

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
July 28, 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: Chair Jay Henson, Vice-Chair Scott Hensley, Marshall Horsman, Trina Loomis, Michael Pollard, Prince Tokpah, Jodi Wright, Caleb Newman, Christine Somers, Alternate Jennifer Davis, Alternate Alyssa Miller

1. Call to Order/Roll Call

- 1.A. Welcome the newly appointed Planning Board Members: Caleb Newman and Christine Somers.

2. Approval of Minutes

- 2.A. Consider approval of the June 23, 2026, regular meeting minutes.

3. Public Comments

4. Action Agenda

- 4.A. Consider a recommendation on Rezoning Petition #R26-07, a request by Bi-Part Development LLC, located at 23331 Maple Branch Drive, to amend the approved Rezoning #R24-04 to allow for two additional flex buildings on Parcel A.
- 4.B. Consider a recommendation on Rezoning Petition #R26-09, a request by Treenail Development, located at the northeast corner of Hambright Road and Mt. Holly-Huntersville Road, to amend the approved rezoning #R22-07 to allow for the addition of 1.042 acres of land and site plan revisions. *(Brian Richards)*
- 4.C. Consider a recommendation on Text Amendment Petition #TA26-01, a request by the Huntersville Planning Department to amend Article 3.2.9 of the

Huntersville Zoning Ordinance to increase the amount of "indoor recreation" in the Corporate Business zoning district. *(Brian Richards)*

5. Other Business

5.A. Thank Planning Board member Prince Tokpah for his service.

6. Adjourn

General Meeting Information

Planning Board:

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

Meeting Time, Place and Agenda:

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

Public Comment and Public Hearing Policy:

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

Special Accommodations:

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



Request for Board Recommendation

July 28, 2026

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

Explain Request:

Action Recommended:

Alternative Action:

Financial Implications:

Attachments:

1. June 23, 2026 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, June 23, 2026.

Roll Call

Present: J. Henson, S. Hensley, M. Horsman, J. Wright, J. Davis, C. Boyd, P. Tokpah, and M. Pollard

Absent: L. Hallman, T. Loomis

Approval of Minutes

Item 2A: Consider approval of May 26, 2026, regular meeting minutes.

Motion: C. Boyd made a motion to approve May 26, 2026, regular meeting minutes. J. Davis seconded the motion.

Vote: The motion passed unanimously (8-0).

Public Comments:

F. Gammon, Item 5A

J. Sny, Item 5A

Action Items

Conflict of Interest: J. Henson informed the Board that he had a conflict of interest for Item 4A.

Motion: S. Hensley made a Motion to recuse J. Henson from Item 4A. M. Pollard seconded the motion.

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

Item 4A: Make a recommendation on Rezoning Petition #R26-04, a request by Tori Thompson, located at 7601 Babe Stillwell Road. The request would permit the development of a school at this location.

N. Farber, Senior Planner, presented his staff report, 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 with conditions, as presented.

The Board asked what percentage of the proposed building would have a metal façade, the location of the proposed delayed plantings, what the proposed phasing of the project would be, how the Duke Energy easement is factored into the requirements, and what consideration the applicant has given to going above and beyond the requirements to consider how a metal building in this proximity to the power lines.

Tori Thompson of Elysium School and Tess Falova of W&A Engineering presented.

The Board asked the applicant follow up questions on the percentage of metal façade they were proposing, the proposed phasing, the traffic and queue issues, the location having a singular ingress/egress with the proposed use,

Motion: J. Wright made a motion to recommend approval of R26-04 by Tori Thompson to develop a school with the zoning neighborhood residential to neighborhood residential with conditions. The following modifications to be addressed: Due to the 250 foot Duke power easement that runs through

the front of the property, the easement leaves minimal space to build along the road front which places all 4 school buildings at least 260 feet from the property line, the elevations will be included and addressed to match staff recommendations and Huntersville Design Guidebook regulations during the construction site plan review, the buildings façade may exceed 30% permitted due to the location from the street and landscape screening, buffer plantings to be completed in phase 1 of the project, all of staff comments to be addressed. It is reasonable and in the public interest to approve the rezoning because this is also consistent with EOS-3, PS-6.1, LU7.1, LU8.1, and with the character area recommendations of the 2040 Community Plan. C. Boyd seconded the motion.

Vote: The motion passed (6-0-1) with M. Pollard abstaining.

Motion: S. Hensley made a Motion to seat J. Henson. C. Boyd seconded the motion.

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

Item 4B: Make a recommendation on Petition #R26-03 Vermillion Village, a request by MPV Properties to amend #R20-05 to reduce the building height for Shopfront Buildings B and C.

L. Speight, Senior Planner, presented her staff report, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval with conditions as presented.

The Board asked about the height, the previously approved square footage, and the requested adjustments.

Bailey Patrick, MPV Properties presented.

The Board confirmed the proposed height and total number of stories to the building, if there was any data specific to this property that supports the concerns about leasing the currently required second-story space, and why the applicant does not feel they can meet the staff's recommended activated space.

Motion: C. Boyd made a motion to recommend approval of R26-03 Vermillion Village amendment, with noted adjustments and staff conditions, specifically, including 7,500 square foot of activated commercial space equaling 24%. The Planning Board finds the request to be consistent with the 2040 Huntersville Community Plan including policies LU-6.2 and EV 2.3. It is reasonable and in the public interest to approve the rezoning because it's proposed use is consistent with the envisioned use and development plan set forth in the 2040 Community Plan. J. Davis seconded the motion.

Vote: The motion passed (6-1-1) with M. Pollard opposed and P. Tokpah abstaining.

Other Business

Item 5A: Thank our outgoing and welcome our newly appointed Planning Board members.

The Board thanked C. Boyd and L. Hallman for their service as this was their final meeting with the Planning Board.

Adjourn

C. Boyd made a motion to adjourn. M. Pollard seconded the motion.
Vote: The motion passed unanimously (8-0).

Approved this ____ day of _____ 2026.

Chairman or Vice-Chairman

Board Secretary



Request for Board Recommendation

July 28, 2026

To: Board Members

From: Jesse James, Principal Planner

Date: July 28, 2026

Subject: R26-07 Northbrook Flex

Explain Request:

Consider a recommendation on Rezoning Petition #R26-07, a request by Bi-Part Development LLC to rezone +/- 5.262 acres located on Maple Branch Drive from Special Purpose - Conditional District to Special Purpose - Conditional District for commercial uses. This request is to amend the approved Rezoning #R24-04 to allow for two additional flex buildings on Parcel A with an ordinance modification.

Action Recommended: Approve Item

Alternative Action:

None

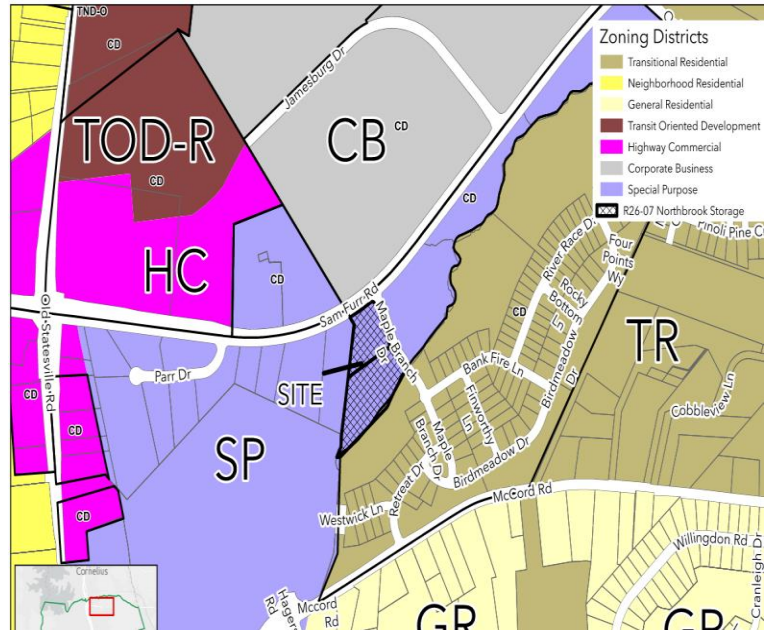
Financial Implications:

Attachments:

1. R26-07 Public Hearing Staff Report
2. R26-07 ENG Staff Report_Public Hearing_7.6.26
3. REVISED ToH General Application - Rezoning_signed
4. Northbrook Flex Rezoning Plans 05.19.2026
5. Town Community Meeting Forms and Report
6. TIA Fall 2025 Update_2026-04-07_Recommended Improvements Exhibit
7. Concept Building Elevations

Application Summary

Case Number/Project Name: R26-07
Northbrook Flex
Project Address: 23331 MAPLE BRANCH
DRIVE
Proposed Zoning: Special Purpose-
Conditional District (SP-CD)
Proposed Land Use: Flex Warehousing
Applicant: Bi-Part Development
Property Owner: Bi-Part Development
Staff Contact: Jesse James, 704-766-2212
(jjames@huntersville.org)



Site Data

Acreage (+/-): 5.262
Parcel Numbers: 01122118&01122117
Current Zoning: Special Purpose-Conditional District (SP-CD)
Current Land Use: Flex Warehousing
Proposed Building Type: Highway Commercial
Proposed Lot Type: Highway Commercial

Adjoining Zoning and Land Uses

North: Corporate Business-Conditional District (CB-CD); Industrial/warehousing
South: Transitional Residential-Conditional District (TR-CD); Single Family Housing
East: Transitional Residential-Conditional District (TR-CD); Single Family Housing
West: Special Purpose (SP); Flex Space/Warehousing/Storage

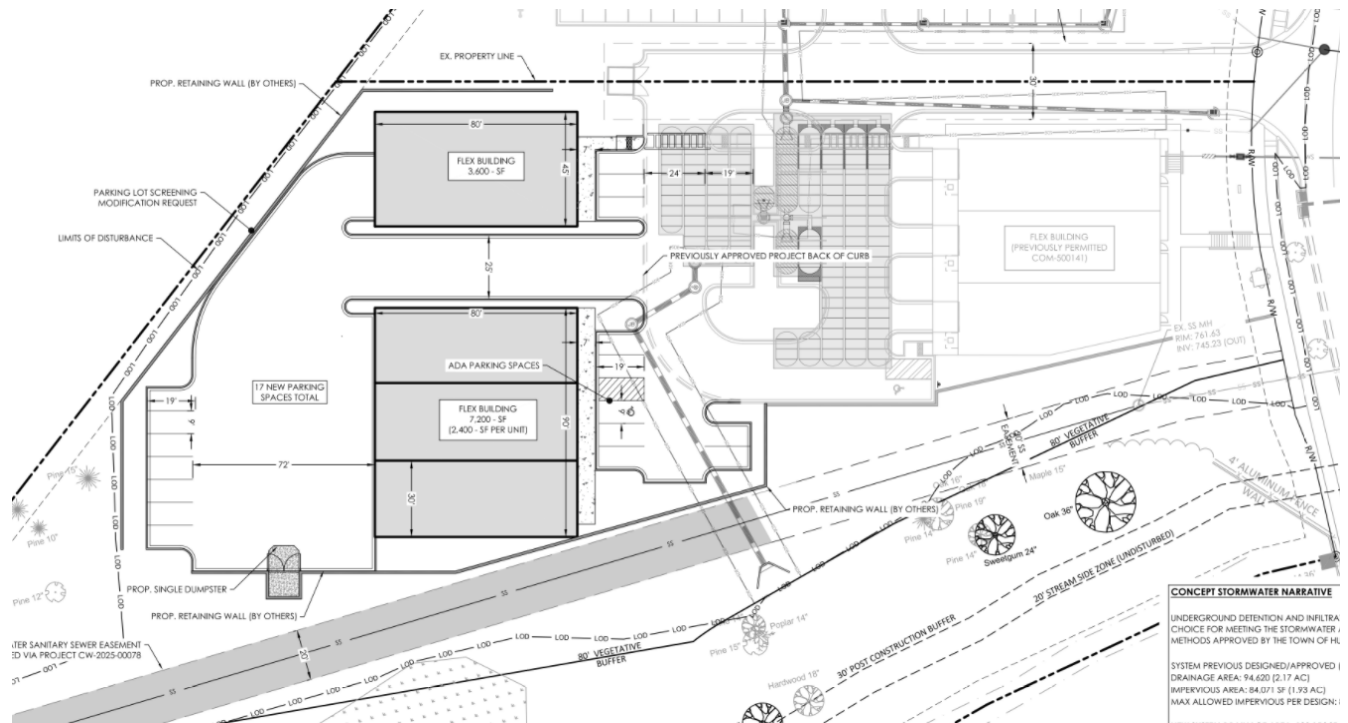
Project Description

This application is to amend the previously approved R24-04 Northbrook Storage Rezoning to allow Parcel A (4 Parcels in that rezoning) in that plan to include a modification to allow 2 additional flex commercial buildings to the rear of the parcel. The ordinance requires that all buildings front on a public street or urban open space. This plan asks for relief of this requirement.

Update Status

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

Rezoning/Site Plan



Density: *Not Applicable*

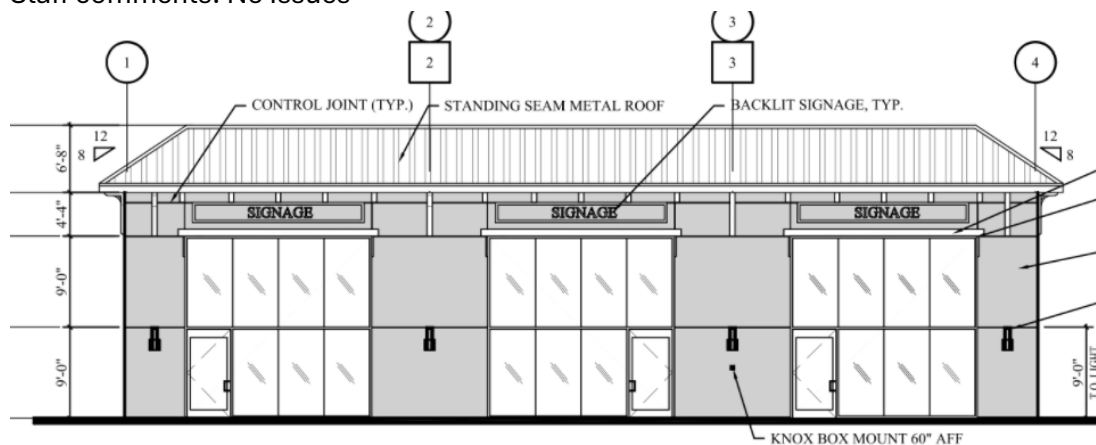
- Proposed:
- Staff comments:

Parking: *Applicant has met the requirement.*

- Proposed: 29 Parking Spaces
- Staff comments: No Issues

Building Height/Scale: *Applicant has met the requirement.*

- Proposed: 23 feet height
- Staff comments: No Issues



Buffers: *Applicant has met the requirement.*

- Proposed: 80-Foot Vegetated Buffer adjacent to single-family.

- Staff comments: No Issues

Open Space: *Applicant does not meet the requirement.*

- Proposed: No Urban Open Space Provided
- Staff comments: The applicant could add one large building while not as functional as the one proposed. Staff have no issues with the modification to not front on Urban Open Space

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

- Proposed: 15foot-BTL
- Staff comments: No Issues

Tree Save: *Applicant exceeds the requirement*

- Proposed: 3 Specimen Tree Saved and mitigation paid to tree bank fund
- Staff comments: There is no change from the previously approved plan on this site.

Vesting: *Not Applicable*

- Proposed:
- Staff comments:

Conditional Notes: *Not Applicable*

- Proposed:
- Staff comments:

Minor Outstanding Comments: *Applicant is requesting a modification.*

- Staff comments: Screening for the parking/loading areas on the back buildings are still needed. The applicant is requesting a modification.

Transportation Comments: *Applicant has met the requirement.*

- Staff comments: See attached report for Engineering comments.

Applicant Modification Requests

Modification Request 1: *Relief from article 8.1 For street frontage requirements*

- Applicable Zoning Requirements: Any lot on which a building (or buildings) is to be erected or use is to be established shall abut a public street with the following exceptions...
- Zoning Comments: The exception is to front on an Urban Open Space if appropriate. The Applicant proposes due to the size and orientation of the lot, a modification to not use one of the fronting options for the back 2 buildings.

Staff Recommendation: *Staff recommends approval*

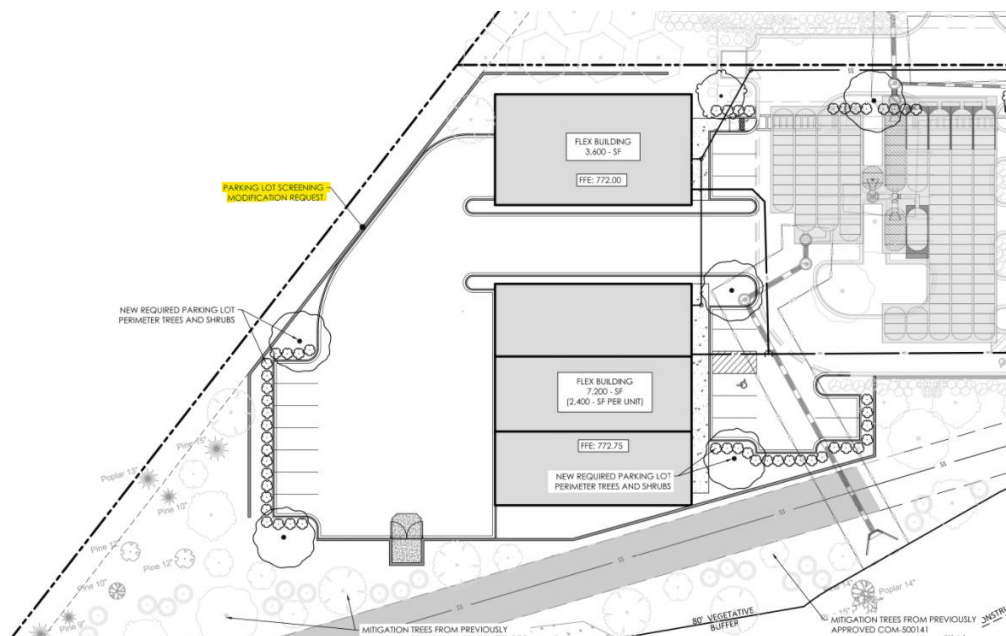
- Staff Comments: Since the lot still offers an 80-foot vegetated buffer, staff is ok with 2 small buildings not including Urban Open Space for frontage. It is appropriate in this situation with lot shape and size along with appropriate screening at the street level and adjacent to single family parcels with an 80-foot vegetated buffer.

Modification Request 2: *Relief from Article 6.1 Off Street Parking Design. Specifically Screening.*

- Applicable Zoning Requirements: Screening shall be provided by installing along the perimeter of the parking lot a continuous row of evergreen shrubs max, separation 4' on center but in no case less than what is necessary to achieve a complete visual screening depending on the variety of shrubs planted (minimum height 2' at installation, expected height at maturity at least 6' except adjacent to street right-of-way where the expected height at maturity is at least 4') and/or a masonry wall 3' to 6' in height. This screen may be penetrated for access between parking lots.
- Zoning Comments: The ordinance requires parking, driveways, and loading bays be screened from adjacent properties, no matter the condition or use of those properties (Adjacent property is storage/flex/warehousing). All properties can be re-developed so planning and zoning look at screening in that sense.

Staff Recommendation: *Staff could recommend approval*

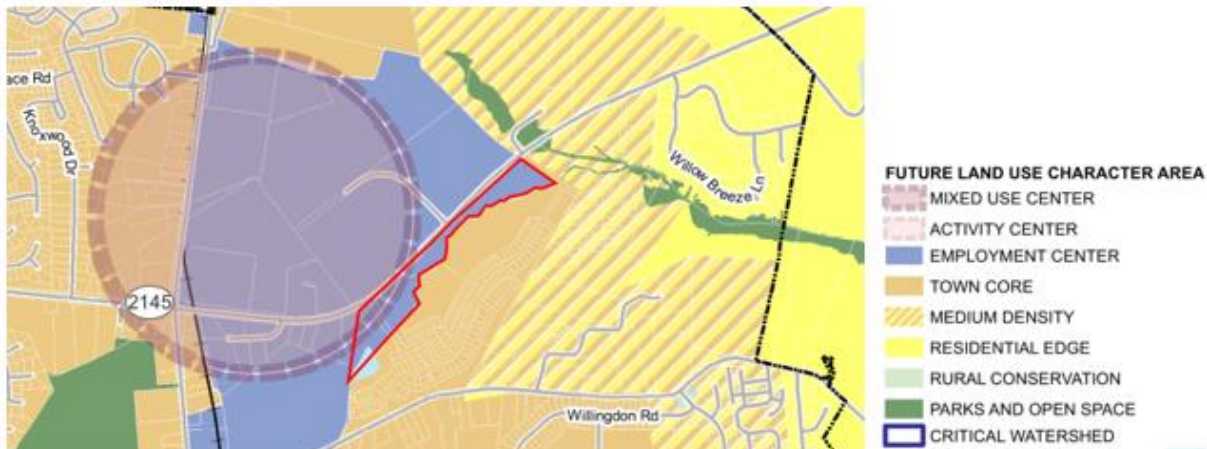
- Staff Comments: Staff recommend screening per ordinance standards due to the potential of redevelopment of the adjacent parcel.



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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*



- Staff comments: The Future Land Use Map calls for this area to remain Employment Center, which this rezoning amendment does. The amendment maximizes the area on the subject parcel by increasing the leasable space for potential tenants.

Policy Recommendations - *Support rezoning*

- LU-6-Support a mix of land uses in key locations.
-LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
- Staff comments: These parcels are all within an Employment Center land use character area and by approving SP zoning with use exclusions it opens the possibilities of a rich mix of land uses from flex space to retail and other commercial uses.
- LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas. (employment centers) The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.
- Staff Comments: Due to the orientation and shape of the parcel when factoring the required 80-foot buffer, the proposed design makes more sense to maximize buildable area than by constructing one large building.

Consistency with Existing Development:

- Staff Findings: The proposed rezoning is consistent with the overall character of the existing development in the immediate vicinity of the subject parcels by maintaining the 80-foot vegetated buffer and the additional buildings being screened at the street by the frontage building that meets all development standards for architectural design and orientation.

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

- Staff Findings: There is no indication this project will have a negative impact on public facilities and or services.

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: *Approval with Conditions*

- Staff comments: In considering the proposed rezoning amendment petition R26-07 Northbrook Flex, staff could support the rezoning revision with the following conditions:
 - A) The modification to allow the two buildings to the rear of the site is approved
 - B) The modification for relief of parking/loading screening is revised to show compliance with ordinance standards.
 - C) Any additional minor staff comments are revised prior to the final stamped plan approval.

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 May 18, 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: July 21, 2026

Planning Board: July 28, 2026

- Motion to be added when available

Final Action: August 18, 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 <<CASE_PROJECT>>, the <<MEETING_TYPE>> 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 <<CASE_PROJECT>>, 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

_____ .



Town Engineering Rezoning Comment Summary
R26-07 Northbrook Flex (CSP-500126)
PID 01122118
Huntersville, NC 28078

General Project Information

This proposed rezoning consists of additional flex buildings and parking lot to parcel A of the previous conditional rezoning R24-04 Northbrook Storage. This rezoning additionally includes a sketch plan and stormwater concept plan for the proposed flex space, utilizing a driveway to Maple Branch Drive approved in previous construction plans (COM-500141).

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) A TIA is required as part of this proposed rezoning.
 - a. The initial TIA was deferred to NCDOT for review. A draft TIA has been submitted to NCDOT, confirmation that this has been accepted by NCDOT has not yet been submitted to the Town.
- 2) Transportation and Stormwater:
 - a. All other transportation and stormwater follow ordinance and design manual requirements.



General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 03/27/2026

Name of Project Northbrook Flex Rezoning Phase # (if subdivision) _____

Project Address 23325 Maple Branch Dr, Huntersville NC

Parcel Identification Number(s) (PIN) 01122118 & 01122117

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

Property Size (acres) 5.262 acres Street Frontage (feet) _____

Current Land Use Vacant

Proposed Land Use(s) Daycare Facility, Flex Building

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.

This request is to amend the original rezoning R24-04 for this parcel to allow for two additional flex buildings on

Parcel "A" ; 01122118.

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 Bi-Part Development LLC Phone 704-363-7902

☐ 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 Owner Email jpalillo@aol.com

Address of Applicant 18611 Starcreek Rd, Cornelius NC 28031

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

Development Firm	Name of Contact	Phone	Email
W&A Engineering	Tess Fallova	704-237-0979	tfallova@waengineering.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

Application Information

Date of Application 03/27/2026 EPM Number _____
Name of Project Northbrook Flex Rezoning Phase # (if subdivision) _____
Parcel Identification Number(s) (PIN) 01122118 & 01122117

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer New Horizon Real Estate Development - North Carolina LLP Phone Number _____

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

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

Signature 

Title Partner Email penny907@gmail.com

Address of Property Owner/Applicant 3405 Annapolis Ln N, Suite 100 Plymouth, MN 55447

* ^ Printed Name of Signer _____ Phone Number _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name of Signer _____ Phone Number _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

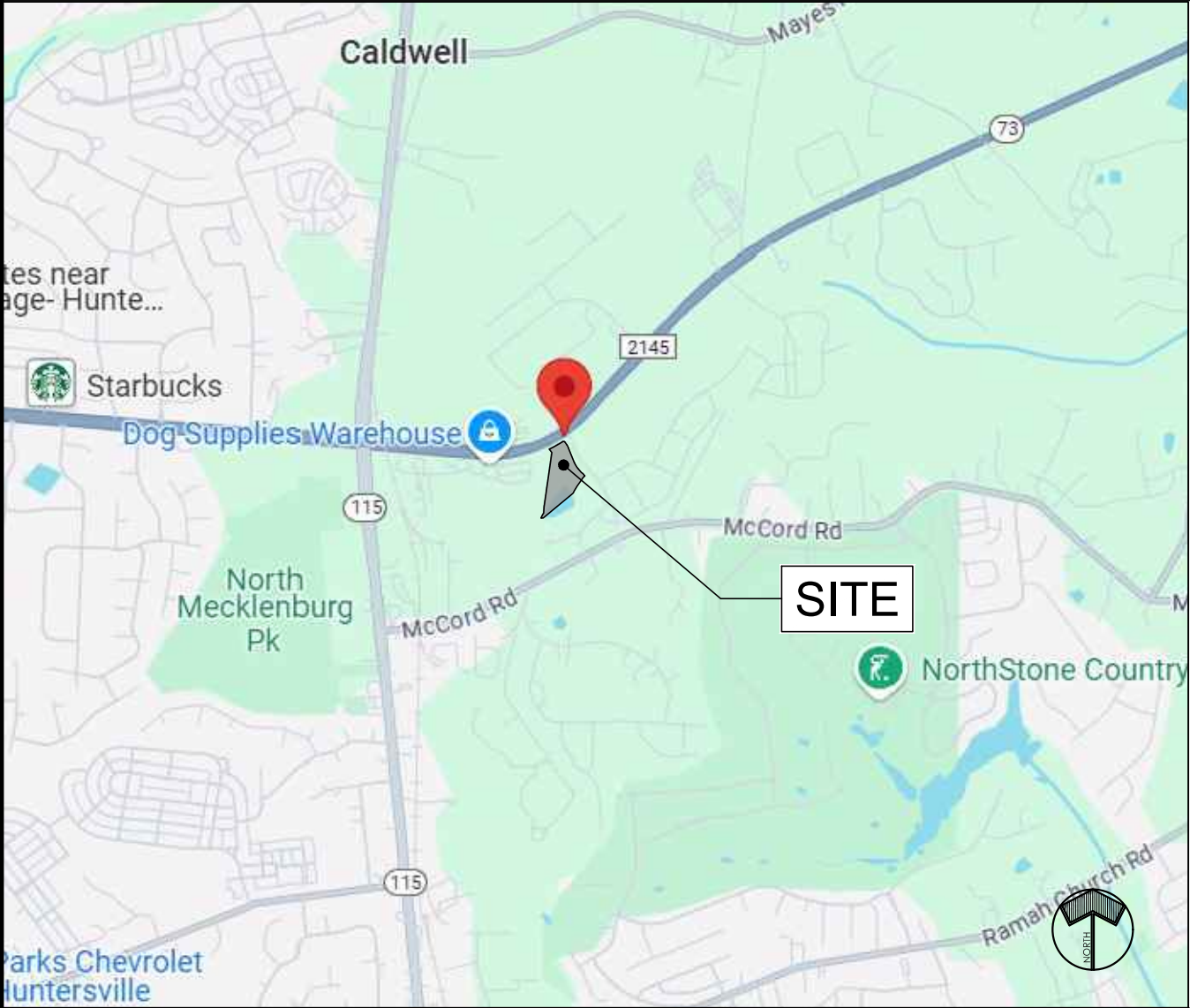
^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.

REZONING SITE PLAN PACKAGE
PROPOSED
NORTHBROOK FLEX REZONING
HUNTERSVILLE, MECKLENBURG COUNTY, NC

RELATED PROJECT #'s:
R24-04 (REZONING); CSP-500036 ; COM-500141

OWNER/DEVELOPER:
BI-PART DEVELOPMENT, LLC
18611 STARCREEK RD
CORNELIUS, NC 28031
PH: (704) 363-7902

OWNER/DEVELOPER:
NEW HORIZON REAL ESTATE DEVELOPMENT - NORTH CAROLINA LLP
3405 ANNAPOLIS LN N, SUITE 100
PLYMOUTH, MN 55447



VICINITY MAP
SCALE: N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
Z01	COVER
Z02	SURVEY
Z02.1	TREE SURVEY
Z02.2	SLOPE ANALYSIS
Z03	REZONING PLAN
Z03.1	TREE SAVE PLAN
Z04	PRELIM GRADING
Z05	PRELIM LANDSCAPE + UTILITY
Z06	CONCEPT ARCH. ELEVATIONS

REZONING CONDITIONS - APPROVED R24-04

- 1) THE PERMITTED USES FOR PARCELS A, B, C AND D ARE LIMITED TO THE USES LISTED IN THE REZONING PLAN. IN ADDITION, COMMUNICATIONS TOWERS, ESSENTIAL SERVICES 1&2, AND OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT SHALL NOT BE A PERMITTED USE.
- 2) PARCEL C MAY BE DEVELOPED AS A MINI-WAREHOUSE STORAGE FACILITY AS PROPOSED IN THE REZONING PLANS.
- 3) SCREEN THE BACK OF THE STORAGE FACILITY ON PARCEL C WITH EVERGREEN TREES.
- 4) THE BUFFER REDUCTION MODIFICATION FOR PARCEL C IS APPROVED AS SHOWN IN THE PLANS.
- 5) THE CORNER LOT FRONTAGE MODIFICATION TO ALLOW A DAYCARE PLAYGROUND IN THE FRONT YARD OF PARCEL A IS APPROVED AS SHOWN IN THE PLANS.
- 6) THE DEVELOPER MAKES ANY TRAFFIC NETWORK IMPROVEMENTS THAT ARE SUGGESTED BY THE NCDOT TIA, WHICH HAS NOT BEEN RETURNED YET.
- 7) THE DEVELOPER SHALL ADDRESS ALL OTHER MINOR STAFF COMMENTS IN THE STAFF REPORT.

RETAINING WALL NOTE:

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.



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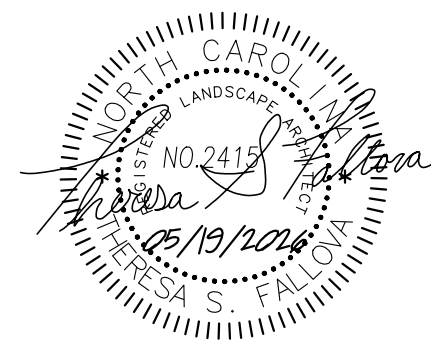
NORTHBROOK FLEX
REZONING
MECKLENBURG COUNTY, NC
23325 MAPLE BRANCH DRIVE, HUNTERSVILLE

REVISIONS

DATE	COMMENT

FOR REVIEW

DATE:



W&A PROJECT #: 24-00534

COVER

Z01

ROADWAY IMPROVEMENTS PER APPROVED TIA ASSOCIATED WITH THIS REZONING

2. NC 73 (SAM FURR ROAD) AT MAPLE BRANCH DRIVE

- PHASE 1:
- AS DETERMINED THROUGH COORDINATION WITH NCDOT, MODIFY THE INTERSECTION TO PROVIDE LEFT-IN, RIGHT-IN, RIGHT-OUT (LIRIRO) ACCESS.*
 - PROVIDE A CHANNELIZED WESTBOUND LEFT-TURN LANE.*

- FULL BUILD:
- PROVIDE A WESTBOUND-TO-EASTBOUND U-TURN BULB ON THE SOUTH SIDE OF NC 73 BETWEEN JAMESBURG DRIVE AND MAPLE BRANCH DRIVE, WITH A DEDICATED U-TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER.*^

OTHER ROADWAY IMPROVEMENTS PER APPROVED TIA

1. NC 73 (SAM FURR ROAD) AT NC 115 (OLD STATESVILLE ROAD)

- PHASE 1 AND FULL BUILD:
- MAINTAIN THE SIGNAL'S EXISTING LEFT-TURN PHASING FOR ALL APPROACHES.

3. NC 73 (SAM FURR ROAD) AT OAK FARM LANE

- PHASE 1:
- PROVIDE AN EASTBOUND-TO-WESTBOUND U-TURN BULB ON THE NORTH SIDE OF NC 73 BETWEEN JAMESBURG DRIVE AND OAK FARM LANE, WITH A DEDICATED U-TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER.*^

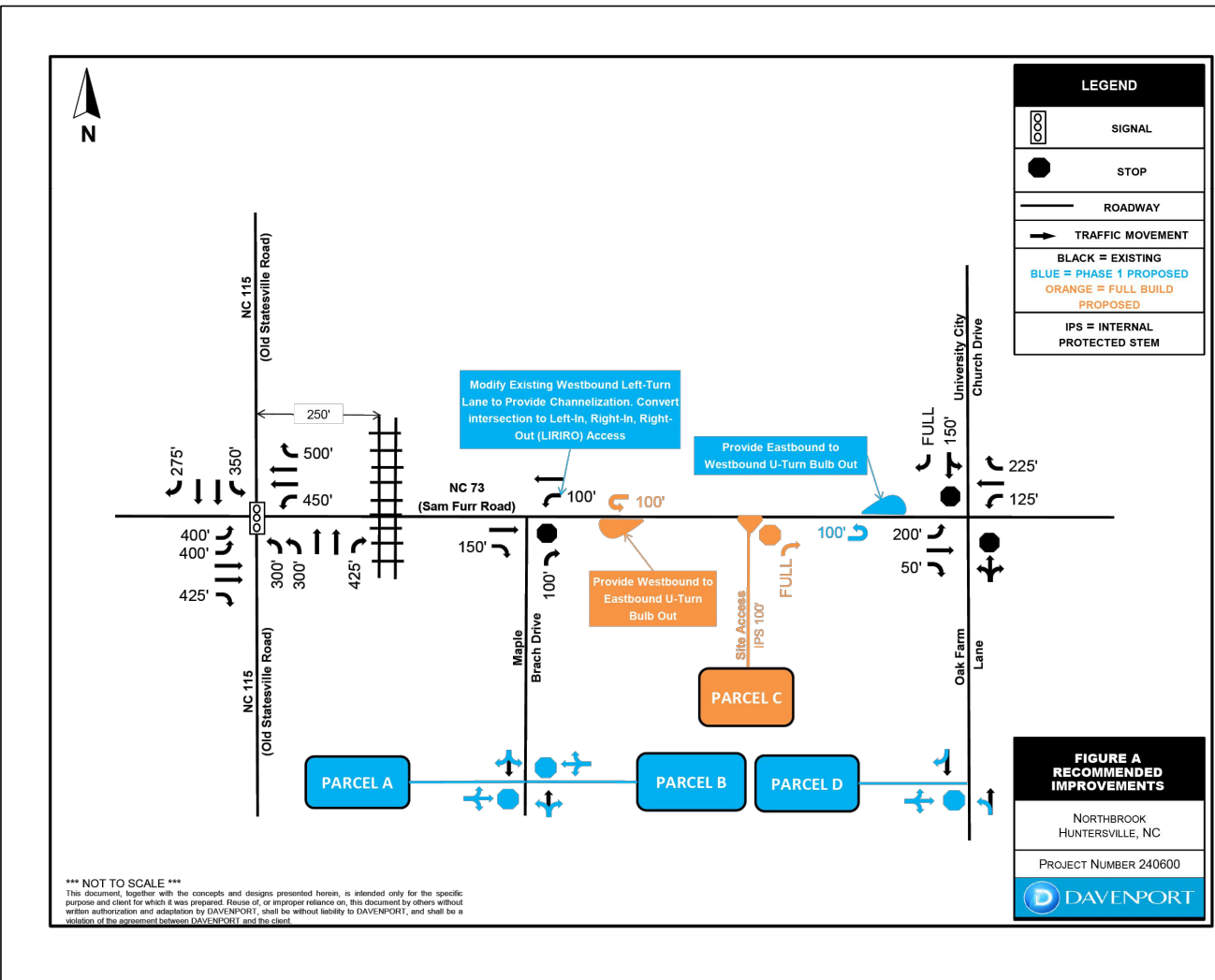
- FULL BUILD:
- AS DETERMINED THROUGH COORDINATION WITH NCDOT, NO IMPROVEMENTS REQUIRED.

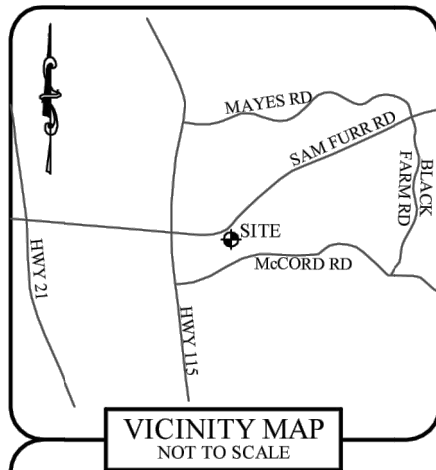
4. NC 73 (SAM FURR ROAD) AT PARCEL C SITE ACCESS

- PHASE 1:
- NOT APPLICABLE.

- FULL BUILD:
- THE SITE ACCESS SHOULD BE DESIGNED IN ACCORDANCE WITH APPLICABLE NCDOT AND LOCAL STANDARDS, WITH A RIGHT-IN/RIGHT-OUT CHANNELIZING MEDIAN ON THE NORTHBOUND APPROACH, ONE INGRESS LANE, AND ONE STOP-CONTROLLED EGRESS LANE.

- NOTES:
- * COORDINATION WITH NCDOT DURING THE PERMITTING PROCESS MAY DETERMINE THAT THE REQUIRED IMPROVEMENT CAN BE WAIVED, DEPENDING ON THE PROPOSED DEVELOPMENT AND R-2632AB CONSTRUCTION TIMELINES.
 - ^ SPECIFIC LOCATIONS OF U-TURN BULBS SHOULD BE COORDINATED WITH NCDOT AND THE TOWN OF HUNTERSVILLE.





CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	180.90	1700.00	180.80	N 60°38'55" E
C2	24.87	20.00	23.30	S 86°48'45" E
C3	35.98	168.00	35.91	S 27°25'11" E
C4	80.37	271.38	80.07	S 30°53'49" E

LINE	BEARING	DISTANCE
L1	S 35°23'49" E	39.12
L2	S 41°56'58" E	64.15
L3	S 51°56'04" E	20.19
L4	S 42°36'47" E	37.79
L5	S 47°03'29" W	30.26
L6	S 42°56'41" W	13.11
L7	S 35°54'09" W	17.87
L8	S 86°09'24" W	26.58
L9	N 33°43'53" E	20.32
L10	N 37°37'27" W	50.29
L11	N 47°38'30" W	56.91
L12	S 42°22'51" E	6.16

NOTES:

- THIS MAP IS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED BY PPS ON NOVEMBER 4th, 2022.
- NORTH BASED ON NC NAD 83/NSRS 2011.
- THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE REPORT OR OPINION AND DOES NOT PURPORT TO SHOW ALL MATTERS OF TITLE THAT A COMPLETE TITLE REPORT MAY REVEAL.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- APPARENT SOURCE OF TITLE: DB 33862, PG. 535.
- UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- TRAVERSE ADJUSTED BY THE COMPASS RULE ADJUSTMENT METHOD.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THESE PROPERTIES THAT ARE NOT SHOWN HEREON.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #371046200K, EFFECTIVE DATE: 11/16/2018.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED: (CB) "CORPORATE-BUSINESS"; CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
- SUBJECT PARCEL IS NOT LOCATED IN A REGULATED DRINKING WATERSHED.
- THE LOCATION OF UNDERGROUND UTILITIES & THEIR RIGHT OF WAYS SHOWN ON THIS MAP ARE APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- VERTICAL DATUM BASED ON NAVD 88. CONTOURS ARE AT 5' INTERVALS.
- TIE TO NCGS MONUMENT "WESTMORE" SHOWN HEREON. VERTICAL INFORMATION FOR THIS PROJECT WAS PRODUCED WITH VRS GPS OBSERVATIONS AND PROCESSED WITH VRS SOFTWARE ON 8/19/2022. THE NETWORK POSITIONAL ACCURACY OF THE VRS DERIVED POSITIONAL INFORMATION IS 0.07" AND SURVEY CLASS MEETS OR EXCEEDS CLASS C.

