



AGENDA

**Regular Town Board Meeting
September 7, 2021 - 6:00 PM**

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

- 1. Pre-meeting - 5:15 p.m.**
 - 1.A. Discuss Non-profit Funding.
- 2. Call to Order**
- 3. Invocation - Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Mayor and Commissioner Reports-Staff Questions**
- 6. Public Comments, Requests, or Presentations**
- 7. Agenda Changes**
- 8. Public Hearings**
 - 8.A. Conduct public hearing on Petition #R21-10, a conditional rezoning request by ADE 883, LLC, to rezone 10401 Hambright Road (Parcel 01740103) from Corporate Business to Corporate Business Conditional District to reduce the planting requirements of the 80' CB buffer. (Brad Priest)
 - 8.B. Conduct public hearing on Petition #TA 21-07, a request made by Nick Lombardo on behalf of North American properties to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance, to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material. (Lauren Speight)
- 9. Other Business**

- 9.A. Consider decision on Petition #R21-03 Billings Property, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary, from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision; (Mecklenburg Co. Parcel: 02111116 & Cabarrus Co. Parcel 46703589660000). *(David Peete)*
- 9.B. Consider making appointments to the 2022 Downtown Plan Steering Committee. *(David Hill)*
- 9.C. Consider approving revisions to the Huntersville Ordinances Advisory Board Bylaws. *(Emily Sloop)*
- 9.D. Consider adopting Resolution refunding an installment financing contract and calling for a public hearing on same for Monday, September 20, 2021, at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive. *(Jackie Huffman)*
- 9.E. Consider adopting a Findings of Fact Resolution, and introduce and adopt two bond orders related to existing Town bonds. *(Jackie Huffman)*

10. Consent Agenda

- 10.A. Approve the minutes of the August 16, 2021 Regular Town Board Meeting. *(Janet Pierson)*
- 10.B. Resolution to Accept the Assignment of Land Development Bond for North Lake Business Park. *(Emily Sloop)*
- 10.C. Adopt Resolution approving Donation Policy. *(Emily Sloop)*
- 10.D. Approve Sidewalk Construction Agreement with American Asset Corporation. *(Stephen Trott)*
- 10.E. Adopt ordinance to repeal 45 mph speed limit on portion of Hambright Road and adopt ordinance enacting 45 mph speed limit on Hambright Road east of McCoy Road and west of US 21. *(Stephen Trott)*
- 10.F. Adopt Resolution to temporarily close certain Town-maintained roads for a special event organized by the Town of Huntersville. *(Tracy Houk)*
- 10.G. Adopt Resolution awarding contract for the Patterson Road Extension Project. *(Kevin Fox)*
- 10.H. Adopt Resolution awarding the 2022 Resurfacing Project. *(Kevin Fox)*

- 10.I. Appropriate Fund Balance in the amount of \$1,000,000 in the General Fund and \$800,000 in the Tourism fund for the design associated with the McDowell Creek Greenway per the agreement. (*Pattie McGinnis*)
- 10.J. Call a public hearing for Monday, September 20, 2021, at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA 21-13, a request by Trinity Capital Advisors to amend Section 3.3.2 and possibly 8.25.10 allowing an impact to a PA-2 Mountain Island Lake Watershed Overlay District buffer in a Corporate Business Conditional District subject to mitigation. (*Jack Simoneau*)
- 10.K. Call a public hearing for Monday, October 4, 2021 at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA 21-08, a request by the Town of Huntersville Planning Department, to amend Article 8.25.4: S.W.I.M Buffers, Buffer Delineation, to require an on-site stream delineation by a certified professional for applicants seeking land development permits or property owners seeking to dispute buffer locations. (*Lauren Speight*)

11. Closing Comments

12. Adjourn

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Brad Priest, Principal Planner

Date: September 7, 2021

Subject: Public hearing - Petition #R21-10, North Chase at the Park

EXPLAIN REQUEST:

Petition #R21-10 is a conditional rezoning application by ADE 883, LLC to rezone 10401 Hambright Road (Parcel 01740103) from Corporate Business (CB) to Corporate Business Conditional District (CB-CD). The purpose of the rezoning is to reduce the planting requirements of the 80 foot CB buffer. The property is located east of the intersection of Patterson Road and Hambright Road.

ACTION RECOMMENDED:

Consider opening and continuing a public hearing for Petition #21-10.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. R21-10 Northchase at the Park - PH 9 7 21
2. SUB1_North_Chase_at_the_Park_Bldg_100_-_Rezoning Plan 1 - 9 7 21
3. SUB1_North_Chase_at_the_Park_Bldg_100_-_Building_Elevations_210601
4. Community Meeting Report
5. SUB1_North_Chase_at_the_Park_Bldg_100_-_TIA_Determination_Form_210601
6. SUB1_North_Chase_at_the_Park_Bldg_100_-_General_Application_210601
7. Sept 7 Legal Ad
8. R21-10 North Chase at the Park APO Labels

Petition R21-10: North Chase at the Park (Building 100)

PART 1: PROJECT SUMMARY

Application Summary:

- Petition R21-10 is a conditional rezoning application by ADE 883, LLC to rezone 10401 Hambright Road (tax ID 01740103) from Corporate Business (CB) to Corporate Business Conditional District (CB-CD). The purpose of the rezoning is to reduce the planting requirements of the 80 foot CB buffer. The property is located east of the intersection of Patterson Road and Hambright Road.

Applicant: ADE 883, LLC

Property Owners: Same as Applicant

Property Address: 10401 Hambright Road

Project Size: 15.4 acres

Parcel Numbers:

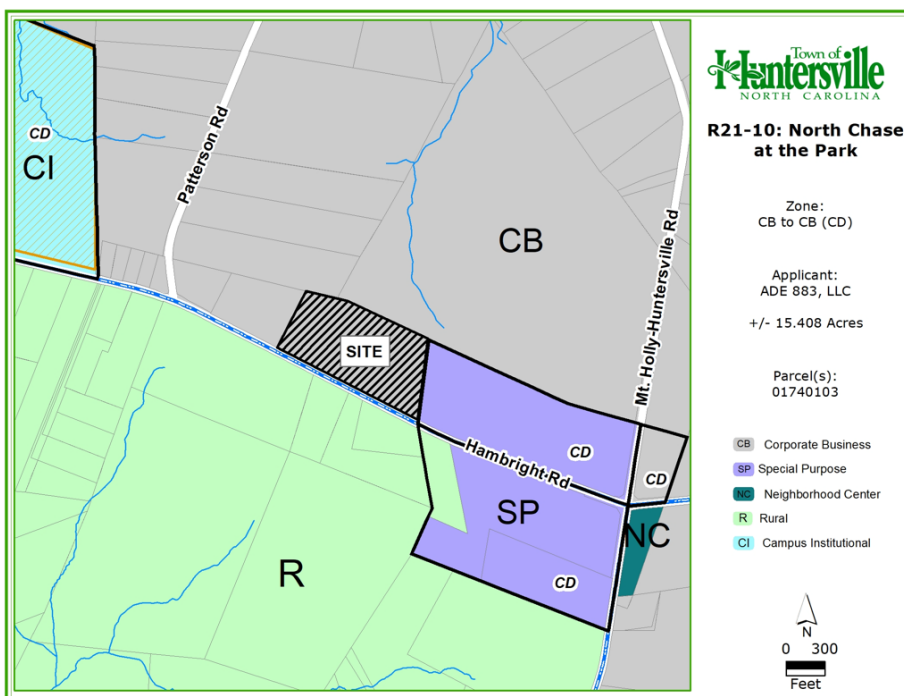
01740103

Existing Zoning:

Corporate Business (CB)

Proposed Zoning:

Corporate Business Conditional District (CB-CD)



1. Adjoining Zoning and Land Uses

North: Corporate Business (CB), Huntersville Business Park, CB vacant tracts.

South: Rural (R), Large tract single family homes, Horse Farm

East: Special Purpose Conditional District (SP-CD), Approved Huntersville Sports Village (potentially to be redeveloped into industrial), Kurz Corporate Office.

West: Corporate Business (CB), Single family large lot residential, Patterson Road industrial area.

- The application submitted is to develop a 203,000ft² warehouse and light industrial facility on Hambright Road. This is a one building one lot development therefore no subdivision is required.
- The purpose of the conditional district rezoning application is to seek modifications to the required buffers of Article 7.5.3 of the Zoning Ordinance. Article 7.5.3 requires buildings in the Corporate Business district to establish an 80 foot undisturbed buffer along the fronting public street if the buildings do not architecturally front the street. The applicants are requesting the Town Board modify the planting requirements of the 80 foot buffer. Please see Part 2 below for more information on the buffer.
- As a condition of the application, the conceptual architectural elevations of the proposed buildings have been submitted. Please find them attached in the agenda packet.

5. A neighborhood meeting for this application was advertised for and held virtually on Monday July 19, 2021. An invitation list and meeting summary are included in the agenda packet.
6. A Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon staff review, it was found that a Traffic Impact Analysis was required. The completed TIA determination form is attached in the agenda packet.
7. Brad Priest of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper, adjacent property owner notice post cards were sent and a sign was installed at the subject property per state statute requirements.

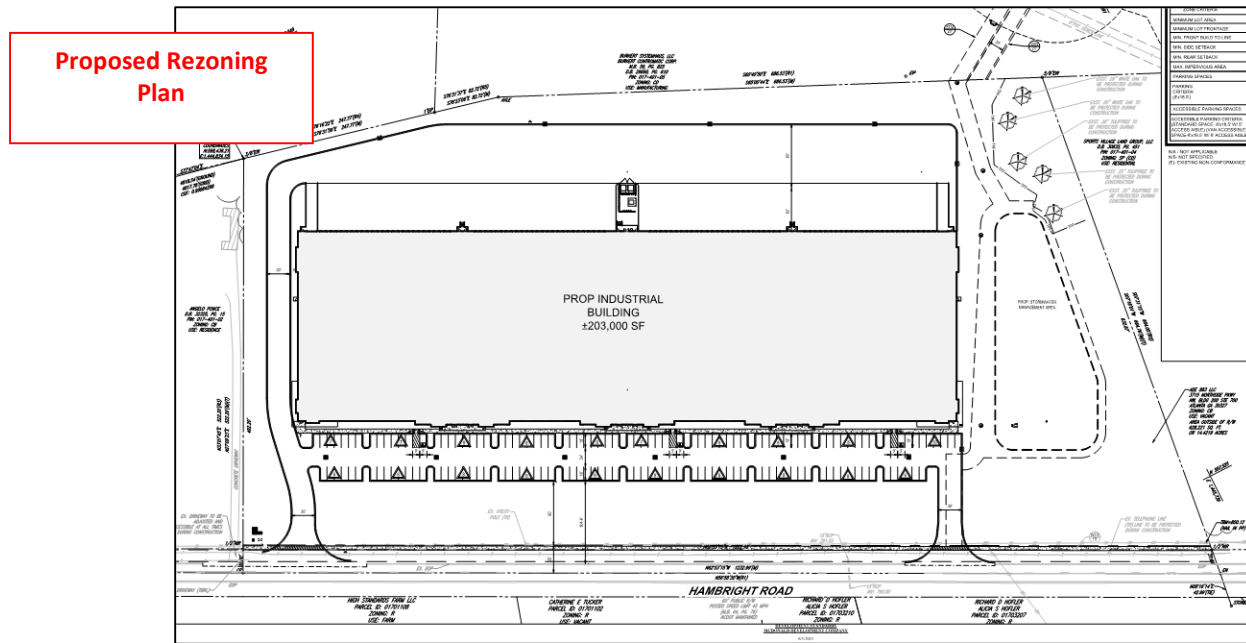
PART 2: REZONING/SITE PLAN ISSUES

- Please see the proposed rezoning plan below on page 3.
- Buffer Modification – Along New Public Street: Article 7.5 of the Zoning Ordinance requires CB uses establish an 80 foot buffer along public streets unless the building architecturally fronts the street per Article 4. The proposed buildings will not meet Article 4 of the ordinance therefore an 80 foot vegetated buffer is required. As allowed in Article 11.4.7 K of the Zoning Ordinance the applicant is seeking buffer modifications/reductions through the conditional rezoning process. The applicant is seeking relief from the following:
 - Disturbing the 80 foot buffer. The area along Hambright Road is wooded with pine trees. Article 7.5.8 requires that the buffer remain undisturbed. The applicants are seeking to disturb the buffer and replant.
 - Landscaping requirements of Article 7.5.3. The proposed site plan includes the required 80 feet of open area in the buffer. However the landscaping that the ordinance requires inside the 80 foot buffer is not proposed at this time.
 - The TA21-10 CB Buffer Flexibility text amendment that is currently in review could alter the planting requirements of the site. With only passenger vehicle parking in the front between the building and street (thoroughfare), only a 40 foot buffer would be required. The 40 foot buffer would reduce the planting requirement by half (80 foot buffer area to 40 foot buffer area). Please see the table below on page 3 showing the current planting requirements, the requirements if TA21-10 is approved, and what the applicant is currently proposing.
 - If the buffer requirements are reduced to 40 feet, staff would recommend the reduced plantings be planted in a consolidated 40 foot area in order to create a visual barrier. If the 40 feet of plantings are dispersed in the shown 80 feet, the plantings would be further spread out and a functional buffer may not be achieved.
 - It is staff's understanding that the applicant is requesting the Town Board approve a modification to the planting requirements in order to keep the building and use visible from Hambright Road. Staff recommends modification notes be added to the plan to clearly outline the specific modifications requested.
 - Article 7.5.1 of the Zoning Ordinance states that the objective of the required buffers is to "exclude visual contact, create spatial separation and to minimize any adverse impacts on adjacent properties". Article 7.5.3 states that the buffer yard shall "function as an opaque or semi-opaque barrier between the viewer and the use or structure to be buffered".
 - Article 11.4.7 K allows the Town Board to modify the requirements of the ordinance "provided the spirit of the ordinance is maintained".
 - Staff currently does not support the proposed rezoning plan as the modifications requested would not create a visual barrier between the use and Hambright Road per the intent of the ordinance. Staff could support a reduction in planting, but one that keeps the intent of the buffer ordinance.

Planting Requirements – Article 7.5.3
CB Buffer = 4 trees and 5 shrubs per 1,000 sqft of buffer area

Requirement/ Landscaping	Current 80 foot buffer Planting Requirements	Proposed TA21-10 40 foot buffer Planting Requirements	Applicant Proposed Landscaping (Estimated)
Trees	367	184	115
Evergreen Trees	184 (50%)	92	9
Large Maturing Trees	276 (75%)	138	55
Shrubs	459	230	245
Shrubs Evergreen	344 (75%)	173	245

- Tree Save Requirement: Article 7.4 of the Zoning Ordinance requires that CB developments save 30% of their specimen trees. A tree survey was included with the plan. Staff has the following comments and concerns with the tree survey:
 - Only trees over 24 inches are shown on the tree survey. Specimen trees can also be small maturing trees 12 inches in caliper and greater (Dogwoods, Cherries, Redbuds, etc). Staff requests that either all trees 12 inches in caliper and above be included on the tree survey or, the surveyor certify that no small maturing tree species over 12 inches in caliper are located on the site.
 - The dripline of specimen trees proposed to be saved are being encroached upon. Staff recommends that the deluded limits be retracted away from the saved trees, or the tree save calculation be amended to remove trees counted as saved whose dripline is being encroached upon.
 - Assuming no other specimen trees are located on site and the trees whose dripline are encroached upon are not counted as saved, tree mitigation will be required.
 - 15 specimen trees on site – 5 trees required to be saved (30%). 2 proposed to be saved (13%).
 - Staff recommends an updated tree survey be submitted along with a mitigation plan as needed.
- Off-site Improvements: The plan submitted shows sanitary sewer and storm sewer lines extending off of the property to the north. Staff recommends the applicant provide adjacent property owner permission for the future utilities to extend off the site for the development.
- Minor Staff Comments: Staff has many outstanding comments on tree save, landscaping, frontage improvements, architectural elevations, parking, etc. Staff recommends the comments be addressed prior to final plan approval.



PART 3: TRANSPORTATION ISSUES

- **Traffic Impact Analysis (TIA):** Staff has not yet received the first draft of the Traffic Impact Analysis (TIA) report. Per Article 14.2.3 the first draft must be received 30 days prior to the public hearing. However the rezoning in question is not an intensification of the proposed land use. The reason for the rezoning is to modify planting requirements only. The TIA will be required based on ordinance requirements prior to permitting and construction. Staff therefore is supportive of moving forward in the rezoning review process to work out the buffer without the TIA in this specific case.
- **Road Improvements:** Staff has been informed that NCDOT will require road improvements and turn lanes in the front of the development. Staff recommends the required road improvements and turn lanes required be conceptually shown on the site plan for review. These road improvements can have impacts to the proposed site plans.

PART 4: REZONING CRITERIA

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

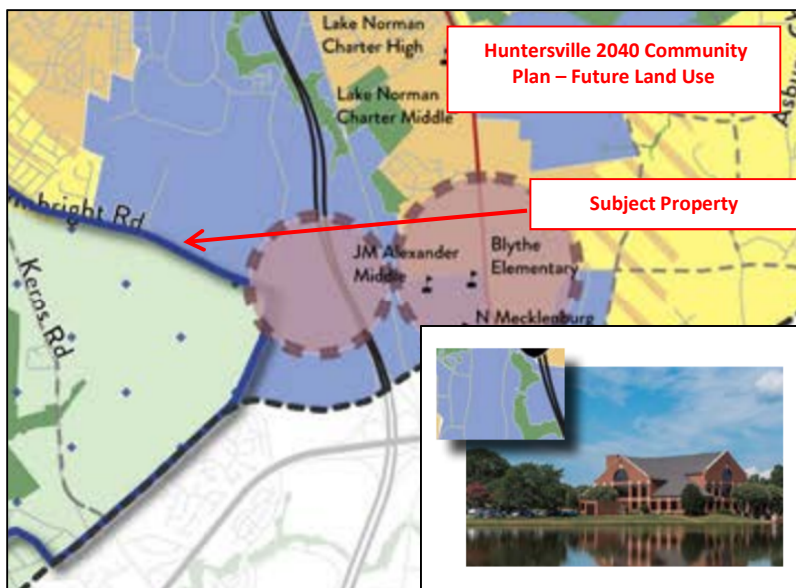
STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the ***Huntersville 2040 Community Plan***:

- **Policy LU 1.1** – *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* **STAFF COMMENT:** The application proposed includes office, light industrial, warehousing, and distribution uses in the appropriate Employment Center character area of the 2040 plan. This area is intended to accommodate such employment generating uses. Please see the Employment Center description below on page 5.

- **Policy LU 5.1** – *Allow more intense development only where transportation infrastructure and utilities already exist.* STAFF COMMENT: The location of the proposed development is appropriately located on a thoroughfare in close proximity to Interstate 77.
- **Policy LU 7.1** – *Require new development to adhere to the following design principles: In defined employment centers some flexibility in the form-based design principles is allowed including: Exceptions to building frontage requirements and public street requirements may be allowable for internal streets in an industrial park or near interstates.* STAFF COMMENT: The rezoning application is located in an identified employment center and is seeking flexibility from the fronting public street buffer requirement. The location of the property is not on an interior street to a business park, but is located near the interstate.
- **Economic Development Goal** – *Maintain or exceed the current percentage of tax revenue from non-residential uses.* STAFF COMMENT: The large commercial development would add to the Town’s commercial tax base.

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

- **Policy LU 11.1:** *Protect and enhance the unique character of Huntersville neighborhood by using planning tools to safeguard from potentially negative impacts of development and redevelopment.* STAFF COMMENT: The property to the south of Hambright Road is low density residential and agricultural. A fully landscaped buffer along Hambright Road would provide an effective tool to separate the high intensity industrial/distribution use proposed from the low density residential uses to the south.
- **Policy LU 11.2:** *Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.* STAFF COMMENT: The property at the corner of Mt. Holly Huntersville Road and Hambright Road was conditionally rezoned and includes the required vegetated buffer along Hambright Road. Removing the landscaping requirements for the subject property would not be consistent with the frontage relationship of similar uses on the same side of the street.



Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting -edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

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

1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

STAFF COMMENTS:

- The rezoning application would rezone the property from Corporate Business (CB) to Corporate Business Conditional District (CB-CD). The main purpose of the rezoning is to modify the 80 foot buffer requirements. Therefore the underlying zoning category and uses proposed would not change. The uses proposed then are consistent with existing and surrounding development.
 - The proposed development is located on a thoroughfare and is surrounded by SP and CB zoning to the north, east, and west.
 - South of Hambright Road however is zoned Rural (R) with low density residential uses. Due to this area being in the critical watershed it is likely to remain that type of use. Buffers and visual separation between these uses can assist in making the proposed commercial uses blend in with the character of existing development to the south.
 - The property at the corner of Mt. Holly Huntersville Road and Hambright Road (Huntersville Sports Village) was conditionally rezoned and includes the required vegetated buffer along Hambright Road for their similar uses. Although staff has been contacted about potentially redeveloping this corner site, a functional buffer along Hambright Road is still proposed.
 - Considering the information above, staff recommends that the application to remove the required landscaping from the buffer is not consistent with the overall character of existing development in the immediate vicinity of the subject properties. Establishing the required landscaping along Hambright Road would match previously approved development in the vicinity and provide a transition of the commercial use to the low density residential uses to the south.
- 2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- In regard to the roadway system, please see Part 3 above concerning the Traffic Impact Analysis.
 - Staff has no findings to show that there would not be adequate public facilities to service the intended development. The concept plan for storm water drainage systems are currently under review and must meet ordinance requirements. A willingness to serve letter from Charlotte Water will need to be provided for utilities once the applicants submit for the land development permits.
- 3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”**

STAFF COMMENT:

- Staff has no findings to show that other archeological, environmental, historical or cultural resources will be negatively affected by the application.

PART 5: PUBLIC HEARING

The Public Hearing is currently scheduled for September 28, 2021.

PART 6: STAFF RECOMMENDATION

Although the TIA has not been received 30 days prior to the public hearing, staff is supportive of moving forward in the review process and holding the public hearing for the rezoning as there is no intensification of use proposed. The rezoning is for modification of planting requirements only.

The 2040 Community Plan specifically calls for flexibility for buffers and other frontage improvement requirements for employment centers. Even before the 2040 plan was adopted staff has consistently recommended approval for many modification requests for buffer widths in the last several years. Staff has always been able to work with the applicant to meet the intent of the ordinance and provide a functional visual separation even with reduced buffer widths. However, this modification request is different than previous requests in the following ways:

1. The width is not being requested for modification, but the required landscaping is which creates the visual separation of uses. Although a full 80 foot *setback* is being provided, an opaque or semi-opaque *buffer* is not proposed to be achieved.
2. The location of the proposed higher intensity industrial use is across the street from a low density residential area.
3. Adjacent similar industrial uses have been approved establishing the required buffer along Hambright Road.
4. The proposed modification would not be consistent with the proposed TA21-10 text amendment application under review, which also adds flexibility to the required CB buffers along the street. In the drafted text, width reductions are proposed to be allowed, but the visual separation requirement is maintained.

Therefore staff does not support the rezoning application at this time. The plan is not consistent with Policies LU 11.1 and 11.2 of the Huntersville 2040 Community Plan. It is not reasonable and in the public interest to approve the rezoning due to the proposed use not being consistent with the intent of the zoning ordinance or with the character of existing development in the immediate vicinity.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is tentatively scheduled for September 28th, 2021.

PART 8 CONSISTENCY STATEMENT – R21-10: North Chase at the Park

Planning Board:

Approve (Consistent w/ Plans)	Approve (Inconsistent w/ Plans and Plans Change __?)	Deny (Inconsistent w/ Plans)
In considering the proposed rezoning petition R21-10, North Chase at the Park, the Planning Board recommends approval based on the amendment being consistent with <u>[insert applicable plan reference(s)]</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-10, North Chase at the Park, the Planning Board recommends approval of the amendment but finds the request inconsistent with <u>[insert applicable plan reference(s)]</u>, therefore amends <u>[insert plan reference(s)] AND detail the ways the policy or reference is to be amended</u>. The Planning Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: <u>[List and explain the change in conditions]</u> It is reasonable and in the public interest to amend the approve the rezoning because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-10, North Chase at the Park, the Planning Board recommends denial based on the amendment being <u>[consistent OR inconsistent]</u> with <u>[insert applicable plan reference(s)]</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>

Town Board:

Approve (Consistent w/ Plans)	Approve (Inconsistent w/ Plans and Plans Change __?)	Deny (Inconsistent w/ Plans)
In considering the proposed rezoning Petition R21-10, North Chase at the Park, the Town Board recommends approval based on the amendment being consistent with <u>[insert applicable plan reference(s)]</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-10, North Chase at the Park, the Town Board recommends approval of the amendment but finds the request inconsistent with <u>[insert applicable plan reference(s)]</u>, therefore amends <u>[insert plan reference(s)] AND detail the ways the policy or reference is to be amended</u>. The Town Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: <u>[List and explain the change in conditions]</u> It is reasonable and in the public interest to amend the approve the rezoning because...<u>[Explain]</u>	In considering the proposed rezoning petition R21-10, North Chase at the Park, the Town Board recommends denial based on the amendment being <u>[consistent OR inconsistent]</u> with <u>[insert applicable plan reference(s)]</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u>

PROPOSED

NORTH CHASE AT THE PARK BUILDING 100

SCALE: N.T.S.
PLAN REFERENCE:
Copyright Bing Maps

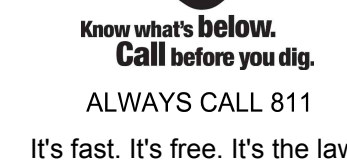
MCDONALD DEVELOPMENT COMPANY
3715 NORTHSIDE PARKWAY, NW
BUILDING 200, SUITE 700
ATLANTA, GEORGIA 30327
CONTACT: TRACEY WHITE
PHONE: (404) 239-5069

BOHLER //

R.B. PHARR & ASSOCIATE, P.A.
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
(704) 376-2186

BOHLER 
BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

HAMBRIGHT ROAD
HUNTERSVILLE, NC

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "ENGINEER" at the bottom. Inside the ring, the words "PROFESSIONAL" and "SEAL" are visible. The name "Brian B. Miller" is written in blue ink across the seal. Below the name, the license number "045609" is printed. At the bottom of the seal, the name "BRIAN B. MILLER" is printed. A date stamp "6/1/2021" is located in the bottom right corner of the page.

RZ - 0

ORG. DATE - 3/13/2019

un 01, 2021
BOHLERENG.NET\SHARES\NC-PROJECTS\2018\NC-182042\DRAWINGS\PLAN SETS\REZONING DOCUMENTS\NC182042.1\RDP - 0 --->LAYOUT: C-101 COVER

LEGAL DESCRIPTION

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

COMMENCING at NGS Monument "M 021", NAD83(2011) Coordinates, Northing 599,455.61 feet and Easting 1,440,125.45 feet, from said monument South 77°47'04" East a ground distance of 4,818.54 feet and a grid distance of 4,817.78 feet to the Point and Place of BEGINNING, said point also being located on the southerly line of the ADE 859, LLC property as shown in Map Book 56, Page 602 at the Mecklenburg County Register of Deeds; thence with the ADE 859, LLC line South 76°31'59" East a distance of 247.77 feet to an existing 1" iron pipe, said point also being located at the southwest corner of the Burkert Systemhaus, LLC property as shown in Map Book 59, Page 825; thence with the Burkert line the following two(2) courses and distances: (1) South 76°23'06" East a distance of 82.72 feet to an existing axle; (2) South 65°00'44" East a distance of 686.53 feet to an existing 5/8" iron rod, said point also being located at the northwest corner of the Sports Village Land Group, LLC property as described in Deed Book 30835, Page 451; thence with the Sports Village line, South 07°18'01" West a total distance of 664.76 feet (passing a new 1/2" iron rod at 632.87 feet) to an existing nail in the centerline of Hambright Road; thence with the centerline of Hambright Road, North 62°53'15" West a distance of 1232.99 feet to a calculated point, said point also being located at the southeast corner of the Angelo Ponce property as described in Deed Book 32325, Page 15; thence with the Ponce line, North 27°09'23" East a total distance of 522.20 feet (passing a 1/2" new iron rod at 30.00') to the Point and Place of BEGINNING.

Containing an area of 671,154 square feet or 15.4076 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated March 26, 2020, Job No. 91217. The property described above herein is a portion of the property as described in Deed Book 6503, Page 270.

MEASURED & RECORDED BEARINGS

- (R1) - D.B. 6503, PG. 270
(R2) - D.B. 30835, PG. 451
(R3) - D.B. 32325, PG. 15
(R4) - M.B. 56, PG. 602
(R5) - M.B. 59, PG. 825

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO: NC2520040367; COMMITMENT DATE: MARCH 10, 2020

SCHEDULE B - II (EXCEPTIONS)

13. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 4 Page 543, Mecklenburg County Registry. (DOES NOT AFFECT THE SUBJECT PROPERTY) (NOT PLOTTABLE)

14. Rural Line Permits to Southern Bell Telephone and Telegraph Company recorded in Book 1843 Pages 308 and 311, Mecklenburg County Registry. (DOES NOT AFFECT THE SUBJECT PROPERTY) (EASEMENT IS BLANKET IN NATURE AND IS LOCATED ALONG MT. HOLLY-HUNTERSVILLE ROAD)

BURKERT SYSTEMHAUS, LLC
BURKERT CONTROMATIC CORP.
M.B. 59, PG. 825
D.B. 28650, PG. 810
PIN: 017-401-05

ADE 859, LLC
LOT 6, MARGARET P. PARKS &
ANNIE P. MCELROY ESTATES
M.B. 56, PG. 602
D.B. 33831, PG. 5
PIN: 017-221-08

SPORTS VILLAGE LAND GROUP, LLC
D.B. 30835, PG. 451
PIN: 017-401-04

AREA OUTSIDE OF R/W
63,327 SQ. FT.
OR 14.5621 ACRES

AREA WITHIN R/W
36,827 SQ. FT.
OR 0.8454 ACRES

HAMBRIGHT ROAD
60' PUBLIC R/W
(M.B. 64, PG. 76)

LEGEND:

CP - CALCULATED POINT
D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EX - EXISTING NAIL
EOP - EDGE OF PAVEMENT
(M) - MEASURED
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PIN - PARCEL IDENTIFICATION NUMBER
PP - POWER POLE
PG - PAGE
(R) - RECORDED
R/W - RIGHT-OF-WAY
(T) - TOTAL
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
POWER LINE
TELEPHONE LINE (UNDERGROUND)

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

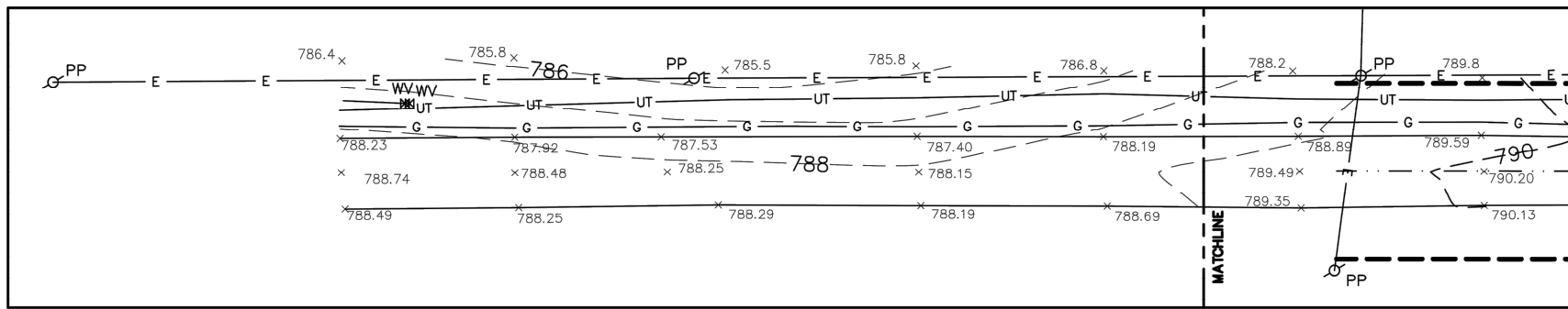
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-257-6500

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.
Call before you dig.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

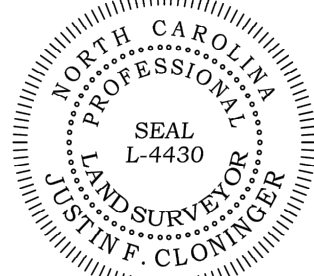
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015.

MAP NUMBER: 3710454900K

THIS IS TO CERTIFY THAT ON THE 26TH DAY OF MARCH 20 20, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1800 (2) NCAC 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

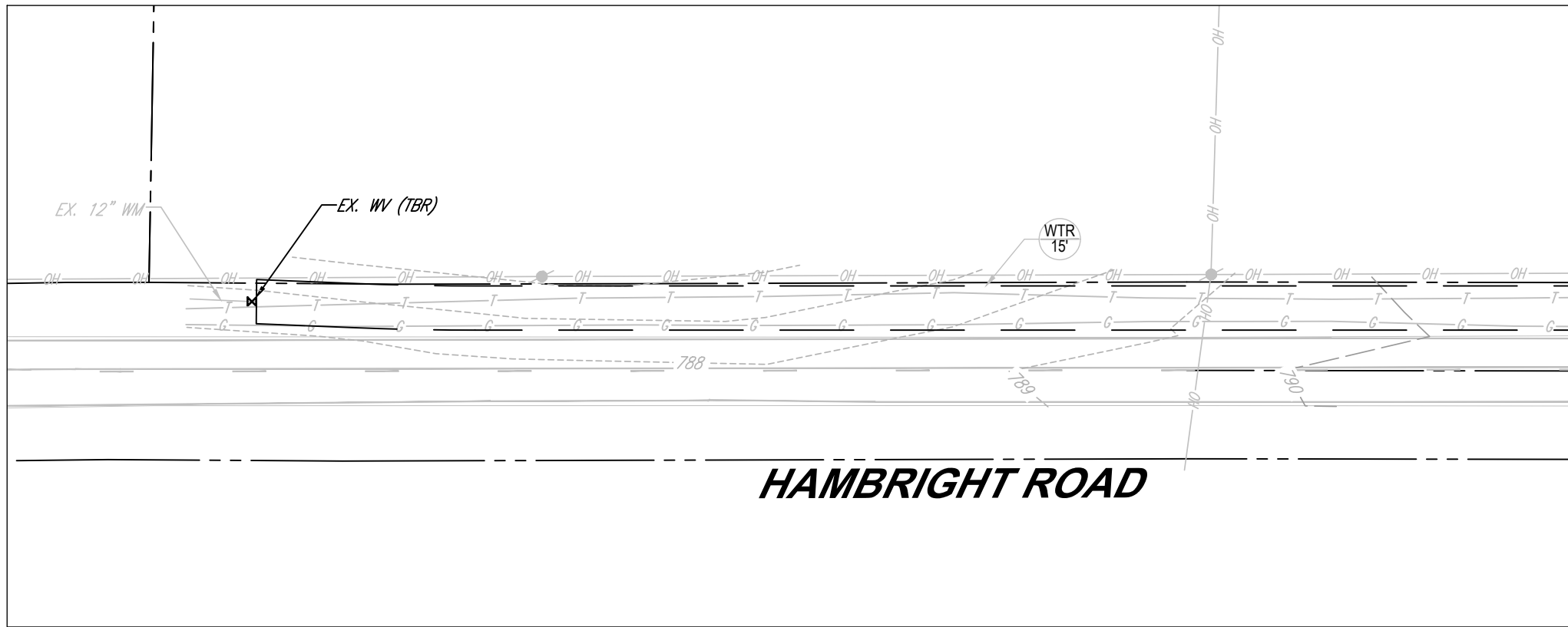
SIGNED *Justin F. Cloninger*



AREA: 671,154 SQ. FT. OR 15.4076 ACRES

REVISIONS				ALTA/NSPS LAND TITLE SURVEY FOR:	
07/22/20	ADDITIONAL TOPOGRAPHICAL INFORMATION ADDED.			MACQ, LLC HAMBRIGHT ROAD TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NC DEED REFERENCE: 06503-270 TAX PARCEL NO: 017-401-03	
				R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186	
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	JOB NO.
JB	DB	CW	1" = 60'	MARCH 26, 2020	91217

PLOTTED: 7/22/2020
C:\CARLSON\PROJECTS\91217\DWG\91217.DWG



REVISIONS



ALWAYS CALL 911

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCC182042.
DRAWN BY: RSP
CHECKED BY: DH
DATE: 3/13/2018
CAD I.D.: RSP - 1

PROJECT:

NORTH CHASE AT THE PARK BUILDING 100

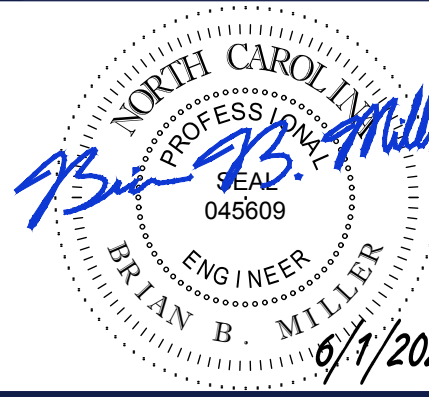
MCDONALD
DEVELOPMENT

PROPOSED
DEVELOPMENT

HAMBRIGHT ROAD
HUNTERSVILLE, NC

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

EXISTING
CONDITIONS AND
DEMOLITION
PLAN

SHEET NUMBER

RZ - 1

ORG. DATE - 3/13/2019



N/A - NOT APPLICABLE
N/S- NOT SPECIFIED
(E)- EXISTING NON-CONFORMANCE

N/A - NOT APPLICABLE
N/S- NOT SPECIFIED
(E)- EXISTING NON-CONFORMANCE

[illegible]

ALWAYS CALL 811

It's fast. It's free. It's the

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NCC182042.1
DRAWN BY:	RE
CHECKED BY:	DH
DATE:	3/13/2019
CAD I.D.:	RSP - 0

PROJECT:

- FOF

PROPOSED
DEVELOPMENT

HAMBRIGHT ROAD
HUNTERSVILLE, NC



SHEET NUMBER

RZ - 2

ORG. DATE - 3/13/2019

- SITE DEVELOPMENT DATA:**

TAX PARCEL NUMBER: 017-401-03
ACREAGE: +/- 15.408 ACRES
EXISTING ZONING: CB
PROPOSED ZONING: CB(CD)
EXISTING USE: VACANT
PROPOSED USE: INDUSTRIAL
PROPOSED DEVELOPMENT: UP TO 203,000 SQUARE FEET OF GROSS FLOOR AREA
MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY THE ORDINANCE.
PARKING: AS REQUIRED BY THE ORDINANCE

I. GENERAL PROVISIONS

a. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MCDONALD DEVELOPMENT COMPANY (THE "PETITIONER") TO ACCOMMODATE AN INDUSTRIAL DEVELOPMENT ON THAT APPROXIMATELY 15.408-ACRE SITE LOCATED ON THE NORTHERN SIDE OF HAMBRIGHT ROAD, EAST OF PATTERSON ROAD AND WEST OF MT. HOLLY-HUNTERSVILLE ROAD IN HUNTERSVILLE, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS TAX PARCEL NUMBER 017-401-03 (THE "SITE").

b. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE ACCOMPANYING REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE HUNTSVILLE ZONING ORDINANCE (THE "ORDINANCE"). THE REZONING PLAN IS INTENDED REFLECT MAXIMUM DEVELOPMENT RIGHTS AND THE ARRANGEMENTS AND LOCATIONS OF ACCESS POINTS.

c. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CB ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

II. PERMITTED USES AND MAXIMUM DEVELOPMENT

a. THE SITE MAY BE DEVELOPED WITH UP TO 203,000 SQUARE FEET OF GROSS FLOOR AREA OF DISTRIBUTIVE BUSINESS, LABORATORIES AND RESEARCH FACILITIES, MANUFACTURING AND ASSEMBLY (EXCLUDING HEAVY MANUFACTURING), GOVERNMENT BUILDINGS, WAREHOUSES (EXCEPT MINI-WAREHOUSE STORAGE), WHOLESALE SALES, AND AUXILIARY/ACCESSORY OFFICE USES AS PERMITTED IN THE CB ZONING DISTRICT.

III. TRANSPORTATION

a. VEHICULAR ACCESS TO THE SITE WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN, FINAL LOCATIONS OF SUCH ACCESS POINTS TO BE DETERMINED IN COORDINATION WITH NCDOT DURING THE PERMITTING PHASE OF DEVELOPMENT.

b. THE PETITIONER SHALL DEDICATE RIGHT-OF-WAY ALONG THE SITE'S FRONTAGE OF HAMBRIGHT ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. THE PETITIONER SHALL COORDINATE ROAD IMPROVEMENTS AS OUTLINED IN THE [PENDING] TRAFFIC IMPACT ANALYSIS

IV. ARCHITECTURAL STANDARDS

a. BUILDING MATERIALS: THE PRINCIPAL BUILDING(S) CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS MAY BE A COMBINATION OF THE FOLLOWING: GLASS, BRICK, STONE, SIMULATED STONE, STUCCO, ALUMINUM CANOPIES AND TRIM, EIFS, CAST ON SITE CONCRETE PANEL OR WOOD.

V. BUFFERING, SCREENING, AND LANDSCAPING

a. THE PETITIONER SHALL PROVIDE AN ALTERNATIVE LANDSCAPE ALONG THE SITE'S FRONTAGE OF HAMBRIGHT ROAD, AS MORE PARTICULARLY DEPICTED IN THE LANDSCAPE PLAN (WITH A MINIMUM WIDTH OF EIGHTY (80) FEET AS REQUIRED PER ORDINANCE).

b. THE PETITIONER SHALL PROVIDE A SIDEWALK AND DOUBLE LINE OF STREET TREES ALONG THE SITE'S FRONTAGE OF HAMBRIGHT ROAD, AS GENERALLY DEPICTED ON THE LANDSCAPE PLAN.

c. LOADING AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES AS REQUIRED BY THE ORDINANCE.

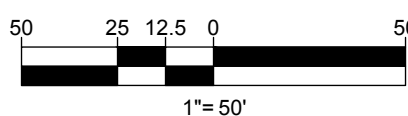
VI. ENVIRONMENTAL FEATURES

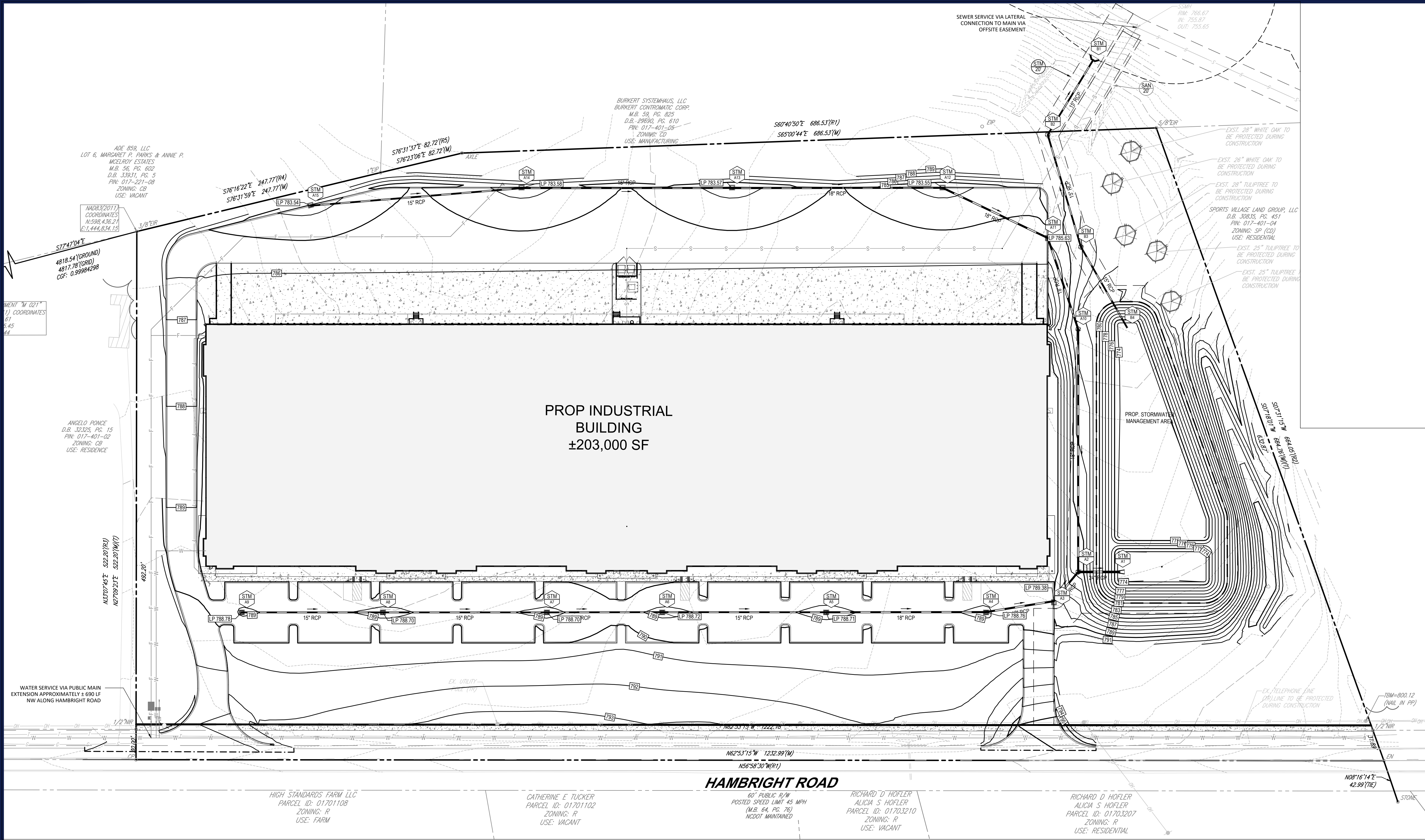
a. THE PETITIONER SHALL SATISFY THE STORMWATER REQUIREMENTS FOR A MAXIMUM OF 70% BUILT-UPON AREA.

b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.





BOHLER

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

811

Know what's below.
Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCC182042.1
DRAWN BY: RB
CHECKED BY: DH
DATE: 3/13/2019
CAD I.D.: wing2

PROJECT:
NORTH CHASE AT THE PARK BUILDING 100
FOR

MCDONALD DEVELOPMENT

PROPOSED DEVELOPMENT
HAMBRIGHT ROAD
HUNTERSVILLE, NC

BOHLER

BOHLER ENGINEERING NC, PLLC

NCEBS P-1132

1927 S. TRYON STREET, SUITE 310

CHARLOTTE, NC 28203

Phone: (980) 272-3400

Fax: (980) 272-3401

NC@BohlerEng.com

NORTH CAROLINA

PROFESSIONAL SEAL

045609

ENGINEER

6/1/2021

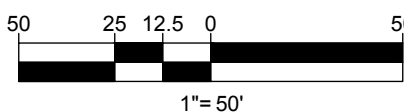
DR. BRIAN B. MILLER

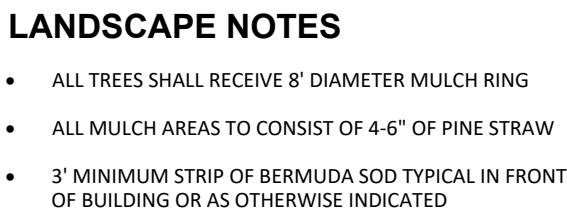
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:
RZ - 3

ORG. DATE - 3/13/2019





BOHLER

BOHLER ENGINEERING NC, PLLC

[illegible]

Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NCC182042.1
DRAWN BY: RB
CHECKED BY: DH
DATE: 3/13/2019
CAD I.D.: RLP - 0

PROJECT:

NORTH CHASE AT THE PARK BUILDING 100

_____ FOR

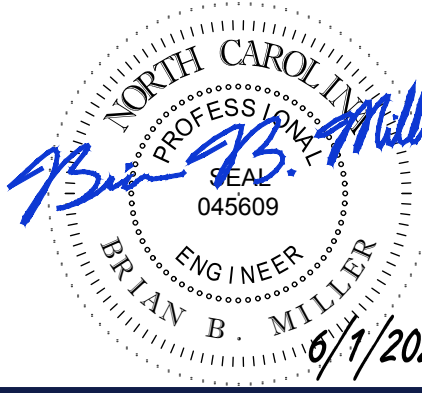
MCDONALD
DEVELOPMENT

PROPOSED
DEVELOPMENT

HAMBRIGHT ROAD
HUNTERSVILLE, NC

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
 Phone: (980) 272-3400
 Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

LANDSCAPE PLAN

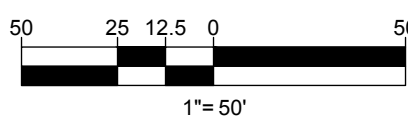
SHEET NUMBER

RZ - 4

ORG. DATE - 3/13/2019

TOWN OF HUNTERSVILLE LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE 6 LANDSCAPING OF PARKING LOTS	PERIMETER LANDSCAPING OF PARKING SHALL MEET ALL STANDARDS BELOW A. SCREENING SHALL BE PROVIDED ALONG THE PERIMETER OF THE PARKING LOT A CONTINUOUS ROW OF EVERGREEN SHRUBS MAX. SEPARATION 4' ON CENTER MINIMUM HEIGHT 2' AT INSTALLATION, EXPECTED HEIGHT AT MATURITY AT LEAST 6' C. IN ADDITION TO SCREENING, LARGE MATURING CANOPY TREES SHALL LINE THE PARKING LOT. THEY SHALL BE PLANTED AT A MAXIMUM OF 40 FEET ON CENTER. TREE PLANTING STRIPS AT PERIMETER OF LOTS SHALL BE A MINIMUM OF 10 FEET IN WIDTH.	PROVIDED REQUIRED TREES: 23 CALCULATION: 89740x22.4 PROVIDED TREES: 20 REQUIRED SHRUBS: 225 CALCULATION: 89740x22.4 PROVIDED SHRUBS: 225
ARTICLE 7.5 BUFFER YARDS	ANY PROPERTY ZONED CL, CR, OR SUB-ABUTTING STREET RIGHT OF WAY AND PROPERTY LINES.	SEE PLANS
ARTICLE 12 STREET TREE/INTERIOR LANDSCAPING	SPACING AND LOCATION OF STREET TREES STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7 FOOT PLANTING STRIP LOCATED BETWEEN THE EXISTING STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS: (A) LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 45 FEET ON CENTER EXCEPT THAT SPACING MAY BE ADJUSTED SLIGHTLY TO ACCOMMODATE OVERHEAD UTILITIES. (B) SMALL MATURING "CANOPY" LIKE TREES SHALL BE PLANTED 50 FEET ON CENTER WHERE EXISTING OVERHEAD UTILITIES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES. (C) PROPERTY LOCATED ON A MAJOR OR MINOR THROUGHWAY, EXCLUDING THE TOWN CENTER (TC) ZONING DISTRICT, AN ADDITIONAL ROW OF STREET TREES ARE REQUIRED TO BE LOCATED BEHIND THE PROPOSED SIDEWALK IN A 10' FOOT PLANTING ZONE SETBACK TO BE RECORDED ON A PLAT OF RECORD PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE INTERIOR ROW OF TREES SHALL BE STAGGERED FROM THE TREES PROVIDED WITHIN THE RIGHT-OF-WAY.	INTERNAL LANDSCAPING REQUIRED TREES: 48 CALCULATION: 100040x.477 PROVIDED INTERIOR TREES: 55 PROVIDED STREET TREES: 5
ARTICLE 14 TREE PRESERVATION, PROTECTION & REMOVAL	30% SPECIFIC TREE SAVE REQUIRED PER TABLE 7.4.2(a) OF ARTICLE 7.4	EXISTING SPECIMEN TREES + 15 15+ = 3+ SPECIMEN TREES REQUIRED 5 TREES PROVIDED

LANDSCAPE SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	SIZE	Remarks
OVERSTORY TREES							
	QTL	47	<i>Gleditsia bicoloribus</i>	Thornless Honey Locust	1 1/2" CAL	B+B	15-14 HT Full Central Leader
	QUPL	96	<i>Quercus pallens</i>	Pin Oak	2 1/2" CAL	B+B	12-14 HT Full Central Leader
SUBTOTAL:		137					
UNDERSTORY TREES							
	CCSP	23	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	2" CAL	B+B	8-10 HT Full
	UBT	27	<i>Lagerstromia indica 'Tuskegee'</i>	Tuskegee Crepe Myrtle	1" CANES	B+B	8-10 HT Full, 3-5 canes
SUBTOTAL:		50					
EVERGREEN TREES							
	CRJA	6	<i>Cryptomeria japonica</i>	Cryptomeria	2" CAL	B+B	8 HT Full
	ENS	3	<i>Ilex x 'Nello R. Stewart'</i>	Nello Stewart Holly	2" CAL	B+B	8 HT Full TO GROUND
SUBTOTAL:		9					
SHRUBS							
	HPLL	10	<i>Hydrangea paniculata 'Little Lime'</i>	Little Lime Hydrangea	N/A	3 GAL	24" HT Full
	BLGS	10	<i>Ilex glabra 'Shamrock'</i>	Shamrock Inkberry Holly	N/A	3 GAL	19" HT Full
	LJAP	111	<i>Ligustrum japonicum</i>	Walled Ligustrum	N/A	3 GAL	24" HT Multi Trunk
	LOCR	112	<i>Coronilla chinensis 'Ruby'</i>	Ruby Coronilla	N/A	3 GAL	24" HT Full
	RYEN	142	<i>Rhododendron x 'Ercony'</i>	Ercony Azalea Variety	N/A	3 GAL	32" HT Full
SUBTOTAL:		385					



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

A
B
C
D
E
F
G
H
J
K
L
M
N

A
B
C
D
E
F
G
H
J
K
L
M
N



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

NORTH CHASE AT THE PARK
BUILDING 100
HUNTERVILLE, NORTH CAROLINA



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: McDonald Development Company
Rezoning Petition #R21-10

This Community Meeting Report is being submitted to 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 Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on June 29, 2021. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on July 19, 2021 at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had nine (9) total attendees from the Town and community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Tracy White (and Bob McLeod), as well as by Petitioner's agents, Collin Brown, Brittany Lins, and Lisa Tucker with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown and Mr. Tracy White welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and a street view of the property located on Hambright Road. He noted that the property frontage contains commercial pine trees that were planted with the intention of being harvested.

Mr. Brown gave a general overview of the development considerations that a developer must take into account, including property owner requirements, environmental constraints, council priorities, and access and transportation requirements. Mr. Brown explained that the property is already zoned to the CB zoning district, which can accommodate the proposed warehouse/industrial/flex development. The purpose of the rezoning is to allow for alternative landscape plantings within the required buffer area along Hambright Road. The Petitioner is not requesting a reduction in the required eighty (80) foot buffer. Mr. Brown demonstrated the landscape exhibit of the Petitioner's proposed alternative buffer plantings which would adequately screen vehicles and provide plantings while allowing for portions of the building to be seen through the buffer area to allow for successful marketing and wayfinding for the building. Mr. Brown emphasized that the existing trees on the site were commercially grown, not intended as screening trees, and would not adequately screen cars and headlights from the parking lot. An example rendering was shown to reflect the plantings Petitioner is proposing and building visibility at maturity.

Mr. White concluded the presentation by emphasizing that the proposed use is already permitted and the sole purpose of the conditional zoning is to provide an alternative to the existing commercial pine trees in the eighty-foot buffer area. He stated that he believes the proposal creates a more attractive presentation of

landscaping between Hambright Road and the development. The Petitioner does not want to hide the building with a full opaque screening but would still provide two hedge rows to completely screen cars and headlights.

