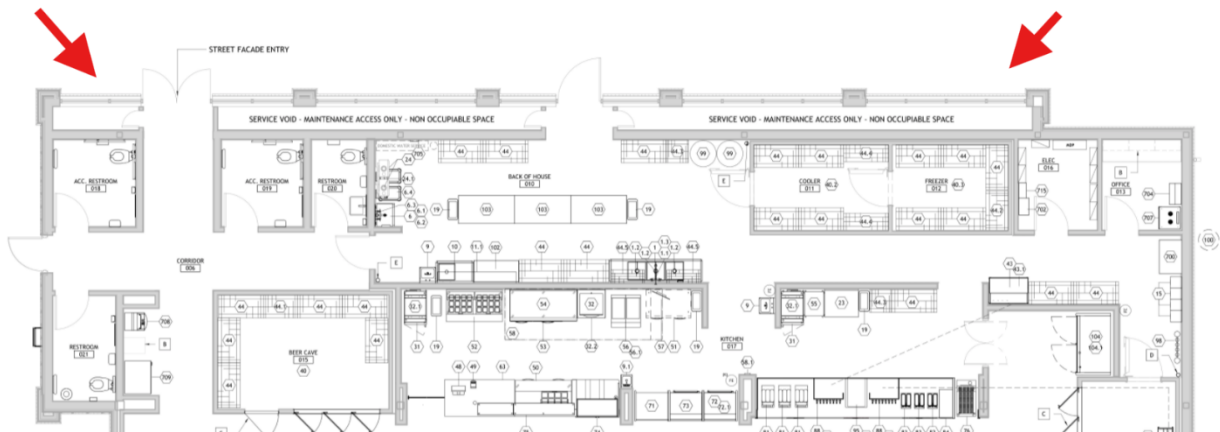


Figure 2 Floor Plan showing Street Frontage Interior

- Staff comments: The applicant has worked with staff to create a architectural elevation that meets the requirements of Article 4.5 Lot Type / Highway Commercial and Article 4.6 Building Type / Highway Commercial. The elevations provide a strong relationship with the corner of the Hambright Rd and Statesville Rd intersection while creating an interesting and comfortable experience for pedestrians. The pedestrian entrance is included on the street side and all other windows act as a “display case”(See Sheet SD-300 of Attachment B). The double doors to the right of the elevation are the main pedestrian entrance that will lead directly into the store. The single door is a service door that will only be accessible by the store’s staff.

For Staff to state that the “Applicant has met the requirement”, a note or detailing need to be provided related to what will be provided in the street frontage “display space” beyond the glass. Will it be a mural, artwork, merchandise. Staff would not be in support of a blank wall and suggest a clear note should be provided.

Buffers: Applicant is requesting a modification.

- Proposed: A 30' Undisturbed buffer is being provided along the eastern property line with the CMS property as required by the ordinance. No other buffer is required. See below for modification requests.
- Staff comments: The 30' buffer contains existing tree canopy so no additional planting would be required.

Open Space: *Not Applicable*

- Proposed:
- Staff comments: Open Space is not required. The applicant is providing an outdoor dining patio area along the Statesville Rd frontage.

Landscaping: *Applicant is requesting a modification.*

- Proposed: Applicant is in compliance with all requirements regarding street trees and parking screening. The applicant is proposing to provide a "full buffer" along the street frontage to screen the parking and gas canopy. This is in excess of the ordinance requirements. The modification relates to the location of the proposed dumpster.
- Staff comments: Staff is in support of the additional buffering though we recommend removing the portion of the buffer along the edges of the building to ensure the building fully relates to the street. Additionally, it would be our recommendation to add a note that states the applicant will work with Town Staff to determine the species and spacing of the proposed buffer due to concerns to long-term tree health and spacing.

Build-To Lines: *Applicant has met the requirement.*

- Proposed: The applicant has proposed a setback of 20'.
- Staff comments: The Highway Commercial lot type recommends 15' in most cases but allows for slight variations due to special site conditions. Given that the building is on the corner a 20' setback is consistent.

Tree Save: *Applicant does not meet the requirement.*

- Proposed: The Highway Commercial district requires 30% Specimen save. 16 specimens are on site, and 4 trees are proposed to be saved (25%). The applicant is proposing to mitigate for the 5th specimen by planting 13 canopy trees @ 3" DBH.
- Staff comments: The proposed mitigation trees appear to be planted in place of the required large maturing trees that are already required for the parking screening requirements. Mitigation trees may not count towards a required planting. The applicant can choose to plant elsewhere or provide a check to the Town Tree Fund.

Vesting: *Applicant has met the requirement.*

- Proposed: Applicant has requested vesting that aligns with Section 160D-108.1 of the NC General Statutes. If approved, the rezoning plan shall be vested for a period of two years.
- Staff comments: NA

Conditional Notes: *Applicant does not meet the requirement.*

- Proposed:
 - On Sheet C-201 of the Rezoning Plan the applicant has provided two notes, 1c and 5b, that states that both the site plan and elevations are only conceptual in nature.
 - The Rezoning would limit the permitted uses to the site to:
 - Convenience Store with Gasoline Sales and Accessory Car Wash
 - Retail Establishments
 - Offices
 - Professional and Personal Services
 - Restaurants without Drive-Through Windows
 - HealthCare Services

- Bank Branches
 - The Maximum gross floor area of the principal building will be 5,850 square feet.
 - The Maximum gross floor area of the car wash building shall be 1,350 square feet.
 - The maximum height of any building on the site shall be 35 feet.
- Staff comments: Staff are not in support of the applicants provided schematic notes as they do not ensure that what is shown on both the site plan and the architectural elevations is what will be provided when construction plans are submitted. Staff asks that the applicant provide the following staff recommended note: “The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan”.

Minor Outstanding Comments: *Applicant does not meet the requirement.*

- Staff comments: Staff are working with the applicant to ensure that all remaining minor comments are addressed.

Transportation Comments: *Applicant does not meet the requirement.*

- Proposed: Access to the site will be off of both Hambright Rd and Statesville Rd. A 10’ sidepath will be provided along all frontages as required by the ordinance.
- Planning Staff Comments: NA
- Engineering Staff comments: See attached report for Engineering comments regarding required TIA.

Stormwater Comments: *Applicant has met the requirement.*

- Engineering Staff comments: See attached report for Engineering comments.
- Planning Staff Comments: NA

Applicant Modification Requests

Modification Request 1: *Request to permit side yard parking to occupy 68% of the principal frontage line as generally depicted on the rezoning plan.*

- **Applicable Zoning Requirements:** Article 4.5 Lot Type / Highway Commercial (4) of the zoning ordinance states that parking shall be located to the rear and/or side of the building and that sideyard parking may occupy no more than 45% of the principal frontage line.

Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request due to the applicant providing a 20’ opaque buffer along Hambright Rd and Statesville Rd in front of the parking lot, as well as the shape of the lot. This 20’ buffer is based on Article 7.5 Non-Residential buffer requirements. The increased parking along the road frontage would be screened from view. This exceeds the minimum parking screening requirements as a buffer along the road frontage is not required at all for highway commercial uses.

Modification Request 2: *Request to allow the Hambright Rd driveway to encroach into the 30’ undisturbed buffer.*

- **Applicable Zoning Requirements:** Article 7.5.8 only allows driveways to disturb a buffer if it is installed perpendicular to the buffer and not laterally.

- **Zoning Comments:** The applicant is proposing to install the driveway to Hambright Rd laterally into the undisturbed 30' buffer.

Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request as NCDOT is requiring the driveway to be placed at this location to provide enough distance between the driveway and the intersection. The applicant has no alternative given the site's relationship with the surrounding state roads.

Modification Request 3: Request to allow the dumpster to be located within the sideyard.

- **Applicable Zoning Requirements:** Article 4.5 Lot type / Highway Commercial (8): Trash containers shall be located in a rear parking area (see Parking Regulations).

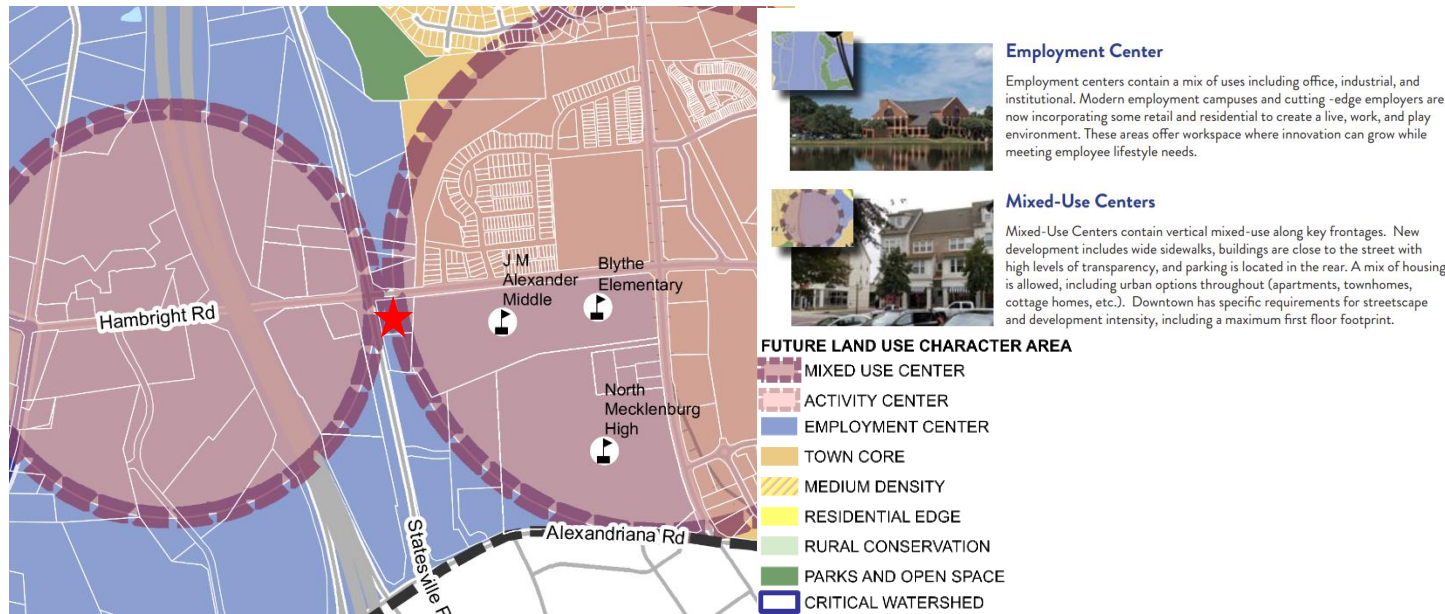
Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request as the applicant is providing a fully opaque 20' buffer along Hambright Rd that will screen the dumpster from the street in addition to the screening requirements of Article 7.6.

Rezoning Criteria – Zoning Ordinance, Article 11.4.7 (d)(e)

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: Supports Rezoning



Policy Recommendations - Support rezoning

- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.
 - STAFF COMMENT: This policy supports the development as the site is at the corner of two major thoroughfares and is within a mixed-use activity center defined by the 2040 Community Plan.

- **Policy LU 7.1:** Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans. “Improve connectivity, particularly for pedestrians and vehicles” and “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”.
 - STAFF COMMENT: This policy supports the development as the applicants have designed the driveway entrance to Statesville Rd in a way to allow a future shared connection with the southern property if it ever redevelops. Additionally, the full buffer being provided to screen the parking lot goes above and beyond the ordinance minimum requirements and will provide an opaque screening blocking the view of the parking lot from the street.
- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards.
 - STAFF COMMENT: The applicant is providing an architectural elevation that provides a strong relationship with the street and creates visual interest. In addition, the entrance design encourages a pedestrian-friendly environment by creating a strong sense of place.

Policy Recommendations – Do not support rezoning

- **Policy T-6:** Ensure the transportation network keeps up with growth and development.
 - STAFF COMMENT: The applicant has not fully committed to all NCDOT TIA roadway improvements.

Consistency with Existing Development:

Staff Findings: Staff recommend that the reclassification to the Highway Commercial Conditional District (HC-CD) would be consistent with the overall character of adjacent development for the following reasons:

- Provides complementary commercial uses and services to support the surrounding civic, residential, and employment uses.

Adequacy of Public Facilities and Services: (Roadways, Transit Service, Public Safety, Schools, Utilities, Storm Drainage)

- Staff Findings: A Transportation Impact Analysis (TIA) is required for this development (Please see the TIA and Engineering Report for further information).

Impact on Sensitive Resources: (Archaeological, Environmental, Historical, Cultural)

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

Staff Recommendation: <i>Approval with Conditions</i>
<ul style="list-style-type: none"> • Staff comments: Staff could be in support of the project, as it is consistent with the character area recommendations of the Huntersville 2040 Plan, if the following conditions are met for approval: <ul style="list-style-type: none"> ▪ The convenience stores interior space along the road frontage has a clearly defined plan for activation (artwork, architecture, merchandise). ▪ All outstanding TIA recommendation items are addressed.

- All developer schematic notes are replaced with the following staff approved note: “The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan”.
- All minor staff comments are addressed.

Public Notices/Meetings/Comments: All meetings are subject to change; hyperlinks added to recording of meetings when available.

Community Meeting: The applicant has hosted one meeting with the community on Thursday, December 11th, 2025. The applicant’s report is attached.

Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.

Public Comments: All public comments received by mail or electronic mail have been forwarded to all Board members.

Public Hearing: April 21st, 2026

Planning Board: April 28th, 2026

- Motion to be added when available

Final Action: May 19th, 2026

Attachments

Draft Motion Worksheet

Attachment A – Rezoning Application

Attachment B – Site Plan

Attachment C – Public Notices/Meetings

Attachment D – Engineering Report and TIA Determination

Attachment E – Deferral Letter (January 14th)

Attachment F – Deferral Letter (February 27th)

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application R25-14 Dash In, the Planning Board recommends APPROVAL of the rezoning plan with the following conditions:

Including the following modifications: _____

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

_____ ,

because _____ .

It is reasonable and in the public interest to approve the rezoning because

_____ .

Motion to recommend DENIAL

In considering the proposed rezoning application R25-14 Dash In, the Planning Board recommends DENIAL of the rezoning plan.

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

_____ ,

because _____ .

It is reasonable and in the public interest to approve the rezoning because

_____ .



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>

<input type="checkbox"/> Change of Use <input type="checkbox"/> Commercial Site Plan <input checked="" type="checkbox"/> Conditional Rezoning <input type="checkbox"/> General Rezoning <input type="checkbox"/> Master Signage Program <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Revision to Original Project # _____ <input type="checkbox"/> Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat (Includes Minor Subdivision) <input type="checkbox"/> Exempt Subdivision <input type="checkbox"/> Final Plat Revision <input type="checkbox"/> Farmhouse Cluster
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2. Project Data

Date of Application September 2, 2025

Name of Project Dash In Phase # (if subdivision) N/A

Project Address Southeast corner of the intersection of Statesville Road and Hambright Road

Parcel Identification Number(s) (PIN) 017-051-23

Current Zoning District CB (Corporate Business) Proposed District (for rezoning only) HC (Highway Commercial) (CD)

Property Size (acres) 2.67 acres Street Frontage (feet) A total of approximately 722 feet

Current Land Use Vacant

Proposed Land Use(s) Convenience store with gasoline sales and an accessory car wash

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

3. Description of Request

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

Requesting the rezoning of the site to the HC (CD) zoning district to accommodate a convenience store with gasoline sales and an accessory car wash

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>.

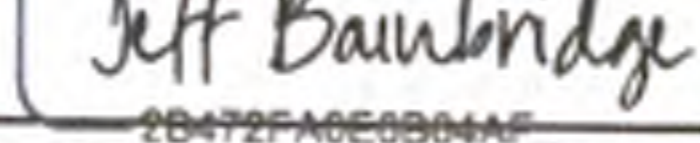
5. Outside Agency Information

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 Dash In Food Stores, Inc. c/o Jeff Bainbridge Phone 410-456-1467
 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  8/28/2025 | 20:27 EDT
 Title Senior Director of Real Estate Email jsbainbridge@willsgroup.com
 Address of Applicant 102 Centennial Street, La Plata, MD 20646

7. Property Owner (if different than applicant)

*Printed Name Ashley Kelly Pharr and Wendy C. Speckman Phone See attached signature sheet
 Corporation Limited Liability Company Trust Partnership Other: Individuals

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

Signature _____
 Title _____ Email See attached signature sheet
 Address of Property Owner See attached signature sheet

* 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

Dash In Food Stores, Inc. c/o Jeff Bainbridge	Jeff Bainbridge	410-456-1467	jsbainbridge@willsgroup.com
Development Firm	Name of Contact	Phone	Email
Becker Morgan Group, Inc.	Mark Strickland	910-341-7600	mstrickland@beckermorgan.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

Signature of Property Owners to Rezoning Application

Ashley Kelly Pharr
Ashley Kelly Pharr

8/29/25
Date

704. 562. 1105
Phone

kellypharr@gmail.com
Email Address

207 Ashby Drive
Davidson, NC 28036

Wendy C. Speckman
Wendy C. Speckman

9/1/25
Date

704-400-3840
Phone

wpspeckman@gmail.com
Email Address

17313 Harbor Walk Drive
Cornelius, NC 28031

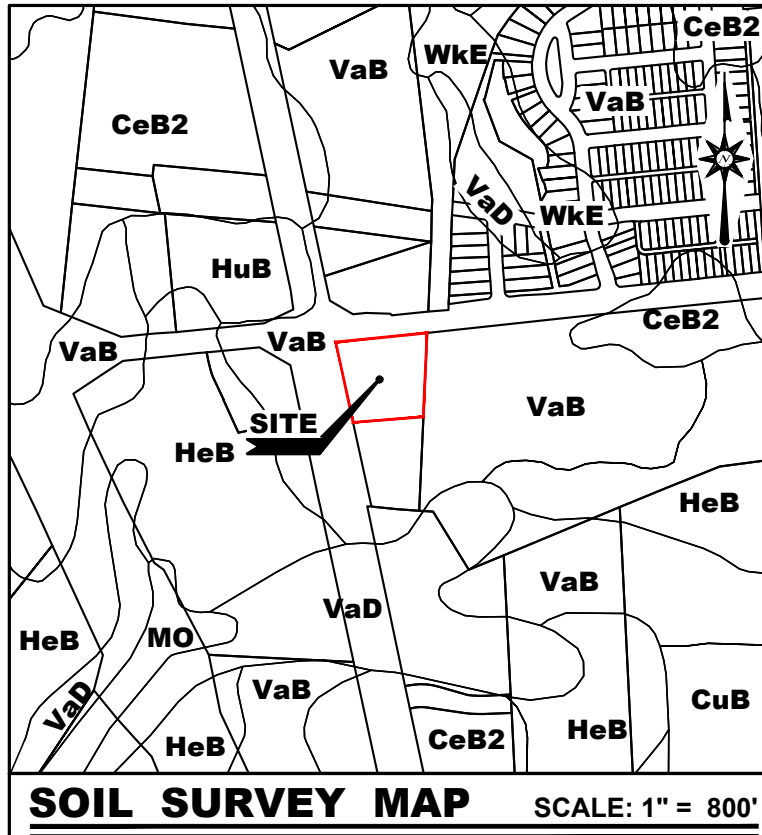
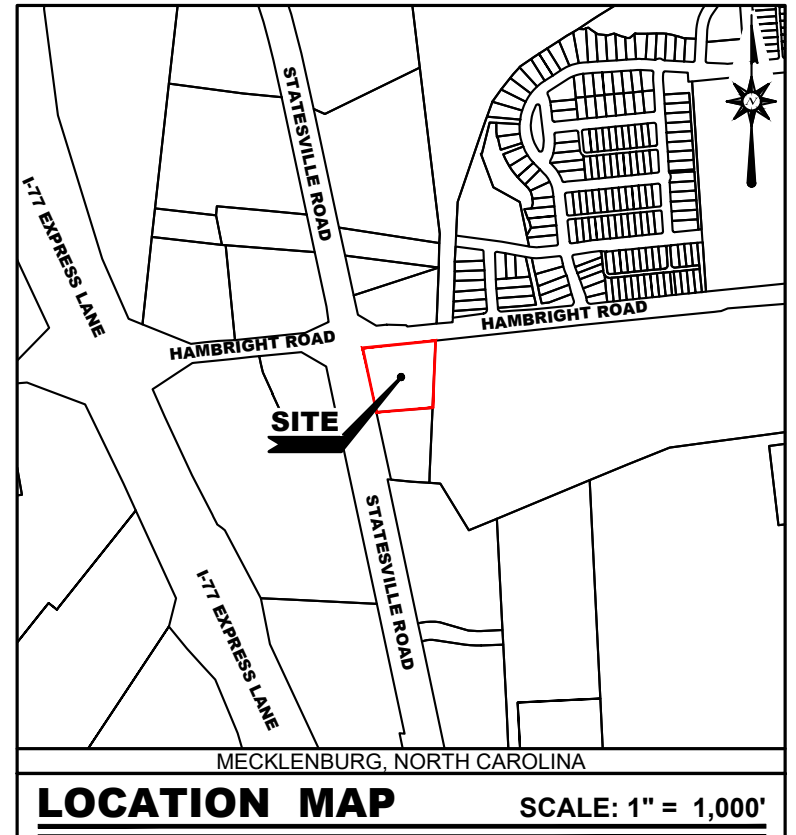
REZONING PLANS FOR DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD HUNTERSVILLE, NC 28087

PROPERTY MAP NUMBER : 01705123 MECKLENBURG COUNTY, NC

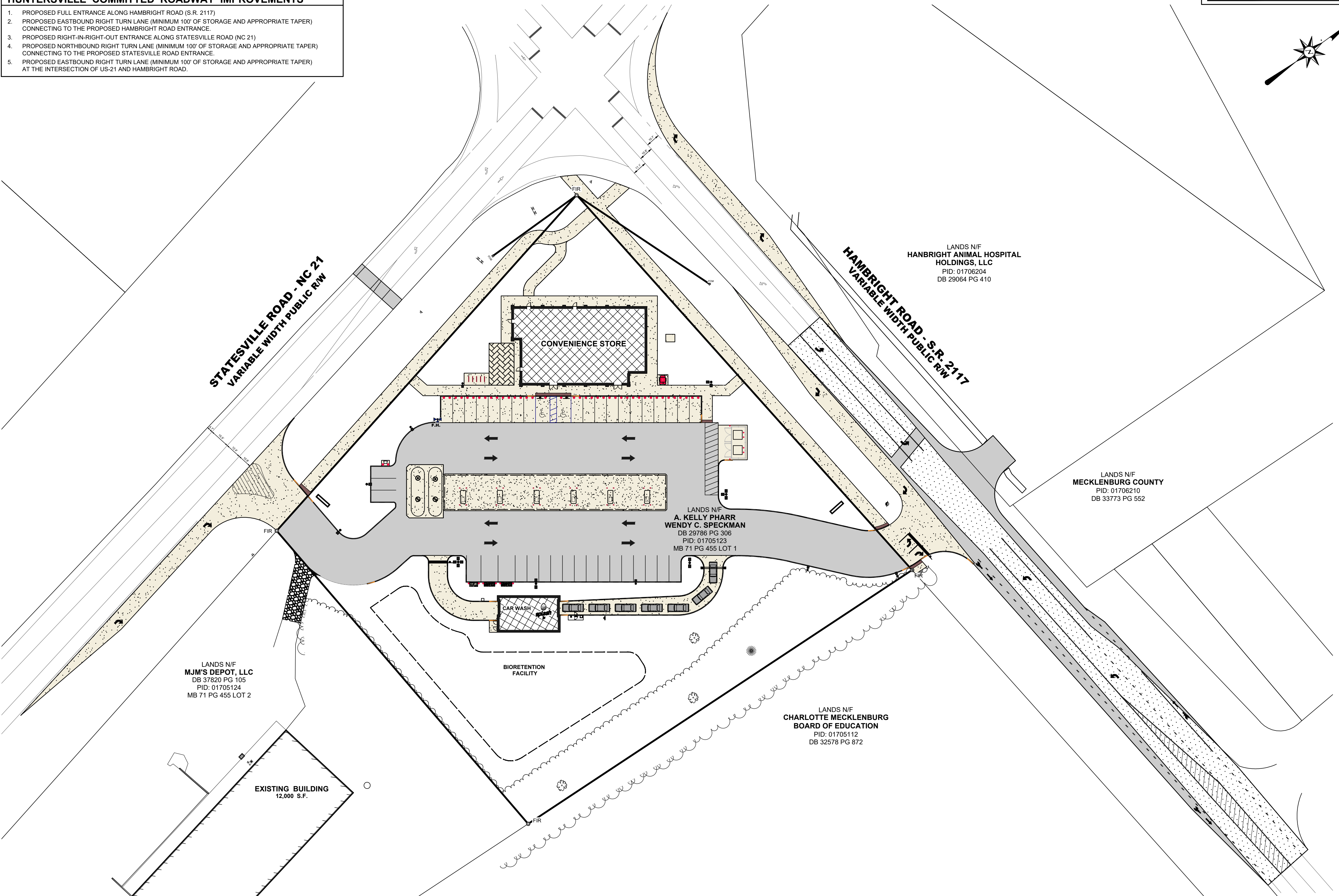
- GENERAL NOTES:**
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (1-800-452-4949) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
 - THIS PARCEL ARE LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FIRM MAP 3710455900K, REVISED SEPTEMBER 02, 2015.
 - A WETLAND INVESTIGATION WAS COMPLETED BY ADVANTAGE ENVIRONMENTAL CONSULTANTS, INC IN JULY 2025 AND NOTES NO REGULATED WETLANDS OR WATERS ARE PRESENT ON THE SITE.
 - ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION, UNLESS OTHERWISE SPECIFIED ON THIS PLAN SET.
 - REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
 - ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" & THE NORTH CAROLINA BUILDING CODE(ANSI A117.1 AND APPLICABLE LOCAL LAWS.
 - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
 - BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE TOWN OF HUNTERSVILLE AND APPROPRIATE STATE AND COUNTY AGENCIES.
 - ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE TOWN OF HUNTERSVILLE AND CHARLOTTE WATER AND SEWER.
 - CONTRACTOR SHALL ONLY REMOVE TREES AS IDENTIFIED ON THE APPROVED TREE REMOVAL PERMIT.
 - PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO TOWN AND DOT APPROVAL AND REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER.

- HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS**
- PROPOSED FULL ENTRANCE ALONG HAMBRIGHT ROAD (S.R. 2117)
 - PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED HAMBRIGHT ROAD ENTRANCE.
 - PROPOSED RIGHT-IN-RIGHT-OUT ENTRANCE ALONG STATESVILLE ROAD (NC 21)
 - PROPOSED NORTHBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED STATESVILLE ROAD ENTRANCE.
 - PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) AT THE INTERSECTION OF US-21 AND HAMBRIGHT ROAD.



SOIL MAP TAKEN FROM "WEB SOIL SURVEY"

CeB2: CECIL SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED
 VaB: VANCE SANDY LOAM, 2 TO 8 PERCENT SLOPES, FREQUENTLY FLOODED
 HeB: HELENA SANDY LOAM, 2 TO 8 PERCENT SLOPES
 MO: MONACAN LOAM, 0 TO 2 PERCENT SLOPES
 Wb: WILKES LOAM, 4 TO 8 PERCENT SLOPES
 Wk: WILKES LOAM, 15 TO 25 PERCENT SLOPES



SHEET INDEX

COVER SHEET	C-001 COVER SHEET
EXISTING CONDITIONS AND DEMOLITION PLANS	C-101 EXISTING CONDITIONS & DEMO PLAN
SITE PLANS	C-201 REZONING PLAN
UTILITY PLANS	C-301 UTILITY PLAN
GRADING PLANS	C-401 GRADING PLAN
ENTRANCE PLANS	C-601 EXISTING CONDITIONS & DEMOLITION PLAN
LANDSCAPE PLANS	C-602 GRADING & SITE PLAN
L-101 TREE SAVE PLAN	L-201 LANDSCAPE PLAN
SOIL & SLOPE SHEET	1 OF 1 SOIL MAP & SLOPE ANALYSIS SHEET
LIGHTING PLAN	1 OF 1 LIGHTING PLAN (PROVIDED BY RED LEONARD)
ARCHITECTURE PLANS	SD-100 - SD-101 BUILDING COLOR ELEVATIONS
	SD-200 - SD-201 BUILDING PERSPECTIVES
	SD-300 BUILDING FLOOR PLAN

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S)	EX. 10" S	10" S
SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER FORCE MAIN (F.M.)	EX. 10" F.M.	12" F.M.
SIZE & FLOW DIRECTION	EX. 10" W	12" W
SANITARY SEWER MANHOLE (S.S.M.H.)	EX. 10" W	12" W
SANITARY SEWER CLEANOUT (C.O.)	EX. 10" W	12" W
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT (F.H.)	EX. 10" W	12" W
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)	W.M. W.V.	W.M. W.V.
STORM DRAIN LINE (CMP, RCP, HDPE)	W.M. W.V.	W.M. W.V.
CATCH BASIN (C.B.)	W.M. W.V.	W.M. W.V.
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))	W.M. W.V.	W.M. W.V.
UNDERGROUND ELECTRIC (U.E.)	W.M. W.V.	W.M. W.V.
UNDERGROUND TELEPHONE (U.T.)	W.M. W.V.	W.M. W.V.
UNDERGROUND GAS MAIN (G)	W.M. W.V.	W.M. W.V.
CONCRETE CURB & GUTTER	W.M. W.V.	W.M. W.V.
CONCRETE SIDEWALK SLAB / PAVING	W.M. W.V.	W.M. W.V.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	W.M. W.V.	W.M. W.V.
INDIVIDUAL TREE OR BUSH	W.M. W.V.	W.M. W.V.
WIRE FENCE	W.M. W.V.	W.M. W.V.
CHARLINK FENCE	W.M. W.V.	W.M. W.V.
STOCKADE FENCE	W.M. W.V.	W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL ETC.)	W.M. W.V.	W.M. W.V.
DRAINAGE DITCH OR SWALE	W.M. W.V.	W.M. W.V.
WETLAND BOUNDARY LINE	W.M. W.V.	W.M. W.V.
CONTOUR	W.M. W.V.	W.M. W.V.
ELEVATION SPOT SHOT	W.M. W.V.	W.M. W.V.
BENCH MARK	W.M. W.V.	W.M. W.V.
PROPERTY OR RIGHT-OF-WAY LINE	W.M. W.V.	W.M. W.V.
CENTERLINE	W.M. W.V.	W.M. W.V.
LIGHT POLE	W.M. W.V.	W.M. W.V.

ENGINEERS CERTIFICATION

I, MARK STRICKLAND, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF NORTH CAROLINA.

MARK STRICKLAND P.E. NO. 050955 DATE

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover Newark
302.734.7950 302.369.3700

Maryland
Salisbury
410.546.9100

Virginia
Virginia Beach
757.734.9110

North Carolina
Charlotte Raleigh
980.270.9100 919.243.1332
Wilmington
910.341.7600

www.beckermorgan.com

NC LICENSE #: C-4743



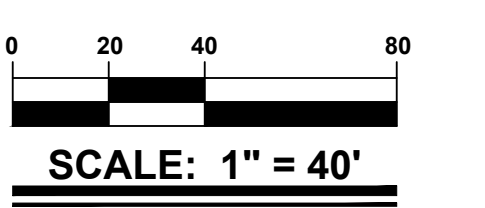
PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

COVER SHEET



ISSUE BLOCK

NO.	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026

MARK DATE DESCRIPTION

PROJECT NO.: 2023321.00

DATE: 07-14-2025

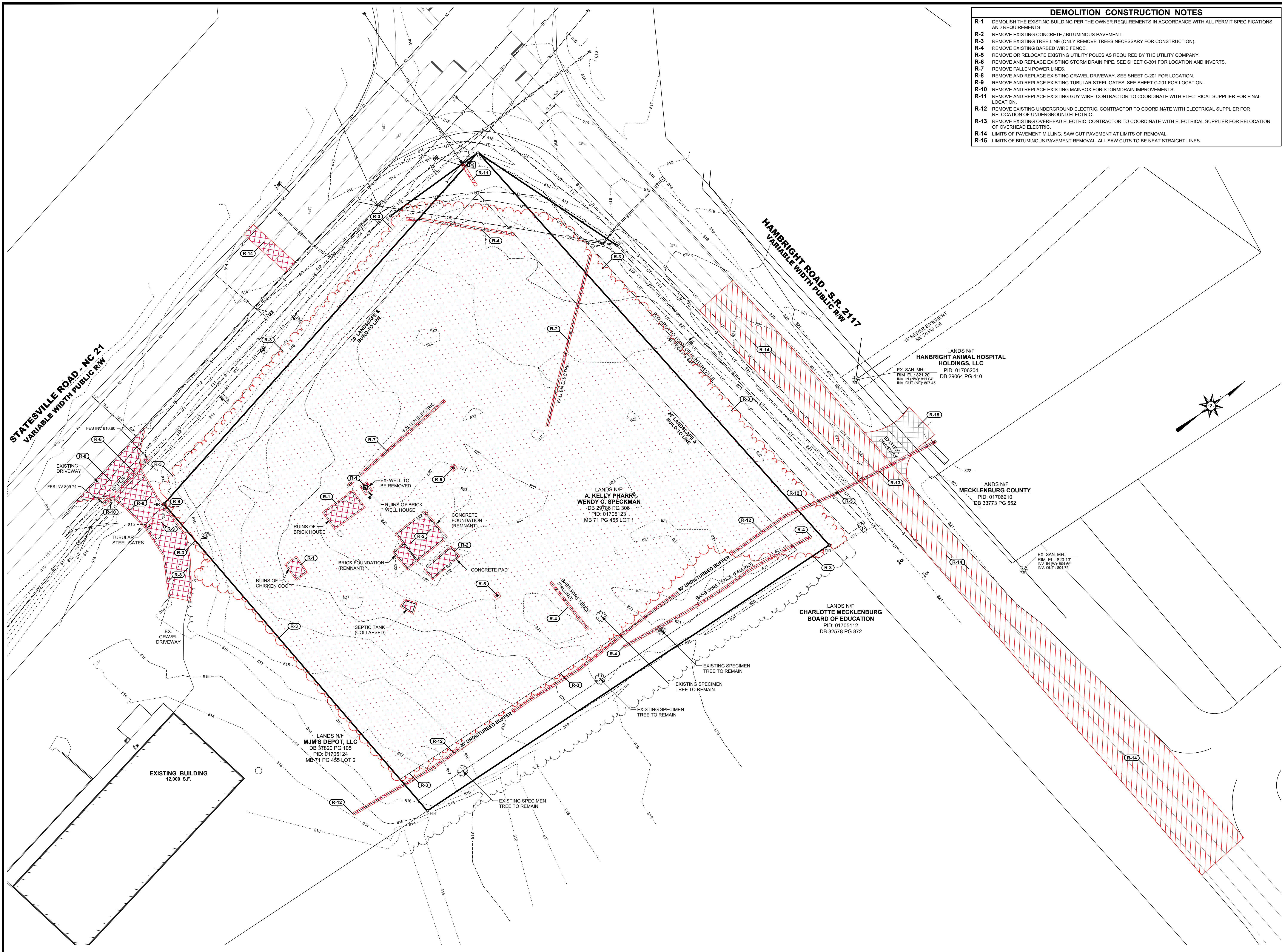
SCALE: 1" = 40'

DRAWN BY: A.C.F. / PROJ. MGR.: M.D.S.

SHEET

C-001

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- DEMOLITION CONSTRUCTION NOTES**
- R-1 DEMOLISH THE EXISTING BUILDING PER THE OWNER REQUIREMENTS IN ACCORDANCE WITH ALL PERMIT SPECIFICATIONS AND REQUIREMENTS.
 - R-2 REMOVE EXISTING CONCRETE / BITUMINOUS PAVEMENT.
 - R-3 REMOVE EXISTING TREE LINE (ONLY REMOVE TREES NECESSARY FOR CONSTRUCTION).
 - R-4 REMOVE EXISTING BARBED WIRE FENCE.
 - R-5 REMOVE OR RELOCATE EXISTING UTILITY POLES AS REQUIRED BY THE UTILITY COMPANY.
 - R-6 REMOVE AND REPLACE EXISTING STORM DRAIN PIPE. SEE SHEET C-301 FOR LOCATION AND INVERTS.
 - R-7 REMOVE FALLEN POWER LINES.
 - R-8 REMOVE AND REPLACE EXISTING GRAVEL DRIVEWAY. SEE SHEET C-201 FOR LOCATION.
 - R-9 REMOVE AND REPLACE EXISTING TUBULAR STEEL GATES. SEE SHEET C-201 FOR LOCATION.
 - R-10 REMOVE AND REPLACE EXISTING MAINBOX FOR STORMDRAIN IMPROVEMENTS.
 - R-11 REMOVE AND REPLACE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR FINAL LOCATION.
 - R-12 REMOVE EXISTING UNDERGROUND ELECTRIC. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR RELOCATION OF UNDERGROUND ELECTRIC.
 - R-13 REMOVE EXISTING OVERHEAD ELECTRIC. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR RELOCATION OF OVERHEAD ELECTRIC.
 - R-14 LIMITS OF PAVEMENT MILLING, SAW CUT PAVEMENT AT LIMITS OF REMOVAL.
 - R-15 LIMITS OF BITUMINOUS PAVEMENT REMOVAL, ALL SAW CUTS TO BE NEAT STRAIGHT LINES.

BECKER MORGAN GROUP

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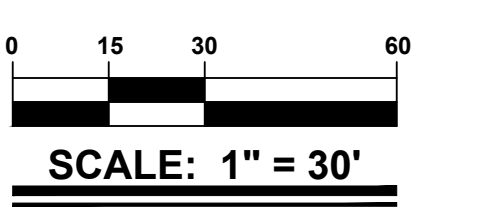
PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

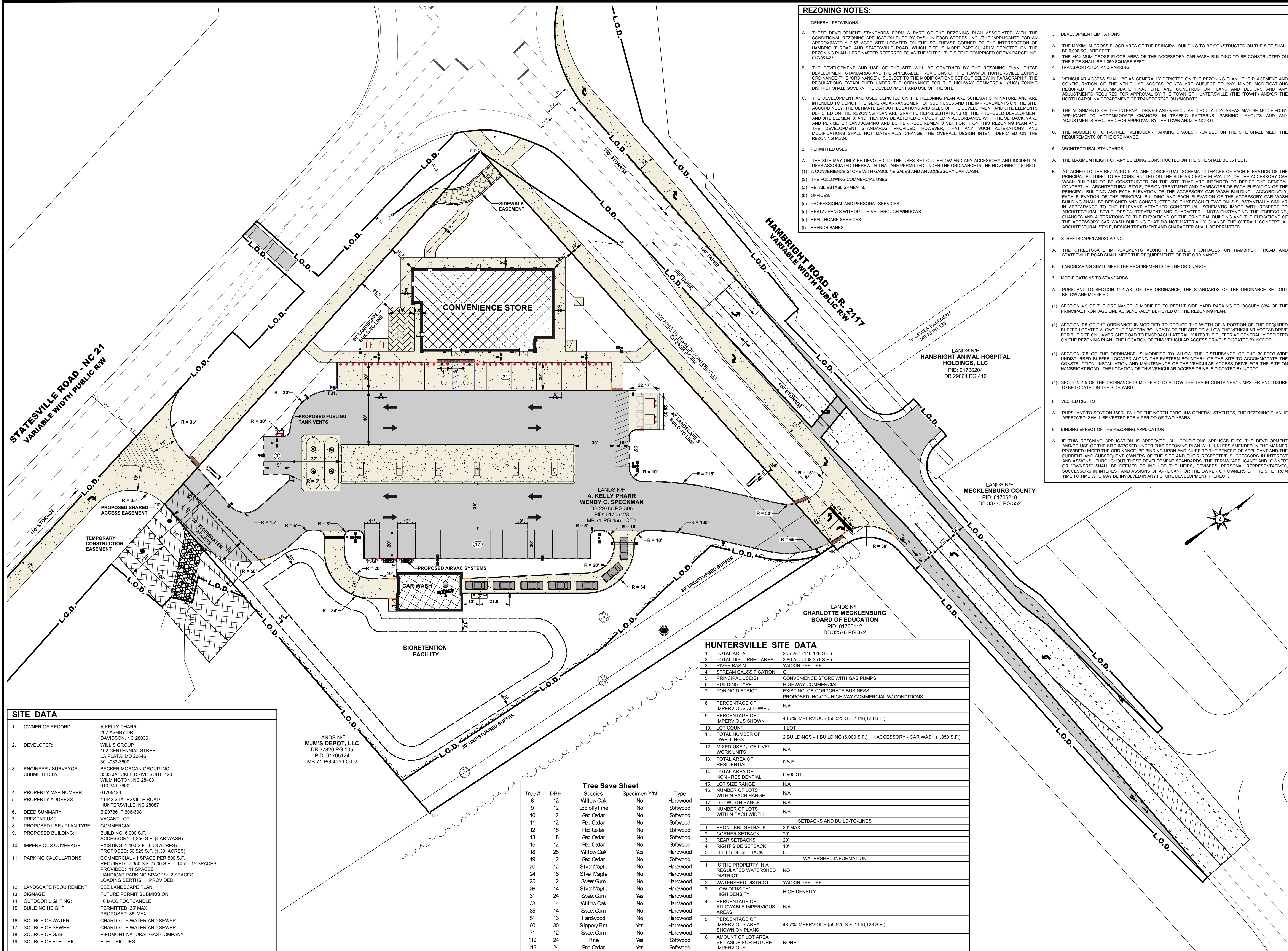
EXISTING CONDITIONS & DEMO PLAN



ISSUE	DATE	DESCRIPTION
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2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'
DRAWN BY: A.C.F. PROJ. MGR.: M.D.S.

