AGENDA
Regular Planning Board Meeting
September 28, 2021 - 6:30 PM
Virtual Meeting

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

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the August 24, 2021, regular meeting minutes.

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

4. Action Agenda

4.A. TA21-07 Metal Panels for Shopfront Buildings

4.B. Birkdale Village Subdivison Revison

4.C. Consider recommendation on Petition #R21-06, North Creek Village Mixed-Use, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of the NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 303 multi-family units, 65 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113). *(David Peete)*

4.D. Conduct public hearing on Petition #R21-11, a request by Trinity Capital Acquisitions, LLC and Mike Clapp to rezone 23.14 acres from SP-CD to CB-CD at 10695 Hambright Road (Parcel 01740104). *(Jack Simoneau)*

5. Other Business

5.A. Consider adopting the revised Rules of Procedure

6. Adjourn

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

Virtual Meeting

1. Call to Order/Roll Call

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

2. Approval of Minutes

2.A. **Consider approval of the July 27, 2021 Regular Meeting Minutes**

C. Graffy made a Motion to Approve the July 27, 2021, minutes. S. Hensley seconded the motion. The motion passed unanimously (9-0).

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

4. Action Agenda

4.A. **TA21-06 Detached Garages in Farmhouse Clusters**

L. Speight, Planner II entered the Staff Report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed amendment to allow a greater flexibility for detached garages in farmhouse clusters only which generally have a requirement to be rural in appearance. The proposed amendment would allow placement in the side yard. The Huntersville Ordinance Board reviewed the item and unanimously recommended approval. Staff also recommends approval.

F. Gammon made a Motion to Approve TA21-06 to amend Article 3.2.1 (e,6) and amend Article 3.2.2. (e,6) to allow detached garages in the side yard of home lots in farmhouse clusters. The recommendation for approval is based on the amendment being consistent with policies LU 7.1 and LU 9.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning ordinance because it allows home lots in farmhouse clusters to minimize grading and maintains a generally rural appearance of a farmhouse cluster from the public street view. J. Davis seconded the motion. The motion passed unanimously (9-0).

4.B. **R21-09 Caldwell Creek Mixed Use rezone from Corporate Business (CB) & Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes.**

B. Richards, Assistant Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed use of 25,000 square feet of commercial use along the southern boundary, 268 market rate apartments near the center of the project, 125 age restricted units on the eastern portion, and along the northern boundary 35

single family townhomes. This is a total of 428 proposed units with a density of 11.2 units/acre. The development would include a quarter mile of the Church Street extension as well as a quarter mile of the Seam Trail formerly known as the Charlotte – Mooresville Trail, part of the Carolina Thread Trail System. The applicant is proposing a greater tree canopy and specimen save than required.

The applicant is requesting three modifications. The first is a commercial footprint square footage increase from Article 3.2.11 (b) of up to 6,000 square feet to increase to 8,500 square feet on the first floor. This request is due to the required intersection placement of Old Statesville Road and Coach Lane in conjunction with the railroad crossing and topography. Staff states that this is in keeping with the spirit of the Ordinance and they would support the request.

The second modification is for side yard parking. Article 4 indicates parking shall be located to the rear of the building. The applicant is requesting a 50' setback, garage, and evergreen screening in the side yard. Staff states that this is in keeping with the spirit of the Ordinance and they would support the request.

The third modification is for a buffer disturbance along the eastern border of the project. To construct the thoroughfare and BMPs there need to be retaining walls. To accomplish this the 20-foot buffer would need to be disturbed. The applicant is offering to replant that at the rate outlined in the Ordinance of 3 trees and 10 shrubs per 1,000 square feet. Staff states that this is in keeping with the spirit of the Ordinance and they would support the request.

TIA requirements indicate various improvements and a requirement to close Mayes Road and Caldwell Station railroad crossing with a new signalized light and railroad crossing at Coach Lane which would be required on day one of the project.

The projected is located within a mixed-use node as noted in the Huntersville 2040 Plan.

D. Partee asked if the developer had an opportunity to speak with the nearby church regarding the concerns, they expressed related to traffic impact. The developer, Michael Cox, 5128 Bright Road, Charlotte replied that he met with David from the church and reviewed his concerns regarding the traffic, access concerns and connecting to sewer and water. The access concerns were brought up with staff and found not to be an option due to site constraints. The applicant expressed that they would like to work with the church to assist with the other areas of concern when they arrive at that point with the project.

F. Gammon asked if the church tying into the developments BMPs was also discussed. M. Cox confirmed that is correct and they are willing to talk through from an engineering standpoint what that would look like to determine if it is an option that can be pursued.

S. Swanick asked staff why the proposed closings and singular new railroad crossing are being recommended. Staff reviewed that it is a requirement to close three railroad crossings when a new crossing is built. Traffic on Mayes Road will need to take Caldwell Station Road through the proposed new development to cross at the new signalized intersection.

S. Hensley asked the applicant if it will be a phased development. M. Cox responded that at this time their goal is one phase.

C. Boyd asked if Caldwell Station Road is at a sufficient level of service to accommodate the Mayes Road traffic and how the traffic at Mayes Road will be directed to make the hard turn to Caldwell Station Road. Staff commented that Caldwell Station Road is an NCDOT maintained road and the final determination has not been made regarding possible improvements. Michael Incline with Design Resource Group, 2459 Wilkinson Boulevard Charlotte stated he works with the firm that did the traffic study for this and he believes that that the curve will either be flattened out or it will be a stop condition for Caldwell Station Road with Mayes Road having the right-of-way, all of which will be determined by

NCDOT during permitting and design of the site.

F. Gammon commented that Mayes Road does not appear to be at a service level sufficient for three development projects and asked the applicant if they would be willing to commit to doing their best to open an alternate rail crossing as soon as possible. The applicant commented that they are open to the discussion, but it is entirely up to Norfolk Southern.

J. Davis asked how much encroachment or disturbance is expected related to modification number 3 buffer disturbance. Staff responded that all of the buffers will be disturbed for the construction of the retaining wall. Given this abuts a radio tower and not a residence and the applicant will replant, as long as the applicant has a formal encroachment agreement staff is okay with the disturbance.

S. Hensley made a Motion to Approve R21-09 Caldwell Crossing Mixed Use, the Planning Board recommends approval including modification 1)allowing the first floor of each commercial building to be up to 8,500 square feet, modification 2) allowing limited parking in the side yard as most recently proposed on the site plan, modification 3) buffer disturbance along the eastern property line as identified in the current site plan; subject to the following conditions: railroad crossing as designed approved by all required authorities, including Norfolk Southern and NCDOT. The Planning Board finds the plan consistent with the Huntersville 2040 Plan LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1 and EV 1.3. It is reasonable and in the public interest to amend the zoning ordinance because the rezoning plan is supported by section 4, future land use section of the Huntersville 2040 Plan. The required railroad improvements, including a better Norfolk Southern rail crossing as well as additional offsite road improvements will increase the general safety of all residents and visitors in the area. The proposed development will continue to diversify the tax base with additional commercial development and offer a mix of housing options that are needed in Huntersville. G. Baber seconded the motion.

S. Hensley commented that the modifications are reasonable given the site constraints. The condition regarding the rail crossing is not that the signalized light be in place, just that the crossing be approved. His preference would be to see more rail crossings to alleviate traffic but since that is under the control of Norfolk Southern, the focus of improving the safety of crossing by eliminating Mayes Road is still a benefit.

G. Baber asked if S. Hensley would accept an amendment for the applicant to continue to work with Lake Norman Christ Church. S. Hensley commented that would be agreeable as a recommendation but not a requirement. S. Swanick asked if noting the concern of the Planning Board for continued cooperation with the applicant and the church in the minutes would be sufficient. G. Baber agreed.

C. Boyd expressed concern about how many cars will be directed through this neighborhood, walkable area, on-street parking in order to cross the railroad and asked if a speed table is proposed. Staff responded that there is no speed table and that eventually the Church Street extension is proposed to continue down to Highway 73 and up into Cornelius and Davidson, this is simply the first-quarter mile. S. Swanick asked if a ‘no right turn’ sign to direct traffic to the minor thoroughfare would be appropriate. Staff responded this would best be left to the engineering team to determine.

F. Gammon asked what the possibility is Church Street being a 4-lane road, . Staff responded it is slated to be a 2-lane road with Highway 115 eventually becoming a 4-lane road.

F. Gammon made a Substitute Motion to Approve R21-09 Caldwell Crossing Mixed Use. The amendment is consistent with Article 11.4.7.d of the Huntersville Zoning Ordinance and as such is consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 9.1 and EV 1.3. Further the amendment is consistent with Article 11.4.7.3 of the Huntersville Zoning Ordinance as follows: the proposed rezoning is consistent with the overall character of envisioned development in the immediate vicinity; the adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit services, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage

systems, water supplies, and wastewater and refuse disposal. It is reasonable and in the public interest to amend the rezoning plan because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. With site plan changes to remove the offsite grading near the historic Caldwell Station School and providing additional buffering near the school the proposed rezoning will not adversely affect a known archeological, environmental, historical, or cultural resource. The Planning Board also recommends approval for: modification #1 – article 3.2.11 (b) of storefront building type to "up to 8,500 sf of first floor areas (12,500 sf total) for each commercial building as the modification is in keeping with the spirit of the ordinance and therefore supported; modification #2 - side yard parking between apartments B&C, E&D, and H&I based upon agreement with staff to provide a 50 foot setback of garages and evergreen screening; modification #3 – buffer disturbances, a 20 foot buffer on the eastern boundary to accomplish grading, applicant will replant buffer in coordination with staff to ensure compliance with zoning ordinance. Approval is contingent upon the applicant obtaining approval from NCDOT rail and Norfolk Southern to close the Mayes Road and Caldwell Station Crossing sites and approval to open a new crossing site at the intersection of Highway 115 and Colony Road. Revising the site plan to remove off-site grading at the historical Caldwell Station and the Lake Norman Church of Christ. Working with staff to provide additional buffering adjacent to the Caldwell Station site. Submitting specific building elevations for proposed structures. Clarifying how the townhomes adjacent to the greenway will be assessed to meet standards and addressing all outstanding redline comments with staff and an additional request that the applicant continue working with Lake Norman Church of Christ to resolve concerns regarding connection and entry to church from Highway 115 and access to sewer, stormwater and develop BMPs. J. Davis seconded the motion.

There was no further discussion. The motion passed unanimously (9-0).

4.C. **Ranson Road Subdivision**

B. Richards, Assistant Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the proposed 36 single family homes for a density of 2.89 units/acre. An overall open space of 1.6 acres and three urban open spaces. The applicant is requesting one block length modification to 1,043 feet which is the result of creating a larger buffer to the existing neighbors. Staff supports the block length waiver as it creates a better buffer to the existing neighbors. The proposed development is located with the Town Core as identified in the 2040 Plan.

S. Swanick asked for clarification regarding a spite strip. Staff expressed it is the buffer on the entrance that could in the future be used for redevelopment of the adjacent properties.

J. Davis made a Motion to Approve Ranson Road subdivision sketch plan as the application is complete and complies with the Huntersville 2040 Plan, specifically EO5.3 and policy T3.1. Furthermore, Planning Board recommends approval of the block length modification and requests the applicant provides additional right-of-way along Cask Lane, additional on-street parking is accommodated, and all other plan comments are addressed. F. Gammon seconded the motion.

F. Gammon requested an amendment for no construction traffic access through Cobblestone Manor subdivision. J. Davis accepted the amendment.

G. Baber stated he plans to vote denial not because of the motion but due to the density. It is in keeping with newer developments but is nearly twice as dense as adjacent developments. This appears to be the trend in development and leads to the question about where the density will continue to go in the future.

D. Partee asked if there were any additional negative comments that have been unaddressed from the neighborhood meeting. Staff commented that to the best of their knowledge the concerns were addressed with the increased open space and larger buffers.

J. Davis commented she did not support this during the neighborhood meeting either, but she appreciates the adjustments the applicant has proposed to address neighbor concerns and keep the density within

what is permitted in the zoning, and that is why she now supports the plan.

The motion passed (8-1) with G. Baber opposed.

4.D. **Petition #TA21-09, a request by Strategic Capital Partners to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district.**
J. Simoneau, Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff reviewed the map outlining the SWIM buffers for the Town of Huntersville which identifies perennial and intermittent streams. Currently impact of an intermittent/perennial stream requires a variance with mitigation. The proposed text amendment would allow impacted areas within Corporate Business zoning to go through a conditional district rezoning. and mitigation. The same mitigation results are accomplished through a different package.

S. Hensley asked if Special Purpose district should also be included in the text amendment. Staff responded that this is applicant driven and staff was hesitant to include Special Purpose as it has more heavy manufacturing and more nuisance uses.

F. Gammon asked what the other towns are doing regarding this and would this create unnecessary hardship in other zones. Staff stated that several of the towns require variances similar to what we do today, some allow impacts to SWIM buffers without anything special but do one of the nine mitigation options (all municipalities use the same mitigation options). The proposed amendment is a middle ground option in requiring a conditional rezoning. The Ordinance Advisory Board will review this and consider if it should be expanded to other zones. S. Irvin, 19726 Zion Ave, Cornelius, NC 28031 responded for the applicant that Huntersville's rules apply to all streams regardless of drainage area, in Davidson SWIM buffers are required for stream segments that are draining greater than or equal to 50 acres, Cornelius is similar to Davidson but only when greater than 50 acres, and in Mecklenburg/Charlotte/Pineville it is for greater than 100 acres and no buffer requirements when less than 100 acres.

C. Graffy asked what is being adjusted to the mitigation options. Staff clarified that the only mitigation option being adjusted is bottom land hardwood preservation to ensure that trees are not being counted twice.

S. Hensley made a Motion to Approve TA21-09 based on consistency with LU8, EV1 and EOS1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the zoning ordinance because the amendment allows greater flexibility and an additional option to impact SWIM buffers subject to a conditional rezoning and mitigation. C. Boyd seconded the motion. The motion passed (8-1) with F. Gammon opposed.

4.E. **R21-08 - Beltway 77 Industrial rezone subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.**
B. Priest, Principal Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit E and incorporated herein by reference. Staff reviewed the plan of over million square feet of office/warehouse/distribution space. The purpose of the rezoning is to modify the buffer requirements along the internal street and along Highway 77 from 50 feet down to 25 feet. As part of this application, the applicant is looking to get approval to disturb some SWIM buffers based on the proposed TA21-09 just discussed. The applicant has agreed to resubmit their mitigation plan to either do wetlands preservation or hardwood preservation. The TIA will need to be finalized and the applicant will have to commit to the adjustments prior to the Town Board hearing, however that has not been completed at this time. The buffer modification would be at pinch points where the buffer would be reduced to 15-20 feet. With the proposed landscaping staff is comfortable with the screening. The tree mitigation does not

currently meet the 30% specimen tree save so the applicant is looking to mitigate, which is permitted, and will be administratively finalized.

Staff is comfortable not requiring that the greenway go through this property as shown in the 2040 Plan as Parks and Recreation have stated that they will be emulating the Mecklenburg County Greenway plan which has the path going around this parcel. The applicant is also requesting a block length waiver which staff supports based on the difficulty of trying to have a connected street to the east of this property where the highway is or to the west where the cemetery and creek are located. Staff and the applicant are discussing potential traffic calming devices to install.

The applicant is including the Hambright connection in TIA assumptions for CATS proposed Park and Ride operations. It is possible that the applicants project will be completed prior to CATS construction being completed but staff is confident that all parties are in support of this it just a matter of when it will be built. Staff recommends approval with conditions of the remaining outstanding items.

C. Boyd asked for confirmation that the greenway will still be supported. Staff confirmed that the preferred Mecklenburg County route will be supported which does not run through the parcel.

D. Partee asked staff about the statement in the report that states that the building will destroy existing wetlands, qualifying and intermittent streams and asked how the developers will address the stream flow and prevent flooding/drainage of the streams. Staff responded that the engineers would review the plan to have the water that falls flow into the BMPs and then ultimately continue on into the streams.

J. Davis asked for confirmation that the wetlands are rain fed and not spring fed. Staff responded that the applicant has completed a wetland study and he believes that would have been identified. Austin Watts, Kimley-Horn 200 S Tryon Street Charlotte; he stated that to the best of his knowledge these are not spring fed they are simply catching the runoff that is currently grading to them and upon development would be graded with an additional 20 feet of fill that would go over the top to prevent any type of vapor intrusion.

S. Hensley made a Motion to Approve R21-08 based on the amendment being consistent with the 2040 Community Plans policy LU1.1, LU5.1, LU7.1 and the Economic Development Goal to maintain the current percentage of tax revenue in non-residential uses. It is reasonable and in the public's interest to amend the zoning ordinance because the proposed zoning CB is the same as the current zoning and therefore no additional uses are allowed due to this plan. Our recommendation is subject to five conditions; 1. That the SWIM buffer amendment is adopted, and mitigation is approved. 2. The TIA is accepted, and all required mitigation is committed to by the applicant. 3. Updated tree mitigation plan is submitted showing conformance to Article 7.4. 4. The rezoning notes are amended to keep the general design of the buffer, the street and the frontage conditions. 5. Minor comments on the plan addressed prior to final approval. J. Sny seconded the motion.

C. Graffy expressed concerns regarding the staff's comments that they do not support without the outstanding issues which are included in the motion but appear significant regarding the TIA, the mitigation plan, the multitude of rezoning notes which could allow major changes to the plan without the Planning Boards review or input. In her opinion it feels negligent to turn this over to the Town Board for their consideration without input on these five issues despite her support of this project.

G. Baber commented he was also uncomfortable to begin with but with the updates to the plan he is now comfortable supporting the plan.

F. Gammon expressed he also shares the concerns and the text amendment that this is predicated on. He does not want to hold that against this project which is a great tax base and beneficial to the Town, but he does have a concern about saying that a variance is an unnecessary hardship when it is just a requirement, not an unnecessary hardship.

S. Hensley expressed his agreement to have everything clean and ready to move to the Town Board which is part of their job as the Planning Board. He feels that with staffs updates he was comfortable with the five modifications he put in the motion which are really at an administrative level and are either completed or the plan is not approved.

The motion passed (8-1) with C. Graffy opposed because it is not deferred.

4.F. **TA21-10 - CB/CI/SP - Buffer flexibility along public streets and rights of way**

B. Priest, Principal Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit F and incorporated herein by reference. Staff reviewed the current Article 7.5.3 footnote which has a provision to remove the 80-foot buffer if you meet the qualifications. The trend has been to request this modification to make existing parcels work for their projects. The Huntersville 2040 Plan recommended that within the Employment Centers we may want to review this requirement for potential flexibility along the street frontages.

The proposed language specifies requirements for reduction of buffer and places some tiers instead of eliminating the buffer altogether.

C. Boyd asked what type of architectural elements are required to reduce the buffer. Staff reviewed some samples based on Article 4 which would include a build-to line, windows, doors and be constructed to be pedestrian friendly to their business.

D. Partee made a Motion to Approve TA21-10 to amend Article 7.5.3 to add flexibility to the CB/CI/SP buffer, the Planning Board recommends approval based on the amendment being consistent with the 2040 Plan policy LU7.1 AND EV2. It is reasonable and in the public interest to amend the Zoning Ordinance because the amendment would allow economic development site design flexibility, while preserving the aesthetics of the public street and pedestrian realm. C. Graffy seconded the motion.

The motion passed unanimously (9-0).

5. Other Business

5.A. Discussion on Affordable Housing

S. Swanick commented that this is a topic important to him that was not covered in-depth in this Huntersville 2040 Plan. The example was given of Davidson who has an entire section of their Ordinances dedicated to addressing Affordable Housing. There are at least nine communities listed with affordable housing components. Development restrictions requiring 12.5% of every development being required to have an affordable component with affordability being defined by a percentage of the average median income in the area.

A model that makes affordable housing work is having the developer price a product at ‘below market’ and then deed restrictions are placed on the property so that when it is sold it must be purchased by an owner-occupant and cannot appreciate to it’s true market value, keeping it at an ‘affordable’ price point to make it possible for buyers to qualify for home ownership.

He then proposed a sub-committee to identify how this issue can be addressed by the Town of Huntersville with cross-board participation.

J. Davis commented that she appreciates this topic being brought up and she would be happy to participate on a sub-committee. She agrees that more options are needed for families to be able to live in Huntersville.

D. Partee commented he would be interested in serving on the sub-committee to look into a system that can be brought to Huntersville Town Board. We are one of the towns that have been remiss in trying to

look into a project such as this.

C. Graffy asked staff if there is a map that shows housing values and prices in different sections of town and/or rental rates. Staff responded that we do not have that data and it is data that changes so rapidly it would be difficult to keep up to date. Staff commented that within the Town Core the Neighborhood Residential zoning does not have a minimum lot width or lot size requirement so the zoning would permit affordable housing, it simply has not been taken advantage of by developers. Additionally, the Town has permitted by-right accessory dwelling units for 25 years as another option. In the case of Davidson, they are taking a proactive role to require 12.5% of affordable housing which has legal challenges.

S. Swanick commented that the real estate market may have the tools we are looking for that could assist us with this research. In response to staff comments, he agrees that the Town has methods in place and the question is, can we do more as a Town? Should we do more so that certain populations are not let behind or that affordability necessitates that they live 45 minutes away.

J. Davis asked if Staff is in support of starting a sub-committee on this topic at this time. Staff responded that we would do what we need to do to support the community, we happen to be extremely busy at the moment with new staff getting trained and up to speed, and it would be helpful to know what the Town Board would like staff to dedicate the time to given this is a huge issue.

S. Swanick asked if the Planning Board can formulate a sub-committee for their discussion only so that they can determine what they would like to present to the Town Board, and what the requirements are of Board members regarding having these discussions. Staff recommended that those interested review with Town Attorneys what is permitted.

All those interested have decided to reach out to Town Board members by email and determine if there is an interest and if they would like to add forming an Affordable Housing sub-committee to the September Planning Board agenda.

5.B. Review updated Rules of Procedure

J. Simoneau reviewed with the Board that there was adjusted language under Item 5, Section III for their review. The updated Rules of Procedure may be considered for a vote at the September meeting. There were no questions or concerns regarding the updated rules.

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

The Board has requested that we poll them for a virtual training on a Tuesday evening.

6. Adjourn

D. Partee made a Motion to Adjourn. C. Graffy seconded the motion. The motion passed unanimously (9-0).

Town of Huntersville
Planning Board
September 28, 2021

To: Town Board

From: Lauren Speight, Planner II

Date: September 28, 2021

Subject: TA21-07 Metal Panels for Shopfront Buildings (Lauren Speight)

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

ACTION RECOMMENDED:
Consider a recommendation for TA21-07 Metal Panels for Shopfront Buildings

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. TA21-07 Metal Panel - PB Staff Report _9 28 21 Web

TA 21-07 – Metal Panels for Shopfront Buildings Types

PART 1: DESCRIPTION

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

PART 2: BACKGROUND

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

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

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

PART 4: STAFF RECOMMENDATION

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

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

Article 4: Shopfront Building, Architectural Standards Principles, B

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

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

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

PART 6: PUBLIC HEARING

The Public Hearing took place September 7, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

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

PART 8: ATTACHMENTS AND ENCLOSURES

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

PART 9: STATEMENT OF CONSISTENCY – TA21-07

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

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

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

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

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

Section 2. That this ordinance shall become effective TBD

HUNTERSVILLE ORDINANCE ADVISORY BOARD: July 1, 2021, recommended approval
PUBLIC HEARING DATE: September 7, 2021
PLANNING BOARD MEETING: September 28, 2021
TOWN BOARD DECISION: October 18, 2021

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application 6/17/21

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

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

Current Ordinance

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

Proposed Text

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

Reason for Proposed Change

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

Attach additional pages if needed.

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

Applicant

Printed Name Nick Lombardo

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

Signature Nick C Lombardo Date 6/17/21

Title Development Manager Email Nick.Lombardo@naproperties.com

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

Property Owner (if different than applicant)

* Printed Name DDRTC Birkdale Village, LLC

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

Signature _____ Date 6/17/21

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

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

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

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

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-875-6546
PO Box 664	Physical Address:	105 Gilead Road, Third Floor, Huntersville, NC 28078
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Date Received By Planning Department: _____

Staff Initials: _____

Town of Huntersville
Planning Board
September 28, 2021

To: Town Board

From: Brian Richards, Assistant Director

Date: September 28, 2021

Subject: Birkdale Village Subdivison Revison

EXPLAIN REQUEST:

Consider making a recommendation on Birkdlae Village Subdivision Sketch Plan Revision. A request by DDRTC Birkdlae Village, LLC to subdivide +/- 1.78 acres of land located at Birkdlae Commons Parkway to create 4 Lots, abandon right of way, and revise Common Open Space.

ACTION RECOMMENDED:

Consider making a recommendation on Birkdlae Village Subdivision Sketch Plan Revision. A request by DDRTC Birkdlae Village, LLC to subdivide +/- 1.78 acres of land located at Birkdlae Commons Parkway to create 4 Lots, abandon right of way, and revise Common Open Space.

FINANCIAL IMPLICATIONS:

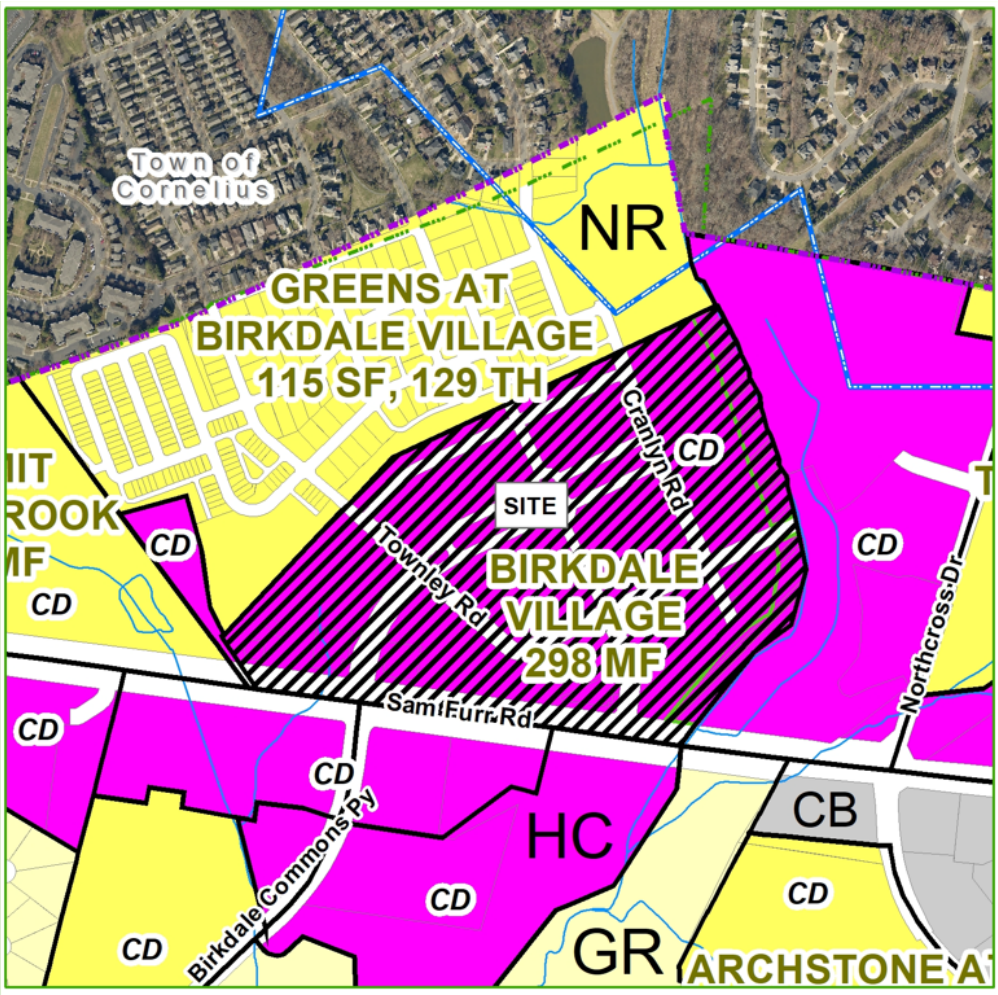
N/A

ATTACHMENTS:

1. BDV2021 Staff Report (PB) 092821
2. Attachment A - Application
3. Attachment B - BDV Sketch Plan
4. Attachment C - BDV Neighborhood Meeting
5. Attachment D - BDV Development Standards 2-9-01
6. Attachment E - BDV Sketch Unsigned 7-22-04
7. Attachment F - BDV Plat Map 1 MB34 Page 795

Birkdale Village Subdivision Sketch Plan Revision

PART 1: PROJECT SUMMARY



Applicant: DDRTC Birkdale Village, LLC

Property Owner(s): DDRTC Birkdale Village LLC

Property Address: 16912 Birkdale Commons Pkwy.

