

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA

Planning Board Meeting

May 26, 2026 - 6:30 PM

TOWN HALL (14704 N Old Statesville Road)

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

Advisory Board Members:

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the April 28, 2026, regular meeting minutes.

3. Public Comments

4. Action Agenda

4.A. Rezoning petition #R26-01: 12311 Airspeed Drive. This request would revise the approved plans to expand parking and seek clarity on entitlements for future development. (*Brian Richards*)

4.B. Rezoning petition #R26-06: 17155 Old Statesville Road. This request would revise the approved plans to permit the removal of a portion of a brick screen wall. (*David Peete*)

4.C. Rezoning petition #R25-18: 13729 Eastfield Road. This request would allow a buffer disturbance in the installation of a public park. (*Nathan Farber*)

4.D. Master Sign Program petition #S26-01: 12815 Statesville Road. This request would create a special sign district to add two building signs. (*Nathan Farber*)

5. Quasi-Judicial Hearing

5.A. Density Averaging Certificate petition #DA26-01. 13711 Hagers Ferry Rd. This request would transfer impervious from 13929 Clarendon Pointe Court to 13711 Hagers Ferry Road. (*Nathan Farber*) (*Nathan Farber*)

6. Other Business
7. Adjourn

General Meeting Information

Planning Board:

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

Meeting Time, Place and Agenda:

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

Public Comment and Public Hearing Policy:

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

Special Accommodations:

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



Request for Board Action

May 26, 2026

To: Board Members

From: Tracy Barron, Administrative Analyst

Date: May 26, 2026

Subject: April 28, 2026, regular meeting minutes

Explain Request:

Consider approval of the April 28, 2026, regular meeting minutes.

Action Recommended: Approve Item

Alternative Action:

Financial Implications:

N/A

Attachments:

1. April 28, 2026 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, April 28, 2026.

Roll Call

Present: J. Henson, S. Hensley, L. Hallman, M. Horsman, M. Pollard, J. Wright, J. Davis, T. Loomis, P. Tokpah, and A. Miller

Absent: C. Boyd

Approval of Minutes

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

Motion: M. Pollard made a motion to approve March 24, 2026, regular meeting minutes. S. Hensley seconded the motion.

Vote: The motion passed unanimously (8-0-1) with J. Davis abstaining.

Public Comments:

None

Action Items

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

N. Farber, Senior Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval as presented.

The Board clarified there is a turn-signal at the intersection in question, that sidewalks are proposed, and that tree save has been met.

The applicants, John Carmichael, Todd Bennett, Chase Smith, Mark Strickland, and Matthew Parker presented. The Board confirmed that the applicant will meet the requirements on what will be visible through the glass on the street side, that the height limit is in keeping with the ordinance for all structures.

The Board inquired about the distance of the proposed development to the existing Colonial gas line, the regulations that guide this, if the applicant has done a risk assessment, and suggested that the applicant present to the Town Board the findings of their risk assessment or permit status for consideration in their determination.

Motion: T. Loomis made an amended motion to recommend approval of R25-14, Dash In. Approval includes the following conditions, the convenience store interior space has a clearly defined plan, all outstanding TIA items are addressed, all developer schematic notes are replaced with staff approved ones, and all other minor staff notes are addressed. The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan policies LU5.1, LU7.1, and LU8.1 because the

2040 Plan allows more intense development where infrastructure and utilities already exist. This plan follows design principles that reinforce the vision for this Town. It is reasonable and in the public interest to approve the rezoning because this is also consistent with the overall character of adjacent properties. J. Wright seconded the amended motion.

The Board requested an amendment to outline the included modifications that are being recommended.

Amended Motion: T. Loomis made an amended motion to recommend approval of R25-14, Dash In with the following modifications: 1) permit side yard parking to occupy up to 68% of the principal frontage line as generally depicted on the plan; 2) allow the Hambright Road driveway to encroach into the 30' buffer and 3) allow the dumpster to be located within the side yard. Approval includes the following conditions, the convenience store interior space has a clearly defined plan, all outstanding TIA items are addressed, all developer schematic notes are replaced with staff approved ones, and all other minor staff notes are addressed. The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan policies LU5.1, LU7.1, and LU8.1 because the 2040 Plan allows more intense development where infrastructure and utilities already exist. This plan follows design principles that reinforce the vision for this Town. It is reasonable and in the public interest to approve the rezoning because this is also consistent with the overall character of adjacent properties. J. Wright seconded the amended motion.

Vote: The motion passed (8-0-1) with M. Pollard abstaining.

Disclosure: J. Henson notified the Board that his firm represents the applicants of V26-01 & V26-02 so while he does not personally work on these projects he feels that there may be a conflict.

Motion: J. Davis made a motion to recuse J. Henson from Item 4B & 4C. T. Loomis seconded the motion.

Vote: The motion passed unanimously (8-0) with J. Henson not voting.

Alternate: Vice-Chair S. Hensley presided and sat alternate A. Miller.

Quasi-Judicial Hearing: To open the quasi-judicial hearing, Vice-Chair S. Hensley stated, "The next two agenda items are closely related. The script being read for the quasi-judicial process will be read and incorporated by reference into both variance requests V26-01 and V26-02 as fully stated therein. We will now begin the quasi-judicial hearing which means the Board must base it's decision only on competent material and substantial evidence."

The vice-chair stated the quasi-judicial rules and recognized parties with standing as the applicant and property owner, local government, and asked for any other parties who believe they have standing to come forward. None came forward.

The vice-chair asked parties with standing if there were witnesses, they intended to call. None came forward.

The vice-chair asked if there were individuals who wished to testify as witnesses though they do not qualify as parties. None came forward.

The vice-chair identified all to be sworn or affirmed and read aloud, do you solemnly swear or affirm that the evidence you give shall be the truth, the whole truth, and nothing but the truth?" Staff members, Brian Richards and Lauren Speight along with applicant, Ryan Powell, Land Entitlement Manager with Habitat for Humanity of the Charlotte Region stood and affirmed.

The vice-chair asked the Board if any members have a conflict of interest, have had ex parte communication, or object to any board members participating. None came forward.

The vice-chair asked staff to present.

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

L. Speight, Senior Planner presented and entered her staff report for V26-01 7409 Venus Lane into the record, now identified as Exhibit B. Staff presented their findings as noted in their staff report and reviewed the four findings of fact. Staff stated that it is staff's position that the four findings of fact have been met as outlined in the staff report.

The Board confirmed that there were previously four lots as subdivided originally in 1963 that have now been combined into two lots that are both being considered this evening for variance. Staff confirmed that is correct.

The Board asked staff to clarify to what extent the home will encroach on the watershed buffer if relief from the setback requirement is granted. Staff stated that the home will be 30 feet from the proposed stream location versus the requirement of 50 feet.

The Board asked if there are additional properties within this subdivision that could make a similar case and request. Staff confirmed there are lots within the overall neighborhood that could require a similar exception but that have varying circumstances and hardships. The immediately adjacent properties appear to be able to be built without hardship depending on the footprint of the proposed home. Also, a lot creation with these circumstances would not be permitted within the Town ordinances today so the likelihood of parcels outside of this neighborhood having a similar hardship are low.

The Board asked for staff to further expound on the common ownership requirements and recombination requirements for these lots as it relates to consistency between what is being requested in the variance and the existing homes in this neighborhood. Staff explained and confirmed that the applicants lot size meets staff's desired outcome for these lots.

The Board asked if the 20-foot setback is consistent with the general development scheme of the existing homes. Staff confirmed that these two properties would be the only two properties developed at the 20-foot setback in the neighborhood.

The Board asked about watershed versus flooding and how development and landscaping will affect this area. Legal staff confirmed that regardless of the Board's decision this evening, the applicant will be required to get approval from the Army Corp of Engineers who oversee the stream location, stream being relocated, and flood levels. Staff provided a review of what zoning requirements will be required for landscaping and required to be kept in perpetuity.

Vice-Chair Hensley requested that the survey showing the delineation of the stream buffer be recorded, if possible, to ensure that all future property owners have a public record of the document. The applicant confirmed that if the Register of Deeds will accept it they are willing to record it.

The applicant, Ryan Powell, Land Entitlement Manager with Habitat for Humanity of the Charlotte Region stood and introduced himself and stated he was available for questions.

The Board asked why the applicant was not offered a lot that was more suitable to build on. The applicant stated he was not able to answer that but he does know that this is part of a larger development that includes an additional five homes in the same subdivision.

Vice-Chair Hensley called for rebuttals. None came forward.

Vice-Chair Hensley provided the option to staff and the applicant to make a closing statement. The applicant R. Powell stated that Habitat for Humanity is trying to make a positive impact on the neighborhood of affordable or attainable housing, they put out a good product, and he believes there is a real need in the community that this would serve.

Vice-Chair Hensley asked if any Board member or party believed that a motion to continue was warranted. None came forward.

Vice-Chair Hensley asked if the Board has anything further to deliberate. L. Hallman asked staff to clarify when the hardship was created and if the applicant is creating the hardship by wanting to build a home on this lot with this condition. Staff stated that the hardship would have been created in 1993 when the buffer requirement was adopted and because the lot is intended for residential use the applicant is not creating the hardship by wanting to use it for what it is intended. L. Hallman expressed concern with finding a stream as a peculiar aspect of the hardship. Staff agreed that streams are common however for a lot to have a stream, in a subdivision that has not been fully developed for over 70 years, and does not have infrastructure developed is uncommon. L. Hallman referenced the Quasi-judicial Handbook, page 77 as a source of guidance for his concern on establishing if this is a self-imposed hardship. Legal staff commented that the case referenced would not apply to this situation due to the difference of public versus private land.

Vice-Chair Hensley reviewed the conflicting evidence statement. Legal staff directed the Board to the recommendations and findings of fact as outlined by Planning staff in their report.

Motion: J. Davis made a motion to approve V26-01 7409 Venus Lane, a request by Habitat for Humanity of the Charlotte Region for variances from article 3.3.2(b)(f) and (g) and Article 3.2.3(d)(3). The approval

is based on the findings that the request meets all four criteria outlined in the zoning ordinance. The motion incorporates staff's finding of facts and staff's recommended conditions as presented. M. Pollard seconded the motion.

Vote: The motion passed (8-1) with L. Hallman opposed.

Vice-Chair Hensley asked the Board if there were any conflicts of interest for the Board relative to V26-02. None came forward.

Vice-Chair Hensley confirmed that all parties have been identified and affirmed and asked staff to share their findings.

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

L. Speight, Senior Planner presented and entered her staff report for V26-02 7415 Venus Lane into the record, now identified as Exhibit C. Staff presented their findings as noted in their staff report and reviewed the four findings of fact including the differences between this variance request and subject property from the previous variance request. Staff stated that it is staff's position that the four findings of fact have been met as outlined in the staff report.

Vice-Chair Hensley asked the Board if they had any questions for staff. None came forward.

Vice-Chair Hensley recognized the applicant, Ryan Powell. He had no statement.

Vice-Chair Hensley asked the Board if they had any questions for the applicant. None came forward.

Vice-Chair Hensley called for rebuttals and closing arguments. None came forward.

Vice-Chair Hensley called for any further questions. L. Hallman asked staff to confirm how far this proposed home would encroach into the stream buffer. Staff confirmed that it would encroach about 20 feet into the relocated stream buffer.

A. Miller asked for confirmation that the applicant is asking for relief from the same ordinances as the previous variance request. Staff confirmed that is accurate.

Vice-Chair Hensley seeing no further questions introduced deliberation. None came forward.

Motion: A. Miller made a motion to approve V26-02 7415 Venus Lane, a request by Habitat for Humanity of the Charlotte Region for variances from article 3.3.2(b)(f) and (g) and Article 3.2.3(d)(3) of the Zoning Ordinance. This is based on the findings that the request meets all four criteria outlined in the zoning ordinance for granting a variance. Staff recommendations are required to be followed as conditions of the approval. Staff's findings of facts are being adopted as noted in the staff report as evidence that the criteria has been met. M. Pollard seconded the motion.

Vote: The motion passed (8-1) with L. Hallman opposed.

Other Business

None

Adjourn

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

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

Approved this ____ day of _____ 2026.

Chairman or Vice-Chairman

Board Secretary



Request for Board Recommendation

May 26, 2026

To: Board Members

From: Brian Richards, Planning Director

Date: May 26, 2026

Subject: R26-01 23XI Expansion

Explain Request:

Consider making a recommendation on Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone (+/- 14.78 acres) 12311 Airspeed Drive from Corporate Business Conditional District (CB-CD) to Corporate Business Conditional District (CB-CD) for revisions to an approved site plan.

Action Recommended:

Alternative Action:

Make a recommendation

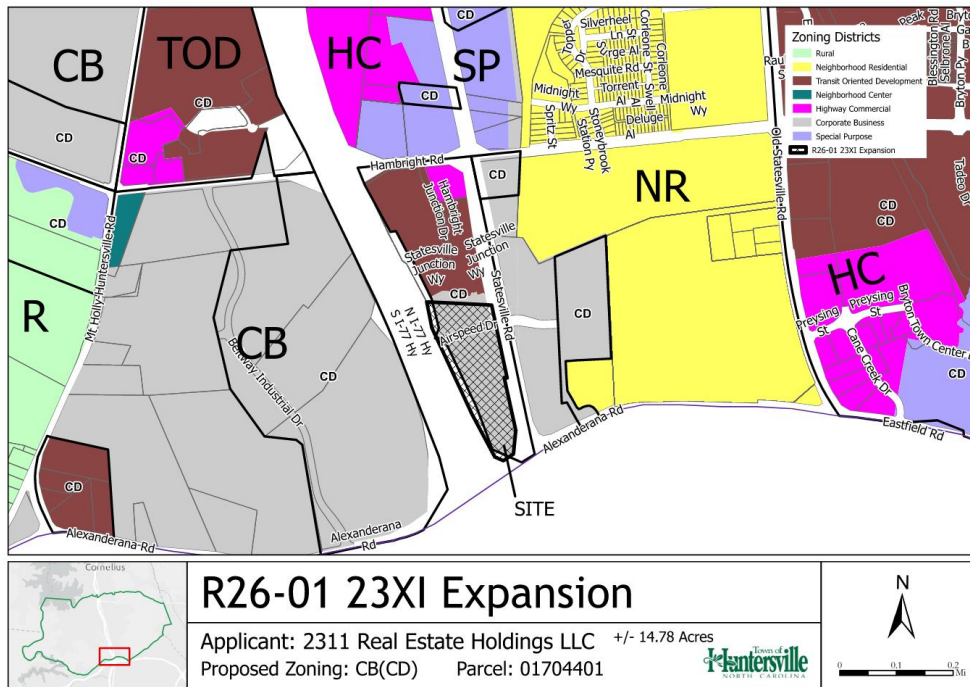
Financial Implications:

Attachments:

1. R26-01 23XI PB Staff Report
2. Final Rezoning Application
3. 2026-0414 12311 Airspeed Dr - Rezoning-Submittal 2
4. CMR Hamlin HUNTERSVILLE (14652023.1)
5. R26-01 23XI Race Shop Engineering Comment Summary

Petition R26-01 23XI Race Shop Revision

PART 1: PROJECT SUMMARY



Applicant: 2311 Real Estate Holdings LLC.

Property Owner: 2311 Real Estate Holdings LLC

Property Address: 12311 Airspeed Dr.

Project Size: (+/-) 14.78 acres

Parcel Numbers: 01704401

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

Current Land Use: Race Shop

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

Proposed Land Use: Race Shop

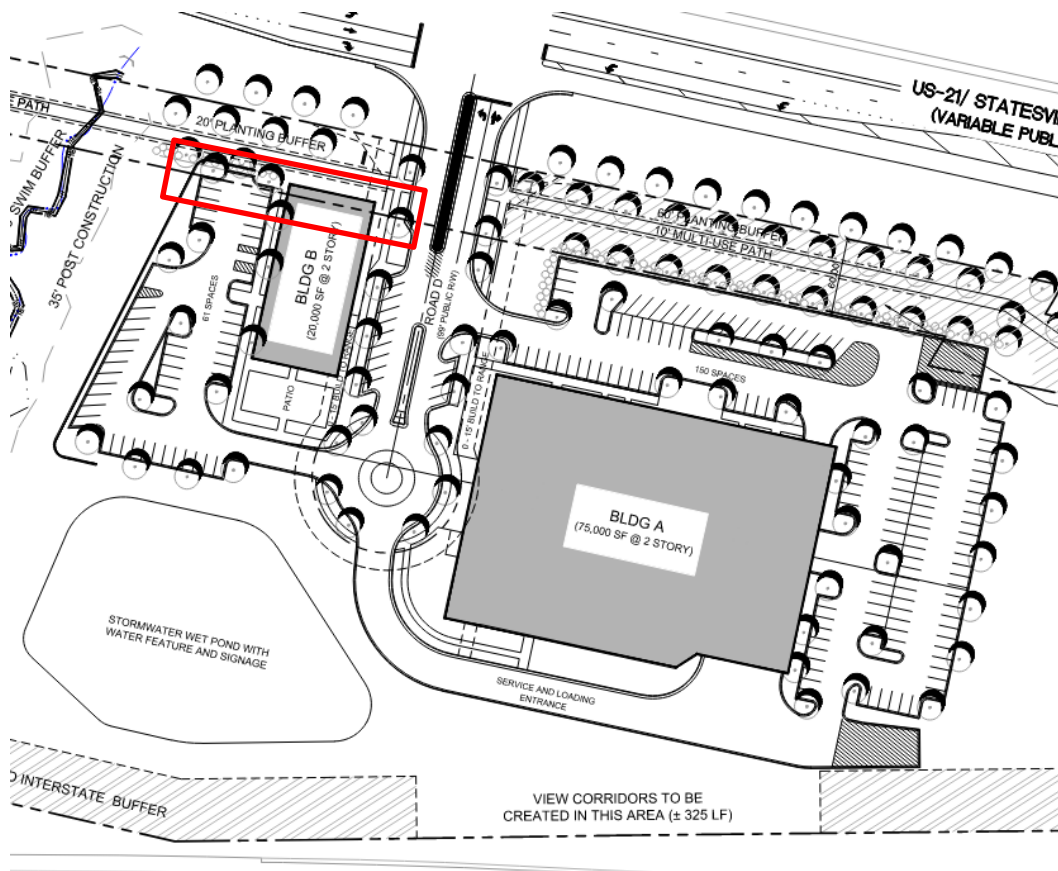
- Purpose: Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone +/- 14.78 acres located at 12311 Airspeed Dr (parcel id # 01704401) from Corporate Business Conditional District to Corporate Business Conditional District.
- Adjoining Zoning and Land Uses.
 - North: Transit Oriented Development (TOD) zoning, Existing Multi-Family Residential
 - South: City of Charlotte, I-485
 - East: Corporate Business (CB) zoning, Existing Office Park – Incomplete (Northlake Business Park)
 - West: I-77
- A Community meeting was held on Thursday, February 26th, 2026. The invitation, site plan, and summary of the meeting are included in the agenda packet for review.
- Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer, and a rezoning sign was posted along Statesville Rd in front of the property.

PART 2: REZONING/SITE PLAN

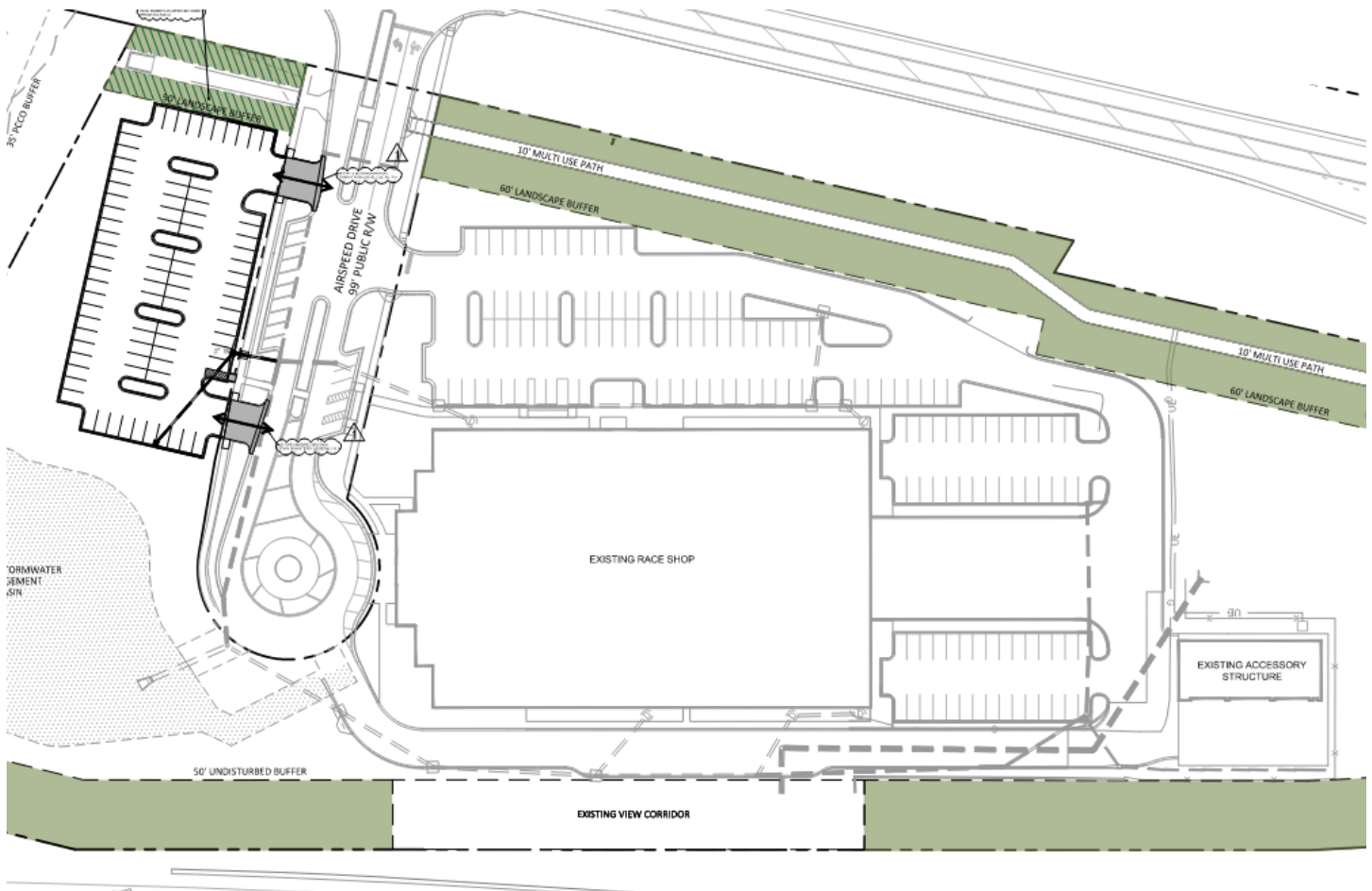
Site Plan Description

- The applicants are proposing to develop an 86-space parking lot where a building was previously proposed.
- Additionally, the 60' buffer along Statesville Rd is proposed to be reduced to 50'. This is a cleanup as the previously approved plan has a portion of a building located in the buffer area.
- Lastly the building sizes are being revised. The R20-04 had 2 buildings totaling 95,000 Sqft. R26-01 has one primary building of 113,293 Sqft. and an accessory building at 4,407 Sqft. totaling 117,700 Sqft.

Approved Rezoning Plan:



Proposed Rezoning Plan:



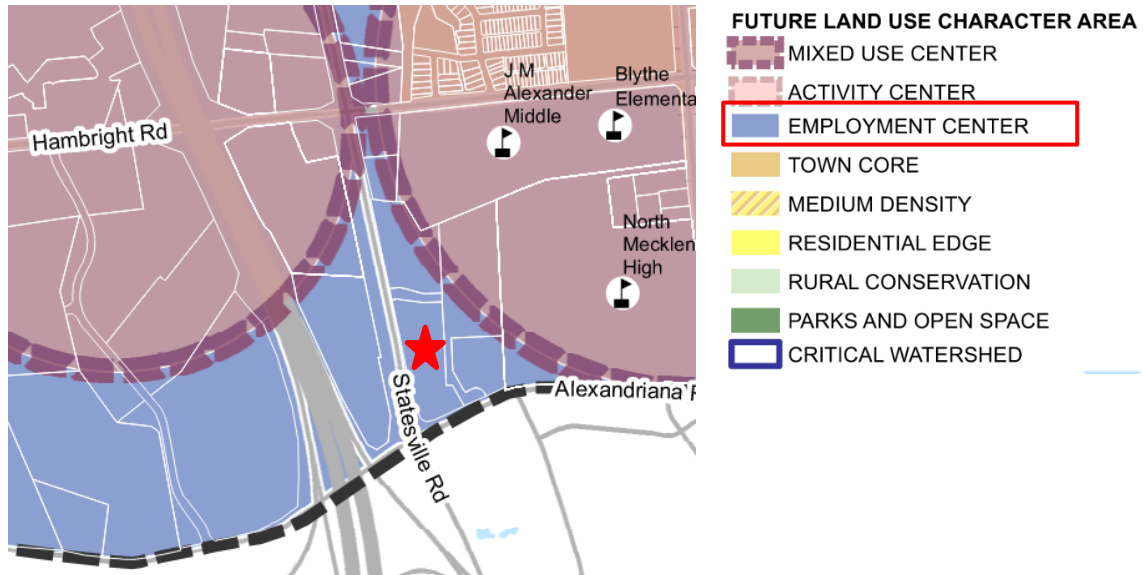
PART 3: TRANSPORTATION ISSUES

No issues, see Town Engineering Summary attachment

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan – “Employment Center”



Employment Center

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

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

- **Policy LU 1.1:** Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
 - STAFF COMMENT: The proposed property is in the Employment Center Character Area of the Huntersville 2040 plan as shown above. The proposed rezoning matches the characteristics of the surrounding properties.
- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.
 - STAFF COMMENT: The proposed development is adjacent to the existing I-77/US 21 corridor.
- **Policy EV 1.2:** Focus economic development in areas that support growth.
 - STAFF COMMENT: The proposed development is adjacent to the I-77/US 21 corridor.

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

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

STAFF COMMENT:

Staff recommends that the reclassification from Corporate Business Conditional District to Corporate Business Conditional District would be consistent with the overall character of adjacent development.

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

STAFF COMMENT:

- A Transportation Impact Analysis (TIA) is not required, and engineering staff has determined no improvements are needed.
- Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

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

STAFF COMMENT:

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

PART 5: STAFF RECOMMENDATION

The application to reclassify the zoning of the property is consistent with the character area recommendations of the Huntersville 2040 Plan. Therefore, Staff recommends approval of the rezoning with the following conditions:

- 60’ buffer be reduced to 50’ adjacent to the proposed parking lot and buffer plantings meet the planting schedule as shown.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on May 4, 2026

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for May 26, 2026

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for June 16, 2026

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R26-01 Rezoning Plan
- Community Meeting Report
- Engineering Report

PART 10: CONSISTENCY STATEMENT – R25-17 Glendale Dr Subdivision

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, staff recommends approval of the application with conditions. With conditions the application is consistent with Policies LU 1.1, LU 5.1, and EV 1.2 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>. <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: N/A	DENIAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>. <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

SUBDIVISION CATEGORIES: Per the
Huntersville Subdivision Ordinance

- ☐ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 11/26/2025

Name of Project 23XI Corporate Office and Race Shop Phase # (if subdivision) _____

Project Address 12311 Airspeed Dr., Huntersville, NC, 28078

Parcel Identification Number(s) (PIN) 01704401

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

Property Size (acres) 14.78 Street Frontage (feet) ~1,350

Current Land Use Corporate Office and Race Shop

Proposed Land Use(s) Corporate Office and Race Shop

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

3. Description of Request

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

The applicant is seeking to revise the approved site plan to provide clarity on entitlements consistent with as-built conditions at the Site and to allow additional parking on the Site. The Site has been developed with a total of 117,800 SF of development comprised of a race shop, office, and pit training facility. The approved Site plan allows a minimum of 95,000 SF of development and the potential for additional development. Other than additional parking, the applicant is not seeking approval of development beyond what is currently constructed on the Site and is not seeking to alter current transportation improvement commitments.

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 2311 Real Estate Holdings LLC Phone 704.906.0496

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

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

Signature _____

Title Partnership Representative Email rick@prosportmanagement.com

Address of Applicant 12311 Airspeed Dr., Huntersville, NC, 28078

7. Property Owner (if different than applicant)

*Printed Name 2311 Real Estate Holdings LLC Phone 704.906.0496

☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership

☐ Other: _____

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

Signature _____

Title Partnership Representative Email Rick@prosportmanagement.com

Address of Property Owner 12311 Airspeed Dr., 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

Moore & Van Allen PLLC	John T. Floyd	704.331.3578	johnfloyd@mvalaw.com
Agent Firm	Name of Contact	Phone	Email
Orsborn Engineering Group	Jeff Orsborn	980.227.2355	jorsborn@orsborn-eng.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

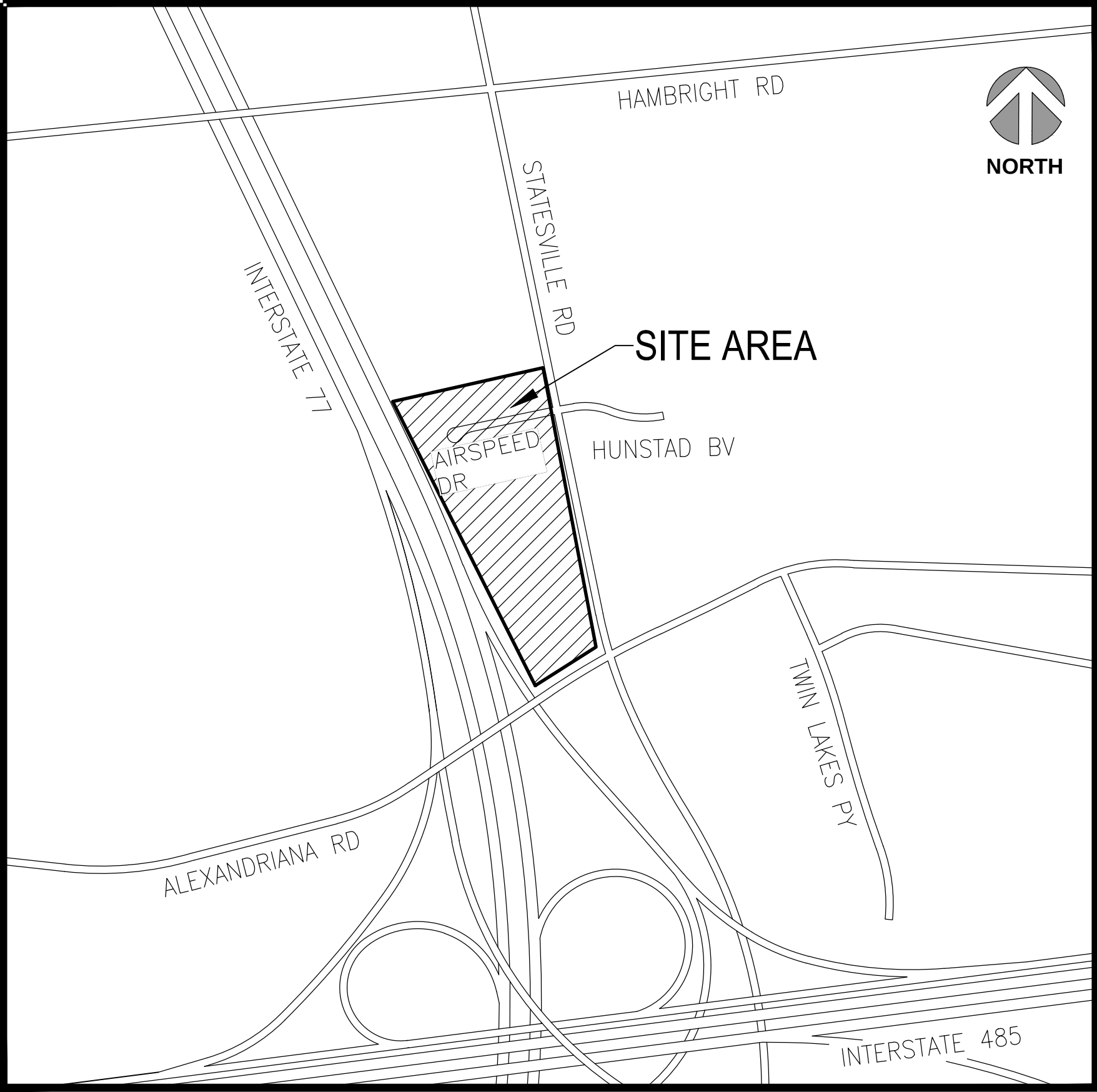
REZONING NUMBER: R26-01 23 XI REVISION

ACCELA NUMBER: CSP- 500120

12311 AIRSPEED DRIVE REZONING PLAN

HUNTERSVILLE, NORTH CAROLINA
MECKLENBURG COUNTY

PROJECT CONTACTS	
OWNER	2311 REAL ESTATE HOLDINGS, LLC. 12311 AIRSPEED DRIVE HUNTERSVILLE, NC 28078 (P) (704) 906-0496
CIVIL ENGINEER & LANDSCAPE ARCHITECT	ORSBORN DESIGN GROUP 605 LEXINGTON AVE, SUITE 301 CHARLOTTE, NC 28203 (P) (704) 749-1432
SURVEYOR	CORNERSTONE PROFESSIONAL LAND SURVEYING P.O. BOX 1296 MONROE, NC 28111 (P) (704) 956-5611

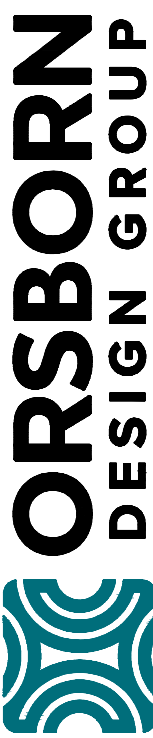


VICINITY MAP
NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
RZ 0.0	COVER SHEET
RZ 1.0	EXISTING CONDITIONS AND TREE SURVEY
RZ 2.0	REZONING PLAN
C3.1	GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE PLAN



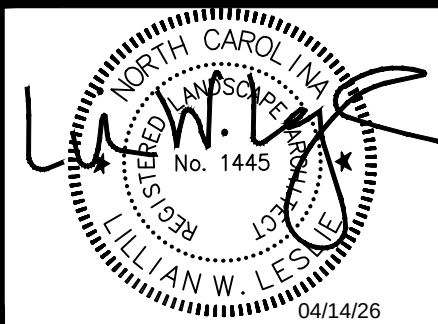
BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

2311 REAL ESTATE
HOLDINGS, LLC.
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

COVER SHEET
FOR
12311 AIRSPEED DRIVE-
REZONING PLAN
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078



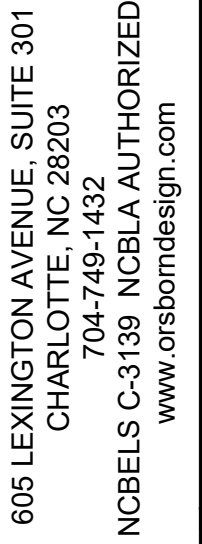
REVISIONS	
NO.	DATE
1	04/09/26

JOB #	24050
DATE:	11/18/25
SCALE:	NTS
DRAWN BY:	SKU
APPROVED BY:	JCO

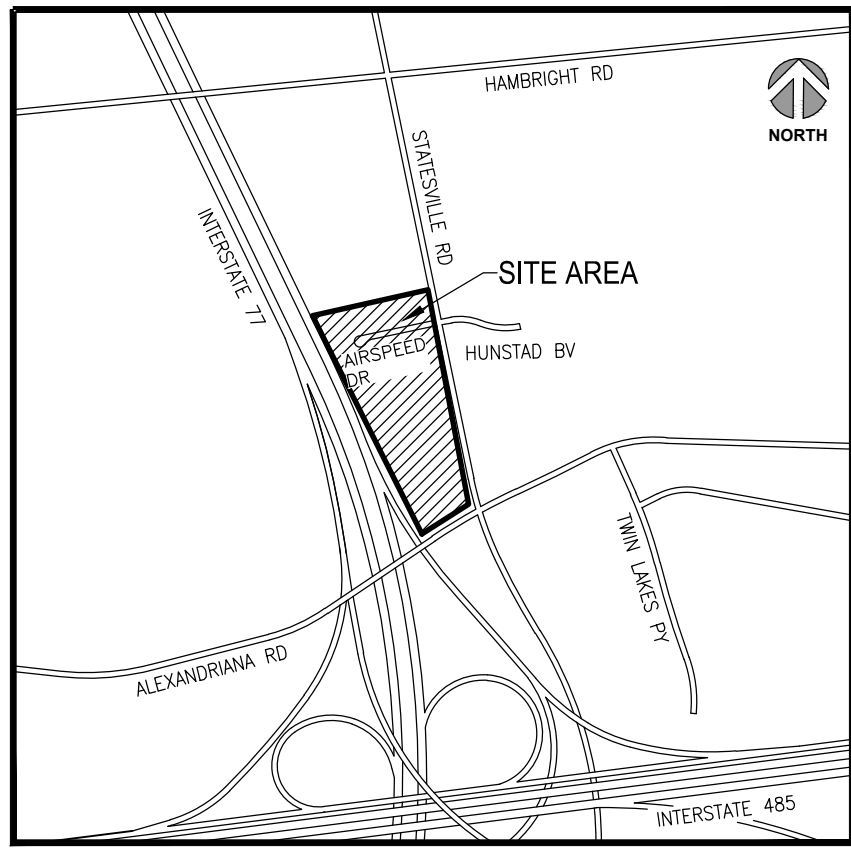
RZ 0.0

TREES 12" CALIPER AND GREATER

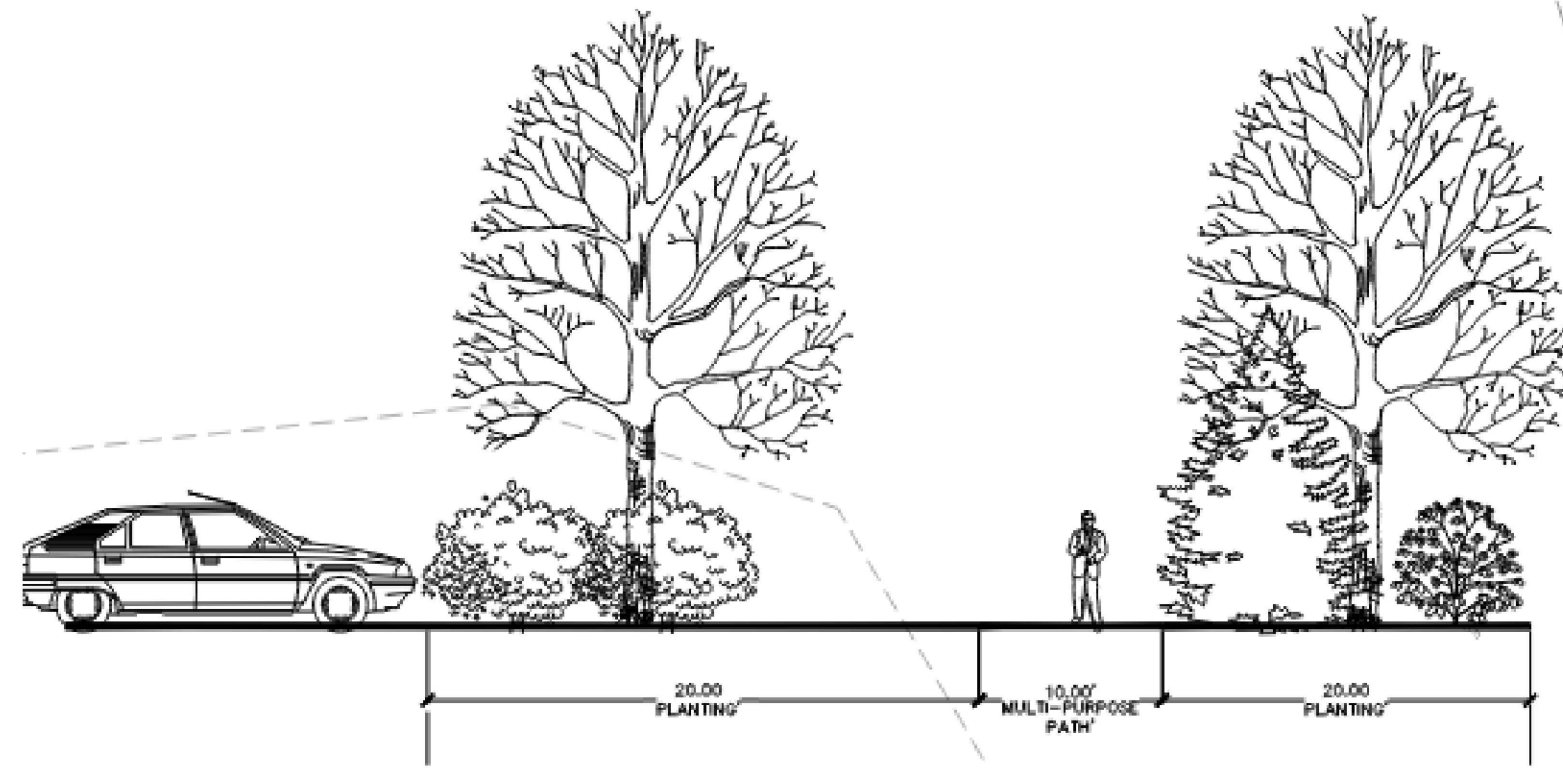
2	12" OAK
1	15" POPLAR
1	15" BLACK GUM
5	18" OAK
1	18" BEECH
1	20" GUM
1	20" POPLAR
1	20" OAK
6	24" POPLAR
2	24" OAK
2	30" POPLAR
2	30" OAK
1	40" POPLAR

[illegible]

RZ 1.0

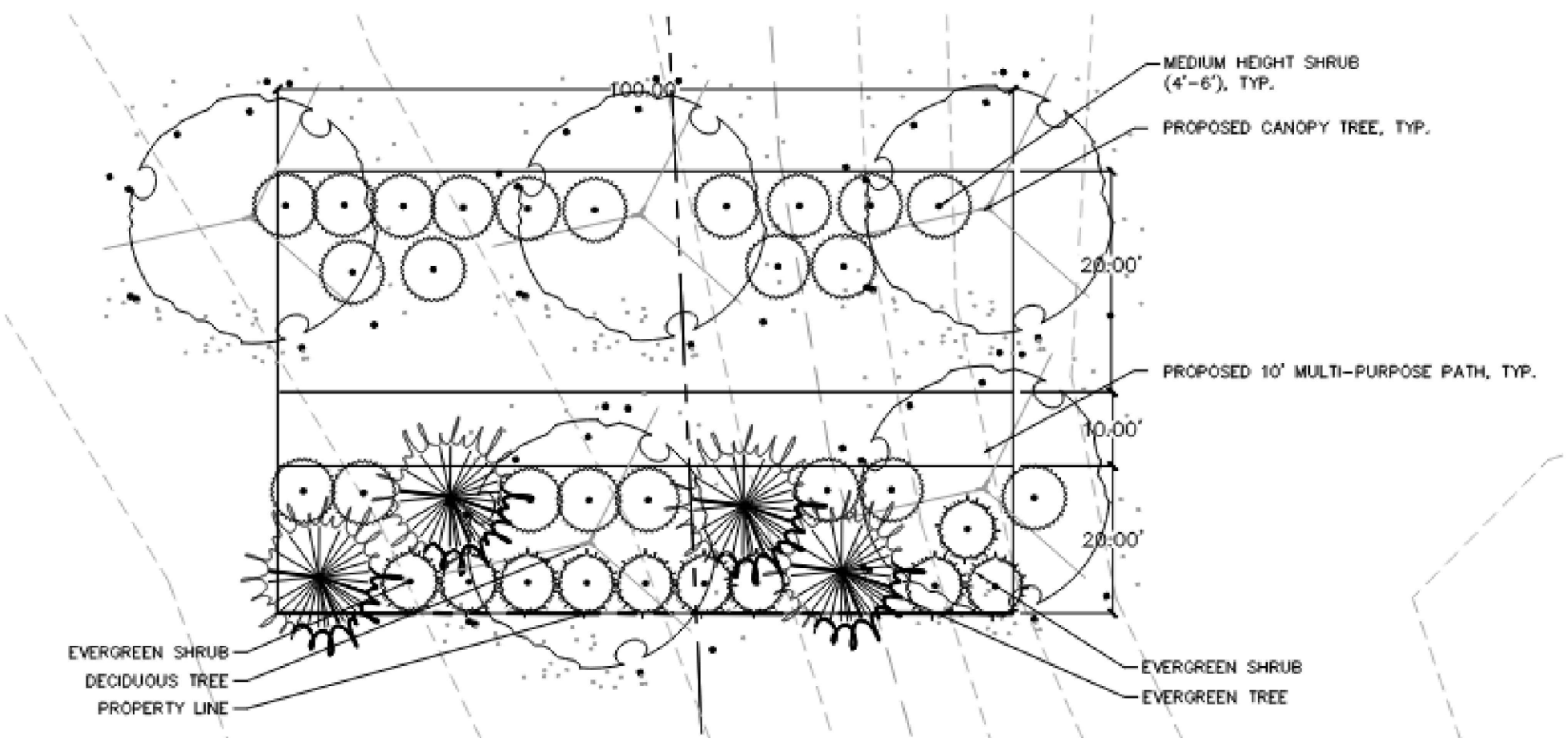


VICINITY MAP
NOT TO SCALE



50' LANDSCAPE BUFFER - SECTION

SCALE: 1" = 10'



50' LANDSCAPE BUFFER - PLAN

SCALE: 1" = 20'

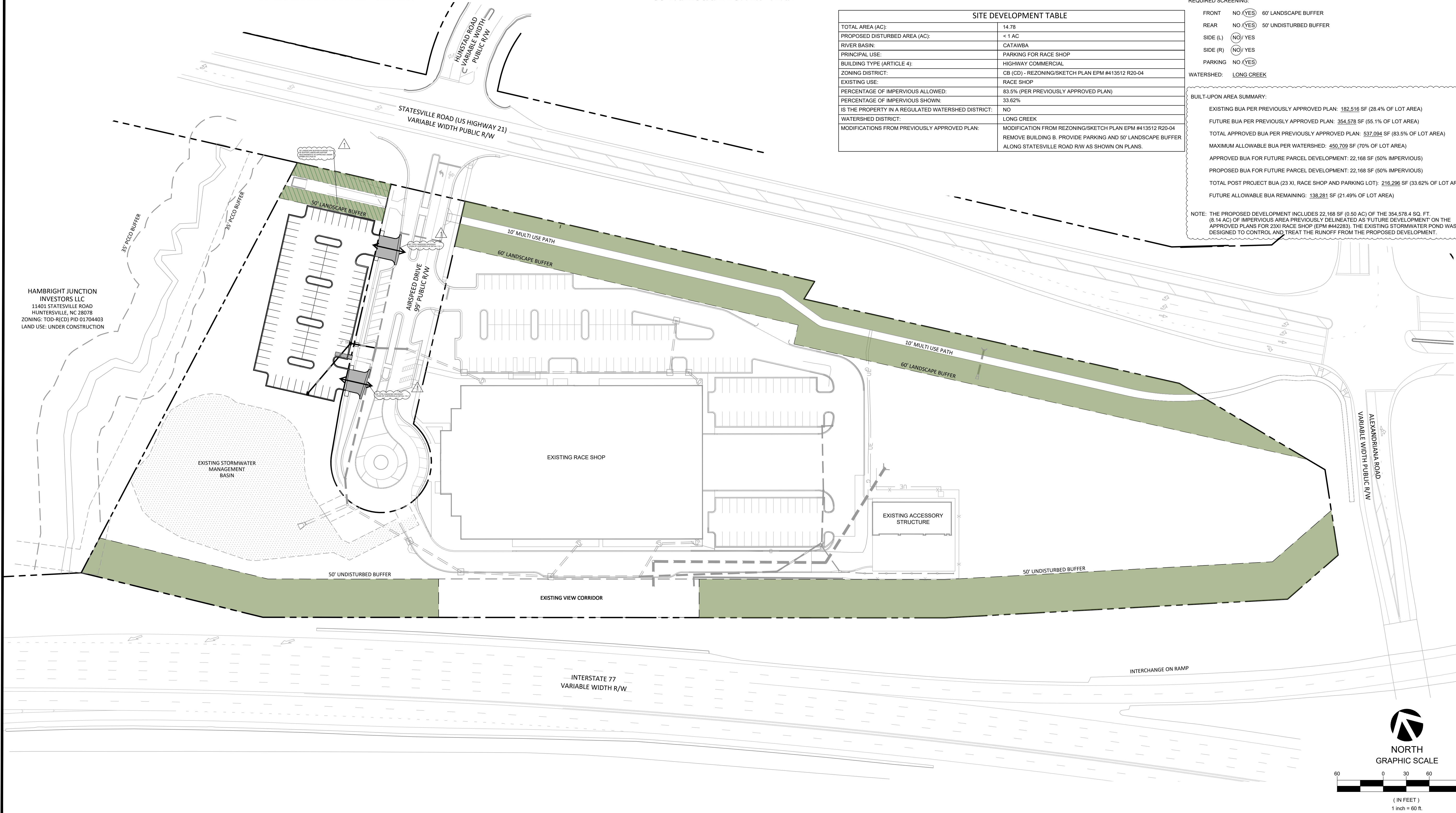
SITE DEVELOPMENT TABLE	
TOTAL AREA (AC):	14.78
PROPOSED DISTURBED AREA (AC):	< 1 AC
RIVER BASIN:	CATAWBA
PRINCIPAL USE:	PARKING FOR RACE SHOP
BUILDING TYPE (ARTICLE 4):	HIGHWAY COMMERCIAL
ZONING DISTRICT:	CB (CD) - REZONING/SKETCH PLAN EPM #413512 R20-04
EXISTING USE:	RACE SHOP
PERCENTAGE OF IMPERVIOUS ALLOWED:	83.5% (PER PREVIOUSLY APPROVED PLAN)
PERCENTAGE OF IMPERVIOUS SHOWN:	33.62%
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT:	NO
WATERSHED DISTRICT:	LONG CREEK
MODIFICATIONS FROM PREVIOUSLY APPROVED PLAN:	MODIFICATION FROM REZONING/SKETCH PLAN EPM #413512 R20-04 REMOVE BUILDING B. PROVIDE PARKING AND 50' LANDSCAPE BUFFER ALONG STATESVILLE ROAD R/W AS SHOWN ON PLANS.

ZONING CODE SUMMARY

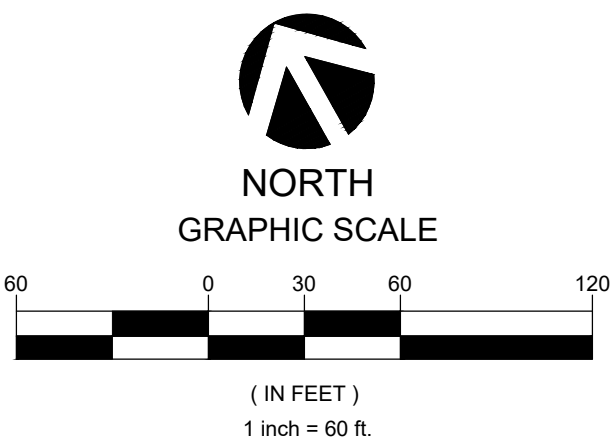
PROJECT NAME: 12311 AIRSPEED DRIVE - PARKING LOT EXPANSION
PROJECT ADDRESS: 12311 AIRSPEED DRIVE TAX PARCEL: 07104401
OWNER: 2311 REAL ESTATE HOLDINGS, LLC PHONE # -
OWNER ADDRESS: 12311 AIRSPEED DRIVE, HUNTERSVILLE, NC 28078
PLANS PREPARED BY: ORSBORN DESIGN GROUP PHONE # (704)-749-1432
ZONING: CB (CD) - REZONING/SKETCH PLAN EPM #413512 R20-04 JURISDICTION: TOWN OF HUNTERSVILLE
PROPOSED USE: PARKING LOT EXPANSION TO RACE SHOP
LOT AND BUILDING TYPE (ARTICLE 4): HIGHWAY COMMERCIAL
LOT SIZE: 14.78 ACRES NUMBER OF BUILDINGS: 2 EXISTING
PROPOSED BUILDING AREA: -
PROPOSED BUILDING HEIGHT: -
YARD REQUIREMENTS:
SETBACK (FRONT): - FT. FROM R/W FRONT: NO (YES) 60 FT.
SETBACK (SIDE): - FT. REAR: NO (YES) 50 FT.
SIDE YARD: - FT. SIDE (L): NO (YES) FT.
REAR YARD: - FT. SIDE (R): NO (YES) FT.
REQUIRED SCREENING:
FRONT NO (YES) 60' LANDSCAPE BUFFER
REAR NO (YES) 50' UNDISTURBED BUFFER
SIDE (L) NO (YES)
SIDE (R) NO (YES)
PARKING NO (YES)
WATERSHED: LONG CREEK

BUILT-UPON AREA SUMMARY:
EXISTING BUA PER PREVIOUSLY APPROVED PLAN: 182,516 SF (28.4% OF LOT AREA)
FUTURE BUA PER PREVIOUSLY APPROVED PLAN: 354,578 SF (55.1% OF LOT AREA)
TOTAL APPROVED BUA PER PREVIOUSLY APPROVED PLAN: 537,094 SF (83.5% OF LOT AREA)
MAXIMUM ALLOWABLE BUA PER WATERSHED: 450,709 SF (70% OF LOT AREA)
APPROVED BUA FOR FUTURE PARCEL DEVELOPMENT: 22,168 SF (50% IMPERVIOUS)
PROPOSED BUA FOR FUTURE PARCEL DEVELOPMENT: 22,168 SF (50% IMPERVIOUS)
TOTAL POST PROJECT BUA (23 XI, RACE SHOP AND PARKING LOT): 216,296 SF (33.62% OF LOT AREA)
FUTURE ALLOWABLE BUA REMAINING: 138,281 SF (21.49% OF LOT AREA)

NOTE: THE PROPOSED DEVELOPMENT INCLUDES 22,168 SF (0.50 AC) OF THE 354,578.4 SQ. FT. (8.14 AC) OF IMPERVIOUS AREA PREVIOUSLY DELINEATED AS 'FUTURE DEVELOPMENT' ON THE APPROVED PLANS FOR 23XI RACE SHOP (EPM #442283). THE EXISTING STORMWATER POND WAS DESIGNED TO CONTROL AND TREAT THE RUNOFF FROM THE PROPOSED DEVELOPMENT.