SHEET
C-101
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REZONING NOTES:

- GENERAL PROVISIONS
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING APPLICATION FILED BY DASH IN FOOD STORES, INC. (THE "APPLICANT") FOR AN APPROXIMATELY 2.67 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HAMBRIGHT ROAD AND STATESVILLE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 017-051-23.
 - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"), SUBJECT TO THE MODIFICATIONS SET OUT BELOW IN PARAGRAPH 7, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE HIGHWAY COMMERCIAL ("HC") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND THE IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- PERMITTED USES
 - THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW AND ANY ACCESSORY AND INCIDENTAL USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE HC ZONING DISTRICT.
 - THE FOLLOWING COMMERCIAL USES:
 - RETAIL ESTABLISHMENTS.
 - OFFICES.
 - PROFESSIONAL AND PERSONAL SERVICES.
 - RESTAURANTS WITHOUT DRIVE-THROUGH WINDOWS.
 - HEALTHCARE SERVICES.
 - BRANCH BANKS.
- DEVELOPMENT LIMITATIONS
 - THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 6,000 SQUARE FEET.
 - THE MAXIMUM GROSS FLOOR AREA OF THE ACCESSORY CAR WASH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 1,350 SQUARE FEET.
 - TRANSPORTATION AND PARKING
 - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE (THE "TOWN") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN AND/OR NCDOT.
 - THE NUMBER OF OFF-STREET VEHICULAR PARKING SPACES PROVIDED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
 - ARCHITECTURAL STANDARDS
 - THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 35 FEET.
 - ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL, SCHEMATIC IMAGES OF EACH ELEVATION OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE AND EACH ELEVATION OF THE ACCESSORY CAR WASH BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF EACH ELEVATION OF THE PRINCIPAL BUILDING AND EACH ELEVATION OF THE ACCESSORY CAR WASH BUILDING. ACCORDINGLY, EACH ELEVATION OF THE PRINCIPAL BUILDING AND EACH ELEVATION OF THE ACCESSORY CAR WASH BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO THAT EACH ELEVATION IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT ATTACHED CONCEPTUAL, SCHEMATIC IMAGE WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE ELEVATIONS OF THE PRINCIPAL BUILDING AND THE ELEVATIONS OF THE ACCESSORY CAR WASH BUILDING THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.
- STREETSCAPE/LANDSCAPING
 - THE STREETSCAPE IMPROVEMENTS ALONG THE SITE'S FRONTS ON HAMBRIGHT ROAD AND STATESVILLE ROAD SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
 - LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
 - MODIFICATIONS TO STANDARDS
 - PURSUANT TO SECTION 114.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE SET OUT BELOW ARE MODIFIED.
 - SECTION 4.5 OF THE ORDINANCE IS MODIFIED TO PERMIT SIDE YARD PARKING TO OCCUPY 68% OF THE PRINCIPAL FRONTAGE LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - SECTION 7.5 OF THE ORDINANCE IS MODIFIED TO REDUCE THE WIDTH OF A PORTION OF THE REQUIRED BUFFER LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE TO ALLOW THE VEHICULAR ACCESS DRIVE FOR THE SITE ON HAMBRIGHT ROAD TO ENCRoACH LATERALLY INTO THE BUFFER AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATION OF THIS VEHICULAR ACCESS DRIVE IS DICTATED BY NCDOT.
 - SECTION 7.5 OF THE ORDINANCE IS MODIFIED TO ALLOW THE DISTURBANCE OF THE 30-FOOT-WIDE UNDISTURBED BUFFER LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE TO ACCOMMODATE THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF THE VEHICULAR ACCESS DRIVE FOR THE SITE ON HAMBRIGHT ROAD. THE LOCATION OF THIS VEHICULAR ACCESS DRIVE IS DICTATED BY NCDOT.
 - SECTION 4.5 OF THE ORDINANCE IS MODIFIED TO ALLOW THE TRASH CONTAINER/DUMPSTER ENCLOSURE TO BE LOCATED IN THE SIDE YARD.
 - VESTED RIGHTS
 - PURSUANT TO SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF TWO YEARS.
 - BINDING EFFECT OF THE REZONING APPLICATION
 - IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

SITE DATA

- OWNER OF RECORD: A KELLY PHARR
207 ASHBY DR.
DAVIDSON, NC 28036
- DEVELOPER: WILLIS GROUP
102 CENTENNIAL STREET
LA PLATA, MD 20646
301-932-3600
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
3333 JAECKLE DRIVE SUITE 120
WILMINGTON, NC 28403
910-341-7600
- PROPERTY MAP NUMBER: 01705123
- PROPERTY ADDRESS: 11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28087
- DEED SUMMARY: B-29786 P-306-308
- PRESENT USE: VACANT LOT
- PROPOSED USE / PLAN TYPE: COMMERCIAL
- PROPOSED BUILDING: BUILDING: 6,000 S.F.
ACCESSORY: 1,350 S.F. (CAR WASH)
- IMPERVIOUS COVERAGE: EXISTING: 1,400 S.F. (0.03 ACRES)
PROPOSED: 56,525 S.F. (1.30 ACRES)
- PARKING CALCULATIONS: COMMERCIAL - 1 SPACE PER 500 S.F.
REQUIRED: 7,350 S.F. / 500 S.F. = 14.7 = 15 SPACES
PROVIDED: 41 SPACES
HANDICAP PARKING SPACES: 2 SPACES
LOADING BERTHS: 1 PROVIDED
- LANDSCAPE REQUIREMENT: SEE LANDSCAPE PLAN
- SIGNAGE: FUTURE PERMIT SUBMISSION
- OUTDOOR LIGHTING: 10 MAX. FOOTCANDLE
- BUILDING HEIGHT: PERMITTED: 35' MAX
PROPOSED: 35' MAX
- SOURCE OF WATER: CHARLOTTE WATER AND SEWER
- SOURCE OF SEWER: CHARLOTTE WATER AND SEWER
- SOURCE OF GAS: PIEDMONT NATURAL GAS COMPANY
- SOURCE OF ELECTRIC: ELECTRICITIES

LANDS N/F
MJM'S DEPOT, LLC
DB 37820 PG 105
PID: 01705124
MB 71 PG 455 LOT 2

Tree Save Sheet

Tree #	DBH	Species	Specimen Y/N	Type
8	12	Willow Oak	No	Hardwood
9	12	Loblolly Pme	No	Softwood
10	12	Red Cedar	No	Softwood
11	12	Red Cedar	No	Softwood
12	18	Red Cedar	No	Softwood
13	18	Red Cedar	No	Softwood
15	12	Red Cedar	No	Softwood
18	28	Willow Oak	Yes	Hardwood
19	12	Red Cedar	No	Softwood
20	12	Silver Maple	No	Hardwood
24	16	Silver Maple	No	Hardwood
25	12	Sweet Gum	No	Hardwood
26	14	Silver Maple	No	Hardwood
31	24	Sweet Gum	Yes	Hardwood
33	14	Willow Oak	No	Hardwood
35	14	Willow Oak	No	Hardwood
51	16	Hardwood	No	Hardwood
60	30	Slippery Elm	Yes	Hardwood
71	12	Sweet Gum	No	Hardwood
112	24	Pine	Yes	Softwood
113	24	Red Cedar	Yes	Softwood

HUNTERSVILLE SITE DATA

- TOTAL AREA: 2.67 AC. (116,128 S.F.)
- TOTAL DISTURBED AREA: 3.86 AC. (168,351 S.F.)
- RIVER BASIN: YADKIN PEE-DEE
- STREAM CLASSIFICATION: C
- PRINCIPAL USE(S): CONVENIENCE STORE WITH GAS PUMPS
- BUILDING TYPE: HIGHWAY COMMERCIAL
- ZONING DISTRICT: EXISTING: CB-CORPORATE BUSINESS
PROPOSED: HC-CD - HIGHWAY COMMERCIAL W/ CONDITIONS
- PERCENTAGE OF IMPERVIOUS ALLOWED: N/A
- PERCENTAGE OF IMPERVIOUS SHOWN: 48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
- LOT COUNT: 1 LOT
- MIXED-USE / # OF LIVE/ WORK UNITS: N/A
- TOTAL AREA OF RESIDENTIAL: 0 S.F.
- TOTAL AREA OF NON - RESIDENTIAL: 6,900 S.F.
- LOT SIZE RANGE: N/A
- NUMBER OF LOTS WITHIN EACH RANGE: N/A
- LOT WIDTH RANGE: N/A
- NUMBER OF LOTS WITHIN EACH WIDTH: N/A
- TOTAL AREA OF NON - RESIDENTIAL: 6,900 S.F.
- LOT SIZE RANGE: N/A
- NUMBER OF LOTS WITHIN EACH RANGE: N/A
- LOT WIDTH RANGE: N/A
- NUMBER OF LOTS WITHIN EACH WIDTH: N/A

SETBACKS AND BUILD-TO-LINES

- FRONT BRL SETBACK: 20' MAX
- CORNER SETBACK: 20'
- REAR SETBACKS: 20'
- RIGHT SIDE SETBACK: 10'
- LEFT SIDE SETBACK: 0'

WATERSHED INFORMATION

- IS THE PROPERTY IN A REGULATED WATERSHED: NO
PID: 01705112
- WATERSHED DISTRICT: YADKIN PEE-DEE
- LOW DENSITY/ HIGH DENSITY: HIGH DENSITY
- PERCENTAGE OF ALLOWABLE IMPERVIOUS AREAS: N/A
- PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS: 48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
- AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS: NONE



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PROJECT TITLE
DASH-IN HUNTERSVILLE (CSP-500105)
11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLEBURG COUNTY, NC

SHEET TITLE
REZONING PLAN

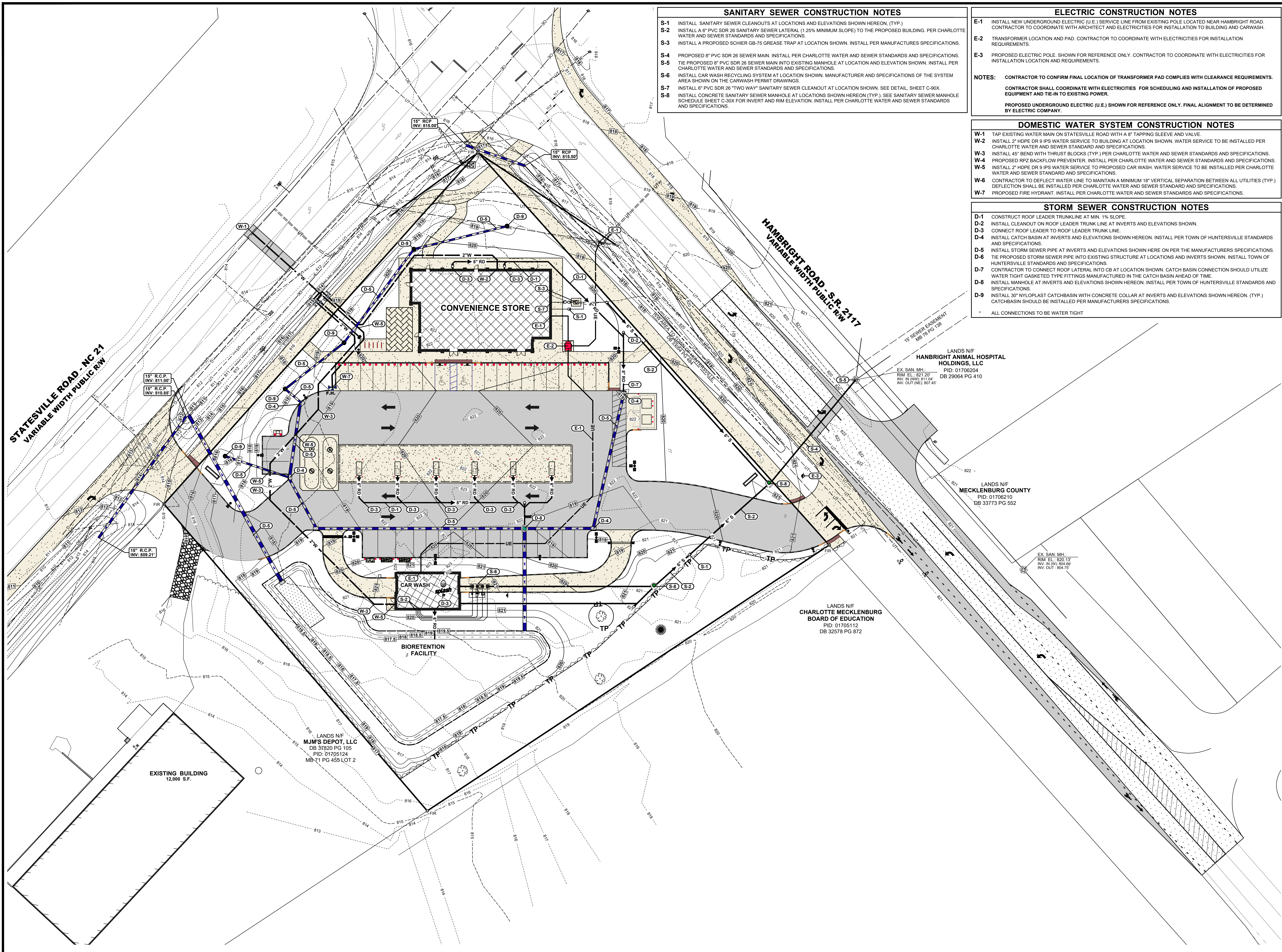
SCALE: 1" = 30'

ISSUE BLOCK

NO.	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026

MARK DATE DESCRIPTION
LAYER/STATE: C-201

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: 1" = 30'
DRAWN BY: A.C.F. / PROJ. MGR.: M.D.S.
SHEET
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SANITARY SEWER CONSTRUCTION NOTES

- S-1 INSTALL SANITARY SEWER CLEANOUTS AT LOCATIONS AND ELEVATIONS SHOWN HEREON. (TYP.)
- S-2 INSTALL A 6" PVC SDR 26 SANITARY SEWER LATERAL (1.25% MINIMUM SLOPE) TO THE PROPOSED BUILDING. PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- S-3 INSTALL A PROPOSED SCHIER GB-75 GREASE TRAP AT LOCATION SHOWN. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- S-4 PROPOSED 8" PVC SDR 26 SEWER MAIN. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- S-5 TIE PROPOSED 8" PVC SDR 26 SEWER MAIN INTO EXISTING MANHOLE AT LOCATION AND ELEVATION SHOWN. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- S-6 INSTALL CAR WASH RECYCLING SYSTEM AT LOCATION SHOWN. MANUFACTURER AND SPECIFICATIONS OF THE SYSTEM AREA SHOWN ON THE CARWASH PERMIT DRAWINGS.
- S-7 INSTALL 6" PVC SDR 26 "TWO WAY" SANITARY SEWER CLEANOUT AT LOCATION SHOWN. SEE DETAIL, SHEET C-90X.
- S-8 INSTALL CONCRETE SANITARY SEWER MANHOLE AT LOCATIONS SHOWN HEREON (TYP.). SEE SANITARY SEWER MANHOLE SCHEDULE SHEET C-30X FOR INVERT AND RIM ELEVATION. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

ELECTRIC CONSTRUCTION NOTES

- E-1 INSTALL NEW UNDERGROUND ELECTRIC (U.E.) SERVICE LINE FROM EXISTING POLE LOCATED NEAR HAMBRIGHT ROAD. CONTRACTOR TO COORDINATE WITH ARCHITECT AND ELECTRICITIES FOR INSTALLATION TO BUILDING AND CARWASH.
- E-2 TRANSFORMER LOCATION AND PAD. CONTRACTOR TO COORDINATE WITH ELECTRICITIES FOR INSTALLATION REQUIREMENTS.
- E-3 PROPOSED ELECTRIC POLE. SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH ELECTRICITIES FOR INSTALLATION LOCATION AND REQUIREMENTS.

NOTES: CONTRACTOR TO CONFIRM FINAL LOCATION OF TRANSFORMER PAD COMPLIES WITH CLEARANCE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH ELECTRICITIES FOR SCHEDULING AND INSTALLATION OF PROPOSED EQUIPMENT AND TIE-IN TO EXISTING POWER. PROPOSED UNDERGROUND ELECTRIC (U.E.) SHOWN FOR REFERENCE ONLY. FINAL ALIGNMENT TO BE DETERMINED BY ELECTRIC COMPANY.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

- W-1 TAP EXISTING WATER MAIN ON STATESVILLE ROAD WITH A 8" TAPPING SLEEVE AND VALVE.
- W-2 INSTALL 2" HDPE DR 9 IPS WATER SERVICE TO BUILDING AT LOCATION SHOWN. WATER SERVICE TO BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.
- W-3 INSTALL 45° BEND WITH THRUST BLOCKS (TYP.) PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- W-4 PROPOSED RPZ BACKFLOW PREVENTER. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.
- W-5 INSTALL 2" HDPE DR 9 IPS WATER SERVICE TO PROPOSED CAR WASH. WATER SERVICE TO BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.
- W-6 CONTRACTOR TO DEFLECT WATER LINE TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL UTILITIES (TYP.) DEFLECTION SHALL BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.
- W-7 PROPOSED FIRE HYDRANT. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

STORM SEWER CONSTRUCTION NOTES

- D-1 CONSTRUCT ROOF LEADER TRUNKLINE AT MIN. 1% SLOPE.
- D-2 INSTALL CLEANOUT ON ROOF LEADER TRUNK LINE AT INVERTS AND ELEVATIONS SHOWN.
- D-3 CONNECT ROOF LEADER TO ROOF LEADER TRUNK LINE.
- D-4 INSTALL CATCH BASIN AT INVERTS AND ELEVATIONS SHOWN HEREON. INSTALL PER TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.
- D-5 INSTALL STORM SEWER PIPE AT INVERTS AND ELEVATIONS SHOWN HERE ON PER THE MANUFACTURERS SPECIFICATIONS.
- D-6 TIE PROPOSED STORM SEWER PIPE INTO EXISTING STRUCTURE AT LOCATIONS AND INVERTS SHOWN. INSTALL TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.
- D-7 CONTRACTOR TO CONNECT ROOF LATERAL INTO CB AT LOCATION SHOWN. CATCH BASIN CONNECTION SHOULD UTILIZE WATER TIGHT GASKETED TYPE FITTINGS MANUFACTURED IN THE CATCH BASIN AHEAD OF TIME.
- D-8 INSTALL MANHOLE AT INVERTS AND ELEVATIONS SHOWN HEREON. INSTALL PER TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.
- D-9 INSTALL 30" NYLOPLAST CATCH-BASIN WITH CONCRETE COLLAR AT INVERTS AND ELEVATIONS SHOWN HEREON. (TYP.) CATCH-BASIN SHOULD BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

ALL CONNECTIONS TO BE WATER TIGHT



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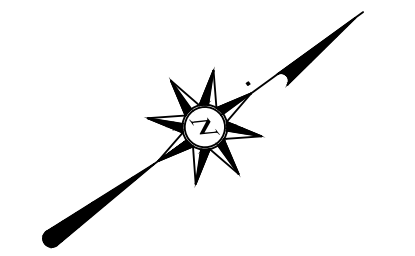
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PROJECT TITLE

**DASH-IN
HUNTERSVILLE
(CSP-500105)**

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLEBURG COUNTY, NC

SHEET TITLE

UTILITY SHEET

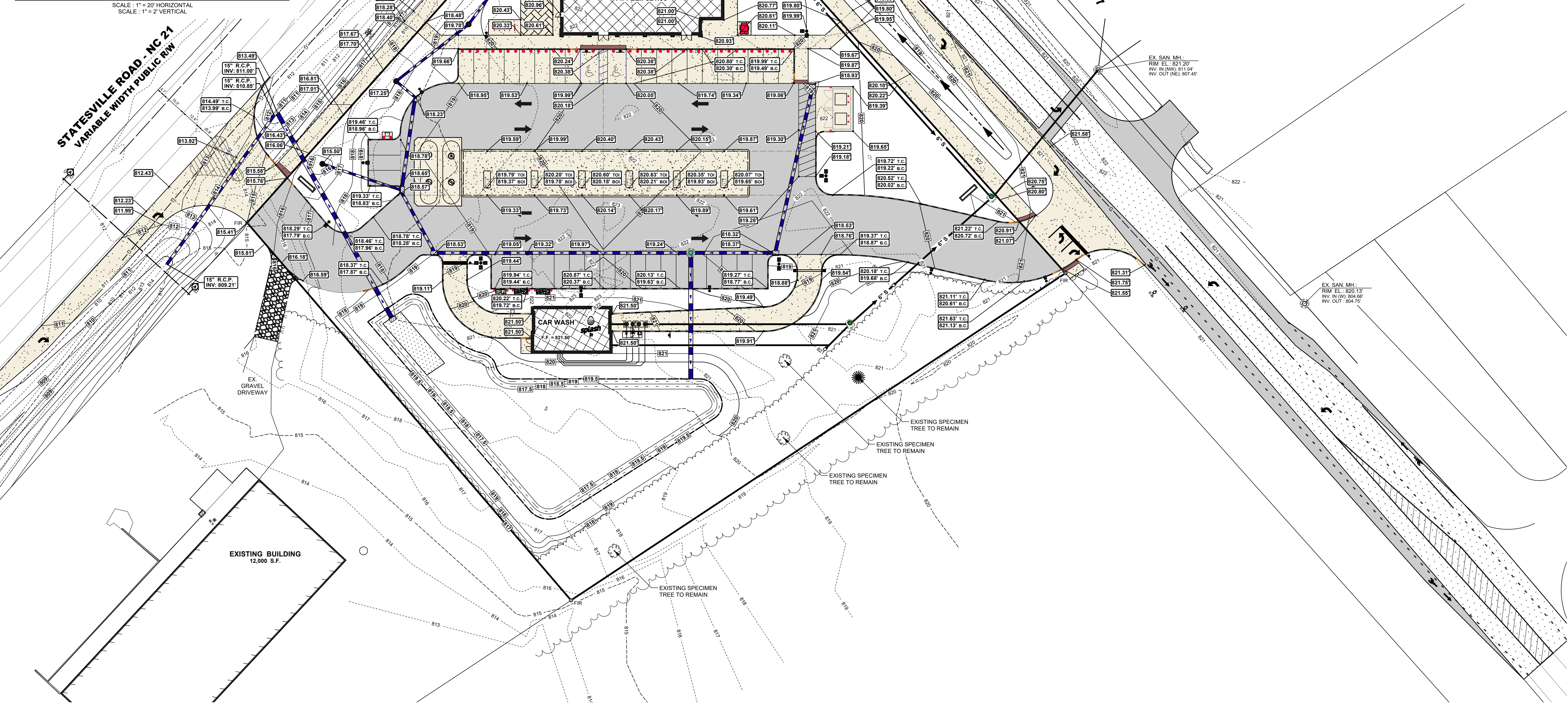
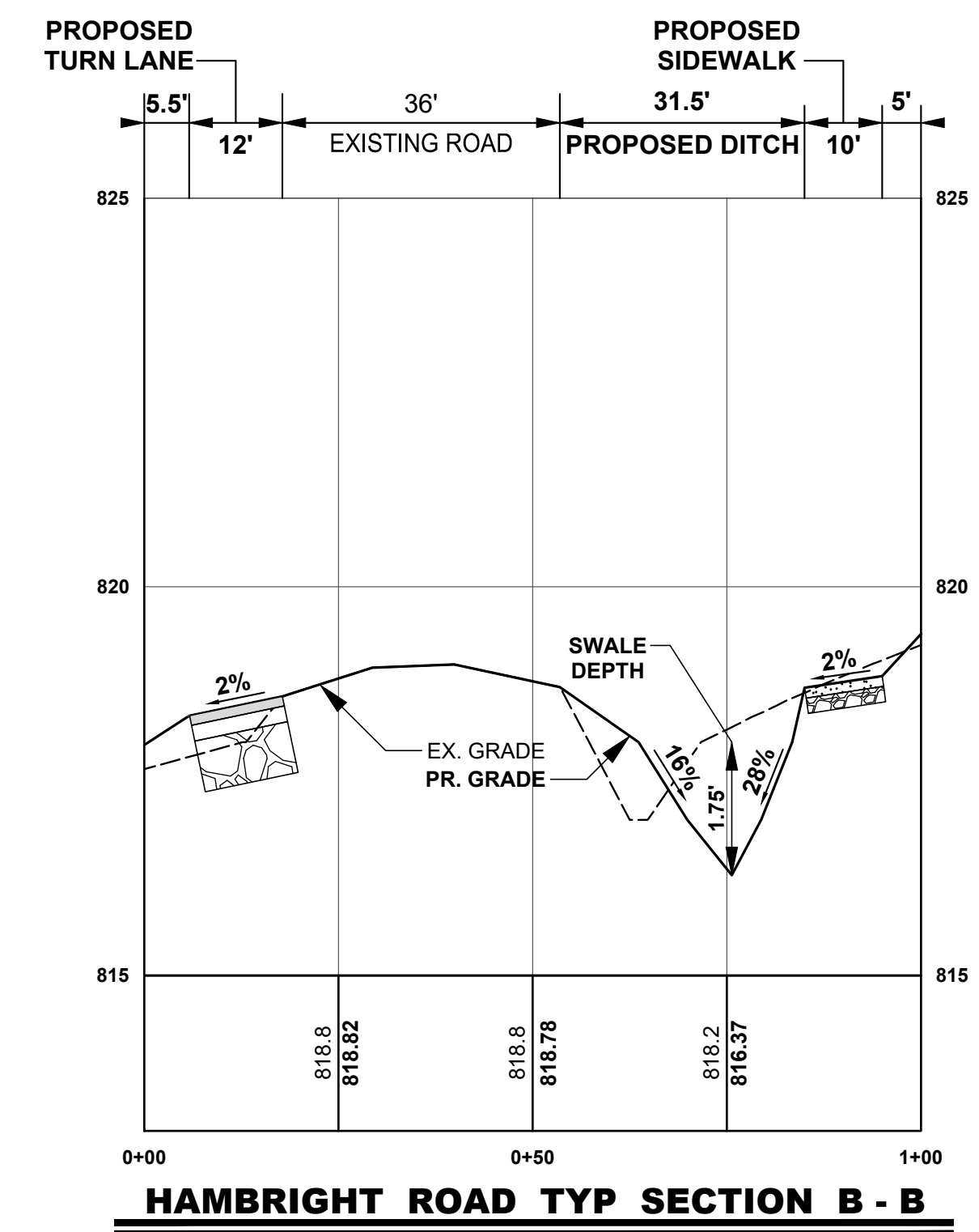
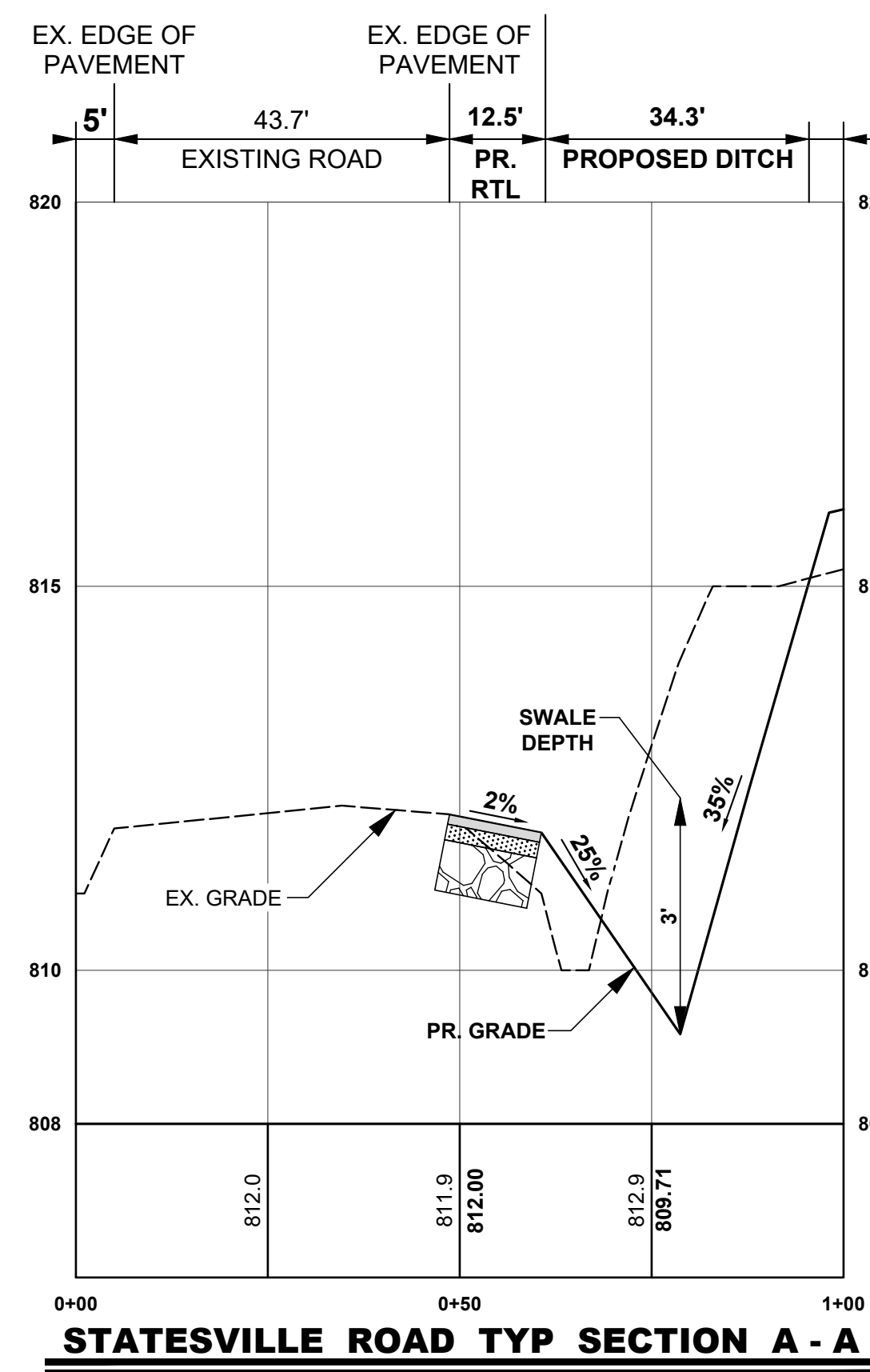


ISSUE	DATE	DESCRIPTION
1.	11-13-25	REVIS PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025
2.	03-24-26	REVIS PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'
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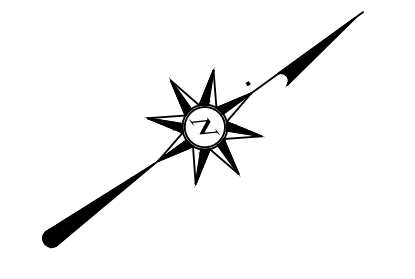
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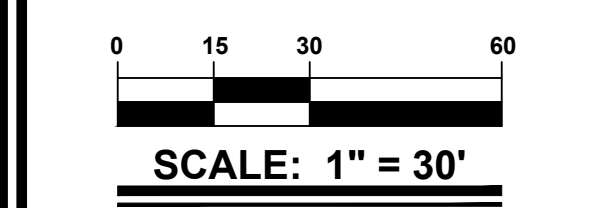
PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
 HUNTERSVILLE, NC 28078
 MACKLEBURG COUNTY, NC

SHEET TITLE

GRADING PLAN



ISSUE BLOCK	NO.	DATE	DESCRIPTION
	2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
	1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

PROJECT NO.: 2023321.00
 DATE: 07-14-2025
 SCALE: 1" = 30'
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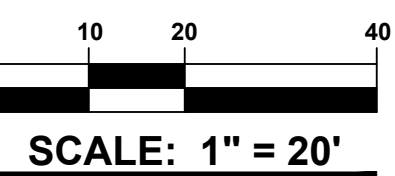
PROJECT TITLE

**DASH-IN
HUNTERSVILLE
(CSP-500105)**

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLEBURG COUNTY, NC

SHEET TITLE

**ENTRANCE PLANS:
EXISTING
CONDITIONS &
DEMOLITION PLAN**



ISSUE BLOCK

NO.	DATE	DESCRIPTION
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

MARK DATE DESCRIPTION

LAYER/STATE: C-601

PROJECT NO.: 2023321.00

DATE: 07-21-2025

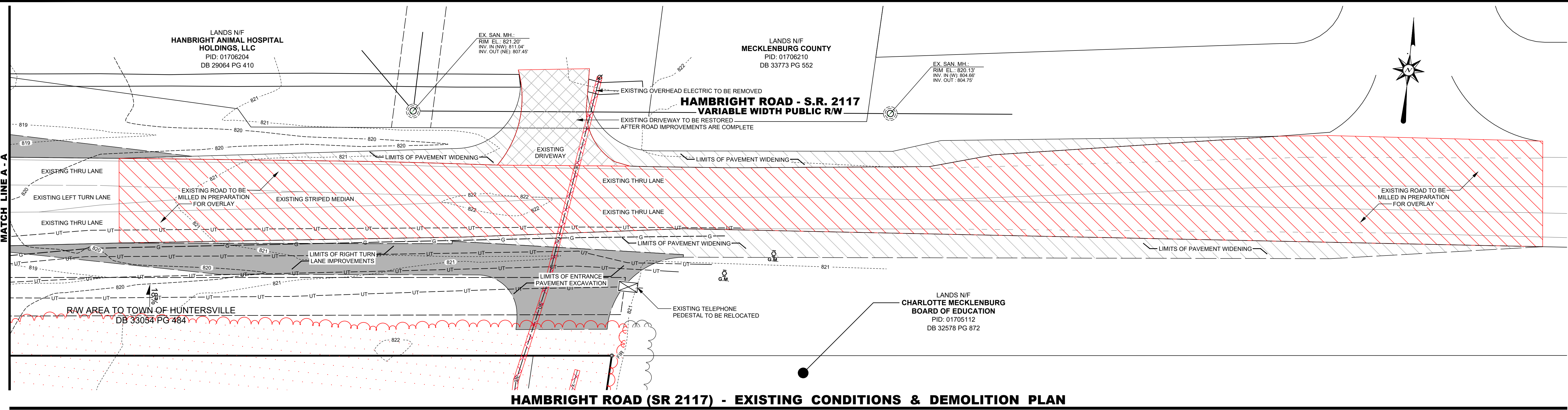
SCALE: 1" = 20'

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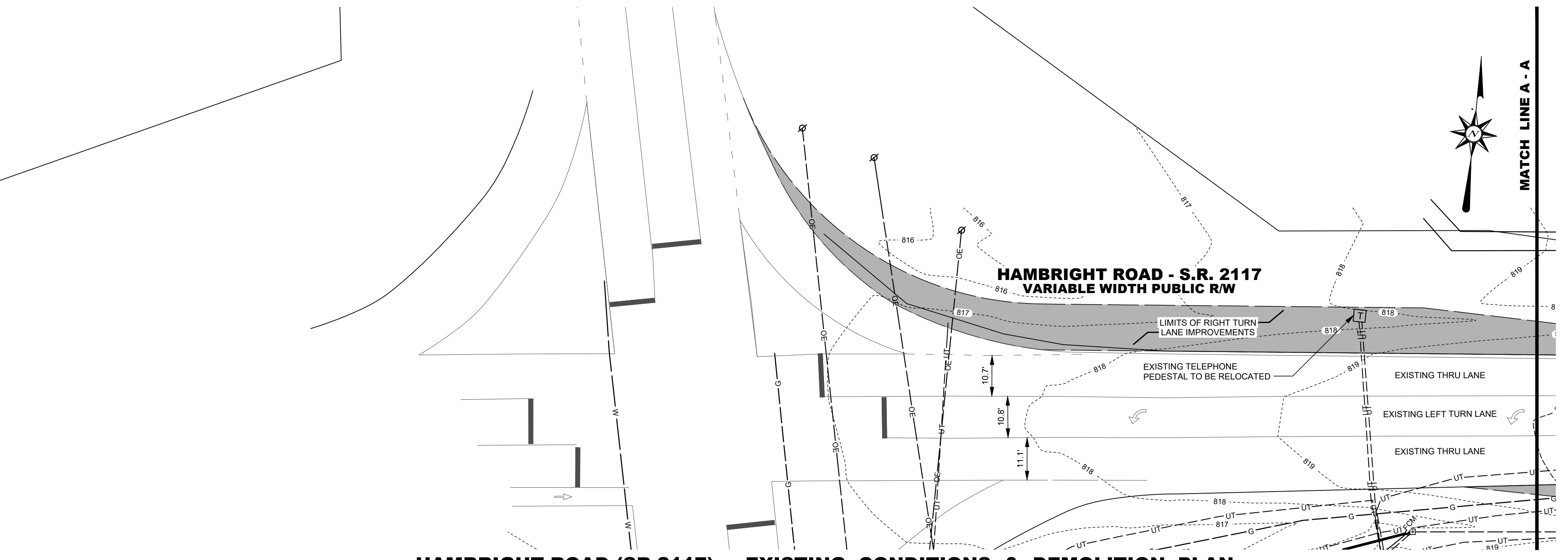
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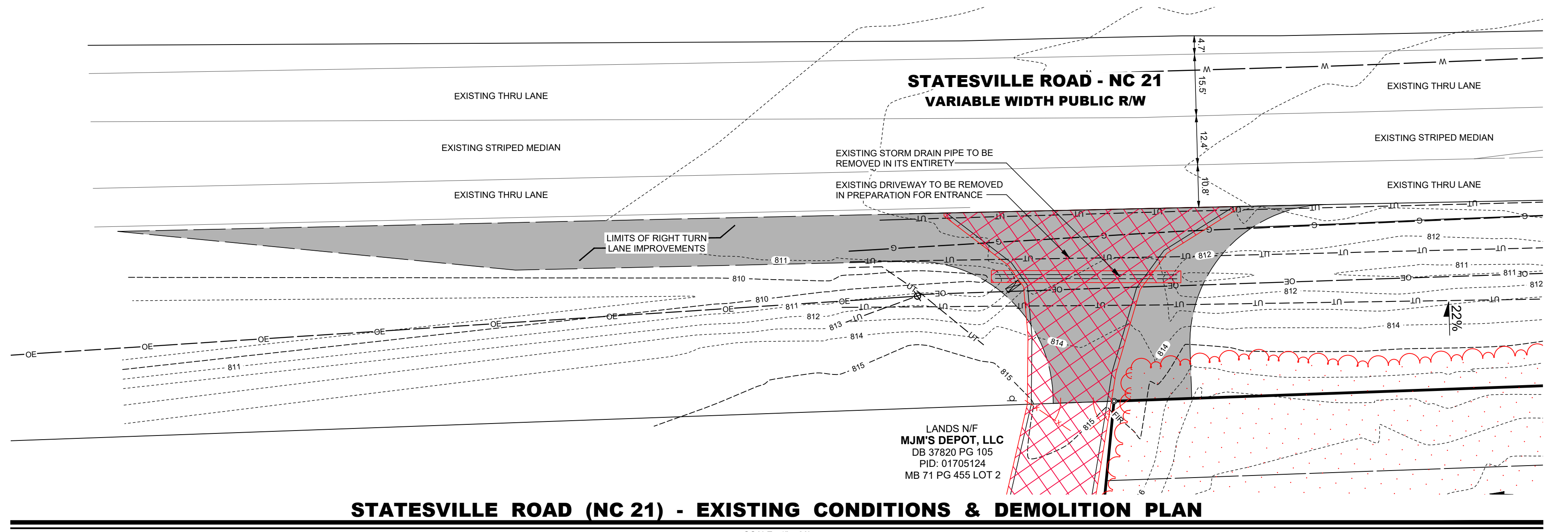
HAMBRIGHT ROAD (SR 2117) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'



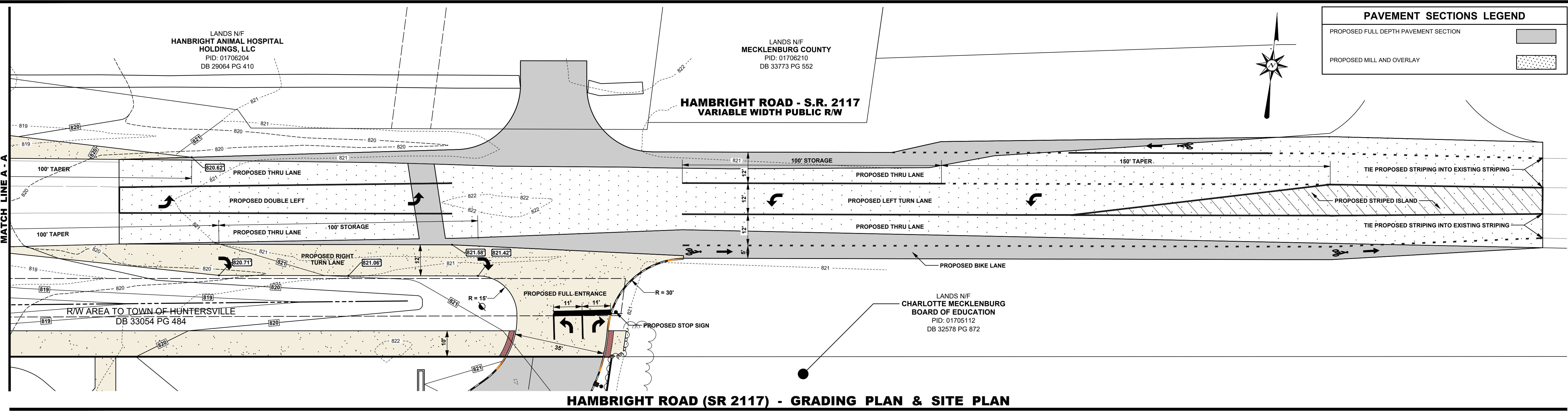
HAMBRIGHT ROAD (SR 2117) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

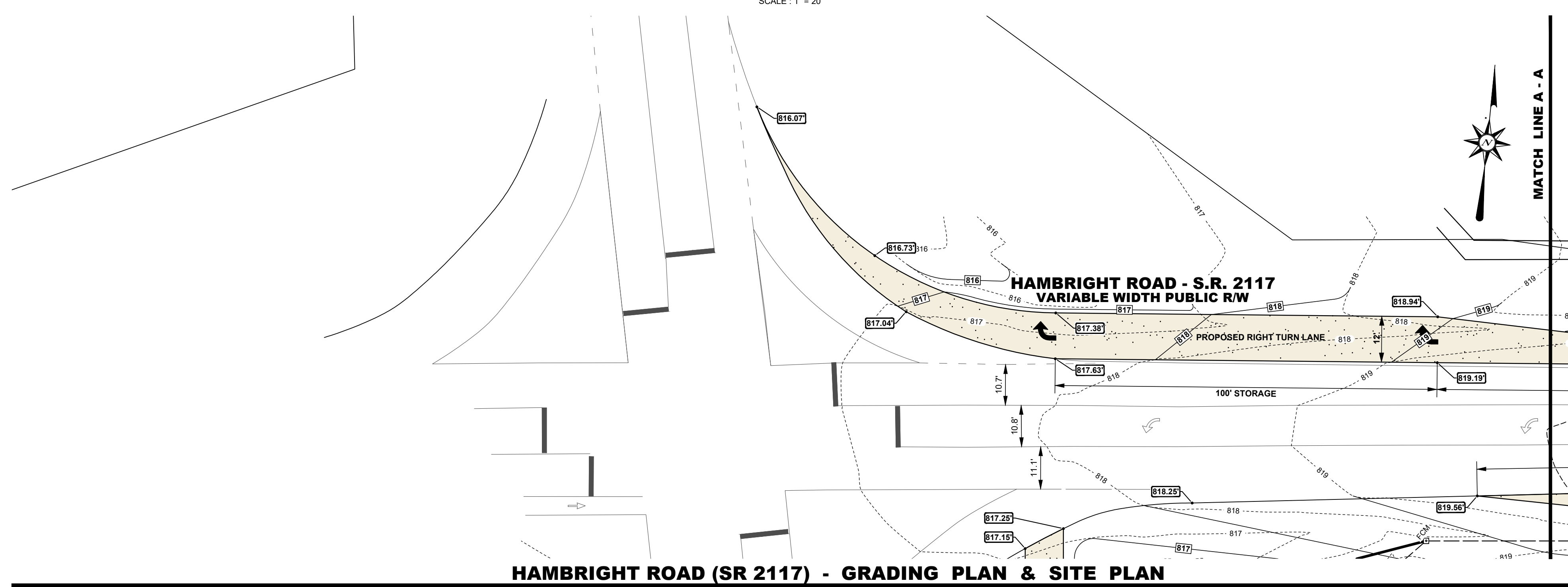


STATESVILLE ROAD (NC 21) - EXISTING CONDITIONS & DEMOLITION PLAN

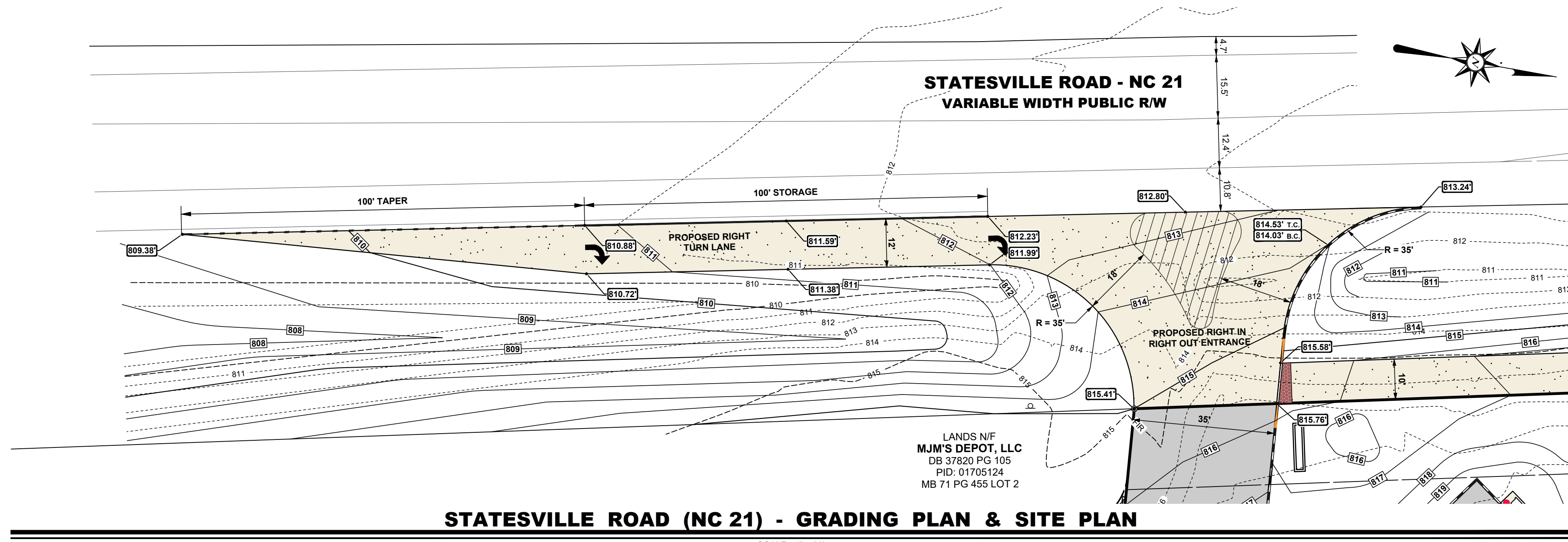
SCALE: 1" = 20'



HAMBRIGHT ROAD (SR 2117) - GRADING PLAN & SITE PLAN



HAMBRIGHT ROAD (SR 2117) - GRADING PLAN & SITE PLAN



STATESVILLE ROAD (NC 21) - GRADING PLAN & SITE PLAN



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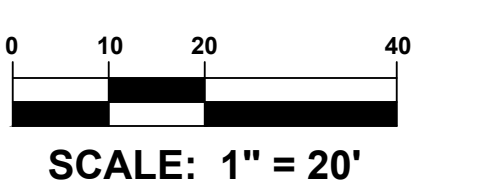
PROJECT TITLE

**DASH-IN
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(CSP-500105)**

11442 STATESVILLE ROAD
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SHEET TITLE

**ENTRANCE PLANS:
GRADING & SITE
PLAN**



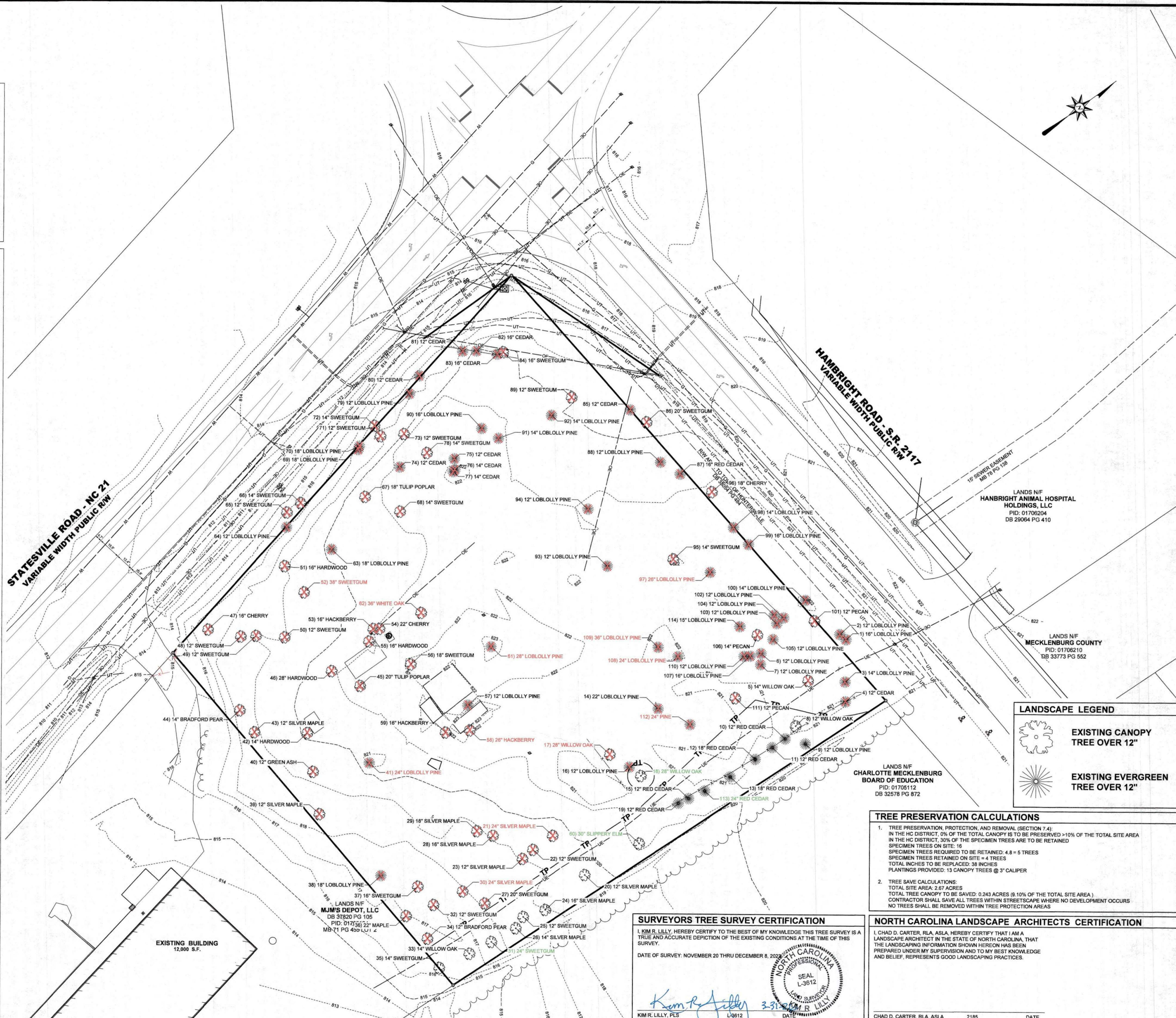
MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025
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PROJECT NO.: 2023321.00
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SCALE: 1" = 20'
DRAWN BY: A.C.F. | PROJ. MGR.: M.D.S.