Project Area Size: (+/-) 1.78 acres
Birkdale Village 53.39 acres

Parcel Number(s): 00537155, 00537156, 00537163, 00537198

Current Zoning: Highway Commercial Conditional District HC(CD).

Current Land Use: Common Open Space

Proposed Land Use: Commercial, Common Open Space, Urban Open Space.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: Subdivide existing parcels to create properties for commercial use (repurpose 0.8 acres of Common Open Space) and to abandon right of way (Lindholm Dr) to revise common areas.
2. Adjoining Zoning and Land Uses:
   North: Neighborhood Residential (NR) – Single Family and Townhomes: Greens at Birkdale Village
   South: Highway Commercial (HC) – Commercial Development: Birkdale & Birkdale Landing
   East: Highway Commercial (HC) – Office Buildings
   West: Neighborhood Residential (NR) & Highway Commercial (HC) – Single-family, Townhomes, and Apartments: Greens at Birkdale Village, Birkdale Active Adult (under construction)
3. A neighborhood meeting was held on August 11th, 2021. The complete meeting summary is provided in Attachment C.
4. Birkdale Village was originally rezoned in 1996 (R96-07) and has had two revisions (R97-23 & R01-03).
5. The original subdivision was approved for 20 lots. The proposed Sketch Plan amendment would allow for 24 lots.

6. The project area contains 142 trees. 32 are to be removed due to construction and sight distance. The developer is offering to replant 21 trees. The 2001 Zoning Ordinance Article 7 requires the developer to make every reasonable effort to protect and retain all existing trees not lying in the roadways, drainageways, and building foundations.
7. The subdivision will be redeveloped in one phase.
8. A water quality concept plan is not needed as there will be no additional impervious area.
9. Required Urban Open Space is provided via the McDowell Creek Greenway (4.62 acres) and a Promenade (0.16 acres). There will be 2.2 acres of Common Open Space. 0.8 acres of existing Common Open Space will be converted to buildable lots.

Existing:

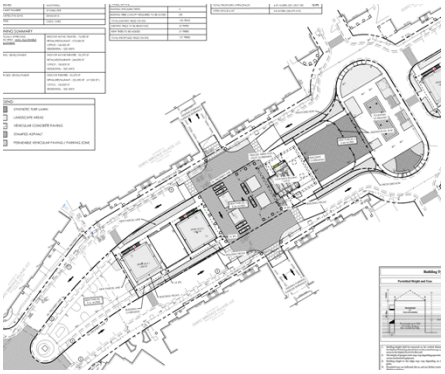
Proposed:

10. The redevelopment will reduce parking by 78 spaces. The Ordinance requires 1,082 parking spaces and the revised development plan offers 1,940 parking spaces and introduces a formalized valet parking service.
11. The applicant is requesting the following modifications to Ordinance Requirements:
    - <u>Block Length:</u> The applicant is requesting a block length modification per Article 5.2 which states major residential subdivision blocks are not to exceed 500 linear feet. This Article also allows the Town Board to authorize greater block lengths where a longer block will reduce the number of railroad grade crossings, major stream crossings; or, where longer blocks will result in an arrangement of street connections, lots and public space more consistent with Article 5 and Article 7.

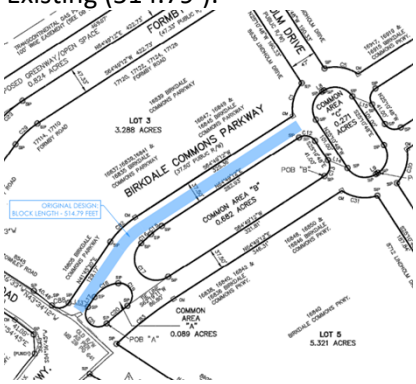
      Block Length for Birkdale Commons Parkway would be 575.54' feet.

      Staff supports this modification request as the road design allows for a larger contiguous open space that will serve as the centerpiece of Birkdale Village.

Revised Design (575.54'):



Existing (514.79'):



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

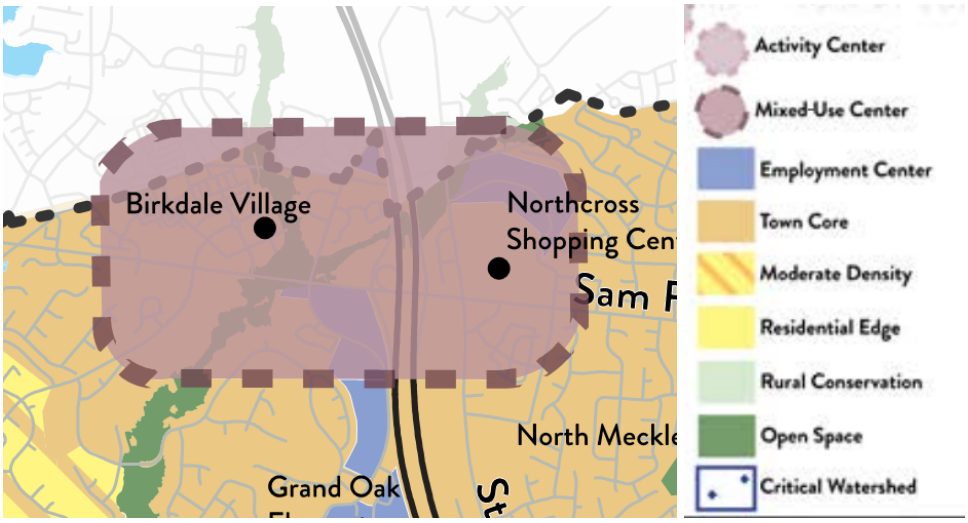
Traffic Impact Analysis (TIA)

A TIA was not required for the development.

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the "general requirements and policies to be used in the design, review, and approval" of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board's consideration of the Birkdale Village Subdivision Revision.

1. **Consistency with adopted public plans and policies.**



Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

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

- Birkdale Village lies completely within the "Town Core" Future Land Use Character Area of the 2040 Community Plan.

- **Policy LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.**
- **Policy LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans**.
- **Policy LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas.** The current zoning ordinance has basic form and based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.
- **Policy EV 2.1: Promote and encourage local businesses, particularly small business.**

2. Conformity.
The redevelopment is consistent with the existing Birkdale Village development.

3. Access between Adjoining Properties.
The subdivision provides three (3) connections to the Greens at Birkdale Village and two (2) to Sam Furr Rd. Additionally Townley Rd provided a street stub to the east for future connectivity.

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

5. Mature trees and natural vegetation.
The project area contains 142 trees. 32 are to be removed due to construction and sight distance. The developer is offering to replant 21 trees, as outlined in Part 2, Item 6.

6. Access to parks, schools, etc.
Birkdale Village is adjacent to the McDowell Creek Greenway.

7. Discourage through traffic.
All streets are appropriately sized for traffic.

8. Relationship to railroad rights-of-way.
Not Applicable.

9. Half streets.
Not Applicable.

10. Parallel streets along thoroughfares.
Not Applicable.

11. **Public School and Public Park Sites**
The parcels associated with the Birkdale Village Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities
The parcels associated with the Birkdale Village Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed Street names
No new names are needed.

14. Easements.
Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.
Water and sewer service are already being provided to the development.

16. Restrictions on the subdivision of land subject to flooding.
There are no streams identified on the site.

17. Open Space
Two types of Urban Open Space are being provided (Greenway and Promenade) as well as Common Open Space, as outlined in Part 2, Item 9.

18. Impact of Development on Public Facilities
There is no indication the proposed subdivision will adversely impact the public.

PART 5: STAFF RECOMMENDATION

In considering Birkdale Village Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town's future land use plans as mentioned above.
- The Birkdale Village Subdivision Revision can be supported by staff subject to the following:
  - The block length modification request is approved.
  - All other plan comments are addressed.

The Birkdale Village Subdivision Revision Sketch Plan complies with all applicable requirements once the conditions listed above are addressed. Staff recommends approval of the proposed Subdivision Sketch Plan subject the block length modification being approved and all other plan comments are addressed.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board will review on Tuesday, September 28th, 2021.

PART 7: ATTACHMENTS AND ENCLOSURES

A – Subdivision Sketch Plan Application
B – Proposed Birkdale Village Subdivision Sketch Plan
C – Neighborhood Meeting Report
D – Birkdale Village Development Standards 2-9-01
E – Birkdale Village Sketch Plan Unsigned 7-2-04
F – Birkdale Village Plat

PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in Section 6.320.5 of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.

General Application

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

1. Application Type

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

☐ Change of Use ☐ Commercial Site Plan ☐ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☒ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 06-04-2021

Name of Project Birkdale Village Phase # (if subdivision) _____

Project Address 16912 and 16834 Birkdale Commons Py, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 00537155, 00537156, 00537163, and 00537198

Current Zoning District HC-CD Proposed District (for rezoning only) _____

Property Size (acres) 1.78 acres total Street Frontage (feet) 2,234 feet total

Current Land Use Commercial Common Area

Proposed Land Use(s) Commercial Common Area, Retail, Restaurant

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
This project is the redevelopment of the Birkdale Village Commercial Common Area. We will be subdividing the existing parcels to accommodate new properties for new retail and restaurant buildings. This project will also include Right of Way abandonment to connect the new common areas.

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 DDRTC Birkdale Village, LLC Phone 404-946-0939

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

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

Signature _____ Printed Name: Mike Lant

Title Senior VP Development Email Mike.Lant@NAProperties.com

Address of Applicant 1175 Peachtree Street, Suite 1650, Atlanta, Georgia 30361

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____

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

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

Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

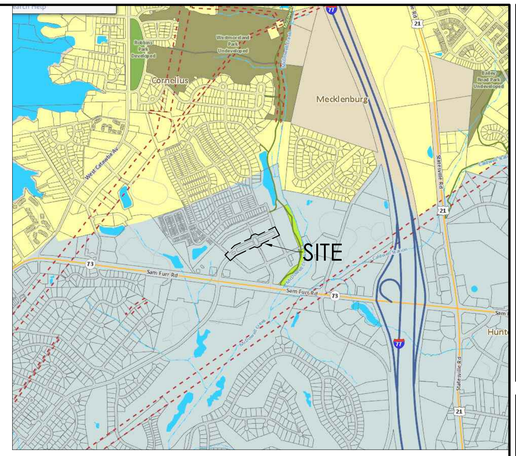
Development Firm	Name of Contact	Phone	Email
North American Properties	Nick Lombardo	404-946-0939	Nick.Lombardo@NAProperties.com
Design Firm	**Name of Contact**	**Phone**	**Email**
HensonFoley Design	Jay Henson	704-875-1615	jay@hensonfoley.com

Contact Information

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

Sheet List Table

Sheet Number	Sheet Title
C01	COVER
C02	SURVEY
C02A	SURVEY
C03	OVERALL SITE PLAN
EX01	IMPERVIOUS EXHIBIT - EXISTING
EX01A	IMPERVIOUS EXHIBIT - PROPOSED
EX02	PARKING EXHIBIT
EX03	TREE EXHIBIT



VICINITY MAP
SCALE: N.T.S.

SUBDIVISION SKETCH PLAN PACKAGE
PROPOSED

BIRKDALE MAIN ENTRY
HUNTERSVILLE, MECKLENBURG COUNTY, NC

EPM # 424415

REFERENCE PREVIOUS REZONING DOCUMENT: **R 01-03**

OWNER/DEVELOPER:

DDRTC BIRKDALE VILLAGE, LLC
C/O NORTH AMERICAN PROPERTIES
8712 LINDHOLM DR SUITE 206
HUNTERSVILLE, NC 28078
PH: (404) 946-0939

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

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

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT No. 100 PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING 8-31-2021

BIRKDALE VILLAGE
PARCEL ID : 00537155, 00537156, 00537163, 00537198
BIRKDALE COMMONS PARKWAY, HUNTERSVILLE NC 28078

COVER

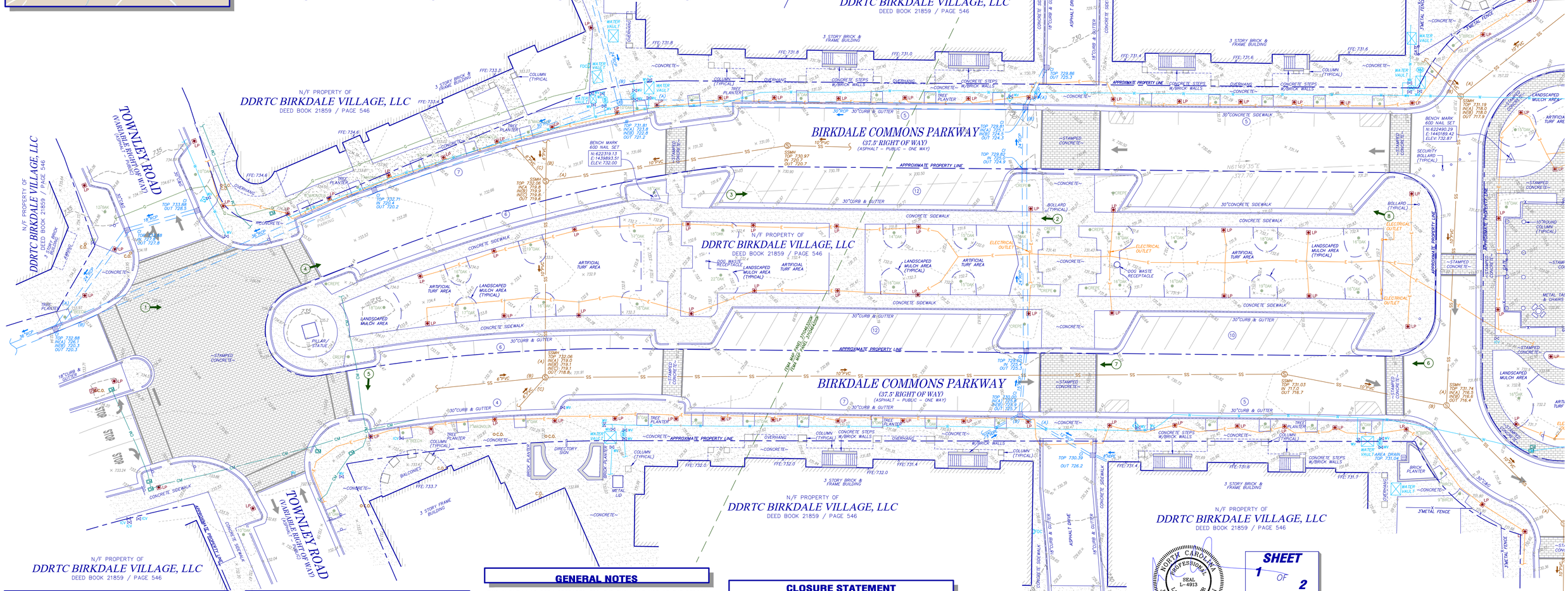
REVISIONS:
2021/08/03 - TOWN/COUNTY COMM.
2021/08/31 - TOWN/COUNTY COMM.

C01 - COVER.DWG
PROJECT NUMBER: 221012
DATE: 03/22/2021 DRAWN BY: TSF
SHEET C01 OF 3

VICINITY MAP

SITE LOCATION – LATITUDE: 35° 26' 45" LONGITUDE: 80° 52' 46"

SITE PHOTOGRAPHS



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS	
AC	AIR CONDITIONER		OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE		POWER POLE
BSL	BUILDING SETBACK LINE		GUY WIRE
CI	CURB INLET		POWER LINE
CMP	CORRUGATED METAL PIPE	LP	LIGHT POLE
CMF	CONCRETE MONUMENT FND		ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT		
CPED	COMMUNICATION PEDESTAL		WATER VAULT
CTP	CRIMPED TOP PIPE		
DI	DROP INLET		
DIP	DUCTILE IRON PIPE		GAS VALVE
DWCB	DOUBLE WING CATCH BASIN	GM	GAS METER
FNC	FENCE		WATER VALVE
FND	FOUND	WM	WATER METER
GM	GAS METER		FIRE HYDRANT
INV	INVERT	E	UNDERGROUND ELECTRIC LINE
JB	JUNCTION BOX	G	UNDERGROUND GAS LINE
MH	MANHOLE	CM	UNDERGROUND COMMUNICATION LINE
OCS	OUTLET CONTROL STRUCTURE	W	UNDERGROUND WATER LINE
OTP	OPEN TOP PIPE	1	PHOTO POSITION INDICATOR
PM	POWER METER		
PKS	PK NAIL SET	XX	REGULAR PARKING SPACE COUNT
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		HANDICAP PARKING SPACE
RCP	REINFORCED CONCRETE PIPE		TREE POSITION INDICATOR
RBR	IRON REINFORCING BAR		SIGN
SS	SANITARY SEWER		
SWCB	SINGLE WING CATCH BASIN		
TRANS	ELECTRIC TRANSFORMER		

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 3710463200K AND 3710464200K, AND THE DATE OF SAID MAPS ARE SEPTEMBER 2, 2015. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES ESTABLISHED BY NGS OPUS-RS SOLUTION REPORTS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(CORS96)-STATE PLANE COORDINATE SYSTEM OF ALABAMA-EAST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988(GEOID09). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

NO BOUNDARY SURVEY PERFORMED BY GEOSURVEY, LTD. PROPERTY LINES SHOWN ARE APPROXIMATE PER THE FINAL PLAT FOR BIRKDALE VILLAGE AS RECORDED IN MAP BOOK 36, PAGE 349, MECKLENBURG COUNTY, NC.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,219 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET. CAJ INIT.

IF YOU DIG

811

Know what's below.
Call before you dig.
Dial 811
Or Call 877-632-5050

GRAPHIC SCALE

0 10 20 50 100

1" = 20'

NORTH CAROLINA PROFESSIONAL SEAL L-4913 LAND SURVEYOR JAMES R. COLEMAN

SHEET 1 OF 2

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com

PARTIAL TOPOGRAPHIC SURVEY OF

Birkdale Village

FOR

DDRTC Birkdale Village, LLC

GS JOB NO:	20206860	DRAWING SCALE:	1"= 20'
FIELD WORK:	ZM	CITY: HUNTSVILLE	STATE: NC
PROJ MGR:	CAJ	COUNTY: MECKLENBURG	
REVIEWED:	JTN		
DWG FILE:	20206860.dwg		

SURVEY DATE: 01/21/2021

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

SUBSURFACE UTILITY INVESTIGATIONS, LLC
898 SWEET BRIAR TRAIL
CONYERS, GEORGIA 30094
(770) 557-4142

SUBSURFACE UTILITY INVESTIGATIONS, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

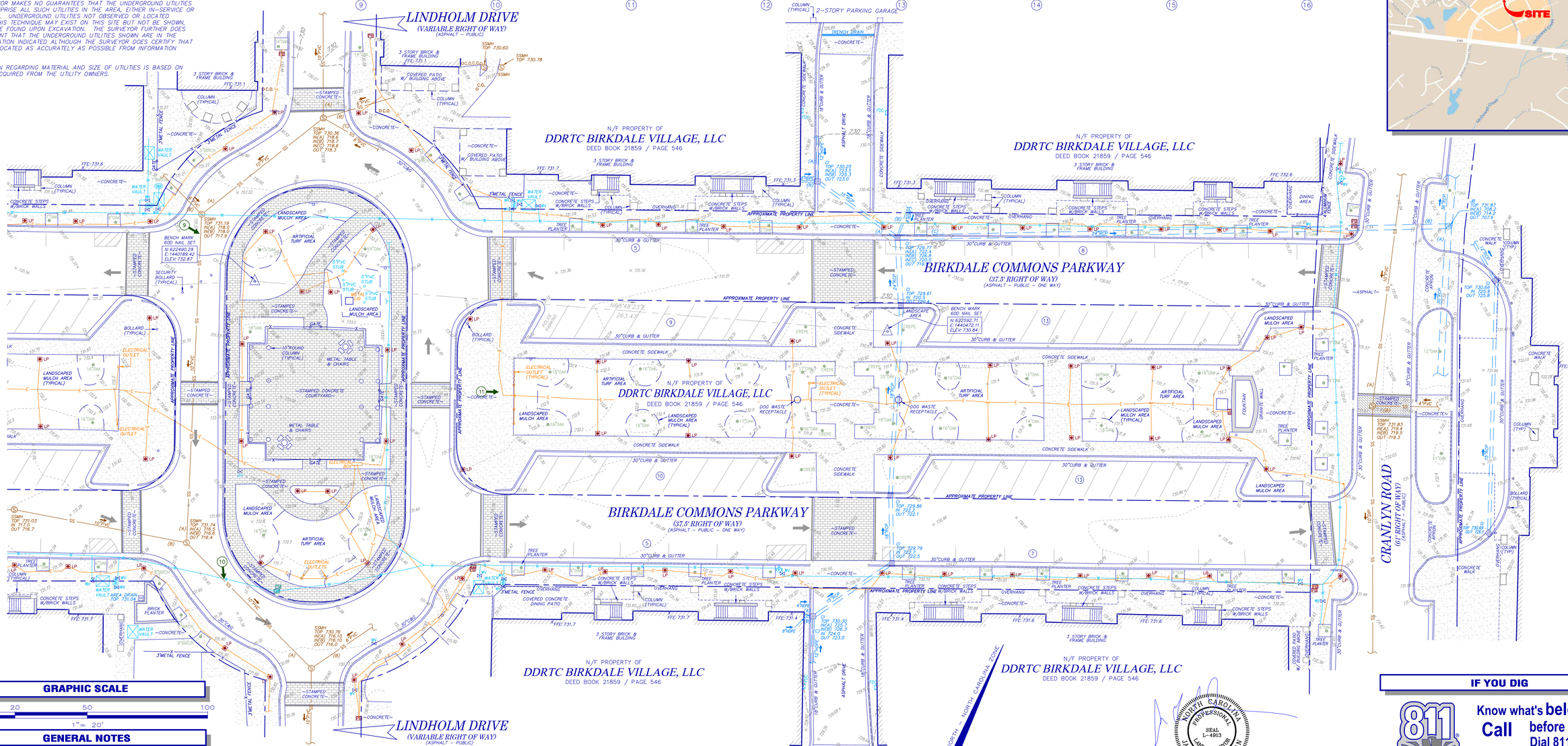
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

SITE PHOTOGRAPHS

9 10 11 12 13 14 15 16

VICINITY MAP

SITE LOCATION – LATITUDE: 35° 26' 45" LONGITUDE: 80° 52' 46"



GRAPHIC SCALE

0 10 20 50 100

1" = 20'

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 3710463200K AND 3710464200K, AND THE DATE OF SAID MAPS ARE SEPTEMBER 2, 2015. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES ESTABLISHED BY NGS OPUS-RS SOLUTION REPORTS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(CORS96)-STATE PLANE COORDINATE SYSTEM OF ALABAMA-EAST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988(GEOID09). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES

NO BOUNDARY SURVEY PERFORMED BY GEOSURVEY, LTD. PROPERTY LINES SHOWN ARE APPROXIMATE PER THE FINAL PLAT FOR BIRKDALE VILLAGE AS RECORDED IN MAP BOOK 36, PAGE 349, MECKLENBURG COUNTY, NC.

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS
AC	AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE	POWER POLE
BSL	BUILDING SETBACK LINE	GUY WIRE
CI	CURB INLET	POWER LINE
CMP	CORRUGATED METAL PIPE	LIGHT POLE
CMF	CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT	
CPED	COMMUNICATION PEDESTAL	
CTP	CRIMPED TOP PIPE	WATER VAULT
DI	DROP INLET	
DIP	DUCTILE IRON PIPE	
DWCB	DOUBLE WING CATCH BASIN	GAS VALVE
FNC	FENCE	GAS METER
FND	FOUND	WATER VALVE
GM	GAS METER	WATER METER
INV	INVERT	FIRE HYDRANT
JB	JUNCTION BOX	
MH	MANHOLE	UNDERGROUND ELECTRIC LINE
OCS	OUTLET CONTROL STRUCTURE	UNDERGROUND GAS LINE
OTP	OPEN TOP PIPE	UNDERGROUND COMMUNICATION LINE
PM	POWER METER	UNDERGROUND WATER LINE
PKS	PK NAIL SET	
POB	POINT OF BEGINNING	PHOTO POSITION INDICATOR
POC	POINT OF COMMENCEMENT	
RCP	REINFORCED CONCRETE PIPE	REGULAR PARKING SPACE COUNT
RBR	IRON REINFORCING BAR	
SS	SANITARY SEWER	
SWCB	SINGLE WING CATCH BASIN	HANDICAP PARKING SPACE
TRANS	ELECTRIC TRANSFORMER	
		TREE POSITION INDICATOR
		SIGN

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 39,219, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET. CAJ INIT.