011-021-15A
MCCORD DEVELOPMENT, LLC
DB 36259, PG 538

011-021-32
TOWN OF HUNTERVILLE
DB 7379 PG 114

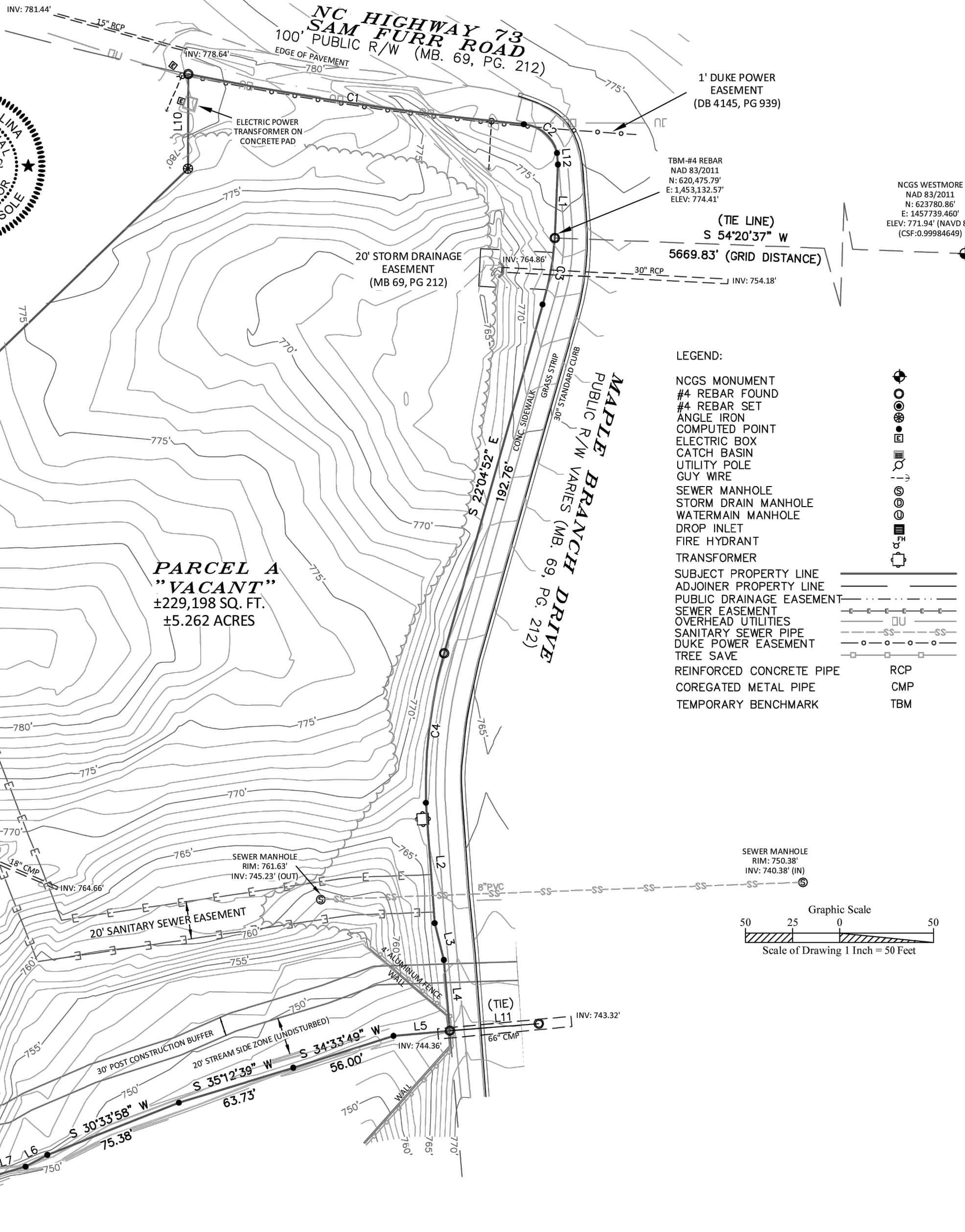
011-222-81
LENNAR CAROLINAS, LLC
C.O.S.
(MAP BOOK 69, PG 209)
DB 33862, PG 535

I, BRIAN K. EVERSOLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND MAPS NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

WITNESS MY HAND AND SEAL THIS 16th DAY OF November, 2022.

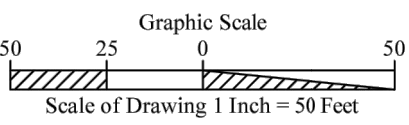
Brian K. Eversole

BRIAN K. EVERSOLE, N.C. PLS-4674



LEGEND:

- NCGS MONUMENT
- #4 REBAR FOUND
- ANGLE IRON
- COMPUTED POINT
- ELECTRIC BOX
- CATCH BASIN
- UTILITY POLE
- GUY WIRE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATERMAIN MANHOLE
- DROP INLET
- FIRE HYDRANT
- TRANSFORMER
- SUBJECT PROPERTY LINE
- ADJOINER PROPERTY LINE
- PUBLIC DRAINAGE EASEMENT
- SEWER EASEMENT
- OVERHEAD UTILITIES
- SANITARY SEWER PIPE
- DUKE POWER EASEMENT
- FREE SAVE
- REINFORCED CONCRETE PIPE
- COREGATED METAL PIPE
- TEMPORARY BENCHMARK



TOPOGRAPHICAL SURVEY OF PARCEL A
OF NORTHBROOK, PHASE 1, MAP 1

— SURVEY FOR —
JAKE PALILLO
— ADDRESS —
11326 SAM FURR ROAD
HUNTERVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
AS RECORDED IN MAP BOOK 69, PAGE 212
TAX PARCELS: 011-221-17
SURVEY DATE: 11/04/2022

Professional
Property
Surveyors, Inc.
Firm License C-3666

18335 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

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

THIS SURVEY WAS PROVIDED BY OTHERS AND IS INCLUDED AS REFERENCE ONLY

SURVEY BY:
PROFESSIONAL PROPERTY SURVEYORS, INC.

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



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MECKLENBURG COUNTY, NC
23325 MAPLE BRANCH DRIVE, HUNTERVILLE

REVISIONS

DATE	COMMENT

FOR REVIEW

DATE:



W&A PROJECT #: 24-00534

SURVEY

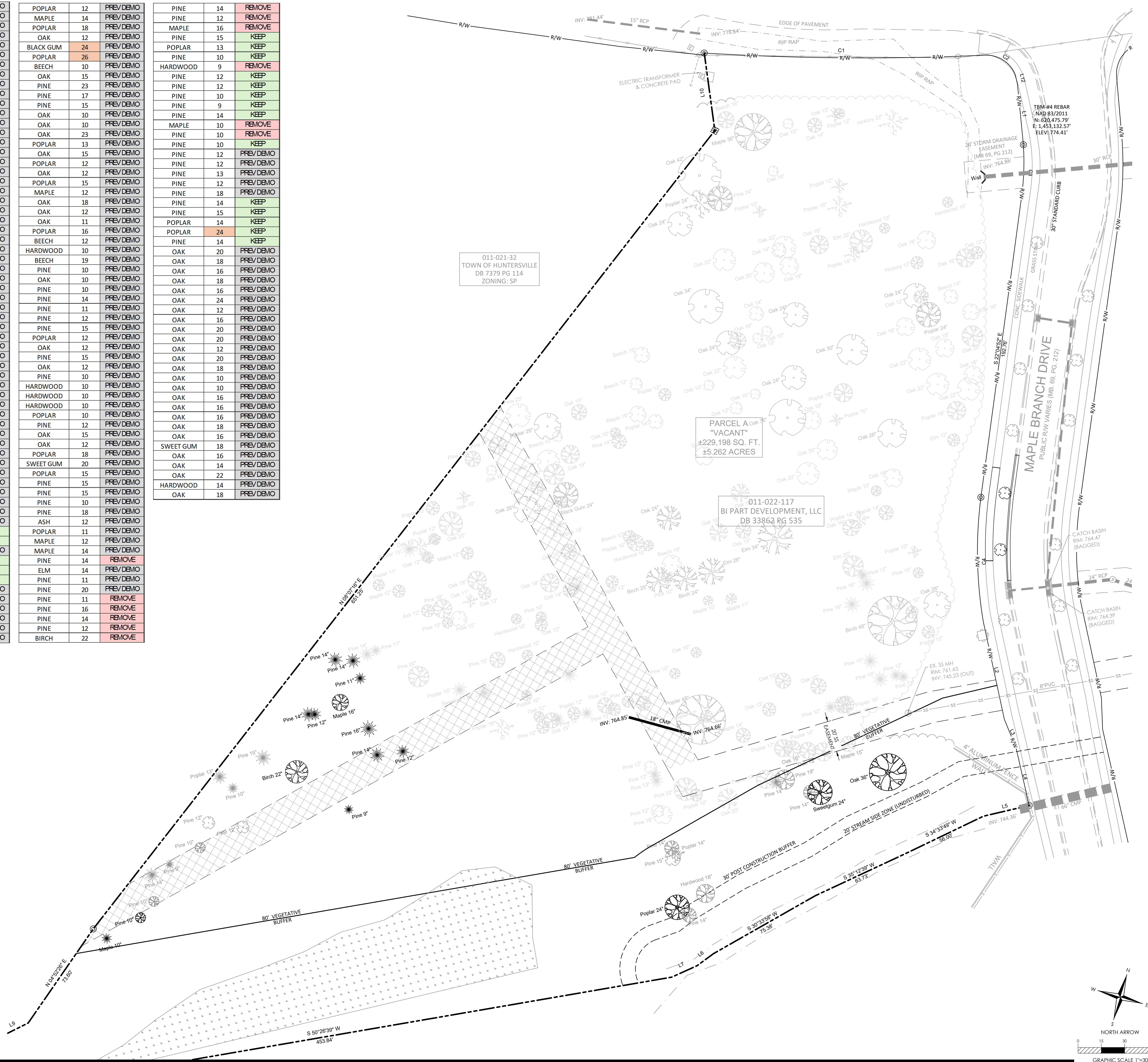
Z02

SPECIES	SIZE	INVENTORY
OAK	26	PREV/DEMO
PINE	10	PREV/DEMO
MAPLE	10	PREV/DEMO
ELM	12	PREV/DEMO
POPLAR	18	PREV/DEMO
OAK	22	PREV/DEMO
ASH	18	PREV/DEMO
OAK	20	PREV/DEMO
ELM	16	PREV/DEMO
BEECH	14	PREV/DEMO
OAK	12	PREV/DEMO
OAK	18	PREV/DEMO
HARDWOOD	10	PREV/DEMO
HICKORY	22	PREV/DEMO
OAK	10	PREV/DEMO
POPLAR	12	PREV/DEMO
OAK	14	PREV/DEMO
OAK	10	PREV/DEMO
MAPLE	36	PREV/DEMO
BEECH	16	PREV/DEMO
BEECH	18	PREV/DEMO
POPLAR	24	PREV/DEMO
OAK	12	PREV/DEMO
OAK	24	PREV/DEMO
HICKORY	12	PREV/DEMO
OAK	18	PREV/DEMO
HARDWOOD	10	PREV/DEMO
ELM	22	PREV/DEMO
ELM	14	PREV/DEMO
OAK	18	PREV/DEMO
ELM	12	PREV/DEMO
OAK	18	PREV/DEMO
POPLAR	22	PREV/DEMO
ASH	18	PREV/DEMO
OAK	20	PREV/DEMO
ASH	14	PREV/DEMO
HARDWOOD	10	PREV/DEMO
HARDWOOD	10	PREV/DEMO
OAK	16	PREV/DEMO
ASH	24	PREV/DEMO
OAK	22	PREV/DEMO
MAPLE	10	PREV/DEMO
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OAK	36	PREV/DEMO
OAK	18	PREV/DEMO
OAK	30	PREV/DEMO
POPLAR	18	PREV/DEMO
OAK	10	PREV/DEMO
ASH	20	PREV/DEMO
OAK	22	PREV/DEMO
OAK	16	PREV/DEMO
POPLAR	14	PREV/DEMO
POPLAR	14	PREV/DEMO
MAPLE	10	PREV/DEMO
OAK	18	PREV/DEMO
OAK	28	PREV/DEMO
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MAPLE	22	PREV/DEMO
OAK	18	PREV/DEMO
OAK	24	PREV/DEMO
HARDWOOD	10	PREV/DEMO
OAK	12	PREV/DEMO
POPLAR	12	PREV/DEMO
BEECH	12	PREV/DEMO

BEECH	15	PREV/DEMO
OAK	34	PREV/DEMO
OAK	22	PREV/DEMO
OAK	24	PREV/DEMO
OAK	24	PREV/DEMO
PINE	42	PREV/DEMO
PINE	24	PREV/DEMO
OAK	10	PREV/DEMO
OAK	10	PREV/DEMO
POPLAR	14	PREV/DEMO
MAPLE	16	PREV/DEMO
PINE	14	PREV/DEMO
OAK	10	PREV/DEMO
OAK	18	PREV/DEMO
POPLAR	22	PREV/DEMO
ASH	20	PREV/DEMO
POPLAR	22	PREV/DEMO
OAK	12	PREV/DEMO
OAK	26	PREV/DEMO
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OAK	18	PREV/DEMO
ELM	34	PREV/DEMO
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ELM	26	PREV/DEMO
BIRCH	24	PREV/DEMO
BIRCH	25	PREV/DEMO
POPLAR	12	PREV/DEMO
POPLAR	14	PREV/DEMO
OAK	18	PREV/DEMO
OAK	14	PREV/DEMO
OAK	15	PREV/DEMO
HARDWOOD	10	PREV/DEMO
HARDWOOD	11	PREV/DEMO
ELM	20	PREV/DEMO
ASH	12	PREV/DEMO
POPLAR	16	PREV/DEMO
BIRCH	16	PREV/DEMO
BIRCH	48	PREV/DEMO
PINE	15	PREV/DEMO
PINE	15	PREV/DEMO
POPLAR	12	PREV/DEMO
POPLAR	12	PREV/DEMO
BLACK GUM	12	PREV/DEMO
POPLAR	12	PREV/DEMO
POPLAR	16	PREV/DEMO
POPLAR	16	PREV/DEMO
POPLAR	16	PREV/DEMO
PINE	12	PREV/DEMO
OAK	15	PREV/DEMO
OAK	15	PREV/DEMO
OAK	13	PREV/DEMO
POPLAR	17	PREV/DEMO
POPLAR	16	PREV/DEMO
OAK	16	PREV/DEMO
OAK	18	KEEP
PINE	19	KEEP
MAPLE	15	PREV/DEMO
OAK	36	KEEP
PINE	14	KEEP
SWEET GUM	24	KEEP
SWEET GUM	14	PREV/DEMO
POPLAR	18	PREV/DEMO
OAK	20	PREV/DEMO
POPLAR	12	PREV/DEMO
PINE	22	PREV/DEMO
POPLAR	48	PREV/DEMO

POPLAR	12	PREV/DEMO
MAPLE	14	PREV/DEMO
POPLAR	18	PREV/DEMO
OAK	12	PREV/DEMO
BLACK GUM	24	PREV/DEMO
POPLAR	26	PREV/DEMO
BEECH	10	PREV/DEMO
OAK	15	PREV/DEMO
PINE	23	PREV/DEMO
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OAK	23	PREV/DEMO
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OAK	15	PREV/DEMO
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MAPLE	12	PREV/DEMO
OAK	18	PREV/DEMO
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OAK	11	PREV/DEMO
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PINE	12	PREV/DEMO
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OAK	12	PREV/DEMO
POPLAR	18	PREV/DEMO
SWEET GUM	20	PREV/DEMO
POPLAR	15	PREV/DEMO
PINE	15	PREV/DEMO
PINE	15	PREV/DEMO
PINE	10	PREV/DEMO
PINE	18	PREV/DEMO
ASH	12	PREV/DEMO
POPLAR	11	PREV/DEMO
MAPLE	12	PREV/DEMO
MAPLE	14	PREV/DEMO
PINE	14	REMOVE
ELM	14	PREV/DEMO
PINE	11	PREV/DEMO
PINE	20	PREV/DEMO
PINE	11	REMOVE
PINE	16	REMOVE
PINE	14	REMOVE
PINE	12	REMOVE
BIRCH	22	REMOVE

PINE	14	REMOVE
PINE	12	REMOVE
MAPLE	16	REMOVE
PINE	15	KEEP
POPLAR	13	KEEP
PINE	10	KEEP
HARDWOOD	9	REMOVE
PINE	12	KEEP
PINE	12	KEEP
PINE	10	KEEP
PINE	9	KEEP
PINE	14	KEEP
MAPLE	10	REMOVE
PINE	10	REMOVE
PINE	10	KEEP
PINE	12	PREV/DEMO
PINE	12	PREV/DEMO
PINE	13	PREV/DEMO
PINE	12	PREV/DEMO
PINE	18	PREV/DEMO
PINE	14	KEEP
PINE	15	KEEP
POPLAR	14	KEEP
POPLAR	24	KEEP
PINE	14	KEEP
OAK	20	PREV/DEMO
OAK	18	PREV/DEMO
OAK	16	PREV/DEMO
OAK	18	PREV/DEMO
OAK	16	PREV/DEMO
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OAK	10	PREV/DEMO
OAK	16	PREV/DEMO
OAK	16	PREV/DEMO
OAK	16	PREV/DEMO
OAK	18	PREV/DEMO
OAK	16	PREV/DEMO
OAK	16	PREV/DEMO
OAK	18	PREV/DEMO
OAK	14	PREV/DEMO
OAK	22	PREV/DEMO
HARDWOOD	14	PREV/DEMO
OAK	18	PREV/DEMO



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NORTHBOOK FLEX REZONING

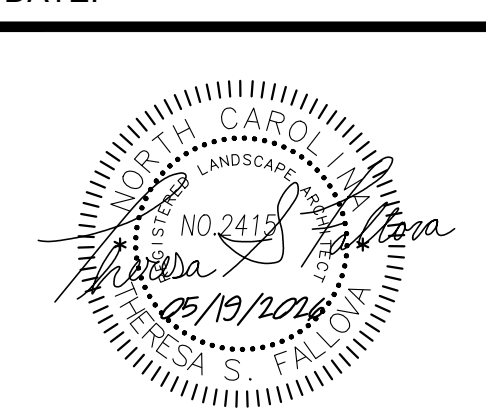
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23325 MAPLE BRANCH DRIVE, HUNTERSVILLE

REVISIONS

DATE	COMMENT

FOR REVIEW

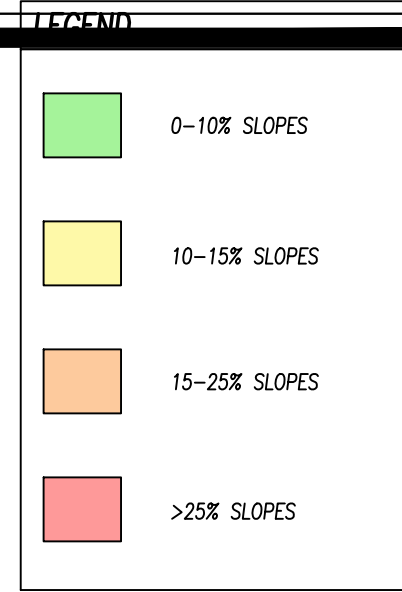
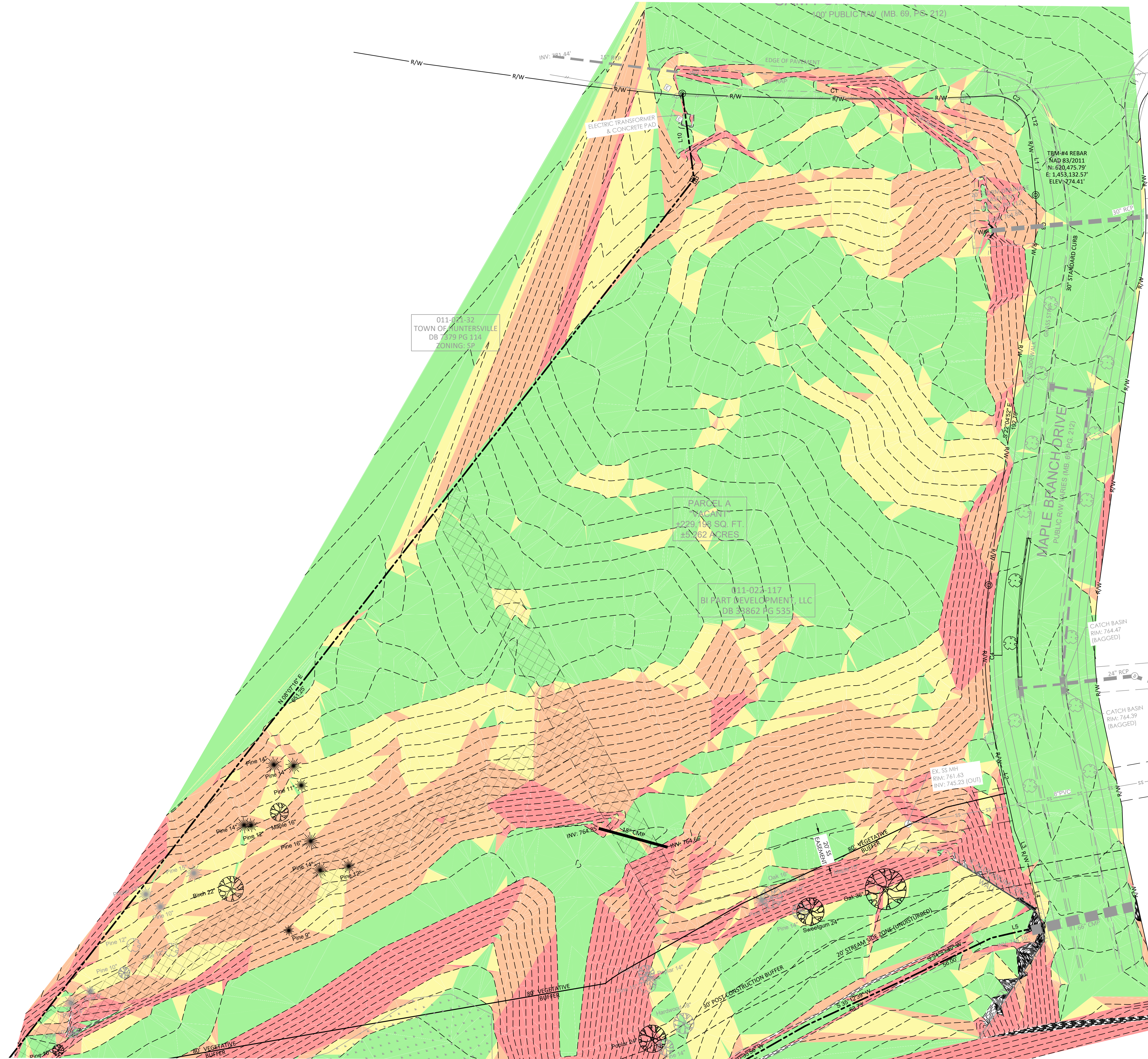
DATE: _____



W&A PROJECT #: 24-00534

TREE SURVEY

Z02.1



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THIS SURVEY WAS PROVIDED BY OTHERS AND IS INCLUDED AS REFERENCE ONLY.

SURVEY BY:
PROFESSIONAL PROPERTY SURVEYORS, INC.
18335 OLD STATESVILLE RD, STE A
CORNELIUS, NC 28031
(704)-765-5134



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NORTHBOOK FLEX REZONING

MECKLENBURG COUNTY, NC
23325 MAPLE BRANCH DRIVE, HUNTERVILLE

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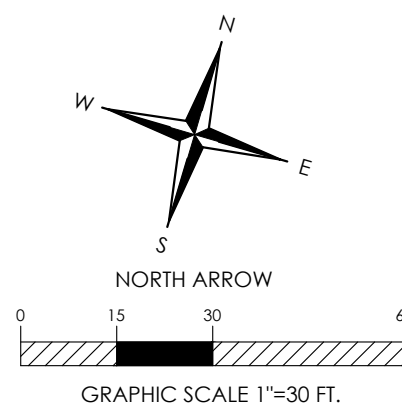
DATE: _____



W&A PROJECT #: 24-00534

SLOPE ANALYSIS

Z02.2



GENERAL REZONING NOTES

- SCHEMATIC NATURE OF REZONING PLAN**
- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. MINOR MODIFICATIONS TO THE PLAN MAY OCCUR DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT AS APPROVED BY TOWN STAFF. THE REMOVAL OF TREES AND VEGETATION TO ACCOMPLISH THE IMPROVEMENTS IS GENERALLY CONTEMPLATED AS SHOWN ON THIS REZONING PLAN.
 - THIS IS A REZONING PLAN AND AS SUCH IS TO BE GRAPHICALLY REPRESENTATIVE OF WHAT IS PROPOSED. THE FINAL ENGINEERING PLAN WILL HAVE MINOR CHANGES, THE BUILDING LOCATION, SIZE, ORIENTATION, AND FEATURES MAY HAVE MINOR CHANGES BASED ON FINAL ENGINEER DESIGN, AS APPROVED BY TOWN STAFF.
- USE AND COMPATIBILITY**
- THIS SITE IS LOCATED JUST OFF THE INTERSECTION OF HWY 73 AND MAPLE BRANCH DRIVE. THE ADJACENT LAND USES CONSIST OF A FLEX BUILDING, DAYCARE CENTER, ELECTRICITIES, AND SINGLE FAMILY HOA OPEN SPACE.
- PERMITTED USES**
- SEE PERMITTED USES FROM APPROVED REZONING R24-04 ON THIS SHEET
- MODIFICATION REQUESTS**
- THE APPLICANT WOULD LIKE TO APPLY FOR THE MODIFICATION TO ADD TWO FLEX BUILDINGS AT THE BACK OF THE PROPERTY WITHOUT THE USE OF URBAN OPEN SPACE FOR FLEX BUILDING FRONTAGE.
- ACCESS**
- THE PRIMARY VEHICULAR ACCESS IS AN EXISTING SINGLE ACCESS DRIVEWAY LOCATED OFF MAPLE BRANCH DRIVE.
- SIGNAGE**
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE.
- TRASH**
- GARBAGE SERVICES WILL BE PROVIDED IN A DUMPSTER FACILITY ON SITE.
- HVAC / UTILITY EQUIPMENT**
- HVAC UNITS WILL COMPLY WITH 7.6 OF THE ORDINANCE
- WATER/ SEWER / UTILITIES**
- PUBLIC WATER IS AVAILABLE ALONG MAPLE BRANCH DRIVE
 - PUBLIC SEWER IS AVAILABLE WITHIN MAPLE BRANCH DRIVE
- LIGHTING**
- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26.
- ENVIRONMENTAL**
- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
 - WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.
- BUFFERS/LANDSCAPING**
- BUFFER YARDS SHALL BE PLANTED IN ACCORDANCE WITH ARTICLE 7.5 OF THE ZONING ORDINANCE. THE BUFFER WILL BE NATURAL, UNDISTURBED WOODED AREAS, AND SUPPLEMENTED IF AN OPAQUE BUFFER IS NOT CREATED WITH EXISTING VEGETATION PER ARTICLE 9.5 OF THE ORDINANCES.

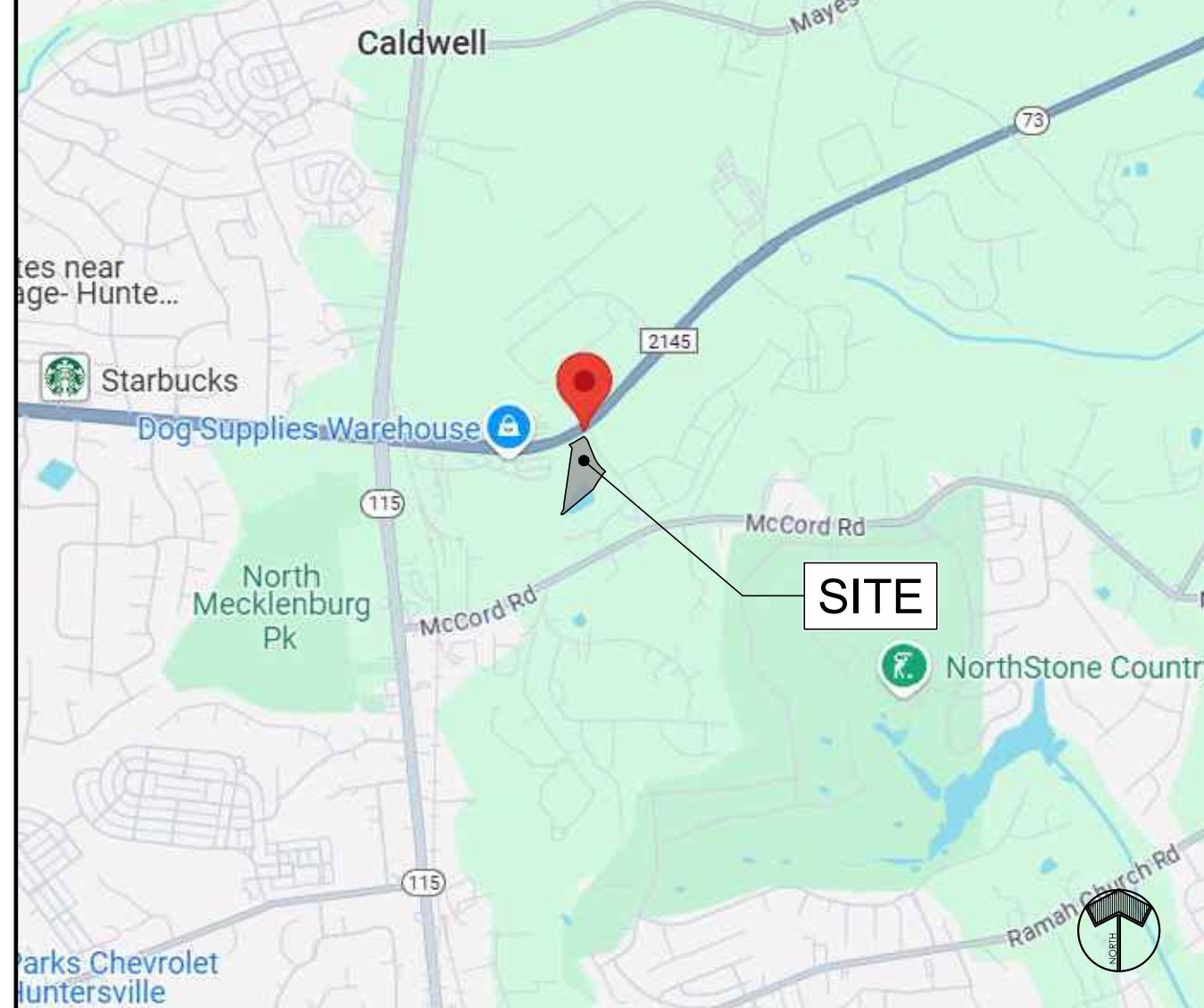
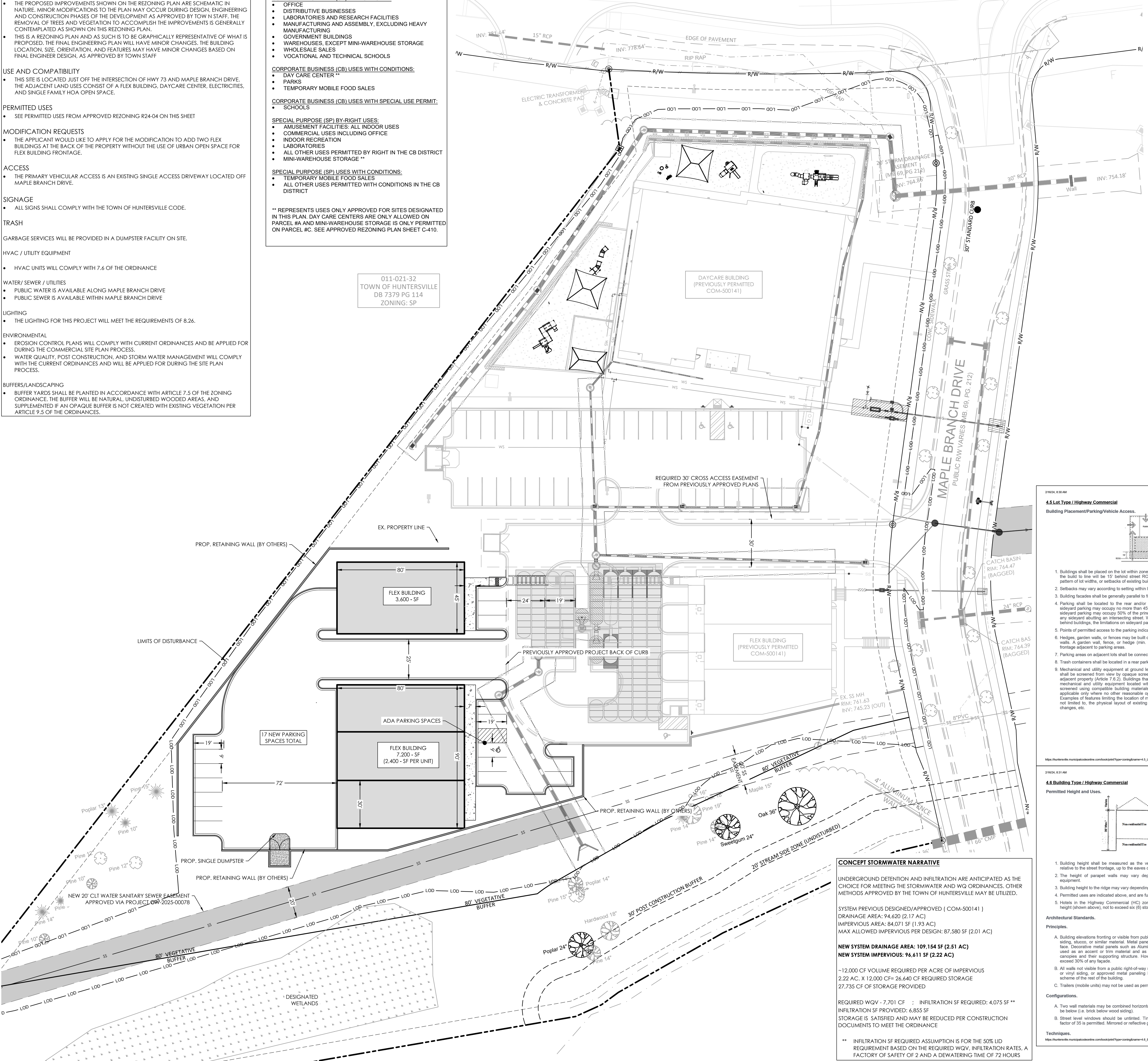
PERMITTED USES

- CORPORATE BUSINESS (CB) BY-RIGHT USES:**
- OFFICE
 - DISTRIBUTIVE BUSINESSES
 - LABORATORIES AND RESEARCH FACILITIES
 - MANUFACTURING AND ASSEMBLY, EXCLUDING HEAVY MANUFACTURING
 - GOVERNMENT BUILDINGS
 - WAREHOUSES, EXCEPT MINI-WAREHOUSE STORAGE
 - WHOLESALE SALES
 - VOCATIONAL AND TECHNICAL SCHOOLS
- CORPORATE BUSINESS (CB) USES WITH CONDITIONS:**
- DAY CARE CENTER **
 - PARKS
 - TEMPORARY MOBILE FOOD SALES
- CORPORATE BUSINESS (CB) USES WITH SPECIAL USE PERMIT:**
- SCHOOLS
- SPECIAL PURPOSE (SP) BY-RIGHT USES:**
- AMUSEMENT FACILITIES: ALL INDOOR USES
 - COMMERCIAL USES INCLUDING OFFICE
 - INDOOR RECREATION
 - LABORATORIES
 - ALL OTHER USES PERMITTED BY RIGHT IN THE CB DISTRICT
- SPECIAL PURPOSE (SP) USES WITH CONDITIONS:**
- TEMPORARY MOBILE FOOD SALES
 - ALL OTHER USES PERMITTED WITH CONDITIONS IN THE CB DISTRICT

** REPRESENTS USES ONLY APPROVED FOR SITES DESIGNATED IN THIS PLAN. DAY CARE CENTERS ARE ONLY ALLOWED ON PARCEL BA AND MINI-WAREHOUSE STORAGE IS ONLY PERMITTED ON PARCEL AC. SEE APPROVED REZONING PLAN SHEET C-410.

011-021-32
TOWN OF HUNTERSVILLE
DB 7379 PG 114
ZONING: SP

SAM FURR ROAD (NC HWY 73)
100' PUBLIC R/W (MB. 69, PG. 212)



VICINITY MAP
SCALE: N.T.S.

ZONING SUMMARY	
CURRENTLY APPROVED DEVELOPMENT	INDOOR STORAGE - 112,800 SF DAYCARE - 13,240 SF OFFICE/FLEX BUILDING - 146,400 SF
EXISTING DEVELOPMENT	APPROVED COM-500141 DAYCARE - 13,246 SF OFFICE/FLEX BUILDING - 6,585 SF
PROPOSED DEVELOPMENT (AS A PART OF THIS REZONING)	OFFICE/FLEX BUILDINGS - 17,385 (+10,800 SF) DAYCARE: 13,246
REMAINING DEVELOPMENT ALLOWED	INDOOR STORAGE - 112,800 SF OFFICE/FLEX BUILDING - 129,015

TOWN OF HUNTERSVILLE MAJOR SUBDIVISION SITE DATA TABLE

TOTAL AREA (ACRES, SQUARE FEET)	5.2620	229,198
TOTAL DISTURBED AREA (ACRES, SQ. FEET)	3.87 AC	168,891 SF
RIVER BASIN	YADKIN PEE-DEE	
STREAM CLASSIFICATION	TRIBUTARY OF RAMAH CREEK CLASSIFICATION C	
PCO19 APPLICABLE	YES	
ZONING DATA		
LOT, BUILDING TYPE (Z.O. ARTICLE 3, 4 AND 8.10)	HIGHWAY COMMERCIAL	
ZONING DISTRICT (Z.O. ARTICLE 3)	SP (CD)	
OVERLAY DISTRICT, IF APPLICABLE (Z.O. ARTICLE 3)	N/A	
CONDITIONS FOR USE (SEE ARTICLE 9)	SEE NOTE ON THIS SHEET	
PERMITTED ACCESSORY USES	SEE NOTE ON THIS SHEET	
PARKING SPACES: 0.25/1000 SF (REQ., PROVIDED)	4	29
ADA PARKING SPACES (REQ., PROVIDED)	2 : 1 VAN	2 : 2 VAN

WATERSHED INFORMATION (Z.O. ARTICLE 3 AND S.O. SECTION 7.290)

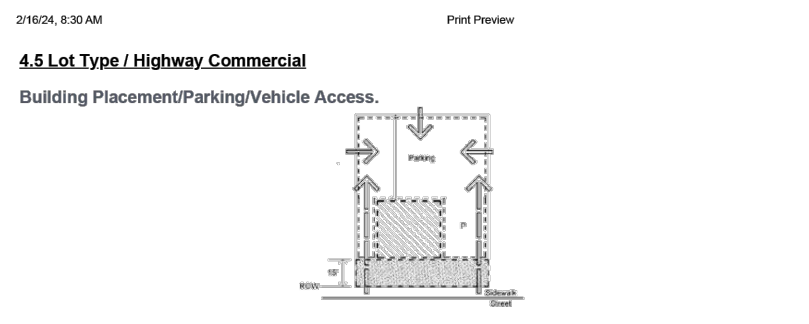
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO	
WATERSHED DISTRICT	CLARKE	
PARCEL AREA (ACRES, SQUARE FEET) INCLUDING DAYCARE SITE	5.26	229,199
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	41.46%	
AREA OF IMPERVIOUS SHOWN (ACRES, SQ. FEET)	2.18	95,024 SF
IMPERVIOUS (PREVIOUSLY APPROVED WITH COM-500141)	73,421 SF	
ADDITIONAL IMPERVIOUS PROPOSED WITH THIS REZONING	21,603 SF	

GENERAL INFORMATION

PARCEL ID NUMBER	1122118
PROPERTY OWNER INFORMATION	BI-PART DEVELOPMENT, LLC CONTACT: JAKE PALLLO 18611 STARCREEK RD CORNELIUS, NC 28031 704-363-7902
ENGINEER INFORMATION	W&A ENGINEERING CONTACT: JAY HENSON, P.E. 121 GILEAD ROAD HUNTERSVILLE, NC 28078

REQUESTED MODIFICATIONS:

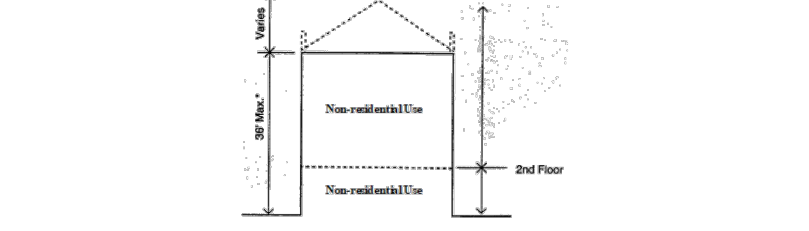
- APPLICANT REQUESTS FOR A MODIFICATION TO THE REQUIRED URBAN OPEN SPACE FRONTAGE FOR THE TWO NEW FLEX BUILDINGS AT THE REAR OF THE PROPERTY THAT ARE NOT CURRENTLY FRONTING PUBLIC R/W
- APPLICANT REQUESTS FOR A MODIFICATION TO THE SPECIMEN TREE MITIGATION REQUIREMENT THAT 50% OF THE 30% SPECIMEN TREE REQUIREMENT NEEDS TO BE SAVED AND CAN NOT MITIGATED



- Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
- Setbacks may vary according to setting within limits indicated.
- Building facades shall be generally parallel to frontage property lines.
- Parking shall be located to the rear and/or side of the building. Except in the VS District, sideyard parking may occupy no more than 45% of the principal frontage line. In the VS District, sideyard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
- Points of permitted access to the parking indicated by arrows.
- Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
- Parking areas on adjacent lots shall be connected wherever practicable.
- Trash containers shall be located in a rear parking area (see Parking Regulations).
- Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

4.6 Building Type / Highway Commercial

Permitted Height and Uses.



- Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge may vary depending on the roof pitch.
- Permitted uses are indicated above, and are further controlled by zoning district standards.
- Hotels in the Highway Commercial (HC) zoning district may exceed the maximum building height (shown above), not to exceed six (6) stories, subject to the provisions of Article 9.45.

Architectural Standards.

Principles.

- Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building facade. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. However, decorative metal panel accents may not exceed 30% of any facade.
- All walls not visible from a public right-of-way may be constructed of order block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building.
- Trailers (mobile units) may not be used as permanent highway commercial buildings.

Configurations.

- Two wall materials may be combined horizontally on one facade. The "heavier" material should be below (i.e. brick below wood siding).
- Street level windows should be unframed. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.

Techniques.

Maple Branch Drive (Public Right of Way) (MB. 69, PG. 212)

CONCEPT STORMWATER NARRATIVE

UNDERGROUND DETENTION AND INFILTRATION ARE ANTICIPATED AS THE CHOICE FOR MEETING THE STORMWATER AND WQ ORDINANCES. OTHER METHODS APPROVED BY THE TOWN OF HUNTERSVILLE MAY BE UTILIZED.

SYSTEM PREVIOUSLY DESIGNED/APPROVED (COM-500141)
DRAINAGE AREA: 94,620 (2.17 AC)
IMPERVIOUS AREA: 84,071 SF (1.93 AC)
MAX ALLOWED IMPERVIOUS PER DESIGN: 87,580 SF (2.01 AC)

NEW SYSTEM DRAINAGE AREA: 109,164 SF (2.51 AC)
NEW SYSTEM IMPERVIOUS: 96,611 SF (2.22 AC)

-12,000 CF VOLUME REQUIRED PER ACRE OF IMPERVIOUS
2.22 AC x 12,000 CF = 26,640 CF REQUIRED STORAGE
27,735 CF OF STORAGE PROVIDED

REQUIRED WQV - 7,701 CF ; INFILTRATION SF REQUIRED: 4,075 SF **
INFILTRATION SF PROVIDED: 6,855 SF
STORAGE IS SATISFIED AND MAY BE REDUCED PER CONSTRUCTION DOCUMENTS TO MEET THE ORDINANCE

** INFILTRATION SF REQUIRED ASSUMPTION IS FOR THE 50% LID REQUIREMENT BASED ON THE REQUIRED WQV, INFILTRATION RATES, A FACTORY OF SAFETY OF 2 AND A DEWATERING TIME OF 72 HOURS



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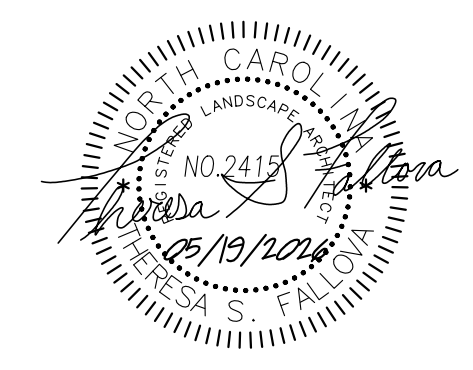
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MECKLENBURG COUNTY, NC
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REVISIONS

DATE	COMMENT

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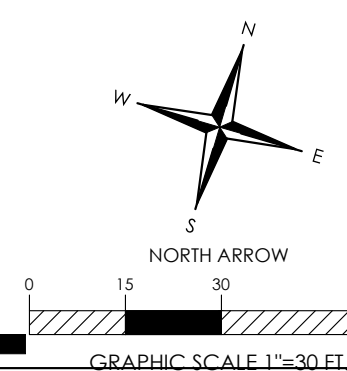
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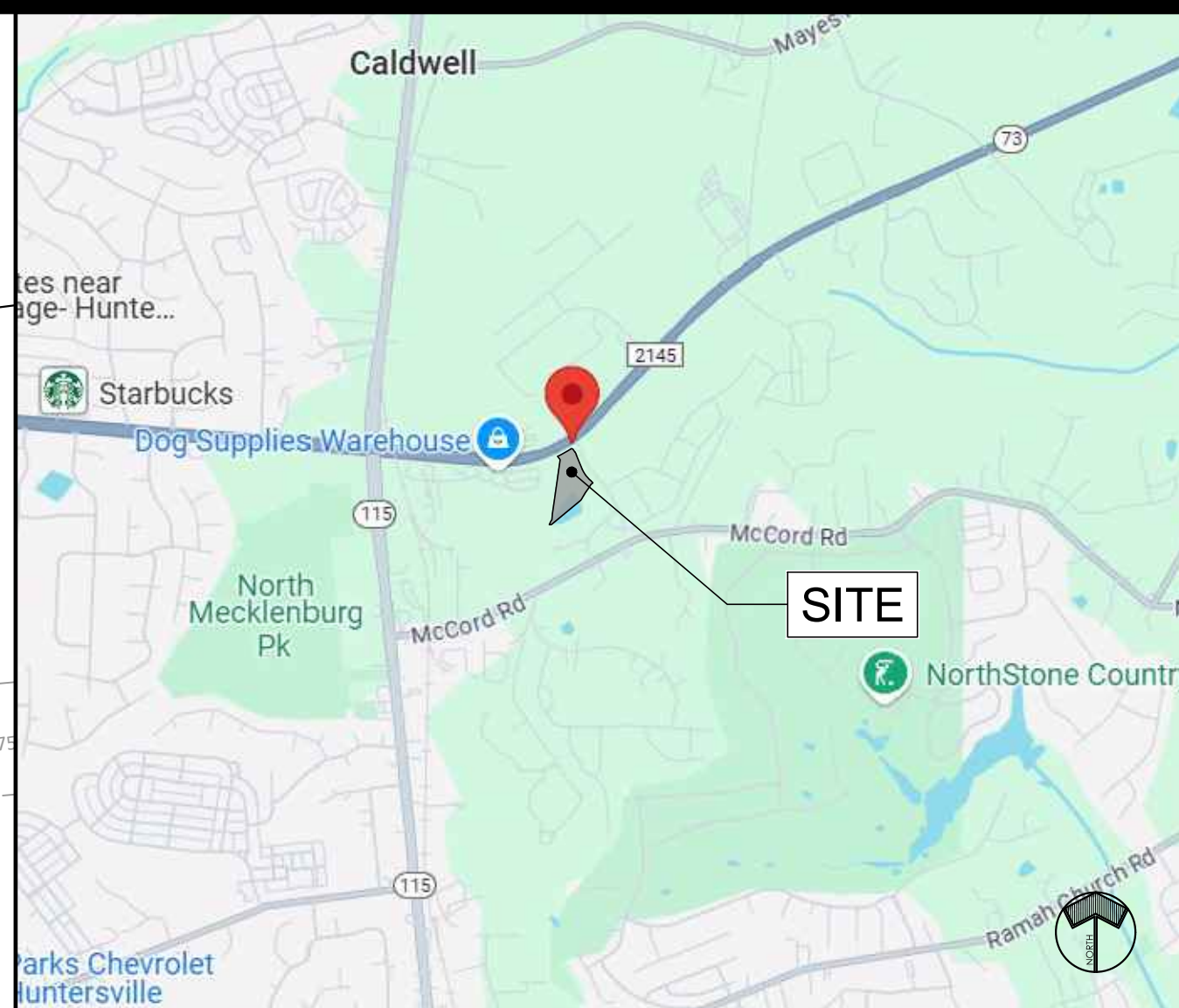
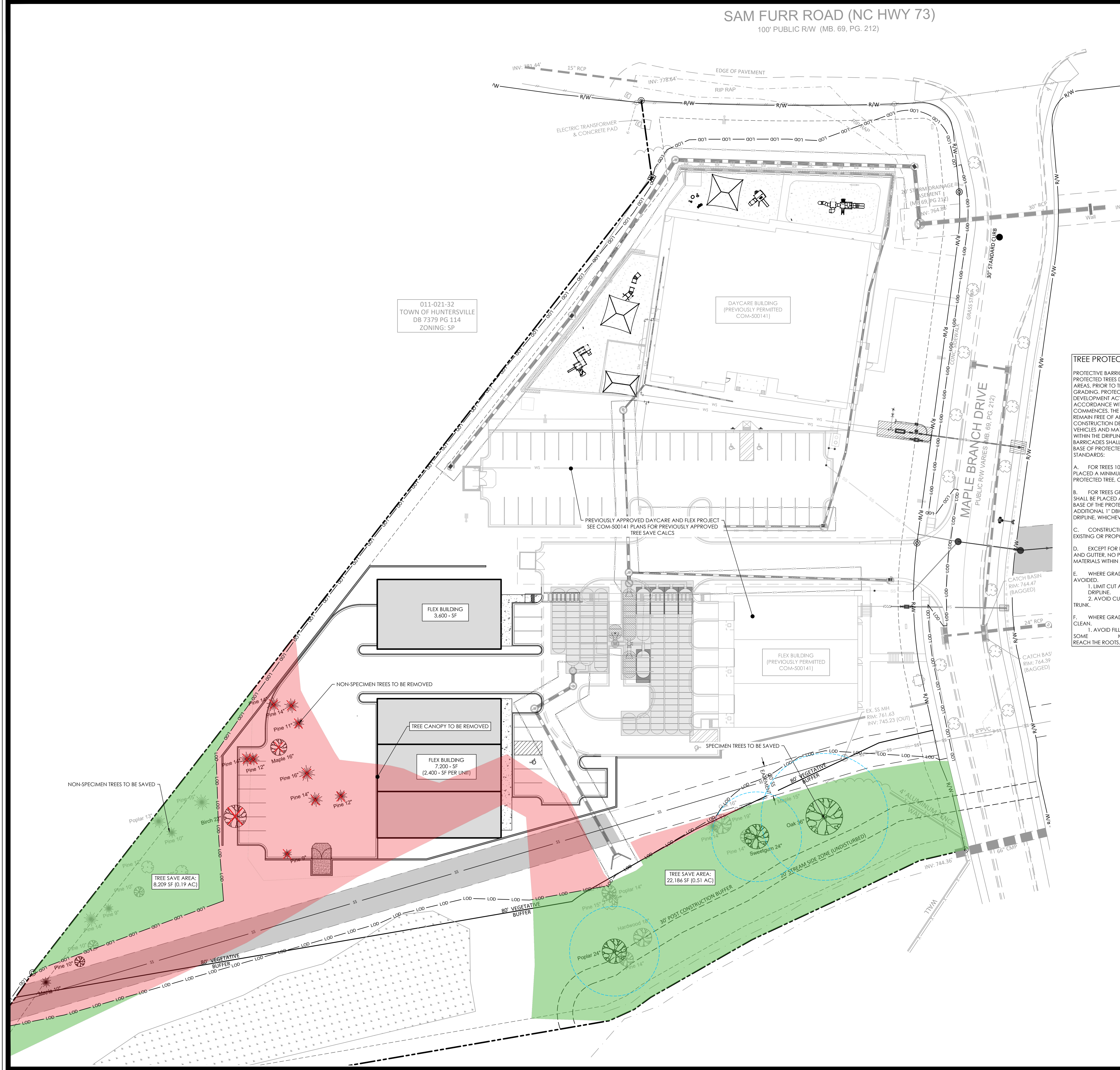


W&A PROJECT #: 24-00534

REZONING PLAN

Z03





VICINITY MAP
SCALE: N.T.S.

TREE PROTECTION NOTES:

- PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS. CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERRECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:
- A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
- B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.
- C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.
- D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.
- E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED:
1. LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE.
2. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.
- F. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN,
1. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

TREE SAVE REQUIREMENTS (SP ZONING)

- REQUIRED TREE SAVE: 0%
 - REQUIRED SPECIMEN TREE SAVE: 30%
 - REQUIRED HERITAGE TREE SAVE: 100%
- TOTAL SITE AREA: 229,198 SF (5.262 AC)
EXISTING TREE CANOPY (PREVIOUS): 174,436 SF (4.00 AC)
EXISTING TREE CANOPY (AFTER APPROVED COM-500141): 56,550 SF (1.30 AC)
TREE CANOPY TO BE SAVED: 30,395 SF (0.69 AC)
TOTAL CANOPY TO BE REMOVED: 26,155 SF (0.60)
- TOTAL SPECIMEN TREES ON SITE (PREVIOUS): 28 TREES
TOTAL SPECIMEN TREES ON SITE (AFTER APPROVED COM-500141): 3 TREES
SPECIMEN TREES SAVED: 3 TREES
SPECIMEN TREES REMOVED: 0
- TOTAL HERITAGE TREES ON SITE: 0 TREES

LEGEND

- CANOPY TO BE SAVED
- CANOPY TO BE REMOVED
- TREE PROTECTION FENCING
- NON-SPECIMEN TREE - TO REMAIN
- SPECIMEN TREE - TO REMAIN
- NON-SPECIMEN TREE - TO REMOVE
- SPECIMEN TREE - TO REMOVE
- TREE DRIPLINE + 5'



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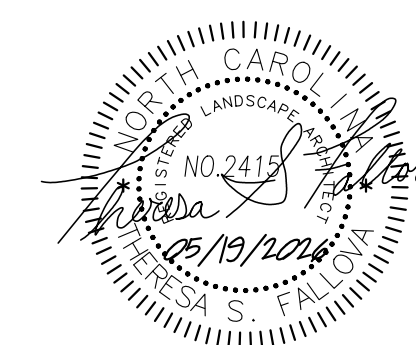
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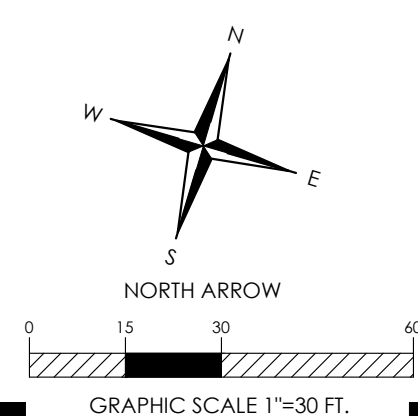
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W&A PROJECT #: 24-00534

TREE SAVE PLAN

Z03.1



PRELIM STORMWATER NARRATIVE

THERE IS CURRENTLY UNDERGROUND DETENTION PROPOSED FOR THE APPROVED FLEX AND DAYCARE SITE. AN ADS STORM TECH SYSTEM IS BEING UTILIZED.

TOTAL SITE AREA: 229,198 SF (5.26 AC)
DRAINAGE AREA TO BASIN: 108,497 SF (2.49 AC)
SITE IMPERVIOUS AREA: 95,024 SF (2.18 AC)

~10,000 CF VOLUME REQUIRED PER ACRE OF IMPERVIOUS
2.49 AC. X 10,000 CF= **24,900 CF** REQUIRED STORAGE
27,735 CF OF STORAGE PROVIDED

STORAGE IS SATISFIED AND MAY BE REDUCED PER CONSTRUCTION DOCUMENTS TO MEET THE ORDINANCE

011-021-32
TOWN OF HUNTERSVILLE
DB 7379 PG 114
ZONING: SP

SAM FURR ROAD (NC HWY 73)
400' PUBLIC R/W (MB. 69, PG. 212)



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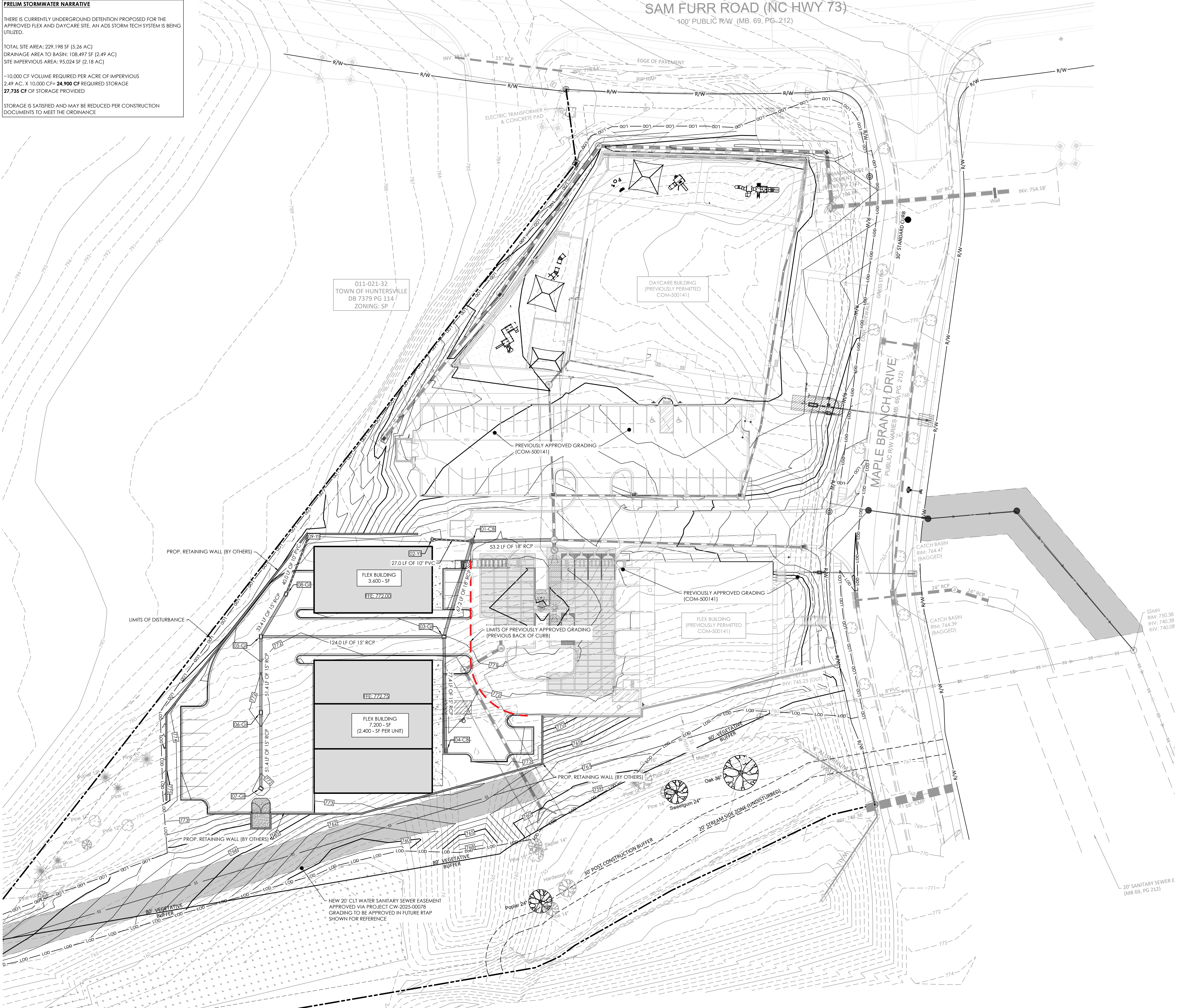
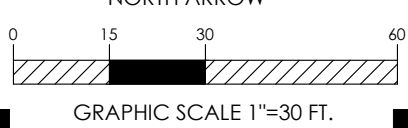
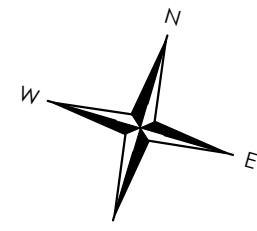
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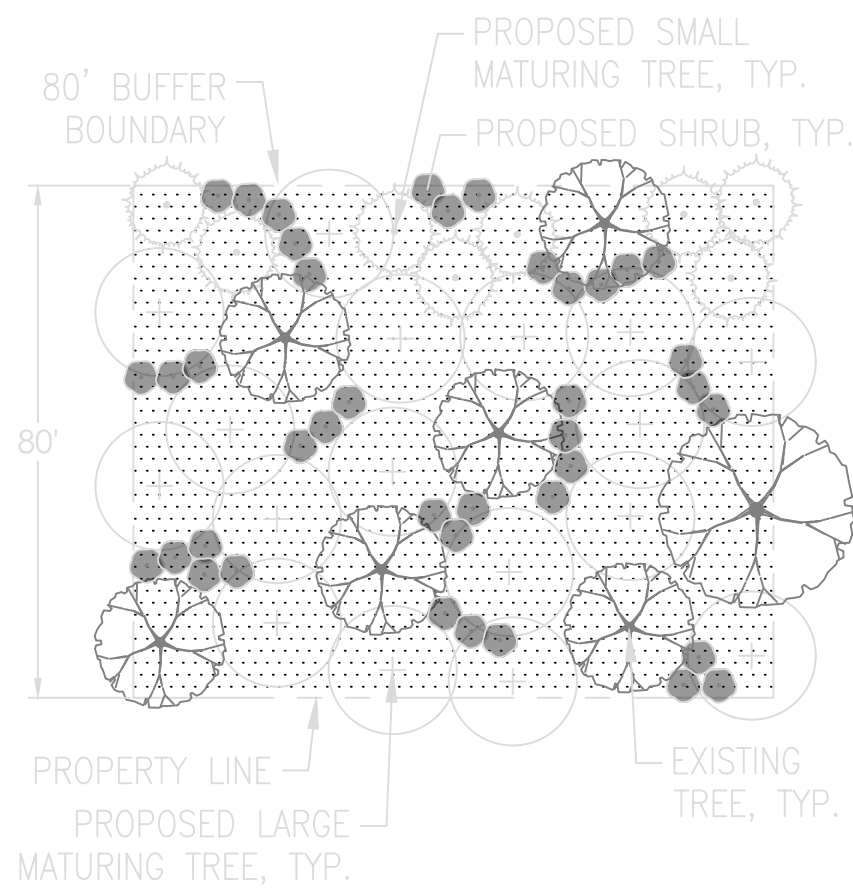


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PRELIM GRADING

Z04

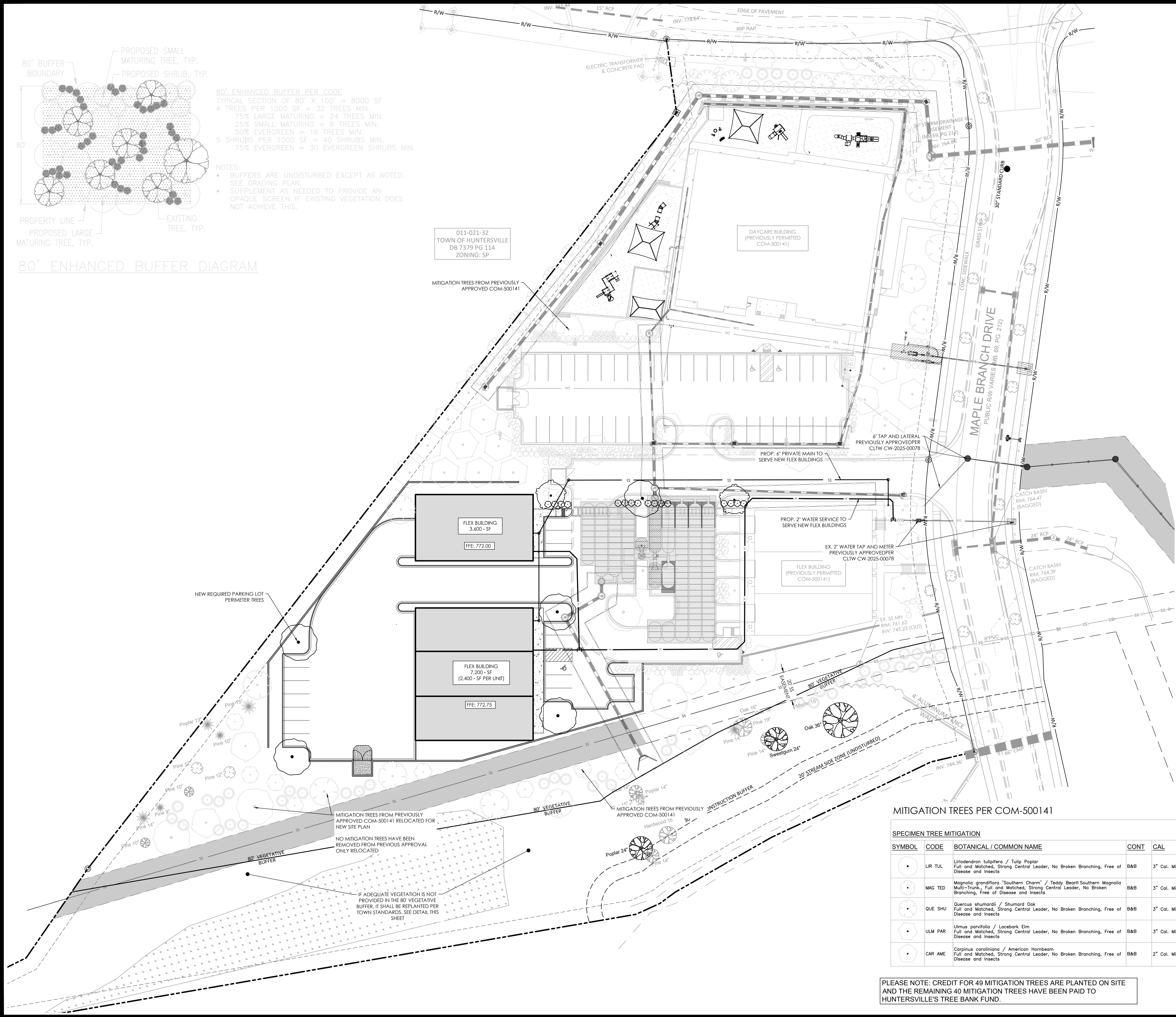




80' ENHANCED BUFFER PER CODE
TYPICAL SECTION OF 80' X 100' = 8000 SF
4 TREES PER 1000 SF = 32 TREES MIN.
75% LARGE MATURING = 24 TREES MIN.
25% SMALL MATURING = 8 TREES MIN.
50% EVERGREEN = 16 TREES MIN.
5 SHRUBS PER 1000 SF = 40 SHRUBS MIN.
75% EVERGREEN = 30 EVERGREEN SHRUBS MIN.

- NOTES:
- BUFFERS ARE UNDISTURBED EXCEPT AS NOTED. SEE GRADING PLAN.
 - SUPPLEMENT AS NEEDED TO PROVIDE AN OPAQUE SCREEN IF EXISTING VEGETATION DOES NOT ACHIEVE THIS.

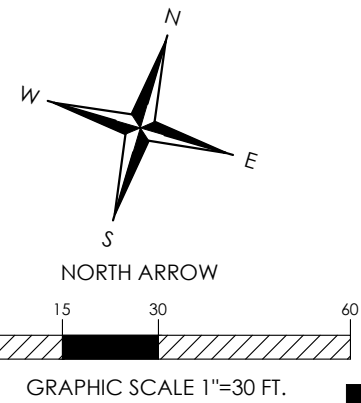
80' ENHANCED BUFFER DIAGRAM



MITIGATION TREES PER COM-500141

SPECIMEN TREE MITIGATION						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	LIR TUL	Liriodendron tulipifera / Tulip Poplar Full and Matched, Strong Central Leader, No Broken Branching, Free of Disease and Insects	B&B	3" Cal. Min.	MIN 12' Height	3
	MAG TED	Magnolia grandiflora 'Southern Charm' / Teddy Bear® Southern Magnolia Multi-Trunk, Full and Matched, Strong Central Leader, No Broken Branching, Free of Disease and Insects	B&B	3" Cal. Min.	MIN 8' Height	9
	QUE SHU	Quercus shumardii / Shumard Oak Full and Matched, Strong Central Leader, No Broken Branching, Free of Disease and Insects	B&B	3" Cal. Min.	MIN 12' Height	12
	ULM PAR	Ulmus parvifolia / Lacebark Elm Full and Matched, Strong Central Leader, No Broken Branching, Free of Disease and Insects	B&B	3" Cal. Min.	MIN 12' Height	17
	CAR AME	Cornus caroliniana / American Hornbeam Full and Matched, Strong Central Leader, No Broken Branching, Free of Disease and Insects	B&B	2" Cal. Min.	MIN 12' Height	8

PLEASE NOTE: CREDIT FOR 49 MITIGATION TREES ARE PLANTED ON SITE AND THE REMAINING 40 MITIGATION TREES HAVE BEEN PAID TO HUNTERSVILLE'S TREE BANK FUND.



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NORTHBROOK FLEX REZONING

MECKLENBURG COUNTY, NC
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W&A PROJECT #: 24-00534

PRELIM LANDSCAPE
+ UTILITY

Z05



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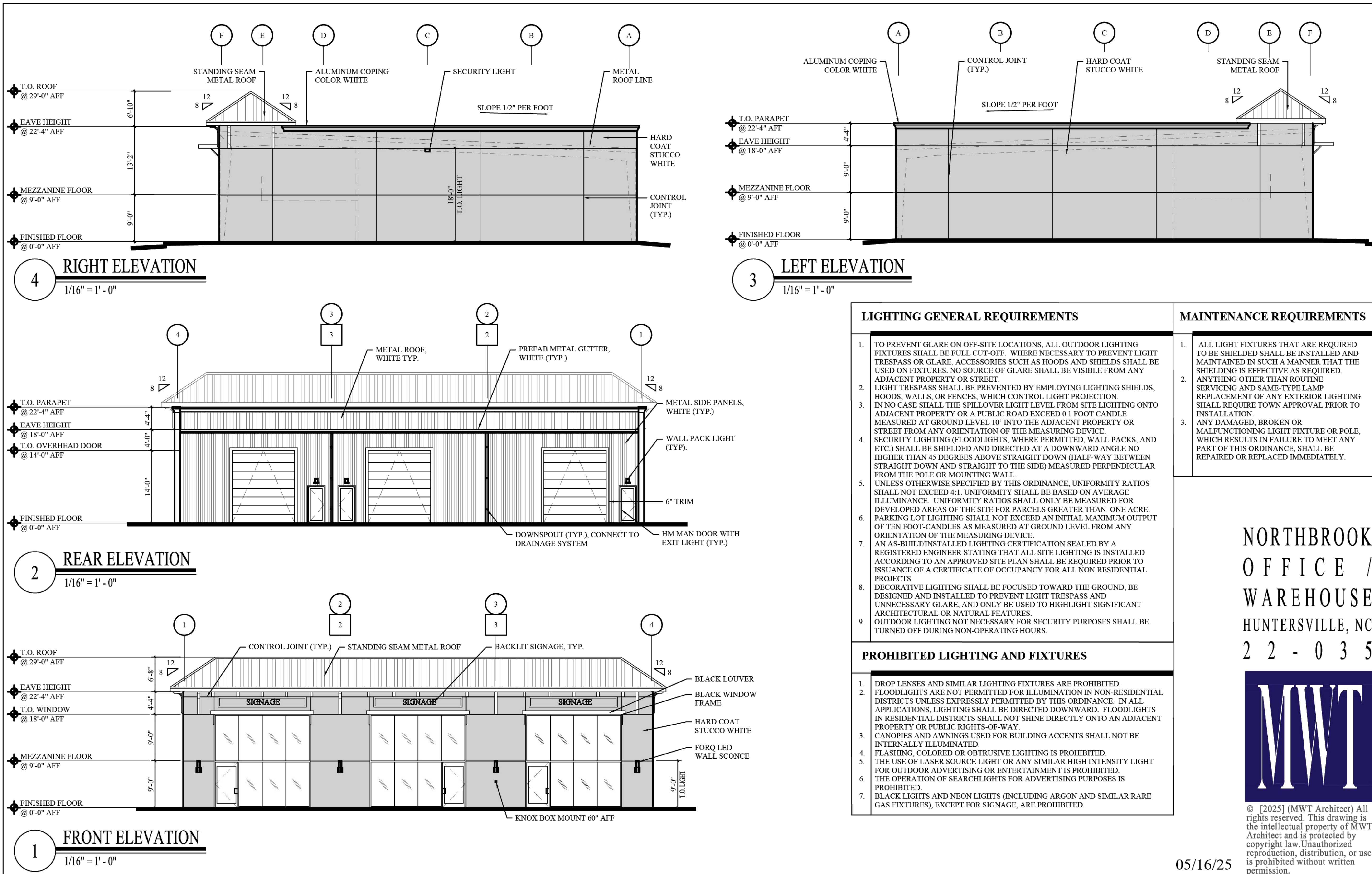
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W&A PROJECT #: 24-00534

CONCEPT ARCH.
ELEVATIONS

Z06



05/16/25

Community Meeting Notices

Project Name	Northbrook Flex Rezoning
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Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be : and incorporated into the application for this project.

The following persons and organizations were sent notices of the community meeting (first and last name)

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
GGG&B LLC	1102125	5/4/2026	Certified Mail	Within 250 ft of
Jerathen Tillman & Christinia Fong	1122218	5/4/2026	Certified Mail	Within 250 ft of
Richard & Barbara Weis	1122206	5/4/2026	Certified Mail	Within 250 ft of
Lennar Carolinas LLC	1122287	5/4/2026	Certified Mail	Within 250 ft of
son Real Estate Development - North Ca	1122117	5/4/2026	Certified Mail	Within 250 ft of
MDH FI Huntersville JV LLC	1121110	5/4/2026	Certified Mail	Within 250 ft of
pathy Krishnasamy & Shobana NagaSw	1122301	5/4/2026	Certified Mail	Within 250 ft of
umar Gangegowda & Anusha Rajsheka	1122301	5/4/2026	Certified Mail	Within 250 ft of
Sooyon Cheong & Sokhun Moon	1122219	5/4/2026	Certified Mail	Within 250 ft of
David & Debora Ellison	1122207	5/4/2026	Certified Mail	Within 250 ft of
The Town of Huntersville	1102132	5/4/2026	Certified Mail	Within 250 ft of
Donco Properties LLC	1121107	5/4/2026	Certified Mail	Within 250 ft of
Suong Nguyen	1122208	5/4/2026	Certified Mail	Within 250 ft of
McCord Development LLC	1102115	5/4/2026	Certified Mail	Within 250 ft of
Northbrook Property Owners Association	1122281	5/4/2026	Certified Mail	Within 250 ft of
Oak Farm Home Owners Association	1105274	5/4/2026	Certified Mail	Within 250 ft of
Willowbrook Property Owners Association	1104338	5/4/2026	Certified Mail	Within 250 ft of

Community Meeting Attendance Log

Project Name:	Northbrook Flex Rezoning
Location of Meeting:	14615 S Old Statesville Rd, Huntersville, NC 28078
Date:	18-May-26
Time:	5:30-6:30 pm

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1	Elizbeth McCormick	26	
2	Katheen & Chris Johnson	27	
3	Richard & Barbara Weis	28	
4	Will & Christine DuPriest	29	
5	Jay Tillman	30	
6	Anand Mugundhu	31	
7	Charanteja Machikatla	32	
8	Dinesh Reddy Mothe	33	
9	Syam Tadikamalla	34	
10	Jake Palillo	35	
11	Tess Fallova	36	
12	Jesse James	37	
13		38	
14		39	
15		40	
16		41	
17		42	
18		43	
19		44	
20		45	
21		46	
22		47	
23		48	
24		49	
25		50	

NORTHBROOK FLEX REZONING MEETING REPORT

Location: 14614 S Old Statesville Rd, Huntersville, NC 28078

Date: May 18th, 2026

Time: 5:30-6:30pm

I. AGENDA

- a. Applicant presentation and rezoning overview
- b. Community Q & A
- c. Discussions

II. QUESTIONS AND RESPONSES

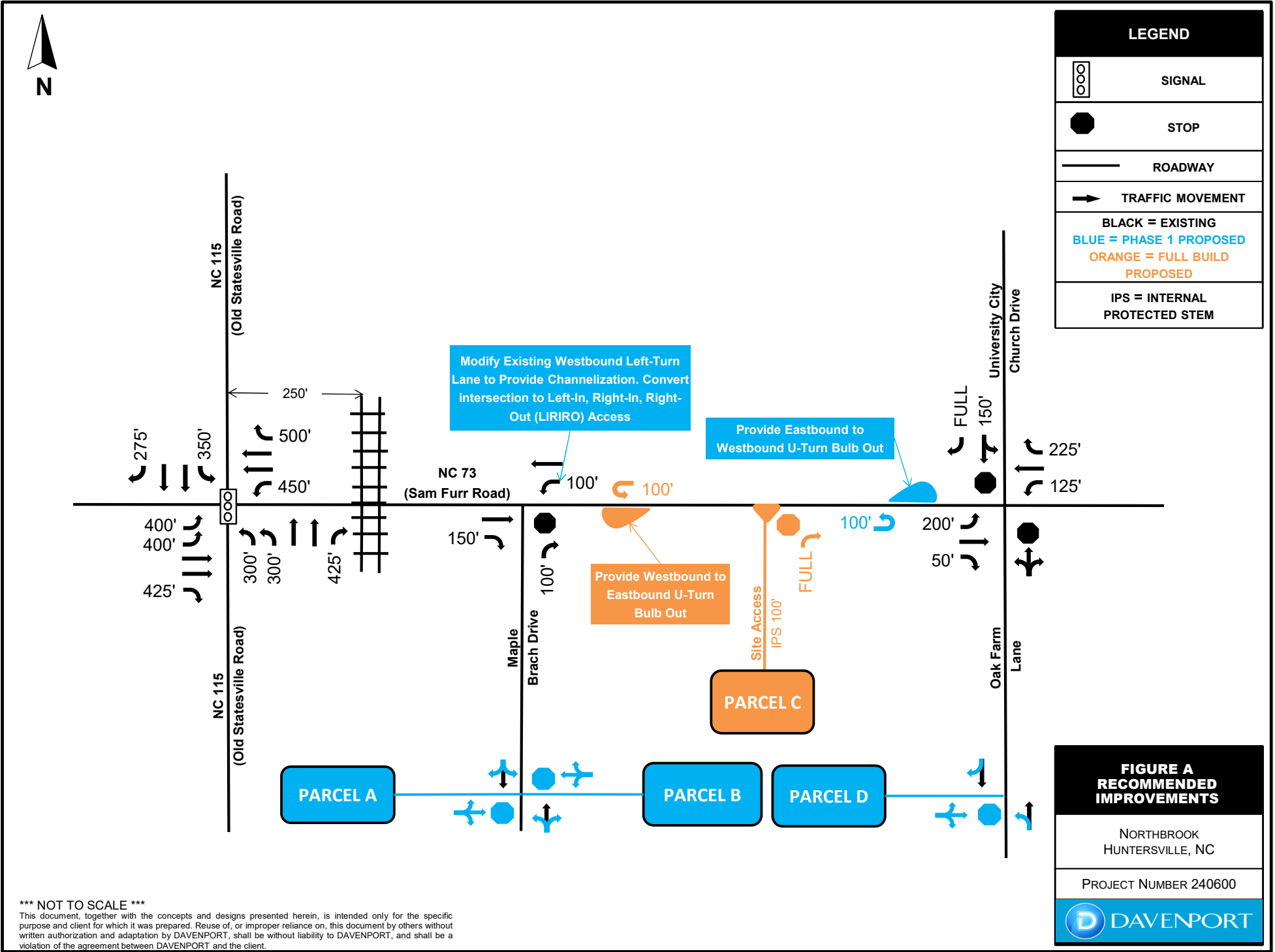
1. Are they buffers going to remain intact or are we reducing them?
Response: The 80' vegetative buffer and stream buffers will remain intact. No reduction is being proposed with this rezoning
2. Do you have tenants yet? What are the allowed uses? Are they changing?
Response: No there are no proposed tenants yet. There is no change proposed to the allowed uses previously permitted in the original rezoning, R-24-04. The allowed uses previously approved are called out on the rezoning site plan.
3. What is the purpose of the public open space?
Response: The reason for the required urban open space is a town requirement for buildings who are not fronting a public street, must front urban open space.
4. What is the traffic expected?
Response: The tenants for these additional building are not yet solidified but the flex building use is covered under the current approved TIA.
5. What is the material of the building? We'll have to be staring at the back of it from our yards.
Response: The current building elevations have a metal façade. At the lower elevation, you will likely be looking at the retaining wall holding the building up vs. the building side. There is also an 80' vegetative buffer that will need to be planted per the Town ordinance.