C-602

Tree #	DBH	Species	Specimen Y/N	Type
8	12	Willow Oak	No	Hardwood
9	12	Loblolly P/Ne	No	Softwood
10	12	Rd Cedar	No	Softwood
11	12	Rd Cedar	No	Softwood
12	18	Rd Cedar	No	Softwood
13	18	Rd Cedar	No	Softwood
15	12	Rd Cedar	No	Softwood
18	28	Willow Oak	Yes	Hardwood
19	12	Rd Cedar	No	Softwood
20	12	Silver Maple	No	Hardwood
24	16	Silver Maple	No	Hardwood
25	12	Sweet Gum	No	Hardwood
26	14	Silver Maple	No	Hardwood
31	24	Sweet Gum	Yes	Hardwood
33	14	Willow Oak	No	Hardwood
35	14	Sweet Gum	No	Hardwood
40	30	Slippery Elm	Yes	Hardwood
113	24	Rd Cedar	Yes	Softwood

Tree #	DBH	Species	Specimen Y/N	Type
1	16	Loblolly P/Ne	No	Softwood
2	12	Loblolly P/Ne	No	Softwood
3	14	Loblolly P/Ne	No	Softwood
4	12	Cedar	No	Softwood
5	14	Willow Oak	No	Hardwood
6	12	Loblolly P/Ne	No	Softwood
7	12	Loblolly P/Ne	No	Softwood
14	22	Loblolly P/Ne	No	Softwood
16	12	Loblolly P/Ne	No	Softwood
17	28	Willow Oak	Yes	Hardwood
21	24	Silver Maple	Yes	Hardwood
22	12	Sweet Gum	No	Hardwood
23	12	Silver Maple	No	Hardwood
27	20	Sweet Gum	No	Hardwood
28	16	Silver Maple	No	Hardwood
29	18	Silver Maple	No	Hardwood
30	24	Silver Maple	Yes	Hardwood
32	12	Sweet Gum	No	Hardwood
34	12	Bradford Pear	No	Hardwood
36	22	Maple	No	Hardwood
37	16	Sweet Gum	No	Hardwood
38	18	Loblolly P/Ne	No	Softwood
39	12	Silver Maple	No	Hardwood
40	12	Green Ash	No	Hardwood
41	24	Loblolly P/Ne	Yes	Softwood
42	14	Hardwood	No	Hardwood
43	12	Silver Maple	No	Hardwood
44	14	Bradford Pear	No	Softwood
45	20	Tulip Poplar	No	Hardwood
46	28	Hardwood	No	Hardwood
47	16	Cherry	No	Hardwood
48	12	Sweet Gum	No	Hardwood
49	12	Sweet Gum	No	Hardwood
50	12	Sweet Gum	No	Hardwood
51	16	Hardwood	No	Hardwood
52	38	Sweet Gum	Yes	Hardwood
53	16	Hackberry	No	Hardwood
54	22	Cherry	No	Hardwood
55	16	Hardwood	No	Hardwood
56	18	Sweet Gum	No	Hardwood
57	12	Loblolly P/Ne	No	Softwood
58	26	Hackberry	Yes	Hardwood
59	16	Hackberry	No	Hardwood
61	28	Loblolly P/Ne	Yes	Softwood
62	36	White Oak	Yes	Hardwood
63	18	Loblolly P/Ne	No	Softwood
64	12	Loblolly P/Ne	No	Softwood
65	12	Sweet Gum	No	Hardwood
66	14	Sweet Gum	No	Hardwood
67	18	Tulip Poplar	No	Hardwood
68	14	Sweet Gum	No	Hardwood
69	18	Loblolly P/Ne	No	Softwood
70	18	Loblolly P/Ne	No	Softwood
71	12	Sweet Gum	No	Hardwood
72	14	Sweet Gum	No	Hardwood
73	12	Sweet Gum	No	Hardwood
74	12	Cedar	No	Softwood
75	12	Cedar	No	Softwood
76	14	Cedar	No	Softwood
77	14	Cedar	No	Softwood
78	14	Cedar	No	Softwood
79	14	Sweet Gum	No	Hardwood
80	12	Loblolly P/Ne	No	Softwood
81	12	Cedar	No	Softwood
82	16	Cedar	No	Softwood
83	16	Cedar	No	Softwood
84	16	Sweet Gum	No	Hardwood
85	12	Cedar	No	Softwood
86	20	Sweet Gum	No	Hardwood
87	16	Rd Cedar	No	Softwood
88	12	Loblolly P/Ne	No	Softwood
89	12	Sweet Gum	No	Hardwood
90	16	Loblolly P/Ne	No	Softwood
91	14	Loblolly P/Ne	No	Softwood
92	14	Loblolly P/Ne	No	Softwood
93	12	Loblolly P/Ne	No	Softwood
94	12	Loblolly P/Ne	No	Softwood
95	14	Sweet Gum	No	Hardwood
96	14	Cherry	No	Hardwood
97	26	Loblolly P/Ne	Yes	Softwood
98	14	Loblolly P/Ne	No	Softwood
99	16	Loblolly P/Ne	No	Softwood
100	14	Loblolly P/Ne	No	Softwood
101	12	Pecan	No	Hardwood
102	12	Loblolly P/Ne	No	Softwood
103	12	Loblolly P/Ne	No	Softwood
104	12	Loblolly P/Ne	No	Softwood
105	12	Loblolly P/Ne	No	Softwood
106	14	Pecan	No	Hardwood
107	16	Loblolly P/Ne	No	Softwood
108	24	Loblolly P/Ne	Yes	Softwood
109	36	Loblolly P/Ne	Yes	Softwood
110	12	Loblolly P/Ne	No	Softwood
111	12	Pecan	No	Hardwood
112	24	Pine	Yes	Softwood
114	15	Loblolly P/Ne	No	Softwood



LANDSCAPE LEGEND

EXISTING CANOPY TREE OVER 12"

EXISTING EVERGREEN TREE OVER 12"

TREE PRESERVATION CALCULATIONS

- TREE PRESERVATION, PROTECTION, AND REMOVAL (SECTION 7.4):
 IN THE HC DISTRICT, 0% OF THE TOTAL CANOPY IS TO BE PRESERVED >10% OF THE TOTAL SITE AREA
 IN THE HC DISTRICT, 30% OF THE SPECIMEN TREES ARE TO BE RETAINED
 SPECIMEN TREES ON SITE: 16
 SPECIMEN TREES REQUIRED TO BE RETAINED: 4.8 = 5 TREES
 SPECIMEN TREES RETAINED ON SITE = 4 TREES
 TOTAL INCHES TO BE REPLACED: 38 INCHES
 PLANTINGS PROVIDED: 15 CANOPY TREES @ 3" CALIPER
- TREE SAVE CALCULATIONS:
 TOTAL SITE AREA: 2.67 ACRES
 TOTAL TREE CANOPY TO BE SAVED: 0.243 ACRES (9.10% OF THE TOTAL SITE AREA)
 CONTRACTOR SHALL SAVE ALL TREES WITHIN STREETScape WHERE NO DEVELOPMENT OCCURS
 NO TREES SHALL BE REMOVED WITHIN TREE PROTECTION AREAS

SURVEYORS TREE SURVEY CERTIFICATION

I, KIM R. LILLY, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THIS TREE SURVEY IS A TRUE AND ACCURATE DEPICTION OF THE EXISTING CONDITIONS AT THE TIME OF THIS SURVEY.

DATE OF SURVEY: NOVEMBER 20 THRU DECEMBER 8, 2022

KIM R. LILLY, PLS

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF NORTH CAROLINA, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLEBURG COUNTY, NC

SHEET TITLE

TREE SAVE PLAN

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
PROJECT NO.:	2023321.00	
DATE:	07-14-2025	
SCALE:	1" = 30'	
DRAWN BY:	A.J.D. PROJ. MGR.: M.D.S.	
SHEET		
L-101		

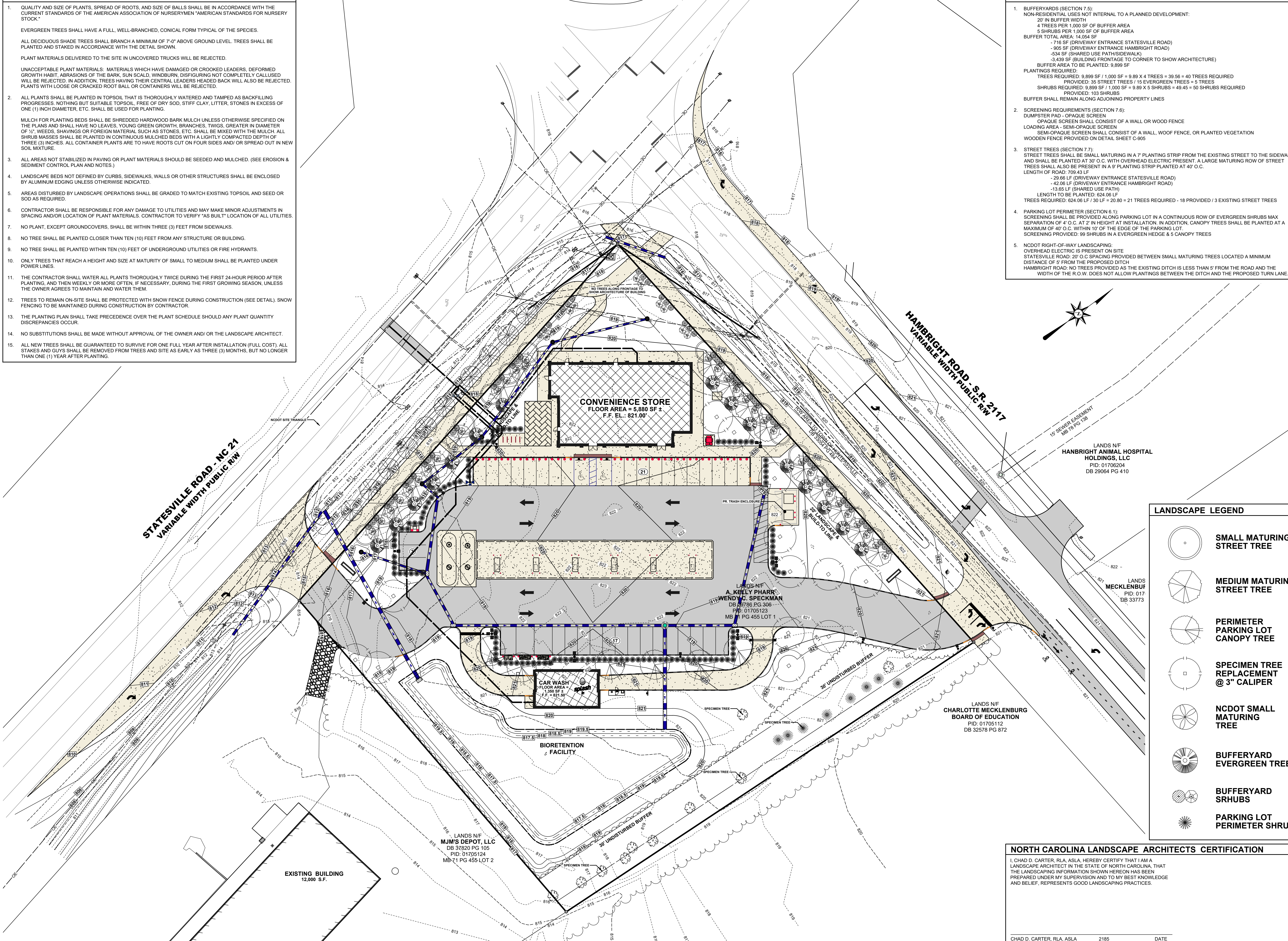
DATE

GENERAL LANDSCAPE NOTES :

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLED USE WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL), SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
- ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

LANDSCAPE REQUIREMENTS

- BUFFERYARDS (SECTION 7.5):**
NON-RESIDENTIAL USES NOT INTERNAL TO A PLANNED DEVELOPMENT:
20' IN BUFFER WIDTH
4 TREES PER 1,000 SF OF BUFFER AREA
5 SHRUBS PER 1,000 SF OF BUFFER AREA
BUFFER TOTAL AREA: 14,054 SF
- 716 SF (DRIVEWAY ENTRANCE STATESVILLE ROAD)
- 905 SF (DRIVEWAY ENTRANCE HAMBRIGHT ROAD)
- 534 SF (SHARED USE PATH/SIDEWALK)
- 3,439 SF (BUILDING FRONTAGE TO CORNER TO SHOW ARCHITECTURE)
BUFFER AREA TO BE PLANTED: 9,899 SF
PLANTINGS REQUIRED:
TREES REQUIRED: 9,899 SF / 1,000 SF = 9.89 X 4 TREES = 39.56 = 40 TREES REQUIRED
PROVIDED: 35 STREET TREES / 15 EVERGREEN TREES = 50 TREES
SHRUBS REQUIRED: 9,899 SF / 1,000 SF = 9.89 X 5 SHRUBS = 49.45 = 50 SHRUBS REQUIRED
PROVIDED: 103 SHRUBS
BUFFER SHALL REMAIN ALONG ADJOINING PROPERTY LINES
- SCREENING REQUIREMENTS (SECTION 7.6):**
DUMPSTER PAD - OPAQUE SCREEN
OPAQUE SCREEN SHALL CONSIST OF A WALL OR WOOD FENCE
LOADING AREA - SEMI-OPAQUE SCREEN
SEMI-OPAQUE SCREEN SHALL CONSIST OF A WALL, WOOD FENCE, OR PLANTED VEGETATION
WOODEN FENCE PROVIDED ON DETAIL SHEET C-905
- STREET TREES (SECTION 7.7):**
STREET TREES SHALL BE SMALL MATURING IN A 7' PLANTING STRIP FROM THE EXISTING STREET TO THE SIDEWALK AND SHALL BE PLANTED AT 30' O.C. WITH OVERHEAD ELECTRIC PRESENT. A LARGE MATURING ROW OF STREET TREES SHALL ALSO BE PRESENT IN A 9' PLANTING STRIP PLANTED AT 40' O.C.
LENGTH OF ROAD: 709.43 LF
- 29.66 LF (DRIVEWAY ENTRANCE STATESVILLE ROAD)
- 42.06 LF (DRIVEWAY ENTRANCE HAMBRIGHT ROAD)
- 13.65 LF (SHARED USE PATH)
LENGTH TO BE PLANTED: 624.06 LF
TREES REQUIRED: 624.06 LF / 30 LF = 20.80 = 21 TREES REQUIRED - 18 PROVIDED / 3 EXISTING STREET TREES
- PARKING LOT PERIMETER (SECTION 6.1):**
SCREENING SHALL BE PROVIDED ALONG PARKING LOT IN A CONTINUOUS ROW OF EVERGREEN SHRUBS MAX SEPARATION OF 4' O.C. AT 2' IN HEIGHT AT INSTALLATION. IN ADDITION, CANOPY TREES SHALL BE PLANTED AT A MAXIMUM OF 40' O.C. WITHIN 10' OF THE EDGE OF THE PARKING LOT.
SCREENING PROVIDED: 99 SHRUBS IN A EVERGREEN HEDGE & 5 CANOPY TREES
- NC DOT RIGHT-OF-WAY LANDSCAPING:**
OVERHEAD ELECTRIC IS PRESENT ON SITE
STATESVILLE ROAD: 30' O.C. SPACING PROVIDED BETWEEN SMALL MATURING TREES LOCATED A MINIMUM DISTANCE OF 5' FROM THE PROPOSED DITCH
HAMBRIGHT ROAD: NO TREES PROVIDED AS THE EXISTING DITCH IS LESS THAN 5' FROM THE ROAD AND THE WIDTH OF THE R.O.W. DOES NOT ALLOW PLANTINGS BETWEEN THE DITCH AND THE PROPOSED TURN LANE.



LANDSCAPE LEGEND

- SMALL MATURING STREET TREE
- MEDIUM MATURING STREET TREE
- PERIMETER PARKING LOT CANOPY TREE
- SPECIMEN TREE REPLACEMENT @ 3" CALIPER
- NCDOT SMALL MATURING TREE
- BUFFERYARD EVERGREEN TREE
- BUFFERYARD SRHUBS
- PARKING LOT PERIMETER SHRUB

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF NORTH CAROLINA, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

BECKER MORGAN GROUP

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ENGINEERING

Delaware
Dover
302.734.7950
Newark
302.369.3700

Maryland
Salisbury
410.546.9100

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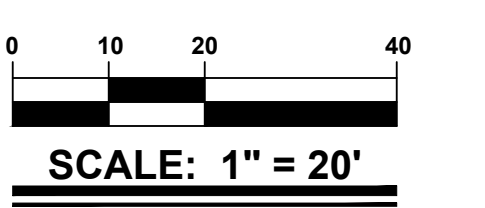
PROJECT TITLE

DASH-IN HUNTERSVILLE

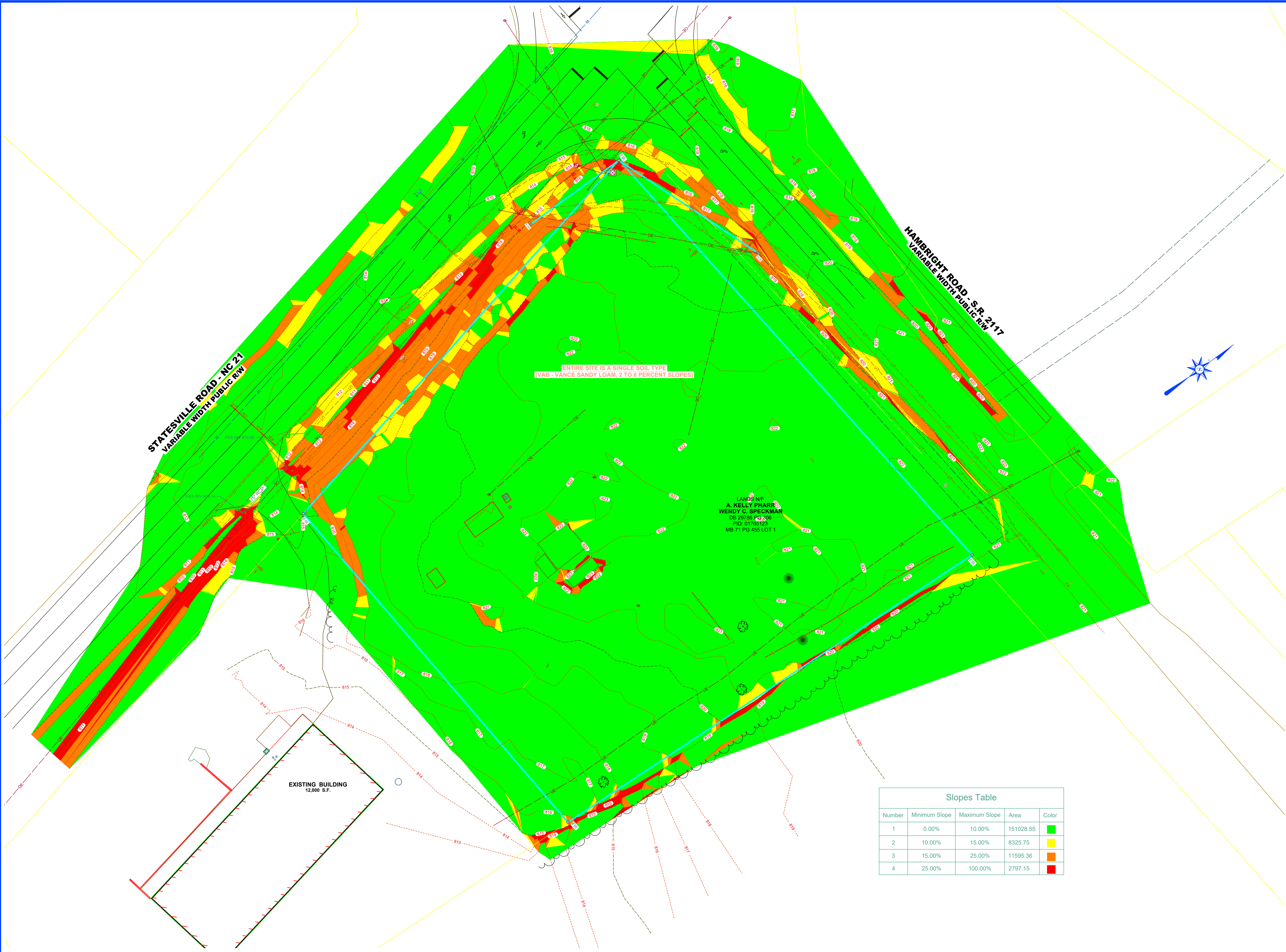
11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLEBURG COUNTY, NC

SHEET TITLE

CONCEPT LANDSCAPE PLAN



MARK	DATE	DESCRIPTION
LAYER STATE	L-201	
PROJECT NO.:	2023321.00	
DATE:	07-14-2025	
SCALE:	1" = 20'	
DRAWN BY:	A.J.D. / PROJ. MGR.: M.D.S.	
SHEET		
L-201		
COPYRIGHT: 2025		



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	151028.55	Green
2	10.00%	15.00%	8325.75	Yellow
3	15.00%	25.00%	11595.36	Orange
4	25.00%	100.00%	2797.15	Red



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Delaware
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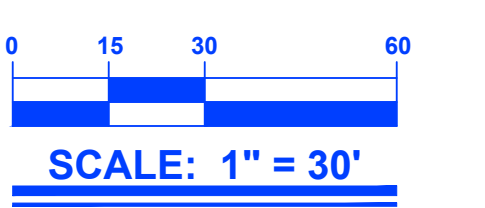
www.beckermorgan.com

NC LICENSE #: C-4743



PROJECT TITLE
**DASH-IN
HUNTERSVILLE
(CSP-500105)**
11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLEBURG COUNTY, NC

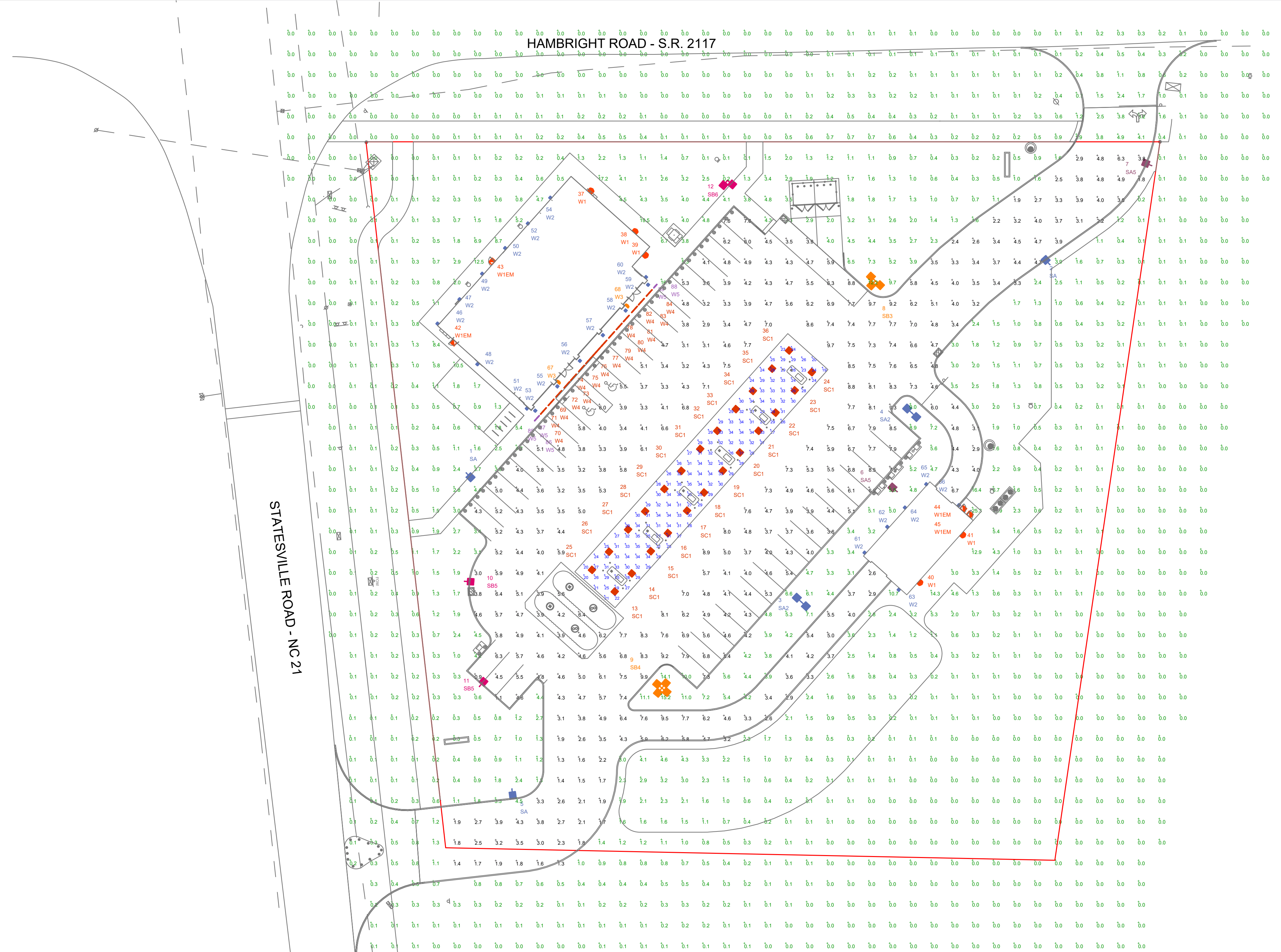
SHEET TITLE
**SOIL MAP &
SLOPE ANALYSIS
SHEET**



ISSUE	DATE	DESCRIPTION
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'
DRAWN BY: A.C.F. PROJ. MGR.: M.D.S.

1 OF 1
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NOTES:
 - POLE MOUNTED FIXTURES ARE MOUNTED ON A 17FT POLE ATOP A CONCRETE BASE.
 - FOOTCANDLE LEVEL CALCULATED AT GRADE USING INITIAL LUMEN VALUES.

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY	LUM. NO.	LABEL	MTG. HT.
	1	SA	17
	2	SA	17
	3	SA2	17
	4	SA2	17
	5	SA5	17
	6	SA5	17
	7	SA5	17
	8	SBS	17
	9	SB4	17
	10	SBS	17
	11	SBS	17
	12	SB6	17
	13	SC1	15
	14	SC1	15
	15	SC1	15
	16	SC1	15
	17	SC1	15
	18	SC1	15
	19	SC1	15
	20	SC1	15
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	28	SC1	15
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	30	SC1	15
	31	SC1	15
	32	SC1	15
	33	SC1	15
	34	SC1	15
	35	SC1	15
	36	SC1	15
	37	W1	8
	38	W1	8
	39	W1	8
	40	W1	10
	41	W1	10
	42	WHEM	8
	43	WHEM	10
	44	WHEM	10

LUMINAIRE LOCATION SUMMARY	LUM. NO.	LABEL	MTG. HT.
	45	W1EM	10
	46	W2	10
	47	W2	10
	48	W2	10
	49	W2	10
	50	W2	10
	51	W2	10
	52	W2	10
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	84	W4	18.85
	85	W5	18.85
	86	W5	18.85
	87	W5	18.85
	88	W5	18.85
	89	W5	18.85

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	29.48	36	19	1.55	1.89
PAVED AREA	4.84	9.9	0.5	9.68	19.80
UNDEFINED	0.80	25.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE							CATALOG LOGIC		
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURE
[Symbol]	2	SA	Single	12325	1.000	B2-U0-G4	90.12	180.24	Lithonia Lighting
[Symbol]	2	SA2	Back-Back	12325	1.000	B2-U0-G4	90.12	360.48	Lithonia Lighting
[Symbol]	3	SA5	Single	8964	1.000	B0-U0-G2	90.12	270.36	Lithonia Lighting
[Symbol]	1	SB3	3 @ 90 Degrees	12509	1.000	B2-U0-G4	90.12	270.36	Lithonia Lighting
[Symbol]	4	SB4	4 @ 90 Degrees	12509	1.000	B2-U0-G4	90.12	360.48	Lithonia Lighting
[Symbol]	2	SBS	Single	9258	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting
[Symbol]	1	SB6	2 @ 90 DEG	9258	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting
[Symbol]	24	SC1	Single	8570	1.000	B3-U0-G1	61.0174	1464.418	Lithonia Lighting
[Symbol]	5	W1	SINGLE	4124	1.000	B1-U0-G1	29.4252	147.126	Lithonia Lighting
[Symbol]	4	WHEM	SINGLE	4124	1.030	B1-U0-G1	29.4252	117.701	Lithonia Lighting
[Symbol]	21	W2	SINGLE	3008	1.000	B1-U0-G0	45	945	FC/SSL Lighting
[Symbol]	2	W3	SINGLE	407	1.000	N.A.	9.9	19.8	Lightalams
[Symbol]	16	W4	Single	2683	1.000	B1-U2-G1	19.422	310.752	SSL
[Symbol]	5	W5	Single	543	1.000	B0-U1-G0	4.626	23.13	SSL

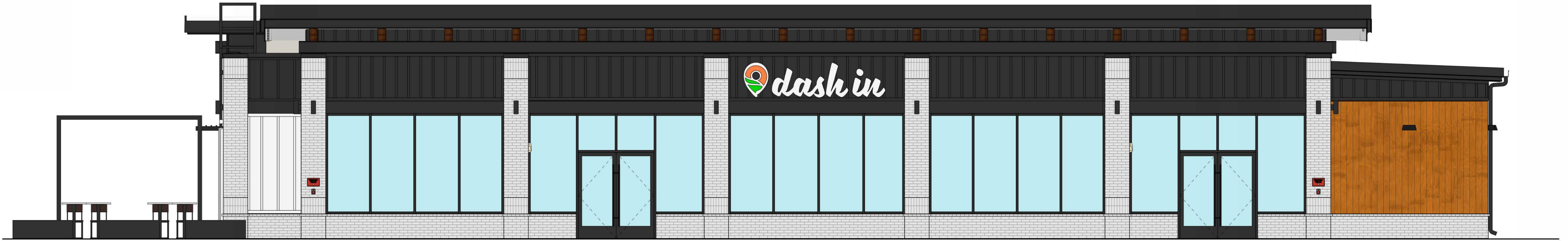
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SCALE: 1" = 30'
 LAYOUT BY: TAS
 DATE: 10/2/25

PROJECT NAME:
DASH IN # 3006
 HUNTERSVILLE, NC
 DRAWING NUMBER:
RL-10661-S1

1340 Kemper Meadow Dr, Forest Park, OH 45240
 513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION



EXTERIOR ELEVATION - FACING FUEL CANOPY

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - FACING INTERSECTION

SCALE: 1/4" = 1'-0"

CORE STATES

46 East Main Street
Suite 201
Somerville, NJ 08876
908.462.9700
www.core-states.com

GROUP



COLOR ELEVATIONS

#3006
DASH IN #3006
11442 STATESVILLE RD
HUNTERVILLE, NC 28078





EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - RIGHT SIDE (HAMBRIGHT ROAD)

SCALE: 1/4" = 1'-0"

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PERSPECTIVES

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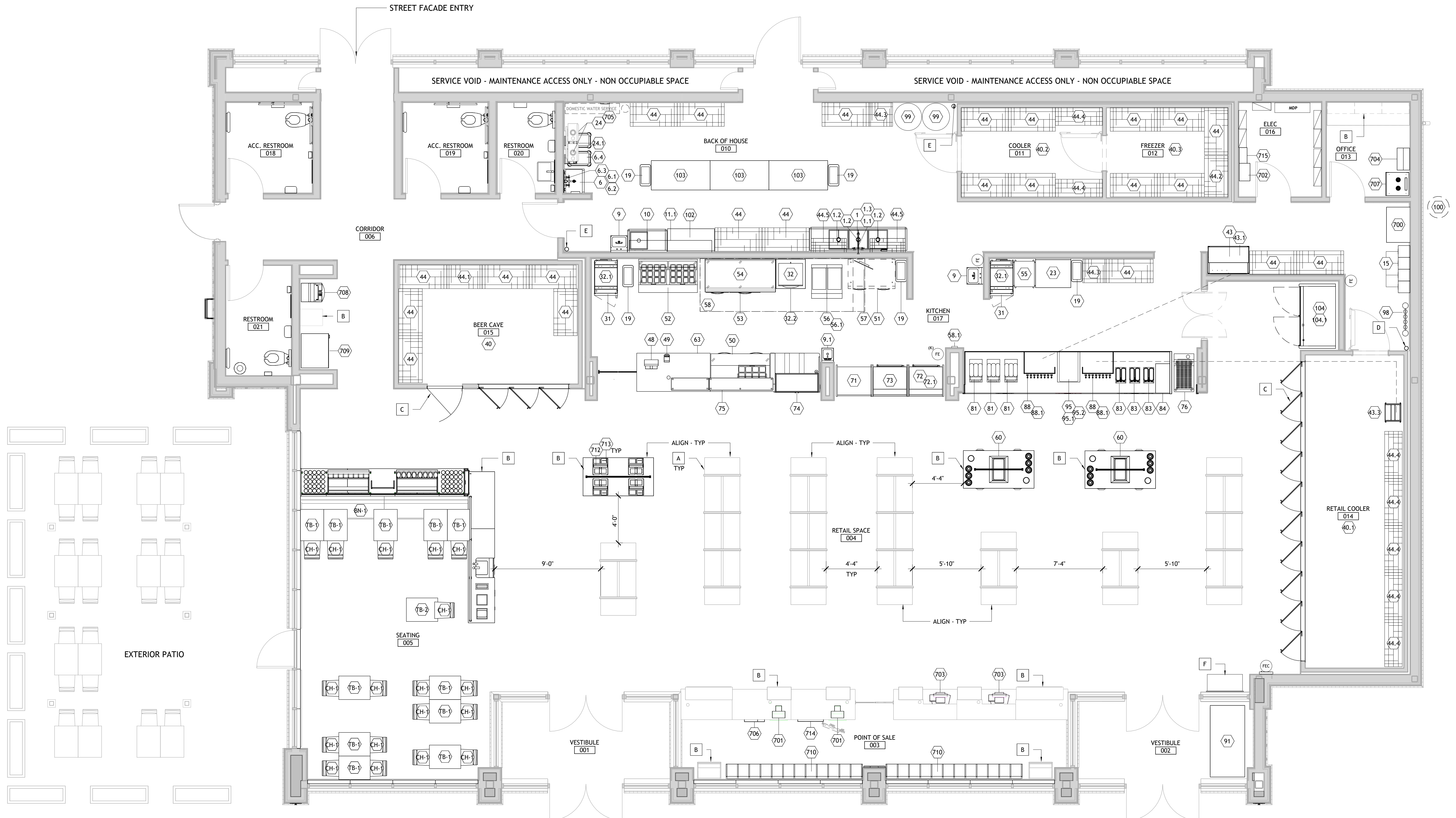
GROUP



PERSPECTIVES

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11442 STATESVILLE RD
HUNTERVILLE, NC 28078





FIXTURES, FURNITURE, & EQUIPMENT PLAN
 SCALE: 1/4" = 1'-0"

COMMUNITY MEETING REPORT
Applicant: Dash In Food Stores, Inc.
Rezoning Application No. R25-14

This Community Meeting Report is being filed with the Huntersville Planning Department pursuant to the provisions of the Town of Huntersville Zoning Ordinance.

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 via certified mail to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 24, 2025. Additionally, a written notice of the date, time, and location of the Community Meeting was emailed to the Mayor, Town Board of Commissioners, Planning Board, Town Clerk, Town Manager, Assistant Town Manager and the Planning Department on November 24, 2025. Copies of the written notice and the emails are attached hereto as Exhibit A-2. Copies of the Certified Mail Receipts and the Return Receipts are attached hereto as Exhibit A-3.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, December 11, 2025, at 6:30 p.m. in the Auditorium at Mosaic Church, located at 10624 Metromont Parkway #302 in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by that individual identified on Exhibit B attached hereto. The Applicant's representatives at the Community Meeting were Matthew Parker of the Applicant; Mark Strickland of Becker Morgan Group, Inc.; Chase Smith of RFK Engineers PLLC; and John Carmichael and Aaron Houck of Robinson Bradshaw. Nathan Farber of the Huntersville Planning Department was also in attendance.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendee to the meeting and thanked him for attending. Mr. Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. R25-14.

Mr. Carmichael introduced himself and the Applicant's representatives.

Mr. Carmichael provided the current schedule of events for this rezoning request:

- Tuesday, February 3, 2026, at 6:00 p.m.—Public Hearing before Town Board and Planning Board;
- Tuesday, February 24, 2026, at 6:30 p.m.—Planning Board Meeting; and
- Tuesday, March 17, 2026, at 6:00 p.m.—Town Board Decision.

Mr. Carmichael explained that these dates are the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Carmichael shared a map of the site and stated that the site contains approximately 2.67 acres and is located on the southeast corner of the intersection of Statesville Road and Hambright Road. He shared an aerial image of the site and the surrounding area as well as a zoomed-in aerial image of the site.

Mr. Carmichael shared a map that depicts the current zoning of the site and nearby parcels of land.

Mr. Carmichael stated that the Applicant is requesting the rezoning of the site to the Highway Commercial District (CD) zoning district to accommodate the development of a convenience store with gasoline sales and an accessory car wash on the site. The following commercial uses would also be permitted on the site: retail establishments, offices, professional and personal services, restaurants without drive-through windows, healthcare services, and branch banks.

Mr. Carmichael stated that the maximum gross floor area of the principal building to be constructed on the site would be 5,600 square feet. He stated that the maximum gross floor area of the accessory car wash building to be constructed on the site would be 1,300 square feet.

Mark Strickland shared the site plan. He stated that the site would have two access points. One access point would be on Statesville Road and would be shared with the neighboring parcel to the south. That access point would be a right-in/right-out only access point. There would be a new full-access point into the site on Hambright Road. Mr. Strickland stated that it is likely that a turn lane would be added on Hambright Road at this access point.

Mr. Strickland stated that the principal building would be located close to the intersection of Hambright Road and Statesville Road. The car wash building would be located toward the rear of the site. The canopy for the fuel pumps would be located between the principal building and the car wash building. He stated that the principal building has an outdoor patio area. He stated that the development would include the beautification of that portion of the site located next to the intersection of Hambright Road and Statesville Road.

Mr. Strickland stated that the site would include a 30-foot wide landscaped buffer with established, existing vegetation along the site's eastern boundary with the school. He stated that there is a Colonial Pipeline easement between the site and the school's athletic fields.

The attendee asked how many fueling pumps the site would include, and Mr. Strickland stated that the site would contain six fueling stations, each with two fueling pumps.

The attendee asked for confirmation that the plan does not call for the installation of a designated left-turn signal and/or lane at the intersection of Hambright Road and Statesville Road. The attendee stated that westbound traffic on Hambright Road regularly backs up to the school. Chase Smith stated that the plan for this rezoning does not include a left-turn signal for the intersection because NCDOT has not requested it. Mr. Smith stated that with all of the other developments in the area, there might be other improvements coming to this intersection due to those other projects.

John Carmichael shared the building elevations for the principal building that have been submitted as a part of the rezoning request. The building elevations show what the principal building would look like from the adjacent streets, from the parking lot, and from the sides.