NORTH CAROLINA PROFESSIONAL SEAL L-4913 LAND SURVEYOR JAMES R. COLEMAN

SHEET 2 OF 2

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 877-632-5050

PARTIAL TOPOGRAPHIC SURVEY OF

Birkdale Village

FOR

DDRTC Birkdale Village, LLC

GS JOB NO:	20206860	DRAWING SCALE:	1" = 20'
FIELD WORK:	ZM	CITY: HUNTSVILLE	STATE: NC
PROJ MGR:	CAJ	COUNTY: MECKLENBURG	
REVIEWED:	JTN		
DWG FILE:	20206860.dwg		

SURVEY DATE: 01/21/2021

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

SITE DATA

LOCATION: 16912, 16908 AND 16834 BIRKDALE COMMONS PY (PIN# 00537155, 00537156, HUNTERSVILLE, MECKLENBURG COUNTY 28078 00537163, 00537198)	
CURRENT ZONING: HC (CD)	
CURRENT USE:	COMMERICAL COMMON AREA
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	**PROVIDED**
TOTAL BIRKDALE VILLAGE AREA	53.39 AC (2,325,668 SF)
TOTAL LOT ACREAGE (EX. PARCELS)	1.78 AC (77,764 SF)
TOTAL PROJECT AREA	2.34 AC (101,972 SF)
PRINCIPAL USE(S)	RETAIL/RESTAURANT/COMMON OPEN SPACE
LOT & BUILDING TYPE	SHOP FRONT BUILDING
ZONING DISTRICT	HC-CD
OVERLAY DISTRICT	PA-2 MTN ISLAND LAKE WATERSHED
PERCENT IMPERVIOUS ALLOWED	HIGH DENSITY - 70%
PERCENT IMPERVIOUS SHOWN	NO NET GAIN WITHIN DISTURBED AREA
EXISTING LOT # (TOTAL BIRKDALE)	20 LOTS
PROPOSED LOT # (TOTAL BIRKDALE)	24 LOTS
LOT SIZE RANGE	0.16 ACRES - 0.54 ACRES
LOT WIDTH RANGE	40' - 81'
BUILD TO LINE	4' - 18'
CORNER SETBACK	REPLICATE FRONTAGE CONDITIONS
WATERSHED	McDOWELL
FEMA MAP NUMBER	3710465100K
FEMA EFFECTIVE DATE	09/02/2015
SOIL TYPE	CeD2, CeB2

ZONING SUMMARY

PREVIOUSLY APPROVED GROSS AREA - MAX. ALLOWABLE DEVELOPMENT	INDOOR MOVIE THEATRE - 75,000 SF RETAIL/RESTAURANT - 275,000 SF OFFICE - 160,000 SF RESIDENTIAL - 320 UNITS
EXISTING DEVELOPMENT	INDOOR MOVIE THEATRE - 53,270 SF RETAIL/RESTAURANT - 244,590 SF OFFICE - 150,829 SF RESIDENTIAL - 320 UNITS
PROPOSED DEVELOPMENT	INDOOR THEATRE - 53,270 SF RETAIL/RESTAURANT - 252,090 SF (+7,500 SF) OFFICE - 150,829 SF RESIDENTIAL - 320 UNITS

LEGEND

- SYNTHETIC TURF LAWN
- LANDSCAPE AREAS
- VEHICULAR CONCRETE PAVING
- STAMPED ASPHALT
- PERMEABLE VEHICULAR PAVING / PARKING ZONE

PARKING COUNT

PROJECT SCOPE	
EXISTING PARALLEL PARKING	71
EXISTING PARALLEL PARKING TO REMAIN	57 (-14)
EXISTING ANGLED PARKING	90
EXISTING ANGLED PARKING TO REMAIN	26 (-64)
TOTAL PARKING TO BE REMOVED	78 PARKING SPACES
TOTAL BIRKDALE VILLAGE	
EXISTING RESIDENTIAL SF @ 1 SPACES PER DWELLING UNIT (1 BR) 1.5 SPACES PER DWELLING UNIT (2+ BR)	164 (1 BR) X 1 = 164 SPACES 134 (2 BR) X 1.5 = 201 SPACES 22 (3 BR) X 1.5 = 33 SPACES
REQUIRED PARKING SPACES	TOTAL 398 PARKING SPACES
EXISTING COMMERCIAL SF @ 2 SPACES/1,000 SF	334,573 SF (334.57 x 2 = 669)
REQUIRED PARKING SPACES	669 PARKING SPACES
PROPOSED COMMERCIAL SF @ 2 SPACES/1,000 SF	7,500 SF (7.5 x 2 = 15)
ADDITIONAL REQUIRED PARKING SPACES	15 PARKING SPACES
TOTAL PROPOSED COMMERCIAL SF @ 2 SPACES/1,000 SF	342,073 SF (342.07 x 2 = 684)
TOTAL REQUIRED PARKING SPACES	684 PARKING SPACES
TOTAL REQUIRED PARKING (RESIDENTIAL+COMMERCIAL)	1,082 PARKING SPACES
TOTAL PROVIDED PARKING (RESIDENTIAL+COMMERCIAL)	1,940 PARKING SPACES

TREE SAVE

EXISTING SPECIMEN TREES	0
EXISTING TREE CANOPY REQUIRED TO BE SAVED	0%
TOTAL EXISTING TREES ON SITE	142 TREES
EXISTING TREES TO BE REMOVED	32 TREES
NEW TREES TO BE ADDED	21 TREES
TOTAL PROPOSED TREES ON SITE	131 TREES

IMPERVIOUS SUMMARY - SITE

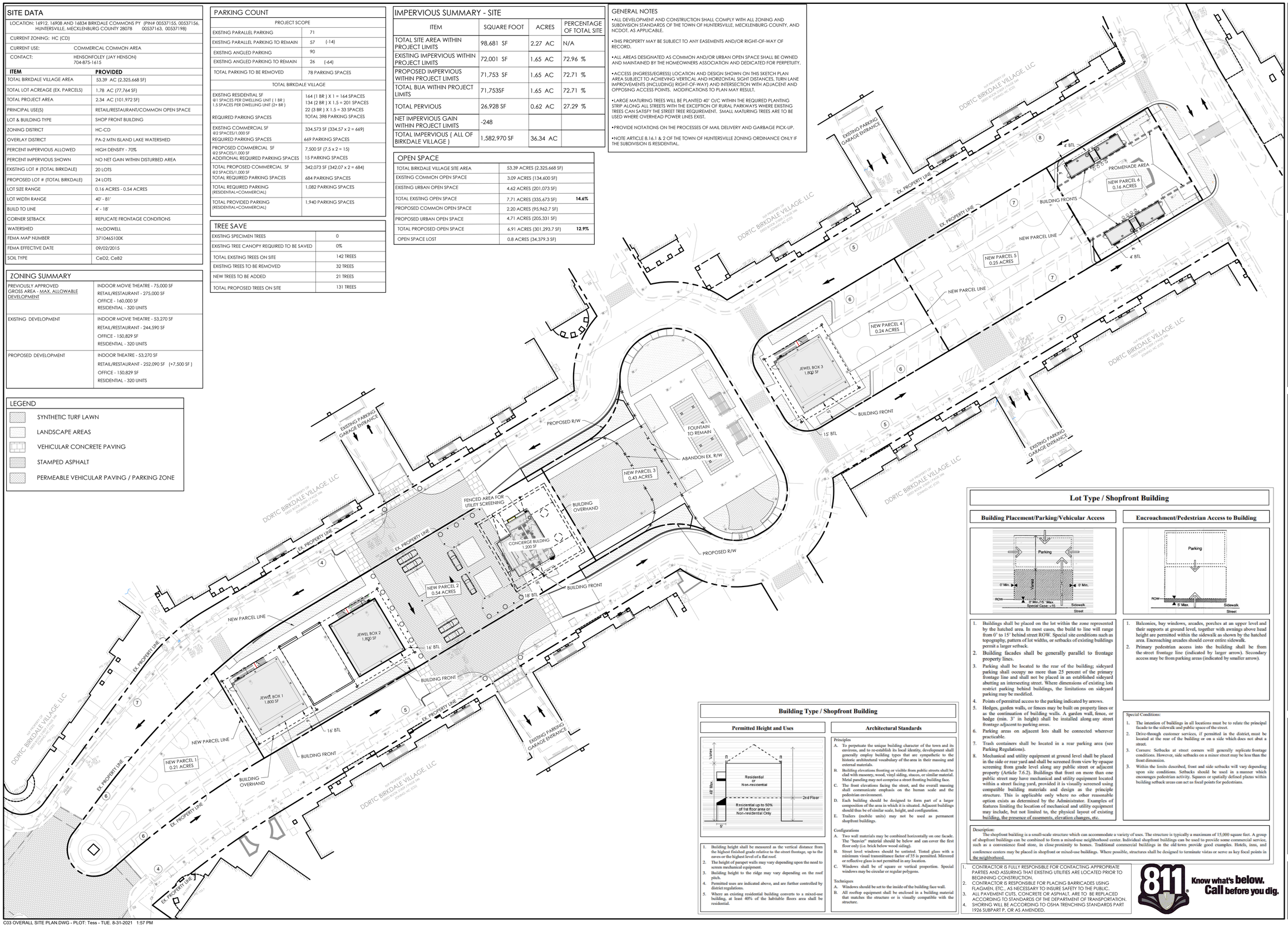
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA WITHIN PROJECT LIMITS	98,681 SF	2.27 AC	N/A
EXISTING IMPERVIOUS WITHIN PROJECT LIMITS	72,001 SF	1.65 AC	72.96 %
PROPOSED IMPERVIOUS WITHIN PROJECT LIMITS	71,753 SF	1.65 AC	72.71 %
TOTAL BUA WITHIN PROJECT LIMITS	71,753SF	1.65 AC	72.71 %
TOTAL PERVIOUS	26,928 SF	0.62 AC	27.29 %
NET IMPERVIOUS GAIN WITHIN PROJECT LIMITS	-248		
TOTAL IMPERVIOUS (ALL OF BIRKDALE VILLAGE)	1,582,970 SF	36.34 AC	

OPEN SPACE

TOTAL BIRKDALE VILLAGE SITE AREA	53.39 ACRES (2,325,668 SF)	
EXISTING COMMON OPEN SPACE	3.09 ACRES (134,600 SF)	
EXISTING URBAN OPEN SPACE	4.62 ACRES (201,073 SF)	
TOTAL EXISTING OPEN SPACE	7.71 ACRES (335,673 SF)	**14.6%**
PROPOSED COMMON OPEN SPACE	2.20 ACRES (95,962.7 SF)	
PROPOSED URBAN OPEN SPACE	4.71 ACRES (205,331 SF)	
TOTAL PROPOSED OPEN SPACE	6.91 ACRES (301,293.7 SF)	**12.9%**
OPEN SPACE LOST	0.8 ACRES (34,379.3 SF)	

GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- PROVIDE NOTATIONS ON THE PROCESSES OF MAIL DELIVERY AND GARBAGE PICK-UP.
- NOTE ARTICLE 8.16.1 & 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.



Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access

1. 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.
2. Building facades shall be generally parallel to frontage property lines.
3. 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.
4. Points of permitted access to the parking indicated by arrows.
5. 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.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. 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 principle 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

1. 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.
2. 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:

1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. 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.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. 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.

Building Type / Shopfront Building

Permitted Height and Uses

1. 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.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. 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

A. 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.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
D. 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.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations

A. 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).
B. 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.
C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

Techniques

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

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

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

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

COPYRIGHT 2021

N W E S
NORTH ARROW
0 15 30 60
GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1006 JAY A. HENSON
8-31-2021

BIRKDALE VILLAGE

PARCEL ID : 00537155, 00537156, 00537163, 00537198
BIRKDALE COMMONS PARKWAY, HUNTERSVILLE NC 28078

OVERALL SITE PLAN

REVISIONS:
2021/08/03 - TOWN/COUNTY COMM.
2021/08/31 - TOWN/COUNTY COMM.

C03 OVERALL SITE PLAN.DWG
PROJECT NUMBER: 221012
DATE: 03/22/2021 DRAWN BY: TSF
SHEET C03 OF 3

TOTAL EXISTING IMPERVIOUS: 72,001 SF (1.65 AC)
TOTAL PROJECT AREA/DISTURBED LIMTIS: 98,681.3 SF (2.26 AC)
PERCENT OF PROJECT AREA: 73%

TOTAL EXISTING PERVIOUS: 26,680.3 SF (0.61)
TOTAL PROJECT AREA/DISTURBED LIMITS: 98,681.3 SF (2.26 AC)
PERCENT OF PROJECT AREA: 27%

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

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

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-2781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

NORTH ARROW

GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1005 TESS A. PERSON
8-31-2021

BIRKDALE VILLAGE

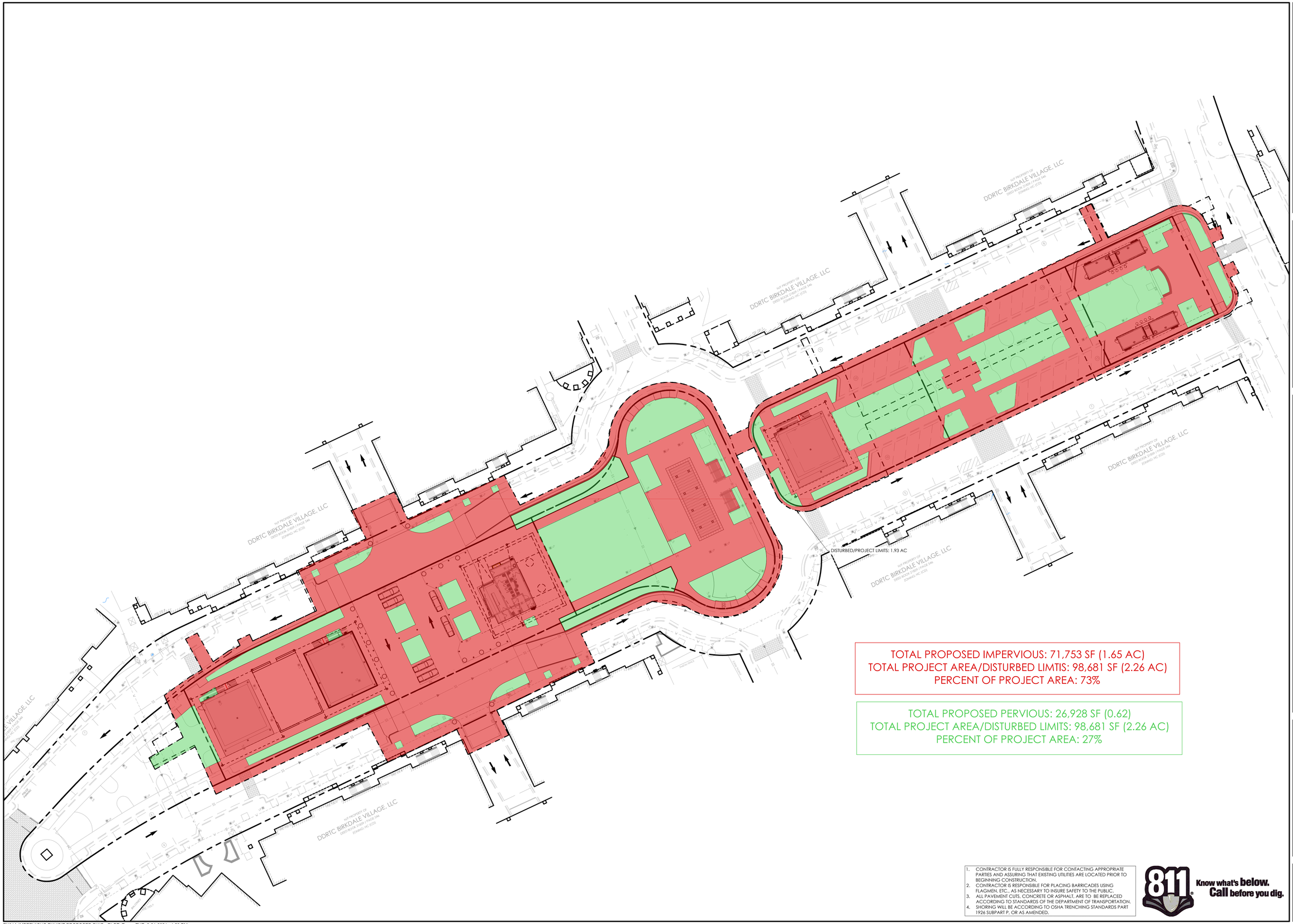
PARCEL ID : 00537155, 00537156, 00537163, 00537198
BIRKDALE COMMONS PARKWAY, HUNTERSVILLE NC 28078

IMPERVIOUS EXHIBIT - EXISTING

REVISIONS:
2021/08/03 - TOWN/COUNTY COMM.
2021/08/31 - TOWN/COUNTY COMM.

EX01 IMPERVIOUS EXHIBIT - EXISTING.DWG
PROJECT NUMBER: 221012
DATE: 03/22/2021 DRAWN BY: TSF
SHEET EX01 OF 3

EX01 IMPERVIOUS EXHIBIT - EXISTING.DWG - PLOT: Tess - TUE. 8-31-2021 1:57 PM



TOTAL PROPOSED IMPERVIOUS: 71,753 SF (1.65 AC)
TOTAL PROJECT AREA/DISTURBED LIMTIS: 98,681 SF (2.26 AC)
PERCENT OF PROJECT AREA: 73%

TOTAL PROPOSED PERVIOUS: 26,928 SF (0.62)
TOTAL PROJECT AREA/DISTURBED LIMITS: 98,681 SF (2.26 AC)
PERCENT OF PROJECT AREA: 27%

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

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

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

NORTH ARROW

GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1005 TIMOTHY A. HENSON

Aug 31 2021

BIRKDALE VILLAGE

PARCEL ID : 00537155, 00537156, 00537163, 00537198
BIRKDALE COMMONS PARKWAY, HUNTERSVILLE NC 28078

IMPERVIOUS EXHIBIT - PROPOSED

REVISIONS:
2021/08/03 - TOWN/COUNTY COMM.
2021/08/31 - TOWN/COUNTY COMM.

EX01A IMPERVIOUS EXHIBIT PROPOSED.DWG
PROJECT NUMBER: 221012
DATE: 03/22/2021 DRAWN BY: TSF
SHEET EX01A OF 3

PARKING COUNT	
PROJECT SCOPE	
EXISTING PARALLEL PARKING	71
EXISTING PARALLEL PARKING TO REMAIN	57 (-14)
EXISTING ANGLED PARKING	90
EXISTING ANGLED PARKING TO REMAIN	26 (-64)
TOTAL PARKING TO BE REMOVED	78 PARKING SPACES
TOTAL BIRKDALE VILLAGE	
EXISTING RESIDENTIAL SF @1 SPACES PER DWELLING UNIT (1 BR) 1.5 SPACES PER DWELLING UNIT (2+ BR) REQUIRED PARKING SPACES	164 (1 BR) X 1 = 164 SPACES 134 (2 BR) X 1.5 = 201 SPACES 22 (3 BR) X 1.5 = 33 SPACES TOTAL 398 PARKING SPACES
EXISTING COMMERCIAL SF @2 SPACES/1,000 SF REQUIRED PARKING SPACES	334,573 SF (334.57 x 2 = 669) 669 PARKING SPACES
PROPOSED COMMERCIAL SF @2 SPACES/1,000 SF ADDITIONAL REQUIRED PARKING SPACES	7,500 SF (7.5 x 2 = 15) 15 PARKING SPACES
TOTAL PROPOSED COMMERCIAL SF @2 SPACES/1,000 SF TOTAL REQUIRED PARKING SPACES	342,073 SF (342.07 x 2 = 684) 684 PARKING SPACES
TOTAL REQUIRED PARKING (RESIDENTIAL+COMMERCIAL)	1,082 PARKING SPACES
TOTAL PROVIDED PARKING (RESIDENTIAL+COMMERCIAL)	1,940 PARKING SPACES

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-2781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

N
W E
S
NORTH ARROW
0 40 80 160
GRAPHIC SCALE 1"=80 FT.

NORTH CAROLINA
REGISTERED
LANDSCAPE ARCHITECT
NO. 1015
8-31-2021

BIRKDALE VILLAGE

PARCEL ID : 00537155, 00537156, 00537163, 00537198
BIRKDALE COMMONS PARKWAY, HUNTERSVILLE NC 28078

PARKING EXHIBIT

REVISIONS:
2021/08/03 - TOWN/COUNTY COMM.
2021/08/31 - TOWN/COUNTY COMM.

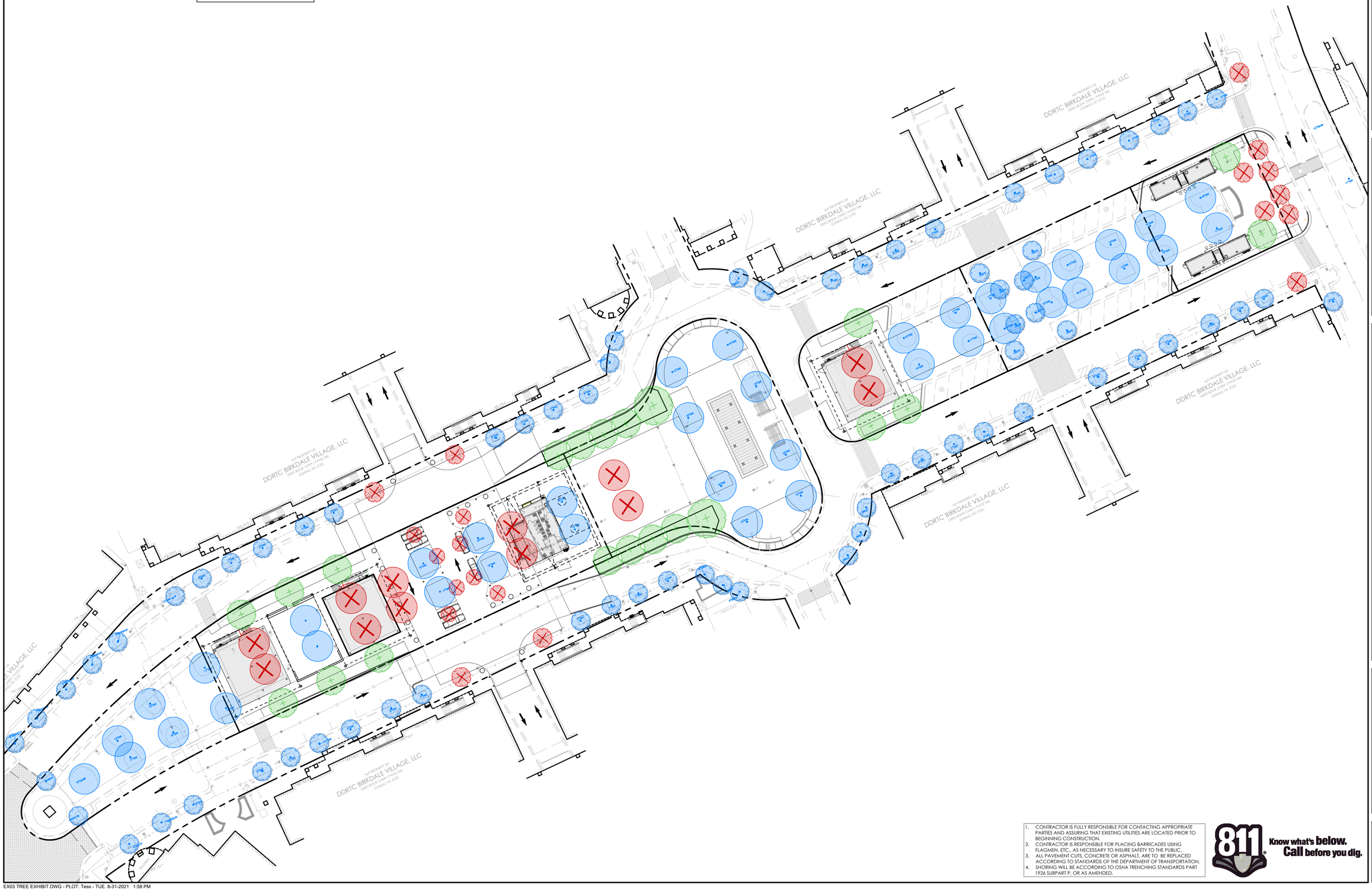
EX02 PARKING EXHIBIT.DWG
PROJECT NUMBER: 221012
DATE: 03/22/2021 DRAWN BY: TSF
SHEET EX02 OF 3

EX02 PARKING EXHIBIT.DWG - PLOT: Tess - TUE. 8-31-2021 1:58 PM

TREE SAVE	
EXISTING SPECIMEN TREES	0
EXISTING TREE CANOPY REQUIRED TO BE SAVED	0%
TOTAL EXISTING TREES ON SITE	142 TREES
EXISTING TREES TO BE REMOVED	32 TREES
NEW TREES TO BE ADDED	21 TREES
TOTAL PROPOSED TREES ON SITE	131 TREES

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- NEW TREES TO BE ADDED



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

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

HensonFoley
Landscape Architecture Civil Engineering
8712 Lindholm Dr Suite 202A, Huntersville NC 28078
p: 704.875.1615f: | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

© COPYRIGHT 2021

N
W E
S
NORTH ARROW
0 15 30 60
GRAPHIC SCALE 1"=30 FT.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NO. 1005 TIMOTHY A. FOLEY
8-31-2021

BIRKDALE VILLAGE

PARCEL ID : 00537155, 00537156, 00537163, 00537198
BIRKDALE COMMONS PARKWAY, HUNTERSVILLE NC 28078

TREE EXHIBIT

REVISIONS:
2021/08/03 - TOWN/COUNTY COMM.
2021/08/31 - TOWN/COUNTY COMM.

EX03 TREE EXHIBIT.DWG
PROJECT NUMBER: 221012
DATE: 03/22/2021 DRAWN BY: TSF
SHEET EX03 OF 3

EX03 TREE EXHIBIT.DWG - PLOT: Tess - TUE. 8-31-2021 1:58 PM

BIRKDALE
VILLAGE

MEMORANDUM

To: Town of Huntersville

CC: Jay Henson, Tess Fallova, Mike Lant

From: Nick Lombardo

Re: Birkdale Village – Neighborhood Meeting

Date: August 16, 2021

As per the Subdivision Sketch Plan approval process, North American Properties held a neighborhood meeting on August 11th, 2021 at Birkdale Village to present the new development plan as well as update the community on current property operations and projects. The neighboring HOA groups, Town Planning and Town Council members were invited to this meeting. The meeting was also available virtually for those uncomfortable or unable to attend in person. The meeting was well-attended with 65 in-person attendees and 84 online attendees.

For reference, we have attached the meeting minutes and online social media feedback.

We are happy that our presentation was well-received by the public and community and look forward to taking their valuable feedback under consideration.

Sincerely,

Nick C Lombardo

Nick Lombardo
Development Manager – North American Properties, LLC
DDRTC Birkdale Village, LLC

Meeting Minutes:

Intro to HPD:
-Officers addressed loud mufflers and skateboarders etc - explained that they have an undercover operations that will be rolling out to address these issues. Details unable to be divulged.
Questions for HPD:
- Attendee asked why his calls to 911 get routed to other offices - officer explained it depends on cell towers etc. and that there should be no delays.
- How can we (neighborhood community) be more proactively get engaged with the community and HPD (to make more integrated part of neighborhood) – officer explained keeping them updated, maybe adding one to their FB page. Communication and keeping things on their radar.

Presentation:
-**Tim:** Talked about being an experience maker and what that means
-Showed experience maker video

-**Aniela**: Introduced Management team and spoke about the pillars of development and management.

-**Cayley**: Touched on Sig events and building community through these events.
- showed events video and spoke about how they impact a property and a community to create an environment worth spending time in.
- Showed 4th of July video and touched on foot traffic.
-Talked about remainder of marketing calendar.
-Spoke about Haven and their events for the year.

-**Nick**: Started with property and operations updates:
- Security updates on operational level. Enhanced hours for security. Hired third party consultant to oversee security. DAR's system.
-Talked about initial projects: monument signs, way finding signs, branding. Dog park - Mentioned adding shade structures. (Mentioned that we will find a home for the garden of Haven residents). Lion's Fountain. Pressure Washer investment and consistency. Lights in trees. Conduit's project / Why - music and Wi-Fi for common areas (September). Enhancements around Tree Grates. Painting of multifamily. Pool renovations. Apartment renovations. Stoop renovations. Brand expression - store fronts. Pier one trade space.

-**Tim**: Started with Vision - progress - baby steps. Spoke about changes more changes: Landscaping now being full service instead of once a week. Emphasized how NAP invests in time and tools for success.

- Site plan: create new and unique experiences. Jewel boxes - 1800 sq ft expanded on concept and what they bring to community.
- Bier garden rendering
- Concierge: hands on, manage events, first interface with guests. Explain location of concierge court. Plaza behind concierge and why. Showed concierge renderings. Arrival experience. Showed behind where plaza area will be and expanded on the activations of this space.

-parking decks entry
-Fountain: why to connect to concierge - safety. Activation piece. Scottsdale inspirations. Ice skating rink.
-public restrooms!!!!!
-talked through blown up rendering
-outdoor seating
-tiny retail: spoke about how it will change all throughout the seasons.
-parking: separate pedestrian and public realm from traffics realm. (Safety)

Questions:

1. Isn't it going to cause more traffics in neighborhood with less parking? Answer - parking counts, spoke about valet helping with controlling parking. Work together to take care of if there is an issue please reach out. ***valet is parking in the greens**** ☹
2. why is the valet court so large? Answer - Gets people out without having to go all the way down to each side and keeps the plaza safe.
3. How do you make a left turn from valet area? The intersection south of island still remains. The valet also allows people to turn to make up for the abandoned side of circle.
4. Wanted clarification on store fronts and expansions. Answer – Returned to Sephora slide and expanded.
5. How do you choose retailers? Answer - Leasing Team engages brands, thinks about how a brand that resonates, and if it matches the community, Etc. "what fits?"
6. Supporting business? Answer - We drive sales (Could not hear this question/response well)
7. Giving Back -events and charities. Answer- talked about angels and sparrow's partnership
8. Farmer's market - NOTED
9. When will be done? Nov 2022
10. Retaining wall date? Sept 1
11. How can we hold the movie theater accountable? Agreed it needs to be held accountable. Spoke about how we are friends with regal, etc. we don't draw the line at this is us and this is you. We will partner with them for the benefit of the community

Michelle Angela
14 hrs ·

Great setup for the meeting. Giftbags for all. Refreshments. Come down!!! This Village will be better than we expected. 😀

Tempi Wilkinson
Watching virtual 😎
Like · Reply · 13h 1

Birkdale Village
Thank you for coming! 3
Like · Reply · Commented on by **Cayla Stauffer** · 13h

Michelle Angela Author
Birkdale Village It was such a wonderful experience to see the vision. Bravo!!!
Like · Reply · 11h

Reply to Birkdale Village...

Lauren Watkins
I was super happy with what I saw!!! They did a great presentation via Zoom. Exciting!!! Hopefully tacos and tequila is coming!!!
Like · Reply · 13h 4

Tempi Wilkinson
Great job! We are very excited and hope that the entire transition goes smooth and swift
Like · Reply · 13h 1

Lauren Watkins
Here go our house prices!!! 👏👏👏

Like · Reply · 13h 6

Kristina Greenwald replied · 1 Reply

Megan Starnes Finlay
Loved the meeting!! So informative and exciting!! Im with **Lauren Watkins** - pass me the tequila! And I'm guessing it was **Sheila Cary** in the front row asking for it??? 😂😂😂

Any other fun things that they shared?!

Like · Reply · 12h

Lauren Watkins
Ray Giovanelli google images of Avalon Atlanta and you'll get a good idea of the plan.