Mr. Brown stated that the Petitioner started the rezoning application in June and hopes to have a public hearing in September and decision in October, at the earliest. The virtual meeting was then opened for discussion via either chat or the “raise hand” function on Zoom to allow participants to ask individual questions or provide comments:

In response to an attendee’s question regarding the size of trees that would be planted in the buffer, Mr. White responded that both large and understory trees and two species of shrubs to screen vehicles would be provided as detailed in the landscape plan. As a follow-up, the attendee asked how long it would take the trees and hedges to grow to reach the maturity as shown in the example illustration. In response, Mr. White estimated approximately five to six years.

An attendee inquired into the hardwood trees on the back eastern portion of the property and whether the Petitioner intended to preserve any of those trees. In response, Mr. White stated that the Petitioner would save the required number of specimen trees per the Huntersville Ordinance and noted that no building footprint is shown on the eastern side of the property where those hardwood trees are located.

One attendee commented that he believed the existing commercial pine trees would be better than the proposed landscaping.

An attendee asked whether consideration had been given to noise abatement from traffic in and out of the proposed facility. In response, Mr. White stated that the team has discussed this matter and intentionally placed the logistics and truck docks at the rear of the property so noise could be blocked by the building. The small parking lot in front of the building is for employee parking, not logistics or industrial uses.

In response to an attendee’s concern for parking lot lighting and desire to not allow lighting to bleed onto Hambright Road, Mr. White responded that the Petitioner’s team is not requesting any deviations from the Huntersville standards for lighting and will meet all lighting requirements.

The meeting concluded at approximately 6:00 p.m. with no further questions or comments from attendees.

Respectfully submitted this 23th day of July 2021.

cc: Brad Priest, Huntersville Planning Department

Exhibit A

PARCEL_ID	OWNER_N	MAILING_	CITY	STATE	ZIP_CODE	PROPERTY_Zoning
01740105	BURKERT S	11425	HUNTERSV	NC	28078	11425 MT CB
01701108	HIGH STAN	10204	HUNTERSV	NC	28078	10204 HAN R
01740104	SPORTS VII	16930 W	CORNELIU	NC	28031	10701 HAN SP(CD)
01740103	ADE 883 LL	3715	ATLANTA	GA	30327	HAMBRIGI CB
01722108	ADE 859 LL	3535	MARIETTA	GA	30062	PATTERSO CB
01740102	PONCE, AN	10325	HUNTERSV	NC	28078	10325 HAN CB
01703207	HOFER, RI	136 TWIN	NEWPORT	VA	23608	10516 HAN R
01703210	HOFER, RI	136 TWIN	NEWPORT	VA	23608	10500 HAN R
01701102	TUCKER, C	10204	HUNTERSV	NC	28078	10400 HAN R
01703209	BIRMINGH.	1093	MOUNT UI	NC	28125	10600 HAN R(CD)

250 Feet Buffer

PARCEL_ID	OWNER_N	MAILING_	CITY	STATE	ZIP_CODE	PROPERTY_	LEGAL DES	DEED BOOI	DEED PAGE	LAND AREA
01740105	BURKERT S	11425	HUNTERSV	NC	28078	11425 MT	M59-825	29690	610	95.845 AC
01701108	HIGH STAN	10204	HUNTERSV	NC	28078	10204 HAN	NA	34405	611	20.198 AC
01740104	SPORTS VII	16930 W	CORNELIU	NC	28031	10701 HAN	N/A	30835	451	23.14 AC
01740103	ADE 883 LL	3715	ATLANTA	GA	30327	HAMBRIGI	NA	34791	534	15.408 AC
01722108	ADE 859 LL	3535	MARIETTA	GA	30062	PATTERSO L6	M56-60	33931	5	10.239 AC
01740102	PONCE, AN	10325	HUNTERSV	NC	28078	10325 HAN	NA	32325	15	5.684 AC
01703207	HOFER, RI	136 TWIN	NEWPORT	VA	23608	10516 HAN	NA	6503	270	3.89 AC
01703210	HOFER, RI	136 TWIN	NEWPORT	VA	23608	10500 HAN	NA	6503	270	6.34 AC
01701102	TUCKER, C	10204	HUNTERSV	NC	28078	10400 HAN	NA	30868	838	4.116 AC
01703209	BIRMINGH.	1093	MOUNT UI	NC	28125	10600 HAN	NA	23391	758	4 AC

Huntersville Personnel

Mayor - Huntersville NC

	MAILING_ADDRESS
John Aneralla	PO Box

BoardMembers@huntersville.org

Physical Ac Email
Huntersvil janeralla@huntersville.org

Town Board of Commissioners/ Town Council

Melinda Bales	PO Box
Dan Boone	PO Box
Lance Munger	PO Box
Brian Hines	PO Box
Stacy Phillips	PO Box
Nick Walsh	PO Box

Huntersvil mbales@huntersville.org
Huntersvil dboone@huntersville.org
Huntersvil lmunger@huntersville.org
Huntersvil bhines@huntersville.org
Huntersvil sphillips@huntersville.org
Huntersvil nwalsh@huntersville.org

Planning Board Members and Town Clerk

Janet Pierson - Town C	PO Box
Town Manager	PO Box
Anthony Roberts	PO Box

Huntersvil jpierson@huntersville.org
Huntersvil aroberts@huntersville.org

Assistant Town Manag PO Box

Jackie Huffman	PO Box
----------------	--------

Huntersvil jhuffman@huntersville.org

Planning Dept	attn:
Jack Simoneau	attn:
Brian Richards	attn:
Tracy Barron	attn:
Kimberly Behrenbrink	attn:
Au'Darius Blackwood	attn:
Dave Hill	attn:
David Peete	attn:
Brad Priest	attn:

Town of
Town of jsimoneau@huntersville.org
Town of brichards@huntersville.org
Town of tbarron@huntersville.org;
Town of kbehrenbrinker@huntersville.org
Town of ablackwood@huntersville.org
Town of dhill@huntersville.org
Town of dpeete@huntersville.org
Town of bpriest@huntersville.org

Paul Lowe attn:
Claudia Schruhl attn:
Lauren Speight attn:
Frances Tucker attn:

Town of plowe@huntersville.org
Town of cschruhl@huntersville.org
Town of lspeight@huntersville.org
Town of ftucker@huntersville.org

Planning members attn:
Greg Baber attn:
Jennifer Davis attn:
Frank Gammon attn:
Catherine Graffy attn:
Scott Hensley attn:
Derek Partee attn:
Jeff Sny attn:
Stephen Swanick attn:

Huntersvil bogeybabber@gmail.com
Huntersvil cbpack51@yahoo.com
Huntersvil jenniferdavis078@gmail.com
Huntersvil gammonf@roadrunner.com
Huntersvil cgraffy@outlook.com
Huntersvil hensleyscott1@gmail.com
Huntersvil dpartee755@gmail.com
Huntersvil jeffrey.sny@gmail.com
Huntersvil stephen.swanick@gmail.com

HOA From Staff Compared to 2000 Feet Buffer Deed CSV Results

TBD by Brittany

Subdivision	Location	Emails	HOA Contact Info	Term Expires	Management Co. Contact	Address	Phone	Registered Agent	Website
Arrington Owners Association	Bud Henderson & Gilead Road		Lennar Christina Blue 3030 Latrobe Drive Charlotte 28211 704-535-1122x285	Builder	Henderson Properties Krystal Rogers		704-535-1122x285	Lennar 3030 Latrobe Drive Charlotte NC 28211	Krystal.Rogers@hendersonproperties.com
Birkdale, The Townhomes of	Behind Birkdale Village		Art Rouse 8253 Brick Lane 704-806-4085 artrouselkn@gmail.com	2020	Henderson Properties (Chesney Jackson)	3030 Latrobe Drive Charlotte NC 28211	704-535-1122		hoa@hendersonproperties.com
Caldwell Station HOA, Inc.	Old Statesville		Adam Nowocin 18249 Conductor Court Cornelius 540 219-3429	2019	CSI Property Management Beth Wilkins	PO Box 4810 Davidson NC 28036	704-897-1394	CSI Property Management	adam_nowocin@live.com beth@csiproperties.com
Cashion Woods Community Assoc., Inc.	Beatties Ford		Karen Magoteaux 14318 Rhiannon lane 937-423-0546	2019	Hawthorne Management- Sarah Ziegler	4530 Park Road Ste 201 Charlotte NC 28209			Sarah Ziegler <sziegler@hawthornemgmt.com>
Cedarfield Plantation	McCoy	danny4911@verizon.com	Daniel Spencer 12725 Cedar Fall Dr 727-753-4584 danny4911@verizon.com	Dec-19	Cedar Management Group	9500 Statesville Road charlotte nc 28269	704-644-8808		James Stracener <jcszrs@att.net>
Cedarfield Park (aka Torrence Crossing)	Gilead & Bradford Hill		Cheryl Westlake 8516 Fox Tail Lane 704-728-1073 westny716@gmail.com	2019	Hawthorne Management	PO Box 11906, Charlotte 28220	704-377-0144	Hawthorne Management 4530 Park Rd, Charlotte, NC 28209	admin@hawthornemgmt.com
Centennial @ Historic Huntersville HOA, Inc.	Huntersville-Concord		Chris Parke 15752 Centennial Forest Dr 704-305-8572 christopherparke@yahoo.com	2020	Henderson Properties Yamile Hernandez	3030 Latrobe Drive Charlotte NC 28269	704-535-1122	Sellers, Sellers & Dortch 301 S McDowell St #410 Charlotte NC 28204 704-377-5050	yamile.hernandez@hendersonproperties.com
Cobblestone Manor	Off Ranson Road		Lester Olivia 8903 Bur Lane 704-303-0014	2021	Cusick Company Bill Gill	8008 Corporate Center Dr Ste 100 Charlotte NC 28226	704-800-3216		lolivia9432@gmail.com, bgill@cusickcompany.com
Courtyards of Huntersville Condominium			Bill Heckman 8209 Parknoll Drive 704-274-5968	2022	Henderson Properties Brayden Johnson	3030 Latrobe Drive Charlotte NC 28269	704-535-1122x255	Henderson Properties 3030 Latrobe Drive Charlotte NC 28269	wsheckman@yahoo.com brayden.johnson@hendersonproperties.com
Courtyards at Kinnamon Park Condo Association			Rick Cushing 9206 Edelweiss Lane 704-905-3300	2020	Henderson Properties Brayden Johnson	3030 Latrobe Drive Charlotte NC 28269	704-535-1122x255	Henderson Properties 3030 Latrobe Drive Charlotte NC 28269	rcushing@gmail.com brayden.johnson@hendersonproperties.com
Crosswinds	McCoy		Vincent Ragone, Pres vjragone@yahoo.com		Taylor Dasilva Red Rock Management		(888) 757.3376 ext. 732		http://www.crosswindshomeowners.com/ taylor@gowithredrock.com
Gilead Ridge HOA	Gilead		Richard Hirsch 8157 Bridgegate Dr 516-996-2727	2021	Henderson Properties	3030 Latrobe Drive Charlotte NC 28211	704-896-7224	Chesney Jackson Henderson Properties	gridgepres@gmail.com hendersonpr
Gilead Village Homeowners Association, Inc.			Mindy DeLano 6904 Dunton Street 704-281-7660	2020	Cedar Management Group Ashley Miller	PO Box 26844 Charlotte NC 28221	704-281-7660		Ashley Miller <amiller@cedarmanage
Henderson Park HOA, Inc.	off Bud Henderson Rd				Kuester Management Group Gabrielle Baisey	130 Ben Casey Drive, Ste 100 Fort Mill SC 29708	704-894-9052	Bryan Kuester 705 Griffith Street, Ste 204 Davidson NC 28036	support@kuester.com
Lakemont Commons	Gilead Rd & Baytown Ct		Brian Welborn 14336 Baytown Ct Huntersville NC 28078 704-249-7753 bcowelborn14@gmail.com	Dec-19	CSI Properties Attn: Angela Benkovich	575 Davidson Gateway Dr Ste 200 Davidson 28036	704-892-1660		lakemontcommons@csiproperties.com
McAlpine-Rosedale Homeowners Association			Melissa Tuttle 9576 Blossom Hill Dr 336-408-3636	2019	CSI Property management Beth Wilkins	PO Box 4810 Davidson NC 28036	704-897-1394		melissatuttle@bellsouth.net beth@csiproperties.com
McGinnis Village Homeowners Assoc., Inc.			Robert Maze Jr 12710 McGinnis Woods Dr 704-644-8808	Jul-05	Cedar Management Group Jennifer Cordell	9500 Statesville Road charlotte nc 28269			Jennifer Cordell <jcordell@mycmg.com>
Melbourne HOA, Inc.	Gilead & McCoy		Cameron Drennan, Pres, 9153 Hillston Ridge Rd., 28078; 704-947-6723	Jul-05	Cedar Management Group Nicole DeRiso	9500 Statesville Road charlotte nc 28269	704-565-5009		Nicole DeRiso <nderiso@mycmg.com>
Mirabella	Huntersville-Concord Rd				Kuester Management Group Gabrielle Baisey	130 Ben Casey Drive, Ste 100 Fort Mill SC 29708	704-894-9052	Bryan Kuester 705 Griffith Street, Ste 204 Davidson NC 28036	support@kuester.com
Monteith Park Homeowners Assoc., Inc.	Stumptown Rd		Dan Mooney 15340 Barnsbury Dr 980-373-7155	Jul-05	CSI Property management Beth Wilkins	PO Box 4810 Davidson NC 28036	704-897-1394		danhoamonteithpark@gmail.com beth@csiproperties.com
Northcross Professional Park Association, Inc					Kuester Management Group Gabrielle Baisey	130 Ben Casey Drive, Ste 100 Fort Mill SC 29708	704-894-9052	Bryan Kuester 705 Griffith Street, Ste 204 Davidson NC 28036	support@kuester.com
Olmsted	Eastfield				Kuester Management Group Gabrielle Baisey	130 Ben Casey Drive, Ste 100 Fort Mill SC 29708	704-894-9052	Bryan Kuester 705 Griffith Street, Ste 204 Davidson NC 28036	support@kuester.com
Plum Creek	Old Statesville			2020	Hawthorne Management/Kendall Adair	PO Box 11906, Charlotte 28220	704-377-0114	Hawthorne Management 4530 Park Rd, Charlotte, NC 28209	kadair@hawthornemanagement.com m admin@hawthornemgmt.com
Skybrook Homeowners Assoc., Inc.			Linda Hopkins 13510 Damson Drive 252-334-2348	2022	Cedar Management Group Susan Rouanzion	PO Box 26844, Charlotte, NC 28221			Susan Rouanzion <susanr@mycmg.com>
Stephens Grove Homeowners Assoc., Inc	Off Beatties Ford on Stephen's Road		Bob Brethen 14332 McLauren Lane Huntersville 704-948-2457	2020	Hawthorne Management/Cass Shapard	PO Box 11906, Charlotte 28220	704-377-0114	Hawthorne Management PO Box 11906 Charlotte NC 28220	thehoaboard@stephensgrove.com, cshapard@hawthornemgmt.com, admin@hawthornemgmt.com
Stillwell Farms Property Owner's Assoc., Inc	Beatties Ford and Cashion Road		John Higbee 4905 Harrison's Sabbath Dr 704-875-0709	Jul-05	Hawthorne Management/Cass Shapard	PO Box 11906, Charlotte 28220	704-377-0114	Hawthorne Management PO Box 11906 Charlotte NC 28220	cshapard@hawthornemgmt.com, admin@hawthornemgmt.com
The Pavillion	Huntersville-Concord Rd		Catherine Graffy 15120 Pavillion Loop 860-805-1196	2021	Hawthorne Management/Kendall Adair	PO Box 11906, Charlotte 28220	704-377-0114	Hawthorne Management 4530 Park Rd, Charlotte, NC 28209	kadair@hawthornemanagement.com m admin@hawthornemgmt.com
Vermillion					Kuester Management Group Gabrielle Baisey	130 Ben Casey Drive, Ste 100 Fort Mill SC 29708	704-894-9052	Bryan Kuester 705 Griffith Street, Ste 204 Davidson NC 28036	support@kuester.com
Willowbrook POA, Inc.			Gary Mills 12600 Willow Grove Way 704-896-4948	2021	Hawthorne Management Company Sarah Ziegler	4530 Park Road Ste 201 Charlotte NC 28209			Sarah Ziegler <sziegler@hawthornemgmt.com>
Wynfield Forest HOA, Inc.	Off Wynfield Creek Pkwy				Hawthorne Management Ashleigh Jones	PO Box 11906 Charlotte NC 28220	704-377-0114		www.wynfieldforest.org, admin@hawthornemgmt.com

Exhibit B

June 29, 2021

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, July 20th at 5:30 p.m.
Meeting Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: McDonald Development Company
Property Owner: ADE 883 LLC
Property: North Chase at The Park, Building 100, Hambright Road, Huntersville NC
Rezoning #: R21-10

Dear Huntersville Neighbor:

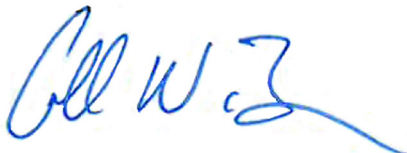
Our firm represents McDonald Development Company (the "Petitioner") in their evaluation of a potential rezoning request to modify the buffer requirements with alternative landscape plantings along Hambright Road as related to a warehouse/distribution development project. The alternative proposal would more effectively screen proposed surface parking areas while allowing some visibility of the building area to ensure a viable and successful development.

In accordance with the requirements of the Town of Huntersville Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Mecklenburg County records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

Due to federal and state executive orders directed at preventing the spread of COVID-19, the Official Community Meeting will be held virtually. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, July 20th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa.Tucker@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the site location ("Hambright Rd") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa.Tucker@alexanderricks.com or call 980-334-2003 and we can make alternative arrangements for you to receive the presentation information.

Sincerely,



Collin W. Brown

Exhibit C

Participants (17)

Find a participant

Brittany Lins (Host, me)



Collin Brown



Collin Brown (audio)



Tracy White



A Hofler



Angelo Ponce



Bob McLeod



Bob McLeod



Brad Priest



Catherine Graffy



Dan Boone



Diann Norwood



Frank Gammon



Lisa Tucker



Nick Walsh



Richard Hofler



Lisa Tucker

Exhibit D



REZONING PETITION #R21-10

NORTH CHASE AT THE PARK

MCDONALD DEVELOPMENT CO.

Official Community Meeting
July 19, 2021

Alexander
Ricks
PLLC

MEETING AGENDA

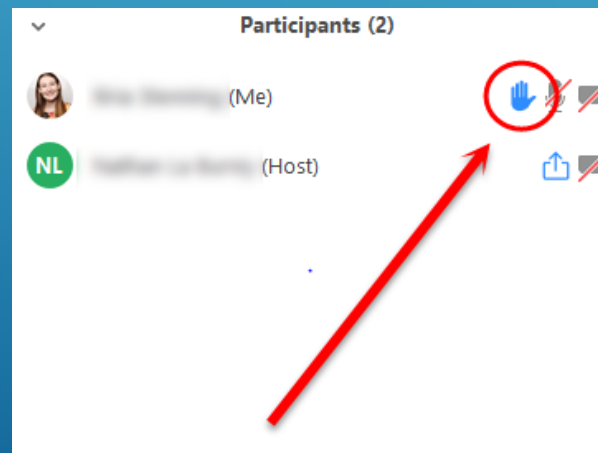
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Proposed Adjustment**
 - **Example Rendering**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 
- A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide, creating a modern, abstract graphic element.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: **ADE 883, LLC**

Petitioner: **McDonald Development Company**
Tracy White

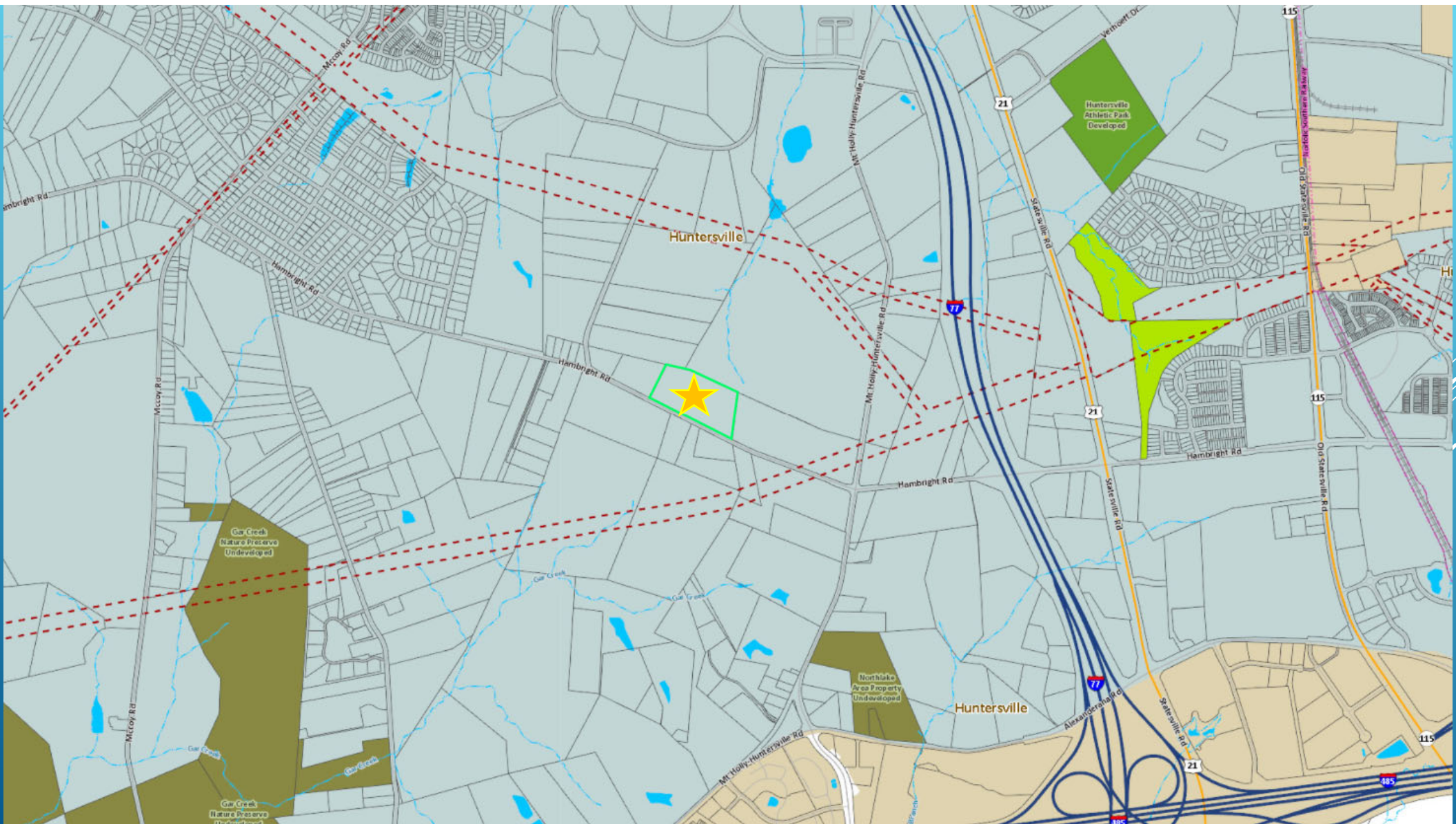


Brian Miller,
Steven Singleton



Collin Brown,
Brittany Lins, &
Lisa Tucker

PROPERTY LOCATION









DEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted Area Plans
- ▶ Town Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities

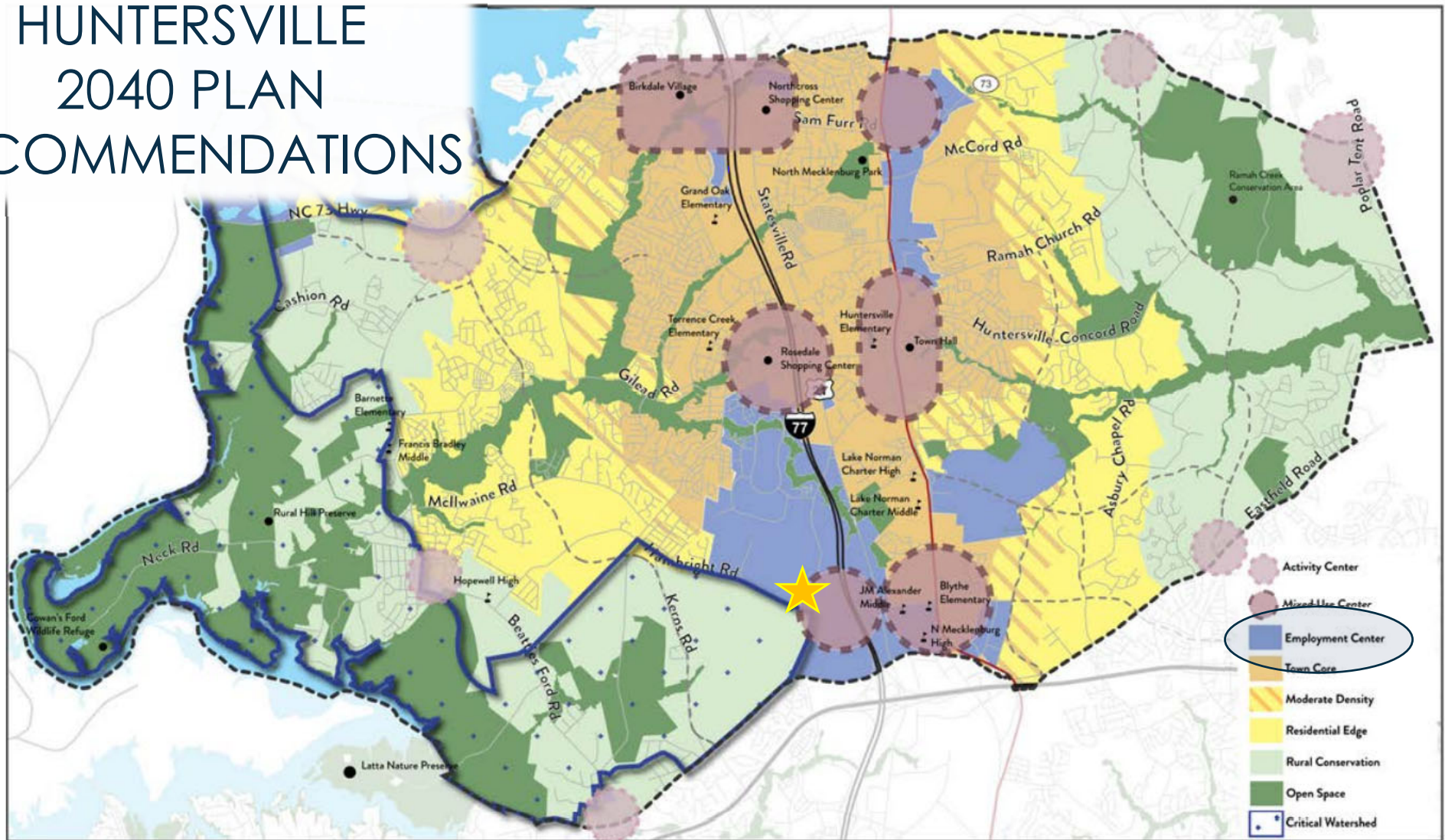


CURRENT ZONING

A map showing the current zoning for the area around the proposed site. The map includes various zoning districts such as GR(MH-O), C1(CD), R, R(CD), SP(CD), and NC. The proposed site is highlighted in green. The map also shows major roads like Patterson Rd, Hemlock Rd, and Mt Holly-Huntersville Rd, as well as Gar Creek and the I-77 highway.

TOWN OF HUNTERSVILLE FUTURE LAND USE MAP

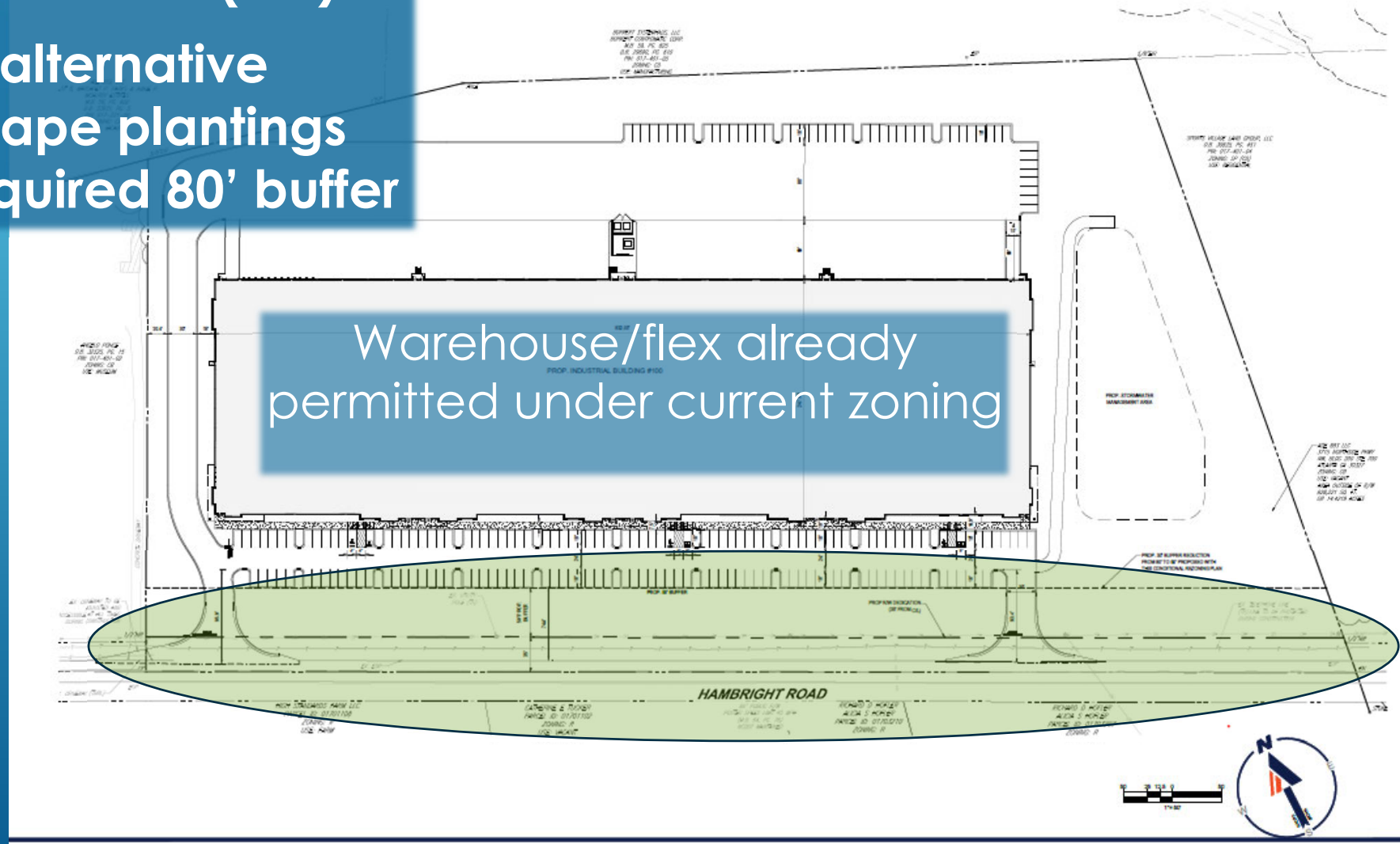
HUNTERSVILLE 2040 PLAN RECOMMENDATIONS



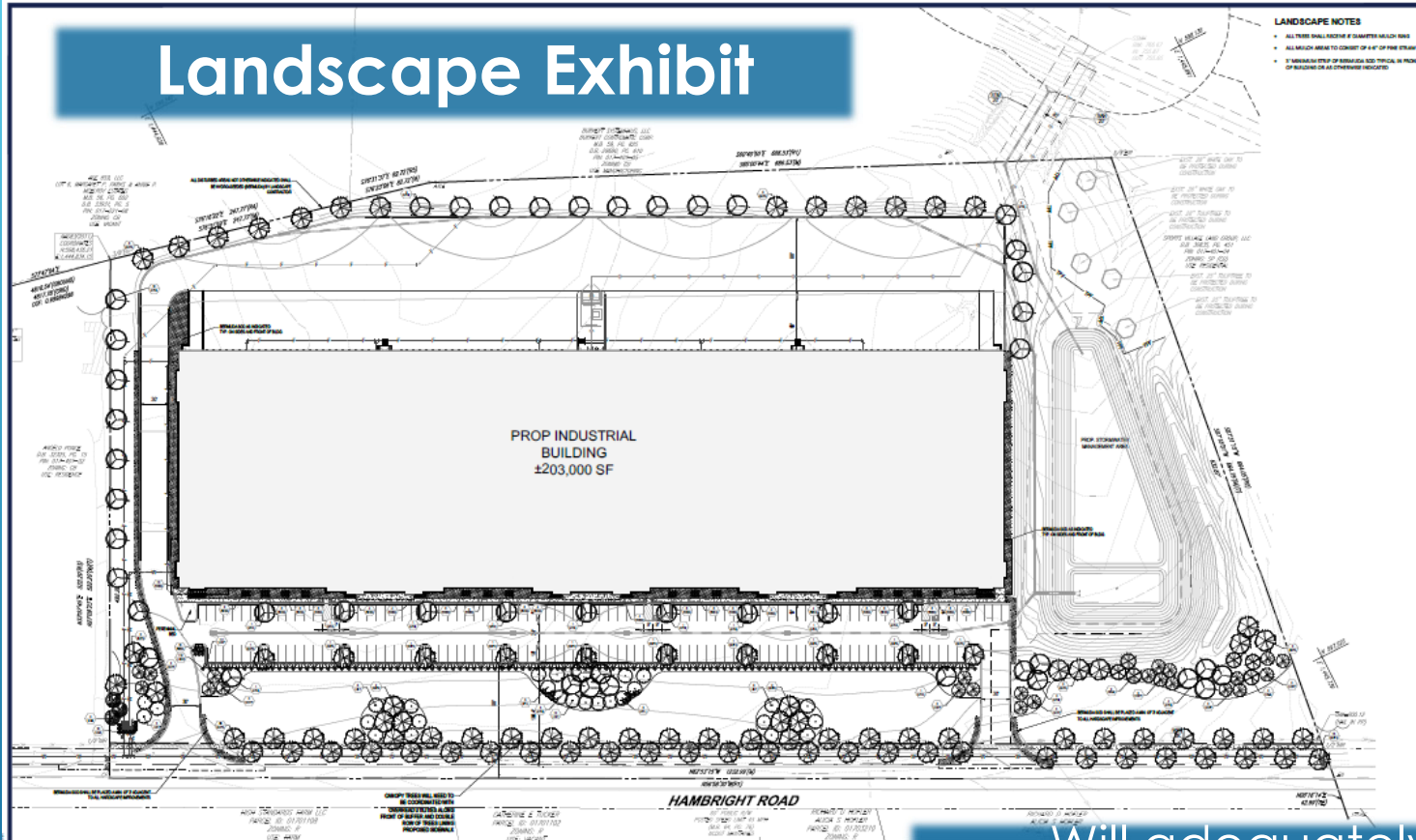
REZONING REQUEST

Conditional CB(CD)

For alternative
landscape plantings
within required 80' buffer



Landscape Exhibit



- LANDSCAPE NOTES**
- ALL TREES SHALL RECEIVE 8" DIAMETER MULCH BARS
 - ALL MULCH BARS TO CONSIST OF 4" OF PINE STRAW
 - EXAMINATION OF TOPOGRAHY AND SPECIAL INQUIRY OF BUILDING OR AS OTHERWISE INDICATED

PROP INDUSTRIAL BUILDING
±203,000 SF

HAMBRIGHT ROAD

TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	COMMENTS/REMARKS
GENERAL	ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS.	
PLANTING	ALL PLANTING SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS.	
MAINTENANCE	ALL MAINTENANCE SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS. ALL MAINTENANCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS. ALL MAINTENANCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN OF HUNTERVILLE LANDSCAPE REQUIREMENTS.	

LANDSCAPE SCHEDULE			
ITEM	QTY.	SYMBOL NAME	COMMON NAME
1.01	1	Small Tree	Small Tree
1.02	1	Medium Tree	Medium Tree
1.03	1	Large Tree	Large Tree
1.04	1	Shrub	Shrub
1.05	1	Flower Bed	Flower Bed
1.06	1	Grass	Grass
1.07	1	Path	Path
1.08	1	Water Feature	Water Feature
1.09	1	Lighting	Lighting
1.10	1	Signage	Signage

Will adequately screen vehicles and provide plantings while allowing for successful/marketable building

BOHLER
BOHLER ENGINEERING INC. PLLC
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENTS	BY

811
Call before you dig
ALWAYS CALL 811
It's Not. It's Free. It's the Law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No. 1001000000
DESIGNED BY: CH
DATE: 01/10/2019
CITY: HUNTERVILLE, IN

PROJECT
NORTH CHASE AT THE PARK BUILDING 100

FOR
MCDONALD DEVELOPMENT

PROPOSED DEVELOPMENT
HAMBRIGHT ROAD
HUNTERVILLE, IN

BOHLER
1807 S. TRYON STREET, SUITE 510
CHARLOTTE, NC 28203
Phone: 980.270.5400
Fax: 980.270.5401
NC@bohlere.com

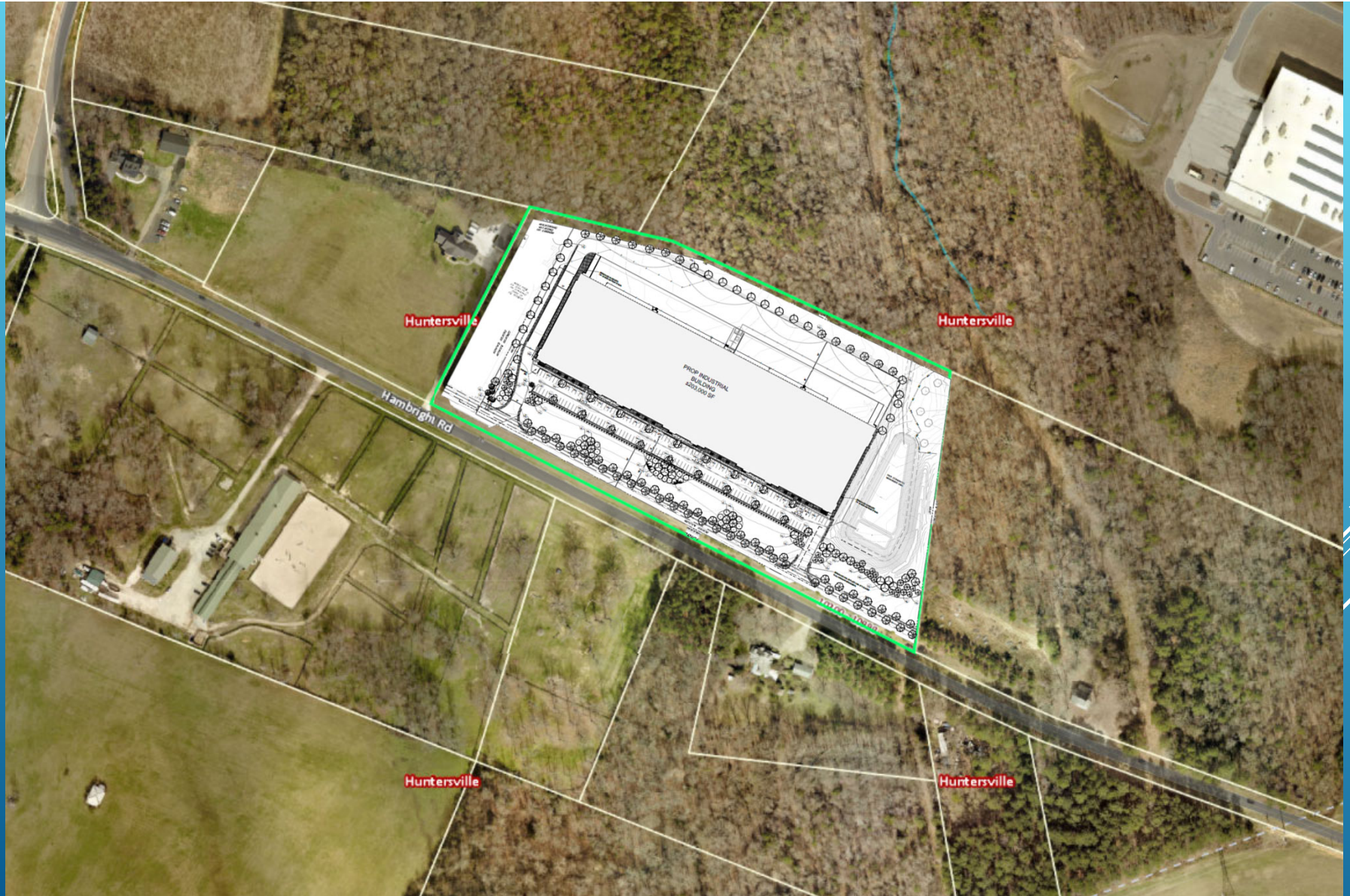
SEAL
NORTH CAROLINA
Professional Engineer
No. 1001000000
J. L. S. MALL
6/16/2020

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER
RZ - 4

ORG. DATE - 3/1/2019



Example Rendering



REZONING TIMELINE

Several thin, white, parallel diagonal lines are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

POTENTIAL REZONING TIMELINE

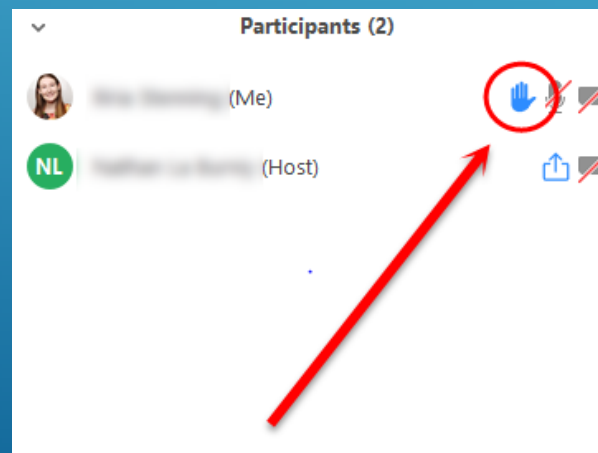
- Filed Application: June 1st
 - Community Meeting: TODAY
 - Earliest Possible Public Hearing: September 7th
 - Planning Board Meeting: September 28th
 - Earliest Possible Decision: October 18th
- 
- A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide.

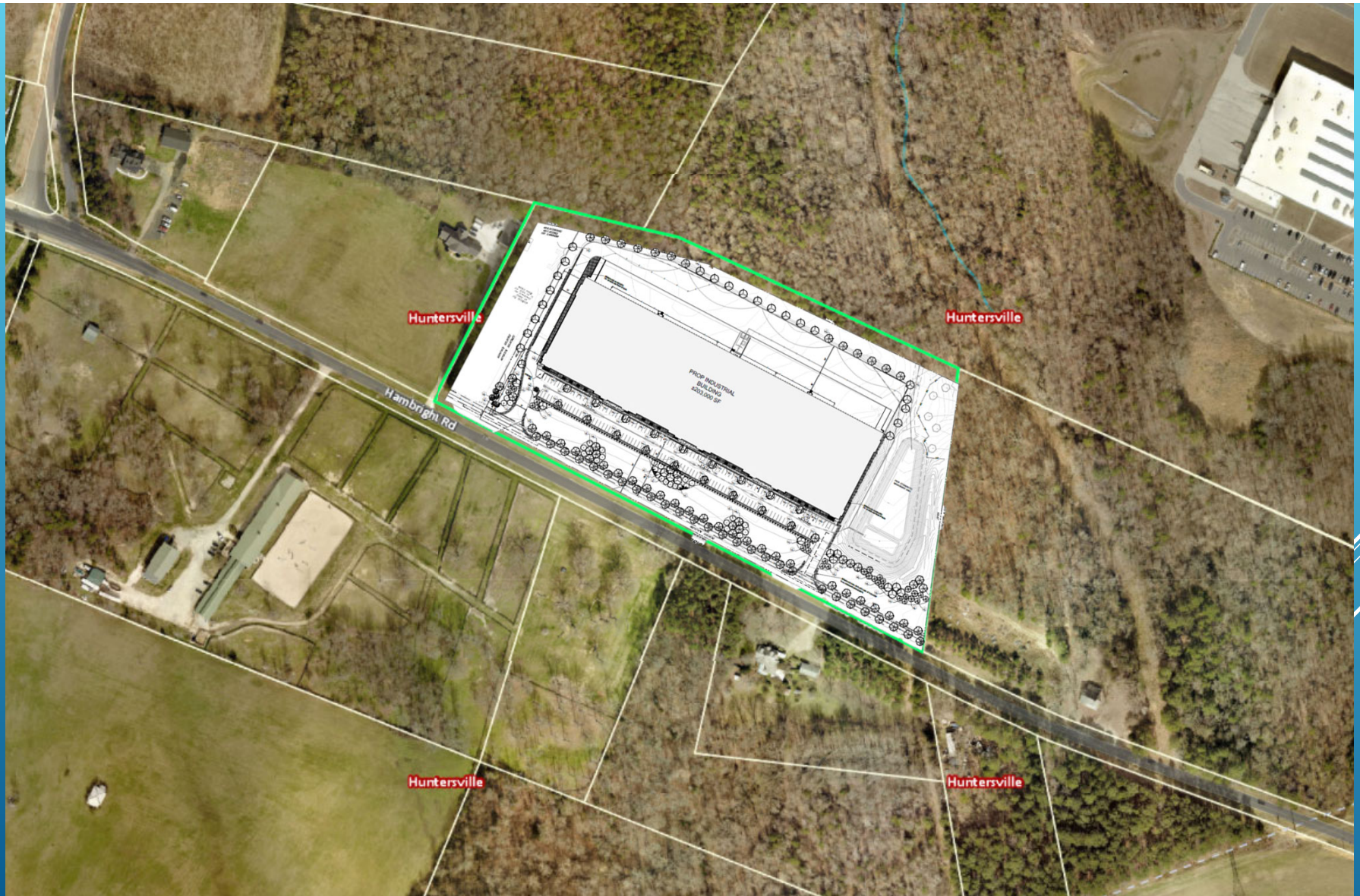
QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud





THANK YOU!



Traffic Impact Analysis (TIA) Application for Determination of TIA Need

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create one hundred (100) or more peak hour vehicle trips or 1,000 or more daily trips.

In order to determine whether a TIA will be required for your proposed development, please fill out the form below and submit to the Planning Department. A "Determination of TIA Need" will be made within 10 working days.

Applicant: McDonald Development Company

Project Name: North Chase at The Park, Building 100

Project Address: Hambright Road

Project Description (including square footage for each proposed land use):
Warehouse building containing 203,000 square feet.

Applicant

Printed Name McDonald Development Company Phone 404-239-0885

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

Signature Jay A. White

Title Senior Vice President Email twhite@mcdco.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 4/8/2021

Daily Trips Anticipated 1357

Peak Hour Trips Anticipated AM 81 PM 81

TIA Required (Yes/No) Yes

Date of Determination: 4/8/2021

Comments: Determination made based on 203,000 sq ft of Industrial Park Use (Land Use Code 130).



General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at <https://www.huntersville.org/528/Permits-Process>

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☒ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
Original Project # _____
- ☐ Other _____

- SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
- ☐ Sketch Plan
 - ☐ Preliminary Plan
 - ☐ Final Plat (Includes Minor Subdivision)
 - ☐ Exempt Subdivision
 - ☐ Final Plat Revision
 - ☐ Farmhouse Cluster

2. Project Data

Date of Application 6/1/2021

Name of Project North Chase at The Park, Building 100 Phase # (if subdivision) _____

Project Address Hambright Road

Parcel Identification Number(s) (PIN) 01740103

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

Property Size (acres) 15.408 acres Street Frontage (feet) 1,219 feet

Current Land Use Vacant

Proposed Land Use(s) Industrial/warehouse/flex

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

3. Description of Request

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

(see attached sheet)

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 ADE 883, LLC Phone _____
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____ Printed Name: _____

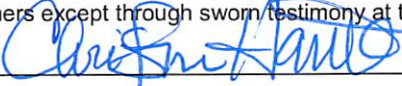
Title _____ Email _____

Address of Applicant _____

7. Property Owner (if different than applicant)

*Printed Name ADE 883, LLC Phone 678-403-4202
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature  Printed Name Christina Hamilton

Title Manager Email thamilton@ade1031.com

Address of Property Owner 3535 Roswell Road, Suite 63, Marietta GA 30062

* 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

McDonald Development Company	Tracy White	704-378-8757	twhite@mcdco.com
Development Firm	Name of Contact	Phone	Email
Bohler Engineering	Brian Miller	980-272-3400	bmiller@bohlereng.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

Section #3.

The Petitioner proposes a conditional rezoning plan to accommodate a warehouse/distribution development project with alternative landscape plantings within the required eighty (80) foot wide buffer area along Hambright Road.

The existing area includes pine trees intended to be harvested and provides very little visual screening at lower levels. The alternative proposal would more effectively screen surface parking areas while allowing some visibility of the building area to ensure a viable and successful development.

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE	PROPERTY_ADDRESS	Zoning
01740105	BURKERT SYSTEMHAUS LLC,	11425 MOUNT HOLLY	HUNTERSVILLE	NC	28078	11425 MT HOLLY-HUNTERSVILLE RD HUNTERSVILLE	CB
01701108	HIGH STANDARDS FARM LLC,	10204 HAMBRIGHT RD	HUNTERSVILLE	NC	28078	10204 HAMBRIGHT RD HUNTERSVILLE	R
01740104	SPORTS VILLAGE LAND GROUP LLC,	16930 W CATAWBA AVE STE	CORNELIUS	NC	28031	10701 HAMBRIGHT RD HUNTERSVILLE	SP(CD)
01740103	ADE 883 LLC,	3715 NORTHSIDE PKWY NW	ATLANTA	GA	30327	HAMBRIGHT RD HUNTERSVILLE	CB
01722108	ADE 859 LLC,	3535 ROSWELL RD STE 63	MARIETTA	GA	30062	PATTERSON RD HUNTERSVILLE	CB
01740102	PONCE, ANGELO	10325 HAMBRIGHT RD	HUNTERSVILLE	NC	28078	10325 HAMBRIGHT RD HUNTERSVILLE	CB
01703207	HOFER, RICHARD D HOFER, ALICIA S	136 TWIN LAKE CIRCLE	NEWPORT NEWS	VA	23608	10516 HAMBRIGHT RD HUNTERSVILLE	R
01703210	HOFER, RICHARD D HOFER, ALICIA S	136 TWIN LAKE CIRCLE	NEWPORT NEWS	VA	23608	10500 HAMBRIGHT RD HUNTERSVILLE	R
01701102	TUCKER, CATHERINE E	10204 HAMBRIGHT RD	HUNTERSVILLE	NC	28078	10400 HAMBRIGHT RD HUNTERSVILLE	R
01703209	BIRMINGHAM, TAMMY	1093 READSBORO DR	MOUNT ULLA	NC	28125	10600 HAMBRIGHT RD HUNTERSVILLE	R(CD)

OFFICIAL AD PROOF

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

Notice ID: AcpZXKWKjBtK9RYZdOc3 | **Proof Updated: Aug. 20, 2021 at 06:55am EDT**
Notice Name: September 7 | Publisher ID: IPL0037956

See Proof on Next Page

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

FILER

Tracy Barron
tbarron@huntersville.org

FILING FOR

Charlotte Observer

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

08/23/2021: Other Public Notices Notice	39.10
08/30/2021: Other Public Notices Notice	39.10

Subtotal	\$78.20
Tax %	0.00
Processing Fee	\$7.82
Total	\$86.02

NOTICE OF PUBLIC HEARING

The public is put on notice that the Town of Huntersville will hold a public hearing on Tuesday, September 7, 2021 on the following petition. This public hearing will be held virtually or in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive Huntersville NC 28078. COVID-19 protocols will be in place for an in-person meeting, details regarding this will be available one week prior to the meeting, as published on the meeting agenda.

Petition #R21-10, a request by ADE 883, LLC to rezone 10401 Hambright Road (tax ID 01740103) from Corporate Business to Corporate Business Conditional District, to reduce the planting requirements of the 80 foot CB buffer.

Petition #TA 21-07, a request by Nick Lombardo on behalf of North American Properties, to amend Article 4: Shopfront Building Architectural Standards and Principles of the Huntersville Zoning Ordinance, to allow metal panel accents up to 30 percent of any building façade visible from the street.

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

W000000000000

Published Monday, August 23 and 30, 2021

ADE 883 LLC
3715 NORTHSIDE PKWY NW BLD 200 STE 700
ATLANTA GA 30327

RICHARD D HOFLER
ALICIA S HOFLER
136 TWIN LAKE CIRCLE
NEWPORT NEWS VA 23608

ANGELO PONCE
10325 HAMBRIGHT RD
HUNTERSVILLE NC 28078

TAMMY BIRMINGHAM
1093 READSBORO DR
MOUNT ULLA NC 28125

SPORTS VILLAGE LAND GROUP LLC
16930 W CATAWBA AVE STE 205
CORNELIUS NC 28031

ADE 859 LLC
3535 ROSWELL RD STE 63
MARIETTA GA 30062

BURKERT SYSTEMHAUS LLC
11425 MOUNT HOLLY HUNTERSVILLE RD
HUNTERSVILLE NC 28078

HIGH STANDARDS FARM LLC
10204 HAMBRIGHT RD
HUNTERSVILLE NC 28078

CATHERINE E TUCKER
10204 HAMBRIGHT RD
HUNTERSVILLE NC 28078

RICHARD D HOFLER
ALICIA S HOFLER
136 TWIN LAKE CIRCLE
NEWPORT NEWS VA 23608

CROSSWINDS PHASE 3 HOMEOWNERS ASSOCIATION INC
PO BOX 49443
CHARLOTTE NC 28277

HUNTERSVILLE BUSINESS PROPERTY OWNERS
ASSOCIATION INC
C/O SUSAN MELTON
13801 REESE BOULEVARD
HUNTERSVILLE NC 28078

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Lauren Speight, Planner II

Date: September 7, 2021

Subject: Public Hearing for Petition #TA 21-07

EXPLAIN REQUEST:

TA21-07 is a text amendment request made by Nick Lombardo on behalf of North American properties to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material.

ACTION RECOMMENDED:

Hold a public hearing for Petition#TA 21-07.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA21-07 Metal Panel - PH Staff Report _9 7 21

TA 21-07 – Metal Panels for Shopfront Buildings Types

PART 1: DESCRIPTION

TA21-07 is a text amendment request made by Nick Lombardo on behalf of North American properties to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material.

PART 2: BACKGROUND

North American Properties contacted Town Planning Department Staff to inquire about regulations regarding allowed material types for building facades. Mr. Lombardo and Staff subsequently discussed allowed material types. According to current Zoning Ordinance regulations (Article 4) Urban Workplace and Highway Commercial building types are allowed to use decorative metal accents and trim. For both Urban workplace and Highway Commercial building types, decorative metal panel accents may not exceed 30% of any façade visible from the street. Apartment building types allow two wall materials to be combined horizontally on one facade.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

- Policy LU-8 and LU 8.1: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers. Continue to emphasize form and flexibility in development regulations for these areas. COMMENT: The proposed text amendment is appropriate as Urban Workplace and Highway Commercial building types already allow metal panels as accents and trim for buildings. And, the Zoning Ordinance currently allows Apartment building types to combine two wall materials.