Mr. Carmichael shared images of existing Dash In store exteriors, interiors, and accessory car wash buildings. He stated that the Dash In brand is new to the Charlotte market. He stated that Dash In's food offerings are a big draw. Matthew Parker stated that the first Charlotte-area Dash In store

is currently under construction. Mr. Parker stated that the food in Dash In stores is fresh. He stated that the fuel is Dash In branded fuel. He stated that the car wash is an automatic car wash.

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

- In response to a question about Dash In locations, Matthew Parker stated that Dash In has many stores in Maryland and Virginia.
- In response to a question about Dash In's direct competitors, Mr. Parker stated that Dash In would compete with QuikTrip in Charlotte and with Sheetz from Greensboro north.
- The attendee expressed concerns about the proximity of the pipeline and asked whether any environmental testing had been done. Mark Strickland stated that a Phase 1 assessment has been completed for the site. Mr. Strickland stated that the pipeline is outside of the site's property boundaries and stated that there is a 30-foot undisturbed buffer on the site next to the pipeline easement. He stated that if there is any widening of Hambright Road along the pipeline easement that the Applicant would have to work with the pipeline.
- The attendee stated that the traffic on Hambright Road is currently "ridiculous" and asked if a traffic light will be installed to help drivers turn left out of the site onto Hambright Road. Mark Strickland stated that there is no plan or NCDOT request for a traffic light at the access point, and stated that if drivers have a hard time turning left out of the site onto Hambright Road, then these drivers would have other options, such as using the Statesville Road access point to turn right onto Statesville Road and then to turn left onto Hambright Road at the traffic signal. Chase Smith stated that the site will likely not generate significant levels of new traffic because most of the people using the site will be drivers who are already driving on Hambright Road and Statesville Road. Mr. Strickland stated that the Applicant's traffic study estimates that 75% of the vehicles coming into the site will be vehicles already on the road.
- In response to a question, Mr. Strickland stated that he does not know the plans for the parcel on the southwest corner of the Hambright Road–Statesville Road intersection. He stated that he has heard that there were plans for a gas station on that parcel, but he stated that Dash In's plans are for the site subject to this rezoning request.
- In response to a question about lighting on the site, John Carmichael stated that the Town of Huntersville has a lighting ordinance or regulations. Mark Strickland stated that the Applicant must calculate how bright their lighting would be and ensure that the light does not spread beyond the property. Mr. Carmichael stated that the site plan locates many of the site's improvements to the west. He stated that the Applicant has not asked for relief from any lighting requirements as a part of the rezoning request.
- The attendee stated that he supports more tax dollars for Huntersville and stated that Dash In looks like a great business, but the attendee stated he would like to see road enhancements provided given how busy Hambright Road is. Mark Strickland stated that the Applicant very recently received feedback from NCDOT and will be incorporating that feedback into the plans. Chase Smith stated that every time a new development is pursued, the developer is required to do traffic improvements and so more road improvements might be coming.

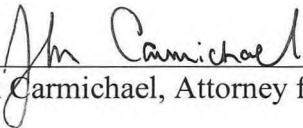
There were no further questions or comments. Mr. Carmichael offered to email the presentation slides to the attendee and invited him to follow up with any questions. Mr. Carmichael thanked the attendee for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Application or to the Rezoning Plan as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 5th day of January 2026.

Dash In Food Stores, Inc., Applicant



John Carmichael, Attorney for the Applicant

cc: Mr. Nathan Farber, Huntersville Planning Department (via email)

EXHIBIT A-1

Exhibit A-1

Notice of Community Meeting Mailed Via Certified Mail to the Following Individuals:

Tax Parcel #017-051-23 *****Subject property

Kelly A. Pharr
Wendy C. Speckman
207 Ashby Drive
Davidson, NC 28036

Tax Parcel #017-044-11

Hambright Properties LLC
9643 Ashley Green Court NW
Concord, NC 28027

Tax Parcel #017-044-03

Hambright Junction Investors LLC
825 Sisk Av Suite 200
Oxford MS 38655

Tax Parcel #017-051-24

MJMS Depot LLC
1515 Sunnyside Ave
Charlotte, NC 28204

Tax Parcel 017-051-12

Charlotte Mecklenburg Board of Education
PO Box 30035
Charlotte, NC 28230

Tax Parcel #017-212-05

PTU LLC
Shoe Properties LLC
426 Foster Ave
Charlotte, NC 28203

Tax Parcel #017-212-05

HC Real Estate Investments LLC
2334 Johnston Ferry Road NE
Atlanta, GA 30341

Tax Parcel #017-062-04

Hambright Animal Hospital Holdings LLC
11725 Hambright Road
Huntersville, NC 28078

Tax Parcel #017-062-09

Steven L. James
Pamela H. James
13801 Sims Road
Huntersville, NC 28078

Tax Parcel #017-062-08

Phillips 11600 LLC
11255 Highcrest Drive
Huntersville, NC 28078

Tax Parcel #017-062-10

Mecklenburg County
5841 Brookshire Blvd
Charlotte, NC 28216

Tax Parcel #017-063-68

Stoneybrook Station Homeowners Association Inc.
1515 Mockingbird Lane
Charlotte, NC 28209

Tax Parcel #017-063-66

Stoneybrook Station Homeowners Association, Inc.
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

Tax Parcel #017-063-01

Robert Charles Cote
Kathleen Beaton Cote
11005 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-02

James Drye
Shaneiris Vargas
11009 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-03

Kevin Conlon
Annmarie Wood
11013 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-04

Ariel Amanda Gardner
11017 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-05

Jude Lui
Nan L. Lui
11021 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-06

RM1 SFR Propco A LP
c/o FirstKey Homes LLC
600 Galleria Parkway Suite 300
Atlanta, GA 30339

Tax Parcel #017-063-14

Tewodros Assefa
Tigist Damesa
10012 Paxton Run Road
Charlotte, NC 28277

Tax Parcel #017-063-15

Rediet Desta
11708 Midnight Way
Huntersville, NC 28078

Tax Parcel #017-063-16

Barbara Ryan
Gary Ryan
11704 Midnight Way
Huntersville, NC 28078

Tax Parcel #017-063-07

Priscilla Baez
11014 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-08

Juanita Bowser
11010 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-09

Wendy Peralta
Xiomara Peralta
Aneudis C. Veras-Veras
11006 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-67

Stoneybrook Station Homeowners Association Inc.
1515 Mockingbird Lane
Charlotte, NC 28209

Tax Parcel #017-063-10

Matthew McLean
Lawren McLean
12211 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-11

Satish Thakre
Smarika Thakre
12215 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-12

Sandeep Sadashiv Patil
Sonali Sandeep Patil
12219 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-13

Padmaja Pispati
Ramu Nalluri
12223 Stoneybrook Station Parkway
Huntersville, NC 28078

Notice of Community Meeting Emailed to the Following:

Mayor and Town Board of Commissioners
Planning Board
Town Clerk
Town Manager
Assistant Town Manager
Planning Department

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting for Rezoning Application No. R25-14

Address of Site: An approximately 2.67-acre site located on the southeast corner of the intersection of Hambright Road and Statesville Road (see enclosed map)

Parcel Number: Tax Parcel No. 017-051-23

Applicant: Dash In Food Stores, Inc.

Property Owners: Ashley Kelly Pharr and Wendy C. Speckman

Current Zoning: Corporate Business District

Proposed Zoning: Highway Commercial District (CD)

Date, Time, and Location of Meeting: Thursday, December 11, 2025, at 6:30 p.m., at Mosaic Church (**Auditorium**), 10624 Metromont Parkway #302, Charlotte, NC 28269

Town website (for site plan): www.huntersville.org/planning

We are assisting Dash In Food Stores, Inc. (the “Applicant”) in connection with a Rezoning Application it has filed with the Town of Huntersville Planning Department requesting the rezoning of an approximately 2.67-acre site located on the southeast corner of the intersection of Hambright Road and Statesville Road (see enclosed map) from the Corporate Business District zoning district to the Highway Commercial District (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a convenience store with gasoline sales and an accessory car wash and potentially other commercial uses on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning request and the proposed development with adjacent and nearby property owners and organizations.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Thursday, December 11, 2025, at 6:30 p.m. in the Auditorium at Mosaic Church, located at 10624 Metromont Parkway #302 in Charlotte.

Representatives of the Applicant look forward to sharing this rezoning and development proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@rbh.com.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Nathan Farber, Town of Huntersville Planning Department (via email)

Date Mailed: November 24, 2025



01721213

01721205

01706209

01706204

01706306
01706305
01706304
01706303
01706302
01706301
01706366

Spritz
11000-11027

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01706314
01706307
01706308
01706309

11700-11777
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01706312
01706311
01706310
01706367

12200-12217
Stoneybrook Station Pk

01706614
01706615
01706616
01706617
01706618
01706636
12299

11600 - 11699

11700 - 11859

Hambright Rd

11860 - 11899

11500 - 11599

11000-11399
Hambright Junction Dr

01704411

11300 - 11499
21 Keesville Rd

Site

01705123

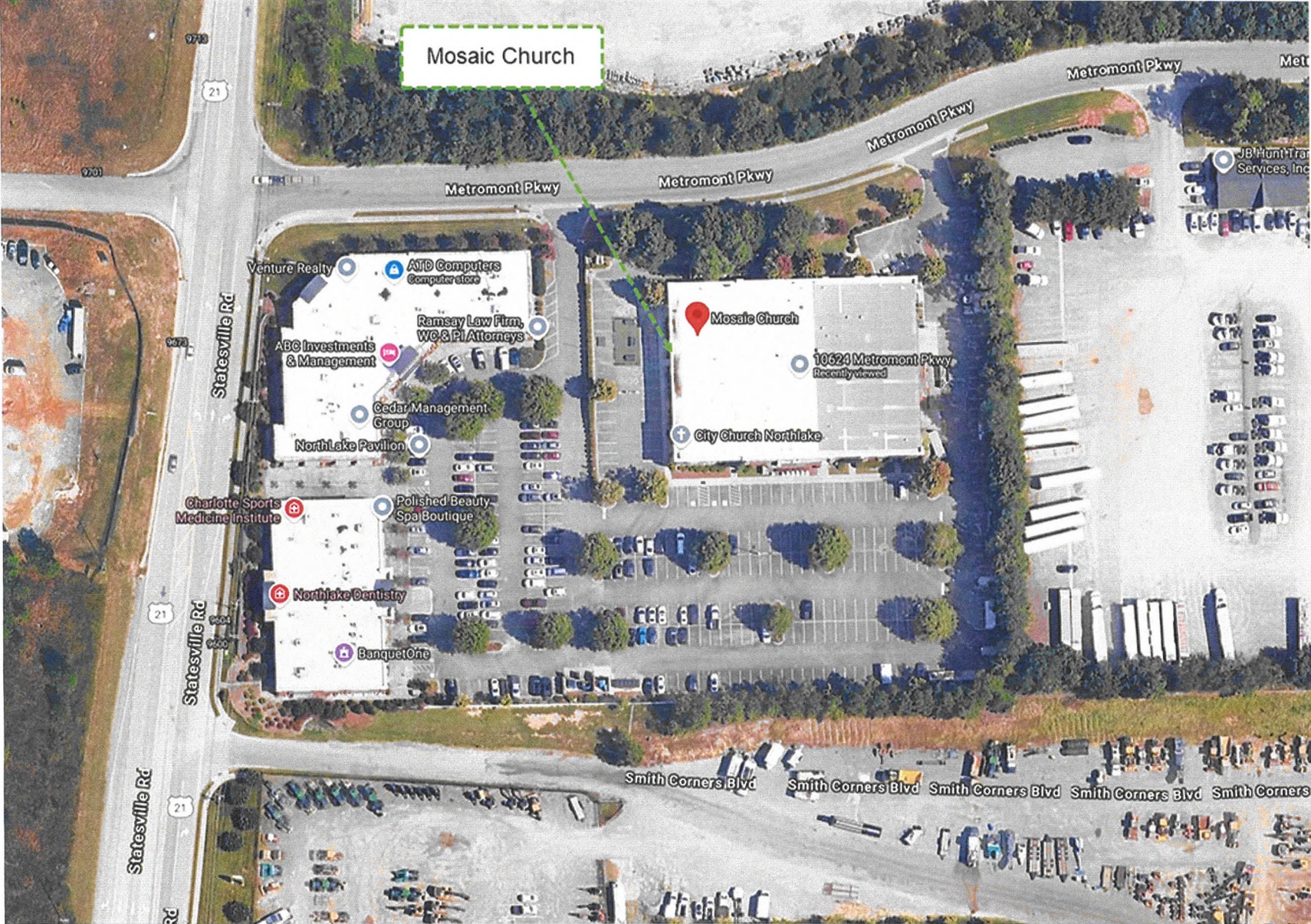
01705124

01705112

01704403

77

Community Meeting Location



Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:32 AM
To: 'cclark@huntersville.org'; 'jhunt@huntersville.org'; 'abergsman@huntersville.org'; 'equarles@huntersville.org'; 'livers@huntersville.org'; 'nwalsh@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Madam Mayor, Madam Mayor Pro-Tem and Members of the Town Board of Commissioners, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | [Bio](#)
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:32 AM
To: 'planningboard@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Mr. Chairman, Mr. Vice-Chairman and Members of the Planning Board, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw

t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | [Bio](#)
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:41 AM
To: 'jpierson@huntersville.org'; 'aroberts@huntersville.org'; 'bwilliams@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Madam Town Clerk, Mr. Town Manager and Mr. Assistant Town Manager, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | [Bio](#)
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:48 AM
To: 'brichards@huntersville.org'; 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Brian and Nathan, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | [Bio](#)
robinsonbradshaw.com

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EXHIBIT A-3

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6362 50

US Postal Service®
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No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
Satish Thakre
Smarika Thakre
PARCEL ID 017-063-11
12215 Stoneybrook Station Parkway
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
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Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
PTU LLC
Shoe Properties LLC
PARCEL ID 017-212-05
426 Foster Avenue
Charlotte NC 28203

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6363 28

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Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-63-66
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

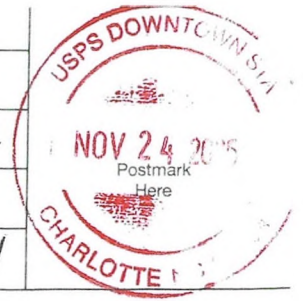
PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

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US Postal Service®
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Certified Mail Fee	\$
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Total Postage & Fees	\$ 10.44



Sent To:

Ariel Amanda Gardner
PARCEL ID 017-063-04
11017 Spritz Street
Huntersville NC 28078

PS Form 3800, April 2015

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J. Carmichael 28985.00014

2

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Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Charlotte Mecklenburg Board of Education
PARCEL ID 017-051-12
PO Box 30035
Charlotte NC 28230

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

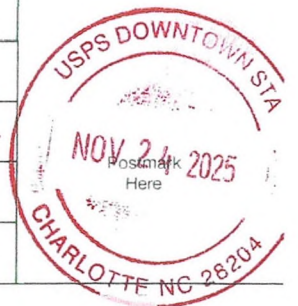
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Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Hambright Junction Investors LLC
PARCEL ID 017-044-03
825 Sisk Avenue, Suite 200
Oxford MS 38655

PS Form 3800, April 2015

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J. Carmichael 28985.00014

2

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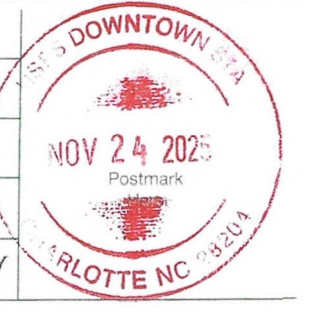
MJMS Depot LLC
PARCEL ID 017-051-24
1515 Sunnyside Avenue
Charlotte NC 28204

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
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US Postal Service®
Certified Mail® Receipt
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Return Receipt Fee (Endorsement Required)	\$
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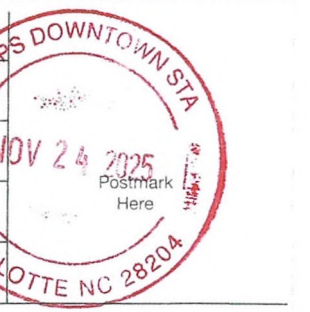
Priscila Baez
PARCEL ID 017-063-07
11014 Spritz Way
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 82

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Total Postage & Fees	\$ 10.44



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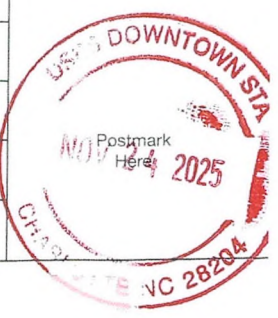
Redieet Desta
PARCEL ID 017-063-15
11708 Midnight Way
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
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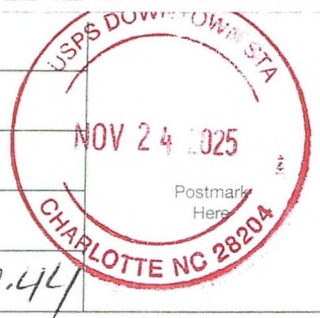
Phillips 11600 LLC
PARCEL ID 017-062-08
11255 Highcrest Drive
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
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Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Mecklenburg County
PARCEL ID 017-062-10
5841 Brookshire Boulevard
Charlotte NC 28216

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 99

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Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Barbara Ryan
Gary Ryan
PARCEL ID 017-063-16
11704 Midnight Way
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
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US Postal Service®
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No Insurance
Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
Wendy Peratta
Xiomara Peratta
Aneudis C. Veras-Veras
Parcel ID 017-063-09
11006 Spritz Way
Huntersville, NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

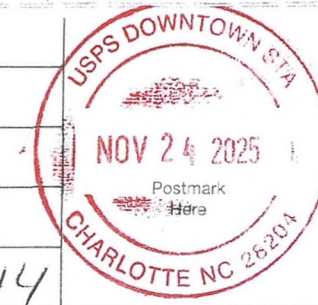
J. Carmichael 28985.00014

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Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
Matthew McLean
Lawren McLean
PARCEL ID 017-063-10
12211 Stonybrook Station Parkway
Huntersville NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6362 81

US Postal Service®
Certified Mail® Receipt
*Domestic Mail Only
No Insurance
Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
Junita Bowser
PARCEL ID 017-063-08
11010 Spitz Way
Huntersville NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
94J4 7266 9904 2980 6361 20

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Hambright Properties LLC
PARCEL ID 017-044-11
9643 Ashley Green Court NW
Concord NC 28027

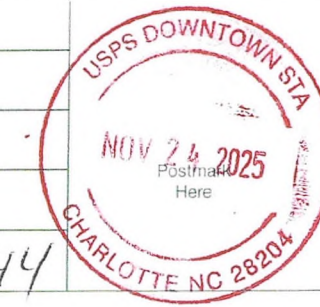
PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
94J4 7266 9904 2980 6362 43

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Sandeep Sadashiv Patil
Sonali Sandeep Patil
PARCEL ID 017-063-12
12219 Stoneybrook Station Parkway
Huntersville NC 28078

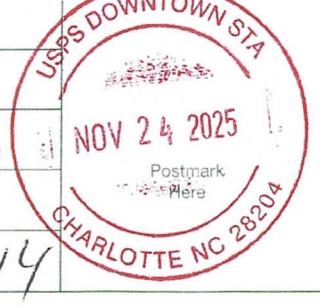
PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
94J4 7266 9904 2980 6362 36

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Padmaja Pispati
Ramu Nalluri
PARCEL ID 017-063-13
12223 Stoneybrook Station Parkway
Huntersville NC 28028

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 75

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
Tewodros Assefa
Tigist Damesa
PARCEL ID 017-063-14
10012 Paxton Run Road
Charlotte NC 28277

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 68

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
Jude Lui
Nan L. Lui
PARCEL ID 017-063-05
11021 Spriz Street
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 51

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
RM1 SFR Propco A LP
c/o FirstKey Homes LLC
PARCEL ID 017-063-06
600 Galleria Parkway, Suite 300
Atlanta GA 30339

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 45

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Kevin Conlon
Annmarie Wood
PARCEL ID 017-063-03
11013 Spritz Street
Huntersville NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

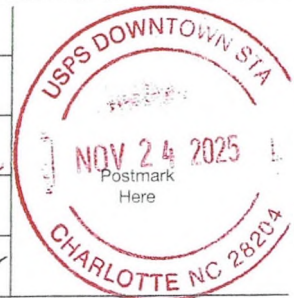
J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 37

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

James Drye
Shaneiris Vargas
PARCEL ID 017-063-02
11009 Spritz Street
Huntersville NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 44

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Robert Charles Cote
Kathleen Beaton Cote
PARCEL ID 017-063-01
11005 Spritz Street
Huntersville NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6362 74

US Postal Service®
Certified Mail® Receipt
*Domestic Mail Only
No Insurance
Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-67
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

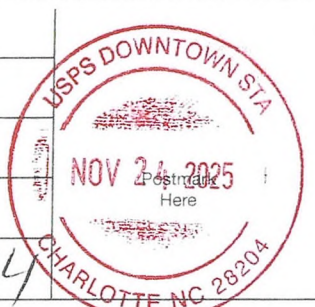
J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6362 29

US Postal Service®
Certified Mail® Receipt
*Domestic Mail Only
No Insurance
Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Plum Creek Property Owners Assoc. Inc.
P.O. Box 87
Huntersville, NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

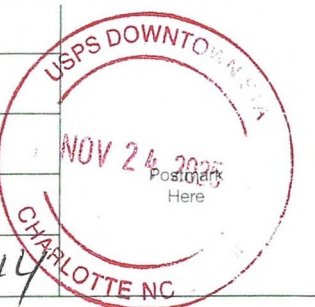
J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 83

US Postal Service®
Certified Mail® Receipt
*Domestic Mail Only
No Insurance
Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:

Hambright Animal Hospital Holdings LLC
PARCEL ID 017-062-04
11715 Hambright Road
Huntersville NC 28078

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6363 11

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



Sent To:
HC Real Estate Investments LLC
Parcel ID 017-212-05
2334 Johnston Ferry Road NE
Atlanta, GA 30341

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 13

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



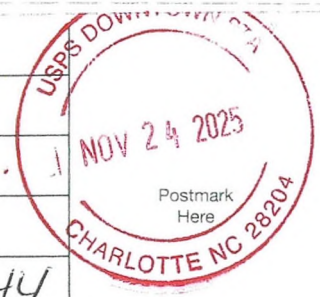
Sent To:
Kelly A. Pharr
Wendy C. Speckman
PARCEL ID 017-051-23
207 Ashby Drive
Davidson NC 28036

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 52

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.44



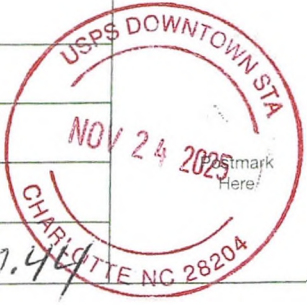
Sent To:
Steven L. James
Pamela H. James
PARCEL ID 017-062-09
13801 Sims Road
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS
J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 07

US Postal Service®
**Certified Mail®
Receipt**
*Domestic Mail Only
No Insurance
Coverage Provided*

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$ 10.46



Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-68
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

J. Camichael 28985.00014



9590 9266 9904 2980 6363 14

2. Certified Mail® Article Number
9414 7266 9904 2980 6363 11

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

Article Addressed to:

HS Real Estate Investments LLC
Parcel ID 017-212-05
2334 Johnston Ferry Road NE
Atlanta, GA 30341

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
[Signature]

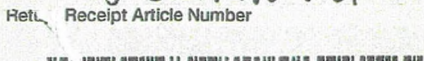
B. Received by (Printed Name) Agent Addressee
[Signature]

C. Date of Delivery
 11/28

D. Is delivery address different from item 1?
 If YES, enter delivery address below: Yes No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt



9590 9266 9904 2980 6360 55

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 52

3. Service Type: **CERTIFIED MAIL**

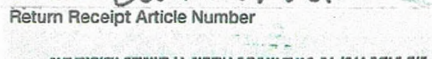
4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Steven L. James
Pamela H. James
PARCEL ID 017-062-09
13801 Sims Road
Huntersville, NC 28078

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt



9590 9266 9904 2980 6361 09

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 06

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Charlotte Mecklenburg Board of Education
PARCEL ID 17-051-12
PO Box 30035
Charlotte NC 28230

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) Agent Addressee
[Signature]

C. Date of Delivery
 12-1-28

D. Is delivery address different from item 1?
 If YES, enter delivery address below: Yes No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014



9590 9266 9904 2980 6361 54

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 51

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

RM1 SFR Propco A LP
c/o FirstKey Homes LLC
PARCEL ID 017-063-06
600 Galleria Parkway, Suite 300
Atlanta GA 30339

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
[Signature] Addressee
B. Received by (Printed Name) *L.J.* C. Date of Delivery *12/1/25*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number



9590 9266 9904 2980 6363 21

2. Certified Mail® Article Number
9414 7266 9904 2980 6363 28

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-63-66
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Kristal B. P. Addressee
B. Received by (Printed Name) *Kristal B. P.* C. Date of Delivery *12-1-25*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number



9590 9266 9904 2980 6360 62

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 69

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

66
Hambricht Junction Investors LLC
PARCEL ID 017-044-03
825 Sisk Avenue, Suite 200
Oxford MS 38655

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
[Signature] Addressee
B. Received by (Printed Name) *Herman Harris* C. Date of Delivery *12-01-25*
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014



9590 9266 9904 2980 6360 31

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 38

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Mecklenburg County
PARCEL ID 017-062-10
5841 Brookshire Boulevard
Charlotte NC 28216

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X *[Signature]*
B. Received by (Printed Name) *[Signature]* C. Date of Delivery *7/21/15*
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael
Return Receipt Article Number

28985.00014



9590 9266 9904 2980 6360 93

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 90

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

MJMS Depot LLC
PARCEL ID 017-051-24
1515 Sunnyside Avenue
Charlotte NC 28204

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X *[Signature]*
B. Received by (Printed Name) *Mark K. Middleworth* C. Date of Delivery *7/21/15*
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael
Return Receipt Article Number

28985.00014



9590 9266 9904 2980 6361 47

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 44

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Robert Charles Cote
Kathleen Beaton Cote
PARCEL ID 017-063-01
11005 Spritz Street
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X *[Signature]*
B. Received by (Printed Name) *Robert Charles Cote* C. Date of Delivery *7/21/15*
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael
28985.00014



9590 9266 9904 2980 6361 85

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 82

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Redieet B sta
PARCEL ID 017-063-15
11708 Midnight Way
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent
		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt Article Number

J. Carmichael 28985.00014



9590 9266 9904 2980 6362 60

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 67

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Matthew McLean
Lawren McLean
PARCEL ID 017-063-10
12211 Stoneybrook Station Parkway
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent
		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt Article Number

J. Carmichael 28985.00014



9590 9266 9904 2980 6362 39

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 36

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Padmaja Pispati
Ramu Nalluri
PARCEL ID 017-063-13
12223 Stoneybrook Station Parkway
Huntersville NC 28028

COMPLETE THIS SECTION ON DELIVERY

A. Signature X		<input type="checkbox"/> Agent
		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014



9590 9266 9904 2980 6360 00

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 07

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-68
1515 Mockingbird Lane
Charlotte NC 28209

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number



9590 9266 9904 2980 6362 77

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 74

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-67
1515 Mockingbird Lane
Charlotte NC 28209

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number



9590 9266 9904 2980 6360 86

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 83

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Hambright Animal Hospital Holdings LLC
PARCEL ID 017-062-04
11715 Hambright Road
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY	
A. Signature X	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014



9590 9266 9904 2980 6362 46

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 43

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Sandeep Sadashiv Patil
Sonali Sandeep Patil
PARCEL ID 017-063-12
12219 Stoneybrook Station Parkway
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below: Yes
 No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt Article Number: *J. Carmichael 28985.00014*



9590 9266 9904 2980 6362 08

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 05

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Priscila Baez
PARCEL ID 017-063-07
11014 Spritz Way
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below: Yes
 No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt Article Number: *J. Carmichael 28985.00014*



9590 9266 9904 2980 6361 61

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 68

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Jude Lui
Nan L. Lui
PARCEL ID 017-063-05
11021 Spriz Street
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below: Yes
 No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt Article Number: *J. Carmichael 28985.00014*

Return Receipt Article Number



9590 9266 9904 2980 6361 16

2. Certified Mail® Article Number

9414 7266 9904 2980 6361 13

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Kelly A. Pharr
Wendy C. Speckman
PARCEL ID 017-051-23
207 Ashby Drive
Davidson NC 28036

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Kelly Pharr

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number



9590 9266 9904 2980 6362 84

2. Certified Mail® Article Number

9414 7266 9904 2980 6362 81

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? (Extra Fee) Yes

1. Article Addressed to:

Junita Bowser
PARCEL ID 017-063-08
11010 Spitz Way
Huntersville NC 28078

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

J. Carmichael 28985.00014

EXHIBIT B

Community Meeting Sign-In Sheet

Applicant: Dash In Food Stores, Inc.

Rezoning Application No. R25-14

Thursday, December 11, 2025, at 6:30 p.m.

**Mosaic Church (Auditorium)
10624 Metromont Parkway #302
Charlotte, NC 28269**

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Planning Department and Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Rob Cote	H'VILLE 11005 SPRITZ ST 28078	704-902-4508	Rob.Cote@Marriott.com
2.				
3.				
4.				
5.				
6.				

EXHIBIT C

ROBINSON

BRADSHAW

Rezoning Application No. R25-14

Dash In Food Stores, Inc., Applicant

Community Meeting

December 11, 2025

Team

- Jeff Bainbridge, The Wills Group, Inc.
- Matthew Parker, The Wills Group, Inc.
- Mark Strickland, Becker Morgan Group, Inc.
- Jonathan Street, Becker Morgan Group, Inc.
- Chase Smith, RFK Engineers PLLC
- Todd Bonnett, Bonnett Commercial Consulting, LLC
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

Rezoning Schedule

- Public Hearing: Tuesday, February 3, 2026, at 6:00 p.m.
at Huntersville Town Hall, 101 Huntersville Road
- Planning Board: Tuesday, February 24, 2026, at 6:30 p.m.
at Huntersville Town Hall, 101 Huntersville Road
- Town Board Decision: Tuesday, March 17, 2026, at 6:00 p.m.
at Huntersville Town Hall, 101 Huntersville Road

Site – 2.67 Acres



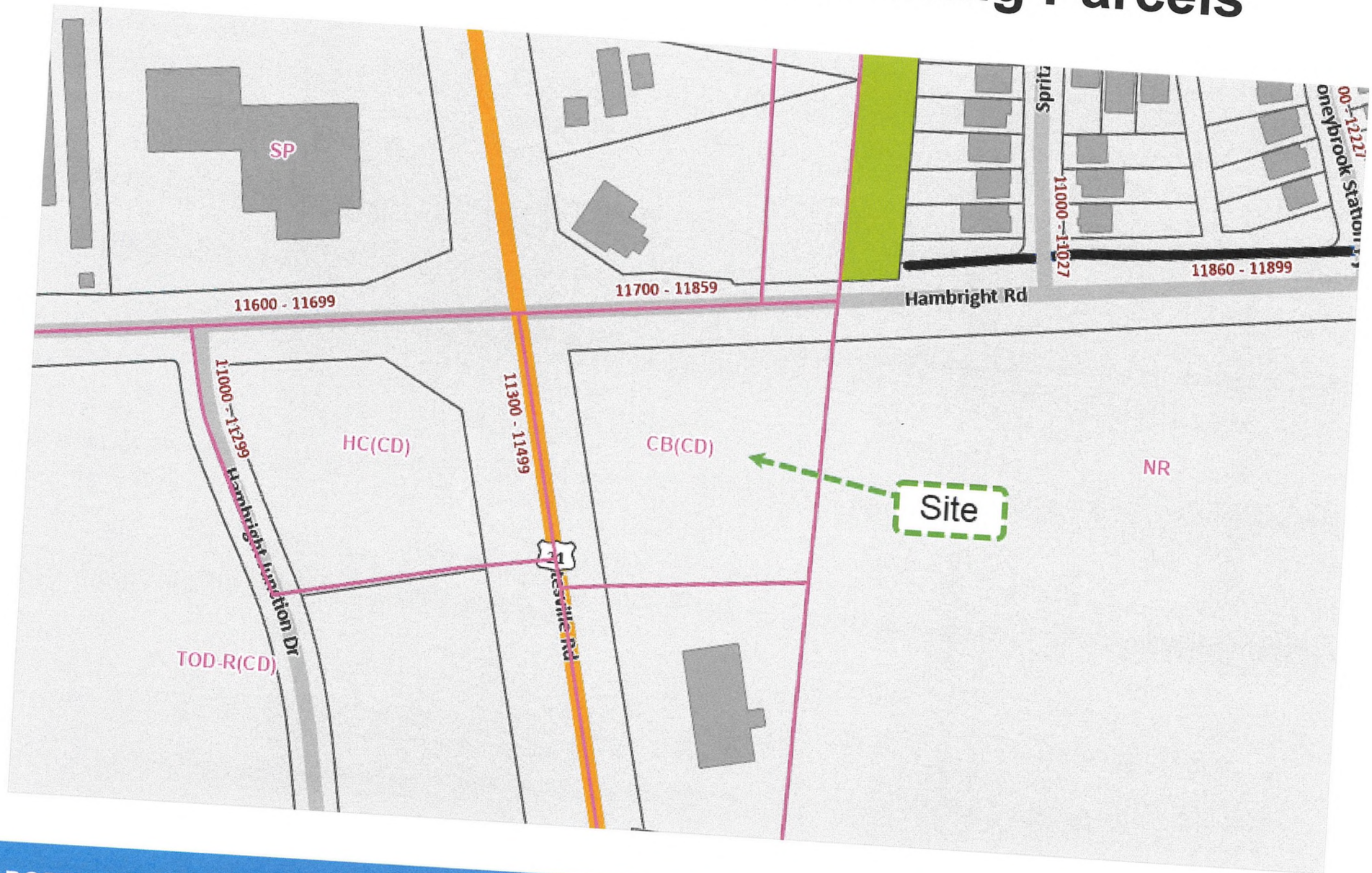
Site



Site



Zoning of the Site and Surrounding Parcels



Rezoning Request

Requesting the rezoning of the site to the Highway Commercial District (CD) zoning district to accommodate the development of a convenience store with gasoline sales and an accessory car wash on the site

The following commercial uses would also be permitted on the site

- Retail establishments
- Offices
- Professional and personal services
- Restaurants without drive-through windows
- Healthcare services
- Branch banks

Rezoning Request

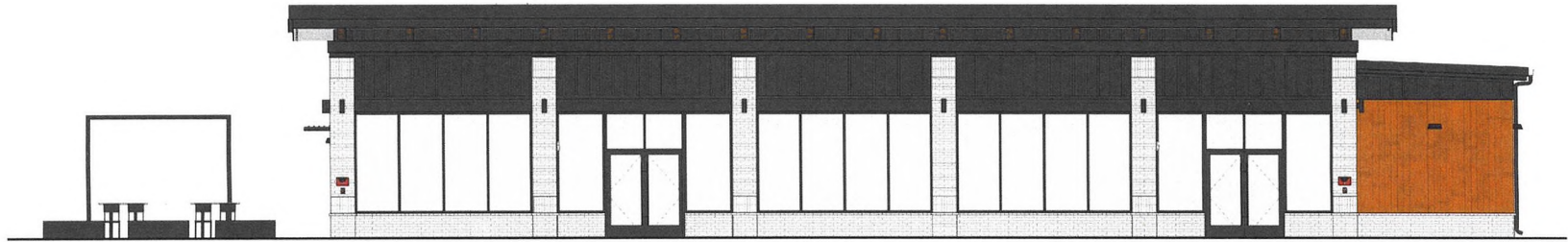
The maximum gross floor area of the principal building to be constructed on the site would be 5,600 square feet

The maximum gross floor area of the accessory car wash building to be constructed on the site would be 1,300 square feet

Site Plan

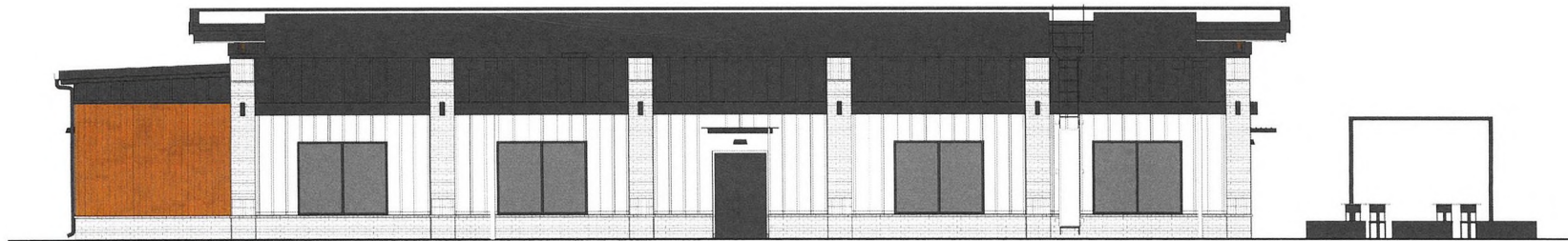


Building Elevations



EXTERIOR ELEVATION - PARKING FRONT FACADE

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - STREET FRONT FACADE

SCALE: 1/4" = 1'-0"

CORE STATES

16 East Main Street
Suite 201

GROUP



COLOR ELEVATIONS

TWG.TBD
DASH IN #3006



Building Elevations



CORE STATES

46 East Main Street
Suite 201

GROUP

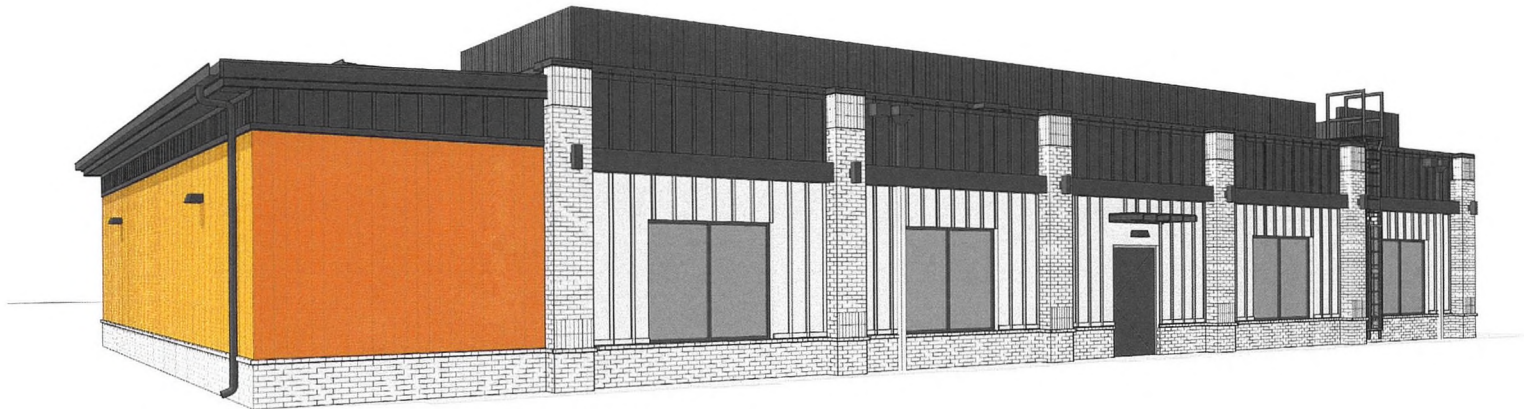


PERSPECTIVES

TWG.TBD
DASH IN #3006



Building Elevations



CORE STATES
46 East Main Street
Suite 201
GROUP



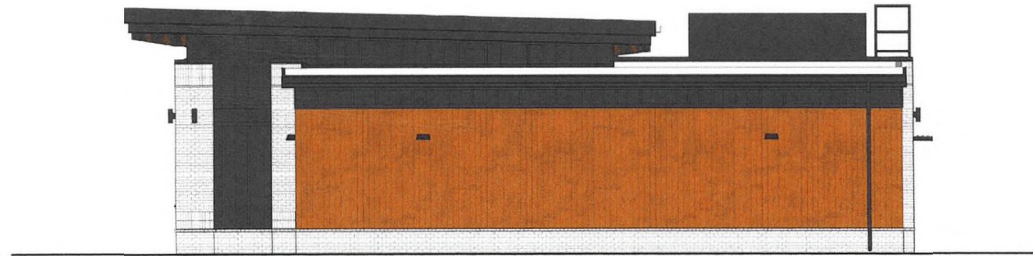
PERSPECTIVES
TWG.TBD
DASH IN #3006



Building Elevations



EXTERIOR ELEVATION - LEFT SIDE
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 1/4" = 1'-0"























Questions



Town Engineering Rezoning Comment Summary
R25-14 13501 Dash In Rezoning
SE Corner of Statesville Rd & Hambright Rd.
Huntersville, NC

General Project Information

This proposed rezoning is located at the Southeast corner of Stateville Rd. & Hambright Rd. This rezoning plans for a convenience store, car wash facility, and a fuel dispenser area. The development proposes two driveway connections, one to Statesville Rd (US 21) and one to Hambright Rd (SR-2117). There is one (1) stormwater SCM being proposed to meet the sites' stormwater quality requirements.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them. NCDOT has indicated that the following road improvements are required as recommended in the TIA:

TIA Recommended Improvement List

Intersection of US 21 (Statesville Rd) at Hambright Road

- Construct an exclusive westbound right-turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate taper.

Intersection of Hambright Road and Site Access (A)

- Construct Site Access A with at least one inbound lane and two outbound lanes striped as exclusive left and right turn lanes.
- Construct an exclusive eastbound right turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper.
- Construct an exclusive westbound left turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper. This turn lane will be tied into the existing westbound left turn lane at the US 21 signal (west of the site) to create a full-wide two way left-turn lane from US 21 to proposed Site Access A.
- Maximize Internal Protected Storage (IPS) for Site Access A. Distance to be determined during permitting.



Intersection of US 21 and Site Access (B)

- Construct Site Access B with at least one inbound lane and one outbound lane.
- Restrict Site Access B to right-in/right-out movements only.
- Construct an exclusive northbound right turn lane with a minimum of 100 feet of storage and appropriate bay taper.
- Maximize IPS for Site Access B. Distance to be determined during permitting.

Applicant Provided Roadway Commitments

Applicant has listed Committed Roadway Improvements on the rezoning plan cover sheet (Sheet C-001) (See list below).

HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS	
1.	PROPOSED FULL ENTRANCE ALONG HAMBRIGHT ROAD (S.R. 2117)
2.	PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED HAMBRIGHT ROAD ENTRANCE.
3.	PROPOSED RIGHT-IN-RIGHT-OUT ENTRANCE ALONG STATESVILLE ROAD (NC 21)
4.	PROPOSED NORTHBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED STATESVILLE ROAD ENTRANCE.
5.	PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) AT THE INTERSECTION OF US-21 AND HAMBRIGHT ROAD.

Comments On Committed Roadway Improvements

The Committed Roadway Improvement list varies from the list in the TIA in the following ways:

- 1) The applicant's commitment list identifies all the committed roadway improvements as "*proposed*". This language is not recommended for the rezoning plans for its unclear intent.
- 2) The TIA notes to construct an exclusive westbound left turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper. This turn lane will be tied into the existing westbound left turn lane at the US 21 signal (west of the site) to create a full width two way left-turn lane from US 21 to the proposed site entrance on Hambright Road. This improvement is not noted on the applicant's commitment list.
- 3) The Applicant has "*proposed*" a right-in/right-out restricted entrance along US 21.
- 4) The TIA recommends a **westbound** right turn lane at the intersection of US-21 and Hambright. However, the applicant has "*proposed*" this right turn improvement is to be **eastbound**, which is different and already exists.



In summary, staff suggests the applicant utilize the list provided in the TIA to present their committed roadway improvements to capture all improvement items, and express clear intent that is aligned with the TIA.

Additional Site Plan Comments:

- 1) The stormwater BMP facility is subject to change during the construction plan phase and shall meet all requirements outlined in the Town of Huntersville Water Quality Design Manual. Based on the conceptual calculations provided, additional stormwater measures may be necessary to meet the minimum requirements.

January 14, 2026

VIA EMAIL

Mr. Nathan Farber
Senior Planner
Town of Huntersville
14704 N. Old Statesville Road
Huntersville, NC 28078

Re: Deferral of the Public Hearing on Rezoning Application No. R25-14

Dear Nathan:

I hope this letter finds you well.