Like · Reply · 12h · 1

↪ View 1 more reply

Lauren Watkins
Ray Giovanelli said William Sonoma isn't leaving. They also said maybe some things that want to leave north lake. Also said there have been lots of restaurants that want to move in. They couldn't disclose specifics since I'm sure deals are still being ... **See More**

Like · Reply · 11h · 2

Kim Zarsadias
Ray Giovanelli ice skating

Like · Reply · 9h

Reply as Birkdale Village

Kristina Greenwald Admin +2
That was so exciting to witness all that they plan to do 👐🏼👐🏼

Like · Reply · 12h · 3

Julie Salbinski Schwarzenegger
So exciting! Come on now . . . a TEQUILA BAR trumps the fountain 😊😁!

Like · Reply · 10h · 3

Sheila Cary
Julie Salbinski Schwarzenegger but a tequila fountain.... 😀

Like · Reply · 6h · 2

Reply as Birkdale Village

Brenda Titus
Any other new restaurants or stores talked about?

Terri Gaar
11 hrs ·

We had a great presentation tonight by North American, the new owners of Birkdale Village. Many wonderful, exciting developments are planned for this coming year. Ann Kabaklian is the general manager and offices the Village. She asked if we have any concerns or suggestions to feel free to contact her. She is looking forward to having a partnership with the residents of The Greens.

34 12 Comments

Jen Petroski Admin +1
I missed it. 😥 Hopefully you can catch me up. Did they say anything about the splash pad area?

Like · **Reply** · 10h

Nellie Hughes Herring
Jen Petroski making it to about 2 inches deep, with lights in the summer and ice skating in winter.

Like · **Reply** · 10h

3

Pam Boileau
This is so awesome!

Like · **Reply** · 10h

Christy Cox Gripp
I was going to try to attend virtually but I had an in person meeting at the same time

Like · **Reply** · 10h · Edited

1

Kim Haarberg DiBenedictis
Awesome news. Thank you for attending & for sharing! 👏🤗

Like · **Reply** · 10h

1

Kim Zarsadias
Kim Haarberg DiBenedictis it's going to be amazing!

Like · **Reply** · 10h

2

Sheila Cary
It was great meeting the entire team - this is very exciting!

Like · **Reply** · 6h

1

Kerry Edelstein

Am I the only one with a laundry list of concerns, that starts with: "How exactly is that dark wood beam aesthetic going to blend into cottage white and pastel Birkdale?" and "Um, y'all know those flyer photos aren't Birkdale, right?" and "Unless your VIP concierge is gonna to babysit my dog while I try on clothes I don't need, and then sherpa my purchases home, it better not cut out convenient parking." ??? Just me? Ok. But if you're gonna promise me five star hospitality, it definitely better include free dog sitting + sherpa service.

Also, where are these glorious valets going to park overflow cars, if not on the streets of our neighborhood? Also, they know there's a national staffing shortage, right?

Once I got past the delight of sliders, satay, and egg rolls, I wasn't terribly impressed. Don't get me wrong, I'll balcony dine, beer garden drink, and ice skate my heart out. These are all things I love. It's just a stretch to believe they can redesign a space to serve our community, when they can't even manage to design a flyer, remember an audience mic, or think of "Farmers market" on their own. And we had a ton of folks on Zoom, I don't think any of them even got to submit a question. Heck of an oversight that implies the mgmt co was either disorganized/unprepared or uninterested in our feedback.

Devil's in the details...

Like · **Reply** · 4h · Edited

1

Merlin Villar

Kerry Edelstein, valid points, particularly the parking. Many neighbors may not realize it but the valets routinely park-up all along Bridgeton, Lindholm (in the Greens) and all around the park. The apartment dwellers occupy the upper levels of the p... **See More**

Like · **Reply** · 2h

1

View 1 more reply

Christy Cox Gripp

Merlin Villar I did not realize that was where the valets parked the cars 😕 I often wondered why there were so many cars parked on Lindholm when we arrived late sometimes.

Like · **Reply** · 54m

1

Reply as Birkdale Village

Michelle Angela

I was at the meeting and I have to say it was wonderful for North A.erican Properties to invite us to be there to experience their vision. Inclusivity is so important nowadays. Birkdale Village will truly be a village. 😊

Like · **Reply** · 1h · Edited

1

Like · Reply · 3h 1

Jen Petroski Admin +1

My husband thinks we should charge the village to use our neighborhood for valet.

Like · Reply · 1h 1

Kerry Edelstein

Merlin Villar exactly, and this thread illustrates what I was getting at. That was a heck of a promise to lob, and while I appreciate the unwavering commitment to not using the streets, I was laughing to myself that he obviously doesn't know about Dresslers.

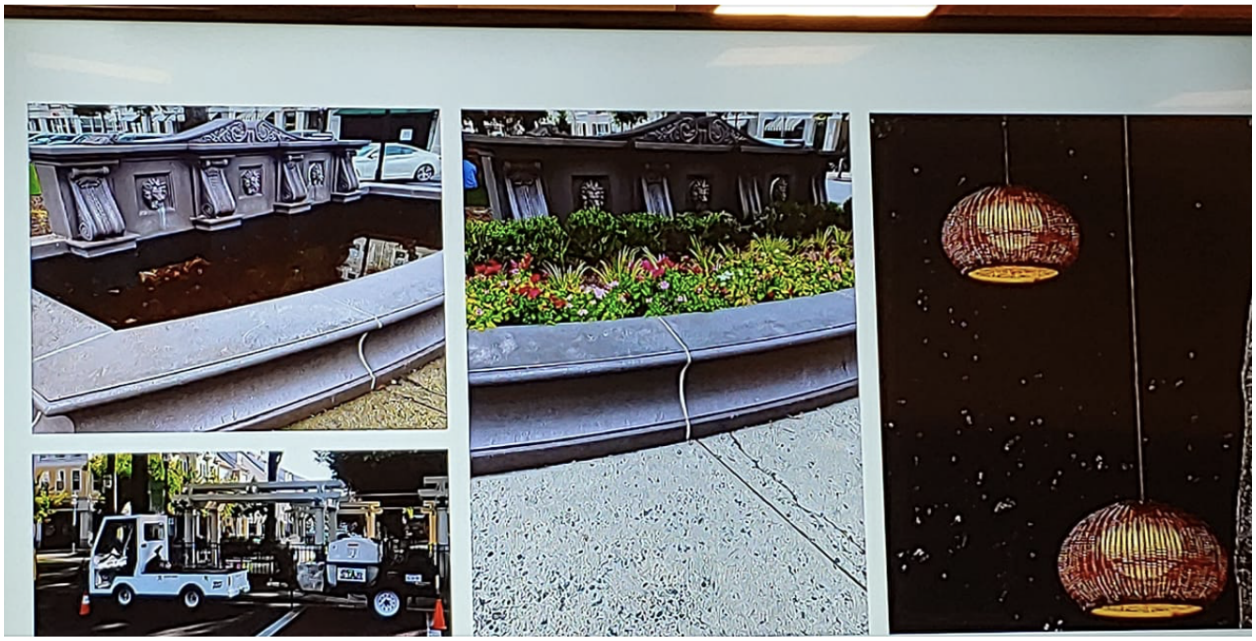
Tammy, I kind of feel the same, though I do truly like their ideas (other than the concierge, which struck me as ridiculously unnecessary, save for my doggie daycare fantasy). My impression is that they've done a lot of beautiful new developments, but not existing community redevelopment. And that they need to take a beat and listen before burying us in construction for 18 months. But it's definitely an improvement over the predecessors, and they seem open to feedback, so I'm hopeful that they'll read these threads and give all this a bit more depth of thought. I often wish we had better dining and hangout options in Birkdale, so I'm fully on board with that. Just not at the expense of what makes it compelling today - the green spaces, the convenience, etc. And I'd like to see them get more creative too. Let's bring in a pop-up gallery, a farmers market, a bodega, etc. Stuff that's useful and engaging when you LIVE here!

Like · Reply · 1h 1

Reply as Birkdale Village

Michelle Angela
13 hrs ·

The trees that run along the greens in Birkdale Village will ha e lights added. Should be completed by September.
The lights are shown on the right side of pic.
It will be so great when completed



14 2 Comments

Like Comment

Maria Kosches
Very nice
Like · Reply · 14h

Melissa Hulett Boardman
Love the lights! My kids miss the lion fountain being on, but using it as a planter is a beautiful change. Any mention of what they'll do with the splash pad area?
Like · Reply · 12h

Kim Haarberg DiBenedictis
Yay! I love lights in trees 🌟
Like · Reply · 18m

Re: Birkdale Village Neighborhood Meeting Invitation

MS

Melissa Shoemaker <missyshoemaker@icloud.com>

Today at 8:00 AM

To: Stauffer, Cayla

You replied to this message on 8/12/21, 8:06 AM.

External Email

Totally get it!! Y'all did a great job! Exciting stuff. I'm one of the (almost) original owners back in The Greens. Been here since 2003!! 🥰

Sent from my iPhone

10:35 AM

Thank you for the presentation last night. I think everyone there appreciated the information!

11:42 AM

Thank you for coming! Please let us know if you need anything in the future.

Sent by Cayla Stauffer [?]

Mentions · taylor.made.mortgages 3h

Really cool concepts coming from @birkdalevillagenc new owners @naprop1954 presentation last night

Really excited to be so close to what will be an even more lively area 🤩

Birkdale
VILLAGE

DEVELOPMENT STANDARDS FOR BIRKDALE VILLAGE

REZONING PETITION NO.(R0103)

Original Draft 01/14/98
Amended Draft 01/06/01
Amended Draft 02/09/01

DEVELOPMENT STANDARDS FOR BIRKDALE VILLAGE

REZONING PETITION NO.(R0103)

Original Draft 01/14/98
Amended Draft 01/06/01
Amended Draft 02/09/01

TABLE OF CONTENTS

PART I	COMMITMENT	
PART II	STATEMENT OF INTENT	
PART III	PERMITTED DEVELOPMENT WITHIN THE SITE	1
	SECTION 1. COMMERCIAL COMPONENT	2
	SECTION 2. RESIDENTIAL COMPONENT	2
	SECTION 3. SUBSEQUENT CHANGES	2
	SECTION 4. DEVELOPMENT PHASING	3
	SECTION 5. CONFLICTS	3
PART IV	TRANSPORTATION COMMITMENTS	3
PART V	DESIGN GUIDELINES	3
	SECTION 1. ARCHITECTURAL CHARACTER	3
	SECTION 2. YARD RESTRICTIONS	4
	SECTION 3. DRIVEWAYS AND STREETS	4
	SECTION 4. OPEN SPACE	4
	SECTION 5. SIGNS AND GRAPHICS	5
	SECTION 6. STORM WATER MANAGEMENT AND WATERSHED PROTECTION	6
	SECTION 7. ENTRYWAYS	6
	SECTION 8. BUFFER YARDS	6
	SECTION 9. LANDSCAPE AREAS AND SCREENING	7
PART VI	DEDICATION OF GREENWAY	7
PART VII	GRAPHIC REPRESENTATIONS IN ZONING PLAN	8
PART VIII	AMENDMENTS TO CONDITIONAL PLAN	8
PART IX	BINDING EFFECT OF THE REZONING APPLICATION	8
	SECTION 1	8
	SECTION 2	8
PART X	EXHIBITS	8

REZONING PETITION NO.(R0103)
HUNTERSVILLE DEVELOPMENT. LLC
("PETITIONER")

DEVELOPMENT STANDARDS FOR BIRKDALE VILLAGE

Original Draft 01/14/98
Amended Draft 01/06/01
Amended Draft 02/09/01

PART I

Commitment

Development of the real estate identified on the accompanying Zoning Plan prepared by Dalton Moran Robinson Architecture, dated November 25, 1997, revised December 22, 1997 and January 14, 1998, consisting of 53.39 acres, exclusive of the area within street rights-of way, more or less (the "Site") and its individual components will be governed by the conditions of these Development Standards, the Zoning Plan and applicable provisions of the Town of Huntersville Zoning Ordinance (the "Ordinance").

PART II

Statement of Intent

Petitioner intends to create within the Site a high quality, pedestrian friendly, mixed-use commercial and residential development to be known as BIRKDALE VILLAGE (the "DEVELOPMENT"), offering shopping, living, business and employment opportunities along Sam Furr Road near its intersection with NorthCross Drive. The commercial and residential dwelling units uses shall be integrated by means of a variety of building scales, building materials and roof lines. These different uses shall be interconnected by use of pedestrian and vehicular connectors, such as roadways, pedestrian ways, open space and sidewalks. Connectors will include landscaping and tree plantings, benches and plazas, and unique architectural elements and features.

PART III

Permitted Development Within the Site

The HIGHWAY COMMERCIAL DISTRICT (the "DISTRICT"), encompassing the entire area within the Site, may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in the Ordinance for the Highway Commercial District except for the following:

(a) armories for meetings and training of military organizations;
(b) auction sales;
(c) pawnshops and second-hand sales;
(d) vocational and technical schools;
(e) boarding or rooming houses;
(f) fraternal or club facilities;
(g) adult establishments;

(h) sales, service, rental and mechanical and/or body repair of boats or motor vehicles, but not including gas stations, car washes or tune-up facilities;

(i) outdoor kennels; and

(j) "fast food" restaurants which primarily sell hamburgers, cheeseburgers, chicken or Mexican food, or combinations of the same, such as a McDonald's, Wendy's, Hardees, Burger King, Taco Bell, Bojangles or KFC. For purposes of these Development Standards, "fast food" restaurants shall mean restaurants whose primary method of service is ordering over the counter, but shall not include cafeterias or restaurants with cafeteria-style service and table dining, but which also offer take out service of prepared or bulk foods, such as a Pasta & Provisions or a Boston Market, coffee, doughnut or bagel shops or yogurt or ice cream shops.

Within the DISTRICT, commercial and residential components may be developed as follows:

Section 1. COMMERCIAL COMPONENT.

(a) In an effort to maintain a variety of storefronts along the public streets, the petitioner reserves the right to develop any number of and size of retail spaces with no one tenant exceeding 85,000 square feet. The operator of an indoor motion picture theater shall be permitted to occupy no more than 75,000 square feet of ground floor area within a theater building. All other tenants, occupants or single users of retail space shall be permitted to occupy the square feet of floor area in such amounts and at such locations as are depicted on the Zoning Plan, subject to the provisions of Section 4 of this Part III.

(b) Subject to the requirements of subparagraph (a), the total ground floor area which may be constructed within the commercial component and which shall be exclusively dedicated to commercial use shall not exceed 435,800 square feet. The commercial component may consist of the following individual uses:

• Indoor Motion Picture Theater (may not exceed)	75,000 sq.ft.
• Retail Stores/Restaurants (may not exceed)	275,000 sq.ft.
• Office Space (may not exceed)	160,000 sq.ft.
~~• Hotel/Conference Center with maximum 200 rooms (may not exceed)~~	~~60,000 sq.ft.~~

Section 2. RESIDENTIAL COMPONENT

The total number of Residential dwelling units (multi-family) shall not exceed 320 units including 60 live/work units consisting of residential, office or retail uses.

Section 3. SUBSEQUENT CHANGES

The Zoning Plan depicts preliminary parking areas, building shapes and sizes. The location and configuration of these may vary from what is depicted on the Zoning Plan as architectural designs and tenants are finalized. Subdivision of buildings and/or individual tenant spaces shall be permitted. Combinations or re-combinations of buildings and/or individual tenant spaces depicted on the Zoning Plan shall be permitted (~~except~~ as noted in Section 1(a) of Part III), ~~provided Petitioner shall not be permitted, as a result of such combinations or re-combinations, to develop more than one 30,000 square foot facility for a single retail user or two 20,000 square foot facilities for two single retail users.~~ Notwithstanding variations in building sizes, shapes and configurations, subdivision of buildings and/or individual tenant spaces or combinations or recombinations of buildings or individual tenant spaces as permitted hereinabove, the relationship to the streets, the architectural character, exterior materials and elevations of all of such buildings shall be in compliance with the provisions of Section 1 of Part V hereof.

Section 4. DEVELOPMENT PHASING.

In order to Phase the implementation of the Zoning Plan, the Petitioner shall not receive Building Permits exceeding a total of 200,000 sq.ft. of the Commercial Component without first obtaining Permits for the Residential Component.

Section 5. CONFLICTS.

The Zoning Plan and these Development Standards represent a firm intention on the part of Petitioner to develop the Site in accordance with the Zoning Plan and as specified by these Development Standards. In the event of a conflict between the Zoning Plan and these Development Standards:

(a) if the conflict concerns the location, configuration or spatial relationship of buildings, driveways, streets, parking areas or other improvements, then the Zoning Plan will control; and

(b) if the conflict concerns any item not within the categories listed in subparagraph (a) above, these Development Standards will control.

PART IV

Transportation Commitments

The roadway system which Petitioner is proposing for the DEVELOPMENT is in agreement with the approved Thoroughfare Plan for the Town of Huntersville, generally and the Site in particular.

PART V

Design Guidelines

Section 1. ARCHITECTURAL CHARACTER.

(a) The elevations of buildings within the commercial and residential components shall be designed to reflect a "town center".

(b) Building elevations will include changes in building height, orientation, roof lines and other facade articulation. These changes will provide a strong sense of pedestrian scale and orientation creating an urban character which, in concert with sidewalk and street development, will foster the "town center" theme.

(c) All building elevations which front on a primary street shall provide at least one (1) entry of a pedestrian scale on each such elevation, ~~provided, the anchor tenant occupying up to 85,000 square feet of floor area shall be required to provide points of entry of a pedestrian scale on two of its four building elevations~~. Where a building elevation abuts a secondary street parking area and/or pedestrian way and is designed or functions as a side or rear elevation, the building face will incorporate architectural details and screening intended to avoid a blank or monotonous appearance (e.g., windows, gables/dormers, awnings, exterior materials or textures, color, cornice treatment, landscaping, walls, etc.)

(d) Building entries will be defined by the use of varied forms and/or other architectural details. Primary elevations (i.e., elevations along a primary street or the principal point of entry into a building) will also be articulated through the use of color, patterning and other architectural designing.

(e) Parking decks will relate to the building elevations in scale and character utilizing similar materials and facade articulation. The street edge of the parking decks will be screened with landscape according to the Ordinance.

(f) Examples of proposed building elevations, facade articulation and architectural details are depicted in the Exhibits attached. The individual elevations and details shown in the Exhibits may be varied or re-combined to provide alternative elevations or facade articulation.

Section 2. YARD RESTRICTIONS.

In every instance the side yard, setback and rear yard for each parcel developed within the Site shall comply with at least the minimum standards of the Ordinance. Within the parameters of these minimum standards, setbacks will be utilized in a manner to encourage pedestrian activity.

Section 3. DRIVEWAYS AND STREETS.

(a) The Zoning Plan is intended to illustrate Petitioner's firm commitment to establish, develop and construct three primary streets within the Site providing vehicular access to and from Sam Furr Road and three secondary streets providing vehicular access from the Site to the adjacent residential development. The precise location of these primary and secondary streets may be varied (but not substantially changed) due to existing topographical considerations or final development plans. In addition to the primary and secondary streets specified above, Petitioner may provide additional streets as depicted on the Zoning Plan, but the Zoning Plan is not intended to fix or determine the ultimate number of these additional streets nor their precise location; however, Petitioner intends to provide a hierarchical street network as defined in the Ordinance with automobile routes and sidewalks to permit the comfortable use of the streets by motorists and pedestrians.

(b) All streets shall be public streets in accordance with the requirements of the Ordinance. Several streets (see Exhibits) will provide adequate space for on-street parking.

(c) All streets and highway improvements will be constructed in accordance with standards established by the governmental authorities having jurisdiction over their maintenance and operation.

(d) Typical street cross-sections including sidewalk and landscaped areas, are depicted in the Exhibits attached.

Section 4. OPEN SPACE.

(a) Open space will be designed to incorporate natural drainage ways and wooded areas. Three significant open spaces are depicted on the Zoning Plan and are to remain as open spaces (See Exhibit 4.1 attached) as follows:

(i) Transco Pipeline:
Subject to approval by the appropriate utility operator, Petitioner reserves the right to use the area within the Transco Pipeline easement for pedestrian pathways, trails, bridges and boardwalks, drainage, utility lines and to construct and maintain three secondary streets providing access to and from the Site and the adjacent residential development in the locations depicted on the Zoning Plan.

(ii) McDowell Creek Buffer:
The 100' buffer (measured from top of bank) adjacent to McDowell Creek shall remain largely undisturbed, except the first 40 feet adjacent to the DEVELOPMENT which, subject to Mecklenburg County EPA approval, may be cleared, regraded and replanted in accordance with the Ordinance. The Petitioner reserves the right to install appropriate landscaping and to construct and maintain a maximum of two pedestrian bridges, crossing McDowell Creek at approximately 90 degree angles, to provide pedestrian access to areas lying outside of the Site.

(iii) Sam Furr Frontage:
Petitioner will preserve existing trees along Sam Furr Road outside of the McDowell Creek Buffer in the areas depicted on the Zoning Plan. Prior to grading in the vicinity of this tree preservation area, the limits of the tree preservation area will be staked and clearly marked. Following completion of grading activities and installation of landscaping along Sam Furr Road as depicted in the Zoning Plan and in accordance with the Landscaping Plan to be prepared by Petitioner and approved by the Town of Huntersville, Petitioner reserves the right to use this open space for pedestrian pathways, trails, bridges and boardwalks, walls, fences, lighting fixtures, drainage and utility lines (all lines crossing at 90 degree angles) and, along the frontage lying between the entry points as depicted on the Zoning Plan, for signs in accordance with the provisions of Section 5 hereof.

(b) All pedestrians ways, including sidewalks and paths, shall be clearly defined and where such zones intersect with nearby vehicular circulation they should be adequately separated to function in an inviting manner.
(c) The pedestrian network plan (see Exhibit 4.2 attached) illustrates a hierarchy of major pedestrian paths of travel throughout the center. Sidewalk widths provided will be as follows: 10 feet wide (minimum and including tree grating in some locations) along the storefronts of the retail shops; 5 feet wide for pedestrian connections from the shops to parking areas; and 5 feet sidewalks adjacent to streets.

Section 5. SIGNS AND GRAPHICS.

A master signage and graphics system will be adopted and, at a minimum, will satisfy the requirements of the Town of Huntersville Sign Ordinance.

(a) All freestanding building and tenant identification signs and graphics installed will be complementary in scale and appearance to the structures which they identify.
(b) Entryway signage shall be monument-type construction and no pylon signage will be permitted. Directory signage along Sam Furr Road identifying tenants and other occupants of the Site shall be limited to that portion of Sam Furr Road lying between the entry points depicted on the Zoning Plan.

(c) No sign may be mounted on the roof or parapet of any structure.

(d) Public information signs and graphics will be easily understood and complementary in scale and appearance.

(e) Major signage locations at entry points along Sam Furr Road are depicted in Exhibit *5.1* attached.

Section 6. STORM WATER MANAGEMENT AND WATERSHED PROTECTION.

(a) Storm water runoff from the Site will be managed through a variety of proven techniques which at a minimum satisfy the standards imposed by Mecklenburg County for a P-A2 Protected Area.

(b) No detention ponds may be located within the 100' buffer (measured from top of bank) adjacent to McDowell Creek as depicted on the Zoning Plan.

Section 7. ENTRYWAYS

(a) Special attention will be given to the entryways to the Site from Sam Furr Road.

(b) Landscape materials including street trees, shrubs and ground cover will establish continuity at each entryway, while creating a pleasant and harmonious interface with other site elements, such as signage, pedestrian circulation ways, lighting and adjacent buildings.

(c) Exhibits 7.1 and 7.2 attached generally depict the landscaping plan intended for each such entryway.

Section 8. BUFFER YARDS.

(a) Exterior buffer yards are established on the Zoning Plan. Additional buffer yards will be provided when required by the Ordinance. All buffer yards at a minimum will satisfy the requirements of Section 8.20 of the Ordinance.

(b) The 100' buffer (measured from top of bank) adjacent to McDowell Creek as depicted on the Zoning Plan shall remain largely undisturbed (See Section 4. (a) (ii) in Part III). Other buffer yards are to remain as undisturbed open space, except to the extent necessary to accommodate pedestrian pathways, trails, bridges and boardwalks, access points, walls, fences, lighting fixtures and drainage and utility lines and facilities, provided the same shall cross any buffer yard at a 90 degree angle.

(c) In all buffer yards along Sam Furr Road where existing trees and natural vegetation have been cleared to accommodate walls, fences and the installation of utility construction, the cleared, unimproved areas will be landscaped in a manner consistent with the Landscaping Plan to be prepared by Petitioner and approved by the Town of Huntersville.

(d) Landscape materials within any buffer yard shall be maintained by the Petitioner and/or subsequent Owner(s) of all or any portion of the Site in accordance with the provisions of Section 8.23 of the Ordinance.

Section 9. LANDSCAPE AREAS AND SCREENING.

(a) Existing trees along Sam Furr Road as depicted on the Zoning Plan will be preserved. Additional landscaping and screening shall satisfy or exceed the requirements Section 8.21 of the Ordinance. Landscaping for parking lots shall conform to the Design Standards of Article 6.

(b) Landscape Areas designated on the Zoning Plan shall be in the location and of the dimensions shown on the Zoning Plan.

(c) Landscape Areas are to remain as undisturbed open space, except to the extent necessary to accommodate pedestrian pathways, trails, bridges and boardwalks, access points, walls, fences, lighting fixtures and drainage and utility lines and facilities, provided the same shall cross Landscape Areas at a 90 degree angle.

(d) Additional landscaping within the Site will be planted and improved in sequences which are keyed to the development taking place, but may be seasonally accelerated or delayed, as reasonably prudent, to improve survival. Petitioner will file a letter of compliance with the Zoning Administrator as building permits are issued as required by Section 8.23 of the Ordinance.

(e) All dumpsters and service areas will be screened from public streets and from adjacent properties as required by the Ordinance. All mechanical equipment shall be screened from view as required by the Ordinance.

(f) The periphery of parking lots shall provide adequate landscaping/screening that complies with or exceeds required standards. The Exhibits attached illustrate typical landscaping treatment for parking areas within the Site.

(g) No buildings or parking lots may be placed within any Landscape Area.

(h) Maintenance of Landscape Areas and landscaping within the Site shall be the responsibility of Petitioner and/or subsequent Owner(s) of all or any portion of the Site in accordance with the provisions of Section 8.23 of the Ordinance.

PART VI

Dedication of Greenway

If this Rezoning Petition is approved, each Owner of a parcel involved agrees to dedicate those areas depicted on the Zoning Plan as "Greenway" to Mecklenburg County for Greenway purposes, provided such dedication does not create a new sideyard, setback or non-conforming condition, prior to issuance of the first certificate of occupancy for any development taking place within the Site; or, if earlier, within 30 days following a written request from the Mecklenburg County Parks and Recreation Commission who will maintain the Greenway after dedication. Each such Owner may, however, reserve the right and/or easement to enter the area to be dedicated for purposes of implementing wetland impact mitigation and to reserve such other easements, including, but not limited to, easements for drainage, maintenance and utilities, as may reasonably be necessary in connection with developing the Site.

PART VII

Graphic Representations in Zoning Plan

The Zoning Plan depicts preliminary parking areas, building shapes and sizes. The location and configuration of these may vary from what is depicted on the Zoning Plan as architectural designs and tenants are finalized, subject to the provisions of Part III and Part V hereof.

PART VIII

Amendments to Conditional Plan

Future amendments to the DISTRICT, the Zoning Plan and these Development Standards involving one or more parcels within the Site may be applied for by the then Owner or Owners of the parcel or parcels involved in accordance with Article 11 of the Ordinance.

PART IX

Binding Effect of the Rezoning Application

Section 1.
If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Zoning Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.

Section 2.

Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners" shall, with respect to each portion of the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of each of the Owners of parcels within the Site who may be involved in the DEVELOPMENT from time to time.