PART 4: STAFF RECOMMENDATION

Planning staff recommends approval of the proposed text amendment application. LU-8 and LU-8.1 support flexibility in development regulations for areas including Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers. Shopfront building types are not exclusive to Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers, but are likely to be located within these areas. Both Urban workplace and Highway Commercial building types, decorative metal panel accents may not exceed 30% of any façade visible from the street. Apartment building types allow two wall materials to be combined horizontally on one facade. This text amendment is proposing the same allowance for metal panels and the same restriction as Highway Commercial and Urban Workplace building types. This text amendment will allow greater flexibility materials allowed for Shopfront Buildings. While the applicant intends to use metal accents specifically within Birkdale Village on storefront entablature or columns, Shopfront buildings are not specific to Birkdale Village and are an allowed building lot in multiple zoning districts..

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

Article 4: Shopfront Building, Architectural Standards Principles, B

B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. ~~Metal paneling may not comprise a street fronting building face.~~ **Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as column wraps, entablature, canopies, and their supporting structure. Decorative metal panel accents, however, may not exceed 30% of any façade visible from the street.**

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed the proposed text June 1, 2021 and recommended approval.

PART 6: PUBLIC HEARING

The Public Hearing is scheduled for September 7, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to consider this text amendment September 28, 2021.

PART 8: ATTACHMENTS AND ENCLOSURES

- Attachment 1 - Draft Language Ordinance
- Attachment 2 - Text Amendment Application

PART 9: STATEMENT OF CONSISTENCY – TA21-07

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-07, to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material., the Planning Staff recommends approval of the application based on the amendment being consistent with policies LU-8 and LU 8.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it allows greater flexibility in exterior material types for shopfront buildings and the Zoning Ordinance currently allows metal panels as accent and trim materials for Highway Commercial and Urban Workplace building types.	APPROVAL: In considering the proposed amendment TA21-07, to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)	APPROVAL: In considering the proposed amendment TA21-07, to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)
	DENIAL: In considering the proposed amendment TA21-07, to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material, the Planning Board	DENIAL: In considering the proposed amendment TA21-07, to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material, the Town Board

	recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>	recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>
--	--	--

**AN ORDINANCE TO AMEND ARTICLE 4: Shopfront Building, Architectural Standards Principles
OF THE ZONING ORDINANCE TO ALLOW METAL PANELING ON ANY FACADE VISIBLE FROM
THE STREET**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4: Shopfront Building, Architectural Standards Principles, B of the **Zoning Ordinance** is hereby amended as follows:

B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. ~~Metal paneling may not comprise a street fronting building face.~~ **Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as column wraps, entablature, canopies, and their supporting structure. Decorative metal panel accents, however, may not exceed 30% of any façade visible from the street.**

Section 2. That this ordinance shall become effective TBD

HUNTERSVILLE ORDINANCE ADVISORY BOARD: July 1, 2021, recommended approval

PUBLIC HEARING DATE: September 7, 2021

PLANNING BOARD MEETING: September 28, 2021

TOWN BOARD DECISION: October 18, 2021



Text Amendment Application

Date of Application 6/17/21

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

☐ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☒ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 4: Lot and Building Type Section(s): Shopfront Building; Arch. Standards & Principles

Current Ordinance

B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.

Proposed Text

B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street front building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as column wraps, entablature, canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any façade visible from the street.

Reason for Proposed Change

Our intent would be to use this material on occasion at storefront entablature or columns at Birkdale Village. Aluminum composite metal panel technology has come a long way and now provides a durable, resistant and clean finish. They are easy to maintain and hold up over a longer period of time. As Huntersville competes in market for best-in-class tenants, we would like to afford tenants the opportunity to use a popular and aesthetic building material. With a 30% limit, we can encourage the use of metal panel material while still maintaining the historic architectural vocabulary of Huntersville.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Nick Lombardo

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

Signature Nick Lombardo Date 6/17/21

Title Development Manager Email Nick.Lombardo@naproperties.com

Address of Applicant 1175 Peachtree St NE, Atlanta, GA 30361

Property Owner (if different than applicant)

* Printed Name DDRTC Birkdale Village, LLC

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

Signature Mike Lant Date 6/17/21

Title Mike Lant - Authorized Signateur Email Mike.Lant@naproperties.com

Address of Property Owner 8712 Linholm Drive, Suite 202, Huntersville, NC 28078

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

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

Contact Information

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

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: _____

Staff Initials: _____

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: David Peete, Principal Planner

Date: September 7, 2021

Subject: Petition #R21-03 - Billings Property

EXPLAIN REQUEST:

Consider Final Action on Petition #R21-03 Billings Property, a request by Skybrook West LLC to Rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary to rezone from Rural (R) to Neighborhood Residential - Conditional District (NR-CD) for a 47-lot subdivision; (Mecklenburg Co. Parcel 02111116 & Cabarrus Co. Parcel 46703589660000).

ACTION RECOMMENDED:

Consider Final Action

FINANCIAL IMPLICATIONS:

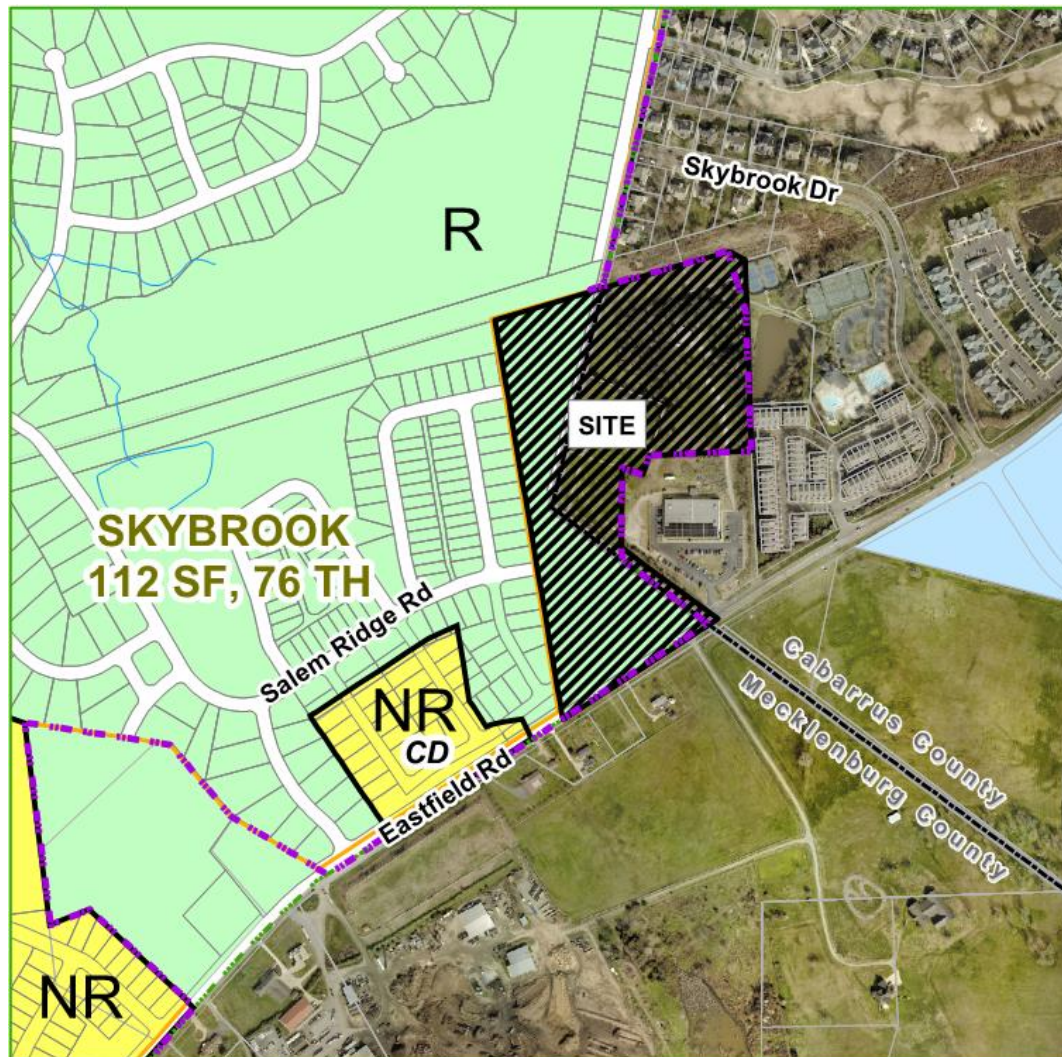
n/a

ATTACHMENTS:

1. R21-03 Final Action Staff Report 9-7-21
2. Attachment A - Rezoning Application (Skybrook - Billings Property)
3. Attachment B - CD Rezoning Plan (Skybrook - Billings Property - 4th version)
4. Attachment C - Neighborhood Meeting - 7-2-21 (Skybrook - Billings Property)
5. Attachment D - CMS Report - (Skybrook - Billings Property)

Petition R21-03 Skybrook – Billings Property Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: Skybrook West, LLC

Property Owner: Myra's Dream, LLC (see Attachment A).

Property Address: 17705 Davidson-Concord Road

Project Size: (+/-) 21.04-acres

Parcel Numbers:

Meck Co. 02111116 &
Cabarrus Co.
46703589660000

Current Zoning: Rural (R) & (Cabarrus Co.) Medium Density Residential (MDR).

Current Land Use: vacant / one (1) cell tower.

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

Proposed Land Use: 47 Single-family lots.

1. Purpose: Petition to rezone 21.04-acres generally located at 14647 Eastfield Road – at the Cabarrus County boundary - from the Rural (R) Zoning District and (Cabarrus County) Medium Density Residential (MDR) to Neighborhood Residential – Conditional District (NR-CD) to create a 47-lot single-family subdivision (see Attachments B). If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.
2. Adjoining Zoning and Land Uses.
 - North: Town of Huntersville: Rural (R) & Cabarrus County: Medium Density Residential (MDR) – one single-family subdivision (Skybrook).
 - South: City of Charlotte: Residential (R-3) – Eastfield Road, single-family homes & vacant land.
 - East: Cabarrus County: Medium Density Residential (MDR) – Townhomes & aquatic center (NOMAD Aquatics & Fitness Center).
 - West: Town of Huntersville: Rural (R) – Single-family subdivision (Skybrook – Phase 10).

3. One (1) neighborhood meeting was held on July 1, 2021. A report of the meeting is available in Attachment C.
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in four (4) locations (Eastfield Rd., Skyscape Dr., Salem Ridge Rd. & Sky Vista Dr.).

PART 2: REZONING/SITE PLAN ISSUES

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

- Proposed Uses: 47 Single-Family Homes.
- Urban Open Space is provided via one (1) 4,000 +/- sf community garden.
- Additional right-of-way to be dedicated along Eastfield Road, as required by NCDOT and CDOT (City of Charlotte). New public streets (and all required right-of-way) are proposed: Skyscape Road, Salem Ridge Drive and Sky Vista Drive are to be extended to the east; and a new street will be added. (see Part 3 for details).
- Minimum Tree Preservation for Specimen Trees in the NR zoning district is 10%. The proposed CD Rezoning Plan indicates 10% of existing specimen trees are to be saved, however tree save data is not provided and the location of tree save is not clear. The vast majority of the site is cleared and does not have trees.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The subdivision is to be developed as one (1) phase.

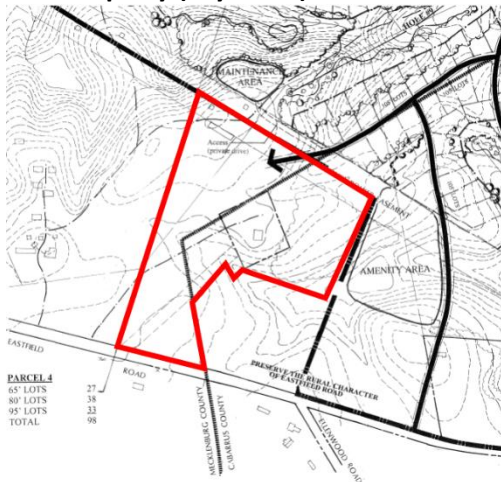
The Conditional District Rezoning Plan has several issues that must be addressed:

- The new north/south public street or the extension of Skyscape Drive must connect to Eastfield Road.
STAFF COMMENT: ~~The connection is required by the Fire Marshal, as well as supported by the Town's connectivity policy. The updated rezoning plan submitted at the Public Hearing DOES have a street connection with Eastfield Road.~~ A direct right-in / right-out only connection from the subdivision to Eastfield Road is provided. THIS ITEM HAS BEEN SATISFIED.
- Tree preservation data is not clear. The Existing Features Plan (Sheet L-103) does not show compliance for tree save or specimen tree-save.
STAFF COMMENT: ~~A tree survey is required, as well as a tree save analysis.~~ Tree Save Data has been provided. Percentage of tree canopy saved is 26.11% and specimen tree save is 28.57% (10% required for both). THIS ITEM HAS BEEN SATISFIED.
- The proposed Urban Open Space is located over ¼ mile from several of the lots in the development.
STAFF COMMENT: *All lots must be located within ¼ mile (using public streets) of an Urban Open Space, as defined in Article 7.7. Further, this subdivision abuts the Skybrook Swim & Racquet Club property and a trail from this development to the Skybrook amenity center is recommended.*

- A connection of Road 1 to Linksland Drive should be considered. If a connection is not made, a paved turn-around for Linksland Drive is recommended.

STAFF COMMENT: *A connection of Road 1 to Linksland Drive was initially recommended by staff which is consistent with the original layout for Skybrook that identified a future connection for Linksland Drive to the south (see below left). Connectivity is a key component of all development in Huntersville and is critical to providing multiple access points for residents, services and public safety. Policy T-3 of the Huntersville 2040 Community Plan also supports connectivity between developments – especially, within the same development. However, given the proposed **new** plan with Road 1 connecting to Eastfield Road, a connection with Linksland Drive would promote through traffic in violation of 6.200.7 of the Subdivision Ordinance. As can be seen in the photos below right, Linksland Drive serves 7 homes and was ended without a proper turn-around in anticipation of a future connection. If a connection is not made, a code compliant paved turn-around is recommended.*

[Wallace Property (Skybrook) Master Plan – 1998]



- Cell tower on site required to have 200 ft. minimum setback from new proposed lots.
STAFF COMMENT: *Art. 9.9.10 requires a 200 ft. setback for towers. However, as this tower was constructed in Cabarrus County, and their setbacks are respected and certified engineering documentation that the tower is designed to collapse and does not require a fall-zone equivalent to its height, an Ordinance modification request may be appropriate. An Ordinance Modification for a 149 ft. setback is proposed. With the engineering certification, Staff can support this modification.*
- Lot 31 (Sheet L-101) cannot provide required building placement to the street.
STAFF COMMENT: *This lot will need to be re-designed to create required relationship to the public street. Lot has been revised. THIS ITEM HAS BEEN SATISFIED.*

- **RECOMMENDATION:** A trail connection to the north should be provided to connect to either the informal trail within the power line easement or to Linksland Drive (or both).
- **RECOMMENDATION:** Sidewalk running through the berm along Eastfield Road should meander (similar to the existing section to the west) to provide visibility from both Eastfield Road and Skyscape Drive.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA Determination of Need was completed for the proposed Conditional District Rezoning and based on the land uses and intensities proposed, a TIA was NOT required.

PART 5: REZONING CRITERIA

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

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

- **Policy LU-11: Protect Exiting Housing Stock.**
 - **LU 11.1: Protect and enhance the unique character of Huntersville’s neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.**

Comment: The external buffers surrounding the Skybrook – Billings Property subdivision are the Ordinance-minimum 20 ft. in width to create transition from the adjoining Skybrook - Phase 10, but as this development is seen as an extension of that existing subdivision, no additional buffers are necessary. Ideally, Skybrook – Phase 10 and the proposed Skybrook – Billings Property will appear to be one development.
 - **LU 11.2: Along existing streets, encourage new buildings to respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.**

Comment: Where Skybrook – Billings Property connects into Skybrook – Phase 10 at Skyscape Drive, Salem Ridge Road and Sky Vista Drive, the lot patterns are very similar. Rear lots abut rear lots, and transitions are made to accommodate street extensions.
- **Policy T-3: Improve connectivity throughout the study area.**
 - **T 3.1: Continue to enhance street connectivity by requiring connections among different uses.**
 - Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.

- Street connectivity should be emphasized during the review of all development proposals for consistency with the proposed street map and the Zoning Ordinance.
- Context-sensitive street design should be applied.

Comment: The three (3) existing stub streets located along the western border of the subdivision are all proposed to be extended. In addition, a full street connection must be made to Eastfield Road for primary access. And it is recommended that a connection to Linksland Drive to the north be considered.

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

- The Future Land Use Map, located on page 53, identifies this area as “Rural Conservation”, which is defined in the Plan as areas to “to preserve rural character. They balance open space conservation and some residential development. Development form is farms and associated structures, Farmhouse Clusters and low-density Conservation Subdivisions (if access to utilities exists). New development has a 0.9 unit/acre maximum and typically 45% open space is required.” While the 2040 Plan calls for Rural development, it should also be acknowledged that the adjacent Skybrook – Phase 10 was designed to expand into this property and continue its lot pattern. Skybrook – Phase 10 was developed under the Town’s former OPS Zoning District, which no longer exists, but was viewed as appropriate for this area and this would be a logical extension of the existing development.
- **Policy LU-3: Manage residential growth in the eastern and western parts of Huntersville’s planning jurisdiction.**
 - **Policy LU-3.1: Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas.**

Comment: While the Skybrook – Billings Property Subdivision is located within the Rural Conservation area, it’s alignment with the existing Skybrook – Phase 10 and the support from the more detailed Eastfield Road Small Area Plan (see below) makes this development’s proposed density of 2.23-units/acre appropriate to consider in this location. The proposed density would be the highest in the immediate area, as the adjacent Skybrook – Phase 10 development has a density of 1.65 units/acre. Skybrook overall, has a density of 1.32 (which is greatly impacted by the golf course open space) and the recently approved Eastfield Farm subdivision has a density of 2.0 units/acre.

- **Policy LU-5: Focus more intense development in locations that can support growth.**
 - **LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.**

Comment: All required utilities for subdivision development exist in this area and with proposed and recommended street connections providing adequate connectivity, higher-intensity development can be supported.

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.**

- **LU 7.1: Require all new development to adhere to the following design principles:**
 - In lower intensity areas (including MD, RE, RC & CW) preservation of rural character and natural resources are prioritized.

Comment: While the property is located in the Rural Conservation area, the context of the properties location between the adjacent Skybrook-Phase 10 subdivision and a medium-density townhome development and an aquatics center (both in Cabarrus County), this develop is seen as completing a development that started back in 2008. In addition, as there is no “rural character” to preserve, save for the cleared-land, the extension of the same subdivision pattern as Skybrook – Phase 10 is seen as appropriate. All proposed homes will front on public streets. All proposed streets connect to existing public streets and all blocks are under 800 feet in length. Connectivity is provided via three (3) connections to existing streets and one (1) fire-access-only connect is proposed. By converting the fire-access connection to a full street connection and stubbing to Linksland Drive to the north, the 2040 Community Plan’s new development design principles will be in place.

- **Policy LU-9: New residential development should follow appropriate housing design principles.**
 - **LU 9.2: Within lower intensity areas including Moderate Density, Residential Edge, Rural Conservation and Critical Watershed area conservation design & farmhouse clusters are encouraged:**
 - Scenic nature of roadways should be preserved.
 - Development should be clustered away from key natural features.
 - Site design should minimize grading and maximize preservation of existing stands of mature, native trees.

Comment: This proposed subdivision is viewed as an extension of the adjoining Skybrook – Phase 10 and re-creates its development pattern. In addition, as the parcels in question are flat with virtually no existing trees, there are few (if any) natural features to preserve.

- **Policy LU-10: Encourage a diversity of housing options.**
 - **LU 10.1: Align housing options with resident needs and promote attainable housing options.**
 - Accommodate a mix of housing by type, tenure and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions and service positions.
 - **LU 10.2: Continue to encourage a mix of lot sizes in new developments.**

Comment: The majority of the lots in this development are between 60 – 70 ft. wide, which will generally provide similar housing types. Other than oddly-shaped lots designed to accommodate street variations, this subdivision does not proposed to provide a mix of housing types.

- **EOS-2: Encourage conservation subdivision design in Residential Edge and Rural Conservation areas.**

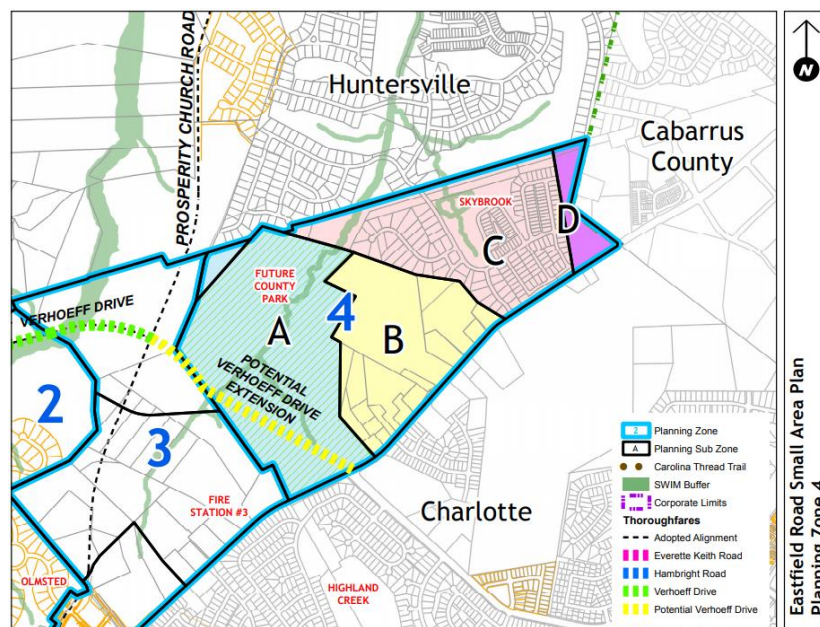
- **EOS 2.1: Continue to require and incentivize open space reservation in Moderate Density, Residential Edge, Rural Conservation and Critical Watershed areas.**
 - Encourage new development to have at least 40% open space in new developments in these areas.
 - The Residential Edge and Rural Conservation areas on the Future Land Use map are associated with the Transitional and Rural zoning districts. These zoning districts offer a sliding scale in allowable density depending on the amount of open space preserved.

Comment: The existing conditions on the Billings Property are characterized as flat land, with very few trees. The proposed subdivision currently has 38% open space (located primarily around the cell tower).

STAFF COMMENT – The **Eastfield Road Small Area Plan** **DOES SUPPORT** this project through the following sections:

- The Future Land Use Map, located on page 25, identifies this property as “Low Density Residential & Civic”, which is a reflection of its location in the Rural portion of the Town’s jurisdiction. The Eastfield Small Area Plan further divides its study area into four (4) Planning Zones, of which, the Skybrook – Billings Property is located in Planning Zone 4 – Area D (see below). This area is described as “East of Skybrook to the County line, it is recommended that the existing Rural zoning designation be maintained. However, residential densities consistent with those of the adjoining Skybrook development, with appropriate transitions between proposed and existing development, may be appropriate for consideration.”

STAFF COMMENT: the proposed density of Skybrook – Billings Property (2.23 units/acre) is nearly identical to the adjacent Skybrook – Phase 10 (2.2 units/acre). Furthermore, no additional transitions are needed between the two developments, as they are essentially the same land type.



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

1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

STAFF COMMENT: The proposed density and layout of the Skybrook – Billings Property subdivision is viewed as an extension of the adjacent Skybrook – Phase 10 development. The lots sizes and street extensions and treatment along Eastfield Road will give the impression that Skybrook – Phase 10 and Skybrook – Billings Property are all one unified development. The Skybrook – Billings Property development abuts a large utility easement along the north with no development within it. To the east, in Cabarrus County, is a commercial aquatics center and the Skybrook townhome development.

2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.

STAFF COMMENT:

- A Transportation Impact Analysis was not required – see Part 3 of this report.
- Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.
- The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 15 students to the schools in this area and indicate approval of the project “may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above”. (see below & see Attachment D for the full CMS report).

CMS schools within Huntersville’s jurisdiction are at or over-capacity, and the while the 2040 Community Plan call for Rural development for this property, the proposal is consistent with the Eastfield Road Small Area Plan within respect to the appropriateness of development matching the density of the adjacent Skybrook development.

This development may add 15 students to the schools in this area.

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

Schools Affected	Total Classroom Teachers	Building Classrooms/Teacher Stations	20 th Day Enrollment (non-SC)	Building Classroom/Adjusted Capacity (Without Mobiles)	20 th Day Building Utilization (Without Mobiles)	Additional Students As a result of this development	Utilization As of result of this development (Without Mobiles)
LEGETTE BLYTHE ELEMENTARY	53	50	871	822	106%	6	106%
JM ALEXANDER MIDDLE	48	54	938	1055	89%	4	89%
NORTH MECKLENBURG HIGH	116.5	108	2146	1989	108%	5	108%

The total estimated capital cost of providing the additional school capacity for this new development is \$424,000; calculated as follows:

Elementary School: 6x \$34,000 = \$204,000
High School: 5x \$44,000 = \$220,000

RECOMMENDATION

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

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

STAFF COMMENT:

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

PART 6: STAFF RECOMMENDATION

Staff can support approval of the Skybrook – Billings Property CD-Rezoning with the following addressed:

- NEW ITEM – Not all proposed lots are located within ¼ mile of Urban Open Space. An Ordinance Modification Request has been added to the Final Action plan set. For general information, the Planning Board did not act on this modification. Staff would recommend that additional Urban Open Space could be provided, but Staff can recommend approval, as the modification is for approximately 80 feet.
- The new north/south public street or the extension of Skyscape Drive must connect to Eastfield Road; Street now connects. ITEM HAS BEEN SATISFIED.
- A connection to Linksland Drive, to the north, should be considered and if not connected, a code compliant paved turn-around for Linksland Drive is recommended;
- Tree preservation data is not clear. The Existing Features Plan (Sheet L-103) does not show compliance for tree save or specimen tree-save; Tree save data has been added to Sheet L-104. ITEM HAS BEEN SATISFIED.
- The Urban Open Space appears to be located over ¼ mile from several lots in the development;
- Cell tower on site required to have 200 ft. minimum setback from new proposed lots; ORDINANCE MODIFICATION REQUESTED – 149’ setback for cell tower (this is the height of the tower) with one (1) condition: engineering documents to be provided indicating tower designed to collapse upon itself. STAFF CAN SUPPORT THIS MODIFICATION.
- Lot 31 (Sheet L-101) cannot provide required building placement to the street; Lot has been revised. ITEM HAS BEEN SATISFIED.
- A Charlotte Water – Willingness to Serve letter must be provided; ITEM HAS BEEN SATISFIED.
- All outstanding redline comments must be addressed.
- RECOMMENDATION: A trail connection to the north should be provided to connect to either the informal trail within the power line easement or to Linksland Drive (or both). An informal trail is located just to the west of this subdivision, which can be accessed. ITEM HAS BEEN SATISFIED.
- RECOMMENDATION: Sidewalk running through the berm along Eastfield Road should meander (similar to the existing section to the west) to provide visibility from both Eastfield Road and Skyscape Drive.
- RECOMMENDATION: a trail from the cul-de-sac to the adjoining Skybrook amenity center should be provided around the BMP. Suggest using the BMP access easement or Duke Energy easement.

PART 7: PUBLIC HEARING COMMENTS

Public Hearing was held on Monday, July 19, 2021.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board recommended approval by (7-2) vote on Tuesday, July 27, 2021. Motion to approve was based on the (Rezoning) Plan being consistent with Policy 3T, LU-11 and LU-12 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve this as it promotes street connectivity, safeguards the development on that parcel and looks to continue the feel and flow of the existing (adjacent) phase of Skybrook. This includes the applicant's request (Ordinance Modification) as it relates to cell tower buffer of 149 feet, instead of 200 feet and keeping the building pads out of the 200 feet. The applicant needs to provide proper tree survey data and continue to work with Skybrook HOA to connect the existing and former trails to this new phase and to Linksland Drive and address all outstanding Staff redlines.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application.
- B – Proposed CD Rezoning Plan.
- C - Neighborhood Meeting Reports from July 1, 2021.
- D – CMS Report.



General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at <https://www.huntersville.org/528/Permits-Process>

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☒ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
Original Project # _____
- ☐ Other _____

- SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
- ☒ Sketch Plan
 - ☐ Preliminary Plan
 - ☐ Final Plat (Includes Minor Subdivision)
 - ☐ Exempt Subdivision
 - ☐ Final Plat Revision
 - ☐ Farmhouse Cluster

2. Project Data

Date of Application April 20, 2021

Name of Project TBD (Billings Property) Phase # (if subdivision) _____

Project Address 14647 Eastfield Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 02111116 (Meck. Co.) 46703589660000 (Cabarrus Co.)

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

Property Size (acres) +/-10.19 (Meck Co.) +/-10.85 (Cabarrus Co.) Street Frontage (feet) +/-605 LF

Current Land Use Vacant (Meck. Co.) SF Home (Cabarrus Co.)

Proposed Land Use(s) Subdivision - Single Family Detached

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

Request to rezone +/-21 acres located at the Mecklenburg / Cabarrus County line on Eastfield Road from Rural (R) to NR (CD) to permit 47 single-family detached homes. Requesting that the +/-10.85 acres located within Cabarrus Co. be annexed into the Town of Huntersville due to the belief that the City of Concord would not annex the Cabarrus county portion of the development into the City of Concord due to other recent requests in addition to concerns about accessing the site and providing city services should an annexation be approved.

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 Skybrook West, LLC Phone 704 995-2507
☐ 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 [Signature] Printed Name: Scott Moore

Title Manager Email scott@bpropnc.com

Address of Applicant 630 Skybrook Dr. Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Myra's Dream, LLC Phone (704) 875-9495
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:

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

Signature [Signature] Printed Name STEVEN G. BILLINGS

Title Myra W. Billings Email myra.w.billings@gmail.com

Address of Property Owner 14647 Eastfield Rd, Huntersville, NC 28078

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

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

8. Development/Design Firm Contact Information

Skybrook West, LLC	Scott Moore	704.995.2507	scott#bpropnc.com
Development Firm	Name of Contact	Phone	Email
Skybrook West, LLC	Scott Moore	704.995.2507	scott#bpropnc.com
Landworks Design Group	Scott Wilson	704.841.1604 x 715	scott.wilson@landworkspa.com
Design Firm	Name of Contact	Phone	Email
Landworks Design Group	Scott Wilson	704.841.1604 x 715	scott.wilson@landworkspa.com

Contact Information

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

**BILLINGS PROPERTY -
CONDITIONAL DISTRICT REZONING/
SUBDIVISION SKETCH PLAN**
EPM # 418640

BILLINGS PROPERTY - SHEET INDEX

SHEET NUMBER	SHEET TITLE
L-101	COVER SHEET
L-102	OVERALL SITE PLAN
L-103	OVERALL GRADING AND UTILITY PLAN
L-104	EXISTING FEATURES PLAN
L-105	EXHIBIT AND DETAILS
L-106	EXHIBIT AND DETAILS

LOCATION MAP
SCALE: NOT TO SCALE

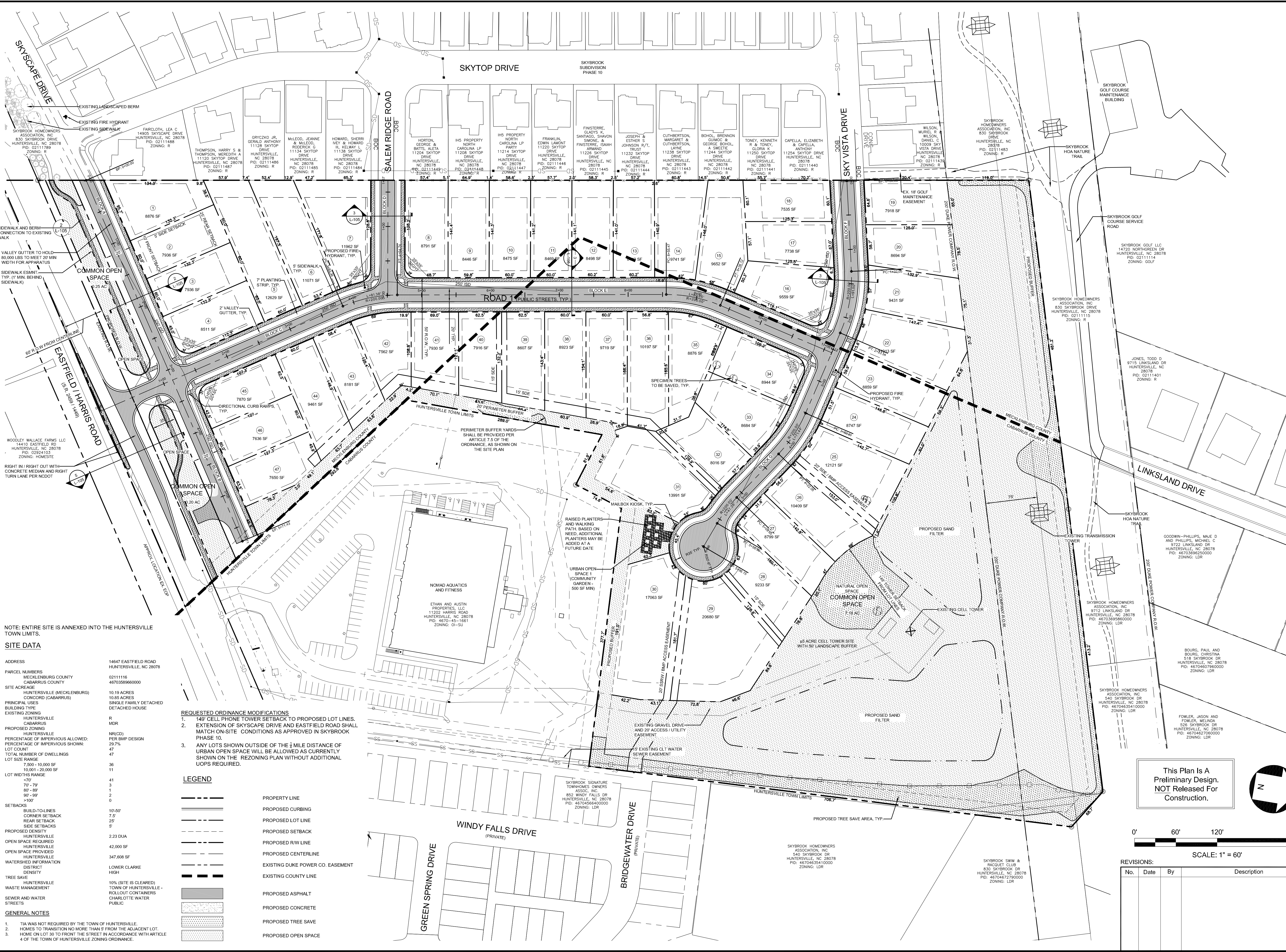
**This Plan Is A Preliminary Design.
NOT Released For Construction.**

SCALE: 1" = 60'

REVISIONS:

No.	Date	By	Description

SHEET # 1 OF 6



NOTE: ENTIRE SITE IS ANNEXED INTO THE HUNTERSVILLE TOWN LIMITS.

SITE DATA

ADDRESS	14647 EASTFIELD ROAD HUNTERSVILLE, NC 28078
PARCEL NUMBERS	02111116 4670358960000
MECKLENBURG COUNTY CABARRUS COUNTY	
SITE ACREAGE	10.19 ACRES 10.85 ACRES CONCORD (CABARRUS)
PRINCIPAL USES	HUNTERSVILLE (MECKLENBURG) SINGLE FAMILY DETACHED DETACHED HOUSE
BUILDING TYPE	R
EXISTING ZONING	HUNTERSVILLE CABARRUS
PROPOSED ZONING	NR(CD)
PERCENTAGE OF IMPERVIOUS ALLOWED:	PER BMP DESIGN
PERCENTAGE OF IMPERVIOUS SHOWN:	29.7%
LOT COUNT	47
TOTAL NUMBER OF DWELLINGS	47
LOT SIZE RANGE	7,500 - 10,000 SF
LOT WIDTHS RANGE	10,001 - 20,000 SF
LOT WIDTHS RANGE	11
SETBACKS	<70' 70' - 79' 80' - 89' 90' - 99' >100'
BUILD-TO-LINES	10'-50'
CORNER SETBACK	7.5'
REAR SETBACK	25'
SIDE SETBACKS	5'
PROPOSED DENSITY	2.23 DU/A
OPEN SPACE REQUIRED	42,000 SF
HUNTERSVILLE	
OPEN SPACE PROVIDED	347,608 SF
WATERSHED INFORMATION	
DISTRICT	LOWER CLARKE
DENSITY	HIGH
TREE SAVE	
WASTE MANAGEMENT	10% (SITE IS CLEARED) TOWN OF HUNTERSVILLE - ROLL-OUT CONTAINERS
SEWER AND WATER	CHARLOTTE WATER PUBLIC
STREETS	

GENERAL NOTES

1. TIA WAS NOT REQUIRED BY THE TOWN OF HUNTERSVILLE.
2. HOMES TO TRANSITION NO MORE THAN 5' FROM THE ADJACENT LOT.
3. HOME ON LOT 30 TO FRONT THE STREET IN ACCORDANCE WITH ARTICLE 4 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

REQUESTED ORDINANCE MODIFICATIONS

1. 149' CELL PHONE TOWER SETBACK TO PROPOSED LOT LINES.
2. EXTENSION OF SKYSCAPE DRIVE AND EASTFIELD ROAD SHALL MATCH ON-SITE CONDITIONS AS APPROVED IN SKYBROOK PHASE 10.
3. ANY LOTS SHOWN OUTSIDE OF THE 1/2 MILE DISTANCE OF URBAN OPEN SPACE WILL BE ALLOWED AS CURRENTLY SHOWN ON THE REZONING PLAN WITHOUT ADDITIONAL UOPS REQUIRED.

LEGEND

PROPERTY LINE	PROPOSED CURBING	PROPOSED LOT LINE	PROPOSED SETBACK	PROPOSED R/W LINE	PROPOSED CENTERLINE	EXISTING DUKE POWER CO. EASEMENT	EXISTING COUNTY LINE	PROPOSED ASPHALT	PROPOSED CONCRETE	PROPOSED TREE SAVE	PROPOSED OPEN SPACE
---	---	---	---	---	---	---	---	---	---	---	---

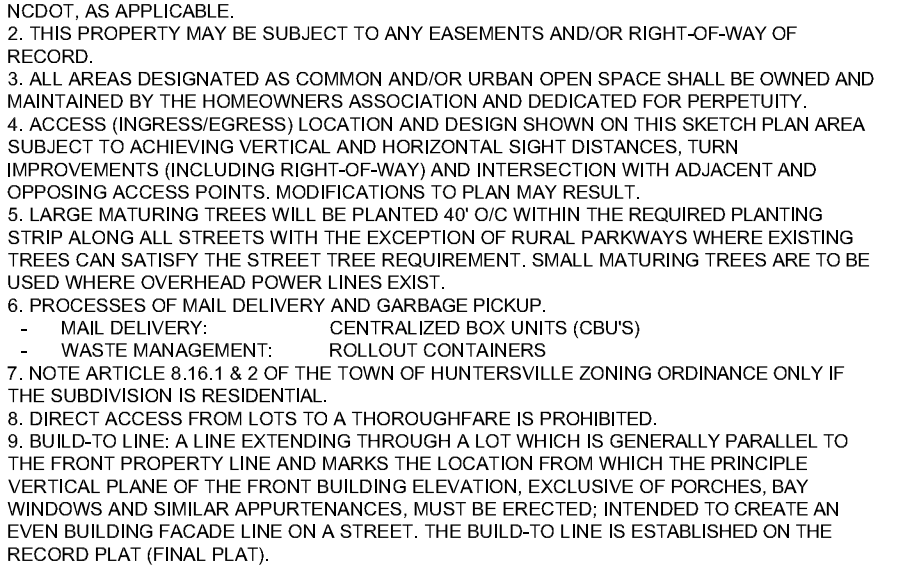
This Plan Is A Preliminary Design. NOT Released For Construction.

0' 60' 120' 240'

SCALE: 1" = 60'

REVISIONS:

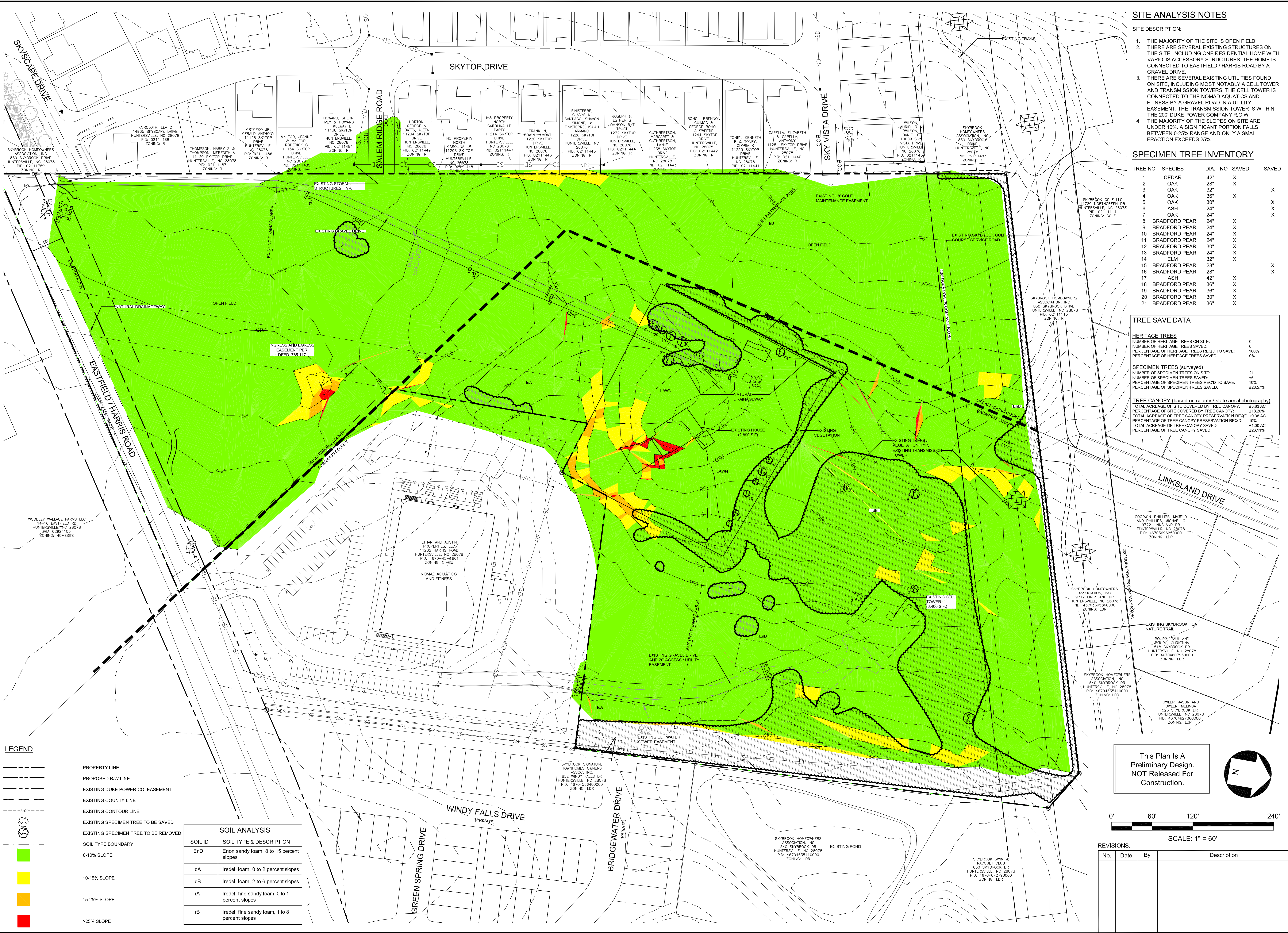
No.	Date	By	Description



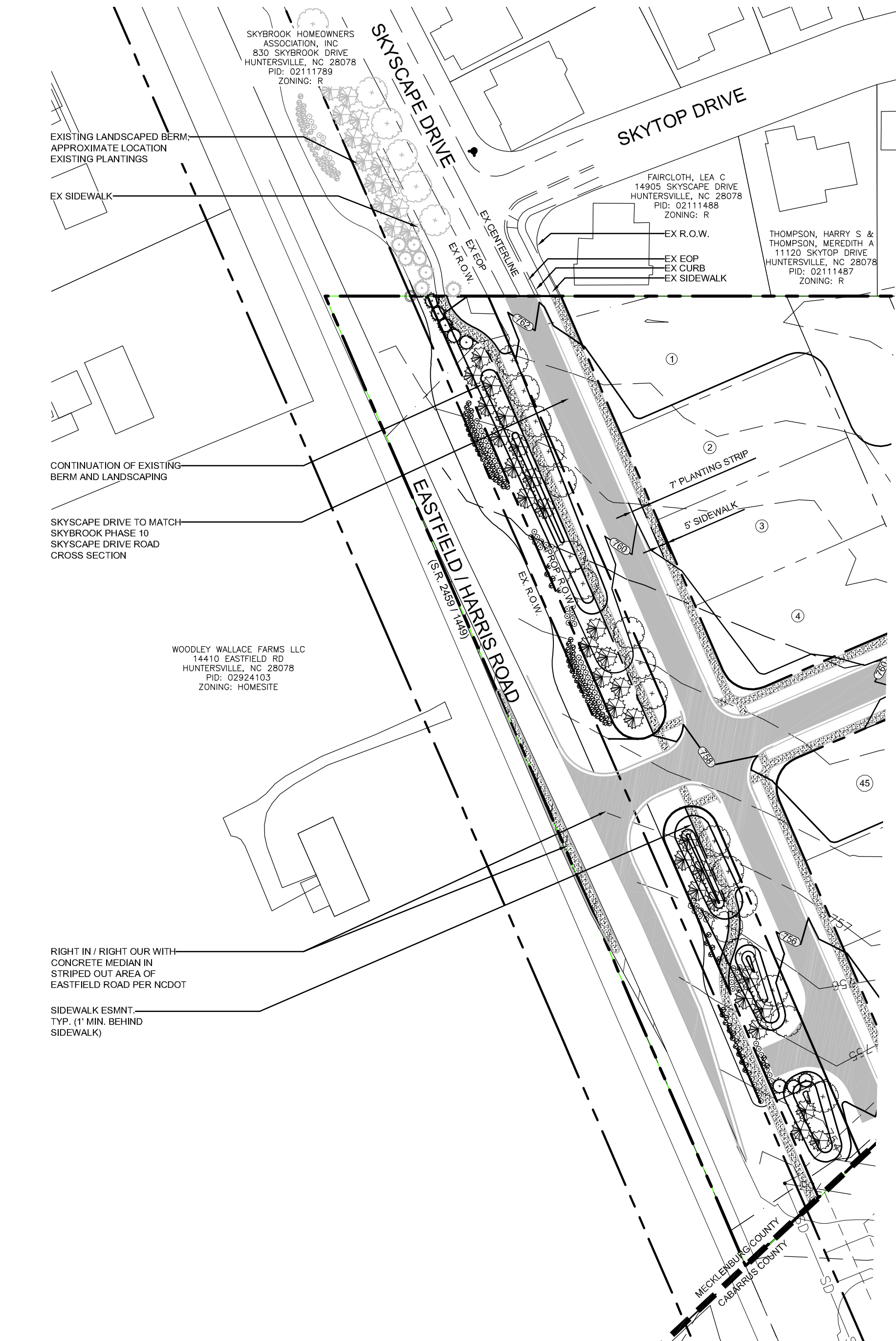
<u>IMPERVIOUS AREA:</u>	
<u>BMP #1 (±12.12 DRAINAGE AREA)</u>	
ROOFTOPS / BUILDINGS:	±102,000 S.F. (±3,000 S.F. PER LOT TOTAL)
ENTRY WALKS:	±3,400 S.F. (100 S.F. PER LOT TOTAL)
DRIVEWAYS, ROADS, SIDEWALKS	
(INCLUDING DRIVEWAY AREAS WITHIN	
STREET ROW BETWEEN CURB AND SIDEWALK):	±76,500 S.F.
± SIDEWALK ADJACENT TO EAST/STREET ROAD:	±2,100 S.F.
(WITHIN PROPERTY FRONTAGE)	
<u>BUA SET ASIDE FOR FUTURE</u>	
<u>IMPERVIOUS BY HOMEOWNER:</u>	
	150 S.F. MIN.
	150 S.F. X 34 LOTS F. ±5,100 S.F.
	EACH LOT SHALL SUBMIT AN IMPERVIOUS
	AS-BUILT SURVEY PRIOR TO C.O.
TOTAL IMPERVIOUS:	±189,100 S.F. (±4.36 ACRES)
	(35.82% OF BMP DRAINAGE AREA:
	4.34 AC / 12.12 AC)
<u>PERVIOUS AREA (TOTAL)</u>	
LAWN, FOREST, MEADOW & LANDSCAPE:	±338,897 S.F.
<u>BMP #2 (± 12 DRAINAGE AREA)</u>	
ROOFTOPS / BUILDINGS:	±390,000 S.F. (±3,000 S.F. PER LOT TOTAL)
ENTRY WALKS:	±1,300 S.F. (100 S.F. PER LOT TOTAL)
DRIVEWAYS, ROADS, SIDEWALKS	
(INCLUDING DRIVEWAY AREAS WITHIN	
STREET ROW BETWEEN CURB AND SIDEWALK):	±27,575 S.F.
<u>BUA SET ASIDE FOR FUTURE</u>	
<u>IMPERVIOUS BY HOMEOWNER:</u>	
	150 S.F. MIN.
	150 S.F. X 13 LOTS F. ±1,950 S.F.
	EACH LOT SHALL SUBMIT AN IMPERVIOUS
	AS-BUILT SURVEY PRIOR TO C.O.
TOTAL IMPERVIOUS:	±69,875 S.F. (±1.60 ACRES)
	(38.51% OF BMP DRAINAGE AREA:
	1.60 AC / 4.12 AC)
<u>PERVIOUS AREA (TOTAL)</u>	
LAWN, FOREST, MEADOW & LANDSCAPE:	±109,771 S.F.