On behalf of the Applicant under Rezoning Application No. R25-14, Dash In Food Stores, Inc., I hereby request the deferral of the public hearing on Rezoning Application No. R25-14 from the Town Board of Commissioner's February 3, 2026 agenda to the Town Board of Commissioner's March 3, 2026 agenda.

The purpose of this deferral request is to provide the Applicant with additional time to work through a few site plan matters with you and the Planning Staff.

I appreciate your assistance on this matter and please let me know if you need anything else in connection with this deferral request.

Very truly yours,

ROBINSON, BRADSHAW & HINSON, P.A.


John H. Carmichael

cc: Mr. Mark Strickland (via email)
Mr. Jeff Bainbridge (via email)
Mr. Todd Bonnett (via email)
Mr. Jonathan Street (via email)

February 27, 2026

VIA EMAIL

Ms. Janet Pierson, Town Clerk
Mr. Nathan Farber, Senior Planner
Town of Huntersville
14704 N. Old Statesville Road
Huntersville, NC 28078

Re: Request to Defer the Public Hearing on Rezoning Application No. R25-14
Dash In Food Stores, Inc., Applicant

Dear Ms. Pierson and Nathan:

I hope this letter finds you both well.


On behalf of the Applicant under Rezoning Application No. R25-14, Dash In Food Stores, Inc., I hereby respectfully request the deferral of the public hearing on Rezoning Application No. R25-14 from the Town Board of Commissioner's March 3, 2026, agenda to the Town Board of Commissioner's April 7, 2026, agenda.

The purpose of this deferral request is to provide the Applicant with additional time to work with the Planning Staff on the architectural design and elevations of the proposed building.

I appreciate your assistance on this matter and please let me know if you need anything else in connection with this deferral request.

Very truly yours,

ROBINSON, BRADSHAW & HINSON, P.A.


John H. Carmichael

cc: Mr. Mark Strickland (via email)
Mr. Jeff Bainbridge (via email)
Mr. Todd Bonnett (via email)
Mr. Jonathan Street (via email)
Mr. Jay Clapp (via email)



Request for Board Action

April 28, 2026

To: Board Members

From: Lauren Speight, Senior Planner

Date: April 28, 2026

Subject: QUASI-JUDICIAL: Petition #V26-01 7409 Venus Lane

EXPLAIN REQUEST:

QUASI-JUDICIAL: Consider a quasi-judicial decision on Variance Petition #V26-01, a request by Habitat For Humanity Of The Charlotte Region, from Article 3.3.2-B (f) and (g) of the Huntersville Zoning Ordinance to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home. The applicant is also requesting a variance from Article 3.2.3(d)(3) to allow encroachment into the front yard setback of 20 feet.

ACTION RECOMMENDED:

Consider a quasi-judicial decision on Variance Petition #V26-01

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. V26-01 Staff Report 4.28.2026_combined

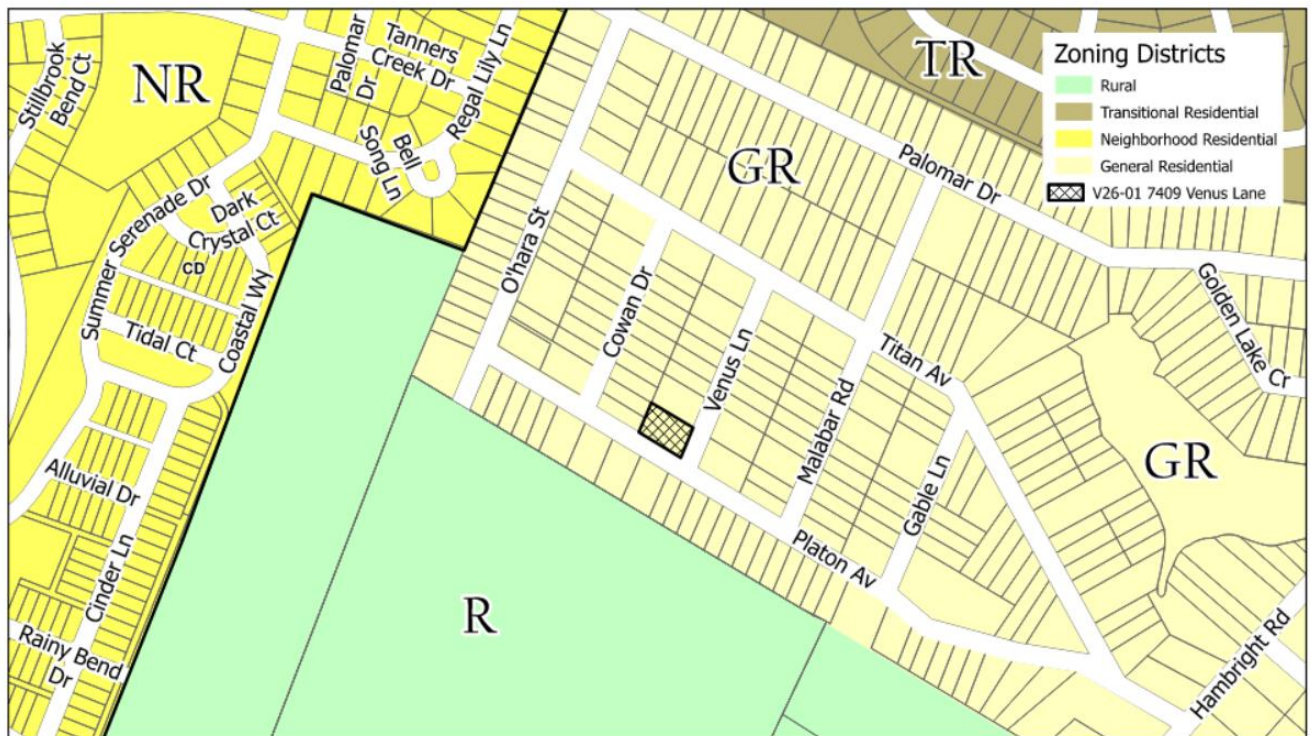
V26-01, 7409 VENUS LN HUNTERSVILLE NC 28078
Parcel ID 015-154-13

Case #: V26-01
Address: 7409 Venus Lane, Huntersville, NC 28078
Parcel #: 015-154-13
Acreage: 0.34 Acres
Property Owner/Applicant: HABITAT FOR HUMANITY OF THE CHARLOTTE REGION
Owner/Applicant Address: 3816 LATROBE DR CHARLOTTE NC 28211
Staff: Lauren Speight

The applicant, Habitat For Humanity Of The Charlotte Region, is requesting variances from **Article 3.3.2-B (f) and (g)** of the Huntersville Zoning Ordinance to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home. The applicant is also requesting a variance from **Article 3.2.3(d)(3)** to allow encroachment into the front yard setback of 20 feet.

BACKGROUND:

1. The subject property is located within the boundaries of the Town of Huntersville.
2. The Subject property is owned by Habitat For Humanity Of The Charlotte Region.
3. The applicants purchased the property February 6, 2022, according to the deed referenced as Book 37920, Page 447, per the Mecklenburg County Register of Deeds.
4. The subject property is wooded and vacant of structures.
5. The subject property, Parcel ID 015-154-13, is zoned General Residential (GR).



6. Article 3.2.3(d)(3) establishes the minimum setbacks for the General Residential Zoning District.

7. The subject property is part of the Norman Park Subdivision. Minimum setbacks were not recorded on the subdivision map therefore minimum setbacks revert to the standards of the Zoning Ordinance for the General Residential Zoning District.
8. The property located at 7409 Venus Lane has a required front setback of 40 feet.
9. The property located at 7409 Venus Lane is located with the Mountain Island Lake Protected Area-1.
10. There is a survey-located perennial stream located within the boundaries of the subject property.
11. Article 3.3.2-B(f) establishes undisturbed buffers in the Protected Areas of the Mountain Island Lake Watershed along all perennial streams, measured horizontally by a licensed land surveyor from the top of the bank on each side of the stream.
12. Article 3.3.2-B(g) establishes no permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer with specific listed exceptions.
13. New built upon area for a single-family detached home is not a permitted exception.
14. Sheet 01 of Exhibit 2 shows the placement of a single-family detached home observing the current minimum 40 ft front yard setback.
15. Sheet 01 of Exhibit 2 also shows the current boundaries of the required undisturbed buffer for the Mountain Island Lake Protected Area-1.
16. The low-density Watershed buffer for the Mountain Island Lake Protected Area-1 consumes the entirety of the building envelope. Therefore, to observe the minimum 40 ft front yard setback of the General Residential Zoning District, a proposed single-family detached home would encroach into the required low-density Watershed buffer for the Mountain Island Lake Protected Area-1.
17. Sheet 02 of Exhibit 2 shows the proposed location of a single-family detached home with a reduced setback.
18. The exceptions for disturbance in the Watershed Buffer in Article 3.3.2-B(g) do not allow new built upon area. And, correspondingly, the Zoning Ordinance does not delineate mitigation for new built upon area.
19. The applicant requests relief from Article 3.3.2-B(f) to disturb the undisturbed buffer to reroute the existing stream. Because the Zoning Ordinance does not provide mitigation, mitigation is proposed consistent with the Level 2 standards of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines for the corresponding level of Disturbance.
20. The applicant requests relief from Article 3.3.2-B(g) to allow new built upon area and permanent structures within the buffer area with mitigation per the Clean Water Act Section 401 and 404 Permits.
21. Disturbance and re-routing of the stream require Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
22. The applicant requests relief from Article 3.2.3(d)(3) for a proposed detached single-family home to encroach into the front yard setback up to 20 feet. Even with the relocated stream, as seen in Sheet 02 of Exhibit 2, a single-family detached home would encroach into a 40 ft front yard setback. With the relocated stream and a reduced setback, the single-family home location would have less of an impact on the stream.

STAFF FINDINGS (ordinance standards are in italics):

Please see Exhibit 1 for the applicant's responses to the required criteria for granting a variance.

In considering any variance request, the following Standards for Granting a Variance of the Huntersville Zoning Ordinance (Article 11.3.2.e) must be addressed:

Article 11.3.2.e Standards for Granting a Variance of the Huntersville Zoning Ordinance:

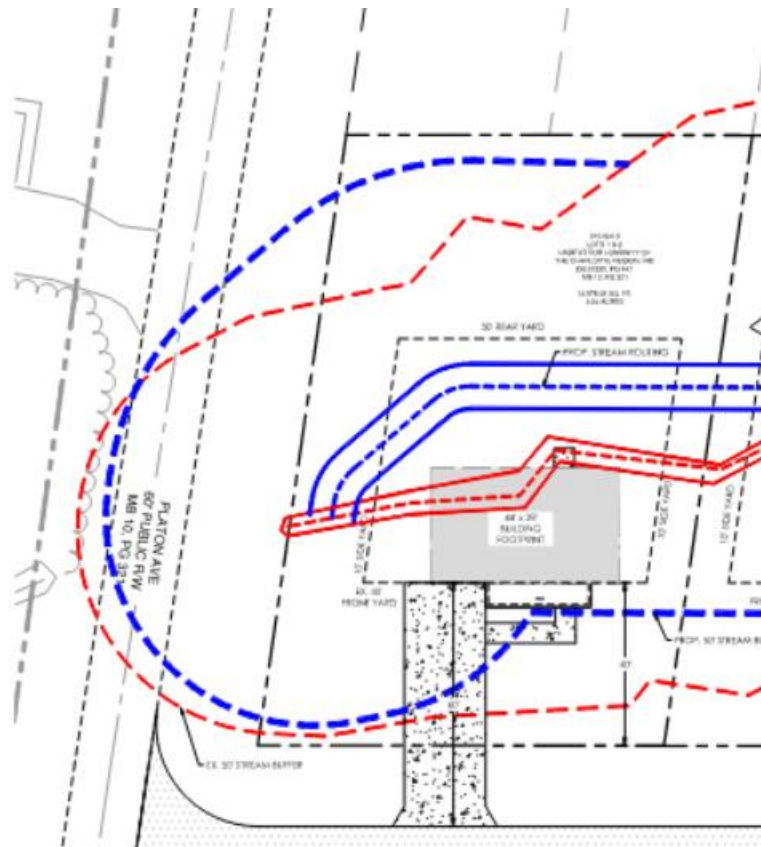
Before granting a variance, the Board of Adjustment shall have made the following findings:

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

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

Staff Findings:

- A. The strict application of the Ordinance would require observance of the undisturbed Watershed Buffer, no new built upon area for this use, and observance of the minimum 40 ft front yard setback. There is no location within the metes and bounds of the property that allows observance of the setback and Buffer standards. In the below image from the Sheet 01 Exhibit 2 the existing buffer is represented by the exterior, red-dashed line, which completely consumes the building envelope. The interior solid red lines that include a red-dashed line represent the existing stream location. The exterior, blue-dashed line represents the buffer based on the proposed relocation of the stream. The interior solid blue lines that include a blue-dashed line represent the proposed relocated stream.



B. Staff find that this requirement has been met as the strict adherence to the Ordinance would not allow a single-family home to be constructed on the subject 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.*

Staff Findings:

- A. While stream and corresponding stream buffers are not unique, staff find that a buffer that consumes the entirety of the building envelope is unique. Additionally, the subdivision in which the subject property is located was recorded May 7, 1963 several decades prior to the effective date of the Buffer Ordinance regulations October 1, 1993.
- B. Staff find this requirement has been met as the buffer Ordinance did not exist at the time the lots were originally created.

- 2) *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

Staff Findings:

- A. The applicant states, "The parcel is part of the Norman Park subdivision that was platted in 1963. The plat was recorded without the infrastructure being installed, so most of the lots remain undeveloped. The lots on the plat also do not meet the minimum lot sizes required by Huntersville, so owners have to combine at least 2 adjacent lots. This parcel has been combined and taxed as a single parcel since at least 1970 from deed research. The buffer requirements that were implemented in 1993 warrants this variance request."

B. Staff finds this requirement has been met as the subject parcel was created before the effective date of the Watershed Buffer Ordinance.

4) *The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.*

Staff Findings:

- A. Disturbance of the buffer for new built upon area is a significant departure from the intent of the Ordinance as there is no exception listed for this type of disturbance even with mitigation.
- B. The intent of the applicable Ordinance for Regulated Drinking Watershed Buffer Standards is to protect the quality of the drinking water supply by limiting disturbance and pollutants from development from entering streams and Mountain Island Lake.
- C. Without disturbing the buffer, a single-family detached home could not be placed in a compliant location on the property.
- D. Staff find Level 2 mitigation from the Charlotte-Mecklenburg Buffer Implementation Guidelines for disturbance comparable to streams that are not subject to regulated watershed buffers to be appropriate for the subject property.
- E. Because the stream will be relocated and revegetated staff finds that public safety is secured.
- F. The applicant is prepared to submit the required Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
- G. The intent of the minimum front setback requirement is to provide a physical separation between the frontage (public street) and the single-family home. The minimum front setback also allows for all homes subject to the same rule to be generally located similar distances from the front property lines to create cohesion of the homes in the community.
- H. The applicant proposed locating the home up to 20 ft into the front setback to minimize impacts to the buffer after relocation of the stream.
- I. Staff finds the deviation is not contrary to the spirit, purpose, and intent of the Zoning Ordinance such that public safety is secured and substantial justice is achieved.
- J. Staff finds this requirement has been met.

STAFF POSITION:

The applicant, Habitat for Humanity of the Charlotte Region, is requesting variances from **Article 3.3.2-B (f) and (g)** of the Huntersville Zoning Ordinance to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home. The applicant is also requesting a variance from **Article 3.2.3(d)(3)** to allow encroachment into the front yard setback of 20 feet. **Staff finds that the application meets all of the four requirements for granting a variance and therefore recommend approval of the request based on the below findings:**

1. The subject property is located within the boundaries of the Town of Huntersville.
2. The Subject property is owned by Habitat for Humanity of the Charlotte Region.
3. The applicants purchased the property February 6, 2022, according to the deed referenced as Book 37920, Page 447, per the Mecklenburg County Register of Deeds.
4. The subject property is wooded and vacant of structures.
5. The subject property, Parcel ID 015-154-13, is zoned General Residential (GR).
6. Residential uses are a use permitted by right in the General Residential (GR) Zoning District and a primary use of the Zoning District.
7. Detached houses are a permitted building type in the General Residential Zoning District.

8. Article 3.2.3(d)(3) establishes the minimum setbacks for the General Residential Zoning District.
9. The subject property is part of the Norman Park Subdivision. Minimum setbacks were not recorded on the subdivision map therefore minimum setbacks revert to the standards of the Zoning Ordinance for the General Residential Zoning District.
10. The property located at 7409 Venus Lane has a required front setback of 40 feet.
11. The property located at 7409 Venus Lane is located with the Mountain Island Lake Protected Area-1.
12. There is a survey-located perennial stream located within the boundaries of the subject property.
13. Article 3.3.2-B(f) establishes undisturbed buffers in the Protected Areas of the Mountain Island Lake Watershed along all perennial streams, measured horizontally by a licensed land surveyor from the top of the bank on each side of the stream.
14. Article 3.3.2-B(g) establishes no permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer with specific listed exceptions.
15. New built upon area for a single-family detached home is not a permitted exception.
16. Sheet 01 of Applicant Exhibit 2 shows the placement of a single-family detached home observing the current minimum 40 ft front yard setback.
17. Sheet 01 of Applicant Exhibit 2 also shows the current boundaries of the required undisturbed buffer for the Mountain Island Lake Protected Area-1.
18. The low-density Watershed buffer for the Mountain Island Lake Protected Area-1 consumes the entirety of the building envelope. Therefore, to observe the minimum 40 ft front yard setback of the General Residential Zoning District, a proposed single-family detached home encroaches into the required low-density Watershed buffer for the Mountain Island Lake Protected Area-1.
19. The exceptions for disturbance in the Watershed Buffer in Article 3.3.2-B(g) do not allow new built upon area. And, correspondingly, the Zoning Ordinance does not delineate mitigation for new built upon area.
20. The applicant requests relief from Article 3.3.2-B(f) to disturb the undisturbed buffer to reroute the existing stream. Because the Zoning Ordinance does not provide mitigation, mitigation is proposed consistent with the Level 2 mitigation standards of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines for the corresponding level of Disturbance.
21. Mitigation requirements for this level of disturbance per the Zoning Ordinance are comparable to the Level 2 mitigation requirements of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines for the corresponding level of Disturbance for allowed stream disturbance.
22. The applicant requests relief from Article 3.3.2-B(g) to allow new built upon area and permanent structures within the buffer area with mitigation.
23. Disturbance and re-routing of the stream require Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
24. The applicant requests relief from Article 3.2.3(d)(3) for a proposed detached single-family home to encroach into the front yard setback up to 20 feet to ultimately disturb less of the relocated buffer.
25. The strict application of the Ordinance would require observance of the undisturbed Watershed Buffer, no new built upon area for this use, and observance of the minimum 40 ft front yard setback. There is no location within the metes and bounds of the property that allows observance of the setback and Buffer standards. The previously included image from the Applicant Exhibit 2 shows the existing buffer with the red-dashed line completely consuming the building envelope.
26. While stream and corresponding stream buffers are not unique, staff find that a buffer that consumes the entirety of the building envelope is unique. Additionally, the subdivision in which the subject property is located was recorded May 7, 1963, several decades prior to the effective date of the Buffer Ordinance regulations October 1, 1993.
27. The applicant states, "The parcel is part of the Norman Park subdivision that was platted in 1963. The plat was recorded without the infrastructure being installed, so most of the lots remain undeveloped.

The lots on the plat also do not meet the minimum lot sizes required by Huntersville, so owners have to combine at least 2 adjacent lots. This parcel has been combined and taxed as a single parcel since at least 1970 from deed research. The buffer requirements that were implemented in 1993 warrants this variance request.”

- 28. Disturbance of the buffer for new built upon area is a significant departure from the intent of the Ordinance as there is no exception listed for this type of disturbance even with mitigation.
- 29. The intent of the applicable Ordinance for Regulated Drinking Watershed Buffer Standards is to protect the quality of the drinking water supply by limiting disturbance and pollutants from development from entering streams and Mountain Island Lake.
- 30. Without disturbing the buffer, a single-family detached home could not be placed in a compliant location on the property.
- 31. Because the stream will be relocated and revegetated staff finds that public safety is secured.
- 32. The applicant is prepared to submit the required Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
- 33. The intent of the minimum front setback requirement is to provide a physical separation between the frontage (public street) and the single-family home. The minimum front setback also allows for all homes subject to the same rule to be generally located similar distances from the front property lines to create cohesion of the homes in the community.
- 34. The applicant proposed locating the home up to 20 ft into the front setback to minimize impacts to the buffer after relocation of the stream.
- 35. Staff finds the deviation is not contrary to the spirit, purpose, and intent of the Zoning Ordinance such that public safety is secured and substantial justice is achieved.

EXAMPLE MOTION: V26-01, 7409 Venus Lane, Huntersville, NC 28078

Planning Department	Planning Board
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<p>APPROVAL: In considering the application for V26-01, a request by Habitat For Humanity Of The Charlotte Region for variances from Article 3.3.2-B (f) and (g) and Article 3.2.3(d)(3) of the Zoning Ordinance, the Planning Department recommends approval of the variance request based on a finding that the request meets all of the four criteria, outlined in the ZONING ORDINANCE, for granting a variance. Staff recommend the following conditions as a function of approval – relocation of the stream and mitigation per the Level 2 requirements of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines; approved Clean Water Act Section 401 and 404 Permits; a survey showing the delineation of the stream is to be provided to future property owners; and, no new built upon area is to be allowed after the first build.</p>	<p>APPROVAL: In considering the application for V26-01, a request by Habitat For Humanity Of The Charlotte Region for variances from Article 3.3.2-B (f) and (g) and Article 3.2.3(d)(3) of the Zoning Ordinance, the Planning Board approves the variance request based on a finding that the request meets all of the four criteria, outlined in the ZONING ORDINANCE, for granting a variance.</p> <p>The Planning Board finds the request meets ____ of the four criteria for granting a variance based on the following findings of fact: <i>(explain findings of fact)</i></p>
<p>DENIAL:</p>	<p>DENIAL: In considering the application for V26-01, a request by Habitat For Humanity Of The Charlotte Region for variances from Article 3.3.2-B (f) and (g) and Article 3.2.3(d)(3) of the Zoning Ordinance, the Planning Board denies the variance request based on a finding that the request meets ____ of the four criteria, outlined in the ZONING ORDINANCE, for granting a variance.</p> <p>The Planning Board finds the request does not meet the criteria for granting a variance based on the following findings of fact: <i>(explain findings of fact)</i></p>

- Exhibit 1 – Application
- Exhibit 2 – Venus Lane Exhibits
- Exhibit 3 – Map 10, Page 321

Exhibit 1



Variance Application

Date of Application: 3/6/2026

Property/Building Address: 7409 VENUS LN, HUNTERSVILLE, NC 28078 Parcel Size (ac): 0.34

Tax Parcel ID (PIN) Number: 01515413

Ordinance to be Varied:

Ordinance: (Zoning, Floodplain, etc.) Zoning Ordinance Article: 3 Zoning Districts Section: 3.2.3(d) and 3.3.2-B(g)

Description of Request: (In this section describe what you are seeking to be allowed at this property. For example – *According to Article 4: Detached House of the Huntersville Zoning Ordinance, mechanical equipment shall not encroach into any required setback. I am requesting a variance to allow mechanical equipment in the side yard at 000 Gilead Road, Huntersville, NC:*

According to Article 3.3: Mountain Island Lake Watershed Overlay District of the Huntersville Zoning Ordinance, no permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer. We are requesting a variance to allow the single family, affordable housing home to be built in the PA-1 watershed buffer, with associated buffer disturbance needed for lot grading. According to Article 3.2: General Residential District of the Huntersville Zoning Ordinance, a minimum front yard setback of 40' shall apply. We are requesting a variance to allow a shortened front yard setback of 20' at 7409 Venus Lane, Huntersville, NC. The shortened setback helps to reduce to impacts to the buffer.

See the current Planning Board schedule for filing deadlines and meeting dates. **The variance process is quasi-judicial. Contact with the Planning Board shall only occur under sworn testimony.**

The property owner(s) or legal representative of the property owner must sign this application. If the applicant is different from the property owner, the applicant shall also sign.

The following shall be submitted with a completed application:

- Applicable map(s), site plans, and exhibits showing exact location of property with respect to existing streets, adjoining lots, and other important features on or contiguous to the property. Include any maps and/or illustrations (to scale), which are necessary to show the location, number and size of buildings, signs, etc., on the property.
- A list of names, addresses and tax parcel identification numbers of properties that abut the site, are across the street from the site or are otherwise within one hundred feet (100') of the site.
- Review Fee - Please check most recent version of Fee Schedule for applicable Variance Review Fee. Reviews shall be submitted by mail as directed below or through the Town website: www.huntersville.org/ (Select How Do I > Pay Planning and Zoning Fees). Checks should be made payable to Town of Huntersville and include Tax Parcel ID in memo.
- The application, all supplemental documents, and the fee must be postmarked or received in person by staff on the filing deadline.
- If signed on behalf of a business entity or homeowners association, the application must include documentation of signatory authority.

Attention: Planning Department
In Person, FedEx, UPS or Courier Address: 105 Gilead Road | Third Floor
USPS Mailing Address: P.O. Box 664 | Huntersville, North Carolina 28070

Notification Requirements:

Planning Staff will be required to notify in writing each owner of property abutting the property that is the subject of the hearing. Staff shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

If you are seeking a variance from the requirements of the Mountain Island Lake or Lake Norman Watershed Overlay Districts, Planning Staff is required to notify, in writing, each local government having jurisdiction in the watershed and the entity using the water supply for consumption as follows:

- * Mountain Island Lake Watershed Overlay. Local governments having jurisdiction in the watershed: Charlotte Mecklenburg, Cornelius and Huntersville. Entities using the water supply for consumption: Mecklenburg County, Gastonia, and Mount Holly.
- * Lake Norman Watershed Overlay. Local governments having jurisdiction in the watershed: Davidson, Cornelius, and Huntersville. Entities using the water supply for consumption: Mooresville, Mecklenburg County and Lincoln County.

Variance Requirements:

STANDARDS FOR GRANTING A VARIANCE (Article 11.3.2.e.):

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Planning Board shall vary any of the provisions of the ordinance upon a showing of all the following:

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

Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed by the Board (Article 11.3.1.e.).

No change in permitted uses may be authorized by variance.

In the following spaces, indicate **FACTS** that demonstrate to the Planning Board you meet all the standards for granting a variance:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. The difficulty or hardship would result only from these regulations and from no other cause, including the actions of the owner or previous owners of the property.

The lot currently has an existing perennial stream with a 50' stream buffer per the watershed ordinance. The stream roughly runs through the center of the 0.34 acre lot and the buffer takes up almost the entirety of the lot. With the stream and buffer, the lot is currently undevelopable.

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.

The hardship is due to the size of the lot and the location of the stream and buffer onsite.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The parcel is part of the Norman Park subdivision that was platted in 1963. The plat was recorded without the infrastructure being installed, so most of the lots remain undeveloped. The lots on the plat also do not meet the minimum lot sizes required by Huntersville, so owners have to combine at least 2 adjacent lots. This parcel has been combined and taxed as a single parcel since at least 1970 from deed research. The buffer requirements that were implemented in 1993 warrants this variance request.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The variance request allows for the development of a single family residence for affordable housing within the Norman Park subdivision. The portion of the stream that needs to be relocated and/or replaced with a stormwater pipe will be permitted as required with the Army Corps of Engineers. The disturbance to the stream buffer will be mitigated as required by the Town of Huntersville and Mecklenburg County.

Applicant

Printed Name of Applicant: HABITAT FOR HUMANITY OF THE CHARLOTTE REGION, INC

Corporation Limited Liability Company Trust Partnership Other: _____

Phone of Applicant: 7043762054

Applicant Email: lbelcher@habitatcltregion.org

Address of Applicant: PO BOX 220287, Charlotte, NC 28222

Printed Name of Applicant's Legal Representative, if applicable: _____

Phone of Legal Representative: _____

Legal Representative Email: _____

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 if box is checked). **Appellant hereby grants permission to the Town of Huntersville personnel to enter the appellant's property for any purpose required in processing this Notice of Appeal upon mutual coordination of such site visits at times agreed to by all parties.**

Signature of Applicant: *Laura Belcher* Date 03/09/2026

Signature of Legal Representative: _____ Date _____

Title: _____

Property Owner (if different than applicant)

Printed Name of Property Owner: _____

Corporation Limited Liability Company Trust Partnership Other: _____

Phone of Property Owner: _____

Email of Property Owner: _____

Address of Property Owner: _____

Printed Name of Property Owner's Legal Representative, if applicable:

Phone of Legal Representative: _____

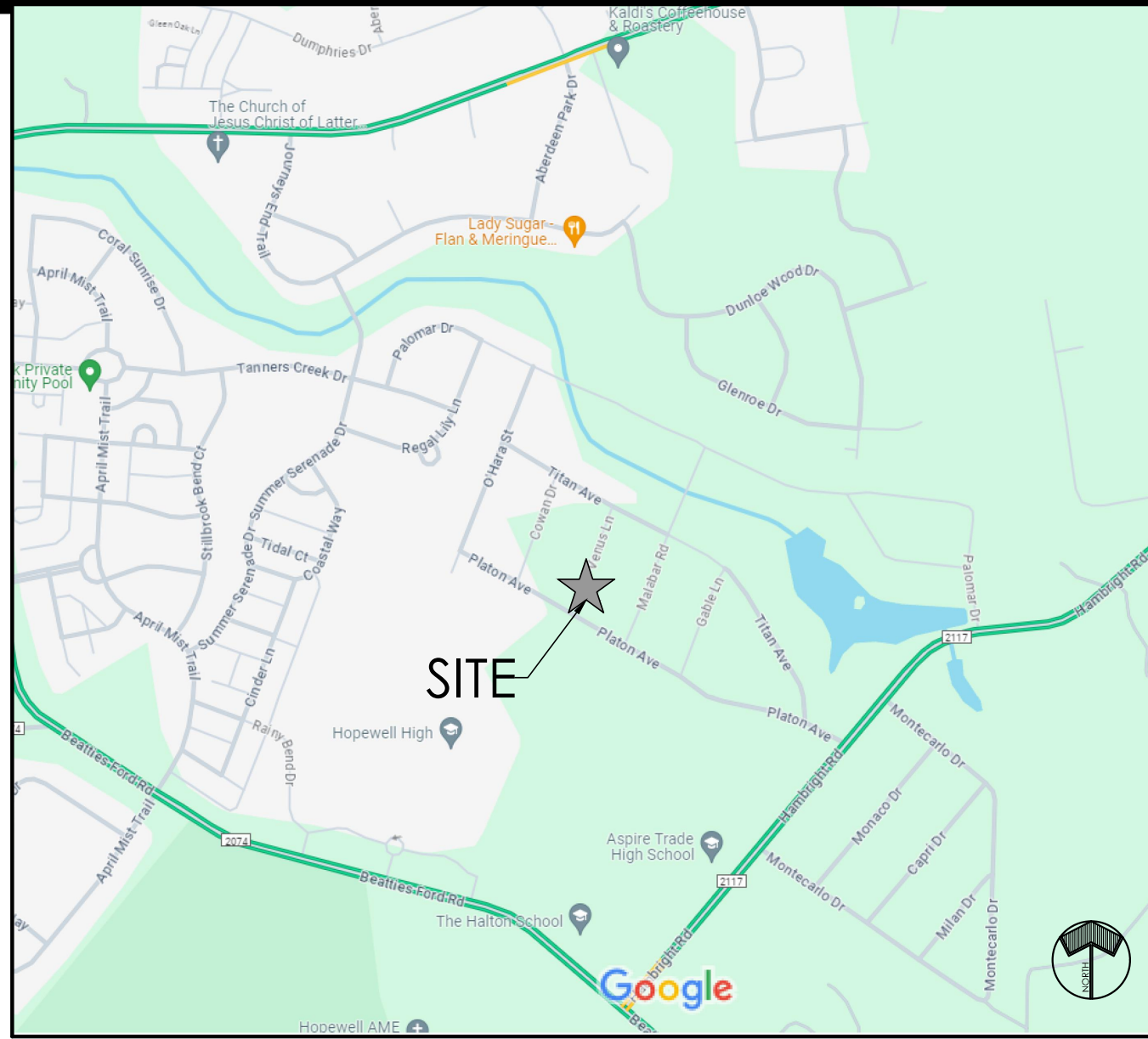
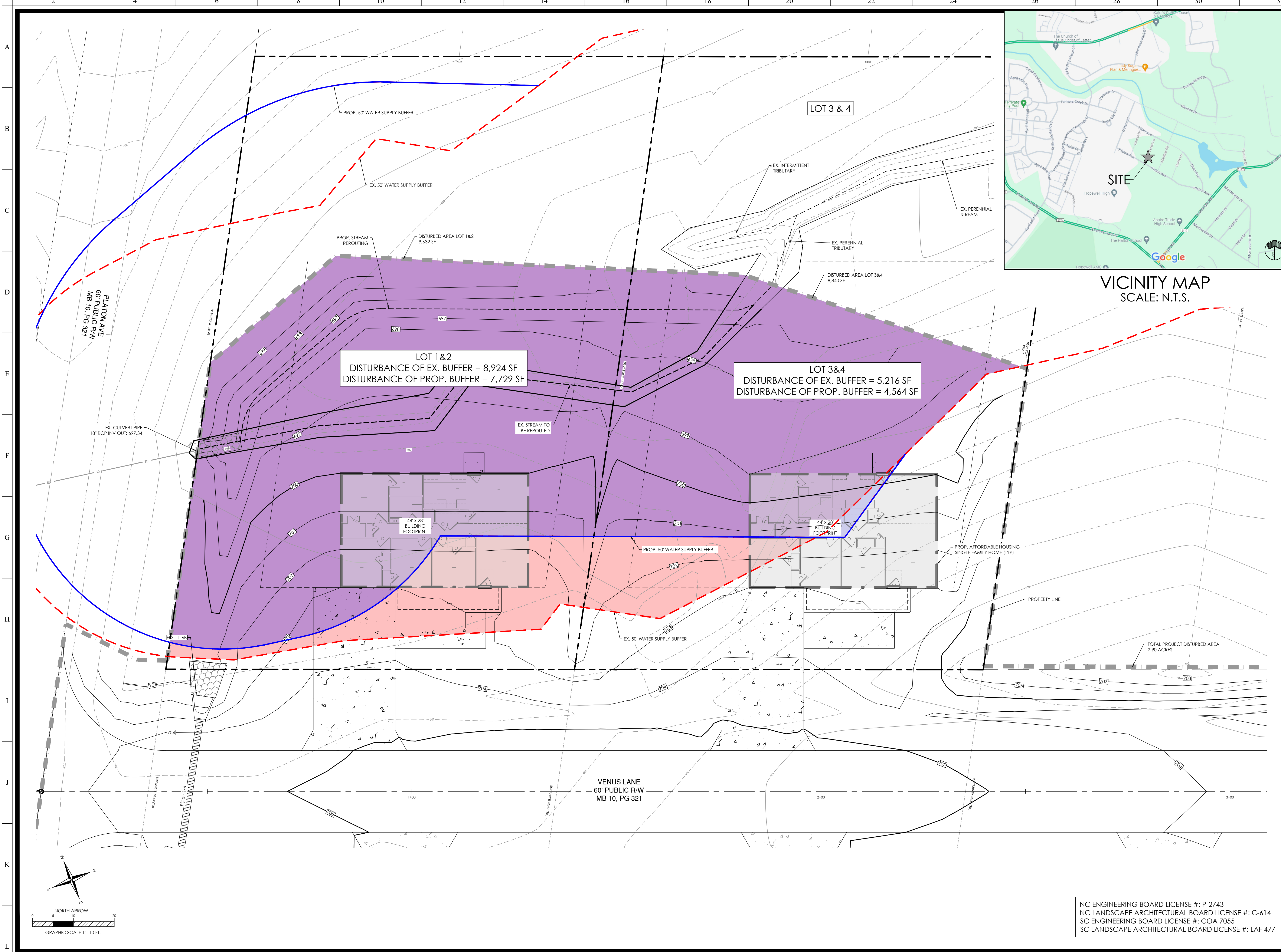
Legal Representative Email: _____

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 if box is checked) **Appellant hereby grants permission to the Town of Huntersville personnel to enter the appellant's property for any purpose required in processing this Notice of Appeal upon mutual coordination of such site visits at times agreed to by all parties.**

Signature: _____ Date: _____

Title: _____

Exhibit 2



VICINITY MAP
SCALE: N.T.S.

LOT 1 & 2
DISTURBANCE OF EX. BUFFER = 8,924 SF
DISTURBANCE OF PROP. BUFFER = 7,729 SF

LOT 3 & 4
DISTURBANCE OF EX. BUFFER = 5,216 SF
DISTURBANCE OF PROP. BUFFER = 4,564 SF

44' x 28'
BUILDING
FOOTPRINT

44' x 28'
BUILDING
FOOTPRINT

VENUS LANE
60' PUBLIC R/W
MB 10, PG 321

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



**W&A
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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

HABITAT FOR HUMANITY
VENUS LANE, NORMAN PARK
PARCELS: 01515413, 01515415, 01515503, 01515504,
01515505, 01515506, 01515507, 01515508, 01515509, 01515511
VENUS LN, HUNTERSVILLE, NC 28078

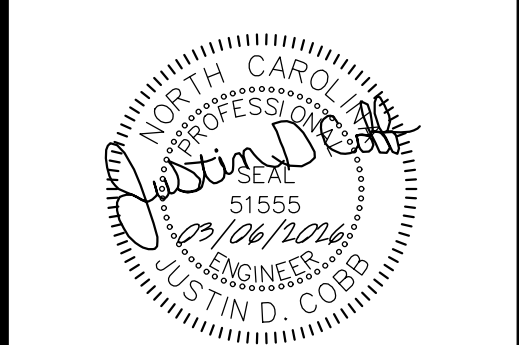
Know what's below.
Call before you dig.

REVISIONS

01/13/26	HUNTERSVILLE COMMENTS
02/02/26	HUNTERSVILLE COMMENTS
03/06/26	STREAM AND BUFFER REV.

INITIAL SUB. DATE: 11/05/2025

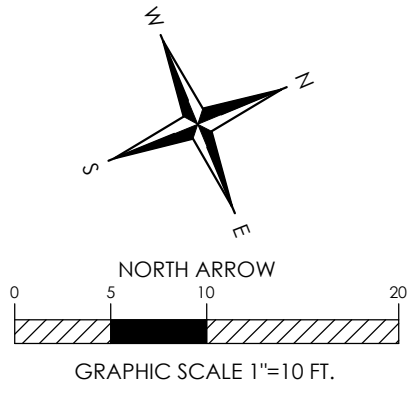
ISSUANCE DATE: 03/06/2026



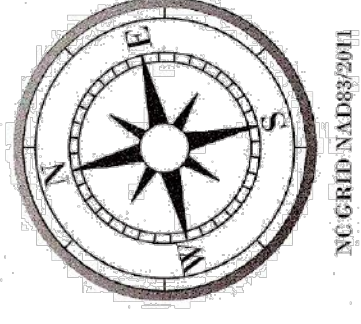
W&A PROJECT #: 224052

**BUFFER DISTURBANCE
EXHIBIT**

C04.2



N:\224052-Venus Lane -Norman Park DWG\Sheet C04.2 - BUFFER DISTURBANCE.dwg 3/6/26 02:41:40 PM jacob



NC GRID NAD83(2011)

SURVEYOR'S NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
2. BEARINGS REFERENCED TO NC GRID NAD 83 (2011).
3. REFERENCES: AS SHOWN HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SUBJECT PROPERTY MAY BE BURDENED BY EASEMENTS, RIGHTS-OF-WAYS, SETBACKS AND/OR RESTRICTIONS NOT SHOWN.
5. ALL BUILDINGS, SURFACE AND SUBSURFACE UTILITIES, AND OTHER FEATURES ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
6. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF SUCH CONDITIONS OR THE EXISTENCE OF ANY FEATURES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
8. SUBJECT AND ADJOINING PARCELS ARE CURRENTLY ZONED AS OR (GENERAL RESIDENTIAL) PER CHARLOTTE MECKLENBURG 05.
9. AREAS DETERMINED BY COORDINATE METHOD.
10. SUBJECT PARCELS ARE LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM COMMUNITY PANEL: 371045300K, EFFECTIVE DATE 09/02/2015.
11. NO NGS MONUMENTATION FOUND WITHIN 2000' OF SITE. THIS PROJECT WAS SCALED AT POINT #100 WITH NC GRID NAD 83(2011). THE HORIZONTAL SCALE FACTOR IS 0.9998461401 AND THE VERTICAL SCALE FACTOR IS 0.9998461401. THE COMBINED GRID FACTOR OF 0.9998461401 WAS USED FOR THIS PROJECT.
12. THE PURPOSE OF THIS PLAT IS TO BE UTILIZED AS A BOUNDARY AND TOPOGRAPHIC SURVEY.
13. FLOODPLAIN LINES SHOWN ARE GECREFFERENCED AND NOT FROM FIELD OBSERVATIONS.
14. CONTOURS SHOWN HEREON ARE ONE FOOT INTERVALS.