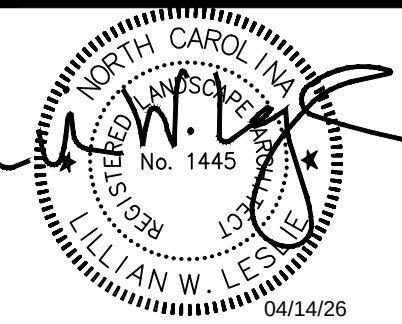


HAMBRIGHT JUNCTION
INVESTORS LLC
11401 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
ZONING: TOD-R(CD) PID 01704403
LAND USE: UNDER CONSTRUCTION



2311 REAL ESTATE
HOLDINGS, LLC
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

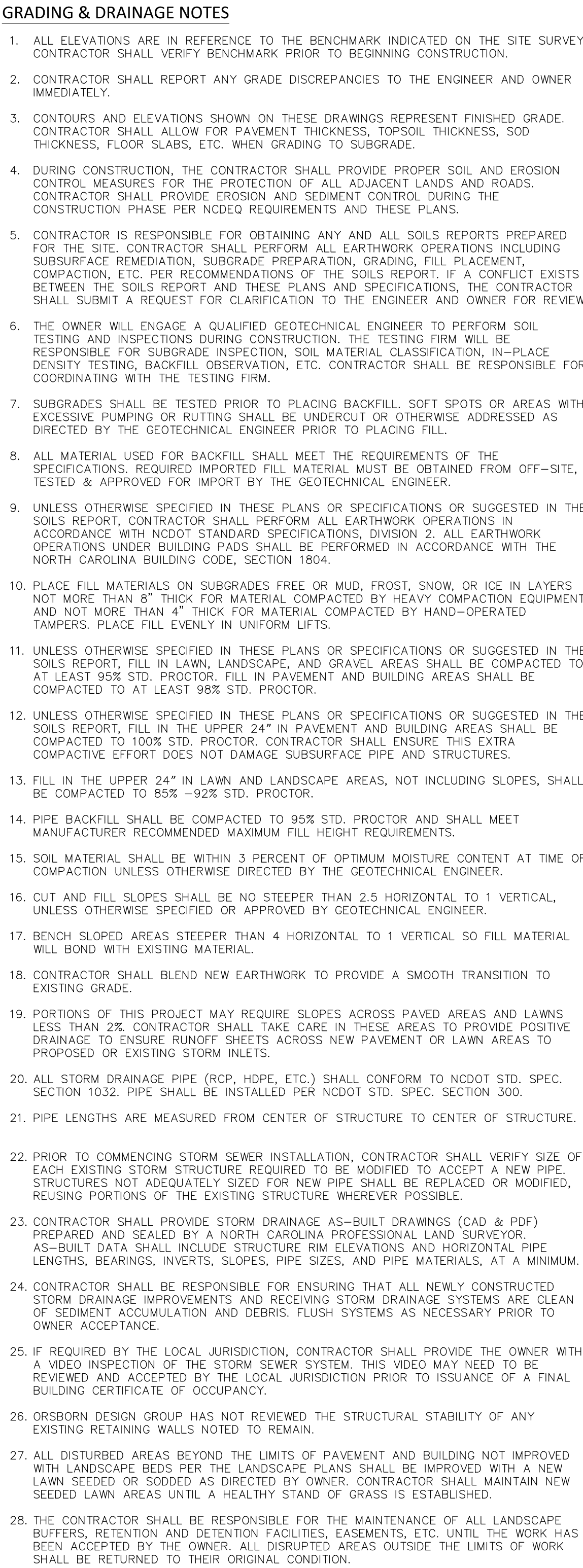
REZONING PLAN
FOR
12311 AIRSPEED DRIVE
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078



NO.	DATE	REVISIONS
1	04/09/26	REVISED PER COMMENTS

JOB # 24050
DATE: 12/20/2024
SCALE: 1"=60'
DRAWN BY:
APPROVED BY:

RZ 2.0



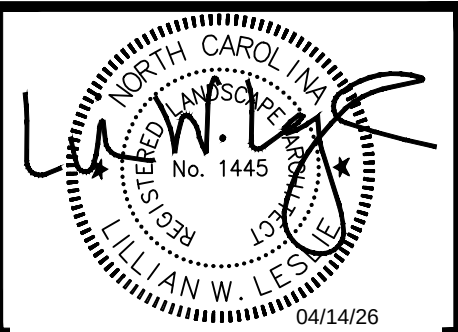
1. TEMPORARY SLOPES SHALL BE GRADED NO STEEPER THAN 2:1 WITHOUT DETAILED METHODS OF STABILIZATION. SOILS ENGINEER TO VERIFY STABILITY OF SLOPES STEEPER THAN 2:1.
11. RUNOFF SHOULD NOT BE ALLOWED TO FLOW OVER THE TOP OF SLOPES. MAINTAIN DIVERSION DITCHES ALONG THE TOP OF FILL SLOPES AS FILL IS BEING PLACED.
12. SOIL STABILIZATION SHALL BE REQUIRED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
 - 12.1. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GRASS COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - 12.2. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GRASS COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
13. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
14. SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, AND SIMILAR MEASURES SHALL BE CLEANED OUT WHEN THEY ARE HALF FULL. STONE FILTERS MUST BE REFRESHED OR REPLACED WHEN CLOGGED. TORN SILT FENCE MUST BE REPAIRED IMMEDIATELY.
15. ALL STORM DRAINAGE SYSTEMS SHALL BE FLUSHED TO REMOVE SEDIMENT PRIOR TO FINAL ACCEPTANCE. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
16. BORROW AND/OR WASTE AREAS NOTE: IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY & ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSIDERED PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT. IF THE LAND-DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND-DISTURBING ACTIVITIES AND MUST BE PERMITTED EITHER THROUGH THE MINING ACT, THE SEDIMENTATION POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE OR THROUGH THE MINING ACT.
17. TOTAL DISTURBED AREA = LESS THAN 1 ACRE.

December 19, 2024 - 8:01am By: suriante
e:\Cloud Projects\24050 12311 Airspeed Drive -Parking Lot Expansion\06 DWG\Plan Sheet Files\C3.0 GRADING & DRAINAGE.dwg

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

CLIENT INFORMATION:

PROJECT INFORMATION:

[illegible]

JOB #	24050
DATE:	12/20/2024
SCALE:	1" = 20'
DRAWN BY:	SKU
APPROVED BY:	JCO

C3.1



605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

CIVIL
CONSTRUCTION COMPANY

2907 PROVIDENCE ROAD, SUITE 400

GRADING & DRAINAGE

FOR

12311 AIRSPEED DRIVE-
PARKING LOT EXPANSION
12311 AIRSPEED DRIVE

HUNTERSVILLE, NC 28078

1. **INSTALLATION GUARANTEE REQUIRED:** A FINAL CERTIFICATION OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES DURING THE NON-PLANTING SEASON. IF A CASH DOWN PAYMENT, REFUND OR LETTER OF CREDIT IS ISSUED FOR THE COST OF MATERIALS AND INSTALLATION, PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON. CONDITIONS ARE TIERED TO THE PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.
3. **MAINTENANCE SURETY REQUIRED:** DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPING MATERIAL AND SHALL BE INSTALLED PRIOR TO PLANTING. SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

50' LANDSCAPE BUFFER REQUIRED PER 100 LF:
(5) CANOPY TREES PER 100 LF
(4) EVERGREEN TREES PER 100 LF
(32) EVERGREEN SHRUBS PER 100 LF

LENGTH OF R/W ALONG OLD STATESVILLE ROAD: 126 LF R/W

50' LANDSCAPE BUFFER REQUIRED FOR 126 LF R/W ALONG OLD STATESVILLE ROAD:
CANOPY TREES: 126 LF/1 TREE PER 20 LF = 6 CANOPY TREES
EVERGREEN TREES: 126 LF/1 TREE PER 25 LF = 5 EVERGREEN TREES
EVERGREEN SHRUBS: 126 LF/1 SHRUB PER 3 LF = 40 EVERGREEN SHRUBS

50' LANDSCAPE BUFFER PROVIDED:
OR 126 LF R/W ALONG OLD STATEVILLE ROAD:
CANOPY TREES: 126 LF/1 TREE PER 20 LF = 6 CANOPY TREES
EVERGREEN TREES: 126 LF/1 TREE PER 25 LF = 5 EVERGREEN TREES
EVERGREEN SHRUBS: 126 LF/ 1 SHRUB PER 3 LF = 42 EVERGREEN SHRUBS

NOTE: PLANTING PLAN INCLUDES CODE COMPLIANT LANDSCAPING FOR THE AREA WITHIN THE LIMITS OF DISTURBANCE ONLY.

PARKING SCREENING: PARKING AREAS ARE REQUIRED TO BE SCREENED BY A CONTINUOUS ROW OF EVERGREEN SHRUBS SPACE AT 4' O.C. MAX.

PLAN PROVIDES SHRUBS SPACED AT 3.5' O.C PROVIDED TO SCREEN PARKING AND AS REPLACEMENTS FOR REMOVED LANDSCAPING.

CONTRACTOR SHALL AMEND SOILS IN AREAS WITH TURF TO DEPTH OF 6"

CONTRACTOR SHALL AMEND SOILS IN LANDSCAPE BED AREAS TO DEPTH OF 12"

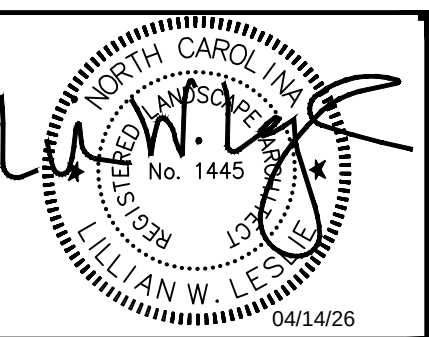
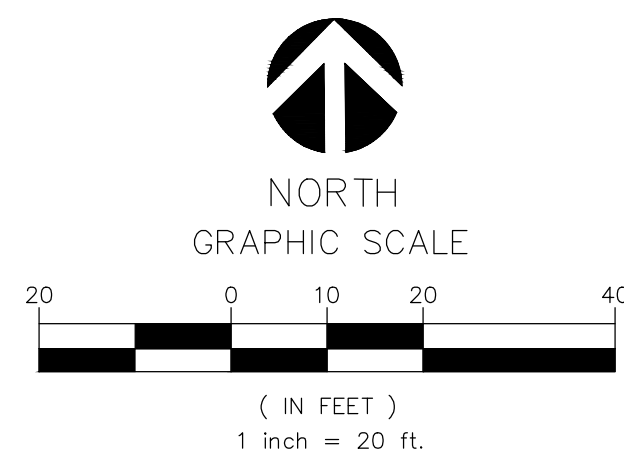
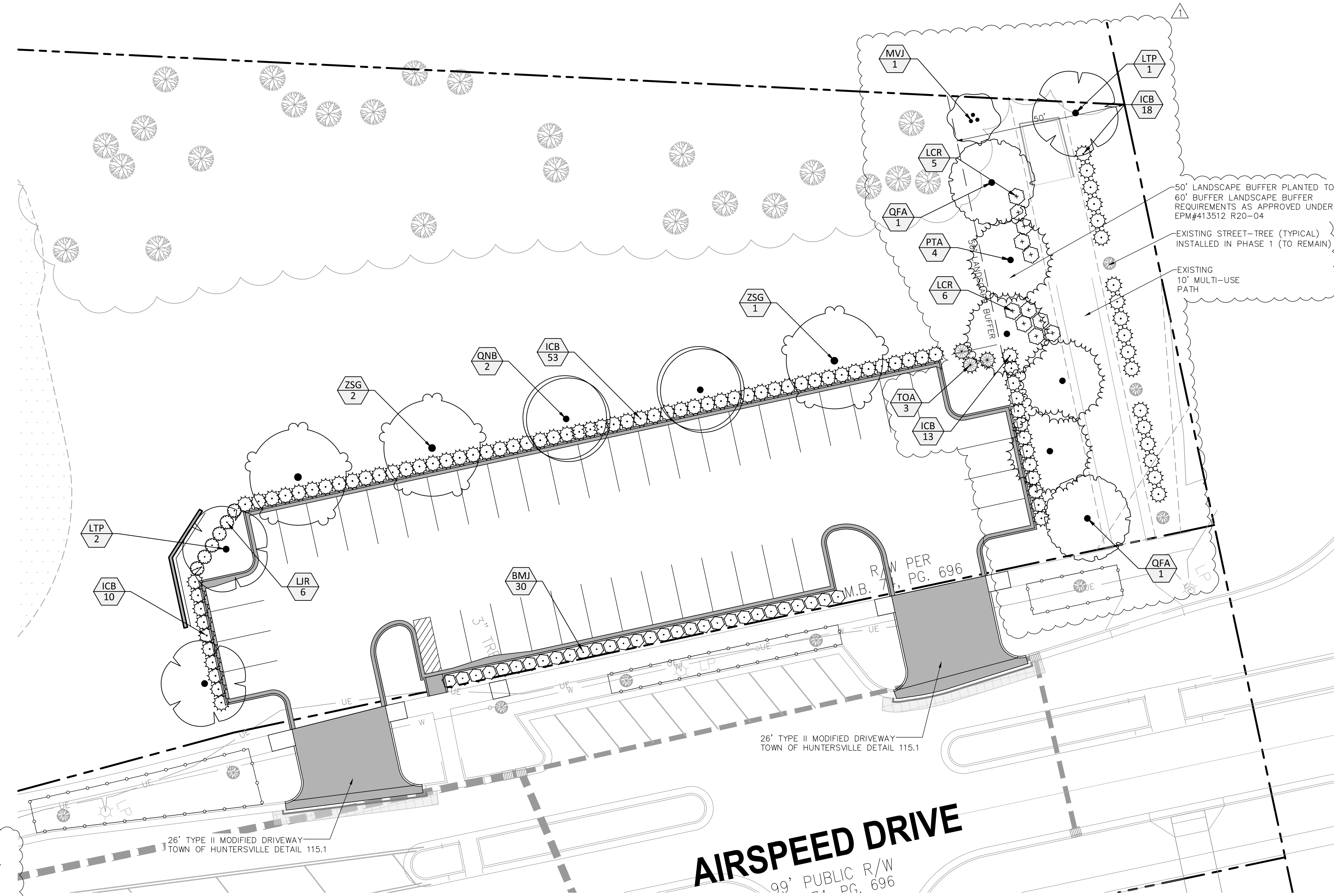
CONTRACTOR SHALL AMEND SOILS IN LANDSCAPE BED AREAS AND AT TREES NOT IN LANDSCAPE BEDS TO DEPTH OF 18".

- A. CONTRACTOR SHALL REMOVE ALL ROCK AND DEBRIS FROM PLANTED AREAS.
- B. CONTRACTOR SHALL REMOVE EXCESS SOIL.
- C. CONTRACTOR SHALL TILL SOIL IN PLANTED AREAS TO DEPTH SPECIFIED.
- D. CONTRACTOR SHALL AMEND SOIL AND TILL.


 XXX — PLANT CODE
 XX — PLANT QUANTITY

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONT.</u>	<u>HEIGHT</u>	<u>REMARKS</u>
<u>TREES</u>							
	LTP	3	Liriodendron tulipifera / Tulip Poplar	2.5" Cal.	B&B	10'-12' Ht.	
	QNB	2	Quercus nuttallii 'Ochlocknee' / Breezeway® Nuttall Oak	2.5" Cal.	B&B	10'-12' Ht.	
	ZSG	3	Zelkova serrata 'Glodell' / Autumn Glow™ Japanese Zelkova	2.5" Cal.	B&B	10'-12' Ht.	
<u>LARGE MATURING TREES</u>							
	PTA	4	Pinus taeda / Loblolly Pine	2" Cal.			
	QFA	2	Quercus falcata / Southern Red Oak	2" Cal.			
<u>SMALL MATURING TREES</u>							
	TOA	3	Thuja occidentalis 'American Pillar' / American Pillar Arborvitae	5' Ht.			
<u>MEDIUM MATURING TREES</u>							
	MVJ	1	Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia	10-12' Ht.			Mult-stem, Matching
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>MIN. HEIGHT</u>	<u>REMARKS</u>
<u>SHRUBS</u>							
	BMJ	30	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	24-30" ht	Pot		
	ICB	94	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	36" Ht.	Pot		
	LJR	6	Ligustrum japonicum 'Recurvifolium' / Curly Leaf Japanese Privet	30-36" ht	Pot		
	LCR	11	Loropetalum chinense rubrum 'Ever Red' / Ever Red Fringe Flower	24-30" ht			

* PLANT COUNTS PROVIDED FOR CONVENIENCE ONLY AND MAY DIFFER FROM QUANTITY DEPICTED ON PLAN. CONTRACTOR WILL BE HELD TO THE STRICTER STANDARD.

[illegible]

JOB #	24050
DATE:	12/20/2024
SCALE:	1" = 20'
DRAWN BY:	-
APPROVED BY:	-

L1.0

COMMUNITY MEETING REPORT FOR GENERAL APPLICATION # CSP-500120

Petitioner: 2311 Real Estate Holdings LLC
Rezoning Petition Nos.: CSP-500120
Property: ±14.78-acres located at 12311 Airspeed Drive

This Community Meeting Report is being filed with the Town of Huntersville Planning Department pursuant to the Zoning Ordinance Article 11.4.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner sent via certified mail a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 2/12/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, February 26, 2026, at 6:00 p.m. The meeting was held at 23XI Race Shop (Board Room), 12311 Airspeed Drive, Huntersville, North Carolina, 28078.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Mike Wheeler with 2311 Real Estate Holdings LLC and John Floyd with Moore & Van Allen, PLLC. Brian Richards, planning director with Town of Huntersville, also attended the meeting.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan & Process:

Mr. Floyd shared a slide presentation of the project. He explained that the primary reason for the rezoning was to amend the existing site plan to allow a new parking lot and to slightly modify the buffer between the parking lot and Statesville Road. He showed the proposed site with the addition of the new parking lot and the 50-foot landscape buffer planted to a 60-foot landscape buffer standard and provided a closer look at the additional parking lot and landscape plan.

II. Summary of Questions/Comments and Responses:

Mr. Hallman asked questions to confirm that the site, after development of the new parking lot, would remain in compliance with (i) limits on impermeable surfaces, (ii) stormwater requirements, and (iii) tree save requirements. Mr. Richards and Mr. Floyd explained that the site would continue to meet all those requirements and that the site was originally designed with a parking lot in an area where one is being proposed.

There being no further questions, the meeting was adjourned and the attendee was thanked for their time and interest in the project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Mike Wheeler, 2311 Real Estate Holdings LLC
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners and Neighborhood Organizations:

ownrfrstnm	ownr1stnm	ownr2frstn	ownr21stnm	mailaddr1	zipcode	state	mailcity
	KB RE LLC			11208 STATESVILLE RD STE 300	28078	NC	HUNTERSVILLE
	HAMBRIGHT JUNCTION INVESTORS LLC			825 SISK AV STE 200	38655	MS	OXFORD
	HAMBRIGHT PROPERTIES LLC			9643 ASHLEY GREEN CT NW	28027-7236	NC	CONCORD
	2311 REAL ESTATE HOLDINGS LLC			12311 AIRSPEED DR	28078	NC	HUNTERSVILLE
	TOWN OF HUNTERSVILLE			PO BOX 664	28070	NC	HUNTERSVILLE
	BLUEGREEN CAPITAL PARTNERS II LLC			PO BOX 352	28025	NC	CONCORD
	NORTH MECK SELF STORAGE LLC			PO BOX 1659	28031	NC	CORNELIUS
	MJMS DEPOT LLC			1515 SUNNYSIDE AVE	28204	NC	CHARLOTTE
	PTU LLC		SHOE PROPERTIES LLC	426 FOSTER AV	28203	NC	CHARLOTTE
A KELLY	PHARR	WENDY C	SPECKMAN	207 ASHBY DR	28036	NC	DAVIDSON
	STONEBROOK STATION HOMEOWNERS ASSOCIATION INC			1612 MILITARY CUTOFF RD STE 108	28403	NC	WILMINGTON
	BRYTON CROSSING HOMEOWNERS ASSOCIATION INC			1400 SUNDAY DR STE 101	27607	NC	RALEIGH

Email Notifications:

MAYOR CHRISTY CLARK C/O TOWN OF HUNTERSVILLE	cclark@huntersville.org
MPT JENNIFER HUNT C/O TOWN OF HUNTERSVILLE	jhunt@huntersville.org
COMMISSIONER EDWIN QUARLES C/O TOWN OF HUNTERSVILLE	equarles@huntersville.org
COMMISSIONER LATOYA RIVERS C/O TOWN OF HUNTERSVILLE	lrivers@huntersville.org
COMMISSIONER NICK WALSH C/O TOWN OF HUNTERSVILLE	nwalsh@huntersville.org
Commissioner Scott Coronet	scoronet@huntersville.org
Commissioner Heather Smallwood	hsmallwood@huntersville.org
Planning Board - general email	planningboard@huntersville.org
TOWN CLERK JANET PIERSON C/O TOWN OF HUNTERSVILLE	jpierson@huntersville.org
PLANNING DIRECTOR BRIAN RICHARDS C/O TOWN OF HUNTERSVILLE	brichards@huntersville.org
PLANNING ADMINISTRATIVE ANALYST TRACY BARRON C/O TOWN OF HUNTERSVILLE	tbarron@huntersville.org
TOWN MANAGER ANTHONY ROBERTS C/O TOWN OF HUNTERSVILLE	aroberts@huntersville.org
ASSISTANT TOWN MANAGER BOBBY WILLIAMS C/O TOWN OF HUNTERSVILLE	bwilliams@huntersville.org
Asst Planning Director	bpriest@huntersville.org
JESSE JAMES C/O TOWN OF HUNTERSVILLE	jjames@huntersville.org
Planning Review Technician Amy Bruce	abruce@huntersville.org
Planner II Nathan Farber	nfarber@huntersville.org
Transportation Planner Heather Maloney	hmaloney@huntersville.org
Planner II Patrick Patterson	ppatterson@huntersville.org
Principal Planner - Long Range David Peete	dpeete@huntersville.org
Planner II Becca Prichard	bprichard@huntersville.org
Senior Planner Lauren Speight	lspeight@huntersville.org
GIS Technician Jake Stoner	wstoner@huntersville.org
GIS Coordinator Frances Tucker	ftucker@huntersville.org
Planner I Danielle Upright	dupright@huntersville.org
Development Code Officer Au'Darius Blackwood	ablackwood@huntersville.org
Code Enforcement Technician Claudia Schruhl	cschruhl@huntersville.org

Exhibit B

NOTICE TO INTERESTED PARTIES OF A GENERAL APPLICATION PROJECT # CSP-500120

Subject: Project No. CSP-500120 for property located at 12311
Airspeed Drive in Huntersville

Applicant: 2311 Real Estate Holdings LLC

Current Land Use: Corporate Office and Race Shop

Existing Zoning: CB(CD) (Corporate Business, Conditional)

Rezoning Requested: CB(CD) (Corporate Business, Conditional)

Date and Time of Meeting: *Thursday, February 26, 2026, at 6:00 p.m.*

Location of Meeting: 23X1 Race Shop (Board Room)
12311 Airspeed Drive
Huntersville, North Carolina 28078

Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com
to register to attend and reference project # CSP-500120.*

Date of Notice: 2/12/2026

Moore & Van Allen is assisting 2311 Real Estate Holdings LLC (the "Applicant") on a recently filed revision request for an approximately ±14.78-acre site located at 12311 Airspeed Drive (the "Site"), in Huntersville, North Carolina. The parcel ID number for the Site is 01704401. The request is to revise the approved site plan to provide clarity on entitlements consistent with as-built conditions at the site and to allow additional parking on the site.

The Applicant will hold a **Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Huntersville Planning and Zoning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Community Meeting at the 23X1 Race Shop (Board Room), 12311 Airspeed Drive, Huntersville, North Carolina, 28078, to be held on Thursday, February 26, 2026, at 6:00 p.m. To register to attend, please send an email to CommunityMeeting@mvalaw.com before Wednesday, February 25th and reference project #CSP-500120.

Representatives of the Applicant look forward to discussing this proposal at the Community Meeting. Thank you.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Mike Wheeler, 2311 Real Estate Holdings LLC
John Floyd, Moore & Van Allen, PLLC

14606994v1

Exhibit B (Continued)

Site location:



Exhibit C

Name	Email	Notes
Lee Hallman	hallmans@roadrunner.com	Huntersville Planning Board
Brian Richards		Huntersville Planning Staff
Kim Richards		



Town Engineering Rezoning Comment Summary
R26-01 23XI Race Shop
12311 Airspeed Dr.
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the Northeast corner of Airspeed Dr. & Statesville Rd. This rezoning incorporates approximately 28,000 square feet of additional parking and driveways into an existing commercial development. This parcel has existing Stormwater Control Measures (SCM) which were designed for the proposed increase in built upon area, therefore no additional SCM will be required.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Site Plan Comments:

- 1) There are no additional Engineering Staff comments, as preliminary calculations were provided showing that the existing SCM could contain and treat the additional proposed impervious area.



Request for Board Recommendation

May 26, 2026

To: Board Members

From: David Peete, Principal Planner - Long Range

Date: May 26, 2026

Subject: R26-06 Charter Caldwell Station Apartments

Explain Request:

Consider a Recommendation on Petition #R26-06, a request by Charter Properties, Inc to revise a rezoning requirement for Charter Caldwell Station Apartments, located at 17155 Old Statesville Road to remove a portion of a brick wall.

Action Recommended:

Alternative Action:

Make a recommendation

Financial Implications:

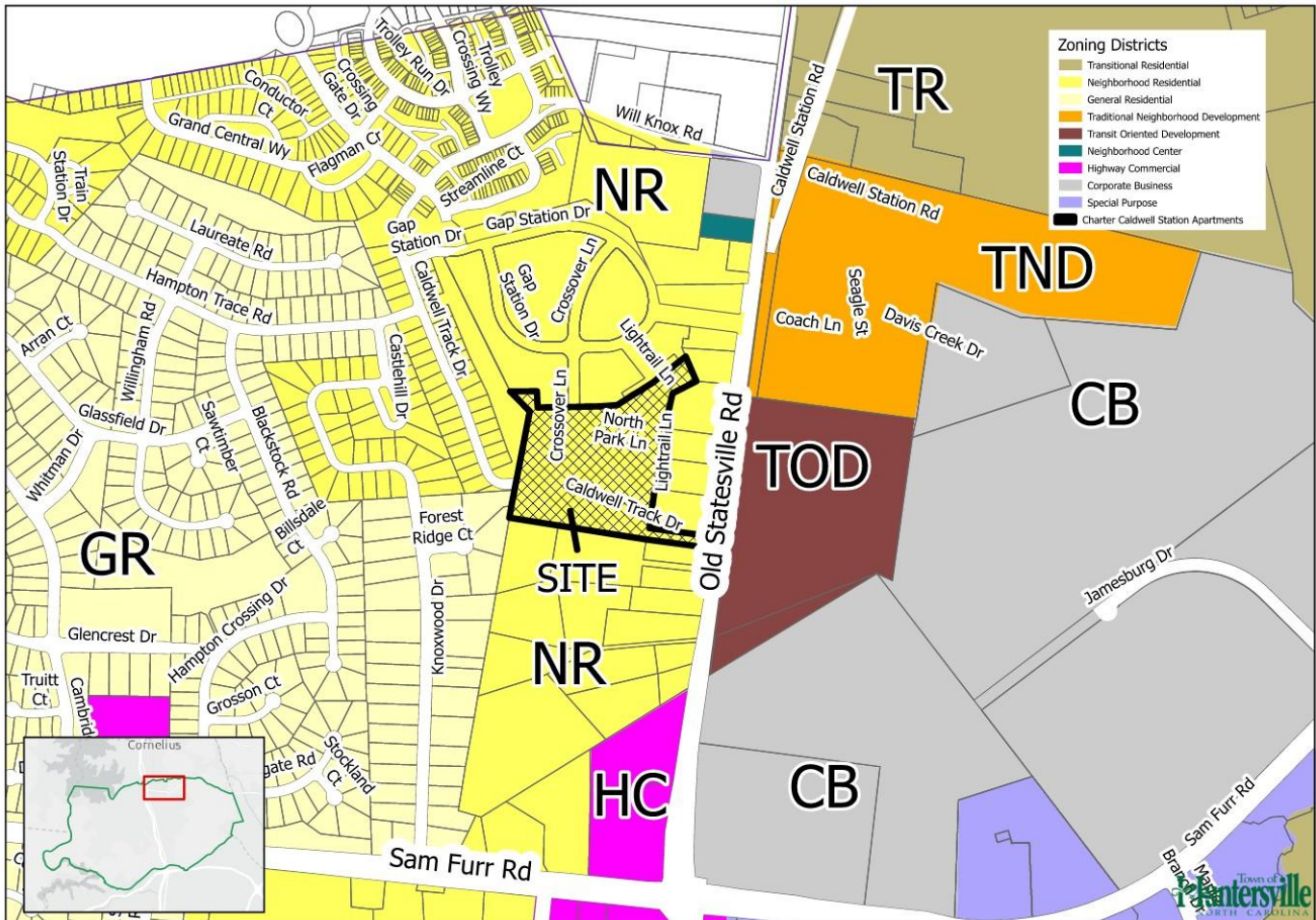
N/A

Attachments:

1. R26-06 PB Staff Report 05.26.2026
2. Attachment A - General Application
3. Attachment B - Proposed Charter Caldwell Station Apartments REVISED Plan (3-13-26)
4. Attachment C - Community Meeting Report
5. EXHIBIT 9B-1 R26-06 Charter Caldwell Apts Revision

Petition 26-06
Charter Caldwell Station Apartments – Revision

PART 1: PROJECT SUMMARY



1. Purpose: Rezoning revision of Charter Caldwell Station Apartments, an 11.67-acre multi-family development currently under construction at 17155 Old Statesville Road (approx. 1,200 linear ft. south of the Cornelius town limit). The property is zoned Neighborhood Residential (Traditional Neighborhood Development – Overlay) (NR – TND-O) and is to be developed as a 166-unit apartment complex. The proposed revision is to the 1998 Rezoning Plan that governs this property which has the following condition:

“A six-foot high brick wall of approximately 1,000 feet in length shall be constructed”.

This wall was constructed as part of the Caldwell Station Apartments – Phase 1 project.

2. Adjoining Zoning and Land Uses.

North: Neighborhood Residential – Traditional Neighborhood Development Overlay (NR – TND-O), apartments (The Pointe at Caldwell Station).

South: Neighborhood Residential (NR), large-lot, single-family homes.

East: Neighborhood Residential (NR), townhomes (under construction).

West: Neighborhood Residential – Traditional Neighborhood Development Overlay (NR – TND-O), single-family homes (Caldwell Station).

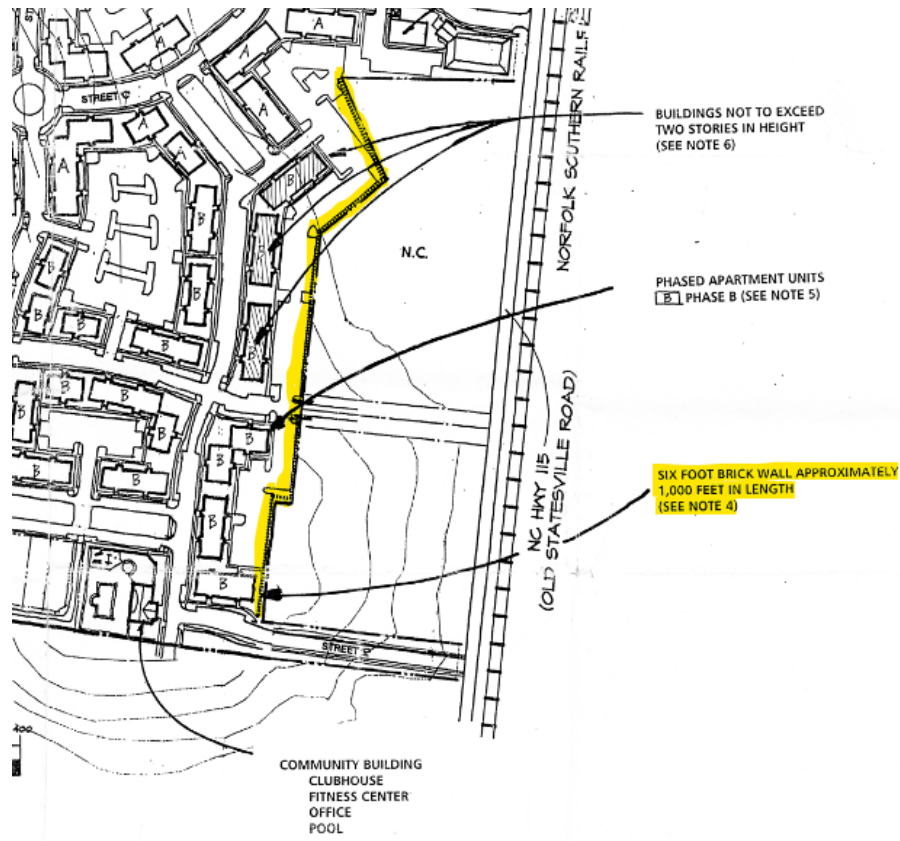
3. A neighborhood meeting was held on Monday, April 20, 2026. No residents or interested parties attended the meeting. The Community Meeting Report is attached (see Attachment C).
4. Notice for this rezoning revision petition were sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and (2) rezoning signs were posted on the property along the frontage of NC 115 and at the end of Caldwell Track Drive.

Background

1. **Brief History:** In 1998, the Town of Huntersville approved the Caldwell Station rezoning to Neighborhood Residential – Traditional Neighborhood Development Overlay (NR-TND-O) with several conditions, one of which was for “a six-foot high brick wall of approximately 1,000 feet in length” to be constructed along the eastern edge of the development as a screen-wall to buffer the proposed apartments from several adjacent single-family homes that fronted along NC 115 (see image below):

Approved Rezoning Plan for R98-08 – 1998



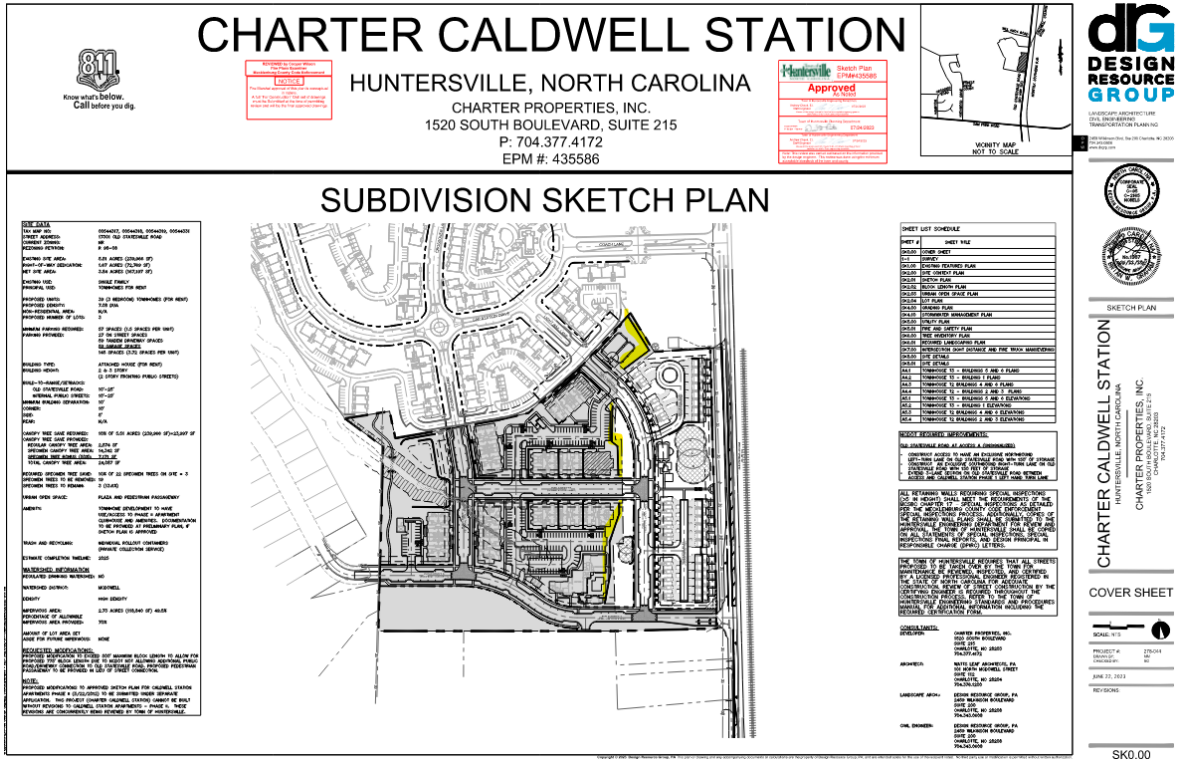


When Phase 1 of the Caldwell Station Apartments (currently named The Pointe at Caldwell Station) was begun, the requirement to build the brick wall was fulfilled (see below from 2019).

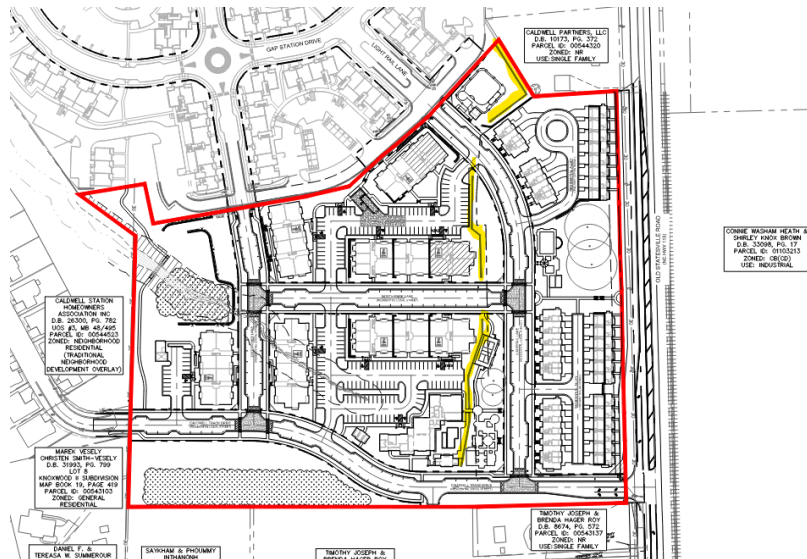


On July 24, 2023, Phase 2 of the apartments was approved, with the brick wall already in place. During review of the plans for Phase 2 of the Caldwell Station Apartments, the single-family homes along NC 115 (with one exception) were acquired by the applicant and plans were submitted to combine the adjacent parcels with the Phase 2 apartments. This was approved on April 24, 2025. On March 26, 2026, the owner of all the parcels (except one) along both sides of the brick wall submitted a petition to revise the brick wall condition to allow a portion of the wall in the middle to be removed.

Approved Sketch Plan for Charter Caldwell Station (Apartments) - 2023



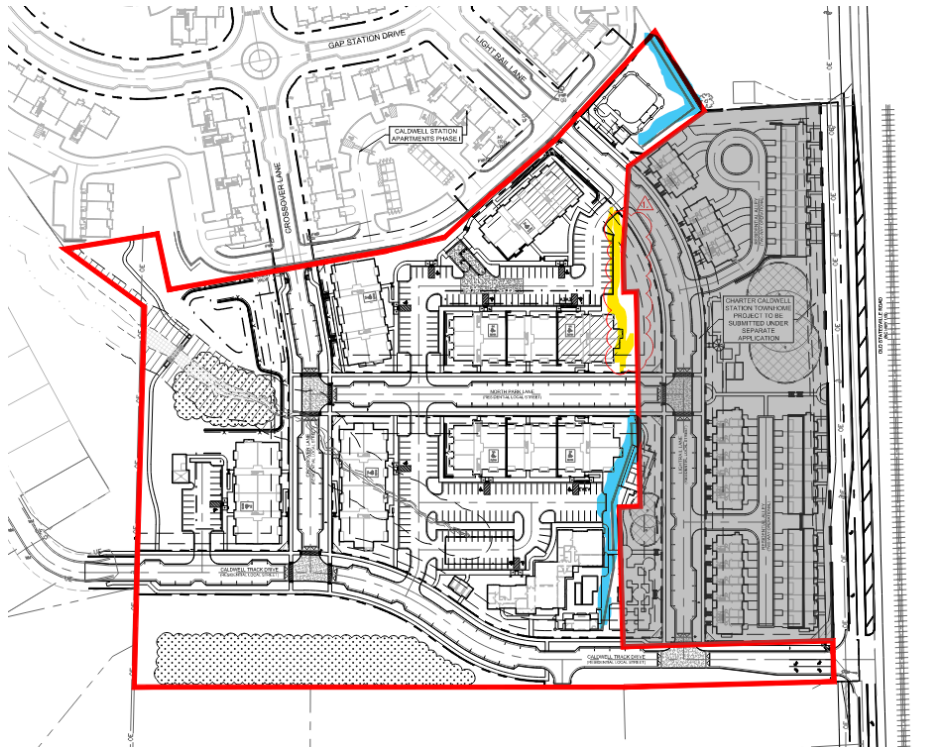
Approved Plan for both Charter Caldwell Station & frontage properties - 2025.

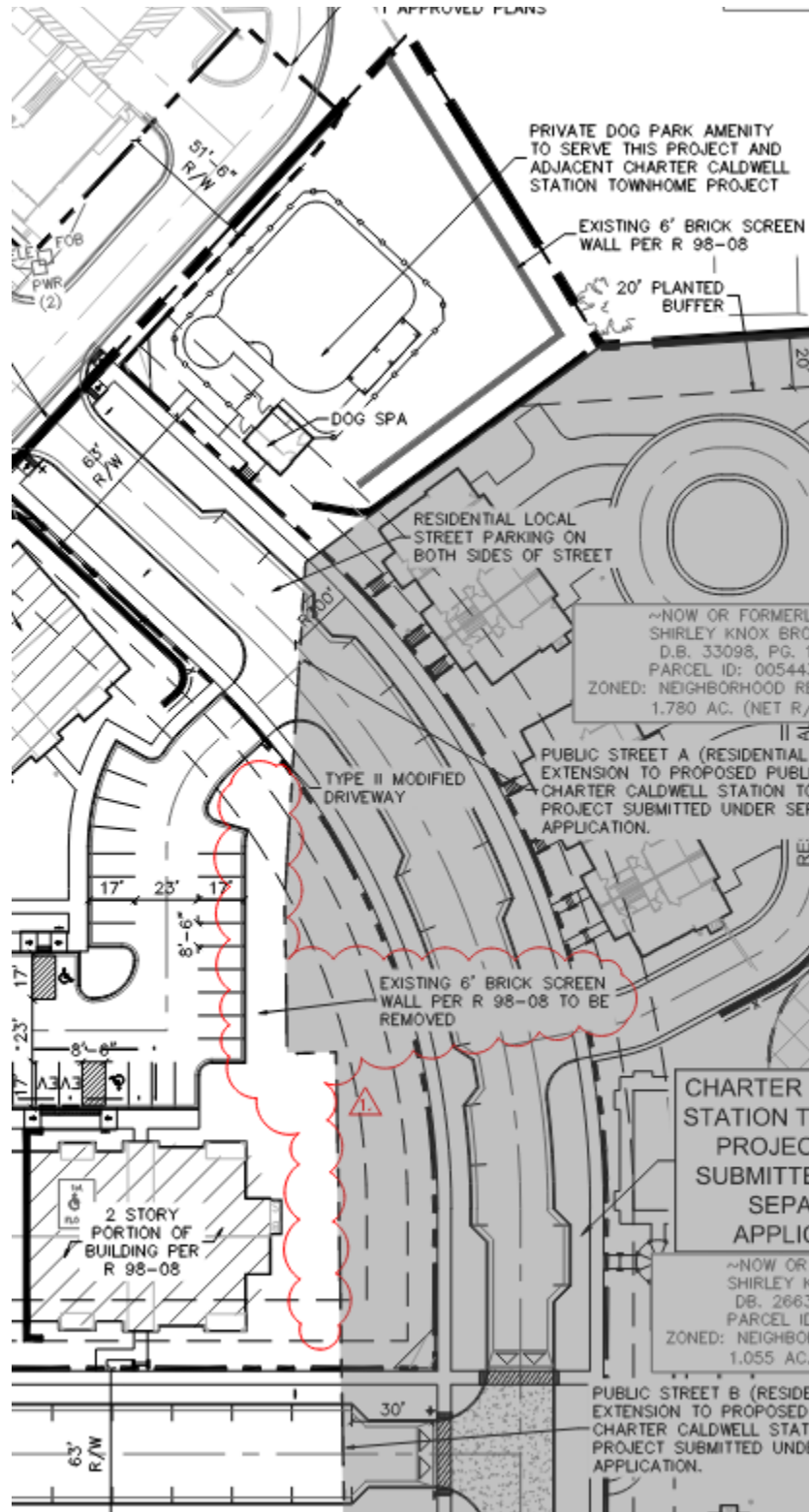


PART 2: REZONING/SITE PLAN

Of the approx. 1,000 feet of currently existing brick wall, only a 222-foot section located in the middle of the project is requested to be removed. The location of the 222 ft. portion to be removed is shown below in yellow. The portions of wall to remain are shown in blue:

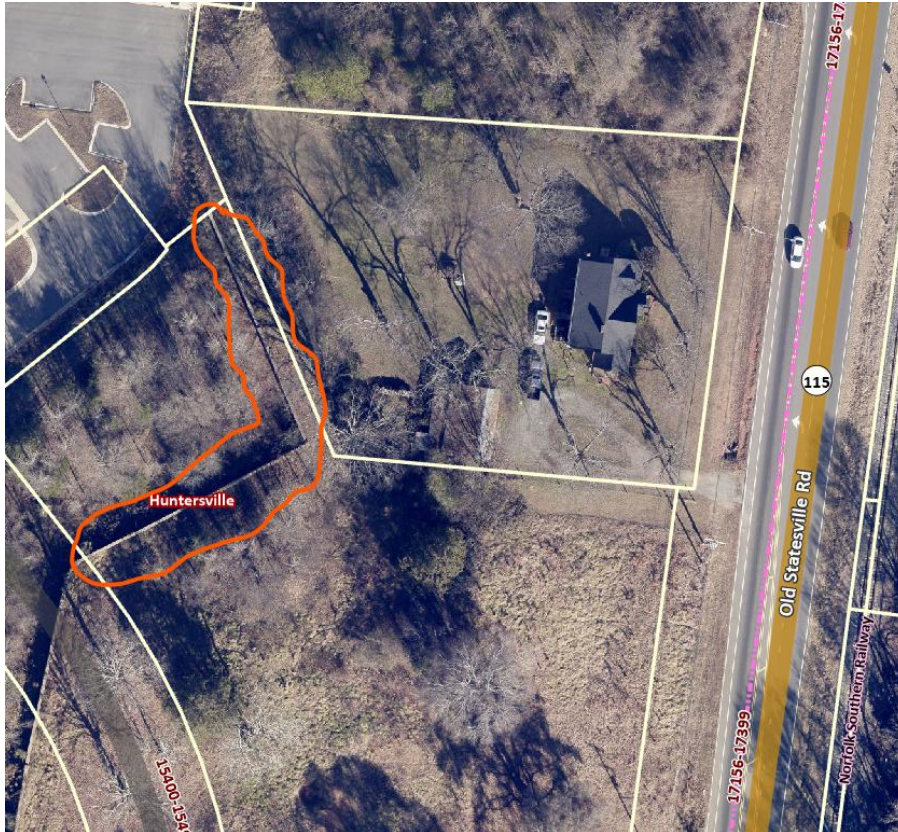
Proposed Revision Plan - 2026





Site Plan Comments:

- The northern portion of the wall is important to remain, as the adjacent property located on the east side of the wall is not owned by the applicant – therefore, it should remain to continue to serve as a screen-wall. Removing this portion of the wall is NOT a part of this request. (see below)



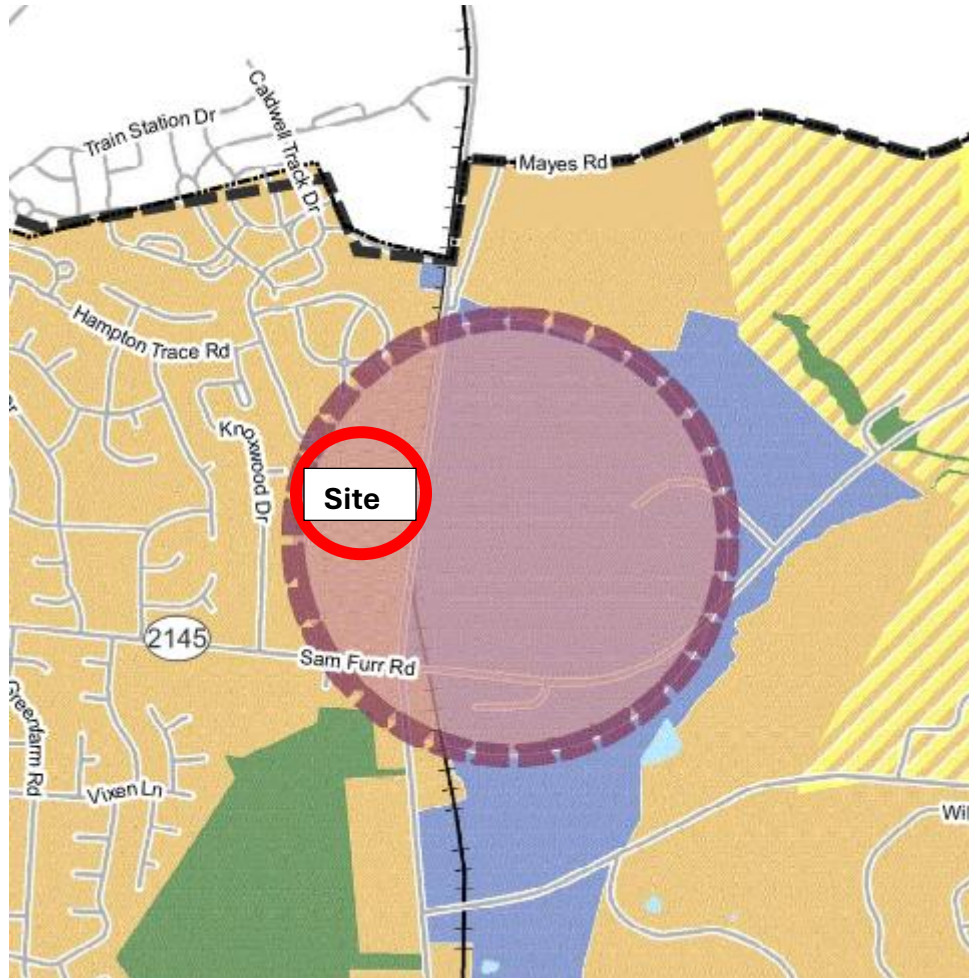
PART 3: REZONING CRITERIA

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

2040 Huntersville Community Plan with Site of R26-06

Activity Center: Activity centers contain mixed-uses along key frontages. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.).

Staff Comment: The proposed rezoning revision petition meets the uses defined within the Community Plan as seen in the map provided and described within the definition of Activity Center. A mix of housing is provided.



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

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
Staff Comment: The future land use map designates this property as an Activity Center. Activity centers call for infill housing consistent with the density provided in this application.

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:

This revision does not change the intent of the original plan. The proposed uses and their arrangement are not changing, only a portion of brick wall is to be removed, which is not an issue since the owner owns the land on both sides of the wall.

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

STAFF COMMENT:

There is no evidence that this revision will have a negative impact on public facilities and/or services.

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

STAFF COMMENT:

There is no evidence that this revision will adversely affect a known archeological, environmental, historical or cultural resource.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R26-06, Charter Caldwell Station Apartments - Revision, staff recommends approval to remove the 222 ft. long portion of the wall generally located in the middle of the property, as shown in yellow on page 5 of this report. The remaining sections of wall are to remain.

The proposal is consistent with the Huntersville 2040 Community Plan policy LU1.1. It is reasonable and in the public interest to revise the rezoning condition to permit the middle portion of the 6 feet tall brick wall to be removed, as it is no longer serving as a buffer from adjacent parcels. The proposed revision is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.

PART 6: PUBLIC HEARING

Public Hearing was held on May 4, 2026. No public or interested parties offered comments.

PART 7: PLANNING BOARD RECOMMENDATION

The application is proposed to be heard at the Planning Board meeting scheduled for May 26, 2026.

PART 8: TOWN BOARD FINAL ACTION

The application is proposed for Town Board Final Action at the meeting scheduled for June 16, 2026.

PART 9: ATTACHMENTS

A – General Application

B – Proposed Revised Plan

C – Community Meeting Report (05-20-2026)

PART 10: CONSISTENCY STATEMENT – R25-12 OAK GROVE HILL REVISION 3		
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning revision petition R26-06, Charter Caldwell Station, staff recommends approval with the conditions that: 1) Only the middle portion of the 6-foot-tall brick wall (as shown on page 5 of this report) may be removed, as it no longer buffers different property owners. The proposal is consistent with the Huntersville 2040 Community Plan policies LU1.1. It is reasonable and in the public's interest to revise the plan as described above and is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.	APPROVAL:	APPROVAL:
DENIAL:	DENIAL:	DENIAL:



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 CALDWELL STATION
Original Project # PHASE II (5/22/2012)
- ☐ Other _____

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

2. Project Data

Date of Application 01/25/23

Name of Project CHARTER CALDWELL STATION APARTMENTS Phase # (if subdivision) _____

Project Address 17155 OLD STATESVILLE ROAD

Parcel Identification Number(s) (PIN) 00544330

Current Zoning District NR (TND-O) Proposed District (for rezoning only) _____

Property Size (acres) 11.67 (EXISTING) Street Frontage (feet) 57

Current Land Use VACANT

Proposed Land Use(s) MULTI-FAMILY APARTMENTS

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

3. Description of Request

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

ADMINISTRATIVE REVIEW FOR PROPOSED MULTI-FAMILY APARTMENT DEVELOPMENT

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>.

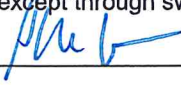
5. Outside Agency Information

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 CHARTER PROPERTIES, INC. Phone 704-377-4172
☒ 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: PHIL VETTER

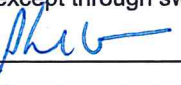
Title VICE - PRESIDENT Email PAVE.CHARTERPROPERTIES.COM

Address of Applicant 1520 SOUTH BLVD, SUITE 215, CHARLOTTE, NC 28203

7. Property Owner (if different than applicant)

*Printed Name NORTH PARK APARTMENTS LLC Phone 704-377-4172
☐ 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 PHIL VETTER

Title VICE - PRESIDENT Email PAVE.CHARTERPROPERTIES.COM

Address of Property Owner 1520 SOUTH BLVD, STE 215, CHARLOTTE, NC 28203

* 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

CHARTER PROPERTIES, INC.	JOHN PORTER	704-377-4172	JDP@CHARTERPROPERTIES.COM
Development Firm	Name of Contact	Phone	Email
DESIGN RESOURCE GROUP	BRIAN GRAHAM	704-343-0608	BRIAN@DRGRP.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



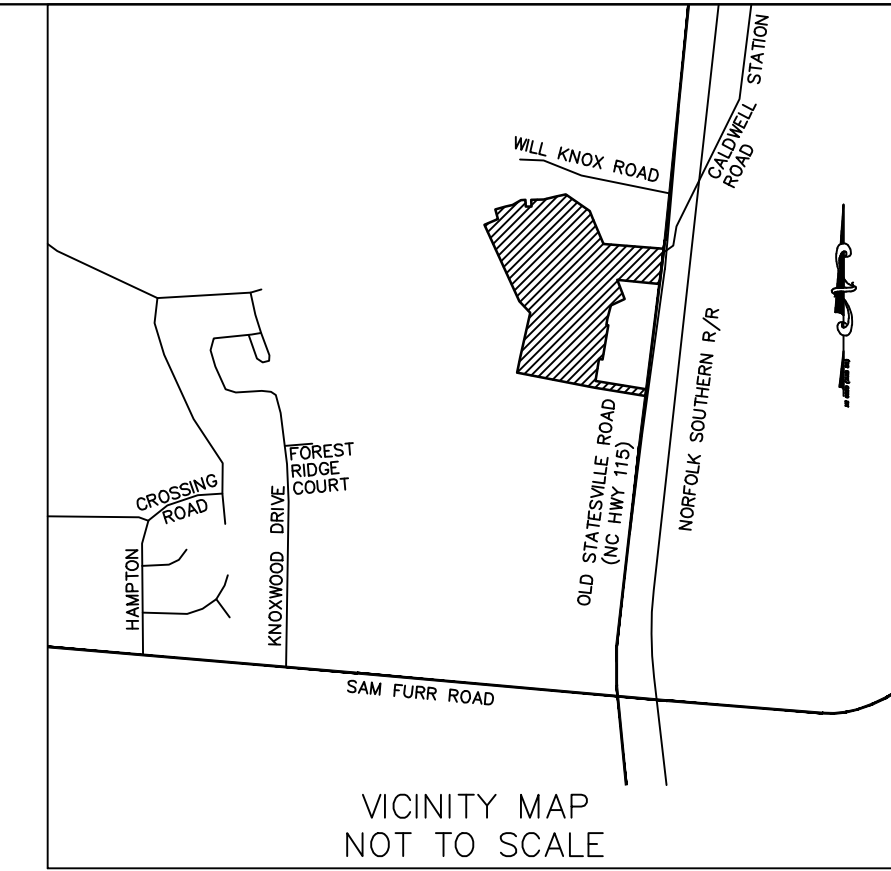
Know what's below.
Call before you dig.