REVISIONS:

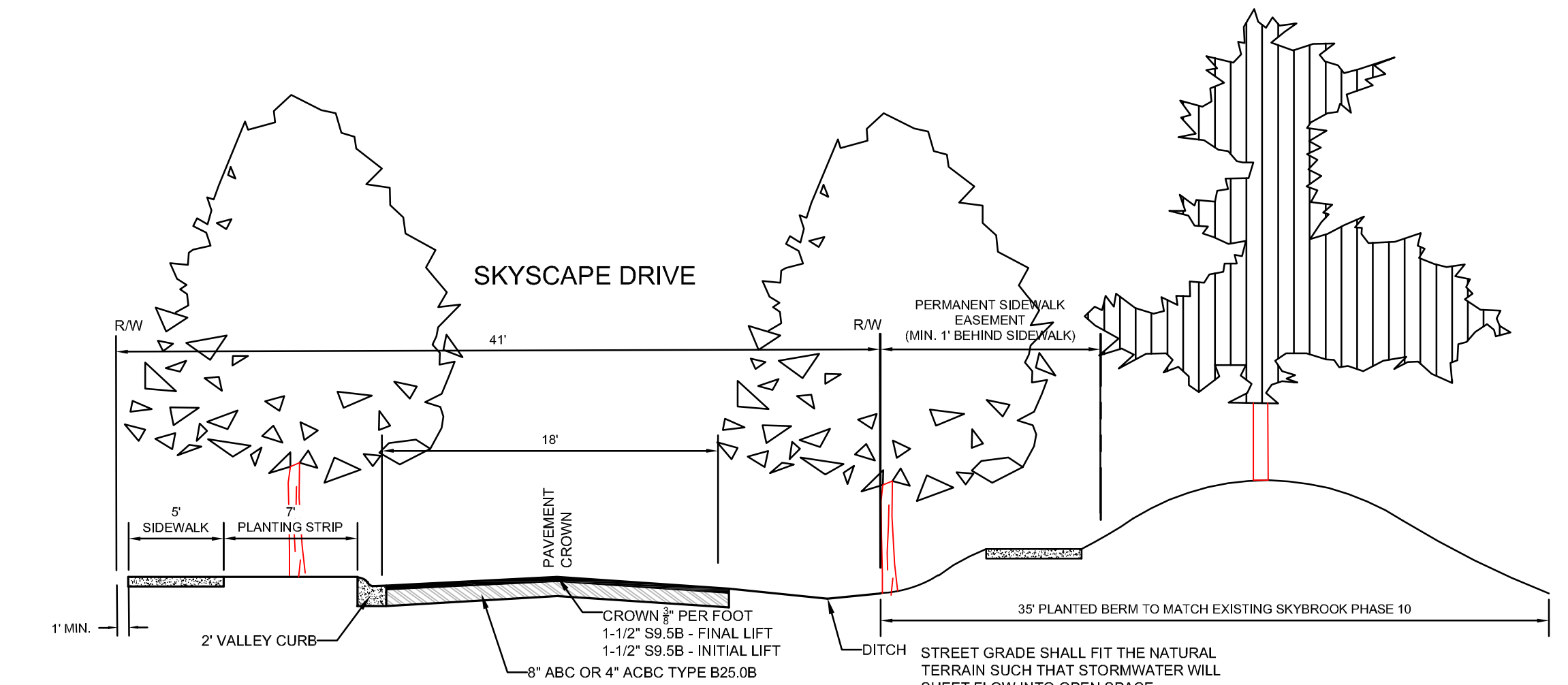
No.	Date	By	Description



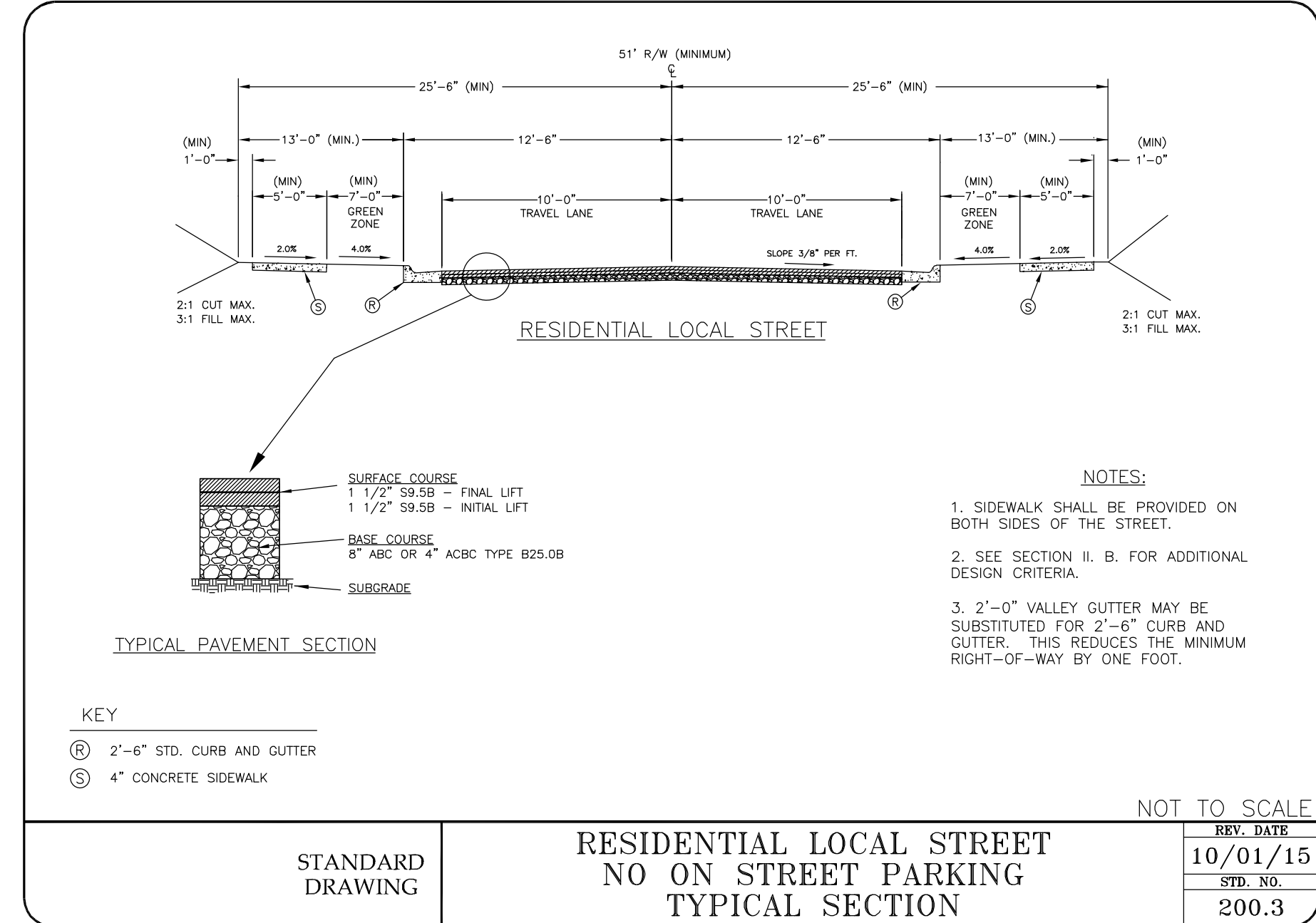
P:\2020 Jobs\200309 - Billings Property - PaceCAD\Sketch Planning\200309 - billings_05421.dwg



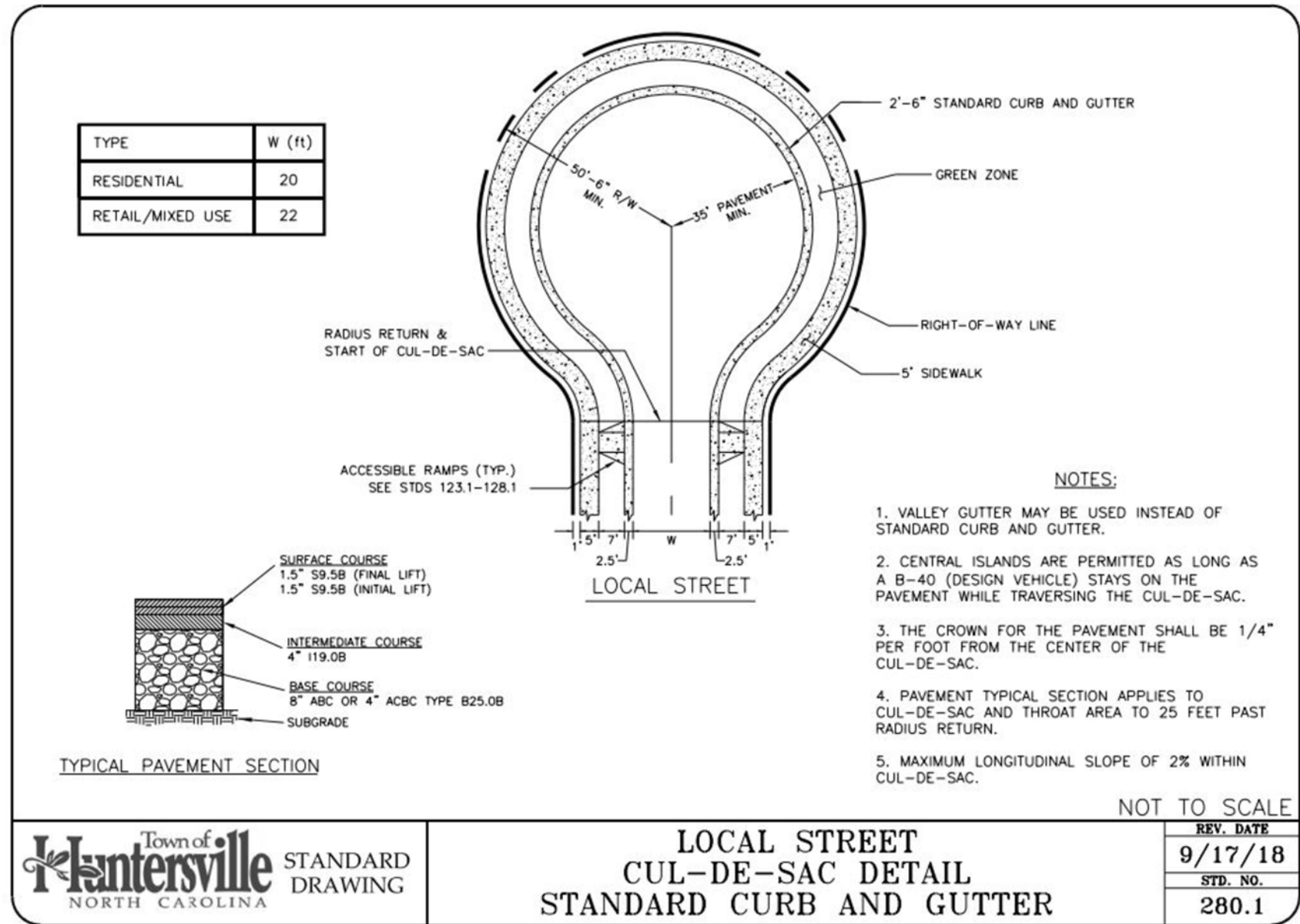
1 EXHIBIT: EXISTING BERM AND ROAD CONNECTION
SCALE: 1" = 60'



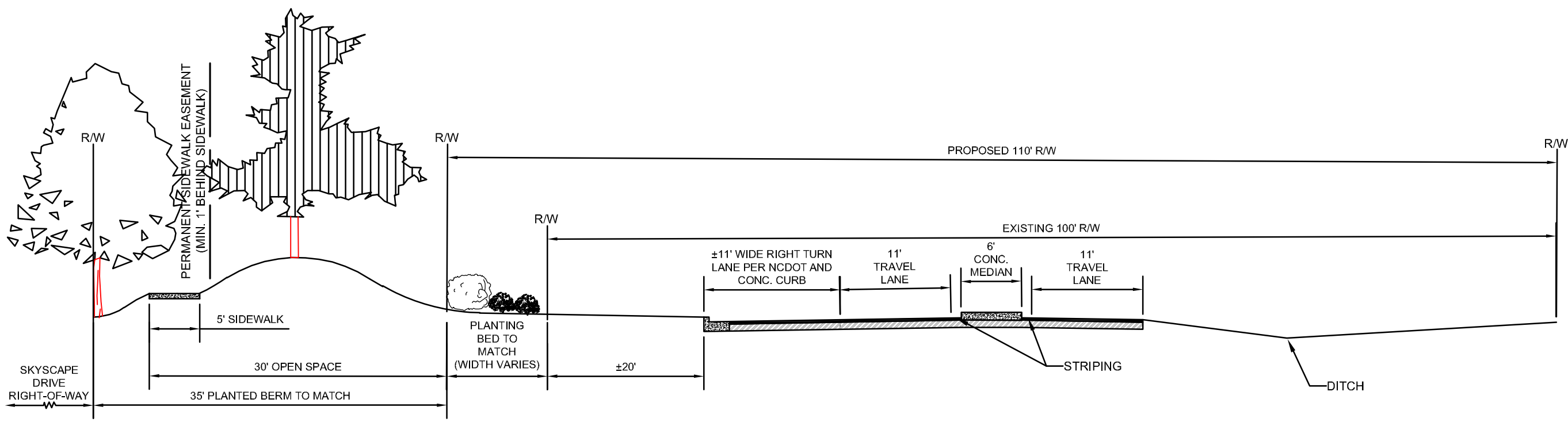
2 TYPICAL SECTION FOR NEIGHBORHOOD PARKWAY ADJOINING OPEN SPACE
NOT TO SCALE



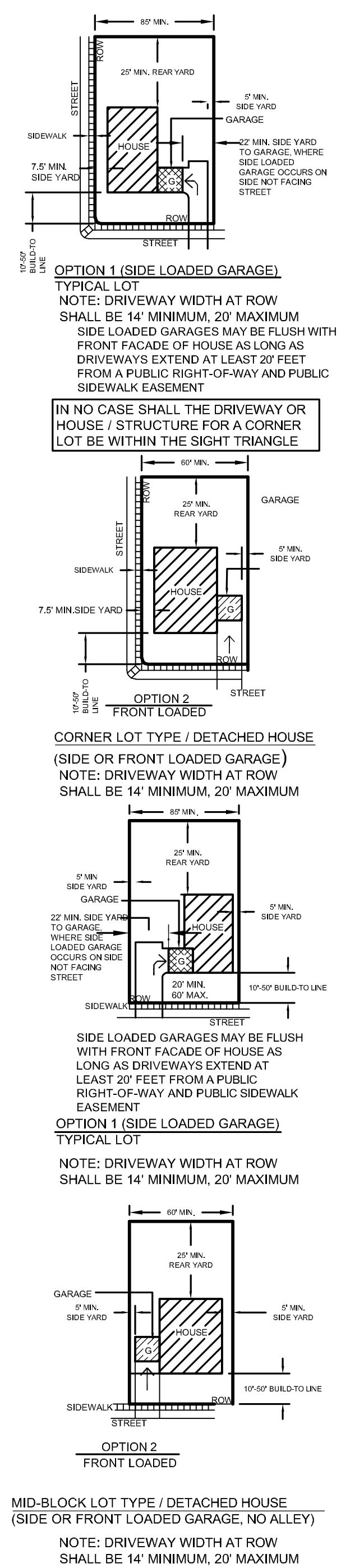
3 RESIDENTIAL LOCAL STREET DETAIL
SCALE: NOT TO SCALE



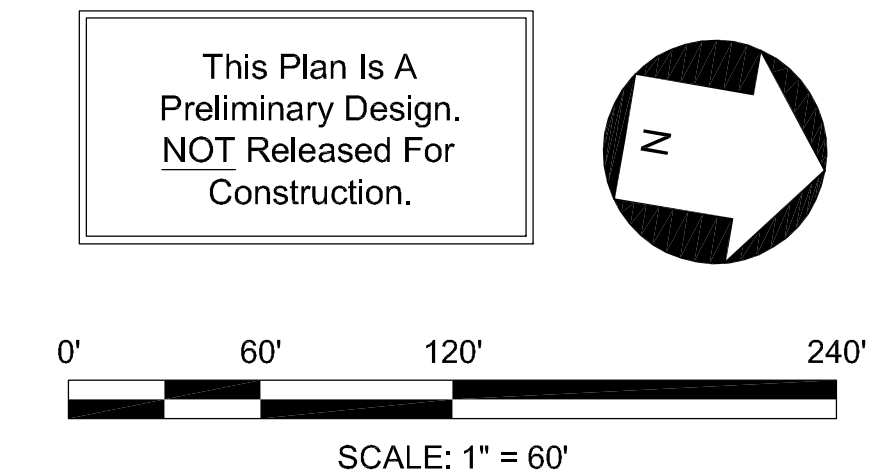
4 RESIDENTIAL LOCAL STREET CUL-DE-SAC DETAIL
SCALE: NOT TO SCALE



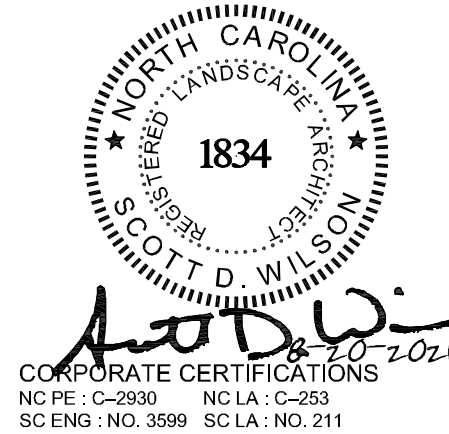
5 CROSS SECTION FOR EASTFIELD RD. - PROPOSED CONDITIONS
NOT TO SCALE



TYPICAL LOT DETAIL
SCALE: NOT TO SCALE



REVISIONS:				
No.	Date	By	Description	

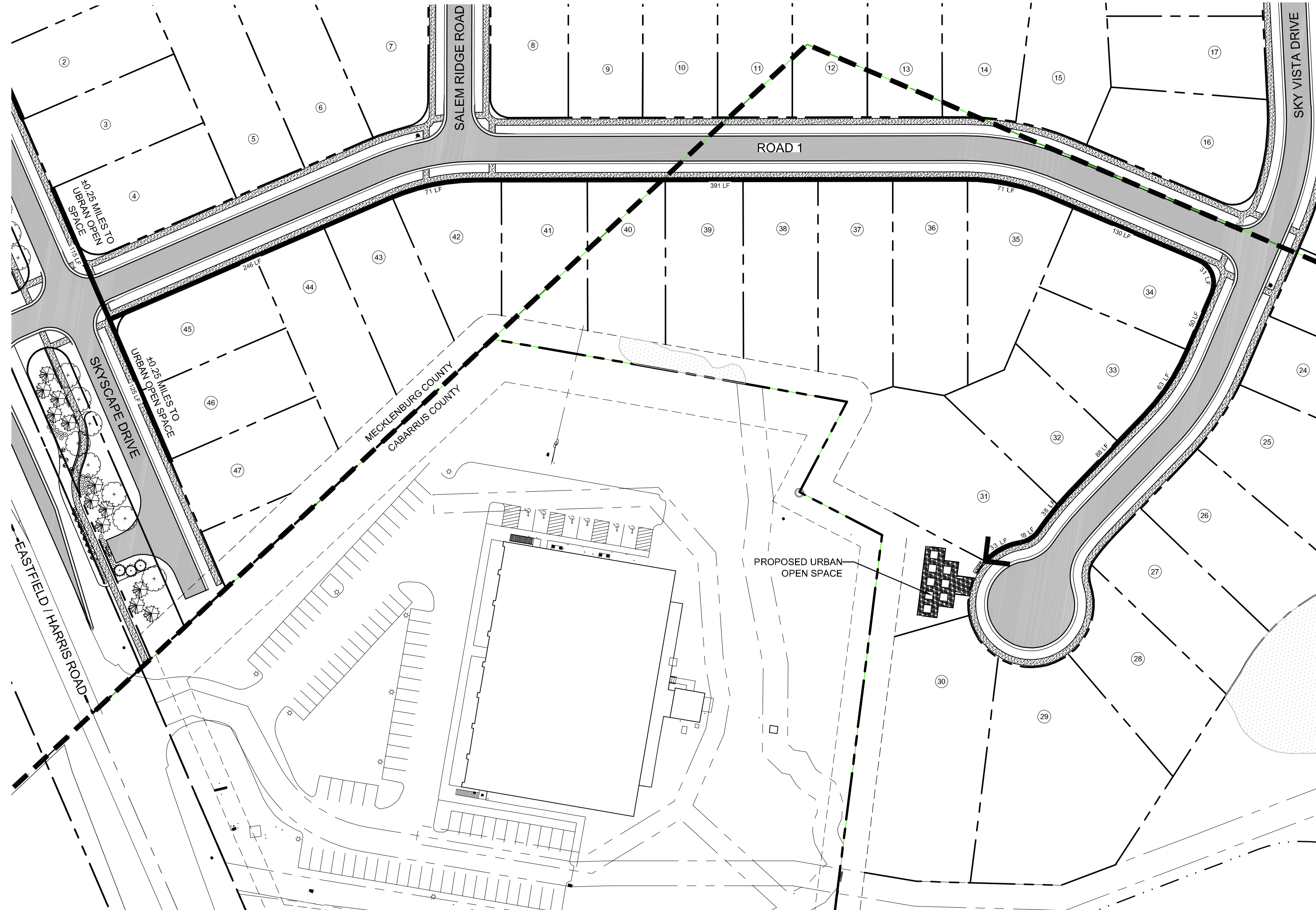


Project Manager: SDW
Drawn By: SDW
Checked By: MDL
Date: 08/20/2021
Project Number: 20039
Sheet Number:

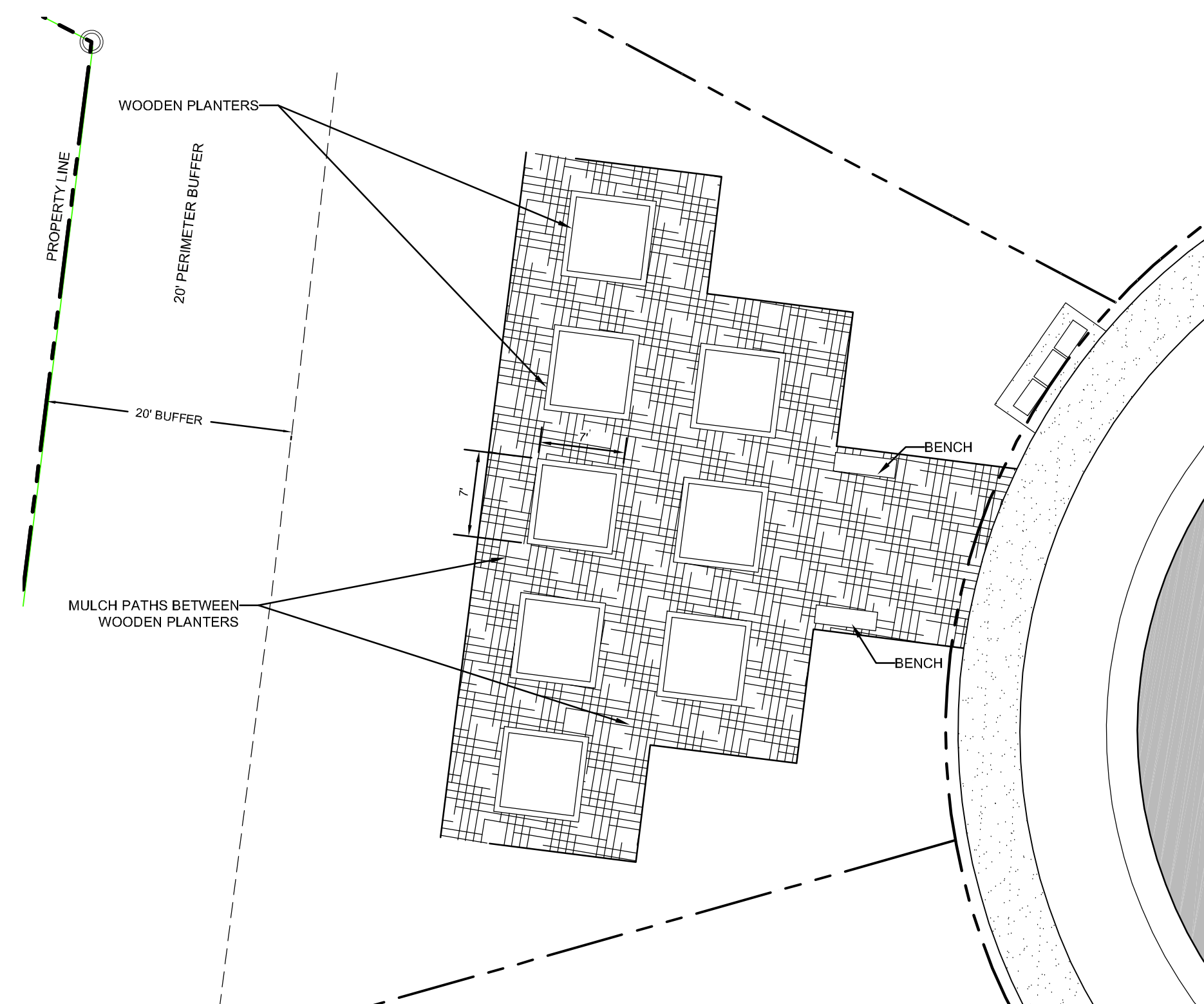
P:\2020 Jobs\20039 - Billings Property - PaceCAD\Sketch Planning\20039 - billings_51421.dwg



1 EXHIBIT: CONNECTION TO EXISTING URBAN OPEN SPACE
SCALE: 1" = 60'



2 EXHIBIT: CONNECTION TO PROPOSED URBAN OPEN SPACE
SCALE: 1" = 60'



3 EXHIBIT: URBAN OPEN SPACE
SCALE: 1" = 10'

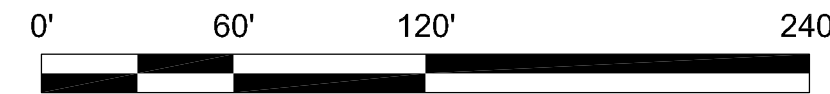
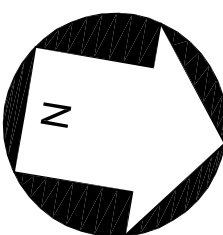
NEW TREES - IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL HAVE CANOPY TREES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

LOT SIZE	# OF LOTS	TREES (2" CAL. MIN.) CANOPY
<10,000 S.F.	36	1 FRONT YARD, 1 REAR YARD
10,000 - 15,000 S.F.	9	1 FRONT YARD, 2 REAR YARD
15,001 - 20,000 S.F.	1	2 FRONT YARD, 2 REAR YARD
>20,000 S.F.	1	3 FRONT YARD, 3 REAR YARD

* RESIDENTIAL LOT TREES SHALL BE SELECTED FROM THE TOWN OF HUNTERSVILLE
APPROVED SPECIES LIST

STREET BLOCK ID	LENGTH	R.O.W.
BLOCK A	316'	41'
BLOCK B	255'	41'
BLOCK C	377'	50'
BLOCK D	167'	50'
BLOCK E	661'	50'
BLOCK F	255'	50'
BLOCK G	341'	50'

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: AS SHOWN

REVISIONS:

No.	Date	By	Description



Project Manager: SDW

Drawn By: SDW

Checked By: MDL

Date: 08/20/2021

Project Number: 20039

Sheet Number:



July 2, 2021

To: Janet Pierson, Town of Huntersville
From: Scott Moore, Skybrook Project Manager
CC: David Peete, Town of Huntersville

RE: Community Meeting Minutes for Rezoning Case R#21-03 (Billings Property)

The R#21-03 community meeting was held at the Huntersville Town Hall on Wednesday, July 1, 2021 and was opened at 6:34 PM.

In attendance, representing the Petitioners:
Scott Moore, Skybrook Project Manager

In attendance, representing the Town of Huntersville:
David Peete, Principal Planner
Nick Walsh, Board of Commissioner

Representing the Adjacent Property Owners and/or Homeowners Associations:
Craig Sandhaus- Skybrook HOA President
30+ Skybrook Homeowners (Sign- In Sheet Attached)

Scott Moore provided an overall review of Skybrook's History and accounted for all the review processes of the Billing's property with the following highlights:

- The petitioner is the original developer of Skybrook and has worked with the Wallace family dating back to the late 1990's. The rezoning is taking place on the Billing's Property (daughter & son in law of Woodley Wallace).
- There has been a previous informal proposal brought to planning staff showing a combination of single family and townhomes with a total of 78 units. The current proposal is for 47 single family homes only and the proposal will match the same lots sizes (60's) that are provided in Skybrook Ph. 10.
- All twenty-one acres of the proposal was annexed into the Town of Huntersville in May 2021. Ten of those acres are in Mecklenburg County and eleven of those acres are in Cabarrus County. Scott gave an overview of working with Cabarrus County, City of Concord, and the Town of Huntersville. A unified decision was made by all of the municipalities to develop all the property within Huntersville and per their regulations.
- There will be interconnectivity with Skybrook Ph. 10 and site access off of Eastfield Road. The proposal will extend all three public street stubs from Skybrook Ph. 10 and the proposal will have a right-in, right-out access to Eastfield.
- The site plan shows a matching extension of the current Ph. 10 Eastfield Road berm and streetscape including a sidewalk extension of Skyscape drive to the NOMAD property. The proposal is showing a community garden and will be compliant with all the town's open space requirements.
- The developer annexation period within the Skybrook CC&Rs has expired meaning this property would not automatically be annexed or become part of the Skybrook HOA. If the site is approved, the developer and the Skybrook HOA have agreed to evaluate and determine if annexing this property is in the best interest of the community. If it is not annexed, then the property will have a separate HOA.
- No builder has been determined for the site, but the goal is to have the development aged targeted but not aged restricted.
- Scott concluded that the town staff is still reviewing the current proposal.

The adjacent owners in attendance provided the following questions and/or feedback:

- There are concerns over the current conditions of stacking at peak hours at Wallace Pond and making a left turn from the existing entrance.
 - During the course of the review, the 47 lots did not warrant a traffic impact analysis nor has staff indicated that an access would be required. Regardless, the petitioner has been speaking with the HOA and is voluntarily placing a right in right out on Eastfield Road. We feel this will alleviate some of the stacking problems at the entrance by providing an additional access for over 80 existing Phase 10 homes that currently utilize Wallace Pond Drive as their primary access.
- Question to staff: With all the new developments Epcon, Billings, Venture Park, will consideration be made for a traffic light at Wallace Pond?
 - Staff- Eastfield Road is within the Charlotte DOT and they are responsible for any additional improvements. We recommend that the HOA and members of the community request that CDOT review the situation and recommend any possible improvements. Staff will assist the homeowners in all ways possible with this endeavor. Staff have also evaluated that when these types of roads are widened to 4 lane divided highways (which matches the CDOT input on the Eastfield Road Small Area Plan) that all left hand turns are being eliminated to help traffic flow.
- Will the future Eastfield widening affect the Phase 10 berm?
 - It is difficult to determine at this point, but if it is affected and since there is additional room outside of the right of way, then the HOA can come back and rebuild areas to provide a buffer from Eastfield Road. Ideally when roads are widened the city will look at widening on both sides of the road within the right of way, which could assist with less impact to the existing berm.
- Concerns were voiced over this property potentially not being annexed and residents using HOA parks and playgrounds.
 - The developer and the HOA will evaluate all costs associated with this project and the developer will rely on direction from the HOA. The development of this property requires BMPs for water quality. The HOA president mentioned that the ongoing yearly maintenance of these facilities is at a significant cost to the HOA. While there is benefit of receiving additional HOA dues from these residents, the costs of maintenance may be completely utilized on the proposed site. The HOA president confirmed that they will work with the developer.
- Why was the Cabarrus County portion not developed in Cabarrus County?
 - We spoke with all the planning directors of all the municipalities during this review. Cabarrus County simply did not have the zoning to create a plan that would closely resemble the proposal and they recommended that we annex into Concord. Concord could satellite annex the property but that city council was willing to allow Huntersville to annex and develop under one set of rules and regulations. Huntersville agreed that would be the best and most effective option for developing the property. We agreed to develop all within the Town of Huntersville.
- There was a concern that internal Skybrook traffic could cut through (heading east) to the Billings entrance, if drivers see stacking on Wallace Pond. Can anything be done about this potential problem?
 - Any and all adjustments including traffic calming devices would have to take place on existing Huntersville streets (Salem Ridge Road). The HOA president offered to work with the town on addressing any issues should they arise, similar to what was provided on the Salem Ridge Road going into the community.

- Is the site reviewed for capacity issues with water/sewer and will there be adequate coverage with fire and police?
 - Yes, the site is reviewed during this process and Charlotte Water would provide water and sewer service. They will conduct their reviews and issue permits based on capacity. That portion is worked out and confirmed during construction plan review. Staff gave an overview of how the Fire Marshal reviews these proposals and how they determine access points for adequate service.
- Can we have a turn lane added to Wallace Pond?
 - Any improvements with Wallace Pond are off site and would have to be provided by Charlotte DOT. Staff will work with the HOA on making a request.
- Is speeding looked at and taken into consideration with this review?
 - The Skybrook HOA president said that there have been 4 traffic studies conducted on Skybrook streets. One of which initiated the placement of speed humps on Salem Ridge Road. The HOA has been working with the town to address safety concerns on the community streets and will continue to do so.
- Do the owners have a say in this review process?
 - Yes, staff explained that the neighborhood meeting is the first step of public input process and then explained how residents can participate at the upcoming public meetings and how they will be notified. Staff also explained that they can reach out to staff and voice concerns which will be made as part of the public record and for the Town Boards to consider.
- There are concerns about possible stacking at Skyscape with the new entrance.
 - The petitioner will work with CDOT and the Town on making sure that all roads and entrances meet the required regulations.
- A participant was thankful that this proposal did not include townhomes or apartments and then asked if this proposal is not approved, what could be built? Could commercial be provided?
 - Staff explained that the property is currently zoned Rural and could be developed with any of the uses allowed by this zoning district which could include a church or a school and each could carry their own set of traffic concerns/issues. Given the surrounding development, residential development of this parcel is could be the best option in terms of traffic impact. Commercial is not currently allowed in Rural, but if not approved, the owner could always propose a rezoning which could carry a similar process for development.
- Can we have Wallace Pond stripped internally as drivers are in the middle of the road trying to exit the community?
 - That would have to be handled outside of this request. Staff will put in a request to transportation to review and they will be in touch with the Skybrook HOA.
- Why are you not providing a left turn lane into Billings?
 - When we decided that townhomes would not be a part of the development and that single family was the best option for the community, we gave up density that would otherwise bring in more capital which is needed for additional improvements. We are also voluntarily building an entrance when one is not required through review. We feel that the improvements being made will not only address the proposal but will improve conditions at the existing entrance. We also feel we are making improvements above what is proportionate to our proposal.
- Can you build smaller ponds to address water quality and realize savings in that regard?
 - Unfortunately, we have to build these facilities in accordance with the town's regulations to properly address run-off and storm water.
- Does Skyscape end at the NOMAD facility?
 - Yes, that road is being stubbed to the property and will be available should redevelopment occur. The petitioner requested an access with NOMAD in order to upgrade of their drive to a public street, but the owner's declined any allowances or improvements.

- What is the difference in aged targeted versus age restricted?
 - Staff commented that age restricted is regulated by the state and that aged targeted is a preference. A real estate broker in attendance also gave feedback on the differences when it comes to homes and options when targeting this buyer.
- Can you provide what the square footages will be on the homes?
 - We cannot because we do not have a builder selected and we couldn't provide any restrictions at this stage. We can provide more once we have a builder selected.
- What is the timeline for development?
 - We have to obtain approvals through the rezoning process. The track right now is set for a final action by the Board of Commissioners in August. If this proposal is approved, then we have to obtain construction drawing plan approval, which can take several months. There is not a set date on when we will break ground, but we are targeting Spring/Summer of 2022 as a start date. All is dependent on review schedules and the market at that time.
- Are you planning on phasing the development?
 - We don't know at this point as development is all market driven. If the market remains as it is currently, there is a potential that we will develop and sell all 47 lots in one phase.
- Are you proposing to interfere with the 18' access next to our home (last house on Sky Vista adjacent to a stub street)?
 - No, we are not making any improvements on existing Skybrook property.
- There is a wire fence on the rear of all the Phase 10 lots, what will become of that?
 - We haven't reviewed that but it is likely we will remove that when we clear and grade the lots.
- Staff informed all the residents that the site will be posted for rezoning and letters will go out to adjacent property owners as well as to the HOA regarding upcoming meetings. All residents are invited to attend and participate in the meetings.

The meeting was adjourned at 7:47 PM.

All neighborhood meeting notifications, materials, and minutes along with all items described in Article 11.4.3 (d) were delivered to the Huntersville Town Clerk's office on July 2, 2021.



June 9, 2021

Re: Rezoning Case R#21-02 Billings Property Conditional District Rezoning Plan
21.509 Acres on Eastfield in Huntersville, NC. (Mecklenburg County Parcel ID# 021-111-16; Cabarrus County Parcel IDs# 46703589660000 & 46704602880000)

Dear Property Owner,

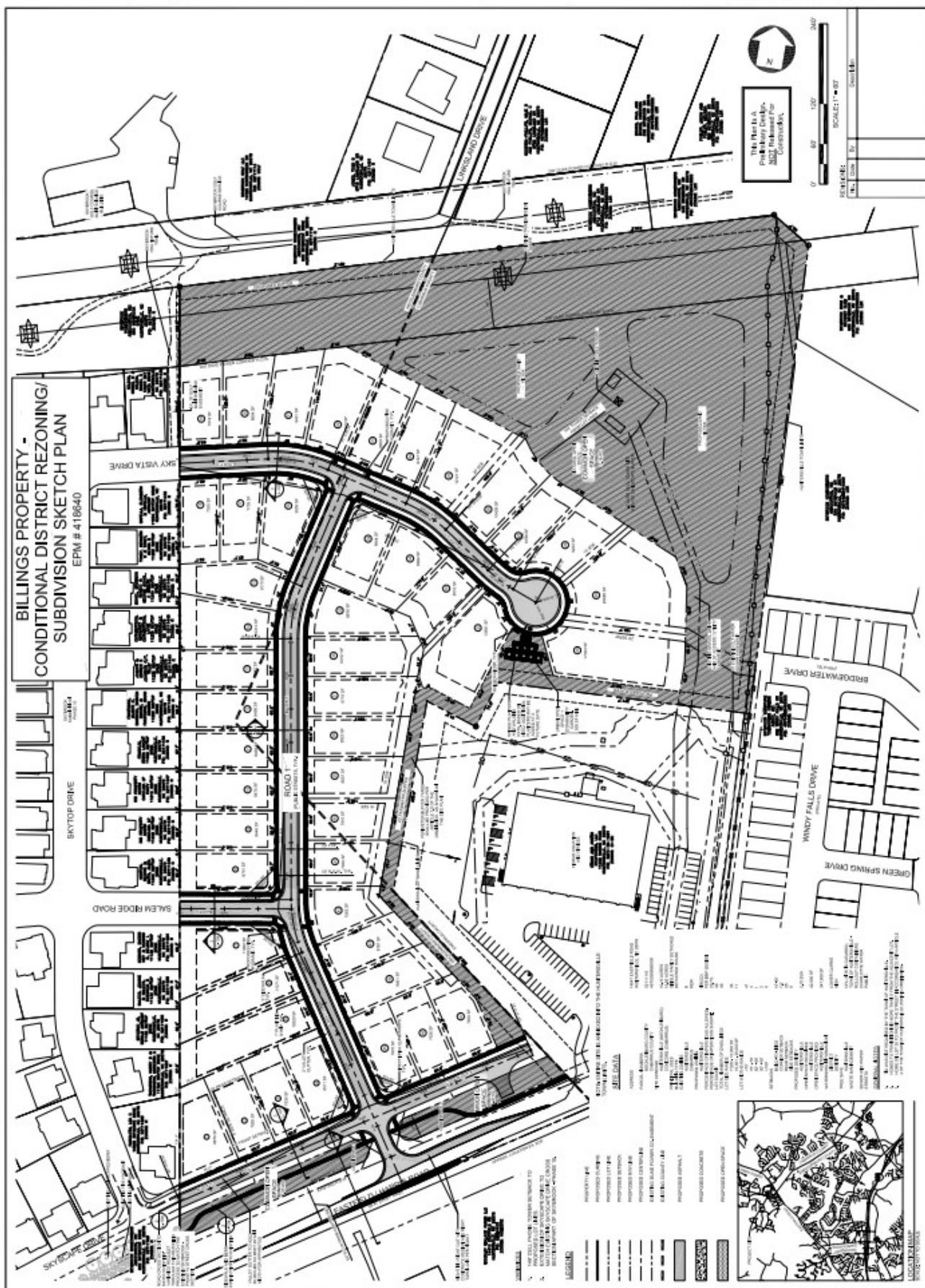
On behalf of the applicants, we would like to invite you to attend a Neighborhood Meeting scheduled for July 1, 2021 at 6:30 PM at the Huntersville Town Hall (101 Huntersville-Concord Road) in Huntersville, NC to review a proposed rezoning and subdivision sketch plan on the above-referenced properties. These plans are currently being reviewed by the Town of Huntersville Planning Staff to provide 47 single family lots and open space on 21.509 acres. Please note that we have attached a site plan of the proposal on the back of this letter for your review.

If you have any questions or need additional information, please call me at 704.995.2507 or email me at scott@bpropnc.com. We look forward to seeing you at the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Moore", with a long, sweeping horizontal line extending to the right.

Scott Moore
Project Manager
Skybrook Subdivision



MEETING SIGN-IN SHEET

Project:	R21-03	Meeting Date:	7/1/21
Facilitator:	Scott Moore	Place/Room:	Town of Huntersville

Name	Address	Phone	E-Mail
Ron & Barbara Shipley	9822 Sky Vista Dr	704-274-9757	ronship@att.net
Mike & Cathy Miller	9900 Sky Vista	704-601-8727	Miller6206@aol.com
Roy Grogan	14033 Selwyn Rd	704-351-7619	groganroy@gmail.com
Carolyn & Mike SHEETS	9818 Sky Vista Dr	704-912-3192	cmisheets@aol.com
David & Patricia Hall	14820 Salem Ridge	804-301-6801	dhall424@aol.com
Mable Redin	11223 Skytop Dr.	(604) 330-9148	mable.redin@att.net
Bill & Ellen Cameron	11249 Highest Dr 9410 Wallace Pond Dr	704-728-6038 678-699-9943	ellenca@1710 87miller
Chris Cox	Huntersville NC 28078		chriscox1936@yahoo.com
Dustin & Allison Grannis	14841 Skyscape Dr. Huntersville, NC 28078	513-334-9220	allison-grannis@gmail.com
Muriel Wilson	10009 Sky Vista Dr.	704-992-9211	Dannopcs@gmail
Dan Wilson	" "	" "	" "
Jane M'Leod	11134 Skytop Dr	914-450-1577	m'leodj@verizon.com
Margyellen Mac	9830 Sky Vista	407-592-9754	2007@yahoo
Wes & Craig Sandhaus	11255 Skytop Dr	914-320-3633	sandhausc@aol.com
Jane & Melanie L. Kline	11427 Skytop Dr	845-820-2576	—
Dawn Wiles	11235 Skytop Dr	704-614-2510	dwiles@carolina.rr.com
Robert & Kinaid Terra	9824 Sky Vista Dr	915-539-1407	robertterra.com
DAVID RODRIGUEZ	9933 Sky Vista Dr.	704-904-5128	d.rodriguez.nc@gmail.com
Dr & Mrs Robert J Allen	11060 Emeraldwood Dr	704-727-0065	rallen7177@gmail.com

MEETING SIGN-IN SHEET

Project:	R21-03	Meeting Date:	7/1/21
Facilitator:	Scott Moore	Place/Room:	Town of Huntersville

[illegible]

R#21-03 Billings Property Neighborhood Meeting- Mailout List (Mailed USPS: 6/11/21)

Town of Huntersville Properties - 250' Buffer				
HATHCOCK, STEVEN B	10001 SKY VISTA DR	HUNTERSVILLE	NC	28078
TRUSTEE THE JOHNSON-WALKER,	10005 SKY VISTA DR	HUNTERSVILLE	NC	28078
WILSON, DANIEL C WILSON, MURIEL R	10009 SKY VISTA DR	HUNTERSVILLE	NC	28078
DHINGRA, HARDIP S DHINGRA, SURINDERPAL K	11113 SKYTOP DR	HUNTERSVILLE	NC	28078
SHREVE, BRIAN PAUL SHREVE, MEGAN LYNN	11119 SKYTOP DR	HUNTERSVILLE	NC	28078
THOMPSON, HARRY S THOMPSON, MEREDITH A	11120 SKYTOP DR	HUNTERSVILLE	NC	28078
DAVIDSON, STEVEN C DAVIDSON, ASHLEY M	11125 SKYTOP DR	HUNTERSVILLE	NC	28078
GRYCZKO JR, GERALD ANTHONY	11128 SKYTOP DR	HUNTERSVILLE	NC	28078
MCLEOD, RODERICK G MCLEOD, JEANNE	11134 SKYTOP DR	HUNTERSVILLE	NC	28078
HOWARD, SHERRI IVEY HOWARD III, KELWAY L	11138 SKYTOP DR	HUNTERSVILLE	NC	28078
CURRENCE, DAVID	11203 SKYTOP DR	HUNTERSVILLE	NC	28078
BATTS, ALETA HORTON, GEORGE	11204 SKYTOP DR	HUNTERSVILLE	NC	28078
BARNES, JOHN BARNES, NANCY	11207 SKYTOP DR	HUNTERSVILLE	NC	28078
STUKES, ALJOSEPH STUKES, MARY E	11211 SKYTOP DR	HUNTERSVILLE	NC	28078
MUSSER, RODNEY A	11215 SKYTOP DR	HUNTERSVILLE	NC	28078
WALKER, VERONICA	11219 SKYTOP DR	HUNTERSVILLE	NC	28078
FRANKLIN, EDWIN LAMONT	11220 SKYTOP DR	HUNTERSVILLE	NC	28078
REDIC, MABLE A	11223 SKYTOP DR	HUNTERSVILLE	NC	28078
FINISTERRE, GLADYS KIANA	11226 SKYTOP DR	HUNTERSVILLE	NC	28078
CUNNINGHAM, SHARKIYA L	11231 SKYTOP DR	HUNTERSVILLE	NC	28078
JOHNSON SR, JOSEPH R	11232 SKYTOP DR	HUNTERSVILLE	NC	28078
WILES, CHARITY DAWN	11235 SKYTOP DR	HUNTERSVILLE	NC	28078
CUTHBERTSON, LAYNE	11238 SKYTOP DR	HUNTERSVILLE	NC	28078
BENORE, KAREN A	11239 SKYTOP DR	HUNTERSVILLE	NC	28078
HERTZOG, ROBERT	11243 SKYTOP DR	HUNTERSVILLE	NC	28078
BOHOL, BRENNON GUIMOC	11244 SKYTOP DR	HUNTERSVILLE	NC	28078
LAPIERRE, JAMES	11247 SKYTOP DR	HUNTERSVILLE	NC	28078
TONEY, KENNETH R	11250 SKYTOP DR	HUNTERSVILLE	NC	28078
TAROLLI, HOLLY B	11251 SKYTOP DR	HUNTERSVILLE	NC	28078
CAPELLA, ANTHONY	11254 SKYTOP DR	HUNTERSVILLE	NC	28078
SANDHAUS, CRAIG	11255 SKYTOP DR	HUNTERSVILLE	NC	28078
MYRA'S DREAM LLC,	14324 EASTFIELD RD	HUNTERSVILLE	NC	28078
ANDERSON, JAMES A JR	14624 EASTFIELD RD	HUNTERSVILLE	NC	28078
EEG HOLDINGS LLC,	14700 EASTFIELD RD	HUNTERSVILLE	NC	28078
HENDERSON, BENJAMIN LEE JR	14814 SALEM RIDGE RD	HUNTERSVILLE	NC	28078
HALL, LOUIE DAVID	14820 SALEM RIDGE RD	HUNTERSVILLE	NC	28078
BARNHARD, JENNIFER S	14829 SKYSCAPE DR	HUNTERSVILLE	NC	28078
PATEL, SANDEEP	14833 SKYSCAPE DR	HUNTERSVILLE	NC	28078
MIDDLETON, ALEXANDER JR	14837 SKYSCAPE DR	HUNTERSVILLE	NC	28078
GRANNIS, LAURA	14841 SKYSCAPE DR	HUNTERSVILLE	NC	28078
WOODLEY WALLACE FARMS LLC,	14842 EASTFIELD RD	HUNTERSVILLE	NC	28078
FAIRCLOTH, LEA C	14905 SKYSCAPE DR	HUNTERSVILLE	NC	28078
HASSEY, ANNE	36 TOWNPATH DR	WILMINGTON	MA	01887
SKYBROOK GOLF LLC,	400 MARKET ST STE 115	CHAPEL HILL	NC	27516
IH5 PROPERTY NORTH CAROLINA LP PARTY	9335 HARRIS CORNERS PKY STE 100	CHARLOTTE	NC	28269
JONES, AUDREY K	9715 LINKSLAND DR	HUNTERSVILLE	NC	28078
KRISS, RICHARD J	9732 LINKSLAND RD	HUNTERSVILLE	NC	28078
SARGEANT, STEPHANIE C	9833 SKYBLUFF CIR	HUNTERSVILLE	NC	28078
ALFORD, MONTEZ	9941 SKY VISTA DR	HUNTERSVILLE	NC	28078

Cabarrus County Properties- 250' Buffer				
GOODWIN-PHILLIPS MAJE D	9722 LINKSLAND DR	HUNTERSVILLE	NC	28078
COVINGTON JEFFREY TODD	9730 LINKSLAND DRIVE	HUNTERSVILLE	NC	28078
AMH ROMAN TWO NC LLC	9738 LINKSLAND DR	HUNTERSVILLE	NC	28078
BOURG PAUL	518 SKYBROOK DR	HUNTERSVILLE	NC	28078
FOWLER JASON	526 SKYBROOK DR	HUNTERSVILLE	NC	28078
BARNETT STEPHEN P	534 SKYBROOK DR	HUNTERSVILLE	NC	28078
SKYBROOK SWIM & RACQUET CLUB	830 SKYBROOK DR	HUNTERSVILLE	NC	28078
FRAHM ANDREW DAVID	11214 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
CARR MONALITA M	11210 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
VECCHIO JONATHAN M	11206 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
BROWN CECILIA L	11202 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
HPA JV BORROWER 2019-1 ATH LLC	11198 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
WHITESIDE MEGAN	11194 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
SUBRAMANIAM SUDHAKAR	11190 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
DARRENKAMP WILLIAM J JR	11186 BRIDGEWATER DR	HUNTERSVILLE	NC	28078
SALLEY JOHN L	838 WINDY FALLS DR	HUNTERSVILLE	NC	28078
KANKIPATI NITYANAND	842 WINDY FALLS DR	HUNTERSVILLE	NC	28078
GROGAN TERRENCE	846 WINDY FALLS DR	HUNTERSVILLE	NC	28078
RAWOOL DAYANAND VIJAY	850 WINDY FALLS DR	HUNTERSVILLE	NC	28078
PAGUNURAN GILBERT	854 WINDY FALLS DR	HUNTERSVILLE	NC	28078
BAKONG CHRYSTEL R	858 WINDY FALLS DR	HUNTERSVILLE	NC	28078
BSMNS LLC	862 WINDY FALLS DR	HUNTERSVILLE	NC	28078
PRINCE ADAM	866 WINDY FALLS DR	HUNTERSVILLE	NC	28078
WHITE KENNETH COREY	870 WINDY FALLS DR	HUNTERSVILLE	NC	28078
ALSOP MICHAEL	874 WINDY FALLS DR	HUNTERSVILLE	NC	28078
LONG DONALD STEPHEN	878 WINDY FALLS DR	HUNTERSVILLE	NC	28078
SHUCK MATTHEW WILLIAM	833 WINDY FALLS DR	HUNTERSVILLE	NC	28078
DAWSON SEAN	837 WINDY FALLS DR	HUNTERSVILLE	NC	28078
SHARMA ANKIT	841 WINDY FALLS DR	HUNTERSVILLE	NC	28078
KASU BATSIRAI NELIAH	845 WINDY FALLS DR	HUNTERSVILLE	NC	28078
JALIGAM SANDHYA RANI	849 WINDY FALLS DR	HUNTERSVILLE	NC	28078
WHITE KENNETH COREY	853 WINDY FALLS DR	HUNTERSVILLE	NC	28078
WYSOWSKI JANICE MARY	857 WINDY FALLS DR	HUNTERSVILLE	NC	28078
GETTINGER ZACHARY T	11200 GREEN SPRING DR	HUNTERSVILLE	NC	28078
LUCKETT JANICE T	11196 GREEN SPRING DR	HUNTERSVILLE	NC	28078
PRICE WILLIAM ANTHONY SR	11192 GREEN SPRING DR	HUNTERSVILLE	NC	28078
ALLEN NICOLE	11188 GREEN SPRING DR	HUNTERSVILLE	NC	28078
AURILIA CHRISTY T	11184 GREEN SPRING DR	HUNTERSVILLE	NC	28078
HOOSE ROBERT H	11180 GREEN SPRING DR	HUNTERSVILLE	NC	28078
GOLDEN MICHAEL J	840 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
DELGROSSO CHRISTINE	844 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
TALTON JOSEPH G	848 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
BERRY RAINA MONET	852 SKYBROOK FALLS DR	HUNTERSVILLE	NC	28078
HOA Notifications- 250' Buffer				
EDISON SQUARE TOWNHOMES ASSOCIATION INC	P.O. Box 1329	CORNELIUS	NC	28031
SKYBROOK HOMEOWNERS ASSOCIATION INC,	PO BOX 481349	CHARLOTTE	NC	28269
PARKSIDE AT SKYBROOK NORTH HOA	1201 STALLINGS ROAD	MATTHEWS	NC	28104

**R#21-03 BILLINGS REZONING
NEIGHBORHOOD MEETING EMAIL LIST
EMAILED OUT: 6/11/21 5:35 PM**

Mayor John Aneralla
janeralla@huntersville.org

Commissioner Melinda Bales
mbales@huntersville.org

Commissioner Lance Munger
lmunger@huntersville.org

Commissioner Brian Hines
bhines@huntersville.org

Commissioner Stacy Phillips
sphillips@huntersville.org

Commissioner Nick Walsh
nwalsh@huntersville.org

Commissioner Dan Boone
dboone@huntersville.org

Jennifer Davis
jenniferdavis078@gmail.com

Catherine Graffy
cgraffy@outlook.com

Scott Hensley
hensleyscott1@gmail.com

Frank Gammon
gammonf@roadrunner.com

Greg Baber
bogeybaber@gmail.com

Jeff Sny
jeffrey.sny@gmail.com

Stephen Swanick
stephen.swanick@gmail.com

Derek Partee
dpartee755@gmail.com

Jeff Sny
jeffrey.sny@gmail.com

Christopher Boyd
cbpack51@yahoo.com

Anthony Roberts
aroberts@huntersville.org

Brian Richards
brichards@huntersville.org

David Peete
dpeete@huntersville.org

Janet Pierson
jpierson@huntersville.org

Tracy Barron
tbarron@huntersville.org

Jackie Huffman
jhuffman@huntersville.org

Town of Huntersville: Billings Property

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 30 single family detached dwellings, worst case scenario, under zoning NR(CD).

CMS Planning Area: North

Average Student Yield per Unit: 0.5118

This development may add 15 students to the schools in this area.

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

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
LEGETTE BLYTHE ELEMENTARY	53	50	871	822	106%	6	106%
JM ALEXANDER MIDDLE	48	54	938	1055	89%	4	89%
NORTH MECKLENBURG HIGH	116.5	108	2146	1989	108%	5	108%

The total estimated capital cost of providing the additional school capacity for this new development is \$424,000; calculated as follows:

Elementary School: 6x \$34,000 = \$204,000

High School: 5x \$44,000 = \$220,000

RECOMMENDATION

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

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: David Hill, Principal Planner

Date: September 7, 2021

Subject: 2022 Downtown Plan Steering Committee

EXPLAIN REQUEST:

The 2022 Downtown Plan Steering Committee will be composed of Huntersville residents, property owners, and business owners. The Committee will serve to provide oversight of the planning process involved in updating the Downtown Master Plan. Several non-voting ex-officio members will serve as liaisons to other town boards and commissions. The project is expected to take about one year to complete, and will be supported by Town staff and consultants. The project is identified as a priority in the 2040 Community Plan.

ACTION RECOMMENDED:

Staff recommends appointment of the Committee members.

FINANCIAL IMPLICATIONS:

The Steering Committee members will serve as volunteers with no compensation. The Downtown Plan was funded in the 2021-22 Town budget.

ATTACHMENTS:

1. Resolution - Downtown Plan Steering Committee Appts
2. 2022 Downtown Plan Applications

RESOLUTION TO CREATE THE 2022 DOWNTOWN PLAN STEERING COMMITTEE

WHEREAS, the Huntersville Downtown Plan was adopted in 2006 and needs to be updated, and the Huntersville 2040 Community Plan adopted in 2020 addressed several improvement policies and objectives related to the Downtown; and

WHEREAS, the Town of Huntersville Board of Commissioners has decided to create a 2022 Downtown Plan Steering Committee to serve as an advisory board to the Town of Huntersville Planning Board and Board of Commissioners; and

WHEREAS, during the months of May and June 2021, Town of Huntersville residents, property owners, and business owners were invited to complete an application to be appointed and serve on the 2022 Downtown Plan Steering Committee, and

WHEREAS, upon appointment to the 2022 Downtown Plan Steering Committee, members will be asked to work with Town staff and professional consultants during the development of the 2022 Downtown Plan, including efforts to encourage public participation and engagement during the project;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF HUNTERSVILLE BOARD OF COMMISSIONERS AS FOLLOWS:

1. There is hereby created the 2022 Downtown Plan Steering Committee.
2. The purpose of creating the 2022 Downtown Plan Steering Committee is to serve as an advisory board to the Town of Huntersville Planning Board and Board of Commissioners until such time as the Plan is adopted by the Board of Commissioners.
3. The 2022 Downtown Plan Steering Committee shall consist of 15 voting members, who are Town of Huntersville residents, property owners, or business owners and appointed by the Town of Huntersville Board of Commissioners. The appointees have been selected from the pool of applicants who volunteered to serve on the Committee, and include the following voting members:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____

- 10) _____
- 11) _____
- 12) _____
- 13) _____
- 14) _____
- 15) _____

4. The 2022 Downtown Plan Steering Committee shall also consist of 7 nonvoting ex-officio members to inform and obtain input from existing Huntersville boards as development of the Plan progresses. The non-voting ex-officio members are current members of existing Town of Huntersville Boards, and include the following representatives:

- | | | |
|----|-------|---|
| 1) | _____ | (Planning Board) |
| 2) | _____ | (Ordinances Advisory Board) |
| 3) | _____ | (Greenway, Trail, and Bikeway Commission) |
| 4) | _____ | (Parks and Recreation Committee) |
| 5) | _____ | (Public Art Committee) |
| 6) | _____ | (Huntersville Chamber of Commerce) |
| 7) | _____ | (Lake Norman Chamber of Commerce) |

5. The Steering Committee will meet at least eight (8) times during the course of the project, with an anticipated timeframe extending from September 2021 through September 2022, subject to change. The Planning Director shall have the authority to call the meetings of the Committee, which will be called and advertised as a special-called meeting, and to set the agenda for each meeting as part of the special-called meeting notice. Only items of business specified in the special-called meeting notice may be conducted at each meeting.
6. The Steering Committee will elect a Chairperson and Vice-Chairperson from its voting membership. The Chairperson will lead the meetings, manage discussion in a civil and orderly fashion, and coordinate the making of decisions, whether by consensus or by a motion made, seconded and approved by majority vote.
7. In order for the Committee to carry out its responsibilities, it is necessary for members to attend the meetings. If a member is absent for two (2) meetings, the Committee may request that the member be replaced by the Town Board of Commissioners.
8. Meetings will be advertised and conducted in accordance with the North Carolina Open Meetings Law. Minutes shall be kept for each meeting.

9. Upon adoption of the Huntersville 2022 Downtown Plan, the Huntersville 2022 Downtown Plan Steering Committee may be dissolved by the Board of Commissioners.
10. The Huntersville Town Board of Commissioners is deeply appreciative of the spirit of volunteerism and community interest shown by the Steering Committee Members, including all of the applicants interested in serving on the Committee.

Adopted this the ____ day of _____, 2021.