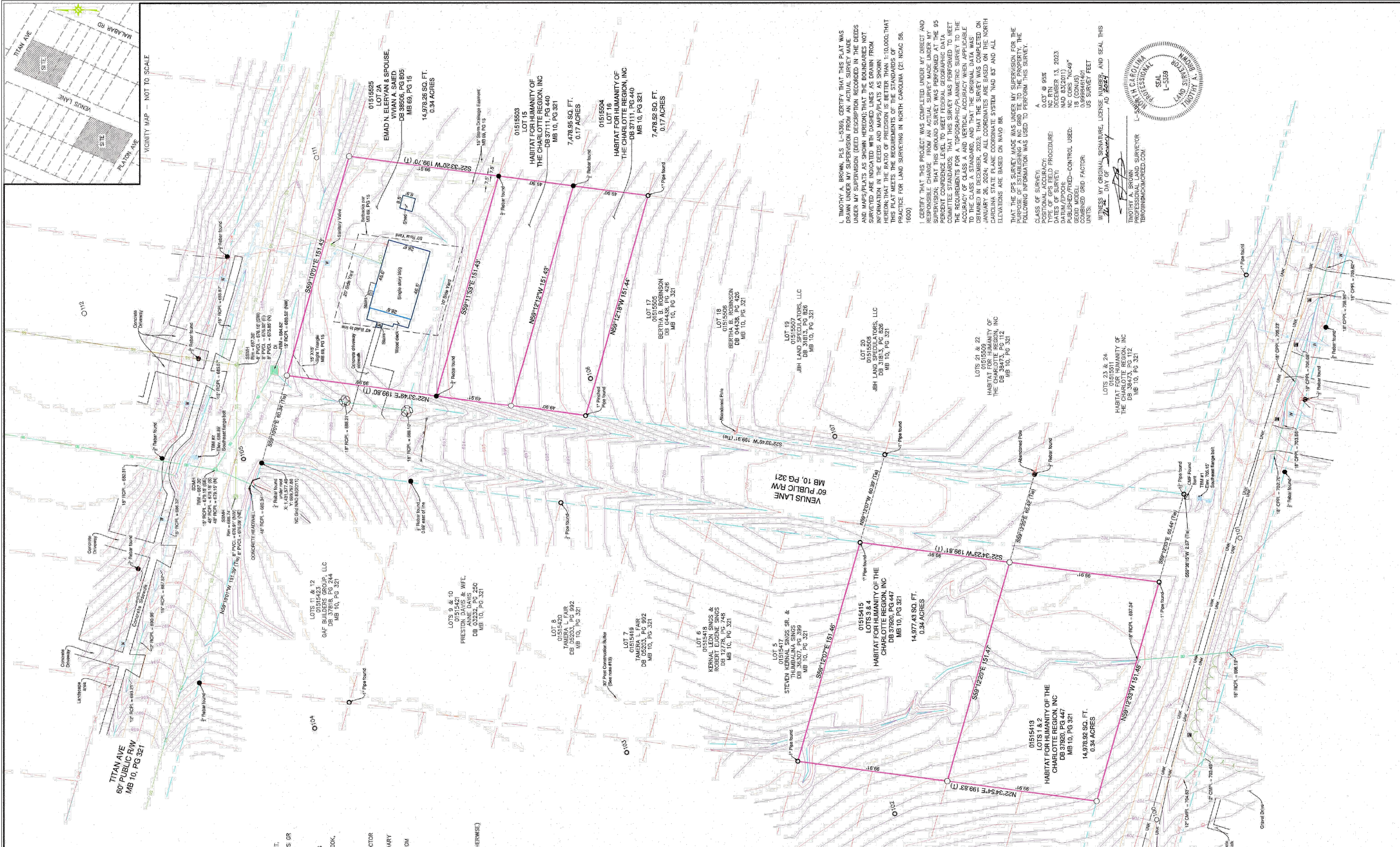
LEGEND

- TBM (TEMPORARY BENCHMARK)
- REBAR FOUND (RF) (AS NOTED)
- 1/2" REBAR SET (UNLESS NOTED OTHERWISE)
- CAPPED REBAR
- MAG NAIL SET (MNS)
- REBAR WITH CAP
- NAIL SET
- RIGHT OF WAY
- MAP BOOK
- DEED BOOK
- FACE
- CORRUGATED METAL PIPE INVERT
- REINFORCED CONCRETE PIPE INVERT
- POLYVINYL CHLORIDE PIPE INVERT
- LIGHT POLE
- ELECTRIC METER
- POWER POLE
- WATER VALVE
- WELL
- HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN (CB)
- STORM DRAIN MANHOLE
- MAILBOX
- SUBJECT PROPERTY
- ADJOINING PROPERTY
- RIGHT-OF-WAY
- TEMPORARY EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM DRAINAGE EASEMENT
- CENTERLINE OF DITCH/CREEK
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- BUILDING
- CENTERLINE OF ROAD
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNKNOWN UTILITY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- RFP RAP
- EDGE OF LANDSCAPE
- WOODS
- POST CONSTRUCTION BUFFER

Point #	Northing	Easting	Elevation	Description
100	5992286.82	143195.16	707.82	MNS
101	5991851.10	1431361.63	703.60	MNS
102	5994533.14	1431243.83	701.40	RC
103	599814.26	1431329.12	885.25	RC
104	5998009.59	1431368.52	892.65	RC
105	5998008.78	1431583.34	896.62	RC
106	5995733.18	1431575.30	701.40	RC
107	599426.78	1431496.21	709.86	RC
111	599710.66	1431763.96	887.38	MNS
112	599885.74	1431704.43	875.86	NS



SCALE: 1" = 30'



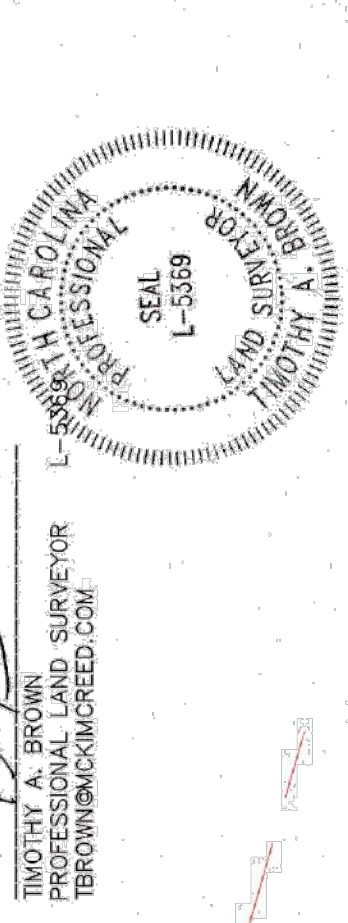
I, TIMOTHY A. BROWN, PLS L-5389, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN THE DEEDS AND MAPS/PLATS AS SHOWN HEREON) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED WITH DASHED LINES AS DEDUCED FROM INFORMATION IN THE DEEDS AND MAPS/PLATS AS SHOWN HEREON. THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN NORTH CAROLINA. THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY CLASS A, AND VERTICAL ACCURACY WHEN APPLICABLE OBTAINED IN DECEMBER, 2023; THAT THE SURVEY WAS COMPLETED ON JANUARY 26, 2024; AND ALL COORDINATES ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83 AND ALL ELEVATIONS ARE BASED ON NAVD 83.

CLASS OF SURVEY: POSITIONAL ACCURACY: DATE OF SURVEY: DATUM/EPOCH: PUBLISHED/FIXED-CONTROL USED: COORDINATE SYSTEM: CONTROLLED GRID FACTOR: UNITS:

A 0.05 @ 95%
 NAD 83(2011)
 NC CORS "NC48"
 0.9998461401
 US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF January AD 2024

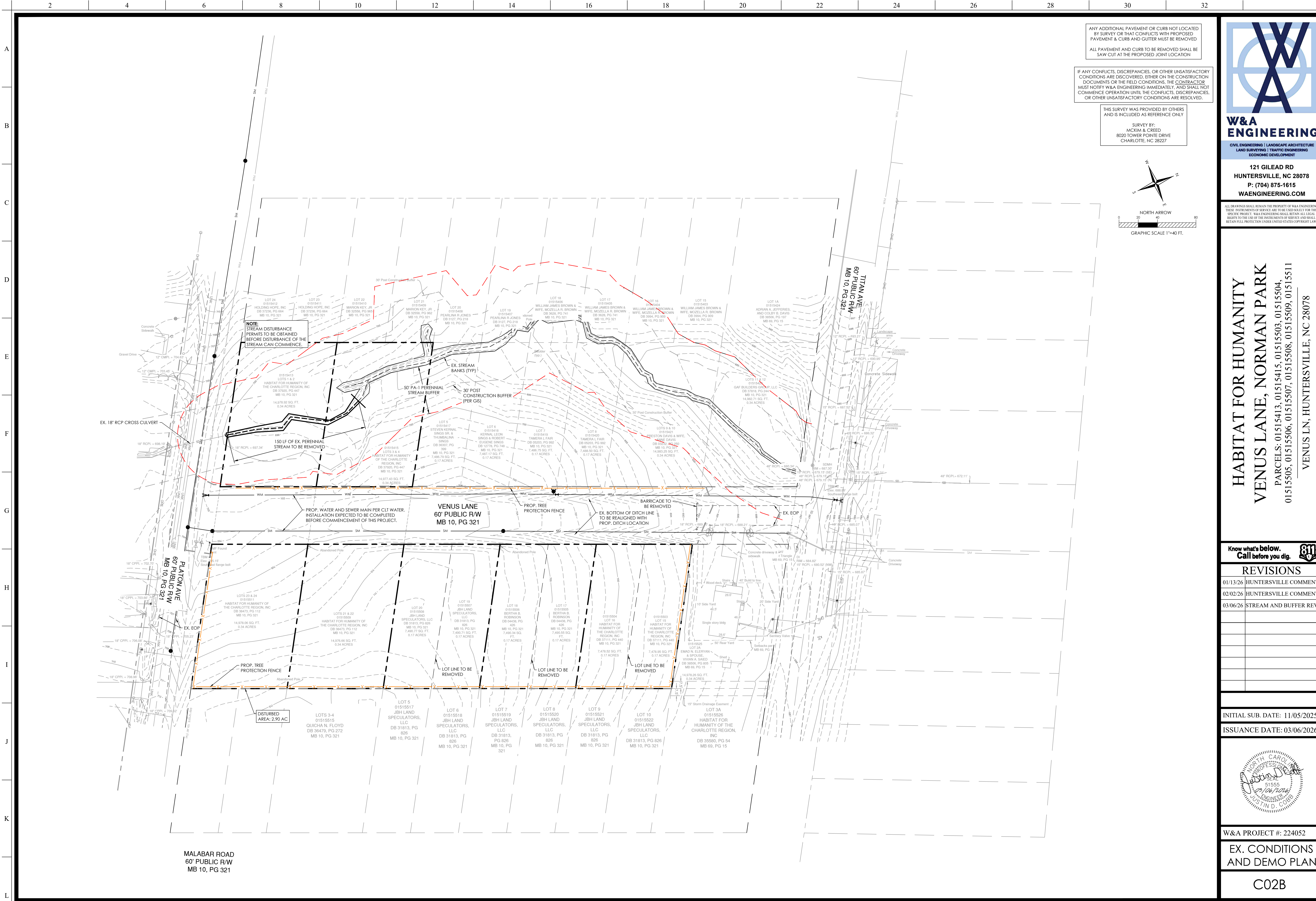


TIMOTHY A. BROWN
PROFESSIONAL LAND SURVEYOR
TBROWN@NCSURVEYING.COM

JOB NUMBER:	08954-0004
SCALE:	1" = 30'
CAD NUMBER:	CAD#
PARTY:	TB
PARTY CHIEF:	BS
CAD TECH:	CAD TECH
FIELD BOOK/PAGE:	FB/P#
DRAWING NUMBER:	00001

BOUNDARY & TOPOGRAPHIC SURVEY
 OF
VENUS LANE
 PIN: 01515525, 01515503, 01515504, 01515413 & 01515415
 HABITAT FOR HUMANITY OF THE CHARLOTTE REGION
 TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
 JANUARY 26, 2024

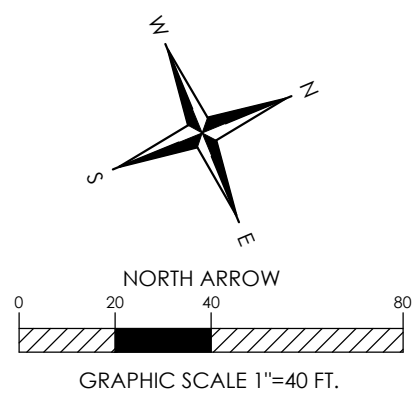
MCKIM & CREED
 8020 TOWER POINT DRIVE
 CHARLOTTE, NORTH CAROLINA 28227
 TELEPHONE: (704) 841-2588
 FAX: (704) 841-2567
 NORTH CAROLINA FIRM LICENSE NUMBER: F-1222



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

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

THIS SURVEY WAS PROVIDED BY OTHERS AND IS INCLUDED AS REFERENCE ONLY
 SURVEY BY:
 MCKIM & CREED
 8020 TOWER POINTE DRIVE
 CHARLOTTE, NC 28227



W&A ENGINEERING
 CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
 LAND SURVEYING | TRAFFIC ENGINEERING
 ECONOMIC DEVELOPMENT

121 GILEAD RD
 HUNTERSVILLE, NC 28078
 P: (704) 875-1615
 WAENGINEERING.COM

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

HABITAT FOR HUMANITY
VENUS LANE, NORMAN PARK
 PARCELS: 01515413, 01515415, 01515503, 01515504, 01515505, 01515506, 01515507, 01515508, 01515509, 01515511
 VENUS LN, HUNTERSVILLE, NC 28078

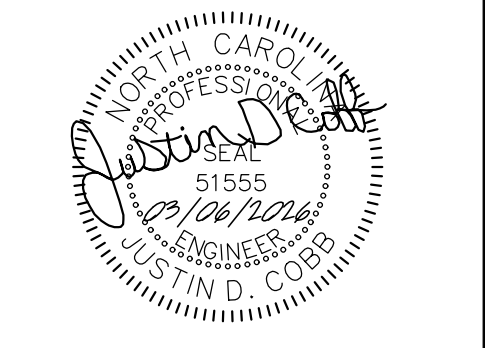
Know what's below. Call before you dig.

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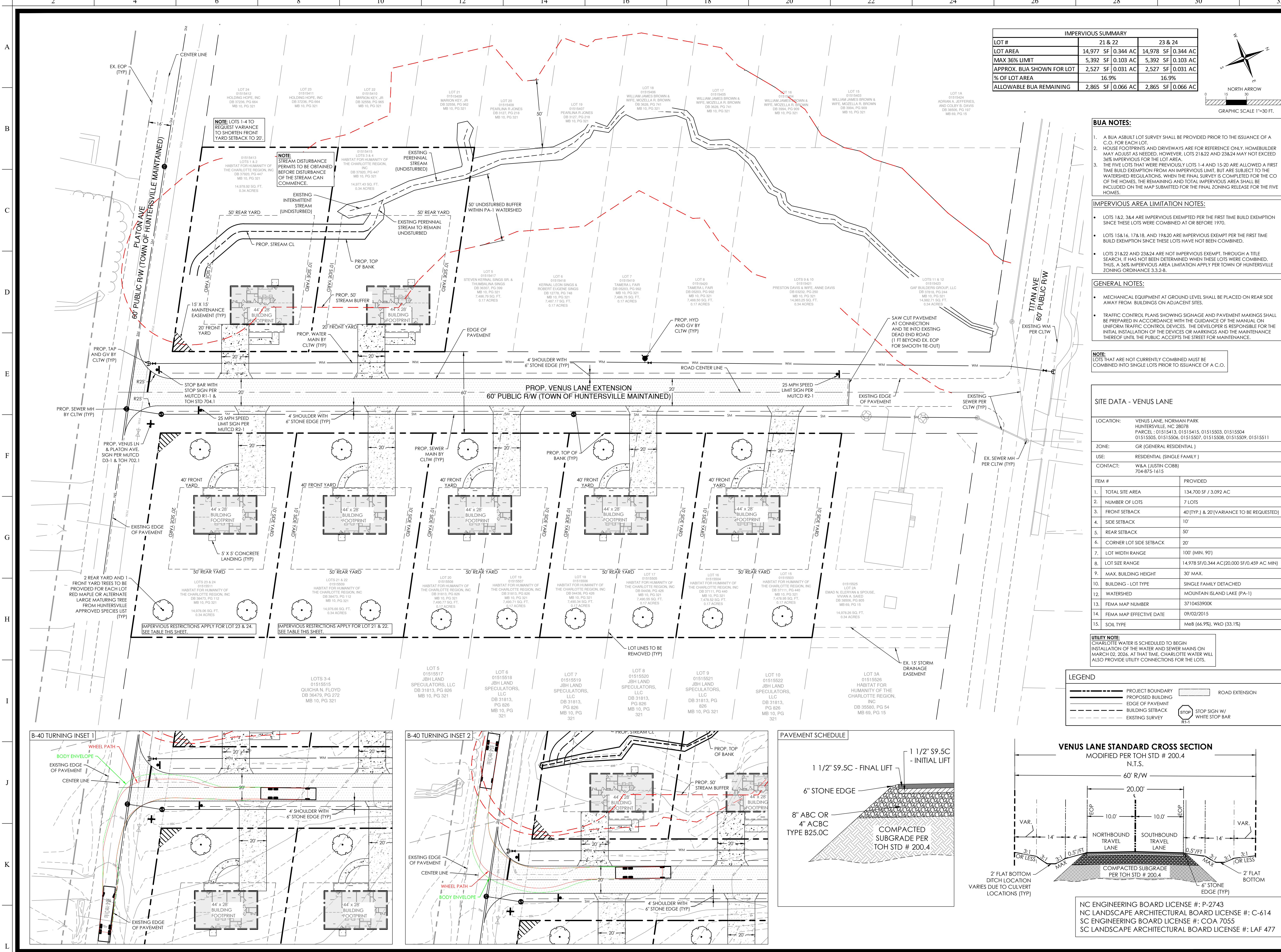
W&A PROJECT #: 224052

EX. CONDITIONS AND DEMO PLAN

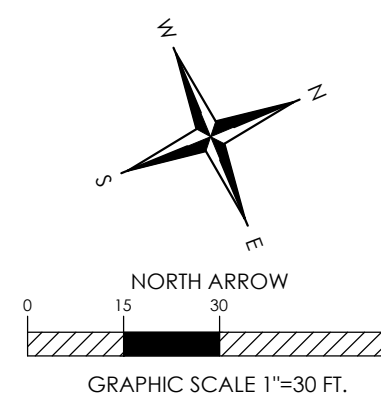
C02B

MALABAR ROAD
 60' PUBLIC R/W
 MB 10, PG 321

V:\21_081_T_249\projects\224052-venus lane norman park\DWG\Sheets\C02B - Ex. Conditions and Demo\Plan.DWG 3:46:26 (09:57:56 AM) jacob



IMPERVIOUS SUMMARY			
LOT #	21 & 22	23 & 24	
LOT AREA	14,977 SF 0.344 AC	14,978 SF 0.344 AC	
MAX 36% LIMIT	5,392 SF 0.103 AC	5,392 SF 0.103 AC	
APPROX. BUA SHOWN FOR LOT	2,527 SF 0.031 AC	2,527 SF 0.031 AC	
% OF LOT AREA	16.9%	16.9%	
ALLOWABLE BUA REMAINING	2,865 SF 0.066 AC	2,865 SF 0.066 AC	



BUA NOTES:

- A BUA ASBLUT LOT SURVEY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A C.O. FOR EACH LOT.
- HOUSE FOOTPRINTS AND DRIVEWAYS ARE FOR REFERENCE ONLY. HOMEOWNER MAY ADJUST AS NEEDED. HOWEVER, LOTS 21&22 AND 23&24 MAY NOT EXCEED 36% IMPERVIOUS FOR THE LOT AREA.
- THE FIVE LOTS THAT WERE PREVIOUSLY LOTS 1-4 AND 15-20 ARE ALLOWED A FIRST TIME BUILD EXEMPTION FROM AN IMPERVIOUS LIMIT, BUT ARE SUBJECT TO THE WATERSHED REGULATIONS. WHEN THE FINAL SURVEY IS COMPLETED FOR THE CO OF THE HOMES, THE REMAINING AND TOTAL IMPERVIOUS AREA SHALL BE INCLUDED ON THE MAP SUBMITTED FOR THE FINAL ZONING RELEASE FOR THE FIVE HOMES.

IMPERVIOUS AREA LIMITATION NOTES:

- LOTS 1&2, 3&4 ARE IMPERVIOUS EXEMPTED PER THE FIRST TIME BUILD EXEMPTION SINCE THESE LOTS WERE COMBINED AT OR BEFORE 1970.
- LOTS 15&16, 17&18, AND 19&20 ARE IMPERVIOUS EXEMPT PER THE FIRST TIME BUILD EXEMPTION SINCE THESE LOTS HAVE NOT BEEN COMBINED.
- LOTS 21&22 AND 23&24 ARE NOT IMPERVIOUS EXEMPT. THROUGH A TITLE SEARCH, IT HAS NOT BEEN DETERMINED WHEN THESE LOTS WERE COMBINED. THUS, A 36% IMPERVIOUS AREA LIMITATION APPLY PER TOWN OF HUNTERSVILLE ZONING ORDINANCE 3.3.2.B.

GENERAL NOTES:

- MECHANICAL EQUIPMENT AT GROUND LEVEL SHALL BE PLACED ON REAR SIDE AWAY FROM BUILDINGS ON ADJACENT SITES.
- PREPARED CONTROL PLANS SHOWING SIGNAGE AND PAVEMENT MARKINGS SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDANCE OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE DEVELOPER IS RESPONSIBLE FOR THE INITIAL INSTALLATION OF THE DEVICES OR MARKINGS AND THE MAINTENANCE THEREOF UNTIL THE PUBLIC ACCEPTS THE STREET FOR MAINTENANCE.

NOTE: LOTS THAT ARE NOT CURRENTLY COMBINED MUST BE COMBINED INTO SINGLE LOTS PRIOR TO ISSUANCE OF A C.O.

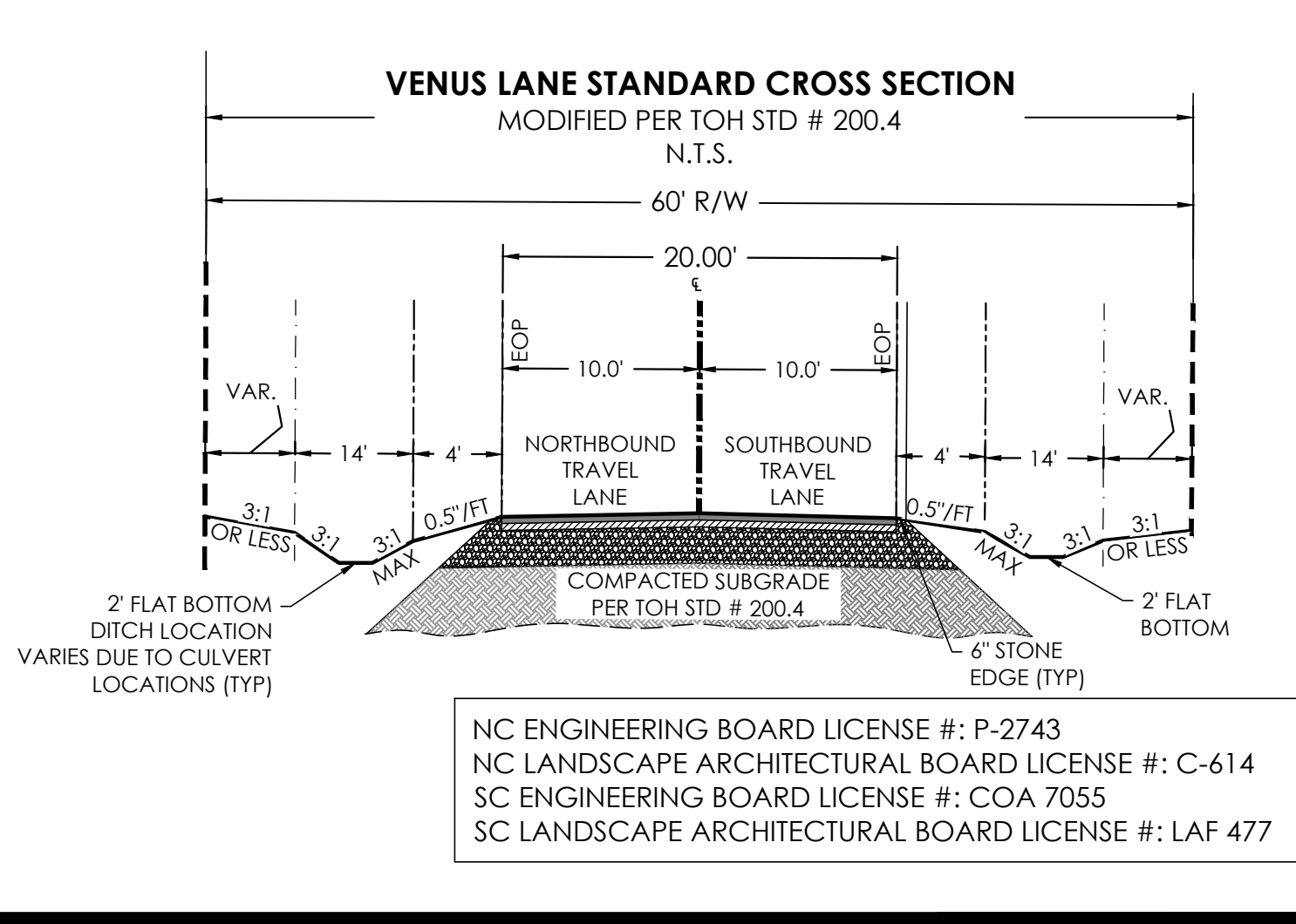
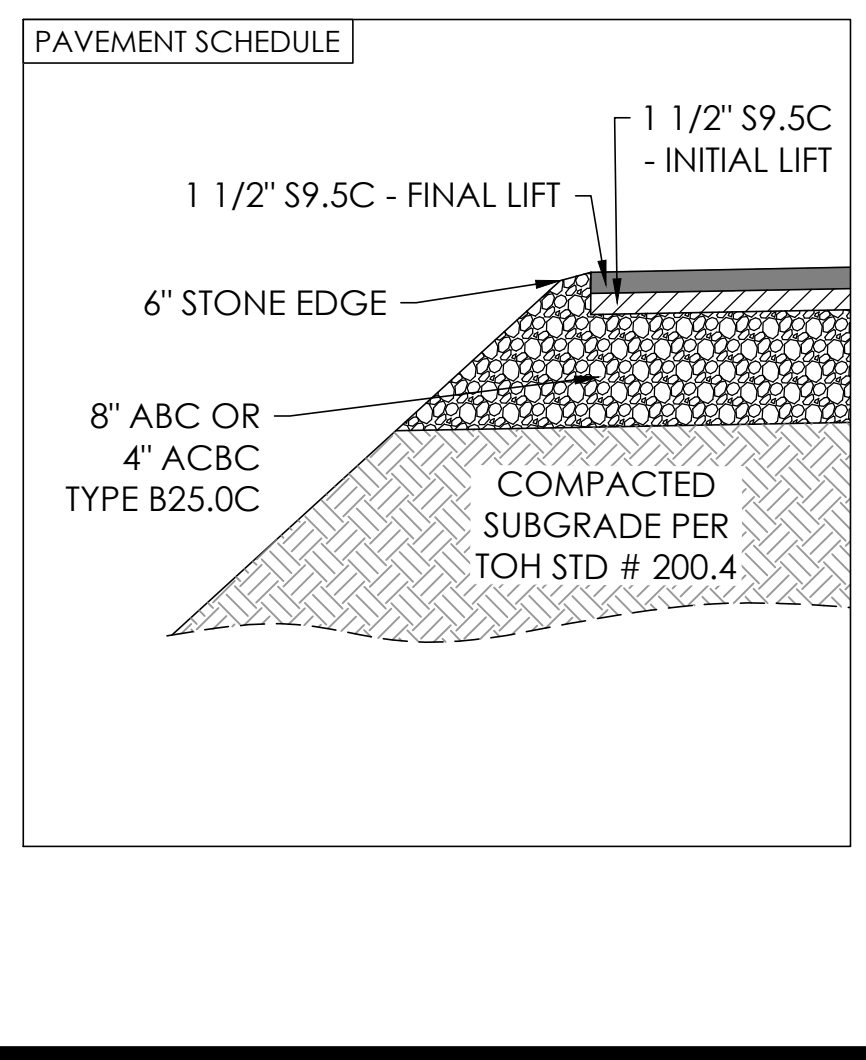
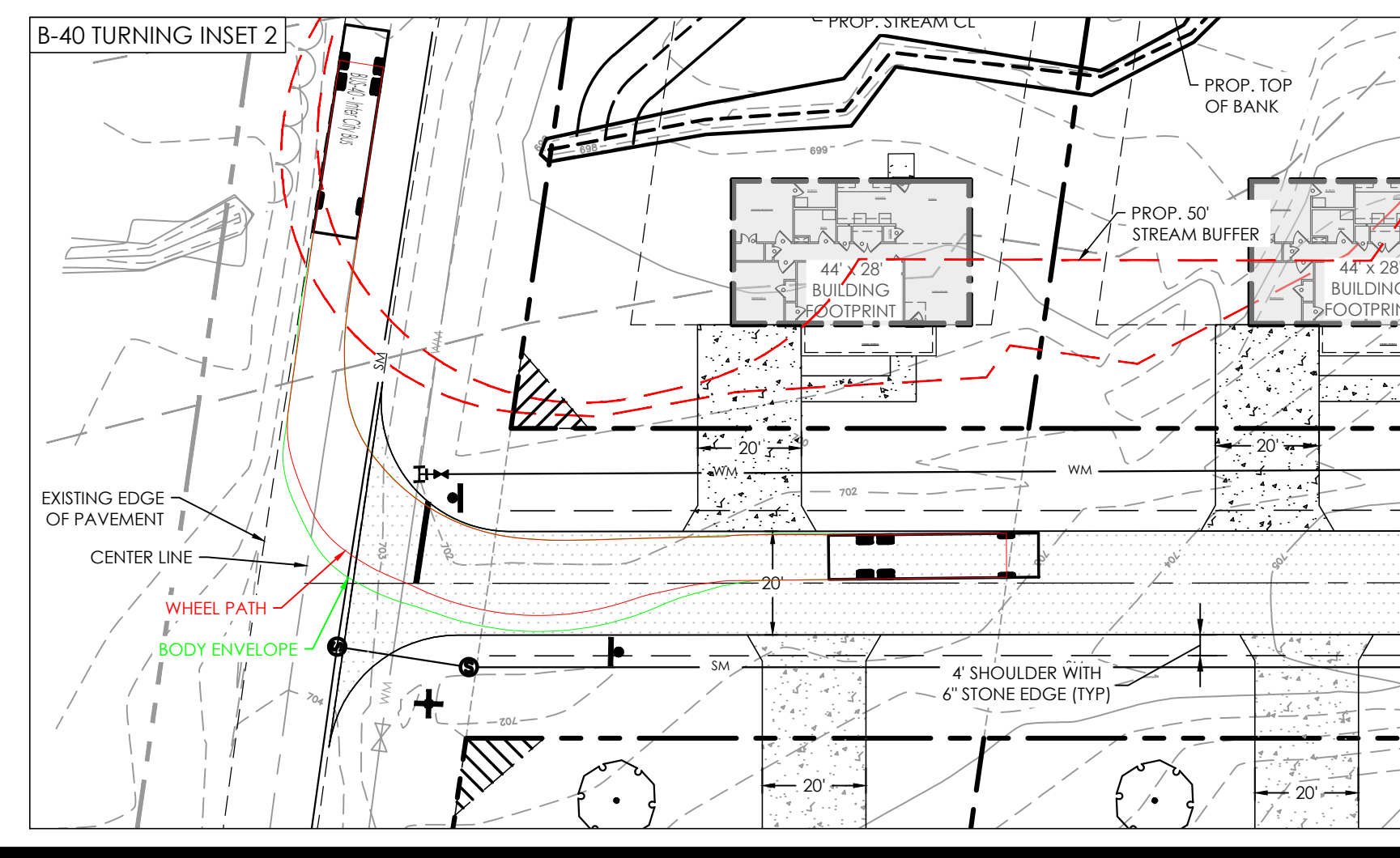
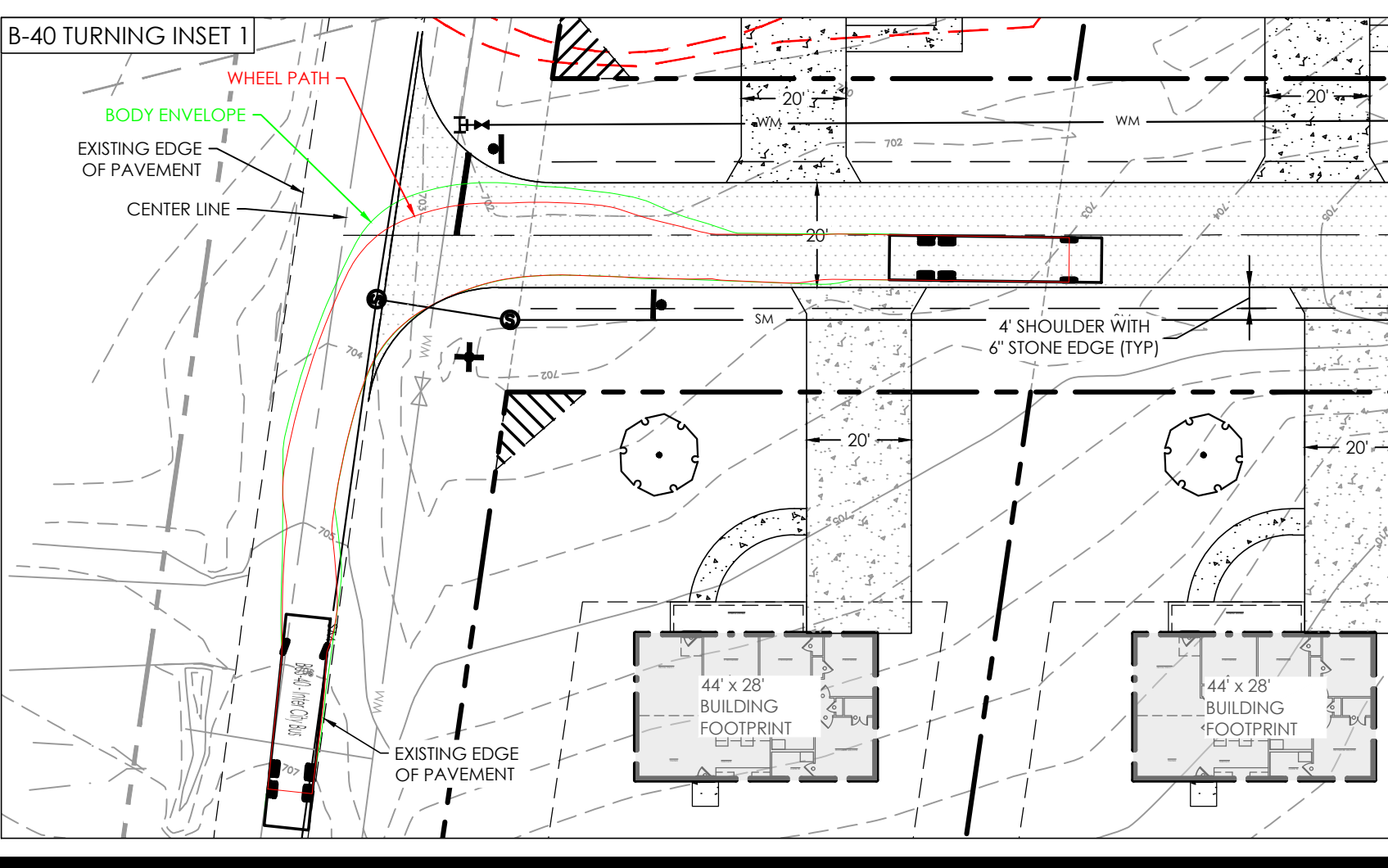
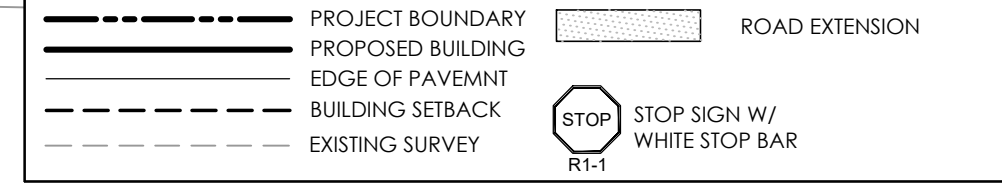
SITE DATA - VENUS LANE

LOCATION:	VENUS LANE, NORMAN PARK, HUNTERSVILLE, NC 28078
PARCEL:	01515413, 01515415, 01515503, 01515504, 01515505, 01515506, 01515507, 01515508, 01515509, 01515511
ZONE:	GR (GENERAL RESIDENTIAL)
USE:	RESIDENTIAL (SINGLE FAMILY)
CONTACT:	W&A (JUSTIN COBB) 704-875-1615

ITEM #	PROVIDED
1. TOTAL SITE AREA	134,700 SF / 3.092 AC
2. NUMBER OF LOTS	7 LOTS
3. FRONT SETBACK	40'(TYP.) & 20'(VARIANCE TO BE REQUESTED)
4. SIDE SETBACK	10'
5. REAR SETBACK	50'
6. CORNER LOT SIDE SETBACK	20'
7. LOT WIDTH RANGE	100' (MIN. 90')
8. LOT SIZE RANGE	14,978 SF/0.344 AC(20,000 SF/0.459 AC MIN)
9. MAX. BUILDING HEIGHT	30' MAX.
10. BUILDING - LOT TYPE	SINGLE FAMILY DETACHED
11. WATERSHED	MOUNTAIN ISLAND LAKE (PA-1)
12. FEMA MAP NUMBER	3710453900K
14. FEMA MAP EFFECTIVE DATE	09/02/2015
15. SOIL TYPE	MeB (66.9%), WdD (33.1%)

UTILITY NOTE: CHARLOTTE WATER IS SCHEDULED TO BEGIN INSTALLATION OF THE WATER AND SEWER MAINS ON MARCH 02, 2026. AT THAT TIME, CHARLOTTE WATER WILL ALSO PROVIDE UTILITY CONNECTIONS FOR THE LOTS.

LEGEND



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HABITAT FOR HUMANITY
VENUS LANE, NORMAN PARK
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VENUS LN, HUNTERSVILLE, NC 28078

Know what's below. Call before you dig.

REVISIONS

01/13/26	HUNTERSVILLE COMMENTS
02/02/26	HUNTERSVILLE COMMENTS
03/06/26	STREAM AND BUFFER REV.

INITIAL SUB. DATE:	11/05/2025
ISSUANCE DATE:	03/06/2026

NC ENGINEERING BOARD LICENSE #: P-2743
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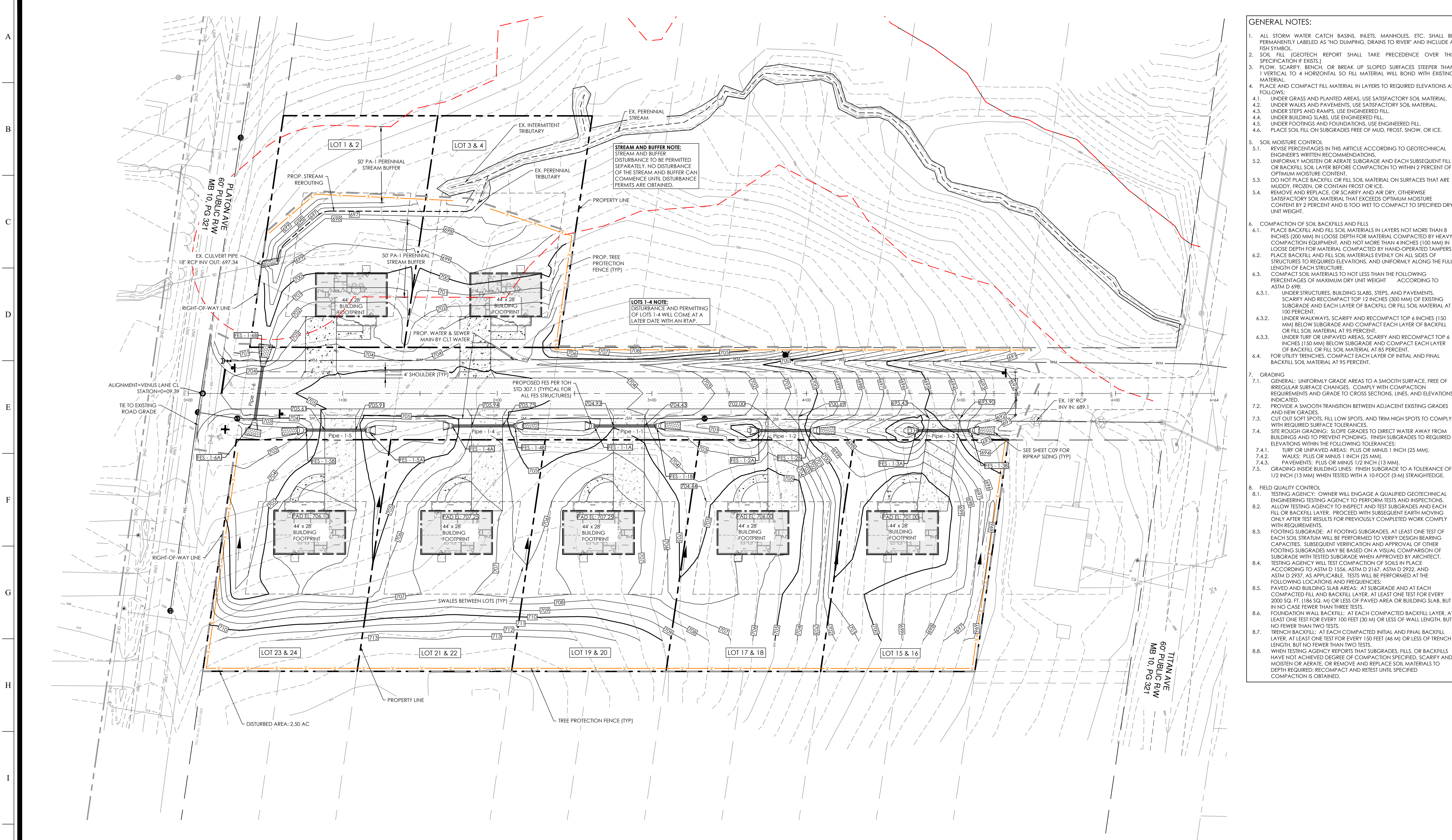


W&A PROJECT #: 224052

SITE PLAN

C03

N:\2024052-Venus Lane-Norman Park DWG\Sheets\C03 - SITE PLAN.DWG 3-06-26 09:38:09 AM jacob



- GENERAL NOTES:**
- ALL STORM WATER CATCH BASINS, INLETS, MANHOLES, ETC. SHALL BE PERMANENTLY LABELED AS "NO DUMPING, DRAINS TO RIVER" AND INCLUDE A FISH SYMBOL.
 - SOIL FILL (GEOTECH REPORT SHALL TAKE PRECEDENCE OVER THIS SPECIFICATION IF EXISTS).
 - FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
 - PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
 - UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
 - UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
 - UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
 - UNDER BUILDING SLABS, USE ENGINEERED FILL.
 - UNDER FOOTINGS AND FOUNDATIONS, USE ENGINEERED FILL.
 - PLACE SOIL FILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
 - SOIL MOISTURE CONTROL
 - REVISE PERCENTAGES IN THIS ARTICLE ACCORDING TO GEOTECHNICAL ENGINEER'S WRITTEN RECOMMENDATIONS.
 - UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
 - DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
 - REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED DRY UNIT WEIGHT.
 - COMPACTION OF SOIL BACKFILLS AND FILLS
 - PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES (200 MM) IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES (100 MM) IN LOCAL DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
 - PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
 - COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698:
 - UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, SCARIFY AND RECOMPACT TOP 12 INCHES (300 MM) OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 100 PERCENT.
 - UNDER WALKWAYS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 95 PERCENT.
 - UNDER TURF OR UNPAVED AREAS, SCARIFY AND RECOMPACT TOP 6 INCHES (150 MM) BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL AT 85 PERCENT.
 - FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 95 PERCENT.
 - GRADING
 - GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES, COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
 - PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
 - CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
 - SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:
 - TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH (25 MM).
 - WALKS: PLUS OR MINUS 1/2 INCH (13 MM).
 - PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).
 - GRADING INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF 1/2 INCH (13 MM) WHEN TESTED WITH A 10-FOOT (3-M) STRAIGHTEDGE.
 - FIELD QUALITY CONTROL
 - TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
 - FOOTING SUBGRADE: AT FOOTING SUBGRADES, AT LEAST ONE TEST OF EACH SOIL STRATIUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBGRADES MAY BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ARCHITECT.
 - TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1556, ASTM D 2167, ASTM D 2922, AND ASTM D 2937, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 2000 SQ. FT. (186 SQ. M) OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
 - FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 100 FEET (30 M) OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS.
 - TRENCH BACKFILL: AT EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY 150 FEET (46 M) OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN TWO TESTS.
 - WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

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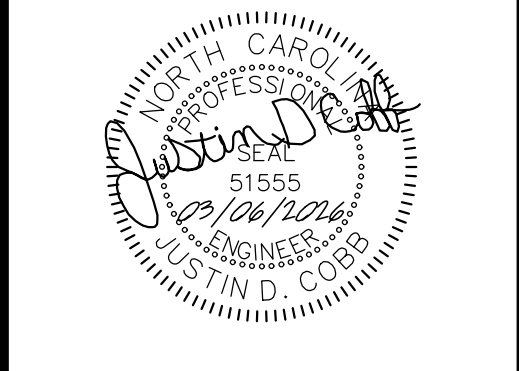
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03/06/26	STREAM AND BUFFER REV.