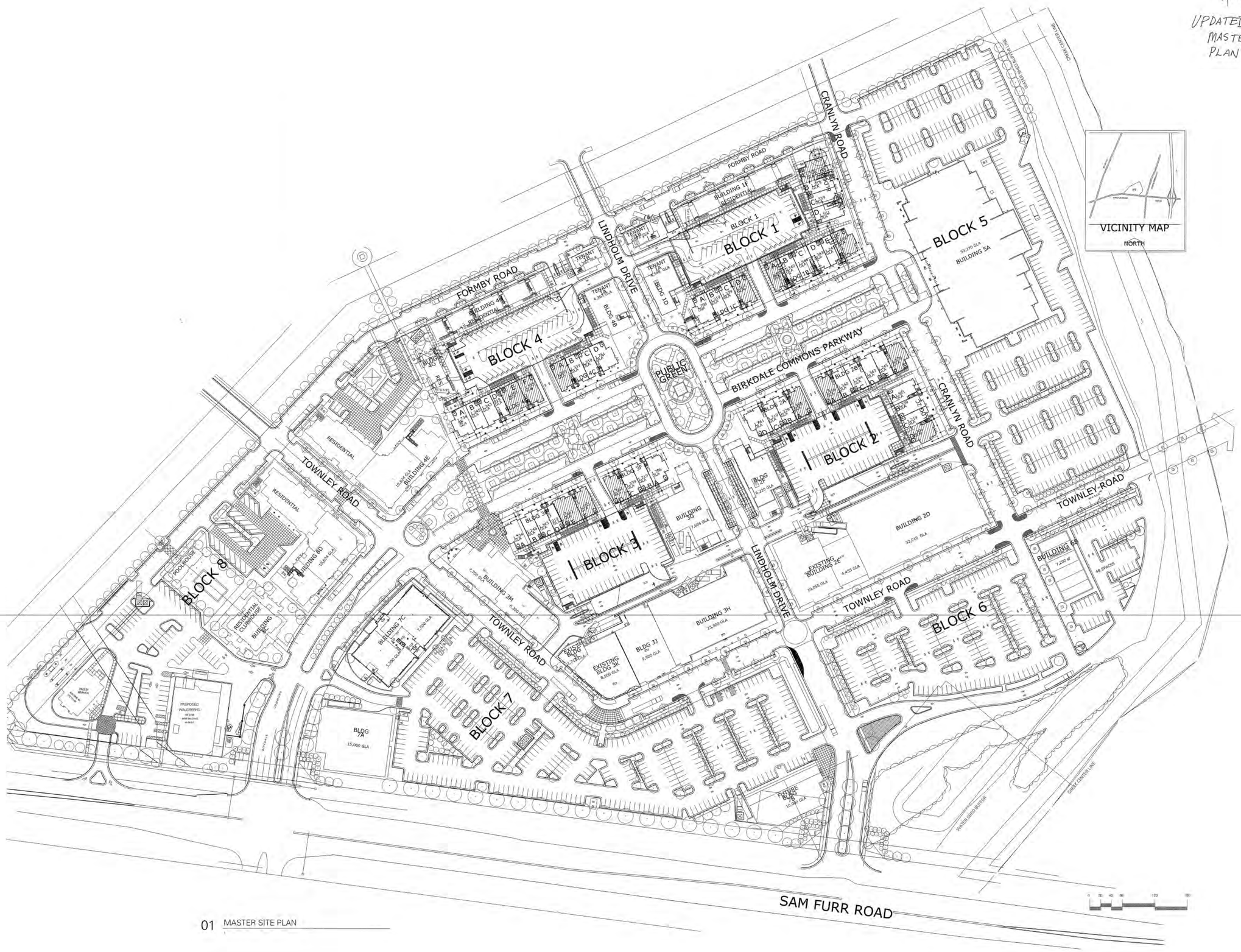
PART X

Exhibits

The Exhibits attached hereto as Exhibits 1.1-1.6, 3.1-3.9, 4.1 and 4.2, 5.1, 7.1 and 7.2 and 9.1 and 9.2 are made a part hereof by reference.

Rev'd 7-22-04

UPDATED MASTER PLAN



01 MASTER SITE PLAN

shook kelley

2151 Hawkins Street
Suite 400
Charlotte, NC 28203-4027

T 704 377 0661
F 704 377 0953

850 South Robertson Blvd.
Suite One
Los Angeles, CA 90035-1621

T 310 659 9492
F 310 659 9828

www.shookkelley.com

NOT FOR CONSTRUCTION

Key Plan

Birkdale Village Site Plan

Revision - 13MAY04

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and are not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

Copyright 2003 Shook Kelley, Inc.
All Rights Reserved.

shook kelley

G002

#200102581 4

MAP BOOK 34 PAGE 795

FILED FOR REGISTRATION
FEB 22 2001
AT 10:19
JUREN A. GIBSON
MECKLENBURG COUNTY, N. C.
REGISTER OF DEEDS

NORTH ORIENTED TO NCGS GRID (NAD 83)

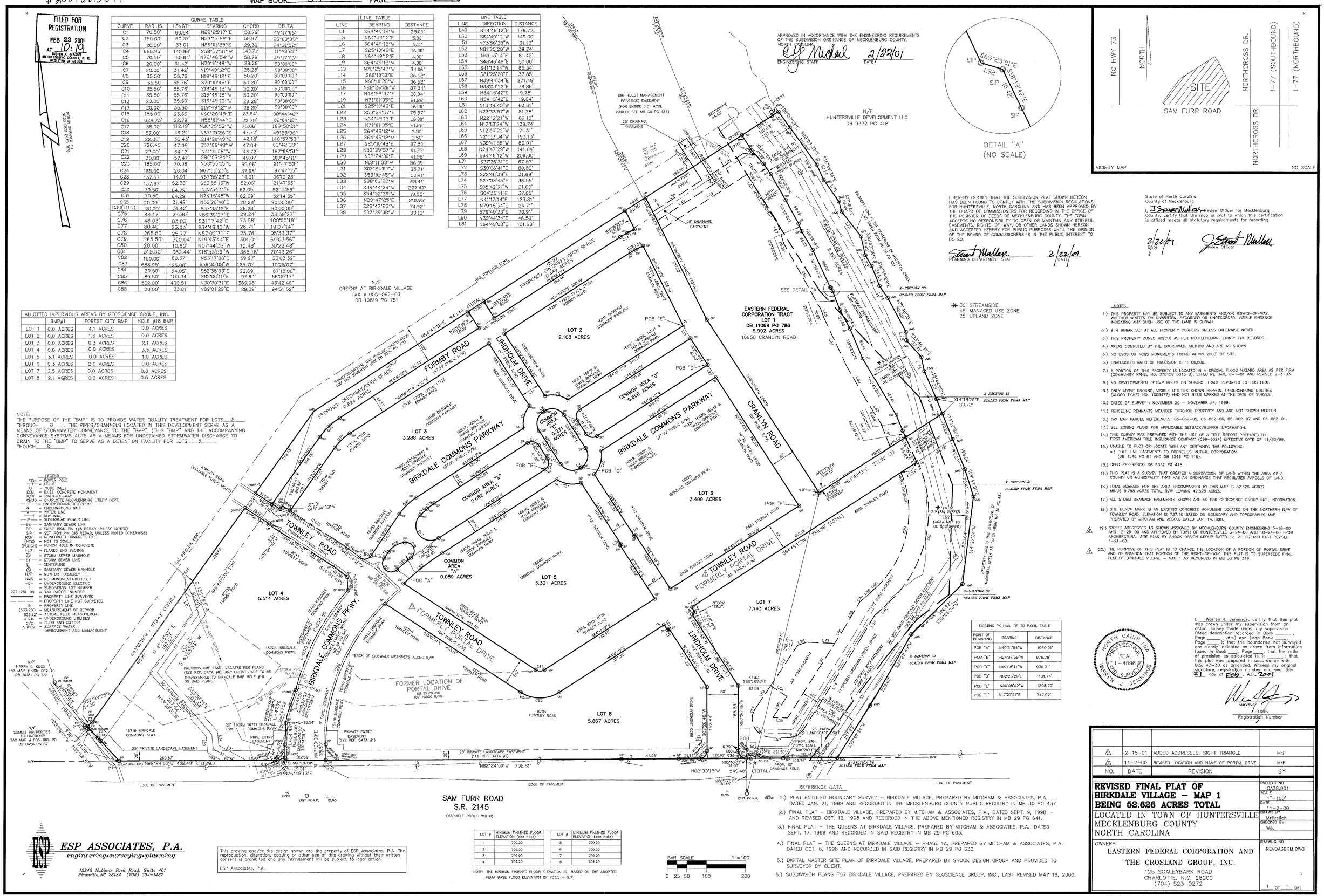
CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	70.50'	60.64'	N22°25'17"E	58.79'	49°17'06"
C2	150.00'	60.37'	N53°17'22"E	59.97'	23°03'39"
C3	20.00'	33.01'	N89°01'29"E	29.39'	94°31'52"
C4	688.95'	140.96'	S58°57'31"W	140.71'	11°43'21"
C5	70.50'	60.64'	N72°46'34"W	58.79'	49°17'06"
C6	20.00'	31.42'	N70°10'48"W	28.28'	90°00'00"
C7	20.00'	31.42'	N19°49'12"E	28.28'	90°00'00"
C8	35.50'	55.76'	N19°49'12"E	50.20'	90°00'00"
C9	35.50	55.76'	S70°10'48"E	50.20'	90°00'00"
C10	35.50'	55.76'	S19°49'12"W	50.20'	90°00'00"
C11	35.50'	55.76'	S19°49'12"W	50.20'	90°00'00"
C12	20.00'	35.50'	S19°49'12"W	28.28'	90°00'00"
C13	20.00'	35.50'	S19°49'12"W	28.29'	90°00'00"
C15	155.00'	23.66'	N60°26'49"E	23.64'	08°44'46"
C16	624.73'	22.79'	N55°01'44"E	22.79'	02°04'12"
C17	38.00'	112.19'	N30°35'53"W	75.66'	169°50'21"
C18	57.00'	49.24'	N67°15'26"E	47.72'	49°29'36"
C19	22.00'	56.43'	S14°30'49"E	42.18'	146°57'53"
C20	726.45'	47.05'	S57°06'48"W	47.04'	03°42'39"
C21	22.00'	64.17'	N41°11'06"W	43.72'	167°06'51"
C22	30.00'	57.47'	S80°03'24"E	49.07'	109°45'11"
C23	185.00'	70.38'	N53°55'15"E	69.96'	21°47'53"
C24	185.00	20.04'	N67°55'23"E	37.68'	97°47'55"
C28	137.67'	14.91'	N67°55'23"E	14.91'	06°12'23"
C29	137.67'	52.38'	S53°55'15"W	52.06'	21°47'53"
C30	70.50'	64.29'	N23°54'11"E	62.09'	52°14'55"
C31	70.50'	64.29'	N74°15'48"W	62.09'	52°14'55"
C35	20.00'	31.42'	N52°26'48"E	28.28'	90°00'00"
C36(TOT.)	20.00'	31.42'	S37°33'12"E	28.28'	90°00'00"
C75	44.17'	29.80'	N86°39'27"E	29.24'	38°39'07"
C76	48.03'	83.83'	S31°17'42"E	73.58'	100°00'19"
C77	80.40'	26.83'	S34°46'15"W	26.71'	19°07'14"
C78	265.50'	25.77'	N57°02'30"E	25.76'	05°33'37"
C79	265.50'	320.04'	N19°43'44"E	301.01'	69°03'56"
C80	20.00'	10.60'	N07°44'36"W	10.48'	30°22'48"
C81	315.50'	389.44'	S18°33'59"W	365.18'	70°43'26"
C82	150.00'	60.37'	N53°17'08"E	59.97'	23°03'39"
C83	688.95'	125.88'	S59°35'08"W	125.70'	10°28'07"
C84	20.50'	24.05'	S82°38'03"E	22.69'	67°13'06"
C85	89.50'	103.34'	S82°06'10"E	97.69'	66°09'17"
C86	502.00'	400.51'	N30°30'31"E	389.98'	45°42'46"
C88	20.00'	33.01'	N89°01'29"E	29.39'	94°31'52"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°49'12"W	25.00'
L5	N64°49'12"E	5.00'
L6	S64°49'12"W	9.11'
L7	S25°10'48"E	16.00'
L8	N64°49'12"E	4.00'
L9	S64°49'12"W	4.00'
L13	N70°25'47"W	34.06'
L14	S60°10'13"E	36.62'
L15	N60°10'20"W	36.52'
L16	N82°26'26"W	37.54'
L17	N42°22'27"E	28.34'
L19	N71°01'35"E	21.22'
L21	S25°10'48"E	16.00'
L22	S53°39'57"E	79.97'
L23	N64°49'12"E	16.00'
L24	N71°01'35"E	21.22'
L25	S64°49'12"W	3.50'
L26	S64°49'12"W	3.50'
L27	S25°10'48"E	37.50'
L28	N53°39'57"W	41.23'
L29	N02°24'00"E	41.92'
L30	N33°11'33"W	56.09'
L31	S02°24'00"W	35.71'
L32	S55°01'45"W	50.21'
L33	S38°03'22"W	68.41'
L34	S39°44'39"W	277.47'
L35	S54°32'39"W	19.55'
L36	N29°47'25"E	210.95'
L37	S29°47'25"W	74.92'
L38	S07°39'08"W	33.18'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L49	N64°49'12"E	176.72'
L50	S64°49'12"W	149.00'
L51	N73°56'38"W	31.13'
L52	N81°25'20"W	39.74'
L53	N41°13'14"E	81.42'
L54	S48°46'46"E	50.00'
L55	S41°13'14"W	65.54'
L56	S81°25'20"E	37.85'
L57	N39°44'34"E	271.48'
L58	N38°03'22"E	76.86'
L59	N54°15'42"E	9.78'
L60	N54°15'42"E	19.84'
L61	N13°44'45"W	63.61'
L62	N23°33'57"W	81.28'
L63	N22°12'21"W	89.10'
L64	N17°18'24"W	139.74'
L65	N12°50'22"W	21.31'
L66	N21°33'34"W	193.13'
L67	N09°41'56"W	60.91'
L68	N24°47'29"W	141.04'
L69	S64°49'12"W	259.00'
L71	S27°26'31"E	67.57'
L72	S30°06'41"E	80.80'
L73	S22°46'39"E	31.69'
L74	S27°03'45"E	36.55'
L75	S05°42'31"W	21.60'
L76	S04°35'11"E	37.65'
L77	N41°13'14"E	123.81'
L78	N79°15'34"E	24.71'
L79	S79°40'33"E	70.91'
L80	N39°44'34"E	46.59'
L81	N64°49'08"E	101.68'

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.

ENGINEERING STAFF — DATE 2/22/01



ALLOTTED IMPERVIOUS AREAS BY GEOSCIENCE GROUP, INC.			
	BMP#1	FOREST CITY BMP	HOLE #18 BMP
LOT 1	0.0 ACRES	4.1 ACRES	0.0 ACRES
LOT 2	0.0 ACRES	1.6 ACRES	0.0 ACRES
LOT 3	0.0 ACRES	0.3 ACRES	2.1 ACRES
LOT 4	0.0 ACRES	0.0 ACRES	3.5 ACRES
LOT 5	3.1 ACRES	0.0 ACRES	1.0 ACRES
LOT 6	0.3 ACRES	2.6 ACRES	0.0 ACRES
LOT 7	2.5 ACRES	0.0 ACRES	0.0 ACRES
LOT 8	2.1 ACRES	0.2 ACRES	0.0 ACRES

NOTE:
THE PURPOSE OF THE "BMP" IS TO PROVIDE WATER QUALITY TREATMENT FOR LOTS 5 THROUGH 8. THE PIPES/CHANNELS LOCATED IN THIS DEVELOPMENT SERVE AS A MEANS OF STORMWATER CONVEYANCE TO THE "BMP". (THIS "BMP" AND THE ACCOMPANYING CONVEYANCE SYSTEMS ACTS AS A MEAMS FOR UNDETAINED STORMWATER DISCHARGE TO DRAIN TO THE "BMP" TO SERVE AS A DETENTION FACILITY FOR LOTS 5 THOUGH 8.

LEGEND
- PP = POWER POLE
- X = FENCE
- CI = CURB INLET
- ECM = EXIST. CONCRETE MONUMENT
- R/W = RIGHT-OF-WAY
- CMUD = CHARLOTTE MECKLENBURG UTILITY DEPT.
- T = UNDERGROUND TELEPHONE
- G = UNDERGROUND GAS
- W = WATER LINE
- GW = GUY WIRE
- P = SOVERHEAD POWER LINE
- SS = SANITARY SEWER LINE
- EIP = EXIST. IRON PIN (#5 REBAR UNLESS NOTED)
- SIP = SET IRON PIN (#5 REBAR, UNLESS NOTED OTHERWISE)
- RCP = REINFORCED CONCRETE PIPE
- (NTS) = NOT TO SCALE
- (PUNCH) = PUNCH HOLE IN CONCRETE
- FES = FLARED END SECTION
- = STORM SEWER MANHOLE
- ST = STORM SEWER LINE
- ℄ = CENTERLINE
- = SANITARY SEWER MANHOLE
- N/F = NOW OR FORMERLY
- NMS = NO MONUMENTATION SET
- E = UNDERGROUND ELECTRIC
- 1 = SUBDIVISION LOT NUMBER
- 227-251-99 = TAX PARCEL NUMBER
- = PROPERTY LINE SURVEYED
- = PROPERTY LINE NOT SURVEYED
- = PROPERTY LINE
- (533.20') = MEASUREMENT OF RECORD
- 533.12' = ACTUAL FIELD MEASUREMENT
- U.G.U. = UNDERGROUND UTILITIES
- C/G = CURB AND GUTTER
- S.W.I.M. = SURFACE WATER IMPROVEMENT AND MANAGEMENT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HUNTERSVILLE, NORTH CAROLINA AND HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY. THE TOWN ACCEPTS NO RESPONSIBILITY TO OPEN OR MAINTAIN ANY STREETS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER LANDS SHOWN HEREON AND ACCEPTED HEREBY FOR PUBLIC PURPOSES UNTIL THE OPINION OF THE BOARD OF COMMISSIONERS IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING DEPARTMENT STAFF — DATE 2/22/01

State of North Carolina
County of Mecklenburg

I, J. Stuart Mullen, Review Officer for Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date 2/22/01 — Review Officer

✱ 30' STREAMSIDE
45' MANAGED USE ZONE
25' UPLAND ZONE

NOTES:

1.) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED. VISIBLE EVIDENCE INDICATING ANY SUCH USE OF THE LAND IS SHOWN.
2.) # 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3.) THIS PROPERTY ZONED HC(CD) AS PER MECKLENBURG COUNTY TAX RECORDS.
4.) AREAS COMPUTED BY THE COORDINATE METHOD AND ARE AS SHOWN.
5.) NO USGS OR NCGS MONUMENTS FOUND WITHIN 2000' OF SITE.
6.) UNADJUSTED RATIO OF PRECISION IS 1: 66,800.
7.) A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER FIRM (COMMUNITY PANEL NO. 370158 0015 B), EFFECTIVE DATE 6-1-81 AND REVISED 2-3-93.
8.) NO DEVELOPMENTAL STUMP HOLES ON SUBJECT TRACT REPORTED TO THIS FIRM.
9.) ONLY ABOVE GROUND, VISIBLE UTILITIES SHOWN HEREON. UNDERGROUND UTILITIES (ULOCO TICKET NO. 1005477) HAD NOT BEEN MARKED AT THE DATE OF SURVEY.
10.) DATES OF SURVEY : NOVEMBER 20 – NOVEMBER 24, 1999.
11.) FENCELINE REMNANTS MEANDER THROUGH PROPERTY AND ARE NOT SHOWN HEREON.
12.) TAX MAP PARCEL REFERENCES: 05-062-05, 05-062-06, 05-062-07 AND 05-062-01.
13.) SEE ZONING PLANS FOR APPLICABLE SETBACK/BUFFER INFORMATION.
14.) THIS SURVEY WAS PREPARED WITH THE USE OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (C99-6624) EFFECTIVE DATE OF 11/30/99.
15.) UNABLE TO PLOT OR LOCATE WITH ANY CERTAINTY, THE FOLLOWING:
  a.) POLE LINE EASEMENTS TO CORNELIUS MUTUAL CORPORATION (DB 1546 PG 81 AND DB 1546 PG 115).
15.) DEED REFERENCE: DB 9332 PG 418.
16.) THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
18.) TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 52.626 ACRES MINUS 9.798 ACRES TOTAL R/W LEAVING 42.828 ACRES.
17.) ALL STORM DRAINAGE EASEMENTS SHOWN ARE AS PER GEOSCIENCE GROUP INC., INFORMATION.
18.) SITE BENCH MARK IS AN EXISTING CONCRETE MONUMENT LOCATED ON THE NORTHERN R/W OF TOWNLEY ROAD. ELEVATION IS 737.10 BASED ON BOUNDARY AND TOPOGRAPHIC MAP PREPARED BY MITCHAM AND ASSOC. DATED JAN. 14,1998.
19.) STREET ADDRESSES AS SHOWN ASSIGNED BY MECKLENBURG COUNTY ENGINEERING 5-18-00 AND 12-29-00 AND APPROVED BY TOWN OF HUNTERSVILLE 3-24-00 AND 10-24-00 FROM ARCHITECTURAL SITE PLAN BY SHOOK DESIGN GROUP DATED 12-21-99 AND LAST REVISED 1-21-00. (2)
20.) THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOCATION OF A PORTION OF PORTAL DRIVE AND TO ABANDON THAT PORTION OF THE RIGHT-OF-WAY. THIS PLAT IS TO SUPERSEDE FINAL PLAT OF BIRKDALE VILLAGE – MAP 1 AS RECORDED IN MB 33 PG 319. (2)

EXISTING PK NAIL TIE TO P.O.B. TABLE		
POINT OF BEGINNING	BEARING	DISTANCE
POB "A"	N49°31'54"W	1060.91'
POB "B"	N24°07'39"W	976.79'
POB "C"	N19°08'41"W	936.31'
POB "D"	N02°23'29"E	1101.74'
POB "E"	N00°08'02"W	1208.79'
POB "F"	N17°21'21"E	747.92'

I, Warren J. Jennings, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, Page _____, etc.) and (Map Book _____, Page _____,); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1: _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21 day of Feb., A.D., 2001.

NORTH CAROLINA PROFESSIONAL SEAL L-4096 LAND SURVEYOR WARREN J. JENNINGS

Surveyor
L-4096
Registration Number

REFERENCE DATA

1.) PLAT ENTITLED BOUNDARY SURVEY – BIRKDALE VILLAGE, PREPARED BY MITCHAM & ASSOCIATES, P.A. DATED JAN. 21, 1999 AND RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY IN MB 30 PG 437
2.) FINAL PLAT – BIRKDALE VILLAGE, PREPARED BY MITCHAM & ASSOCIATES, P.A., DATED SEPT. 9, 1998 - AND REVISED OCT. 12, 1998 AND RECORDED IN THE ABOVE MENTIONED REGISTRY IN MB 29 PG 641.
3.) FINAL PLAT – THE QUEENS AT BIRKDALE VILLAGE, PREPARED BY MITCHAM & ASSOCIATES, P.A., DATED SEPT. 17, 1998 AND RECORDED IN SAID REGISTRY IN MB 29 PG 603.
4.) FINAL PLAT – THE QUEENS AT BIRKDALE VILLAGE – PHASE 1A, PREPARED BY MITCHAM & ASSOCIATES, P.A. DATED OCT. 6, 1998 AND RECORDED IN SAID REGISTRY IN MB 29 PG 530.
5.) DIGITAL MASTER SITE PLAN OF BIRKDALE VILLAGE, PREPARED BY SHOOK DESIGN GROUP AND PROVIDED TO SURVEYOR BY CLIENT.
6.) SUBDIVISION PLANS FOR BIRKDALE VILLAGE, PREPARED BY GEOSCIENCE GROUP, INC., LAST REVISED MAY 16, 2000.

LOT #	MINIMUM FINISHED FLOOR ELEVATION (see note)
1	709.20
2	709.20
3	709.20
4	709.20

LOT #	MINIMUM FINISHED FLOOR ELEVATION (see note)
5	709.20
6	709.20
7	708.20
8	709.20

NOTE: THE MINIMUM FINISHED FLOOR ELEVATION IS BASED ON THE ADOPTED FEMA BASE FLOOD ELEVATION OF 703.5 + 5.7'.

BAR SCALE 1"=100'
0 25 50 100 200

ESP ASSOCIATES, P.A.
engineering•surveying•planning
12245 Nations Ford Road, Suite 401
Pineville,NC 28134 (704) 504-1437

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.
ESP Associates, P.A.

NO.	DATE	REVISION	BY
3	2-15-01	ADDED ADDRESSES, SIGHT TRIANGLE	MrF
2	11-2-00	REVISED LOCATION AND NAME OF PORTAL DRIVE	MrF

REVISED FINAL PLAT OF BIRKDALE VILLAGE – MAP 1 BEING 52.626 ACRES TOTAL

LOCATED IN TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY
NORTH CAROLINA

OWNERS:
EASTERN FEDERAL CORPORATION AND THE CROSLAND GROUP, INC.
125 SCALEYBARK ROAD
CHARLOTTE, N.C. 28209
(704) 523-0272

PROJECT NO 0A38.001
SCALE 1"=100'
DATE 11-2-00
DRAWN BY MrFreilich
CHECKED BY WJJ
DRAWING NO REVOA38RM.DWG
1 OF 1 SHT

S:\DWGS\CROSLAND\0A38\REVOA38RM.DWG 2-21-01 4:38:44 pm EST

Town of Huntersville
Town Board
September 28, 2021

To: Town Board

From: David Peete, Principal Planner

Date: September 28, 2021

Subject: Petition #R21-06 North Creek Mixed-Use

EXPLAIN REQUEST:
Consider recommendation on Petition #R21-06, North Creek Village Mixed-Use, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of the NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 303 multi-family units, 65 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113).

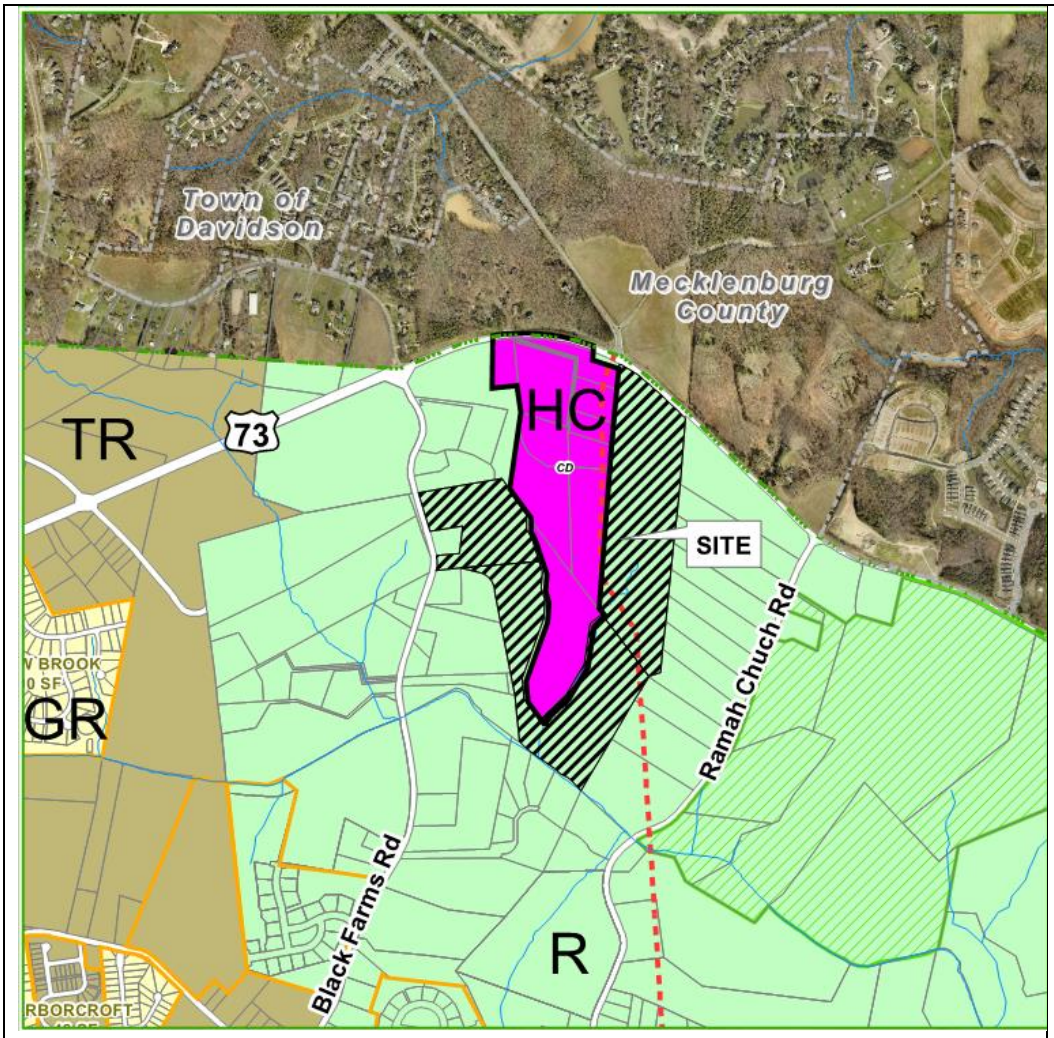
ACTION RECOMMENDED:
Consider recommendation

FINANCIAL IMPLICATIONS:
n/a

ATTACHMENTS:
1. R21-06 North Creek Mixed-Use (PB) Staff Report (9-28-21)
2. Attachment A - North Creek Mixed-Use General Application
3. Attachment B-1 - North Creek Village Mixed-Use Rezoning Plan 1 of 2 (08-27-21)
4. Attachment B-2 - North Creek Village Mixed-Use Rezoning Plan 2 of 2 (08-27-21)
5. Attachment C - Neighborhood Meeting Report - June2, 2021
6. Attachment D - CMS Report (9-20-21) - North Creek Mixed Use- 3rd site plan
7. Attachment E - North Creek Village sub-area density map (3rd Submittal)

North Creek Village Mixed-Use Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: Magnolia Development, LLC

Property Owner: Charles Spencer Davis, Jr. & James Coy F/T B/W Mayes (see Attachment A).