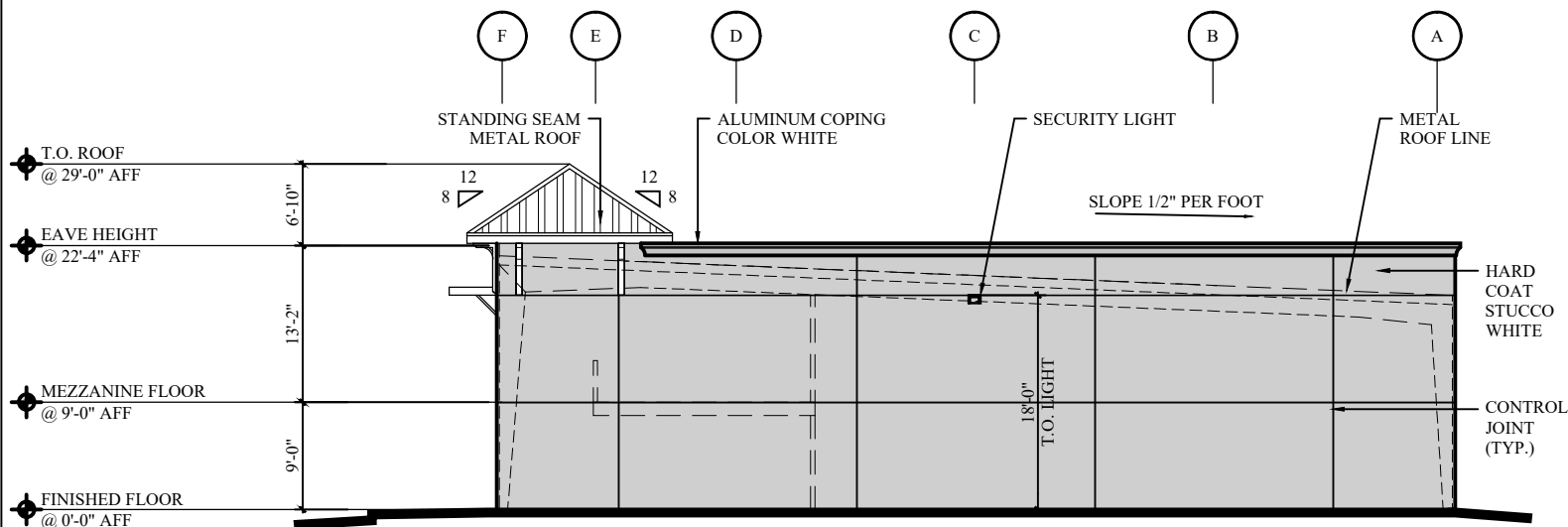
6. Why was the proposed traffic on Maple Branch not studied in the TIA. *A gentleman had a lot to say about discussions with NCDOT, Stephen Trott and the Northbrook Residents, on the safety of the road. Apparently, this has been brought to the board's attention before but nothing has been done. Apparently, NCDOT asked the TOH if Maple Branch should be studied and the Town declined.

Response: This issue sounds like something between Town Engineering, NCDOT and the Board, we are not able to do anything about this. It was expressed to this gentleman to bring this back to the attention to the Board to see if TOH engineering could do something about it

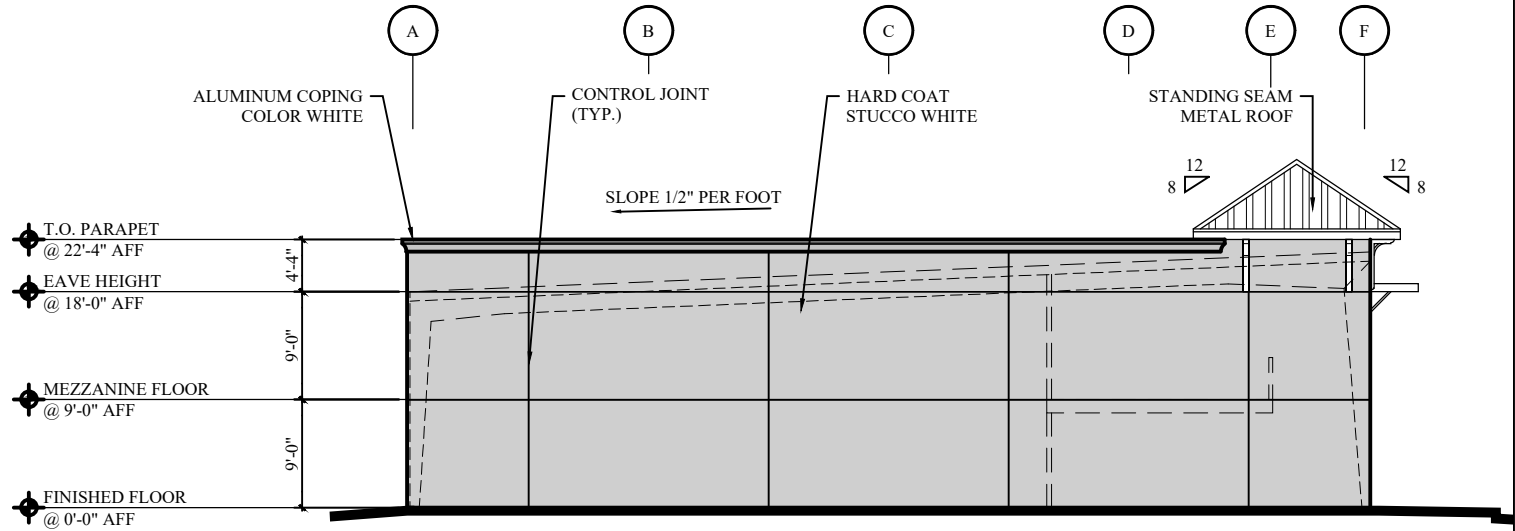
7. There were several questions about traffic calming in the neighborhood. Most people said they wanted speed bumps, one woman said she wanted more stop signs near the roundabout.

Response: The Town roads within the Northbrook Development were designed and approved. I'm sure there is no intersection that needed a stop sign that does not have one. The request for a stop sign at the roundabout is just incorrect, a roundabout itself is a traffic calming measure, it is not a stop condition, it is meant to be a steady flow of traffic with yield signs. The developer cannot be burdened with preexisting traffic issue and cut throughs in Maple Branch. The Town requires interconnectivity which opens up the opportunity for cut throughs. Individual driver negligence is not something you can design for. If speed bumps are what the community wants, they can bring that to the Town public works/engineering department. This issue is separate from this rezoning but is being looped in as a major concern.

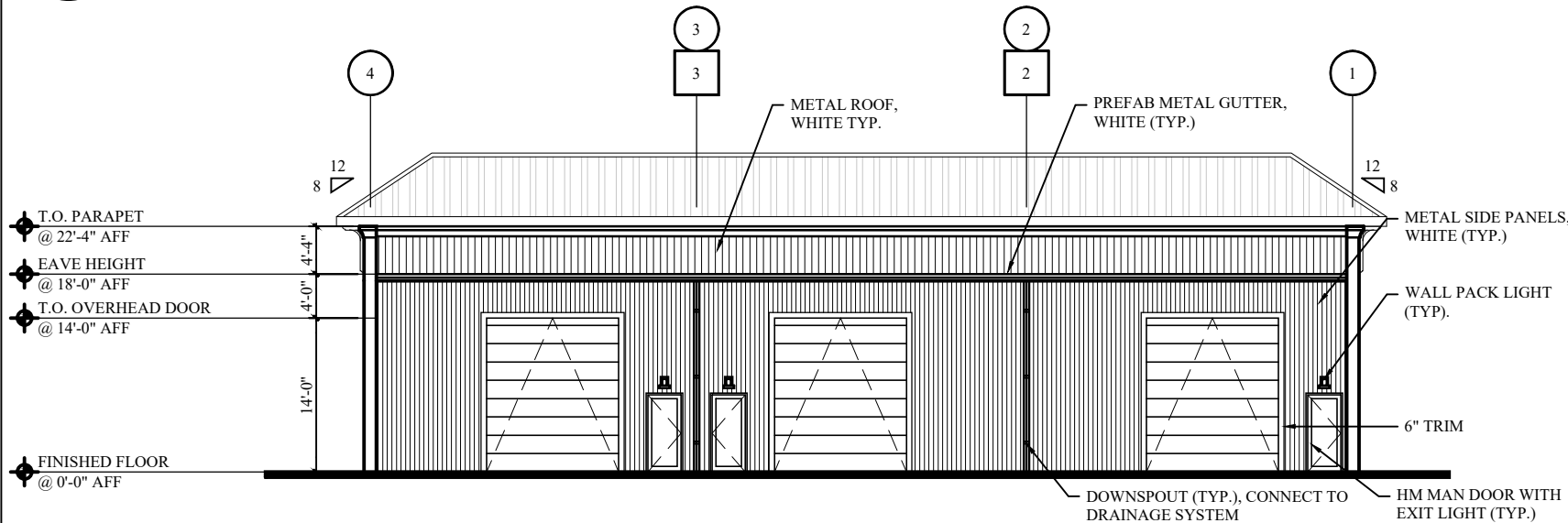




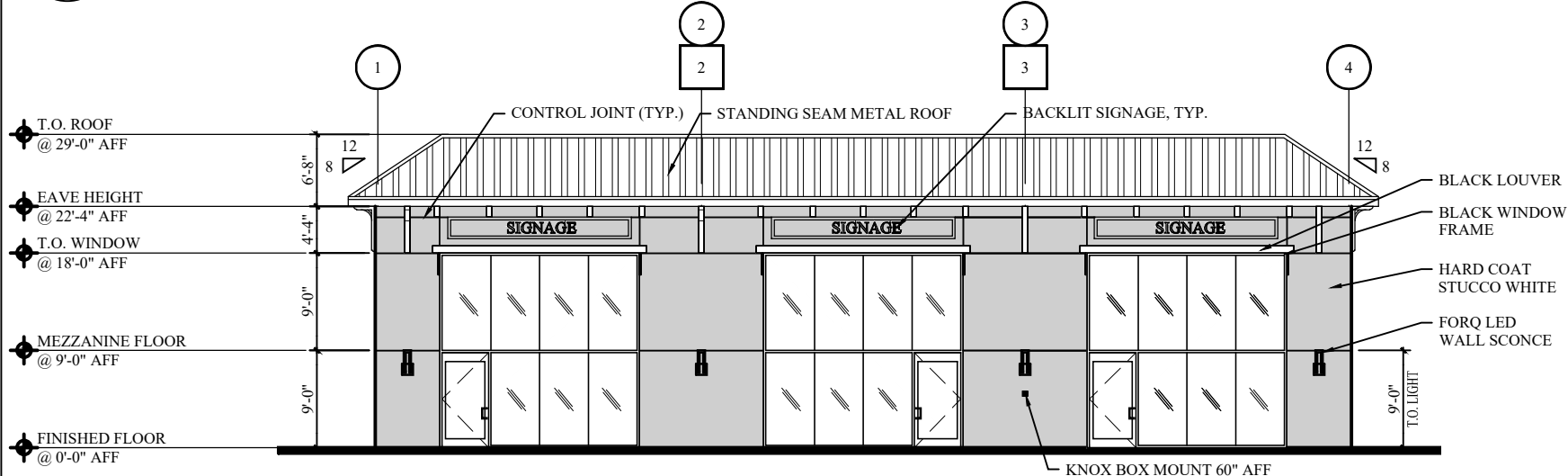
4 **RIGHT ELEVATION**
1/16" = 1' - 0"



3 **LEFT ELEVATION**
1/16" = 1' - 0"



2 **REAR ELEVATION**
1/16" = 1' - 0"



1 **FRONT ELEVATION**
1/16" = 1' - 0"

LIGHTING GENERAL REQUIREMENTS

1. TO PREVENT GLARE ON OFF-SITE LOCATIONS, ALL OUTDOOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF. WHERE NECESSARY TO PREVENT LIGHT TRESPASS OR GLARE, ACCESSORIES SUCH AS HOODS AND SHIELDS SHALL BE USED ON FIXTURES. NO SOURCE OF GLARE SHALL BE VISIBLE FROM ANY ADJACENT PROPERTY OR STREET.
2. LIGHT TRESPASS SHALL BE PREVENTED BY EMPLOYING LIGHTING SHIELDS, HOODS, WALLS, OR FENCES, WHICH CONTROL LIGHT PROJECTION.
3. IN NO CASE SHALL THE SPILLOVER LIGHT LEVEL FROM SITE LIGHTING ONTO ADJACENT PROPERTY OR A PUBLIC ROAD EXCEED 0.1 FOOT CANDLE MEASURED AT GROUND LEVEL 10' INTO THE ADJACENT PROPERTY OR STREET FROM ANY ORIENTATION OF THE MEASURING DEVICE.
4. SECURITY LIGHTING (FLOODLIGHTS, WHERE PERMITTED, WALL PACKS, AND ETC.) SHALL BE SHIELDED AND DIRECTED AT A DOWNWARD ANGLE NO HIGHER THAN 45 DEGREES ABOVE STRAIGHT DOWN (HALF-WAY BETWEEN STRAIGHT DOWN AND STRAIGHT TO THE SIDE) MEASURED PERPENDICULAR FROM THE POLE OR MOUNTING WALL.
5. UNLESS OTHERWISE SPECIFIED BY THIS ORDINANCE, UNIFORMITY RATIOS SHALL NOT EXCEED 4:1. UNIFORMITY SHALL BE BASED ON AVERAGE ILLUMINANCE. UNIFORMITY RATIOS SHALL ONLY BE MEASURED FOR DEVELOPED AREAS OF THE SITE FOR PARCELS GREATER THAN ONE ACRE.
6. PARKING LOT LIGHTING SHALL NOT EXCEED AN INITIAL MAXIMUM OUTPUT OF TEN FOOT-CANDLES AS MEASURED AT GROUND LEVEL FROM ANY ORIENTATION OF THE MEASURING DEVICE.
7. AN AS-BUILT/INSTALLED LIGHTING CERTIFICATION SEALED BY A REGISTERED ENGINEER STATING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO AN APPROVED SITE PLAN SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ALL NON RESIDENTIAL PROJECTS.
8. DECORATIVE LIGHTING SHALL BE FOCUSED TOWARD THE GROUND, BE DESIGNED AND INSTALLED TO PREVENT LIGHT TRESPASS AND UNNECESSARY GLARE, AND ONLY BE USED TO HIGHLIGHT SIGNIFICANT ARCHITECTURAL OR NATURAL FEATURES.
9. OUTDOOR LIGHTING NOT NECESSARY FOR SECURITY PURPOSES SHALL BE TURNED OFF DURING NON-OPERATING HOURS.

PROHIBITED LIGHTING AND FIXTURES

1. DROP LENSES AND SIMILAR LIGHTING FIXTURES ARE PROHIBITED.
2. FLOODLIGHTS ARE NOT PERMITTED FOR ILLUMINATION IN NON-RESIDENTIAL DISTRICTS UNLESS EXPRESSLY PERMITTED BY THIS ORDINANCE. IN ALL APPLICATIONS, LIGHTING SHALL BE DIRECTED DOWNWARD. FLOODLIGHTS IN RESIDENTIAL DISTRICTS SHALL NOT SHINE DIRECTLY ONTO AN ADJACENT PROPERTY OR PUBLIC RIGHTS-OF-WAY.
3. CANOPIES AND AWNINGS USED FOR BUILDING ACCENTS SHALL NOT BE INTERNALLY ILLUMINATED.
4. FLASHING, COLORED OR OBTRUSIVE LIGHTING IS PROHIBITED. THE USE OF LASER SOURCE LIGHT OR ANY SIMILAR HIGH INTENSITY LIGHT FOR OUTDOOR ADVERTISING OR ENTERTAINMENT IS PROHIBITED.
5. THE OPERATION OF SEARCHLIGHTS FOR ADVERTISING PURPOSES IS PROHIBITED.
6. BLACK LIGHTS AND NEON LIGHTS (INCLUDING ARGON AND SIMILAR RARE GAS FIXTURES), EXCEPT FOR SIGNAGE, ARE PROHIBITED.

MAINTENANCE REQUIREMENTS

1. ALL LIGHT FIXTURES THAT ARE REQUIRED TO BE SHIELDED SHALL BE INSTALLED AND MAINTAINED IN SUCH A MANNER THAT THE SHIELDING IS EFFECTIVE AS REQUIRED.
2. ANYTHING OTHER THAN ROUTINE SERVICING AND SAME-TYPE LAMP REPLACEMENT OF ANY EXTERIOR LIGHTING SHALL REQUIRE TOWN APPROVAL PRIOR TO INSTALLATION.
3. ANY DAMAGED, BROKEN OR MALFUNCTIONING LIGHT FIXTURE OR POLE, WHICH RESULTS IN FAILURE TO MEET ANY PART OF THIS ORDINANCE, SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

NORTHBROOK
OFFICE /
WAREHOUSE
HUNTERVILLE, NC
2 2 - 0 3 5



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05/16/25



Request for Board Action

July 28, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Rezoning Petition R26-09

Explain Request:

Consider making a recommendation on Petition #R26-09, a request by Treenail Development to rezone (+/- 71.58 at the northeast corner of Hambright Rd & Mt. Holly-Huntersville Rd from Corporate Business (CB) Special Purpose-Conditional District (SP-CD) Highway Commercial-Conditional District (HC-CD) Transit-Oriented Development - Residential-Conditional District (TOD-R-CD) Transit-Oriented Development - Employment-Conditional District (TOD-E-CD) to Special Purpose-Conditional District (SP-CD) Highway Commercial-Conditional District (HC-CD) Transit-Oriented Development - Residential-Conditional District (TOD-R-CD) Transit-Oriented Development - Employment-Conditional District (TOD-E-CD) for a mixed-use development (Parcel #s 01721108, 01721110, 01721118, 01721107, 01721119, 01721106, 01721105, 01721104, 01721102, 01721101).

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

Attachments:

1. R26-09 Town 1 Revision PH 7.21.26
2. TOWN 1 Application-5-4-26-Signed
3. ZoningPlans-6-23-26
4. Town 1 R26-09 Community Mtg Report
5. Rezoning Engineering Comment Summary - Town 1 2026 Addition CSP-444291-R001

Application Summary

Case Number/Project Name: R26-09 Town 1
Revision

Project Address: Multiple

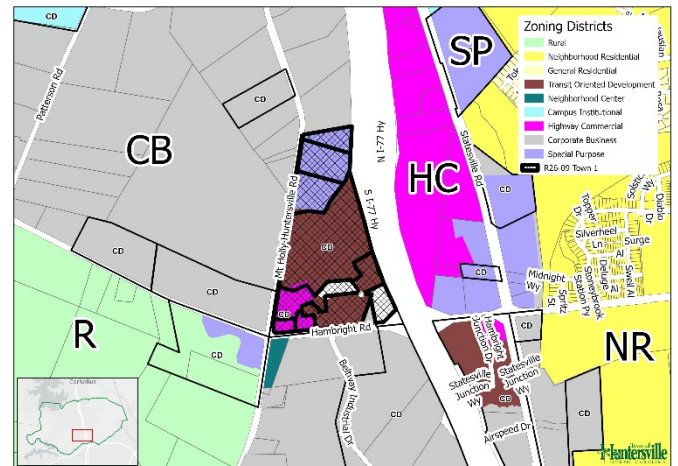
Proposed Zoning: Special Purpose-Conditional District (SP-CD) Highway Commercial-Conditional District (HC-CD) Transit-Oriented Development - Residential-Conditional District (TOD-R-CD) Transit-Oriented Development - Employment-Conditional District (TOD-E-CD)

Proposed Land Use: Mixed Use & Light Industrial

Applicant: Treenail Development, Inc

Property Owner: Aaron Cruz

Staff Contact: Brian Richards, 704-766-2218
(brichards@huntersville.org)



Site Data

Acreage (+/-): 71.58

Parcel Numbers: 01721108, 01721110, 01721118, 01721107, 01721119, 01721106, 01721105, 01721104, 01721102, 01721101

Current Zoning: Corporate Business (CB) Special Purpose-Conditional District (SP-CD) Highway Commercial-Conditional District (HC-CD) Transit-Oriented Development - Residential-Conditional District (TOD-R-CD) Transit-Oriented Development - Employment-Conditional District (TOD-E-CD)

Current Land Use: Vacant/Under Construction

Proposed Building Type: Multiple

Proposed Lot Type: Multiple

Adjoining Zoning and Land Uses

North: Corporate Business (CB); *Light Industrial*

South: Corporate Business (CB); *Light Industrial*

East: I-77

West: Corporate Business (CB); *Light Industrial*

Project Description

The request is to add approximately 1.042 acres to Town 1. Town 1 was previously approved under R22-07 for a Mixed-Use development. No additional square footage is requested as part of this application. There are modification requests for Buffer Impacts, Street Trees, and Block Length.



- Public Hearing: 7/21/76
- Planning Board: 7/28/26

- Proposed: 747 Units
- Staff comments: No change from R22-07

- Proposed: 1257 (747 required)
- Staff comments: No change from R22-07

- Proposed:
- Staff comments: No change from R22-07

- Proposed: See Below
- Staff comments:

- Proposed: Pedestrian passageways, plazas, and greens have been provided.
- Staff comments: No change from R22-07

- Proposed:
- Staff comments:

- Proposed: 107 Specimen Trees (34 to be saved) 32.1% saved. No canopy save required (3.67 ac provided).
- Staff comments: No significant change from R22-07

Vesting: *Applicant has met the requirement.*

- Proposed:
- Staff comments: Adequate infrastructure has been installed to vest the development

Conditional Notes: *Applicant has met the requirement.*

- Proposed: No additions
- Staff comments: No changes from R22-07

Minor Outstanding Comments: *Applicant could meet the requirement.*

- Staff comments: Address outstanding plan review comments.

Transportation Comments: *Applicant could meet the requirement.*

- Staff comments: See attached report for Engineering comments.

Applicant Modification Requests

Modification Request: *I77 Buffer Impact Revision*

- Applicable Zoning Requirements: R22-07 requested impacts to the 50' I77 Buffer. The applicant is asking to increase these impacts to accommodate appropriately sized drainage systems.

- Zoning Comments: Article 7 requires an undisturbed 50' buffer along I77

Staff Recommendation: <i>Staff could recommend approval</i>

- Staff Comments: Staff could support this request with appropriately designed buffer mitigation and replanting.

Modification Request: *Street Trees along Throughfare*

- Applicable Zoning Requirements: Two rows of Street Trees are required along major and minor throughfares. The applicant is requesting to have one row of street trees and enhanced plantings due to the NCDOT clear recovery zone and difficult topography with the associated drainage ditch.

- Zoning Comments: Article 7 requires two rows of street trees.

Staff Recommendation: <i>Staff could recommend approval</i>

Staff Comments: Staff can support this request with appropriately designed plantings. Staff have requested additional details.

Modification Request: *Block length waiver*

- Applicable Zoning Requirements: The applicant is requesting a block length waiver for block H. The request is to allow a block length of 572'.

- Zoning Comments: Article 3.2.13 limits TOD block lengths to 500'

Staff Recommendation: <i>Staff recommends approval</i>
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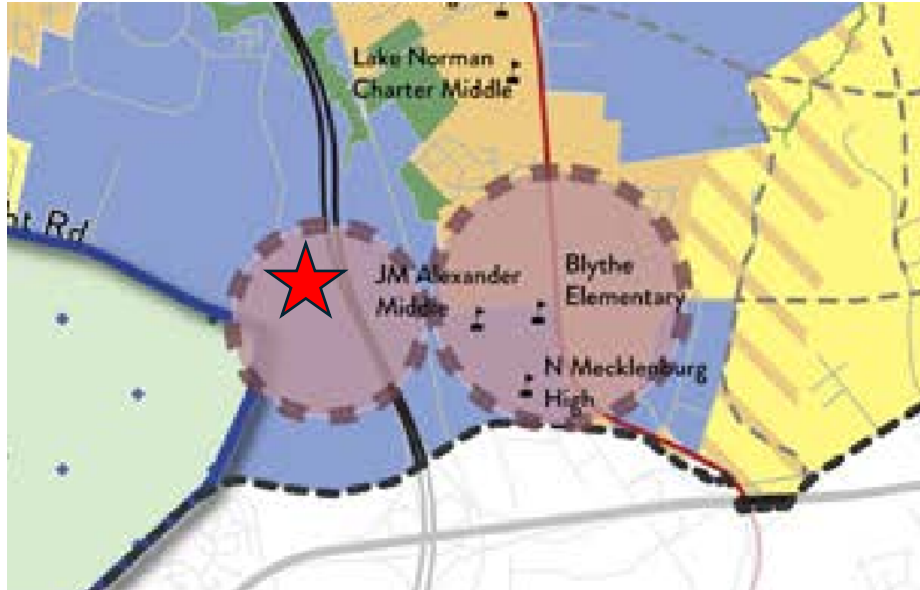
- Staff Comments: Given the areas' topography and previously approved design staff supports this request.

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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*

- LU 1.1 Future Land Use Map



Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

- Staff comments: The site is located within the Mixed-Use Node

Policy Recommendations - *Support rezoning*

- LU-2 Encourage residential development that follows the pattern outlined in the future land use map
- LU 2.1 Higher intensity residential uses will be focused generally within two miles of I-77.

Staff comments: The project provides urban style housing which will be accessible to the future CATS park and ride as well as I-77 and the direct connect lanes.

- LU 5.1 Allow more intense development only where transportation infrastructure and utilities already exist. LU-2 Encourage residential development that follows the pattern outlined in the future land.

Staff comment: The project is adjacent to I-77, and all needed infrastructure currently is in place.

- LU 6.1 A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Center Identified on the Future Land Use Map.

Staff comments: The project is located within a Mixed Use Center.

Policy Recommendations – *Do not support rezoning*

- N/A as this is a revision to an already approved plan.
- Staff comments:

Consistency with Existing Development:

- Staff Findings: The site will continue to be consistent with the approved rezoning and surrounding development.

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

- Staff Finding: No revisions need to the current TIA. No new impacts with this revision.

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

- Staff Findings: Planning staff have 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 application, as it is consistent with the character area recommendations of the Huntersville 2040 Community Plan, if the following conditions are met: • Provide additional details for 50' buffer impacts • Provide additional detail for the enhanced plantings along throughfare • All outstanding staff comments are addressed
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Public Notices/Meetings/Comments: All meetings are subject to change; hyperlinks added to recording of meetings when available.

Community Meeting: The applicant hosted a meeting with the community on May 28, 2028. 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: 7/21/26

Planning Board: 7/28/26

- Motion to be added when available

Final Action: 8/18/26

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 <<CASE_PROJECT>>, the <<MEETING_TYPE>> 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 <<CASE_PROJECT>>, 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 5/5/26

Name of Project TOWN 1 - Mixed Use Center Phase # (if subdivision) _____

Project Address 11101 Hambright Rd. Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01721108, 01721110, 01721118, 01721107, 01721119, 01721106, 01721105, 01721104, 01721102, 01721101

Current Zoning District CB and SP(CD) Proposed District (for rezoning only) TOD-R(CD), HC(CD), SP(CD)

Property Size (acres) 71.58 Street Frontage (feet) 4255 ft. - Hambright/Mt Holly
2630 ft. - Interstate 77

Current Land Use Residential/Commercial

Proposed Land Use(s) Mixed Use

Is the project within Huntersville's corporate limits?

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

3. Description of Request

"The purpose of this request is for an amendment to rezoning EPM# 444291 to add approximately 1.042-ac Mecklenburg Parcel ID #01721110 and change its zoning from CB to TOD-E and TOD-R, in addition to requesting changes to block length and street tree requirements."

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 Treenail Development, Inc Phone 704-699-4565
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature [Signature]

Title President Email ben@treenailinc.com

Address of Applicant 428 S. Main St., Suite-B 101, Davidson, NC 28036

7. Property Owner (if different than applicant)

*Printed Name Aaron Cruz Phone 704-507-5227
☐ 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 Aaron Cruz PID # 01721110

Title Owner Email Aaron250jr@gmail.com

Address of Property Owner 11229 HAMBRIGHT RD HUNTERSVILLE NC 28078

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

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

8. Development/Design Firm Contact Information

Treenail Development, Inc	Ben Geisler	704-699-4565	ben@treenailinc.com
Development Firm	Name of Contact	Phone	Email
Woodbine Design, PC	Payton Woody	704-315-8367	pwoody@woodbinedesign.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

- MODIFICATIONS TO STANDARDS
PURSUANT TO SECTION 11.47(C) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:
1. SIDEYARD PARKING IS PERMITTED ON LOTS #6, 7, 8, 13, 18 & 19. ADDITIONAL SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SHEET C9 OF THE REZONING PLAN.
 2. BUFFER DISTURBANCE IN THE 177 BUFFER FOR GRADING (INCLUDING PORTION THAT APPEARS TO BE ALONG HAMBRIGHT RD.) SO LONG AS SUCH DISTURBANCE DOES NOT ENDOSE MORE THAN 20 FEET INTO THE BUFFER, PROVIDED AN ALTERNATE BUFFER YARD PLAN IS SUBMITTED IN ACCORDANCE WITH SECTION 7.5 OF THE ORDINANCE.
 3. BUFFER MAY BE REDUCED AT LOTS #1 & #2 ALONG MT. HOLLY HUNTERVILLE ROAD TO 60 AS SHOWN ON THE REZONING PLAN.
 4. THE DISTANCE BETWEEN THE CUL-DE-SAC LOCATED IN PUBLIC ROAD A AND THE RIGHT OF WAY OF MT. HOLLY HUNTERVILLE ROAD MAY BE INCREASED TO 380'.
 5. MASSING REQUIREMENTS PURSUANT TO 3.2.14(D)(1) AND 4.2 OF THE ORDINANCE ARE WAIVED FOR THE BUILDINGS LOCATED ON LOT #18.
 6. VERTICAL PARKING MAY SERVE TOD-E AND TOD-R PORTIONS OF THE PROJECT AND PARKING MAY BE COMPLETED PRIOR TO THE COMPLETION OF ALL OF THE IMPROVEMENTS SUCH PARKING IS INTENDED TO SERVE.
 7. REQUEST FOR MODIFICATION FROM 4.1 AND 4.2 OF THE ORDINANCE TO PROVIDE THAT NO BUILDING ENTRANCE SHALL BE REQUIRED TO BE CONSTRUCTED ON, AND NO SIDEWALK SHALL BE REQUIRED ALONG, THE PORTION OF BUILDING W2 THAT DOES NOT FRONT THE CUL-DE-SAC AND DRIVEWAY ADJOINING BUILDING W2.

URBAN OPEN SPACE

TYPE OF URBAN OPEN SPACE	SIZE OF U.O.S.	PARKING SPACES
P1-PLAZA @ U5	2300-SF	0
P2-PLAZA @ A1	4000-SF	0
P3-PLAZA @ R9 & R10	5000-SF	0
P4-PLAZA @ C4	2000-SF	0
P5-PLAZA @ M1	2000-SF	0
P6-PLAZA @ R11	4400-SF	0
P7-PLAZA @ R28	2400-SF	0
P8-PLAZA @ U1	2,000-SF	0
GREEN-1	10000-SF	0
GREEN-2	10000-SF	0
GREEN-3	20000-SF	0

PARK SIZE = NO MIN. FOR MINI PARKS (LINEAR)
PLAZA SIZE = 2,000-SF, 30,000-SF MAX.
PEDESTRIAN PASSAGEWAY = NO SIZE REQUIREMENT
GREEN SIZE = NO SIZE REQUIREMENTS

SIZE OF URBAN OPEN SPACE SUBJECT TO CHANGE, HOWEVER MIN./MAX. SIZE REQUIREMENTS SHALL BE MET PER ORDINANCE.

SITE LEGEND	PATH LEGEND
PROPOSED CURB & GUTTER	4' NATURAL TRAIL, MULCH/GRAVEL (OPTIONAL)
REVERSED PITCH CURB & GUTTER	6' PEDESTRIAN CORRIDOR PAVED/CONCRETE
PROPERTY LINE	10' MULTI-USE PATH PAVED/CONCRETE
LOT LINES	5' PEDESTRIAN PATH PAVED/CONCRETE
DECORATIVE FENCING	8' PEDESTRIAN PATH PAVED/CONCRETE
PAYMENT STRIP	
PAVEMENT	
CONCRETE	
TRAFFIC FLOW	
PARKING BAY COUNT	
SPOT ELEVATION	
HANDICAP RAMP	

MAIL NOTE:
USPS APPROVED CLUSTER BOXES SHALL BE PROVIDED AT THE R1, T1 & M1. OFFICE AND COMMERCIAL USES SHALL HAVE POST OFFICE BOXES OR DELIVERY INSIDE EACH BUILDING. APPROVAL OF MAIL DELIVERY SHALL BE COORDINATED WITH POSTAL SERVICE

PARKING DATA

PARKING REQUIREMENTS PER	TOWN OF HUNTERVILLE
PARKING RESIDENTIAL (TOD-R) - MIN REQUIRED	1 SPACE PER UNIT x 747 - UNITS = 747 - SPACES
PARKING RESIDENTIAL (TOD-R) - MAX ALLOWED	2 SPACES PER UNIT x 747 - UNITS = 1494 - SPACES
PARKING RESIDENTIAL (TOD-R) - PROVIDED	1293 - SPACES
PARKING OFFICE (TOD-E) - MIN REQUIRED	1 SPACE PER 1,000 - SF x 126,000 = 126 - SPACES
PARKING OFFICE (TOD-E) - MAX ALLOWED	1 SPACE PER 500 - SF x 126,000 = 252 - SPACES
PARKING OFFICE (TOD-E) - PROVIDED	252 - SPACES
PARKING COMMERCIAL (TOD-E) - MIN REQUIRED	1 SPACE PER 1,000 - SF x 53,000 = 53 - SPACES
PARKING COMMERCIAL (TOD-E) - MAX ALLOWED	1 SPACE PER 500 - SF x 53,000 = 106 - SPACES
PARKING COMMERCIAL (TOD-E) - PROVIDED	80 - SPACES
PARKING COMMERCIAL (HC) - MIN REQUIRED	1 SPACE PER 500 - SF x 43,500 = 87 - SPACES
PARKING COMMERCIAL (HC) - MAX ALLOWED	N/A
PARKING COMMERCIAL (HC) - PROVIDED	227 - SPACES
PARKING WAREHOUSE (SP) - MIN REQUIRED	25 SPACES PER 1000 - SF x 172,000 = 43 - SPACES
PARKING WAREHOUSE (SP) - MAX ALLOWED	N/A
PARKING WAREHOUSE (SP) - PROVIDED	55 - SPACES
TOTAL PARKING - MIN REQUIRED	1056 - SPACES
TOTAL PARKING - PROVIDED	1907 - SPACES

SIDE YARD PARKING: UPTO TO 45% SIDEYARD PARKING ALLOWED IN HC
MODIFICATION REQUIRED FOR SIDEYARD PARKING IN TOD-R & TOD-E

TRASH NOTES

TRASH COLLECTION SHALL BE PRIVATE. TRASH PICKUP WILL CONSIST OF ONSITE DUMPSTERS OR A PRIVATE COMPANY WILL COLLECT THE TRASH WITHIN THE BUILDING AND DISPOSE OFFSITE AT A PERMITTED FACILITY - RESIDENTIAL USES MAY BE SERVED BY TRASH COMPACTOR AND/OR TRASH SERVICE

BUFFER & SCREENING

- 1) 50-FT ALONG HWY-77
- 2) 10-FT ALONG RESIDENTIAL AT BLDG U1 & A1
- 3) 60-FT ALONG MT HOLLY HUNTERVILLE RD AT BLDG W1 & S1 (MODIFICATION)

SCREENING REQUIREMENTS:

ALL LOADING, PARKING, DUMPSTERS & ABOVE GROUND UTILITIES SHALL BE SCREENED PER ORDINANCE

IMPERVIOUS AREA DATA

MAX. ALLOWABLE IMPERVIOUS: 70%
PROPOSED IMPERVIOUS: PAVEMENT/CONCRETE=1,208,557-SF BLDG=564,600-SF
TOTAL PROPOSED=1,773,157-SF 56.9% IMPERVIOUS

WATERSHED: MOUNTAIN ISLAND LAKE PA-2

- NOTES:
- 1) THIS SITE SHALL UTILIZE THE HIGH DENSITY OPTION, BMP'S SHALL BE PROVIDED IN COMPLIANCE WITH THE PCO AND HUNTERVILLE LOW IMPACT DEVELOPMENT REQUIREMENTS BY USING INFILTRATION/ UNDERGROUND DETENTION AND OTHER APPROVED S.C.M.'S.
 - 2) THIS PROJECT DOES NOT LIE WITHIN A REGULATED FLOODWAY
 - 3) SWIM BUFFER IMPACTS MUST BE PERMITTED VIA ARMY CORPS OF ENGINEERS & MECKLENBURG COUNTY STORM WATER
 - 4) IMPERVIOUS IS SHOWN ILLUSTRATIVELY, FINAL NUMBER MAY VARY DURING THE DESIGN & PERMITTING PHASE

Total Acreage	71.58-ACRES
Total Square Feet	3,118,125-SF
Principal Use(s) (2.0 Article 3)	SEE SHEET C3.1
Building Type (2.0 Article 3.4 and 8.10)	SEE TABLE ON SHEET C3.1
Zoning District (2.0 Article 3)	CURRENT=CB, CB(CD) PROPOSED=TOD-R(CD), HC(CD), SP(CD) TOD-E(CD)
Overlay District, if applicable (Article 3.2.0)	
Percentage of Impervious Allowed (Article 3.2.0)	70%
Percentage of Impervious Shown	56.9% IMPERVIOUS
Lot Count	19 PROPOSED
Total number of dwellings (detached attached)	747 MULTI-FAMILY
Mixed use of live/work units	24 (INCLUDED IN 747 ABOVE)
Total Square Foot of nonresidential	419,300
Lot size range	0.54 - 14.91 ACRES
Number of lots within each range	N/A
Lot widths range (2.0 Article 3)	N/A
Number of lots within each width	N/A
(Use more lines if needed)	

TOWN 1



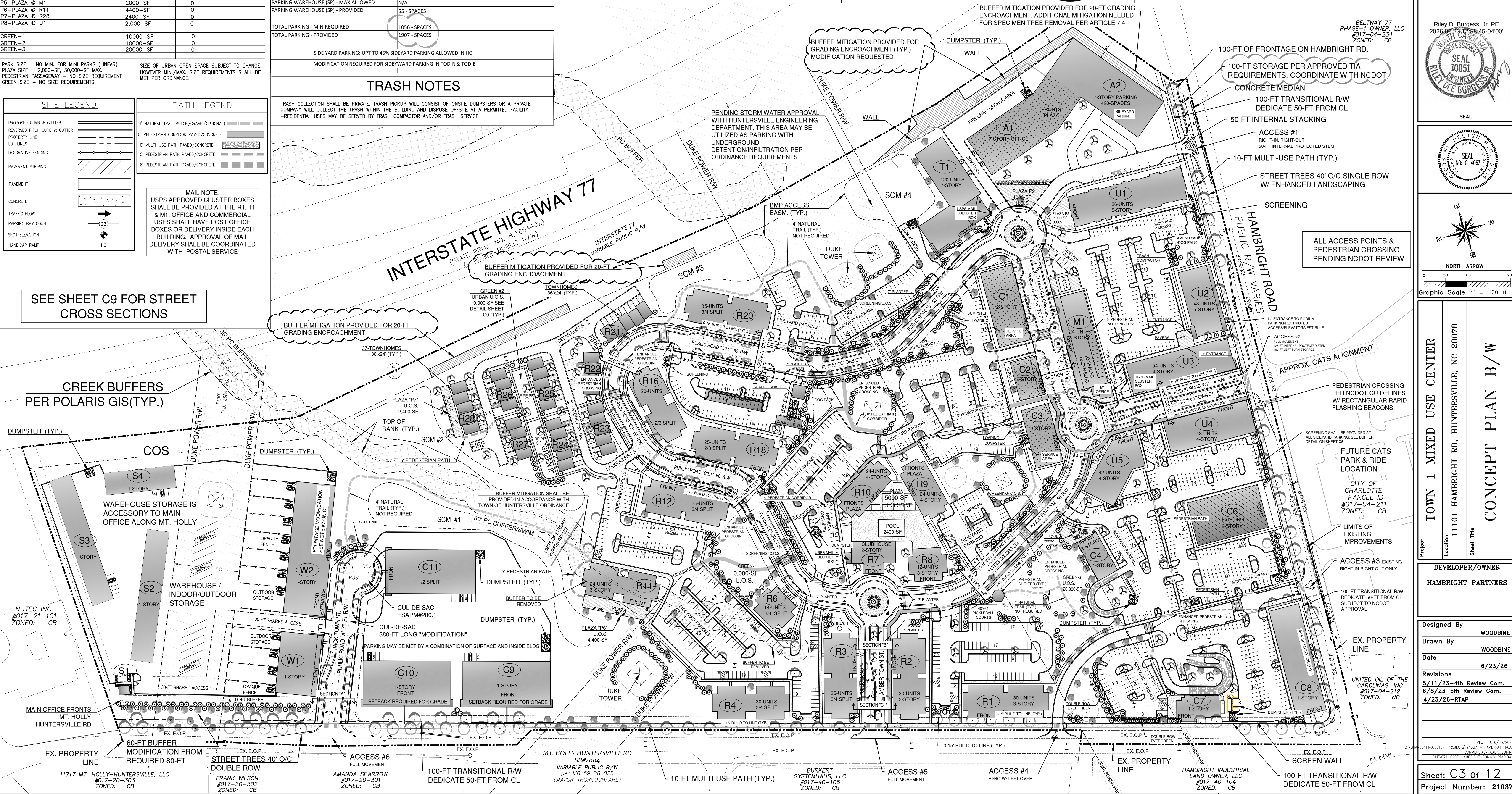
ZONING DATA

OWNER: HAMBRIGHT PARTNERS PHONE # (704) 699-4565
PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # (980) 722-2669
TAX PARCEL ID: 01721108, 01721110, 01721115, 01721107, 01721119, 01721106, 01721105, 01721104, 01721102, 01721101
ZONING: CURRENT=CB,CB(CD) PROPOSED=TOD-R(CD), HC(CD), SP(CD), TOD-E(CD)
EXISTING USE: RESIDENTIAL/COMMERCIAL
LOT COUNT: 19 PROPOSED