INITIAL SUB. DATE: 11/05/2025

ISSUANCE DATE: 03/06/2026



W&A PROJECT #: 224052

GRADING & DRAINAGE PLAN

C04

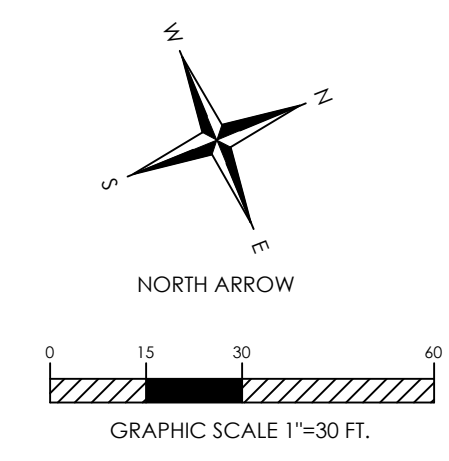
Structure Name	Structure Details
FES - 1-1A	RIM = 703.847 Pipe - 1-1 INV OUT = 702.346
FES - 1-1B	RIM = 702.872 Pipe - 1-1 INV IN = 701.351
FES - 1-2A	RIM = 700.342 Pipe - 1-2 INV OUT = 698.841
FES - 1-2B	RIM = 699.086 Pipe - 1-2 INV IN = 697.565
FES - 1-3A	RIM = 694.050 Pipe - 1-3 INV OUT = 692.529
FES - 1-3B	RIM = 692.860 Pipe - 1-3 INV IN = 691.339

Structure Name	Structure Details
FES - 1-4A	RIM = 704.790 Pipe - 1-4 INV OUT = 703.269
FES - 1-4B	RIM = 704.384 Pipe - 1-4 INV IN = 702.863
FES - 1-5A	RIM = 703.785 Pipe - 1-5 INV OUT = 702.264
FES - 1-5B	RIM = 703.193 Pipe - 1-5 INV IN = 701.672
FES - 1-6A	RIM = 702.881 Pipe - 1-6 INV OUT = 701.360
FES - 1-6B	RIM = 702.621 Pipe - 1-6 INV IN = 701.110

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - 1-1	15"	40.62'	2.45%	CLASS IV RCP
Pipe - 1-2	15"	33.82'	3.77%	CLASS IV RCP
Pipe - 1-3	15"	34.71'	3.43%	CLASS IV RCP
Pipe - 1-4	15"	40.62'	1.00%	CLASS IV RCP
Pipe - 1-5	15"	39.38'	1.50%	CLASS IV RCP
Pipe - 1-6	15"	35.63'	0.70%	CLASS IV RCP

NOTE:
 CLASS IV RCP TO BE USED ON PIPES THAT HAVE LESS THAN 2' OF COVER MEASURED FROM BOTTOM OF DRIVEWAY PAVEMENT TO TOP OF PIPE. MINIMUM 1' OF COVER REQUIRED FOR ALL STORM PIPES.

RIP RAP APRON SLOPE NOTE:
 RIP RAP APRONS ARE GRADED AS FLAT AS POSSIBLE TO MAINTAIN DITCH DRAINAGE AND TO AVOID EXCESSIVE SLOPES BETWEEN CULVERTS. RIP RAP APRONS THAT ARE ATTACHED TO FES - 1-2B AND FES - 1-3B ARE TO BE GRADED TO 1%. ALL OTHER RIP RAP APRONS ARE TO BE GRADED FLAT PER TOH 306.1.



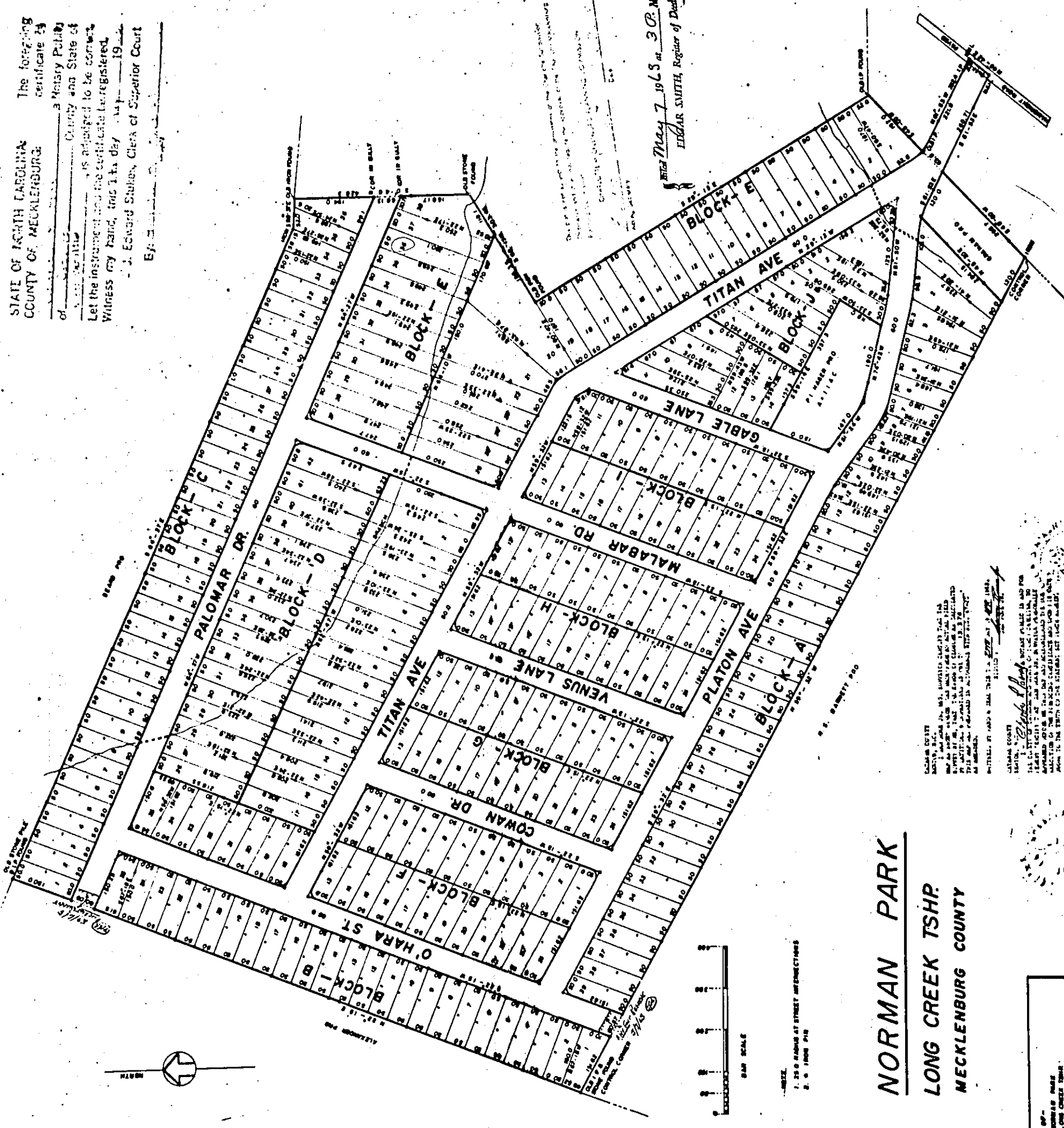
NC ENGINEERING BOARD LICENSE #: P-2743
 NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
 SC ENGINEERING BOARD LICENSE #: COA 7055
 SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

Exhibit 3

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

The foregoing certificate is
 a Notary Public
 County and State of
 is duly admitted to be correct.
 Let the instrument and the certificate be registered.
 Witness my hand, this 1st day of _____ 19____
 J. Edward Stulen, Clerk of Superior Court

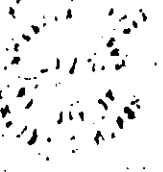
Filed May 7 1963 at 3 P.M.
 EDGAR SMITH, Register of Deeds



NORMAN PARK
LONG CREEK TSHRP.
MECKLENBURG COUNTY

LOCAL CITY
 I, _____, Mayor of the City of _____, do hereby certify that the above plat is a true and correct copy of the original as filed in the office of the Register of Deeds of Mecklenburg County, North Carolina, on this _____ day of _____, 19____.

NOTARIAL PUBLIC
 I, _____, Notary Public in and for Mecklenburg County, North Carolina, do hereby certify that the above plat is a true and correct copy of the original as filed in the office of the Register of Deeds of Mecklenburg County, North Carolina, on this _____ day of _____, 19____.



SCALE
 1" = 25.0 FEET AT STREET INTERSECTIONS
 2" = 100.0 FEET

PLAT OF	NORMAN PARK
LONG CREEK TSHRP.	
MECKLENBURG COUNTY	
REGISTERED BY	EDGAR SMITH
DATE	MAY 7 1963
SCALE	1" = 25.0 FEET AT STREET INTERSECTIONS
SUBJECT	TO BE SUBMITTED TO THE BOARD OF SUPERVISORS



Request for Board Action

April 28, 2026

To: Board Members

From: Lauren Speight, Senior Planner

Date: April 28, 2026

Subject: QUASI-JUDICIAL Petition #V26-02 7415 Venus Lane

EXPLAIN REQUEST:

Consider a quasi-judicial decision on Variance Petition #V26-02, a request by Habitat For Humanity Of The Charlotte Region, from Article 3.3.2-B (f) and (g) of the Huntersville Zoning Ordinance to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home. The applicant is also requesting a variance from Article 3.2.3(d)(3) to allow encroachment into the front yard setback of 20 feet.

ACTION RECOMMENDED:

Consider a quasi-judicial decision on Variance Petition #V26-02

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. V26-02 Staff Report 4.28.2026_combined

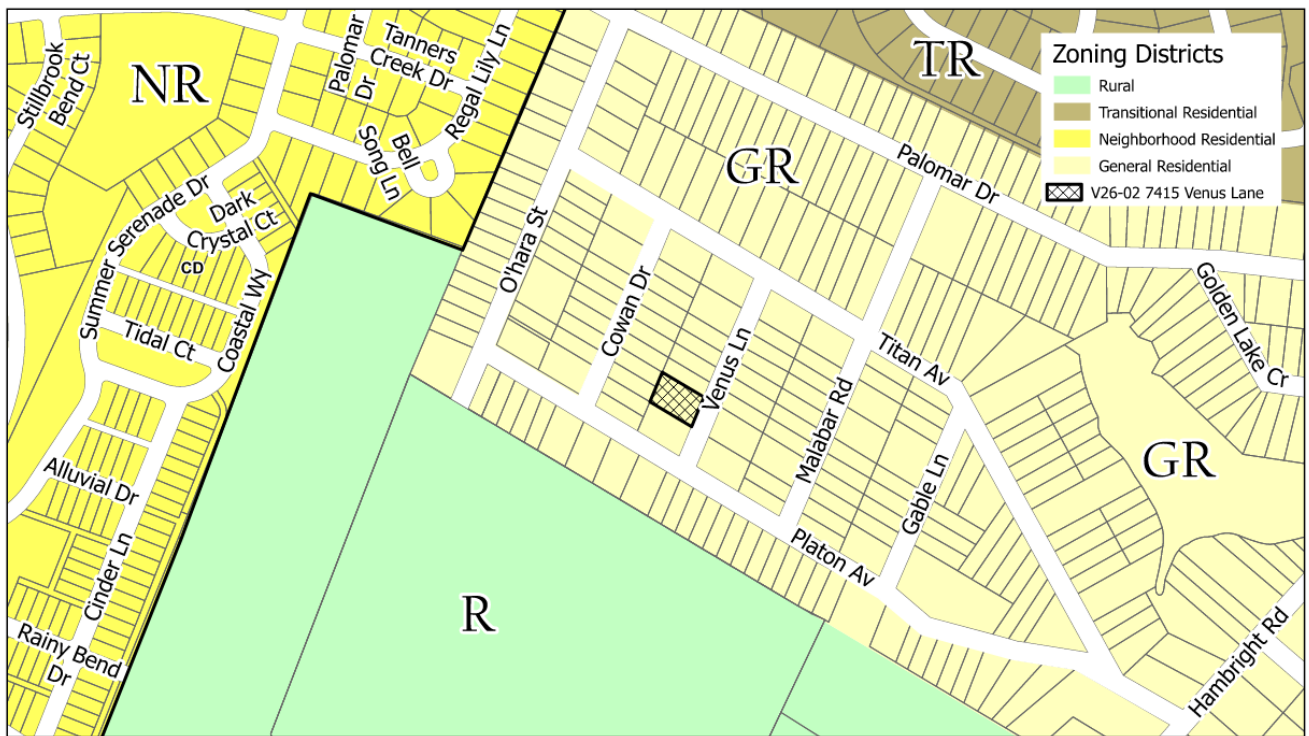
V26-02, 7415 VENUS LN HUNTERSVILLE NC 28078
Parcel ID 015-154-15

Case #: V26-02
Address: 7415 Venus Lane, Huntersville, NC 28078
Parcel #: 015-154-15
Acreage: 0.34 Acres
Property Owner/Applicant: HABITAT FOR HUMANITY OF THE CHARLOTTE REGION
Owner/Applicant Address: 3816 LATROBE DR CHARLOTTE NC 28211
Staff: Lauren Speight

The applicant, Habitat For Humanity Of The Charlotte Region, is requesting variances from **Article 3.3.2-B (f) and (g)** of the Huntersville Zoning Ordinance to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home. The applicant is also requesting a variance from **Article 3.2.3(d)(3)** to allow encroachment into the front yard setback of 20 feet.

BACKGROUND:

1. The subject property is located within the boundaries of the Town of Huntersville.
2. The Subject property is owned by Habitat For Humanity Of The Charlotte Region.
3. The applicants purchased the property February 6, 2022, according to the deed referenced as Book 37920, Page 447, per the Mecklenburg County Register of Deeds.
4. The subject property is wooded and vacant of structures.
5. The subject property, Parcel ID 015-154-15, is zoned General Residential (GR).



6. Article 3.2.3(d)(3) establishes the minimum setbacks for the General Residential Zoning District.

7. The subject property is part of the Norman Park Subdivision. Minimum setbacks were not recorded on the subdivision map therefore minimum setbacks revert to the standards of the Zoning Ordinance for the General Residential Zoning District.
8. The property located at 7415 Venus Lane has a required front setback of 40 feet.
9. The property located at 7415 Venus Lane is located with the Mountain Island Lake Protected Area-1.
10. There is a survey-located perennial stream located within the boundaries of the subject property.
11. Article 3.3.2-B(f) establishes undisturbed buffers in the Protected Areas of the Mountain Island Lake Watershed along all perennial streams, measured horizontally by a licensed land surveyor from the top of the bank on each side of the stream.
12. Article 3.3.2-B(g) establishes no permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer with specific listed exceptions.
13. New built upon area for a single-family detached home is not a permitted exception.
14. Sheet 01 of Exhibit 2 shows the placement of a single-family detached home observing the current minimum 40 ft front yard setback.
15. Sheet 01 of Exhibit 2 also shows the current boundaries of the required undisturbed buffer for the Mountain Island Lake Protected Area-1.
16. The low-density Watershed buffer for the Mountain Island Lake Protected Area-1 consumes the entirety of the building envelope. Therefore, to observe the minimum 40 ft front yard setback of the General Residential Zoning District, a proposed single-family detached home would encroach into the required low-density Watershed buffer for the Mountain Island Lake Protected Area-1.
17. Sheet 02 of Exhibit 2 shows the proposed location of a single-family detached home with a reduced setback.
18. The exceptions for disturbance in the Watershed Buffer in Article 3.3.2-B(g) do not allow new built upon area. And, correspondingly, the Zoning Ordinance does not delineate mitigation for new built upon area.
19. The applicant requests relief from Article 3.3.2-B(f) to disturb the undisturbed buffer to reroute the existing stream. Because the Zoning Ordinance does not provide mitigation, the applicant proposes mitigation consistent with the standards of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines for the corresponding level of Disturbance.
20. Mitigation requirements for this level of disturbance as required by 401 and 404 Permits are comparable to the mitigation requirements of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines for the corresponding level of Disturbance.
21. The applicant requests relief from Article 3.3.2-B(g) to allow new built upon area and permanent structures within the buffer area with mitigation per the Clean Water Act Section 401 and 404 Permits.
22. Disturbance and re-routing of the stream require Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
23. The applicant requests relief from Article 3.2.3(d)(3) for a proposed detached single-family home to encroach into the front yard setback up to 20 feet. Even with the relocated stream, as seen in Sheet 02 of Exhibit 2, a single-family detached home would encroach into a 40 ft front yard setback. With the relocated stream and a reduced setback, the single-family home location would have less of an impact on the stream.

STAFF FINDINGS (ordinance standards are in italics):

Please see Exhibit 1 for the applicant's responses to the required criteria for granting a variance.

In considering any variance request, the following Standards for Granting a Variance of the Huntersville Zoning Ordinance (Article 11.3.2.e) must be addressed:

Article 11.3.2.e Standards for Granting a Variance of the Huntersville Zoning Ordinance:

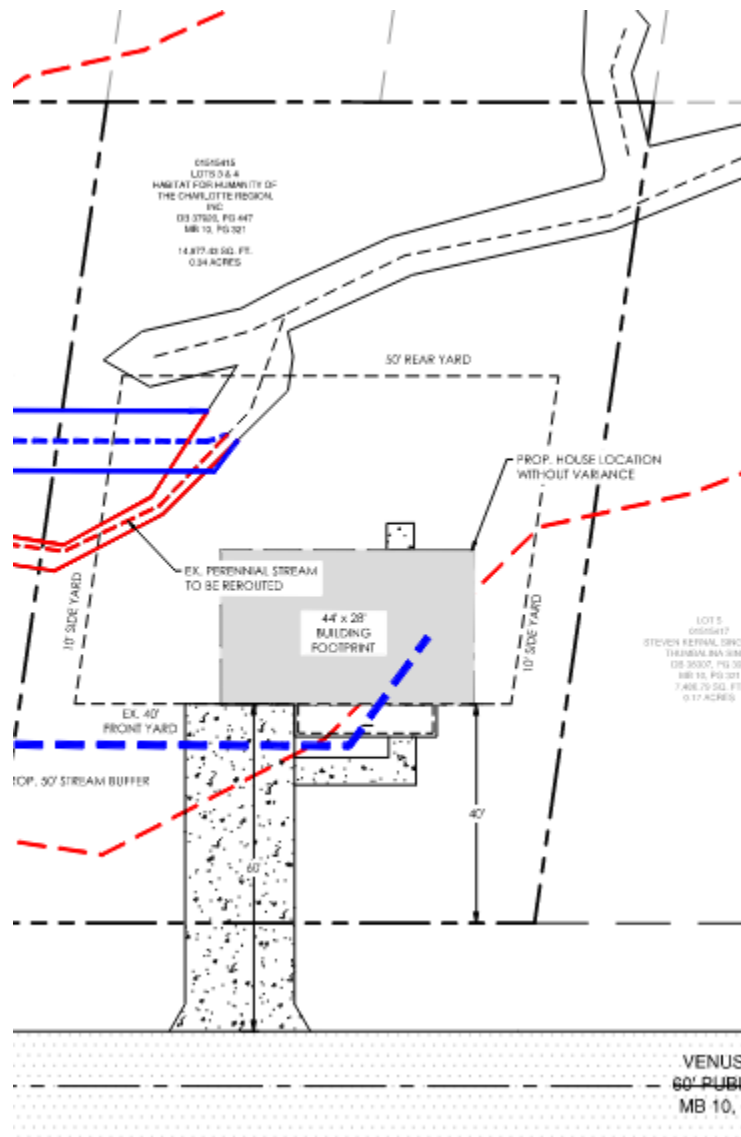
Before granting a variance, the Board of Adjustment shall have made the following findings:

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

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

Staff Findings:

- A. The strict application of the Ordinance would require observance of the undisturbed Watershed Buffer, no new built upon area for this use, and observance of the minimum 40 ft front yard setback. There is no location within the metes and bounds of the property that allows observance of the setback and Buffer standards. In the below image from the Sheet 01 Exhibit 2 the existing buffer is represented by the exterior, red-dashed line, which completely consumes the building envelope. The interior solid red lines that include a red-dashed line represent the existing stream location. The exterior, blue-dashed line represents the buffer based on the proposed relocation of the stream. The interior solid blue lines that include a blue-dashed line represent the proposed relocated stream.



B. Staff find that this requirement has been met as the strict adherence to the Ordinance would not allow a single-family home to be constructed on the subject 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.*

Staff Findings:

- A. While stream and corresponding stream buffers are not unique, staff find that a buffer that consumes the entirety of the building envelope is unique. Additionally, the subdivision in which the subject property is located was recorded May 7, 1963 several decades prior to the effective date of the Buffer Ordinance regulations October 1, 1993.
- B. Staff find this requirement has been met as the buffer Ordinance did not exist at the time the lots were originally created.

- 2) *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

Staff Findings:

- A. The applicant states, “The parcel is part of the Norman Park subdivision that was platted in 1963. The plat was recorded without the infrastructure being installed, so most of the lots remain undeveloped. The lots on the plat also do not meet the minimum lot sizes required by Huntersville, so owners have to combine at least 2 adjacent lots. This parcel has been combined and taxed as a single parcel since at least 1970 from deed research. The buffer requirements that were implemented in 1993 warrants this variance request.”
- B. Staff find this requirement has been met as the subject parcel was created before the effective date of the Watershed Buffer Ordinance.

- 4) *The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.*

Staff Findings:

- A. Disturbance of the buffer for new built upon area is a significant departure from the intent of the Ordinance as there is no exception listed for this type of disturbance even with mitigation.
- B. The intent of the applicable Ordinance for Regulated Drinking Watershed Buffer Standards is to protect the quality of the drinking water supply by limiting disturbance and pollutants from development from entering streams and Mountain Island Lake.
- C. Without disturbing the buffer, a single-family detached home could not be placed in a compliant location on the property.
- D. Because the stream will be relocated and revegetated staff find that public safety is secured.
- E. The applicant is prepared to submit the required Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
- F. The intent of the minimum front setback requirement is to provide a physical separation between the frontage (public street) and the single-family home. The minimum front setback also allows for all homes subject to the same rule to be generally located similar distances from the front property lines to create cohesion of the homes in the community.
- G. The applicant proposed locating the home up to 20 ft into the front setback to minimize impacts to the buffer after relocation of the stream.
- H. Staff finds the deviation is not contrary to the spirit, purpose, and intent of the Zoning Ordinance such that public safety is secured and substantial justice is achieved.
- I. Staff find this requirement has been met.

STAFF POSITION:

The applicant, Habitat for Humanity of the Charlotte Region, is requesting variances from **Article 3.3.2-B (f) and (g)** of the Huntersville Zoning Ordinance to allow disturbance of the Mountain Island Lake Watershed Buffer for the construction of a single-family home. The applicant is also requesting a variance from **Article 3.2.3(d)(3)** to allow encroachment into the front yard setback of 20 feet. **Staff finds that the application meets all of the four requirements for granting a variance and therefore recommend approval of the request based on the below findings:**

1. The subject property is located within the boundaries of the Town of Huntersville.
2. The Subject property is owned by Habitat for Humanity of the Charlotte Region.

3. The applicants purchased the property February 6, 2022, according to the deed referenced as Book 37920, Page 447, per the Mecklenburg County Register of Deeds.
4. The subject property is wooded and vacant of structures.
5. The subject property, Parcel ID 015-154-15, is zoned General Residential (GR).
6. Residential uses are a use permitted by right in the General Residential (GR) Zoning District and a primary use of the Zoning District.
7. Detached houses are a permitted building type in the General Residential Zoning District.
8. Article 3.2.3(d)(3) establishes the minimum setbacks for the General Residential Zoning District.
9. The subject property is part of the Norman Park Subdivision. Minimum setbacks were not recorded on the subdivision map therefore minimum setbacks revert to the standards of the Zoning Ordinance for the General Residential Zoning District.
10. The property located at 7415 Venus Lane has a required front setback of 40 feet.
11. The property located at 7415 Venus Lane is located with the Mountain Island Lake Protected Area-1.
12. There is a survey-located perennial stream located within the boundaries of the subject property.
13. Article 3.3.2-B(f) establishes undisturbed buffers in the Protected Areas of the Mountain Island Lake Watershed along all perennial streams, measured horizontally by a licensed land surveyor from the top of the bank on each side of the stream.
14. Article 3.3.2-B(g) establishes no permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer with specific listed exceptions.
15. New built upon area for a single-family detached home is not a permitted exception.
16. Sheet 01 of Applicant Exhibit 2 shows the placement of a single-family detached home observing the current minimum 40 ft front yard setback.
17. Sheet 01 of Applicant Exhibit 2 also shows the current boundaries of the required undisturbed buffer for the Mountain Island Lake Protected Area-1.
18. The low-density Watershed buffer for the Mountain Island Lake Protected Area-1 consumes the entirety of the building envelope. Therefore, to observe the minimum 40 ft front yard setback of the General Residential Zoning District, a proposed single-family detached home encroaches into the required low-density Watershed buffer for the Mountain Island Lake Protected Area-1.
19. The exceptions for disturbance in the Watershed Buffer in Article 3.3.2-B(g) do not allow new built upon area. And, correspondingly, the Zoning Ordinance does not delineate mitigation for new built upon area.
20. The applicant requests relief from Article 3.3.2-B(f) to disturb the undisturbed buffer to reroute the existing stream. Because the Zoning Ordinance does not provide mitigation, mitigation is proposed consistent with the Level 2 mitigation standards of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines for the corresponding level of Disturbance.
21. The applicant requests relief from Article 3.3.2-B(g) to allow new built upon area and permanent structures within the buffer area with mitigation.
22. Disturbance and re-routing of the stream require Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
23. The applicant requests relief from Article 3.2.3(d)(3) for a proposed detached single-family home to encroach into the front yard setback up to 20 feet to ultimately disturb less of the relocated buffer.
24. The strict application of the Ordinance would require observance of the undisturbed Watershed Buffer, no new built upon area for this use, and observance of the minimum 40 ft front yard setback. There is no location within the metes and bounds of the property that allows observance of the setback and Buffer standards. The previously included image from the Applicant Exhibit 2 shows the existing buffer with the red-dashed line completely consuming the building envelope.
25. While stream and corresponding stream buffers are not unique, staff find that a buffer that consumes the entirety of the building envelope is unique. Additionally, the subdivision in which the subject

property is located was recorded May 7, 1963, several decades prior to the effective date of the Buffer Ordinance regulations October 1, 1993.

26. The applicant states, "The parcel is part of the Norman Park subdivision that was platted in 1963. The plat was recorded without the infrastructure being installed, so most of the lots remain undeveloped. The lots on the plat also do not meet the minimum lot sizes required by Huntersville, so owners have to combine at least 2 adjacent lots. This parcel has been combined and taxed as a single parcel since at least 1970 from deed research. The buffer requirements that were implemented in 1993 warrants this variance request."
27. Disturbance of the buffer for new built upon area is a significant departure from the intent of the Ordinance as there is no exception listed for this type of disturbance even with mitigation.
28. The intent of the applicable Ordinance for Regulated Drinking Watershed Buffer Standards is to protect the quality of the drinking water supply by limiting disturbance and pollutants from development from entering streams and Mountain Island Lake.
29. Without disturbing the buffer, a single-family detached home could not be placed in a compliant location on the property.
30. Because the stream will be relocated and revegetated staff finds that public safety is secured.
31. The applicant is prepared to submit the required Clean Water Act Section 401 and 404 Permits to be approved by the United States Army Corps of Engineers.
32. The intent of the minimum front setback requirement is to provide a physical separation between the frontage (public street) and the single-family home. The minimum front setback also allows for all homes subject to the same rule to be generally located similar distances from the front property lines to create cohesion of the homes in the community.
33. The applicant proposed locating the home up to 20 ft into the front setback to minimize impacts to the buffer after relocation of the stream.
34. Staff finds the deviation is not contrary to the spirit, purpose, and intent of the Zoning Ordinance such that public safety is secured and substantial justice is achieved.

EXAMPLE MOTION: V26-02, 7415 Venus Lane, Huntersville, NC 28078

Planning Department	Planning Board
<p>APPROVAL: In considering the application for V26-02, a request by Habitat For Humanity Of The Charlotte Region for variances from Article 3.3.2-B (f) and (g) and Article 3.2.3(d)(3) of the Zoning Ordinance, the Planning Department recommends approval of the variance request based on a finding that the request meets all of the four criteria, outlined in the ZONING ORDINANCE, for granting a variance. Staff recommend the following conditions as a function of approval – relocation of the stream and mitigation per the Level 2 requirements of the Charlotte-Mecklenburg Water Quality Buffer Implementation Guidelines; approved Clean Water Act Section 401 and 404 Permits; a survey showing the delineation of the stream is to be provided to future property owners; and, no new built upon area is to be allowed after the first build.</p>	<p>APPROVAL: In considering the application for V26-02, a request by Habitat For Humanity Of The Charlotte Region for variances from Article 3.3.2-B (f) and (g) and Article 3.2.3(d)(3) of the Zoning Ordinance, the Planning Board approves the variance request based on a finding that the request meets all of the four criteria, outlined in the ZONING ORDINANCE, for granting a variance.</p> <p>The Planning Board finds the request meets ____ of the four criteria for granting a variance based on the following findings of fact: <i>(explain findings of fact)</i></p>
<p>DENIAL:</p>	<p>DENIAL: In considering the application for V26-02, a request by Habitat For Humanity Of The Charlotte Region for variances from Article 3.3.2-B (f) and (g) and Article 3.2.3(d)(3) of the Zoning Ordinance, the Planning Board denies the variance request based on a finding that the request meets ____ of the four criteria, outlined in the ZONING ORDINANCE, for granting a variance.</p> <p>The Planning Board finds the request does not meet the criteria for granting a variance based on the following findings of fact: <i>(explain findings of fact)</i></p>

Exhibit 1 – Application

Exhibit 2 – Venus Lane Exhibits

Exhibit 3 – Map 10, Page 321

Exhibit 1



Variance Application

Date of Application: 3/6/2026

Property/Building Address: 7415 VENUS LN, HUNTERSVILLE, NC 28078 Parcel Size (ac): 0.34

Tax Parcel ID (PIN) Number: 01515415

Ordinance to be Varied:

Ordinance: (Zoning, Floodplain, etc.) Zoning Ordinance Article: 3 Zoning Districts Section: 3.2.3(d) and 3.3.2-B(g)

Description of Request: (In this section describe what you are seeking to be allowed at this property. For example – *According to Article 4: Detached House of the Huntersville Zoning Ordinance, mechanical equipment shall not encroach into any required setback. I am requesting a variance to allow mechanical equipment in the side yard at 000 Gilead Road, Huntersville, NC:*

According to Article 3.3: Mountain Island Lake Watershed Overlay District of the Huntersville Zoning Ordinance, no permanent structures, impervious covers, septic tank systems or any other disturbance of existing vegetation shall be allowed within the buffer. We are requesting a variance to allow the single family, affordable housing home to be built in the PA-1 watershed buffer, with associated buffer disturbance needed for lot grading. According to Article 3.2: General Residential District of the Huntersville Zoning Ordinance, a minimum front yard setback of 40' shall apply. We are requesting a variance to allow a shortened front yard setback of 20' at 7415 Venus Lane, Huntersville, NC. The shortened setback helps to reduce to impacts to the buffer.

See the current Planning Board schedule for filing deadlines and meeting dates. **The variance process is quasi-judicial. Contact with the Planning Board shall only occur under sworn testimony.**

The property owner(s) or legal representative of the property owner must sign this application. If the applicant is different from the property owner, the applicant shall also sign.

The following shall be submitted with a completed application:

- Applicable map(s), site plans, and exhibits showing exact location of property with respect to existing streets, adjoining lots, and other important features on or contiguous to the property. Include any maps and/or illustrations (to scale), which are necessary to show the location, number and size of buildings, signs, etc., on the property.
- A list of names, addresses and tax parcel identification numbers of properties that abut the site, are across the street from the site or are otherwise within one hundred feet (100') of the site.
- Review Fee - Please check most recent version of Fee Schedule for applicable Variance Review Fee. Reviews shall be submitted by mail as directed below or through the Town website: www.huntersville.org/ (Select How Do I > Pay Planning and Zoning Fees). Checks should be made payable to Town of Huntersville and include Tax Parcel ID in memo.
- The application, all supplemental documents, and the fee must be postmarked or received in person by staff on the filing deadline.
- If signed on behalf of a business entity or homeowners association, the application must include documentation of signatory authority.

Attention: Planning Department
In Person, FedEx, UPS or Courier Address: 105 Gilead Road | Third Floor
USPS Mailing Address: P.O. Box 664 | Huntersville, North Carolina 28070

Notification Requirements:

Planning Staff will be required to notify in writing each owner of property abutting the property that is the subject of the hearing. Staff shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

If you are seeking a variance from the requirements of the Mountain Island Lake or Lake Norman Watershed Overlay Districts, Planning Staff is required to notify, in writing, each local government having jurisdiction in the watershed and the entity using the water supply for consumption as follows:

- * Mountain Island Lake Watershed Overlay. Local governments having jurisdiction in the watershed: Charlotte Mecklenburg, Cornelius and Huntersville. Entities using the water supply for consumption: Mecklenburg County, Gastonia, and Mount Holly.
- * Lake Norman Watershed Overlay. Local governments having jurisdiction in the watershed: Davidson, Cornelius, and Huntersville. Entities using the water supply for consumption: Mooresville, Mecklenburg County and Lincoln County.

Variance Requirements:

STANDARDS FOR GRANTING A VARIANCE (Article 11.3.2.e.):

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Planning Board shall vary any of the provisions of the ordinance upon a showing of all the following:

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

Appropriate conditions, which must be reasonably related to the condition or circumstance that gives rise to the need for a variance, may be imposed by the Board (Article 11.3.1.e.).

No change in permitted uses may be authorized by variance.

In the following spaces, indicate **FACTS** that demonstrate to the Planning Board you meet all the standards for granting a variance:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. The difficulty or hardship would result only from these regulations and from no other cause, including the actions of the owner or previous owners of the property.

The lot currently has an existing perennial stream with a 50' stream buffer per the watershed ordinance. The stream roughly runs through the center of the 0.34 acre lot and the buffer takes up almost the entirety of the lot. With the stream and buffer, the lot is currently undevelopable.

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.

The hardship is due to the size of the lot and the location of the stream and buffer onsite.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The parcel is part of the Norman Park subdivision that was platted in 1963. The plat was recorded without the infrastructure being installed, so most of the lots remain undeveloped. The lots on the plat also do not meet the minimum lot sizes required by Huntersville, so owners have to combine at least 2 adjacent lots. This parcel has been combined and taxed as a single parcel since at least 1970 from deed research. The buffer requirements that were implemented in 1993 warrants this variance request.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The variance request allows for the development of a single family residence for affordable housing within the Norman Park subdivision. The portion of the stream that needs to be relocated and/or replaced with a stormwater pipe will be permitted as required with the Army Corps of Engineers. The disturbance to the stream buffer will be mitigated as required by the Town of Huntersville and Mecklenburg County.

Applicant

Printed Name of Applicant: HABITAT FOR HUMANITY OF THE CHARLOTTE REGION, INC

Corporation Limited Liability Company Trust Partnership Other: _____

Phone of Applicant: 7043762054

Applicant Email: belcher@habitatcltregion.org

Address of Applicant: PO BOX 220287, Charlotte, NC 28222

Printed Name of Applicant's Legal Representative, if applicable: _____

Phone of Legal Representative: _____

Legal Representative Email: _____

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 if box is checked). **Appellant hereby grants permission to the Town of Huntersville personnel to enter the appellant's property for any purpose required in processing this Notice of Appeal upon mutual coordination of such site visits at times agreed to by all parties.**

Signature of Applicant: *Laura Belcher* Date 03/09/2026

Signature of Legal Representative: _____ Date _____

Title: _____

Property Owner (if different than applicant)

Printed Name of Property Owner: _____

Corporation Limited Liability Company Trust Partnership Other: _____

Phone of Property Owner: _____

Email of Property Owner: _____

Address of Property Owner: _____

Printed Name of Property Owner's Legal Representative, if applicable:

Phone of Legal Representative: _____

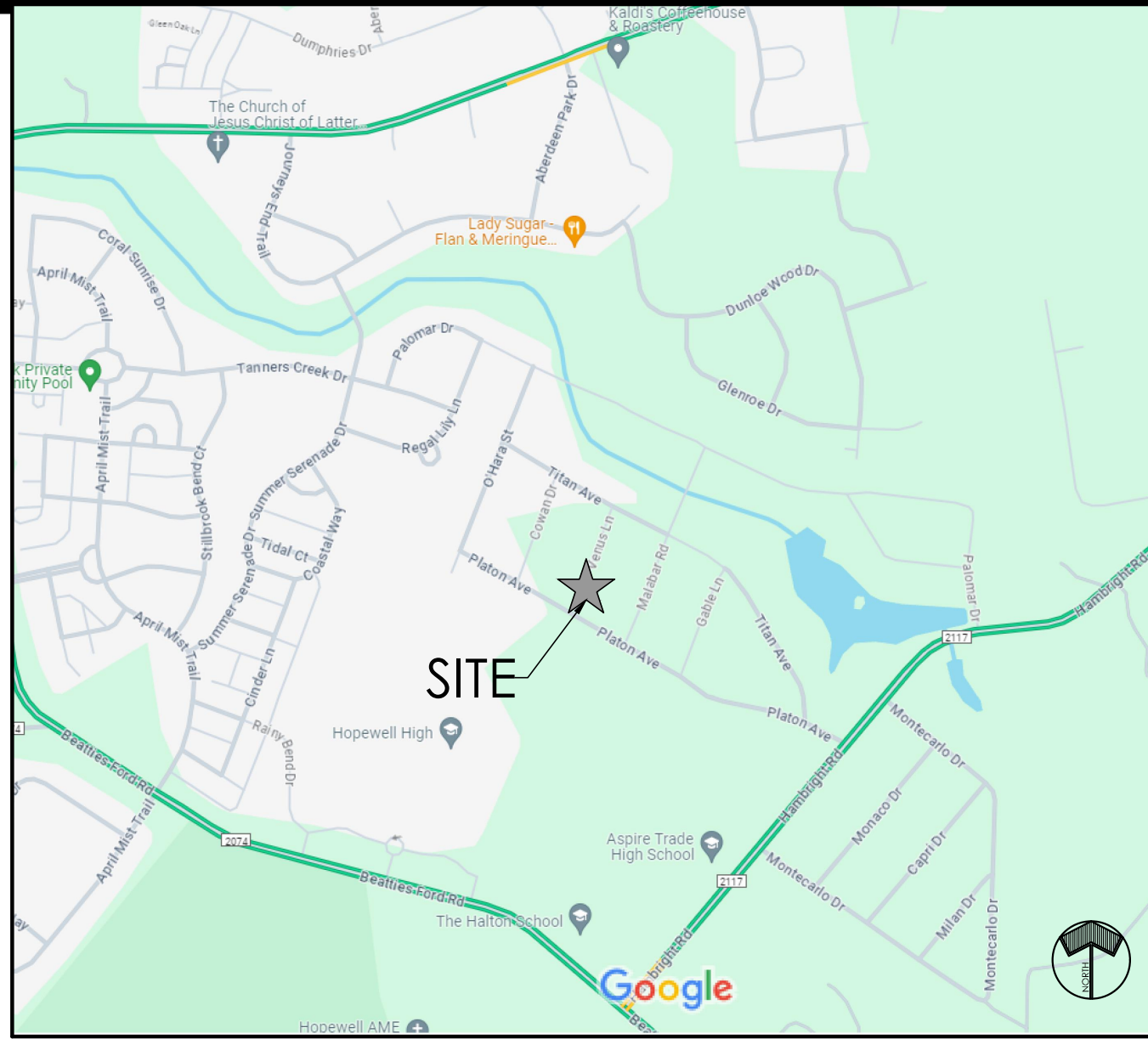
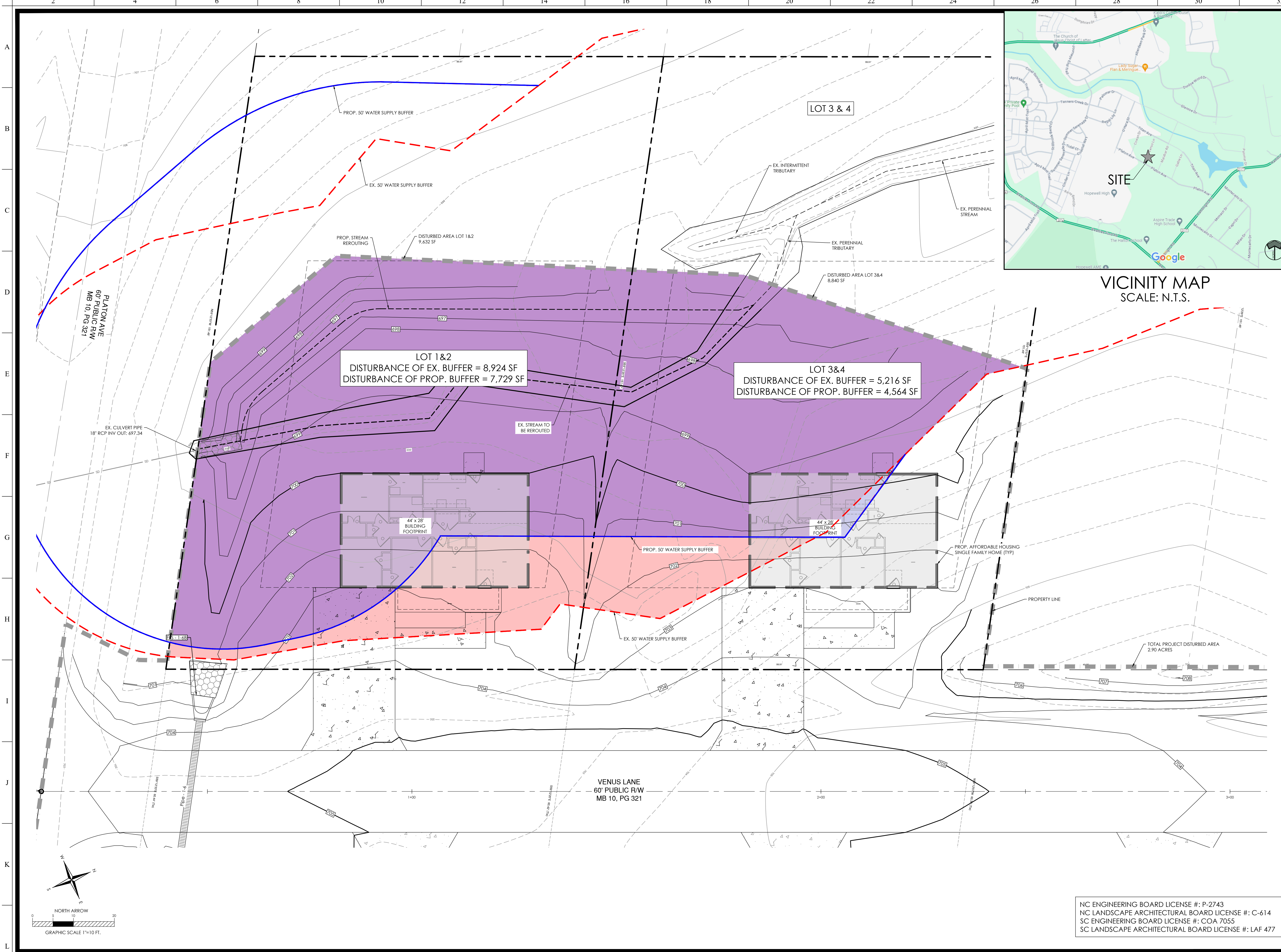
Legal Representative Email: _____

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 if box is checked) **Appellant hereby grants permission to the Town of Huntersville personnel to enter the appellant's property for any purpose required in processing this Notice of Appeal upon mutual coordination of such site visits at times agreed to by all parties.**

Signature: _____ Date: _____

Title: _____

Exhibit 2



**W&A
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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

HABITAT FOR HUMANITY
VENUS LANE, NORMAN PARK
PARCELS: 01515413, 01515415, 01515503, 01515504,
01515505, 01515506, 01515507, 01515508, 01515509, 01515511
VENUS LN, HUNTERSVILLE, NC 28078

Know what's below.
Call before you dig.

REVISIONS	
01/13/26	HUNTERSVILLE COMMENTS
02/02/26	HUNTERSVILLE COMMENTS
03/06/26	STREAM AND BUFFER REV.