REVISIONS TO APPROVED PLANS (RTAP) FOR LDGP-2023-00451:
• REVISION PURPOSES:
• TO REMOVE A PORTION OF EXISTING 6' BRICK SCREEN WALL PER R 98-08

CHARTER CALDWELL STATION APARTMENTS

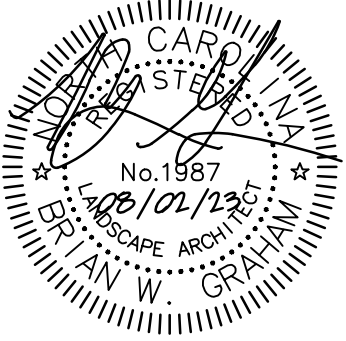
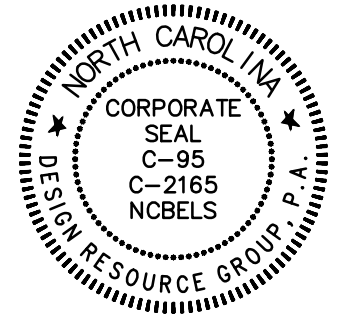
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
P: 704.377.4172
EPM #: 447695



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com

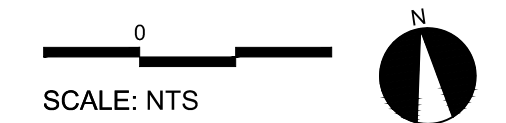


SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

COVER SHEET



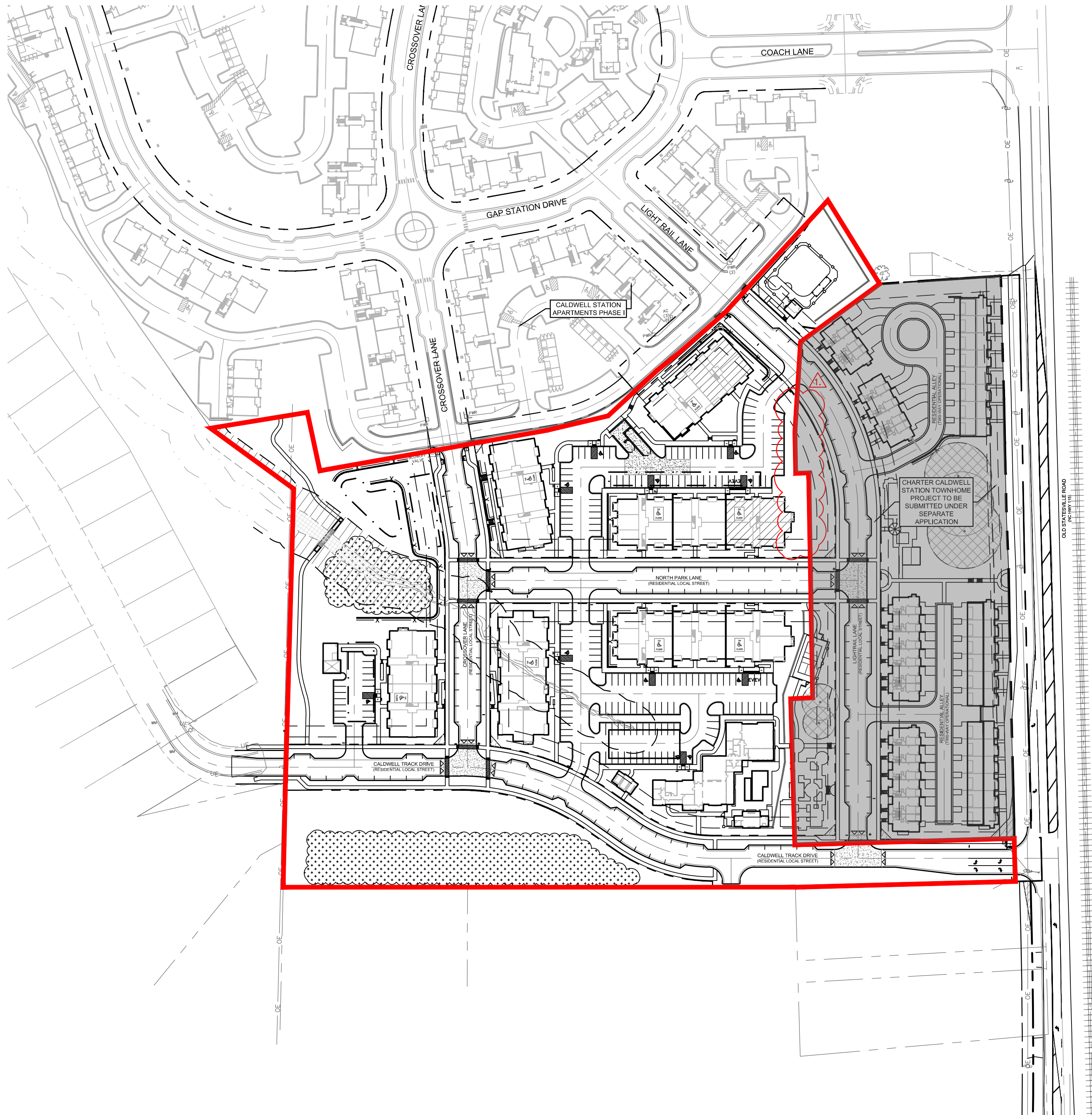
PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

AUGUST 02, 2023

REVISIONS:
3/13/26 RTAP

SK0.00

SUBDIVISION SKETCH PLAN



SITE DATA	
TAX MAP NO:	00544330
STREET ADDRESS:	17155 OLD STATESVILLE ROAD
CURRENT ZONING:	NR (TND-O)
REZONING PETITION:	R 98-08
EXISTING SITE AREA:	11.67 ACRES (508,143 SF)
RIGHT-OF-WAY DEDICATION:	2.97 ACRES (129,400 SF)
NET SITE AREA:	8.70 ACRES (378,743 SF)
EXISTING USE:	VACANT
PRINCIPAL USE:	MULTI-FAMILY APARTMENTS
PROPOSED UNITS:	166 APARTMENTS (FOR RENT) (76 1BR, 90 2 BR)
PROPOSED DENSITY:	14.22 DUA
NON-RESIDENTIAL AREA:	±8,000 SF (CLUBHOUSE, DOG SPA, CARWASH/MAINTENANCE)
PROPOSED NUMBER OF LOTS:	4
MINIMUM PARKING REQUIRED:	211 SPACES (1 SPACE/1 BR UNIT, 1.5 SPACES/2 BR UNIT)
PARKING PROVIDED:	74 ON STREET SPACES 195 STANDARD SPACES 9 ACCESSIBLE SPACES 278 SPACES (1.67 SPACES PER UNIT)
BUILDING TYPE:	APARTMENT (FOR RENT)
BUILDING HEIGHT:	2 & 3 STORY
SETBACKS:	
BUILD-TO-RANGE/SETBACKS	10'-25'
MINIMUM BUILDING SEPARATION:	10'
CORNER:	10'
SIDE:	5'
REAR:	5'
CANOPY TREE SAVE REQUIRED:	N/A
REQUIRED SPECIMEN TREE SAVE:	N/A
URBAN OPEN SPACE:	GREENWAY (±400 LF MULTI-PURPOSE PATH 5' WIDE)
AMENITY:	CLUBHOUSE, DOG SPA, DOG PARK, MAINTENANCE/CARWASH, POOL COURTYARD,
TRASH AND RECYCLING:	TRASH COMPACTOR & RECYCLING ENCLOSURE (PRIVATE COLLECTION SERVICE)
ESTIMATE COMPLETION TIMELINE:	2025
WATERSHED INFORMATION	
REGULATED DRINKING WATERSHED:	NO
WATERSHED DISTRICT:	MCDOWELL
DENSITY:	HIGH DENSITY
IMPERVIOUS AREA:	4.86 ACRES (211,701 SF) 41.6%
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA PROVIDED:	70%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	NONE
NOTE:	
ADJACENT TOWNHOME PROJECT (CHARTER CALDWELL STATION) SUBMITTED UNDER SEPARATE APPLICATION. THIS PROJECT (CHARTER CALDWELL STATION APARTMENTS PHASE II) CANNOT BE BUILT WITHOUT APPROVAL TO CHARTER CALDWELL STATION TOWNHOMES. THESE REVISIONS ARE CONCURRENTLY BEING REVIEWED BY TOWN OF HUNTERSVILLE.	

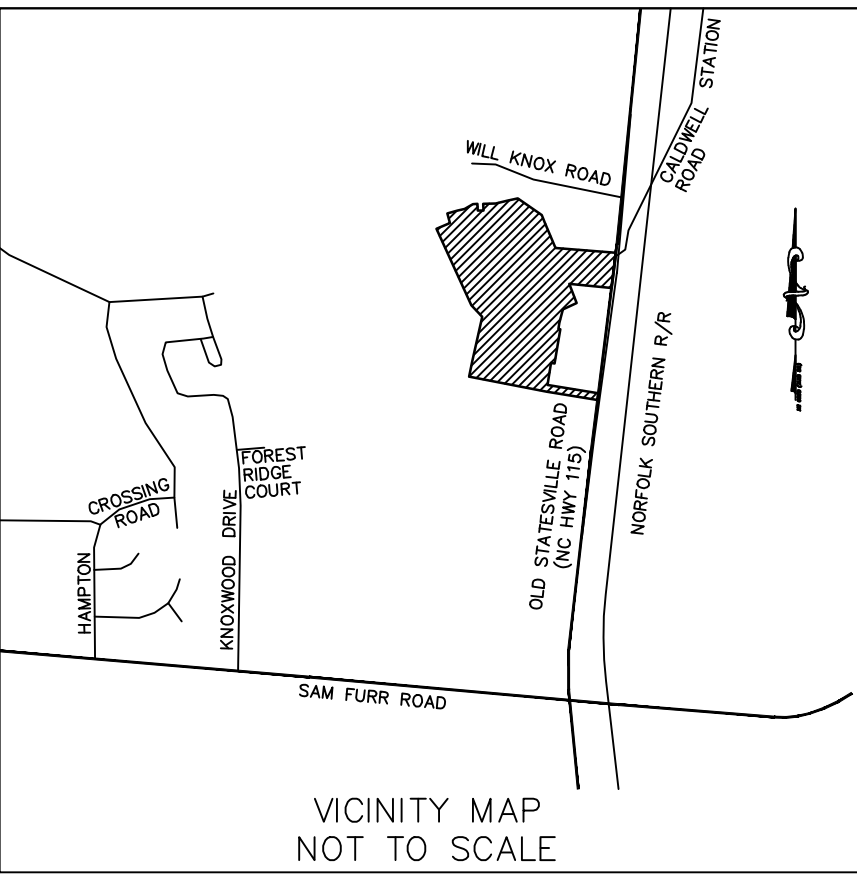
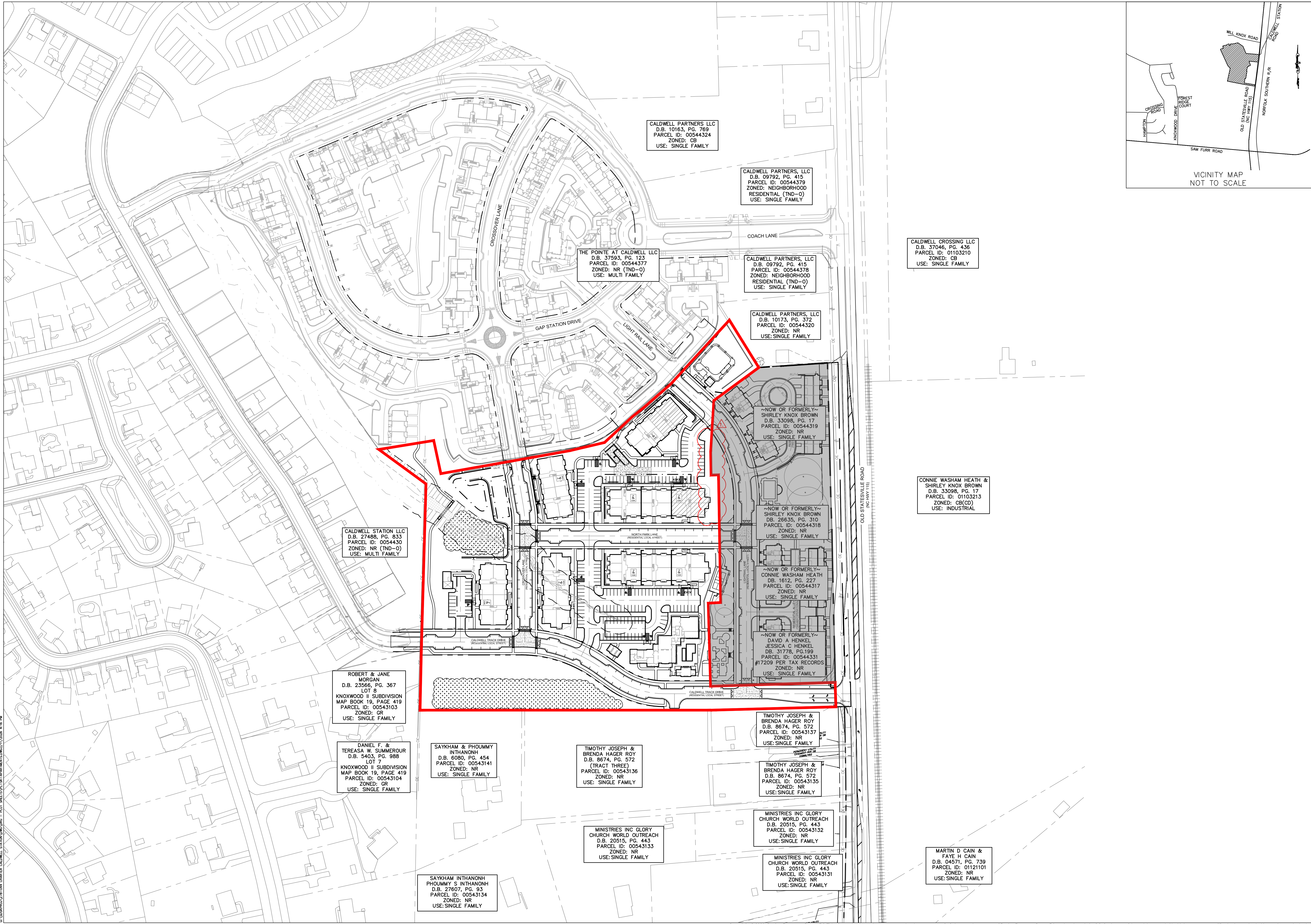
SHEET LIST SCHEDULE	
SHEET #	SHEET TITLE
SK0.00	COVER SHEET
SK1.00	SURVEY
SK1.00	EXISTING FEATURES PLAN
SK2.00	SITE CONTEXT PLAN
SK2.01	SKETCH PLAN
SK2.02	BLOCK LENGTH PLAN
SK4.00	GRADING PLAN
SK4.10	STORMWATER MANAGEMENT PLAN
SK5.00	UTILITY PLAN
SK5.01	FIRE AND SAFETY PLAN
SK6.00	TREE INVENTORY PLAN
SK6.01	REQUIRED LANDSCAPING PLAN
SK7.00	INTERSECTION SIGHT DISTANCE AND FIRE TRUCK MANUEVERING
SK8.00	SITE DETAILS
SK8.01	SITE DETAILS
A5.1	BUILDING 1 ELEVATIONS
A5.2	BUILDING 2 ELEVATIONS
A5.3	BUILDING 3 ELEVATIONS
A5.4	BUILDING 4 ELEVATIONS
A5.5	BUILDING 5 ELEVATIONS
A5.6	BUILDING 6 ELEVATIONS

NC DOT REQUIRED IMPROVEMENTS:	
OLD STATESVILLE ROAD AT ACCESS A (UNSIGNALIZED)	
• CONSTRUCT ACCESS TO HAVE AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON OLD STATESVILLE ROAD WITH 150' OF STORAGE	
• CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON OLD STATESVILLE ROAD WITH 150 FEET OF STORAGE	
• EXTEND 3-LANE SECTION ON OLD STATESVILLE ROAD BETWEEN ACCESS AND CALDWELL STATION PHASE 1 LEFT HAND TURN LANE	

ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.

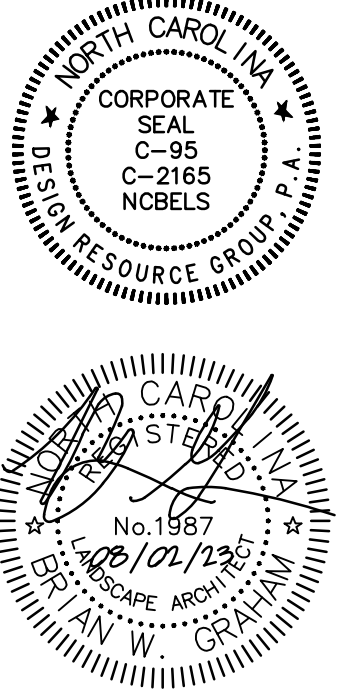
THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER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

CONSULTANTS:	
DEVELOPER:	CHARTER PROPERTIES, INC. 1520 SOUTH BOULEVARD SUITE 215 CHARLOTTE, NC 28203 704.377.4172
ARCHITECT:	WATTS LEAF ARCHITECTS, PA 101 NORTH MCDOWELL STREET SUITE 112 CHARLOTTE, NC 28204 704.376.1200
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
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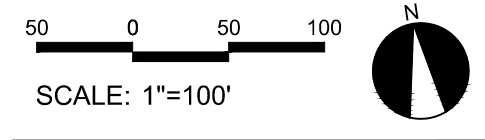
SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

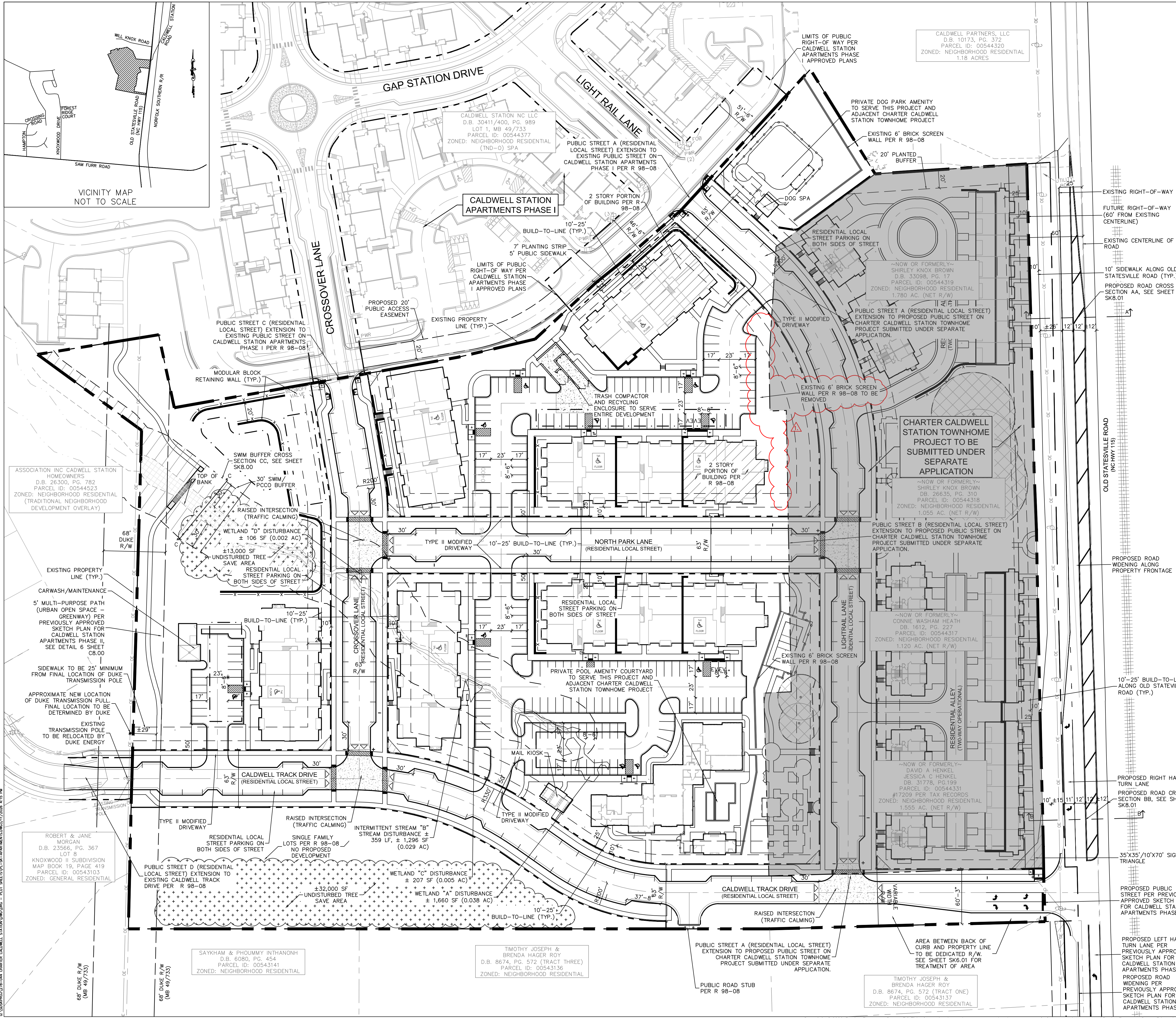
SITE
CONTEXT
PLAN



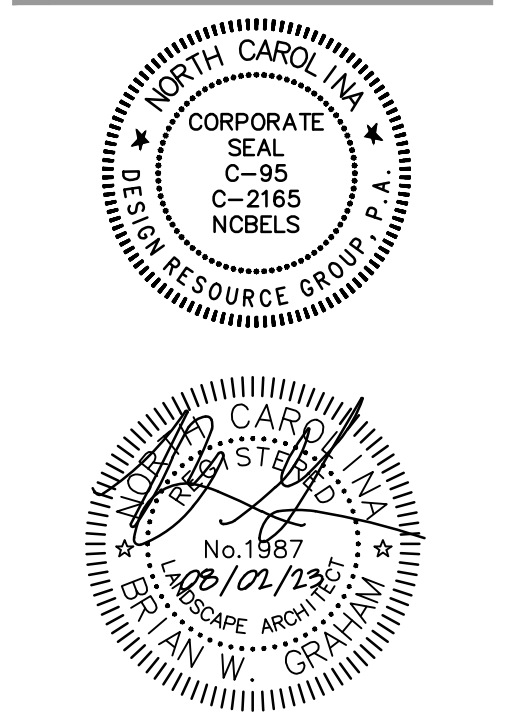
PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

AUGUST 02, 2023

REVISIONS:
3/13/26 RTAP



SITE DATA	
TAX MAP NO:	00544330
STREET ADDRESS:	17155 OLD STATESVILLE ROAD
CURRENT ZONING:	NR (TND-O)
REZONING PETITION:	R 98-08
EXISTING SITE AREA:	11.67 ACRES (508,143 SF)
RIGHT-OF-WAY DEDICATION:	2.97 ACRES (129,400 SF)
NET SITE AREA:	8.70 ACRES (378,743 SF)
EXISTING USE:	VACANT
PRINCIPAL USE:	MULTI-FAMILY APARTMENTS
PROPOSED UNITS:	166 APARTMENTS (FOR RENT) (76 1BR, 90 2 BR)
PROPOSED DENSITY:	14.22 DUA
NON-RESIDENTIAL AREA:	±8,000 SF (CLUBHOUSE, DOG SPA, CARWASH/MAINTENANCE)
PROPOSED NUMBER OF LOTS:	4
MINIMUM PARKING REQUIRED:	211 SPACES (1 SPACE/1 BR UNIT, 1.5 SPACES/2 BR UNIT)
PARKING PROVIDED:	74 ON STREET SPACES 195 STANDARD SPACES 9 ACCESSIBLE SPACES 278 SPACES (1.67 SPACES PER UNIT)
BUILDING TYPE:	APARTMENT (FOR RENT)
BUILDING HEIGHT:	2 & 3 STORY
SETBACKS:	
BUILD-TO-RANGE/SETBACKS:	10'-25'
MINIMUM BUILDING SEPARATION:	10'
CORNER:	10'
SIDE:	5'
REAR:	5'
CANOPY TREE SAVE REQUIRED:	N/A
REQUIRED SPECIMEN TREE SAVE:	N/A
URBAN OPEN SPACE:	GREENWAY (±400' ± MULTI-PURPOSE PATH 5' WIDE)
AMENITY:	CLUBHOUSE, DOG SPA, DOG PARK, MAINTENANCE/CARWASH, POOL COURTYARD,
TRASH AND RECYCLING:	TRASH COMPACTOR & RECYCLING ENCLOSURE (PRIVATE COLLECTION SERVICE)
ESTIMATE COMPLETION TIMELINE:	2025
WATERSHED INFORMATION	
REGULATED DRINKING WATERSHED:	NO
WATERSHED DISTRICT:	MCDOWELL
DENSITY:	HIGH DENSITY
IMPERVIOUS AREA:	4.86 ACRES (211,701 SF) 41.6%
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA PROVIDED:	70%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	NONE
NOTE:	
ADJACENT TOWNHOME PROJECT (CHARTER CALDWELL STATION) SUBMITTED UNDER SEPARATE APPLICATION. THIS PROJECT (CHARTER CALDWELL STATION APARTMENTS PHASE II) CANNOT BE BUILT WITHOUT APPROVAL TO CHARTER CALDWELL STATION TOWNHOMES. THESE REVISIONS ARE CONCURRENTLY BEING REVIEWED BY TOWN OF HUNTERSVILLE.	
GENERAL NOTES:	
1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.	
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.	
3. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND DEDICATED FOR PERPETUITY.	
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MY RESULT.	
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT.	
6. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.	
7. BUILD-TO-LINE (10'-25' ALONG PUBLIC ROADS). A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERRECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).	
8. MAIL DELIVERY TO BE A COMMUNAL STRUCTURE FOR THE ENTIRE PROJECT. TRASH AND RECYCLING TO BE PROVIDED VIA PRIVATE COLLECTION.	
9. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.	
10. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280.	
11. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY.	
12. THE SITE WILL BE SERVED THROUGH A MIXTURE OF PUBLIC AND PRIVATE UTILITIES. THROUGHOUT ON-SITE PUBLIC ROADS, CHARLOTTE WATER AND SEWER SERVICE WILL BE EXTENDED AND USED AS CONNECTION POINTS FOR PRIVATE WATER AND SEWER.	

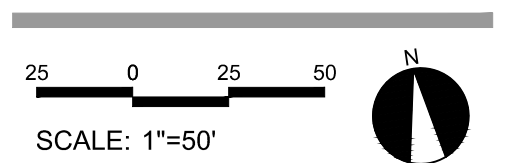


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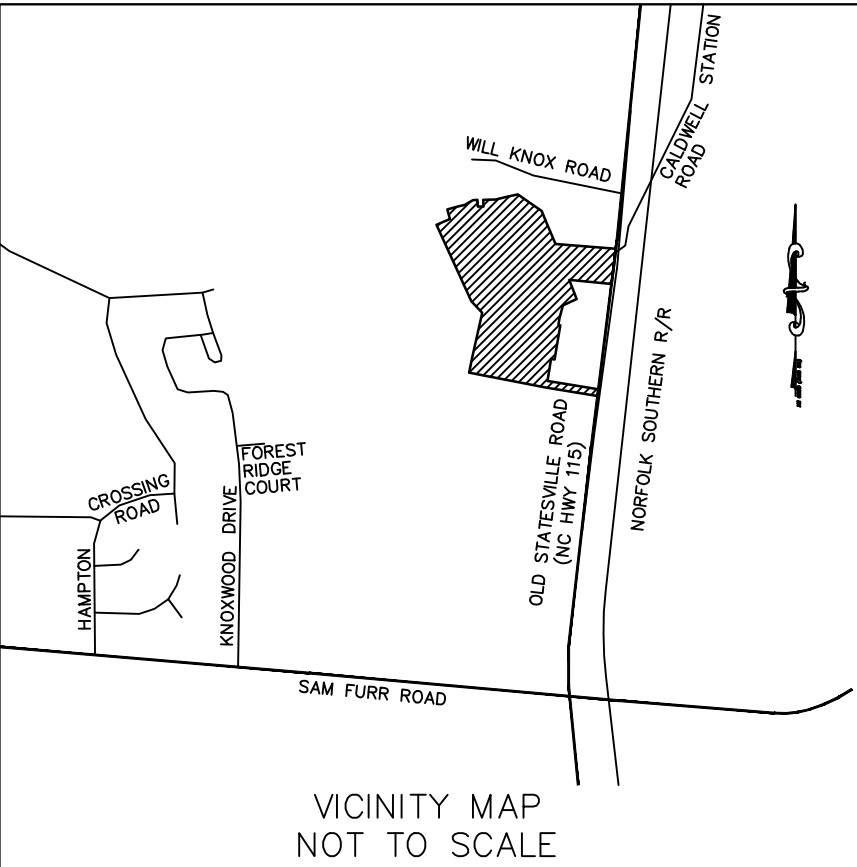
SKETCH PLAN



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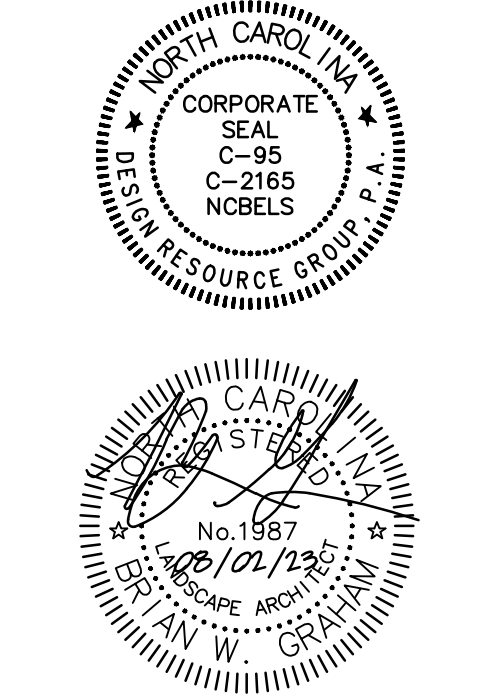
AUGUST 02, 2023

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LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
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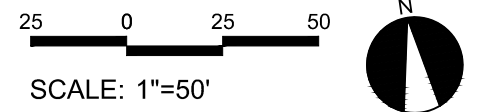


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GRADING PLAN

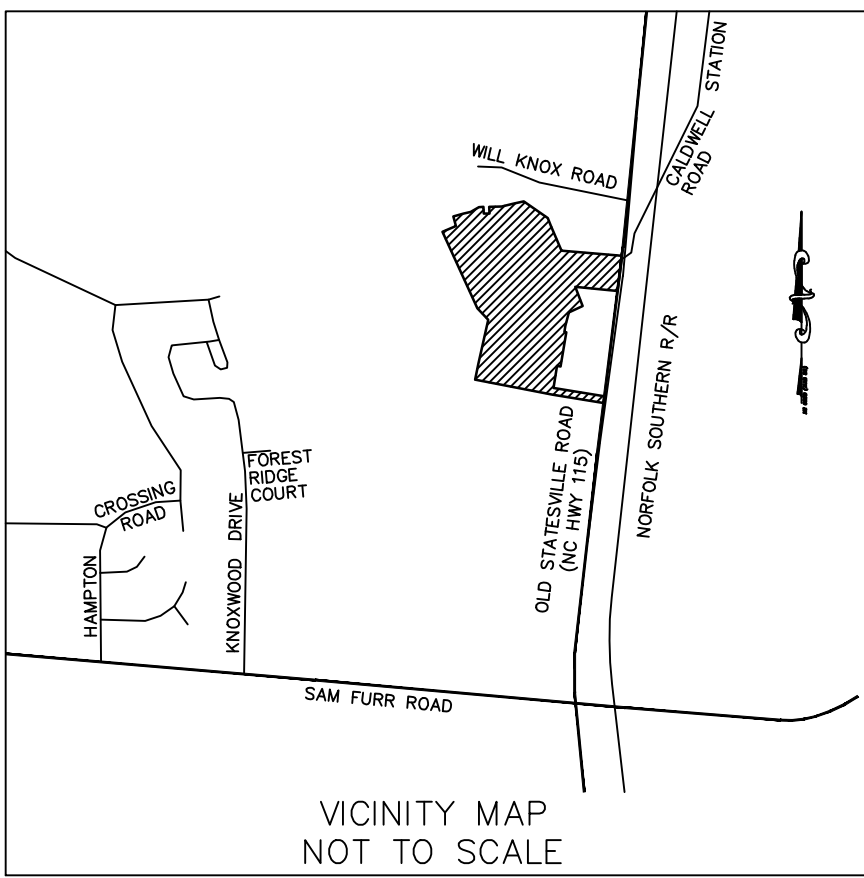
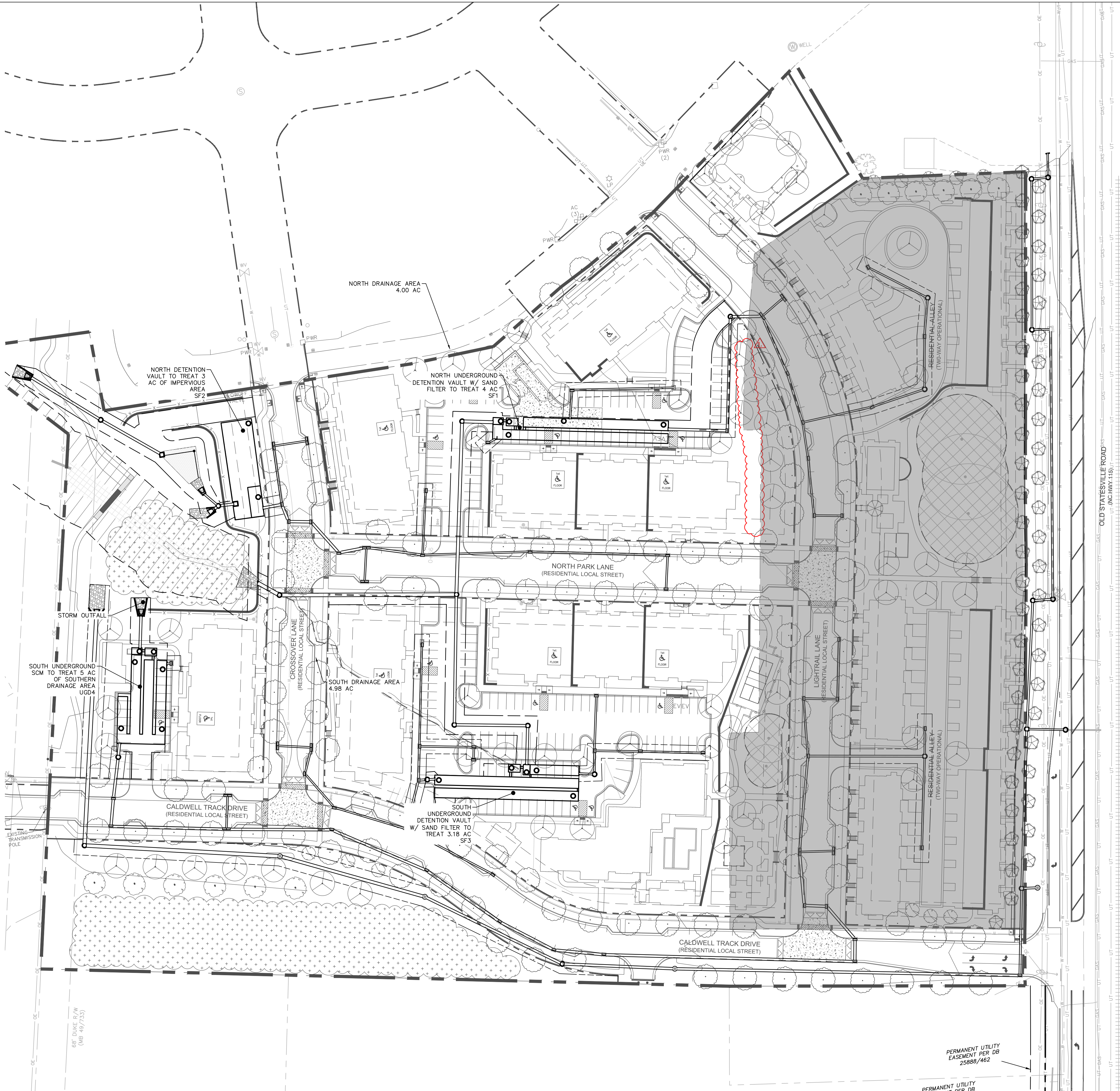


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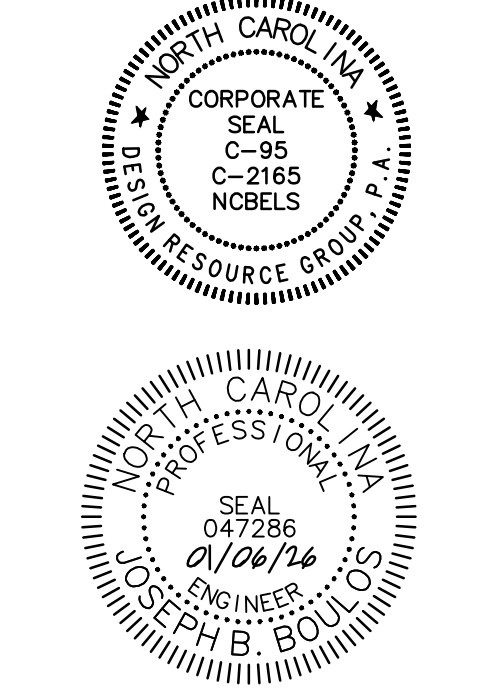
STORM DRAINAGE LEGEND	
	MANHOLE (NCDOT DET.840.52)
	CATCH BASIN (NCDOT DET.840.02)
	DROP INLET (NCDOT DET.840.14)
	ADS NYLOPLAST INLINE DRAIN. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
	ADS NYLOPLAST INLINE CLEANOUT. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
	RCP
	EXISTING STORM DRAINAGE PIPE
	HDPE

PRE AND POST DEVELOPMENT SUMMARY CHART				
PRE-DEVELOPMENT	NORTH AREA		SOUTH AREA	
	TOWNHOME	APARTMENT	TOWNHOME	APARTMENT
DRAINAGE AREA (AC)	2.33	4.00	2.20	4.98
SCM	SAND FILTER 1	SAND FILTER 2	SAND FILTER 3	UNDERGROUND DETENTION 4
PRE-DEVELOPMENT DRAINAGE AREA TO SCM	4.24	2.77	3.18	5.00
PRE PERCENT IMPERVIOUS AREA	0%	7%	0%	0%
2-YR STORM EVENT BMP (CFS)	0.61	0.54	0.46	0.75
10-YR STORM EVENT BMP (CFS)	4.15	2.86	3.14	5.03
POST-DEVELOPMENT	NORTH AREA		SOUTH AREA	
	TOWNHOME	APARTMENT	TOWNHOME	APARTMENT
POST PERCENT IMPERVIOUS AREA	63%	100%	63%	61%
2-YR STORM EVENT BMP (CFS)	9.15	11.38	10.4	7
10-YR STORM EVENT BMP (CFS)	18.14	16.78	20.96	13.80
ROUTED-DEVELOPMENT				
2-YR STORM EVENT BMP (CFS)	0.1	0.12	0.04	0.15
PRE VS POST DIFFERENCE (CFS)	-0.51	-0.42	-0.42	-0.60
10-YR STORM EVENT BMP (CFS)	3.93	2.74	2.42	4.87
PRE VS POST DIFFERENCE (CFS)	-0.22	-0.12	-0.72	-0.16
WQ VOLUME REQUIRED (CF)	9,458	9536	7,180	10,871
WQ VOLUME PROVIDED (CF)	9,452	9583	7,143	10933
CP VOLUME REQUIRED (CF)	9,155	11793	7,217	11395
CP VOLUME PROVIDED (CF)	10,895	12499	10,411	12324

IMPERVIOUS FROM APARTMENTS: 5.8 AC
PREVIOUSLY APPROVED IMPERVIOUS AREA FOR APARTMENTS: 11 AC



LANDSCAPE ARCHITECTURE
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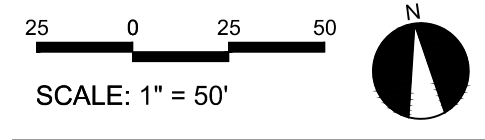


CONSTRUCTION PLAN

NORTH PARK APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
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STORMWATER MANAGEMENT PLAN

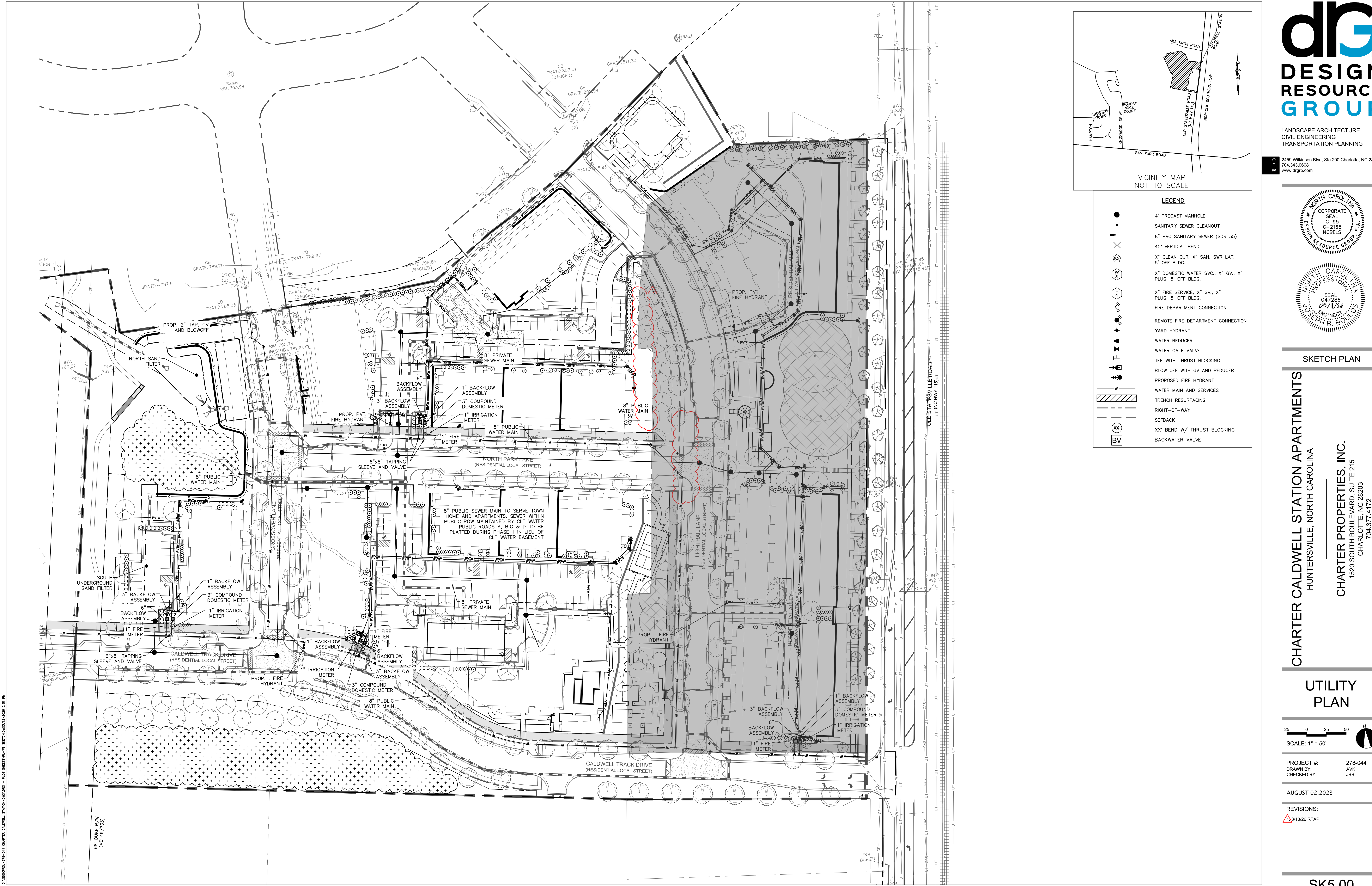


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APRIL 07, 2025

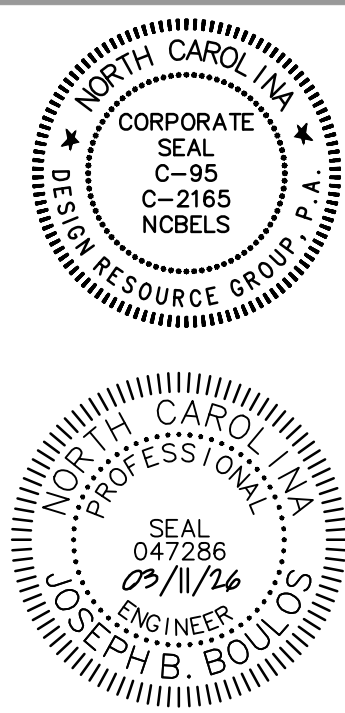
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SK4.10



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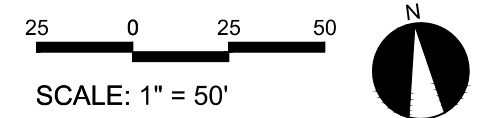
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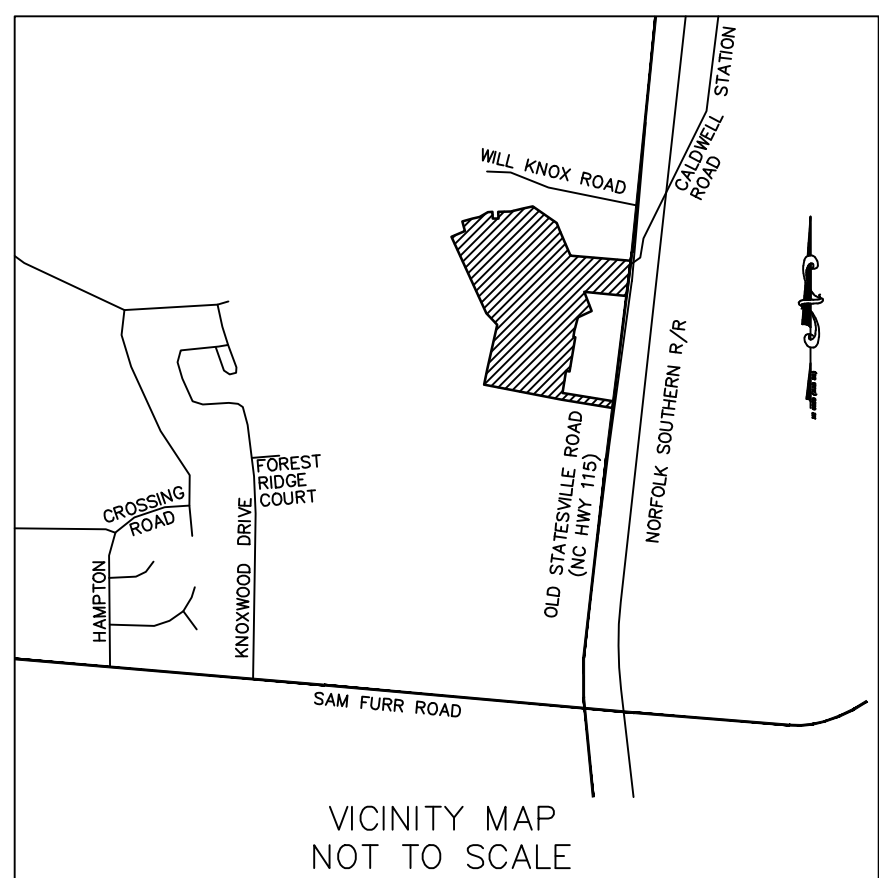
UTILITY PLAN



PROJECT #: 278-044
DRAWN BY: AVK
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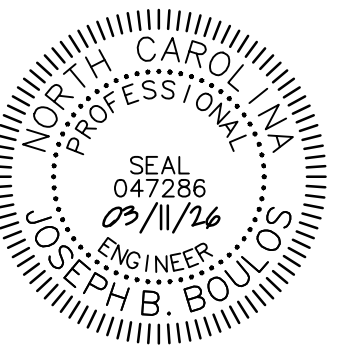
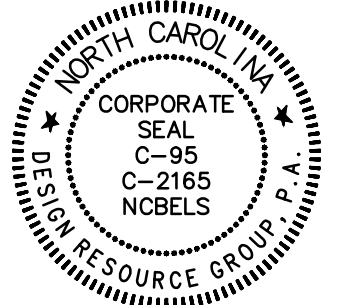
VICINITY MAP
NOT TO SCALE

LEGEND

- 4" PRECAST MANHOLE
- SANITARY SEWER CLEANOUT
- 8" PVC SANITARY SEWER (SDR 35)
- 45° VERTICAL BEND
- X° CLEAN OUT, X" SAN. SWR LAT.
5' OFF BLDG.
- X° DOMESTIC WATER SVC., X" GV, X"
PLUG, 5' OFF BLDG.
- X° FIRE SERVICE, X" GV., X"
PLUG, 5' OFF BLDG.
- FIRE DEPARTMENT CONNECTION
- REMOTE FIRE DEPARTMENT CONNECTION
- YARD HYDRANT
- WATER REDUCER
- WATER GATE VALVE
- TEE WITH THRUST BLOCKING
- BLOW OFF WITH GV AND REDUCER
- PROPOSED FIRE HYDRANT
- WATER MAIN AND SERVICES
- TRENCH RESURFACING
- RIGHT-OF-WAY
- SETBACK
- XX" BEND W/ THRUST BLOCKING
- BACKWATER VALVE

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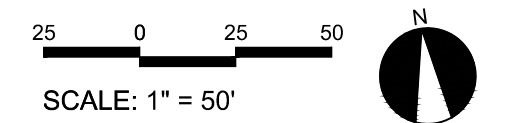
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FIRE AND SAFETY PLAN



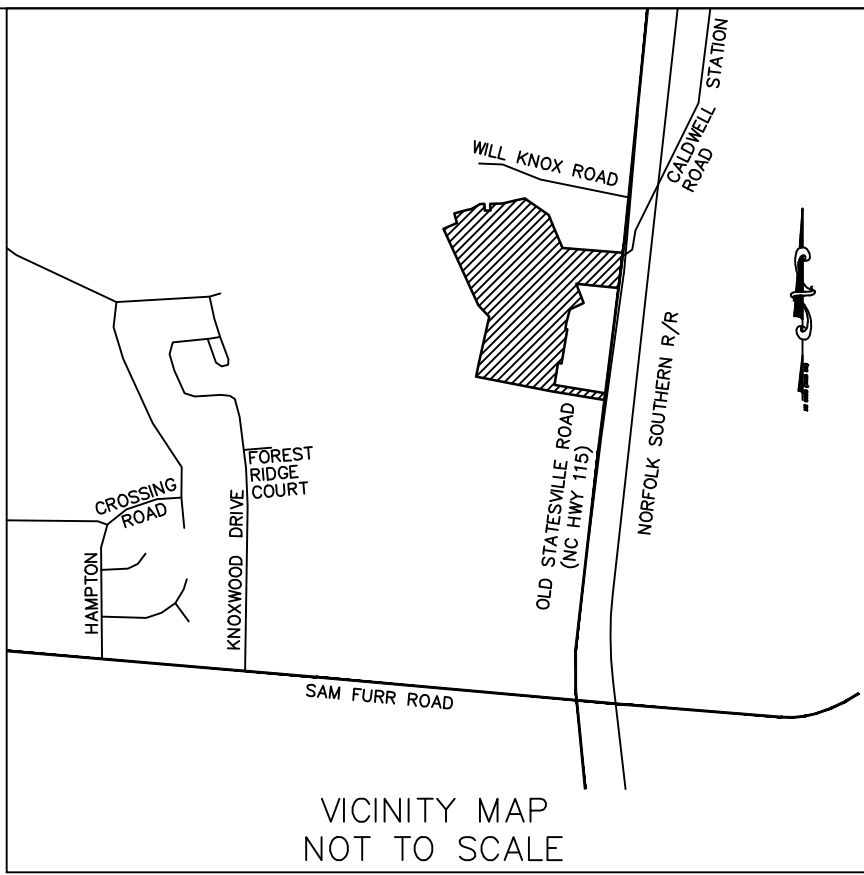
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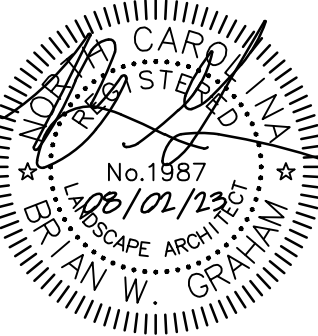
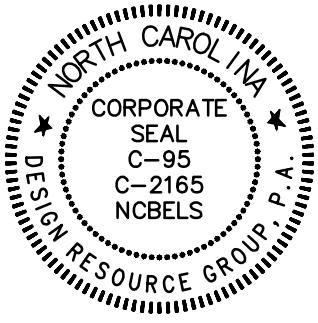


TREE PRESERVATION: PER APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II (5/22/2012)

N/A, NO CONDITIONS PLACED ON REZONING PETITION 98-08, ATTEMPTS WILL BE MADE DURING SITE DESIGN AND ACTUAL GRADING TO PRESERVE EXISTING TREES

HAS THIS SITE BEEN FORESTED OR CLEARED IN THE PAST THREE YEARS – NO

% OF SITE COVERED BY TREE CANOPY – APPROXIMATELY 85%
% OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT – 10%
% OF TREE CANOPY ACTUALLY SAVED—APPROXIMATELY 9% OF SITE



SKETCH PLAN

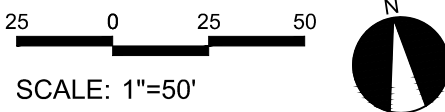
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TREE
INVENTORY
PLAN

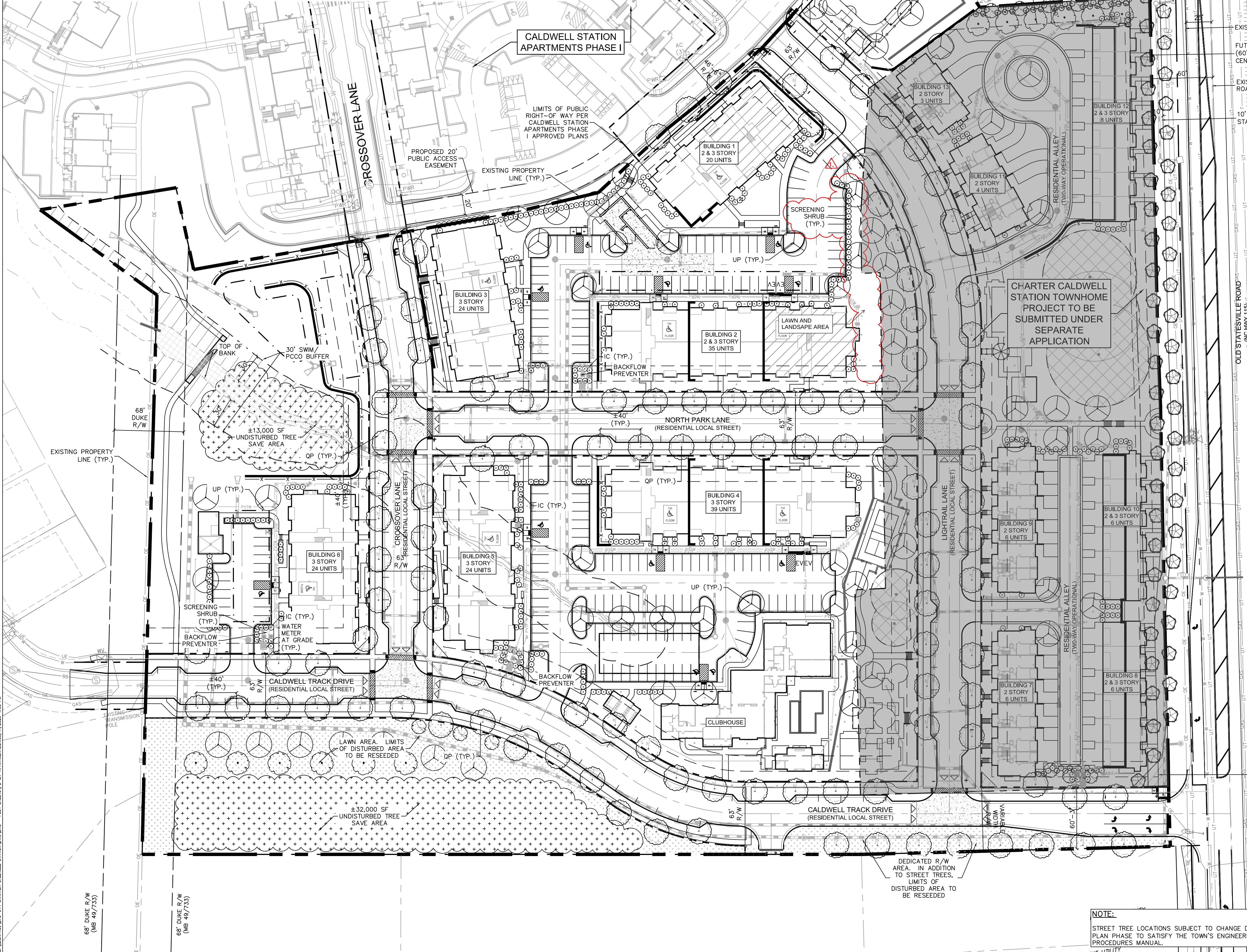


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REQUIRED PLANTING SCHEDULE						
KEY	QTY.	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
MG	12	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" MIN.	10-12' MIN.	LARGE MATURING EVERGREEN BUFFER TREE
CC	51	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" MIN.	8-10' MIN.	SMALL MATURING STREET TREE
CK	11	CORNUS KOUSA	KOUSA DOGWOOD	2" MIN.	8-10' MIN.	SMALL MATURING BUFFER TREE
QP	110	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10-12' MIN.	LARGE MATURING STREET TREE
UP	62	ULMUS PARVIFOLIA	CHINESE ELM	2" MIN.	10-12' MIN.	LARGE MATURING RESIDENTIAL LOT TREES
OF	49	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	36" MIN.		EVERGREEN BUFFER SHRUB
IC	497	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	36" MIN.		SCREENING SHRUB



TREE PLANTING NOTES

PLANTING MATERIAL

- MINIMUM SHADE TREE SIZE AT PLANTING IS 2"-2.5" CALIPER AND 10'-12' TALL AT TIME OF PLANTING. ORNAMENTAL TREES SHALL MEASURE 1.5-2" CALIPER FOR SINGLE-STEM AND 1-1.5" CALIPER FOR ALL MULTI-STEM TREES AND BE A MINIMUM 8' IN HEIGHT AT TIME OF PLANTING.
- LARGE SHRUBS, PLANTED FOR SCREENING PURPOSES SHALL MEASURE A MINIMUM OF 3-3.5' IN HEIGHT AT TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM A REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN 3 YEARS FROM DATE OF INSTALLATION.
- SMALL SHRUBS SHALL MEASURE A MINIMUM OF 36" IN SPREAD AND/OR HEIGHT AT TIME OF PLANTING.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN. UNLESS MULTI-STEM TREES ARE SPECIFIED, ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARY IN GROWTH HABIT. TREES SHALL HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREE SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT IS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING ROOT BALL/FLARE WILL NOT BE ACCEPTED.
- SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE ADMINISTRATOR.
- ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- THE PRESENCE OF OVERHEAD POWER LINES REQUIRES STREET YARD TREES TO BE ORNAMENTAL TREES. LARGE SHADE TREE VARIETIES ARE ENCOURAGED WHERE OVERHEAD POWER LINES ARE NOT PRESENT.