ATTEST:

Janet Pierson, Town Clerk

John Aneralla, Mayor

Approved as to form:

Emily Sloop, Town Attorney

2022 DOWNTOWN PLAN STEERING COMMITTEE APPLICATIONS

First Name	Karen
Last Name	Barnett
Preferred Phone #	919-370-0161
Home Address	13223 Union Square Drive Huntersville NC 28078
Email address	Kbarnett316@gmail.com
Present Occupation & Employer	Realtor, Broker
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	<i>Field not completed.</i>
Business and Civic Experience	<i>Field not completed.</i>
Areas of Expertise and Interests/Skills	Public Relations, Marketing, Communications, Digital Marketing, social Media
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Karen Barnett

First Name	Robert
Last Name	Bishop
Preferred Phone #	704 724 8369
Home Address	12309 Ramah Church Rd
Email address	Robbishop87@yahoo.com
Present Occupation & Employer	Senior Construction Project Manager South Creek inc.
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Masters of Business State University of New York Bachelor of Science State University of New York
Business and Civic Experience	25+ years experience as founder and business owner of specialty contracting business
Areas of Expertise and Interests/Skills	Construction management , land development , urban planning , business development
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	No
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	<i>Field not completed.</i>

First Name	Tracie
Last Name	Bober
Preferred Phone #	6147833408
Home Address	12824 Coral Sunrise Drive Huntersville 28078
Email address	tracie.bober@gmail.com
Present Occupation & Employer	Marketing Manager, Meritage Homes
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Not currently
Education	BBA, Marketing - Kent State University, 1994; MBA - LSUS, 2020
Business and Civic Experience	15 years professional marketing experience; 3 years experience serving as Board of Directors for the Westerville Convention & Visitors Bureau in Westerville, OH (2017-2019) and 1 year on the Uptown Westerville Inc Board of Directors. (2019)
Areas of Expertise and Interests/Skills	My areas of expertise and skills are around business and marketing including digital marketing and social media. My interest is in giving back to the community.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these	

First Name	Robert "Nate"
Last Name	Bowman
Preferred Phone #	704-875-9704 ext 101
Home Address	205 S Church St
Email address	natebowman15@gmail.com
Present Occupation & Employer	Bowman Development Group
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	N/A
Education	Davidson College
Business and Civic Experience	Developer in Huntersville for 35 years
Areas of Expertise and Interests/Skills	Developer in Huntersville for 35 years
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Robert Bowman

First Name	Dennis
Last Name	Brewer
Preferred Phone #	7032443667
Home Address	15820 Hubbard Rd
Email address	clbrew22@gmail.com
Present Occupation & Employer	joe gibbs racing
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	board of assessment till 6/21
Education	collage
Business and Civic Experience	had own business for 30 years
Areas of Expertise and Interests/Skills	all trades
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	<i>Field not completed.</i>
Electronic Signature	Dennis Ray Brewer

First Name	Gatewood
Last Name	Campbell
Preferred Phone #	704-942-0844
Home Address	104 Interlaken PL, Huntersville
Email address	Gatewoodcampbell@gmail.com
Present Occupation & Employer	Self Employed
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	N/A
Education	BA Industrial & Organizational Psychology, UNCC
Business and Civic Experience	15 years in local non-profit organization
Areas of Expertise and Interests/Skills	I've lived in Huntersville for 22 years and my husband is a life-long resident. I love our town and our schools and want to preserve the charm that first drew us to raise our family here while helping steer the town towards growth that is healthy and beneficial to the community. For the last several years I have met with candidates, engaged in dialogue with the Mayor and Commissioners on a variety of town matters and diligently followed town and board meetings. Huntersville is our long-term home and I have a personal interest in seeing our downtown prosper.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes

First Name	John
Last Name	Carbonell
Preferred Phone #	770-335-6153
Home Address	17107 Hugh Torance Pkwy, Huntersville NC 28978
Email address	johnicarbonell@hotmail.com
Present Occupation & Employer	In Transition
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Board of Adjustments (2024)
Education	MBA Rollins College - Crummer Graduate School of Business BS Economics University of Pittsburg at Johnstown
Business and Civic Experience	Chairman Town of Huntersville 2040 Steering Committee
Areas of Expertise and Interests/Skills	Cross Functional Team Leadership, Marketing, Sales, New Business Development, Biking, Yoga
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	William
Last Name	Chapman
Preferred Phone #	8645164865
Home Address	14308 S Old Statesville Road
Email address	bchapman85@gmail.com
Present Occupation & Employer	Stay-at-home parent, caring for two year-old
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	N/a
Education	B.S. Special Education-adapted curriculum, University of Georgia Masters in Communication Disorders, University of South Carolina
Business and Civic Experience	President of University of Georgia Alumni Association, Upstate SC Public school teacher and speech-language pathologist
Areas of Expertise and Interests/Skills	I have a strong desire to improve our downtown area. We bought a home and moved here in January because we believed Huntersville had a lot of potential. I want this town to be a desirable place for my family and others. We lived in a town in South Carolina that, when we moved there, offered very little but within four years became a desirable place to live and entertain. I believe Huntersville has that same potential. Having been a public servant most of my adult life, I believe I am a good fit for this position.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists	Yes

First Name	Daniel
Last Name	Clausner
Preferred Phone #	217-725-5040
Home Address	11126 Harbert Road, Huntersville, NC 28078
Email address	ddc85@cornell.edu
Present Occupation & Employer	Higher Ed Administrator, UNC Charlotte
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	N/A
Education	PhD in Public Policy, UNC Charlotte (part-time, expected date of degree: May 2027) Master's in Urban Planning, Cornell University, 2013 Bachelor's in English, Northwestern University, 2009
Business and Civic Experience	Peace Corps Volunteer 2009-2011 Blood Donor Youth Group Mentor (Fulfillment Fund, Los Angeles)
Areas of Expertise and Interests/Skills	As a current resident of Huntersville, as well as a PhD student of Public Policy with a focus on Public Economics, I would bring a unique perspective to the steering committee, in that I would be able to understand and balance the concerns of being a resident with long-term economic development goals for the Downtown and Downtown Plan. As a PhD student, much of my research to-date has centered around greenways and transit infrastructures -- two issues which would be relevant on this committee and for the Downtown Plan. As a trained Urban Planner, I also have experience with analyzing plans and the planning process, including ensuring that all community voices are heard and, where possible, reaching consensus on such an important

First Name	Sharon
Last Name	Correll
Preferred Phone #	6083461464
Home Address	15314 Moate Ct., Huntersville
Email address	sharonmaly@gmail.com
Present Occupation & Employer	Unemployed
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Juris Doctor - University of Wisconsin '07 Bachelor of Arts, Political Science and Spanish - University of Georgia '05
Business and Civic Experience	Mecklenburg County Associate Attorney July 2017- February 2020 Assistant District Attorney (St. Croix County Wisconsin) January 2008 - May 2016
Areas of Expertise and Interests/Skills	I am a North Carolina licensed attorney, currently focusing on our family and young children at home. Our family enjoys all of the Huntersville parks and greenways regularly. We love to explore existing and new restaurants and shops in Huntersville. I love our community and think it is the best area to live in the greater Charlotte community. I have a strong interest in Huntersville remaining a great place to live and becoming even better for my children as they grow up.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations,	Yes

First Name	Jennifer
Last Name	Davis
Preferred Phone #	704-918-9357
Home Address	13602 Stumptown Rd.
Email address	Jenniferdavis078@gmail.com
Present Occupation & Employer	Account Executive Modular Designs
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Planning Board June- 2024
Education	Interior Design
Business and Civic Experience	Currently serve on the Planning Board
Areas of Expertise and Interests/Skills	Town Ordinance, town process, and desire to help make our town the best it can be.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Jennifer Davis

First Name	Weslie
Last Name	Dunn
Preferred Phone #	7047246930
Home Address	15009 Parsons Ridge Ln
Email address	Weslie.jarvis@gmail.com
Present Occupation & Employer	Peak Financial Group, Inc.
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Bachelors Degree Communications
Business and Civic Experience	Copy Editor, Pricing Analyst Lowe's Corporate 2007-2012; Marketing & Customer Relations Peak Financial Group 2012-Present.
Areas of Expertise and Interests/Skills	Editing, Writing, Research, Quickbooks
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Heath
Last Name	Edmiston
Preferred Phone #	9802550938
Home Address	6605 Barkley Farm Road, 28078 Apt/Suite
Email address	heathedmiston@gmail.com
Present Occupation & Employer	Construction Manager - Edifice, LLC
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	BS - Virginia Military Institute
Business and Civic Experience	Manage MultiMillion Dollar Construction Projects with interaction with government agencies from project schematics through occupancy and turnover
Areas of Expertise and Interests/Skills	As a Huntersville resident I am interested in helping the town grow "smart". I believe that not enough thought is given to infrastructure improvements to maintain the quality of life we currently have while growing our community.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these	

First Name	Doug
Last Name	Ferguson
Preferred Phone #	(704) 875-6892
Home Address	14416 S. Old Stateville Rd. Huntersville, NC. 20878
Email address	dferguson@hpcpatch.org
Present Occupation & Employer	Pastor - Huntersville Presbyterian Church
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	B.S. Design - Clemson University Master of Architecture - Clemson University Master of Divinity - Columbia Seminary
Business and Civic Experience	Leadership Orlando - Orlando, Florida Leadership Vestavia Hills - Vestavia Hills, AL FORBirmingham - Birmingham, AL
Areas of Expertise and Interests/Skills	Architecture Urban Planning Community Partnerships
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these	

First Name	James
Last Name	Fletemier
Preferred Phone #	7049294197
Home Address	209 Hillcrest Dr
Email address	JLFLETEMIER@GMAIL.COM
Present Occupation & Employer	Assistant Director Curriculum, Canopy Real Estate Institute
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	East Carolina University, Rowan Cabarrus Community College,
Business and Civic Experience	Former US Manufacturing Director for large adhesives company, former Broker in Charge, Residential Real Estate Broker, Served on the Tree Canopy Committee for the Town of Davidson, current President Elect of the North Carolina Real Estate Educators Association.
Areas of Expertise and Interests/Skills	Currently working with UNC- Charlotte Childress Klein School of Real Estate and CMS to develop a Real Estate Pathway and home ownership awareness program for High school students; I work extensively with "redefining" complex legal and Real Property or transactional related concepts into simple to understand terms using audience appropriate language. I'm very aware of the core concepts behind intentionally economic development, as well as deeply motivated by the emotional needs of the towns longstanding residents.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador?	Yes

First Name	Sean
Last Name	Flynn
Preferred Phone #	8432007511
Home Address	12115 Ulsten Ln
Email address	sean@sksholdings.com
Present Occupation & Employer	Owner Main Street Coffee & Coworking - CEO SKS holdings
How would you characterize your interest in serving on the Steering Committee?	<i>Field not completed.</i>
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	BS, MBA, MA International Relations - London School of Economics
Business and Civic Experience	SKS Holdings CEO
Areas of Expertise and Interests/Skills	Mediator, Entrepreneur, International Relations, and I like to have fun too.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	John
Last Name	Foster
Preferred Phone #	7045063597
Home Address	12434 COOL MIST LN
Email address	FOSTERSFRAME@ATT.NET
Present Occupation & Employer	CO-OWNER: FOSTER'S FRAME & ART GALLERY
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Huntersville Public Art Commission: Term expires December 2021
Education	BS degree Industrial Arts, Prairie View A&MU: Post Grad work in Counseling.
Business and Civic Experience	Past Board Member Lake Norman Chamber, Past Member Huntersville Regional Chamber, Past member and Chair Barium Springs Children Home(Children Hope Alliance), Past member Mooresville/Lake Norman United Way.
Areas of Expertise and Interests/Skills	People skills, 40 plus years of various retail management skills. Interests are helping promote various retail development, arts, culture and residential growth in the downtown area.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing	

First Name	Barbara
Last Name	Gerhardt
Preferred Phone #	704-875-6103
Home Address	104 Baucom Lane
Email address	bgerhardt324@gmail.com
Present Occupation & Employer	Retired
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	BA Greensboro College
Business and Civic Experience	Director Child Care Programs at Huntersville Presbyterian Church for over 25 years../. Member of OHHS
Areas of Expertise and Interests/Skills	Children, education community
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Don
Last Name	Gest
Preferred Phone #	2166506211
Home Address	16518 Greenfarm Road, Huntersville, NC 28078
Email address	donald.gest@doanbrook.com
Present Occupation & Employer	The Doan Brook Company
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Blue Ridge Parkway Foundation, June 2023
Education	Kenyon College, BA Case Western Reserve University, MBA
Business and Civic Experience	HEADLINE 1 OF 4 Real estate development across multiple classes of real estate, including National Historic Districts, see Areas of Expertise. HEADLINE 2 OF 4 Blue Ridge Parkway Foundation Advisory Board, serve on the Kids in Parks Committee and the Development Committee. HEADLINE 3 OF 4 Experienced technology entrepreneur including \$125 million electronic gift card line of business and a \$100 million capital raise from Goldman Sachs. HEADLINE 4 OF 4 Lloyd's of London and specialty commercial insurance for ski resorts, venture-funded technology and life science companies, and multi-national energy companies.
Areas of Expertise and Interests/Skills	RELEVANT REAL ESTATE EXPERTISE... HUDSON OHIO Public-private partnership for the redevelopment of an 11-acre former manufacturing campus immediately adjacent

First Name	Jennifer
Last Name	Gonzalez
Preferred Phone #	2398986266
Home Address	5416 Colonial Garden Drive
Email address	davidandjengonzalez@gmail.com
Present Occupation & Employer	Office Manager, Read Charlotte (Foundation For The Carolinas)
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	B.S., Management/Entrepreneurship
Business and Civic Experience	17 years of experience in non-profit accounting and finance, small business consulting, and business management Previous Civic Experience: Disaster Relief Mass Feeding Volunteer Finance/Membership Coordinator Adult English Tutor Jail Ministry Assistant Financial Accountability Group Leader
Areas of Expertise and Interests/Skills	Community cooperation Operational analysis Financial problem solving

First Name	Daniel
Last Name	Gossett
Preferred Phone #	706-362-1305
Home Address	16125 Farmall Drive Huntersville, NC 28078
Email address	Daniel.Gossett@allentate.com
Present Occupation & Employer	Allen Tate Realtors
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	University of North Georgia and Southern Adventist University
Business and Civic Experience	<i>Field not completed.</i>
Areas of Expertise and Interests/Skills	Real Estate and Finance. I really enjoy working with people, communicating with stakeholders and seeing ideas and dreams come to fruition.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Amit C.
Last Name	Govindji
Preferred Phone #	7046615796
Home Address	14114 Promenade Drive
Email address	Amit.govindji@gmail.com
Present Occupation & Employer	Self Employed
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Mooresville CVB Board
Education	App State, UNCC BA 2002
Business and Civic Experience	Hospitality, Chamber, Tourism
Areas of Expertise and Interests/Skills	Tourism, Hospitality, Mediator
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Ann
Last Name	Guempel
Preferred Phone #	7043516831
Home Address	16515 old Statesville rd unit 117
Email address	buffaloadventuregirl@gmail.com
Present Occupation & Employer	Retired
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Master's Degree University of Buffalo
Business and Civic Experience	Real Estate Business
Areas of Expertise and Interests/Skills	Business, Community Involvement
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Charles
Last Name	Guignard
Preferred Phone #	7048751407
Home Address	PO Box 1766
Email address	mgreenhalgh14@gmail.com
Present Occupation & Employer	Property/Business Owner - Self Employed
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	N/A
Education	College Graduate
Business and Civic Experience	Huntersville Elected Official 8 years Founder of Angels of 97
Areas of Expertise and Interests/Skills	Property Investment and Management in downtown Huntersville for 30 years.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	No
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Amy
Last Name	Hallman
Preferred Phone #	7044583735
Home Address	100 Cambridge Rd
Email address	amytyler@roadrunner.com
Present Occupation & Employer	retired
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	BA English, NCSU; MEd. Secondary Education/English UNCC; National Board Certified Teacher 2000-2020; Certified Journalism Educator; Special Needs Advocacy Training William and Mary Law School
Business and Civic Experience	Save Downtown Huntersville, Huntersville 101
Areas of Expertise and Interests/Skills	communication, writing, history, civic involvement, community involvement (gathering support and being a ear and a voice for others)
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Lee
Last Name	Hallman
Preferred Phone #	17048402790
Home Address	100 Cambridge Rd
Email address	hallmans@roadrunner.com
Present Occupation & Employer	retired
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	B.A. Business Admin. UNC - C
Business and Civic Experience	Retired IBM Finance, Huntersville 101
Areas of Expertise and Interests/Skills	urban planning
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	R. Lee Hallman

First Name	Janelle
Last Name	Harris
Preferred Phone #	2546614960
Home Address	14111 Holbrooks rd Huntersville NC 28078
Email address	Pottstownjanelle@yahoo.com
Present Occupation & Employer	North Mecklenburg Communities United
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Mecklenburg Democratic Precinct 241 Convention secretary and treasurer 2021
Education	Associate
Business and Civic Experience	Management Notary Public
Areas of Expertise and Interests/Skills	Finance Caregiver Public relations
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Mike
Last Name	Harvey
Preferred Phone #	9806213841
Home Address	10012 Bowtie Lane, Huntersville NC 28078 Address 2
Email address	Mharvey149@gmail.com
Present Occupation & Employer	Owner/Founder HAVERN LLC
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Na
Education	<i>Field not completed.</i>
Business and Civic Experience	I was born and raised in the Huntersville area. My wife and I have built and grown our business for the last 6 years in Huntersville.
Areas of Expertise and Interests/Skills	Business Development, Planning and Property Development
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Chris
Last Name	Holley
Preferred Phone #	6195081392
Home Address	9919 CIMARRON CLOSE LN
Email address	crholley76@live.com
Present Occupation & Employer	Quest Software
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None currently
Education	Some College
Business and Civic Experience	Pacific Beach Town Council
Areas of Expertise and Interests/Skills	Interested in being involved to help shape the area we're property owners in. Since moving here we've (wife and I) met several other transplants, and I feel not having a "Status Quo" attitude can really help move the city forward as more transplants move here.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Jessica
Last Name	Horton
Preferred Phone #	9196195071
Home Address	400 Mt Holly Huntersville Rd, Huntersville
Email address	info@jjhortonphotography.com
Present Occupation & Employer	NC Grange, JJ Horton Photography
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Public Art Commission (exp December 2023)
Education	BS: UNC-Greensboro, Degree in Parks & Recreation, Commercial Recreation
Business and Civic Experience	Own and operate JJ Horton Photography, serve the NC Grange as an employee and member, member of First Baptist Church in downtown Huntersville.
Areas of Expertise and Interests/Skills	My background is in community service through my career with the NC Grange. I have served as the corporate event coordinator, membership director and publications director during my 13+ years with them.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these	

First Name	Lynn
Last Name	Hudson
Preferred Phone #	704-421-6033
Home Address	17421 Carolina Hickory Drive
Email address	lynnb.hudson@gmail.com
Present Occupation & Employer	Charlotte- Mecklenburg Schools retired counselor
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	none
Education	Doctorate Educational Leadership
Business and Civic Experience	NC Career Development Association Business and Professional Women's Club Black Political Caucus Arts and Science Council grant recipient
Areas of Expertise and Interests/Skills	Interest in helping to make our city a wonderful, inviting place and expanding the arts and culture of downtown Huntersville.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Ryan
Last Name	Hughes
Preferred Phone #	6613737840
Home Address	8083 Hambright Rd Huntersville, NC 28078
Email address	ryhughes.rh@gmail.com
Present Occupation & Employer	FAA- Air Traffic Control Specialist
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Bachelors of Science in Aviation, Minor in Psychology from the University of North Dakota
Business and Civic Experience	I moved to Huntersville right as the pandemic started so I haven't been able to be involved as much as I would like. I previously did various volunteer work in Uptown Charlotte and in Wilmington, NC at the food bank and through St. Mark's Catholic Church. I also serve on my local union's Legislative Committee where we lobby on behalf of our coworkers for better working conditions.
Areas of Expertise and Interests/Skills	I am a property owner of 10 acres where my fiancée and I run a hobby farm with chickens, goats, and ducks. I want to ensure that there is still a place for us and fellow farm/land owners to operate as the city of Huntersville grows. Doing so will help preserve the character of the community with a wide range of people and interests in mind.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists	Yes

First Name	Victoria
Last Name	Jankoski
Preferred Phone #	6313481327
Home Address	7364 Gilead Road Huntersville NC 28078
Email address	Cebule@hotmail.com
Present Occupation & Employer	Community Relations/ MSC Industrial Supply
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	High School
Business and Civic Experience	Lake Norman Leadership
Areas of Expertise and Interests/Skills	Hiking, cooking
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Victoria Jankoski

First Name	Kathy
Last Name	Jones
Preferred Phone #	7045751414
Home Address	104 Walters Street
Email address	kathymariejones@bellsouth.net
Present Occupation & Employer	Sr Data Analyst, Premier Inc.
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Huntersville Ordinances Advisory Board (2/28/2024)
Education	Health Administration, BS
Business and Civic Experience	Served on Parks & Rec Commission Completed Huntersville 101 Completed Huntersville Citizens Police Academy Continues to serve as an Officer for Olde Huntersville Historic Society (8 years) Multiple food, clothing and school supply drives in business and non-profit sectors Volunteer for Wayward Plotts (a Plott Hound rescue) as a transporter Occasionally volunteers with EHCO (East Huntersville Community Outreach)
Areas of Expertise and Interests/Skills	Data Analysis, Organizational Skills, Critical Thinking and Communication Huntersville native who is dedicated to preserving the small-town feel of Huntersville that brings so many people to our town, while embracing and managing future growth that will create an identity for, and enhance the livability of our town.
If you are not selected for the Steering Committee, would you	Yes

First Name	Lothar
Last Name	Kaierle
Preferred Phone #	7044973419
Home Address	7710 Autumnview Court
Email address	lkaierle@gmail.com
Present Occupation & Employer	American Truetzschler
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Henderson Park HOA. Ex President
Education	4 year degree
Business and Civic Experience	Head of Sales and running a business unit
Areas of Expertise and Interests/Skills	I believe in reinvesting my time into our great city. Running a business unit allows me to say to be able to differentiate between a realistic project and unrealistic goals
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Sharon
Last Name	Keenan
Preferred Phone #	8283080967
Home Address	13959 Cinnabar Place
Email address	Sharonkeen3@gmail.com
Present Occupation & Employer	Product Innovation, Electrolux
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	MBA Wake Forest University BS UNC Chapel Hill
Business and Civic Experience	20 + years in corporate America; multiple years as school volunteer— incl PTA Board and President in Hickory City Schools
Areas of Expertise and Interests/Skills	Strategic thinking; Planning; Creativity
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	No
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Tim
Last Name	Kendra-Dill
Preferred Phone #	704-707-5185
Home Address	300 Mt. Holly-Huntersville Rd.
Email address	tad391@gmail.com
Present Occupation & Employer	UX Designer & Researcher
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Master of Science User Experience Design Bachelor of Arts Graphic Design
Business and Civic Experience	<i>Field not completed.</i>
Areas of Expertise and Interests/Skills	Arts, town arts, experience planning, research
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Elaine
Last Name	Kerns
Preferred Phone #	(704) 896-7734
Home Address	301 Hillcrest Drive Huntersville
Email address	Ekerns@bellsouth.net
Present Occupation & Employer	Licensed Clinical Social Worker self-employed with psychotherapy private practice
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	N/A
Education	Masters of Social Work UNC-Chapel Hill 1995 B.A. in Business Administration UNCC 1981
Business and Civic Experience	Former supervisor of 18-employee clerical department at Integon Insurance Company Mediate/Counsel family members of small family businesses experiencing interpersonal conflicts and/or differences in business practices Former church mission committee and youth group leadership roles Recently completed Huntersville 101 class
Areas of Expertise and Interests/Skills	Skilled in navigating group dynamics, negotiating conflicts, and the ability to approach challenges/situations in a comprehensive and systematic manner. Interests include reading, travel, cycling, and spending time with family and friends.

First Name	Lindsay
Last Name	Krone
Preferred Phone #	704-351-7032
Home Address	10416 Drake Hill Drive
Email address	Lindsay.krone@gmail.com
Present Occupation & Employer	Freelance writer, self-employed
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	BA in Journalism and Mass Communication from UNC-Chapel Hill
Business and Civic Experience	Cub Scout Pack 19 Committee Chairwoman, Fight The Good Fight Foundation Board of Directors, active member of Huntersville Presbyterian Church, co-owner of 2 Huntersville businesses
Areas of Expertise and Interests/Skills	Social media, youth programs, fundraising
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Jacob
Last Name	Laudert
Preferred Phone #	7046221025
Home Address	201 mt. Holly-Huntersville rd
Email address	Jlaudert33@gmail.com
Present Occupation & Employer	Superintendent Tyler2 construction
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Some college
Business and Civic Experience	Some
Areas of Expertise and Interests/Skills	Construction planning and management
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Jacob L Laudert

First Name	Bob
Last Name	Lemon
Preferred Phone #	704-608-0679
Home Address	12743 Capitol Corners Dr Huntersville NC 28078
Email address	Lemonzests@yahoo.com
Present Occupation & Employer	Active citizen retired
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Just completed Huntersville 101 and recently served as the Huntersville representative at the Mayors request on the Airport Community Roundtable, 2 years.
Education	4 years of college
Business and Civic Experience	Served on Huntersville chamber of commerce as volunteer and Angeles and Sparrows.
Areas of Expertise and Interests/Skills	I have in years past served on planning board and transit advisory group. Have interest and skills in urban development and planning and seeing our town come together so that we have a vibrant downtown for all.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Ioulia
Last Name	Link
Preferred Phone #	828-775-5456
Home Address	9803 Maywine Cir, Huntersville NC 28078
Email address	juliabuzova@yahoo.com
Present Occupation & Employer	Vice President/City Executive, State Employees' Credit Union
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	No
Education	Master in Accountancy, Western Carolina University; BS in Business Administration, Gardner-Webb University; Certified Financial Planner, tm
Business and Civic Experience	Completed Huntersville 101; Extensive Volunteer experience as an active participant representing SECU in Huntersville Community events (Huntersville Christmas, hosting community shred events, Toys for Tots, North Mecklenburg Parade, etc.)
Areas of Expertise and Interests/Skills	Community networking, business planning, business writing (including Advisory Board minutes), financial planning, organizing and hosting charity drives, project management.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes

First Name	Jason
Last Name	Loucks
Preferred Phone #	7042877448
Home Address	12804 Forrester Ave
Email address	jloucks@littleonline.com
Present Occupation & Employer	Architect, at Little Diversified Architectural Consulting, Inc.
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Board of Adjustments [expiration: (06/24)]
Education	Bachelor of Architecture, Bachelor of Arts in Architecture, The University of North Carolina at Charlotte, Charlotte, NC
Business and Civic Experience	Business Leader- Studio Principal, Huntersville-101 (2018), Board of Adjustments, Alternate #3 (2018-2021), Board of Adjustments (2021- ____)
Areas of Expertise and Interests/Skills	As a registered architect, specializing in multiple fields of design for over 25 years, I'm obligated to responsibly design & develop sound buildings in accordance with code and ordinance. However, my prior experiences (pre-architect) with land planning and development have been the root of my passion and desire to create a harmonious balance between these built vertical structures, horizontal ground-planes & pedestrian landscapes. With considerations toward proportion, hardscape, soft-scape (vegetation), and safety, I coordinate and collaborate daily with Landscape Designers and Civil Engineers in an attempt to produce projects that offer external/public and internal/private experiential place-making. As a 30 year citizen of Huntersville, I've witnessed the growth, and sometimes growing pains of our town. I welcome the

First Name	Judy
Last Name	MacIsaac Robertson
Preferred Phone #	704-777-1917
Home Address	7409 Gilderstern Glen Court Huntersville, NC 28078
Email address	judy.robertson@allentate.com
Present Occupation & Employer	Realtor®/Broker Lake Norman Region
How would you characterize your interest in serving on the Steering Committee?	<i>Field not completed.</i>
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Fairly new to Huntersville. A lot of engagement in Vermont, including revitalizing downtown programs.
Education	Plenty
Business and Civic Experience	Director of Sales & Mkt, State of Vermont Tourism. and much more....
Areas of Expertise and Interests/Skills	Marketing
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	No
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Jessica
Last Name	Martin
Preferred Phone #	8287195181
Home Address	8817 Keller Ct, Huntersville, NC 28078
Email address	jessica_martin5@me.com
Present Occupation & Employer	Licensed Architect, Capital One
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Master of Architecture I
Business and Civic Experience	<i>Field not completed.</i>
Areas of Expertise and Interests/Skills	Commercial and Financial Architecture, Urban Planning
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Jessica E. Martin

First Name	Lennon
Last Name	Maye
Preferred Phone #	704-907-4417
Home Address	9012 Sutherland Drive, Huntersville NC 28078
Email address	lmaye24@gmail.com
Present Occupation & Employer	Self Employed at The L.A.M Group Inc.
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Master of Public Health
Business and Civic Experience	Huntersville business owner for over 10 years
Areas of Expertise and Interests/Skills	Finance, community service, healthcare,
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Lennon Maye

First Name	Sarah
Last Name	McAulay
Preferred Phone #	704-875-6872
Home Address	300 Gilead Road
Email address	srmcaulay@aol.com
Present Occupation & Employer	Retired - Bank of America
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	none
Education	College - UNC-G
Business and Civic Experience	Financial - Research, Technology , Former Huntersville Mayor and Commissioner, active participation in civic issues and events within Huntersville and regional areas
Areas of Expertise and Interests/Skills	Financial - Research, Technology , Former Huntersville Mayor and Commissioner, active participation in civic issues and events within Huntersville and regional areas
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Myron
Last Name	McLean
Preferred Phone #	980-214-5122
Home Address	12527 Bradford Hill In
Email address	rollers25@yahoo.com
Present Occupation & Employer	Teacher for Charlotte Mecklenburg Schools
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	No memberships
Education	Master's Degree in Executive Leadership
Business and Civic Experience	No experience
Areas of Expertise and Interests/Skills	Education and business ownership
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Myron McLean

First Name	Daniel
Last Name	Miller
Preferred Phone #	3174902566
Home Address	11106 Harbert Road
Email address	Danmillers@msn.com
Present Occupation & Employer	GP Strategies Corporation, Senior Vice President
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	B.S. Human Resource Management MBA Executive Certificate International Management
Business and Civic Experience	GP Strategies: VP Managed Learning Services (North America) VP of Business Operations (Asia) SVP EMEA Operations (Based in London) SVP Global Financial Services Windermere HOA Board of Directors (Fishers IN) Windermere Architectural Committee Head (Fishers IN) U.S. Navy (9 years)
Areas of Expertise and Interests/Skills	Expertise in building and executing business strategies. Working collaboratively to develop program and project plans. Strong belief in community and the development of neighborhoods. Would like to be part of developing a strategy to develop a downtown area for residence to shop, eat, and participate in community.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations,	Yes

First Name	Jeff
Last Name	Newell
Preferred Phone #	980-722-5633
Home Address	16019 Rushwick Dr, Huntersville, NC 28078
Email address	jeffreywnewell@bellsouth.net
Present Occupation & Employer	Retired (June 2019) Duke Energy Project Construction Manager
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	UNC-Charlotte Graduate in Geology and Geography
Business and Civic Experience	Past Charlotte Uptown Men's Shelter Board Member Volunteer Judge and Leader for Odyssey of the Mind creative problem solving for youth
Areas of Expertise and Interests/Skills	Construction management, earthwork, landfills, recumbent cycling, architecture, music
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Vinit
Last Name	Patel
Preferred Phone #	8642769487
Home Address	9631 Denbolme St
Email address	2769487@gmail.com
Present Occupation & Employer	Data management consultant at wells fargo
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	BS in corporate finance and risk management
Business and Civic Experience	Charlotte Gamecock Club board, ALS Association NC chapter Ambassador, previously a Big Brother
Areas of Expertise and Interests/Skills	Project planning, project proposals
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Surton
Last Name	Porter
Preferred Phone #	980-297-3605
Home Address	13622 Stumptown Rd
Email address	Porter20@gmail.com
Present Occupation & Employer	Kryo Inc
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Bachelors degree
Business and Civic Experience	Operations Management, event planning
Areas of Expertise and Interests/Skills	Real estate, parks and rec
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Sutton Porter

First Name	Elizabeth
Last Name	Rodriguez
Preferred Phone #	7048908859
Home Address	14021 Whitney Hodges Drive, Huntersville, NC 28077
Email address	Erodneuman@gmail.com
Present Occupation & Employer	Senior Development Officer, Atrium Health Foundation
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	Bachelor's degree, Florida State University
Business and Civic Experience	Volunteer at nonprofits, also involved in the arts & culture sector for fundraising and awareness, as well as advocate against domestic violence.
Areas of Expertise and Interests/Skills	Greenway, public spaces, recruitment of businesses to liven up downtown, community events, etc.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Julia
Last Name	Rogers
Preferred Phone #	704-470-5175
Home Address	14820 Beatties Ford Rd, Huntersville, NC 28078
Email address	Julia.b.rogers@gmail.com
Present Occupation & Employer	Nurse Practitioner (Atrium)/Co-owner of Blackberry Ridge Farm
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	None
Education	Doctor of Nursing Practice-Medical University of South Carolina, 2013
Business and Civic Experience	Co-owner of Blackberry Ridge Farm since 2018
Areas of Expertise and Interests/Skills	Healthcare Farming Small business Spanish speaking
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	

First Name	Ravishankar
Last Name	Sivasubramaniam
Preferred Phone #	9043337082
Home Address	12819 Heritage Vista Dr
Email address	ravi_siva@live.com
Present Occupation & Employer	Lead Solutions Architect. Torqata
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Public Leadership Credential, Harvard Kennedy School (Graduating 2021), MS Computer and Information Science
Business and Civic Experience	Town of Huntersville Comprehensive Bicycle Plan Steering Committee (2019-2020)
Areas of Expertise and Interests/Skills	Skills: Building and scaling Technology solutions Interest: Community, Social and Civic engagement
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Geoff
Last Name	Steele
Preferred Phone #	704-875-8876
Home Address	13510 McCoy Ridge Drive; Huntersville, NC 28078
Email address	gstee1_4him@hotmail.com
Present Occupation & Employer	Community volunteer; retired
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Greenway, Trail & Bikeway Commission (term expires Dec. 2021)
Education	MS in Communications, Syracuse University; BA in Communications & International Relations, American University
Business and Civic Experience	Two decades in private sector management positions; Career Federal government employee - management; Established and managed my own free-lance photo firm in DC (18 years); Established non-profit to support renovation of historical non-powered aircraft; Continually active for 5 decades in church volunteer work. Initiated and managed bike safety rodeo on July 4th in Birkdale for 7 years.
Areas of Expertise and Interests/Skills	Photography; writing; public relations; community development; event planning and execution.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	No

First Name	Cindy
Last Name	Trevisan
Preferred Phone #	704-488-1366
Home Address	101 S. Old statesville Rd., Huntersville, NC
Email address	Shpmgmt@gmail.com
Present Occupation & Employer	Owner, Slice House Pizza
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	No governmental boards
Education	BSBA MBA DBA (ABS)
Business and Civic Experience	I've worked for UNC Charlotte, the City of Charlotte and currently own a business.
Areas of Expertise and Interests/Skills	Small business, economics, accounting, finance,
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.

First Name	Jessika
Last Name	Tucker
Preferred Phone #	704-650-7232
Home Address	17526 Stuttgart Road, Davidson
Email address	Jessika@angelsandsparrows.org
Present Occupation & Employer	Angels & Sparrows Soup Kitchen
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Masters of Science in Business Administration/Nonprofit Leadership
Business and Civic Experience	Executive Director of Angels & Sparrows, Committee Member of Charlotte Regional Transportation Committee
Areas of Expertise and Interests/Skills	Previous career as a real estate agent, knowledge of challenges/needs of non-affluent residents, as well as affluent. Interested in how the development of Downtown Huntersville can ensure all members of the community benefit.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these	

First Name	Laurel
Last Name	Waller
Preferred Phone #	304-553-3585
Home Address	3927 Laurel Berry Lance
Email address	laurelmk00@gmail.com
Present Occupation & Employer	Brand Culture & Communications, Panera Bread
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	none
Education	Bachelor of Arts, Communication, Mississippi State University
Business and Civic Experience	Throughout my career I've served on various non-profit boards and strategic planning commissions to address aging in place, constituent engagement, event development and business development. I look forward to collaborating to grow our community's engagement and celebrate our unique place in the Charlotte metro area.
Areas of Expertise and Interests/Skills	My areas of expertise as it relates to this initiative is in the area of public relations and constituent engagement. I am an avid outdoor enthusiast and appreciate Huntersville's current investments in greenways and outdoor spaces.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes

First Name	Tracey
Last Name	Walter
Preferred Phone #	7049680100
Home Address	12205 Edna Drive
Email address	Tawalter3@gmail.com
Present Occupation & Employer	Business Systems Consultant (IT)
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	Some college & certifications
Business and Civic Experience	Completed Huntersville 101 Class 2020
Areas of Expertise and Interests/Skills	Organizing, research, building teams/infrastructure, interior design and marketing
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these meetings and perform additional tasks as may be assigned by the Huntersville Board of Commissioners.	
Electronic Signature Agreement	I agree.
Electronic Signature	Tracey A Walter

First Name	Julie
Last Name	Wilkinson
Preferred Phone #	9807224903
Home Address	14310 Morningate St.
Email address	juliewilkinson77@yahoo.com
Present Occupation & Employer	Executive Director Workplace, Jones Lang LaSalle
How would you characterize your interest in serving on the Steering Committee?	Nearby Neighborhood
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	n/a
Education	B.S. University of North Carolina Charlotte
Business and Civic Experience	20+ yrs of business experience in corporate real estate, global business operations, corporate hospitality, and supply chain. P&L responsibility for businesses of \$50-800 million / year.
Areas of Expertise and Interests/Skills	Areas of Expertise: Leading business transformation, start-up operations, complex problem-solving, and building high-performing teams. Skills: Innovative thinker with a bias for action, Skilled at building trust and relationships with clients and stakeholders, Ability to influence and achieve support for strategic initiatives, Data analysis and managing risk with reward & Business development. Interests: I am passionate about sustainability particularly when it comes to the built environment and the impact that real estate has on the planet. I believe we all must take a more active role in ensuring the future of our planet and communities. We have a great opportunity to shape the development of downtown to ensure the our community is positioned to thrive now and in the future.

First Name	Annie
Last Name	Will
Preferred Phone #	7047634407
Home Address	14439 Henry Harrison Stillwell Dr. Huntersville
Email address	annie.k.will@gmail.com
Present Occupation & Employer	CIC Inc. Co Owner. CFO
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	<i>Field not completed.</i>
Education	North Meck High School class of 1983 UNC Chapel Hill class of 1987
Business and Civic Experience	My husband and I own a small manufacturer's rep sales firm in Concord. I have been handling the finances for the business for over 30 years. Past chair of Family Life Commission St. Mark Catholic Church Member Executive Committee PTO St Patrick's Catholic School Member School Leadership Team Hopewell High School Former Girl Scout Leader Committee Chair/Room Parent/Executive Team St. Mark Elementary/Torrence Creek Elementary & Lake Norman Charter Middle School
Areas of Expertise and Interests/Skills	Organizational Skills Communication and writing Passion for subject
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador?	No

First Name	Cassandra
Last Name	Williams
Preferred Phone #	2162564549
Home Address	11829 Journeys End Trl
Email address	cass.williams1222@gmail.com
Present Occupation & Employer	Manager, Newell Brands
How would you characterize your interest in serving on the Steering Committee?	Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	Huntersville 2040 Plan Ambassador
Education	Material Science & Engineering, BS The Ohio State University
Business and Civic Experience	Global Quality manager for consumer goods company managing global team. Over 20yrs of membership in a service organization, Alpha Kappa Alpha Sorority, Inc
Areas of Expertise and Interests/Skills	Project Management, team work & collaboration. Very interested in participating in the future development of the Huntersville community and surrounding areas. I live, work, and play in Huntersville.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes
In submitting this application, I certify that I understand that the Downtown Plan Steering Committee will meet 6-8 times beginning in Fall 2021, and continuing through Summer 2022, will encourage other Huntersville citizens to participate in the planning process, and that I will commit the necessary time to attend these	

First Name	Lisa
Last Name	Wilson
Preferred Phone #	7047246521
Home Address	335 Vintage Hill Lane
Email address	lwilson@hpcpatch.org
Present Occupation & Employer	Huntersville Presbyterian Church; Lay Pastor
How would you characterize your interest in serving on the Steering Committee?	Property/Business Owner, Community At-Large
Current memberships on any governmental boards/committees/commissions: (please include expiration date of term)	none
Education	BA of Education, Greensboro College, 1996 Commissioned Lay Pastor, through ECO (Covenant Order of Evangelical Presbyterians)
Business and Civic Experience	I have worked at HPC for 15 years and have worked very hard to be an active part of the community always. I was a teacher for CMS prior to coming to my job at the church. I am involved in a few non-profits - serving on the board for Treon Strong, Fight the Good Fight (both serving individuals and families faced with brain cancer) and The Advocate (serving vulnerable families).
Areas of Expertise and Interests/Skills	As a leader at the church, I am goal oriented and community centered. I have additional certification through our denomination as a "coach" and I love event planning. I am very organized and am a problem solver.
If you are not selected for the Steering Committee, would you like to be a Plan Ambassador? (Receives meeting invitations, listens to discussions, and assists with getting the word out to the community)	Yes

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Emily Sloop, Town Attorney

Date: September 7, 2021

Subject: Revisions to HOAB Bylaws

EXPLAIN REQUEST:

Consider approving revisions to the Huntersville Ordinances Advisory Board Bylaws.

ACTION RECOMMENDED:

Approve Revisions

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. HOAB Bylaws 8-26-2021 Clean Copy

HUNTERSVILLE ORDINANCES ADVISORY BOARD

BYLAWS (September 7, 2021)

Authority and Responsibility

- 1-1 The Huntersville Ordinances Advisory Board (hereinafter “HOAB”) shall have the duties and responsibilities as follows:
- A) Review and evaluate proposed text amendments to the Town’s Zoning and Subdivision Ordinances that have been applied for through the Town of Huntersville Planning Department (“Planning Department”) or which are proposed by Planning Department staff, the Town of Huntersville Planning Board (the “Planning Board”), or the Town of Huntersville Board of Commissioners (the “Town Board”);
 - B) Provide recommendations to the Planning Board and Town Board on the proposed text amendments reviewed and evaluated pursuant to subsection 1-1-A.
 - C) Review and evaluate Town planning processes and procedures as directed by the Town Board and recommend amendments to such processes and procedures to the Planning Board and Town Board; and
 - D) Other such related tasks as directed by the Town Board or Planning Board.
- 1-2 In addition to the duties and responsibilities prescribed in Section 1-1, the HOAB shall:
- A) Keep the Planning Board and the Town Board informed and advised as to matters within their duties and responsibilities; and
 - B) Review concerns from residents and developers regarding Town planning processes and procedures as may be communicated to the HOAB by Planning Department staff.

Membership

- 2-1 Members of the HOAB shall be appointed by the Town Board and shall be composed of nine (9) voting members and three (3) non-voting members as follows (Effective March 1, 2022, there will be four (4) non-voting members):

Voting Members:

- A) One (1) Chairperson (this position may not be a Town Board member);
- B) One (1) Town Board member (ex officio to their position as a Town Board member) or the appointed Town Board member’s designee (ex officio to the designee’s

position as a Town Board member) (Effective March 1, 2022, this position will move to a non-voting position);

- C) One (1) Planning Board member (ex officio to their position as a Planning Board member) or the appointed Planning Board member's designee (ex officio to the designee's position as a Planning Board member); and
- D) Six (6) At Large Members who shall live, work, or own a business or property within the Town of Huntersville Corporate Limits or the ETJ (Effective March 1, 2022, there will be seven (7) at large members).

Non-voting Members:

- E) One (1) Planning Director or Planning Staff member;
- F) One (1) Planning Executive Assistant;
- G) The Town of Huntersville Attorney; and
- H) One (1) Town Board member (Effective March 1, 2022).

- 2-2 At Large Members (see Section 2-1) of the HOAB shall be appointed by the Town Board for three (3) year staggered terms. Members shall be limited to serving two (2) consecutive terms; however, a member may be reappointed to the board after remaining off the board for at least one (1) year. No person may serve on more than one (1) appointed Town board, commission, or committee at the same time. Ex officio appointments shall not count in considering the number of boards, commissions, or committees on which a person is serving. Terms may be adjusted as deemed necessary by the Town Board to preserve staggered terms.
- 2-3 If a vacancy should occur on the HOAB for any reason, an appointment to that seat shall be made for the duration of the unexpired term in the same manner as noted in Section 2-1. Appointment to a vacancy to fill an unexpired HOAB member term shall not be counted towards the Town's term limits for serving on Town boards, committees, and commissions.

Election of Officers

- 3-1 A Chairperson shall be elected by the Town Board of Commissioners. The Vice Chairperson shall be elected from all the voting members of the HOAB.
- 3-2 The Chairperson shall preside at all meetings and have the duties normally conferred on such office. The Vice Chairperson shall serve as temporary Chairperson in the absence of the Chairperson.
- 3-3 In the event of the absence or recusal (disqualification) of both the Chairperson and Vice Chairperson from a meeting of the HOAB or a matter before its voting members in attendance, the present members may elect a temporary Chairperson for that meeting and proceed with the order of business.

- 3-4 The Planning Director, or designee, shall serve as Secretary of the HOAB. The Secretary shall, with concurrence of the Planning Director and Chairperson, prepare agendas for the meeting, provide public notice of the meetings, publish minutes (see Section 5-1), attend to correspondences, and perform such other duties as necessary. The Chairperson shall have a role in setting the agenda. If any agenda changes need to be made, they will be voted on at the time of the meeting by the HOAB.

Meetings

- 4-1 Regular monthly meetings of the HOAB shall be held at a standard time and place as agreed upon by the Town Board. Members shall be notified by electronic mail of each regular meeting by the Planning Department's Executive Assistant.
- 4-2 Special meetings may be called by the Chairperson provided a ten (10) calendar day notice of the time and location of each such meeting shall be given to all members by the Planning Executive Assistant.
- 4-3 The HOAB shall operate according to Robert's Rules of Order to the extent not contrary to these Bylaws. The Chairperson, subject to these rules, shall decide all points of procedure unless otherwise directed by a majority of the HOAB in session at that time.
- 4-4 When a State of Emergency has been declared in accordance with N.C.G.S. § 166A-19.20 that is applicable within the Town limits, the Town Board and any other Town board, committee, or commission may hold a regular, special, or emergency meeting as a remote, electronic meeting using technology such as Zoom, Ring Central, or another virtual or teleconferencing platform.

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

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

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

- 4-5 If no State of Emergency is in effect in accordance with N.C.G.S. § 166A-19.20 that is applicable within the Town limits, the HOAB may hold a regular, special, or emergency meeting as a remote, electronic meeting using technology such as Zoom, Ring Central, or another virtual or teleconferencing platform only upon a consensus from the Town Board allowing the remote meeting.

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

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

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

Records

- 5-1 The HOAB shall keep a record of its recommendations, transactions, findings, and determinations. Said records shall be published and released to the public through the Town of Huntersville web site, except as exempted by State law, and maintained in the files of the Planning Department.

Action by Committee

- 6-1 All actions of the HOAB shall have been put before the HOAB members in the form of a motion, duly seconded and voted upon. A quorum of all voting members shall be present before a vote may be taken on any motion. (See Section 2-3 relative to vacancies of voting members).
- 6-2 Voting shall be done by a show of hands. Only voting members present at the time a vote is taken shall be eligible to vote.
- 6-3 All voting members of the HOAB must vote on all matters. Members who are present and not excused will be deemed to have voted in favor of the motion presented if they do not vote, this is to include an abstention vote.

Attendance

- 7-1 In order for the HOAB to carry out its duties and responsibilities, it is necessary for all voting members to attend the meetings. If any voting member is absent for three (3) consecutive regular meetings or fails to attend at least seventy-five percent (75%) of the regular meetings within a twelve (12) month “moving” period, the Chairperson shall request from the Town Board that the position be vacated and a replacement be made by the Town Board. Attendance records will be kept by the Planning Executive Assistant.

Conflict of Interest

- 8-1 Pursuant to N.C.G.S. § 160D-109, members of appointed boards shall not vote on any advisory or legislative decision regarding the adoption of a development regulation where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. For purposes of these rules a “close familial relationship” means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

In applying this rule, the following procedure shall govern:

An HOAB member who believes that a conflict of interest exists for himself or herself shall declare that the possible conflict exists and ask to be excused from deliberation on the matter in question. The conflict of interest may be specific to a particular agenda item, ordinance change, etc. A majority vote of the remaining HOAB members shall be required to excuse a member from the deliberation for a conflict of interest.

- 8-2 A contention of the existence of an overt conflict of interest or a contention of an undisclosed conflict of interest may be made by any interested party or HOAB member. Such a contention, only after the facts have been presented, may be grounds for reconsideration of a decision or recommendation of the HOAB.
- 8-3 Any such contention made to the HOAB shall be supported by factual and material evidence and shall be submitted to a properly convened meeting of the HOAB. The HOAB shall hear all such evidence and shall, by majority vote, make a final determination as to the existence of a conflict of interest and any further action required of the HOAB by such determination.
- 8-4 Excuse from participation in any matter is necessary only in those specific matters in which a conflict arises. There shall be no excuse based on entire categories of the business, profession, or outside interest with which a member is associated.

Subcommittees

- 9-1 Upon consensus of the Town Board, the HOAB may create standing or ad hoc subcommittees. The following rules shall be applicable to the meetings of any standing or ad hoc subcommittee, which may be formed by the HOAB from among its own members:
- i) A quorum shall be required consisting of a majority of the members of the subcommittee.

- ii) The Chairman of the subcommittee shall have a vote on all matters coming before the subcommittee.
- iii) Minutes of subcommittee meetings shall be kept and open to the inspection of the public. The results of each vote shall be recorded in the minutes.

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Jackie Huffman

Date: September 7, 2021

Subject: Resolution Refunding Installment Financing Contract

EXPLAIN REQUEST:

At Staff's request, the Town's Financial Advisor, Davenport & Company, LLC, distributed Requests for Proposals seeking to refinance the Town's Installment Financing Contract on the Police Station and limited obligation bonds. Six proposals were opened on August 25 and Staff and the Financial Advisor recommend refinancing this debt with the low bidder, Pinnacle Financial Partners. Over the remaining 10 years on these two pieces of debt, the Town expects to refinance at 1.250% and 1.139%, resulting in estimated savings of \$643,246.

ACTION RECOMMENDED:

Adopt Resolution and Call for Public Hearing

FINANCIAL IMPLICATIONS:

Reduced debt service in future budget years

ATTACHMENTS:

1. Resolution - 2021 Refunding IFC
2. Public Hearing Notice

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE,
NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF A REFUNDING
INSTALLMENT FINANCING CONTRACT AND PROVIDING FOR CERTAIN OTHER
RELATED MATTERS THERETO**

WHEREAS, the Town of Huntersville, North Carolina (the "*Town*") is a municipal corporation validly existing as such under and by virtue of the constitution, statutes and laws of the State of North Carolina (the "*State*");

WHEREAS, the Town has the power, pursuant to the General Statutes of North Carolina to (1) enter into installment contracts in order to purchase, or finance or refinance the purchase of, real or personal property and to finance or refinance the construction or repair of fixtures or improvements on real property and (2) create a security interest in some or all of the property financed or refinanced to secure repayment of the purchase price;

WHEREAS, the Town has previously executed and delivered an Installment Financing Contract dated as of December 1, 2011 between First Community Bank and the Town (the "*2011 Contract*"), the proceeds of which were used to finance the acquisition and construction of the Town's police station facility (the "*Police Station*");

WHEREAS, the Town has previously executed and delivered an Installment Financing Contract dated as of April 1, 2012 (the "*2012 Contract*") between Huntersville Public Facilities Corporation (the "*Corporation*") and the Town, the proceeds of which were used to refinance prior installment financings that financed the costs of various facilities in the Town (collectively, the "*Refinanced Projects*" and together with the Police Station, the "*Prior Projects*");

WHEREAS, under an Indenture of Trust dated as of April 1, 2012 (the "*Indenture*") between the Corporation and U.S. Bank National Association, as trustee (the "*Trustee*"), the Corporation executed and delivered Refunding Limited Obligation Bonds (Town of Huntersville, North Carolina), Series 2012 (the "*2012 Bonds*"), to assist the Town in refinancing the Refinanced Projects;

WHEREAS, the Town staff has reported to the Board of Commissioners (the "*Board of Commissioners*") that the Town can achieve debt service savings by refinancing the Town's installment payment obligations under 2011 Contract and by refinancing the Town's installment payment obligations under 2012 Contract by refunding the 2012 Bonds;

WHEREAS, based on the foregoing, the Board of Commissioners determines that it is in the best interest of the Town to proceed with the process to refinance the Town's installment payment obligations related to the 2011 Contract and the 2012 Bonds to the extent the Town can achieve debt service savings;

WHEREAS, the Board of Commissioners hereby determines that it is in the best interest of the Town to (1) enter into an installment financing contract (the "*Contract*") in order to refinance the Prior Projects by refinancing the 2011 Contract and refunding the 2012 Bonds and (2) in order to provide security for the Town's obligations under the Contract, grant to the Lender a security interest under a deed of trust, security agreement and fixture filing (the "*Deed of Trust*") in the Town's fee simple interest in the site of the Police Station, together with all improvements and fixtures located thereon (collectively, the "*Mortgaged Property*");

WHEREAS, the Town staff has retained (A) Parker Poe Adams & Bernstein LLP, as special counsel ("*Special Counsel*") and (B) Davenport & Company LLC, as financial advisor (collectively, the "*Financing Team*"), in connection with the proposed installment financing;

WHEREAS, the Town staff has solicited requests for proposal from financial institutions for the installment financing and recommends selecting Pinnacle Financial Partners (the "*Lender*" and, collectively with Special Counsel and the Financial Advisor, the "*Financing Team*");

WHEREAS, the Board of Commissioners hereby determines that the Prior Projects continue to be essential to the Town's proper, efficient and economic operation and to the general health and welfare of its inhabitants; that the Prior Projects provide an essential use and permit the Town to carry out public functions that it is authorized by law to perform; and that entering into the Contract and Deed of Trust is necessary and expedient for the Town by virtue of the findings presented herein;

WHEREAS, the Board of Commissioners hereby determines that such cost of refinancing the Prior Projects exceeds the amount that can be prudently raised from currently available appropriations, unappropriated fund balances and non-voted bonds that could be issued by the Town in the current fiscal year pursuant to Article V, Section 4 of the Constitution of the State;

WHEREAS, although the cost of refinancing the Prior Projects pursuant to the Contract and the Deed of Trust is expected to exceed the cost of refinancing the Prior Projects pursuant to a bond financing for the same undertaking, the Town hereby determines that the cost of refinancing the Prior Projects pursuant to the Contract and Deed of Trust and the obligations of the Town thereunder are preferable to a general obligation bond financing or revenue bond financing for several reasons, including but not limited to the following: (1) the cost of a special election necessary to approve a general obligation bond financing, as required by the laws of the State, would result in the expenditure of significant funds; (2) the time required for a general obligation bond election would cause an unnecessary delay which would thereby decrease the financial benefits of refinancing the Prior Projects; and (3) insufficient revenues are produced by the Prior Projects so as to permit a revenue bond financing;

WHEREAS, the Board of Commissioners hereby determines that the estimated cost of refinancing the Prior Projects pursuant to the Contract and the Deed of Trust allows the Town to refinance the Prior Projects at a favorable interest rate currently available in the financial marketplace and on terms advantageous to the Town and reasonably compares with an estimate of similar costs under a bond financing for the same undertaking as a result of the findings delineated in the above preambles;

WHEREAS, the Town does not anticipate a future property tax increase to pay installment payments falling due under the Contract; however, any increase in taxes that may be necessary will not be excessive;

WHEREAS, Special Counsel will render an opinion to the effect that entering into the Contract and the transactions contemplated thereby are authorized by law;

WHEREAS, no deficiency judgment may be rendered against the Town in any action for its breach of the Contract, and the taxing power of the Town is not and may not be pledged in any way directly or indirectly or contingently to secure any money due under the Contract;

WHEREAS, the Town is not in default under any of its debt service obligations;

WHEREAS, the Town's budget process and Annual Budget Ordinance are in compliance with the Local Government Budget and Fiscal Control Act, and external auditors have determined that the Town

has conformed with generally accepted accounting principles as applied to governmental units in preparing its Annual Budget Ordinance;

WHEREAS, past audit reports of the Town indicate that its debt management and contract obligation payment policies have been carried out in strict compliance with the law, and the Town has not been censured by the Local Government Commission of North Carolina (the “LGC”), external auditors or any other regulatory agencies in connection with such debt management and contract obligation payment policies;

WHEREAS, a public hearing on the Contract, after publication of a notice with respect to such public hearing, must be held and approval of the LGC with respect to entering the Contract must be received; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERVILLE, NORTH CAROLINA, AS FOLLOWS:

Section 1. ***Authorization to Negotiate the Contract and the Deed of Trust.*** The Town Manager, the Assistant Town Manager and the Finance Director, with advice from the Town Attorney, Special Counsel and the Financial Advisor, are hereby authorized and directed to negotiate on behalf of the Town (1) the refinancing of the Prior Projects for a principal amount not to exceed \$8,400,000 under the Contract to be entered into with the Lender in accordance with the provisions of Section 160A-20 of the General Statutes of North Carolina, as amended, and (2) the provision of a security interest under the Deed of Trust in the Town’s fee simple interest in the site of Police Station, together with all improvements and fixtures located thereon, as may be required by the Lender providing the funds to the Town under the Contract to secure the Town’s obligations thereunder.