INITIAL SUB. DATE: 11/05/2025
ISSUANCE DATE: 03/06/2026

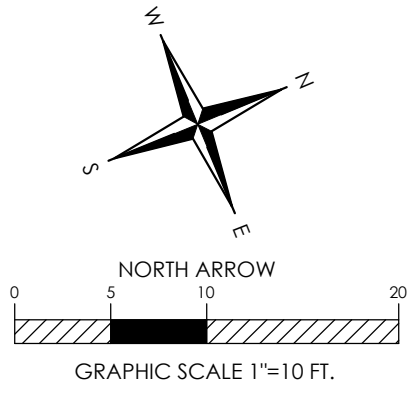


W&A PROJECT #: 224052

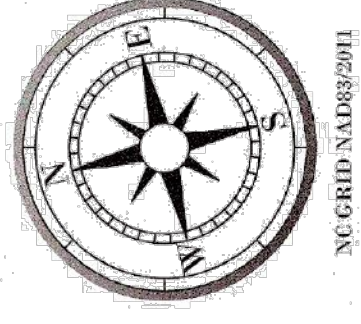
**BUFFER DISTURBANCE
EXHIBIT**

C04.2

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



N:\224052-Venus Lane -Norman Park DWG\Sheet C04.2 - BUFFER DISTURBANCE.dwg 3/6/26 02:41:40 PM jacob



NC GRID NAD83(2011)

SURVEYOR'S NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
2. BEARINGS REFERENCED TO NC GRID NAD 83 (2011).
3. REFERENCES: AS SHOWN HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SUBJECT PROPERTY MAY BE BURDENED BY EASEMENTS, COVENANTS, RESTRICTIONS, EASEMENTS, SETBACKS AND/OR RESTRICTIONS NOT SHOWN.
5. ALL BUILDINGS, SURFACE AND SUBSURFACE UTILITIES, AND OTHER FEATURES SHOWN ON THIS TRACT ARE NOT NECESSARILY SHOWN HEREON.
6. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF SUCH CONDITIONS OR THE EXISTENCE OF SUCH CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
8. SUBJECT AND ADJOINING PARCELS ARE CURRENTLY ZONED AS OR (GENERAL RESIDENTIAL) PER CHARLOTTE MECKLENBURG 05.
9. AREAS DETERMINED BY COORDINATE METHOD.
10. SUBJECT PARCELS ARE LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM COMMUNITY PANEL: 371045300K, EFFECTIVE DATE 09/02/2015.
11. NO NGS MONUMENTATION FOUND WITHIN 2000' OF SITE. THIS PROJECT WAS SCALED AT POINT #100 WITH NC GRID NAD 83(2011). THE SURVEY WAS PERFORMED USING THE COMBINED FACTOR OF 0.9998461401 WAS USED FOR THIS PROJECT.
12. THE PURPOSE OF THIS PLAT IS TO BE UTILIZED AS A BOUNDARY AND TOPOGRAPHIC SURVEY.
13. FLOODPLAIN LINES SHOWN ARE GECORRECTED AND NOT FROM FIELD OBSERVATIONS.
14. CONTOURS SHOWN HEREON ARE ONE FOOT INTERVALS.

LEGEND

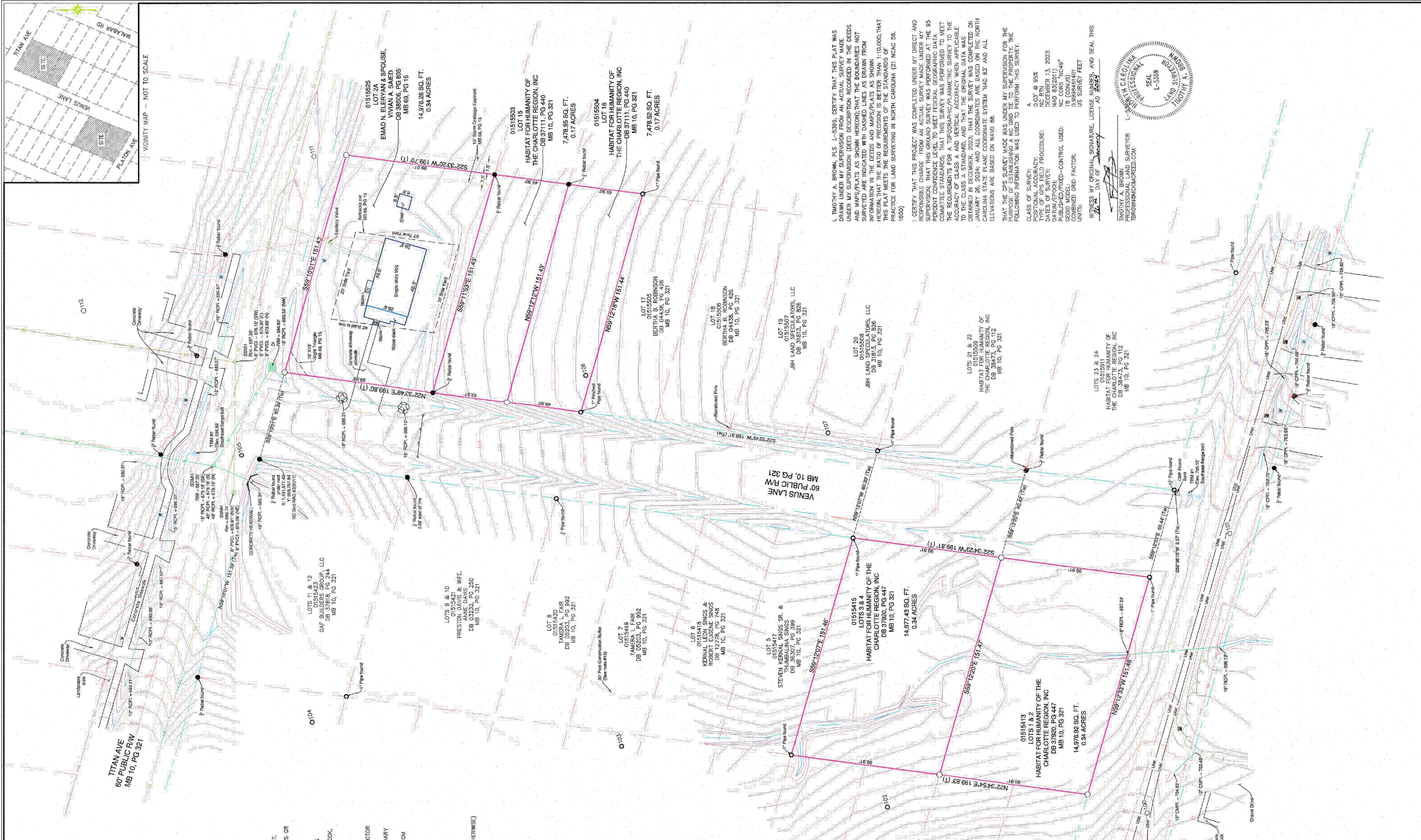
- TBM (TEMPORARY BENCHMARK)
- REBAR FOUND (RF) (AS NOTED)
- 1/2" REBAR SET (UNLESS NOTED OTHERWISE)
- CAPPED REBAR
- MAG NAIL SET (MNS)
- REBAR WITH CAP
- NAIL SET
- RIGHT OF WAY
- MAP BOOK
- DEED BOOK
- FACE
- CORRUGATED METAL PIPE INVERT
- REINFORCED CONCRETE PIPE INVERT
- POLYVINYL CHLORIDE PIPE INVERT
- LIGHT POLE
- ELECTRIC METER
- POWER POLE
- WATER VALVE
- WELL
- HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN (CB)
- STORM DRAIN MANHOLE
- MAILBOX
- SUBJECT PROPERTY
- ADJOINING PROPERTY
- RIGHT-OF-WAY
- TEMPORARY EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM DRAINAGE EASEMENT
- CENTERLINE OF DITCH/CREEK
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- BUILDING
- CENTERLINE OF ROAD
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNKNOWN UTILITY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- RFP RAP
- EDGE OF LANDSCAPE
- WOODS
- POST CONSTRUCTION BUFFER

Point Table

Point #	Northing	Easting	Elevation	Description
100	599286.82	143195.16	707.82	MNS
101	599185.10	143191.63	703.60	MNS
102	599453.14	1431243.83	701.40	RC
103	599814.26	1431329.12	685.25	RC
104	599809.59	1431368.52	692.65	RC
105	599808.78	1431583.34	696.62	RC
106	599573.18	1431575.30	701.40	RC
107	599426.78	1431496.21	709.86	RC
111	599710.66	1431763.96	687.38	MNS
112	599885.74	1431704.43	675.86	NS



SCALE: 1" = 30'



I, TIMOTHY A. BROWN, PLS L-5369, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN THE DEEDS AND MAPS/PLATS AS SHOWN HEREON) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED WITH DASHED LINES AS DEDUCED FROM INFORMATION IN THE DEEDS AND MAPS/PLATS AS SHOWN HEREON. THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN NORTH CAROLINA. THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO MEET ACCURACY CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE OBTAINED IN DECEMBER, 2023; THAT THE SURVEY WAS COMPLETED ON JANUARY 26, 2024; AND ALL COORDINATES ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83 AND ALL ELEVATIONS ARE BASED ON NAVD 88.

THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION FOR THE PURPOSE OF ESTABLISHING A NC GRID TIE TO THE PROPERTY. THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

CLASS OF SURVEY: POSITIONAL ACCURACY: DATE OF SURVEY: DATUM/EPOCH: PUBLISHED/FIXED-CONTROL USED: CONTROL CODE/STATION ID: CONTROLLED GRID FACTOR: UNITS:

A 0.05 @ 95%
 NAD 83(2011)
 NC CORS "NC48"
 0.9998461401
 US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF January AD 2024.

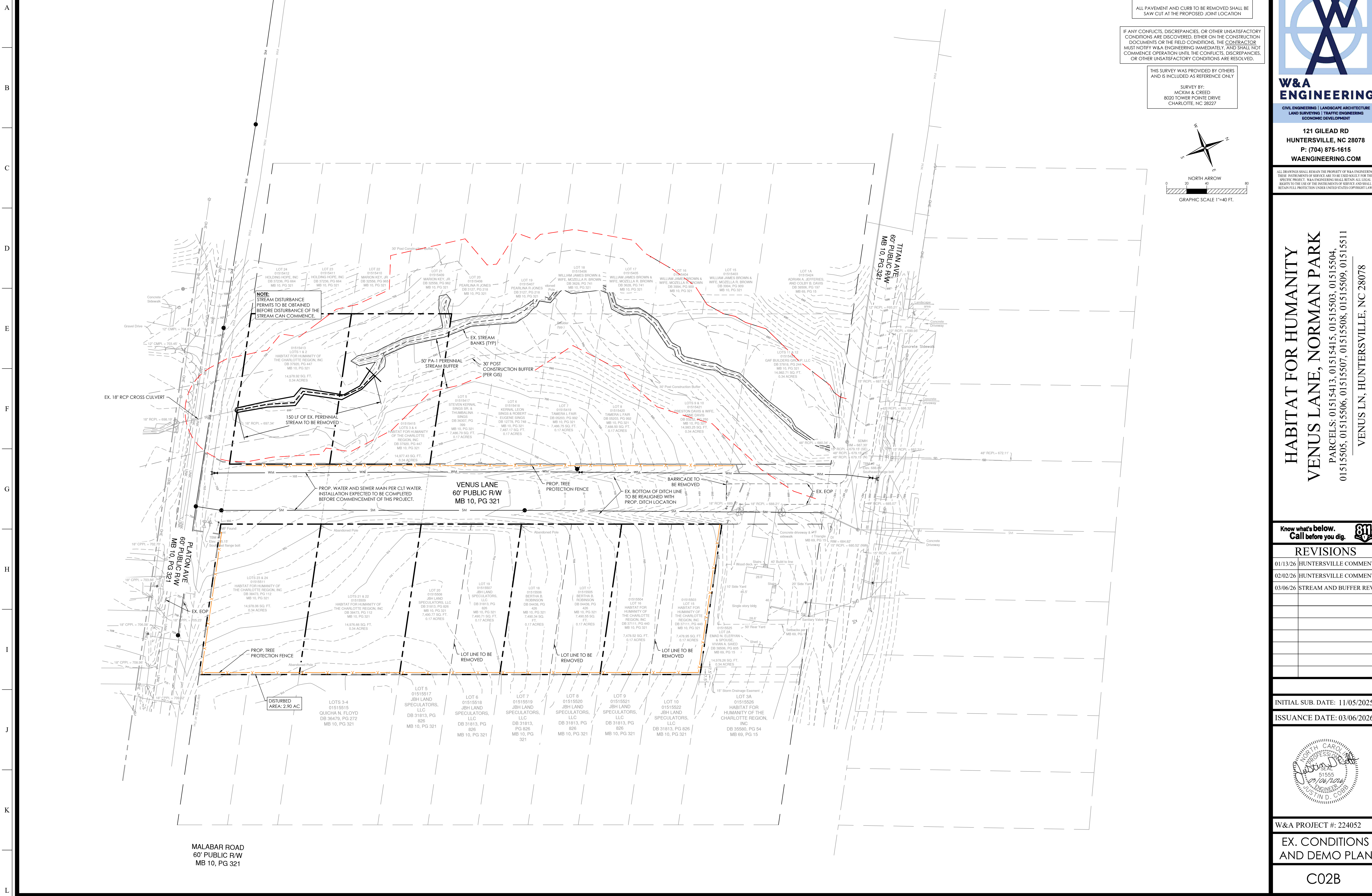
TIMOTHY A. BROWN
 PROFESSIONAL LAND SURVEYOR
 I8099184@NCSURVEYING.COM



JOB NUMBER: 08854-0004
 SCALE: 1" = 30'
 CAD NUMBER: CWF
 PARTY: TB
 PLS: BG
 CAD TECH: CAD TECH
 FIELD BOOK/PAGE: FB/PG
 DRAWING NUMBER: 0001

BOUNDARY & TOPOGRAPHIC SURVEY
 OF
VENUS LANE
 PIN: 01515525, 01515503, 01515504, 01515413 & 01515415
 HABITAT FOR HUMANITY OF THE CHARLOTTE REGION
 TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
 JANUARY 26, 2024

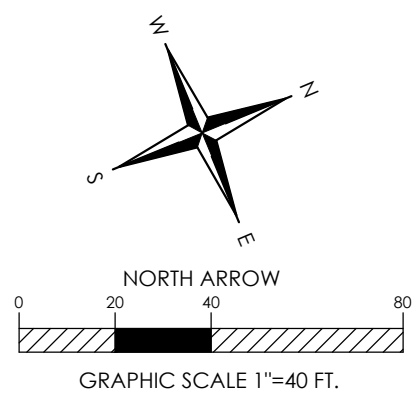
MCKIM & CREED
 8020 TOWER POINT DRIVE
 CHARLOTTE, NORTH CAROLINA 28227
 TELEPHONE: (704) 841-2588
 FAX: (704) 841-2567
 NORTH CAROLINA FIRM LICENSE NUMBER: F-1222



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

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

THIS SURVEY WAS PROVIDED BY OTHERS AND IS INCLUDED AS REFERENCE ONLY
SURVEY BY:
MCKIM & CREED
8020 TOWER POINTE DRIVE
CHARLOTTE, NC 28227



W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

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

HABITAT FOR HUMANITY VENUS LANE, NORMAN PARK

PARCELS: 01515413, 01515415, 01515503, 01515504,
01515505, 01515506, 01515507, 01515508, 01515509, 01515511
VENUS LN, HUNTERSVILLE, NC 28078

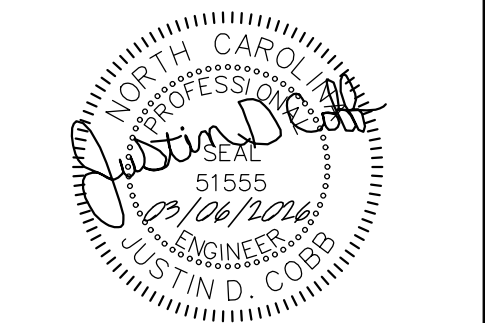
Know what's below.
Call before you dig.

REVISIONS

01/13/26	HUNTERSVILLE COMMENTS
02/02/26	HUNTERSVILLE COMMENTS
03/06/26	STREAM AND BUFFER REV.

INITIAL SUB. DATE: 11/05/2025

ISSUANCE DATE: 03/06/2026

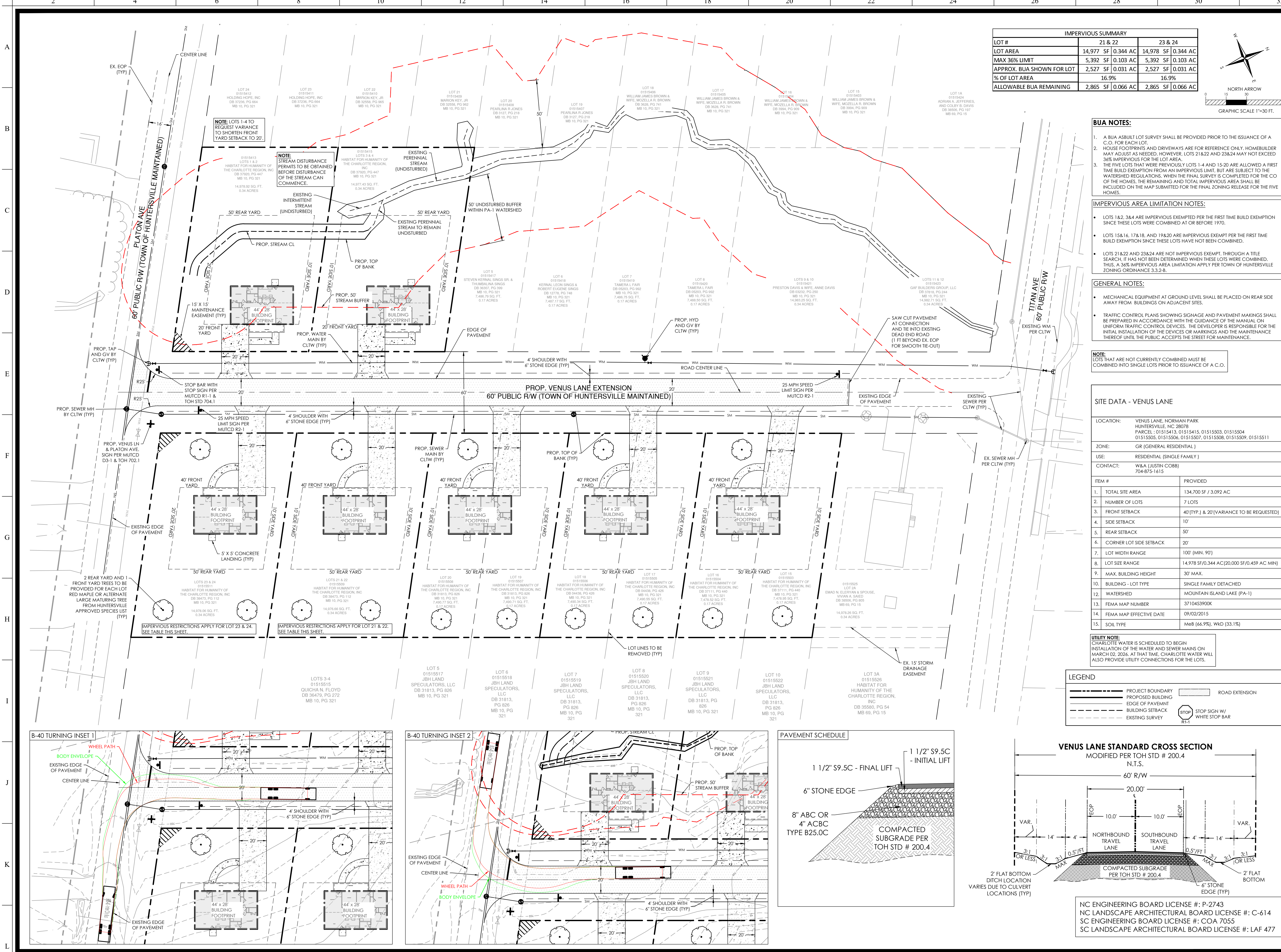


W&A PROJECT #: 224052

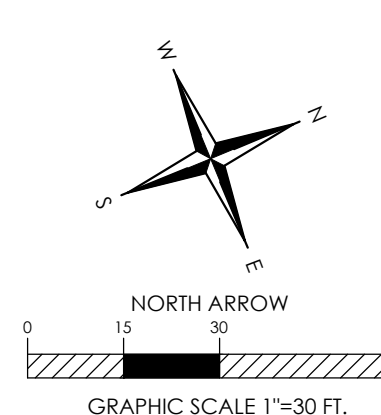
EX. CONDITIONS
AND DEMO PLAN

C02B

MALABAR ROAD
60' PUBLIC R/W
MB 10, PG 321



IMPERVIOUS SUMMARY			
LOT #	21 & 22	23 & 24	
LOT AREA	14,977 SF 0.344 AC	14,978 SF 0.344 AC	
MAX 36% LIMIT	5,392 SF 0.103 AC	5,392 SF 0.103 AC	
APPROX. BUA SHOWN FOR LOT	2,527 SF 0.031 AC	2,527 SF 0.031 AC	
% OF LOT AREA	16.9%	16.9%	
ALLOWABLE BUA REMAINING	2,865 SF 0.066 AC	2,865 SF 0.066 AC	



BUA NOTES:

- A BUA ASBLUT LOT SURVEY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A C.O. FOR EACH LOT.
- HOUSE FOOTPRINTS AND DRIVEWAYS ARE FOR REFERENCE ONLY. HOMEOWNER MAY ADJUST AS NEEDED. HOWEVER, LOTS 21&22 AND 23&24 MAY NOT EXCEED 36% IMPERVIOUS FOR THE LOT AREA.
- THE FIVE LOTS THAT WERE PREVIOUSLY LOTS 1-4 AND 15-20 ARE ALLOWED A FIRST TIME BUILD EXEMPTION FROM AN IMPERVIOUS LIMIT, BUT ARE SUBJECT TO THE WATERSHED REGULATIONS. WHEN THE FINAL SURVEY IS COMPLETED FOR THE CO OF THE HOMES, THE REMAINING AND TOTAL IMPERVIOUS AREA SHALL BE INCLUDED ON THE MAP SUBMITTED FOR THE FINAL ZONING RELEASE FOR THE FIVE HOMES.

IMPERVIOUS AREA LIMITATION NOTES:

- LOTS 1&2, 3&4 ARE IMPERVIOUS EXEMPTED PER THE FIRST TIME BUILD EXEMPTION SINCE THESE LOTS WERE COMBINED AT OR BEFORE 1970.
- LOTS 15&16, 17&18, AND 19&20 ARE IMPERVIOUS EXEMPT PER THE FIRST TIME BUILD EXEMPTION SINCE THESE LOTS HAVE NOT BEEN COMBINED.
- LOTS 21&22 AND 23&24 ARE NOT IMPERVIOUS EXEMPT. THROUGH A TITLE SEARCH, IT HAS NOT BEEN DETERMINED WHEN THESE LOTS WERE COMBINED. THIS A 36% IMPERVIOUS AREA LIMITATION APPLY PER TOWN OF HUNTERSVILLE ZONING ORDINANCE 3.3.2-B.

GENERAL NOTES:

- MECHANICAL EQUIPMENT AT GROUND LEVEL SHALL BE PLACED ON REAR SIDE AWAY FROM BUILDINGS ON ADJACENT SITES.
- TRAFFIC CONTROL PLANS SHOWING SIGNAGE AND PAVEMENT MARKINGS SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDANCE OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE DEVELOPER IS RESPONSIBLE FOR THE INITIAL INSTALLATION OF THE DEVICES OR MARKINGS AND THE MAINTENANCE THEREOF UNTIL THE PUBLIC ACCEPTS THE STREET FOR MAINTENANCE.

NOTE: LOTS THAT ARE NOT CURRENTLY COMBINED MUST BE COMBINED INTO SINGLE LOTS PRIOR TO ISSUANCE OF A C.O.

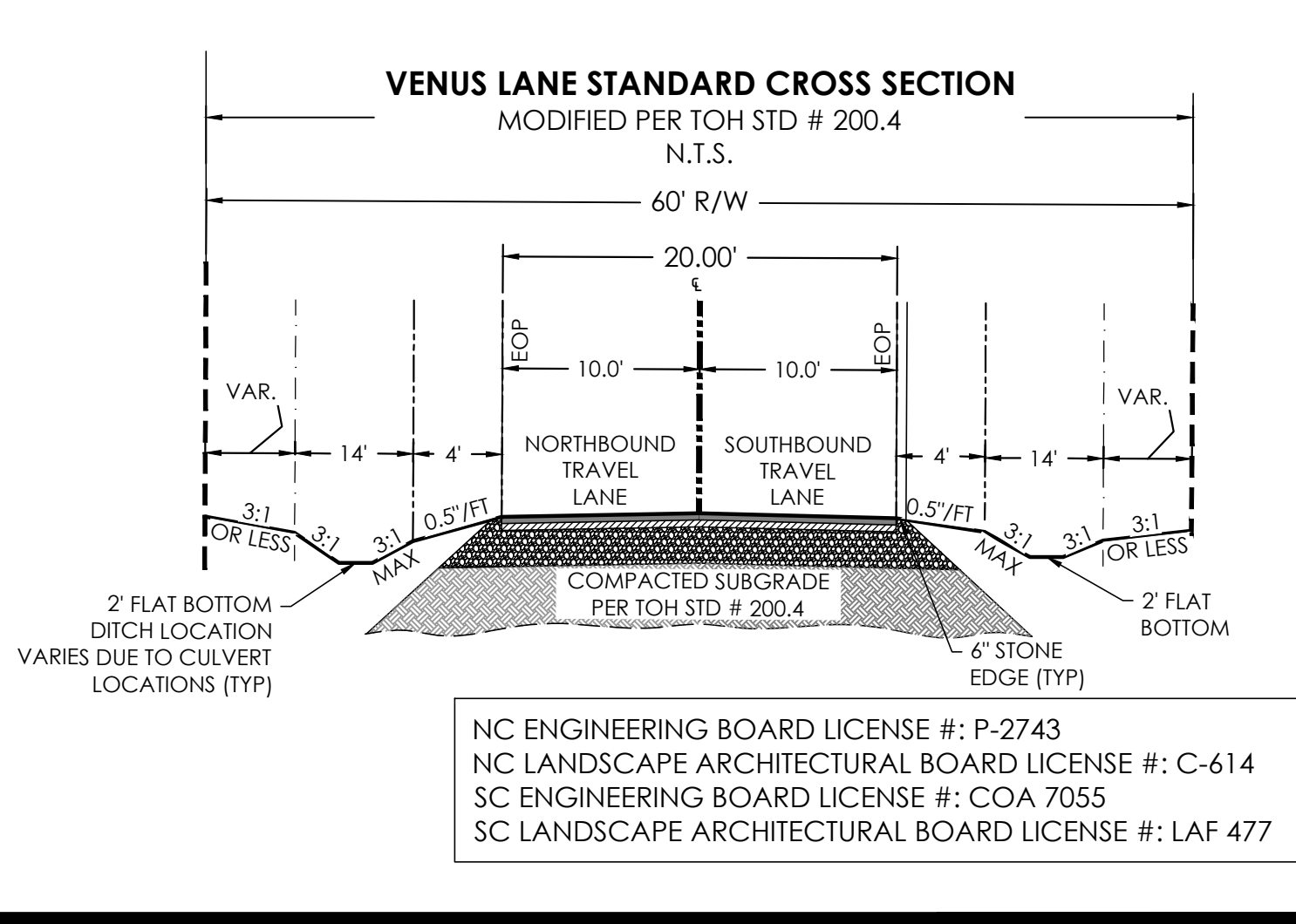
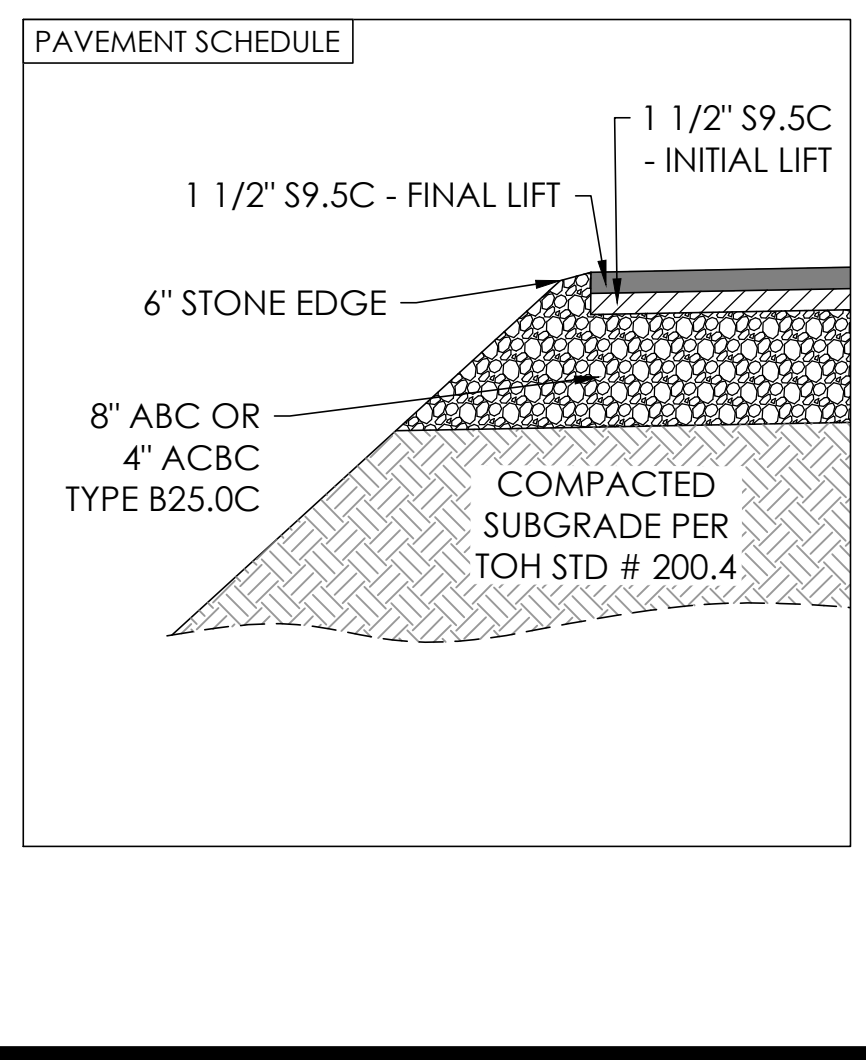
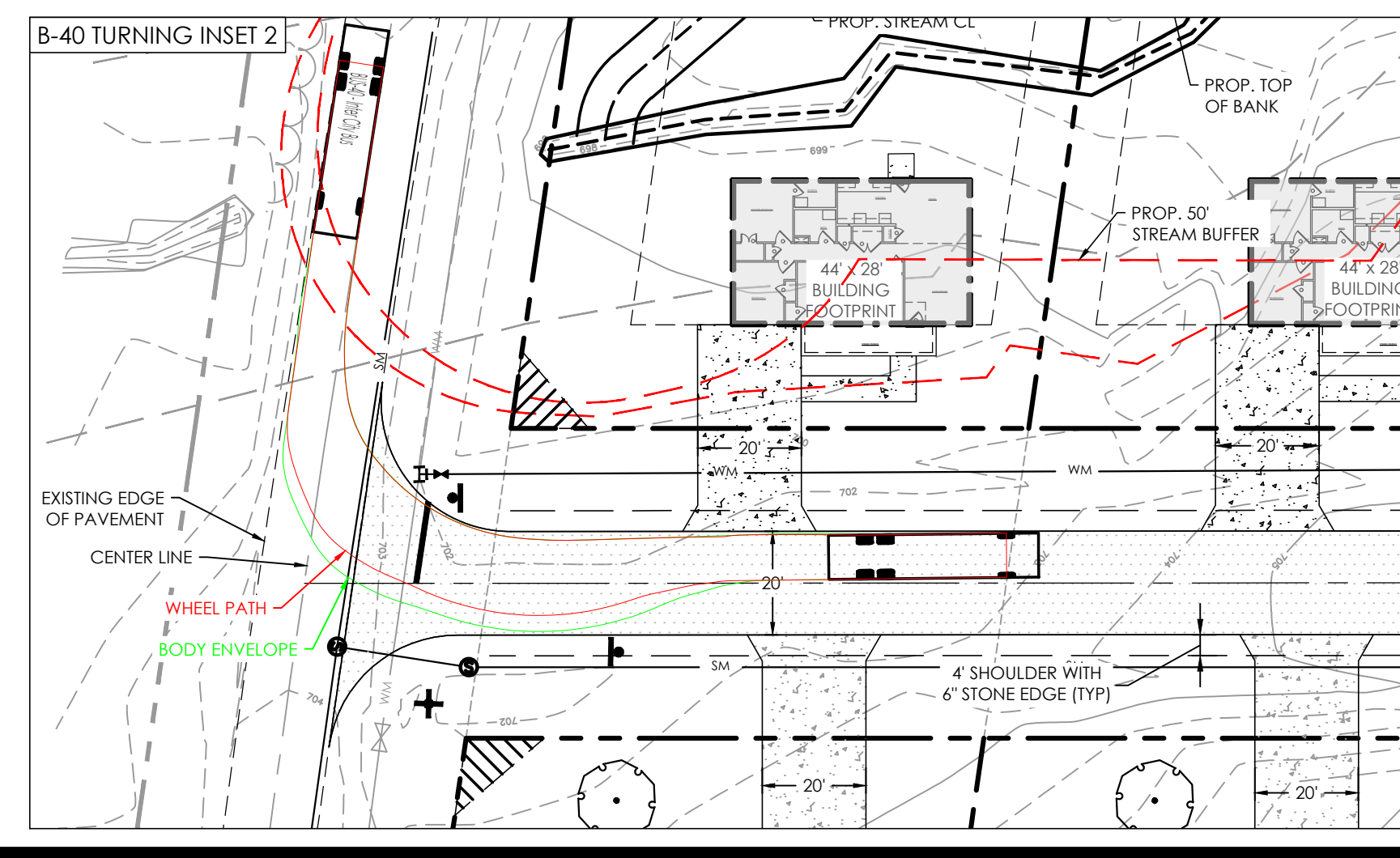
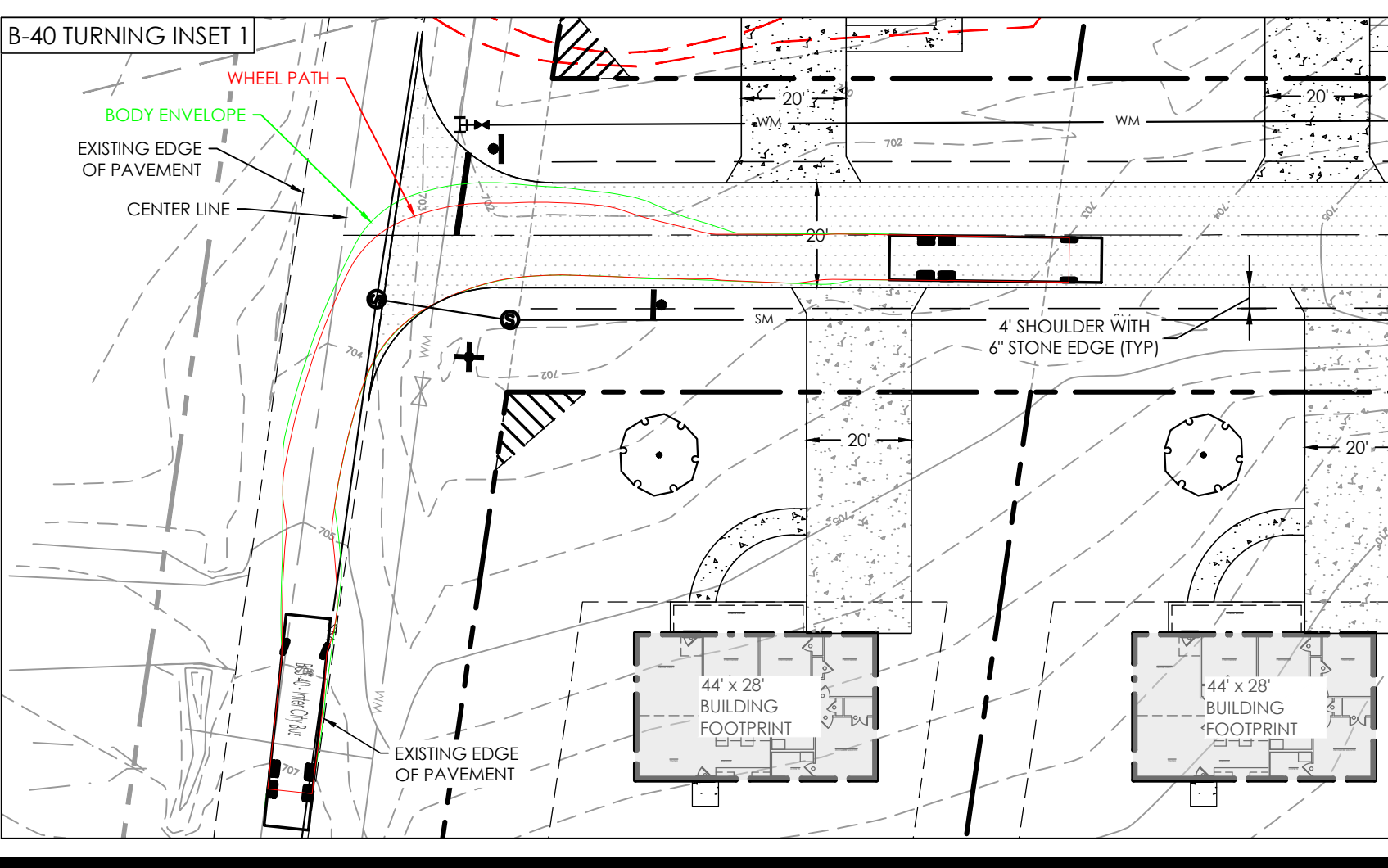
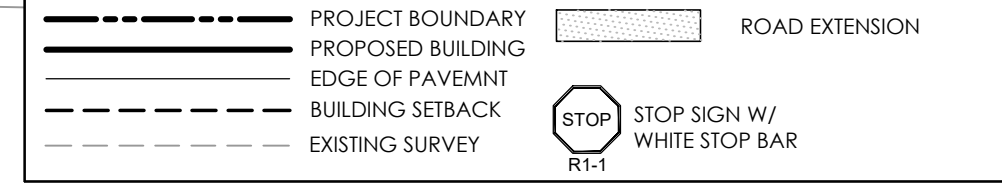
SITE DATA - VENUS LANE

LOCATION:	VENUS LANE, NORMAN PARK, HUNTERSVILLE, NC 28078
PARCEL:	01515413, 01515415, 01515503, 01515504, 01515505, 01515506, 01515507, 01515508, 01515509, 01515511
ZONE:	GR (GENERAL RESIDENTIAL)
USE:	RESIDENTIAL (SINGLE FAMILY)
CONTACT:	W&A (JUSTIN COBB) 704-875-1615

ITEM #	PROVIDED
1. TOTAL SITE AREA	134,700 SF / 3.092 AC
2. NUMBER OF LOTS	7 LOTS
3. FRONT SETBACK	40'(TYP.) & 20'(VARIANCE TO BE REQUESTED)
4. SIDE SETBACK	10'
5. REAR SETBACK	50'
6. CORNER LOT SIDE SETBACK	20'
7. LOT WIDTH RANGE	100' (MIN. 90')
8. LOT SIZE RANGE	14,978 SF/0.344 AC(20,000 SF/0.459 AC MIN)
9. MAX. BUILDING HEIGHT	30' MAX.
10. BUILDING - LOT TYPE	SINGLE FAMILY DETACHED
11. WATERSHED	MOUNTAIN ISLAND LAKE (PA-1)
12. FEMA MAP NUMBER	371045390K
14. FEMA MAP EFFECTIVE DATE	09/02/2015
15. SOIL TYPE	MeB (66.9%), WdD (33.1%)

UTILITY NOTE: CHARLOTTE WATER IS SCHEDULED TO BEGIN INSTALLATION OF THE WATER AND SEWER MAINS ON MARCH 02, 2026. AT THAT TIME, CHARLOTTE WATER WILL ALSO PROVIDE UTILITY CONNECTIONS FOR THE LOTS.

LEGEND



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ISSUANCE DATE:	03/06/2026

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



W&A PROJECT #: 224052

SITE PLAN

C03

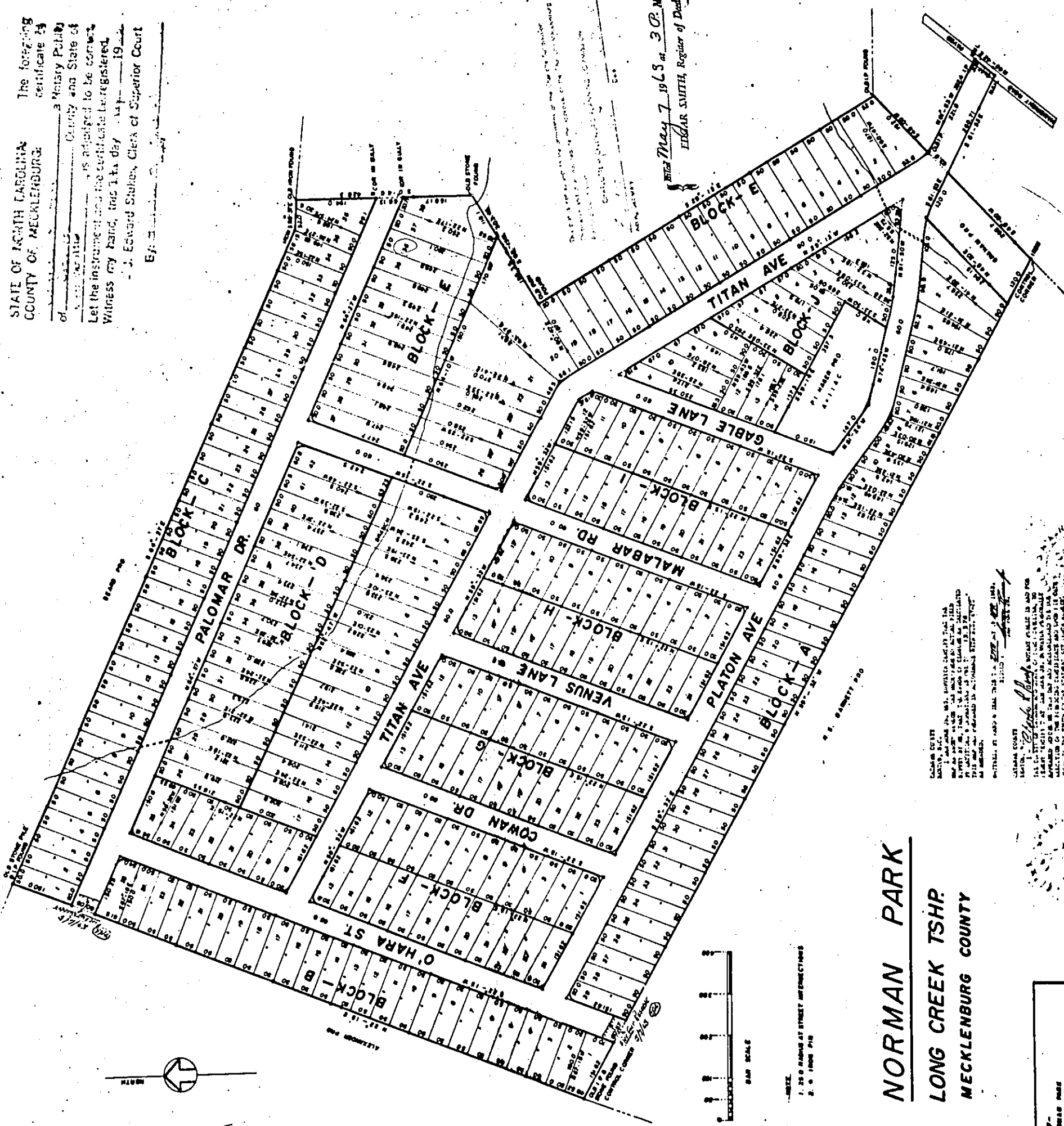
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Exhibit 3

STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

The foregoing certificate is
 a Notary Public
 County and State of
 is duly admitted to be correct.
 Let the instrument and the certificate be registered.
 Witness my hand, this 14th day of _____ 19____
 J. Edward Stulen, Clerk of Superior Court

Filed May 7 1963 at 3 P.M.
 EDGAR SMITH, Register of Deeds



NORMAN PARK
LONG CREEK TSHRP.
MECKLENBURG COUNTY

LOCAL CITY
 LOCAL COUNTY
 LOCAL STATE
 LOCAL FEDERAL
 LOCAL OTHER

NOTARY PUBLIC
 J. Edward Stulen
 MECKLENBURG COUNTY
 NORTH CAROLINA

PLAT OF	NORMAN PARK
LONG CREEK TSHRP.	
MECKLENBURG COUNTY	
EDGAR SMITH, REGISTER OF DEEDS	
SCALE 1/4" = 100'	
SUBJECT BY S. S. SMITH ET AL.	
DATE - APRIL 27, 1963	

BAR SCALE
 1" = 250' HORIZONTAL AT STREET INTERSECTIONS
 2" = 1000' VERTICAL