DENSITY: TOD-R DENSITY
NUMBER OF UNITS: SEE SHEET C6
DENSITY: SEE SHEET C6 DUA
BUILD TO LINE: SEE SHEET C3.1

YARD REQUIREMENTS:

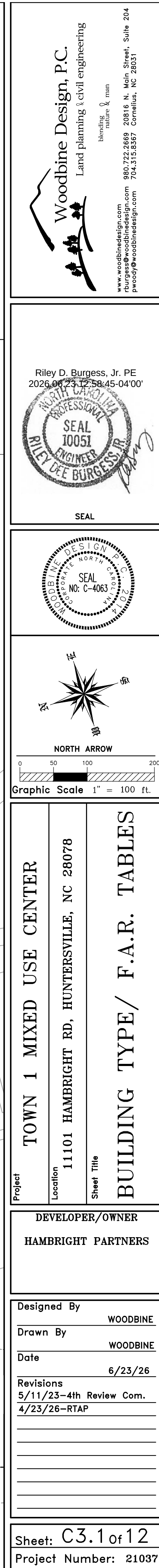
SETBACK (FRONT): SEE TABLE FT. SIDE YARD (L): SEE TABLE FT.
CORNER YARD: SEE TABLE FT. SIDE YARD (R): SEE TABLE FT.
REAR YARD: SEE TABLE FT. SEE TABLE ON SHEET C3.1



CONCEPTUAL BUILDING / LOT TABLE														
BUILDING#	PROJECT REFERENCE	FOOTPRINT	# FLOORS	TOTAL AREA	# UNITS	ZONING	BUILDING TYPE	HEIGHT RESTRICTIONS	1st FLOOR	LOT TYPE	STANDARD BTL	SPECIAL BTL	SIDE SET BACK	USES
A1	CLASS A OFFICE - 1	18,000	7	128,000	0	TOD-E	Urban Workplace	Greater of 7 Stories or 80'	No Min/Max	Workplace	0-15'	>15' + 5' Overhang	0'	All by right Uses. All Uses permitted with Conditions.
A2	CLASS A OFFICE - DECK 1	22,000	7	154,000	0	TOD-E								
T1	STRUCTURED MULTIFAMILY	20,000	7	140,000	0	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U1	URBAN MULTIFAMILY	14,500	5	72,500	42	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U2	URBAN MULTIFAMILY	14,500	5	72,500	48	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U3	URBAN MULTIFAMILY	18,000	4	72,000	60	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U4	URBAN MULTIFAMILY	14,500	4	58,000	48	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
U5	URBAN MULTIFAMILY	11,500	4	46,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment - Mixed Uses - Shopfront - Workplace	0-25'	Urban = 0' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
M1	MIXED-USE RESIDENTIAL	18,700	3	58,200	30	TOD-R	Shopfront w/ Residential	Max = 13 Stories or 182'	No Min/Max	Shopfront	0-15'	>15' + 5' Overhang	8'	All by right Uses. All Uses permitted with Conditions.
C1	COMMERCIAL-INDUSTRIAL	13,000	2	26,000	0	TOD-E	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	No Min/Max	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C2	COMMERCIAL-INDUSTRIAL	5,400	2	10,800	0	TOD-E	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	No Min/Max	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C3	COMMERCIAL-INDUSTRIAL	8,000	2	16,000	0	TOD-E	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	No Min/Max	Highway Commercial-Mixed Use-Shopfront-Workplace	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C4	COMMERCIAL-INDUSTRIAL	5,000	1	5,000	0	HC	Apartment-Highway Commercial-Mixed Used-Shopfront-Workplace	Varies	Up to 65k (Major), Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C5	COMMERCIAL-INDUSTRIAL	16,000	2	32,000	0	HC	Apartment-Highway Commercial-Mixed Used-Shopfront-Workplace	Varies	Up to 65k (Major), Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C7	COMMERCIAL-INDUSTRIAL	6,000	1	6,000	0	HC	Apartment-Highway Commercial-Mixed Used-Shopfront-Workplace	Varies	Up to 65k (Major), Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C8	COMMERCIAL-INDUSTRIAL	17,500	1	17,500	0	HC	Apartment-Highway Commercial-Mixed Used-Shopfront-Workplace	Varies	Up to 65k (Major), Up to 15k (Minor)	Varies	Varies	Varies	Varies	All by right Uses. All Uses permitted with Conditions.
C9	COMMERCIAL-INDUSTRIAL	20,000	1	20,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
C10	COMMERCIAL-INDUSTRIAL	20,000	1	20,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
C11	COMMERCIAL-INDUSTRIAL	20,000	1/2 SPLIT	30,000	0	SP	Workplace - Highway Commercial	36' - 45' (plus roof)	No Min/Max	Workplace - Highway Commercial	0-15'	>15' + 5' Overhang	0'	All by right uses excluding abattoirs, agricultural, foundries, lumber mills, outdoor theatre, power generation, railroad. All with conditions excluding house waste, junk yard, transit lots/structures, trucking terminals.
R1	WALK-UP MULTIFAMILY	15,000	3	45,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R2	WALK-UP MULTIFAMILY	15,000	3	45,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R3	WALK-UP MULTIFAMILY	15,000	3/4 SPLIT	52,500	35	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R4	WALK-UP MULTIFAMILY	10,000	3/4 SPLIT	35,000	30	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R5	WALK-UP MULTIFAMILY	5,000	3/4 SPLIT	17,500	14	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R6	CLUBHOUSE	6,000	2	12,000	0	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	Accessory Use
R7	WALK-UP MULTIFAMILY	5,000	3	15,000	12	TOD-R	Apartment	Max = 13 Stories or 182'	No Min/Max	Apartment	0-25'	Urban = 0' + 5' Overhang	8'	Multi-family Homes, Single Family Homes
R8	WALK-UP MULT													

THE PURPOSE OF THE FAR & BUILDING/LOT TABLE ON THIS SHEET OF THE REZONING PLAN IS INTENDED TO SHOW THAT THIS CONCEPTUAL REZONING PLAN MEETS THE REQUIREMENTS OF THE ORDINANCE; HOWEVER, THIS REZONING PLAN IS CONCEPTUAL AND SCHEMATIC IN NATURE AND THE TABLE IS NOT INTENDED TO LIMIT OR RESTRICT THE FINAL DEVELOPMENT ON THE PROPERTY AS LONG AS THE REQUIREMENTS OF THE ORDINANCE ARE MET, SUBJECT TO THE MODIFICATIONS OF THIS REZONING PLAN.

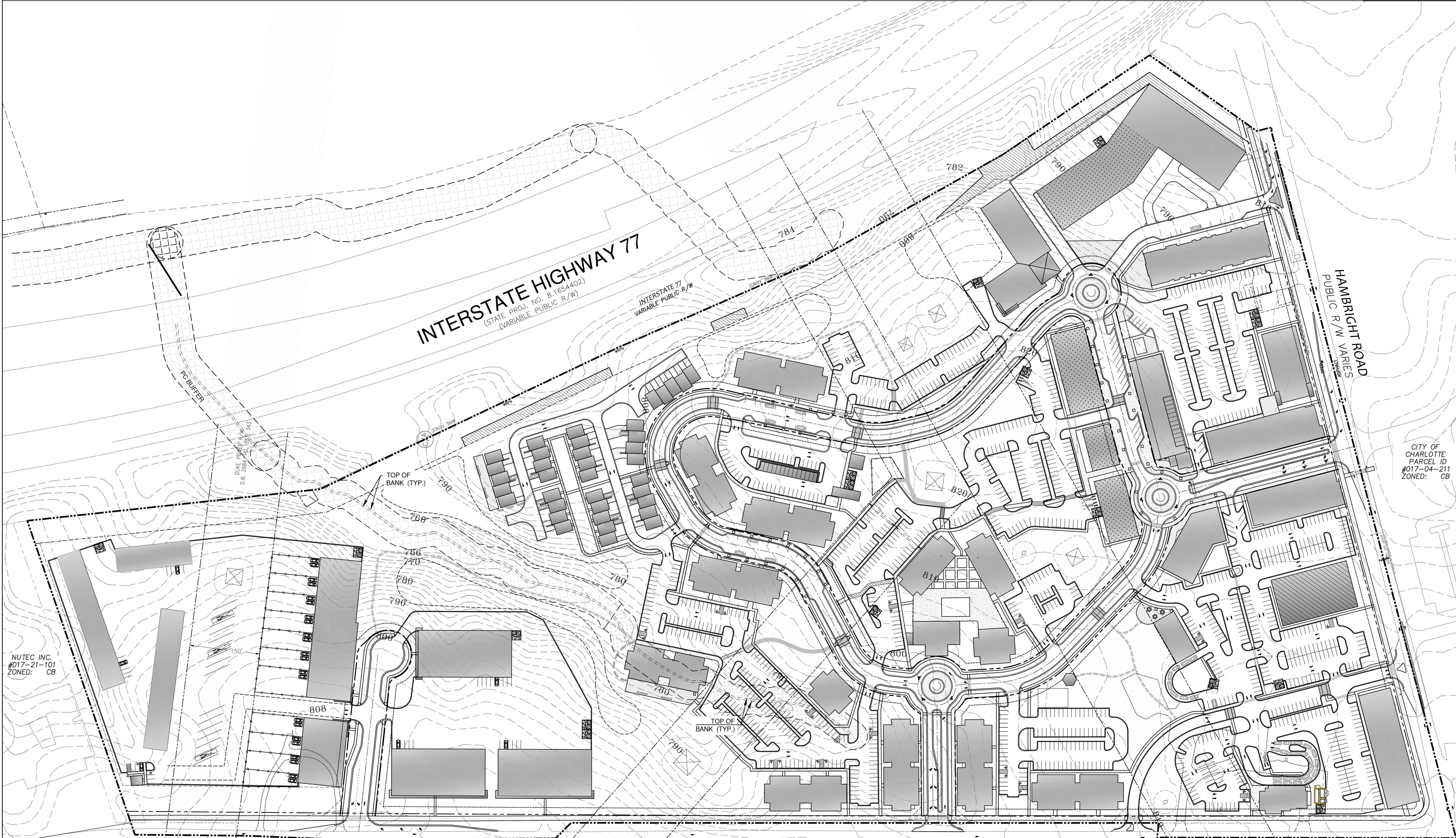
*PER SECTION 3.2.14 (C) OF THE ORDINANCE, RETAIL, RESTAURANTS, BARS AND TAVERNS, PERSONAL SERVICES, CLINICS AND SIMILAR WORKPLACE SUPPORT USES ARE PERMITTED ACCESSORY USES IN TOD-E, UP TO 20% OF FIRST FLOOR AREA OF THIS MULTI-BUILDING PROJECT TAKEN AS A WHOLE. THIS CONCEPTUAL REZONING PLAN CONTEMPLATES 564,600 SQUARE FEET OF TOTAL FIRST FLOOR AREA. AS SUCH, BUILDINGS A1, C1, C2 AND C3 MAY INCLUDE UP TO 112,920 SQUARE FEET OF THE TYPES OF ACCESSORY USES LISTED ABOVE.





TOWN 1

LEGEND	
	PROPOSED 5' CONTOURS
	PROPOSED 1' CONTOURS
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED GRATE INLET
	PROPOSED SPOT ELEVATION
	EXISTING 5' CONTOURS
	EXISTING 1' CONTOURS
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING CURB INLET
	EXISTING GRATE INLET
	EXISTING SPOT ELEVATION



Woodbine Design, P.C.
Land Planning & Civil Engineering
www.woodbinedesign.com
980.722.2669
rburgess@woodbinedesign.com
peoody@woodbinedesign.com

Land Planning & Civil Engineering
980.722.2669
20816 N. Main Street, Suite 204
Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2026.06.23.12:58:46-04'00"

PROFESSIONAL SEAL
10051
RILEY D. BURGESS, JR.

PROFESSIONAL SEAL
NO. C-4063
RILEY D. BURGESS, JR.

NORTH ARROW

Graphic Scale 1" = 100 ft.

Project: **TOWN 1 MIXED USE CENTER**

Location: **11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078**

Sheet Title: **CONCEPT PLAN W/ EX. TOPO**

DEVELOPER/OWNER
HAMBRIGHT PARTNERS

Designed By: **WOODBINE**

Drawn By: **WOODBINE**

Date: **6/23/26**

Revisions: **4/23/26-RTAP**

Sheet: **C4 of 12**

Project Number: **21037**

NUTEC INC.
#017-21-101
ZONED: CB

11717 MT. HOLLY-HUNTERSVILLE, LLC
#017-20-303
ZONED: CB

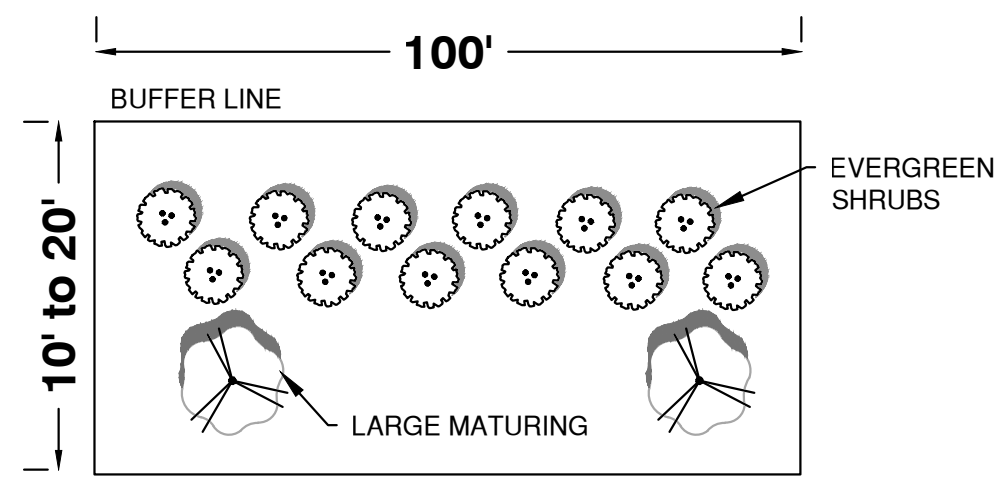
AMANDA SPARROW
#017-20-301
ZONED: CB

MT. HOLLY HUNTERSVILLE RD
SR#2004
VARIABLE PUBLIC R/W
per MB 59 PG 825
(MAJOR THOROUGHFARE)

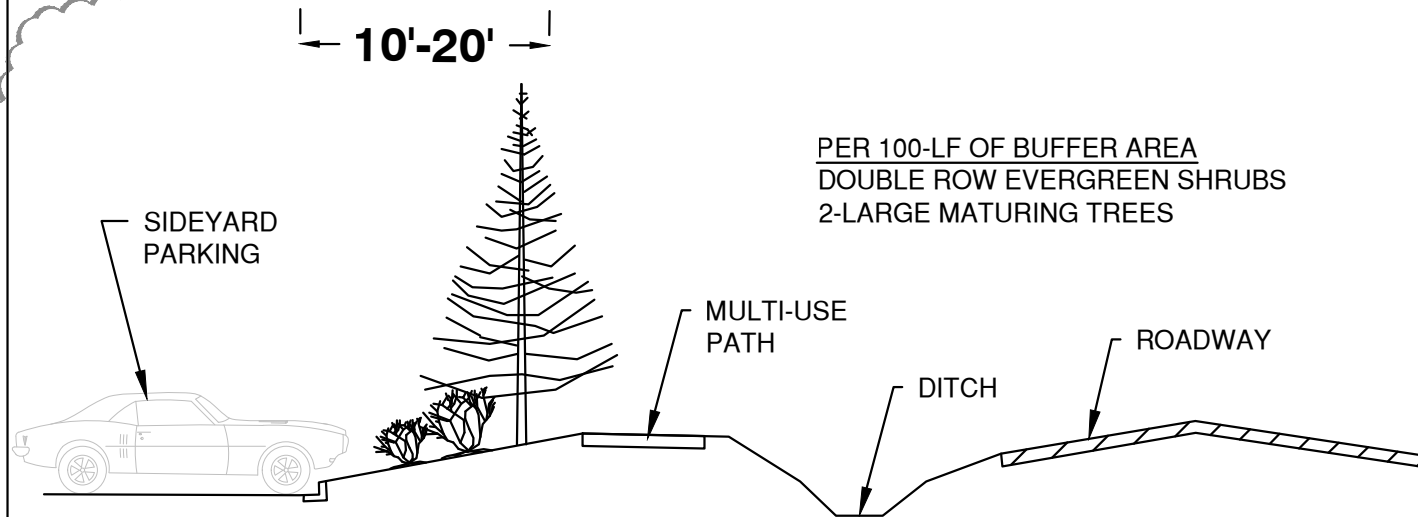
BURKERT SYSTEMHAUS, LLC
#017-40-105
ZONED: CB

HAMBRIGHT INDUSTRIAL LAND
OWNER, LLC
#017-40-104
ZONED: CB

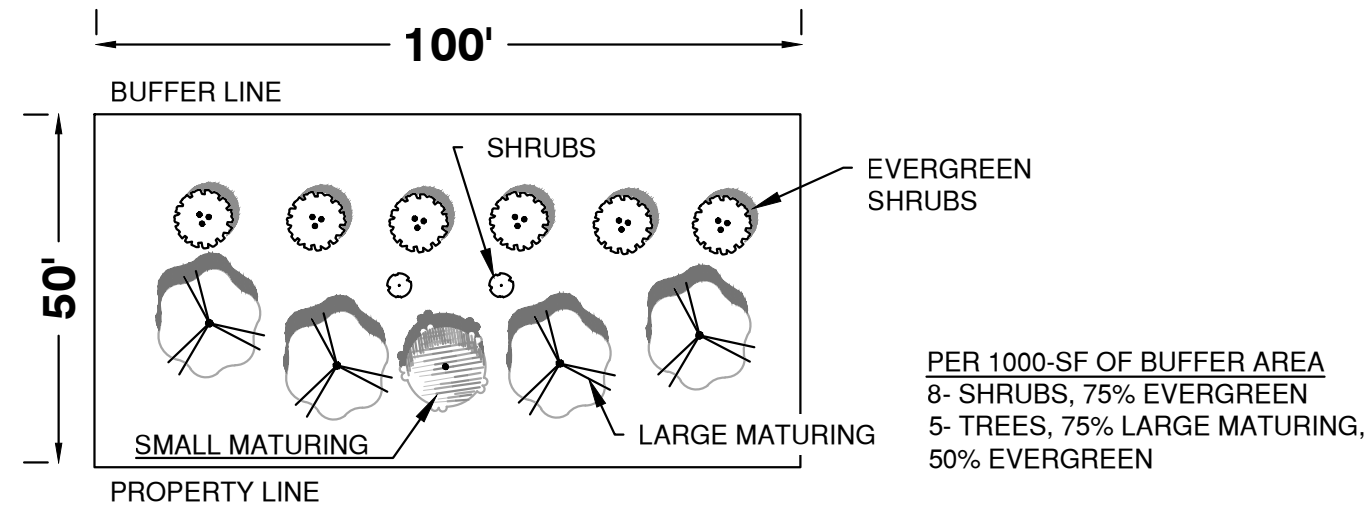
PLOTTED: 6/23/2026
Z:\SHARED\PROJECTS\21037 - HAMBRIGHT ROAD
(COMMERCIAL) CAD_ZONING
FILE\074-BASE-HAMBRIGHT-ZONING-RTAP.DWG



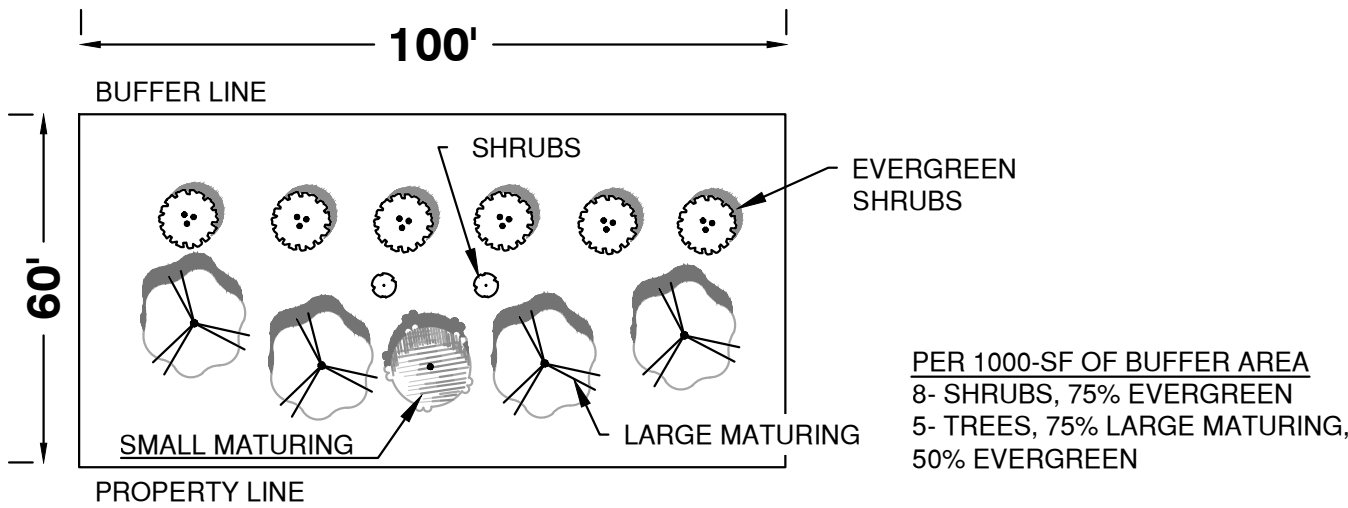
TYPICAL SIDEYARD PARKING SCREENING - (N.T.S)



TYPICAL SIDEYARD PARKING SCREENING - (N.T.S)
CROSS-SECTION



TYPICAL 50' MITIGATED I-77 BUFFER -(N.T.S)

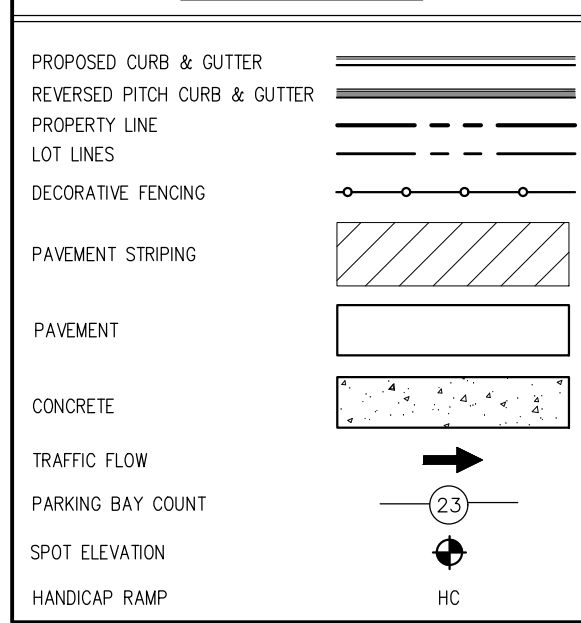


60-FT LANDSCAPE BUFFER ALONG STORAGE FACILITY

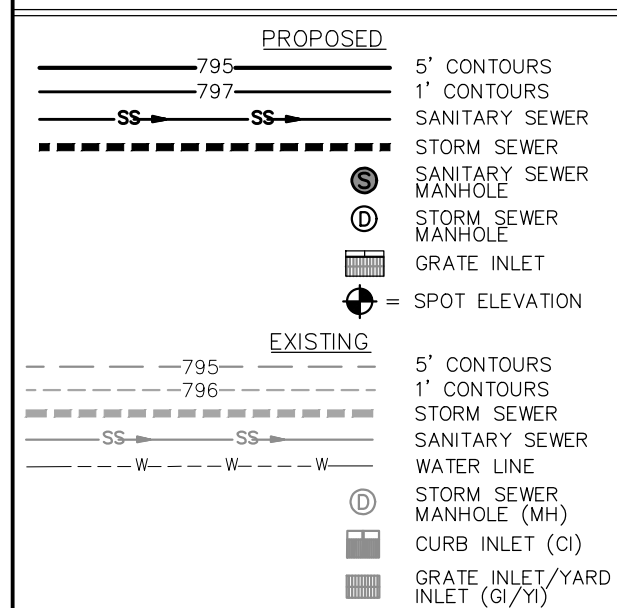
LANDSCAPE NOTES

- 1) PERIMETER SCREENING ALONG I-77 SHALL REQUIRE 50'-FT BUFFER
- 2) STREET TREES SHALL BE PROVIDED PER ORDINANCE
- 3) ALL PARKING SPACES SHALL BE LOCATED WITHIN 60'-FT OF A CANOPY TREE.
- 4) FOUNDATION PLANTINGS SHALL BE PROVIDED
- 5) PARKING LOT LANDSCAPING SHALL COMPLY WITH THE TOWN ORDINANCE
- 6) ALL LANDSCAPING WITHIN THE DUKE POWER RIGHT-OF-WAY SHALL ADHERE TO DUKE REQUIREMENTS.

SITE LEGEND



LEGEND

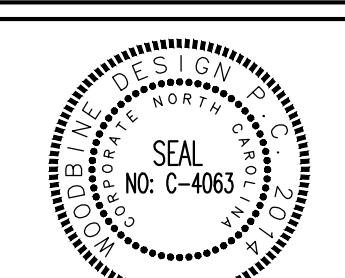


Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
980.722.2669
rburgess@woodbinedesign.com
preece@woodbinedesign.com

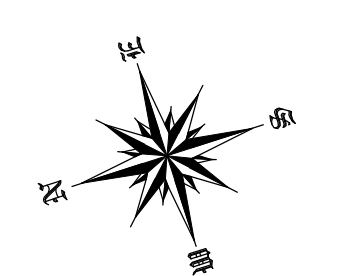
Riley D. Burgess, Jr. PE
2026.06.23.12.58.46-04'00"



SEAL



SEAL



NORTH ARROW

Graphic Scale 1" = 100 ft.

Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title: CONCEPTUAL LANDSCAPE PLAN

Developer/Owner: HAMBRIGHT PARTNERS

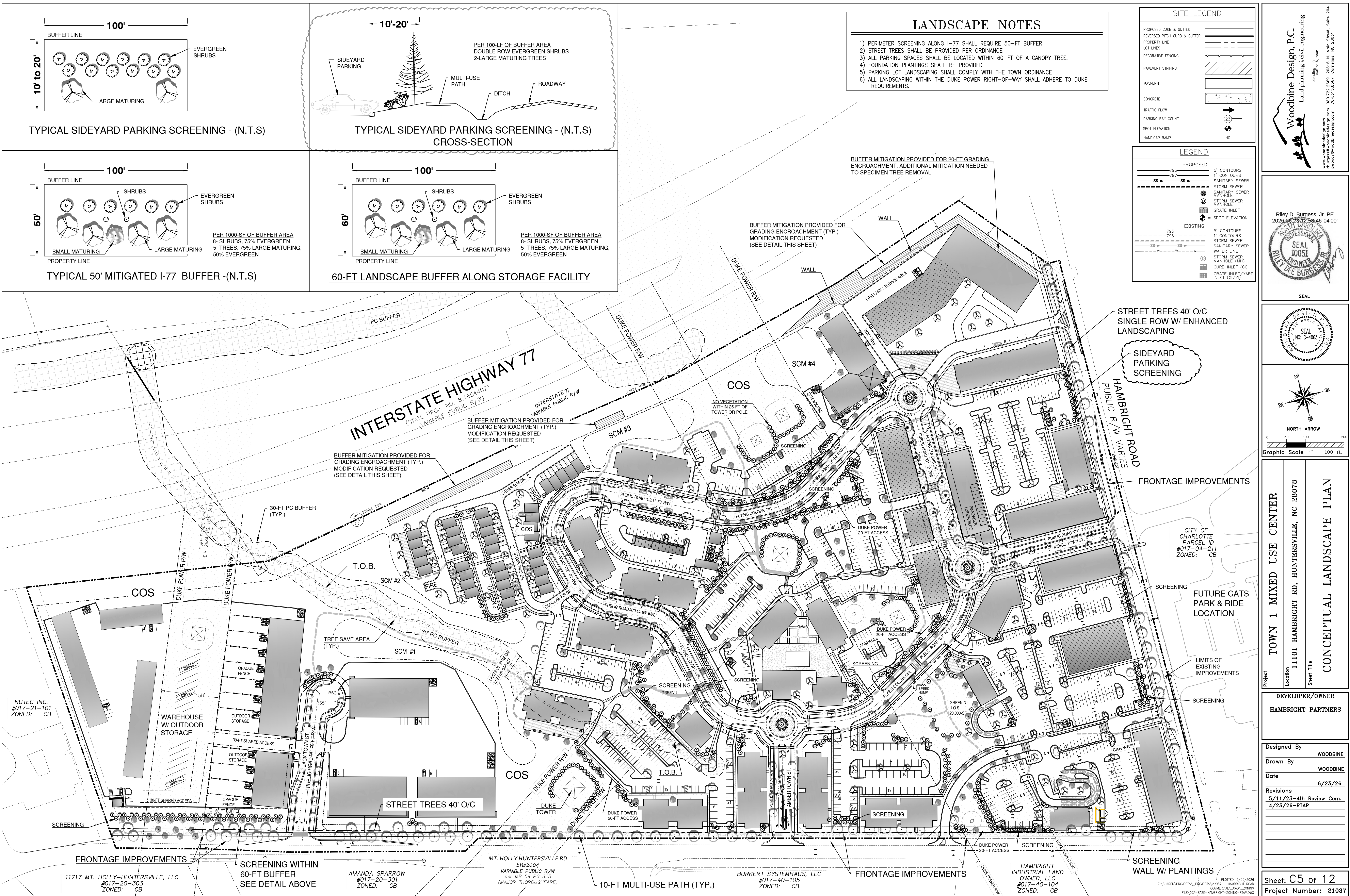
Designed By: WOODBINE
Drawn By: WOODBINE

Date: 6/23/26

Revisions: 5/11/23-4th Review Com.
4/23/26-RTAP

Sheet: C5 of 12

Project Number: 21037



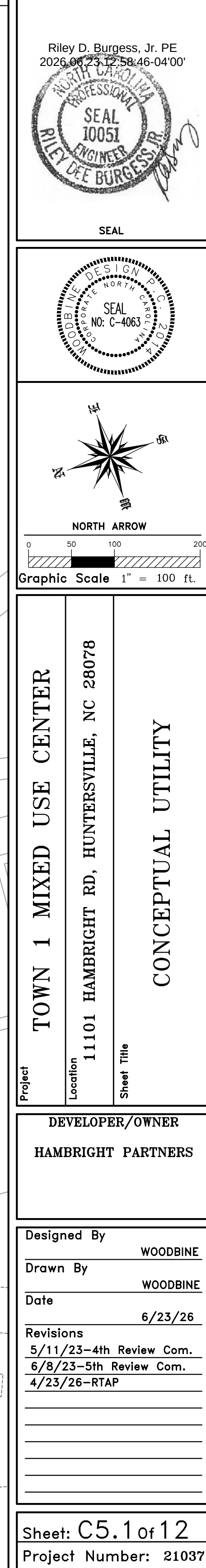
PROPOSED UTILITIES

EXISTING UTILITIES

---	795	---	5' CONTOURS
---	796	---	1' CONTOURS
---		---	STORM SEWER
---		---	SEWER
---		---	FORCE MAIN
---		---	GAS LINE
---		---	UNDERGROUND POWER
---		---	OVERHEAD POWER
---		---	UNDERGROUND PHONE
---		---	OVERHEAD TELEPHONE
---		---	TELEPHONE
---		---	COMMUNICATIONS
---		---	IRRIGATION LINE
---		---	RECIRCULATION LINE
---		---	2" WATER LINE
---		---	3" WATER LINE
---		---	4" WATER LINE
---		---	6" WATER LINE
---		---	8" WATER LINE
---		---	10" WATER LINE
---		---	12" WATER LINE
---		---	16" WATER LINE

BOC	EDGE OF CURB	 FIRE HYDRANT (FH)
EOP	BACK OF PAVEMENT	
R/W	RIGHT-OF-WAY	
N/F	NOW OR FORMERLY	

 GATE VALVE (GV)	 SANITARY SEWER MANHOLE (SM)
 STORM SEWER MANHOLE (MM)	 CURB INLET (CI)
 GRATE INLET/YARD INLET (GI/YI)	 SIGN
 UTILITY POLE	 LIGHT POLE
 WATER METER	



Sheet: C5.1 of 12
Project Number: 210

Sheet: C5.1 of 12
Project Number: 210

LEGEND

PROPOSED

795
797

5' CONTOURS
1" CONTOURS
SS
SANITARY SEWER
STORM SEWER
MANHOLE
STORM SEWER
MANHOLE
GRATE INLET
SPOT ELEVATION

EXISTING

795
796
797

5' CONTOURS
1" CONTOURS
SS
SANITARY SEWER
STORM SEWER
MANHOLE (WH)
CURB INLET (CI)
GRATE INLET/YARD
INLET (GI/YI)

INFILTRATION PIPE

STORM WATER NARRATIVE:

WATER QUALITY FOR THE 1-INCH STORM EVENT SHALL BE MET BY UTILIZATION OF INFILTRATION PIPES SPREAD ACROSS THE SITE. PIPES SHALL BE SIZED TO ACCOMMODATE BOTH STORM EVENTS. PIPES SHALL BE SIZED DURING THE CONSTRUCTION DOCUMENT PHASE. PRELIMINARY STORM WATER CALCULATIONS SHALL BE PROVIDED DURING REZONING TO COMPUTE THE REQUIRED VOLUME.

THE PRE-DEVELOPED RUNOFF RATES SHALL BE DETAINED WITHIN ABOVE GROUND EXTENDED DRY DETENTION FACILITIES WITH ADDITIONAL UNDERGROUND PIPES INSTALLED AS NEEDED TO DETAIN POST-DEVELOPED PEAK VOLUME PER THE HUNTERVILLE STORM WATER REGULATIONS. BMP DESIGN. THE DESIGNS FOR THE BMPs SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS. ALTHOUGH NOT REQUIRED BY THE ORDINANCE, PETITIONER SHALL USE COMMERCIALLY REASONABLE EFFORTS TO EVALUATE AND CONSIDER MAINTENANCE OF THE PRE-DEVELOPED RATES FOR THE 25 YEAR STORM EVENT.

IMPERVIOUS AREA DATA	
MAX. ALLOWABLE IMPERVIOUS:	70%
PROPOSED IMPERVIOUS:	PAVEMENT/CONCRETE=1,208,557-SF BLDG=564,600-SF
TOTAL PROPOSED=	1,773,157-SF 56.9% IMPERVIOUS
WATERSHED: MOUNTAIN ISLAND LAKE PA-2	
NOTES:	
1) THIS SITE SHALL UTILIZE THE HIGH DENSITY OPTION, BMP'S SHALL BE PROVIDED IN COMPLIANCE WITH THE PCO AND HUNTERVILLE LOW IMPACT DEVELOPMENT REQUIREMENTS BY USING INFILTRATION/ UNDERGROUND DETENTION AND OTHER APPROVED S.C.M.'S.	
2) THIS PROJECT DOES NOT LIE WITHIN A REGULATED FLOODWAY	
3) SWM BUFFER IMPACTS MUST BE PERMITTED VIA ARMY CORPS OF ENGINEERS & MECKLENBURG COUNTY STORM WATER	

WATER QUALITY VOLUME				DETENTION VOLUME			
#	REQUIRED VOLUME	PROVIDED VOLUME	METHOD	#	REQUIRED VOLUME	PROVIDED VOLUME	METHOD
SCM#1	39,939-CF	40,000-CF	VIA INFILTRATION PIPES	SCM#1	13,655-CF	14,000-CF	COMBINATION OF ABOVE GROUND POND STORAGE AND UNDERGROUND PIPES SYSTEM.
SCM#2	49,985-CF	50,000-CF	VIA INFILTRATION PIPES	SCM#2	21,831-CF	22,000-CF	
SCM#3	23,450-CF	24,000-CF	VIA INFILTRATION PIPES	SCM#3	8,799-CF	9,000-CF	
SCM#4	49,061-CF	50,000-CF	VIA INFILTRATION PIPES	SCM#4	24,217CF	25,000-CF	

APPROVAL OF THIS SKETCH/CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL AND/OR VESTING OF THE FINAL /PRELIMINARY CONSTRUCTION PLAN. FINAL/PRELIMINARY CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL

STORM WATER CONTROL MEASURES AND WATER QUALITY SHALL BE COORDINATED WITH THE TOWN OF HUNTERVILLE STORMWATER ENGINEER TO ENSURE THE INTENT OF THE ORDINANCES ARE MET, THE LAYOUT BELOW IS SCHEMATIC IN NATURE AND SHALL BE MODIFIED DURING THE CONSTRUCTION DOCUMENT PHASE TO PROVIDE AN OVERALL COMPOSITE STORMWATER DESIGN THAT MEETS THE ORDINANCE REQUIREMENTS



Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
980.722.2669
rburgess@woodbinedesign.com
peocoff@woodbinedesign.com

980.722.2669
20816 W. Main Street, Suite 204
704.315.5387
Cornelius, NC 28031

PCO BUFFER MITIGATION OPTIONS:

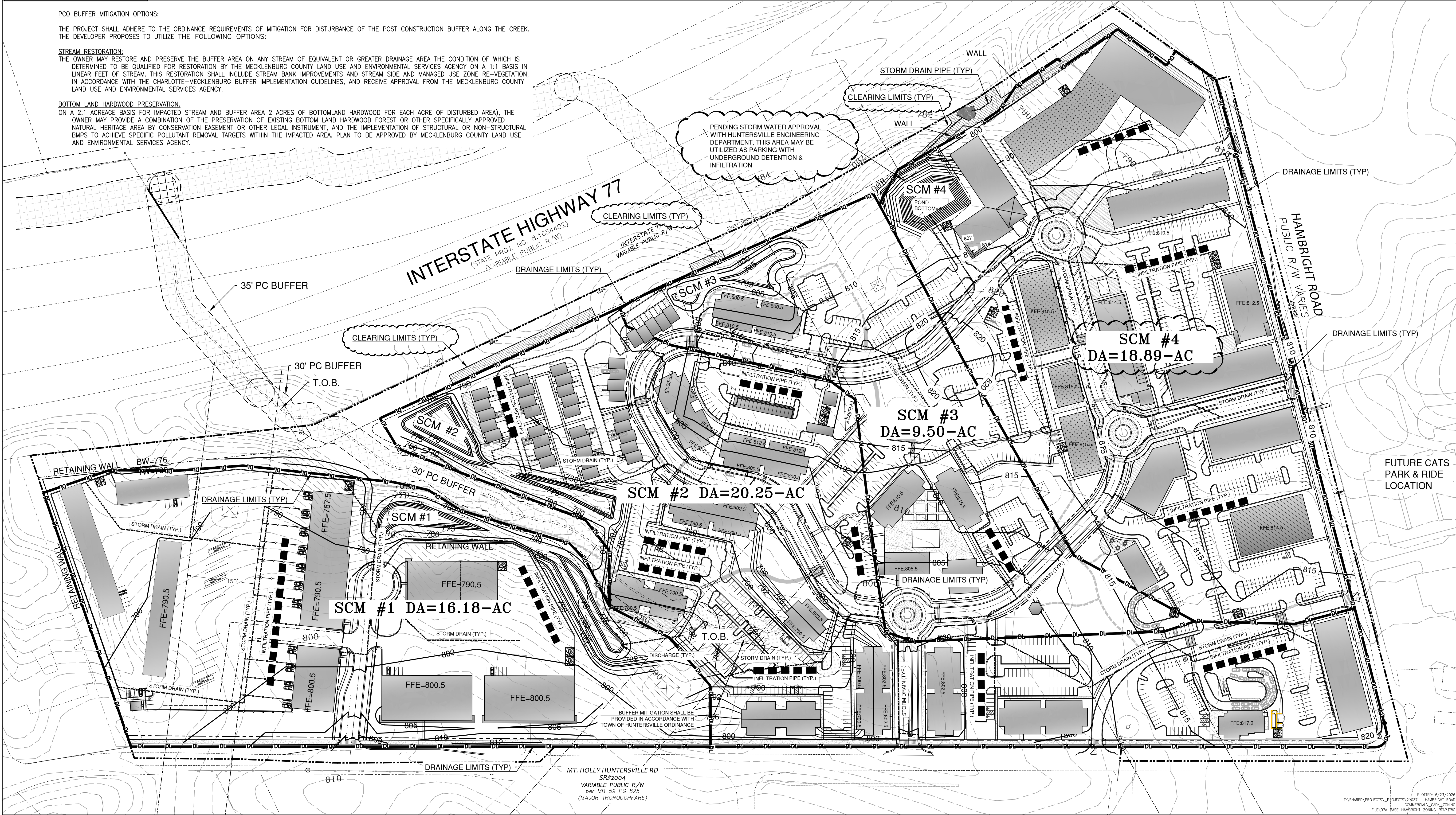
THE PROJECT SHALL ADHERE TO THE ORDINANCE REQUIREMENTS OF MITIGATION FOR DISTURBANCE OF THE POST CONSTRUCTION BUFFER ALONG THE CREEK. THE DEVELOPER PROPOSES TO UTILIZE THE FOLLOWING OPTIONS:

STREAM RESTORATION:

THE OWNER MAY RESTORE AND PRESERVE THE BUFFER AREA ON ANY STREAM OF EQUIVALENT OR GREATER DRAINAGE AREA THE CONDITION OF WHICH IS DETERMINED TO BE QUALIFIED FOR RESTORATION BY THE MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY ON A 1:1 BASIS IN LINEAR FEET OF STREAM. THIS RESTORATION SHALL INCLUDE STREAM BANK IMPROVEMENTS AND STREAM SIDE AND MANAGED USE ZONE RE-VEGETATION, IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BUFFER IMPLEMENTATION GUIDELINES, AND RECEIVE APPROVAL FROM THE MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY.