Property Address: 17705 Davidson-Concord Road

Project Size: (+/-) 84.0-acres

Parcel Numbers:

01107311, 01126101 & 01126113

Current Zoning: Rural (R).

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

Proposed Zoning: Highway Commercial — Conditional District (HC-CD) & Traditional Neighborhood Development - Urban (TND-U CD).

Proposed Land Use: 303 Multi-family units, 65 Attached-Residential, 77 Detached-Residential & 42,500 Sq. Ft. Commercial Uses (HC permitted uses).

1. Purpose: Petition to rezone 84.0-acres generally located at 17705 Davidson-Concord Road – south of the intersection of Davidson-Concord Road and NC 73 - from the Rural (R) Zoning District to Highway Commercial – Conditional District (HC-CD) and Traditional Neighborhood Development – Urban (TND-U CD) to create a mixed-use development consisting of 303 multi-family units, 65 attached units, 77 detached units and 42,500 sq. ft. of commercial (Highway Commercial permitted uses) (see Attachments B). <u>If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.</u>

2. Adjoining Zoning and Land Uses.

   <u>North</u>: Town of Davidson: *Neighborhood Edge (NE) & Neighborhood Center II (NC2) & Town of Huntersville Highway Commercial – Conditional District (HC-CD) & Rural (R) – NC 73 corridor, Large-lot, single-family homes , one single-family subdivision (Pages Pond), farmland & vacant*.
   <u>South</u>: *Rural (R) – Large-lot, single-family homes, one farm (Black) & vacant land.*
   <u>East</u>: *Rural (R) – Large-lot, single-family homes & vacant.*
   <u>West</u>: *Rural (R) – Large-lot, Single-family homes, one farm (Black), farmland & vacant.*

3. One (1) neighborhood meeting was held on June 2, 2021. A summary of the questions and concerns from that meeting are found in the report of the meeting (see Attachment C).
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in two (2) locations (Davidson-Concord Rd. & NC 73 intersection & along Black Farm Road).
5. The advertised Public Hearing date was August 16, 2021, however the applicant is requested not to open the hearing and continued to September 20, 2021.

6. **NOTE OF CONTEXT:** A large portion of this proposed Rezoning Plan is located within an identified "Activity Center" from the 2040 Community Plan. However, it is important to understand the level of development already vested within this activity center in order to understand the full impact of proposed development within the center (see Attachment E). The addition of North Creek Village Mixed-Use allows a substantial portion of the "Activity Area" to be master planned.

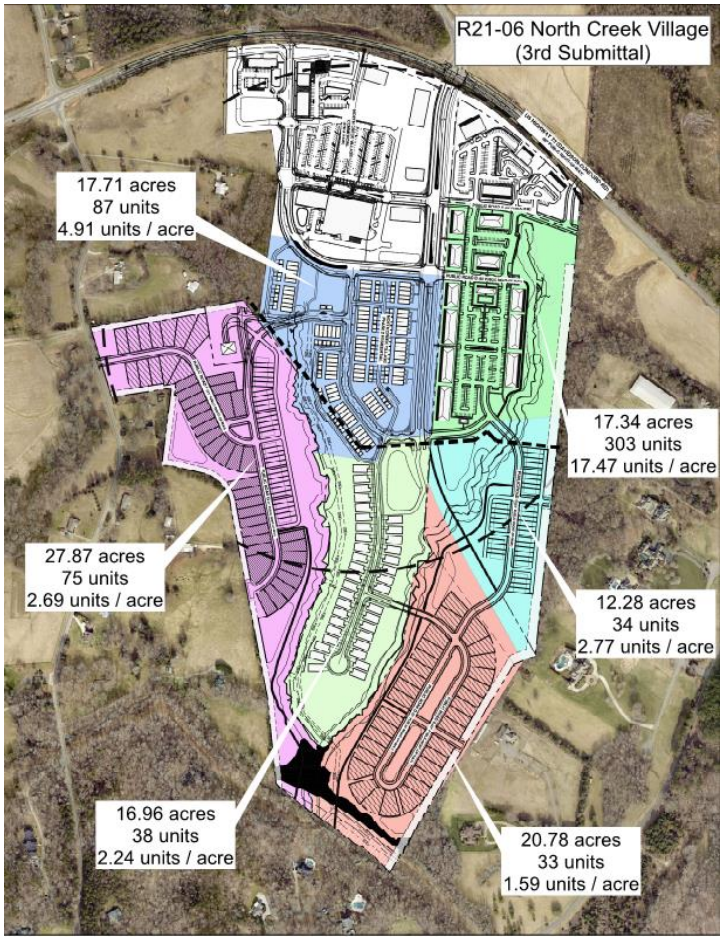
   In 2008, mixed-use development known as "Huntersville East" was approved and later revised. Below is a comparison of the two developments.

	Huntersville East (approved)	**North Creek Village (Proposed)**
Development size:	59.92-acres	84.0 acres
Max. Commercial Space:	181,827 sq. ft.	42,500 sq. ft.
Attached Units:	89	368 (303 apartments; 65 townhomes)
Detached Units:	36	77
Total Units:	125 (2.08 unit/acre)	445 (5.3 unit/acre

   In TOTAL, these two developments would permit the following level of development:

Development size:	**143.92-acres**
Max. Commercial Space:	**224,327 sq. ft.**
Multi-Family Units:	**303**
Attached Units:	**154**
Detached Units:	**113**
Total Units:	**570 (3.96 unit/acre)**

As defined on page 54 of the 2040 Community Plan, "Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers". A significant portion of the proposed rezoning is located within an identified Activity Center and provides a mix of uses, including commercial, multi-family and attached and detached homes. The essential question for this proposed development is whether the amount of development is "stepping-down" as it moves out toward the adjacent Rural zoning areas?



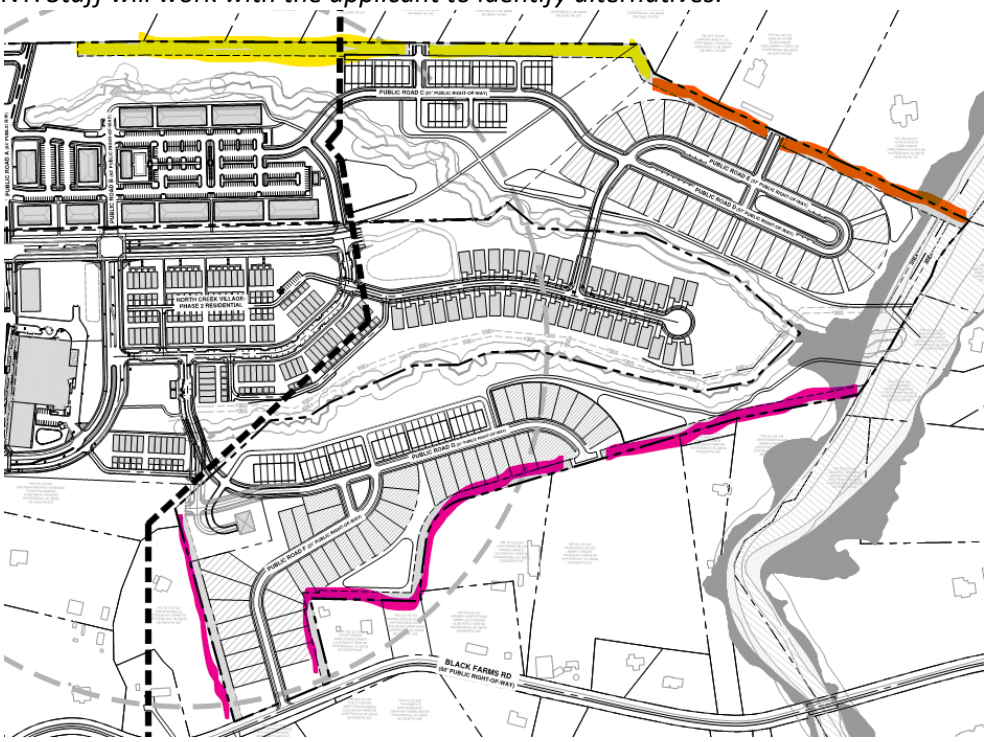
PART 2: REZONING/SITE PLAN ISSUES

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

- Proposed Uses: 303 Multi-Family Units (Apartments), 65 Attached Units (Townhomes), 77 Detached Units (445 total residential units) and 42,500 sq. ft. of Commercial uses.
- Urban Open Space provision within ¼ mile of all residential units is proposed to be a "greenway and/or greenbelt". Staff is working with the applicant on the design of the Urban Open Space.
- Right-of-way to be dedicated along NC 73, as required by NCDOT. Right-of-way for future thoroughfare to be dedicated to the southern boundary. Two (2) street connections to existing streets are proposed to NC 73 (far eastern edge) and to Black Farm Road. Three (3) connections to the pending section of future thoroughfare (part of Huntersville East) are proposed, as well as two (2) connections to the original Huntersville East development. There are five (5) stubs to adjoining parcels.
- Two (2) trail connections are proposed leading to the future County/Town regional greenway located to the south of this development.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- No phasing plan is proposed, but a phasing plan may developed later for the development.
- The entire project is proposed to be annexed into the Town of Huntersville.

The Conditional District Rezoning Plan has <u>several issues that need to be addressed</u>:

1. Buffers along exterior boundaries are required, by Ordinance, to be a minimum of 20' in width and undisturbed. While the plan shows buffers exceeding the minimum (pink = 30', orange = 40' & yellow = 50'), grading appears to occur in the buffers in several locations. The preliminary grading plan needs to provide more clarity. There also appears to be grading in the SWIM buffer near the apartments.
   STAFF COMMENT: *Staff will work with the applicant to identify alternatives.*



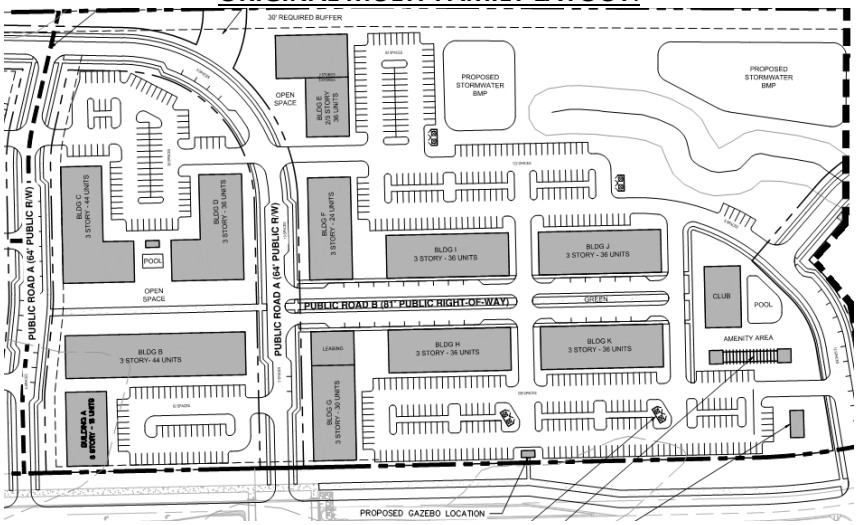
2. Traditional Neighborhood Development – Urban (TND-U) is requested for the residential sections of the development in order to allow 83% attached units. TND Districts are provided "for the development of new neighborhoods… which are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. TNDs offer a mixture of housing types and prices, prominently sited civic or community building(s) and stores/offices/workplaces to provide a balanced mix of activities". TND also requires the following:
   - Average perimeter of all blocks should not exceed 1,350 ft., with no block greater than 500 ft. without a dedicated alley or pathway providing through access.

   STAFF COMMENT: Multiple blocks exceed the recommended 1,350' perimeter and are greater than 500' without a dedicated alley or pathway providing through access. Staff will work with applicant to review options.

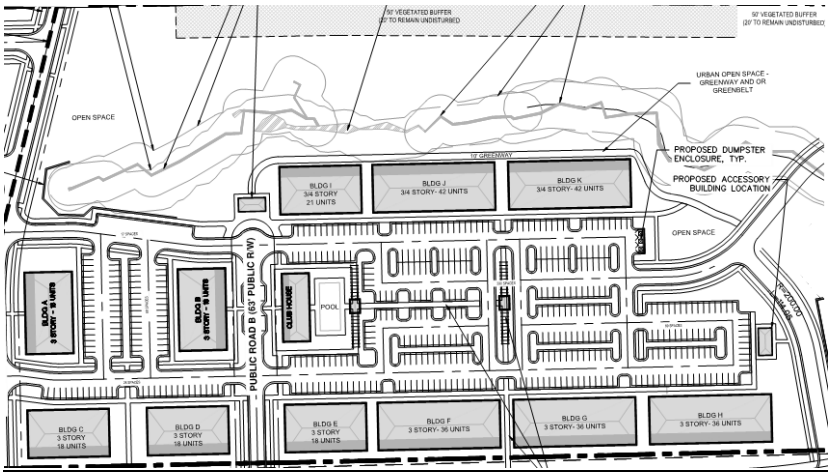
3. Elevations for the commercial, multi-family units (apartments) and attached units (townhomes) in the HC and TND zone along the public street frontages need to be provided.
   STAFF COMMENT: Per Article 3.2.11.d.3 Traditional Neighborhood Development – General Requirements, "A master plan in compliance with Traditional Neighborhood Development standards shall be provided with the conditional district plan…" The master plan shall include… building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges".

4. In the first version of the plan, the Multi-Family Units had a smaller block perimeter in keeping with TND recommended standards and intent. The current (3rd version) multi-family layout does not. Further, buildings J, K, and L front a 10' sidewalk, not a greenway or other Urban Open Space.
   STAFF COMMENT: Staff will work with the applicant to address these issues.

ORIGINAL MULTI-FAMILY LAYOUT:



3rd MULTI-FAMILY LAYOUT:



5. The apartment, townhome and lots less than 60' in width areas must provide on-street parking.
   STAFF COMMENT: Article 5.5 Streets of the Zoning Ordinance states "an on-street parking lane on at least one side of the street is required on streets serving apartments, attached houses and detached houses with lots less than 60' or less in width".

6. Required specimen tree save is 30% for both HC and TND-U zoning. The proposed Rezoning Plan indicates 29% specimen tree save and to mitigate the remainder of required tree save.
   STAFF COMMENT: *With undisturbed buffers and refined grading, there should be opportunity to save (at least) 30% of specimen trees on site. Tree mitigation is a measure in the Ordinance to be utilized when existing conditions do not permit minimum preservation of trees on site.*

7. The proximity of the highest-density use (apartments) abuts the Rural zoning district, with a permitted density of 0.9 units-per-acre, is a concern as to whether that is supported by the 2040 Community Plan land use recommendation for an Activity Center. Additionally, while all of the external buffers exceed the Ordinance minimum of 20', are they appropriate to adequately transition higher-intensity uses to the existing land use pattern?

STAFF COMMENT: *Concern with the density proposed in the areas highlighted in yellow and buffer width in the areas highlighted in orange (see below) because they adjoin large lot single-family homes/farms. Staff recommends meeting with the developer to look at options in these areas. As the uses are similar, the buffers should be similar and as both Detached Unit areas abut Rural Zoning districts, the 40 ft. buffer standard is recommended.*

8. All parking lots, when located along a public street must be screened.
   STAFF COMMENT: *A note indicating all required parking lot screening/landscaping to be provided, per Zoning Ordinance, must be added.*

9. Pedestrian circulation through the proposed multi-family and commercial parking lot does not satisfy Article 6 of the Zoning Ordinance.
   STAFF COMMENT: *Article 6.D. states that "parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building(s). On larger lots, corridors within the parking area should channel pedestrians from the car to the perimeter of the lot or to the building". Furthermore, the TND-U zoning district allows pedestrian pathways to count as block beaks, which would help address the issue listed on page 3 of this report.*

10. Per Art. 9.9 of the Zoning Ordinance, a 200 ft. setback must be provided from a cell tower to residential lots.
    STAFF COMMENT: *If the applicants request a smaller setback, Staff would support a setback equal to the height of the tower (which will need to be provided), as well as documentation that the tower is engineered to "implode" or otherwise not fall over at full-height. It is also recommended that the cell tower setback is measured from the building envelope of the surrounding lots. <u>This would require an Ordinance Modification request</u>.*

11. MODIFICATION REQUEST – "50 ft. lots shown on the Rezoning Plan are not required to be accessed through an alley in order to be consistent with the 50' lots in Phase 1 and in order to accommodate the adjacent buffers shown."
    STAFF COMMENT: *Lots exceeding 50' do not require alley access. It is possible a modification of this requirement is not necessary.*

12. Note 3 (Sheet SP-203) – "Schematic Nature of Rezoning Plan" note.
    STAFF COMMENT: Note allows significant ability to amend plan without public review (where appropriate). Staff to review note with applicant.

13. Note 6 (Sheet SP-203) – "Permitted Uses" note.
    STAFF COMMENT: Note permits higher density uses to be located anywhere throughout development. Note should be eliminated or revised.

14. <u>RECOMMENDATION</u>: Will floodplain along southern border be dedicated to Mecklenburg County?
    STAFF COMMENT: *Dedicating the floodplain to the County helps in water quality management and future greenway development.*

15. <u>RECOMMENDATION</u>: In the area south of the thoroughfare, 50% of the Single-Family Homes are facing a storm water BMP with limited space to provide maintenance access and adequate landscaping / screening of the BMP.
    STAFF COMMENT: *A BMP with 100% public street frontage should be well landscaped, therefore a rain garden or other heavily planted BMP type is recommended in this location.*

16. <u>RECOMMENDATION</u>: a pedestrian crossing from the western single-family units to the Huntersville East single-family area would provide residents access to all parts of the development;

RECOMMENDATION: The proposed private greenway in the Multi-Family block does not connect or continue on to a network that should be created throughout the development;

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA for the North Creek Village Mixed Use Rezoning was submitted to the Town on 7/16/21 with comments returned to the applicant on 8/6/21. A revised TIA was submitted to the Town on 8/13/21 with comments provided to the applicant on 8/27/21. Several of the items to be addressed relate to inconsistencies with site access to the proposed development versus the North Creek Village/Huntersville East development. Revision to the TIA is required prior to determination/recommendation of roadway improvements.

Additional transportation issues:

- Public streets shall have minimum centerline radius of 200', several locations will need to increase radii to meet that standard.
- The end of Public Road B does not include right-of-way for a public turnaround.
- Turnarounds are needed at the end of the alleys connecting to Public Road C.

PART 4: REZONING CRITERIA

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

In 2008, the Davidson-Concord Road / NC 73 Area Plan identified the area south of NC 73 and Davidson-Concord Road as appropriate for a "Village Concept", a type of development that is "compact, mixed-use and pedestrian-oriented". However, that Plan was NOT adopted by the Town of Huntersville, but did influence both the 2030 and 2040 Community Plans that guide development today.

NOTE: The following references to the 2040 Community Plan's policies that relate to the North Creek Village Mixed-Use Rezoning Plan are divided into three sections: Policies that DO SUPPORT the Plan as presented; Policies that COULD support the plan if changes are made and Policies that DO NOT support the plan.

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

- **Policy LU-2:** Encourage residential development that follows the pattern outlined in the future land use map.
  - **Policy LU-2.1:** Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor and future activity centers in the eastern and western areas of the Huntersville zoning jurisdiction.

STAFF COMMENT: *The North Creek Mixed-Use development would be located approximately 2.15-miles from NC-115 to the western edge and 2.5 miles from the eastern edge. The majority of the proposed development is located in the Activity Center identified for the intersection of NC 73 and Davidson-Concord Road (see page 53) in the 2040 Community Plan. The proposed density of 5.3-units per acre is adjacent on all sides to Rural Zoning Districts with densities of 0.9 units/acre or less. The previously approved Huntersville East development (which is also mostly within this Activity Center) has a density of 2.07 unit/acre (see note #6 on page 2 of this report). The area to the west was not developed under the Town's subdivision regulations. The area to the east include a series of large lots located along Ramah Church Road that average 7.8-acres in size (approx. 0.08-units/acre). To the south is the Ramah Oaks*

Farmhouse Cluster, a 16.68-acre development with a density of 0.36-units per acre. The "Huntersville Transect is a description of relative development intensity and expected built and natural forms. The Future Land Use Map combined with (land use) policies create a transect that focuses growth in walkable Mixed-Use Centers and Activity Centers and decreases in intensity farther away from the center. Traditional neighborhoods give way to conservation subdivisions and eventually farmhouse clusters that sensitively integrate with the rural environment". If the proposed rezoning plan is divided into smaller sub-areas (see chart on page 3 of this report), an analysis of the various sections shows that many are consistent with the TR zoning district, which may be a more appropriate designation than TND-U for the majority of the residential areas (except for the multi-family).

- **Policy 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 COMMENT: *The proposed mix of uses is appropriate for an Activity Center*.

The 2040 Huntersville Community Plan **COULD SUPPORT** this project through the following sections:

- **Policy LU-1 - Future Land Use Activity Centers Map** (2040 Community Plan page 56): Location #2 is the North Creek Village Mixed-Use development and includes the previously approved development (formerly known as Huntersville East). "The NC73 Transportation/Land Use Corridor Plan recommended a Neighborhood Center in this area with additional study needed. A conditional mixed-use commercial rezoning was approved with 22 acres for commercial, 15 acres for attached housing and 15 acres for detached housing". Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 sq. ft. of non-residential). Residential uses include a mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.
  STAFF COMMENT: *While the mix and nature of the proposed development is consistent with the 2040 Community Plan, the previously approved Huntersville East development has been approved for far more commercial space than is recommended, this could make it difficult to support additional non-residential in this location without further study of the area. The density of the proposed residential could be supported if there is an emphasis on urban form and design to create a sense of place. This density should "step-down" as it reaches the edges of the activity center to approximate the density levels of the surrounding zoning districts.*

- **Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.**
  - **LU 7.1: Require all new development to adhere to the following design principles**:
    - In Mixed-Use Centers, Activity Centers, Town Centers and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
      - All buildings shall front a public street or (Urban) Open Space.
      - Streets should be connected, have short blocks and sidewalks on both sides of the street.
      - Improve connectivity, particularly for pedestrians and vehicles.
      - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and/or landscape features.
      - Accommodate a mix of uses and/or housing types.

STAFF COMMENT: *All proposed buildings are intended to front on either public streets or Urban Open Space. However, the Urban Open Space "greenway" in front of the Multi-Family Units is not designed appropriately – it is merely a 10' wide sidewalk. Re-design of the greenway would be required. The public streets do connect to other public streets, but the blocks are not complete and public street connections are missing, which causes many of the blocks to exceed Ordinance length-limits for the TND-U Zoning District (250 – 500'). Pedestrian circulation is still in need of improvement. Large parking areas, particularly along thoroughfares and public streets are not identified as being screened from view. A mix of housing types are proposed, however the uses are compartmentalized and should more-fully integrate within the Activity Center limits.*

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

STAFF COMMENT: *The development offers three (3) main types of residential units: Multi-Family (Apartments), Attached Units (townhomes) and Detached Units on 50' and 60' wide lots (Single-Family Homes). This mix of housing types offers options for future residents with varying income levels. Elevations are needed for the apartments and townhomes to determine if they meet zoning standards.*

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

STAFF COMMENT**:** *A 50 ft. vegetated buffer along the eastern border is proposed, and the nearest Multi-Family units are approximately 230 ft. from the external property line. The Multi-Family units have the highest density (17.47 units/acre) and the question of whether 230 ft. of separation along the Rural Zoning district is adequate must be addressed. The townhomes just to the south of the apartments only have the 50 ft. buffer separating the uses' density of 2.77 units/acre from the adjacent Rural zoning. The detached homes in the southern portion have a 40 ft. vegetated buffer along the property line. Along the western border (along Black Farm Road), the proposed vegetated buffer is 30 ft. from the property line. As the adjacent parcels to the west are similar to the adjacent parcels to the east, it is recommended that a similar buffer is utilized. Lastly, the "vegetated buffers" should be undisturbed buffers that only add vegetation where existing vegetation is not adequate, per the Zoning Ordinance.*

- **EOS-10: Improve bicycle and pedestrian facilities throughout Town.**
  - **Implement the Bicycle and Pedestrian Committee's 30 x 30 plan.**
    - Connect all parks, schools, neighborhoods and major shopping into the Greenway System by 2030 incrementally over the next 10 years.
      - Include greenways, sidewalks, multi-use paths, trails and dirtways.

STAFF COMMENT: *All public streets have sidewalks along both sides and generally provide pedestrian circulation throughout. Two (2) proposed pathways will lead to the southern end of the development and enable future connection to a Town/County greenway. However, numerous blocks exceed block-length limits and additional pedestrian (or street) connections will be required to reduce the length of these blocks.*

- **Policy LU 3.1**: **Manage residential growth in the eastern and western parts of Huntersville's planning jurisdiction.**

- **LU 3.1**: **Discourage rezonings to higher intensity residential districts in the Residential Edge and Rural Conservation future land use character areas**.
  - There is constant pressure to rezone to higher-density districts on the edges of town. Growth management was the #1 priority for survey response. There needs to be a concerted effort to uphold previous policy decisions to limit density and increase open space preservation in the more undeveloped areas outside of the Town Core.

STAFF COMMENT: *Portions of the proposed Rezoning Plan are outside the Activity Center and should therefore more closely match the permitted densities of the surrounding zoning district. The densities of the southernmost detached units could approximate Transitional Residential (TR) density limits (1.5 units/acre) and be an appropriate "step down" to the Rural zone.*

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

STAFF COMMENT: *While NC 73 is a regional transportation corridor and will soon be widened to accommodate greater east/west movement, the network of streets south of NC 73 does not yet exist. While the previously-approved Huntersville East development will provide a section of future north/south thoroughfare and the North Creek Village Mixed-Use development will provide additional right-of-way to the south, there is no connection to another thoroughfare. There is a connection proposed to Black Farm Road, however, no upgrades are proposed to Black Farm Road itself. And while there are several street stubs to the east, they also will not connect for the foreseeable future. The vast majority of the traffic from this development will use NC 73.*

- **Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.**
  - LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas. The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.

STAFF COMMENT: *Good design is the key to flexibility in development regulations. Site plans that facilitate elevated design and adhere to the tenets of a form-based ordinance will justify modifications to the standard requirements*.

- **Policy LU-9: New residential development should follow appropriate housing design principles**.
  - **LU 9.1: In higher intensity areas including Mixed-Use Centers, Activity Centers, the Town Core, and Moderate Density areas neighborhoods should adhere to the following design principles**:
    - All homes must front a public street or (Urban) open space.
    - Front porches and recessed garages are encouraged.
    - On-street parking is required in new developments that have lot widths below 60'.