PLANTING REQUIREMENTS

- SEE DETAILS 1-3 SHEET C8.02 FOR TREE AND SHRUB PLANTING DETAILS.
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
- ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- TREES PLANTED IN NC DOT RIGHT-OF-WAY WILL NEED APPROVAL FROM NC DOT.
- UTILITY ISSUES
- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING
- ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

AMENDED SOIL (AS):

AMENDED SOIL (AS) MAY BE MET IN ONE OF THE FOLLOWING WAYS:

- PREPARING THE EXISTING SOIL FOR PLANTING BY TILLING TO A DEPTH OF 18", AND ADDING SOME NEW PLANTING MIX AND/OR ORGANIC MATTER. THIS OPTION MAY ALSO REQUIRE THE REMOVAL OF SOME EXISTING SOIL ALONG WITH OTHER MITIGATION WORK AND SOIL AMENDMENTS TO IMPROVE SOIL STRUCTURE.
 - REMOVING ALL EXISTING SOIL FROM A TREE ORNAMENTAL PROTECTED/REQUIRED PLANTING AREA AND REPLACING IT WITH NEW PLANTING MIX AND OTHER SOIL AMENDMENTS.
- PLANTING MIX USED FOR AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, NEW/ADDED PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:
- | | | | |
|------|-------------------|----------------|-------------------|
| CLAY | MIN. 10%/MAX. 40% | SAND | MIN. 20%/MAX. 50% |
| SILT | MIN. 20%/MAX. 50% | ORGANIC MATTER | MIN. 5%/MAX. 10% |
- ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.

AMENDED SOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.5 TO 7.0.

AMENDED SOIL SHALL HAVE A CATION EXCHANGE CAPACITY (CEC) FROM 5 TO 25 CMOL +/KG(MEQ/100G)

AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

LAB TESTING MAY BE REQUIRED TO VERIFY THE QUALITY OF EXISTING SOILS, AS AND OTHER SOIL AMENDMENTS.

INSTALLATION GUARANTEE REQUIRED:

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

MAINTENANCE SURETY REQUIRED:

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

PERIMETER TREE REQUIREMENTS

LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40' O.C.

PUBLIC STREET A (WEST SIDE) - 147 LF
REQUIRED: 147/40 = 4 TREES
PROVIDED: 2 TREES

PUBLIC STREET A (EAST SIDE) - 100 LF
REQUIRED: 100/40 = 3 TREES
PROVIDED: 2 TREES

PUBLIC STREET B (NORTH SIDE) - 440 LF
REQUIRED: 440/40 = 11 TREE
PROVIDED: 10 TREE

PUBLIC STREET B (SOUTH SIDE) - 440 LF
REQUIRED: 440/40 = 11 TREE
PROVIDED: 10 TREE

PUBLIC STREET C (WEST SIDE) - 400 LF
REQUIRED: 400/40 = 10 TREES
PROVIDED: 9 TREES

PUBLIC STREET C (EAST SIDE) - 354 LF
REQUIRED: 354/40 = 9 TREES
PROVIDED: 8 TREES

PUBLIC STREET D (NORTH SIDE) - 898 LF
REQUIRED: 898/40 = 23 TREE
PROVIDED: 18 TREE

PUBLIC STREET D (SOUTH SIDE) - 966 LF
REQUIRED: 966/40 = 25 TREE
PROVIDED: 23 TREE

BUFFER YARD REQUIREMENTS

20' RESIDENTIAL LANDSCAPE BUFFER LOCATED IN ALL APPLICABLE AREAS
N/A PER 1998 CODE

RESIDENTIAL LOT TREES

REQUIRED: MORE THAN 20,000 SF. 3 FRONT YARD, 3 REAR YARD TREES
PROVIDED: (27) 2" CAL. LARGE MATURING TREES

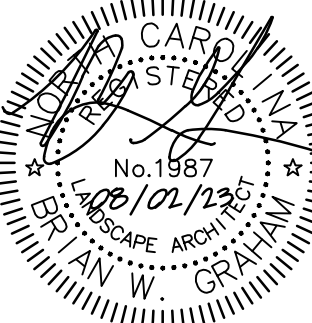
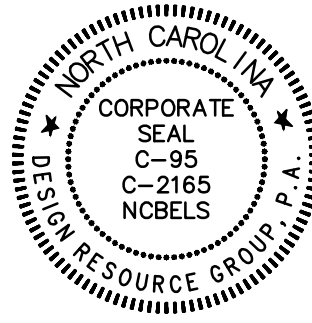
NOTE:

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



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com

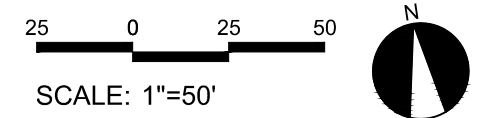


SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

REQUIRED
LANDSCAPING
PLAN



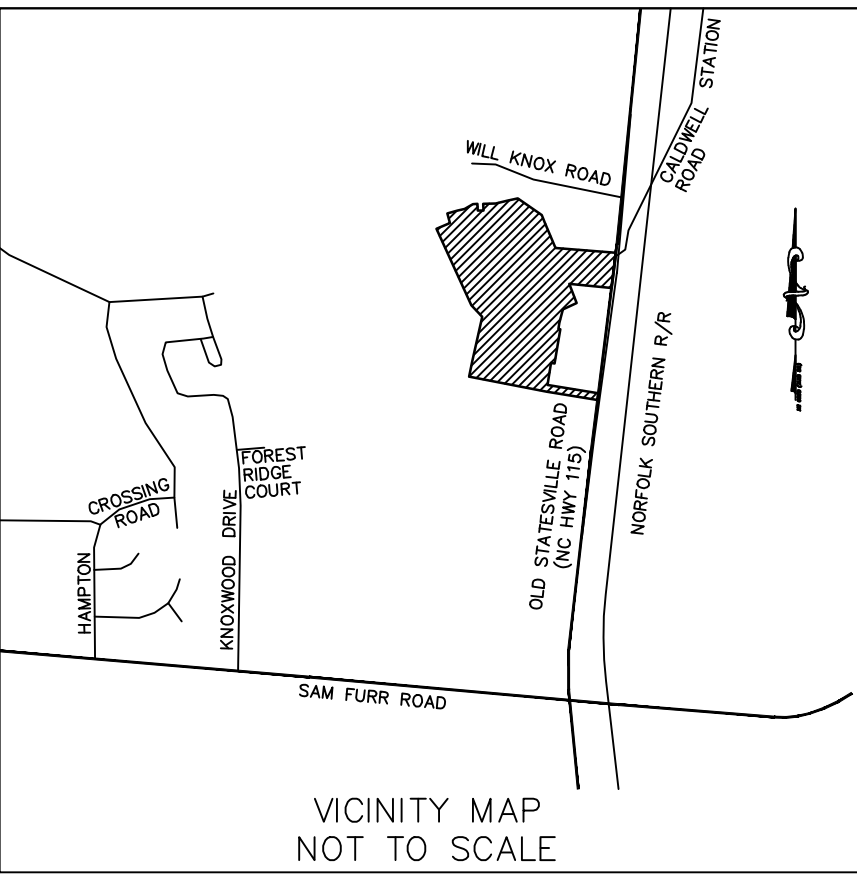
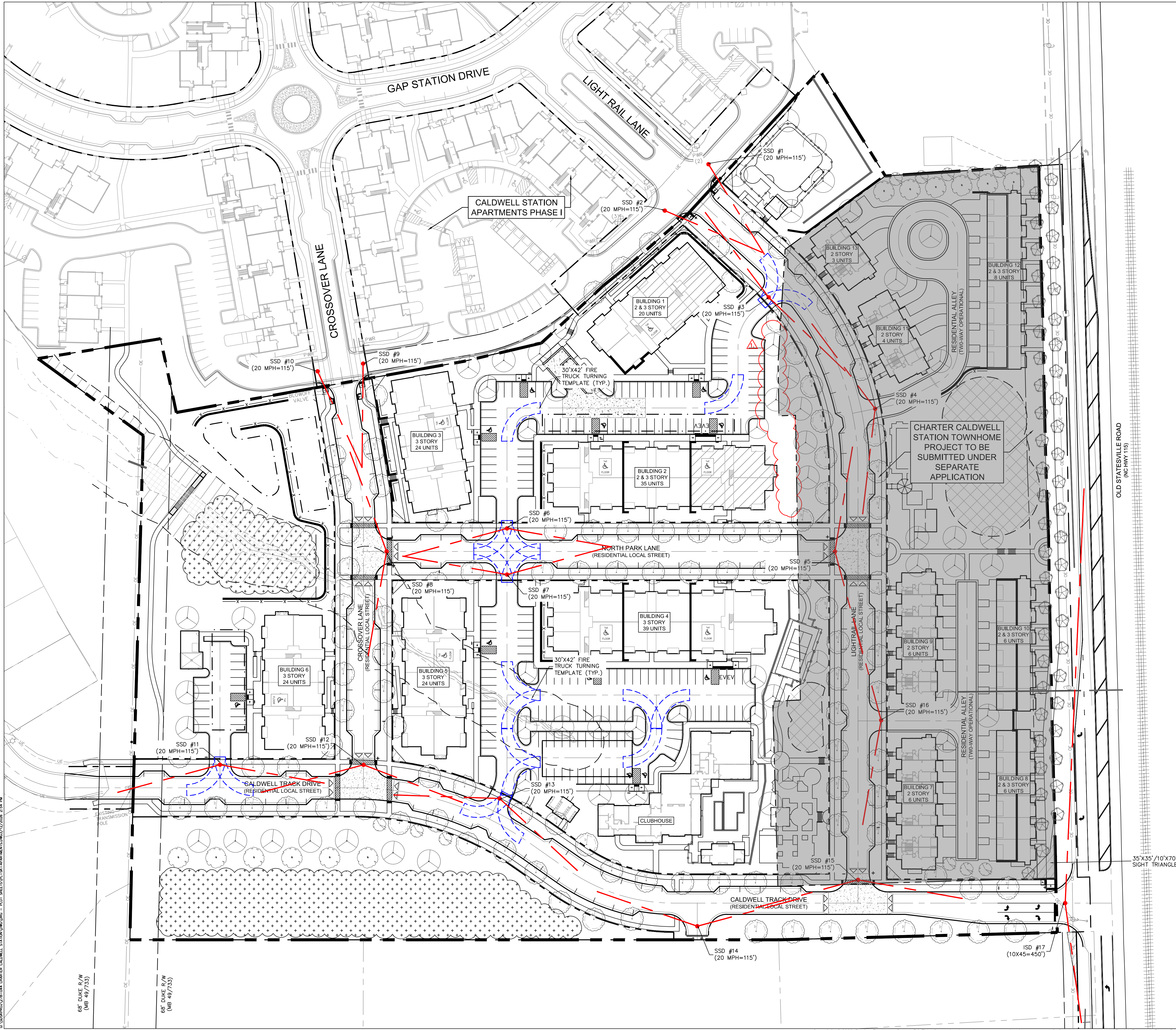
PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

AUGUST 02, 2023

REVISIONS:

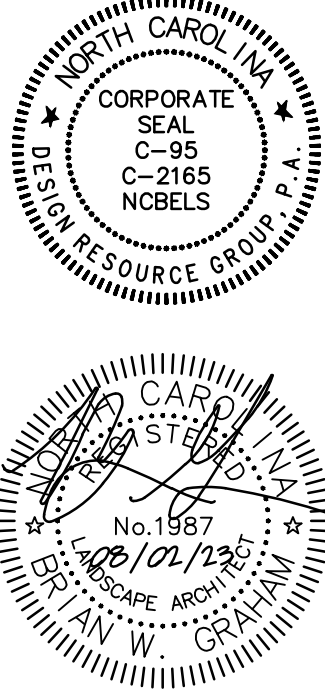
3/13/26 RTAP

SK6.01



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgroup.com



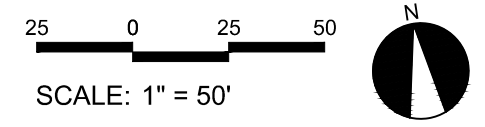
SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

INTERSECTION
SIGHT DISTANCE
AND FIRE TRUCK
MANUEVERING



PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

AUGUST 02, 2023

REVISIONS:



NEIGHBORHOOD MEETING REPORT FORM
CHARTER-NORTH PARK APARTMENTS
TOWN OF HUNTERSVILLE

Date and Time of Meeting: The meeting was commenced April 20, 2026, at 6 p.m. The meeting was adjourned at 6:25 p.m.

Persons and Organizations Contacted: The Town of Huntersville provided an Excel list of 28 net total neighbors/interested parties to contact. Each name on the Town's list was sent a letter. The mailing list and invitation letter form are attached.

Location of Meeting: Town Hall meeting room, Town of Huntersville, 14704 North Old Statesville Rd.

Persons in Attendance: Zero (0) adult neighbors attended the meeting.

David Peete, Town of Huntersville Planning Dept., attending the meeting on behalf of the Town.

Eric Williams and Phil Vetter attended the meeting on behalf of the applicant, Charter Properties/North Park Apartments.

Summary of Issues Discussed: None.

Respectfully submitted,



Eric M. Williams

Charter Properties

EXHIBIT

9B-1

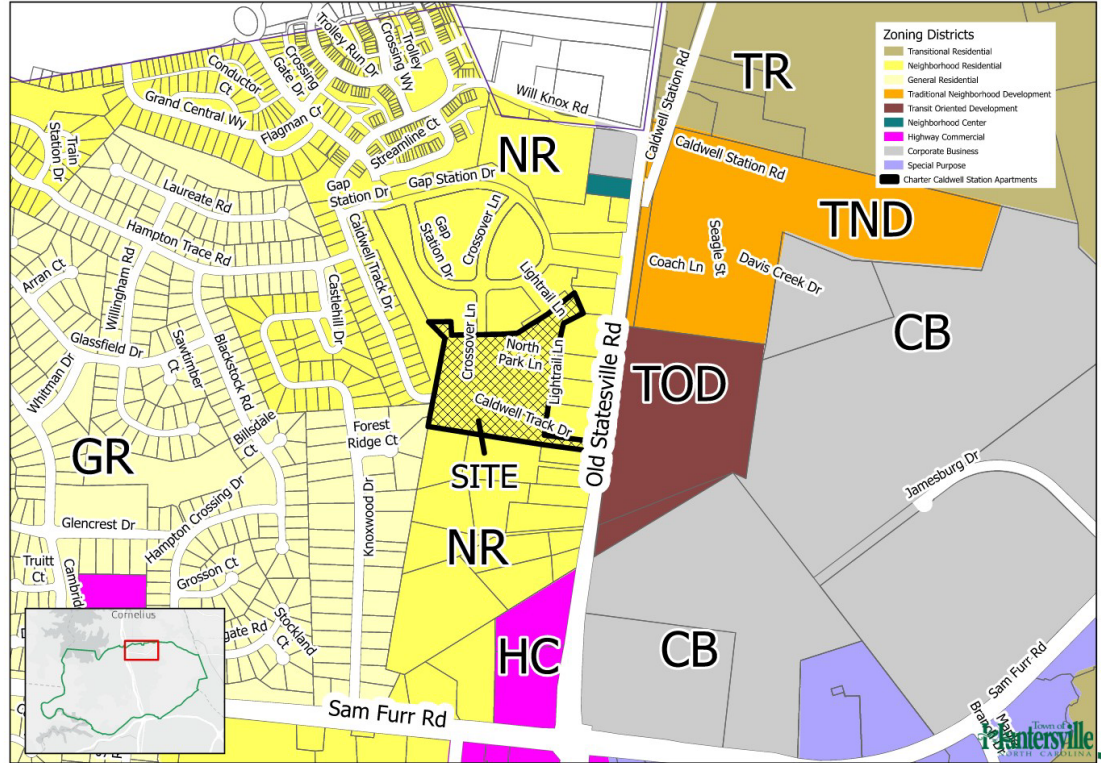
R26-06

Charter Caldwell Station Apts - Revision

May 4, 2026
Town Board

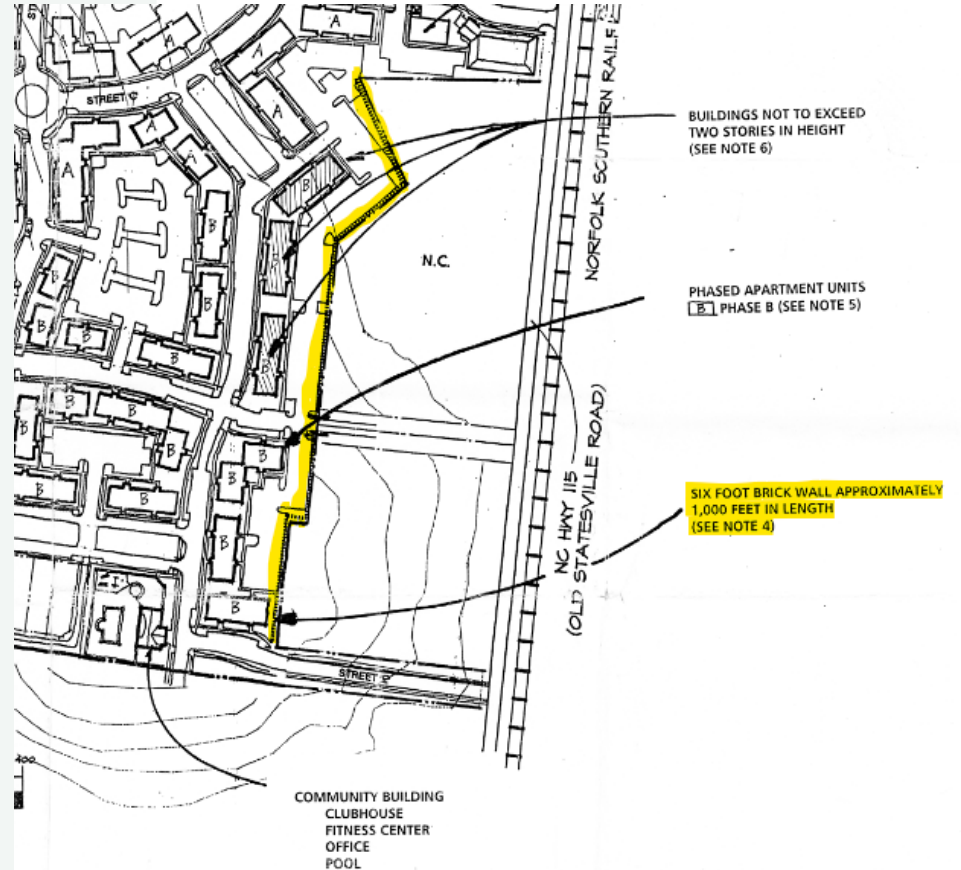
Rezoning Request

Currently zoned
Neighborhood Residential –
Traditional Neighborhood
Development - Overlay (NR-
TND-O). This is a revision to
the overlay requirements.



Revision History

R98-08 – 1998

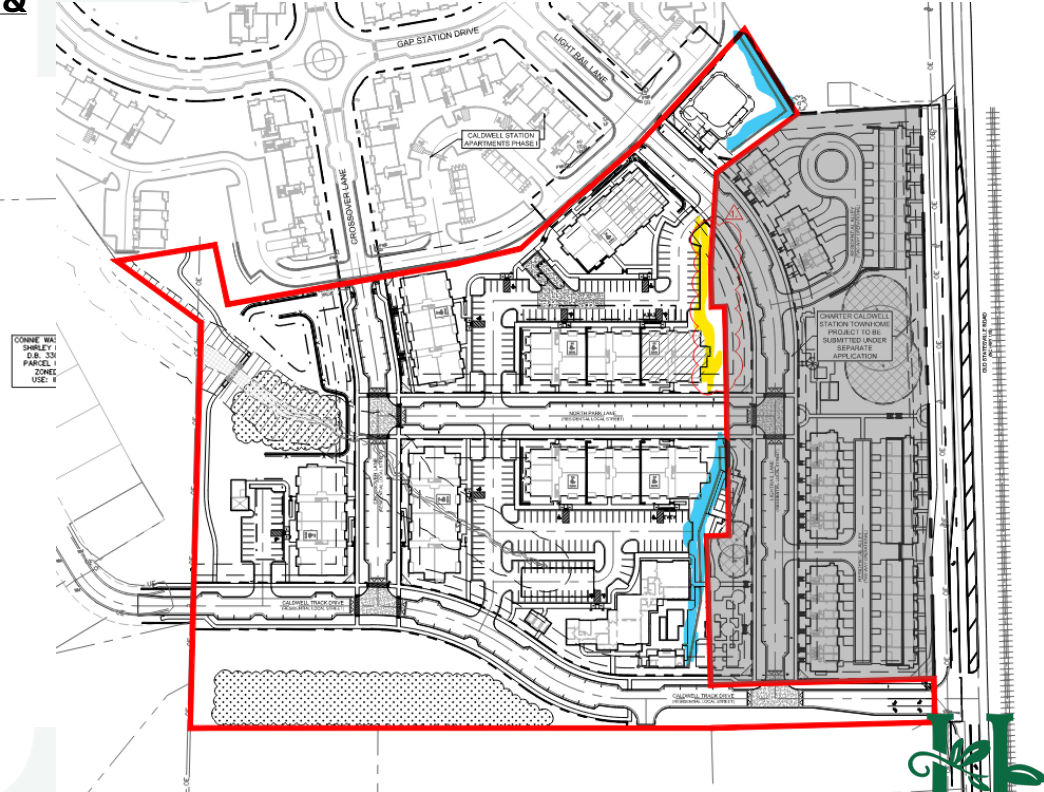
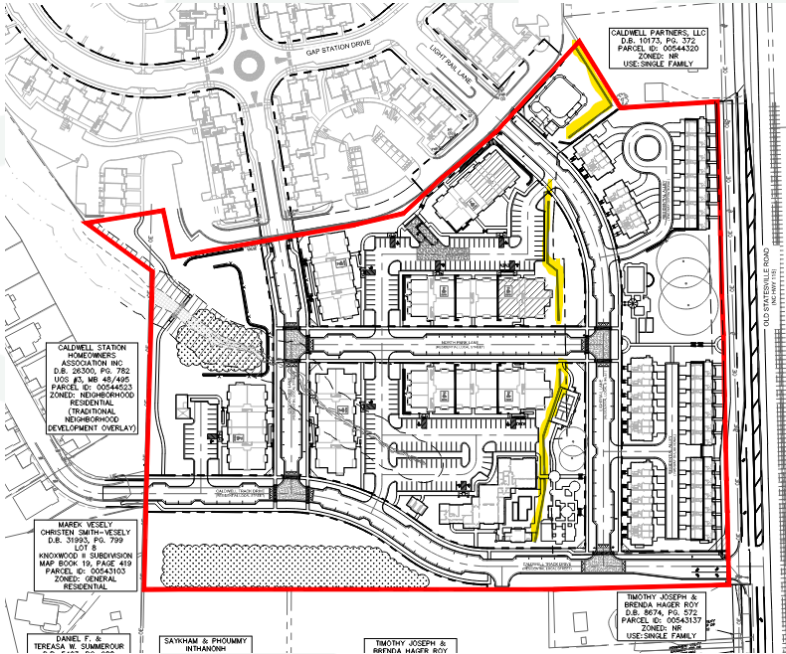


Revision History



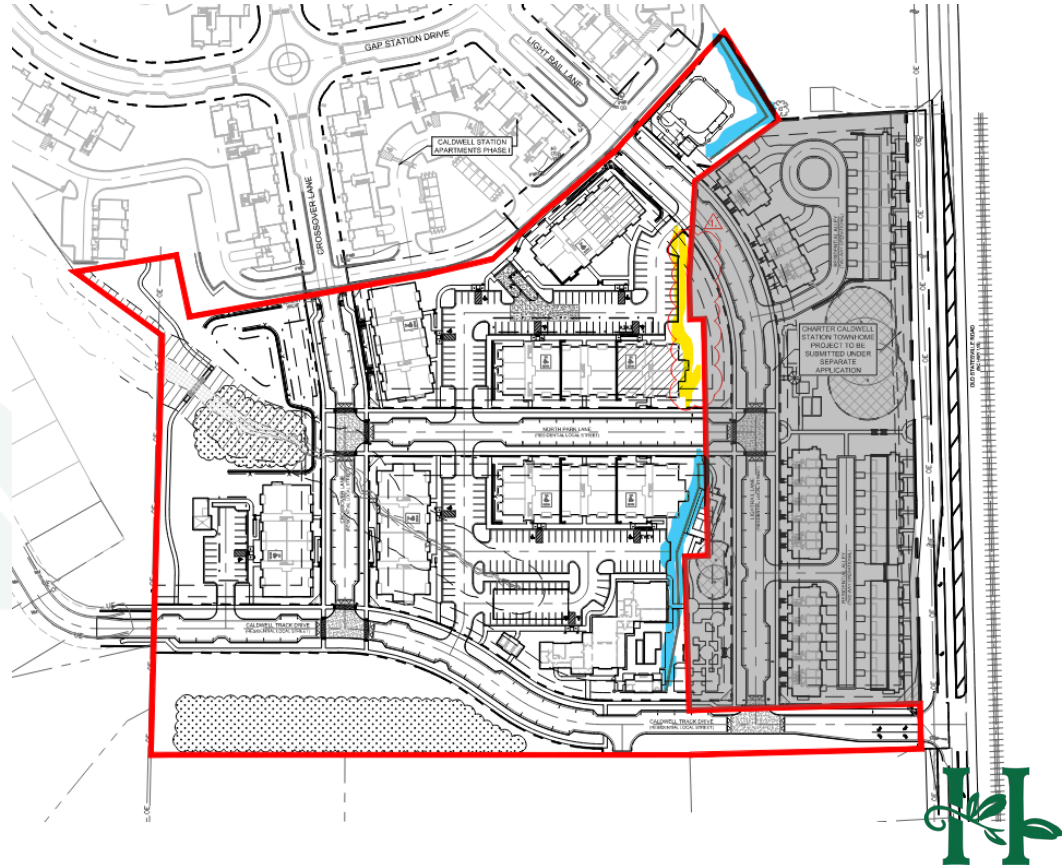
Revision History

Approved Plan for both Charter Caldwell Station & frontage properties - 2025.



Revision Highlights

- To remove a 222-ft. section of a screen wall located in the center of the project where both sides of the wall are now owned by the applicant (North Park Apartments, LLC)



Revision History



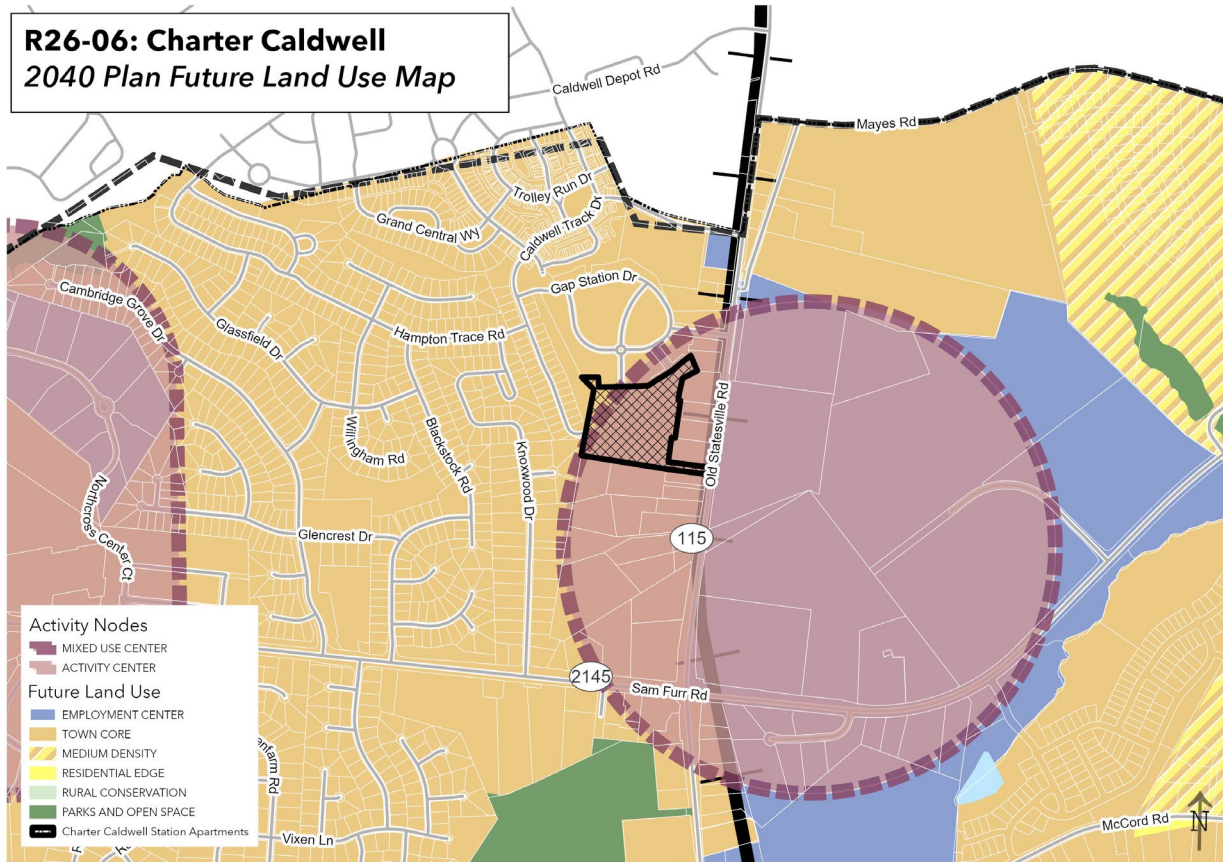
North Park

Image # 11
Date 04.21.26



2040 Huntersville Community Plan

R26-06: Charter Caldwell 2040 Plan Future Land Use Map



Application Supports

- Policy LU1.1 – Utilize Future Land Use Map



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



Revision History





Request for Board Recommendation

May 26, 2026

To: Board Members

From: Nathan Farber, Senior Planner

Date: May 26, 2026

Subject: R25-18: Eastfield Park

Explain Request:

Consider making a recommendation for Petition #R25-18 Eastfield Park, a request by Mecklenburg County to rezone +/- 114.693 acres at 13729 Eastfield Rd from Rural to Rural with Conditions for a park.

Action Recommended:

Alternative Action:

Make a Recommendation

Financial Implications:

NA

Attachments:

1. R25-18 Eastfield Park PH Staff Report
2. Attachment A - Application
3. Attachment B - Site Plan
4. Attachment C - Public Meeting
5. Attachment D - Engineering Report

Application Summary

Case Number/Project Name: R25-18 Eastfield Park
Project Address: 13729 Eastfield Rd
Proposed Zoning: Rural - Conditional District (R-CD)
Proposed Land Use: Park
Applicant: Mecklenburg County
Property Owner: Mecklenburg County
Staff Contact: Nathan Farber, 704-766-2237 (nfarber@huntersville.org)

Site Data

Acreage (+/-): 114.693
Parcel Numbers: 02112201
Current Zoning: Rural (R)
Current Land Use: Vacant

Adjoining Zoning and Land Uses

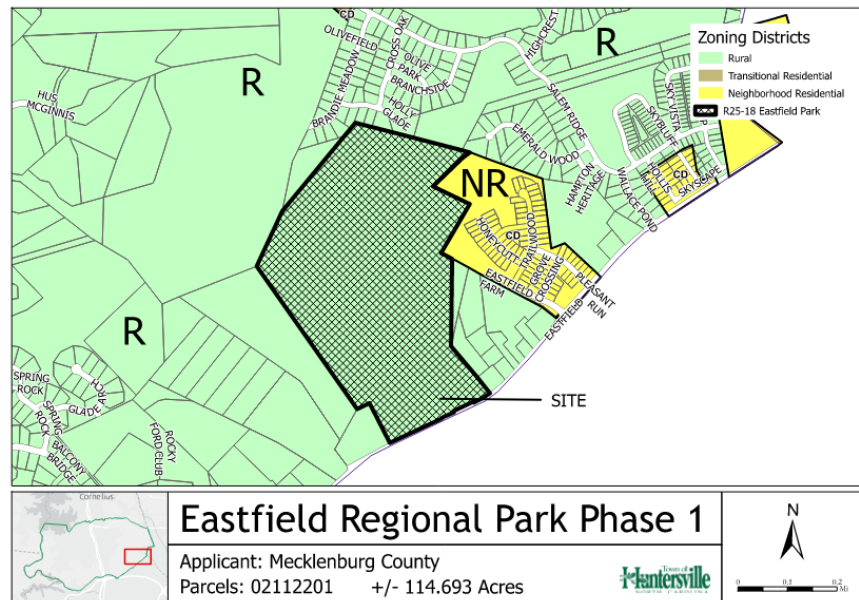
North: Rural (R); Single Family Residential
South: Rural (R); Single Family Residential
East: Neighborhood Residential (NR); Rural (R); Single Family Residential
West: Rural (R); Single Family Residential

Project Description

Mecklenburg County is planning on building a regional park on County owned land. A Conditional Rezoning is required as a modification is required for the proposed park driveway to cross a 30' post-construction stream buffer. The park is proposed to have walking/hiking trails.

Update Status

- Public Hearing: To be added when available.
- Planning Board: To be added when available.



Rezoning/Site Plan

Density: Not Applicable

- Proposed:
- Staff comments:

Parking: Applicant has met the requirement.

- Proposed: 89 parking spaces will be provided with 5 of those being Handicap only.
- Staff comments: There is no minimum requirement for civic uses.

Building Height/Scale: Applicant could meet the requirement.

- Proposed: Structure on site is only 872 sq ft.
- Staff comments: Need height of structure to ensure it is compliant with article 4.

Buffers: Applicant has met the requirement.

- Proposed: The majority of the buffers provided will be a 30' undisturbed buffer except for a small section that will be a 10' existing vegetated buffer screened with a single row of evergreen trees.
- Staff comments: The proposed buffers meet all requirement of Article 7.5 Buffer Yards.

Open Space: Not Applicable

- Proposed:
- Staff comments:

Build-To Lines: Not Applicable

- Proposed:
- Staff comments:

Tree Save: Applicant could meet the requirement.

- Proposed: The applicant is proposing to save 85.2% of the existing canopy. Specimen trees are not clearly shown.
- Staff comments: While the applicant is saving a significant number of trees and it is likely that the specimen save requirement is being met or exceeding staff need the specimen count to be clearly shown in order to show that the ordinance is being met.

Vesting: Not Applicable

- Proposed:
- Staff comments:

Conditional Notes: Applicant has met the requirement.

- Proposed: The applicant has provided a note that states that any future expansion of the park will need to be administratively approved and would need to comply with the tree save ordinance.
- Staff comments: No Comments.

Minor Outstanding Comments: Applicant does not meet the requirement.

- Staff comments: There are still minor staff comments that are outstanding at the time of the public hearing.

Transportation Comments: Applicant has met the requirement.

- Staff comments: See attached report for Engineering comments. No TIA required.
- Additionally, the applicant is showing the potential roadway extension as identified in the Huntersville Eastfield Small Area Plan. The county is showing the plan but not showing the ROW as being reserved. A comment states that any future study or alignment would need to be approved by the county.

Architectural Elevations: Not Applicable

- Staff comments: There is not a proposed primary structure.

Landscaping: Applicant has met the requirement.

- Staff comments: All landscaping requirements are being met. The front row of the required double row of street trees in front of the eastern parking lot along Eastfield Rd will not be provided due to utilities, storm drainage and site topographical constraints.

Stormwater Comments: Applicant has met the requirement.

- Staff comments: See attached report for Engineering comments.

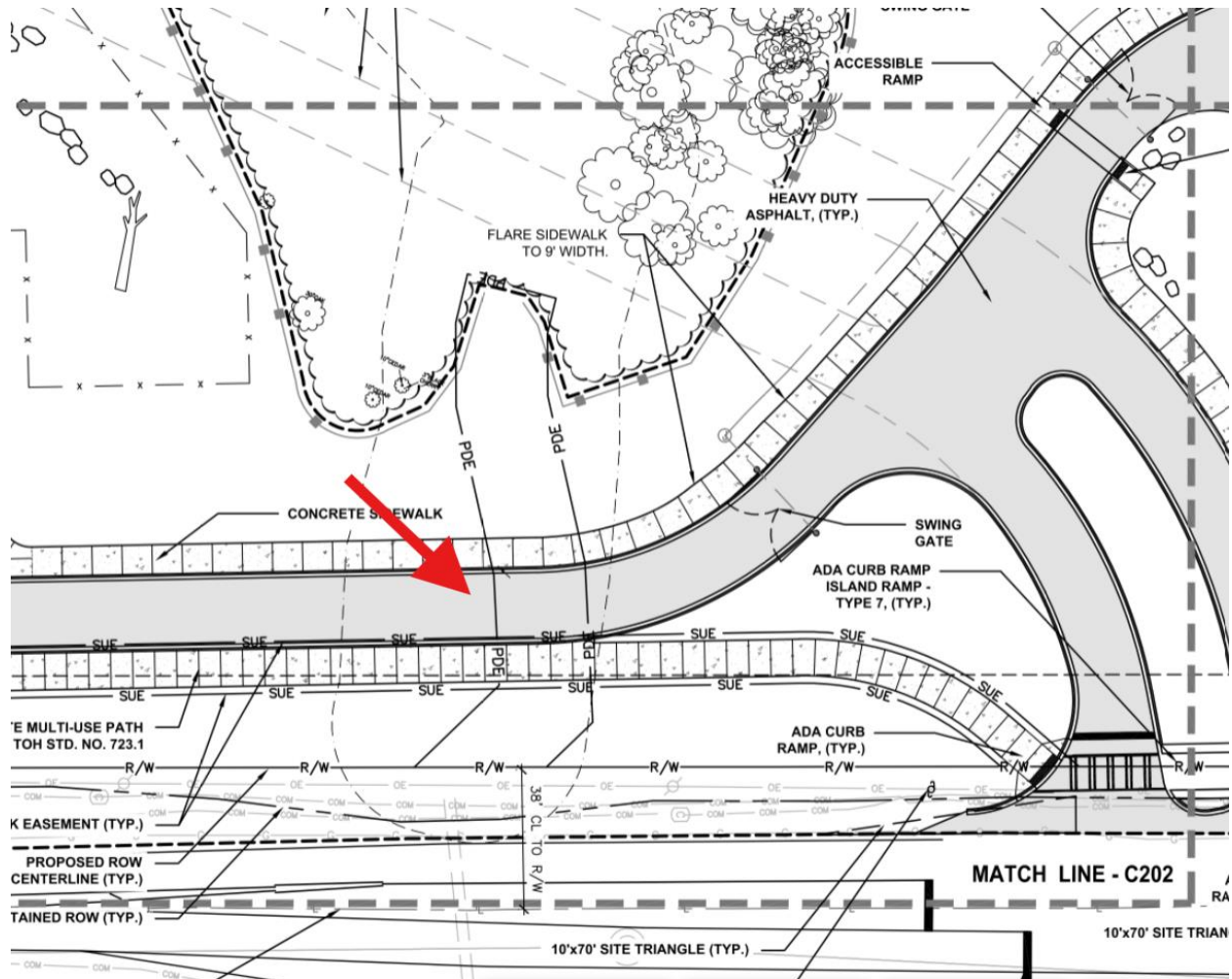


Figure 1 Post Construction Buffer Disturbance location

Applicant Modification Requests

Modification Request 1: *The applicant is requesting a modification from the zoning ordinance to allow for the disturbance of a 30' post-construction stream buffer for a driveway crossing.*

- Applicable Zoning Requirements: Article 8.25.11
- Zoning Comments: The applicant states that this disturbance is necessary to access both sides of the property to allow for additional parking. To disturb the buffer and request this conditional rezoning the applicant must provide mitigation. The applicant has selected mitigation technique #6 (Article 8.25.11.b) "Controlled Impervious Cover" which requires that the proposed development limit all future overall cumulative site impervious cover to less than or equal to 12% of the entire parcel.

Staff Recommendation: *Staff recommends approval*

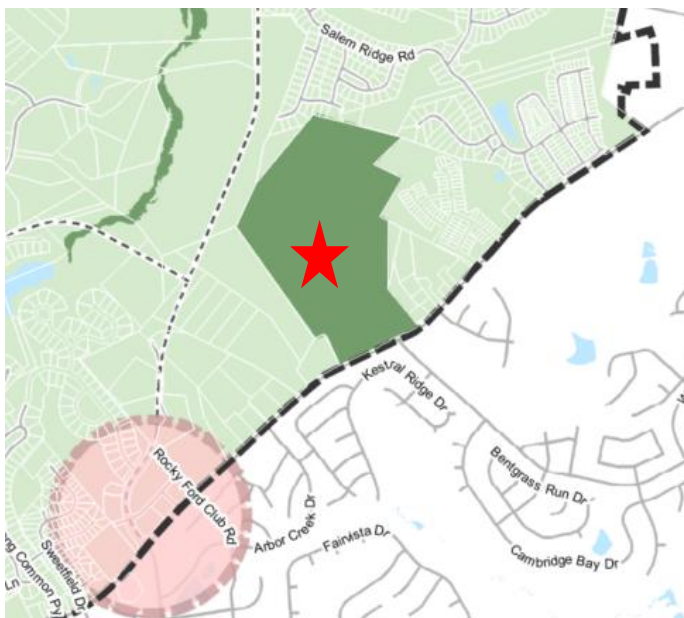
- Staff Comments: Staff recommends approval as the applicant is providing a approved mitigation technique that is in line with the zoning ordinance requirements.

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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: ***Supports Rezoning***

The proposed park is located within the Environmental/ Open Space future land use character areas which directly calls for preserving natural spaces and building parks.



Environmental / Open Space

These sensitive environmental areas consist primarily of development-impaired lands such as floodways and floodplains as well as parks and previously-protected areas.

Policy Recommendations - *Support rezoning*

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
 - Staff Comment: 2040 plan calls for this site to be a park and that is what the applicant is proposing.
- EOS 1.1: Support and enhance regulations pertaining to open space design and protection.
 - Staff Comment: While the applicant is proposing to disturb a small section of a post-construction buffer the applicant is ensuring that the entire site will never have more than 12% Impervious cover and ensures that much of the existing site remains forested. The applicant is proposing to save 97.13 acres of the existing 105.06 acres of trees on the site.
- Policy EOS-8: Improve access to parks.
 - Staff Comment: Provides additional park land to the east side of Huntersville.
- Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.
 - Provides a 10' sidepath along the frontage of the site.

Policy Recommendations – *Do not support rezoning*

N/A

Consistency with Existing Development:

- Staff Findings: The development is consistent with the low intensity rural developments that surround the future park.

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

- Staff Findings: No TIA was required.

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

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

Staff Recommendation: <i>Approval with Conditions</i>
• Staff comments: Staff could be in support of the project, as it is consistent with the character area recommendations of the Huntersville 2040 Plan, if the following conditions are met for approval: ○ All specimen tree items are addressed. ○ All minor staff comments are addressed.

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

Community Meeting: The applicant has hosted one meeting with the community on February 25th, 2026. The applicant's report is attached.

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

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

Public Hearing: May 4th, 2026

Planning Board: May 26th

- Motion to be added when available

Final Action: June 2nd, 2026

Attachments

Draft Motion Worksheet

Attachment A – Rezoning Application

Attachment B – Site Plan

Attachment C – Public Notices/Meetings

Attachment D – Engineering Report and TIA Determination

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application R25-18 Eastfield Park, the Planning Board recommends APPROVAL of the rezoning plan with the following conditions:

Including the following modifications: _____

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

because _____.

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

_____.

Motion to recommend DENIAL

In considering the proposed rezoning application R25-18 Eastfield Park, the Planning Board recommends DENIAL of the rezoning plan.

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

because _____.

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

_____.



General Application

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

1. Application Type

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

- ☐ 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 10/29/2025

Name of Project Eastfield Regional Park Phase 1 Phase # (if subdivision) _____

Project Address 13729 Eastfield Road, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 02112201

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

Property Size (acres) 114.693 Street Frontage (feet) 1191

Current Land Use Undeveloped Forest

Proposed Land Use(s) Public Park

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

3. Description of Request

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

Buffer disturbance variance

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 Mecklenburg County Phone 704-575-4947
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: local government

☒ 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 karen Weston-Chien

Title Project Manger Email karen.weston-chien@mecklenburgcountync.gov

Address of Applicant 600 East 4th Street, 28202

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

Benesch	Jeff Ashbaugh	704-943-3171	jashbaugh@benesch.com
Development Firm	Name of Contact	Phone	Email
Design Workshop	Jeff Israel	919-249-5174	jisrael@designworkshop.com
Design Firm	Name of Contact	Phone	Email

Contact Information

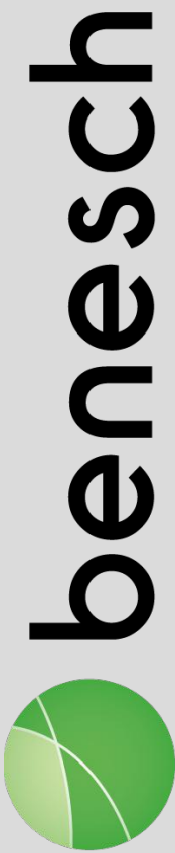
Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

EASTFIELD REGIONAL PARK PHASE 1

13729 EASTFIELD ROAD, HUNTERSVILLE, NC 28078

CONDITIONAL DISTRICT REZONING PLAN

SUBMITTAL DATE: 12.10.25
REVISION #1 DATE: 4.10.26



Project Team

Owner & Developer

Name: Mecklenburg County
Address: 600 E. 4th Street 11th Floor
Charlotte, NC 28202
Website: www.mecknc.gov
Contact: Karen Weston-Chien
Email: Karen.Weston-Chien@mecklenburgcountync.gov
Phone: 704-575-4947

Landscape Architect

Name: Design Workshop
Address: 621 Hillsborough St.
Suite 202 Raleigh, NC 27603
Website: www.designworkshop.com
Phone(Office): 919.973.6254
Contact: Jeff Israel
Email: jisrael@designworkshop.com
Phone: 919.249.5174

Civil Engineer

Name: Benesch
Address: 2359 Perimeter Pointe
Parkway, Suite 350 Charlotte, NC 28208
Website: www.benesch.com
Phone(Office): 704.521.9880
Corp. NC License: F-1320
Contact: Morgan Woolner
Email: mwoolner@benesch.com
Phone: 704.943.3172

Project Information

Project Name:Eastfield Regional Park Phase 1
Project Address: 13729 Eastfield Road, Huntersville, NC 28078
Project / Parcel ID (#): 02112201
City: Huntersville
County: Mecklenburg
Submitted By: Benesch
Plan Type: Recreational
Related Project Numbers: 6529

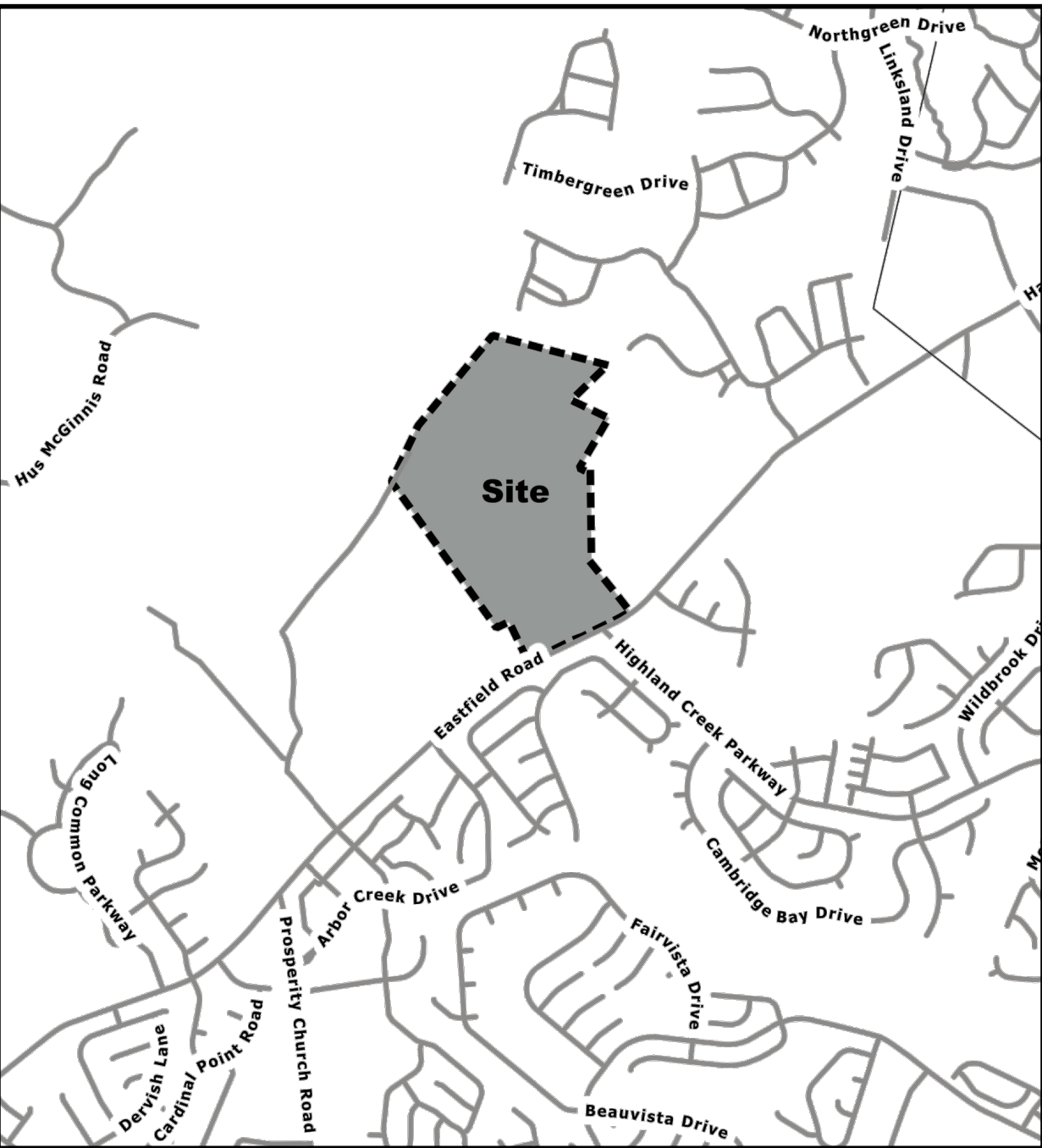
Site Overview Map



Index of Drawings

Sheet #	Description	Revision #	Date
C000	COVER SHEET	1	4/10/2026
C001	SURVEY	1	4/10/2026
C100	EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL	1	4/10/2026
C101	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 1	1	4/10/2026
C102	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 2	1	4/10/2026
C103	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 3	1	4/10/2026
C104	SLOPE ANALYSIS PLAN	1	4/10/2026
C105	S&ME POTENTIAL WOTUS EXHIBIT	1	4/10/2026
C200	SITE - OVERALL	1	4/10/2026
C201	SITE - ENLARGEMENT 1	1	4/10/2026
C202	SITE - ENLARGEMENT 2	1	4/10/2026
C203	SITE - ENLARGEMENT 3	1	4/10/2026
C204	BUA MAP	1	4/10/2026
C310	GRADING - OVERALL	1	4/10/2026
C311	GRADING - ENLARGEMENT 1	1	4/10/2026
C312	GRADING - ENLARGEMENT 2	1	4/10/2026
C313	GRADING - ENLARGEMENT 3	1	4/10/2026
C400	UTILITY PLAN	1	4/10/2026
L1-00	TREE PRESERVATION PLAN	1	4/10/2026
L1-01	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-02	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-03	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-04	TREE PRESERVATION TABLE	1	4/10/2026
L8-01	LANDSCAPING PLAN	1	4/10/2026
L8-02	LANDSCAPING PLAN	1	4/10/2026
L8-03	CROSS SECTIONS	1	4/10/2026
1 OF 1	BUFFER IMPACT MAP	1	4/10/2026

Vicinity Map



Approval Stamps

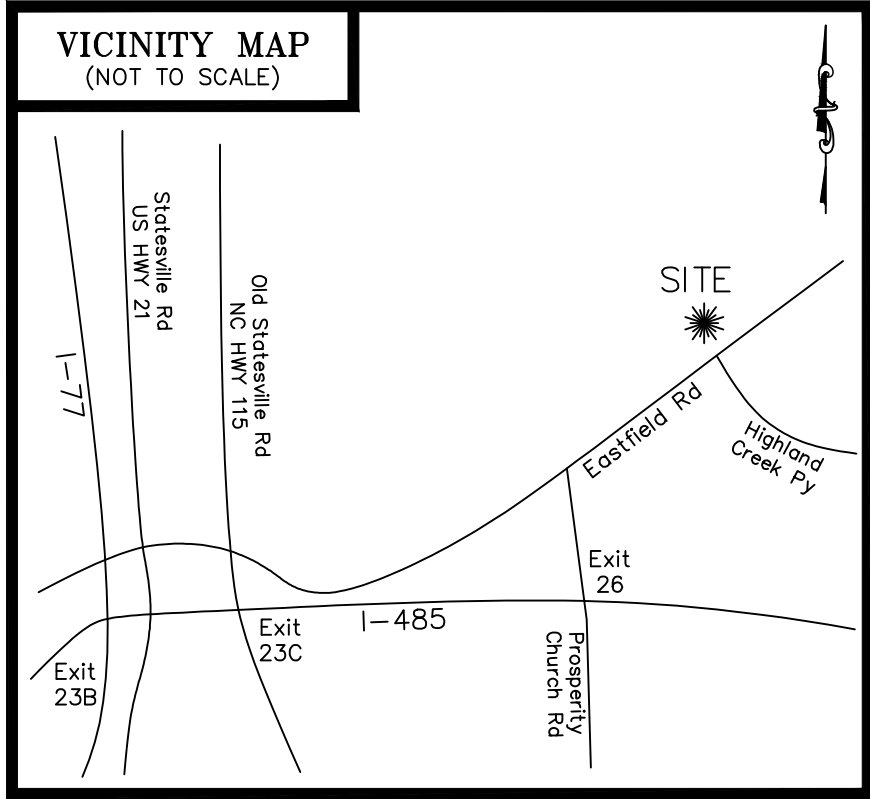
EASTFIELD REGIONAL PARK PHASE 1

13729 EASTFIELD ROAD, HUNTERSVILLE, NC 28078

CONDITIONAL DISTRICT REZONING PLAN

SUBMITTAL DATE: 12.10.2025

REVISION #1 DATA: 4.10.26



SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 12019 PAGE 304 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NO GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US SURVEY FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 371046600K, DATED NOVEMBER 16, 2018.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CES GROUP ENGINEERS, LLP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. CONTOURS ARE ONE FOOT (1') INTERVALS AS SHOWN HEREON AND BASED ON NAVD 88 DATUM.
9. SWIM BUFFERS AND POST CONSTRUCTION BUFFERS SHOWN HEREON WERE IMPORTED FROM MECKLENBURG COUNTY GIS. THE 30' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 60' WIDE. THE 35' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 70' WIDE AS SHOWN HEREON. COMPLIANCE WITH THE POST CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.
10. SITE IS LOCALIZED TO NCGS MONUMENT "ELLEN", HAVING COORDINATES OF N: 602,881.26, E: 1,471,482.41, NCSPCS NAD 83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.
11. TEMPORARY BENCHMARK (TBM) SHOWN IS A RR SPIKE IN A UTILITY POLE ON THE SOUTHERN SIDE OF EASTFIELD ROAD HAVING AN ELEVATION OF 771.01' AS SHOWN HEREON AND IS BASED ON NAVD 88 DATUM.
12. PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY CES GROUP ENGINEERS, LLP PER CLIENT REQUEST. OTHER IMPROVEMENTS MAY EXIST ON PROPERTY OUTSIDE OF SCOPE AREA.
13. NO RIGHT-OF-WAY INFORMATION WAS FOUND FOR THE NORTHERN SIDE OF EASTFIELD ROAD. NCDOT CLAIMS THAT IT IS A MAINTENANCE AGREEMENT ONLY.