BOTTOM LAND HARDWOOD PRESERVATION:

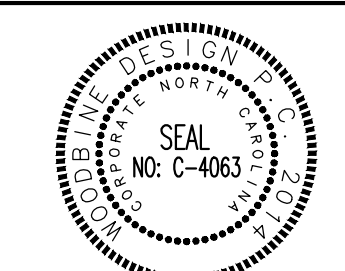
ON A 2:1 ACREAGE BASIS FOR IMPACTED STREAM AND BUFFER AREA 2 ACRES OF BOTTOMLAND HARDWOOD FOR EACH ACRE OF DISTURBED AREA), THE OWNER MAY PROVIDE A COMBINATION OF THE PRESERVATION OF EXISTING BOTTOM LAND HARDWOOD FOREST OR OTHER SPECIFICALLY APPROVED NATURAL HERITAGE AREA BY CONSERVATION EASEMENT OR OTHER LEGAL INSTRUMENT, AND THE IMPLEMENTATION OF STRUCTURAL OR NON-STRUCTURAL BMPs TO ACHIEVE SPECIFIC POLLUTANT REMOVAL TARGETS WITHIN THE IMPACTED AREA. PLAN TO BE APPROVED BY MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY.



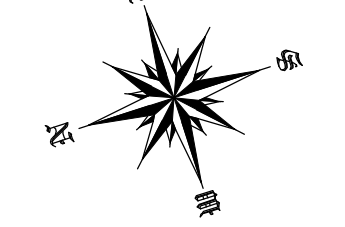
Riley D. Burgess, Jr. PE
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SEAL



SEAL



NORTH ARROW

0 50 100 200

Graphic Scale 1" = 100 ft.

Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRICHT RD, HUNTERVILLE, NC 28078
Sheet Title: CONCEPTUAL STORMWATER/GRADING

DEVELOPER/OWNER
HAMBRICHT PARTNERS

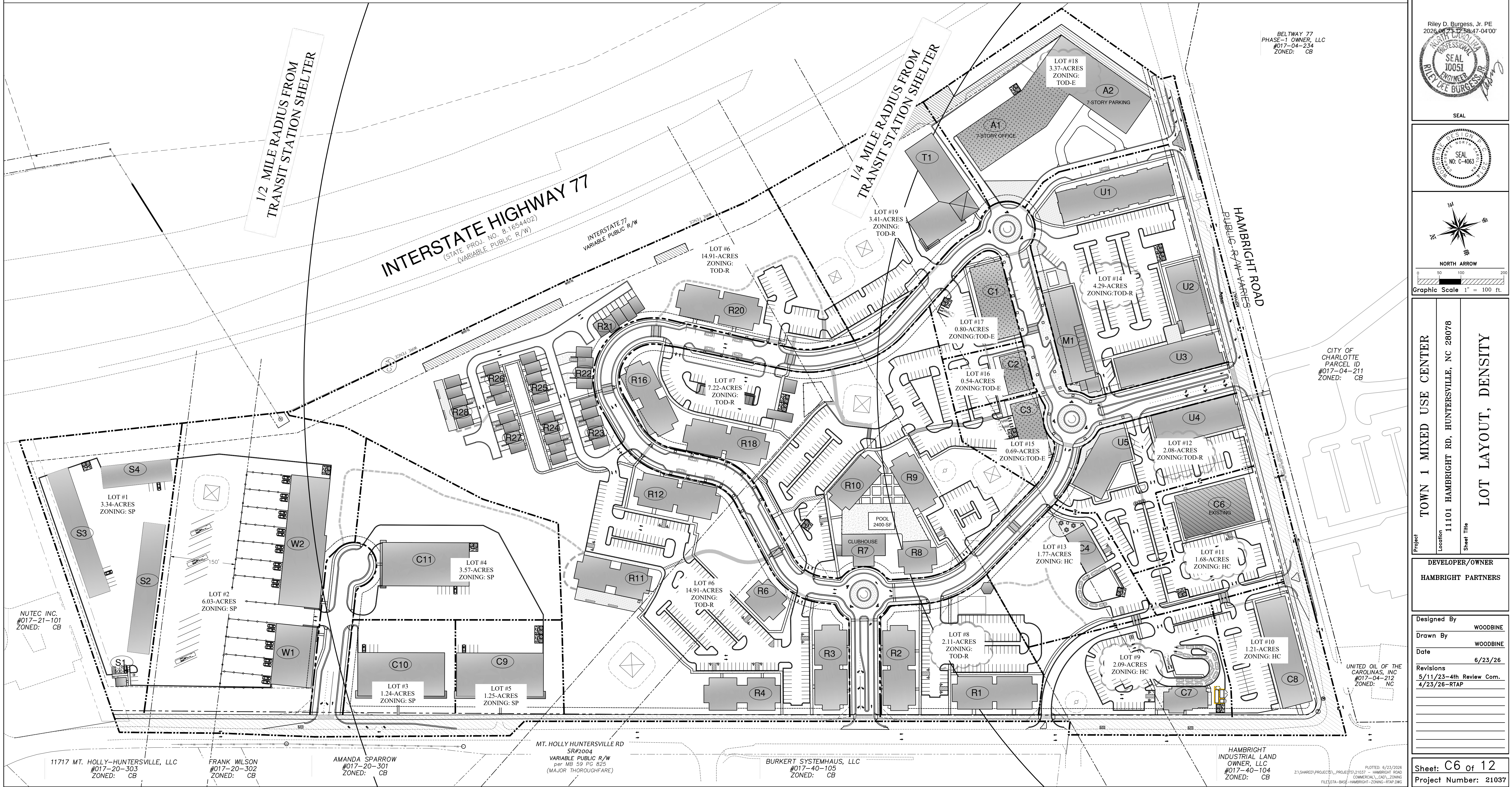
Designed By: WOODBINE
Drawn By: WOODBINE
Date: 6/23/26
Revisions: 5/11/23-4th Review Com. 4/23/26-RTAP

Sheet: C5.2 of 12
Project Number: 21037

PLOTTED: 6/25/2026
Z:\SHARED\PROJECTS\PROJECTS\21037 - HAMBRICHT ROAD
COMMERCIAL_CAD_LAYOUTING
FILE\07A-BASE-HAMBRICHT-CONING-PLAN.DWG

TOD-R AREA	UNITS	RESIDENTIAL ACREAGE	PROPOSED DU/ A	RECCOMENDED DU/ A
Total Site (Residential)	747	34.02	21.96	>15
<1/4 Mile of Station	372	11.89	31.29	18-40
1/4 to 1/2 Mile of Station	375	24.37	15.39	>6

Note: Maximum density on any lot in a TOD-R is 40 du/a net of streets.



Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
980.722.2669
rburgess@woodbinedesign.com
704.315.5367
rburgess@woodbinedesign.com

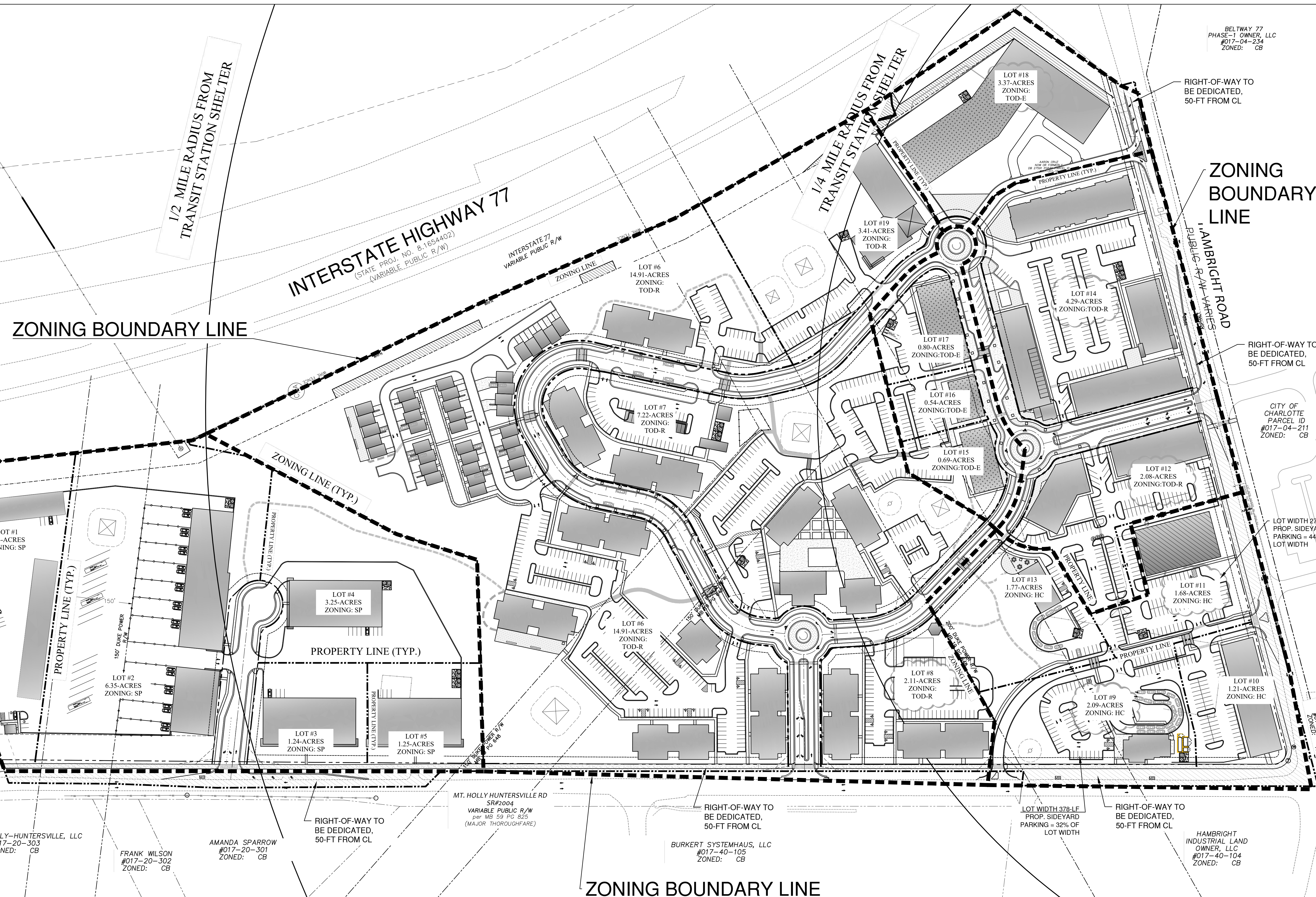
Riley D. Burgess, Jr. PE
2026-06-23-12:58:47-04'00"
SEAL
10051
RILEY D. BURGESS, JR.
SEAL

SEAL
NO. C-4063
RILEY D. BURGESS, JR.
SEAL

NORTH ARROW
Graphic Scale 1" = 100 ft.

TOWN 1 MIXED USE CENTER
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
LOT LAYOUT, DENSITY

Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title: LOT LAYOUT, DENSITY
Developer/Owner: HAMBRIGHT PARTNERS
Designed By: WOODBINE
Drawn By: WOODBINE
Date: 6/23/26
Revisions: 5/11/23-4th Review Com. 4/23/26-RTAP
Sheet: C6 of 12
Project Number: 21037



Woodbine Design, P.C.
Land planning & civil engineering

Woodbine Design, P.C. is a
bonded and licensed civil engineer

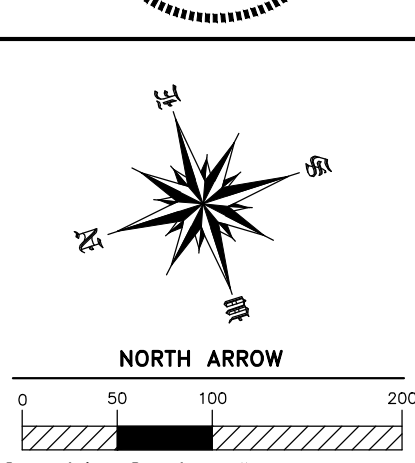
www.woodbindesign.com
rburgess@woodbindesign.com
980.722.6665 20816 N. Main Street, Suite 2014
724.315.0261 Commerce, NC 28621
info@woodbindesign.com

Riley D. Burgess, Jr. PE
2026-06-23 12:58:47-04'00'



The seal is circular with a double-lined border. The outer ring contains the text 'NORTH CAROLINA' at the top and 'RILEY D. BURGESS, JR.' at the bottom. The inner circle contains the text 'PROFESSIONAL' at the top, 'SEAL 10051' in the center, and 'ENGINEER' at the bottom. A handwritten signature is written over the right side of the seal.

SEAL

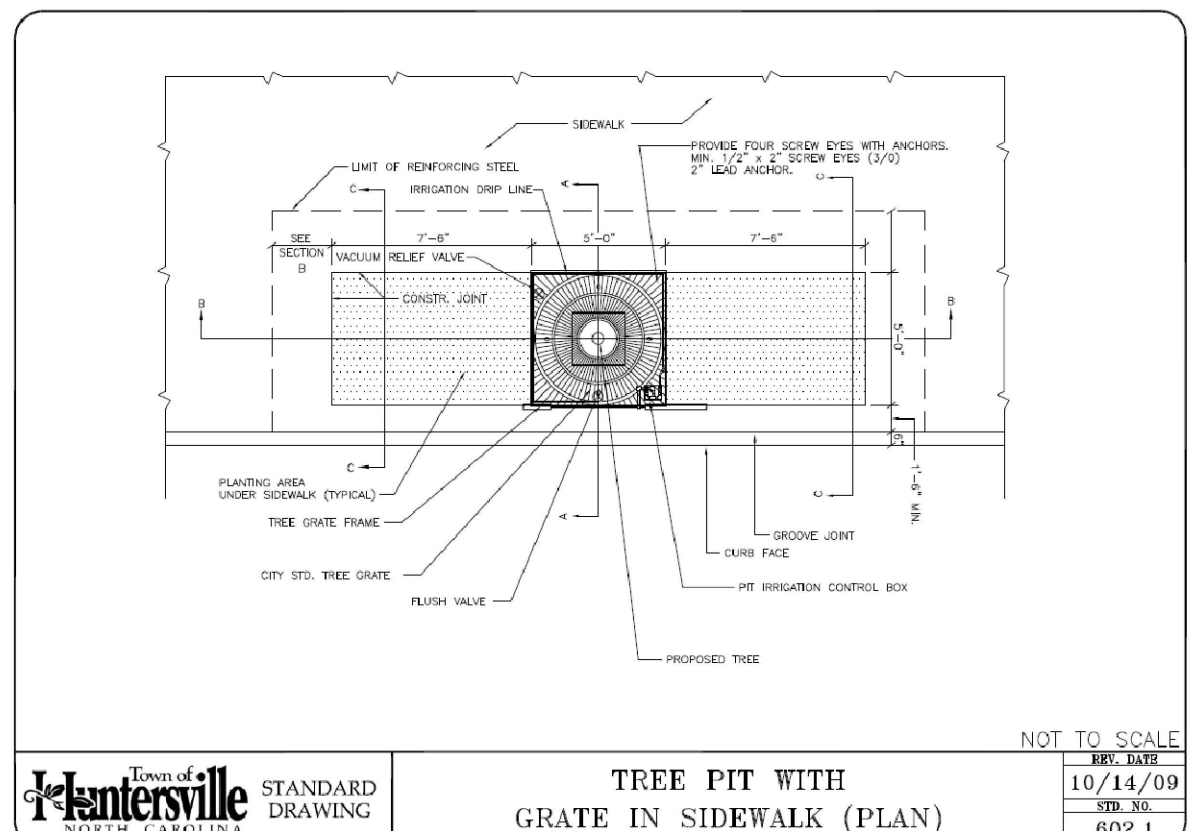
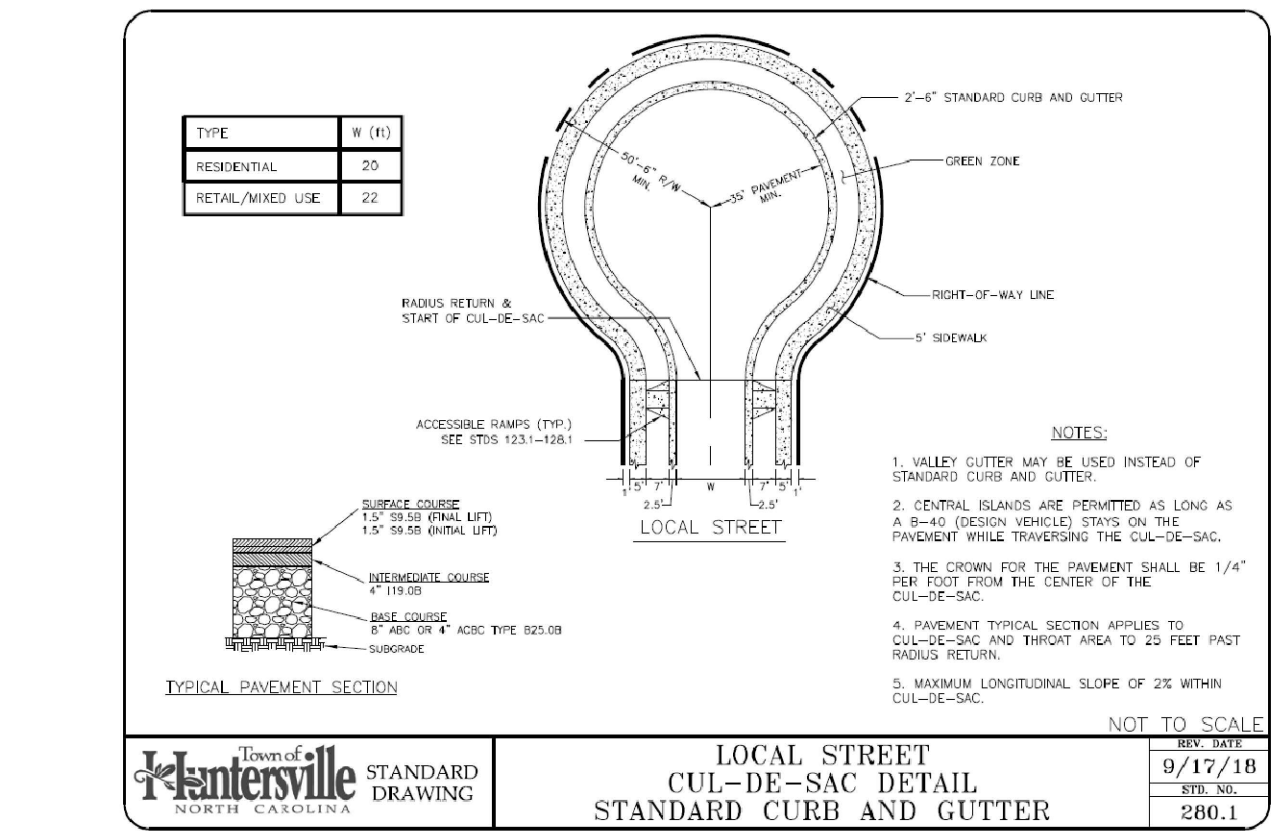
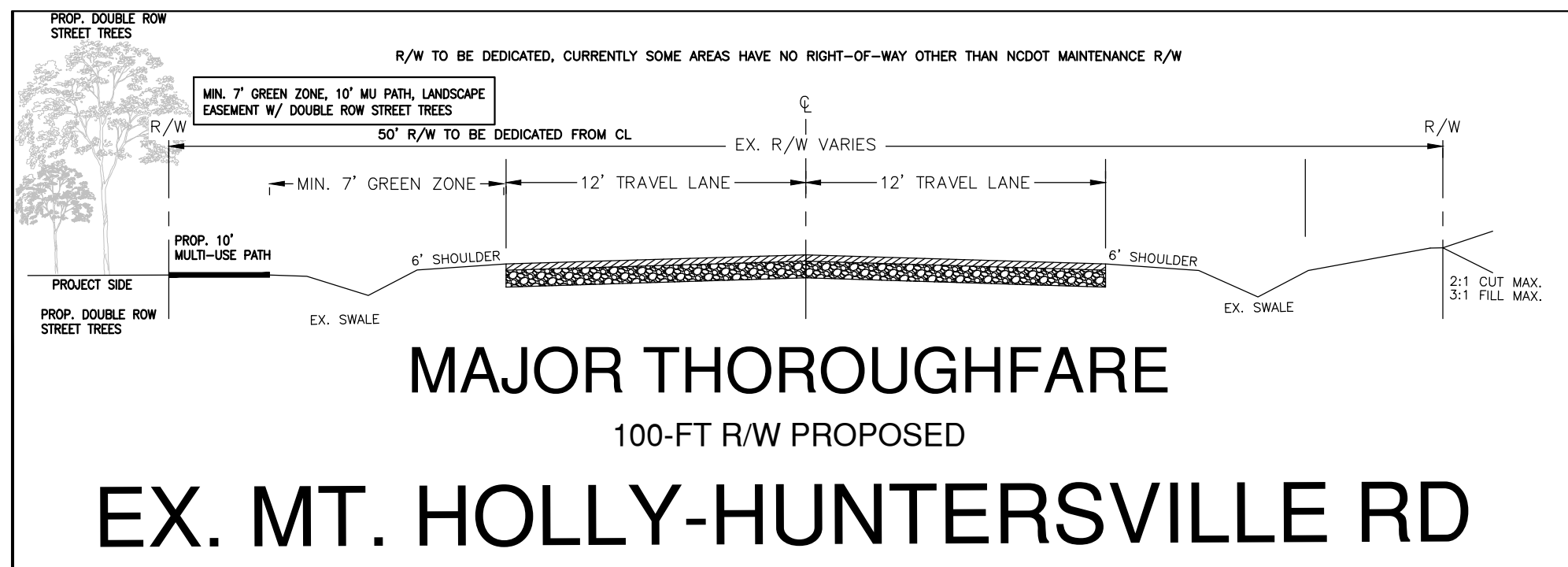
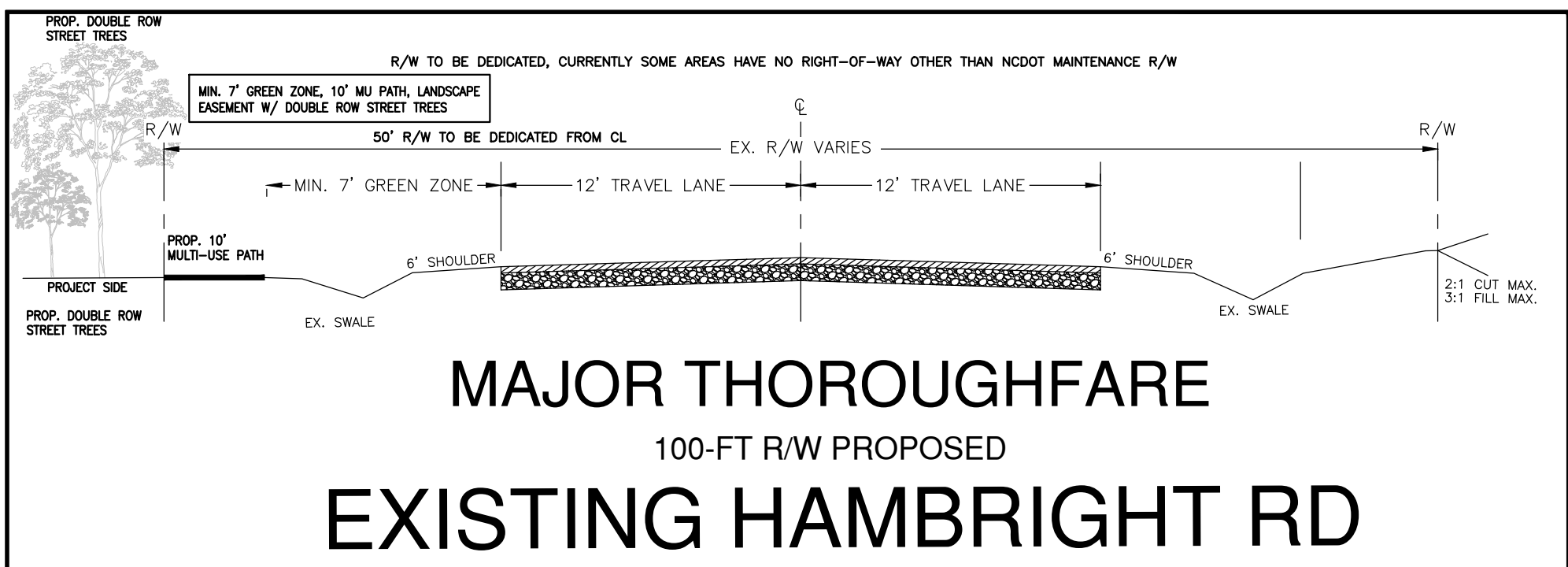
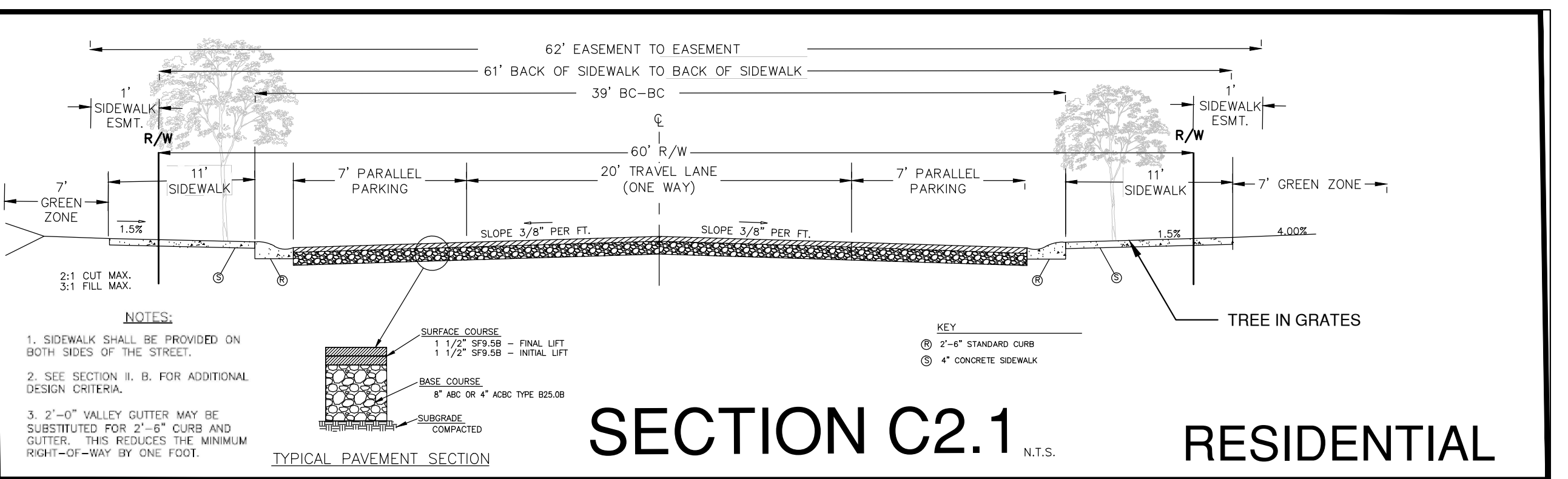
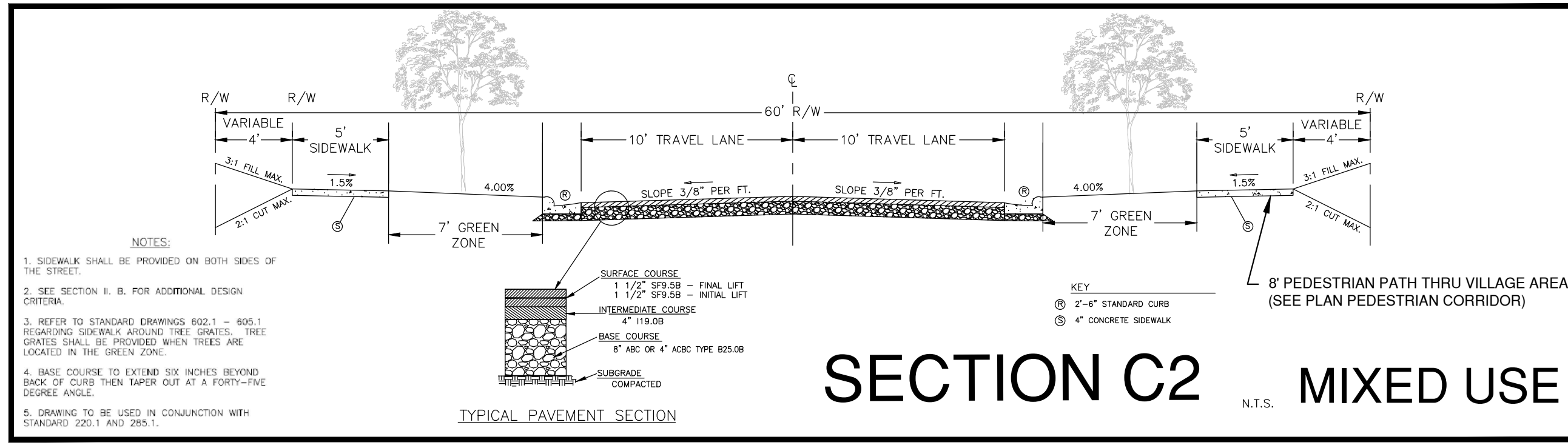
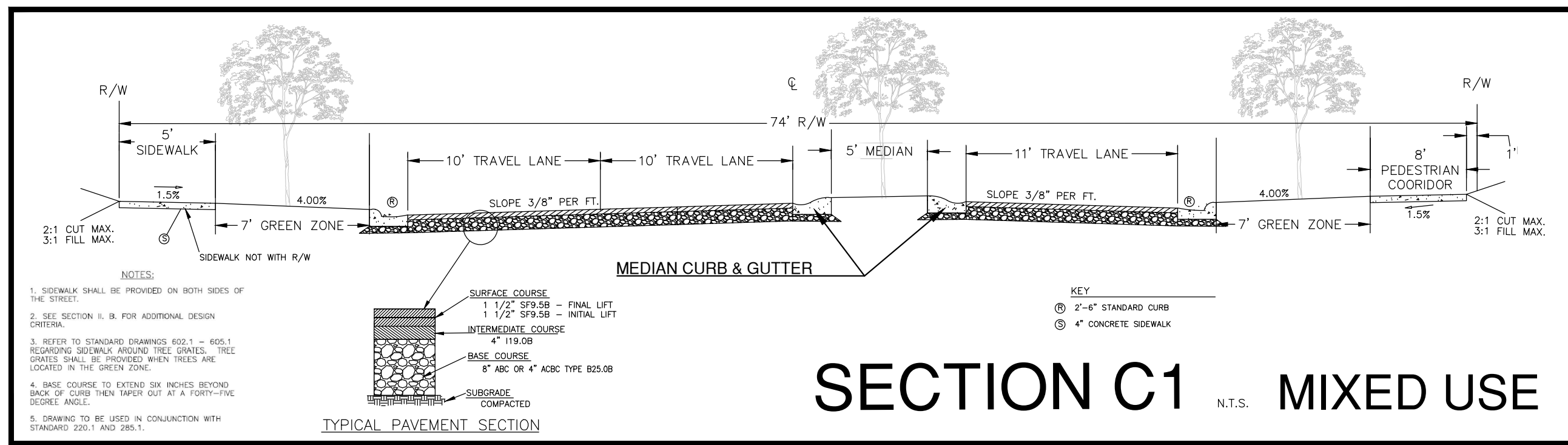
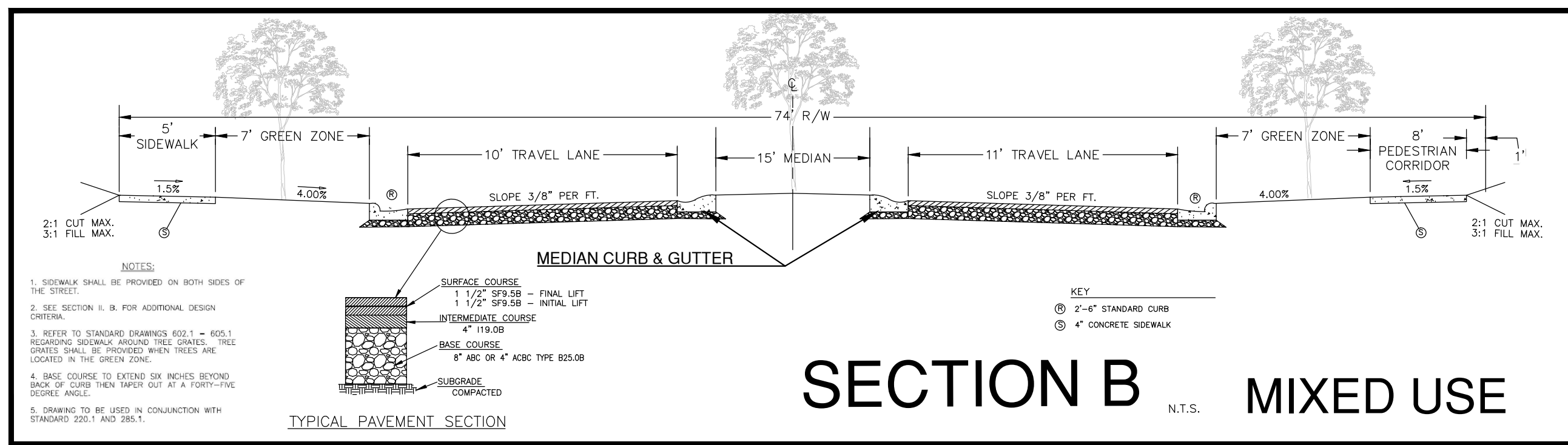


Project	Location	Sheet Title
TOWN 1 MIXED USE CENTER	11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078	ZONING BOUNDARY AND NEIGHBORING PARCELS

DEVELOPER/OWNER	
HAMBRIGHT PARTNERS	
Designed By	WOODBINE
Drawn By	WOODBINE
Date	6/23/26
Revisions	
5/11/23-4th Review Com.	
4/23/26-RTAP	
Sheet: C8 of 12	
Project Number: 21037	

STREET CROSS SECTIONS n.t.s.

ALL SIDEWALKS OUTSIDE OF R/W SHALL BE LOCATED WITHIN AN EASEMENT (TYP.)



Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
980.722.2669
rburgess@woodbinedesign.com
pencoy@woodbinedesign.com

Riley D. Burgess, Jr. PE
2026.06.23.12:58:47-04'00'
SEAL
10051
RILEY D. BURGESS, JR.
PE
NORTH CAROLINA
NO. C-4063