Section 2. ***Application to LGC.*** The Finance Director, or her designee, is hereby directed to file with the LGC an application for its approval of the Contract and all relevant transactions contemplated thereby on a form prescribed by the LGC and to state in such application such facts and to attach thereto such exhibits regarding the Town and its financial condition as may be required by the LGC.

Section 3. ***Approval of the Financing Team.*** The Financing Team is hereby approved in connection with the refinancing of the Prior Projects. The Town Manager, the Assistant Town Manager and the Finance Director are each hereby authorized to retain other persons or organizations as may be necessary and appropriate to carry out the intention of this Resolution.

Section 4. ***Public Hearing.*** A public hearing or public hearings shall be conducted by the Board of Commissioners on September 20, 2021 (the “*Public Hearing*”) concerning the approval of the execution and delivery of the Contract for the refinancing of the Prior Projects. The Town Clerk is hereby directed to cause a notice of the Public Hearing to be published at least once in a qualified newspaper of general circulation within the Town no fewer than 10 days prior to the Public Hearing.

Section 5. ***Ratification.*** All actions of the Town and its officials, whether previously or hereafter taken in effectuating the proposed financing as described herein, are hereby ratified, authorized and approved.

Section 6. ***Repealer.*** All motions, orders, resolutions and parts thereof in conflict herewith are hereby repealed.

Section 7. ***Effective Date.*** This Resolution is effective on the date of its adoption.

Read, approved and adopted this 7th day of September, 2021.

STATE OF NORTH CAROLINA)
)
TOWN OF HUNTERSVILLE) SS:

I, Janet Pierson, Town Clerk of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the resolution titled “**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA, AUTHORIZING THE NEGOTIATION OF A REFUNDING INSTALLMENT FINANCING CONTRACT AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS THERETO**” adopted by the Board of Commissioners of the Town of Huntersville, North Carolina in regular session convened on the 7th day of September, 2021, as recorded in the minutes of the Board of Commissioners of the Town of Huntersville, North Carolina.

WITNESS my hand and the seal of the Town of Huntersville, North Carolina, this the __ day of September, 2021.

(SEAL)

Janet Pierson, Town Clerk
Town of Huntersville, North Carolina

NOTICE OF PUBLIC HEARING

The Board of Commissioners (the “Board”) of the Town of Huntersville, North Carolina (the “Town”) is considering entering into an installment financing contract (the “Contract”) with Pinnacle Financial Partners, or its affiliate (the “Lender”), pursuant to Section 160A-20 of the General Statutes of North Carolina in a principal amount not to exceed \$8,400,000 for the purpose of achieving debt service savings by refinancing existing installment financing contracts, the proceeds of which were used to finance and refinance the costs of various facilities in the Town, including the Town’s police facility. The Town will secure its obligations under the Contract by a deed of trust (the “Deed of Trust”) that grants a security interest in the Town’s fee simple interest in the site of the Town’s police facility located at 9630 Julian Clark Avenue, Huntersville, NC, together with all improvements and fixtures located thereon (the “Mortgaged Property”).

NOTICE IS HEREBY GIVEN, pursuant to Sections 160A-20 of the General Statutes of North Carolina, that on September 20, 2021 at 6:00 p.m., or as soon thereafter as practicable, at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, the Board will conduct a public hearing concerning the approval of the Contract, as described above.

/s/ Janet Pierson

Town Clerk

Town of Huntersville, North Carolina

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Jackie Huffman

Date: September 7, 2021

Subject: GO Refunding

EXPLAIN REQUEST:

At Staff's request, the Town's Financial Advisor, Davenport & Company, LLC, distributed requests for proposals seeking to refinance the Town's 2013 GO Bonds. Eight proposals were opened on August 25 and Staff and the Financial Advisor recommend refinancing these GO bonds with the low bidder, Pinnacle Financial Partners. Over the remaining 12 years on this debt, the Town expects to refinance at 1.518% and 1.2%, resulting in estimated savings of \$337,545.

ACTION RECOMMENDED:

1. Adopt the Resolution Making Certain Statements of Fact Concerning Proposed Bond Issue
2. Introduce and Adopt the Bond Order entitled: Bond Order Authorizing the Issuance of Not to Exceed \$4,800,000 Taxable General Obligation Refunding Bonds of the Town of Huntersville, North Carolina
3. Introduce and Adopt the Bond Order entitled: Bond Order Authorizing the Issuance of Not to Exceed \$4,800,000 Tax-Exempt General Obligation Refunding Bonds of the Town of Huntersville, North Carolina

FINANCIAL IMPLICATIONS:

Reduced debt service in future budget years

ATTACHMENTS:

1. Resolution Statement of Facts - 2021 Refunding GOs
2. Intro and Adoption of Bond Order (taxable) - 2021 Refunding GOs
3. Intro and Adoption of Bond Order (tax-exempt) - 2021 Refunding GOs

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE,
NORTH CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING
PROPOSED BOND ISSUE**

WHEREAS, the Board of Commissioners (the “*Board*”) has been advised that the Town of Huntersville, North Carolina (the “*Town*”) can achieve debt service savings by the advance refunding of the Town of Huntersville, North Carolina General Obligation Bonds, Series 2013 maturing on and after June 1, 2024 on a taxable basis;

WHEREAS, the Board has further been advised that the Town may be able to achieve further debt service savings by entering into a forward delivery agreement (the “*Forward Delivery Agreement*”) to refinance the Taxable Refunding Bonds (as defined below) on a tax-exempt basis when eligible under the applicable federal tax regulations;

WHEREAS, based on the foregoing, the Board is considering the issuance of bonds of the Town which shall be for the following purposes and in the following maximum amounts:

Not to exceed \$4,800,000 of taxable general obligation refunding bonds (the “*Taxable Refunding Bonds*”) to pay the costs of refunding the Town of Huntersville, North Carolina General Obligation Bonds, Series 2013 maturing on and after June 1, 2024; and

Not to exceed \$4,800,000 of tax-exempt general obligation refunding bonds (the “*Tax-Exempt Refunding Bonds*”) to pay the costs of refunding the Taxable Refunding Bonds.

WHEREAS, certain findings of fact by the Board must be presented to enable the Local Government Commission of the State of North Carolina to make certain determinations as set forth in Article 4 of Chapter 159 of the General Statutes, Section 52.

NOW, THEREFORE, BE IT RESOLVED that the Board meeting in open session on the 7th day of September, 2021, has made the following factual findings in regard to this matter:

A. ***Facts Regarding Necessity of Proposed Financing.*** The proposed bonds are necessary and expedient to lower debt service costs to the Town.

B. ***Facts Supporting the Amount of Bonds Proposed.*** The sums estimated for these bonds are adequate and not excessive for the proposed purpose.

C. ***Past Debt Management Policies.*** The Town’s debt management procedures and policies are good and have been carried out in compliance with law. The Town employs a Finance Director to oversee compliance with applicable laws relating to debt management. The Board requires annual audits of Town finances. In connection with these audits, compliance with laws is reviewed. The Town is not in default in any of its debt service obligations. The Town Attorney reviews all debt-related documents for compliance with laws.

D. ***Past Budgetary and Fiscal Management Policies.*** The Town’s budgetary and fiscal management policies have been carried out in compliance with laws. Annual budgets are closely reviewed by the Board before final approval of budget ordinances. Budget amendments changing a function total or between functions are presented to the Board at regular Board meetings. The Finance Director presents financial information to Board which shows budget to actual comparisons annually and otherwise as the Town Manager deems necessary or as a member of the Board may request.

Commissioner _____ introduced the following bond order by reading the title thereof:

**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$4,800,000 TAXABLE
GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH
CAROLINA**

WHEREAS, the Town of Huntersville, North Carolina (the “*Town*”) has issued \$8,100,000 aggregate principal amount of its General Obligation Bonds, Series 2013 (the “*2013 Bonds*”);

WHEREAS, the Board of Commissioners (the “*Board*”) of the Town deems it advisable to refund the outstanding principal amount of the 2013 Bonds maturing on and after June 1, 2024;

WHEREAS, an application has been filed with the Secretary (the “*Secretary*”) of the Local Government Commission of North Carolina (the “*Commission*”) requesting Commission approval of the bonds hereinafter described as required by the Local Government Bond Act.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the Town of Huntersville, North Carolina, as follows:

Section 1. The Board deems it advisable to refund the 2013 Bonds maturing on and after June 1, 2024 for the purpose of achieving debt service savings for the Town.

Section 2. To raise the money required to pay the costs of refunding the 2013 Bonds as set forth above, taxable general obligation refunding bonds of the Town of Huntersville, North Carolina are hereby authorized and shall be issued pursuant to the Local Government Bond Act of North Carolina. The maximum aggregate principal amount of such general obligation refunding bonds authorized by this bond order shall not exceed \$4,800,000.

Section 3. Taxes will be levied in an amount sufficient to pay the principal and interest on the bonds.

Section 4. A sworn statement of the Town’s debt has been filed with the Clerk to the Board and is open to public inspection.

Section 5. This bond order will take effect upon its adoption.

Upon motion of Commissioner _____, the foregoing order titled: “**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$4,800,000 TAXABLE GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA**” was adopted by the Board.

INTRODUCED, ADOPTED AND APPROVED this 7th day of September, 2021.

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, Janet Pierson, Clerk to the Board of Commissioners of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the bond orders titled “**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$4,800,000 TAXABLE GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA**” introduced and adopted by the Board of Commissioners of the Town of Huntersville, North Carolina in regular session convened on the 7th day of September, 2021, as recorded in the minutes of the Board of Commissioners of the Town of Huntersville, North Carolina.

WITNESS my hand and the seal of the Town of Huntersville, North Carolina, this the __ day of _____, 2021.

(SEAL)

Janet Pierson, Town Clerk
Town of Huntersville, North Carolina

Commissioner _____ introduced the following bond order by reading the title thereof:

BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$4,800,000 TAX-EXEMPT GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

WHEREAS, the Town of Huntersville, North Carolina (the “*Town*”) has issued \$8,100,000 aggregate principal amount of its General Obligation Bonds, Series 2013 (the “*2013 Bonds*”);

WHEREAS, the Board of Commissioners (the “*Board*”) of the Town deems it advisable to refund the outstanding principal amount of the 2013 Bonds maturing on and after June 1, 2024;

WHEREAS, the Town will advance refund the 2013 Bonds maturing on and after June 1, 2024 by issuing taxable general obligation bonds (the “*Taxable Refunding Bonds*”) because of applicable federal tax regulations;

WHEREAS, the Town may be able to achieve further debt service savings by entering into a forward delivery agreement (the “*Forward Delivery Agreement*”) to refinance the Taxable Refunding Bonds on a tax-exempt basis when eligible under the applicable federal tax regulations;

WHEREAS, an application has been filed with the Secretary (the “*Secretary*”) of the Local Government Commission of North Carolina (the “*Commission*”) requesting Commission approval of the bonds hereinafter described as required by the Local Government Bond Act.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the Town of Huntersville, North Carolina, as follows:

Section 1. The Board deems it advisable to refund the Taxable Refunding Bonds pursuant to the Forward Delivery Agreement on a tax-exempt basis when eligible under the applicable federal tax regulations for the purpose of achieving debt service savings for the Town.

Section 2. To raise the money required to pay the costs of refunding the Taxable Refunding Bonds as set forth above, general obligation refunding bonds of the Town of Huntersville, North Carolina are hereby authorized and shall be issued pursuant to the Local Government Bond Act of North Carolina. The maximum aggregate principal amount of such general obligation refunding bonds authorized by this bond order shall not exceed \$4,800,000.

Section 3. Taxes will be levied in an amount sufficient to pay the principal and interest on the bonds.

Section 4. A sworn statement of the Town’s debt has been filed with the Clerk to the Board and is open to public inspection.

Section 5. This bond order will take effect upon its adoption.

The Town Clerk is directed to publish a notice of adoption as prescribed by The Local Government Bond Act, the foregoing bond order titled “**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$4,800,000 TAX-EXEMPT GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA**”.

INTRODUCED, ADOPTED AND APPROVED this 7th day of September, 2021.

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, Janet Pierson, Clerk to the Board of Commissioners of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the bond orders titled “**BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$4,800,000 TAX-EXEMPT GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA**” introduced and adopted by the Board of Commissioners of the Town of Huntersville, North Carolina in regular session convened on the 7th day of September, 2021, as recorded in the minutes of the Board of Commissioners of the Town of Huntersville, North Carolina.

WITNESS my hand and the seal of the Town of Huntersville, North Carolina, this the __ day of _____, 2021.

(SEAL)

Janet Pierson, Town Clerk
Town of Huntersville, North Carolina

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Janet Pierson, Town Clerk

Date: September 7, 2021

Subject: Approval of Minutes - August 16

EXPLAIN REQUEST:

Consider approving the minutes of the August 16, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 081621DraftForBoard



MINUTES

Regular Town Board Meeting

August 16, 2021 - 6:00 PM

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

1. Call to Order

Mayor Aneralla called the meeting to order.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

2. Invocation - Moment of Silence

Mayor Aneralla called for a moment of silence.

3. Pledge of Allegiance

Mayor Aneralla led the Pledge of Allegiance.

4. Mayor and Commissioner Reports-Staff Questions

Mayor Aneralla

- Metropolitan Transit Commission meeting is canceled this month. The September agenda will have potential agreement for new bus stop enhancements.
- Huntersville Happy Hour Rotary Club donated \$2,000 to the Police Emergency Fund.
- Expressed appreciation to State House Representative John Bradford for getting the Town potentially \$150,000 for an ocular melanoma grant and also \$12 million for American Rescue Plan Act funding.
- Toured Colonial Pipeline last week. Over 1.2 million gallons have been recovered.
- Provided update on mask mandate issued by Mecklenburg County and questioned their authority to issue the mandate for other towns.

Commissioner Bales

- Lake Norman Economic Development Corporation is currently working 50 projects, 31 of which are in Huntersville.
- Hopewell High School staff and administrators toured Saertex Multicom. They are looking to do an apprenticeship program there.

Commissioner Boone

- Provided update from Lake Norman Chamber of Commerce.
- Expressed appreciation to Parks & Recreation and the Police Department for their work on National Night Out.
- School has started – watch out for kids and speed zones.

- Police Department has seen increase in break-ins in vehicles. Remember to lock cars and close garage doors.

Commissioner Hines

- Next meeting of the Charlotte Regional Transportation Planning Organization is this Wednesday. Last month the CRTPO approved the 2050 MTP plan.

Commissioner Munger

- Provided update from the Centralina Board of Delegates meeting.
- Habitat will have several information sessions in the coming months.
- Consider supporting local non-profits.

Commissioner Phillips

- Provided update from Ada Jenkins.

Commissioner Walsh

- Next meeting of the Greenway, Trail and Bikeway Commission is tomorrow.
- Next meeting of the Parks & Recreation Commission is Wednesday.
- Provided update from the Huntersville Chamber of Commerce.
- Provided update from Visit Lake Norman.
- Expressed appreciation to Parks & Recreation employee Pat Bowles who used AED to save life of senior baseball member in one of the parks.

5. Public Comments, Requests, or Presentations

BeeJay Caldwell, 14521 New Haven Drive, said I'm here about the land swap that took place at the last Board meeting. As a descendant of an enslaved African and as a former student of the Rosenwald School in Huntersville, NC, I have a personal interest in that decision. It may be a win-win deal for some, but to me and others like me, this was and always will be an injustice on so many levels to the humans who gave birth to the idea of Rosenwald Schools in order for Negroes to obtain an education. If fairness is to be considered in the equation when the town government and business and people conduct business, the people don't come out losers.

There is confusion on the parts of the people as to why the regular protocol of publishing the intended deal in the Town's local paper was not adhered to. Instead, the apparently secret deal was published in a paper not widely known to local folks, giving precedence to a developer. In a win-win deal, each party involved is to benefit in some way. In this case, clearly those who love and value our Rosenwald School will not benefit, now nor in the future. The real winner is the developer who promised at a community meeting to discuss a previous land swap that he would not seek to make any land swap deals that residents did not approve of.

Nothing lasts forever. Great civilizations – their money, prestige and power, like the one in which we are living now have not lasted. Like a vapor, they are gone and soon we will be too. Yet the story, good or bad, will live on forever in history books and in the minds of those involved.

Many who knew of this land swap and remained silent recognize in their conscience and their heart of hearts that this was and always will be a travesty.

Sue Bartlett, 857 Concord Road, Davidson, said I'm a member of St. Mark's Episcopal Church at 8600 Mt. Holly-Huntersville Road. St. Mark's is a small congregation. We are about 150 families. About 5 years ago we decided to be actively involved in ministry, not just donating money to things, but to actually get our hands involved and get to meet the people that we would like to help. We settled on

doing a teaching ministry to enable women to be self-supporting. These are women who may be homeless due to domestic violence, just simply homelessness having lost jobs, and women who are finding themselves heads of households.

We began designing a ministry, a way to help them be self-supporting and we decided to teach women to work in the food service industry. We gathered money, we applied for grants, and we built a lovely building that can be used as an event center for receptions of weddings and attached to that we were able with our grants to put in a commercial kitchen where we can teach people to work in the food service industry. We wanted the ministry to be self-supporting so to do that we sell bake goods at the Huntersville Growers Market. We also cater events at our event center. We opened in April with one student. She was unable to complete the 8-week program due to a death in her family, but we had a second session and we did graduate our first student just last week.

We found over time that our ministry has changed somewhat. We were focusing on women only who were heads of household who needed some support, but we found out with our second student that we have a gift for working with people who are not just economically challenged, but who are also intellectually challenged. Our second student was autistic. Because we are small, we only take six students at a time so we can dedicate a lot of time and effort to working with people who need that kind of time in order to learn and grow. Our ministry now is to work with persons facing challenges, either economically or intellectually, like people with the autism spectrum disorder, Down's syndrome and Williams syndrome.

I'm here tonight just to introduce us to you so that when you are out in the community and you hear people express a need for someone, that you can refer them to us. We would love to have six students all the time. Our program is now 6-weeks long. It's 6 hours a day, 4 days a week.

Tami Styer, 10225 Hagers Road. David Styer yielded his time to Ms. Styer. We are here to speak about topic 8.B, the Spring Grove Development. We are not opposed to the development and we very much appreciate the cooperation and the improvements that M/I Homes has made to accommodate our property and they have accommodated some of the other residents in our development as well.

One of the agreements that is not included in the M/I site plan that you all are approving or that you all are reviewing, is that they have agreed to a limit of disturbance for our particular piece of property from the southwest and the westernmost property lines and it includes an undisturbed buffer that ranges from approximately 35' up to about 82' and it's all approximate and could be subject to change during construction, but it's approximate. This will be basically a tree save area that has not been counted toward their tree save calculation. It's not on the site plan and to ensure that this agreement is maintained, we would like for that to be noted on the site plan, either on Drawing RZ200, which is the layout for the site plan, or RX201 under landscaping and buffering notes, just to ensure that the agreement is maintained in the event that people turn over and people change and positions change and as we go through time we just like to make sure that agreement is maintained. As I mentioned earlier, it could also be counted toward their tree save area.

We also appreciate the Planning Board's recommendation to make the east end of Hagers Road as emergency access only and Laurie Cameron, who is in our area as well, is going to talk to you a little more about that. This is a vital piece of the way the development is laid out in order to maintain and sustain the character of our neighborhood.

Regarding the intersection of Hagers Road and McCord, the Traffic Impact Analysis recommended a dedicated left-turn lane from Hagers Road to McCord and that's a good thing. Those making a right turn onto McCord will not have to wait behind the vehicles waiting to make a left turn. The Spring Grove Staff Analysis that was dated today's date, 8-16-21, was updated to include the Planning Board recommendations. It also states that the following improvements will be recommended to the Town Board by Engineering staff and that is the development will need to coordinate with McCord industrial

site, which is on the north side of McCord Road, to align their driveway with the realignment of Hagers Road. The intersection of McCord and Hagers is going to be a busy place at some point. It's also the site of the future thoroughfare for the Seagle/McCord thoroughfare to relieve a lot of the traffic coming down 115 because of that busy road.

This was discussed at the Planning Board meeting, along with the discussion about improvements on Highway 115 between McCord and Sam Furr Road. Between the Spring Grove development and the Seagle Road to McCord Road thoroughfare project and the industrial development across McCord Road on the north side of McCord Road, this intersection is becoming a very popular and a busy site. I think it's an ideal opportunity for the Town of Huntersville, the industrial development and the Spring Grove development to cooperate and develop this intersection to meet all of the needs, and I think a traffic circle is certainly an option, a synchronized stoplight with the McCord/Highway 115 stoplight, something along that line that's going to allow the continued flow of traffic through that area, because it's going to be a really busy intersection at some point.

Vickie Shew, 10219 Hagers Road. Donald Shew yielded his time to Mrs. Shew. I represent Soil Supply at 10219 Hagers Road. I would like to read a statement representing Soil Supply regarding the Spring Grove development.

Soil Supply has been operating in the Hagers Road area for over 30 years, back when Huntersville was approximately 6,500 residents and we have seen growth all around us as Huntersville has expanded. We've seen developments continually approved. Now a developer is requesting approval of a development that will be even closer to our operation than Northstone is. Do we want this development? No. Do the current residents on Hagers Road want this development? No. Do the residents of Northstone want this development? No. Change is very difficult for everyone and Huntersville has seen plenty of changes. We agree, however, that individuals should be able to develop their land. We also think that it's very serious to assess an overall plan so that the new residents of Spring Grove will not have the same situation that the current residents of Northstone homeowners have. The Northstone developers should have been required to provide a greater buffer and a fence for those residents. You can't change that now, but this is the time that you can do right by the Spring Grove residents.

We met with M/I homes and requested that three homes on the southernmost point of the development that are just 20' from our processing equipment be removed. The location of those three homes would be detrimental to Spring Grove residents, Soil Supply and also would open up more exposure to Northstone. If I understand correctly, they have agreed to do that, and we say thank you to them.

We also requested a fence be constructed the entire length of the easement on the west side of the development to help screen the community from the activity on the easement, but more importantly to keep children from playing on the easement. If even one child or dog was injured because that fence was not required, it would be a tragedy and I am sure everyone here agrees. I think M/I Homes now sees the need to build that fence.

In the interest of the future residents of Spring Grove and Soil Supply, we have requested that a disclosure statement be signed by every potential buyer that's going to be in that development that reveals the existence of Soil Supply and exactly what we do so that they are going to be aware of our presence before they purchase a home, rather than after they have purchased a home. We have reviewed a copy of the potential disclosure agreement and the wording that M/I Homes has mentioned and we agree with that wording.

We want to thank the Board members who were concerned enough about the welfare of the future residents of Spring Grove and the current residents on Hagers Road to actually come and physically look at the site or speak with us by phone. We would recommend that any site of all proposed projects in Huntersville be looked at that way. The majority of the time just viewing a plan design on a piece of

paper does not show all the ramifications of a project and how it will affect a neighborhood. We would think the Planning Board would also want to do that. We want to thank you for the opportunity to present our perspective and trust the plan changes will be required and implemented.

Laurie Cameron, 10016 Hagers Road. Bob Sellie, 9808 Hagers Road, yielded his time to Ms. Cameron. I want to thank the M/I Homes people who have listened to the concerns of the Hagers Road residents and accommodated us with a bigger buffer, removing some houses, trying to make it a positive experience for everybody. I do disagree with Ms. Shew who stated that the Hagers Road people are against this project. We would like to leave it woods, but it's not going to happen. If something is going to happen, we do support this project. I also thank the Planning Board on 7-27 for hearing the concerns of Hagers Road and adding several amendments on their proposal to accept the M/I Homes plan and the rezoning.

Basically, I want to reinforce some positives rather than just negatives. I do know that the Planning Board voted 8 to 1 in favor of accepting it with those amendments. The one nay vote was based on the 2040 Plan goal and hoping for a mixed price point and mixed-use in the Town Core. Yes, we are a designated Town Core. I'm not going to read the 2040 Plan Land Use 11.1, 11.2 and 11.3, but those considerations support a reasonable transition with existing development. The existing development there now on Hagers Road is single-family homes on acreage. We estimate the dwelling units per acre at less than 0.5. The current M/I Homes plan with the adjustments made is now approximately 2.05. That's okay. But the 2040 Plan, if they pack in apartments or condos or townhomes, would not provide us with any transition. It would not be consistent with what is already there. The 2040 Plan also notes that the Town Core, which we are in, should have public transit and walkability to retail. We don't. So while we are in Town Core, to hold us to Town Core development, seems illogical to me. The 2040 Plan cites the goal of respecting the identity and integrity of existing neighborhoods. Hagers Road has been there for 50 years. Some of the homeowners are the originals. Most of us have been there 20 or more years. I hope that we can respect the identity of integrity of where I live. I bought there for a reason.

I also want to address traffic. That's been the hardest thing to reconcile in all of this. We bought on a very poorly built black top on top of a gravel driveway to a farmhouse. There is no roadbed. Somebody, the Town, threw down some asphalt for us. Thank you, it's holding up serving 21 houses. It's not going to hold up serving another 127 on top of it.

I have sent copies of the petition signed by 100 percent of the neighbors/landowners on this street that we could access. One hundred percent (100 percent) are in support of keeping us either a dead-end or emergency access only. We could not reach two of them. One is in an assisted living center and one who owns an empty lot is out of state. We don't know how to access her. *Petition attached hereto as Exhibit No. 1.*

Come drive down it. I invited you to do that before. We are 13' to 16' wide. Two 8' cars, two standard cars, have to slow down to 5 mph with our front passenger tire on the edge of the asphalt. If we are passing a box truck or a UPS truck or a garbage truck, both of us have to go over on the shoulder toward the ditch. It can't handle the traffic. To put it into essentially a loop with this new development would be like taking a stretch of northern 115 that's two lanes, would be four lane 115 in front of North Mecklenburg. It isn't going to handle it. Another example would be to splice dial-up internet connection into Spectrum Cable. By connecting us for through traffic on both the entrance on the west side and east side, you are making us a loop in the new development. The Planning Board and fire marshal recommended the solution was to have an emergency only connector. We thought that would be hopeful. Look at 2040 Plan PS-5 where we work together that allows the necessary connectivity and I understand the logic and need for the connectivity among neighborhoods. It came to my attention on the new notes today that the Planning Department, not the Planning Advisory Board, is countering that and saying that it should be a throughfare. If we make it a throughfare, we're ignoring the fact that we bought on a farm driveway road. It changes the flavor of our neighborhood. It is going to have to be improved. We don't want it improved and built-up and who will pay for it. It is a Town

maintained street. It's not state funded. We would have to have ditches, we would have to have groundwater, we would have to have a new roadbed, we would have to have new top.....I don't know how to build a road, I'm not an engineer, but that would be at the expense of the Town and it's something that Hagers Road itself doesn't want.

M/I Homes also said prior to this proposal when we were saying is it going to have to be a throughfare that they would, at their expense, put in traffic calming devices otherwise known as speed bumps, but that would need the Board's approval. We don't really want speed bumps. We want emergency access only.

The third thing is I like the amendment that the advisory board said that in keeping with development we need to improve infrastructure on adjacent properties and look again at the Land Use 11.1, PS-1 and PS-9. We don't have sewer. I have no clout with Charlotte Water. I am hoping that the Board can put some leverage on Charlotte Water to bring us sewer, whoever brings in fiber, whatever infrastructure improvements, it would be logical when they bring it to Spring Grove, they bring it to us as well.

We've enjoyed some peaceful existence. We are ready to welcome neighbors in this area. We hope it doesn't become contentious or ugly. We are nice people, we just don't want you in our ditches in our front yards.

6. Agenda Changes

Commissioner Bales made a motion to adopt the agenda as presented. Commissioner Munger seconded motion. Motion carried unanimously.

7. Public Hearings

7.A. Conduct public hearing on Petition #R21-09 – Caldwell.

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

Brian Richards, Assistant Planning Director, submitted his Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 2.*

This is a conditional district rezoning from Corporate Business and Transitional Residential to Traditional Neighborhood Development Urban Conditional District. CapRock Development is proposing on 38.1 acres for a mixed-use development. Currently the uses are mobile homes and vacant. The proposed uses are 25,000 sq. ft. of commercial, 268 multi-family which are at market rate, 125 multi-family which are age restricted and 35 single-family homes which are townhomes, for a total of 428 units. The average is going to be about 11.2 units per acre. As you can see here, the site is primarily vacant to the south. To the north there is a mobile home facility. Just north of that facility is the historic Caldwell Station School and to the east of that is the Lake Norman Church of Christ.

In the previous slide you saw there was a large tree canopy there. In TND there is zero tree canopy required. The applicants are offering to save 19.7 percent, which is about 7.52 acres.

There are 25 specimen trees on site. They are required to save 30 percent. They are offering to save 48 percent, which is 12 trees.

As part of the application, the applicant is requesting two modifications. The first is a footprint square foot modification. In TND when you are more than 2,000' from a freeway interchange or an interchange of two major thoroughfares, your first-floor footprint is restricted to 6,000 sq. ft. The applicant is asking for a request to increase that to 8,500 sq. ft. on each of the first floors of the commercial buildings. Staff is in favor of this modification due to the fixed location of the access at the railroad at Coach and 115. That intersection cannot be moved any further south due to topography and restrictions with rail crossings and spacings, so we are in support of that.

The second modification is to allow for side yard parking at an apartment building. In the main corridor they are looking to allow for parking on the side. Staff is not in favor of that at this time. We are working with the applicant to come up with a solution that everybody can work with.

As you can see here, they provided some site renderings, not formal elevations. There are some that we received early on and in the applicant's presentation they have some upgraded and newer photos.

There are numerous traffic impacts being accommodated for in this project. One will be a second northbound lane on Highway 115. The largest ones would be closing of Mayes Road at the intersection at 115, the closing of Caldwell Station Road at 115 and a new traffic light to be installed at Coach Lane and Highway 115 into the development. To the south of Coach Lane would be a new signalized intersection and railroad crossing.

In regards to the 2040 Plan, you can see this project is proposed in a mixed-use area and there's numerous listings of support in the 2040 Plan to support this project. With all staff comments, site plan issues, NCDOT comments, Norfolk Southern comments and working with us on getting an acceptable modification for side yard parking, Planning Staff would be in favor of this project.

Michael Cox, CapRock, said I'm obviously here to talk about our proposed project, Caldwell Crossing. *Refer to PowerPoint attached hereto as Exhibit No. 3.* This is the team that is kind of behind this project. CapRock, which obviously I'm with, Irvin Law Group, and then ColeJenest and Stone.

A little bit about CapRock. The best way to think about CapRock is CapRock is comprised of kind of three main silos. There's CapRock Development, which is a traditional developer with primary focus of that kind of silo is light commercial, senior living, multi-family and then we do a lot of townhome and single-family work. Obviously, this project is mixed-use which is a conglomerate of them all. There's CapRock Building Group, which is a fully licensed general contractor, however the difference is CapRock Building Group will actually only build for CapRock Development. The idea behind that and why we have the general contracting arm is we can control quality and keep an ownership mentality as we work through our developments. Last, but not least, is CapRock Investments. CapRock Investments is kind of an investment arm that focuses on helping young, aspiring, entrepreneurs get into the trades. We are passionate about either investing in, help start, build, subcontractor trades. This is a big thing for us where we think more and more kids should be excited about the trades and we think there's opportunity, so we are investing in that.

This is the general timeline of our project. I don't think I necessarily need to go through it, but obviously we are here and started about May 3 with our submittal.

In looking at this project, Caldwell Crossing, there's a few things that we do as a developer anytime we go into any new project. The first is conserve where possible. We are not ever of the approach where we are just trying to flatten a site, basically build a parking lot, get density as high as we can. We like to preserve and try to make it as pretty as possible. The tree canopy preservation requires a zero percent save. We're saving about 20 percent of that. For specimen trees, the minimum requirement was 30, but we're saving approximately 48 percent. That's where for us conservation is important.

The second, foster community. Another way we word this in-house is to be a good neighbor. If there's opportunities to meet with your neighbors, be a part of them, do things that are above and beyond, that's important. What we have done is especially near the school and the church is we've gone above and beyond the setback requirements. We've gone above and beyond the vegetative screening requirements to try to make sure that as you see those two facilities from one another's point of view aesthetically it's as minimal impact as possible. Obviously, there's going to be an impact, but we try to do a good job of going above and beyond to fix that.

Connectivity. For this project, we are working with Carolina Thread Trail and we will build out approximately 1,250 linear feet of the pedestrian walkway along 115 and then last, but not least, we will build out approximately 1,500' of what will hopefully be the Church Street Extension.

Bolster accountability. For CapRock, any development that we go into, we plan on building it, owning it, operating it. Obviously, there's a for sale component of this that wouldn't be the case on the operating side, but for us we take an owner's perspective anywhere we go. We want to build it quality, we want to build it to last, we want it to be aesthetically pleasing to the residents that live there, as well as the community around it, and so accountability for us with an owner's perspective is key to any of our developments.

Lucas Shires, ColeJenest and Stone, said we are land planning and civil engineering firm out of Charlotte. I do want to call out that we are in a mixed-use center that supports a mix of housing types including apartments, townhomes, cottage homes and age restricted. Mr. Richards so kindly outlined in his Staff Report the different policies that make our plan consistent with the 2040 Community Plan. One of those is the age restricted housing and the mix of housing which we have provided.

I would like to talk briefly about specifics of the plan. As you enter coming in off of Statesville Road, you would enter in there with Coach Lane. We are contemplating some commercial space there, which would be next to the future location of the CATS station. Whether or not that comes, that is what we are working with right now and the 2040 Plan does contemplate that station coming in the future. Just to the north, as you go through the roundabout, you will see multi-family units. Those will be market rate housing and as you move on north, that is where we have located our age restricted housing and then the yellow smaller lots are townhomes as you transition into the northern edge, the more Rural uses with the school and the church. Our townhomes do front the Seam Trail, formerly known as the Mooresville to Charlotte Trail. That will be a 12' multi-purpose path.

I want to talk quickly again big picture, so we are constructing a large portion of that Seam Trail. Vehicular improvements, Mr. Richards did talk about this, so we are contemplating closing the Mayes Road rail crossing, the existing Caldwell Station crossing, and then adding a new one at Coach Lane. This is the CRTPO adopted alignment that you see in dash there, which connects Huntersville to Davidson, so this site does construct a very large portion. It will eventually tie in down to 73. The dashed yellow is preliminarily how we will connect into Mayes and in the future down to 73.

A couple of renderings. This is on the northern road looking at the age restricted multi-family as the terminus there, with townhomes on the left and multi-family on the right. This site plan is looking south towards the roundabout. At the top right you can see the two-story retail and the stub at the end is looking towards 73, that future connection. This plan is looking towards 115 that runs parallel with the top of the page. You can see the commercial and then the multi-family in the foreground with a nice amenity. We are proposing a roundabout to help calm traffic. It's a minor thoroughfare per the CRTPO. We've worked with them and the Town on developing the appropriate cross-section and you do see it is a divided median street section there.

Commissioner Hines said the rail line.....approve that crossing as long as the other two are closed.

Mr. Cox said no. The update on Norfolk Southern is off the record. Their feedback has been positive to the closing of those two for the opening of this one, with the thought being the hazards that those two crossings currently pose with the elevation kind of gain and loss, tractor trailers getting stuck, we are still waiting for formal approval or comments from Norfolk Southern. They had internally a retirement that's holding up one person to review that. At this point we've reached out in a number of ways, but don't have the formal comments back for the actual approval of that.

Commissioner Hines said let's fast forward and say they approve that, and you build the new crossing. Would there be any improvements to Caldwell Station Road. All the traffic would be funneling through from current Mayes Road down Caldwell Station Road through your development to the new access point, is that correct.

Mr. Shires said that's correct. The TIA does call out improvements to the existing Caldwell Station. I would think that, yes, traffic would circulate there until the actual crossing can be deleted and the thoroughfare completed up to Mayes Road.

Commissioner Walsh said I did have a question about the parking, but it sounds like we're working to take care of that and I encourage you to work with staff on that. Can you go over the trail connection again – how long, where it's at.

Mr. Cox said if you look along 115, you will see kind of a path that runs parallel to that.

Commissioner Walsh said are you talking about dedicating or actually building it.

Mr. Cox said our intent is to build it out. It's approximately 1,250 linear feet.

Commissioner Bales said in looking at the density 11.23 units an acre, is that considered Transit Oriented. I know that the station is supposed to at some time be built.

Mr. Richards said Transit Oriented would be higher, about 20 units an acre. At 11.2 it's TND. Across the street you've got Caldwell Station that takes into account numerous single-family homes and that's at 8.43 units per acre and to the east we have the Palillo development.

Commissioner Bales said so this fits for mixed-use.

Mr. Richards said correct.

Commissioner Boone said when you met with the church, can you give me any feedback of how that meeting went.

Mr. Cox said I've stopped in there a number of times to discuss the project. All conversations

with the church have been great. We have not met in a formal setting with the pastor about this. However, the feedback from the church and what I've heard from other colleagues that have met with them is that they are excited potentially about the idea that this could help grow the visibility and size of their congregation. My conversations have only been positive with them.

Commissioner Boone said as you are going north on 115 there is a concrete block that looks like an old railroad loading dock. It looks like that's where the greenway might go. What's your plan for that piece of possibly historic property.

Mr. Cox said I think you might be talking about on the southern side or potentially just off our property. Obviously, if it's designated historic, we'll work through that. At this point in time, I don't have a good answer if we are impacting it and exactly what that looks like.

Commissioner Boone said your For Sale sign is about 20' from it as you are going north on 115, it's on the east side of the railroad.

Commissioner Phillips said I was hoping you guys could consider doing maybe dedicated retail, not just commercial in some spots. I know we can't make an ask, but that's just stuff in the past that has come up. And then maybe potentially dedicated affordable senior units, just things that come our way that we hear about often.

Mr. Cox said commercial I know it's been asked already about our thoughts here. We view the commercial today as more of neighborhood services, so dry cleaners, maybe a coffee shop, things that the residents locally can use and would need. On the designated seniors, especially based on income bracket, I don't know that that's something we have discussed. There are other buildings in our portfolio where that is explored. I will definitely take that note back to our team and talk through it. Obviously, we would have to think through and just kind of plan it out, but yes we will be happy to bring that back and brainstorm on it.

Michael McCurry, Elder at the Lake Norman Church of Christ, 17634 Caldwell Station Road, said our church has been a part of the Huntersville community for over 25 years and we have about 120 members. We are very active in the community, including things like our annual giveaway day where we give away free food and things to the needy in our community. We also have a very active ministry that reaches out to the Huntersville Police Department and a very close relationship with HPD. Churches are a very important part of Huntersville and we ask your consideration in not allowing development to have a negative impact on our churches. We believe that this proposed development has potential to be very positive for the Town of Huntersville and for our congregation if done correctly. We have actively engaged with CapRock, even providing free usage of our building for the community meeting that was held in June. However, there has been some turnover within CapRock. The gentleman who we were dealing with has left the company. However, we are very concerned about the impact that this change will have on access to our building. Like a commercial business, easy vehicle access is key to the ability of a church to attract visitors and remain vibrant. The current configuration of this plan will make it significantly more difficult for our visitors and members of our congregation traveling on 115 to access our property, particularly those that live north in the Mooresville area and in the Denver area coming on 115 to access our church. The current configuration will require traffic to weave through this residential development to get onto our property and we are concerned about the impact on our visitors, on our ability of people to access our property and as well as the residents of the development. I'll cede the remaining portion of my time to David McDonnell now that I've explained the why of why we are concerned, and he'll talk a little bit about the what in what we would ask.

David McDonnell, 13418 McCord Road, said I'm a member of the church since 1999. The current road access plans cause significant issues for the church, visitors and members

specifically cutting access off from 115 at Caldwell Station and at Mayes Road. This will force traffic onto the small street that hasn't been approved by NCDOT for improvements at this point in time. We are requesting that a connection point and driveway to our current parking lot be made on the proposed east side of the property. We would like to discuss this with the developer, but we haven't been able to get a hold of him.....no return phone calls from Mr. Cox. The new connection on the east side would be right over existing septic field, so we are asking if there's going to be infrastructure provided for the current residents and for the current church building on the east side or some sort of connectivity to this Mecklenburg storm water system. Our property is currently limited on impervious space. We are at the maximum, so anything we do, adding roads or anything else, is going to cause us additional money to build a BMP or a SCM to handle the storm water on our property. We are asking for some sort of connectivity to the proposed site so that we can share in that storm water mitigation. We are asking if we can connect to the developer's sanitary storm water system. We are asking if we can connect to their BMP or SCM systems. Again, the money is not in the church's budget and any money that we spend on that would have to be removed from our existing community service and outreach. As I mentioned a second ago, we've tried to contact the developer a couple of times. I've got his cellphone number and he still has not responded to any of my calls. We purchased about \$80,000 worth of land along Caldwell Station Road to give us frontage on 115 for exposure. We spent \$35,000 in putting a sign on the frontage on 115 on the other side of the railroad tracks and so we've got a lot of money invested on 115 and now the residents and the visitors are going to have to figure out how to get through the neighborhood and then add additional traffic to the neighborhood in order to get to our church building. We are asking that the development not be approved in the current presentation. We are asking that we meet with the developer and get these issues resolved or figure out what we can do to get it resolved. We don't see this as an improvement of the community by adding additional traffic to Mayes Road and to Caldwell Station Road. Long term we are not opposed to the development once we get these issues resolved. The other question is what happens to the spike strips along 115. They are not mentioned in any of the developer's plans. There's no mention of maintenance of those along where the loading dock station is of the old train station depot. None of that information has been provided. We are wondering about those spike strips. They are not under contract, they are not listed in the lot numbers or the property ID numbers. The infrastructure.....where is it going to come from. It mentions they are hoping it will come from the east side of the property or alternate route would be go across 115. It's cost prohibitive to go across 115 and the railroad tracks. It's already been tried by several other developers. Finally, we are asking that you deny the plans based on their comment that they are trying to be a good neighbor. We're just asking them to meet with us so they can get these improvements included and then we would be in favor of the proposed development.

Commissioner Munger said can you give me what the price point for the apartments, for the townhomes and for the senior living would be.

Mr. Cox said I don't now the answer to that at this time. It would be market rate. It hasn't been determined at this point.

Mayor Aneralla said I suggest you get up with the church.

Mr. Cox said Mark Mahoney was the lead developer on this. Mark is no longer with us, so I have picked up this project. I've got a feeling that maybe you are calling Mark's cell phone, but I'm happy to stay here as long as you need.

Mayor Aneralla said we have contacted Charlotte Area Transportation System and told them if this should get approved, they should put a bus stop here. However, as we just heard previously, it's taken quite some time to get some other enhancements, but at least they are aware of it.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

7.B. Conduct public hearing on Petition #R21-08 – Beltway Industrial Conditional Rezoning.

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

Brad Priest, Senior Planner, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 4.* The application is a conditional rezoning plan, preliminarily entitled Beltway Industrial Conditional Rezoning. The applicant is Strategic Capital Partners.

The property in question is in between Hambright Road and Alexandriana Road along the west side of I-77. The property in question is wooded. It's got SWIM buffers going through it. We did a little context map here where you can see the proposed site plan in relation to surrounding development. It's located to the south of that parcel where the CATS Park and Ride is proposed there near the corner of Mt. Holly-Huntersville and Hambright.

The proposed rezoning plan here oriented north and south and so you can see the true orientation there. Over a million square feet of office, warehouse and industrial distribution type uses. Currently three buildings are proposed on three different lots. A major subdivision is proposed with the street for the buildings to front on per the Huntersville Zoning Ordinance requirements. The rezoning would be from Corporate Business to Corporate Business Conditional District. The modifications are requested only to change the buffer requirements. No uses would change. It would stay Corporate Business, but they are looking to modify the requirements of the I-77 buffer and also the interior buffer along the new public street.

Just a quick note here and this was in your Staff Report as well. This is the public hearing continued from July. The ordinance actually says that we can't have updates at the actual public hearing three weeks before the public hearing. The applicant has submitted some updated plans last week. Staff has continued to look at those, but at this time we couldn't forward that new plan to the Board based on the ordinance requirements there. This is based on the old 7-19 plans, so a lot of these comments that I will briefly go through, because again some of these have changed, some of them will be updated by the applicant in the updated plan.

The rezoning site plan issues that we are currently looking at right now. SWIM buffer disturbances. One of the issues that we will be dealing with a text amendment that will be coming before the Board and the public hearing is actually for tonight, is to change the way that SWIM buffers or water quality buffers for streams are handled in the ordinance in the Corporate Business zoning district.

Currently, in order to build and disturb and fill on a stream for an intermittent stream, you have to go to the Board of Adjustment and then mitigate for water quality purposes through the ordinance. What the applicant is seeking to do with a text amendment, as will be discussed, is to change that to with mitigation use the conditional rezoning process as a review that would allow that disturbance. Currently the ordinance is still as it stands and that is an issue that we are working through with the applicant right now through that text amendment process.

An updated Traffic Impact Analysis was submitted late Friday. Staff has not gotten a chance to

review that, but that was submitted, so we are going to try to take a look at that and get that reviewed.

Again, as mentioned, the buffer modifications that are proposed along the interior street you see the maps before you. The overall design of the site is to have an 80' buffer for most of the interior street, but where they don't have it, it's pinch points. Small areas that would go from 15' to 20' at certain areas, not the entire scope, but in certain areas where they can't make the 80' work. That's the current proposal there. Also, the I-77 buffer is similar. They are going to keep the 25' along 77 existing vegetation but then disturb and replant 25' closest to the development is the current proposal.

We are working on the tree mitigation plan to get a plan that shows specific plantings to meet the mitigation requirements of the ordinance.

Rezoning notes – the plan that is currently submitted has rezoning notes that show complete flexibility administratively. Staff recommends that only minor revisions to the plan be administrative. Any complete redesigns would have to come back before the Board for those changes.

The current plan that was sent for the public hearing does not have street trees and sidewalks on both sides as required by the ordinance, however taking a sneak peek coming attraction of the updated plan that was submitted does have sidewalks on both sides of the street per ordinance requirements.

These are not issues per se, but just fyi in regards to changes that were made based on long-range plans. The greenway location. If you see the top pictures that are shown, Mecklenburg County has the greenway going rather than through this property, it goes up Mt. Holly-Huntersville Road and down Hambright, around the property in question. Our current greenway plans show the property going through the stream that transects this property. It's our understanding that Parks & Rec is wanting to update our plans to match Mecklenburg County. Staff is comfortable modifying the plans so the applicant does not accommodate the greenway through this property.

Block length – one thing we wanted to mention, the ordinance does require that for industrial properties a maximum of 1,500' is established for block length and so the block length is broken up more usually because what's proposed is I believe 2,000' around that area, so what staff is comfortable with is if you look at the plan, the context map to the south, there's not really an opportunity for further break-up of the street. East, you've got I-77, so they are not putting a street on I-77. To the west you have a cemetery, so you don't want a street there. Then you go to the north following up that interior street, there's a BMP, there's a stream and then in the circled area in the red, that's really the first opportunity that you really have to break-up that proposed street, so staff is find modifying the block length requirement as well through the conditional process.

An update in regard to Hambright Road and a connection there. It was brought out in your Staff Report, the Charlotte Area Transit System (CATS) is proposed and funding to put a park and ride system right there to the north on Hambright Road. If you see in red, there is a private drive that is proposed to really function like a public street and to stub at the applicant's property to the south. What staff has been working with the applicant and CATS on is trying to get together and make a full public street connection from Hambright Road to Alexandriana. That's currently in process, so we are still working with the applicant on that.

Staff is supportive of the application and the reason for the application in order to modify the buffer requirements. We're just working on some of the conformance issues, the TIA with the ordinance and we'll get that worked out by the time the final plan comes around.

Commissioner Walsh said I'm glad to hear there are going to be sidewalks on both sides. With regards to the block length, is there any way to break that up with a traffic circle or something like that to kind of slow things down a little bit.

Mr. Priest said that's something we could discuss with the applicant. What we were talking about mainly was with regard to having a stub and having connection from the street perspective. As far as traffic calming, is that what you're looking for.

Commissioner Walsh said I think you said they are looking at 2,300' and maximum is supposed to be 1,500'.

Mr. Priest said that's correct.

Commissioner Walsh said is there any way to put something down that 2,300' to slow people down a little bit.

Mr. Priest said I can discuss that with staff and with the applicant and we can try to see what we can do to break up that long expanse.

Susan Irvin, representing the applicant Strategic Capital Partners. *PowerPoint attached hereto as Exhibit No. 5.* One of things that I wanted to mention about Strategic Capital is just the amount of experience and the amount of assets that they have. The developer, owner and operator of more than 9,000,000 sq. ft. of office, industrial and mixed-use. Right now their properties are valued at almost \$1 billion throughout the country. They are generally built to suit and master planned, but the more important thing is kind of where they have located. Their focus over the last 5 to 7 years has been on industrial space. Right now they have built about \$450 million worth of Class A industrial properties.

Here are three properties that are nearby. This first is Patriot Park in Durham, NC. With all three phases they are at about 900,000 sq. ft. Rock Hill Commerce Center in South Carolina, that is currently being developed. You can see that is focused on manufacturing and distribution. The Phase I of this is two buildings over 800,000 sq. ft. Mooresville, NC, the Forty540, is a little bit different. It is a Class A office development, 400,000 sq. ft., two 5-story buildings, a mix of offices and uses in the Research Triangle area.

Just to give you a little introduction into this company. I think Brad has already really covered the key location of this property, at an intersection of some major thoroughfares. The areas surrounding it are very conducive to what we are proposing. This gives you some good kind of additions to what Brad had mentioned as far as what the surrounding uses are. I know we have all driven around here and are familiar with it, but just not seen it all as one piece.

This is the CATS Park and Ride area that Brad mentioned. I want to talk a little bit about the economic development employment center base and kind of the importance of that to the economic impact of Huntersville. We use the IMPLAN program. As you all know that's a program that is used by Lake Norman Economic Development Commission but also cities, universities, counties, all over the United States. It is a model that estimates the economic impact of a project such as this. What we have done in our analysis is really limited the impact just to Huntersville, so we could look at Mecklenburg County. We could look at a larger area. We are focusing only on the economic benefits to Huntersville here, and you look at direct, indirect and induced. The construction benefits under this economic model total \$148 million plus. This is just the construction benefits. The yearly operational benefits are about \$83 million. And again, just the benefits to the Town of Huntersville zip code 28078.

This is our timeline just to give you all an idea of kind of where we started and how we got to

where we are now. I am going to ask Austin Watts of Kimley-Horn to come up and talk a little bit with you about the changes that were submitted in this last revision.

Austin Watts, Kimley-Horn, 200 S. Tryon Street, Charlotte, said as Brad alluded to in his presentation, the latest iteration of plans have addressed a large percentage of the comments he had, in particular some of the bigger ticket items such as making sure that the new public road through the center has both street trees and sidewalks on both sides of it. We are continuing to work with staff on landscaping and the interaction between the buildings and the buffers to make sure that the staff is happy with that. And then we are also working with the developer and with CATS to extend the public road all the way through over to Hambright and the latest iteration of the TIA takes that into account.

This is simply the landscaping plan. It has 80' buffer as Brad mentioned, with pinch points in some areas to help maximize the site. This is simply a site plan. This shows a couple of perspectives, because obviously as we are wanting to modify buffers people want to know what's it going to look like. Each of these sections was taken throughout the site. We've got two per location. One is showing at the time of planting and then one a little bit later, whenever the material is more mature. This simply shows some of the pinch points to where we are beefing up the vegetation in some of the places where we are less than the 80'.

These are simply the TIA recommendations. These have not yet been vetted by staff. These were submitted last week based on the updated scope that was coordinated through the Town and through NCDOT, so this is what the report currently states and there is still going to be some discussions with both NCDOT and Town staff.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

7.C. Conduct public hearing on Petition #TA21-10 - flexibility for CB/SP/CI buffers along public streets and rights-of-way.

Mayor Aneralla called to order public hearing on Petition #TA21-10, a request by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way.

Brad Priest, Senior Planner, said the current ordinance requires an 80' buffer in the CB, CI and SP and districts along the property lines if it's zoned differently than CB, CI or SP. But, also in the footnote, it's required along the right-of-way. That's a second part where it's required. What's being proposed is to reduce that.

Applicants in the Corporate Business zoning district have come forth and asked for conditional rezonings to ask the Town Board to modify that 80' buffer to something that is less, because what you are seeing and what you have probably seen come before the Board several times are these very big buildings that have a very neat, flat footprint and so that takes up a lot of space and then having 80' buffers along the entire perimeter really cuts into the usable space, so they have been coming and asking for rezonings. Along with that, we look at the 2040 Plan, Policy LU 7.1 also recommends some flexibility for employment centers which the Corporate Business zoning district is the primary zoning district for our employment centers, so they recommended some flexibility in the frontage requirements and therefore in the buffer requirements in the ordinance and so to try to modify that.

Here's just a glance of where our employment centers in the purple areas in the subject areas near Alexandriana, Mt. Holly-Huntersville Road, the Huntersville Business Park, Commerce Center over near where ABB was, Southwire, so those areas are applicable and this would

apply to the text amendment.