LEGEND

- R/W RIGHT-OF-WAY
TBM TEMPORARY BENCHMARK
UTILITY POLE
GUY WIRE
ELECTRIC BOX
TRAFFIC CONTROLS
COMMUNICATIONS BOX
GAS VALVE
BOUNDARY LINE
BOUNDARY NOT SURVEYED
RIGHT-OF-WAY LINE
TIE LINE
EASEMENT (AS LABELED)
OVERHEAD UTILITIES

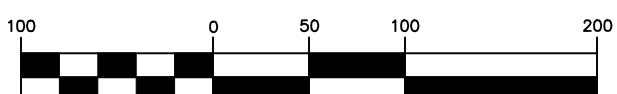
I, MICHAEL D. CASE, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE #2; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58-1600); THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 22, 2023; THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 26, 2023; AND ALL COORDINATES ARE BASED ON NAD 83/2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 USFT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: AUGUST 22, 2023
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NCGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984367
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF MARCH 2026.

Michael D. Case

MICHAEL D. CASE - NC PLS L-2828



GRAPHIC SCALE



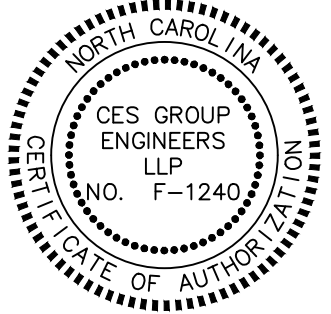
(IN FEET)
1 inch = 100 ft.



CES GROUP
ENGINEERS, LLP

NC FIRM LICENSE #F-1240
3525 WHITEHALL PARK DRIVE
SUITE 150
CHARLOTTE, NC 28273
T 704.489.1500
www.ces-group.net

SEAL:



OWNERSHIP:

TAX PARCEL 02112201
DEED BOOK 12019 PAGE 304
MECKLENBURG COUNTY
600 E. 4TH STREET
11th FLOOR
CHARLOTTE, NC 28202

PREPARED FOR:

DESIGN WORKSHOP, INC.
621 HILLSBOROUGH STREET
SUITE 202
RALEIGH, NC 27603

BOUNDARY SURVEY
PARCEL 02112201
13729 EASTFIELD ROAD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NC

PROJECT NUMBER:

8186

DRAWING REVISIONS

NO.	DESCRIPTION	DATE
1	ADDED NEW TREES	03/20/26

DRAWN BY: GHL DATE: 03/20/2026

CHECKED BY: FMH SCALE: 1" = 100'

DRAWING TITLE:

8186-Boundary

SHEET NUMBER:

1 OF 2

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.

2. BOUNDARY INFORMATION BASED ON DEED BOOK 12019 PAGE 304 AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DEEDS.

3. BASIS OF BEARINGS: NC GRID NAD 83/2011

4. AREA BY COORDINATE METHOD, ALL DISTANCES SHOWN ARE HORIZONTAL AND US SURVEY FEET.

5. POINTS AND/OR BEARINGS FOR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.

6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 371046600K, DATED NOVEMBER 16, 2018.

7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND UTILITIES AND/OR RECORDS OF THE UTILITY WHICH HAVE BEEN OBTAINED AND NOT SHOWN HEREON MAY EXIST, IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CES GROUP ENGINEERS, LLP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

8. CONTOURS ARE ONE FOOT (1') INTERVALS AS SHOWN HEREON AND BASED ON NAVD 88 DATUM.

9. THE 30' BUFFERS FOR CONSTRUCTION BUFFERS SHOWN HEREON WERE IMPORTED FROM MECKLENBURG COUNTY GIS. THE 30' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 60' WIDE, THE 35' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 70' WIDE. THE 30' AND 35' BUFFERS ARE NOT TO BE CONSIDERED COMPLIANCE WITH THE POST CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.

10. SITE IS LOCIALIZED TO NCGS NUMBER "ELLEN", HAVING COORDINATES OF N: 602,881.262, E: 1,471,482.411, NCPSS NAD 83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.

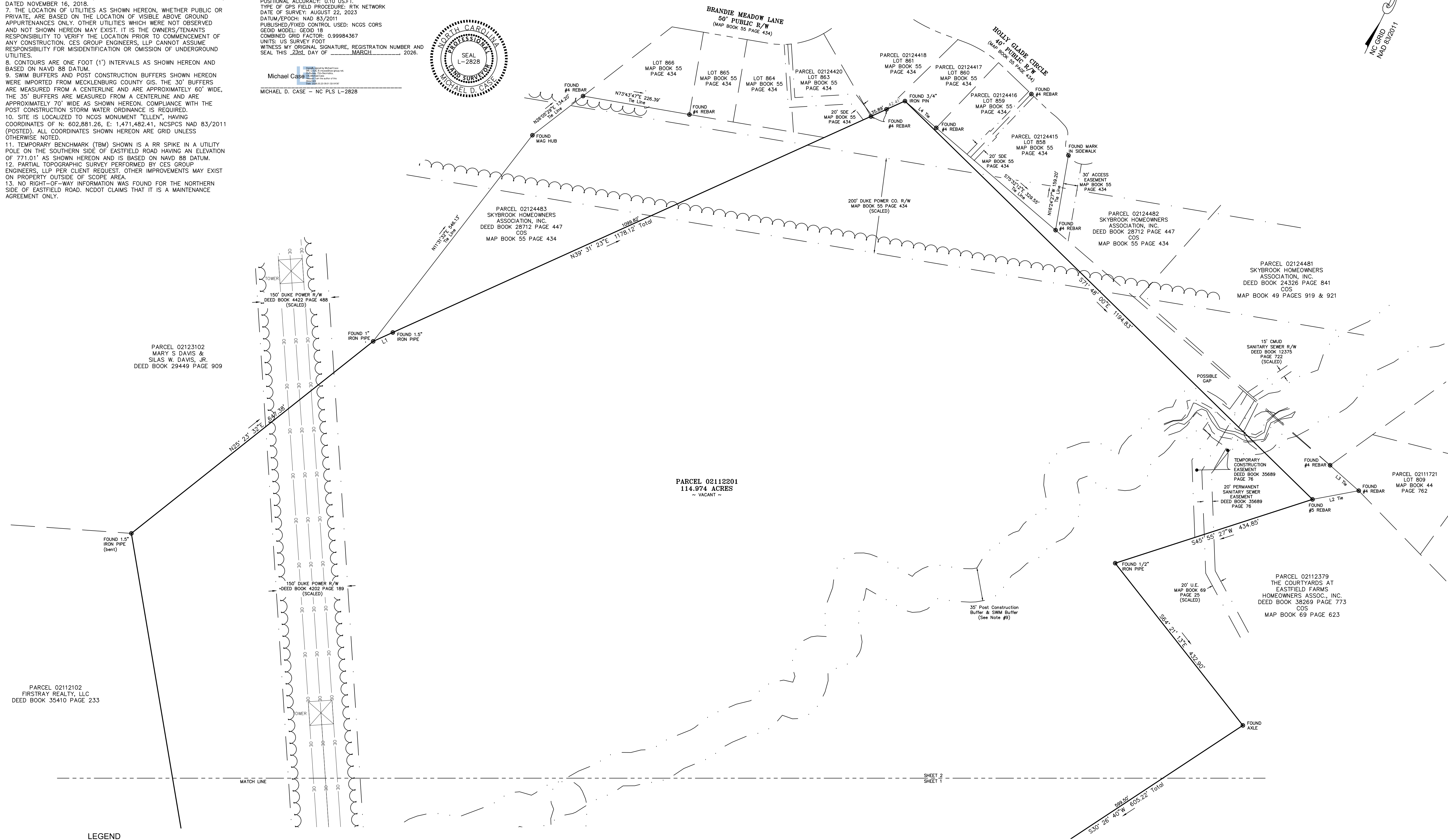
11. TEMPORARY BENCHMARK (TBM) SHOWN IS A RR SPIKE IN A UTILITY POLE ON THE SOUTHERN SIDE OF EASTFIELD ROAD HAVING AN ELEVATION OF 771.01' AS SHOWN HEREON AND IS BASED ON NAVD 88 DATUM.

12. THIS SURVEY WAS CONDUCTED BY CES GROUP ENGINEERS, THE PROFESSIONAL ENGINEERS, LLP PER CLIENT REQUEST. OTHER IMPROVEMENTS MAY EXIST ON PROPERTY OUTSIDE OF SCOPE AREA.

13. NO RIGHT-OF-WAY INFORMATION WAS FOUND FOR THE NORTHERN PORTION OF EASTFIELD ROAD. NCOTD CLAIMS THAT A MAINTENANCE AGREEMENT ONLY

Digitally signed by Michael Case
DN: c=US, e=MichaelCase@group.net,
ou=University, cn=Michael Case
Reason: I am the author of this
document
Date: 2008.02.23 09:30:44-05'

MICHAEL D. CASE – NC PLS L-2828



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°34'05"E	45.18'
L2	N53°12'42"E	98.58'
L3	N74°35'33"W	80.34'
L4	S75°34'24"E	86.34'

(IN FEET)
1 inch = 100 ft



CES GROUP
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3525 WHITEHALL PARK DRIVE
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TAX PARCEL 02112201
DEED BOOK 12019 PAGE 304
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BOUNDARY SURVEY
PARCEL 02112201
13729 EASTFIELD ROAD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NC

8186

DRAWING REVISIONS		
NO:	DESCRIPTION:	DATE:
1	ADDED NEW TREES	03/20/26

DRAWN BY: GHL	DATE: 03/20/2026
---------------	------------------

CHECKED BY: FMH	SCALE : 1" = 100'
-----------------	-------------------

DRAWING TITLE

8186-Boundary

SHEET NUMBER:

2 OF 2



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION
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[illegible]DRAWN: MD REVIEWED: MV

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

EXISTING
CONDITIONS &
DEMOLITION PLAN -
OVERALL

SHEET NUMBER

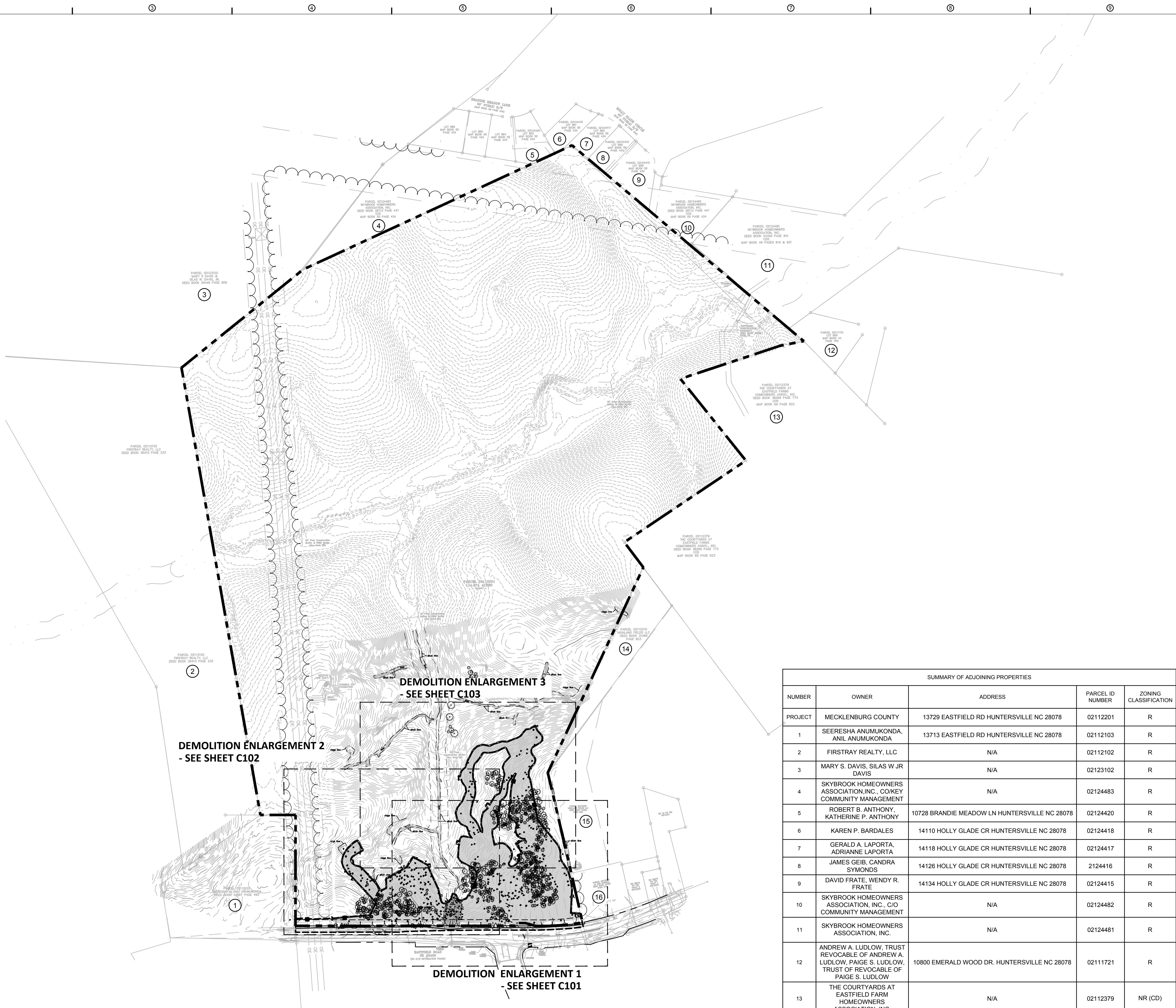
C100

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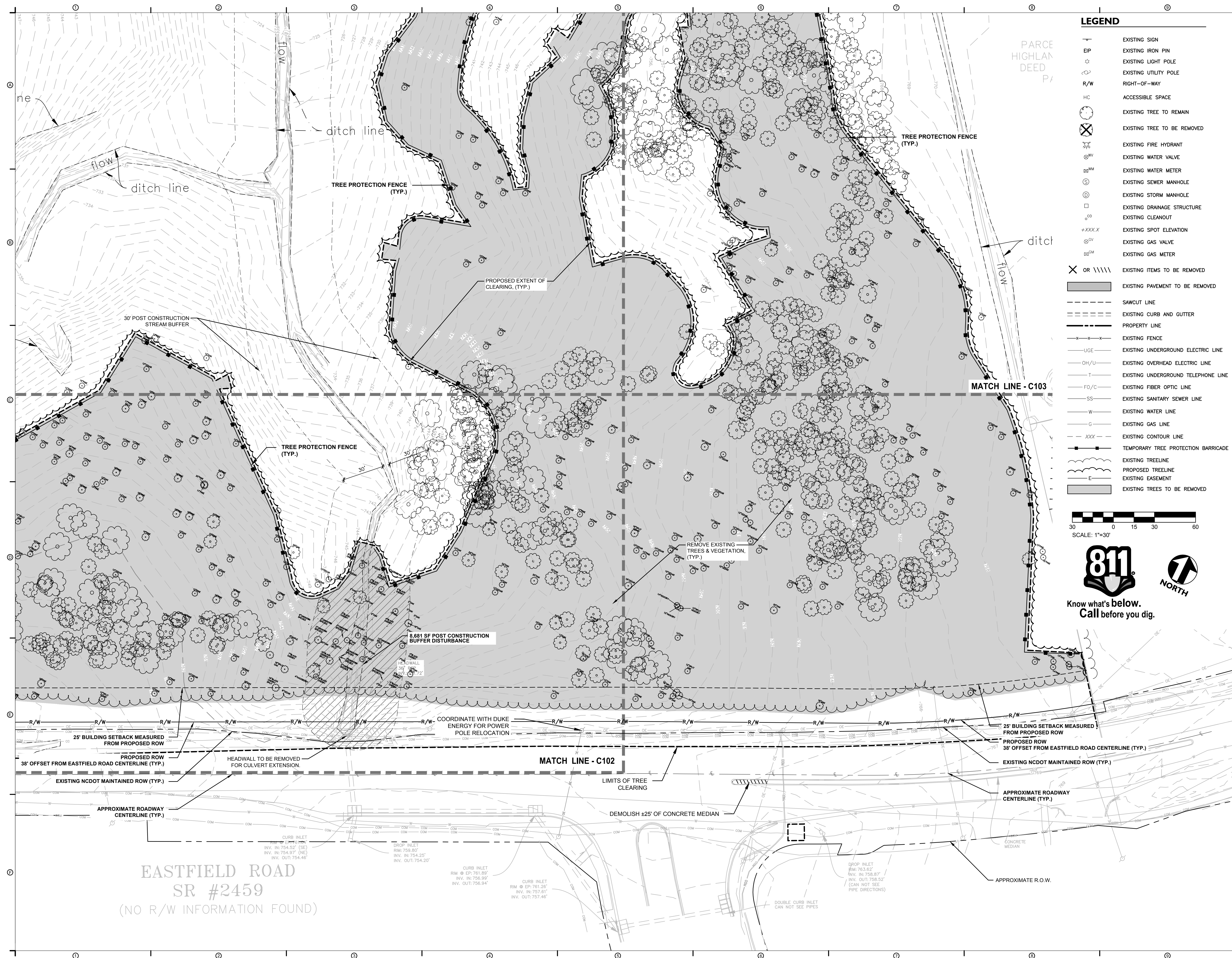
LEGEND

- | | |
|-------------|-------------------------------------|
| | EXISTING SIGN |
| EIP | EXISTING IRON PIN |
| | EXISTING LIGHT POLE |
| | EXISTING UTILITY POLE |
| R/W | RIGHT-OF-WAY |
| HC | ACCESSIBLE SPACE |
| | EXISTING TREE TO REMAIN |
| | EXISTING TREE TO BE REMOVED |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING WATER METER |
| | EXISTING SEWER MANHOLE |
| | EXISTING STORM MANHOLE |
| | EXISTING DRAINAGE STRUCTURE |
| | EXISTING CLEANOUT |
| +XXX.X | EXISTING SPOT ELEVATION |
| | EXISTING GAS VALVE |
| | EXISTING GAS METER |
| X OR \\\ | EXISTING ITEMS TO BE REMOVED |
| | EXISTING PAVEMENT TO BE REMOVED |
| --- | SAWCUT LINE |
| == | EXISTING CURB AND GUTTER |
| --- | PROPERTY LINE |
| -x-x-x- | EXISTING FENCE |
| -UGE- | EXISTING UNDERGROUND ELECTRIC LINE |
| -OH/U- | EXISTING OVERHEAD ELECTRIC LINE |
| -T- | EXISTING UNDERGROUND TELEPHONE LINE |
| -FO/C- | EXISTING FIBER OPTIC LINE |
| -SS- | EXISTING SANITARY SEWER LINE |
| -W- | EXISTING WATER LINE |
| -G- | EXISTING GAS LINE |
| - - XXX - - | EXISTING CONTOUR LINE |
| | TEMPORARY TREE PROTECTION BARRICADE |
| | EXISTING TREELINE |
| | PROPOSED TREELINE |
| E | EXISTING EASEMENT |
| | EXISTING TREES TO BE REMOVED |

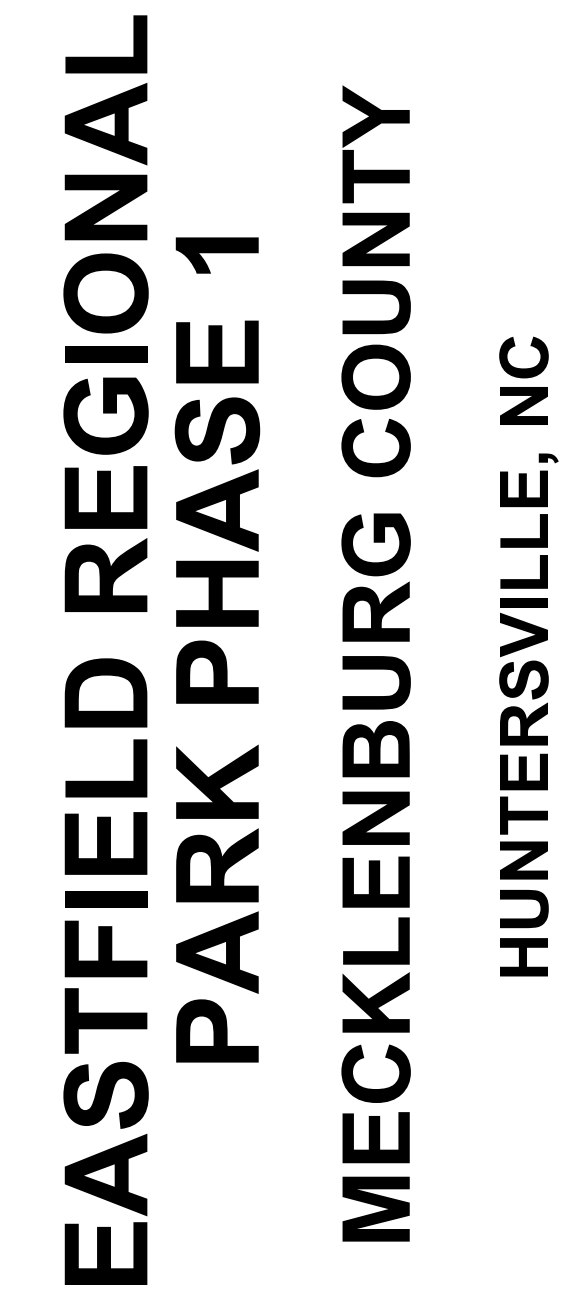




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PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

[illegible]DRAWN: MD REVIEWED: MV

CONDITIONAL DISTRICT REZONING PLAN

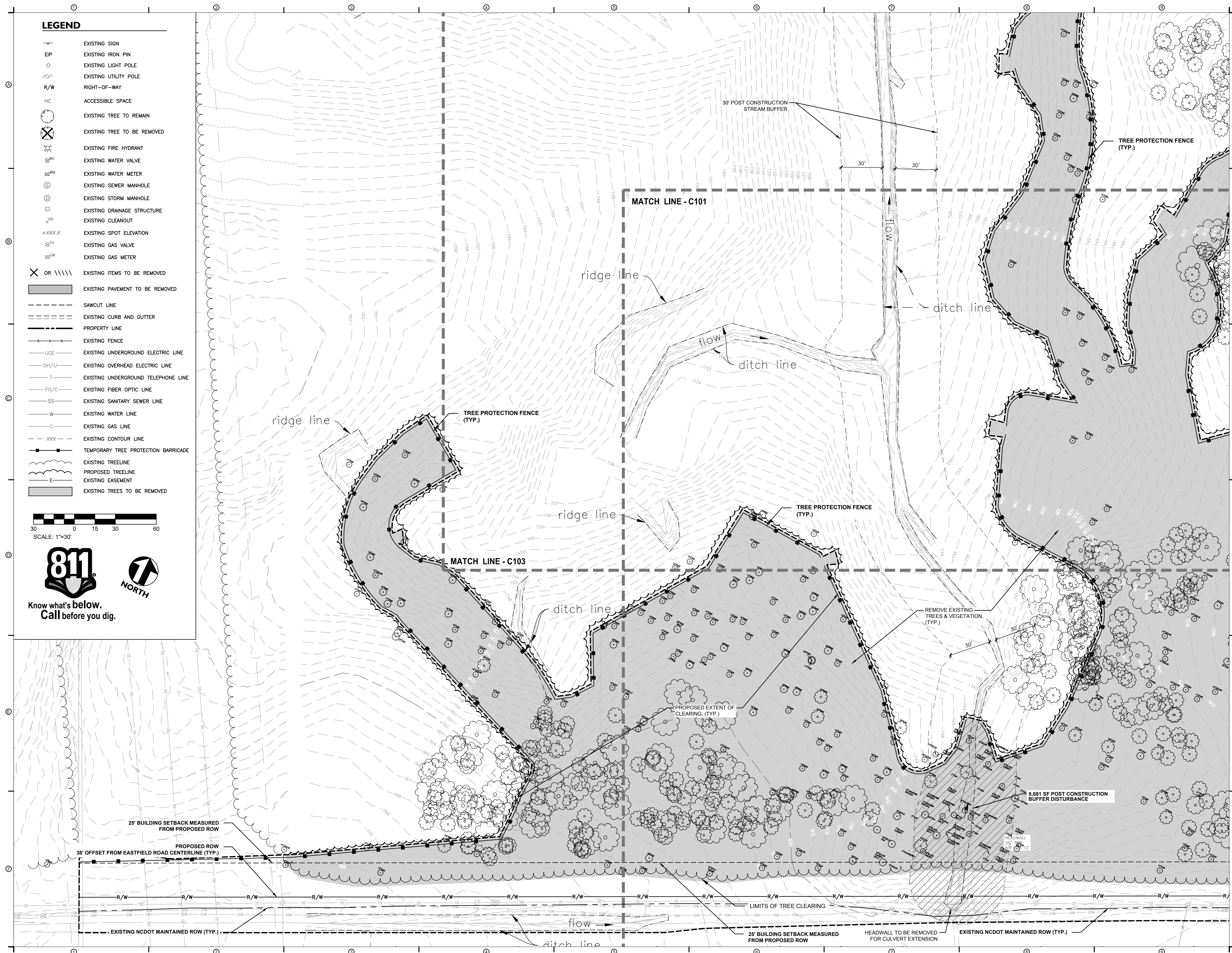
PROJECT NUMBER: 6529

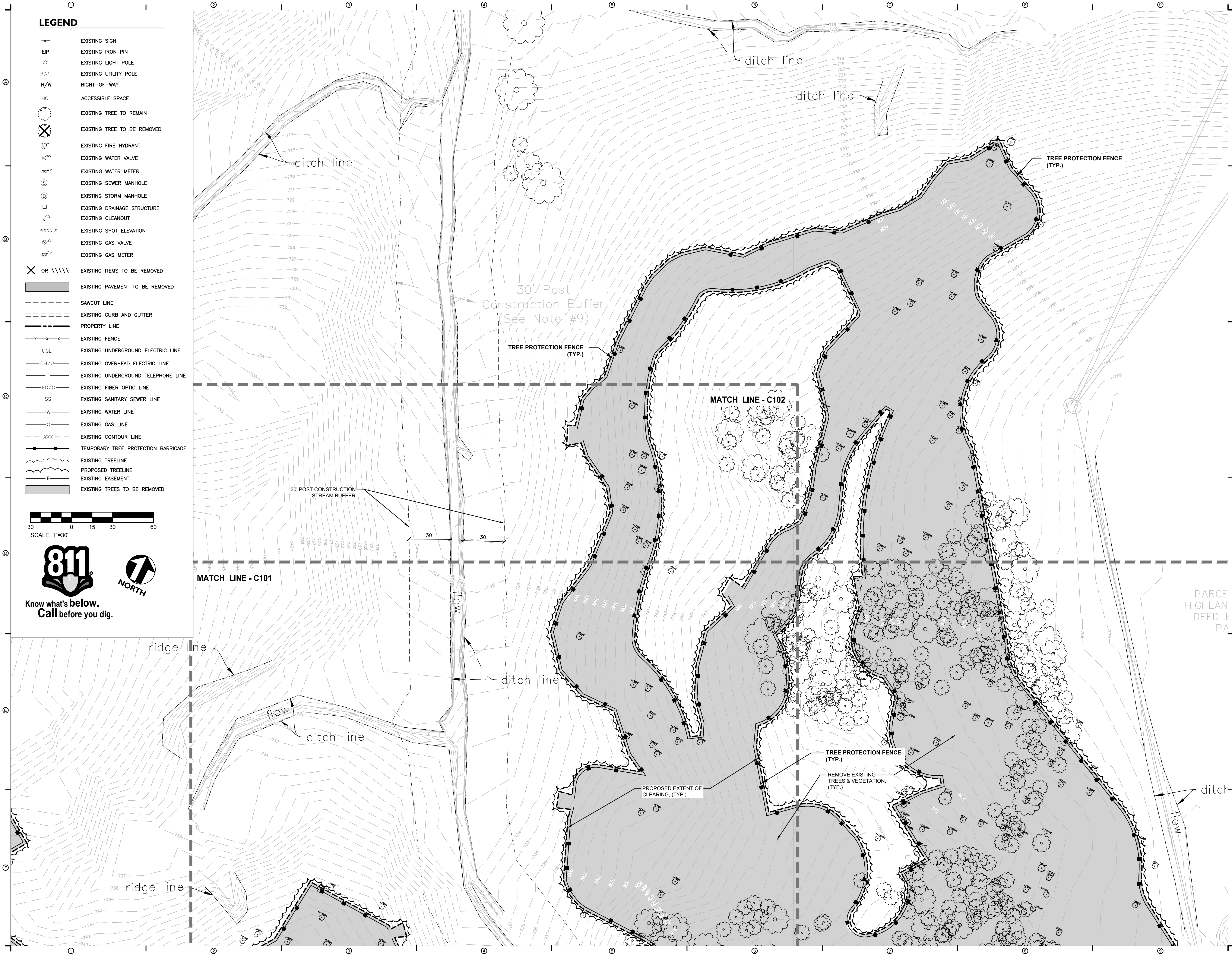
EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 2

SHEET NUMBER

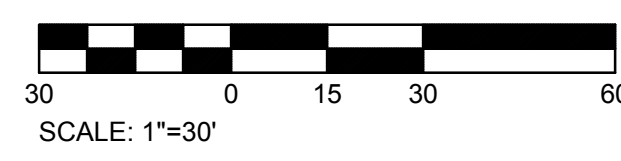
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- LEGEND**
- EXISTING SIGN
 - EXISTING IRON PIN
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - RIGHT-OF-WAY
 - ACCESSIBLE SPACE
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER METER
 - EXISTING SEWER MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING DRAINAGE STRUCTURE
 - EXISTING CLEANOUT
 - EXISTING SPOT ELEVATION
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING ITEMS TO BE REMOVED
 - EXISTING PAVEMENT TO BE REMOVED
 - SAWCUT LINE
 - EXISTING CURB AND GUTTER
 - PROPERTY LINE
 - EXISTING FENCE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING CONTOUR LINE
 - TEMPORARY TREE PROTECTION BARRICADE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - EXISTING EASEMENT
 - EXISTING TREES TO BE REMOVED



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**EASTFIELD REGIONAL
PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

**CONDITIONAL
DISTRICT
REZONING PLAN**

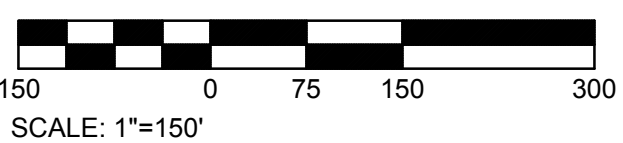
PROJECT NUMBER: 6529

**EXISTING
CONDITIONS &
DEMOLITION PLAN -
ENLARGEMENT 3**

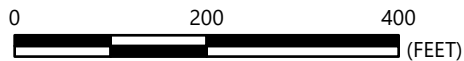
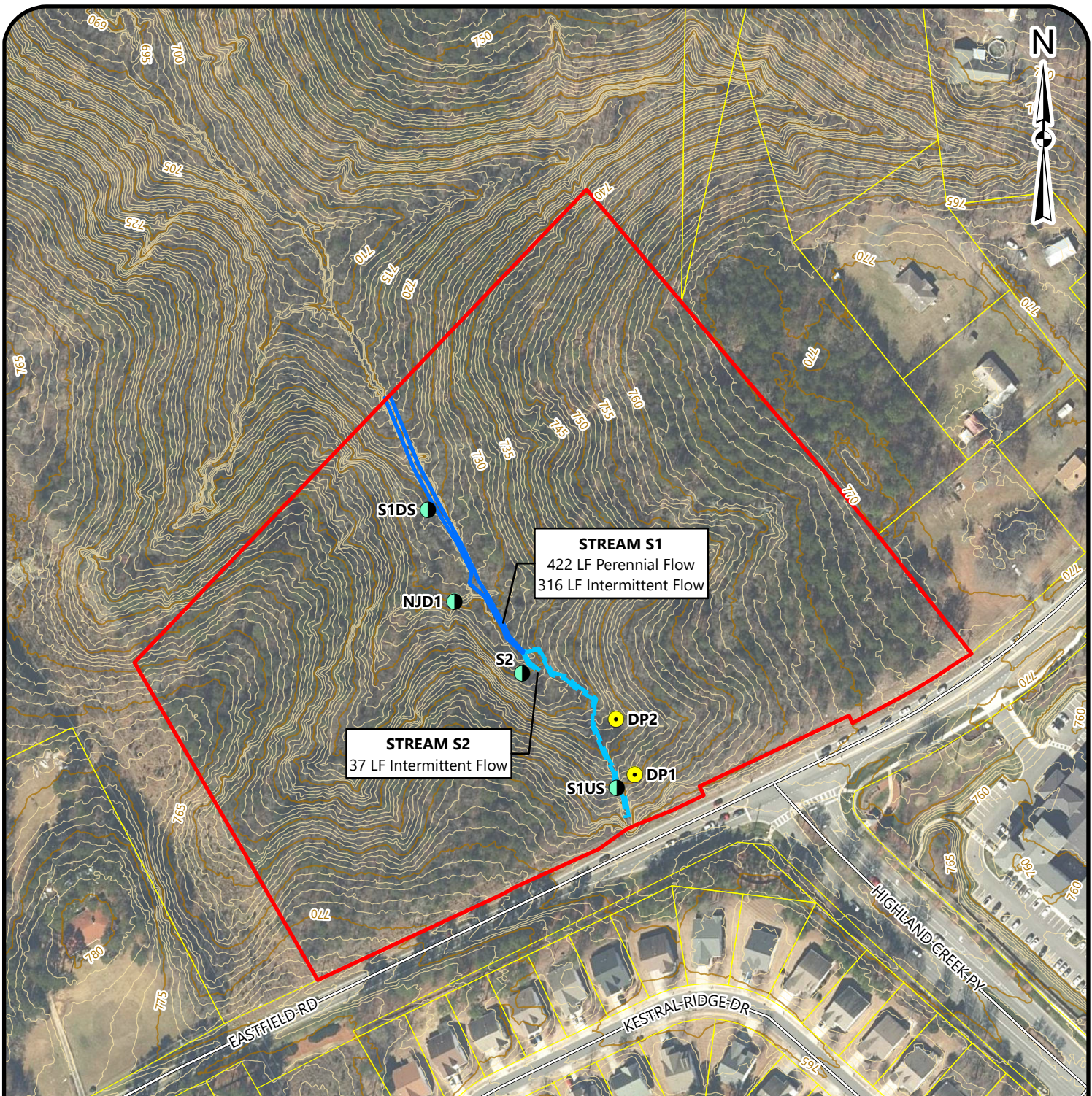
SHEET NUMBER
C103
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Drawing Path: \\EgnyteDrive\Ops\Charlotte-1350\Projects\2023\23350105_Benesch_Eastfield Park_Huntersville_NC\ENV\GIS(EastfieldPRO) plotted by DHomans



REFERENCE: 2023 AERIAL PHOTOGRAPH

BASEMAP DATA WAS OBTAINED FROM MECKLENBURG COUNTY AND NC ONEMAP. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

LEGEND

- SUBJECT PROPERTY
- POTENTIALLY JURISDICTIONAL STREAM (INTERMITTENT)
- POTENTIALLY JURISDICTIONAL STREAM (PERENNIAL)
- STREAM FORM LOCATION
- WETLAND / UPLAND FORM LOCATION



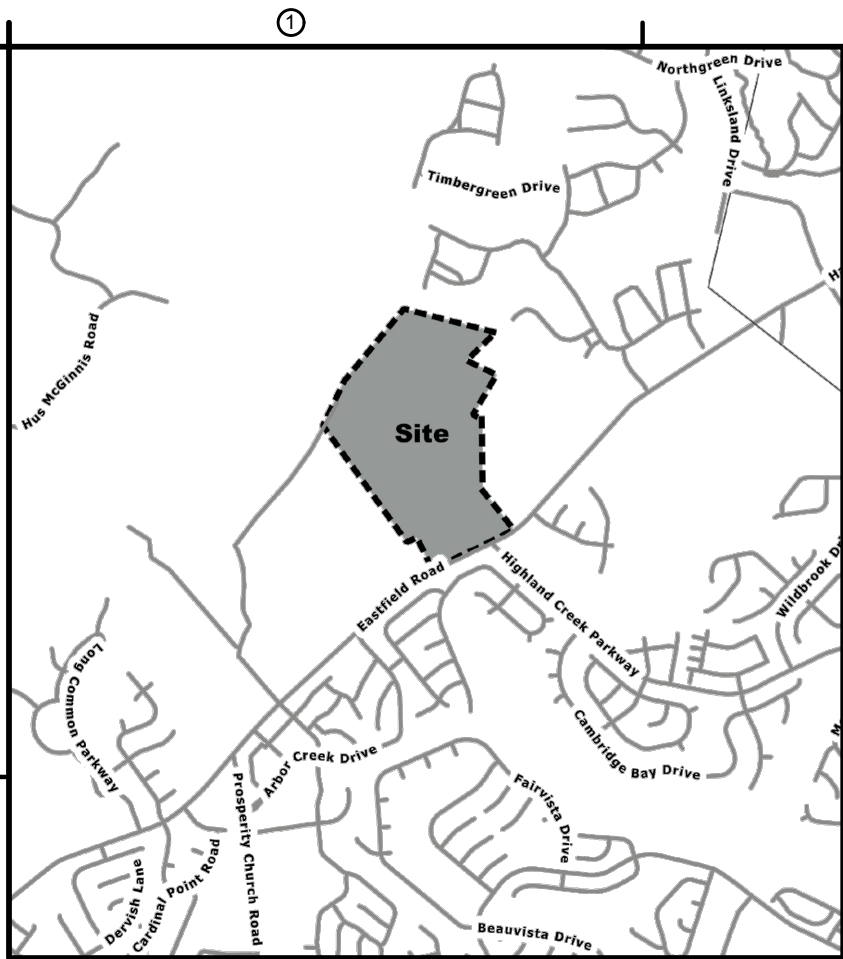
POTENTIAL WOTUS EXHIBIT

EASTFIELD PARK
MECKLENBURG COUNTY, NORTH CAROLINA

SCALE:
1" = 200'
DATE:
2/3/2025
PROJECT NUMBER
23350105

FIGURE NO.

3



VICINITY MAP - N.T.S.

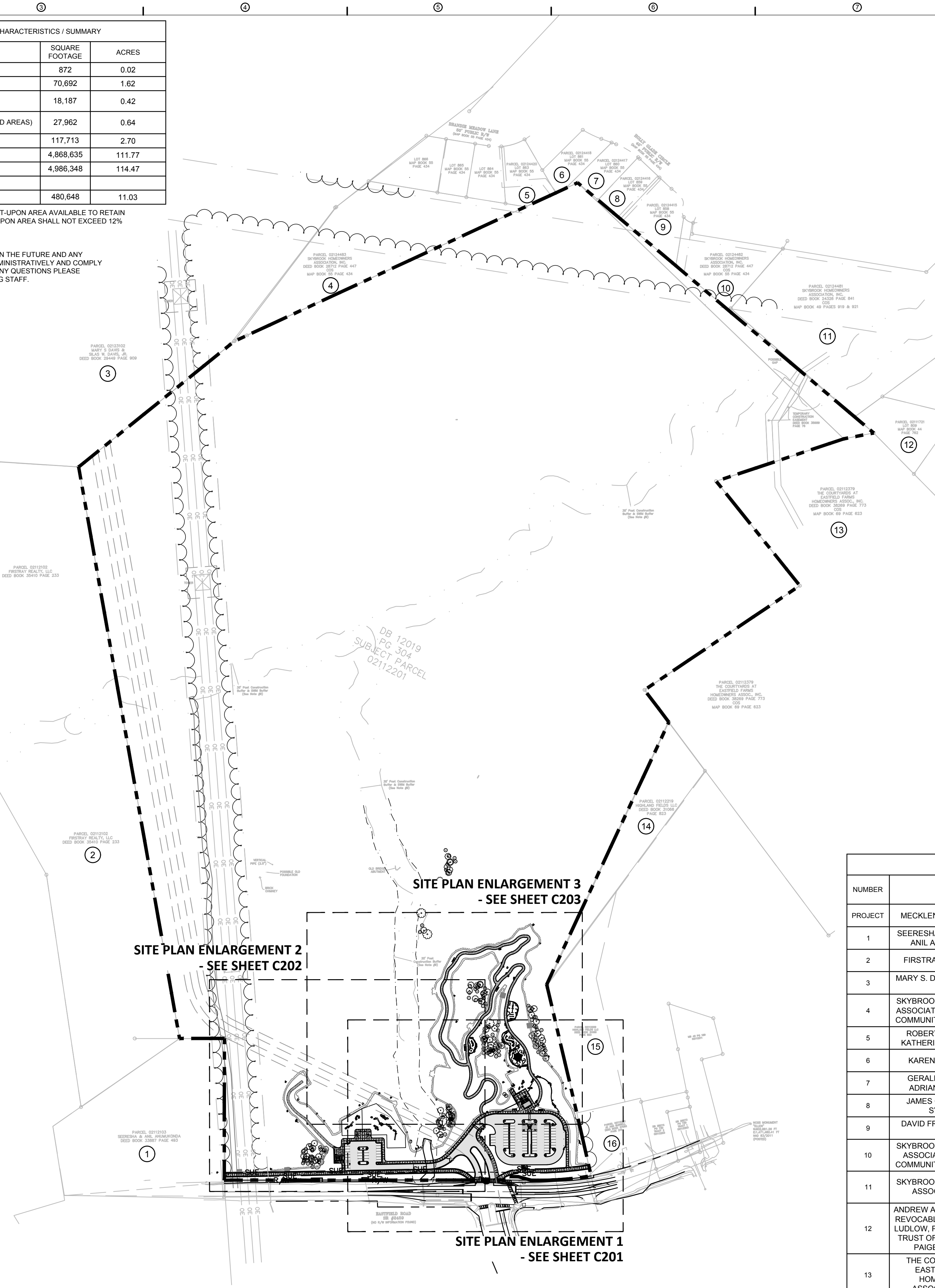
PROJECT AREA LAND COVER CHARACTERISTICS / SUMMARY		
PROJECT AREA LAND COVERS	SQUARE FOOTAGE	ACRES
ROOF / BUILDING	872	0.02
PARKING / DRIVEWAY / ASPHALT	70,692	1.62
SIDEWALK / CURB RAMP / CONCRETE DECK	18,187	0.42
OTHER (COMPACTED SOIL TRAILS / PLAYGROUND AREAS)	27,962	0.64
TOTAL IMPERVIOUS AREA:	117,713	2.70
TOTAL PERVIOUS AREA:	4,868,635	111.77
TOTAL SITE AREA:	4,986,348	114.47
PERCENT BUA = 2.36%		
PERCENT BUA REMAINING* = 9.64%	480,648	11.03

*THIS FIGURE REPRESENTS THE AMOUNT OF BUILT-UPON AREA AVAILABLE TO RETAIN LOW DENSITY CLASSIFICATION. MAXIMUM BUILT-UPON AREA SHALL NOT EXCEED 12% OF TOTAL SITE AREA.

TREE SAVE NOTE:
ALL TREE SAVE OUTSIDE OF LOD WILL BE SAVED IN THE FUTURE AND ANY FUTURE EXPANSION NEEDS TO BE APPROVED ADMINISTRATIVELY AND COMPLY WITH THE TREE SAVE ORDINANCE. IF YOU HAVE ANY QUESTIONS PLEASE DISCUSS WITH TOWN OF HUNTERSVILLE PLANNING STAFF.

LEGEND

	EXISTING SIGN
	PROPOSED SIGN
	EXISTING IRON PIN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	RIGHT-OF-WAY
	ACCESSIBLE SPACE
	EXISTING TREE TO REMAIN
	EXISTING FIRE HYDRANT
	# OF PARKING SPACES
	CENTERLINE
	PROPOSED BOLLARD
	EXISTING CURB AND GUTTER
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING UNDERGROUND UTILITY LINE
	EXISTING ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	ASPHALT TRAIL
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE
	SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS



SITE PLAN DATA TABLE	
TOTAL AREA (SQUARE FEET / ACRES)	4,986,348 SF / 114.47 AC
PROPOSED DISTURBED AREA (SQUARE FEET / ACRES)	332,268 SF / 7.63 AC
RIVER BASIN	YADKIN PEE-DEE
STREAM CLASSIFICATION	C (DRAINING TO CLARKE CREEK)
PRINCIPAL USE(S) (Z.O. ARTICLE 3)	PARKS / RECREATION
BUILDING TYPE (Z.O. ARTICLE 3, 4 AND 8.10)	ACCESSORY USES
CURRENT ZONING DISTRICT (Z.O. ARTICLE 3)	R - RURAL DISTRICT
PROPOSED ZONING DISTRICT (Z.O. ARTICLE 3)	R (CD) - CONDITIONAL ZONING RURAL DISTRICT
OVERLAY DISTRICT, IF APPLICABLE (ARTICLE 3 Z.O.)	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3 Z.O.)	12%
PERCENTAGE OF IMPERVIOUS SHOWN	2.36%
LOT COUNT	1
TOTAL NUMBER OF DWELLINGS (DETACHED/ATTACHED)	2
MIXED-USE# OF LIVE / WORK UNITS	0
TOTAL AREA OF RESIDENTIAL (SQUARE FEET)	0
TOTAL AREA OF NON-RESIDENTIAL (SQUARE FEET)	4,986,348
LOT SIZE RANGE	N/A
NUMBER OF LOTS WITHIN EACH RANGE	N/A
LOT WIDTHS RANGE (Z.O. ARTICLE 3)	N/A
NUMBER OF LOTS WITHIN EACH WIDTH	N/A
SETBACKS AND BUILT-TO-LINES (Z.O. ARTICLE 3, 4 & 8)	
FRONT BTL RANGE OR SETBACK (FEET)	25
CORNER SETBACKS (FEET)	N/A
REAR SETBACKS (FEET)	25
RIGHT SIDE SETBACK (FEET)	8
LEFT SIDE SETBACK (FEET)	8
WATERSHED INFORMATION (Z.O. ARTICLE 3 AND S.O. SECTION 7.290)	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
WATERSHED DISTRICT	N/A
LOW DENSITY / HIGH DENSITY	LOW DENSITY
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	12%
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	2.36%
PROJECT COMPLETION TIME (APPROXIMATE)	2027
OFF-STREET PARKING REQUIREMENTS (Z.O. 6.1 - CIVIC)	NO MINIMUM
TOTAL OFF-STREET PARKING SPACES	89 (5 HANDICAP)

REZONING NOTES:

- BUFFER DISTURBANCE:
1. THE BUFFER DISTURBANCE IS NECESSARY BECAUSE THE PROPERTY IS BEING BISECTED BY A JURISDICTIONAL STREAM. THE NCDOT WOULD NOT ALLOW TWO SEPARATE DRIVEWAYS TO ACCESS EACH HALF OF THE PROPERTY INDEPENDENTLY FROM EASTFIELD ROAD. A VEHICULAR BRIDGE WAS ANALYZED, HOWEVER WAS DEEMED TOO COSTLY. THE DESIGN TEAM HAS SELECTED TO EXTEND THE EXISTING CULVERT UNDERNEATH EASTFIELD ROAD INSTEAD.
 2. IN KEEPING WITH THE SPIRIT OF A PASSIVE NATURAL PARK, MECKLENBURG COUNTY HAS SELECTED AN IMPERVIOUS RESTRICTION ON THE PROPERTY AS A MITIGATION OPTION FOR THE STREAM BUFFER DISTURBANCE. THE CURRENT/FUTURE IMPERVIOUS AREA RESTRICTION WILL BE SET AT A MAX. 12%. THE CURRENT AND FUTURE DEVELOPMENT BUILT UPON AREA SHALL NOT BE GREATER THAN 12%.
 3. DOUBLE ROW OF STREET TREES REQUIRED - DUE TO SITE CONSTRAINTS, STORM DRAINAGE AND ROW LOCATION, A LARGE ENOUGH SHOULDER IS NOT ABLE TO BE ESTABLISHED TO PLANT A DOUBLE ROW OF STREET TREES. A SINGLE ROW OF STREET TREES WILL BE PLANTED ALONG THE MULTI-USE PATH.
- ADDITIONAL REZONING CONDITIONS:

SUMMARY OF ADJOINING PROPERTIES				
NUMBER	OWNER	ADDRESS	PARCEL ID NUMBER	ZONING CLASSIFICATION
PROJECT	MECKLENBURG COUNTY	13729 EASTFIELD RD HUNTERSVILLE NC 28078	02112201	R (CD)
1	SEERESHA ANUMUKONDA, ANIL ANUMUKONDA	13713 EASTFIELD RD HUNTERSVILLE NC 28078	02112103	R
2	FIRSTRAY REALTY, LLC	N/A	02112102	R
3	MARY S. DAVIS, SILAS W JR DAVIS	N/A	02123102	R
4	SKYBROOK HOMEOWNERS ASSOCIATION, INC., CO-KEY COMMUNITY MANAGEMENT	N/A	02124483	R
5	ROBERT B. ANTHONY, KATHERINE P. ANTHONY	10728 BRANDIE MEADOW LN HUNTERSVILLE NC 28078	02124420	R
6	KAREN P. BARDALES	14110 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124418	R
7	GERALD A. LAPORTA, ADRIANNE LAPORTA	14118 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124417	R
8	JAMES GEIB, CANDRA SYMONDS	14126 HOLLY GLADE CR HUNTERSVILLE NC 28078	2124416	R
9	DAVID FRATE, WENDY R. FRATE	14134 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124415	R
10	SKYBROOK HOMEOWNERS ASSOCIATION, INC., C/O COMMUNITY MANAGEMENT	N/A	02124482	R
11	SKYBROOK HOMEOWNERS ASSOCIATION, INC.	N/A	02124481	R
12	ANDREW A. LUDLOW, TRUST REVOCABLE OF ANDREW A. LUDLOW, PAIGE S. LUDLOW, TRUST OF REVOCABLE OF PAIGE S. LUDLOW	10800 EMERALD WOOD DR. HUNTERSVILLE NC 28078	02111721	R
13	THE COURTYARDS AT EASTFIELD FARM HOMEOWNERS ASSOCIATION, INC.	N/A	02112379	NR (CD)
14	HIGHLAND FIELDS, LLC	N/A	02112219	R
15	HIGHLAND FIELDS, LLC	14007 EASTFIELD RD HUNTERSVILLE NC 28078	02112209	R
16	GAJENDRASINH KAPLETIYA, HASUBEN KAPLETIYA, HEMANTSINH GAJENDRASINH KAPLETIYA, DIMPALBEN KAPLETIYA, PRIYANKSINH KAPLETIYA, NIDHIKUMARI KAPLETIYA	14001 EASTFIELD RD HUNTERSVILLE NC 28078	02112202	R

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PROJECT NUMBER: 6529

SITE - OVERALL

SHEET NUMBER

C200

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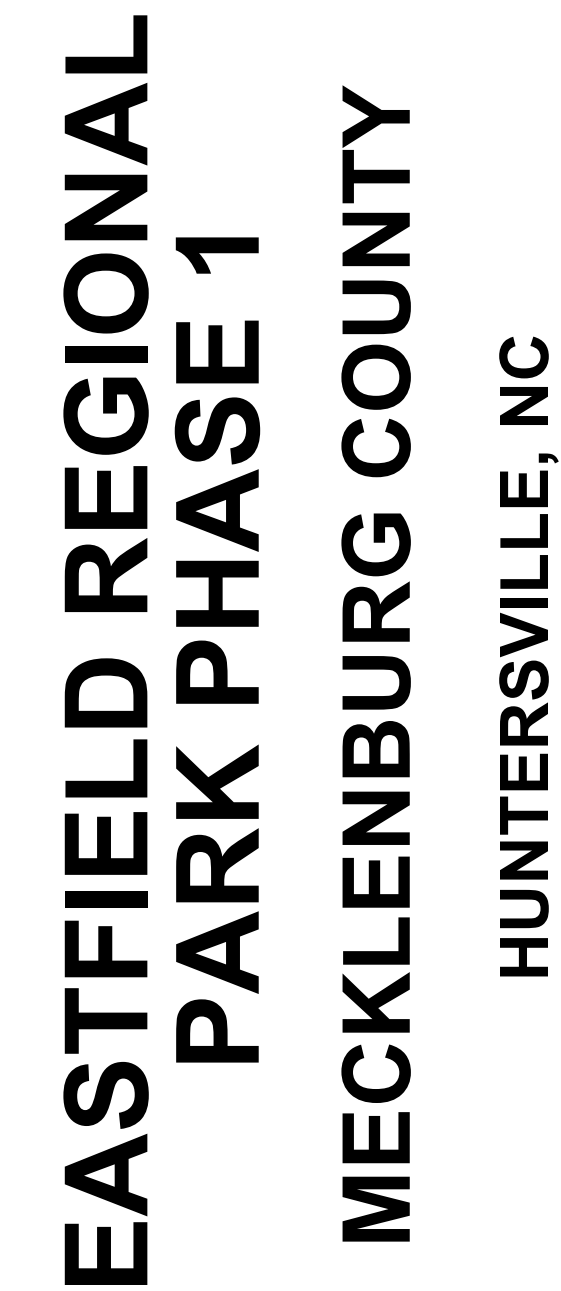
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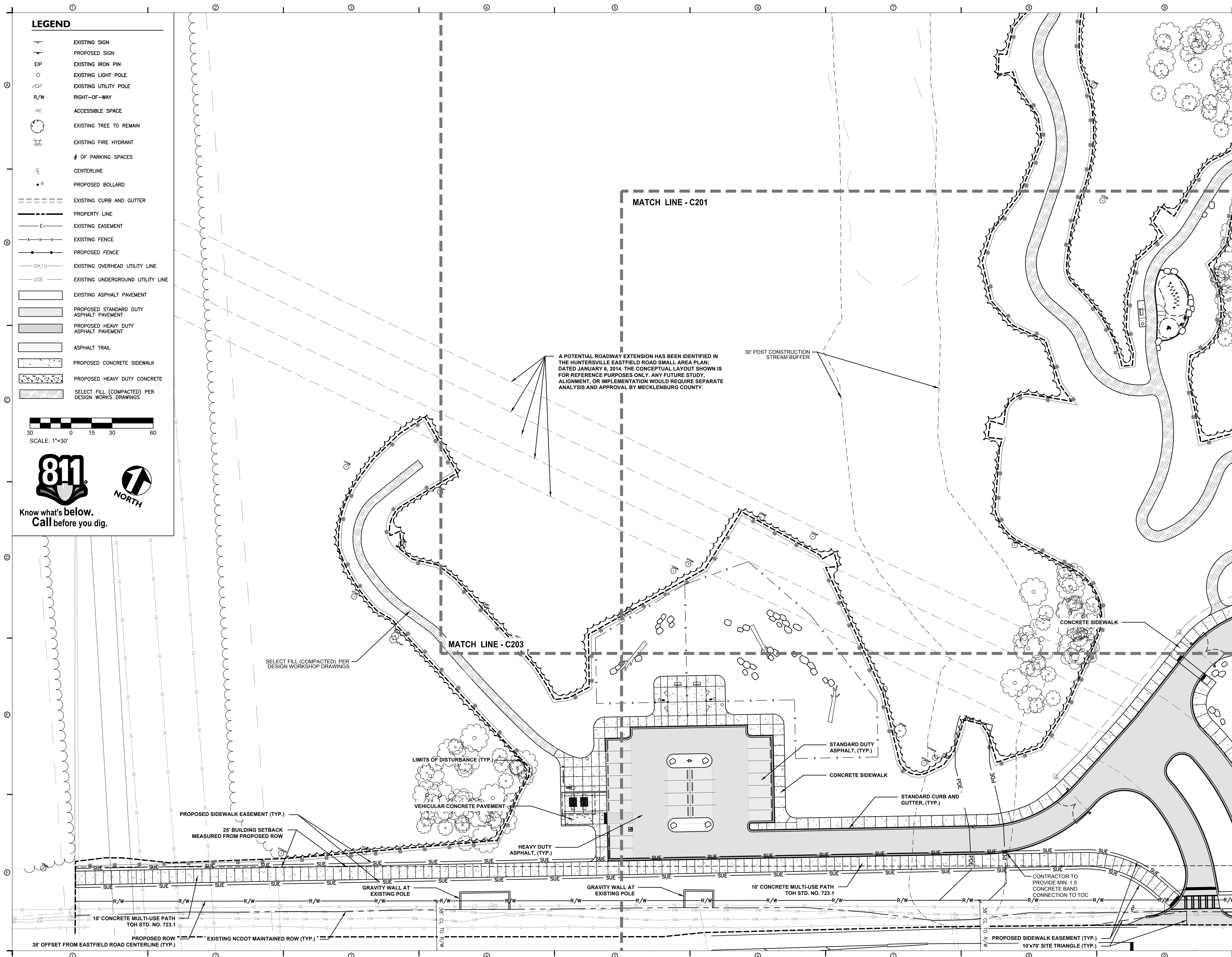
CONDITIONAL DISTRICT REZONING PLAN

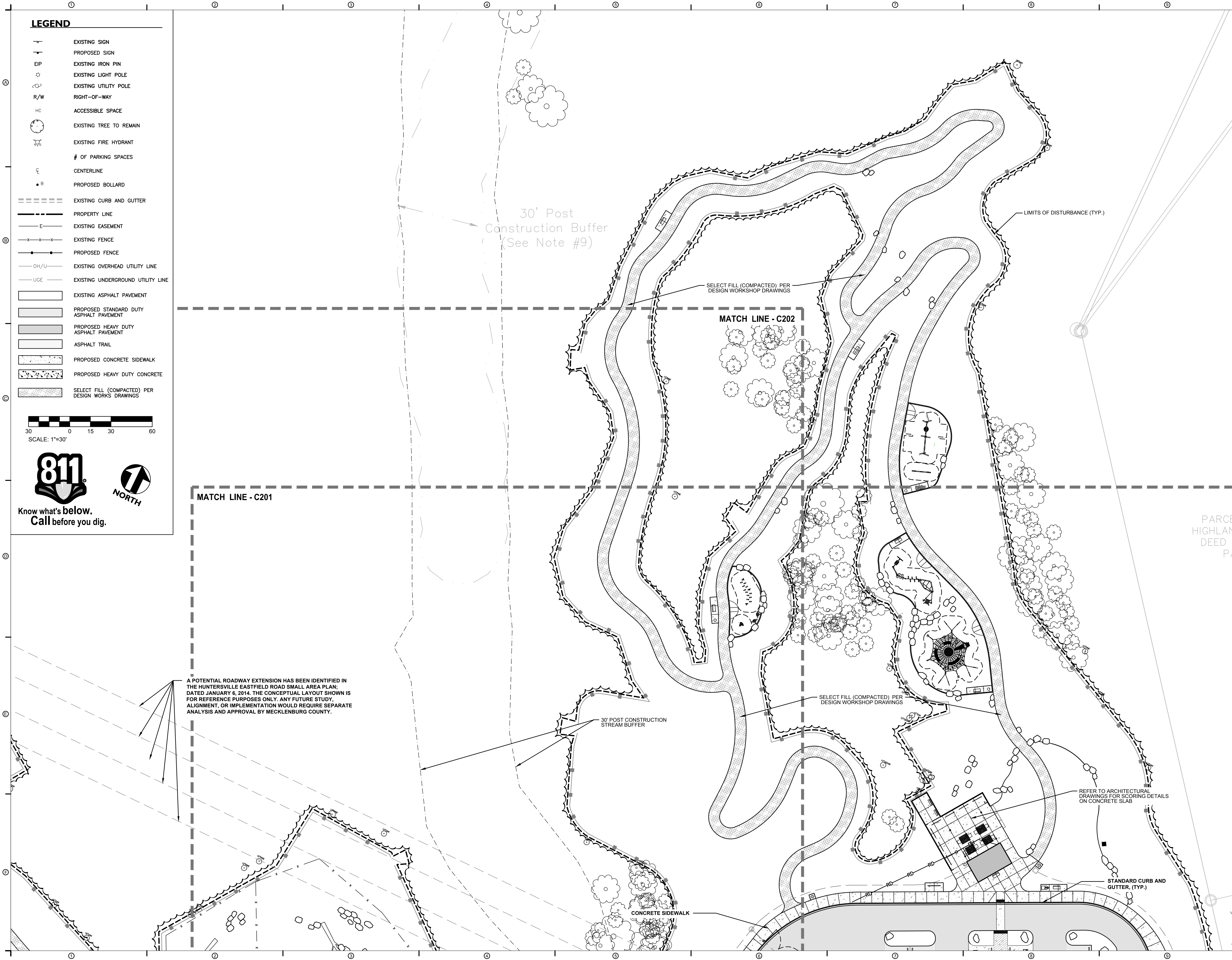
PROJECT NUMBER: 6529

SHEET NUMBER

C202

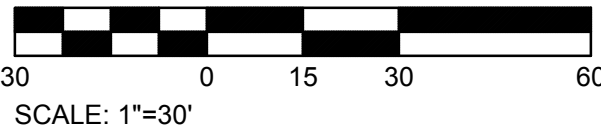
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LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W RIGHT-OF-WAY
- HC ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- # OF PARKING SPACES
- CENTERLINE
- PROPOSED BOLLARD
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND UTILITY LINE
- EXISTING ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS



Know what's below.
Call before you dig.