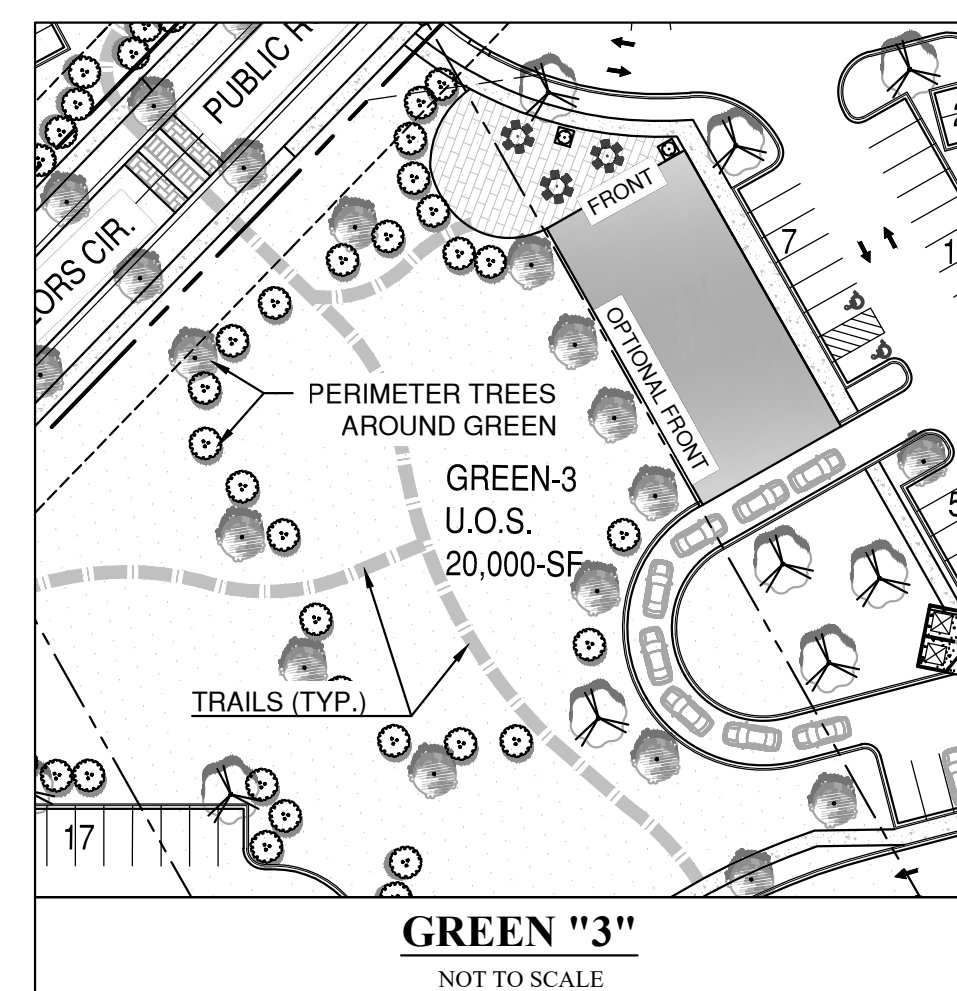
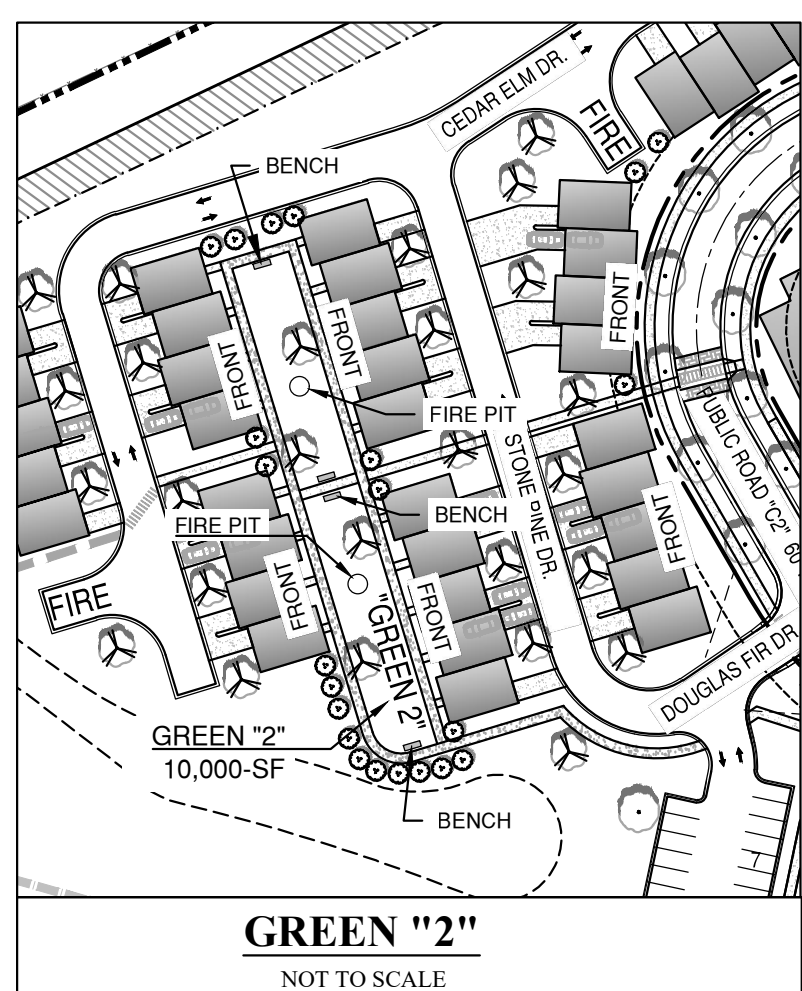
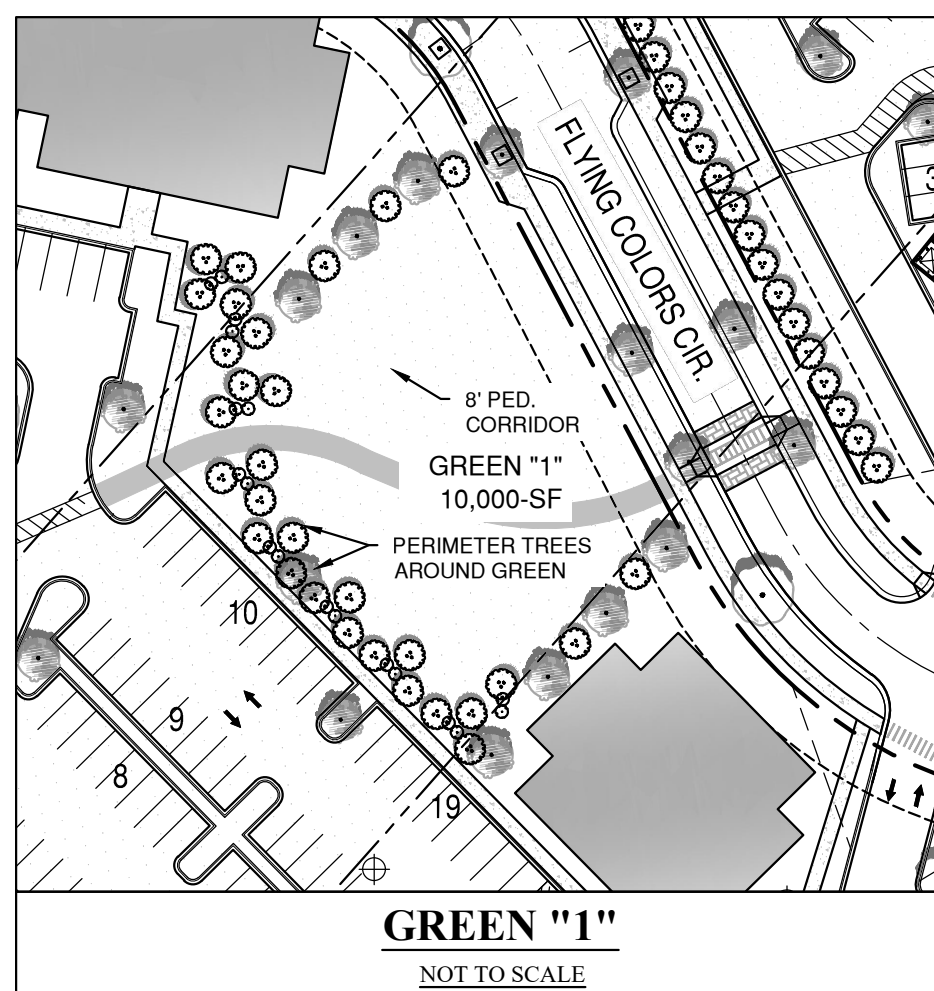
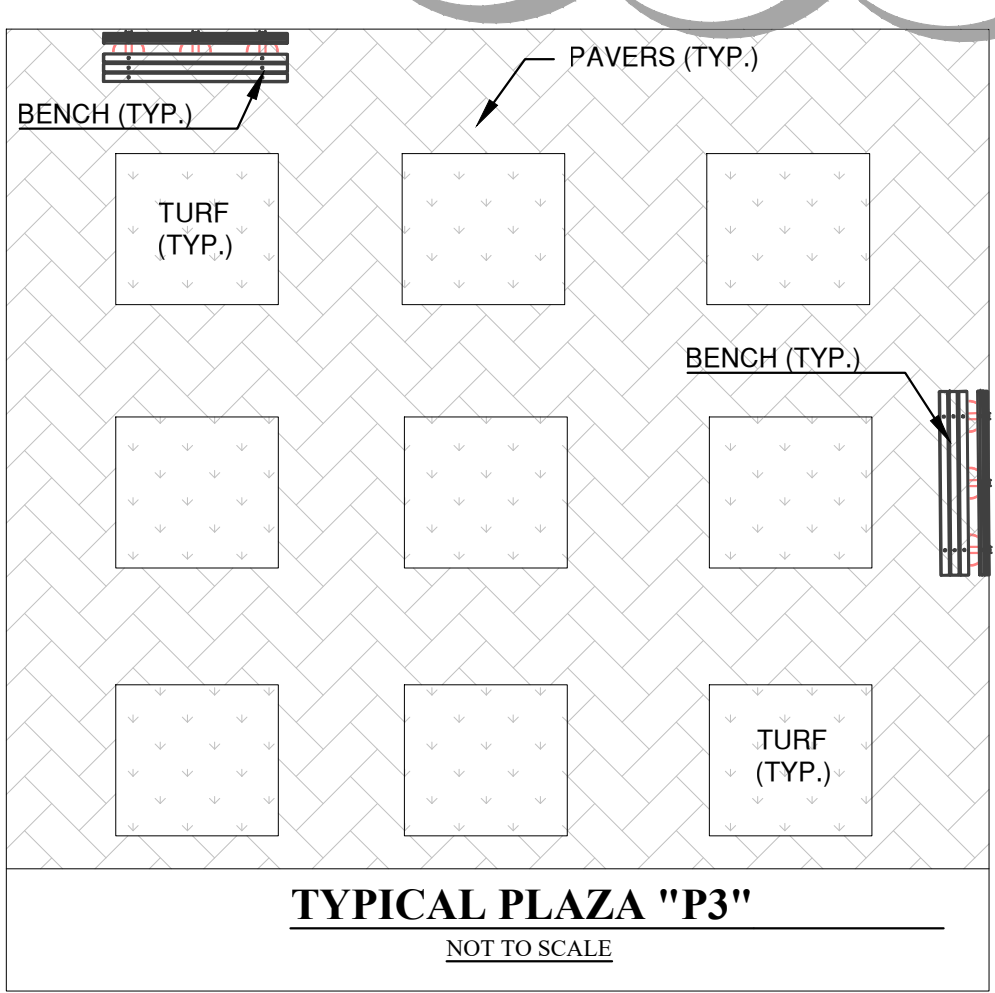
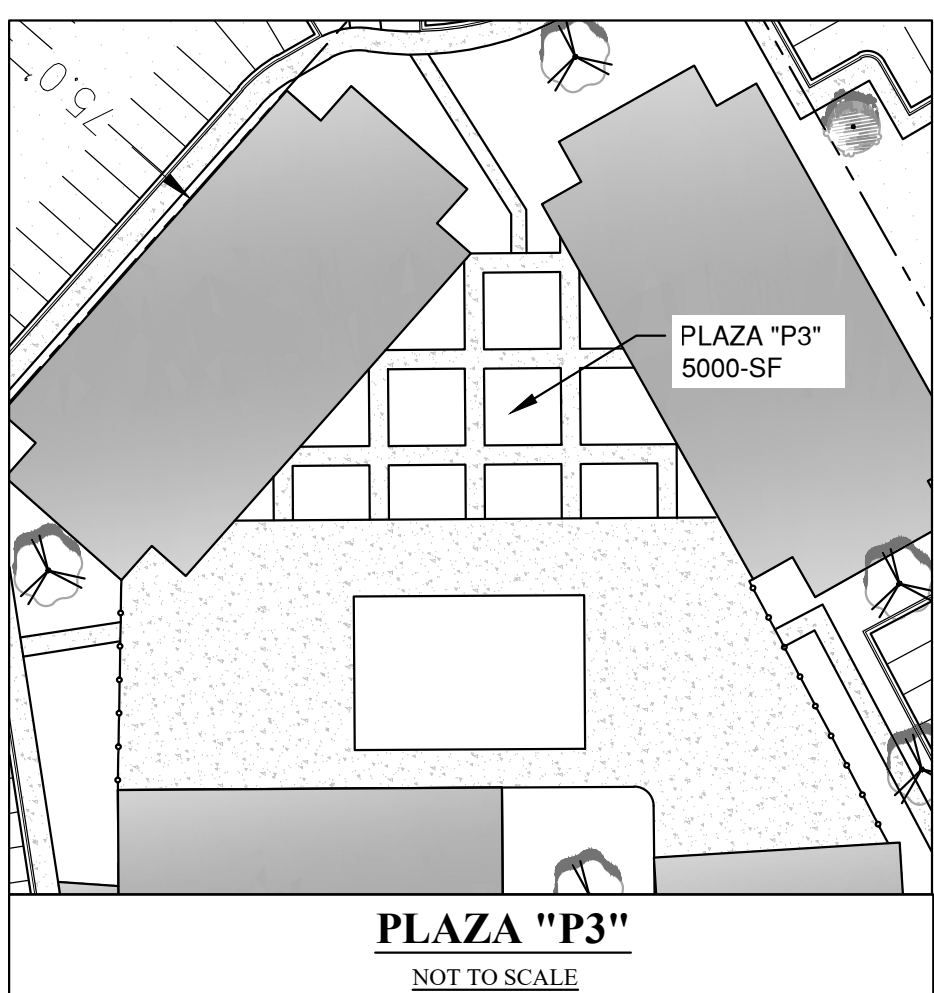
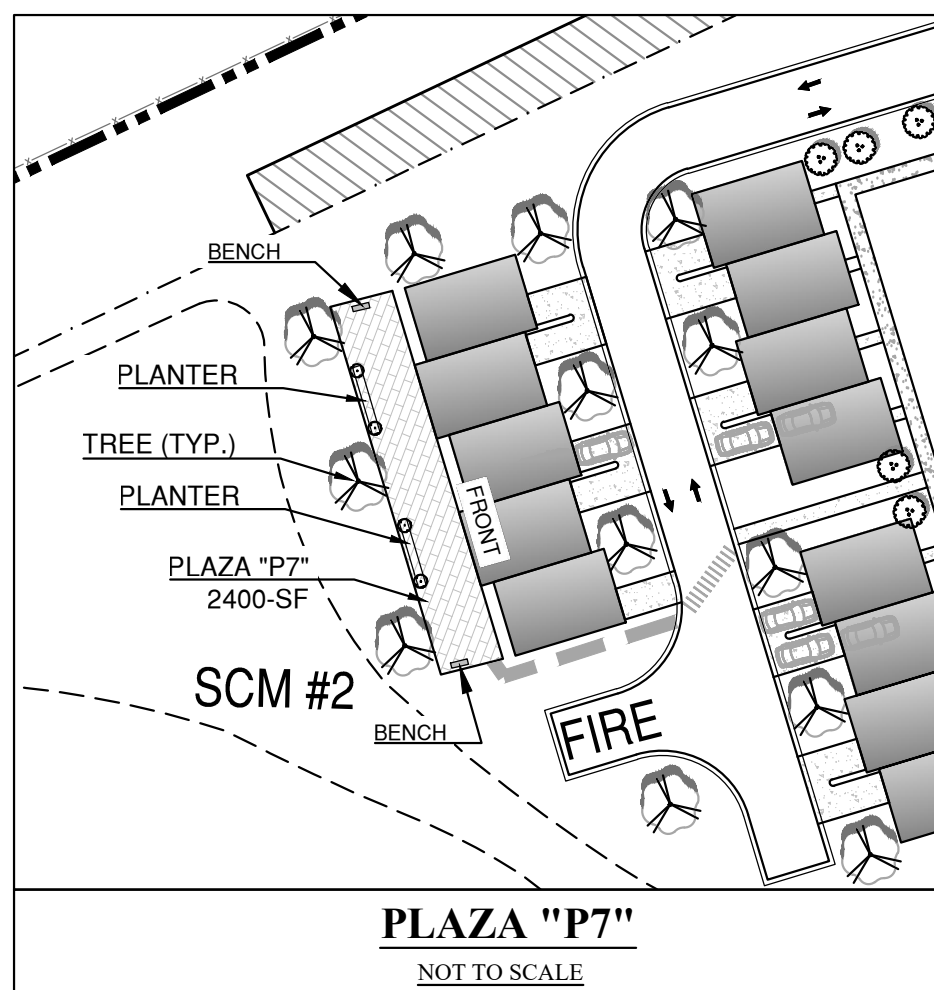
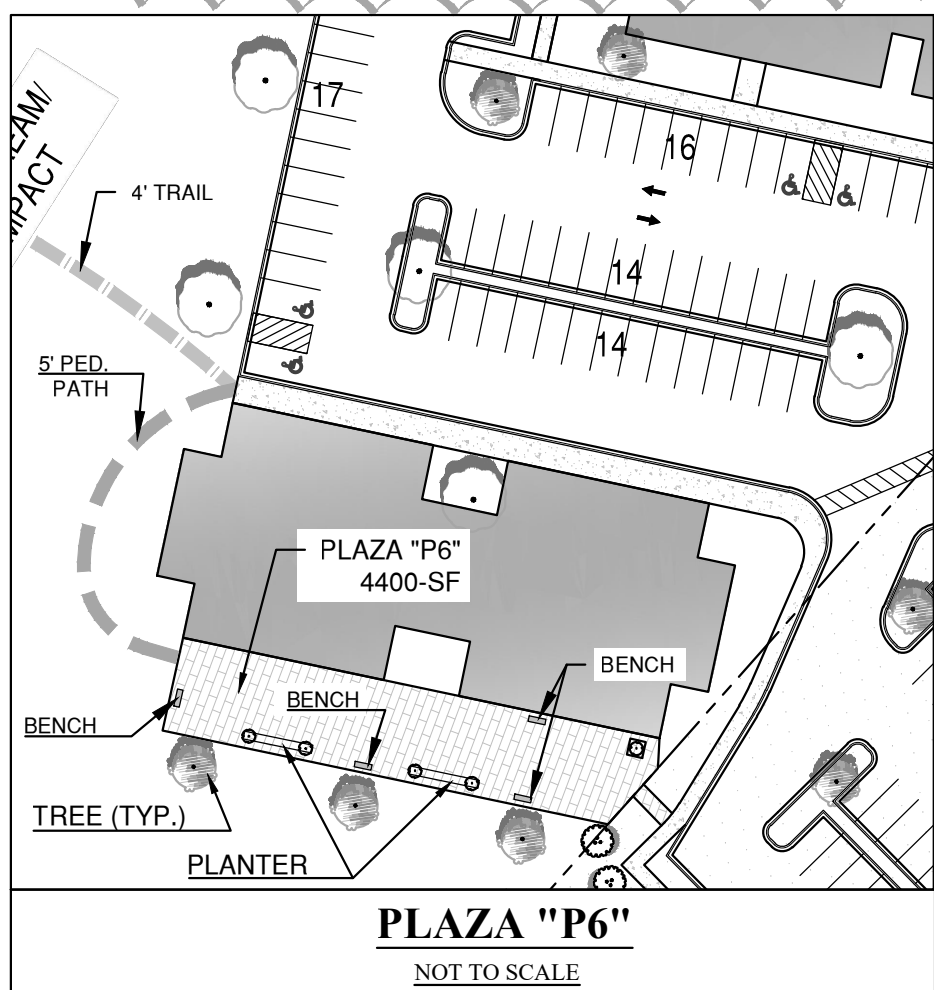
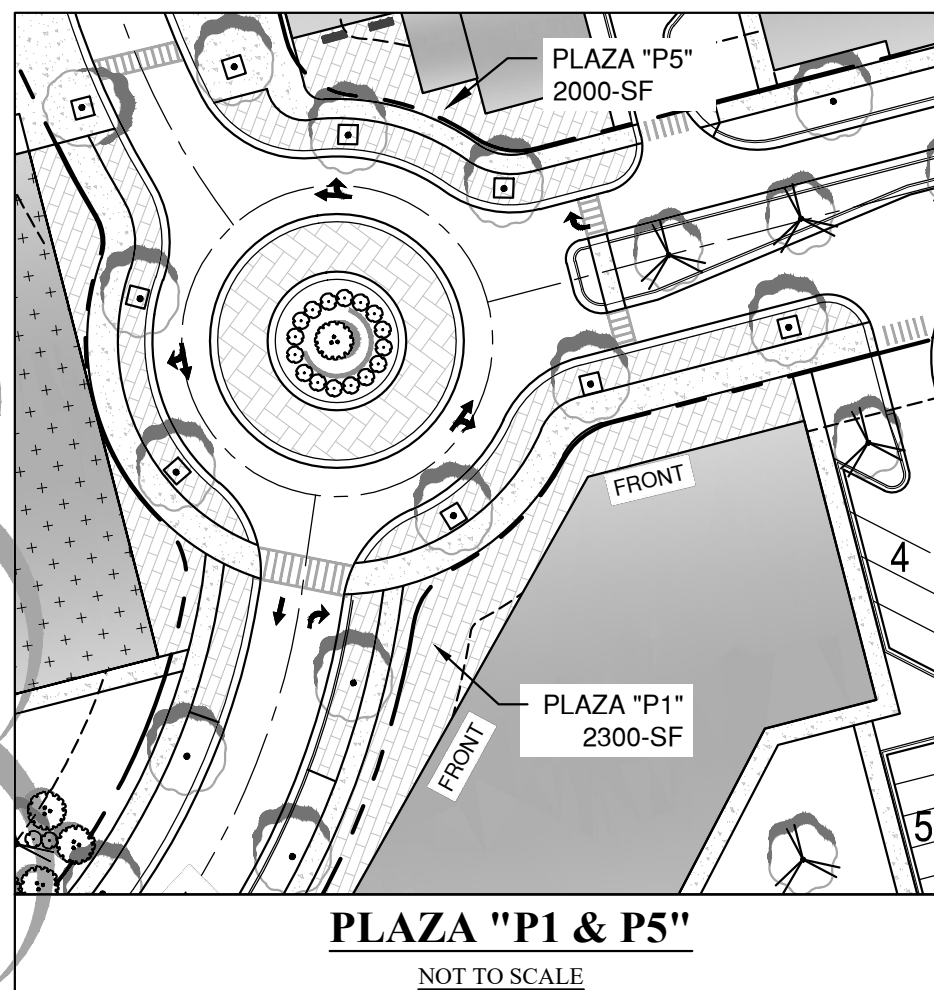
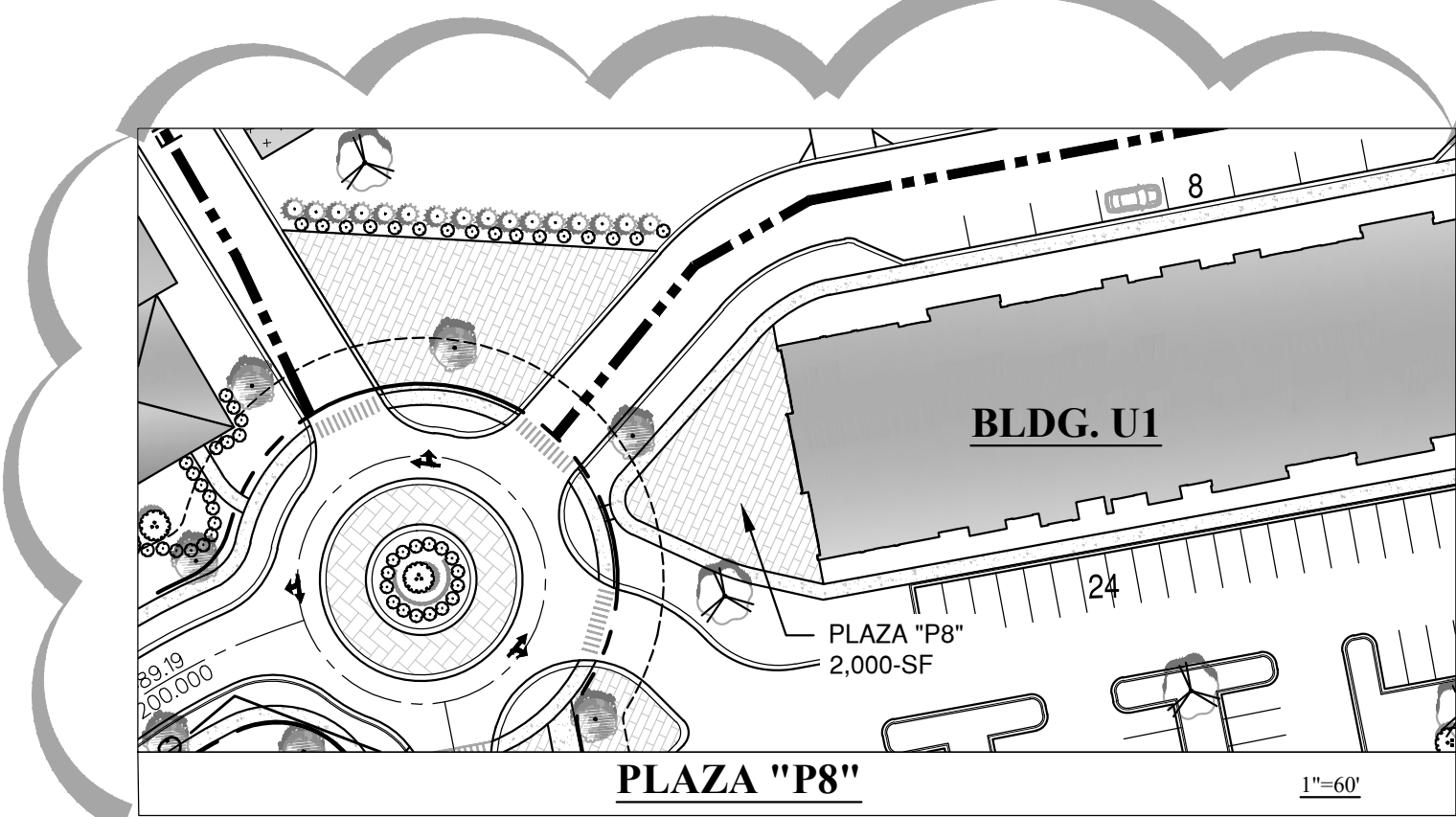
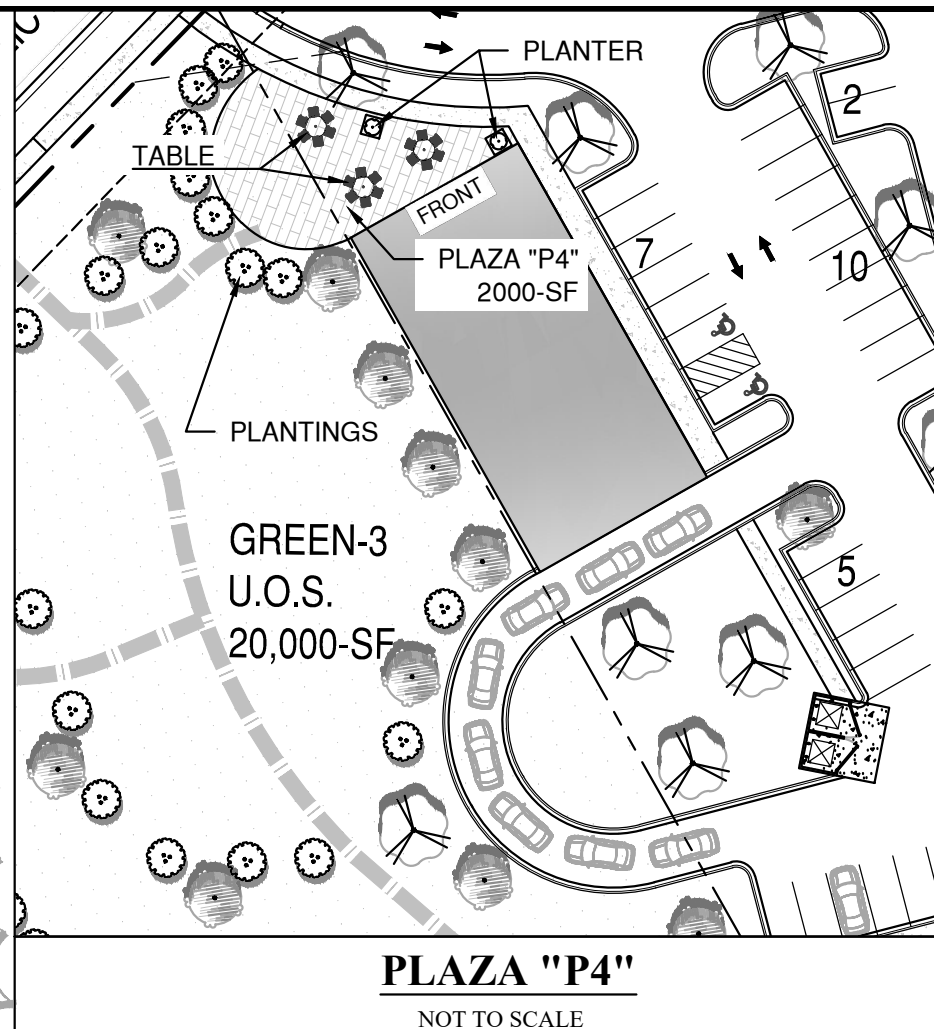
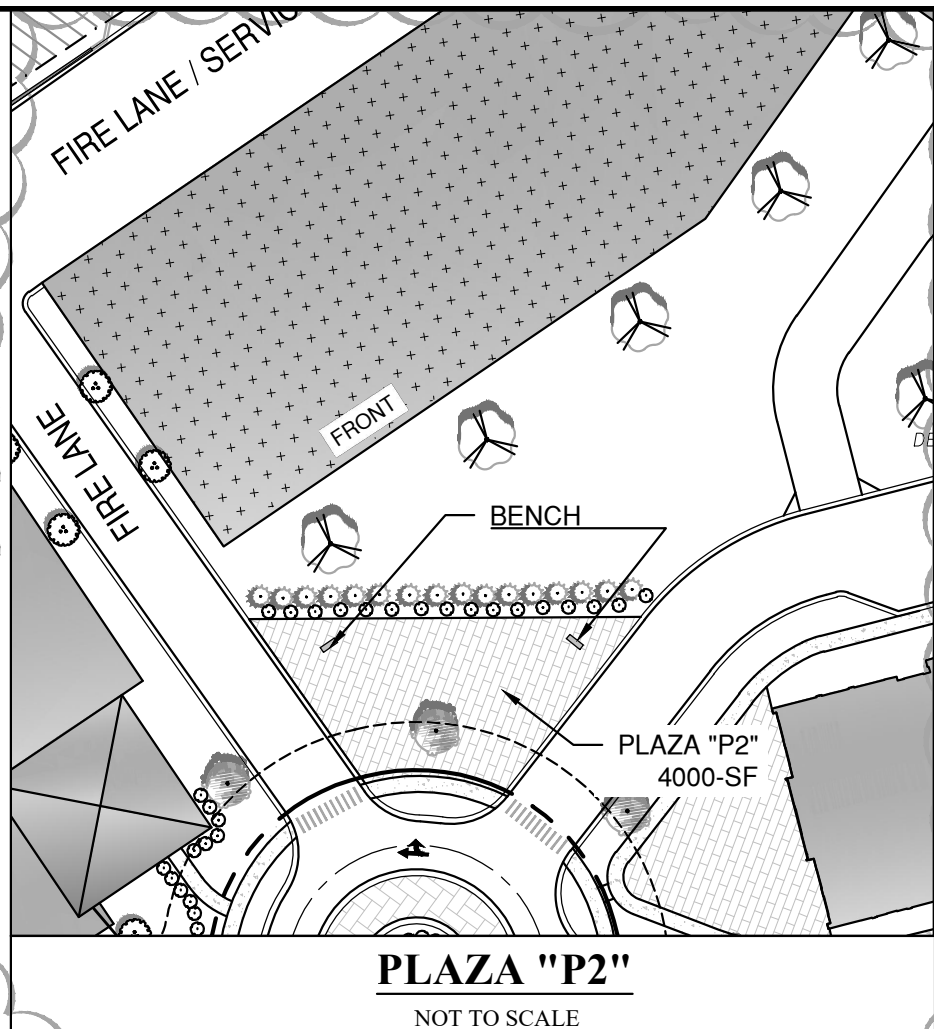
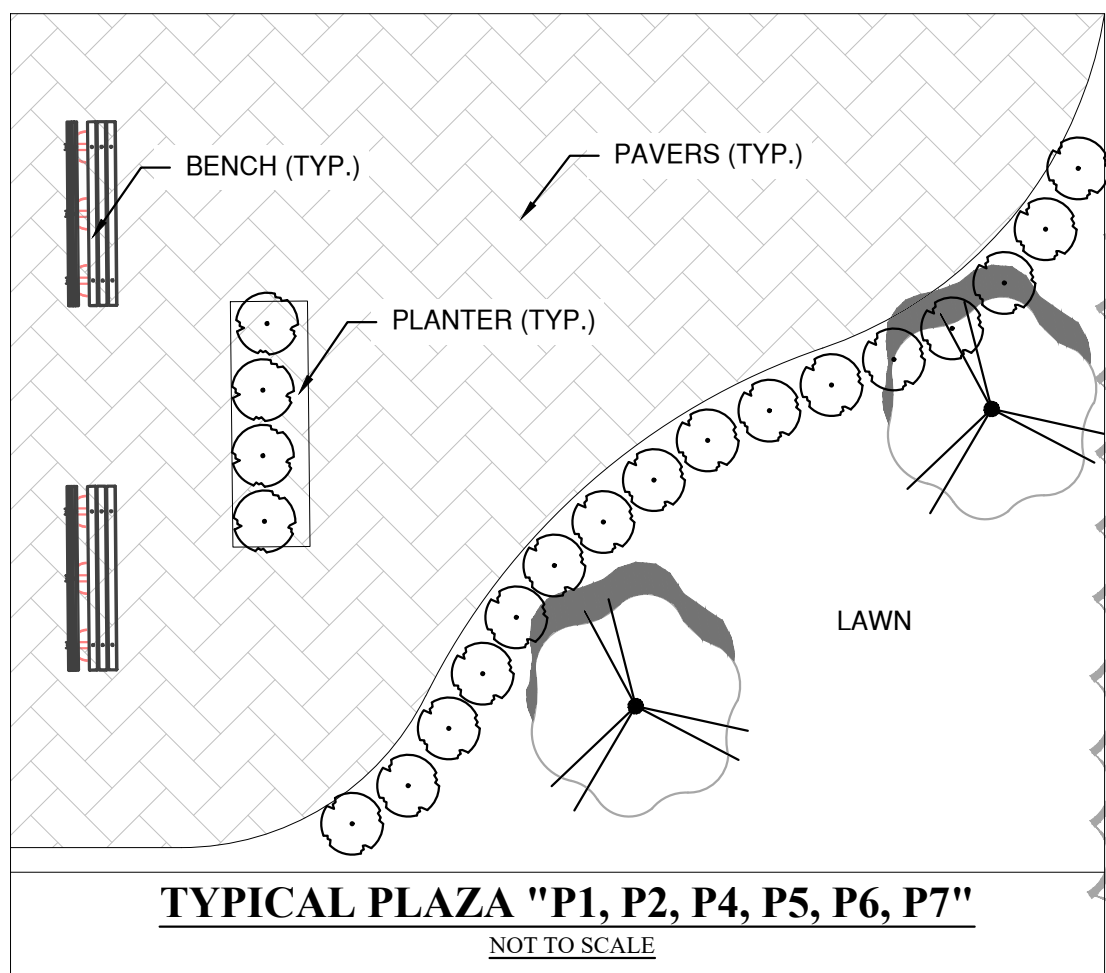
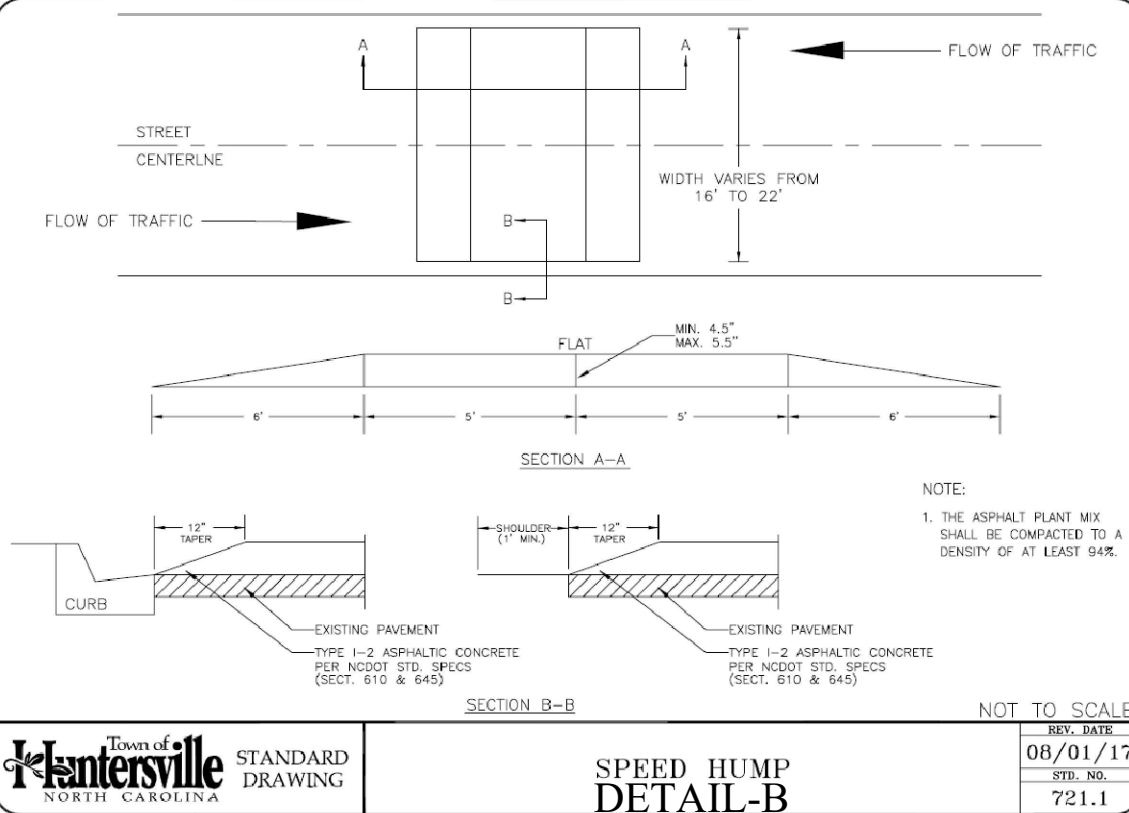
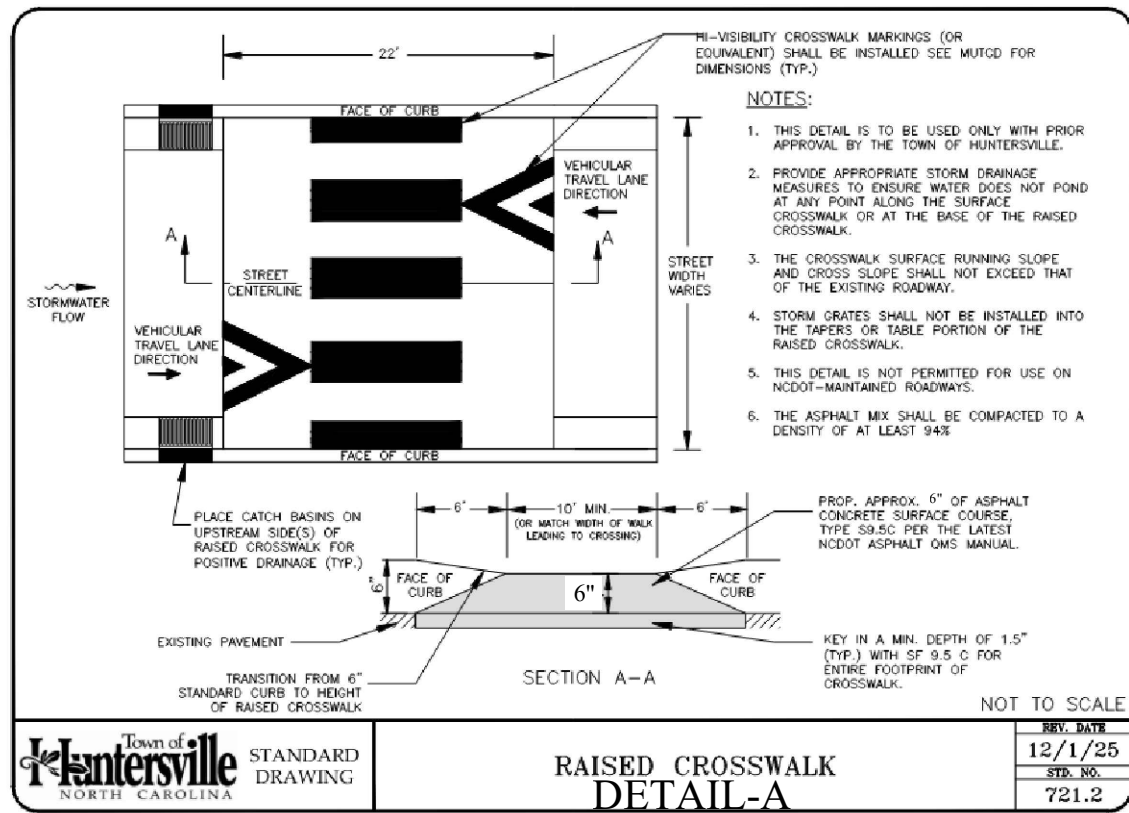
SEAL
NO. C-4063
RILEY D. BURGESS, JR.
PE
NORTH CAROLINA

NORTH ARROW

Project: TOWN 1 MIXED USE CENTER
Location: 11101 HAMBRIGHT RD, HUNTERVILLE, NC 28078
Sheet Title: STREET CROSS SECTIONS
DEVELOPER/OWNER: HAMBRIGHT PARTNERS

Designed By: WOODBINE
Drawn By: WOODBINE
Date: 6/23/26
Revisions:
5/11/23-4th Review Com.
6/8/23-5th Review Com.
4/23/26-RTAP