What staff has done then is put some modifications to allow flexibility based on the proposed use, what is near the street and where is the location. Is it interior to a property or is it on a thoroughfare. Those are the two questions that would be asked by this modification. The ordinance is clarified here at the very top to say if you meet the architectural requirements of the ordinance, there's no buffer along the street. And that's essentially what the ordinance says now, with a clarification and making it a little bit more clear there. The second part of that would be tiers. A 40' buffer for uses that are along a thoroughfare but don't meet the architectural requirements. Perhaps they might have parking in the front or perhaps they have just a flat wall along the street. It would go all the way down to a 20' buffer if it's interior to a business park. It's not on Hambright Road. It's not on Mt. Holly-Huntersville Road. It's not on Statesville Road, Old Statesville. If it's within a business park, less buffer would be required and would go all the way down to 20'. What didn't change, if you notice on the bottom left-hand corner, we are still talking about buffers, the requirement is still to have an opaque visual screen, so you would have a separation between the public street and the use that you are proposing to screen. That hasn't changed in the proposed language. How would that be applied. Here's just a brief example. You see a location in Charlotte here where you are along the street looking back at the building, but there's parking in the front. And then you look down here and you see maybe one of those big industrial buildings on the right-hand side they've got parking on the left-hand side of the building. They've got a truck dock and the edge is blunted up against the public street. In these two examples if they were on a thoroughfare, you would have a 40' buffer for both of those instances. If they are interior to a business park you would only have 20' for this type of development.

The other thing that we are seeing a lot of in those distribution areas is the truck dock. What do you do with the truck docks on the street side. If you are on a thoroughfare, if you have the truck dock storage area, things like this that you see on the top picture, you would not qualify for a reduction if you are on a thoroughfare and a full 80' buffer would allow. However, if you are interior, less visibility, then you would only be required a 40' buffer if you have the truck docks and the storage areas and the utility areas. That's mainly how it would be applied.

The Huntersville Ordinances Advisory Board took this up and looked at it this month on August 5 and recommended approval unanimously of the language and Planning Staff recommends approval as well.

Mayor Aneralla said I want to thank staff, the Huntersville Ordinances Advisory Board and the businesses that have been affected by this in coming up with a good compromise.

There being no questions or comments, Mayor Aneralla closed the public hearing.

7.D. Conduct public hearing on Petition #TA21-09 – Allow Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district.

Mayor Aneralla called to order public hearing on Petition #TA21-09, a request by Strategic Capital Partners to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district.

Jack Simoneau, Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 6.* The map that you see before you is a map of Huntersville. It's 63 square miles. We have two major drainage basins and this picks up

where the streams are at and also picks up where some of the SWIM buffers are at so I can kind of use this to explain what this text amendment does. This is a request by Strategic Capital Partners to amend the buffer requirements. That red box I'm going to zoom into that and just give you an example as to exactly how this text amendment would work.

There is the area that was in the southern central part of Huntersville. I-77 is the large white line in the middle. Alexandriana is the southern line and everything in gray is zoned Corporate Business and you see on the right side or the east side of 77 there's a kind of a light blue buffer and the same thing on the west side of I-77, light blue buffer.

The ordinances today say that if you impact these intermittent streams or perennial streams you have to get a variance with mitigation. The proposed ordinance would allow an impact to those intermittent streams as well as perennial streams draining less than 50 acres with a conditional district rezoning and mitigation. If you impact it, you have to mitigate that.

On the eastern side, this is just an example. It's a little difficult to see, but what we have is a smaller footprint office and it just has a driveway going over the SWIM buffer which is allowed, but the building is a small footprint so it's able to avoid that buffer. Contrast that with the maps that Brad showed earlier for the project that's over 1 million sq. ft. These flex spaces are large, flat footprint. They are going to affect a lot of property and that is what we are getting here to diversify our tax base and when that happens there are going to be impacts to SWIM buffers. What I've shown here in red is where the SWIM buffers would be impacted and that is an intermittent stream that would be impacted. The text amendment as proposed by the applicants, staff looked at and we made adjustments to it to fit our ordinance. We have run that through the applicant. They have agreed that those changes meet their needs as well.

It's three different sections. Section 1 basically says in your Corporate Business district as part of an approved conditional zoning, the Board of Commissioners may approve modifications to those intermittent streams or perennial streams that drain under 50 acres subject to implementing one of the nine mitigation techniques in 11(b) below. If somebody impacts it, they will have to mitigate it and they have nine options.

Section 2 Option (5) is just to clarify the language in there just to simply say if you are going to preserve Bottom Land Hardwood Preservation at a 2:1 acreage basis which is an accepted mitigation, just clarifying that the mitigation has to be above and beyond what we require to be preserved anyway.

Section 3 simply indicates that in addition to a variance, you could also achieve an impact to a SWIM buffer if you comply with 8.25.10 which is the section that they are amending.

Staff recommends approval of this. The Ordinances Advisory Board on August 5 recommended approval 8 to 1. Water quality is very important to us. From 2003 to now, even with all the growth we've had, our water quality has actually improved. We have run this language through Mecklenburg County Water Quality. They, too, agree that the change is acceptable.

Commissioner Walsh said I think you said there's nine ways to mitigate. Can you just give me an example of one of those mitigations. I think it's a good idea. We are protecting water quality, but just an example of a mitigation technique.

Mr. Simoneau said here's an example – Section 2, No. 5, you can use Bottom Land Hardwood Preservation. There might be properties that you are not required to preserve and the developer could preserve on a 2:1 basis if they impact a SWIM buffer 1,000 sq. ft. they might be able to save 2,000 sq. ft. of tree save in these Bottom Hardwood areas that they would not have otherwise been required to preserve.

There being no further questions or comments, Mayor Aneralla closed the public hearing.

7.E. Conduct public hearing on Petition #R21-06 - North Creek Village Mixed-Use.

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

I have a letter that the applicant would like to continue the public hearing.

Commissioner Walsh made a motion to continue the public hearing for Petition #R21-06 until September 20, 2021, at 6:00 p.m. to be held at the Recreation Center.

Commissioner Phillips seconded motion.

Motion carried unanimously.

8. Other Business

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

Jack Simoneau, Planning Director, said this is the request to amend the ordinance allowing opportunity to apply for a Special Use Permit for dormitories for in this case H2A housing and this shows the 1,000 acres that's under control by Metrolina Greenhouses. They have Transitional Residential, Rural and Special Purpose zoning on their property and this is going to be asking for a Special Use Permit for dormitories in the Rural and/or Transitional zoning district. The red blocks that are there are just to kind of represent where possibly it could go in the Transitional district and the Rural district. It just depends ultimately where the applicants want to go with this. This is the overall zoning map that was in your agenda packet. I enter the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 7.* That shows just kind of what properties qualify in the Transitional and the Rural to apply for a Special Use Permit.

In your agenda packet we kind of color coded the text amendment. Everything in black was what was at the public hearing. What you see in red was new changes that were added as a result of the public hearing. You will note that under 9.62, the first thing that was added in red was the dormitory be located on a bona fide farm of at least 100 contiguous acres and is on land being farmed by the occupant. That kind of came out of the public hearing. The Planning Board further elaborated on it and that they are farming it on a full-time basis, so they are not going to be working one place and then jumping to another place. That was a change that was added. Also, added as a result of input from the public hearing is No. 8, the dormitory cannot exceed two stories. The Planning Board further elaborated the dormitory cannot exceed two stories in height or exceed 15,000 sq. ft. or five total buildings. They also added that building and housing will be constructed and maintained to meet H2A programs or similar federal programs applicable at the time. This new language was run through the folks at Metrolina. They have no problems with it from the addition at the public hearing as well as the Planning

Board and the applicants are here to answer questions. The Planning Board did recommend approval as did the Huntersville Ordinances Advisory Board.

Art VanWingerden, Metrolina Greenhouse, 16701 Huntersville-Concord Road is residence, 16400 Huntersville-Concord Road is where the business is.

Commissioner Walsh said the facilities, you mentioned previously that they are going to be inspected. Who are they going to be inspected by.

Mr. VanWingerden said with H2A housing the way it works we have to be inspected 30 days before anybody moves in, so let's say everything goes well and we have these done by January 1 of next year, then we have to be inspected and then 30 days later our H2A employees can move in and then each subsequent year we have to be inspected by the Department of Labor to make sure those houses are in good shape, livable and good for H2A housing and that they meet all the standards that they have. That will be done every year 30 days before they move in. If they don't pass, then we've got to wait, fix whatever they say to fix and then again that 30-day clock starts the day they approve it.

Commissioner Walsh said how many US Department of Labor inspectors are there that are doing these inspections.

Mr. VanWingerden said I have no clue.

Commissioner Walsh said I believe that you guys run a great operation there. It's the unintended consequences that may be a less reputable person that might use this, because there are a number of issues with this kind of housing inspection. It's my understanding that there are two inspectors in the southeast region covering eight states and that they don't get to all of the inspections they are supposed to get to. The other question I would have is close to Huntersville are there any of these H2A housing.

Mr. VanWingerden said there is one, Patterson Farm. They've been doing H2A housing for over 30 years and they've had H2A workers for over 30 years, they've had buildings there for over 30 years. One of the guys that works for us, one of our managers, his dad runs that whole program up there, so we actually went and looked there. That was actually the first place we went and looked when we were looking at H2A five or six years ago when we first started talking about it. Like I said at the public hearing, our whole goal all along has been to have a local workforce. That's what we want. We have 700 full-time local residents that work at Metrolina just at the Huntersville location and this is just more for the seasonal aspect of our business. Like every other business we're having a hard time getting seasonal people. And it doesn't matter what we pay, we're having a hard time getting people.

Commissioner Bales said can you talk to me about where you are wanting to locate it.

Mr. VanWingerden said where we are looking at is right there, right where that H2A is. The reason we picked that, if you look right there, there's a fire hydrant. That's our water for the site. Sewer is right above the A is where it's at. That's our sewer tap and our water tap. Obviously with 100 people being there for 10 months you can't build a sewer system for that. The state's not going to allow that, so we have to be on city water and city sewer. If we do it where the Rural area is, our closest point even though there's a fire hydrant here, because you have to go under a creek to do it, City of Charlotte is not going to do that for us. We are going to have to do that. They are not going to allow us to go under a creek. The closest tap is right there and it just got put in last week because it's for the greenhouse. I measured it out today, it's over 12,000' to get here. We've spent 2-1/2 years trying to get that water hooked up. We built this greenhouse right here. It's what we call MX5. I have a breakroom in there that has plywood over the doors, because I have bathrooms that have been finished for two years. I

can't use them because I have no water or sewer yet. It's coming, we'll get it hopefully by the end of this year. Obviously COVID didn't help anything with this. Our employees that work in that area are having to use porta johns is what we have there for them right now. That's part of it. That's just the way it goes. But for us to do this and do it right, we want to be near city water, city sewer. Where I'm putting it, we are going to be within 200' of the Rural district anyway. I know it's not Rural, but it's within 200' of it. If we had known two years ago when we bought this property we were even thinking about putting it here, I would have went ahead and rezoned that to Rural or made it Rural as we bought it, but we didn't do that. That's why we want to put it in the TR. It's not for any other reason but water and sewer are feasible and close.

Commissioner Bales said Metrolina is agricultural farming. Is farming agricultural allowed in Transitional Residential zoning.

Mr. Simoneau said yes, it is.

Commissioner Hines said if this is approved and you place one of these facilities where the H2A is and TR, approximately how far away is that from the residents there on Sims Road and it looks like some private easements.

Mr. VanWingerden said I actually did that today. It's 1,700' from the closest home.

Commissioner Hines said there would be a cluster of up to five facilities.

Mr. VanWingerden said right now our plan is to build between three and four because it's 100 per building. We have 100 H2A workers that will be there 10 months, January 20 to November 20 roughly. The other 200-250 will be there 90-120 days during our spring rush. When we are down to 100 we are still going to put 25 or 30 in every building because the building does much better when somebody is living in it as opposed to nobody living in it. We are going to make sure there's somebody in every building for 10 months that they are there. Two months nobody's in it, because with any H2A you have to have a two-month break between when they leave and when they come back. H2A is a lot different than I think what people have in their head when they really think about it. These are families that come over – dads and uncles and brothers and cousins. They are living their dream is what they are doing when they are coming to America. They are coming here to work for 10-20 years, make money while they are here working obviously. But once they do that for the 10-20 years they go back to either Mexico or Guatemala, Honduras, wherever they are coming from and they are living the life in that country then. They get them 5-10 acres of land, build them a house and they are good to go. They are making about 8-10 times what they could in their native countries.

Commissioner Walsh said when you were mentioning the water coming off of Huntersville-Concord Road, you said there's a creek and you can't go under the creek. Can you go over the creek. How do we get water.

Mr. VanWingerden said that's going through community encroachment, FEMA, floodplains, all kinds of stuff. We can't dig in that. That's not allowed. The only other way for us to do it is go up Huntersville-Concord Road, then take a right on Huntersville-Concord Road, and then go down Bradford Drive which would be an even further run for us to do. Nobody is going to allow us to dig along the road to do that. For us to get water we're either going to have to get.....if we did it in the Rural we would have to get some type of main water line to Bradford Drive, which is going to be about 8,000' of run from either side. I just don't know if Charlotte is going to do that. Where they tapped where we are at right by the bridge, right when you go past Metrolina, go over a bridge, that's where the water tap is at. They had to run that line 200' because the Skybrook development was already there.

Commissioner Walsh said if we had a community there, they could not run sewer to the community because there's a creek there.

Mr. Simoneau said it would have to be engineered. If you pay enough money you can get water and sewer a lot of places.

Mr. VanWingerden said just on that we've spent over \$350,000 with CMUD trying to get water to our site now as it is. Our bigger thing is the 2-1/2 to 3 years that it has taken.

Commissioner Bales made a motion in considering the proposed amendment #TA21-05, the Town Board recommends approval based on the amendment being consistent with the LU-1, LU-10, and EV-2 of the Huntersville 2040 Community Plan. Also, making this approval contingent on the modifications that the Planning Board also recommended and that it's my understanding that the applicant has also agreed to. It is reasonable and in the public interest to amend the Zoning Ordinance because it provides a Special Use Permit option for the Metrolina Greenhouse workers.

Commissioner Hines seconded motion.

Commissioner Munger said it's not about your specific scenario in terms of where that housing is going to be. I believe you'll do a great job with it. It's what's next. For me, opening that door to Transitional Residential throughout Huntersville and having the ability for that type of housing to be close to neighborhoods, and I realize again yours won't really necessarily be 1,700' basically a third of a mile should be plenty of space, but we have to think about what happens the next time. Did we open Pandora's box, did we make a fatal error by doing this. I would like to make an amended motion in considering the proposed amendment #TA21-05, the Town Board recommends approval with the modification of limiting the availability of the Special Use Permits for the use in the Rural Zoning District. The amendment, as modified, is consistent with the 2040 Plan and Policy EV-2.

Commissioner Walsh seconded motion.

Commissioner Phillips said could you clarify how many properties the TR/Rural 100 acres impacts. Wasn't it six.

Mr. Simoneau said the Cook farm, the Strickland family, Johnston family, Bragg family and Westmoreland family. Those are the farms that are over 100 acres. Of course, Metrolina. The Cook family is zoned TR. Westmoreland is zoned TR. Bragg is not. The Johnston family is actually zoned Corporate Business, so that wouldn't qualify. The Strickland family is zoned Rural. You have a couple of them that are in the TR zone that would possibly qualify for a Special Use Permit, so that's what would qualify. Then you have to go through the process of a Special Use Permit.

Mayor Aneralla called for the vote on the amended motion.

Motion failed 2 to 4. Commissioners Munger and Walsh in favor; Commissioners Bales, Boone, Hines and Phillips opposed.

Mayor Aneralla called for the vote on the original motion.

Motion carried 4 to 2. Commissioners Bales, Boone, Hines and Phillips in favor; Commissioners Munger and Walsh opposed.

8.B. Consider decision on Petition #R21-04, Spring Grove, a request by M/I Homes of

Charlotte, LLC to rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 127-lot subdivision; (Parcels: 01101102, 01101110, 01101114, 01119129 & 01119132).

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 8.* This is the Spring Grove subdivision. Access is off of Hagers Road via McCord Road. It's currently zoned GR and NR-CD and the request is to take all of that land and convert it to a new NR-CD conditional district zone.

Since the Planning Board has seen this, the number of lots has been reduced by three. I think you heard that referenced in the public comments. That would change the density to about 2.02, so again just a slight dip in the proposed density for the project.

I won't go back over any of the 2040 Community Plan or any of the other relevant items unless you would like to, but I do want to show you an updated plan and there are several call-outs that I'm going to zoom in on and make you aware of.

In this area you can see that there is a driveway that has been indicated for Mr. Haigler who owns some property located there. That's a detail that will be worked out at the next level if there is an approval, but again that is not an issue for that single-family property to have a driveway.

There is a buffer that is located in this particular area and the commitment is to have 60', 40' of it undisturbed and then a solid 6' fence on the home side of the property along the future thoroughfare. That same buffer is located along here as well and that same standard of 60', 40' undisturbed and then the fence on the backside and then the three lots that were mentioned, they were located here at the Ulsten connection and they have been removed. Also, the extension of some of the streets that would have served those lots has been removed, however there is still right-of-way that is being dedicated to move off of the property and to connect into the Soil Supply property if it were to redevelop.

Lastly, the plan that you have before you tonight makes the connection to Hagers Road on the east side. The note here indicates that the Town would analyze traffic calming to be put into place, whatever is appropriate. It could be speed humps, etc. This is the transportation issues. The TIA has been accepted by the Town's staff and you can see there that there are the requirements on 115 and I can read those in detail if you'd like. Construct a northbound right-turn lane on 115 with 100' of storage. Add protected/permitted phasing to the existing westbound left-turn lane on McCord and add overlap phasing to the northbound right-turn lane on 115.

The second requirement would be at McCord and Hagers. That would be to construct an eastbound right-turn lane on McCord Road with 100' of storage and to construct the northbound Hagers Road approach to have an exclusive left-turn lane with 100' of storage and shared through/right-turn lane.

In addition, per DOT, a left-turn lane with 150' of storage and appropriate taper is required on McCord Road and the development will need to coordinate with the McCord Industrial site which is on the north side of McCord to align their driveway with the realigned Hagers Road. Final TIA approval is pending, which essentially means all the loose details would be buttoned up by Town staff and then DOT would wrap up their commentary as well.

From the public hearing, the staff's recommendations are shown here and just a few updates. I mentioned the second bullet is the TIA has been accepted. The residential street cross-

sections in front of the 52', staff has worked with the applicant to create a scenario where they provide that on-street parking for those smaller lots and that has been satisfied. We are still working out a few minor details, but we are confident that it will be satisfied and the applicants who are here tonight will convey to you that they will comply with the regulation however they need to do that.

The Caughman lot access frontage has been provided, so that is satisfied.

Note #4 on Sheet RZ-201, the needed language has been added, so that has been satisfied. Of course, they obviously still have the redline comments that are outstanding as always is the case.

There was a further recommendation to add a more substantial buffer along the Soil Supply border. As I went over just a few moments ago, a more substantial buffer has been added.

The Planning Board made their recommendation. They did vote to approve the plan as presented by a 8-1 vote. They found it consistent with the 2040 Community Plan and they added the following conditions. And then I've added a little bit of commentary based on the latest plan. Number one was to provide a written disclosure statement to each buyer that they must sign regarding Soil Supply. As of the packet that went out to you and as of the materials that I had we have not seen any of that, so I have no update or anything to show you with regard to that.

The second bullet is that construction traffic should not be permitted to use Hagers Road. I believe the applicants are agreeable to that, but again I have not seen a note to that effect. That would be something for the applicant to address.

Third bullet, the TIA would need to be resubmitted and accepted. That has happened.

Provide on-street parking requirements for the 52' lots. That is committed to and will happen.

All outstanding staff comments and redlines will need to be addressed. That's pending, but that's very typical.

The east connection of Hagers Road to be an emergency access only and not a primary street for this development. The latest plan has changed. You can see there that the plan that went out in your packet had a fire access only connection. The plan that was given to us today, it is a full connection.

The next bullet is to revisit the tree save at the creek and attempt to save additional trees. My understanding is the applicants did do some of that. They did not find any that they could identify that would be saved. They are still compliant and they have committed in the notes that if they are able through fine level of engineering that would happen at a construction level to save additional trees, they will do so. If you would like some elaboration on that, the applicants can speak to that, but the commitment is that they will try their best at the next level to save more, but they are compliant.

Conduct a habitat survey of any protected species that might be found in this particular area. An investigation was done and a report was produced by the applicant or their consultant. That was attached to your Staff Report. It did not find any active nesting sites, specifically for red-tail hawks. Furthermore, I think the report indicates what the requirements of them would be. There's a period of time, I believe it's from February to May or June where if anything happens, you really can't get in there, but I do not think that in the long-term it prohibits that development, it's just that you have to stay away at a certain time and then you have to mitigate following all of the procedures that would be involved. They are well aware of that and

they have provided that report to you.

The adjacent Soil Supply, there should be a 60' buffer to include 40' of undisturbed area and a fence. They have provided that on that side.

The only other thing that I will mention which was not part of the motion, the Planning Board also made an additional request that the Town consider adding Hagers Road to their CIP for eventual street upgrades and that they assist the Hagers Road residents in acquiring public water and sewer connections.

Commissioner Hines said what is a fire access only connection look like.

Mr. Peete said that would essentially be something that's gated. We have a couple of examples around town where it might be a reinforced part of a berm or a landscaped area with some low shrubs, something that a fire vehicle could go over without doing any damage or major damage to anything. Or most commonly you would find what's called a Knox gate where the fire department would have access to it and it would be in place and you would only use it in case of an emergency. It doesn't allow regular and daily usage.

Commissioner Hines said Hawks Landing was the subdivision approved on the backside. How many access points did they have. I know Hagers Road was the main access point.

Mr. Peete said that's correct. I don't believe it connected to Ulsten. Again, I will say I'm not going to speak for the fire marshal's office, but I will say that Hawks Landing development preceded the fire marshal's renewed critiquing of all developments to make sure that these safety issues were being adhered to. Again, I can't speak for their comment, but that development only had one entrance and it was completely reliant on Hagers Road.

Commissioner Hines said I know that in our ordinance we really believe in connectivity. Staff's perspective of it was only fire access, did that completely defeat the point of our connectivity in our ordinance.

Mr. Peete said I wouldn't go that far. I would say that connectivity is very important and it serves to create the network that we know through large road building, thoroughfares, DOT's limited ability to provide connectivity is the solution for our ability to get around, especially for safety as well. Does fire access only provide something, well yes it does, but we have examples around town where connectivity after the fact was desirable and we think it's pretty clear in our Community Plan as well as the application of the same principle through subdivisions all throughout town. It's something that is important.

Commissioner Munger said would the road be paved if you used a Knox gate. Would it essentially be paved all the way through.

Mr. Peete said as it went into the Planning Board the intention was that they would build the full cross-section and pave it all the way up to Hagers.

Commissioner Munger said if at some future date they decided it makes more sense to have this connectivity, would you basically just take down the gate and have a full functioning road.

Mr. Peete said the best way I could answer that is that Hagers Road is a Town road owned by the Town. The new street would be a Town street owned by the Town. You have full jurisdiction over it.

Commissioner Munger said someone in the audience had asked about a designated tree buffer area that is not on the plan. Are you familiar with what she was speaking to.

Mr. Peete said this plan was provided to me by the adjoining resident, Ms. Styer, who spoke. What she's referring to is there is a limit of disturbance line that is drawn in here and it basically says that this particular project will not cross that line, so essentially this is the Styer residence. All of that will not be impacted. That particular line and that particular illustration are not in the plan set for the rezoning. That's usually a more fine-grain element of a plan that we would expect to have defined if it were to be approved and go to construction. It is not a problem if the Board would like to put that line in the plan, but I'm just letting you know that particular line that Ms. Styer spoke to is not on the plan as we speak. I can't speak for the applicant as to what their opinion about adding that to the plan is, but they can certainly speak for themselves in a moment.

Commissioner Walsh said could you bring up a picture of the layout of the community. There seems to be concern by the folks who live along Hagers Road that the traffic from this community will flood their community or overwhelm their streets. As I look at this and I can't quite see the number but those properties south of the eastern connection to Hagers Road. As I look at that, if I were living there, I would take a right or whatever out of my driveway and I would go straight out as well as those kind of to the east it seems like there's very little advantage. If we were to align the other entrance or change the other entrance of Hagers Road to make that a left-in to Hagers Road, it would be even less desirable to ever use Hagers Road. I guess I'm asking you for your opinion on if you look at all those homes, how many people are going to backtrack to Hagers Road.

Mr. Peete said I don't know that I'm comfortable trying to estimate what that trip distribution will be. What I can share is the thought if you make the entry into Hagers Road from the new entry into Spring Grove, I would concur that it makes it less enticing.

Commissioner Walsh said it is part of Huntersville DNA to do connectivity. We're hooking up David Kenney Farm Road, the North State project we hooked into an adjoining neighborhood, so we have kind of a history of doing that. I'm sure with the election coming up in November I'll lose a few votes even saying this, but I believe that connecting is the right thing to do.

Commissioner Bales said talking about making Hagers a left turn. Has anyone had that conversation with the developer.

Mr. Peete said yes. The developer has taken a stab I think, they can elaborate on how far they went with it, but I think that they have looked preliminarily at making some adjustments. One of the challenges is with road design standards and the Styer property, at least in terms of sort of not impacting it. I'm not going to say that there's not a way to do it per se, but based upon what has been conveyed to me through some exercise it was a little challenging to maintain the Town standards and not impact the Styer property. Again, to what level it would be impactful to the Styer property, I do not know. That was also with the goal of preserving as much of the existing site plan as they could.

Commissioner Bales said show me exactly where the fencing starts and ends on this map.

Mr. Peete said the fencing should be, and again they can correct me, but I believe that it goes all along this common boundary. They specifically callout between Lots 13 and 37 to have that. I may have misspoken. It may be that the fence only goes from 13 to 37 and it does not go behind these here. I see a fence callout right there. We'll let the applicants clarify, but I can say definitely unequivocally that against that's considered the Soil Supply side, it goes along that edge.

Commissioner Bales said the last question in regards to the fence. How tall are we going with this fence.

Mr. Peete said I believe it's 6'. And that would be behind 40' of undisturbed buffer.

Mayor Aneralla said how long ago was the Hawks Landing development approved plus or minus.

Mr. Peete said 2009.

Mayor Aneralla said Northstone has been around for at least 20 years. I've always tried to be consistent and I think if you have a connection into Northstone through Ulsten for these handful of homes down here and then maybe even for the Northstone people to come out, then you should have a connection through the east side of Hagers as well. You run into an issue if you are not consistent. In my opinion we should be consistent. As Commissioner Walsh said we have numerous projects right now at Patterson Road and David Kenney that connect into communities and these things have been planned for 12 years for Hawks Landing and 20 or so years for Northstone.

Susan Irvin (for the applicant) said I would like to introduce Katie Bradley with Timmons Group and Cody Simoneaux with M/I Homes. I only have two things to say, just minor clarifications. We have provided a disclosure form and I believe Cindy told me that was approved by the Town Attorney. And I believe it was mentioned in the public comments as well.

The fence does go along all of the lots. The difference is the additional buffer, the 60' is between Lots 13 and 37. But the fence does go along all of those lots.

Commissioner Phillips said just to have you guys verify, I've already talked to the landowners but the entire right-turn lane from Statesville onto McCord, from what I understand you guys haven't even spoken to the landowners, yet you are including their property as something you are going to acquire. Can you guys comment more on that because that's a bit disturbing because that's a small business in this community that could absolutely be ruined.

Ms. Irvin said I'll be happy to answer that question. One of the requirements of the Traffic Impact Analysis, off-site improvements, is the additional lane northbound on 115. That's often the case – the Traffic Impact Analysis can provide a list of improvements that are required. The process is that the engineering for what's actually required is not done until all of the construction documents are done in the site construction phase of the project, which comes after the zoning approval. Until the engineering is done, the applicant doesn't know what those roadway improvements will be. Typically contacting those property owners, you don't normally do it until you know what it is you need to ask for. I will say that Commissioner Bales mentioned to me that the Doves did want to be contacted and I immediately passed that along to Cody Simoneaux and he did contact them and I think they are planning to meet sometime this week. But again, the actual amount or what will be required won't be determined until the full set of construction engineering documents are done.

Commissioner Hines said the non-disclosure, is the intent just those property owners that back up to or the entire community.

Mr. Simoneaux said it would be the whole community.

Commissioner Hines said that will be provided at closing.

Mr. Simoneaux said that's correct. It will be provided at the time of sale when they sign the contract.

Commissioner Munger said following up on a conversation with Mr. Peete, there was a young

lady here earlier who commented on tree buffer and wanting to add that note. Would the applicant be willing to add that note?

Ms. Bradley said I think we could add a note near her property, the extensive grading around the rest of the site, I'm not sure if we would want to show the whole line but maybe just mirror the Styer property.

Mr. Simoneaux said we spoke with our team as well. We have no problem providing a letter to the Styer's. We spoke with them this morning as well, just to give them a comfort level. I think the concern is if there's another face that changes over and they just don't feel comfortable that if it's forgotten and lost in translation, so we have no problem providing a letter. We will agree with them on that to get it signed so they have documentation.

Commissioner Walsh said maybe I misheard it, back to the fence, I've heard it's going to be the whole from Lot 1 all the way down. And then I heard 13 through something.

Ms. Irvin said we can't see it very well, I can't really zoom in, if you look at this plan at the very top it says fence behind lots backing up to Soil Supply access.

Ms. Bradley said the intent is to have the fence behind all of Lots 1 through 37. The difference is that the additional 60' buffer will only apply to Lots 13 through 37, but the fence will be the entire length.

Commissioner Bales said going back to any conversations around creating Hagers as a left-turn. Have you all had that conversation.

Ms. Bradley said this was brought up to us I think by David and we looked into it and as he mentioned there's some challenges with trying to avoid impact to the Styer's who we have spoken with quite a bit because of how the road kind of curved and there are limitations to distance between curves that go one way versus going the other way....reverse curves and in order to maintain the required radius of curves by the Town ordinance and meet that minimum distance between reverse curves, we were going to have significant impacts to their front yard and so because of that we didn't pursue that idea on this plan.

Commissioner Bales made a motion in considering Petition #R21-04, the Town Board recommends approval of the Spring Grove CD rezoning with the following conditions:

- You provide a separate written disclosure statement to each buyer that they must sign regarding the Soil Supply business nearby.
- Construction traffic is not permitted to use Hagers Road and a gate would be added to the eastern end of Hagers to ensure construction traffic does not use Hagers. Once construction ends, the gate would be removed.
- Developer agrees to set aside funds for traffic calming devices on Hagers Road, if warranted.
- All outstanding staff comments and redlines must be addressed.
- Provide a letter to the Styer family regarding the limited disturbance.

Commissioner Walsh seconded motion.

Commissioner Munger said would that construction gate serve as essentially the same thing as a Knox gate.

Mr. Peete said I would speculate that it would be important to have that in a fire event. To be honest, that's something we'd have to explore, but we could certainly look into that.

Commissioner Munger said the thing I keep hearing is that Hagers Road isn't wide enough to handle the traffic and if you look at the neighborhoods, I have a density of 0.5 rolling into this new neighborhood it's supposed to be a density of 2.02. I think the idea of having that separation between the two of them lends itself more to the transition, so I know you are going to hate me, but I'd like to make an amended motion to what she said, but to leave that traffic gate in place until Hagers Road falls into the CIP plan and the road itself is improved to a point where it can handle the capacity.

Amended motion died due to the lack of a second.

Mayor Aneralla called for the vote on Commissioner Bales' motion.

Motion carried 4 to 2. Commissioners Bales, Boone, Hines and Walsh in favor; Commissioners Munger and Phillips opposed.

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

Mayor Aneralla said we are going to open up a quasi-judicial hearing on the application submitted for the Brown Subdivision. I want to remind everybody this is an evidentiary hearing in nature. The Board must base quasi-judicial decisions on competent, relevant and substantial evidence in the record. Competent evidence is evidence that is sufficiently trustworthy and reliable and that is legally fit and acceptable for consideration by this Board. Speculative, irrelevant or vague evidence, non-expert opinion as to something that requires an expert and non-accepted hearsay evidence will likely not be competent evidence.

Material evidence is evidence that shows that the standards will or will not be met.

Evidence is substantial if it is relevant and regarded by a reasonable person as sufficient to support a specific conclusion. Speculation, unsubstantiated fears of the community or vague assertions do not constitute substantial evidence.

Quasi-judicial hearings are constrained by the standards in the ordinance and the facts presented. Only parties with standing, including the applicant, the local government, and individuals who can show they will suffer special damages have the right to participate fully in the hearing. Parties may present evidence, call witnesses and make legal arguments. Other individuals may speak as witnesses, however they will not be allowed to participate fully as a party such as by questioning other witnesses or by calling other persons to testify.

Witnesses will swear or affirm their testimony. General witness testimony is limited to the facts, not personal preferences or opinions. Certain topics require expert witnesses including projections about the impacts on property values and traffic impacts. Individuals providing expert opinion testimony must be qualified as experts and provide factual evidence upon which they are basing their expert opinion. Mere conclusory testimony lacking the foundation of the expert's opinion is insufficient to establish the existence or nonexistence of a fact or conclusion. Even though the Board may rely on other evidence if it is not objected to, the Board should rely on competent, reliable evidence in making decisions.

Let's identify the parties. Mr. Peete, you are here for staff. Who are the applicants.

Nate Bowman, 205 S. Church Street and my engineer.

Vince Keene with Yarbrough Williams and Houle, 5004 Billy Brook Court, Monroe.

Mayor Aneralla said how long have you been an engineer.

Mr. Keene said 35 years.

Mayor Aneralla said we will consider you an expert.

Stephen Trott.

Mayor Aneralla said is John Cabrera here.

Mayor Aneralla said do you own some adjacent land to this property.

Mr. Cabrera said yes, sir.

Mayor Aneralla said come on up and introduce yourself.

John Cabrera, 13507 Asbury Chapel Road.

Mayor Aneralla swore in David Peete, Nate Bowman, Vince Keene, Stephen Trott and John Cabrera.

Mayor Aneralla said before we go any further does anybody have any disclosures that they want to make at this time.

Mayor Aneralla said I'm sure we all know Mr. Bowman and he may have contributed to your campaigns, my campaign at one time. In addition, I know the Brown family and probably some of the people on this Board do as well. Anybody have any conversations about this with anybody, either the applicant or staff. No emails, no nothing.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report and Staff Analysis attached hereto as Exhibit No. 9.* This is a by-right subdivision. This property is located off of Asbury Chapel Road just south of Huntersville-Concord Road. It is 36.41 acres. The address 13831 Asbury Chapel Road. It is Transitional Residential zone, 100 percent, as is all of the property surrounding it. The proposal here is to provide 54 single-family homes. Here is context for the site plan. To the west or the left of the image that you see, this is the Mirabella subdivision or a portion of it. And then there are just large lots of record along Asbury Chapel and then across Asbury is some of the remaining family holdings in the Brown and Miller and that type of ownership group. And then you have the Colonial Pipeline current field that they are working out of in this day and time.

Here is the full site plan. You can see that the majority of the development is sort of in the northern area. There is a connection that runs from Mirabella an existing stub and it runs all the way across to Asbury Chapel. There is a stub to the north to what is underutilized land, that is ripe for redevelopment as we like to say. And that is the only stub other than the connection into Mirabella at Asbury. And then there is a creek crossing here along the north prong of Clark Creek and then it runs down here to another creek as well. Just got a quick blow up here. You can see a little more detail. There's some significant tree-save including very large buffers along Asbury. They will not be doing the standard street cross-section on Asbury. They will be preserving the Rural character. The 2040 Community Plan identifies Asbury Chapel in parts as one of those roads that we want to preserve and so we will be looking to put a sidewalk and sort of meander it through the existing trees rather than create an urban type of street cross-section. This blow-up here shows you the urban open space that's

in the center of the development. It is a green. That is indicating on the plan it's size is 6.1 acres. It is centrally located and all of the residents will be able to access that easily. Very simply that is it in a nutshell.

The staff recommendation is we find the application to be complete. We find the application is in compliance with the requirements of the ordinance. And further we would state that there is a modification request in the plan for this particular block located right here along the west side and because the development to the west, Mirabella, does not offer any stub opportunities, without significantly redeveloping the design of the site, we find that block length modification is appropriate in this instance.

We would look to see that the TIA was not required by the Town but that any other transportation requirements or DOT requirements specifically on Asbury would be integrated into the final plan. Redlines of course are always there. There were two other recommendations that staff made and that is that the street running east/west from Mirabella to Asbury is a bit of a direct line. There's a slight bend to it, but it's pretty direct and so we would not like to see that become.....we would want to see traffic calming put into place.

The applicant has indicated that there is a speed table right here at the base at the urban open space and that is probably going to be one of the things that we would consider but indicating that there needs to be something there was the gist of that recommendation and then the second bullet under recommendations was that there would be a private trail connection from anywhere in this particular area down to what will be a future county/town greenway and so that would be something that the residents of this development would be able to utilize. The applicant is here and can speak to those and so with all of that staff would recommend approval based upon those points.

The Planning Board saw this last month during their meeting and they found that the application was complete. They found it consistent with the Community Plan policies LU 2.2, 9.2 and 10.2. The application complies with the ordinance, but they made the following additional comments. All the outstanding transportation and DOT requirements would be addressed. The redlines would be addressed. The east/west street should incorporate some traffic calming measures to be determined by staff. They did recommend that their trail connection from that east/west street down to the future greenway easement would be provided. They did vote in favor of the block length waiver for the block that I indicated. They indicated that there should be no construction traffic permitted through Mirabella and that of course is something that we would look for, too, from staff's perspective and then the last bullet was that the buyer of the lot and the homes should receive a disclosure statement in writing of the past, present and future environmental impacts of the Colonial gasoline spill.

Any questions of the Planning Board motion, staff recommendation or the plan itself and again Mr. Nate Bowman and his team are here to answer any other questions you have.

Commissioner Phillips said are any of the lots or any of the land in the proposed site, are they in the spill sphere for Colonial.

Mr. Bowman said not at this point.

Commissioner Phillips said I appreciate you putting the disclosure in there.

Mr. Bowman said I just want to clarify, I can't predict the future, so we'll have the disclosure statement reviewed by Emily, but we'll speak to what's going on and what might happen in the future but of course we are monitoring it just like everybody else is in the area to make sure it doesn't go any further.

Commissioner Phillips said just to clarify, all city water.

Mr. Bowman said yes.

Mr. Bowman said NCDOT has required a left-turn lane on Asbury Chapel with 75' of storage and we specifically are reserving the greenway for Mecklenburg County, not dedicating it at this point and we have not heard back from them about the reservation. We are going to follow the ordinance to the letter. I've gotten caught dedicating too much to Mecklenburg County and getting very little back in return. We won't go into that right here, but it's in the approved plans as a reservation, not a dedication.

Commissioner Bales said one of the staff's recommendations was to provide a trail connection from Roosevelt Grove Drive to the future greenway easement. Are you willing to build that.

Mr. Bowman said absolutely. We expect to work things through with Mecklenburg County eventually. It will be three years in November since we started working on some drainage easements with Vermillion.

Mayor Aneralla said Mr. Peete, can you pull up the map of the subdivision so maybe Mr. Cabrera can tell us where he lives.

Mr. Peete said are you off of Asbury Chapel.

Mr. Cabrera said I'm the last house right beside Clark Creek. I'm on this side of the creek. I'm the last house before Clark Creek.

Mr. Peete said he's indicating that he is located right here.

Mr. Cabrera said right before the bridge. There's been a lot of developments, a lot of houses being built. Ever since they've been building all these houses I've been getting massive flooding in my house. I'm talking floods as high as that. Almost getting to the top of the bridge. One time it went over the bridge. What is this community going to do to the flooding.

Mayor Aneralla said we're kind of the jury here, so you need to address us.

Mr. Cabrera said what is this development going to do to the flooding. Is it going to be more flooding at my house or what's it going to do. Are they going to expand Clark Creek to absorb the drainage of all those homes plus the other ones. What's going to happen. That's my concern. I've got pictures so you can see how much water flows through there.

Mayor Aneralla said the question before the Board in something like this and I'll defer to Ms. Sloop is so you are saying you have flooding now, but because of this project will be impacted worse.

Mr. Cabrera said what's going to happen.

Mayor Aneralla said did you bring anybody. I know you didn't, right.

Mr. Cabrera said did I bring what.

Mayor Aneralla said an expert to talk about it.

Mr. Cabrera said I came here to hear. They asked me if I wanted to speak. Yea, I wanted to tell you what's going on on my property and my adjacent neighbor's property. We both are getting flooded. When it rains a lot, what's going to happen. I don't know.

Mayor Aneralla said Mr. Bowman, would you like your engineer to address what types of things you do when you do a development.

Mr. Cabrera said can I show you some pictures.

Mayor Aneralla said nobody is going to be able to see that, so we are not going to enter that into evidence.

Vince Keene, Yarbrough Williams and Houle, Civil Engineer, said yes, in the ordinance there is a requirement for detention of storm water from the project to capture the majority, if not all, of the run-off from specifically the impervious areas in the project. The detention requirement is to detain the water to pre-existing conditions for the 10-year storm event. In the 10-year storm event there was a large, it was like a rainfall event, that's going to capture the water in a proposed wet pond and a sand filter. There are two BMP's that will be designed here to capture that event and detain it to the pre-existing conditions. The pre-existing condition out there is partially wooded. We will analyze this as if it was completely and totally wooded. To do a pre-existing condition that's totally wooded when it's not means that we are probably going to be detaining more than we probably have to, but that's the way I like to analyze it as if it were totally wooded back in the day.

Mayor Aneralla said Mr. Cabrera, does that answer your question.

Mr. Cabrera said somewhat, yes. I just want to make sure it's not going to flood more at my house.

Mayor Aneralla said in theory they have to mitigate all the water run-off and he's stating that it will do that plus any potential additional. Do I have a motion.

Commissioner Walsh made a motion in considering the Brown Subdivision Sketch Plan we the Town Board find the application is complete. The application is consistent with the 2040 Community Plan including Policies LU2.2, 5.271, 9.2, 10.2, 12.3, EOS2.1, 4.3, 8.2, 8.3, 10.1, PS8.1, T3.1, 3.2 and 5.3. The sketch plan complies with all applicable standards although the following items must be addressed:

- A modification request for the westernmost street block length not to exceed 950' is approved as there is no opportunity to introduce a street stub due to the abutting property being fully developed (Mirabella Subdivision).
- A street running east/west connecting Mirabella to Asbury Chapel should incorporate traffic calming as determined by staff.
- Provide a trail connection from Roosevelt Grove Drive to the future greenway easement.
- Buyers of the lots and homes should receive a disclosure in writing of the past, present and future environmental impacts of the Colonial gas line spill.
- No construction traffic should be permitted through to Mirabella.
- All required Town or NCDOT road requirement improvements are provided.
- All outstanding transportation comments are addressed.
- All outstanding redline comments are addressed.

I would like to make a motion to approve the Brown Subdivision Sketch Plan.

Commissioner Bales seconded motion.

Mayor Aneralla said the application was originally submitted to the Planning Board and the Planning Board made a recommendation. However, nothing that occurred at the Planning

Board level including the Planning Board's recommendation should be considered as evidence that you can base your decision on. However, there can be some useful things that the Planning Board identified as issues and this Board may consider those.

Mayor Aneralla called for the vote.

Motion carried unanimously.

Mayor Aneralla said staff will now draft and I or my designated signee will sign a final written decision to reflect the vote and the reasoning for this decision. That written decision will be provided to the applicant and other parties with the right to such notice.

8.D. Consider approving revisions to the Town of Huntersville Personnel Policy.

Commissioner Munger made a motion to approve revisions to the Town of Huntersville Personnel Policy as noted in our Staff Report.

Commissioner Boone seconded motion.

Motion carried unanimously.

Revisions to Personnel Policy attached hereto as Exhibit No. 10.

9. Consent Agenda

9.A. Approve the minutes of the July 19, 2021 Regular Town Board Meeting.

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

9.B. Approve the minutes of the August 2, 2021 Regular Town Board Meeting.

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

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

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

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

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

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

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

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

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

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

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

Ordinance attached hereto as Exhibit No. 11.

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

Commissioner Phillips made a motion to approve. Commissioner Walsh seconded motion. Motion carried unanimously.

10. Closing Comments

11. Adjourn

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Jacob Glass, Staff Attorney

Date: September 7, 2021

Subject: Acceptance of LUESA bond for North Lake Business Park

EXPLAIN REQUEST:

On July 1, 2019, the Town became responsible for administering its land development ordinance from Mecklenburg County. There were four bonds associated with that transfer of administration held by LUESA. Three of those bonds have been assigned from the County to the Town. This is the final bond to be transferred.

ACTION RECOMMENDED:

Approval of Resolution

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Resolution to Accept Land Development Bond
2. Assignment of Land Development Bond

**RESOLUTION OF THE TOWN OF HUNTERSVILLE BOARD OF COMMISSIONERS
ACCEPTING THE ASSIGNMENT OF LAND DEVELOPMENT BOND**

WHEREAS, LUESA is the Obligee or Beneficiary of a Land Development Bond, dated November 3, 2009 from NLBP Phase One, LLC for the Project known as North Lake Business Park (the “Bond”), which bond is secured by \$154,000 in funds being held by Mecklenburg County (the “County”); and

WHEREAS, as of July 1, 2019, the Town of Huntersville (the “Town”) became responsible for administering the ordinances for which the Bond was given and for the administration of the aforesaid Bond; and

WHEREAS, on September 17, 2019, the County Board of Commissioners approved the transfer of the Bond from the County to the Town and authorized the County Manager to execute documents to complete the transfer; and

WHEREAS, on August 10, 2021, the County Manager executed an “Assignment of Land Development Bond Secured by Cash” (the “Assignment”), which incorrectly stated that the Assignment’s effective date was July 1, 2019; and

WHEREAS, the Town of Huntersville Board of Commissioners (the “Town Board”) did not accept the Assignment, nor did the Assignment become effective until August 10, 2021; and

WHEREAS, the Town Board now wishes to formally accept the Assignment by this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN BOARD AS FOLLOWS:

1. The Board hereby accepts the Assignment.
2. The Town Board’s acceptance of the Assignment is effective as of August 10, 2021.
3. The execution date and effective date of the Assignment is August 10, 2021.

Adopted this _____ day of _____ 2021.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney

ASSIGNMENT OF
LAND DEVELOPMENT BOND
SECURED BY CASH
[North Lake Business Park]

This Assignment of Land Development Bond is made and entered into effective July 1, 2019 between Mecklenburg County and its Land Use and Environmental Services Agency ("LUESA") and the Town of Huntersville ("Town").

WHEREAS, LUESA is the Obligee or Beneficiary of a Land Development Bond, dated November 3, 2009 from NLBP Phase One, LLC for the Project known as North Lake Business Park, which bond is secured by \$154,000 in funds being held by Mecklenburg County; and

WHEREAS, as of September 17, 2019, the Board of County Commissioners approved the transfer of the land development bond from the County to the Town of Huntersville and authorized the County Manager to execute documents to complete the transfer; and

WHEREAS, this is the last remaining transfer of the four (4) cash bonds transfers that were approved on September 17, 2019, and

WHEREAS, as of July 1, 2019, the Town became responsible for administering the ordinances for which the Land Development Bond was given, including the administration of the aforesaid bond.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises herein, Mecklenburg County and its Land Use and Environmental Services Agency hereby ASSIGNS and TRANSFERS to the Town of Huntersville any and all rights, title, interest and obligations of Mecklenburg County and LUESA in the aforesaid Land Development Bond effective July 1, 2019. Mecklenburg County agrees to transfer to the Town all funds being held as security for the aforesaid bond.

The Town of Huntersville hereby accepts the ASSIGNMENT and TRANSFER and, upon receipt of the funds, the Town releases Mecklenburg County and its Land Use and Environmental Services from any and all claims, demands or obligations arising out of, or related in any way to the aforesaid Land Development Bond.

This 10th day of August, 2021.

TOWN OF HUNTERSVILLE

Town Manager

(SEAL)

Town Clerk

Approved as to form:

Town Attorney

This instrument has been preaudited
in the manner required by the Local
Government Budget and Fiscal Control
Control Act.

Director of Finance
Town of Huntersville

MECKLENBURG COUNTY

County Manager

(SEAL)

Clerk to the Board

Approved as to form:

County Attorney

This instrument has been preaudited
in the manner required by the Local
Government Budget and Fiscal
Act.

Director of Finance
Mecklenburg County

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Emily Sloop, Town Attorney

Date: September 7, 2021

Subject: Resolution Approving Donation Policy

EXPLAIN REQUEST:

Consider adopting Resolution approving Donation Policy.

ACTION RECOMMENDED:

Adopt Resolution

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Donation Policy JG EAS 8-18-21

RESOLUTION ADOPTING POLICIES AND GUIDELINES FOR ACCEPTING DONATIONS FOR PUBLIC PURPOSES

RESOLVED, that the Town of Huntersville (the “Town”) does hereby adopt the following policies, guidelines, and standards (the “Donation Policy”) for accepting donations for a public purpose:

1. It is intended that this Donation Policy shall apply to donations of property made by any donating party; e.g. individual, or corporation (profit or non-profit), which may be made at any given time during a calendar year.
2. Any accepted donation must be used for a public purpose that the Town has the authority to carry out. If the Town has no authority to directly carry out the purpose, then it cannot accept the donation for that purpose.
3. Acceptance of a donation does not constitute an endorsement of the donor or the donor’s affiliations.
4. All property and publications of the Town are intended for and exclusively used for business operations of the Town in providing governmental services and programs to and for the Town residents, and, except as required by law or expressly established by an affirmative action of the Town of Huntersville Board of Commissioners (the “Town Board”), no property or publication of the Town shall be intended or considered as an open, limited, or designated public forum. Any donations upon Town property shall require specific authorization.
5. The Town reserves the right to accept, reject, discard, or to sell any donations, at any time, for any or no reason. This policy shall not be construed to create any right for any individual or organization to make any improvement or place any items on any public property within the Town without express consent from the Town.
6. Any accepted donations shall be maintained as a nonpublic forum. The Town intends to preserve its rights and discretion to exercise full editorial control over the placements, content, appearance, and wording of donation affiliations and messages. The Town may make distinctions on the appropriateness of donations on the basis of the subject matter of a potential donation recognition message.
7. Those wishing to donate must complete a formal application provided by the Town. Applications shall be reviewed by Town staff and approved by the Town Manager (or his/her designee), or the Town Board, as further described in this Donation Policy.
8. The Town may receive donated property for public purposes. The Town Manager (or his/her designee) may authorize the acceptance of donations with a value up to \$10,000.00.
9. If a donation has a value more than \$10,000.00, the Town Board shall accept or deny the donation. Any acceptance of donation by the Town Board shall be by resolution.
10. The value of donated property shall be determined by its fair market value.
11. Notwithstanding any other provision of this Policy, the determination whether to accept artwork proposed for donation to the Town for permanent or long-term (exceeding one year) public display shall be made by the Town Board following recommendation by the Public Arts Commission.
12. Any donor of property shall receive a receipt of donation, which shall identify the date of donation, description of the donation, and the purpose of the donation. There will be no goods or services received by a donor in return for any donation. All donors should consult with a tax professional about the tax implications of the donation.
13. Any donors that wish to recognize or memorialize their donation may do so by placing a plaque

on the item. The plaque shall be of like make, color, length and width as well as placed in similar locations of other like donated amenities. The Town shall approve the design, format, and text of all donation plaques

14. Donation procedures:

- (1) Potential donors will be provided with a donor application and this Donation Policy.
- (2) Cash donations cannot be accepted above the amount of \$10,000.00 without prior approval of the Town Board. Cash donations must be received before the purchase or program expenditure is made. However, when advance payment is not possible, the donor may make special arrangements to reimburse the Town for a specific item already purchased.
- (3) Cash donations will be deposited with the Town and distributed to specified Departments. The Director of Finance will ensure such funds are expended as the donor designated and approved.
- (4) The Town is able to accept donations of real and personal property and cash. All donors shall be issued a receipt incorporating specific information regarding the donation.
- (5) All receipts must include:
 - (a) Verification that no goods or services were provided in exchange, in whole or in part, for the donation.
 - (b) The cash receipt should reflect the amount of the cash donation.
 - (c) Donation receipts shall include a clear description of the donation. It is incumbent upon the donor to provide the proper justification and fair market value of non-cash donations. The IRS has regulations that determine the value for donated items and the donor may need to provide an appraisal to the IRS in order to declare a full deduction. In cases of land donations, the Finance Director or designee shall sign the donor's IRS Form 8283 (Non-cash Charitable Contribution).
 - (d) A statement indicating that the donation is tax deductible only to the extent allowed by law and that it is the responsibility of the donor to determine the fair market value of the contribution.
 - (e) If donated for a specific purpose, donor should include a statement in the donation application that the donation will be used for a specific purpose. Town staff shall notate the specific purpose on the donation receipt memo line.
 - (f) The Town will retain a copy of all donation receipts. The Town will make receipts and other required information available in the event of an IRS audit of a donor's return.
- (6) The Town reserves the absolute right to remove, confiscate, and destroy any item placed on public grounds by any individual or group that has not been through the proper application and approval process for donations, sponsorship (as governed by the Town's Sponsorship Policy), or memorials.

15. All offices, departments, and related entities of the Town and its employees shall follow the highest level of ethical standards when dealing with donors or in the implementation of this Donation Policy.

16. This Donation Policy is intended to comply with all existing laws and regulations. If any donation, contract, or agreement created in accordance with this Donation Policy is deemed to be in violation of any local, State, or Federal law or regulation, said provision, contract or agreement shall terminate immediately. In the event of such a termination, to the extent possible, the term and conditions of the contract or agreement shall be pro-rated to account for the partial performance.

17. This Donation Policy shall supersede any policy previously adopted regarding donations to the Town.

Adopted this __ day of _____, 2021.

ATTEST:

Janet Pierson, Town Clerk

TOWN OF HUNTERSVILE

Town Mayor

APPROVED AS TO FORM:

Town Attorney

("

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Stephen Trott, Director

Date: September 7, 2021

Subject: AAC Sidewalk Reimbursement Agreement

EXPLAIN REQUEST:

Sidewalk Reimbursement Agreement

ACTION RECOMMENDED:

Approval

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Town-AAC NC 115 Sidewalk Agreement 8.24.21

SIDEWALK CONSTRUCTION AGREEMENT

This Sidewalk Construction Agreement (this "Agreement") is entered into by and between the Town of Huntersville, North Carolina ("the Town") and American Asset Corporation ("the Developer"), collectively "the Parties." The Developer developed that certain project within the Town generally known as Bryton (the "Project"), which is located contiguous to the proposed sidewalk to be built under this agreement by the Town, and which is shown on the exhibit attached hereto and incorporated herein as Exhibit A.

WITNESSETH:

WHEREAS, in connection with the Project, Developer is required to construct three (3) sections of sidewalk as generally summarized and shown on Exhibit B attached hereto and incorporated herein (the "Developer's Required Improvements").

WHEREAS, the Town has completed construction of Section 3 of the Developer's Required Improvements along the frontage of the North Mecklenburg High School as generally summarized and shown on Exhibit B attached hereto for a cost of \$52,124.29.

WHEREAS, Sections 1 and 2 of the Developer's Required Improvements as generally summarized and shown on Exhibit B attached hereto remain to be constructed (the "Remaining Sections").

WHEREAS, upon completion of the Remaining Sections, a right-of-way easement shall be acquired on the as-built location of the Developer's Required Improvements (hereinafter referred to as the "Right-of-Way").