A POTENTIAL ROADWAY EXTENSION HAS BEEN IDENTIFIED IN THE HUNTERVILLE EASTFIELD ROAD SMALL AREA PLAN, DATED JANUARY 6, 2014. THE CONCEPTUAL LAYOUT SHOWN IS FOR REFERENCE PURPOSES ONLY. ANY FUTURE STUDY, ALIGNMENT, OR IMPLEMENTATION WOULD REQUIRE SEPARATE ANALYSIS AND APPROVAL BY MECKLENBURG COUNTY.

30' Post Construction Buffer
(See Note #9)

MATCH LINE - C202

MATCH LINE - C201

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

30' POST CONSTRUCTION STREAM BUFFER

CONCRETE SIDEWALK

LIMITS OF DISTURBANCE (TYP.)

REFER TO ARCHITECTURAL DRAWINGS FOR SCORING DETAILS ON CONCRETE SLAB

STANDARD CURB AND GUTTER, (TYP.)

PARCE
HIGHLAN
DEED E
PA

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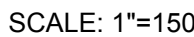
SITE - ENLARGEMENT 3

SHEET NUMBER

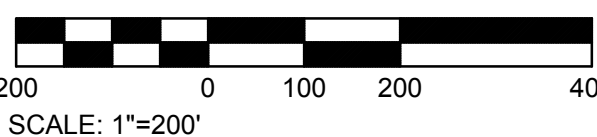
C203

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LEGEND

- EXISTING SIGN
- EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- EXISTING DRAINAGE STRUCTURE
- PROPOSED DRAINAGE STRUCTURE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DOWNSPOUT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED ROOF DRAIN PIPE
- EXISTING TREE LINE
- EXISTING GAS VALVE
- EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

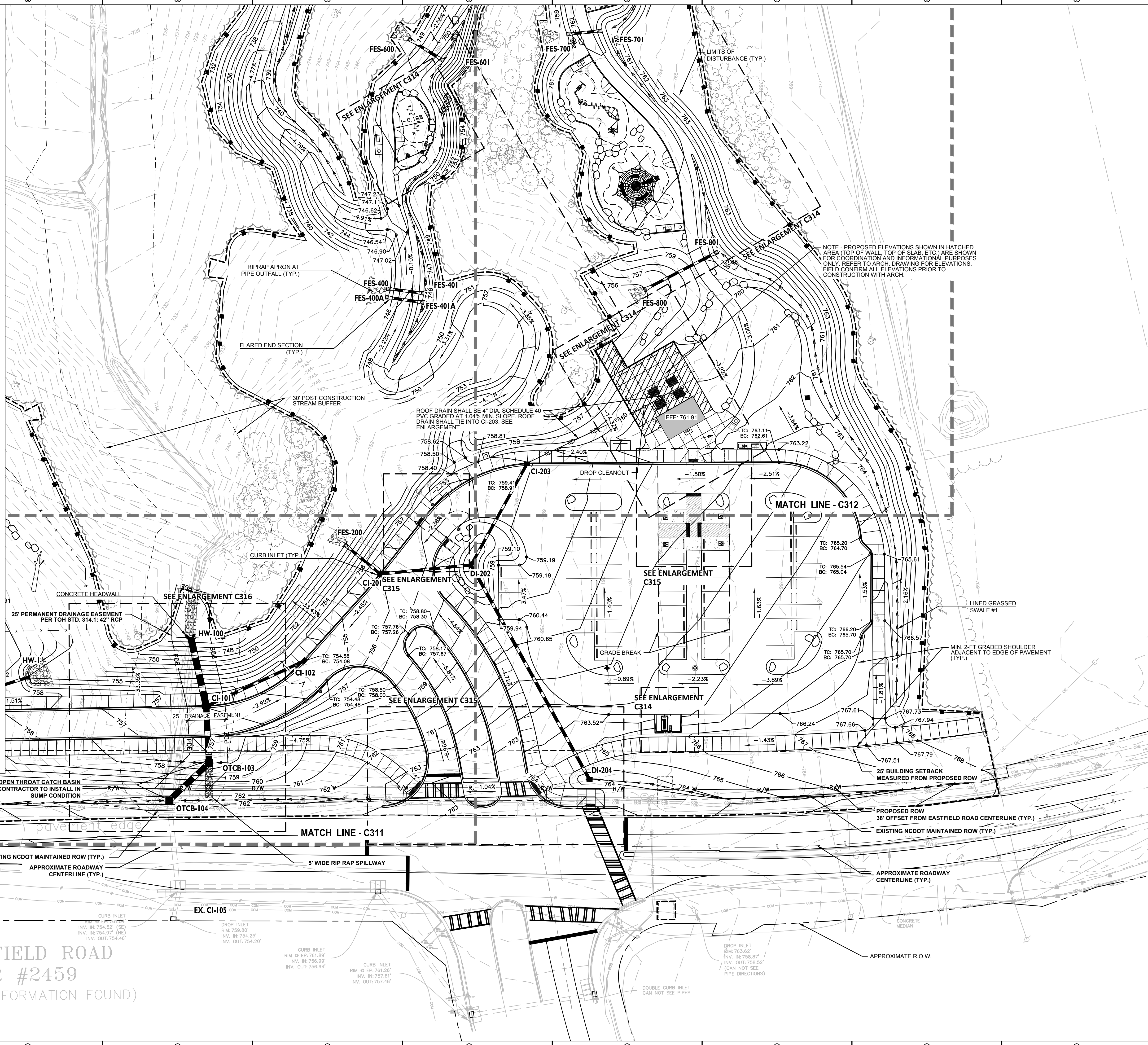
SCALE: 1"=30'



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EASTFIELD ROAD
SR #2459
(NO R/W INFORMATION FOUND)



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GRADING -
ENLARGEMENT 1

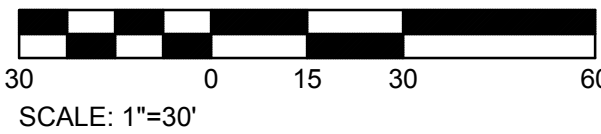
SHEET NUMBER

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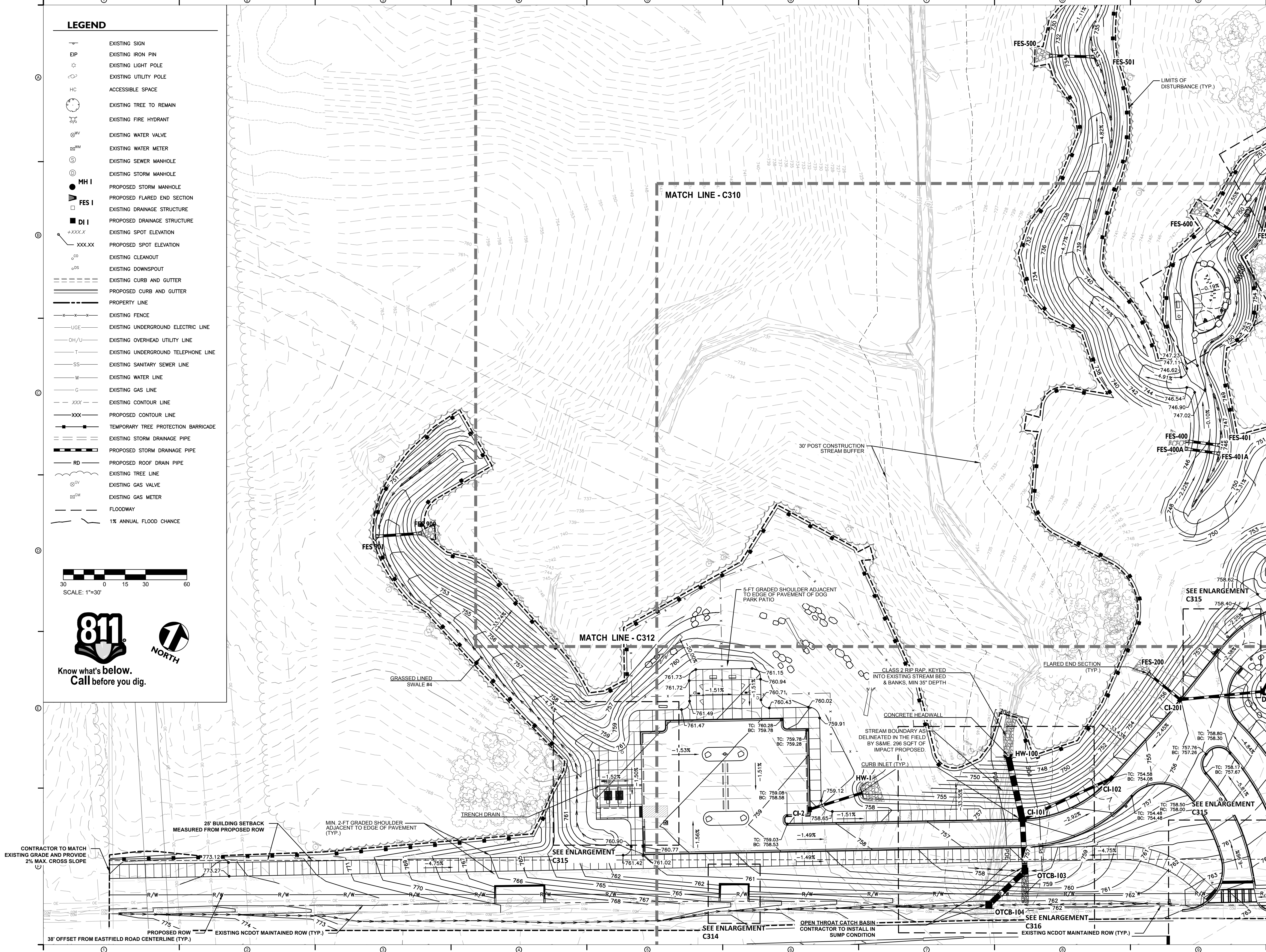
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LEGEND

- EXISTING SIGN
- EIP EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- MH I PROPOSED STORM MANHOLE
- FES I PROPOSED FLARED END SECTION
- DI I PROPOSED DRAINAGE STRUCTURE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CLEANOUT
- EXISTING DOWNSPOUT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- PROPOSED ROOF DRAIN PIPE
- EXISTING TREE LINE
- EXISTING GAS VALVE
- EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE



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GRADING -
ENLARGEMENT 2

SHEET NUMBER

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CONDITIONAL DISTRICT REZONING PLAN

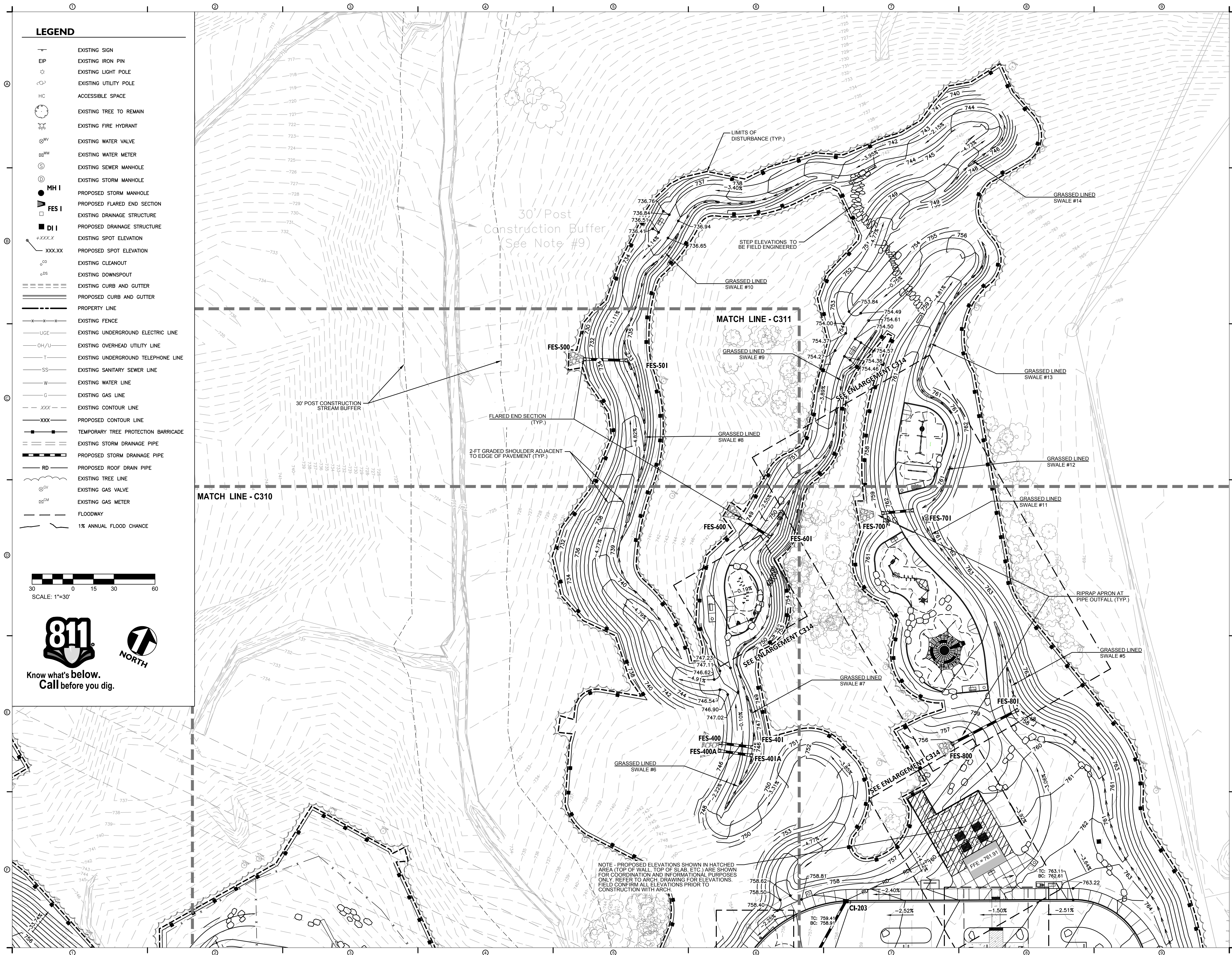
PROJECT NUMBER: 6529

GRADING - ENLARGEMENT 3

SHEET NUMBER

C313

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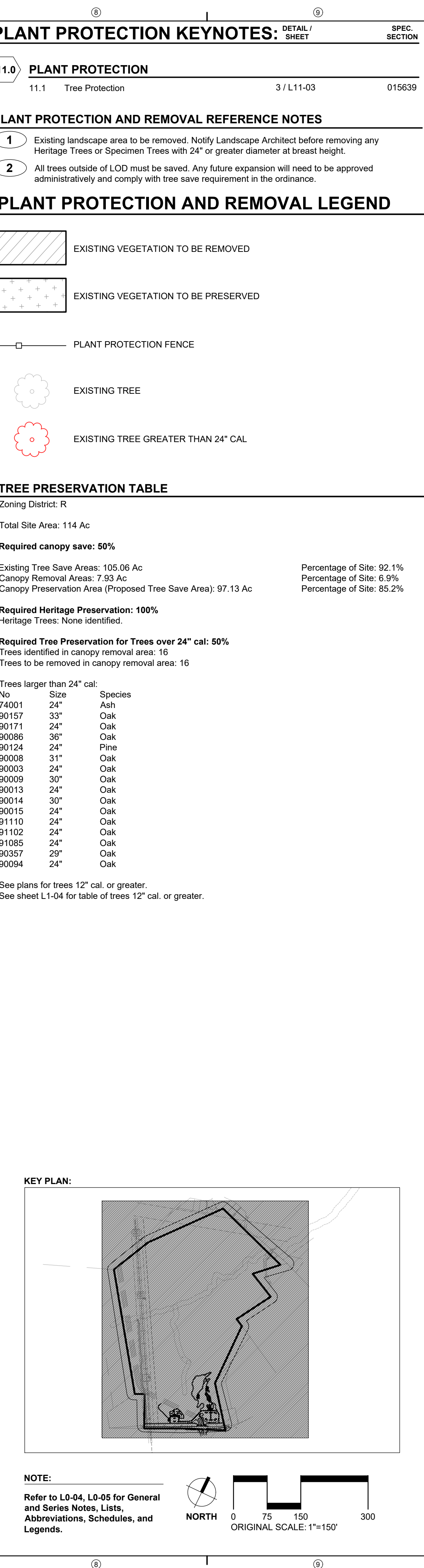




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CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

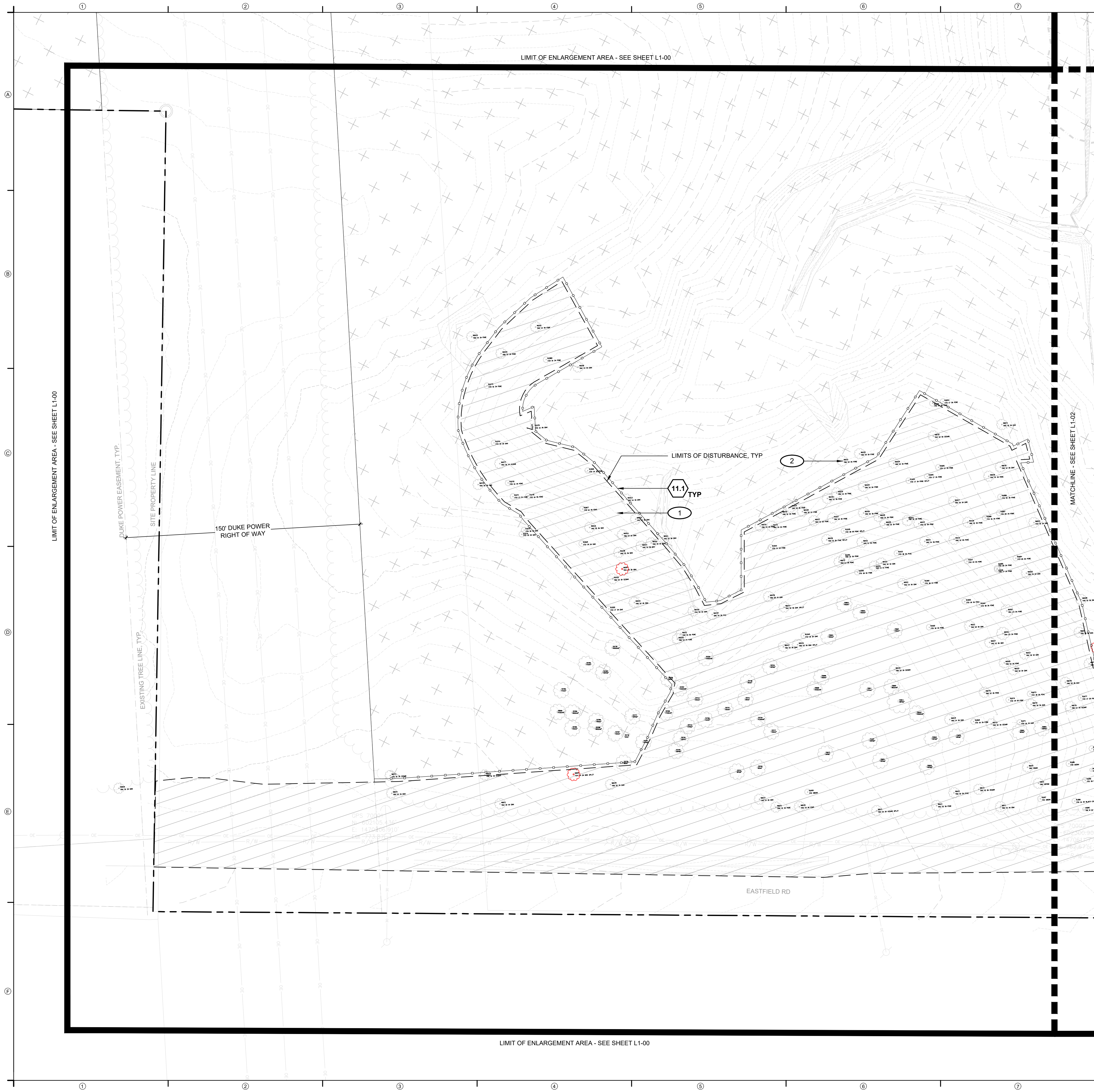
TREE PRESERVATION PLAN

SHEET NUMBER

L1-00

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Apr 07, 2025, 4:47pm
P:\Projects\2025\477pm\Eastfield Park\CAD\02_Site\Permit_Site\477pm_Eastfield_Park\02_Site\Permit_Site.dwg



PLANT PROTECTION KEYNOTES: DETAIL / SHEET

SPEC. SECTION

11.0	PLANT PROTECTION		
11.1	Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

- Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
- All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
- EXISTING TREE
- EXISTING TREE GREATER THAN 24" CAL

TREE PRESERVATION TABLE

Zoning District: R

Total Site Area: 114 Ac

Required canopy save: 50%

Existing Tree Save Areas: 105.06 Ac
Canopy Removal Areas: 7.93 Ac
Canopy Preservation Area (Proposed Tree Save Area): 97.13 Ac

Percentage of Site: 92.1%
Percentage of Site: 6.9%
Percentage of Site: 85.2%

Required Heritage Preservation: 100%
Heritage Trees: None identified.

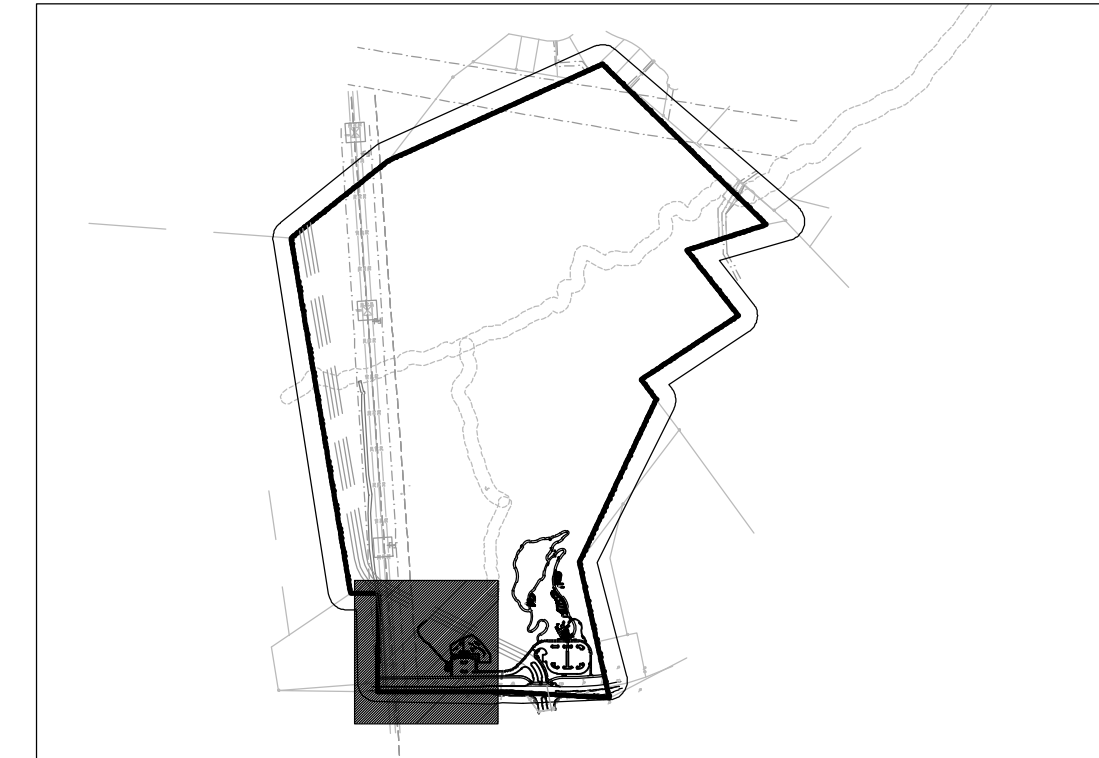
Required Tree Preservation for Trees over 24" cal: 50%
Trees identified in canopy removal area: 16
Trees to be removed in canopy removal area: 16

Trees larger than 24" cal:

No	Size	Species
74001	24"	Ash
90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

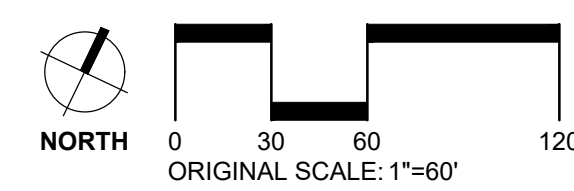
See plans for trees 12" cal. or greater.
See sheet L1-04 for table of trees 12" cal. or greater.

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.



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TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER

L1-01

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**SPEC.
SECTION**

015639

- 1 Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
- 2 All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

 EXISTING TREE

 EXISTING TREE GREATER THAN 24" CAL

90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

1

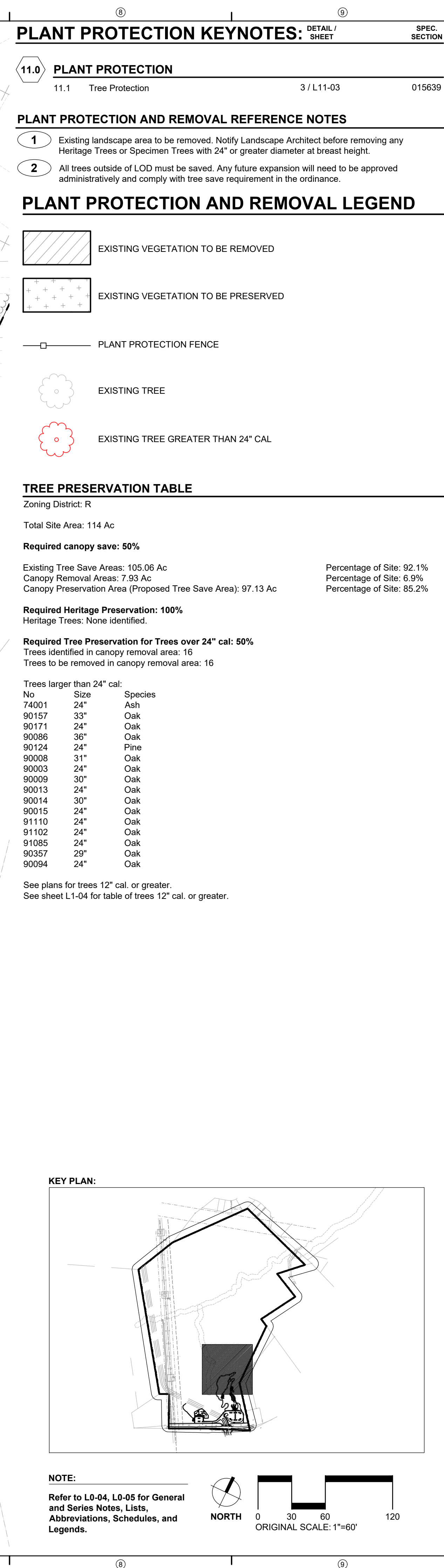
2

LIMITS OF
DISTURBANCE, TYP

11.1 TYP

The site plan shows a large, irregularly shaped plot of land. A thick black line outlines the main building footprint, which is oriented vertically. To the left of the building, there is a parking area with several parking spaces marked. To the right of the building, there is a smaller, more complex structure, possibly a garage or a smaller building, also outlined in black. The surrounding area is marked with various lines and labels, indicating existing infrastructure and boundaries. A north arrow is located in the top right corner, and a scale bar is in the bottom right corner.

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F:\PROJECTS_A\16529-Eastfield Park\dwg-6529-L1-Plant Protection and Removal Plan.dwg

Apr 07, 2026 - 4:47pm
P:\2024\2573-1\2573-026-Entitled-Park\CAD\02_Sheet\Permit_Schedule250-1_Plant_Protection_and_Removal_Plan.dwg

EXISTING TREE TABLE (GREATER THAN 12" CAL)

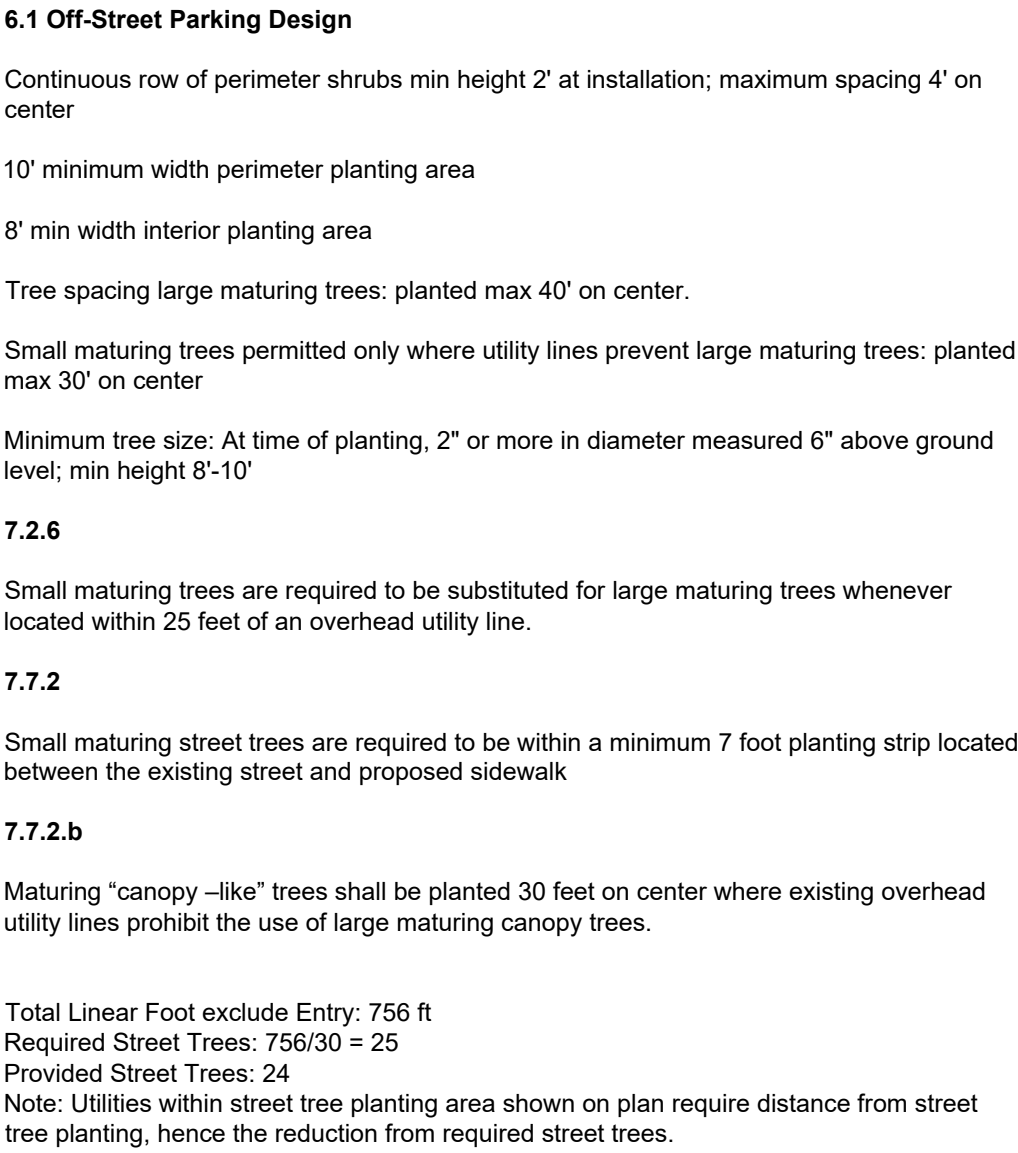
NO.	SIZE (IN)	SPECIES
7003	13	OAK
7008	12	OAK
7009	16	OAK
70213	14	PINE
70214	14	PINE
70233	15	PINE
70235	12	PINE
70246	12	OAK
70247	14	PINE
70252	14	PINE
70254	12	CEDAR
70256	13	SWEETGUM
70260	17	PINE
70264	17	SWEETGUM
70265	17	PINE
70269	18	PINE
70274	16	OAK
70284	15	CEDAR
70297	12	PINE
70302	13	PINE
70349	12	PINE
70389	13	PINE
70394	19	CEDAR
70427	18	PINE
70429	15	CEDAR
70439	12	OAK
70487	17	CEDAR
70498	12	CEDAR
70507	12	OAK
70527	24	OAK
70532	14	OAK
70534	12	OAK
70553	13	PINE
70558	12	PINE
70589	12	PINE
70595	14	PINE
70606	15	PINE
70635	13	PINE
70639	12	PINE
70640	12	PINE
70643	15	PINE
70648	12	PINE
70653	12	PINE
70660	12	PINE
70687	12	PINE
70700	13	OAK
70704	15	PINE
70717	12	OAK
70730	12	PINE
70732	12	PINE
70735	12	OAK
70757	14	CEDAR
70777	12	PINE
70797	12	OAK
70814	18	PINE
70821	14	OAK
70845	12	CEDAR
70846	12	PINE
70862	17	GUM
70863	21	OAK
70865	17	OAK
70875	12	OAK
70876	16	OAK
70877	13	CEDAR
70881	16	OAK
70900	17	OAK
70901	13	OAK
70908	12	PINE
70909	13	OAK
70911	20	OAK
70912	20	OAK
70914	13	OAK
70919	19	HICKORY
70925	27	OAK
70926	12	OAK
70939	12	HICKORY
70952	13	PINE
70957	14	OAK
70974	12	CEDAR
70980	12	OAK
70981	12	OAK
71000	17	OAK
74000	15	PINE
74001	24	ASH
74002	17	ASH
74003	12	ASH
74004	13	PINE
74005	13	PINE
74006	12	PINE
74007	12	PINE
74008	12	PINE
74009	12	PINE
74010	13	PINE
74011	12	PINE

NO.	SIZE (IN)	SPECIES
74012	12	PINE
74013	12	PINE
74014	15	PINE
74016	12	PINE
74017	13	PINE
74018	13	PINE
74019	12	PINE
74020	13	PINE
74021	12	PINE
74022	16	PINE
74023	15	PINE
74024	14	PINE
74025	13	PINE
74026	12	PINE
74027	15	PINE
74028	13	PINE
74029	17	SYCAMORE
74030	12	PINE
74031	12	PINE
74032	12	PINE
74033	12	PINE
74034	18	PINE
74035	12	OAK
74037	15	PINE
74038	18	PINE
74039	13	PINE
74040	12	OAK
74041	14	ASH
74042	13	OAK
74043	12	ASH
74044	14	OAK
74045	15	PINE
74046	15	PINE
74047	13	PINE
74048	13	PINE
74049	12	ASH
74050	18	PINE
74051	17	PINE
74052	15	PINE
74053	16	PINE
74055	12	PINE
74056	12	PINE
74057	13	PINE
74058	12	PINE
74059	17	PINE
74060	23	OAK
74061	12	BIRCH
74062	13	BIRCH
74063	12	BIRCH
74064	12	BIRCH
74065	12	OAK
74066	12	BIRCH
74067	14	OAK
74068	12	BIRCH
74069	12	OAK
74070	16	OAK
74071	12	PINE
74072	12	PINE
74073	18	PINE
74074	14	PINE
74075	12	PINE
74076	13	PINE
74078	12	PINE
74079	14	PINE
74080	12	PINE
74081	12	PINE
74082	13	PINE
74083	15	OAK
74084	12	PINE
74085	12	OAK
74086	13	ASH
74087	14	POPLAR
74088	14	POPLAR
74089	14	OAK
74090	15	OAK
74091	17	OAK
74092	12	PINE
74093	16	OAK
74094	14	CEDAR
90003	24	OAK
90004	15	OAK
90005	17	OAK
90006	12	OAK
90007	15	OAK
90008	31	OAK
90009	30	OAK
90010	20	OAK
90011	14	OAK
90012	12	CEDAR
90013	24	OAK
90014	30	OAK
90015	24	OAK
90016	12	OAK
90018	15	OAK

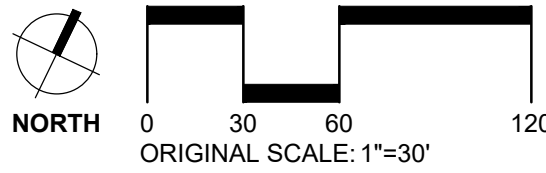
NO.	SIZE (IN)	SPECIES
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90020	20	OAK
90021	14	OAK
90022	18	CEDAR
90023	12	OAK
90024	12	OAK
90025	14	OAK
90026	12	HICKORY
90027	12	HICKORY
90028	14	HICKORY
90029	12	OAK
90030	12	CEDAR
90031	20	OAK
90032	12	CEDAR
90033	14	PINE
90034	13	PINE
90035	12	CEDAR
90036	12	OAK
90037	15	PINE
90039	14	OAK
90040	14	PINE
90041	17	OAK
90042	12	CEDAR
90043	12	MAPLE
90044	14	HICKORY
90045	15	CEDAR
90046	15	CEDAR
90047	12	OAK
90048	12	CEDAR
90049	12	CEDAR
90050	12	CEDAR
90051	18	OAK
90052	12	CEDAR
90053	12	CEDAR
90054	12	CEDAR
90055	15	CEDAR
90056	12	CEDAR
90057	12	PINE
90058	12	CEDAR
90059	14	PINE
90060	12	PINE
90062	12	CEDAR
90063	18	CEDAR
90064	18	OAK
90065	12	OAK
90066	15	PINE
90067	12	CEDAR
90068	13	CEDAR
90069	12	CEDAR
90070	12	CEDAR
90071	14	CEDAR
90072	12	CEDAR
90073	12	CEDAR
90074	12	CEDAR
90075	19	OAK
90076	13	CEDAR
90077	12	CEDAR
90078	17	CEDAR
90079	18	OAK
90081	16	CEDAR
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90083	12	CEDAR
90084	12	CEDAR
90085	12	CEDAR
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90087	12	OAK
90089	12	OAK
90090	12	OAK
90091	12	OAK
90092	12	CEDAR
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90095	12	OAK
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90098	13	PINE
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90104	12	PINE
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90106	15	PINE
90107	18	OAK
90108	16	OAK
90109	12	OAK
90111	12	PINE
90112	14	OAK
90113	12	OAK
90114	16	OAK
90115	12	PINE
90116	14	PINE
90117	12	OAK

NO.	SIZE (IN)	SPECIES
90118	14	PINE
90119	13	OAK
90120	12	OAK
90121	20	OAK
90124	24	PINE
90125	15	PINE
90126	15	PINE
90127	12	OAK
90128	12	CEDAR
90129	18	PINE
90130	12	OAK
90131	12	CEDAR
90132	12	PINE
90133	15	PINE
90134	12	PINE
90135	12	PINE
90136	12	PINE
90138	15	PINE
90139	18	PINE
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90141	22	PINE
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90156	12	CEDAR
90157	33	OAK
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90159	12	OAK
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90161	12	PINE
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90165	12	PINE
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90190	12	CEDAR
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90199	12	PINE
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90205	12	PINE
90206	12	PINE
90207	13	PINE
90208	12	OAK
90209	13	OAK
90210	14	DEAD
90211	12	OAK
90212	12	PINE
90213	13	PINE
90214	13	PINE
90216	12	OAK
90217	12	CEDAR

NO.	SIZE (IN)	SPECIES
90218	16	CEDAR
90219	15	OAK
90220	13	OAK
90221	12	PINE
90222	12	OAK
90223	12	OAK
90224	12	PINE
90225	14	PINE
90226	14	PINE
90227	14	PINE
90228	15	PINE
90229	15	PINE
90230	12	OAK
90231	16	OAK
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90234	16	PINE
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90240	13	PINE
90241	16	PINE
90242	13	PINE
90243	14	OAK
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90247	18	PINE
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90260	15	PINE
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90262	15	PINE
90263	14	OAK
90264	14	OAK
90265	16	PINE
90266	15	OAK
90268	16	PINE
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90270	12	CEDAR
90271	16	OAK
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90287	20	PINE
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90290	12	OAK
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90292	12	CEDAR
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90294	17	PINE
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90301	14	OAK
90302	18	PINE
90303	18	PINE
90304	18	PINE
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90309	12	OAK
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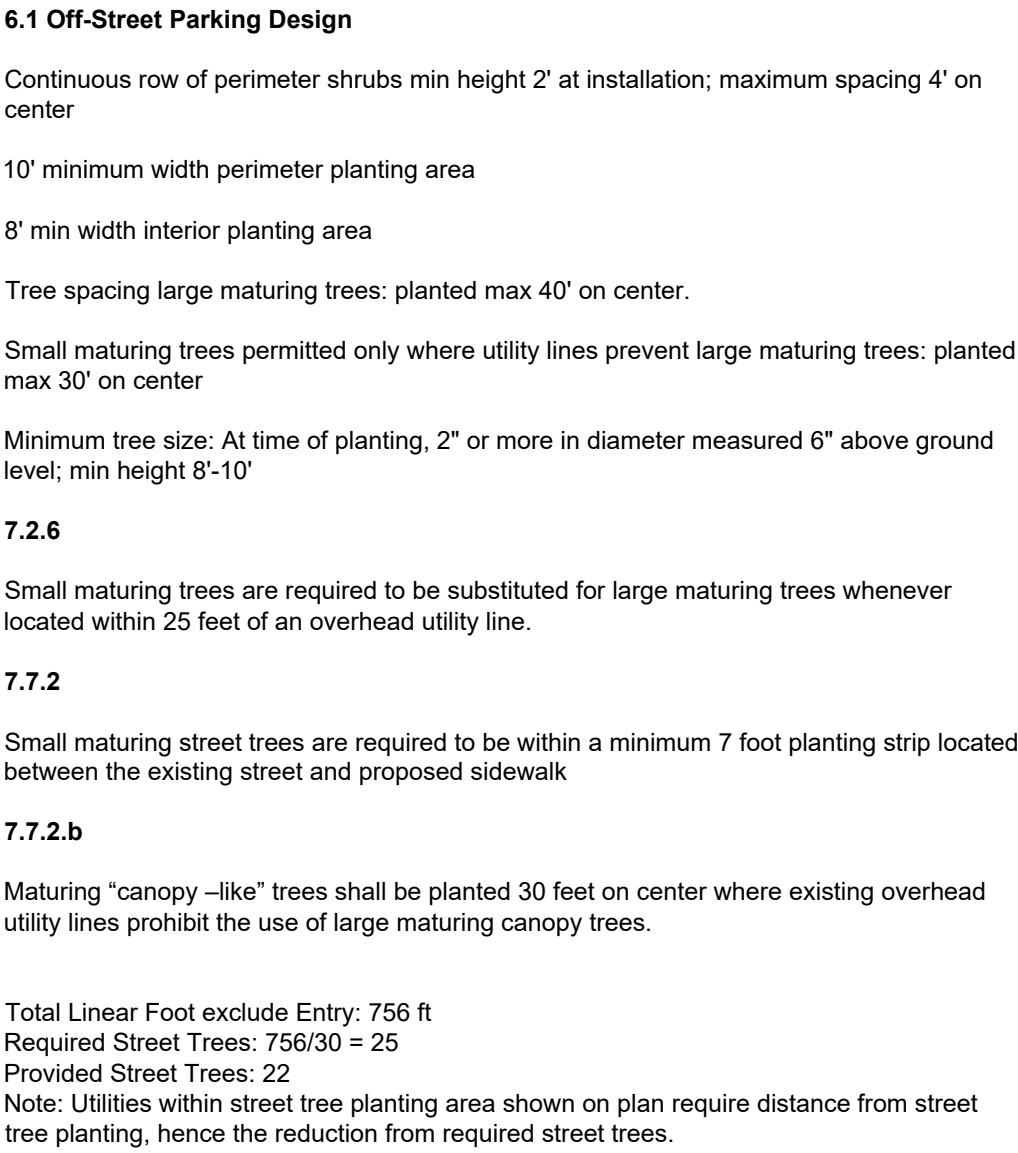
	PROPOSED DECIDUOUS SHRUB
	PROPOSED EVERGREEN SHRUB
	SEED MIX TYPE 1
	SEED MIX TYPE 2
	SEED MIX TYPE 3
	SEED MIX TYPE 4
	SOD PLANTING



**EASTFIELD REGIONAL
PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC**

L8-01

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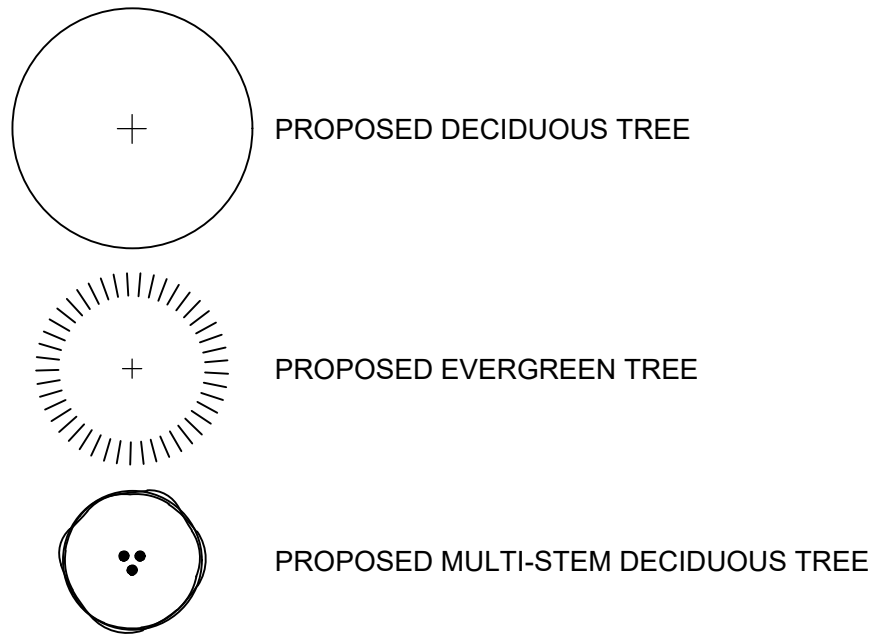
PLANTING DETAIL KEYNOTES:		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE			
9.1	Deciduous Tree Planting	1 / L11-01		329300
9.2	Coniferous Tree Planting	2 / L11-01		329300
9.3	Multi-stem Tree Planting	3 / L11-02		329300
9.4	Shrub Planting	4 / L11-02		329300
9.5	Not Used			
9.6	Sod Planting	1 / L11-03		329200
9.7	Native Seeding	2 / L11-03		329300
9.8	Planting Soil Type 1			329113
9.9	Planting Soil Type 2			329113

PLANTING LIST					
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
STREET TREES					
OV-3	22	<i>Ostrya virginiana</i>	American Hophornbeam	3" CAL	30' O.C.
PARKING LOT LANDSCAPE TREES					
GS-3	21	<i>Quercus shumardii</i>	Shumard Oak	3" CAL	40' O.C.
QB-3	8	<i>Quercus bicolor</i>	Swamp White Oak	3" CAL	40' O.C.
OV-3	6	<i>Ostrya virginiana</i>	American Hophornbeam	3" CAL	30' O.C.
EVERGREEN SHRUBS					
MCD-5	151	<i>Myrica cerifera</i> 'Don's Dwarf'	Don's Dwarf Waxmyrtle	5 GAL	As Shown
MCD-5	23	<i>Myrica cerifera</i>	Southern Waxmyrtle	5 GAL 8' HT AT MATURITY	As Shown
SEED MIXES					
SM1	xx sf	Southern Bioswale Short Mix			
SM2	xx sf	Southern Woodland Edge/Part Shade Mix			
SM3	xx sf	Southern Short Grass Meadow Mix			
SM4	xx sf	Steep Slope Stabilization Native Mix			

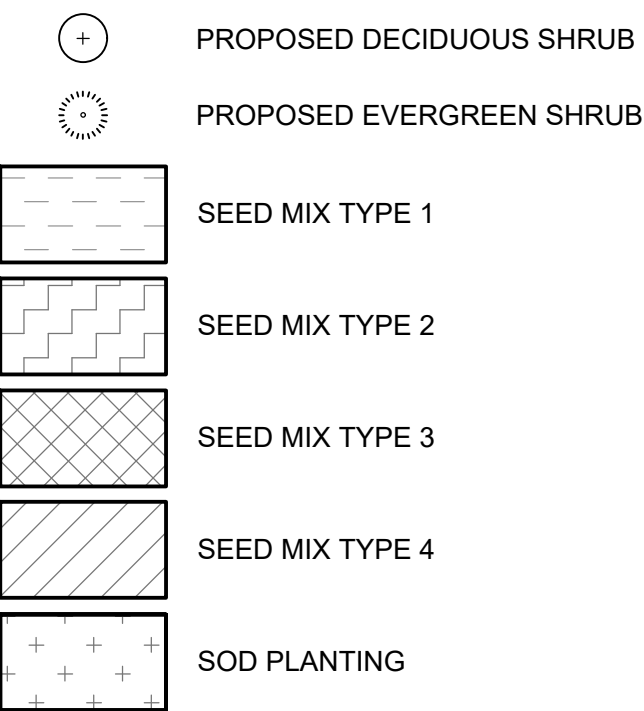
SITE PLANTING REFERENCE NOTES

- 1 Spread 3" depth of on-site mulch over disturbed area.
- 2 Restore turf within the right-of-way.
- 3 All planting area to receive minimum 6" soil amendments