Sheet: C9 of 12
Project Number: 21037

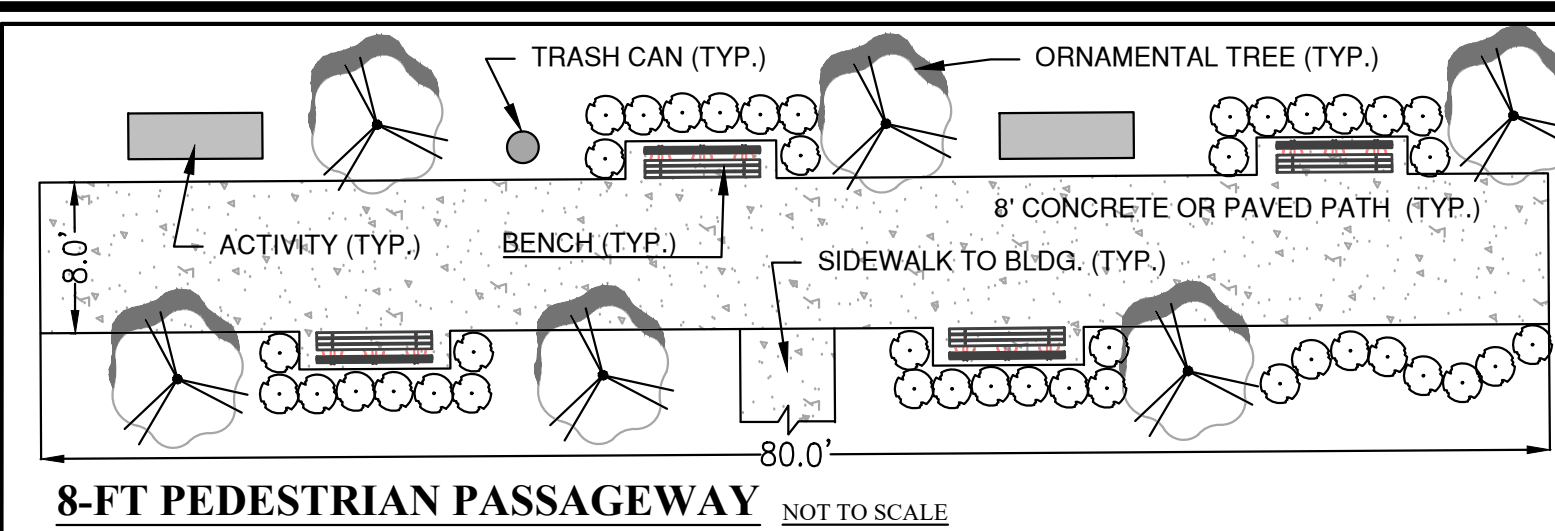
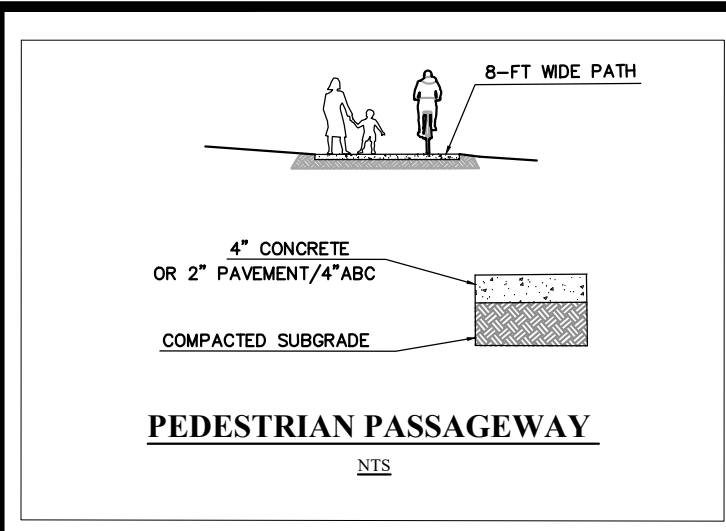
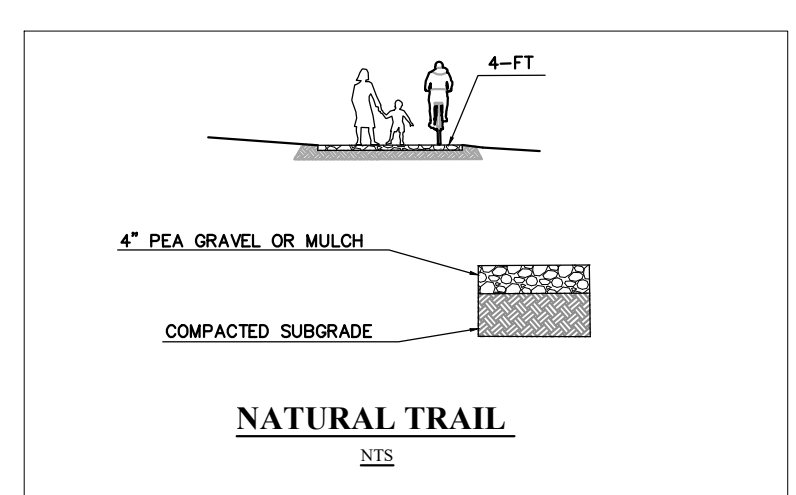
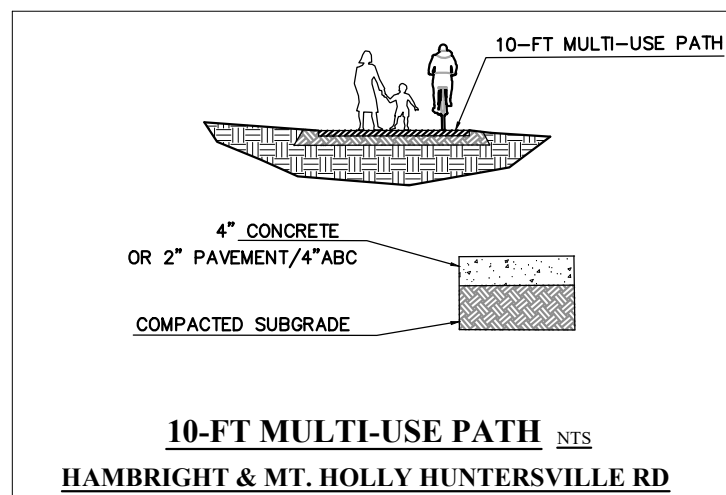
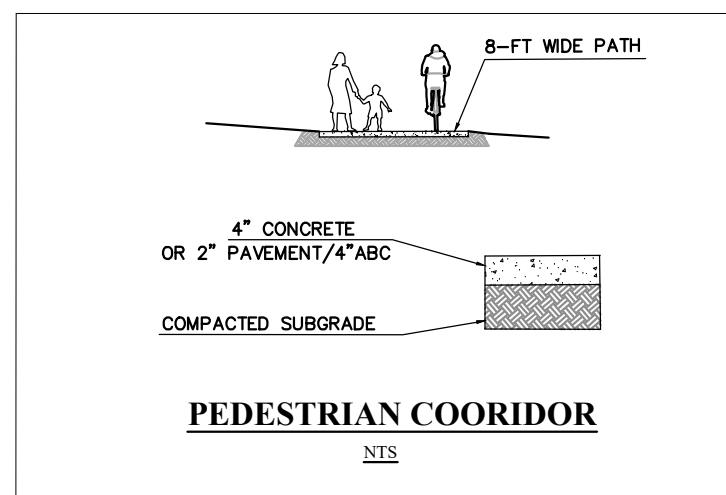
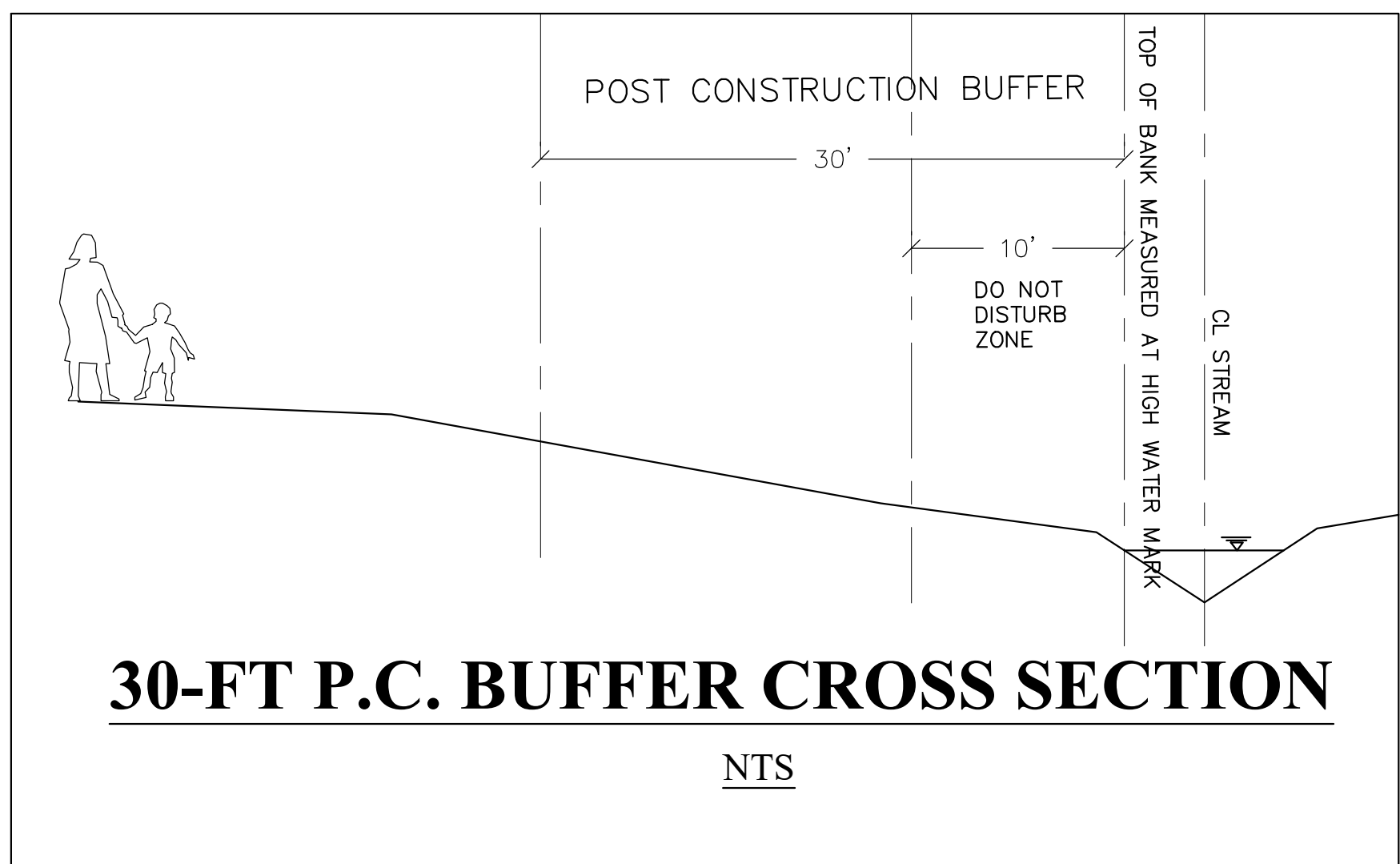


SEE ZONING ORDINANCE FOR TYPICAL "GREEN"

TYPE OF URBAN OPEN SPACE	SIZE OF U.O.S.	PARKING SPACES
P1-PLAZA @ U5	2300-SF	0
P2-PLAZA @ A1	4000-SF	0
P3-PLAZA @ R9 & R10	5000-SF	0
P4-PLAZA @ C4	2000-SF	0
P5-PLAZA @ M1	2000-SF	0
P6-PLAZA @ R11	4400-SF	0
P7-PLAZA @ R28	2400-SF	0
P8-PLAZA @ U1	4000-SF	0
GREEN-1	10000-SF	0
GREEN-2	10000-SF	0
GREEN-3	20000-SF	0

PARK SIZE = NO MIN. FOR MINI PARKS (LINEAR)
PLAZA SIZE = 2,000-SF, 30,000-SF MAX.
PEDESTRIAN PASSAGEWAY = NO SIZE REQUIREMENT
GREEN SIZE = NO SIZE REQUIREMENTS

SIZE OF URBAN OPEN SPACE SUBJECT TO CHANGE,
HOWEVER MIN./MAX. SIZE REQUIREMENTS SHALL BE
MET PER ORDINANCE.



PEDESTRIAN PASSAGEWAY
SHOWN FOR FUTURE REFERENCE.
THERE ARE CURRENTLY NONE
PROPOSED WITHIN THE
DEVELOPMENT, HOWEVER IN
THE EVENT ONE DOES BECOME
UTILIZED, THIS DETAIL SHALL
SERVE AS A STANDARD

Woodbine Design, P.C.
Land planning & civil engineering
www.woodbinedesign.com
980.722.2669 20816 N. Main Street, Suite 304
rburgess@woodbinedesign.com 704.315.1587 Cornelius, NC 28031
pencoy@woodbinedesign.com

Riley D. Burgess, Jr. PE
2026.06.23 12:58:47-0400
SEAL
10051
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PE
NORTH CAROLINA
SEAL

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NO. C-4063
RILEY D. BURGESS, JR.
PE
NORTH CAROLINA
SEAL

NORTH ARROW

TOWN 1 MIXED USE CENTER
11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
DETAILS

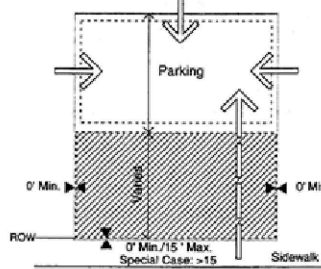
Project
Location
Sheet Title
DEVELOPER/OWNER
HAMBRIGHT PARTNERS

Designed By
WOODBINE
Drawn By
WOODBINE
Date
6/23/26
Revisions
6/8/23-5th Review Com.
4/23/26-RTAP

Sheet: C9.1 of 12
Project Number: 21037

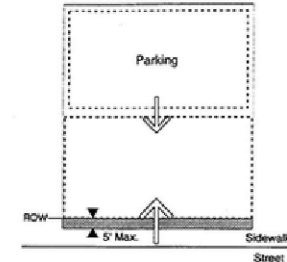
LOT TYPE / SHOP FRONT BUILDING

4.3 Lot Type / Shopfront Building
Building Placement/Parking/Vehicular Access.



- Buildings shall be placed on the lot within the zone represented by the hatched area. In most cases, the build to line will range from 0' to 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
- Building facades shall be generally parallel to frontage property lines.
- Parking shall be located to the rear of the building; sideyard parking shall occupy no more than 25 percent of the primary frontage line and shall not be placed in an established sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
- Points of permitted access to the parking indicated by arrows.
- Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
- Parking areas on adjacent lots shall be connected wherever practicable.
- Trash containers shall be located in a rear parking area (see Parking Regulations).
- Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7 6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access to Building.



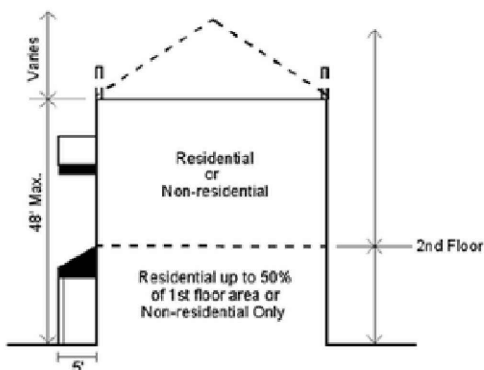
- Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
- Primary pedestrian access into the building shall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

Special Conditions.

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

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

4.4 Building Type / Shopfront Building
Permitted Height and Uses.



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

Architectural Standards.

Principles.

- To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
- Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as column wraps, entrance canopies, and their supporting structure. Decorative metal panel accents, however, may not exceed 30% of any facade visible from the street.
- The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
- Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
- Shopfront Building Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.
- Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations.

- Two wall materials may be combined horizontally on one facade. The "heavier" material should be below and can cover the first floor only (i.e. brick below wood siding).
- Street level windows should be untinged. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.
- Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

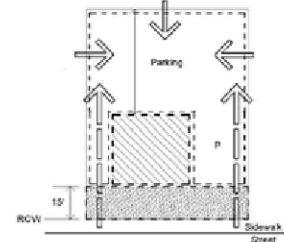
Techniques.

- Windows should be set to the inside of the building face wall.
- All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.



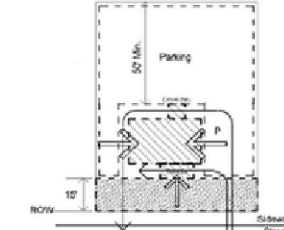
LOT TYPE / HIGHWAY COMMERCIAL

4.5 Lot Type / Highway Commercial
Building Placement/Parking/Vehicle Access.



- Buildings shall be placed on the lot within zone represented by the hatched area. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback.
- Setbacks may vary according to setting within limits indicated.
- Building facades shall be generally parallel to frontage property lines.
- Parking shall be located to the rear and/or side of the building. Except in the VS District, sideyard parking may occupy no more than 45% of the principal frontage line. In the VS District, sideyard parking may occupy 50% of the principal frontage line. Parking shall not be placed in any sideyard abutting an intersecting street. Where dimensions of existing lots restrict parking behind buildings, the limitations on sideyard parking may be modified.
- Points of permitted access to the parking indicated by arrows.
- Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
- Parking areas on adjacent lots shall be connected wherever practicable.
- Trash containers shall be located in a rear parking area (see Parking Regulations).
- Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7 6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Vehicular Circulation/Pedestrian Access.



- Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access must be from the street frontage (indicated by the smaller arrow).
- Drive-throughs shall be located to the rear of the building.
- Entrance canopies (for motels, etc.) shall face the street.
- Typical vehicular circulation movement is indicated by thin line arrows.

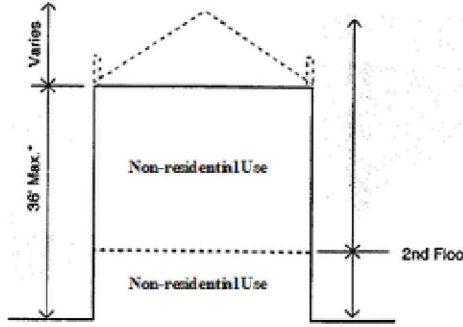
Special Conditions.

- Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
- Setback at street corners will generally replicate frontage conditions.

Description.

- This building type generally comprises fast food retail, drive through banks, motels and other highway dependent uses. These regulations are designed to bring these building types into a framework of town streets. This building type shall be limited to the Highway Commercial, Campus Business, and Special Purpose Districts. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

4.6 Building Type / Highway Commercial
Permitted Height and Uses.



- Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
- The height of parapet walls may vary depending upon the need to screen mechanical equipment.
- Building height to the ridge may vary depending on the roof pitch.
- Permitted uses are indicated above, and are further controlled by zoning district standards.
- Hotels in the Highway Commercial (HC) zoning district may exceed the maximum building height (shown above), not to exceed six (6) stories, subject to the provisions of Article 9 45.

Architectural Standards.

Principles.

- Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. However, decorative metal panel accents may not exceed 30% of any facade.
- All walls not visible from a public right-of-way may be constructed of cinder block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building.
- Trailers (mobile units) may not be used as permanent highway commercial buildings.

Configurations.

- Two wall materials may be combined horizontally on one facade. The "heavier" material should be below (i.e. brick below wood siding).
- Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.

Techniques.

- All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.



Tree Preservation and Canopy (Z.O. Article 7.4)

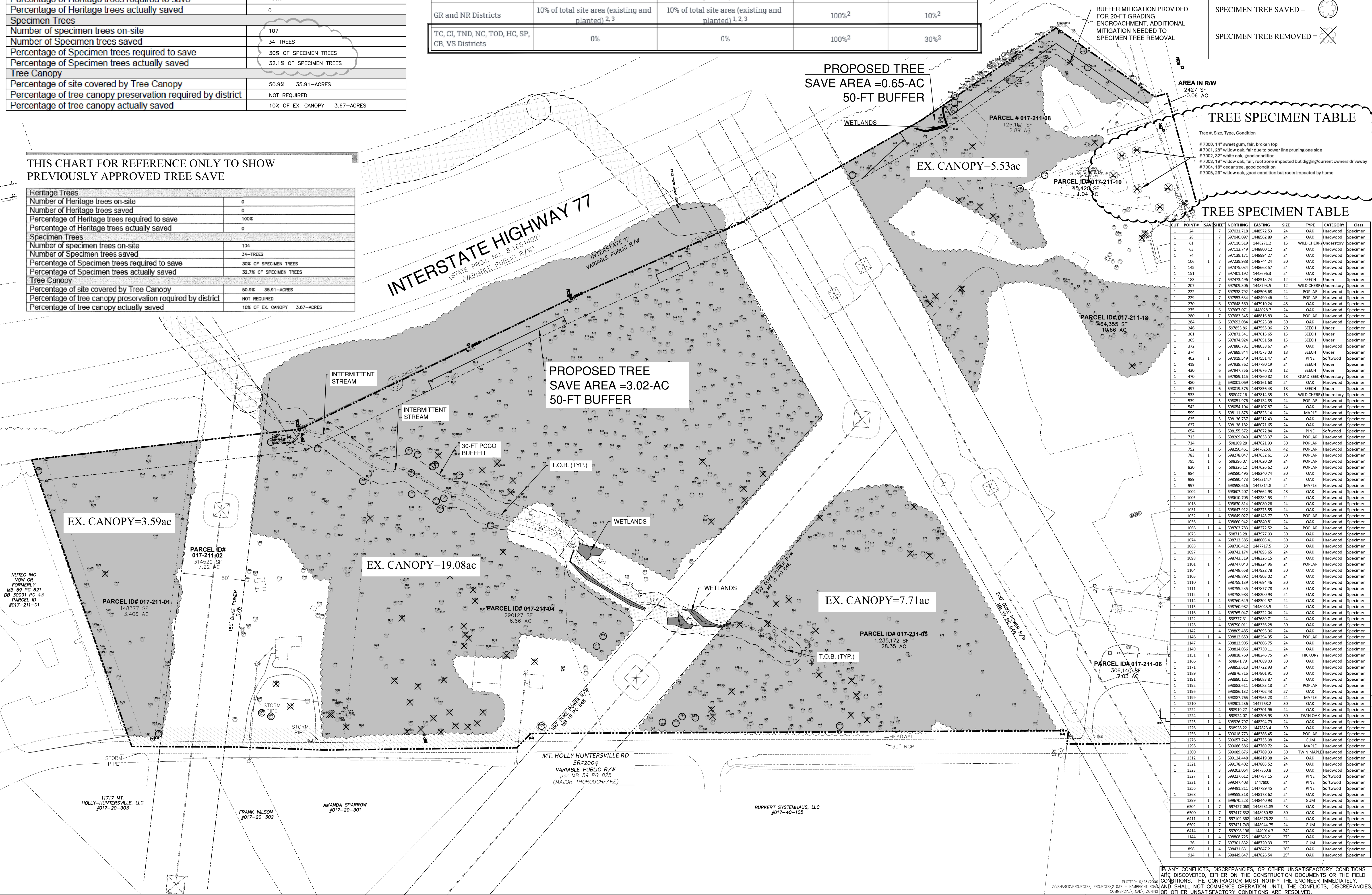
Has this site been forested or cleared in the past three years ☐ Yes ☒ No

Heritage Trees		
Number of Heritage trees on-site		0
Number of Heritage trees saved		0
Percentage of Heritage trees required to save		100%
Percentage of Heritage trees actually saved		0
Specimen Trees		
Number of specimen trees on-site		107
Number of Specimen trees saved		34-TREES
Percentage of Specimen trees required to save		30% OF SPECIMEN TREES
Percentage of Specimen trees actually saved		32.1% OF SPECIMEN TREES
Tree Canopy		
Percentage of site covered by Tree Canopy	50.9%	35.91-ACRES
Percentage of tree canopy preservation required by district		NOT REQUIRED
Percentage of tree canopy actually saved	10% OF EX. CANOPY	3.67-ACRES

THIS CHART FOR REFERENCE ONLY TO SHOW
PREVIOUSLY APPROVED TREE SAVE

Heritage Trees		
Number of Heritage trees on-site		0
Number of Heritage trees saved		0
Percentage of Heritage trees required to save		100%
Percentage of Heritage trees actually saved		0
Specimen Trees		
Number of specimen trees on-site		104
Number of Specimen trees saved		34-TREES
Percentage of Specimen trees required to save		30% OF SPECIMEN TREES
Percentage of Specimen trees actually saved		32.7% OF SPECIMEN TREES
Tree Canopy		
Percentage of site covered by Tree Canopy		50.9% 35.91-ACRES
Percentage of tree canopy preservation required by district		NOT REQUIRED
Percentage of tree canopy actually saved		10% OF EX. CANOPY 3.67-ACRES

Zoning District	Minimum Tree Preservation Required			
	Existing canopy ≥ 10% of total site area	Existing canopy < 10% of total site area	Heritage Trees	Specimen Trees
R	50% of existing trees ^{2, 3, 4}	10% of total site area (existing and planted) ^{1, 2, 3, 4}	100% ²	50% ^{2,4}
TR	35% of existing trees ^{2, 3}	10% of total site area (existing and planted) ^{1, 2, 3}	100% ²	35% ²
GR and NR Districts	10% of total site area (existing and planted) ^{2, 3}	10% of total site area (existing and planted) ^{1, 2, 3}	100% ²	10% ²
TC, CI, TND, NC, TOD, HC, SP, CB, VS Districts	0%	0%	100% ²	30% ²



LEGEND

EXISTING TREE CANOPY =	
PROPOSED TREE SAVE =	
SPECIMEN TREE SAVED =	
SPECIMEN TREE REMOVED =	

TREE SPECIMEN TABLE

Tree #, Size, Type, Condition

7000, 14" sweet gum, fair, broken top
7001, 28" willow oak, fair, due to power line pruning one side
7002, 32" white oak, good condition
7003, 19" willow oak, fair, not same impacted but digging/current owners driveway
7004, 18" cedar tree, good condition
7005, 26" willow oak, good condition but roots impacted by home

[illegible]

Woodbine Design, P.C.
Land planning & civil engineering

birding,
nature & fun

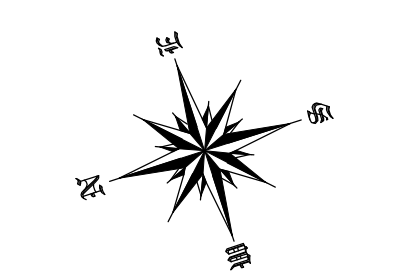
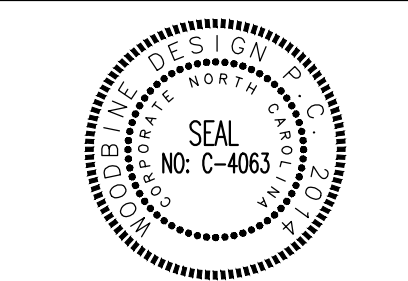
www.woodbinedesign.com
rlruggs@woodbinedesign.com
980.722.2659
704.315.4367
paul@woodbinedesign.com

2016 N. Main Street, Suite 304
Cornelius, NC 28031

Riley D. Burgess, Jr. PE
2026.06.23.12:58:48-04'00'



SEAL



Graphic Scale 1" = 100 ft.

Project	TOWN 1- MIXED USE DEVELOPMENT
Location	11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078
Sheet Title	TREE SAVE/EXIST. CONDITIONS

DEVELOPER/OWNER
TREENAIL DEVELOPMENT
428 S. MAIN ST., STE
B-101
DAVIDSON, NC 28036

Designed By	
-------------	--

Drawn By

Date _____

Revisions

4/25/26-RIAP

C11 of 12

Project Number: 21037

LEGEND

EXISTING SLOPE = 15%
PCO BUFFER =
WETLANDS =
PROPOSED TREE SAVE =

LEGEND

SLOPES LESS THAN 10% - 33.64 AC
SLOPES BETWEEN 10% - 15% - 3.11 AC
SLOPES BETWEEN 15% - 25% - 0.61 AC
SLOPES GREATER THAN 25% - 0.06 AC

Woodbine Design, P.C.

Land planning & civil engineering

980.722.2868 20816 W. Main Street, Suite 304
rburgess@woodbinedesign.com 704.315.5387 Cornelius, NC 28031

PROFESSIONAL SEAL

10051

RILEY D. BURGESS, JR.

2026.06.23 12:58:49-04'00'

TOWN 1- MIXED USE DEVELOPMENT

11101 HAMBRIGHT RD, HUNTERSVILLE, NC 28078

SLOPE ANALYSIS

DEVELOPER/OWNER

TREENAIL DEVELOPMENT

428 S. MAIN ST., STE B-101

DAVIDSON, NC 28036

Designed By

WOODBINE

Drawn By

WOODBINE

Date

2/1/23

Revisions

Sheet: C12 of 12

Project Number: 21037

PLOTTED: 2/1/2023
2/1/2037 - HAMBRIGHT ROAD MIXED USE DEVELOPMENT.DWG
COMMERCIAL_LAND/03A-BASE-HAMBRIGHT RD MIXED USE DEVELOPMENT.DWG



Town 1 R26-09

Community Meeting Report

Date: May 28, 2026

Time: 5:00pm-6:00 pm

Location: Clutch Studios, 11101 Hambright Road, Huntersville 28078

Roster of Persons in Attendance: See attached sign-in sheets

Agenda:

1. Applicant presentation & rezoning description
2. Neighborhood attendees' question & answer session

Applicant and the attendee discussed the following comments and questions:

General Discussion

- The Applicant shared site plan and representative images with the attendee.
- General discussion around the addition of 1.042 ac Mecklenburg Parcel ID #01721110 and the change of zoning from CB to TOD-E and TOD-R
- General discussion about the change in block lengths and street tree requirements.
- General discussion regarding the project timeline moving forward including:
 - o When to expect the next round of Planning Staff comments.
 - o Scheduling a meeting to go over Planning Staff comments.
 - o Public Hearing date.

Questions

*Brian Richards, Huntersville Planning Director, was the only person in attendance for the meeting so there were no questions from neighbors.

MAY 18, 2026

SUBJECT: Notice of neighborhood meeting for information related to Petition Number R26-09 Town 1 Revision, an amendment to the Conditional Rezoning of approximately 71.58 acres on the northeast side of the intersection at Mt. Holly-Huntersville Road and Hambright Road, Huntersville, NC. The parcels are 01721101, 01721102, 01721104, 01721105, 01721106, 01721107, 01721108, 01721110, 01721118, and 01721119. The property owners of the subject property are listed on the attached Exhibit A. The Applicant of the subject parcels is Treenail Development, Inc.

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject properties, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the meeting is to provide an opportunity for the Applicant/Developer to describe the proposed project and to answer any questions you may have. The Applicant/Developer is requesting approval from the Town to amend the current zoning districts of parcel 01721110 – consisting of 1.042 acres from Corporate Business (CB) to Transit-Oriented Development – Residential Conditional Use (TOD-R(CD)) and Transit-Oriented Development - Employment Conditional Use (TOD-E(CD)) in addition to several revisions to Rezoning R22-01, EPM# 444291, approved on August 25, 2023. Project site plans are available at www.huntersville.org/planning.

MEETING DETAILS:

5:00 P.M. to 6:00 P.M.

May, 28, 2026

Clutch Studios

11101 Hambright Road

Huntersville, NC 28078

You are welcome to attend the above-mentioned neighborhood meeting. There will be an opportunity to ask questions about the proposed project.

Sincerely,



Benjamin L. Geisler, President

Treenail Development, Inc.

EXHIBIT A

PARCEL ID NUMBERS

01721101	Mt. Holly Partners, LLC
01721102	Mt. Holly Partners, LLC
01721104	Mt. Holly Partners, LLC
01721105	Junction T1, LLC
01721106	Mt. Holly Partners, LLC
01721107	Catawba Property Investments, LLC
01721108	Hambright Partners, LLC
01721110	Aaron Cruz
01721118	Hambright Partners, LLC
01721119	Mt. Holly Partners, LLC

ownrlstnme

11717 MT HOLLY-HUNTERSVILLE RD LLC
BURKERT SYSTEMHAUS LLC
BVK US II CHARLOTTE BELTWAY C LLC
CATAWBA PROPERTY INVESTMENTS LLC
CITY OF CHARLOTTE
CP/IPERS HUNTERSVILLE LLC
CRUZ
HAMBRIGHT PARTNERS LLC
HARBORSIDE EXECUTIVE BUILDING LLC
JUNCTION T1 LLC
LANDQUISITION LLC
MT HOLLY PARTNERS LLC
NUTEC INC
SELF-SPARROW
THRIVE PROPERTY HOLDINGS LLC
UNITED OIL OF THE CAROLINAS INC
STONEBROOK STATION HOMEOWNERS ASSOCIATION INC
BRYTON TRACE HOMEOWNERS ASSOCIATION INC
HAMBRIGHT PARTNERS LLC
CRUZ
CATAWBA PROPERTY INVESTMENTS
MT HOLLY PARTNERS LLC
JUNCTION T1 LLC

mailaddr1

11717 MT HOLLY-HUNTERSVILLE RD
11425 MOUNT HOLLY HUNTERSVILLE RD
ONE BEACON ST STE 2800
14316 REESE BLVD W
600 E 4TH ST
1717 MCKINNEY AV STE 1900
11229 HAMBRIGHT RD
428 S MAIN ST STE B 101
204 C W WOODLAWN RD
825 SISK AVE STE 200
209 ABINGDON CR
428 SOUTH MAIN STE B-101
11810 MT HOLLY-HUNTERSVILLE RD
2417 PRIMM RD
11031 MT HOLLY HUNTERSVILLE RD
PO BOX 68
13925 BALLANTYNE CORPORATE PL STE 300
PO BOX 11906
428 S. MAIN ST STE B-101
11229 HAMBRIGHT RD
14316 REESE BLVD W STE B-15
428 S. MAIN ST STE B-101
825 SISK AVE STE 200

Method

Certified Mail

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11101 Hambright Road, Huntersville, NC 28078

[illegible]



**Town Engineering Rezoning Comment Summary
R26-09 Town 1 2026 Addition (CSP-444291-R001)**

11101 Hambright Rd. Huntersville, NC 28078

**(PID 01721101, 01721102, 01721104, 01721105, 01721106, 01721107, 01721108, 01721110,
and 01721119)**

General Project Information

This proposed revision to an existing approved rezoning is located at the northeast corner of the intersection of Hambright Road and Mt. Holly-Huntersville Road and consists of modifications to the internal building layout, stream buffer encroachment, associated off-street parking and a driveway connection to Hambright Road.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Transportation and Stormwater:

- 1) Documentation to be provided from NCDOT approving the new proposed location of the easternmost driveway off Hambright Road (Access 1).
- 2) Documentation to be provided from the U.S. Army Core of Engineers (USACE) and North Carolina Department of Environmental Quality (NCDEQ) approving additional disturbance of a stream buffer located at the southeast corner of the site.
- 3) Additional mitigation to be provided for the new proposed Water-Quality-Buffer and Stream impacts via the previously approved mitigation method.
- 4) Other miscellaneous comments to be addressed.



Request for Board Recommendation

July 28, 2026

To: Board Members

From: Brian Richards, Planning Director

Date: July 28, 2026

Subject: Text Amendment TA26-01

Explain Request:

Consider a recommendation on Text Amendment Petition #TA26-01, a request by the Huntersville Planning Department to amend Article 3.2.9 of the Huntersville Zoning Ordinance to increase the amount of "indoor recreation" in the Corporate Business zoning district.

Action Recommended: Approve Item

Alternative Action:

Consider making a recommendation

Financial Implications:

N/A

Attachments:

1. TA26-01 - PH Staff Report 7-21-26
2. Attachment 1 - Text Amendment Application (TA26-01)
3. Attachment 2 - Ordinance - Indoor Recreation expansion (TA26-01)

TA26-01 – Indoor Recreation in Corporate Business (CB)

PART 1: DESCRIPTION

TA26-01 is a request by the Huntersville Planning Department to amend Article 3.2.9 of the Huntersville Zoning Ordinance. The purpose of the amendment is to increase the allowable square footage of “indoor recreation” as a use within the Corporate Business (CB) Zoning District. The proposed text amendment would reclassify “indoor recreation” from the “Permitted Accessory Uses” section of Article 3.2.9 of the Zoning Ordinance and relocate it to the “Uses Permitted with Conditions” section.

PART 2: BACKGROUND

Per Article 12.2.1 of the Huntersville Zoning Ordinance, “Indoor Recreation” is defined as “Public or private health or exercise clubs, tennis or other racquet courts, swimming pools, YMCA's, YWCA's or similar uses which are enclosed in buildings and are operated on a fee or membership basis primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. "Indoor recreation" structures may include accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. “

The Town has received numerous inquiries into establishing indoor recreation uses within existing buildings throughout Town. Per the current Huntersville Zoning Ordinance, “Indoor Recreation” is permitted, by-right, in the Highway Commercial (HC) and Neighborhood Center (NC) zoning district. The use is also permitted, as an accessory use in the Corporate Business (CB) and Special Purpose (SP) zoning districts, with the use being limited to “10 percent of the gross floor area within the business or light industrial park or 70,000 sq. ft., whichever is less. Throughout Town, there are currently has 146 existing buildings located within the Corporate Business (CB) zoning district. Of these, 48 are over 50,000 sq. ft. in size. Often referred to as “flex buildings”, these buildings are designed so that they may be divided into smaller units, based on a uses’ needs. The buildings in the Corporate Business district range from 10,000 sq. ft. (or less), up to over 500,000 sq. ft.

Article 3.2.9 – Corporate Business – currently states that “indoor recreation” is permitted as an accessory use, as follows:

“Retail, restaurant, personal services, branch banks, conference facilities, clinics, indoor recreation and similar workplace support uses up to 10 percent of gross floor area within the business or light industrial park or 70,000 sq. ft., whichever is less.”

The proposed amendment to Article 3.2.9 would remove “indoor recreation” from the Accessory Uses section and add it to “Uses Permitted with Conditions” section and expand the allowable limits for “indoor recreation” within the Corporate Business (CB) zoning district, as follows:

“• indoor recreation uses may occupy the following gross floor areas of an individual building, whether free-standing or within a business or light industrial park:

<u>Tier</u>	<u>Percentage of Gross Square Footage (GSF)</u>	<u>Usable Area Range</u>
<u>15,000 SF or less</u>	<u>100 %</u>	<u>up to 15,000 SF</u>
<u>15,001 to 50,000 SF</u>	<u>50 %</u>	<u>7,500 to 25,000 SF</u>
<u>50,001 SF or more</u>	<u>40 %</u>	<u>25,000 to 100,000 SF</u>

In all tiers, Indoor Recreation as a use is capped at a maximum square footage of 100,000 square feet.”

Aside from the increased permissible square-footage for “indoor recreation” in existing buildings, this amendment would also permit “indoor recreation” to occupy an entire building, rather than as an accessory use and the “indoor recreation” would not need to be located within an established business or light-industrial park. This will enable existing (older) buildings or smaller buildings to be utilized for this land use. In all cases, “indoor recreation” would be capped at 100,000 sq. ft. in total.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

TA26-01 is consistent with the following Huntersville 2040 Community Plan policies:

- **EV-1.3: Allow new commercial or multi-family land uses in Employment Centers only if they are complimentary and do not jeopardize large employment sites’ viability.**

Staff Comment: This proposed text amendment would increase the amount of area that could be used for “indoor recreation” substantially over the current limitations, while still maintaining the focus of the Corporate Business (CB) zoning district, which is intended “to provide for large business or light industrial uses”. “Indoor Recreation” uses tend to have a high percentage of utilization after 5:00 p.m. or on weekends, when the primary uses within the Corporate Business district are less active.

- **EV-1.4: Prioritize changes to standards that would encourage small business growth.**

Staff Comment: This proposed text amendment would support small business growth by providing more locations for “indoor recreation” uses, while not dominating the large intention of the district.

PART 4: STAFF RECOMMENDATION

If the Town Board supports providing greater opportunity for the “indoor recreation” land use within the Corporate Business (CB) zoning district, Staff recommends approval of the proposed text amendment due to its consistency with policies EV-1.3 and , EV-1.4 of the Huntersville 2040 Plan, and due to the parameters outlined to base usable square-footage on the size of the building it is housed within, to prevent this use from dominating the zoning district. This amendment will also permit a greater range of uses within free-standing or established “flex buildings” that can serve as complimentary uses

PART 5: PUBLIC HEARING

The Public Hearing is scheduled for July 21, 2026.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board review is scheduled for July 28, 2026.

PART 7: ATTACHMENTS

1. Text Amendment Application
2. Proposed Ordinance

PART 8: STATEMENT OF CONSISTENCY – TA26-01		
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA26-01, Planning Staff recommends approval based on consistency with policies EV-1.3 and EV-1.4 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the application because it will allow greater utilization of the Corporate Business (CB) zone for Indoor Recreation uses.	APPROVAL: In considering the proposed amendment TA26-01, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>	APPROVAL: In considering the proposed amendment TA26-01, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i>
DENIAL: N/A	DENIAL: In considering the proposed amendment TA26-01, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>	DENIAL: In considering the proposed amendment TA26-01, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>



Text Amendment Application

Date of Application April 1 2026

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 3.2.9 Section(s): C Accessory uses
Indoor Rec Installation up to 70k

Current Ordinance

See attach chart

Proposed Text

Also note proposed to allow in
freestanding buildings

Economic Development

Reason for Proposed
Change

Attach additional pages if needed.

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

Applicant

Printed Name Huntersville Planning Dept

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

Signature [Signature] Date _____

Title Planning Director Email _____

Address of Applicant _____

Property Owner (if different than applicant)

* Printed Name N/A

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

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

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

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

Contact Information

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

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

Date Received By Planning Department: [Signature]

Staff Initials: 4/1/26

3.2.9 CORPORATE BUSINESS (CB)

Intent: The Corporate Business district is established to provide for large business or light industrial uses and parks which are already in place and for new business or light industrial uses or parks which, because of the scale of the buildings or the nature of the use, cannot be fully integrated into the fabric of the community. The predominant use is that of the workplace. Some institutional uses such as schools and religious institutions may be appropriate if they are sited properly and temporary. The corporate business district, unlike town districts, is buffered from neighboring properties; nonetheless, buildings in the corporate business district that front a town street shall relate to the street as prescribed by building type. Individual workplace buildings oriented to the street and scaled for compatibility with the surrounding environment are also permitted in the Highway Commercial district and, on a smaller scale, in the Town Center, Neighborhood Center, and TND Districts. Such workplaces should not be reclassified to the Corporate Business District. The corporate district is reserved for uses which require very large buildings and/or large parking and loading facilities such as warehouse/distribution operations.

1. Permitted Uses.

Uses Permitted by Right.

- office
- distributive businesses
- inns
- laboratories and research facilities
- manufacturing and assembly, excluding heavy manufacturing
- government buildings
- warehouses, except mini-warehouse storage
- wholesale sales
- vocational and technical schools

Uses Permitted With Conditions.

- automotive country club, (9.57)
- day care center, (9.11)
- commercial communication tower, (9.9)
- essential services 1 and 2, (9.14)
- hotels and motels, (9.45)

• indoor recreation uses may occupy the following gross floor areas of an individual building, whether free-standing or within a business or light industrial park:

<u>Tier</u>	<u>Percentage of Gross Square Footage (GSF)</u>	<u>Usable Area Range</u>
<u>15,000 SF or less</u>	<u>100 %</u>	<u>up to 15,000 SF</u>
<u>15,001 to 50,000 SF</u>	<u>50 %</u>	<u>7,500 to 25,000 SF</u>
<u>50,001 SF or more</u>	<u>40 %</u>	<u>25,000 to 100,000 SF</u>

In all tiers, Indoor Recreation as a use is capped at a maximum square footage of 100,000 square feet.

- schools, (9.35)
- parks, (9.29)

- temporary mobile food sales, (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)

Uses Permitted with Special Use Permit.

- wind energy facility, minor (accessory) (9.53)

2. Permitted Building and Lot Types.

- apartment
- townhome
- duplex
- triplex
- quadplex
- civic building
- highway commercial, up to 65,000 sq. ft. of first floor area
- mixed use, up to 6,000 sq. ft. of first floor area¹
- shopfront, as accessory to workplace
- workplace

3. Permitted Accessory Uses.

- residential uses in a duplex, triplex, quadplex, townhome, or apartment intended for use by personnel employed for security or maintenance
- residential uses in a duplex, triplex, quadplex, townhome, or apartments in a corporate business development of 400 acres or more, with an approved, vested plan so long as (a) the gross land area of the residential use does not exceed 8 percent of the gross land area in the corporate business development; and (b) the number of residential housing developments within the corporate business development is limited to 3
- helistop, (9.18)
- home occupations, (9.19)
- outdoor storage, excluding the storage of construction equipment, (9.26)
- retail, restaurant, personal services, branch banks, conference facilities, clinics, ~~indoor recreation~~ and similar workplace support uses up to 10 percent of gross floor area within the business or light industrial park or 70,000 sq. ft., whichever is less.
- solar energy facility, minor residential (9.54)
- solar facility, minor non-residential (9.54)
- accessory uses permitted in all districts, (8.11)



Request for Board Recommendation

July 28, 2026

To: Board Members

From:

Date: July 28, 2026

Subject:

Explain Request:

Action Recommended:

Alternative Action:

Financial Implications:

Attachments:

None