WHEREAS, for the mutual benefit of the Parties, the Developer is willing that and desires that the Town construct or cause to be constructed the Remaining Sections and acquire the Right-of-Way on the terms and conditions set forth herein; and

NOW, THEREFORE, for and in consideration of the covenants herein, the Parties, do hereby agree as follows:

I. Sidewalk Construction Work.

The Town shall construct or cause to be constructed the Remaining Sections according to the terms and specifications attached hereto and incorporated herein as Exhibit B.

II. Maintenance Obligations of the Parties.

The Town's agreement herein to construct the Developer's Required Improvements is based upon Developer's agreement to reimburse the Town for the total cost of constructing the Developer's Required Improvements and for the cost of acquiring the Right-of-Way. The Town agrees to maintain the sidewalk within the Right-of-Way in a condition and standard equal to or greater than the minimum standards for maintenance of such sidewalk as required by any Town ordinance.

III. Developer's Obligation to Pay Costs to the Town for Construction Work.

The Town completed construction of Section 3 of Developer's Required Improvements along NC 115 in front of North Mecklenburg High School as generally summarized and shown on Exhibit B attached hereto for a cost of \$52,124.29. The Town estimates that the cost to the Town for the construction of the Remaining Sections as shown on Exhibit B and to acquire the Right- of-Way described herein will be \$190,600 dollars and no cents. As consideration for the Town's agreement to construct or cause to be constructed the Developer's Required Improvements described herein, the Developer agrees to pay the Town an amount equal to: i) \$52,124.29 for Section 3 no later than 10 days after the execution of this Agreement and ii) a maximum of \$190,600.00 or the actual cost for the Remaining Sections and Right-of-Way acquisition as generally described and shown in Exhibit B attached hereto, such amount to be paid with a payment of \$95,300 on or before March 31, 2022 and the balance of \$95,300 or the remainder of the Town's actual costs for the Remaining Sections and Right-of Way acquisition, to be paid within thirty (30) days after receipt by Developer of an invoice therefore together with reasonable documents supporting such costs and a final lien waiver from the Town's contractor performing the work. Accurate records of the entire cost of the construction work performed by the Town as described herein, including without limitation, all direct costs of labor, services, materials, supplies, and equipment performed and furnished in the prosecution and completion thereof, shall be furnished to Developer upon request and maintained by the Town. The Town acknowledges that the payments set forth in this Section III shall be Developer's full and final payment for Developer's Required Improvements and Developer shall have no further obligations, monetary or otherwise, with respect to Developer's Required Improvements after payment of the final payment to the Town as set forth above.

IV. Miscellaneous Provisions.

- A. To the greatest extent allowed by the law the Developer shall indemnify and hold harmless the Town, its officers, agents, employees and assigns from and against all actual losses, costs, damages, expenses, and attorneys' fees as a direct result of Developer's breach of this Agreement.
- B. The Town will take efforts to minimize damage to property owners in the vicinity of the Developer's Required Improvements to be constructed by the Town. However, should damage occur to Developer's Project as a direct result of the Town's construction of the Developer's Required Improvements, the Parties agree that all costs of repair will be the sole responsibility of the Town.

- C. This Agreement and all requirements hereunder may be modified or amended only by written agreement of the Parties.
- D. The Agreement shall not be assigned in whole or part, except as may be approved in writing by the Town.
- E. The Town shall have the right to terminate this Agreement upon written notice to the Developer. In the event of termination, the Developer shall pay the Town for work actually performed through the date of termination.
- F. The laws of the State of North Carolina shall govern the interpretation, validity, performance, and enforcement of this Agreement. This Agreement shall be fully performable in Mecklenburg County, North Carolina, and Mecklenburg County shall be the exclusive venue for bringing any action to enforce the terms and conditions of the Agreement.
- G. If any provision of this Agreement is held to be illegal, invalid, void or unenforceable under present or future laws effective during the term of this Agreement, the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby, and in lieu of such illegal, invalid, void or unenforceable provision, there shall be added automatically as part of this Agreement a provision as similar in terms to such illegal, invalid, void or unenforceable provisions as may be legal, valid and enforceable.
- H. Each signatory hereto expressly asserts that he or she has proper authority to enter into this Agreement
- I. The failure of either party to insist, in any one or more instances, on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant or right with respect to further performance.
- J. The parties hereto agree that this Agreement was jointly drafted and that they both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing its terms prior to execution. Thus, this Agreement shall be considered neither against nor in favor of either party, but shall be construed in a neutral manner.
- K. No changes, additions, deletions or substitutions of the scope of work, specifications, or terms and conditions, will be permitted without the prior written approval from the Town.
- L. The provisions of this Agreement, which by their nature are intended to survive the termination, cancellation, completion, or expiration of this Agreement, including, but not limited to, the indemnity and hold harmless provisions of this Agreement, and any express limitation of or releases from liability, shall continue as valid and enforceable obligations of the parties notwithstanding any such termination, cancellation, completion, or expiration.

- M. Both parties agree that time is of the essence in the performance of this Agreement.
- N. This Agreement shall supersede any prior agreements between the Town and Developer relating to the construction of the Developer's Required Improvements described herein and to the extent any such agreements exist, they are specifically amended so this Agreement shall be controlling.
- O. Nothing contained in this Agreement shall constitute a waiver of the Town's governmental immunity or of any limitation on liability or damages created by law.
- P. The effective date of this Agreement shall be the date the Agreement has been fully executed by all parties.

Signed this _____ day of _____, 2021.

ATTEST:

TOWN OF HUNTERSVILLE

Janet Pierson, Clerk to the Town Board

By: _____
Huntersville Town Manager
101 Huntersville-Concord Road
Huntersville, NC 28078

Signed this 23rd day of August, 2021.

American Asset Corporation, DEVELOPER

By: _____

Name: Paul L. Herndon

Title: President

ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of August, 2021.

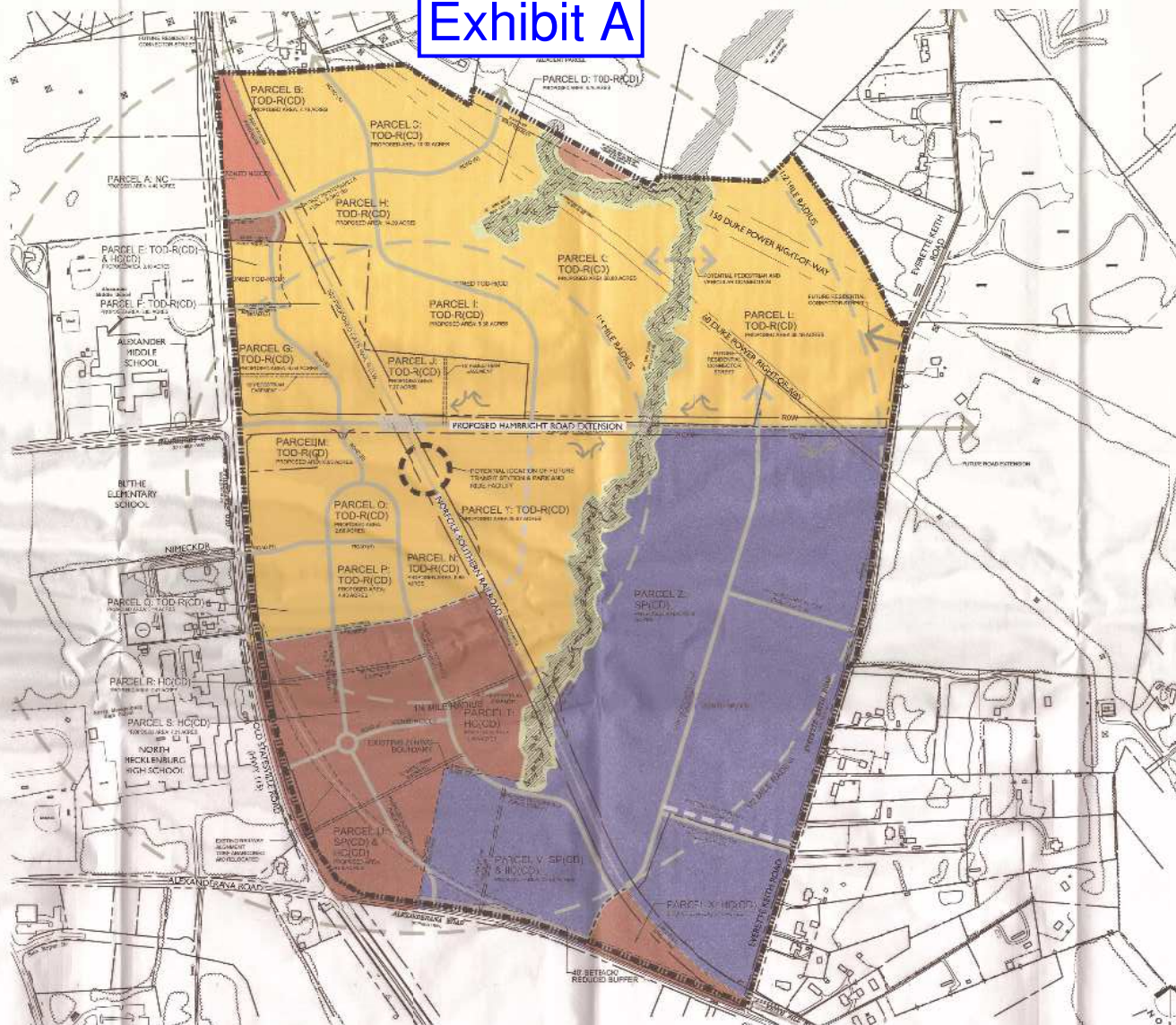
Brittany M. Downs
Notary Public in and for the State of North Carolina

My commission expires:

June 13, 2022



Exhibit A



LEGEND

- HC(CD): HIGHWAY COMMERCIAL
- TOD-R(CD): TRANSIT ORIENTED DEVELOPMENT-RESIDENTIAL
- SP(CD): SPECIAL PURPOSE
- GREENWAY/OPEN SPACE
- NC(CD): NEIGHBORHOOD COMMERCIAL

C-7.0

INCLUDING APPROVALS:
 PETITION NUMBER R65-10 (OCT. 2006)
 PETITION NUMBER R68-02 (JULY 2009)
 PETITION NUMBER R69-03 (SEPT. 2009)
 PETITION NUMBER R11-02 (APRIL 2011)

NOTE: THESE ILLUSTRATIVE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.

EXISTING LAND USE PATTERNS (AS OF 04/25/2011)
SCALE: NOT TO SCALE

Exhibit B

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Stephen Trott, Director

Date: September 7, 2021

Subject: Hambright Road Speed Limit Revision

EXPLAIN REQUEST:

NCDOT requested to modify the speed limit on Hambright Road

ACTION RECOMMENDED:

Approval

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Repeal Certificate - Ordinance #1057860 - Hambright Rd
2. Declaration Certificate - Ordinance #1080745 - Hambright Rd
3. Hambright Rd 45 MPH Zone - Declaration and Repeal Vicinity Maps
4. NCDOT evaluation of speed limit

Certification of Municipal Declaration To Repeal Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1057860

Division: 10 **County:** MECKLENBURG

Municipality: HUNTERSVILLE

Type: Municipal Speed Zones

Road: SR 2117

Car: 45 MPH

Truck: 45 MPH

Description: (Hambright Road) from a point 0.60 mile east of SR 2120 (McCoy Road) eastward to a point 0.25 mile east of US 21.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the repeal of speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Certification of Municipal Declaration To Enact Speed Limits and Request for Concurrence

Concurring State Ordinance Number: 1080745

Division: 10 **County:** MECKLENBURG

Municipality: HUNTERSVILLE

Type: Municipal Speed Zones

Road: SR 2117

Car: 45 MPH

Truck: 45 MPH

Description: Between 0.60 miles east of SR 2120 (McCoy Road) and 500 feet west of US 21.

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____

Hambright Rd 45 mph Zone to be repealed



Hambright Rd 45 mph Zone to be declared



Below is the reasoning for the speed limit modification request for Hambright Road as provided by NCDOT.

Given the current length and endpoint of the 45 mph zone eastbound, it created a situation in which the reduced school speed zone of 35 mph applied for a small portion of the road rather than encompassing the school property. Therefore, given this, the conditions of the roadway, and the necessity to have the same approaching speed at the signal at US 21 for timing purposes, the limits of the zone was changed to 500 ft west of US 21. The road will default to a statutory 35 mph between 500 ft west of US 21 and the end at Everett Keith Rd.

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Tracy Houk

Date: September 7, 2021

Subject: The Town of Huntersville is holding its annual Huntersville Christmas event and will temporarily close the following roads during the festivities:

EXPLAIN REQUEST:

The Town of Huntersville is holding its annual Huntersville Christmas event and will temporarily close the following roads during the festivities:

- **Maxwell Ave.** from Old Statesville Rd (NC115) to Huntersville-Concord Rd.
- **Main St.** between Bigham St. and Huntersville-Concord Rd.

Friday December 3, 2021 - 4:00 - 10:00pm

Saturday, December 4, 2021 - 11:30am - 9:30pm

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Christmas 2021 Road Resolution
2. Christmas Road Closures 2021
3. Traffic Detour Release Christmas 2021

**A RESOLUTION TO TEMPORARILY CLOSE CERTAIN TOWN-MAINTAINED ROADS FOR A SPECIAL EVENT
ORGANIZED BY THE TOWN OF HUNTERSVILLE, NC**

WHEREAS, North Carolina General Statute 160A-296(a)(4) authorizes local authorities to temporarily close any street or alley; and

WHEREAS, the Town of Huntersville will consult with the local NCDOT Division office to verify that a proposed event will not 1) interfere with other planned special events and 2) impact or be impacted by planned maintenance or other activities; and

WHEREAS, the Town of Huntersville sponsors and holds the annual Huntersville Christmas event and the dates requested this year are:

Friday December 3, 2021 | 4:00 - 10:00pm

Saturday, December 4, 2021 | 11:30am - 9:30pm

WHEREAS, this event will require the temporary closing of 1) Main St between Huntersville-Concord Rd and Bigham St., as long as it does not interfere with any required road closures for the construction of U-5908 Main Street project, on the following dates and times:

Friday December 3, 2021 | 4:00 - 10:00pm

Saturday, December 4, 2021 | 11:30am - 9:30pm

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves and authorizes to temporarily close the above-mentioned town-maintained roads for a special event per the attached map.
2. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution;
3. This Resolution shall be effective as of the date its adoption.

Adopted this 7 day of September 2021.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

Town Attorney

Resolution No. R-2021-XX

A Huntersville Christmas

December 3 & 4, 2021

The Town of Huntersville is holding its annual Huntersville Christmas event and will temporarily close the following roads during the festivities:

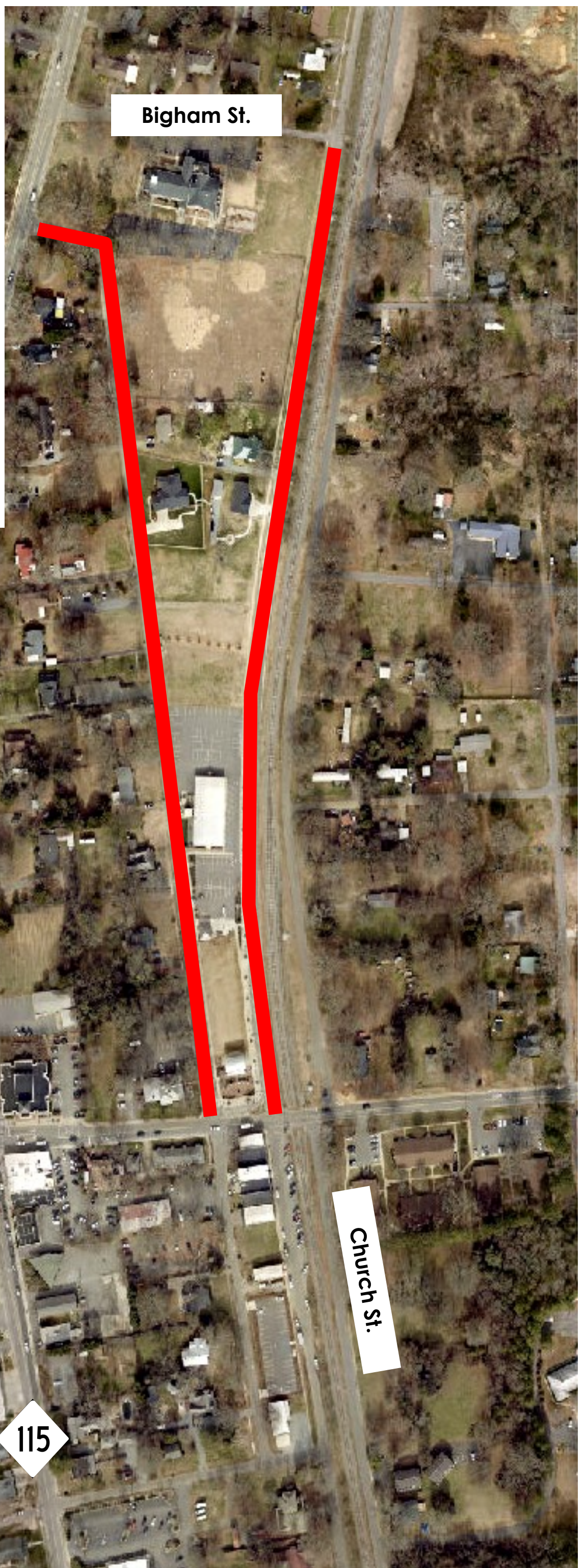
- ⇒ **Maxwell Ave.** from Old Statesville Rd (NC115) to Huntersville-Concord Rd.
- ⇒ **Main St.** between Bigham St. and Huntersville-Concord Rd.

Friday December 3, 2021

4:00 - 10:00pm

Saturday, December 4, 2021

11:30am - 9:30pm





From Huntersville Parks and Recreation
Telephone 704.766.2220
Email parks@huntersville.org
Website <https://www.huntersville.org/2600/Parks-Recreation>

FOR IMMEDIATE RELEASE
August 30, 2021

TRAFFIC DETOUR – A HUNTERSVILLE CHRISTMAS
FRIDAY, DECEMBER 3, 2021
SATURDAY, DECEMBER 4, 2021

Detour on Main St & Maxwell Ave due to Huntersville Christmas event

The Town of Huntersville is holding its annual Huntersville Christmas event and will temporarily close the following roads during the festivities:

- Maxwell Ave. from Old Statesville Rd (NC115) to Huntersville-Concord Rd.
- Main St. between Bigham St. and Huntersville-Concord Rd.

Friday December 3, 2021 | 4:00 - 10:00pm

Saturday, December 4, 2021 | 11:30am - 9:30pm

- Motorists not attending A Huntersville Christmas are urged to avoid the downtown area
- Police will be present at key locations to reduce motorist confusion
- Northbound Maxwell Ave & Main St will be detoured by turning onto Old Statesville Rd (NC115)
- Southbound Maxwell Ave & Main St will be detoured by Old Statesville Rd (NC115)

For more information, please contact Lindsay Small, Downtown Events and Facility Coordinator,

704-766-2253 / lsmall@huntersville.org

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Kevin Fox, Director

Date: September 7, 2021

Subject: Resolution Awarding Construction Contract for the Patterson Road Extension Project

EXPLAIN REQUEST:

On August 27, 2021, sealed bids were received by the Town for the Patterson Road Extension construction project. This portion of the project will consist of erosion control, clearing, grading and wall construction for the future roadway that will connect existing Patterson Road to The Park - Huntersville. Three sealed bids were opened and read aloud. The lowest bidder for the project is Country Boy Landscaping, Inc. with a bid of \$910,269.99.

ACTION RECOMMENDED:

Adopt Resolution awarding construction project to Country Boy Landscaping, Inc.

FINANCIAL IMPLICATIONS:

As provided for in the Patterson Road Extension Capital Budget

ATTACHMENTS:

1. Resolution- Construction
2. Contract Documents



**RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACCEPT THE
PATTERSON ROAD EXTENSION PROJECT CONSTRUCTION CONTRACT**

Whereas, the Town of Huntersville proposes to enter into a construction services agreement for the Patterson Road Extension Project (the "Project"); and

Whereas, N.C.G.S. 143-129(a) requires the procedures of letting public contracts through formal bid process for projects in an amount equal to or more than five hundred thousand dollars (\$500,000); and

Whereas, pursuant to N.C.G.S. 143-129(b), the contract proposal invitation to bid was advertised in a local newspaper and advertised electronically on the Town of Huntersville website and Historically Underutilized Businesses (HUB) website; and

Whereas, formal bid procedures were conducted in accordance with N.C.G.S. 143-129, the lowest responsible bidder being Country Boy Landscaping Inc.; and

Whereas, the Town now desires to enter into a construction services agreement with Country Boy Landscaping Inc. (the "Agreement"), the Agreement being attached hereto as Exhibit A; and

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves and awards the Project to Country Boy Landscaping Inc, the lowest responsible responsive bidder.
2. The Agreement for the project attached hereto as Exhibit A is approved.
3. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution, including signing the Agreement and any related documents; and
4. This Resolution shall be effective as of the date its adoption.

Adopted this 7th day of September, 2021.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney

EXHIBIT A



CONTRACT PROPOSAL

PROJECT: Patterson Road Extension

LOCATION OF THE WORK: Patterson Road

TYPE OF WORK: Clearing, grading, wall construction, and erosion control

BIDS MUST BE RECEIVED BY: August 27, 2021 by 2:00 p.m.

PHYSICAL ADDRESS FOR BID SUBMISSION: Huntersville Public Works
Huntersville Town Center
105 Gilead Road, Suite 300 (3rd Floor),
Conference Room #: 302
Huntersville, NC 28078
Attn: Kevin Garton, P.E.

MAILING ADDRESS FOR BID SUBMISSION: Huntersville Public Works
PO BOX 664; Huntersville, NC 28078
Attn: Kevin Garton, P.E.

DATE OF AVAILABILITY & COMPLETION: September 27, 2021 and April 1, 2022

Notice: All bidders shall comply with all applicable laws regulating the practice of general contracting as contained in chapter 87 of the General Statutes of North Carolina which requires the bidder to be licensed by the NC Licensing Board for Contractors when bidding on any non-federal aid project where the bid is \$30,000 or more, except for certain specialty work as determined by the licensing board.

NAME OF BIDDER

N.C. CONTRACTOR'S LICENSE NUMBER

Country Boy Landscaping, Inc. 607108
P.O. Box 290 Harmony, NC 28034

Exhibit B - Itemized Proposal

<u>Service</u>	<u>Unit Cost</u>	<u>Unit</u>	<u>Quantity</u>	<u>Total</u>
Mobilization	30,000. ⁰⁰	LS	1	30,000. ⁰⁰
Clearing and Grubbing	19,500. ⁰⁰	LS	1	19,500. ⁰⁰
Grading	210,378. ⁰⁰	LS	1	210,378. ⁰⁰
Erosion Control	46,359. ⁰⁰	LS	1	46,359. ⁰⁰
Proposed Wall	1,281. ⁴⁸	LF	410	525,406. ⁸⁰
Select Backfill*	0. ⁰¹	CY	15,000	150. ⁰⁰
Landscaping	35,130. ⁰⁰	LS	1	35,130. ⁰⁰
Subtotal				866,923. ⁸⁰
5% Contingency				43,346. ¹⁹
Total Cost =				910,269. ⁹⁹

* Price to include the removal of unsuitable soil and import of select backfill meeting the specifications listed on Sheet 10 of the retaining wall plans.

County Bay Landscaping, Inc.

Company Name

8/19/21

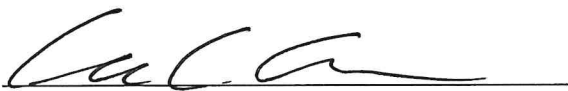
Date

Chris C. Cartner

Print Name

President

Title



Signature

Exhibit C - Bid Bond



BID BOND

Principal: Country Boy Landscaping, Inc.
Name of Principal Contractor
Surety: North American Specialty Insurance Company
Name of Surety
Contract Number: Patterson Road Extension County: Mecklenburg
Date of Bid: August 19, 2021

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the Town of Huntersville in the full and just sum of five (5) percent of the total amount bid by the Principal for the project stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

NOW, THEREFORE, the condition of this obligation is: the Principal shall not withdraw its bid within sixty (60) days after the opening of the bids, or within such other time period as may be provided in the proposal, and if the Town of Huntersville shall award a contract to the Principal, the Principal shall, within ten (10) calendar days after written notice of award is received by him, provide bonds with good and sufficient surety, as required for the faithful performance of the contract and for the protection of all persons supplying labor, material, and equipment for the prosecution of the work. In the event the Principal requests permission to withdraw his bid due to mistake in accordance with the provisions of Article 103-3 of the *Standard Specifications for Roads and Structures*, the conditions and obligations of this Bid Bond shall remain in full force and effect until the Town of Huntersville makes a final determination to either allow the bid to be withdrawn or to proceed with award of the contract. In the event a determination is made to award the contract, the Principal shall have ten (10) calendar days to comply with the requirements set forth above. In the event the Principal withdraws its bid after bids are opened except as provided in Article 103-3, or after award of the contract has been made fails to execute such additional documents as may be required and to provide the required bonds within the time period specified above, then the amount of the bid bond shall be immediately paid to the Town of Huntersville as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

This the 19 day of August, 20 21

North American Specialty Insurance Company
Surety

By Heather Segrist
General Agent or Attorney-in-Fact Signature

Heather Segrist (Attorney-In-Fact)
Print or type Signer's Name



BID BOND

CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

Country Boy Landscaping, Inc.

Full name of Corporation

429 Old Mocksville Road, Statesville, NC 28625

Address as prequalified

By



Signature of President, ~~Vice President, Assistant Vice President~~

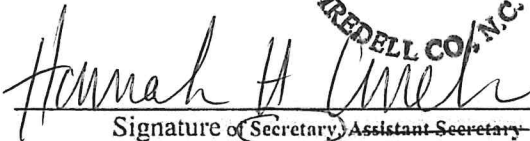
Select appropriate title

Chris C. Cartner

Print or type Signer's name



Attest



Signature of Secretary, ~~Assistant Secretary~~

Select appropriate title

Hannah H. Couch

Print or type Signer's name

SWISS RE CORPORATE SOLUTIONS

NORTH AMERICAN SPECIALTY INSURANCE COMPANY
WASHINGTON INTERNATIONAL INSURANCE COMPANY

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri, and Washington International Insurance Company, a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

KENNETH J. PEEPLES, BOBBI D. PENDLETON, PHOEBE C. HONEYCUTT, HEATHER SEGRIST, CHRISTOPHER A. LYDICK
JULIA C. MCELLIGOTT, ADAM PFANMILLER, JASON LEE SAYERS, BROOKE GAGNE, MEGAN S. BARTMAN and JENNIFER POLLARD

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on the 9th of May, 2012:

"RESOLVED, that any two of the Presidents, any Managing Director, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By [Signature]
Steven P. Anderson, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

By [Signature]
Michael A. Ito, Senior Vice President of Washington International Insurance Company
& Senior Vice President of North American Specialty Insurance Company

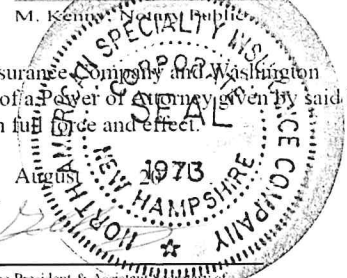


IN WITNESS WHEREOF, North American Specialty Insurance Company and Washington International Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 4th day of January, 2021.

North American Specialty Insurance Company
Washington International Insurance Company

State of Illinois
County of Cook ss:

On this 4th day of January, 2021, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Michael A. Ito, Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



I, Jeffrey Goldberg, the duly elected Assistant Secretary of North American Specialty Insurance Company and Washington International Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company and Washington International Insurance Company, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 19 day of August

[Signature]
Jeffrey Goldberg, Vice President & Assistant Secretary of
Washington International Insurance Company & North American Specialty Insurance Company



Tue 8/3/2021 3:26 PM

Kevin Garton

FW: Town of Huntersville- Patterson Rd Ext Project- Huntersville, North Carolina(BID#6398)

To Ashley Cromie

From: McGirt, Emanuel D <emanuel.mcgart@doa.nc.gov>

Sent: Tuesday, August 3, 2021 2:20 PM

To: Kevin Garton <kgarton@huntersville.org>

Cc: Guenther, John <john.guenther@doa.nc.gov>; Puckett, Alisha <alisha.puckett@doa.nc.gov>

Subject: Town of Huntersville- Patterson Rd Ext Project- Huntersville, North Carolina(BID#6398)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Garton,

Your invitation to the bid notice has been posted on the HUB Office Bid Opportunities

Webpage: [NC DOA : Town of Huntersville- Patterson Rd Ext Project- Huntersville, North Carolina](#)

Please review the posting and let us know if any changes are needed.

- We strongly encourage you to print your posting to keep as documentation of your efforts to reach Historically Underutilized Businesses.
- Please let us know the name of the company that was awarded the work by e-mailing it to John Guenther (john.guenther@doa.nc.gov).
- If you know if the winning company is a HUB or any of its subcontractors are HUBs that would be helpful to know as well.

Thank you for using the HUB Bid Opportunities website and for providing feedback on who responds to your posting.

All the best,

Emanuel McGirt Jr.

Project Coordinator

Office of Historically Underutilized Businesses

NC Department of Administration



Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

[Sign up](#) to receive an email when new bids are added!

 [Format for Printing](#)

Bid Title:	Invitation to Bid-Patterson Rd Ext Project
Category:	Engineering & Public Works
Status:	Open
Bid Recipient:	Kevin Garton, PE

Description:
INVITATION TO BID The Town of Huntersville will receive sealed bids for the Patterson Road Extension project until 2:00pm on Thursday August 19, 2021 at the Huntersville Town Center, 105 Gilead Rd, 3rd floor Conference Room 302, Huntersville, NC 28070, at which time and place the bids will be opened and read aloud. Alternatively, bids can be mailed to Town of Huntersville Public Works PO Box 664, Huntersville, NC 28070. Last day for questions regarding this project will be Wednesday August 11, 2021 at 2:00 PM, with an addenda answering all received questions being distributed on Thursday August 12, 2021. This contract is for the clearing, grubbing, mass grading, wall construction, landscaping, and erosion control only. No storm drainage, fine grading, concrete work, or asphalt will be installed under this contract. Please note, due to existing soil conditions, the existing on site material may not be suitable for use as wall backfill and will need to be removed and replaced with material meeting the specs on Sheet 10 of the retaining wall plans. The Town of Huntersville is committed to providing opportunities for small and disadvantage businesses. The Town encourages bids from Historically Underutilized Businesses (HUB). The Huntersville Board reserves the right to reject any and all bid proposals received, for any reason at any time, and to waive minor informalities.
Publication Date/Time:
8/3/2021 2:00 PM
Closing Date/Time:
8/19/2021 2:00 PM
Bid Opening Information:
August 19, 2021 at 2:00 PM
Addendum Date/Time:
08/12/2021
Pre-bid Meeting:

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0035527

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

CLT - Legal Ads

Final Cost:

25.50

Payment Type:

Account Billed

User ID:

IPL0021908

ACCOUNT INFORMATION

TOWN OF HUNTERSVILLE/ADMINISTRATOR IP
TOWN CLERK PO BOX 664
HUNTERSVILLE, NC 28078
704-875-6541
jpierson@huntersville.org
TOWN OF HUNTERSVILLE/ADMINISTRATOR

TRANSACTION REPORT**Date**

August 3, 2021 3:50:04 PM EDT

Amount:

25.50

SCHEDULE FOR AD NUMBER IPL00355270

August 6, 2021
The Charlotte Observer

PREVIEW FOR AD NUMBER IPL00355270**INVITATION TO BID**

The Town of Huntersville will receive sealed bids for the Patterson Road Extension project until 2:00pm on Thursday August 19, 2021 at the Huntersville Town Center, 105 Gilead Rd. 3rd floor Conference Room 302, Huntersville, NC 28070, at which time and place the bids will be opened and read aloud. This contract is for the clearing, grubbing, mass grading, wall construction, landscaping, and erosion control only. Alternatively, bids can be mailed to Town of Huntersville Public Works PO Box 664, Huntersville, NC 28070. Last day for questions regarding this project will be Wednesday August 11, 2021 at 2:00 PM, with an addenda answering all received questions being distributed on Thursday August 12, 2021. The Town of Huntersville is committed to providing opportunities for small and disadvantage businesses. The Town encourages bids from Historically Underutilized Businesses (HUB).
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

Exhibit C - Itemized Proposal				Country Boy Landscaping		Blythe Development		Kemp Sigmon Construction		
Base Bid										
Line No.	Service		Quantity	Total Item Amount \$	Unit Bid Price	Total Item Amount \$	Unit Bid Price	Total Item Amount \$	Unit Bid Price	
1	Mobilization	Lump Sum		1	\$ 30,000.00	\$ 30,000.00	\$ 103,900.00	\$ 103,900.00	\$ 55,000.00	\$ 55,000.00
2	Clearing and Grubbing	Lump Sum		1	\$ 19,500.00	\$ 19,500.00	\$ 90,000.00	\$ 90,000.00	\$ 50,000.00	\$ 50,000.00
3	Grading	Lump Sum		1	\$ 210,378.00	\$ 210,378.00	\$ 300,000.00	\$ 300,000.00	\$ 666,800.00	\$ 666,800.00
4	Erosion Control	Lump Sum		1	\$ 46,539.00	\$ 46,359.00	\$ 130,060.00	\$ 130,060.00	\$ 25,000.00	\$ 25,000.00
5	Proposed Wall	LF		410	\$ 1,281.48	\$ 525,406.80	\$ 475.00	\$ 194,750.00	\$ 750.00	\$ 307,500.00
6	Select Backfill*	CY		15000	\$ 0.01	\$ 150.00	\$ 78.00	\$ 1,170,000.00	\$ 1.00	\$ 15,000.00
7	Landscaping	Lump Sum		1	\$ 35,130.00	\$ 35,130.00	\$ 90,000.00	\$ 90,000.00	\$ 20,000.00	\$ 20,000.00
					Subtotal =	\$ 866,923.80	Subtotal =	\$ 2,078,710.00	Subtotal =	\$ 1,139,300.00
8	5% Contingency			\$	43,346.19	\$ 103,935.50		\$ 56,965.00		
	TOTAL BID AMOUNT FOR PROJECT =			\$	910,269.99	\$ 2,182,645.50		\$ 1,196,265.00		

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Kevin Fox, Director

Date: September 7, 2021

Subject: Resolution Awarding 2022 Resurfacing Project

EXPLAIN REQUEST:

On August 25, 2021, sealed bids were received and publically opened for the 2022 Resurfacing project. This project is part of the on-going efforts by the Town to maintain our public roadway system. Five sealed bids were received and read aloud.

The lowest responsible bidder for the project is Blythe Construction, Inc. with a bid of \$1,390,914.00.

Blythe Construction, Inc. has completed numerous paving projects for the Town of Huntersville and many surrounding municipalities, including NCDOT. This contractor has demonstrated sufficient ability and experience to perform the work specified and has demonstrated a history of successful performance and completion of similar projects in a timely manner.

Contract completion date for the resurfacing project is June 30, 2022.

ACTION RECOMMENDED:

Adopt Resolution and Award Resurfacing Contract to Blythe Construction, Inc.

FINANCIAL IMPLICATIONS:

As provided for in Powell Bill Budget

ATTACHMENTS:

1. Resolution Awarding Contract-
2. Contract for Board



RESOLUTION OF THE TOWN OF HUNTERSVILLE TO AWARD THE BID FOR 2022 ROAD RESURFACING PROJECT AND ACCEPT AND APPROVE THE BID PROPOSAL AS THE CONTRACT

Whereas, the Town of Huntersville received formal, written, sealed bids for the resurfacing of +/- 5.7 miles of Town roads, including a bid alternate bid of +/- 0.51 miles of Town roads (the "Project"); and

Whereas, N.C.G.S. 143-129(a) requires the procedures of letting public contracts through formal bid process for projects in an amount equal to or more than five hundred thousand dollars (\$500,000); and

Whereas, formal bid procedures were conducted in accordance with N.C.G.S. 143-129, the lowest responsible bidder being Blythe Construction.; and

Whereas, the Town now desires to enter into a construction services agreement with Blythe Construction, (the "Agreement"), the Agreement being attached hereto as Exhibit A; and;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners awards the Project to the Low Bidder, in accordance with the Bid Proposal submitted:

- Base Bid of:

1. <u>Subtotal</u>	\$1,324,680.00
2. <u>5% Contingency</u>	\$ 66,234.00

Total Bid: **\$ 1,390,914.00**

Total Bid Amount : **\$1,390,914.00**

*It is understood and agreed that these figures are estimates and that actual amount paid to the Contractor for these items will depend upon actual quantities of roads that are resurfaced

2. The Bid Proposal, attached hereto as Exhibit 1, is hereby accepted and approved. As used herein, the Bid Proposal is deemed to include all Exhibits attached thereto, and all Contract Documents identified and incorporated therein by reference.
3. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution. Provided a budget amendment is not necessary, the Town Manager shall have the authority to approve

change orders to the Project for time and price, however the total of all change orders approved by the Town Manager may not exceed five percent (5%) of the Total Bid Amount stated in paragraph 1, above.

4. This Resolution shall be effective as of the date its adoption.

Adopted this _____ day of _____, 2021.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney



CONTRACT PROPOSAL

PROJECT: 2022 RESURFACING Project No.5700-2022-001

LOCATION OF THE WORK: Milling and Resurfacing of approximately 6.1 miles of roadway, replacement of 15 wheelchair accessible curb ramps, and installation of 47 truncated domes on various streets within the Town of Huntersville, NC, as shown on Exhibit A & B to this Contract Proposal.

TYPE OF WORK: Asphalt Milling, Patching and Asphalt Paving, Curb Ramp Repair and Replacement

BIDS MUST BE RECEIVED BY: Wednesday August 25, 2021 by 2:00 p.m.

PHYSICAL ADDRESS FOR BID SUBMISSION: Huntersville Public Works
Huntersville Town Center
105 Gilead Road, Suite 300 (3rd Floor), Conference Room #302
Huntersville, NC 28078
Attn: Kevin Garton, P.E.

MAILING ADDRESS FOR BID SUBMISSION: Huntersville Public Works
PO BOX 664; Huntersville, NC 28078
Attn: Kevin Garton, P.E.

DATE OF AVAILABILITY & COMPLETION: September 27, 2021 to June 30, 2022

Notice: All bidders shall comply with all applicable laws regulating the practice of general contracting as contained in chapter 87 of the General Statutes of North Carolina which requires the bidder to be licensed by the NC Licensing Board for Contractors when bidding on any non-federal aid project where the bid is \$30,000 or more, except for certain specialty work as determined by the licensing board.

Blythe Construction Inc.
NAME OF BIDDER

7639
N.C. CONTRACTOR'S LICENSE NUMBER

PO Box 31635, Charlotte, North Carolina 28231
ADDRESS OF BIDDER


SIGNATURE OF BIDDER

4 EXECUTION OF CONTRACT PROPOSAL

Incompliance with the foregoing request for proposals and subject to all Terms and Conditions thereof, the undersigned offers and agrees, if this proposal is accepted, to furnish the services for the prices quoted and completed in Exhibit C Itemized Proposal along with the completed cover page of the Contract Proposal, Performance Bond, and proof of Insurance requirements.

This Contract for Resurfacing, and all attachments, (collectively this "Contract") is by and between the Town of Huntersville, a municipal corporation of the State of North Carolina, (the "Town") and Blythe Construction Inc., (the "Contractor") with address PO Box 31635, Charlotte, North Carolina 28231

Contractor's Federal Social Security ID No.: 56-6032862

Contractor's License No.:

7639

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Huntersville, North Carolina, this day of _____, 20__

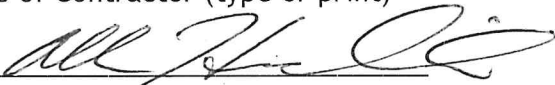
Contractor

Town of Huntersville

Name: Blythe Construction Inc.

Name of Contractor (type or print)

Town Manager

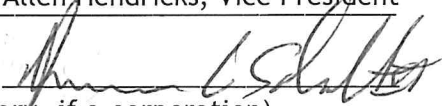
By: 

(Signature)

Attest:

Title: Allen Hendricks, Vice President

Town Clerk

Attest: 

(Secretary, if a corporation)

Lawrence G. Schmidt II. Asst. Secretary

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Director



Engineering & Public Works

Post Office Box 664 • 105 Gilead Road, Suite 300 • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

Exhibit C - Itemized Proposal

Base Bid						
Item No.	Section	Description	Qty& Units	Unit Bid Price		Amount Bid
Line No.				\$	.00	\$.00
1	800	Mobilization	Lump Sum	63,000	00	63,000 00
2	SP	Incidental Stone Base	100 Tons	30	00	3,000 00
3	645	Asphalt Concrete Surface Course, Type S9.5C	10,822 Tons	49	00	530,278 00
4	620	Asphalt Binder for Plant Mix Grade PG 64-22	540 Tons	525	00	283,500 00
5	607	Mill Asphalt to 2" Depth	90,410 sq.yds	2	20	198,902 00
6	SP	Patching Existing Pavement	1700 Tons	90	00	153,000 00
7	SP	Adjustment of Manholes	20 each	150	00	3,000 00
8	SP	Adjustment of Catch Basins	1 each	1,500	00	1,500 00
9	SP	Adjustment of Water Valves	10 each	75	00	750 00
10	848	Remove and replace wheelchair accessible curb ramp	15 each	3,500	00	52,500 00
11	848	Install Truncated Dome on Existing Curb Ramp	47 each	750	00	35,250 00
				Subtotal =		1,324,680 00
16	SP	5% Contingency	Lump Sum			66,234 00
TOTAL BID AMOUNT FOR PROJECT =						1,390,914 00

Exhibit C - Itemized Proposal

Blythe Construction Inc.

Company Name

08/25/2021

Date

Allen Hendricks

Vice President

Print Name

Title

A handwritten signature in black ink, appearing to read 'Allen Hendricks', written over a horizontal line.

Signature

Exhibit D - Bid Bond



BID BOND

Principal: Blythe Construction, Inc.
Name of Principal Contractor
Surety: Liberty Mutual Insurance Company
Name of Surety
Contract Number: 5700-2022-001 County: Mecklenburg
Date of Bid: August 25, 2021

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the Town of Huntersville in the full and just sum of five (5) percent of the total amount bid by the Principal for the project stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

NOW, THEREFORE, the condition of this obligation is: the Principal shall not withdraw its bid within sixty (60) days after the opening of the bids, or within such other time period as may be provided in the proposal, and if the Town of Huntersville shall award a contract to the Principal, the Principal shall, within ten (10) calendar days after written notice of award is received by him, provide bonds with good and sufficient surety, as required for the faithful performance of the contract and for the protection of all persons supplying labor, material, and equipment for the prosecution of the work. In the event the Principal requests permission to withdraw his bid due to mistake in accordance with the provisions of Article 103-3 of the *Standard Specifications for Roads and Structures*, the conditions and obligations of this Bid Bond shall remain in full force and effect until the Town of Huntersville makes a final determination to either allow the bid to be withdrawn or to proceed with award of the contract. In the event a determination is made to award the contract, the Principal shall have ten (10) calendar days to comply with the requirements set forth above. In the event the Principal withdraws its bid after bids are opened except as provided in Article 103-3, or after award of the contract has been made fails to execute such additional documents as may be required and to provide the required bonds within the time period specified above, then the amount of the bid bond shall be immediately paid to the Town of Huntersville as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

This the 2nd day of August, 20 21

Liberty Mutual Insurance Company

Surety

By

Elizabeth K. Sterling
General Agent or Attorney-in-Fact Signature

Seal of Surety

Elizabeth K. Sterling, Attorney-in-Fact

Print or type Signer's Name

BID BOND
CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

Blythe Construction, Inc.

Full name of Corporation

2911 N. Graham, Charlotte, NC 28206

Address as prequalified

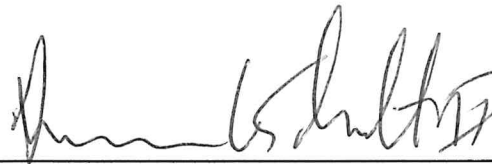
By 
Signature of ~~President, Vice President, Assistant Vice President~~
Select appropriate title

Allen Hendricks, Vice President

Print or type Signer's name

Affix Corporate Seal

Attest


Signature of ~~Secretary~~, Assistant Secretary
Select appropriate title

Lawrence G. Schmidt, II, Asst. Sec.

Print or type Signer's name



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8204785-016072**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Benjamin A. Stahl, Elizabeth K. Sterling, Megan K. Douaire, Wesley P. Williams

all of the city of Atlanta state of GA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 29th day of January, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 29th day of January, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 2nd day of August, 2021.



By:

Renee C. Llewellyn, Assistant Secretary



LIBERTY MUTUAL INSURANCE COMPANY
FINANCIAL STATEMENT — DECEMBER 31, 2020

Assets		Liabilities	
Cash and Bank Deposits	\$2,058,007,542	Unearned Premiums	\$8,448,706,991
*Bonds — U.S Government	2,209,760,437	Reserve for Claims and Claims Expense	23,879,216,613
*Other Bonds	15,902,755,586	Funds Held Under Reinsurance Treaties	343,068,613
*Stocks	18,517,107,230	Reserve for Dividends to Policyholders	1,192,716
Real Estate	193,169,809	Additional Statutory Reserve	77,397,000
Agents' Balances or Uncollected Premiums	6,970,170,469	Reserve for Commissions, Taxes and	
Accrued Interest and Rents	118,399,147	Other Liabilities	6,279,510,804
Other Admitted Assets	12,079,597,645	Total	\$39,029,092,737
Total Admitted Assets	<u>\$58,048,967,865</u>	Special Surplus Funds	\$178,155,102
		Capital Stock	10,000,075
		Paid in Surplus	10,945,045,214
		Unassigned Surplus	7,886,674,737
		Surplus to Policyholders	19,019,875,128
		Total Liabilities and Surplus	<u>\$58,048,967,865</u>



* Bonds are stated at amortized or investment value; Stocks at Association Market Values.
The foregoing financial information is taken from Liberty Mutual Insurance Company's financial statement filed with the state of Massachusetts Department of Insurance.

I, TIM MIKOLAJEWSKI, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the foregoing is a true, and correct statement of the Assets and Liabilities of said Corporation, as of December 31, 2020, to the best of my knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation at Seattle, Washington, this 25th day of March, 2021.

T. Mikolajewski

Assistant Secretary

Date: July 14, 2021 at 11:42:53 AM EDT

To: Kevin Garton <kgarton@huntersville.org>

Cc: "Puckett, Alisha" <alisha.puckett@doa.nc.gov>, "Guenther, John" <john.guenther@doa.nc.gov>

Subject: Town of Huntersville- 2022 Resurfacing Project- Huntersville, North Carolina(BID#6193)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Garton,

Your invitation to the bid notice has been posted on the HUB Office Bid Opportunities

Webpage: [NC DOA : Town of Huntersville- 2022 Resurfacing Project- Huntersville, North Carolina](#)

Please review the posting and let us know if any changes are needed.

- We strongly encourage you to print your posting to keep as documentation of your efforts to reach Historically Underutilized Businesses.

- Please let us know the name of the company that was awarded the work by e-mailing it to John Guenther (john.guenther@doa.nc.gov).

- If you know if the winning company is a HUB or any of its subcontractors are HUBs that would be helpful to know as well.

Thank you for using the HUB Bid Opportunities website and for providing feedback on who responds to your posting.

All the best,

Emanuel McGirt Jr.

Project Coordinator

Office of Historically Underutilized Businesses

NC Department of Administration



Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.



Kevin Garton

shane.dark@blytheconstruction.com; mspencer@blythedevelopment.com; steveprimm@granitecontracting.com; jason.behm@ferebee.com; carleton.powell@ferebee.com; jcaron@blythedevelopment.com; + 9

7/27/2021

Town of Huntersville 2022 Resurfacing Contract Proposal



The Town of Huntersville is pleased to invite each of you to provide quotation for our [2022 Resurfacing Project](https://www.huntersville.org/bids.aspx?bidID=84). This project consists of milling and asphalt paving on approximately 6.1 miles of roadway. Please visit the Town website (<https://www.huntersville.org/bids.aspx?bidID=84>) for the Contract Proposal. As indicated on the Contract Proposal, we will receive quotations on **Wednesday, August 25, 2021 by 2:00 PM at Huntersville Town Center, 105 Gilead Rd. 3rd Floor Rotunda Conference Room.**

Thank you in advance for your interest in working with the Town of Huntersville. Should you have any questions regarding this project, please feel free to reach out to me.

Best Regards,

Kevin Garton, PE
Construction Engineer
Town of Huntersville, NC
Phone: 704.766.2225
kgarton@huntersville.org
www.huntersville.org



[Sign up](#) to receive an email when new bids are added!

 [Format for Printing](#)

Bid Title:	Invitation to Bid- 2022 Resurfacing Project
Category:	Engineering & Public Works
Status:	Open
Bid Recipient:	Kevin Garton, PE

Description:
<u>INVITATION TO BID</u> The Town of Huntersville will receive sealed bids for the Asphalt Milling Patching and Asphalt Paving of approximately 6.1 miles of roadway, repair of 15 wheelchair accessible curb ramps, and the installation of 47 truncated domes until 2:00pm on Wednesday August 25, 2021 at the Huntersville Town Center, 105 Gilead Rd, 3rd floor Conference Room 302, Huntersville, NC 28070, at which time and place the bids will be opened and read aloud. Alternatively, bids can be mailed to Town of Huntersville Public Works PO Box 664, Huntersville, NC 28070.
Publication Date/Time:
7/14/2021 12:00 AM
Closing Date/Time:
8/25/2021 2:00 PM
Bid Opening Information:
August 25, 2021 at 2:00PM
Pre-bid Meeting:
N/A
Contact Person:
Kevin Garton, PE- 704-766-2225, kgarton@huntersville.org
Related Documents:
2022 Resurfacing Contract Proposal

[Return To Main Bid Postings Page](#)



Exhibit C - Itemized Proposal				Blythe Brothers Asphalt		Ferebee Corporation		Blythe Construction		Sloan Construction		NJR Group	
Base Bid													
Item No.		Description	Qty& Units	Unit Bid Price	Total Item Amount \$	Unit Bid Price	Total Item Amount \$	Unit Bid Price	Total Item Amount \$	Unit Bid Price	Total Item Amount \$	Unit Bid Price	Total Item Amount \$
Line No.	Section No.												
1	800	Mobilization	Lump Sum	60000.00	\$ 60,000.00	45000.00	\$ 45,000.00	63000.00	\$ 63,000.00	72000.00	\$ 72,000.00	65000.00	\$ 65,000.00
2	SP	Incidental Stone Base	100 Tons	35.00	\$ 3,500.00	30.00	\$ 3,000.00	30.00	\$ 3,000.00	50.00	\$ 5,000.00	35.00	\$ 3,500.00
3	645	Asphalt Concrete Surface Course, Type S9.5C	10,822 Tons	54.75	\$ 592,504.50	55.00	\$ 595,210.00	49.00	\$ 530,278.00	57.90	\$ 626,593.80	54.63	\$ 591,231.87
4	620	Asphalt Binder for Plant Mix Grade PG 64-22	540 Tons	515.00	\$ 278,100.00	533.50	\$ 288,090.00	525.00	\$ 283,500.00	513.00	\$ 277,020.00	550.00	\$ 297,000.00
5	607	Mill Asphalt to 2" Depth	90,410 sq.yds	2.00	\$ 180,820.00	2.25	\$ 203,422.50	2.20	\$ 198,902.00	2.82	\$ 254,956.20	2.85	\$ 257,668.50
6	SP	Patching Existing Pavement	1700 Tons	90.00	\$ 153,000.00	100.00	\$ 170,000.00	90.00	\$ 153,000.00	100.00	\$ 170,000.00	115.00	\$ 195,500.00
7	SP	Adjustment of Manholes	20 each	150.00	\$ 3,000.00	75.00	\$ 1,500.00	150.00	\$ 3,000.00	100.00	\$ 2,000.00	125.00	\$ 2,500.00
8	SP	Adjustment of Catch Basins	1 each	850.00	\$ 850.00	750.00	\$ 750.00	1500.00	\$ 1,500.00	1500.00	\$ 1,500.00	1000.00	\$ 1,000.00
9	SP	Adjustment of Water Valves	10 each	115.00	\$ 1,150.00	75.00	\$ 750.00	75.00	\$ 750.00	75.00	\$ 750.00	100.00	\$ 1,000.00
10	848	Remove and replace wheelchair accessible curb ramp	15 each	2700.00	\$ 40,500.00	2500.00	\$ 37,500.00	3500.00	\$ 52,500.00	3500.00	\$ 52,500.00	2550.00	\$ 38,250.00
11	848	Install Truncated Dome on Existing Curb Ramp	47 each	330.00	\$ 15,510.00	425.00	\$ 19,975.00	750.00	\$ 35,250.00	750.00	\$ 35,250.00	500.00	\$ 23,500.00
				Subtotal =	\$ 1,328,934.50	Subtotal =	\$ 1,365,197.50	Subtotal =	\$ 1,324,680.00	Subtotal =	\$ 1,497,570.00	Subtotal =	\$ 1,476,150.37
16	SP	5% Contingency	Lump Sum		\$ 66,446.73		\$ 68,259.88		\$ 66,234.00		\$ 74,878.50		\$ 73,807.52
		TOTAL BID AMOUNT FOR PROJECT =		\$	1,395,381.23	\$	1,433,457.38	\$	1,390,914.00	\$	1,572,448.50	\$	1,549,957.89

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Pattie Ellis, Finance Director

Date: September 7, 2021

Subject: Budget Amendment - McDowell Creek Parkway

EXPLAIN REQUEST:

On January 19, 2021, the Town Board approved the Development and Cooperation Agreement for the McDowell Creek Greenway (Gilead Road to Auten Nature Preserve) with Mecklenburg County. As part of this agreement, the town has committed to fund up to \$1,800,000 for design in FY 2022 and the county would fund the construction of the greenway in FY 2024.

Appropriate Fund Balance (103890.9999) in the amount of \$1,000,000 in the General Fund and \$800,000 (603890.9999) in the Tourism fund for the design associated with the McDowell Creek Greenway per the agreement.

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

Decrease in fund balance.

ATTACHMENTS:

None

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Jack Simoneau, Director

Date: September 7, 2021

Subject: Call Public Hearing

EXPLAIN REQUEST:

Call a public hearing for Monday, September 20, 2021, 6:00 p.m. at the Huntersville Recreation Center (11836 Verhoeff Drive), on Petition #TA 21-13, a request by Trinity Capital Advisors to amend Section 3.3.2 and possibly 8.25.10 allowing an impact to a PA-2 Mountain Island Lake Watershed Overlay District buffer in a Corporate Business Conditional District subject to mitigation.

ACTION RECOMMENDED:

Call Public Hearing for Monday, September 20, 2021

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None

**Town of Huntersville
Town Board
September 7, 2021**

To: Town Board

From: Lauren Speight, Planner II

Date: September 7, 2021

Subject: Call for Public Hearing - Petition #TA21-08

EXPLAIN REQUEST:

Call a public hearing for Monday, October 4, 2021 at 6:00 p.m. at the Huntersville Recreation Center (11836 Verhoeff Drive) or Huntersville Town Hall (101 Huntersville-Concord Road), on Petition #TA 21-08, a request by the Town of Huntersville Planning Department, to amend Article 8.25.4: S.W.I.M Buffers, Buffer Delineation, to require an on-site stream delineation by a certified professional for applicants seeking land development permits or property owners seeking to dispute buffer locations.

ACTION RECOMMENDED:

Call Public Hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None