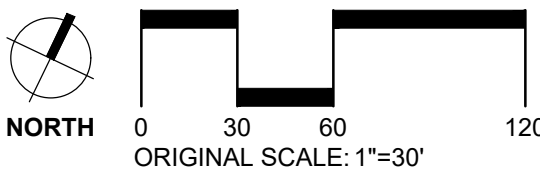
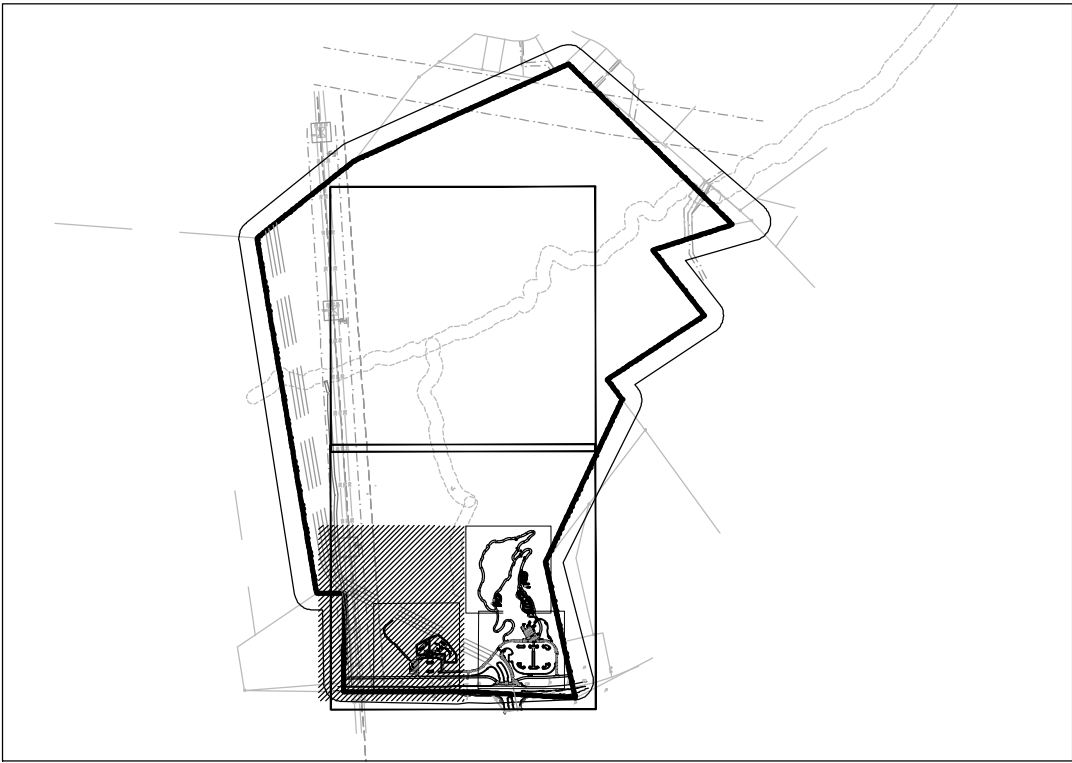
TREE PLANTING LEGEND



SHRUB AND GROUNDCOVER PLANTING LEGEND



KEY PLAN:



**EASTFIELD REGIONAL
PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC**

ISSUE DATE: 04/10/2026

[illegible]DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

LANDSCAPING PLAN

SHEET NUMBER

L8-02

EASTFIELD REGIONAL
PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL
DISTRICT
REZONING PLAN

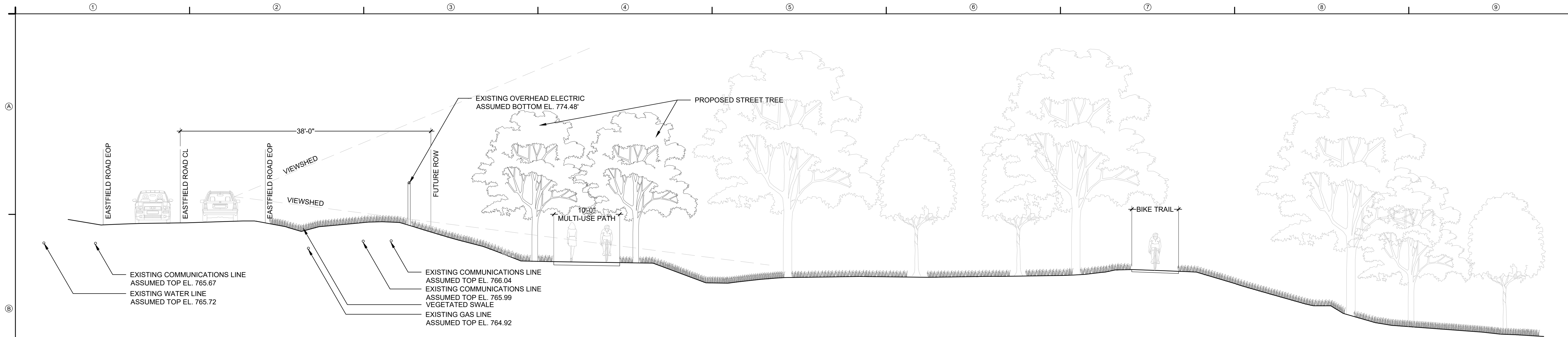
PROJECT NUMBER: 6529

CROSS
SECTIONS

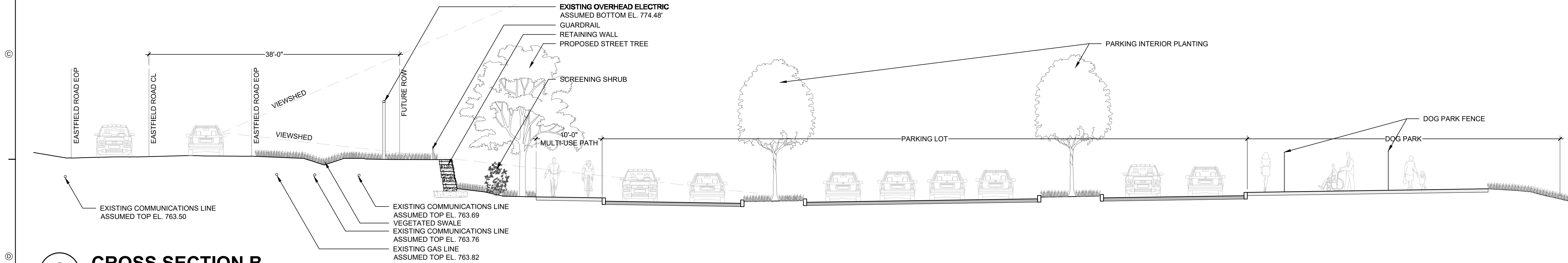
SHEET NUMBER

L8-03

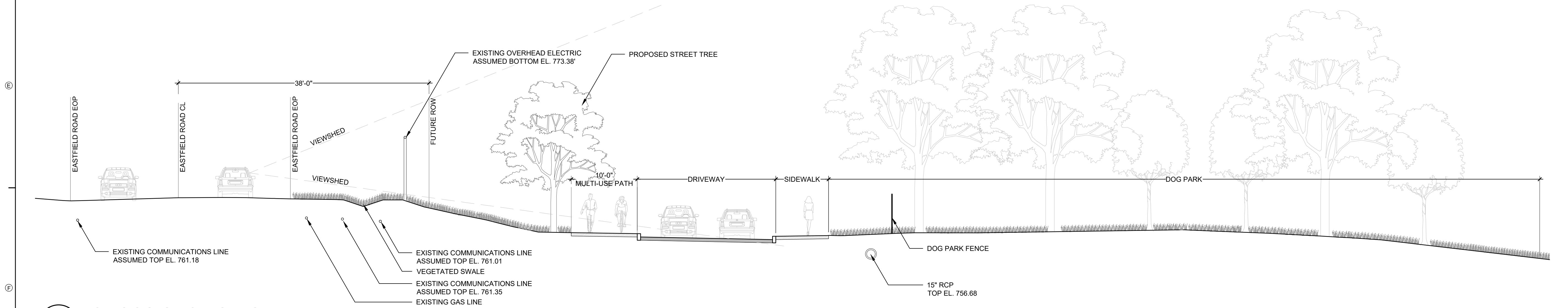
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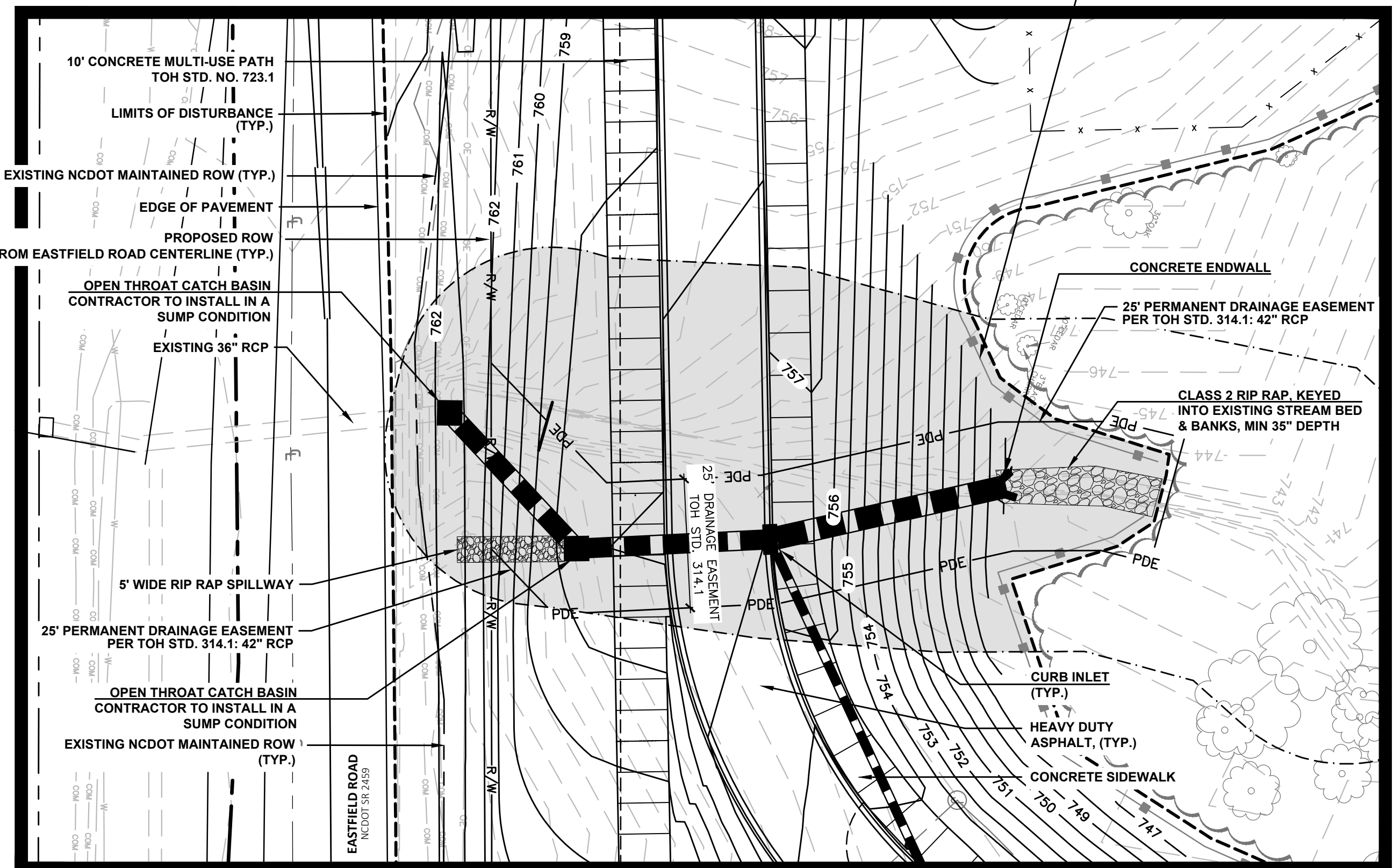
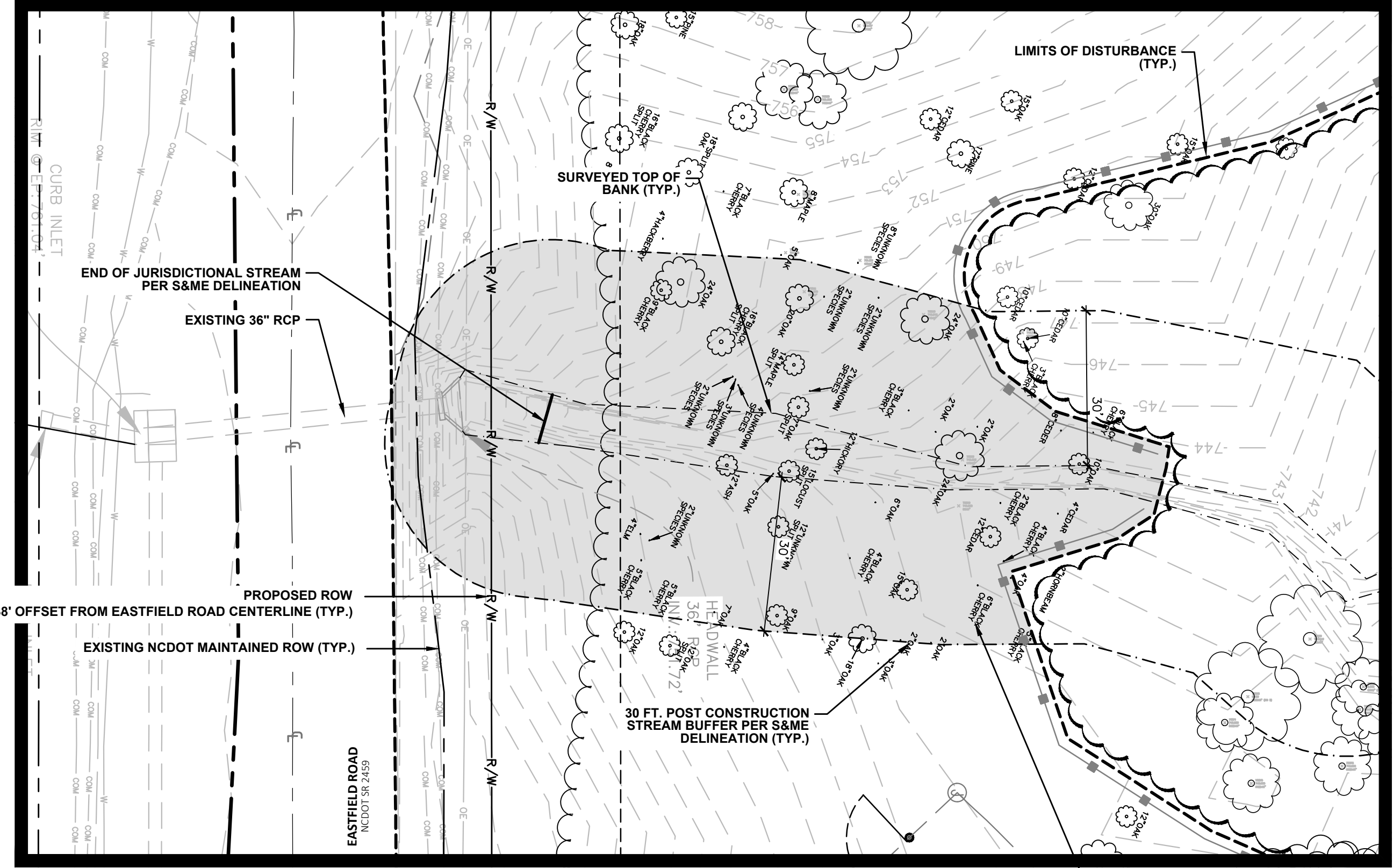
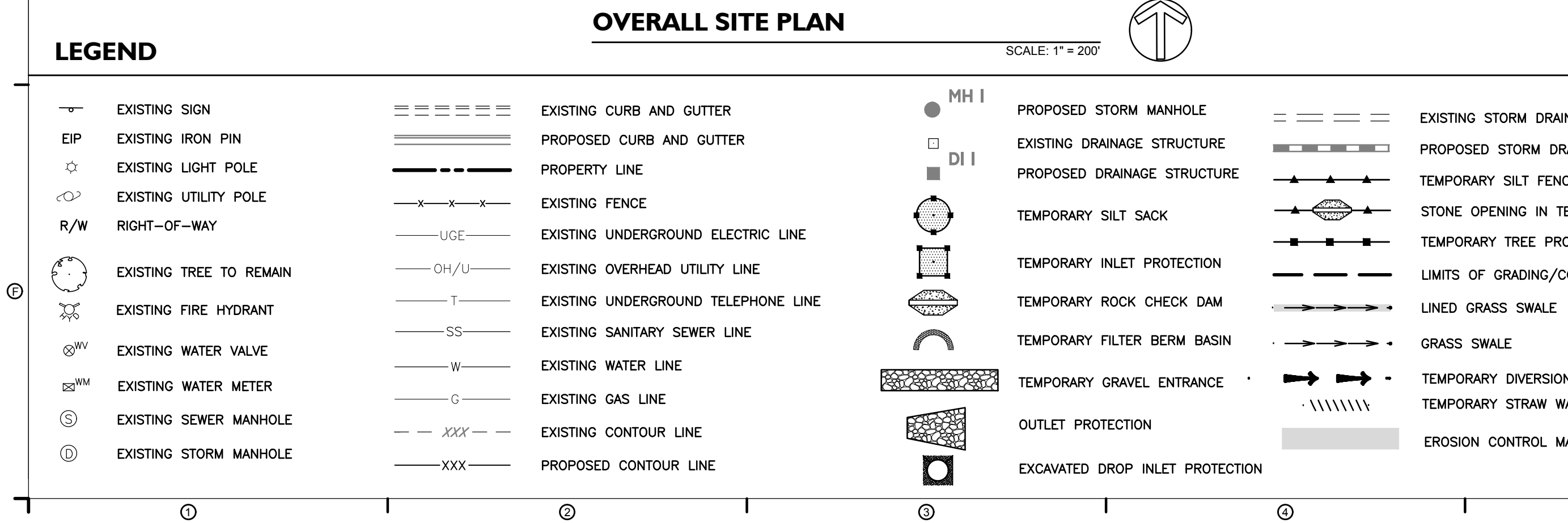
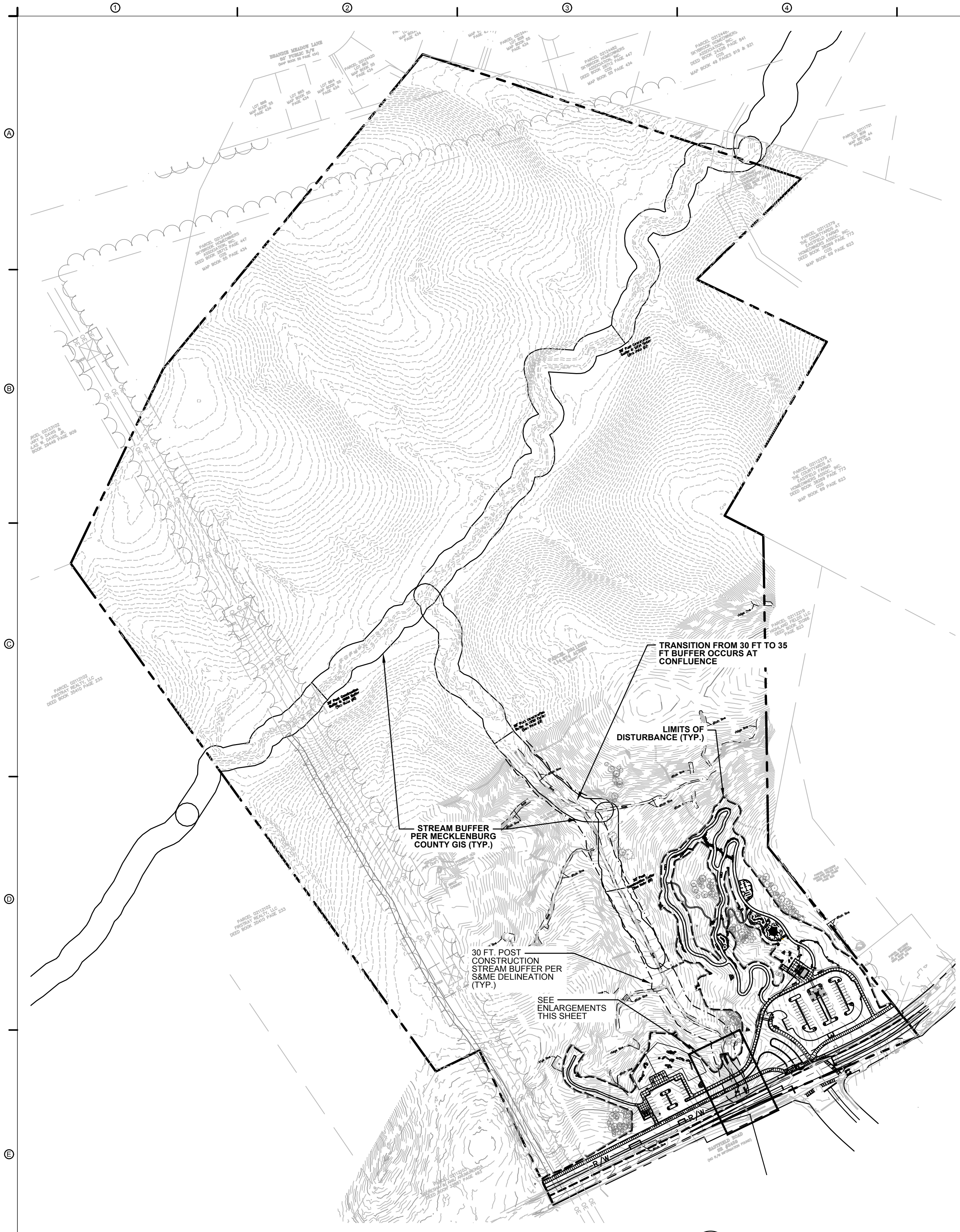
1 CROSS SECTION A
1/8" = 1'



2 CROSS SECTION B
1/8" = 1'



3 CROSS SECTION C
1/8" = 1'



TREES TO BE REMOVED FROM BUFFER PER TREE SURVEY PROVIDED BY CES GROUP

- | | | | |
|------------------------|---------------------|-----------------------|----------------------------|
| 1. 2" UNKNOWN SPECIES | 14. 4" ELM | 27. 7" OAK SPLIT | 40. 15" OAK |
| 2. 2" UNKNOWN SPECIES | 15. 4" BLACK CHERRY | 28. 7" OAK | 41. 16" BLACK CHERRY SPLIT |
| 3. 2" UNKNOWN SPECIES | 16. 4" CEDAR | 29. 8" CEDER | 42. 17" OAK |
| 4. 2" UNKNOWN SPECIES | 17. 4" BLACK CHERRY | 30. 9" BLACK CHERRY | 43. 17" GUM |
| 5. 2" UNKNOWN SPECIES | 18. 4" OAK | 31. 9" OAK | 44. 18" OAK |
| 6. 2" OAK | 19. 5" OAK | 32. 10" CEDAR | 45. 20" OAK |
| 7. 2" OAK | 20. 5" BLACK CHERRY | 33. 10" OAK | 46. 21" OAK |
| 8. 2" OAK | 21. 5" BLACK CHERRY | 34. 12" ASH | 47. 24" OAK |
| 9. 2" OAK | 22. 5" OAK | 35. 12" UNKNOWN SPLIT | 48. 24" OAK |
| 10. 2" BLACK CHERRY | 23. 5" BLACK CHERRY | 36. 12" HICKORY | 49. 24" OAK |
| 11. 3" UNKNOWN SPECIES | 24. 6" OAK | 37. 12" CEDAR | |
| 12. 3" BLACK CHERRY | 25. 6" BLACK CHERRY | 38. 14" MAPLE | |
| 13. 4" UNKNOWN SPECIES | 26. 6" BLACK CHERRY | 39. 15" LOCUST SPLIT | |



Know what's below.
Call before you dig.



**EASTFIELD REGIONAL
PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ISSUE DATE: 04/10/2026

REVISIONS	#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

**CONDITIONAL
DISTRICT
REZONING PLAN**

PROJECT NUMBER: 6529

BUFFER IMPACT MAP

DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

Strategic Services

designworkshop.com

621 Hillsborough St.
Suite 202
Raleigh, NC 27603
919.973.6254

Public Community Meeting Summary

Subject: Rezoning Petition #R25-18 Owner/Applicant: Mecklenburg
County

Current Land Use: Undeveloped Forest Property

Parcel ID: 02112201

Property Address: 13729 Eastfield Rd, Huntersville, NC 28078 Existing

Zoning: Rural Rezoning Requested: R (CD) Date and Time of Meeting:

Wednesday, February 25th, 2026 5:00 PM – 6:00 PM

Meeting Date:

February 25, 2026 Meeting Time: 5:00PM - 6:00PM

Meeting Location: Town of Huntersville Town Hall, Lobby 14704 N Old Statesville Rd, Huntersville, NC 28078

Project Team Representatives Present:

Town of Huntersville - Nathan Farber, Tracey Houk

Design Workshop – Jeff Israel

Benesch – Morgan Woolner, Michael Delvecchio

Mecklenburg County - Karen Weston-Chien, Project Manager, Katie Daughtry, Senior Park Planner, George Berger, Senior Park Planner.

Meeting attendees: See the attached attendee list and sign-in sheet.

Meeting Overview:

An Official Community Meeting was held as required as part of the Conditional Rezoning process under the Huntersville Unified Development Ordinance. The meeting was conducted prior to the Public Hearing for the purpose of discussing the proposed rezoning and associated site plan with nearby property owners and neighborhood representatives.

The rezoning request seeks to rezone Parcel ID 02112201 from the Rural zoning district to the R (CD) zoning district to accommodate Eastfield Regional Park, a public park. The R (CD) rezoning is required to allow a limited stream buffer disturbance of approximately 0.20 acres within the approximately 114.693-acre site to support park access while minimizing impervious surface.

The meeting was conducted in an open house format. Project boards and supporting materials illustrating the proposed site plan, access and circulation, park amenities, natural area preservation, and proposed stream buffer impact were displayed for review. Members of the project team were present to discuss the proposal, answer questions, and receive feedback from attendees on an individual basis.

No comments were expressed in opposition to or in support of the rezoning request or the proposed stream buffer modification.

Summary of Discussion:

During the open house, attendees asked questions and provided comments on the following topics:

1. Access and parking – Attendees asked how users would access the park.
 - a. The Design Team clarified the site will have one gates access off Eastfield Road.
2. Connections – Concerns were expressed that the plans would connect to existing neighborhood sidewalks.
 - a. The Design Team clarified that there are no other connections beyond those shown on the plan..
3. Intersection Improvements – The design team clarified that there will be a new traffic light shown at the entrance.
4. Concerns were expressed about separating bikes from daily users.
 - a. The Design Team clarified the circulation systems and materials and showed where bikes were intended to be on the western side of the park, while play areas and quieter spaces are situated on the east side of the park, separated by a stream and significant topographic changes.
5. The civil engineering team described the proposed utility routing for the pavilion structure. No hot water is planned for the site. Restrooms will include appropriate ventilation.
6. Length of trails – The Design Team clarified that the trails where about a mile in overall length and that there are two circulation loops, with one quieter loop extending into the woods and the other circulating around the play structures.
7. Purpose of Pavillion – The Design Team clarified the pavilion will include restrooms, water fountains, an overhang, swings and picnic tables and is well suited for low-intensity events like small birthday parties and gatherings. The pavilion will also have an overlook that looks out over the mature natural woodland.
8. Natural systems – The Design Team clarified that the site is largely undisturbed and no planned development is adjacent to existing residences and property lines.
9. Buffers – The Design Team clarified that where required the contractor will install landscape buffers. Where there is no impact, existing mature trees will count toward meeting buffer requirements.

Notice and Compliance:

In accordance with the Huntersville Unified Development Ordinance, written notice of the Community Meeting was mailed to property owners within the required notification area and to registered neighborhood organizations as identified by the Huntersville Planning Department.



Town Engineering Rezoning Comment Summary
R25-18 Eastfield Regional Park
13729 Eastfield Rd.
Huntersville, NC 28070

General Project Information

This proposed rezoning is located at 13279 Eastfield Rd (PID # 02112201). This rezoning plans for the development of a public park consisting of playgrounds, walking trails, and associated parking lots. One (1) driveway connection is proposed along Eastfield Rd.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Site Plan Comments:

- 1) The applicant is requesting to modify a 30' post-construction stream buffer. Per the zoning ordinance, they have proposed to implement mitigation technique #6 (ZO 8.25.11.b) "Controlled Impervious Cover."

As a result, this proposed development along with all other future developments on the park property is required to limit overall cumulative site impervious cover to less than or equal to 12% of the entire parcel area. Staff have reviewed this request and found it acceptable, pending town board approval. However, the requested modification and mitigation technique needs to be formally called out in the rezoning documents.



Request for Board Recommendation

May 26, 2026

To: Board Members

From: Nathan Farber, Senior Planner

Date: May 26, 2026

Subject: S26-01: Hall Honda Sign Overlay District

Explain Request:

Consider a recommendation for Petition #S26-01, Hall Honda Sign Overlay District, a request by Riyadh Brothers at 12815 Statesville Rd.

Action Recommended:

Alternative Action:

Make a Recommendation

Financial Implications:

Attachments:

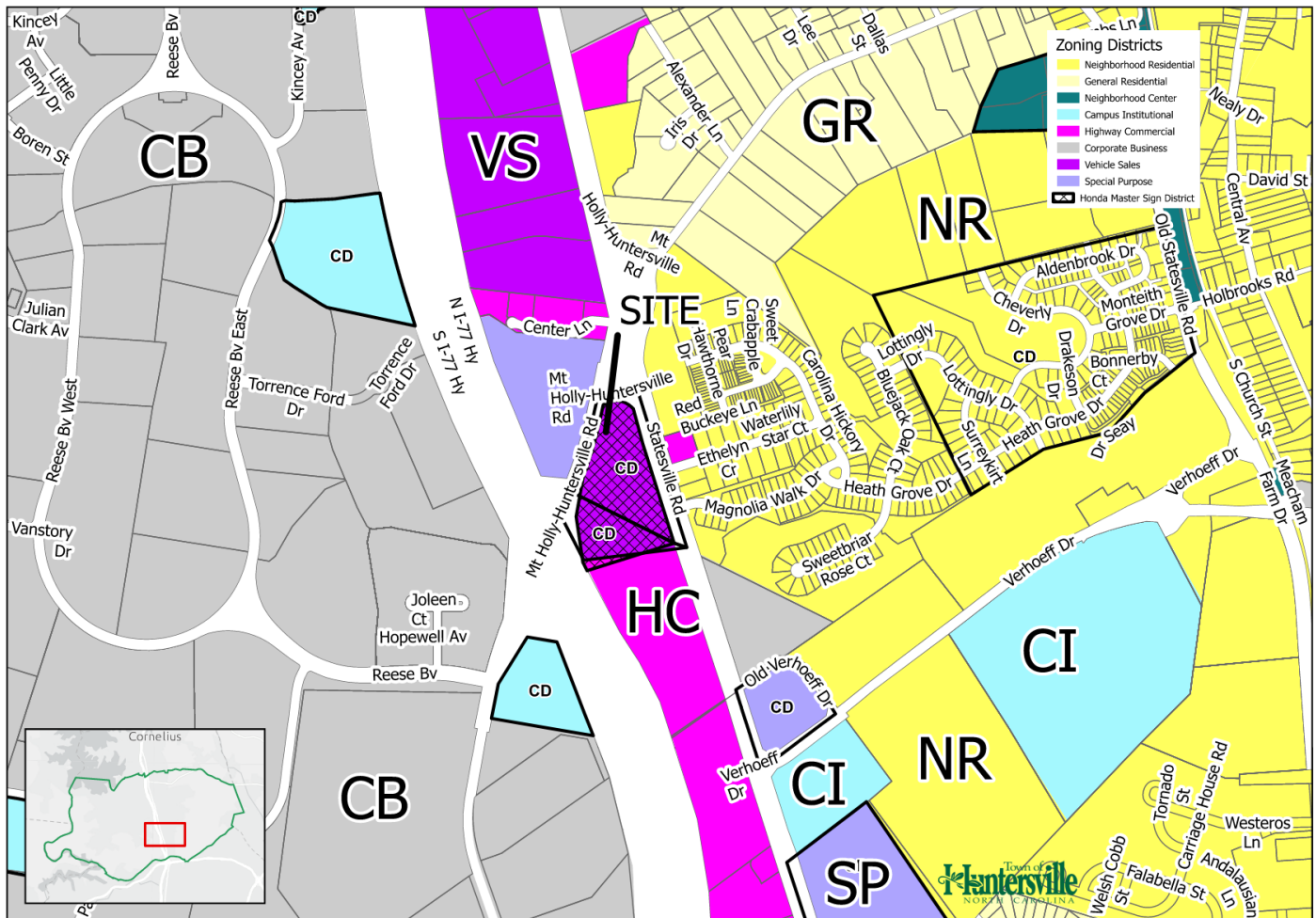
1. HondaSSD Staff Report (PB)
2. 1. Application
3. 2. Neighborhood Meeting Notice
4. 3. Site Plan
5. 4. Site Plan II

Hall Honda Special Sign District Overlay

PROJECT DESCRIPTION

Riyad Brothers is requesting on behalf of the property owner, RP CGR NCLT HON, LLC, to create a Special Sign District Overlay Zone per Article 10.11.1 for the Hall Honda Dealership development. A Special Sign District is intended to impose sign regulations which provide greater latitude or more stringent limitations than those provided in Article 10 of the Zoning Ordinance.

Hall Honda is located at the intersection of Statesville Rd (Hwy 21) and Mt. Holly-Huntersville Rd. The subject property is zoned Vehicle Sales Conditional District (VS-CD).



Hall Honda is currently utilizing Article 10.7 of the Zoning Ordinance Sign regulations, which is administratively approved.

SPECIAL SIGN DISTRICT DETAILS

Below are the major highlights of the proposed Special Sign District.

Hall Honda parking lot fronting wall signs. Hall Honda is requesting to designate an exterior wall of their space that fronts on a parking lot as a wall eligible for three wall signs, up to 73.41 square feet. The signs would be classified as a Parking Lot Sign and will exceed the max 32 square feet by asking for three signs totaling 171 square feet (Individually 68sf, 73sf, 31sf). These signs will not be visible from the street and are screened by street trees and buffers from neighboring properties.

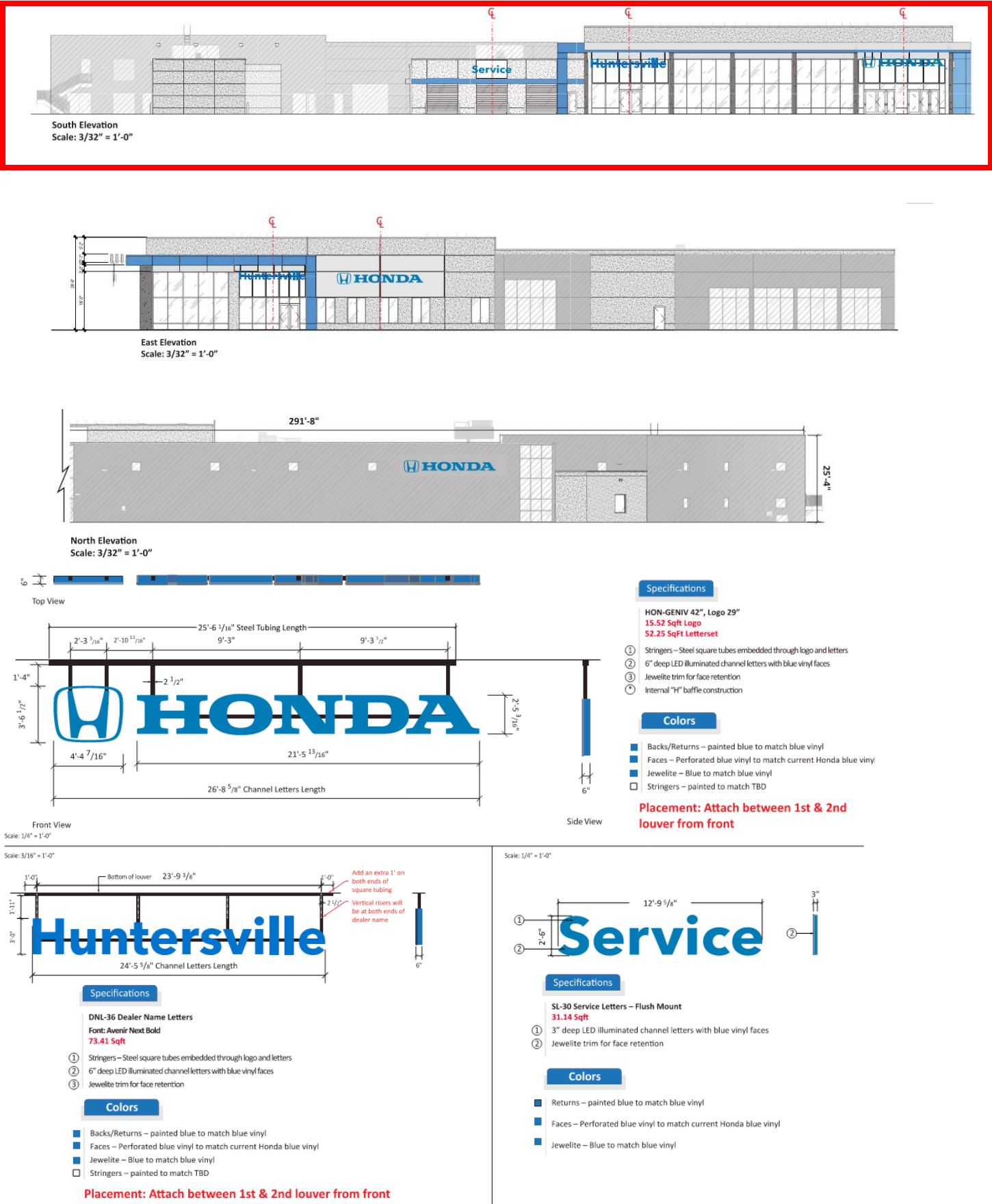


Figure 1 Parking Lot Side Proposed Signs

STAFF RECOMMENDATION

Hall Honda parking lot side wall signs. Staff supports the request to allow parking lot wall signs on the Hall Honda building to be eligible for signs that exceed 32 square feet.

In considering the proposed rezoning petition S26-01 Hall Honda Special Sign District, Staff recommend approval based on the Master Sign Plan being consistent with the Huntersville 2040 Community Plan policies:

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. The town has committed to traditional town planning and urban design principles that are meant to preserve the character of the town. This commitment is noted in adopted plans and the zoning ordinance and has been expressed in new development over the last 25 years.

LU 7.2: Consider updates to the Huntersville Design Guidebook and/or Zoning Ordinance as needed to improve the commercial and multi-family design.

Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas.

- The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.

It is reasonable and in the public interest to approve the Special Sign District because it is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.

NEIGHBORHOOD MEETING

The Applicant held an in-person Neighborhood Meeting on 02/24/26 at 5:30 pm. No one from the public attended.

PUBLIC HEARING

A public hearing occurred on May 4, 2026.

PLANNING BOARD RECOMMENDATION

Scheduled for May 26, 2026

TOWN BOARD DECISION

Scheduled for June 2, 2026

ATTACHMENTS

1. Application
2. Neighborhood Meeting Minutes
3. Birkdale Landing Sign Plan for SSD (Proposed)
4. Birkdale Landing Sign Plan for SSD 2

STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, Staff recommends approval based on the Master Sign Plan being consistent with Huntersville 2040 Community Plan policies LU-7, LU 7.2,	APPROVAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Planning Board recommends approval based on the Master Sign Plan being consistent with (insert applicable plan reference) .	APPROVAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Town Board recommends approval based on the Master Sign Plan being consistent with (insert applicable plan reference) .

LU-8, and LU 8.1. It is reasonable and in the public interest to approve the Special Sign District because it is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.	<u>It is reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>	<u>It is reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>
	DENIAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Planning Board recommends denial based on the Master Sign Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>	DENIAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Town Board recommends denial based on the Master Sign Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u> <u>It is not reasonable and in the public interest to approve the Special Sign District Plan because... (Explain)</u>



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 2/2/2026

Name of Project Hudson Honda - Building Addition & Renovation (Special Sign District) Phase # (if subdivision) _____

Project Address 12815 Statesville Road

Parcel Identification Number(s) (PIN) 01739102

Current Zoning District VS (CD) Proposed District (for rezoning only) _____

Property Size (acres) 11.61 Street Frontage (feet) 980

Current Land Use Car Dealership

Proposed Land Use(s) Car Dealership

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

3. Description of Request

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

Special Sign District request to add 2 building signs

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 Riyad Brothers Phone 2525313878
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Owners Rep

☒ 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 Riyad Brothers

Title Director of Construction Email rbrothers@hudsonauto.com

Address of Applicant 100 Coastal Drive Suite 400 Daniel Island SC 29492

7. Property Owner (if different than applicant)

*Printed Name RP CGR NCLT HON, LLC Phone 843-302-8523
☐ 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]

Title Manager Email rbrothers@hudsonauto.com

Address of Property Owner 100 Coastal Drive Suite 400 Daniel Island SC 29492

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

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

8. Development/Design Firm Contact Information

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

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



February 13, 2026

The Bowman Group
10228 Governor Lane Blvd, Unit 3002
Williamsport, MD 21795

Property Resources LLC
12648 County Road, Suite 561
Clermont, FL 34711

Re: Applicant's Request for Special Sign District Overlay
NOTICE OF NEIGHBORHOOD MEETING

Dear Adjacent Property Owner:

On behalf of the owner, RP CGR NCLT HON, LLC, by and through owner's Director of Construction (the "Applicant"), of the property located at 12815 Statesville Road, Parcel No. 01739102 ("Property"), this letter is sent to notify you about a neighborhood meeting related to Applicant's request to add two (2) building signs to its dealership commonly known as Huntersville Honda (the "Request").

The Planning Department of the Town of Huntersville requires a neighborhood meeting in order to inform you about Applicant's request for a Special Sign District Overlay involving the Property that is in your area. As noted above, the purpose for the sign overlay is to secure approval of two signs at the Honda dealership, which are depicted on the enclosures.

The contact information of the Applicant, the location of the district overlay change, the neighborhood meeting date and time, and other pertinent information includes the following:

1. NAME & ADDRESS OF DISTRICT OVERLAY CHANGE APPLICANT:

Riyad Brothers
Director of Construction
Hudson Automotive Group
100 Coastal Drive, Suite 400, Daniel Island 29492
Phone: 252-531-3878

2. DISTRICT OVERLAY CHANGE LOCATION:

12815 Statesville Road, Huntersville, NC 28078
Parcel No. 01739102 (Parcel Map enclosed)

3. DISTRICT OVERLAY CHANGE REQUESTED:

From: VS (CD) Zone

To: VS (CD) Zone with Special Sign District Overlay to add two (2) building signs

4. NAME & ADDRESS OF PROPERTY OWNER:

RP CGR NCLT HON, LLC

100 Coastal Drive, Suite 400

Daniel Island, South Carolina 29492

5. TIME & LOCATION OF NEIGHBORHOOD MEETING:

February 24th 2026 at 5:30pm

Customer Service area at Huntersville Honda Dealership

12815 Statesville Road

Huntersville, NC 28078

Thank you for your attention to this matter. If you prefer to discuss with me in lieu of the meeting, please reach out via email @ rbrothers@hudsonauto.com or by phone 252-531-3878.

Sincerely,



Riyad Brothers
Hudson Automotive Group
Director of Construction

Enclosures

102263833.2



Design Proposal – Combined Signage – R6 (CL)

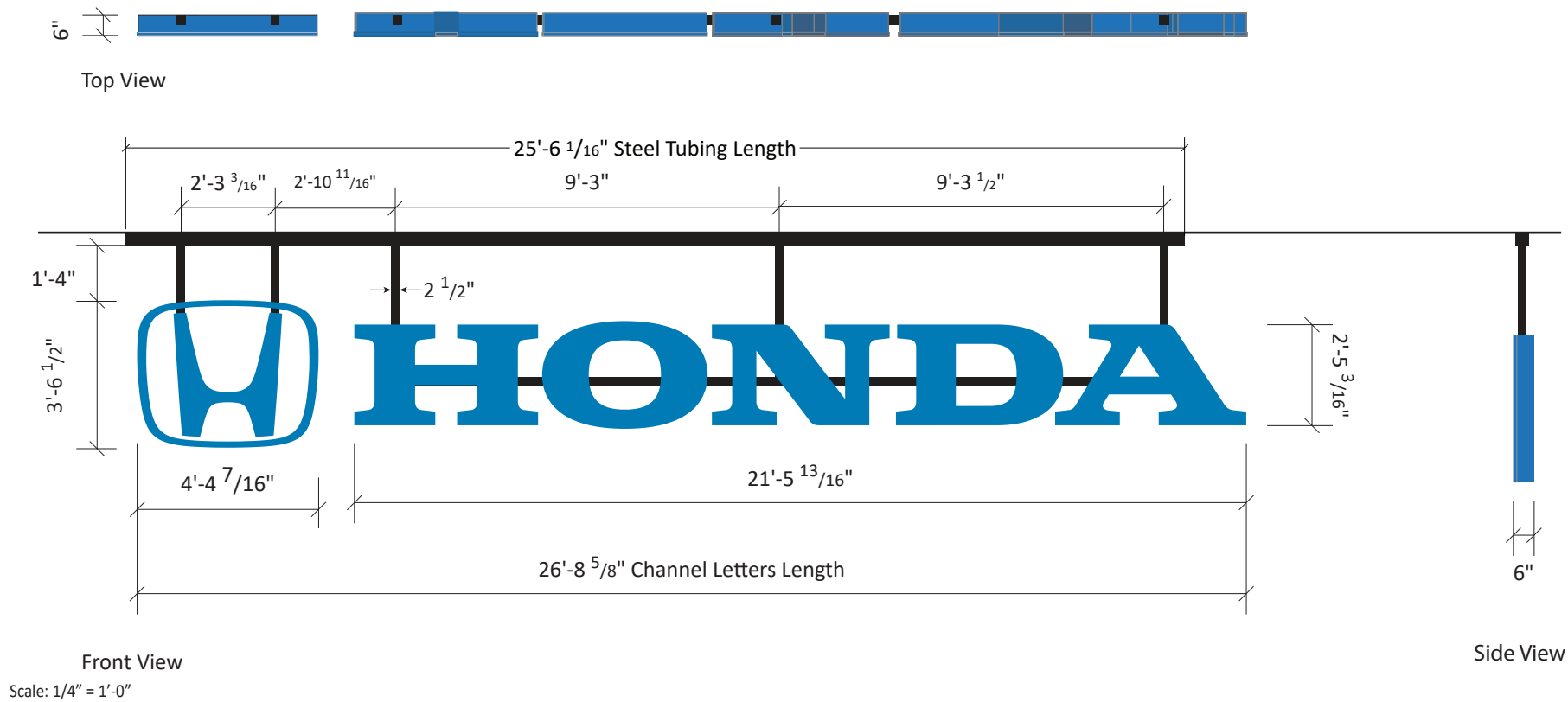
PROJECT ID:	CF1-47298
CLIENT:	H209014 Hall Honda Huntersville
ADDRESS:	12815 Statesville Road Huntersville, NC, 28078-9212, USA
DATE:	08-15-2025
CONTACT:	Brooklyn Williams
DESIGNER:	Hannah Charles

Pattison



1.866.635.1110
pattisonid.com

Gen IV Building Signage



Specifications

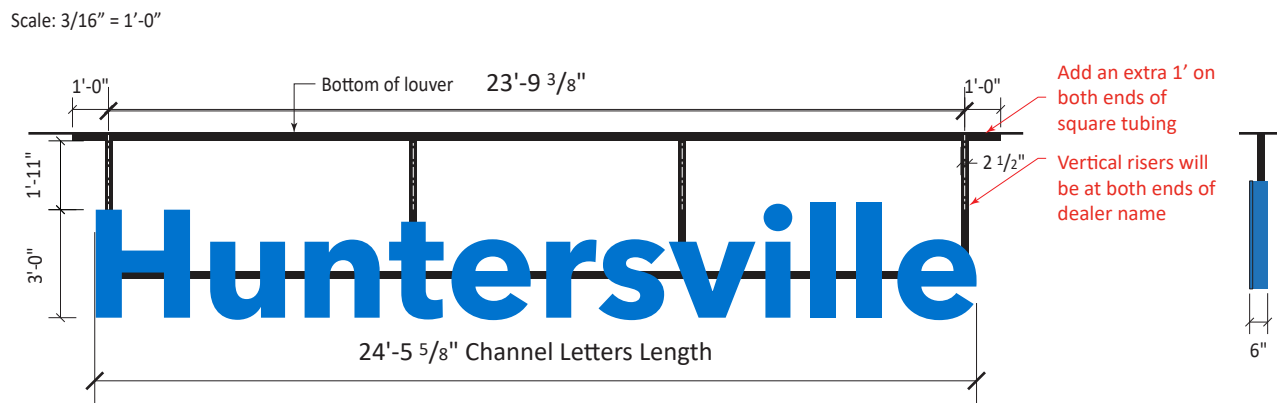
HON-GENIV 42", Logo 29"
15.52 Sqft Logo
52.25 SqFt Letterset

- ① Stringers – Steel square tubes embedded through logo and letters
- ② 6" deep LED illuminated channel letters with blue vinyl faces
- ③ Jewelite trim for face retention
- * Internal "H" baffle construction

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front



Specifications

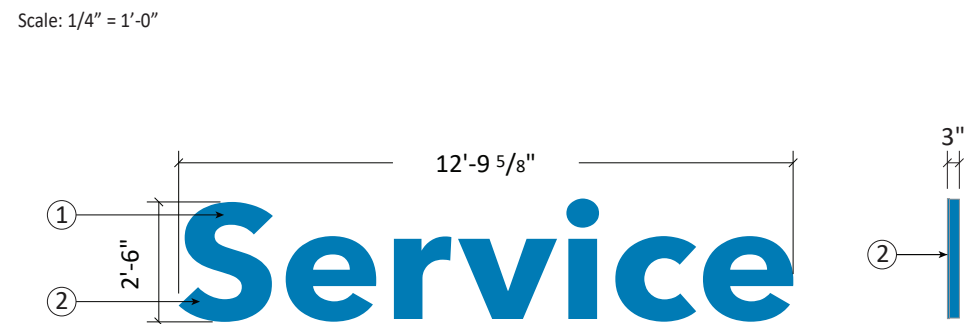
DNL-36 Dealer Name Letters
Font: Avenir Next Bold
73.41 Sqft

- ① Stringers – Steel square tubes embedded through logo and letters
- ② 6" deep LED illuminated channel letters with blue vinyl faces
- ③ Jewelite trim for face retention

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front



Specifications

SL-30 Service Letters – Flush Mount
31.14 Sqft

- ① 3" deep LED illuminated channel letters with blue vinyl faces
- ② Jewelite trim for face retention

Colors

- Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Elevation Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

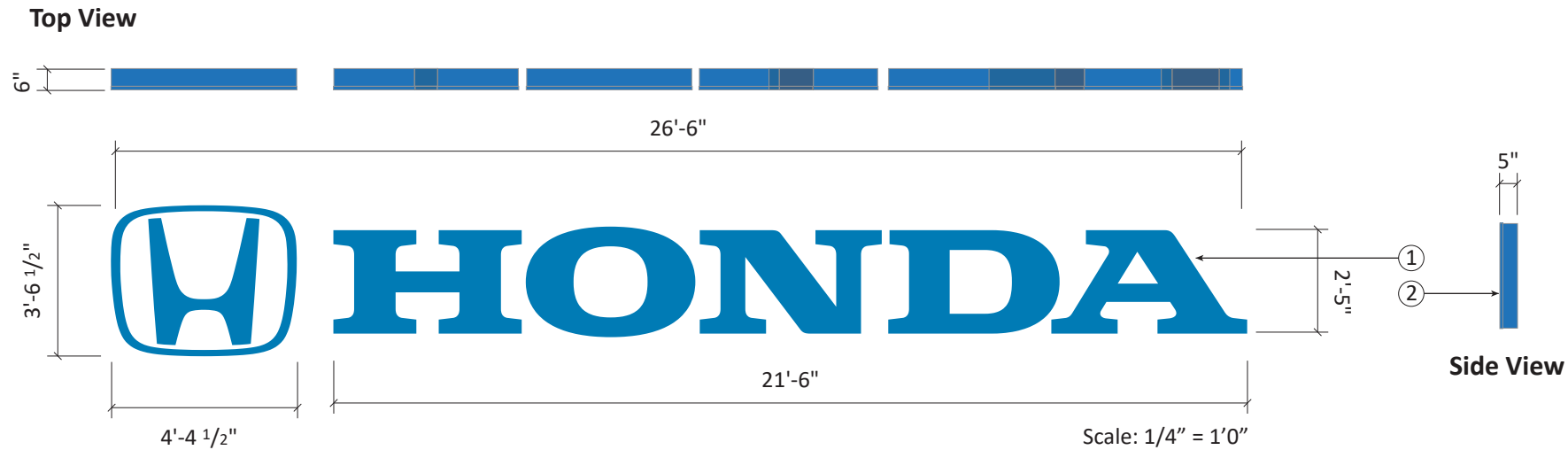
Information Required for Production

Customer Approval

Signature
MM/DD/YYYY

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Gen IV Building Signage

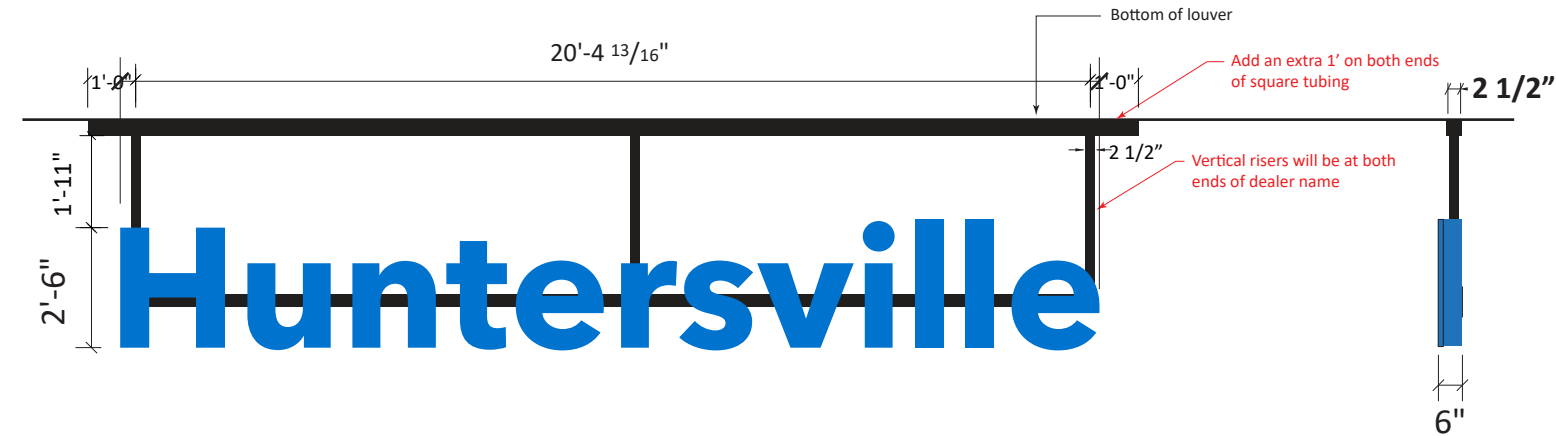


Specifications

- QTY 2
HON-GENIV 42" Honda Letter Set – Flush
51.96 Sqft
GENIV Illuminated Emblem – Flush
15.50 Sqft
Font: Avenir Next
- ① 5" deep LED illuminated channel letters with blue vinyl faces
② Jewelite trim for face retention

Colours

- Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl



Specifications

- DNL-30 Dealer Name Letters
Font: Avenir Next Bold
51 Sqft
- ① Stringers – Steel square tubes embedded through logo and letters
② 6" deep LED illuminated channel letters with blue vinyl faces
③ Jewelite trim for face retention

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

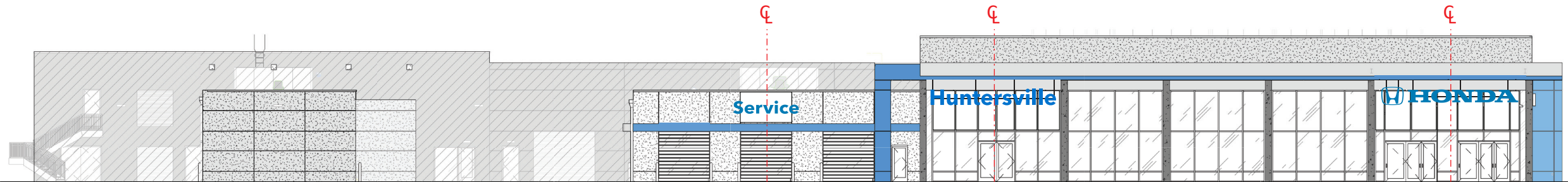
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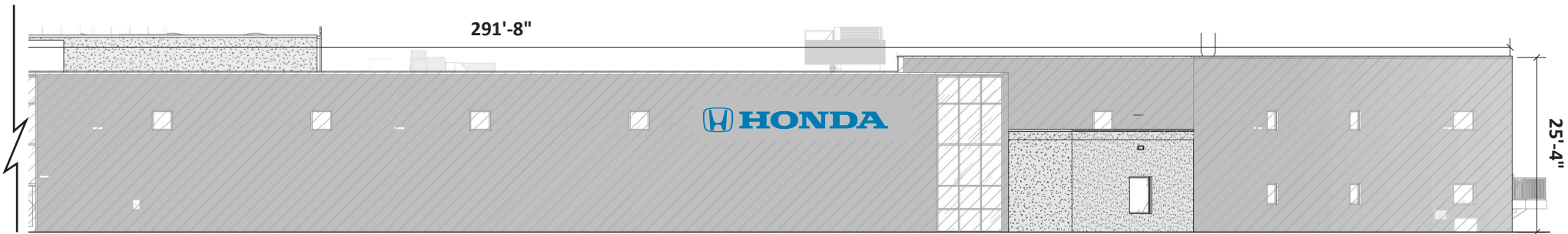
1.866.635.1110
pattisonid.com



South Elevation
Scale: 3/32" = 1'-0"



East Elevation
Scale: 3/32" = 1'-0"



North Elevation
Scale: 3/32" = 1'-0"

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Elevation Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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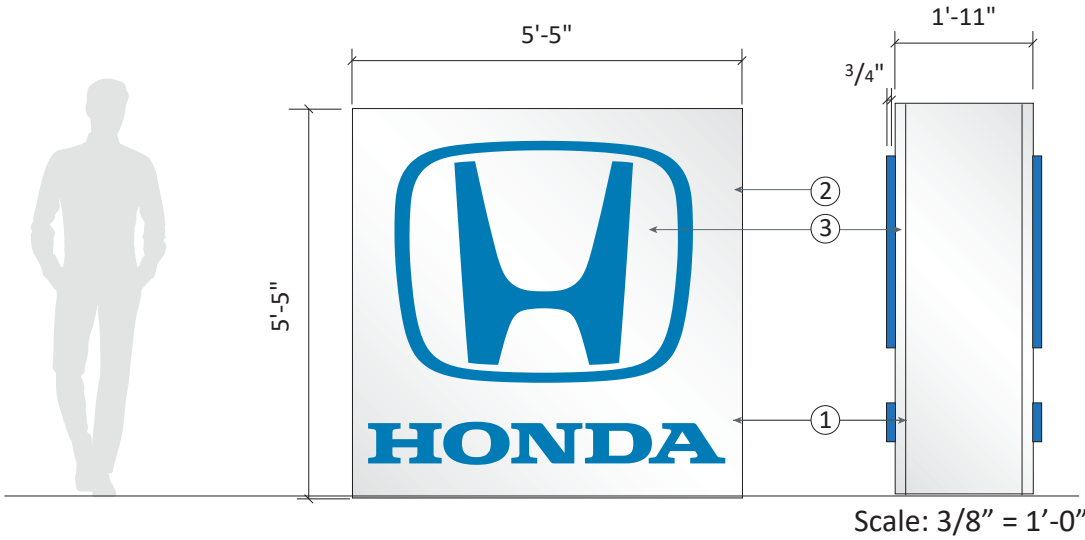
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Gen IV Honda Brand Sign Pylon - 5’5”x5’5”x5’10”



Specifications

Gen IV Honda Brand Sign Pylon
5’5” x 5’5” x 5’10” Pylon **29.34 SqFt**

- ① Cladding (Both Retro and New Build) – 4MM Blue ACM
- ② Sign Head - 4MM White ACM
- ③ Copy/Logo – Push-thru 1” clear acrylic with first surface blue vinyl
- * Illumination – 6500K LED internal, Blue LED reveal, LED up-light fixture pedestal 6500K)

Colors

- Blue ACM – Alpolic ACM HNB Blue 4-HNB-50 LRV 16.78
- White ACM – Alpolic ACM HWH White 4-HWH-50 LRV 80.8
- Perforated Blue Vinyl to match current Honda blue vinyl
- Pedestal – Stuc-O-Flex Steel Gray 362

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Ground Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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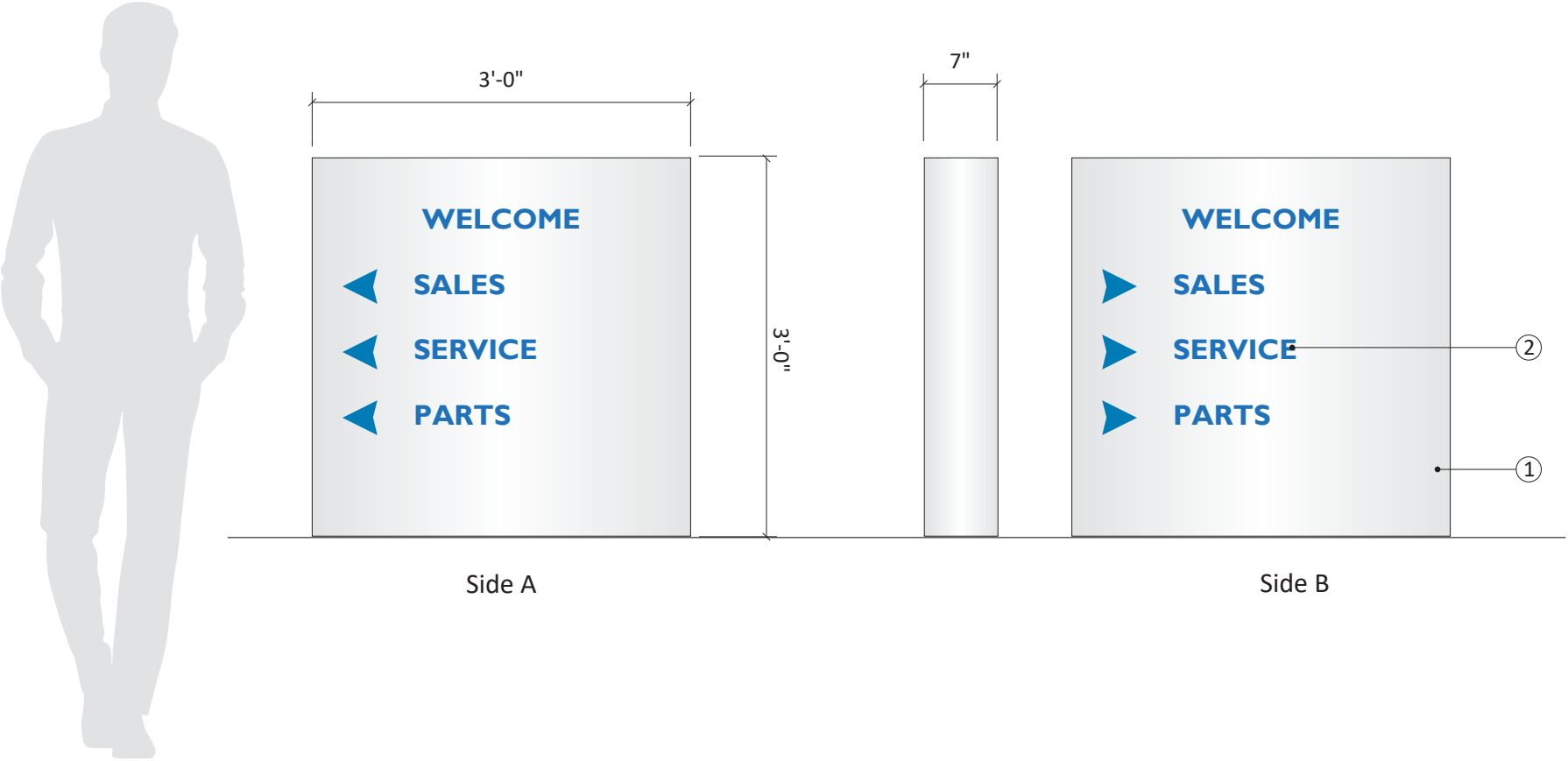
It is the Customer’s responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

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pattisonid.com

Gen IV - Directional 3’0”x3’0”



Specifications

GEN IV Directional 3’0” x 3’0”
6.54 SF Copy Area

- ① Sign Head – 4MM White ACM
- ② Copy/Logo – Non-Illuminated 1” FCO Painted Acrylic Flush Mounted

Colours

- Blue ACM – Alpolic ACM HNB Blue 4-HNB-50 /LRV 16.78
- White ACM – Alpolic ACM HWH White 4-HWH-50/LRV 80.8
- Blue paint to match blue ACM

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Ground Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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Site Plan



H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

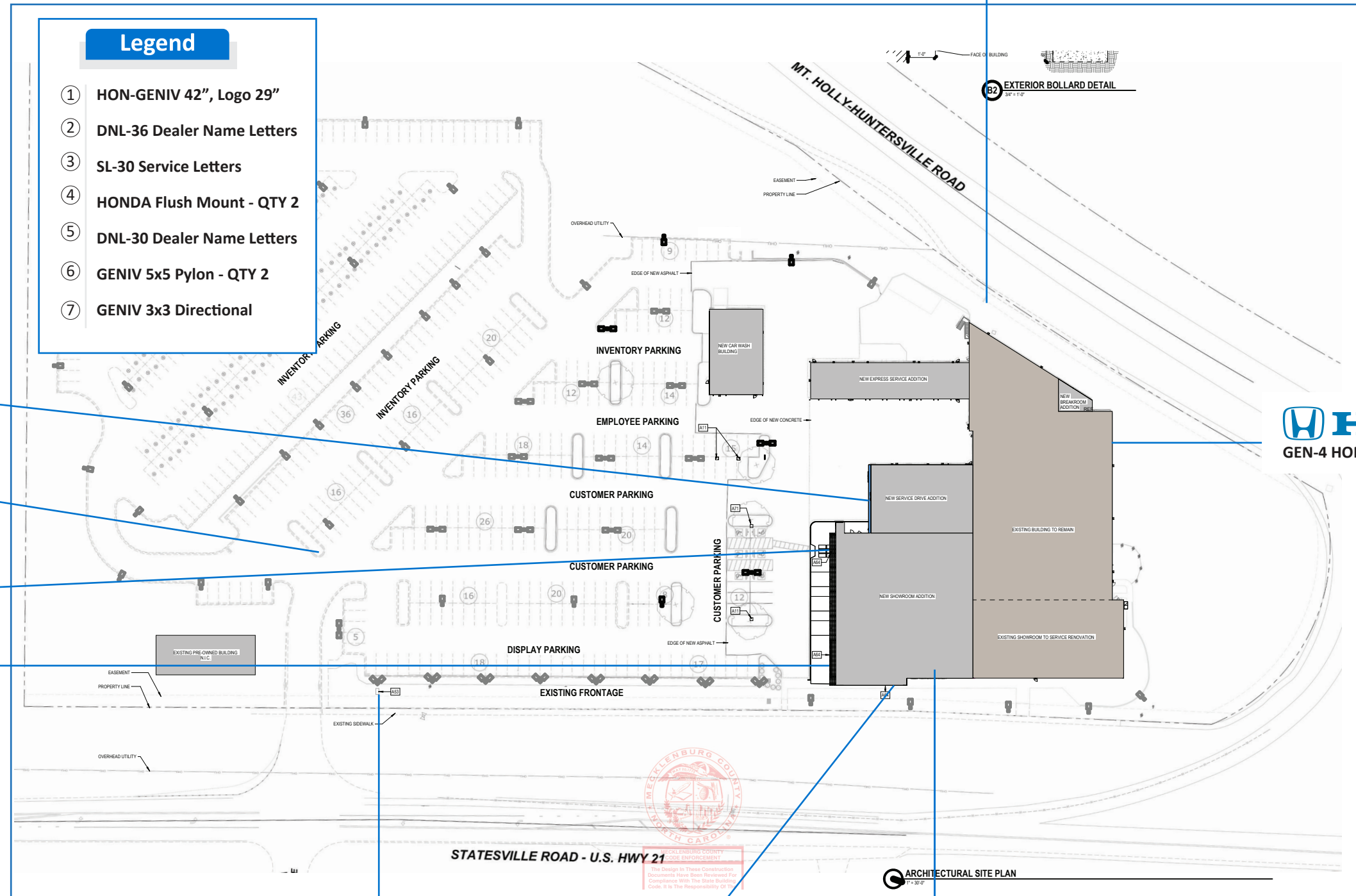
MM/DD/YYYY

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Page 6 of 6



DNL-30



ARCHITECTURAL SITE PLAN
1" = 30'-0"



Design Proposal – South Elevation Stringer Signage – R6 (CL)

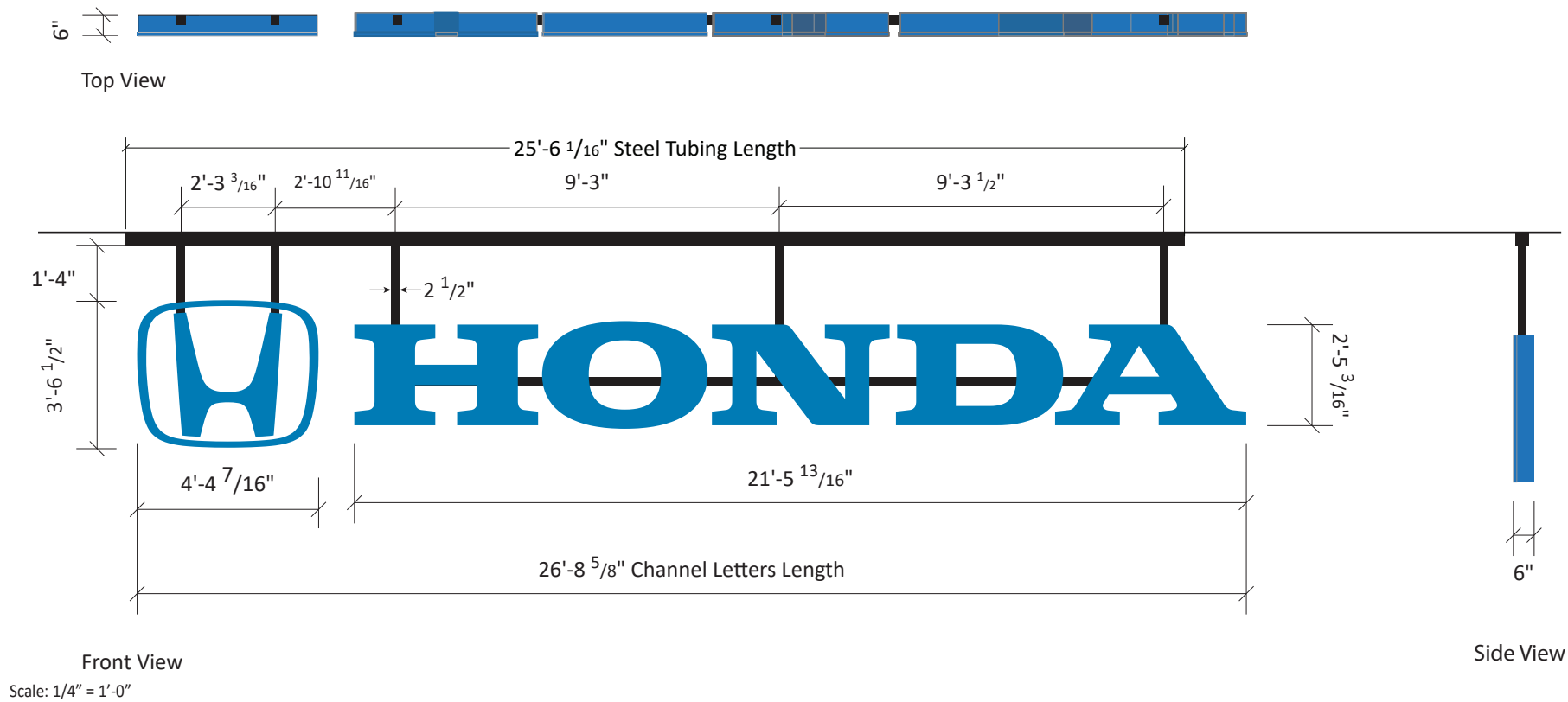
PROJECT ID:	CF1-47298
CLIENT:	H209014 Hall Honda Huntersville
ADDRESS:	12815 Statesville Road Huntersville, NC, 28078-9212, USA
DATE:	08-15-2025
CONTACT:	Brooklyn Williams
DESIGNER:	Hannah Charles

Pattison

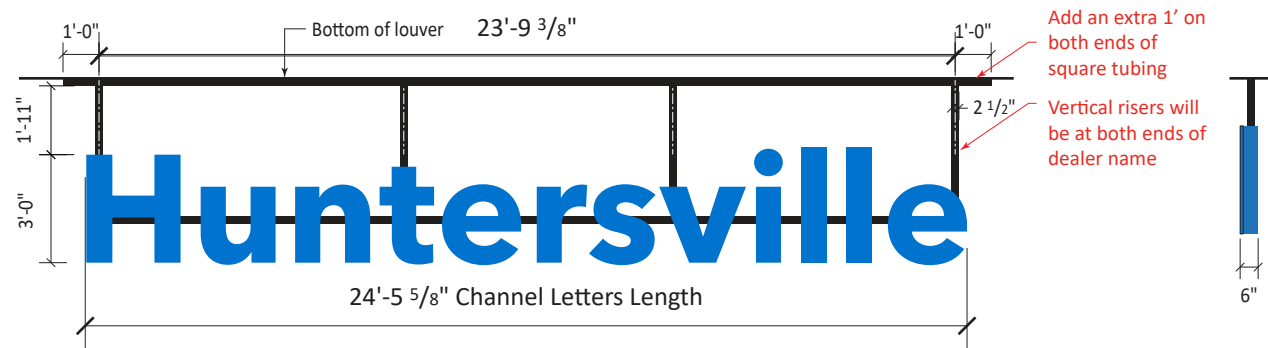


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Gen IV Building Signage



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



Specifications

DNL-36 Dealer Name Letters
Font: Avenir Next Bold
73.41 Sqft

- ① Stringers – Steel square tubes embedded through logo and letters
- ② 6" deep LED illuminated channel letters with blue vinyl faces
- ③ Jewelite trim for face retention

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

Specifications

HON-GENIV 42", Logo 29"
15.52 Sqft Logo
52.25 SqFt Letterset

- ① Stringers – Steel square tubes embedded through logo and letters
- ② 6" deep LED illuminated channel letters with blue vinyl faces
- ③ Jewelite trim for face retention
- * Internal "H" baffle construction

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item
Elevation Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

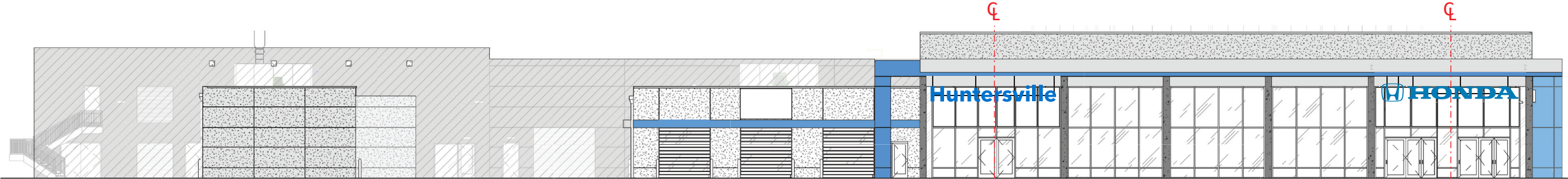
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South Elevation
Scale: 3/32" = 1'-0"

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Elevation Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

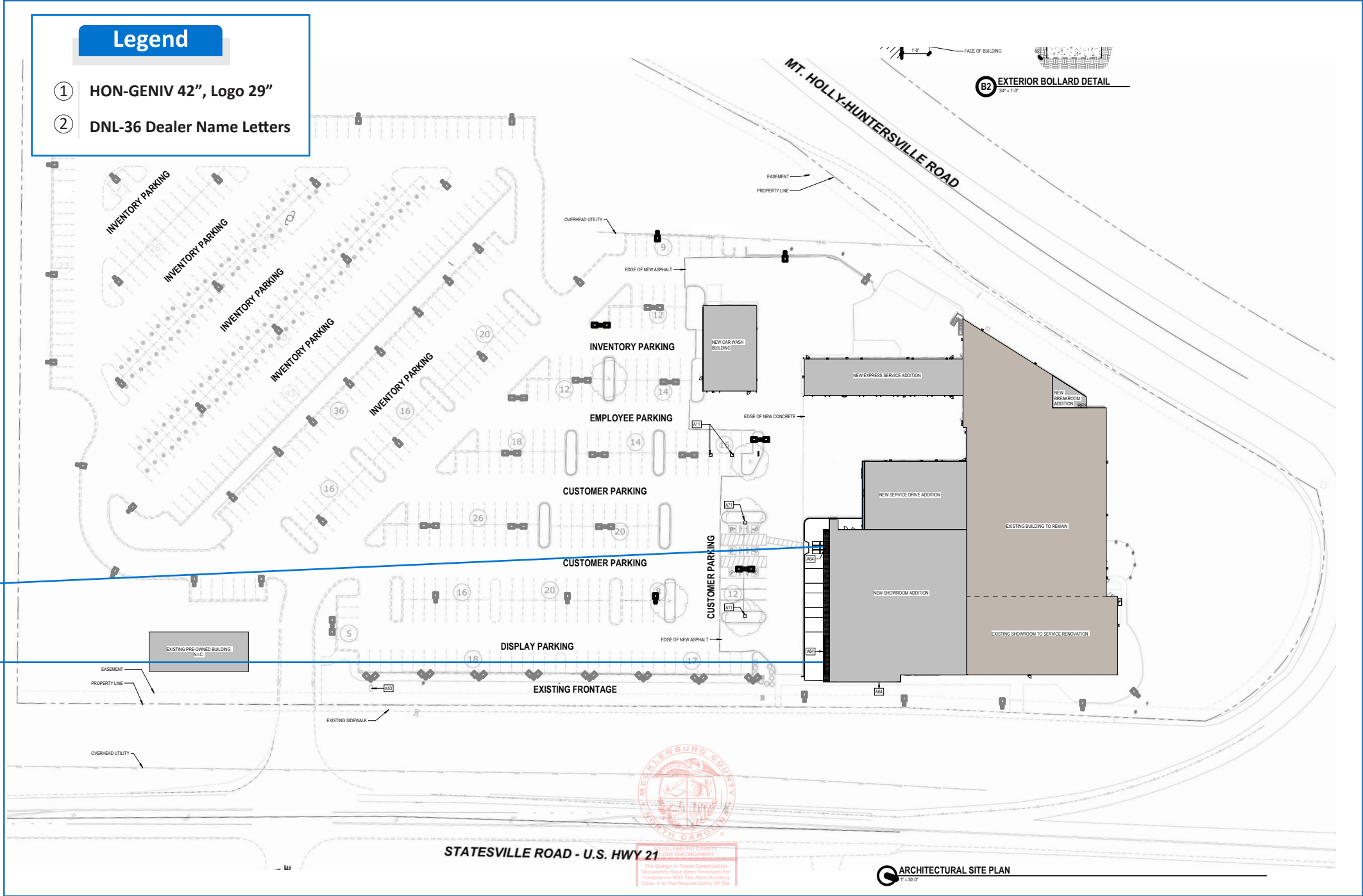
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Request for Board Action

May 26, 2026

To: Board Members

From: Nathan Farber, Senior Planner

Subject: DA26-01 13711 Hagers Ferry Road

Explain Request:

Consider a decision for Petition #DA26-01, a Density Averaging Certificate request by Mathew Estler to transfer 550 square feet of impervious from 13929 Clarendon Pointe Ct to 13711 Hagers Ferry Rd.

Action Recommended: Approve Item

Alternative Action:

Financial Implications:

NA

Attachments:

1. DA26-01 Staff Report
2. Exhibit 1
3. Exhibit 2
4. Exhibit 3
5. Exhibit 4
6. Exhibit 5

1. The receiving property, 13711 Hagers Ferry Rd is zoned General Residential (GR) and is located in Lake Norman Watershed CA. The giving property, 13929 Clarendon Pointe Ct, is zoned General Residential (GR) and is located in the Lake Norman Watershed CA.
2. The lot at 13711 Hagers Ferry Rd (currently owned by Mathew Estler) has a total maximum allowable Built-Up Area (B.U. Area) of 7,257 sq. ft. The currently recorded map on Map Book 45, Page 958 was executed in 2006. Currently, the lot has 6,975 sq. ft. of impervious coverage (Exhibit 2 and 5), which is compliant by 282 sq. ft. The owner is proposing to expand their driveway by an additional 703 sq. ft., which would bring the lots total to 7,678 sq. ft., which would exceed the maximum impervious allowed by 421 sq. ft.
3. The lot located at 13929 Clarendon Pointe Ct (owned by Andrew T Leonard and Mildred B Leonard) has a total maximum allowable Built-Up Area (B.U. Area) of 10,454 sq. ft. This is based upon the calculations of the survey included by the applicant (Exhibit 3). Currently, the lot has 5,120 sq. ft. of impervious coverage (Exhibit 2), which is compliant and currently has an additional 5,334 sq. ft. B.U. Area for future development.
4. The applicant proposes to transfer 550 sq. ft. of impervious rights from 13929 Clarendon Pointe Ct to 13711 Hagers Ferry Rd. This will give the property at 13711 Hagers Ferry Rd a total of 7,807 sq. ft. of B.U. Area (a net increase of 832 sq. ft. for future development).
5. If granted, the Density Averaging Certificate would allow Hagers Ferry Rd to expand their driveway and remain in compliance with the Town of Huntersville Zoning Ordinance.

STAFF FINDINGS (ordinance standards are in italics)

In considering this Density Averaging request, the following *Paired-Parcel Averaged-Density Development* (Article 3.3.3-A, d) must be addressed with findings of fact:

- 1) *A density averaging certificate shall be considered one development request.*

Staff Finding:

The application has been processed as one development request.

- 2) *Overall impervious area/amount of the paired parcel averaged-density development, calculated by built-upon area, shall not exceed the impervious that would be allowed if the parcels were developed separately. The parcel pair shall be located in the same water supply watershed and preferably in the same drainage area of the watershed. Parcel pairs may be located in the Critical Area and in the Protected Area. However, if one of the parcels is located in the Critical Area and one is located in the Protected Area, the Critical Area parcel shall not be developed beyond those impervious amounts allowed in the critical area provisions of the Huntersville Zoning Ordinance. A property in a more restricted watershed area shall not acquire impervious rights from a property in a less restricted area of the watershed. The purpose of this provision is to preserve open space in the more sensitive areas of the watershed.*

Staff Findings:

The receiving property, 13711 Hagers Ferry Rd is zoned General Residential (GR) and is located in Lake Norman Watershed CA. The giving property, 13929 Clarendon Pointe Ct, is zoned General Residential (GR) and is located in the Lake Norman Watershed CA. The 550 sq. ft. proposed for 13711 Hagers Ferry Rd combined with the existing impervious area for both properties (12,645 sq. ft.) will not exceed the total impervious allowed for both parcels – which is 17,711 sq. ft.

- 3) *The paired parcels may include or be developed for residential or non-residential purposes.*

Staff Findings:

The paired-parcel lot at 13711 Hagers Ferry Rd is residential zoned and may be further developed for residential purposes. The lot at 13929 Clarendon Pointe Ct is residential zoned and may be further developed for residential purposes.

- 4) *Buffers shall at least meet the appropriate minimum Huntersville Zoning Ordinance water supply watershed protection requirements on both parcels in the parcel pair.*

Staff Findings:

There are no perennial streams that require buffers within or abutting either parcel.

- 5) *The portion of the parcel(s) which is not developed as part of the paired parcel, but that is being averaged in the land area being evaluated to meet the built-upon surface area, shall remain in an undisturbed vegetated or natural state. A metes and bounds description of the space to be undisturbed and limits on use shall be recorded on the subdivision plat, in homeowner covenants, and on individual deed and shall be irrevocable. The resultant impervious area/amount for the two lots combined shall not exceed the original allowable impervious amount for each individual lot if they were developed separately. It shall be noted on the plat that the Zoning Administrator shall reserve the right to make periodic inspections to ensure compliance.*

Staff Findings:

In order to comply with this requirement, a 500 sq. ft. metes and bounds description of an undisturbed vegetated buffer area will be reserved in perpetuity for the parcel at 13929 Clarendon Point Ct. This area will be recorded on a subdivision plat and property deeds at the Mecklenburg County Register of Deeds. This note does not currently appear on the included survey, but Town of Huntersville Staff will request the survey company to add a note to this effect before recordation of the map.

- 6) *A Density Averaging Certificate shall be obtained from the Watershed Review Board (Board of Adjustment) to ensure that both parcels considered together meet the standards of the ordinance and that potential owners have record of how the watershed regulations were applied to the parcel pair. Only the owner(s) of both of the paired parcels may submit the application for the Density Averaging Certificate. A site plan for both of the parcels must be submitted and approved as part of the Density Averaging Certificate. If such a certificate is granted, no change in the development proposal authorized for either parcel shall be made unless the certificate is amended. Upon issuance of such certificate, one copy will be forwarded to the North Carolina Division of Water Quality (DWQ). Included with the Density Averaging Certificate will be a site plan, registered plats for both properties, a description of both properties, and documentation reflecting the development restrictions to the parcel pair that will remain undeveloped.*

Staff Findings:

The owners of both paired-parcels submitted an application for a Density Averaging Certificate (**Exhibits 1**). The Planning Board Hearing (acting as the Watershed Review Board) will be held on May 26, 2026 to determine whether a Density Averaging Certificate will be granted. If granted, the plats will be recorded with a copy of the Density Averaging Certificate, and revised deeds. The necessary parties will be notified and given a copy of the recorded information.

- 7) *The Watershed Review Board shall make written findings supported by appropriate calculations and documentation that the paired parcel averaged-density development plan as a whole conforms to the intent and requirements of this Article and Section, and that the proposed agreement assures protection of the public interest.*

Staff Findings:

The surveys provided demonstrate conformity to the intent and requirements of this Article and Section, and the proposed agreement does not adversely affect the public interest.

- 8) *The undisturbed land area shall be recorded in the deed for the parcel to which it applies. The Density Averaging Certificate shall be recorded in the deed for each of the parcels in the parcel-pair. Both the designated undisturbed land area and the certificate shall be noted on the subdivision plat that applies to each of the parcels.*

Staff Findings:

If the Density Averaging Certificate is granted, the applicant will prepare a revised deed and plat for both properties. Then be responsible for recording the Density Averaging Certificate for both properties with the appropriate deeds and plats.

- 9) *Storm water run-off from paired parcel averaged-density development which meets the low-density option development requirements shall be controlled by vegetative conveyances to the maximum extent practicable and shall be approved by Mecklenburg County Storm Water Services', Water Quality Program.*

Staff Findings:

It was determined by Mecklenburg County Water Quality that there would be minimum benefit to requiring stormwater treatment on this site because of the current topography and that storm water runoff was controlled by vegetative conveyances to the maximum extent practicable (Exhibit 3).

- 10) Storm water runoff from paired-parcel averaged density development which meets the high-density option development requirements shall be controlled on the parcel(s) where the high-density development is occurring in accordance with the criteria specified in the Huntersville Water Quality Design Manual and the Huntersville Zoning Ordinance for high-density development.*

Staff Findings:

Both properties are in a low-density development area.

- 11) No parcel for which a watershed variance has been granted, or would be required, may be included as part of a parcel pair.*

Staff Findings:

There have been no watershed variances granted for either parcel.

- 12) Compliance with criteria 1-12 shall be evidence that the parcel pair is consistent with the orderly and planned distribution of development throughout the watershed.*

Staff Findings:

The applicant has complied with all applicable criteria for a Density Averaging Certificate.

STAFF CONCLUSIONS

Based on all of the above findings, staff recommends approval of a Density Averaging Certificate. Based upon finding of facts, staff concludes the criteria as outlined in Zoning Ordinance Article 3.3.2.A, d, (*Paired-Parcel Averaged-Density Development*) has been satisfied.

Exhibit 1 – Density Averaging Certificate Application

Exhibit 2 – Survey of 13711 Hagers Ferry Rd

Exhibit 3 – Survey of 13929 Clarendon Pointe Ct

Exhibit 4 – Vicinity Map

Exhibit 5 – Recorded Plat of 13711 Hagers Ferry Rd



Density Averaging Certificate Application

The terms "lot" and "parcel" are used interchangeably.

1. Description of Request

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

Transferring Previous rights (550sf) from 13929 Clarendon Point CT Huntersville
NC 28078 over to 13711 Hagers Ferry Rd Huntersville NC 28078

2. Receiving Parcel Information (Receiving parcel shall not be located in the Critical Area, CA)

Printed Name of Property Owner: Matthew Estler

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

Phone of Property Owner: 919 998 9538

Property Owner Email: mdestler5@gmail.com

Address of Property Owner: 13711 Hagers Ferry Rd

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

Phone of Legal Representative: _____

Legal Representative Email: _____

☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the 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 Planning Board except through sworn testimony at the public hearing. (Applicable if box is checked).

Signature of Property Owner: [Signature]

Date 02.09.2016

Signature of Legal Representative: _____

Date _____

Title: _____

Parcel Identification Number of Receiving Lot (PIN)	00101349
Zoning District	Huntersville
Watershed Overlay	Lake Norman
Property Size (acres)	0.690 AC
Amount of Existing Impervious Lot Coverage (sf)	6975sf
Amount Impervious Area Receiving from Giving Lot (sf)	550 sf
Has a watershed variance ever been granted for this parcel?	☐ YES ☒ NO

If this application is signed by an agent on behalf of the Property Owner(s), 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.**

3. Giving Parcel Information

Printed Name of Property Owner: Andrew T Leonard and Mildred B Leonard

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

Phone of Property Owner: 704-965-6356

Property Owner Email: mleona11@gmail.com

Address of Property Owner: 13929 Clarendon Point CT

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

Phone of Legal Representative: _____

Legal Representative Email: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the 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 Planning Board except through sworn testimony at the public hearing. (Applicable if box is checked).

Signature of Property Owner: Mildred Leonard Date 3-16-2026

Signature of Legal Representative: _____ Date _____

Title: _____

Parcel Identification Number of Receiving Lot (PIN)	00101467
Zoning District	Huntersville
Watershed Overlay	Lake Norman
Property Size (acres)	1.006 AC
Amount of Existing Impervious Lot Coverage (sf)	5120 sf
Has a watershed variance ever been granted for this parcel?	☐ YES ☒ NO

If this application is signed by an agent on behalf of the Property Owner(s), 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.**

4. Site Plan Submission Schedule

Density Averaging Plats must be reviewed by the Town of Huntersville Planning Department and approved by the Planning Board. The Planning Board schedule can be found through the Planning Department website.

5. Reference Information

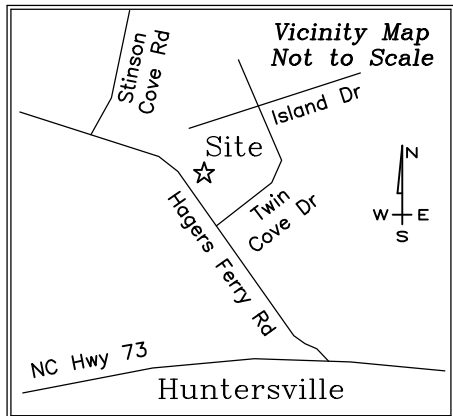
Please see the Town Website below for the following:

- Town of Huntersville Impervious Applicability Map
- Town of Huntersville Fee Schedule
- Density Averaging Certificate Checklist
- Density Averaging Review Process
- Town of Huntersville Zoning Ordinance Watershed Overlays
 - For Parcels in the Mountain Island Lake Watershed Overlay (MIL-O), See Article 3.3.2
 - For Parcels in the Lake Norman Watershed Overlay (LN-O), See Article 3.3.3

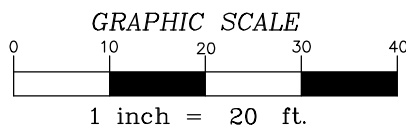
Contact Information

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

Date Received by Staff _____



- Legend**
-Property Corner
 -Calculated Point (CP)
 - FS.....Front Setback
 - SS.....Side Setback
 - SSS.....Side Street Setback
 - RS.....Rear Setback
 - DB.....Deed Book
 - PG.....Page
 - PB.....Plot Book
 - R/W.....Right-of-Way
 - WM.....Water Meter
 - CO.....Clean Out
 - SF.....Square Feet
 - PP.....Power Pole
 - LP.....Light Pole
 - BUA.....Built Upon Area
 - HVAC.....Heating, Ventilation, Air Conditioning
 - Property Line
 - Right of Way Line
 - Adjoining Property Line
 - Setback Line

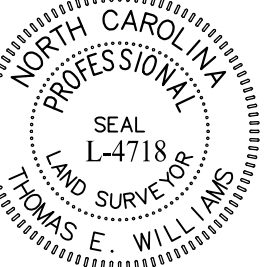


I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 32476, Page 499; that the boundaries not surveyed are indicated as drawn from information in Map Book 45 Page 958 or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +/-; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street

This 26th day of February, 2026.

Thomas E. Williams
Thomas E. Williams L-4718
Professional Land Surveyor



Lot #27
#001-01-311
Now or Formerly
Darren & Roxanne Cowles
DB 37370 PG 411
Twin Coves Subdivision
MB 12 PG 5
Zoned GR

Lot #1
#001-01-328
Now or Formerly
Brian & Ashley Nydich
DB 28195 PG 663
Joseph Pierre Property
Map 1
MB 45 PG 958
Zoned GR

Lot #2
0.694 Acres
30,248 SF

Lot #30
#001-01-308
Now or Formerly
Robert Emmett Evans, III
& Mary-Ellen Kuuiipo Evans
DB 36410 PG 979
Twin Coves Subdivision
MB 12 PG 5
Zoned GR

Lot #3
#001-01-350
Now or Formerly
Cory & Arricka Brouwer
DB 32600 PG 404
Joseph Pierre Property
Map 1
MB 45 PG 958
Zoned GR

need to note what the current maximum impervious amount is for Lake Norman Critical Area watershed

Impervious Calculations

Total Lot Area = 30,248 SF

- * House, Porches BUA = 2,985 SF
- * Concrete Drive & Sidewalk BUA = 1,832 SF
- * Stone Retaining Walls = 103 SF
- * Paver Walkway at Putting Green BUA = 12 SF
- * HVAC Units & Septic Cover BUA = 19 SF
- * Pool Equipment Pad BUA = 25 SF
- * Patio Area BUA = 599 SF
- * Concrete & Wall Surrounding Pool = 1,279 SF
- * Shed & Ramp = 121 SF
- * Total BUA Used = 6,975 SF
- * Percentage of Total Lot = 6,975/30,248 = 23%

** Impervious Area Used + Proposed New Addition
6,975 SF + 703 SF = 7,678 SF
7,678/30,248 = 25% of Total Lot

Surveyor's Notes

1. Parcel #001-01-349
2. Area determined by Coordinate Computation Method.
3. Property subject to any facts that may be disclosed by a full and accurate title search.
4. Property may be subject to any Restrictions, Easements, and/or Rights of Ways of record and those not of record if they exist.
5. Subject Property is not located in a Special Flood Hazard Area as designated by FEMA FLOOD INSURANCE RATE MAPS. See Map #3710462100K - Effective Date 9/2/2015.
6. No Geodetic Monument found within 2000' of Subject Property.
7. Subject Property Zoning = GR.
8. Setbacks shown are from Map Book 45 Page 958.
9. Subject Property lies in the Lake Norman Critical Area Watershed

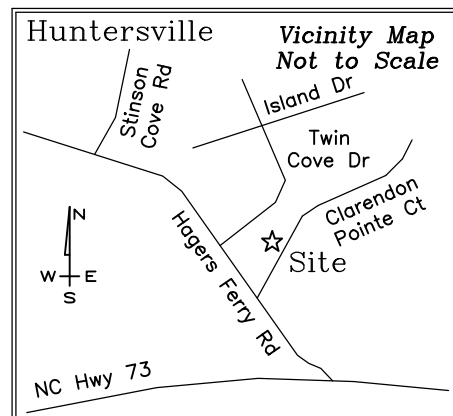
Project # 251115

**Revised Physical Survey & Site Plan for
13711 Hagers Ferry Road prepared for
Matthew David Estler & Tara Kristene Estler**

Huntersville, Mecklenburg County, NC
Scale 1"= 20' - Date of Survey, November 21st, 2025
Owners: Matthew David Estler & Tara Kristene Estler
13711 Hagers Ferry Road, Huntersville, NC 28078
Deed Book 32476 Page 499, Map Book 45 Page 958
Lot #2 Joseph Pierre Property, Map 1

PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING - SURVEYING - PLANNING
Suite 101 Westfield Center, 125 E. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778
Corporate License #C-1007

Revision 1	Revised Impervious Calculations	2/26/26
Revision #	Revision Description	Date



Legend

-Property Corner
-Calculated Point (CP)
- FS.....Front Setback
- SS.....Side Setback
- SSS.....Side Street Setback
- RS.....Rear Setback
- DB.....Deed Book
- PG.....Page
- PB.....Plot Book
- R/W.....Right-of-Way
- WM.....Water Meter
- CO.....Clean Out
- SF.....Square Feet
- PP.....Power Pole
- LP.....Light Pole
- CB.....Catch Basin
- WM.....Water Meter
- UP.....Utility Pedestal
- BUA.....Built Upon Area
- HVAC.....Heating, Ventilation, Air Conditioning
- Property Line
- Right of Way Line
- Adjoining Property Line
- Setback Line

Surveyor's Notes

1. Parcels #001-01-467 & #001-01-493
2. Total Site Acreage = 1.045 Acres (45,520 SF)
3. Area determined by Coordinate Computation Method.
4. Property subject to any facts that may be disclosed by a full and accurate title search.
5. Property may be subject to any Restrictions, Easements, and/or Rights of Ways of record and those not of record if they exist, including Restrictions recorded in Deed Book 7501, Page 505.
6. Subject Property is not located in a Special Flood Hazard Area as designated by FEMA FLOOD INSURANCE RATE MAPS. See Map #3710462100K - Effective Date 9/2/2015.
7. No Geodetic Monument found within 2000' of Subject Property.
8. Subject Property Zoning = GR.
9. Setbacks shown are from Map Book 25 Page 705.
10. Subject Property lies in the Lake Norman Critical Area Watershed

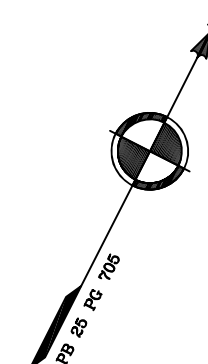
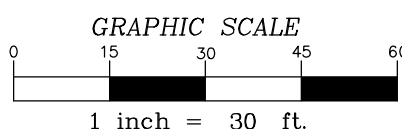
I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 9813, Page 465, Book 29475, Page 279; that the boundaries not surveyed are indicated as drawn from information in Map Book 25 Page 705, Map Book 39, Page 342 or other reference source; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street

This 9th day of January, 2026.

Thomas E. Williams

Thomas E. Williams L-4718
Professional Land Surveyor



Twin Cove Drive
60' Public Right-of-Way

Add note: that the
Zoning Administrator
shall reserve the right
to make periodic
inspections to ensure
compliance.

need to note what the
current maximum
impervious amount is
for Lake Norman
Critical Area
watershed

Lot #1
#001-01-410
Now or Formerly
Christopher & Jacqueline
Courtney
DB 2147 PG 358
Twin Coves Subdivision
MB 12 PG 5
Zoned GR

COS
#001-01-486
Now or Formerly
Cape Owners
Association, LLC
DB 8017 PG 858
The Cape Subdivision
MB 25 PG 705
Zoned GR

#5 Rebar Found
Stone Columns
& Vinyl Fence
10 SF

COS
#001-01-485
Now or Formerly
Cape Owners
Association, LLC
DB 8017 PG 858
The Cape Subdivision
MB 25 PG 705
Zoned GR

Lot #18
#001-01-484
Now or Formerly
Heaney Family Trust
DB 38952 PG 349
The Cape Subdivision
MB 25 PG 705
Zoned GR

Lot #17
#001-01-483
Now or Formerly
Robert & Rita Gailther
DB 32577 PG 287
The Cape Subdivision
MB 25 PG 705
Zoned GR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	625.01'	334.14'	330.17'	S 48°04'56" W

LINE	BEARING	DISTANCE
L1	S 30°40'05" E	0.99'
L2	N 57°37'23" W	6.65'
L3	S 57°16'06" E	20.00'
L4	S 32°43'54" W	27.50'
L5	N 57°16'06" W	20.00'

Impervious Calculations

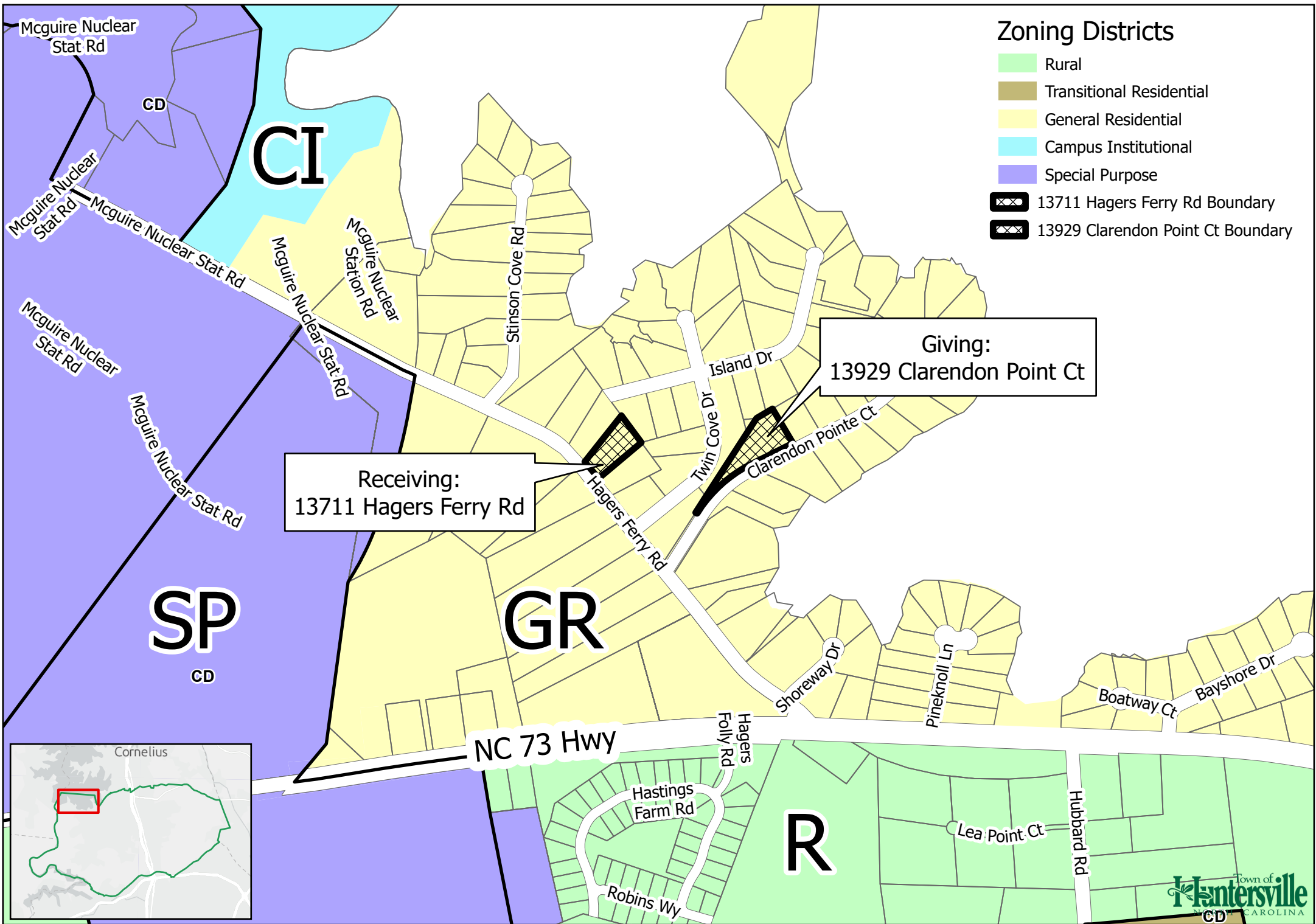
Total Lot Area = 43,559 SF

- * House, Porches BUA = 2,375 SF
- * Concrete Drive & Sidewalk BUA = 2,190 SF
- * Paver Patio, Outdoor Grill, Planter, Step & Retaining Wall BUA = 525 SF
- * HVAC Units BUA = 15 SF
- * Septic Tank Cover BUA = 5 SF
- * Brick Columns & Fence = 10 SF
- * Total BUA Used = 5,120 SF
- * Percentage of Total Lot = 5,120/43,559 = 12%

** 550 SF of Impervious Area from Parcel #001-01-467 (13929 Clarendon Pointe Court) is proposed to be conveyed to Parcel #001-01-349 (13711 Hagers Ferry Road) for future development.

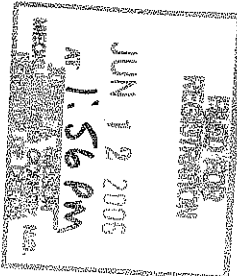
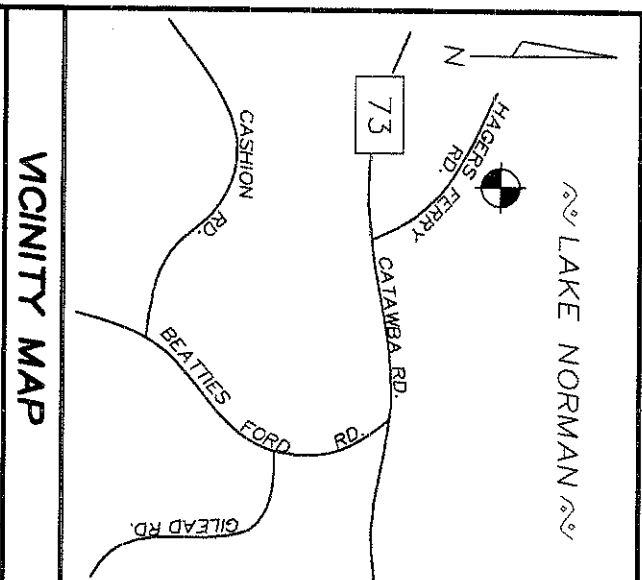
Physical Survey for
13929 Clarendon Pointe Court prepared for
Andrew T. Leonard & Mildred B. Leonard

Huntersville, Mecklenburg County, NC
Scale 1"= 30' - Date of Survey, December 23rd, 2025
Owners: Andrew T. Leonard & Mildred B. Leonard
13929 Clarendon Pointe Court, Huntersville, NC 28078
Deed Book 9813 Page 465, Map Book 25 Page 705
Lot #1 The Cape Subdivision
PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING - SURVEYING - PLANNING
Suite 101 Westfield Center, 125 E. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778
Corporate License #C-1007



#2006115869

MAP BOOK 45 PAGE 958



APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
MECKLENBURG COUNTY ENGINEERING DEPT.
Lisa McCarty 6/17/06
DATE

Lisa McCarty REVIEW OFFICER OF MECKLENBURG COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Lisa McCarty 6-5-06
DATE
REVIEW OFFICER

MINOR SUBDIVISION
APPROVED IN ACCORDANCE WITH THE MINOR SUBDIVISION PROVISIONS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA. ANY FURTHER SUBDIVISION OF THIS PROPERTY IS SUBJECT TO REVIEW AND MAP CONSTITUTE A MAJOR SUBDIVISION OF LAND.
Lisa McCarty 6-5-06
DATE
TOWN PLANNER

CERTIFICATE OF OWNERSHIP & DEDICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITED AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED FURTHERMORE. I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

OWNER
DATE

NOTES:
1. TAX PARCEL - #001-013-28

2. HUNTERSVILLE ZONING - CR (SMALL TOWNS)

3. IRON PINS SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED (#5 REBAR).

4. THE PURPOSE OF THIS MAP IS TO SUBDIVIDE PARCEL INTO THREE LOTS.

5. SETBACKS: FRONT - 40', SIDE - 10', REAR - 50'

6. PARCEL IS LOCATED IN LAKE NORMAN WATERSHED (CA).

7. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FIRM MAP COMMUNITY PANEL 37047 8047E.

8. AREAS SHOWN WERE DETERMINED BY COORDINATE COMPUTATION.

9. TOTAL AREA - 2.34 ACRES.

11. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR R/W'S.

12. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF MECKLENBURG COUNTY WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

13. BUILD TO LINE DEFINITION FROM ARTICLE 12 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE:
A LINE EXTENDED THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION OF WHICH THE PRINCIPAL VERTICAL PLANE OF THE FRONT BUILDING ELEVATION EXCLUSIVE OF PORCHES, BAY WINDOWS, AND SIMILAR APPURTENANCES MUST BE ERECTED. INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET TO MEET THE REQUIREMENTS OF ARTICLE 8.16 IN THE HUNTERSVILLE ZONING ORDINANCE.

SYMBOL LEGEND	
—P—	POWER POLE (P.P.)
—E—	ELECTRIC LINE
—X—	FENCE LINE
E.I.R.	EXISTING IRON REBAR
N.I.R.	NEW IRON REBAR

GRAPHIC SCALE



60' PUBLIC R/W - S.R. #2182

HAGERS FERRY ROAD

TWIN COVE DRIVE

ISLAND DRIVE
60' PUBLIC R/W

TWIN COVE
MB 12 P.5

LOT 30

LOT 31

DB 6044-582

LOT 26

MICHAEL F. GREEN
RONNA L. GREEN
DEED 11757 P.115
TAX ID #001-013-12

RYLAND A. WINSTON, JR.
DEED 9269 P.883
TAX ID #001-013-11

KITTY N. CLANTON
DEED 8491 P.162
TAX ID #001-013-08

KITTY N. CLANTON
DEED 8491 P.162
TAX ID #001-013-07

LOT 32

LOT 3
29,574 Sq Ft
0.68 Ac.
#13719

LOT 32

MICHAEL V. HERRING, JR.
DEED 18050 P.631
TAX ID #001-013-06

LOT 2
30,240 Sq Ft
0.69 Ac.
#13711

TOTAL IMPERVIOUS
AREA=7257 S.F.

LOT 1
33,455 Sq Ft
0.77 Ac.
#13703

TOTAL IMPERVIOUS
AREA=8029 S.F.

JAMES S. STINSON
DEED 18630 P.971
TAX ID #001-013-05
#13629

CERTIFICATION:

I, JACK R. CHRISTIAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND DESCRIPTION RECORDED IN DEED BOOK 2016, PAGE 454 OF THE PUBLIC RECORDS FOR MECKLENBURG COUNTY, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY STAKES FROM INFORMATION FOUND IN BOOK THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY OF MARCH, A.D., 2006.

JACK R. CHRISTIAN, PLS #L-2624

REVISED 5-30-06 COMMENTS

DWN:	CHECKED BY:	DATE:
JRC	TAC	APRIL 17, 2006
FEE:	FILE NAME:	SCALE:
EDC	HAG13707	1"=40'
	TITLE:	FILE:
		06-03-10

RECORD PLAT
FOR
JOSEPH PIERRE PROPERTY
MAP 1

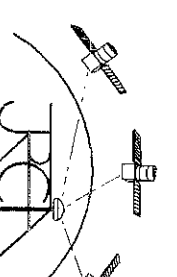
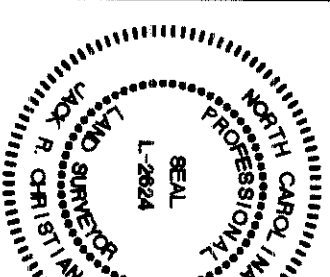
OWNER: JOSEPH B. PIERRE & DANIELLE
PIERRE, VALERIE M. PIERRE
DEED 20116 P.454

HUNTERSVILLE
MECKLENBURG
NORTH CAROLINA

JACK R. CHRISTIAN + ASSOCIATES

-SURVEYING-

PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213





FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
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JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
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CHARLOTTE, NC 28202

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