STAFF COMMENT: *All proposed homes front on public streets. Floorplans have not been provided, therefore it cannot be determined if porches or recessed garages are provided. The proposed residential street cross-section does not provide on-street parking on (at least) one side of the road, as required for lots under 60' in width. How will the Attached Units (townhomes) follow Ordinance requirements?*

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

- **Policy LU-11: Protect Existing Housing Stock.**
- LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
- STAFF COMMENT: *Appropriate density levels and buffers along state roads and along external boundaries will provide transitions from new development patterns to the existing land uses.*

- **Policy EOS-6: Preserve elements of rural character.**
- EOS 6.1: Enforce existing standards and evaluate new design standards to preserve the character of scenic country roads.
  - McCauley Road, Black Farms Road, Beatties Farm Road, and Ramah Church Road have been identified as scenic resources and should have corridor-specific design controls that preserve scenic beauty.
  - Current regulations require a preserved buffer of trees in some areas and open space requirements encourage the protection of key features, such as views, fields and historical structures.
  - Additional controls might include view-shed protections, additional landscaping buffers or open space or screening requirements, use restrictions, density restrictions, or higher setbacks along the roadway.
  - Planned roadway improvements should be evaluated for adherence to previous planning efforts

  STAFF COMMENT: *An 80 ft. buffer along Black Farm Road of undisturbed vegetation without BMPs should be added. The typical road cross-section should not be installed along Black Farm Road to preserve the rural character of the corridor.*

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT: *The proposed Conditional District Rezoning for the North Creek Village Mixed-Use Conditional District Rezoning could be supported by the 2040 Comprehensive Plan, as the property is located within an identified Activity Center. The main issues of concern are the increased level of commercial space within an identified Activity Center and whether the location of the Multi-Family units and townhomes (and their densities) are so oriented as to provide appropriate transitions into the adjacent Rural Zones.*

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - *A Transportation Impact Analysis was required – see Part 3 of this report.*
   - *Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.*
   - *The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS) and a report on the 1st version of the plan was received on July 6, 2021. CMS indicates the proposed Rezoning Plan would add approximately 101 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above". (see below & see Attachment D for the full CMS report).*

CMS schools are over-crowded, and the proposal is not entirely consistent with the 2040 Community Plan (see Part 5, above).

This development may add 101 students to the schools in this area.

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

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	45	**135%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	24	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	32	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $3,826,000; calculated as follows:

Elementary School: 45 x $34,000 = $1,530,000
Middle School: 24 x $37,000 = $888,000
High School: 32 x $44,000 = $1,408,000

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

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT: *Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources*.

PART 5: STAFF RECOMMENDATION

The proposed rezoning will allow a significant portion of the activity area to be master planned and will provide a variety of housing types that will help support non-residential development. Staff continues to work with the applicant to resolve outstanding issues.

PART 6: PUBLIC HEARING COMMENTS

The Public Hearing scheduled for Monday, August 16, 2021 was not opened and was continued to Monday, September 20, 2021. The Public Hearing was held on Sept. 20 and closed by Town Board. No public comments were received.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on September 28, 2021.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments
A – Rezoning Application.
B – North Creek Village Mixed-Use Rezoning Plan (3rd version).
C - Neighborhood Meeting Report from June 2, 2021.
D – CMS Report – North Creek Village Mixed-Use (7-6-21).
E – North Creek sub-area density map

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	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
☐ Commercial Site Plan	☒ Sketch Plan
☒ Conditional Rezoning	☐ Preliminary Plan
☐ General Rezoning	☐ Final Plat (Includes Minor Subdivision)
☐ Master Signage Program	☐ Exempt Subdivision
☐ Special Use Permit	☐ Final Plat Revision
☐ Revision to Original Project # _____	☐ Farmhouse Cluster
☐ Other _____	

2. Project Data

Date of Application April 1, 2021

Name of Project Huntersville East- North Creek Village Phase # (if subdivision) _____

Project Address Sam Furr Road , NC HWY. 73

Parcel Identification Number(s) (PIN) 01107311,01126101,01126113

Current Zoning District R Proposed District (for rezoning only) TND-R AND HC-CD

Property Size (acres) 84.6 Street Frontage (feet) _____

Current Land Use Residential

Proposed Land Use(s) Residential and Commercial

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

3. Description of Request

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

Approval of a mixed use center, including shops and a variety of residential types, greenway and pedestrian connections, as part of the Huntersville East activity center/node in accordance with the 2040 Land Use Plan.

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 Magnolia Development, LLC Co. Phone 919- 414-6721

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

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

Signature _____ Printed Name: Steve Vinson

Title: Manager Email: Svinson@magnoliadevco.com

Address of Applicant 440 Ed Drive Suite 201, Raleigh, NC 27612

7. Property Owner (if different than applicant) (See attached)

*Printed Name _____ Phone _____

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

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

Signature _____ Printed Name _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

Magnolia Development, LLC Co.	Steve Vinson	919-414-6721	svinson@magnoliadevco.com
Development Firm	Name of Contact	Phone	Email
Cole, Jenest and Stone	Sean Paone	704-971-4538	spaone@colejeneststone.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

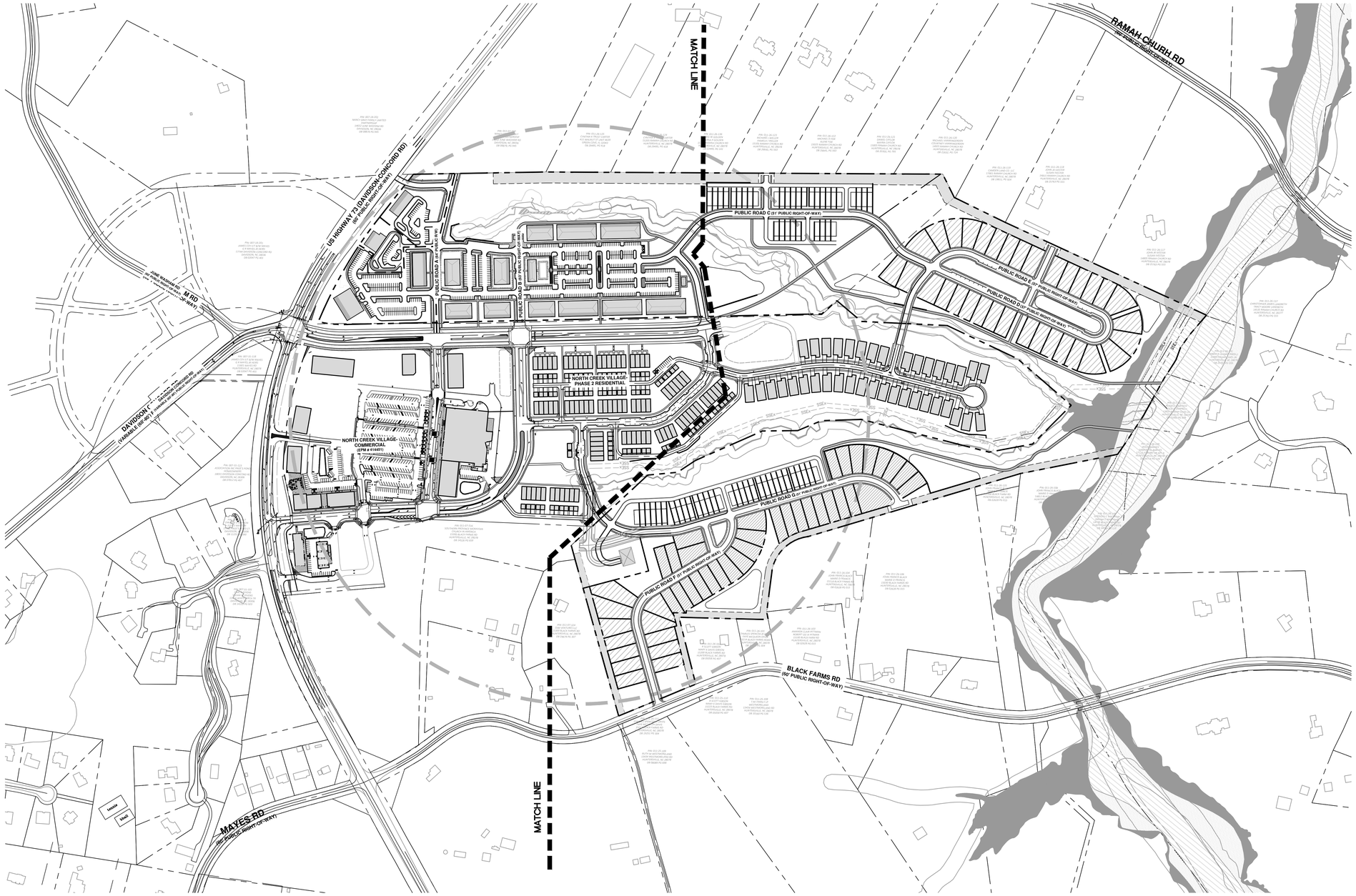
NORTH CREEK VILLAGE MIXED-USE

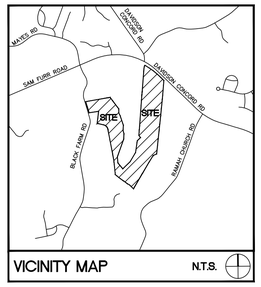
REZONING/SKETCH PLAN

EPM # 421030 | HUNTERSVILLE, NC

RELATED PLANS:

NORTH CREEK VILLAGE-COMMERCIAL (EPM # 414451) AND NORTH CREEK VILLAGE-PHASE 2 RESIDENTIAL





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENV.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

SHEET LIST

SP-000	COVER SHEET
SP-100	EXISTING CONDITIONS
SP-101	TREE PRESERVATION
SP-102	TREE CANOPY PRESERVATION
SP-103	TREE PRESERVATION NOTES
SP-104	SLOPE ANALYSIS
SP-105	SOIL AND STREAM ANALYSIS
SP-200	SKETCH PLAN
SP-200A	BLOCK AND PERIMETER LENGTHS
SP-201	SKETCH PLAN
SP-201A	BLOCK AND PERIMETER LENGTHS
SP-202	STREET SECTIONS
SP-203	BUILDING AND LOT TYPES
SP-204	DEVELOPMENT NOTES
SP-205	ZONING MAP
SP-300	PRELIMINARY GRADING PLAN
SP-301	PRELIMINARY GRADING PLAN
SP-302	DRAINAGE AREA MAP PRE-DEVELOPMENT
SP-303	DRAINAGE AREA MAP POST-DEVELOPMENT
SP-400	ADJACENT PARCEL MAP
SP-401	ADJACENT PARCEL INFORMATION
SP-500	EMERGENCY VEHICLE ACCESS
SP-600	LANDSCAPE PLAN
SP-601	LANDSCAPE PLAN

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

COVER SHEET

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

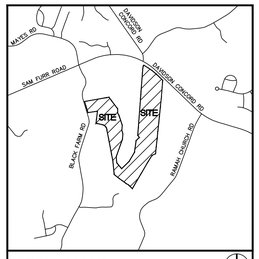
BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'

SP-000

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- LOCAL HIGH POINTS
- FLOW DIRECTION
- EXISTING TREE LINE
- ZONING BOUNDARY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
urlr www.colejeneststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

EXISTING CONDITIONS

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

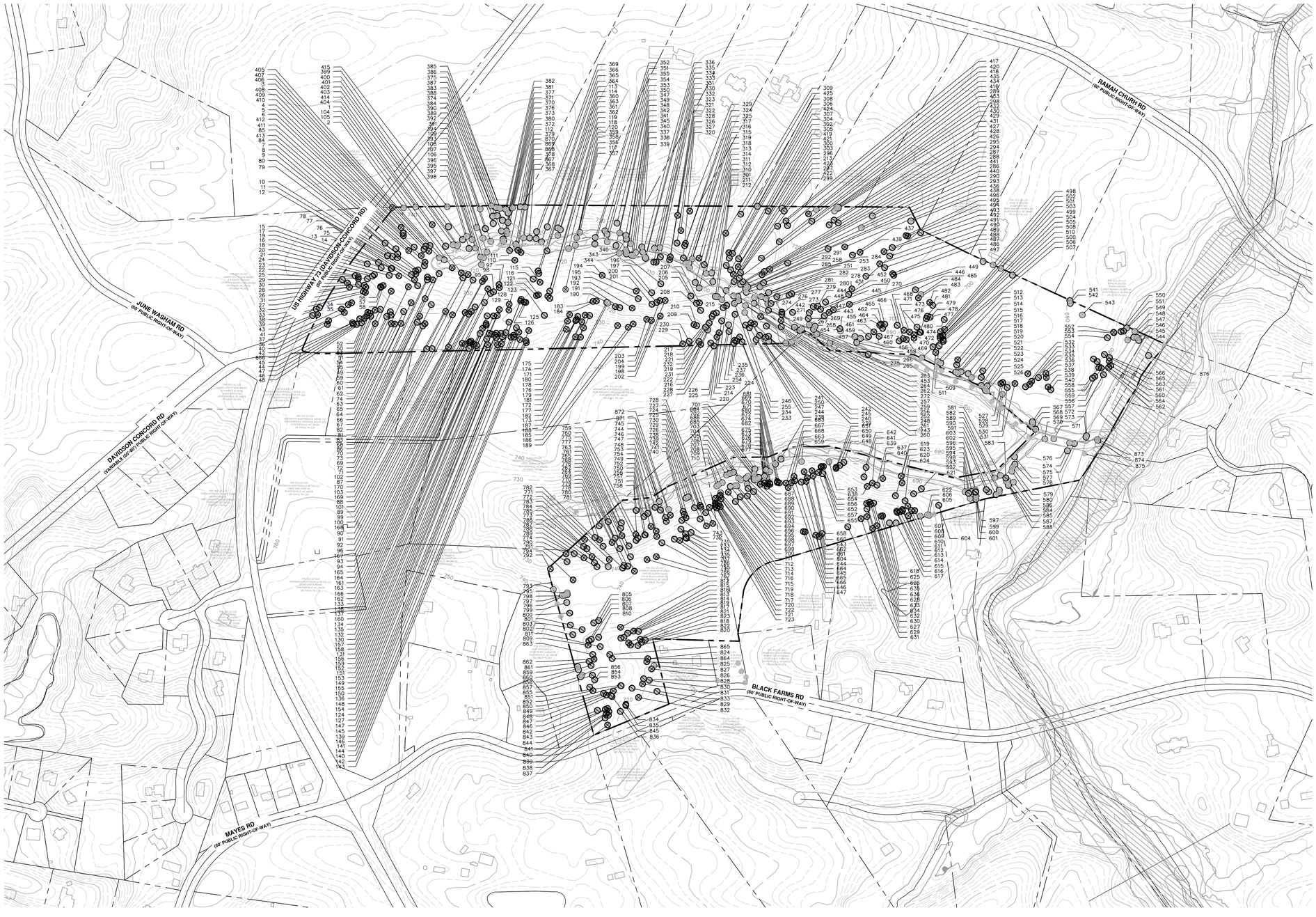
BOLTON & MENK
NORTH CAROLINA
PROFESSIONAL SEAL
SEAN P. PARKER
PRELIMINARY
NOT FOR CONSTRUCTION
08/27/21

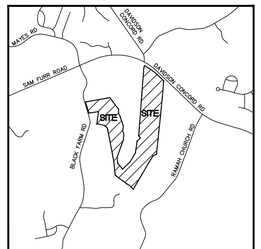
SCALE: 1"=200'
0 100' 200' 400'
N

SP-100

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, LAST UPDATED SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- ZONING BOUNDARY
- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NORTH CREEK VILLAGE

TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
396	30%	±115**	±29.045%**	±3**

EXISTING % OF SITE COVERED BY TREE CANOPY	REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	MINIMUM TREE CANOPY TO BE RETAINED (%)	TREE CANOPY TO BE RETAINED (%)
95.86% (±81.00 AC)	0% (±0.00 AC)	0% (±0.00 AC)	±25.83%** (±20.92 AC)

NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

**NOTE: FINAL TREE SAVE AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

P+ 704 376 1555 F+ 704 376 7851
url+ www.colejenesstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE PRESERVATION

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

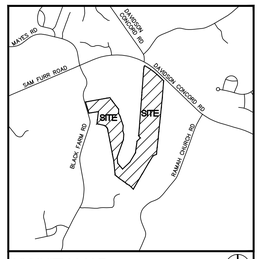
BOULTON & MENKE, INC. CORPORATE SEAL 1996 NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
SEAN P. MENKE 864 SEAN P. MENKE
08/27/21

SCALE: 1"=200'
0 100' 200' 400'
N

SP-101

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, [illegible] SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- ZONING BOUNDARY
- EXISTING TREE TO REMAIN
- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- TREE CANOPY TO BE REMOVED
- TREE CANOPY TO BE SAVED

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NORTH CREEK VILLAGE

TOTAL EXISTING SPECIMEN TREES	% SPECIMEN TREES REQ'D TO SAVE BY ORD.	EXISTING SPECIMEN TREES TO BE RETAINED	% SPECIMEN TREES PRESERVED	TOTAL SPECIMEN TREES TO BE MITIGATED
396	30%	±115**	±29.045%**	±3**

EXISTING % OF SITE COVERED BY TREE CANOPY	REQUIRED TREE CANOPY TO RETAIN BY DISTRICT (%)	MINIMUM TREE CANOPY TO BE RETAINED (%)	TREE CANOPY TO BE RETAINED (%)
95.86% (±81.00 AC)	0% (±0.00 AC)	0% (±0.00 AC)	±25.83%** (±20.92 AC)

NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER.
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER.

**NOTE: FINAL TREE SAVE AREAS AND ASSOCIATED PERCENTAGES ARE DEPENDENT UPON FINAL ENGINEERING AND SHALL NOT LIMIT SITE DEVELOPMENT DURING PERMITTING.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE CANOPY PRESERVATION

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'

N

SP-102

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©

TREE INVENTORY:

		TREE INVENTORY		
TREE ID #	TREE SPECIES	DESCRIPTION	DBH (in.)	SAVE
1	SOUTHERN RED CEDAR	SPECIMEN	13	SAVE
2	RED OAK	SPECIMEN	32	SAVE
3	RED OAK	SPECIMEN	16	REMOVE
4	EASTERN RED CEDAR	SPECIMEN	14	REMOVE
5	GREEN ASH	NON-SPECIMEN	21	REMOVE
6	EASTERN RED CEDAR	SPECIMEN	13	REMOVE
7	BLACK WALNUT	NON-SPECIMEN	18	REMOVE
8	SWEET GUM	NON-SPECIMEN	12	REMOVE
9	POPLAR	NON-SPECIMEN	21	REMOVE
10	SWEET GUM	NON-SPECIMEN	21	REMOVE
11	POPLAR	NON-SPECIMEN	20	REMOVE
12	POPLAR	NON-SPECIMEN	19	REMOVE
13	POPLAR	NON-SPECIMEN	18.5	REMOVE
14	POPLAR	NON-SPECIMEN	22	REMOVE
15	HACKBERRY	NON-SPECIMEN	16	REMOVE
16	HICKORY	SPECIMEN	25	REMOVE
17	SWEET GUM	NON-SPECIMEN	22	REMOVE
18	POPLAR	NON-SPECIMEN	18	REMOVE
19	POPLAR	NON-SPECIMEN	20	REMOVE
20	POPLAR	NON-SPECIMEN	20.5	REMOVE
21	SWEET GUM	NON-SPECIMEN	20	REMOVE
22	SWEET GUM	NON-SPECIMEN	22	REMOVE
23	POPLAR	SPECIMEN	30	REMOVE
24	SWEET GUM	NON-SPECIMEN	20	REMOVE
25	SWEET GUM	SPECIMEN	28	REMOVE
26	POPLAR	NON-SPECIMEN	22	REMOVE
27	RED BUD	SPECIMEN	13.5	REMOVE
28	POPLAR	NON-SPECIMEN	23	REMOVE
29	BLACK WALNUT	NON-SPECIMEN	20	REMOVE
30	BLACK WALNUT	SPECIMEN	26	REMOVE
31	BLACK WALNUT	SPECIMEN	37	REMOVE
32	SWEET GUM	SPECIMEN	28	REMOVE
33	WHITE OAK	SPECIMEN	44	REMOVE
34	BLACK WALNUT	SPECIMEN	28	REMOVE
35	BLACK WALNUT	HERITAGE	58.5	SAVE
36	RED CEDAR	SPECIMEN	29	REMOVE
37	BLACK WALNUT	SPECIMEN	29	REMOVE
38	HACKBERRY	NON-SPECIMEN	18	REMOVE
39	HACKBERRY	NON-SPECIMEN	19	REMOVE
40	DOGWOOD	SPECIMEN	12	REMOVE
41	EASTERN RED CEDAR	SPECIMEN	28	REMOVE
42	PECAN	SPECIMEN	44.5	REMOVE
43	NORWAY SPRUCE	NON-SPECIMEN	18	REMOVE
44	BLACK WALNUT	NON-SPECIMEN	16	REMOVE
45	BOX ELDER	NON-SPECIMEN	19.5	REMOVE
46	AMERICAN ELM	NON-SPECIMEN	17	REMOVE
47	BLACK WALNUT	SPECIMEN	27	REMOVE
48	BLACK WALNUT	NON-SPECIMEN	13	REMOVE
49	POPLAR	SPECIMEN	27.5	REMOVE
50	BLACK WALNUT	NON-SPECIMEN	22	REMOVE
51	MULBERRY	SPECIMEN	29	REMOVE
52	WHITE OAK	SPECIMEN	45	REMOVE
53	BLACK WALNUT	NON-SPECIMEN	18	REMOVE
54	RED CEDAR	SPECIMEN	17	REMOVE
55	SWEET GUM	NON-SPECIMEN	23	REMOVE
56	POPLAR	SPECIMEN	33	REMOVE
57	POPLAR	SPECIMEN	24	REMOVE
58	POPLAR	SPECIMEN	26	REMOVE
59	HOPHORNBEAM	SPECIMEN	12	REMOVE
60	SWEET GUM	NON-SPECIMEN	20	REMOVE
61	RED OAK	NON-SPECIMEN	18.5	REMOVE
62	POPLAR	NON-SPECIMEN	19	REMOVE
63	HOPHORNBEAM	SPECIMEN	14	REMOVE
64	POPLAR	NON-SPECIMEN	18	REMOVE
65	WILLOW OAK	SPECIMEN	31.5	REMOVE
66	HOPHORNBEAM	SPECIMEN	13	REMOVE
67	POPLAR	SPECIMEN	24	REMOVE
68	RED CEDAR	SPECIMEN	13	REMOVE
69	SYCAMORE	NON-SPECIMEN	23.5	REMOVE
70	RED CEDAR	SPECIMEN	13	REMOVE
71	SOUTHERN RED OAK	SPECIMEN	30.5	REMOVE
72	BLACK WALNUT	NON-SPECIMEN	16.5	REMOVE
73	SWEET GUM	NON-SPECIMEN	23	REMOVE
74	SYCAMORE	SPECIMEN	25	REMOVE
75	POPLAR	NON-SPECIMEN	18	REMOVE
76	POPLAR	SPECIMEN	26	REMOVE
77	HICKORY	NON-SPECIMEN	22.5	REMOVE
78	RED CEDAR	SPECIMEN	12	REMOVE
79	HOPHORNBEAM	SPECIMEN	18	REMOVE
80	BLACK GUM	NON-SPECIMEN	12	REMOVE
81	SWEET GUM	NON-SPECIMEN	20	REMOVE
82	POPLAR	SPECIMEN	24	REMOVE
83	POPLAR	SPECIMEN	24.5	REMOVE
84	POPLAR	NON-SPECIMEN	19	REMOVE
85	EASTERN RED CEDAR	SPECIMEN	14	REMOVE
86	POPLAR	NON-SPECIMEN	20.5	REMOVE
87	EASTERN RED CEDAR	SPECIMEN	24.5	REMOVE
88	EASTERN RED CEDAR	SPECIMEN	38.5	REMOVE
89	SWEET GUM	SPECIMEN	32	REMOVE
90	RED OAK	NON-SPECIMEN	18	REMOVE
91	EASTERN RED CEDAR	SPECIMEN	22.5	REMOVE
92	WILLOW OAK	NON-SPECIMEN	20	REMOVE
93	POPLAR	NON-SPECIMEN	19.5	REMOVE
94	POPLAR	NON-SPECIMEN	21	REMOVE
95	SWEET GUM	NON-SPECIMEN	21.5	REMOVE
96	HOPHORNBEAM	SPECIMEN	14	REMOVE
97	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
98	RED CEDAR	SPECIMEN	15.5	REMOVE
99	RED CEDAR	SPECIMEN	17.5	REMOVE
100	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
101	POPLAR	NON-SPECIMEN	21	REMOVE
102	EASTERN RED CEDAR	NON-SPECIMEN	19	REMOVE
103	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
104	RED CEDAR	SPECIMEN	14	REMOVE
105	SWEET GUM	SPECIMEN	32	REMOVE
106	RED CEDAR	SPECIMEN	18	SAVE
107	RED CEDAR	SPECIMEN	19.5	REMOVE
108	EASTERN RED CEDAR	SPECIMEN	18.5	SAVE
109	EASTERN RED CEDAR	SPECIMEN	18.5	SAVE
110	RED CEDAR	SPECIMEN	16.5	REMOVE
111	POPLAR	NON-SPECIMEN	21.5	REMOVE
112	POPLAR	NON-SPECIMEN	23.5	REMOVE
113	POPLAR	NON-SPECIMEN	21	REMOVE
114	POPLAR	NON-SPECIMEN	18	REMOVE
115	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
116	POPLAR	NON-SPECIMEN	19	REMOVE
117	LOBLOLLY	SPECIMEN	24	REMOVE
118	WILLOW OAK	NON-SPECIMEN	20	REMOVE
119	EASTERN RED CEDAR	SPECIMEN	14	REMOVE
120	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
121	RED CEDAR	SPECIMEN	14	REMOVE
122	SWEET GUM	SPECIMEN	24	REMOVE
123	SWEET GUM	NON-SPECIMEN	19	REMOVE
124	SWEET GUM	NON-SPECIMEN	23	REMOVE
125	SWEET GUM	SPECIMEN	26	REMOVE
126	HOPHORNBEAM	SPECIMEN	13	REMOVE
127	POPLAR	SPECIMEN	31	REMOVE
128	POPLAR	SPECIMEN	25	REMOVE
129	POPLAR	SPECIMEN	24	REMOVE
130	RED OAK	SPECIMEN	25	REMOVE
131	WILLOW OAK	SPECIMEN	27	REMOVE
132	POPLAR	SPECIMEN	26	REMOVE
133	SWEET GUM	NON-SPECIMEN	19.5	REMOVE
134	POPLAR	SPECIMEN	27	REMOVE
135	SOUTHERN RED OAK	SPECIMEN	32	REMOVE
136	POPLAR	NON-SPECIMEN	18	REMOVE
137	SWEET GUM	SPECIMEN	25.5	REMOVE
138	POPLAR	NON-SPECIMEN	20	REMOVE
139	POPLAR	NON-SPECIMEN	22.5	REMOVE
140	POPLAR	SPECIMEN	27	REMOVE
141	POPLAR	SPECIMEN	24.5	REMOVE
142	POPLAR	NON-SPECIMEN	23	REMOVE
143	POPLAR	SPECIMEN	24	REMOVE
144	SWEET GUM	SPECIMEN	26	REMOVE
145	POPLAR	SPECIMEN	28	REMOVE
146	POPLAR	SPECIMEN	27	REMOVE
147	POPLAR	SPECIMEN	27	REMOVE
148	POPLAR	NON-SPECIMEN	22	REMOVE
149	WHITE OAK	NON-SPECIMEN	24	REMOVE
150	POPLAR	NON-SPECIMEN	18	REMOVE
151	POPLAR	NON-SPECIMEN	21	REMOVE
152	POPLAR	NON-SPECIMEN	20	REMOVE
153	POPLAR	SPECIMEN	24	REMOVE
154	RED CEDAR	SPECIMEN	12	REMOVE
155	WHITE OAK	SPECIMEN	29	REMOVE
156	POPLAR	NON-SPECIMEN	21.5	REMOVE
157	POPLAR	NON-SPECIMEN	21.5	REMOVE
158	POPLAR	NON-SPECIMEN	21.5	REMOVE
159	WHITE OAK	SPECIMEN	25	REMOVE
160	WILLOW OAK	SPECIMEN	27	REMOVE
161	POPLAR	NON-SPECIMEN	20	REMOVE
162	POPLAR	SPECIMEN	27	REMOVE
163	POPLAR	SPECIMEN	33.5	REMOVE
164	POPLAR	NON-SPECIMEN	18.5	REMOVE
165	POPLAR	NON-SPECIMEN	19	REMOVE
166	HONEY LOCUST	NON-SPECIMEN	18.5	REMOVE
167	POPLAR	SPECIMEN	37	REMOVE
168	WILLOW OAK	SPECIMEN	38.5	REMOVE
169	BLACK GUM	NON-SPECIMEN	22	REMOVE
170	POPLAR	NON-SPECIMEN	18.5	REMOVE
171	RED CEDAR	SPECIMEN	12	REMOVE
172	RED CEDAR	SPECIMEN	17	REMOVE
173	RED CEDAR	SPECIMEN	15	REMOVE
174	RED CEDAR	SPECIMEN	15	REMOVE
175	RED CEDAR	SPECIMEN	14	REMOVE
176	RED CEDAR	SPECIMEN	20	REMOVE
177	RED CEDAR	SPECIMEN	15	REMOVE
178	RED CEDAR	SPECIMEN	16	REMOVE
179	RED CEDAR	SPECIMEN	14	REMOVE
180	GREEN ASH	NON-SPECIMEN	20	REMOVE
181	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
182	HOPHORNBEAM	NON-SPECIMEN	9.5	REMOVE
183	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
184	POPLAR	SPECIMEN	24	REMOVE
185	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
186	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
187	SWEET GUM	NON-SPECIMEN	19	SAVE
188	WHITE OAK	SPECIMEN	29	SAVE
189	HOPHORNBEAM	SPECIMEN	13	REMOVE
190	POST OAK	SPECIMEN	26.5	REMOVE
191	RED OAK	NON-SPECIMEN	18.5	REMOVE
192	RED OAK	SPECIMEN	26.5	REMOVE
193	SWEET GUM	NON-SPECIMEN	20.5	REMOVE
194	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
195	LOBLOLLY	SPECIMEN	24.5	REMOVE
196	RED OAK	NON-SPECIMEN	19.5	REMOVE
197	POST OAK	NON-SPECIMEN	18	REMOVE
198	WHITE OAK	SPECIMEN	26	REMOVE
199	WHITE OAK	SPECIMEN	28	REMOVE
200	SWEET GUM	NON-SPECIMEN	19	REMOVE
201	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
202	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
203	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
204	EASTERN RED CEDAR	SPECIMEN	15.5	REMOVE
205	MOCKERNUT HICKORY	NON-SPECIMEN	21	REMOVE
206	RED OAK	NON-SPECIMEN	20	REMOVE
207	WHITE OAK	SPECIMEN	26	REMOVE
208	POST OAK	NON-SPECIMEN	22	REMOVE
209	RED CEDAR	SPECIMEN	14	REMOVE
210	WHITE OAK	NON-SPECIMEN	19	REMOVE
211	RED OAK	NON-SPECIMEN	21.5	SAVE
212	MOCKERNUT HICKORY	NON-SPECIMEN	18	SAVE
213	WHITE OAK	SPECIMEN	29	SAVE
214	WHITE OAK	NON-SPECIMEN	20.5	REMOVE
215	WHITE OAK	NON-SPECIMEN	18.5	REMOVE
216	TREE	NON-SPECIMEN	19.5	REMOVE
217	POST OAK	NON-SPECIMEN	21.5	REMOVE
218	WHITE OAK	NON-SPECIMEN	20	REMOVE
219	WHITE OAK	NON-SPECIMEN	20	REMOVE
220	MOCKERNUT HICKORY	NON-SPECIMEN	19	REMOVE
221	WHITE OAK	NON-SPECIMEN	19	REMOVE
222	WHITE OAK	NON-SPECIMEN	23	SAVE
223	WHITE OAK	NON-SPECIMEN	19	SAVE
224	WHITE OAK	NON-SPECIMEN	19	REMOVE
225	RED OAK	SPECIMEN	25	REMOVE
226	WHITE OAK	SPECIMEN	30	REMOVE
227	POST OAK	NON-SPECIMEN	18	REMOVE
228	MOCKERNUT HICKORY	NON-SPECIMEN	20	REMOVE
229	RED CEDAR	SPECIMEN	18	REMOVE
230	POST OAK	NON-SPECIMEN	19	REMOVE
231	WHITE OAK	SPECIMEN	24	REMOVE
232	M HICKORY	NON-SPECIMEN	18	REMOVE
233	RED OAK	NON-SPECIMEN	21	REMOVE
234	POST OAK	NON-SPECIMEN	18	REMOVE
235	WHITE OAK	NON-SPECIMEN	21	REMOVE
236	WHITE OAK	SPECIMEN	24	REMOVE
237	POST OAK	NON-SPECIMEN	18	REMOVE
238	RED OAK	NON-SPECIMEN	18	REMOVE
239	RED OAK	NON-SPECIMEN	22	SAVE
240	WHITE OAK	SPECIMEN	31	REMOVE
241	GREEN ASH	NON-SPECIMEN	19	REMOVE
242	MOCKERNUT HICKORY	NON-SPECIMEN	18	REMOVE
243	BEECH	NON-SPECIMEN	21	REMOVE
244	GREEN ASH	NON-SPECIMEN	18.5	REMOVE
245	GREEN ASH	SPECIMEN	26.5	REMOVE
246	RED OAK	NON-SPECIMEN	21	REMOVE
247	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
248	POPLAR	SPECIMEN	37	REMOVE
249	POPLAR	NON-SPECIMEN	23	SAVE
250	EASTERN RED CEDAR	SPECIMEN	12	SAVE
251	SWEET GUM	SPECIMEN	27	SAVE
252	EASTERN RED CEDAR	SPECIMEN	19.5	SAVE
253	POPLAR	NON-SPECIMEN	19	SAVE
254	RED OAK	NON-SPECIMEN	18.5	REMOVE
255	WHITE OAK	NON-SPECIMEN	19	SAVE
256	SWEET GUM	NON-SPECIMEN	18	SAVE
257	SWEET GUM	NON-SPECIMEN	20.5	SAVE
258	MOCKERNUT HICKORY	NON-SPECIMEN	22	SAVE
259	BEECH	NON-SPECIMEN	19	REMOVE
260	WHITE OAK	SPECIMEN	33	SAVE
261	POPLAR	SPECIMEN	32	SAVE
262	SWEET GUM	NON-SPECIMEN	21.5	SAVE
263	SWEET GUM	SPECIMEN	25	SAVE
264	WHITE OAK	NON-SPECIMEN	22	SAVE
265	SWEET GUM	SPECIMEN	29	SAVE
266	SWEET GUM	NON-SPECIMEN	19.5	SAVE
267	WHITE OAK	SPECIMEN	25	SAVE
268	GREEN ASH	NON-SPECIMEN	20	SAVE
269	POPLAR	NON-SPECIMEN	20.5	REMOVE
270	SWEET GUM	NON-SPECIMEN	22	REMOVE
271	WHITE OAK	NON-SPECIMEN	21	REMOVE
272	WHITE OAK	SPECIMEN	34	REMOVE
273	WHITE OAK	NON-SPECIMEN	20	REMOVE
274	WHITE OAK	SPECIMEN	36	REMOVE
275	SWEET GUM	NON-SPECIMEN	23	REMOVE
276	SWEET GUM	NON-SPECIMEN	20	REMOVE
277	SWEET GUM	SPECIMEN	26	SAVE
278	SWEET GUM	NON-SPECIMEN	23	SAVE
279	AMERICAN ELM	NON-SPECIMEN	13	REMOVE
280	RED OAK	NON-SPECIMEN	23	REMOVE
281	POPLAR	NON-SPECIMEN	18	REMOVE
282	SWEET GUM	NON-SPECIMEN	19	SAVE
283	POPLAR	NON-SPECIMEN	22.5	SAVE
284	POPLAR	NON-SPECIMEN	19	SAVE
285	POPLAR	NON-SPECIMEN	19.5	REMOVE
286	SWEET GUM	SPECIMEN	25.5	REMOVE
287	POST OAK	NON-SPECIMEN	25.5	REMOVE
288	RED OAK	SPECIMEN	32	REMOVE
289	POPLAR	NON-SPECIMEN	23.5	REMOVE
290	POST OAK	NON-SPECIMEN	23	REMOVE
291	POPLAR	NON-SPECIMEN	21.5	SAVE
292	POPLAR	NON-SPECIMEN	18	SAVE
293	SWEET GUM	NON-SPECIMEN	20	SAVE
294	SWEET GUM	NON-SPECIMEN	22	SAVE
295	SWEET GUM	NON-SPECIMEN	18	REMOVE
296	POPLAR	NON-SPECIMEN	19	SAVE
297	POPLAR	NON-SPECIMEN	22	REMOVE
298	RED MAPLE	NON-SPECIMEN	19	REMOVE
299	SWEET GUM	NON-SPECIMEN	20	REMOVE
300	SWEET GUM	SPECIMEN	24	REMOVE
301	RED MAPLE	NON-SPECIMEN	21	SAVE
302	GREEN ASH	NON-SPECIMEN	18	REMOVE
303	GREEN ASH	SPECIMEN	26	REMOVE
304	RED MAPLE	NON-SPECIMEN	20	REMOVE
305	POPLAR	NON-SPECIMEN	21	REMOVE
306	SWEET GUM	NON-SPECIMEN	22	REMOVE
307	SYCAMORE	NON-SPECIMEN	18	REMOVE
308	RED OAK	SPECIMEN	26	REMOVE
309	RED OAK	SPECIMEN	33	REMOVE
310	RED MAPLE	NON-SPECIMEN	21.5	SAVE
311	RED MAPLE	NON-SPECIMEN	22.5	SAVE
312	POPLAR	SPECIMEN	28.5	SAVE
313	SWEET GUM	NON-SPECIMEN	18	SAVE
314	RED MAPLE	NON-SPECIMEN	18	REMOVE
315	EASTERN RED CEDAR	SPECIMEN	19.5	SAVE
316	POPLAR	NON-SPECIMEN	19.5	SAVE
317	SWEET GUM	SPECIMEN	25.5	SAVE
318	EASTERN RED CEDAR	SPECIMEN	17	REMOVE
319	EASTERN RED CEDAR	SPECIMEN	13.5	SAVE
320	RED MAPLE	NON-SPECIMEN	23	REMOVE
321	RED MAPLE	SPECIMEN	24.5	REMOVE
322	POPLAR	SPECIMEN	27	REMOVE
323	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
324	MOCKERNUT HICKORY	NON-SPECIMEN	21	REMOVE
325	RED OAK	SPECIMEN	30	REMOVE
326	GREEN ASH	NON-SPECIMEN	19	REMOVE
327	RED CEDAR	SPECIMEN	16	REMOVE
328	RED CEDAR	SPECIMEN	16	REMOVE
329	RED CEDAR	SPECIMEN	14	REMOVE
330	POPLAR	NON-SPECIMEN	20	REMOVE
331	RED MAPLE	NON-SPECIMEN	22	REMOVE
332	POPLAR	SPECIMEN	30	SAVE
333	MOCKERNUT HICKORY	NON-SPECIMEN	21	SAVE
334	POPLAR	NON-SPECIMEN	18.5	SAVE
335	SWEET GUM	NON-SPECIMEN	23.5	SAVE
336	POPLAR	NON-SPECIMEN	20	SAVE
337	POPLAR	SPECIMEN	24	SAVE
338	EASTERN RED CEDAR	SPECIMEN	15	SAVE
339	POPLAR	NON-SPECIMEN	21.5	SAVE
340	SYCAMORE	NON-SPECIMEN	19	SAVE
341	POPLAR	NON-SPECIMEN	19.5	SAVE
342	POPLAR	NON-SPECIMEN	19.5	SAVE
343	POPLAR	SPECIMEN	24	SAVE
344	RED MAPLE	SPECIMEN	27	SAVE
345	EASTERN RED CEDAR	SPECIMEN	15.5	SAVE
346	POPLAR	NON-SPECIMEN	20	SAVE
347	RED MAPLE	NON-SPECIMEN	18	SAVE
348	POPLAR	NON-SPECIMEN	20	SAVE
349	WHITE OAK	SPECIMEN	25	SAVE
350	POPLAR	NON-SPECIMEN	21	SAVE
351	POPLAR	NON-SPECIMEN	23	SAVE
352	POPLAR	NON-SPECIMEN	18.5	SAVE
353	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
354	WHITE OAK	NON-SPECIMEN	23	SAVE
355	SWEET GUM	NON-SPECIMEN	21.5	SAVE
356	RED MAPLE	SPECIMEN	25.5	SAVE
357	WHITE OAK	SPECIMEN	30	SAVE
358	GREEN ASH	SPECIMEN	34	SAVE
359	EASTERN RED CEDAR	SPECIMEN	17	SAVE
360	EASTERN RED CEDAR	NON-SPECIMEN	18	REMOVE
361	POPLAR	SPECIMEN	34	SAVE
362	POST OAK	NON-SPECIMEN	19	SAVE
363	POST OAK	NON-SPECIMEN	19	SAVE
364	MOCKERNUT HICKORY	NON-SPECIMEN	18	SAVE
365	POPLAR	NON-SPECIMEN	22	SAVE
366	SYCAMORE	NON-SPECIMEN	20	SAVE
367	SWEET GUM	NON-SPECIMEN	18	SAVE
368	EASTERN RED CEDAR	SPECIMEN	14	SAVE
369	WHITE OAK	NON-SPECIMEN	21.5	SAVE
370	POPLAR	NON-SPECIMEN	21	SAVE
371	SYCAMORE	NON-SPECIMEN	21.5	SAVE
372	RED CEDAR	SPECIMEN	12	SAVE
373	GREEN ASH	NON-SPECIMEN	20.5	SAVE
374	GREEN ASH	NON-SPECIMEN	21.5	SAVE
375	SWEET GUM	NON-SPECIMEN	18.5	SAVE
376	POPLAR	NON-SPECIMEN	21	SAVE
377	SWEET GUM	NON-SPECIMEN	23.5	SAVE
378	WHITE OAK	NON-SPECIMEN	23	SAVE
379	GREEN ASH	NON-SPECIMEN	18	SAVE
380	RED CEDAR	SPECIMEN	12.5	SAVE
381	SWEET GUM	NON-SPECIMEN	22	SAVE
382	POPLAR	NON-SPECIMEN	19.5	SAVE
383	SWEET GUM	NON-SPECIMEN	21.5	SAVE
384	SWEET GUM	NON-SPECIMEN	23	SAVE
385	SWEET GUM	SPECIMEN	25	SAVE
386	WHITE OAK	NON-SPECIMEN	21	SAVE
387	SWEET GUM	NON-SPECIMEN	19	SAVE
388	SWEET GUM	SPECIMEN	25.5	SAVE
389	POPLAR	SPECIMEN	37	SAVE
390	SWEET GUM	NON-SPECIMEN	23	SAVE
391	TULIP POPLAR	NON-SPECIMEN	21.5	SAVE
392	EASTERN RED CEDAR	SPECIMEN	17.5	SAVE
393	RED CEDAR	SPECIMEN	12	SAVE
394	SWEET GUM	SPECIMEN	27	SAVE
395	POST OAK	SPECIMEN	29.5	SAVE
396	MULBERRY	SPECIMEN	28	SAVE
397	MOCKERNUT HICKORY	SPECIMEN	24.5	SAVE
398	SWEET GUM	NON-SPECIMEN	23	SAVE
399	BLACK GUM	NON-SPECIMEN	23	SAVE
400	SWEET GUM	NON-SPECIMEN	18.5	SAVE
401	SWEET GUM	SPECIMEN	24	SAOVE
402	SWEET GUM	SPECIMEN	29	SAVE
403	WHITE OAK	SPECIMEN	25.5	SAVE
404	BLACK GUM	NON-SPECIMEN	20.5	SAVE
405	POPLAR	NON-SPECIMEN	20	SAVE
406	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
407	AMERICAN ELM	NON-SPECIMEN	19.5	REMOVE
408	POPLAR	NON-SPECIMEN	22.5	REMOVE
409	SWEET GUM	SPECIMEN	32.5	REMOVE
410	POPLAR	NON-SPECIMEN	24	REMOVE
411	EASTERN RED CEDAR	SPECIMEN	17.5	REMOVE
412	POPLAR	NON-SPECIMEN	23.5	REMOVE
413	POPLAR	SPECIMEN	25	REMOVE
414	EASTERN RED CEDAR	SPECIMEN	13	REMOVE
415	EASTERN RED CEDAR	SPECIMEN	16	SAVE
416	WILLOW OAK	NON-SPECIMEN	20	REMOVE
417	POPLAR	NON-SPECIMEN	19	REMOVE
418	WHITE OAK	NON-SPECIMEN	20	REMOVE
419	RED OAK	NON-SPECIMEN	18	REMOVE
420	SWEET GUM	NON-SPECIMEN	18	REMOVE
421	SOUTHERN RED	SPECIMEN	26	SAVE
422	SWEET GUM	NON-SPECIMEN	21.6	REMOVE
423	SWEET GUM	NON-SPECIMEN	21.5	SAVE
424	WHITE OAK	NON-SPECIMEN	19.5	SAVE
425	POPLAR	NON-SPECIMEN	22	REMOVE
426	POPLAR	NON-SPECIMEN	19	REMOVE
427	POPLAR	NON-SPECIMEN	20	REMOVE
428	POPLAR	NON-SPECIMEN	18.5	REMOVE
429	RED OAK	NON-SPECIMEN	18.5	SAVE
430	WHITE OAK	NON-SPECIMEN	18	SAVE
431	RED OAK	SPECIMEN	33	SAVE
432	RED OAK	SPECIMEN	24	SAVE
433	WILLOW OAK	NON-SPECIMEN	18.5	REMOVE
434	SOUTHERN RED OAK	SPECIMEN	51	SAVE
435	WILLOW OAK	SPECIMEN	27	REMOVE
436	SOUTHERN RED OAK	NON-SPECIMEN	18	REMOVE
437	POPLAR	NON-SPECIMEN	23	REMOVE
438	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
439	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
440	WILLOW OAK	SPECIMEN	24	SAVE
441	SYCAMORE	NON-SPECIMEN	22.5	SAVE
442	SOUTHERN RED OAK	NON-SPECIMEN	23	REMOVE
443	SOUTHERN RED OAK	NON-SPECIMEN	18.5	REMOVE
444	POPLAR	NON-SPECIMEN	19.5	REMOVE
445	SWEET GUM	NON-SPECIMEN	19	REMOVE
446	NORTHERN RED OAK	SPECIMEN	26.5	REMOVE
447	WHITE OAK	SPECIMEN	34	REMOVE
448	WILLOW OAK	NON-SPECIMEN	18.5	REMOVE
449	WILLOW OAK	SPECIMEN	29	REMOVE
450	WILLOW OAK	NON-SPECIMEN	22	REMOVE
451	RED CEDAR	SPECIMEN	14	REMOVE
452	WILLOW OAK	NON-SPECIMEN	23	REMOVE
453	POPLAR	SPECIMEN	38.5	SAVE
454	AMERICAN ELM	NON-SPECIMEN	12	REMOVE
455	AMERICAN ELM	SPECIMEN	13	SAVE
456	WILLOW OAK	NON-SPECIMEN	23.5	SAVE
457	WILLOW OAK	NON-SPECIMEN	22.5	SAVE
458	SWEET GUM	NON-SPECIMEN	19.5	SAVE
459	WILLOW OAK	NON-SPECIMEN	19	REMOVE
460	WILLOW OAK	NON-SPECIMEN	19	REMOVE
461	WILLOW OAK	SPECIMEN	24	REMOVE
462	SWEET GUM	NON-SPECIMEN	18	REMOVE
463	SWEET GUM	NON-SPECIMEN	19	REMOVE
464	WILLOW OAK	NON-SPECIMEN	18	REMOVE
465	WILLOW OAK	NON-SPECIMEN	19	REMOVE
466	WILLOW OAK	NON-SPECIMEN	19	REMOVE
467	SWEET GUM	NON-SPECIMEN	22	REMOVE
468	POPLAR	NON-SPECIMEN	22	REMOVE
469	SWEET GUM	SPECIMEN	35	REMOVE
470	RED MAPLE	SPECIMEN	24	REMOVE
471	WILLOW OAK	SPECIMEN	36	REMOVE
472	SWEET GUM	SPECIMEN	29	REMOVE
473	RED OAK	SPECIMEN	24	REMOVE
474	WHITE OAK	NON-SPECIMEN	19.5	REMOVE
475	SWEET GUM	NON-SPECIMEN	19	REMOVE
476	POPLAR	NON-SPECIMEN	23.5	REMOVE
477	RED OAK	SPECIMEN	35	REMOVE
478	POPLAR	NON-SPECIMEN	20	REMOVE
479	SWEET GUM	NON-SPECIMEN	20	REMOVE
480	SWEET GUM	NON-SPECIMEN	21	REMOVE
481	MOCKERNUT HICKORY	NON-SPECIMEN	19	REMOVE
482	HOPHORNBEAM	SPECIMEN	18.5	REMOVE
483	SOUTHER RED OAK	SPECIMEN	28	REMOVE
484	POPLAR	SPECIMEN	31	SAVE
485	SWEET GUM	NON-SPECIMEN	20.5	REMOVE
486	GREEN ASH	SPECIMEN	27	REMOVE
487	MULBERRY	NON-SPECIMEN	18.5	REMOVE
488	WILLOW OAK	NON-SPECIMEN	20	REMOVE
489	WHITE OAK	SPECIMEN	36	REMOVE
490	POST OAK	NON-SPECIMEN	22.5	REMOVE
491	WILLOW OAK	SPECIMEN	33.5	REMOVE
492	SHAGBARK HICKORY	NON-SPECIMEN	23	REMOVE
493	HACKBERRY	NON-SPECIMEN	15	REMOVE
494	WILLOW OAK	SPECIMEN	26	REMOVE
495	WILLOW OAK	SPECIMEN	29.5	REMOVE
496	AMERICAN ELM	NON-SPECIMEN	16.5	SAVE
497	WILLOW OAK	NON-SPECIMEN	18	SAVE
498	AMERICAN ELM	SPECIMEN	13	SAVE
499	AMERICAN ELM	SPECIMEN	12	SAVE
500	WILLOW OAK	NON-SPECIMEN	18.5	SAVE
501	RED OAK	SPECIMEN	29	REMOVE
502	SWEET GUM	NON-SPECIMEN	18	REMOVE
503	POPLAR	SPECIMEN	24	REMOVE
504	EASTERN RED CEDAR	SPECIMEN	12.5	REMOVE
505	WILLOW OAK	NON-SPECIMEN	19	REMOVE
506	WILLOW OAK	SPECIMEN	28	REMOVE
507	POST OAK	NON-SPECIMEN	20	REMOVE
508	SWEET GUM	NON-SPECIMEN	20	REMOVE
509	SWEET GUM	NON-SPECIMEN	18	REMOVE
510	POPLAR	SPECIMEN	36	SAVE
511	SOUTHERN RED OAK	SPECIMEN	30	REMOVE
512	SWEET GUM	SPECIMEN	24	SAVE
513	WILLOW OAK	NON-SPECIMEN	20.5	SAVE
514	POPLAR	SPECIMEN	24	REMOVE
515	SWEET GUM	NON-SPECIMEN	20	REMOVE
516	POPLAR	NON-SPECIMEN	21.5	SAVE
517	SWEET GUM	NON-SPECIMEN	18	SAVE
518	SWEET GUM	NON-SPECIMEN	20.5	SAVE
519	SWEET GUM	NON-SPECIMEN	19	SAVE
520	SWEET GUM	SPECIMEN	27	SAVE
521	WILLOW OAK	NON-SPECIMEN	18	REMOVE
522	POPLAR	NON-SPECIMEN	19	REMOVE
523	GREEN ASH	NON-SPECIMEN	19	SAVE
524	GREEN ASH	NON-SPECIMEN	18.5	SAVE
525	POPLAR	NON-SPECIMEN	18	SAVE
526	POPLAR	SPECIMEN	33	SAVE
527	WILLOW OAK	SPECIMEN	28	REMOVE
528	SWEET GUM	SPECIMEN	32	REMOVE
529	WILLOW OAK	SPECIMEN	27	SAVE
530	RED MAPLE	NON-SPECIMEN	21	REMOVE
531	POPLAR	SPECIMEN	46	REMOVE
532	RED OAK	SPECIMEN	28	REMOVE
533	RED OAK	NON-SPECIMEN	18.5	REMOVE
534	POPLAR	SPECIMEN	28.5	REMOVE
535	WILLOW OAK	SPECIMEN	28	REMOVE
536	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
537	POPLAR	SPECIMEN	27.5	REMOVE
538	WILLOW OAK	SPECIMEN	28.5	REMOVE
539	WILLOW OAK	SPECIMEN	45	REMOVE
540	SWEET GUM	NON-SPECIMEN	18	REMOVE
541	SWEET GUM	NON-SPECIMEN	19	SAVE
542	SWEET GUM	NON-SPECIMEN	22.5	SAVE
543	SWEET GUM	SPECIMEN	33	REMOVE
544	WILLOW OAK	NON-SPECIMEN	20.5	SAVE
545	SWEET GUM	NON-SPECIMEN	20.5	SAVE
546	SWEET GUM	NON-SPECIMEN	20.5	SAVE
547	SWEET GUM	SPECIMEN	26.5	SAVE
548	SWEET GUM	SPECIMEN	27	SAVE
549	POPLAR	NON-SPECIMEN	19.5	REMOVE
550	SWEET GUM	NON-SPECIMEN	22	REMOVE
551	SWEET GUM	NON-SPECIMEN	22	SAVE
552	POPLAR	SPECIMEN	29.5	REMOVE
553	AMERICAN ELM	NON-SPECIMEN	13	REMOVE
554	POPLAR	NON-SPECIMEN	19	REMOVE
555	WILLOW OAK	NON-SPECIMEN	22	REMOVE
556	SOUTHERN RED OAK	SPECIMEN	29.5	REMOVE
557	SOUTHERN RED OAK	NON-SPECIMEN	19	REMOVE
558	WILLOW OAK	SPECIMEN	27.5	REMOVE
559	RED OAK	SPECIMEN	26	REMOVE
560	SWEET GUM	SPECIMEN	25	REMOVE
561	SWEET GUM	SPECIMEN	27	REMOVE
562	WILLOW OAK	NON-SPECIMEN	21	REMOVE
563	WILLOW OAK	SPECIMEN	27	REMOVE
564	SWEET GUM	NON-SPECIMEN	18	REMOVE
565	ELM	NON-SPECIMEN	15	REMOVE
566	SWEET GUM	NON-SPECIMEN	20	REMOVE
567	HACKBERRY	NON-SPECIMEN	13	SAVE
568	POPLAR	NON-SPECIMEN	18	SAVE
569	SWEET GUM	NON-SPECIMEN	22	SAVE
570	SWEET GUM	SPECIMEN	29	SAVE
571	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
572	GREEN ASH	NON-SPECIMEN	19.5	SAVE
573	BOX ELDER	NON-SPECIMEN	15.5	SAVE
574	BOX ELDER	NON-SPECIMEN	13	SAVE
575	WILLOW OAK	NON-SPECIMEN	20	SAVE
576	WILLOW OAK	SPECIMEN	27	SAVE
577	SYCAMORE	NON-SPECIMEN	19	SAVE
578	SWEET GUM	NON-SPECIMEN	23.5	SAVE
579	SYCAMORE	SPECIMEN	46.5	SAVE
580	WILLOW OAK	SPECIMEN	29	SAVE
581	SWEET GUM	SPECIMEN	29	SAVE
582	WILLOW OAK	SPECIMEN	24	SAVE
583	SWEET GUM	NON-SPECIMEN	22	REMOVE
584	WILLOW OAK	SPECIMEN	29.5	SAVE
585	WILLOW OAK	SPECIMEN	24	SAVE
586	ELM	SPECIMEN	24	SAVE
587	SOUTHERN RED OAK	NON-SPECIMEN	20	SAVE
588	WILLOW OAK	NON-SPECIMEN	18	SAVE
589	WHITE OAK	NON-SPECIMEN	19	SAVE
590	WILLOW OAK	SPECIMEN	34.5	SAVE
591	ELM	NON-SPECIMEN	18	SAVE
592	SOUTHERN RED OAK	SPECIMEN	26	SAVE
593	POST OAK	NON-SPECIMEN	18	REMOVE
594	WHITE OAK	NON-SPECIMEN	22	SAVE
595	SOUTHERN RED OAK	SPECIMEN	24	SAVE
596	SWEET GUM	NON-SPECIMEN	23	REMOVE
597	RED OAK	NON-SPECIMEN	21.5	REMOVE
598	SOUTHERN RED	SPECIMEN	31.5	SAVE
599	SWEET GUM	NON-SPECIMEN	19.5	SAVE
600	SWEET GUM	SPECIMEN	24.5	SAVE
601	WILLOW OAK	NON-SPECIMEN	21.5	SAVE
602	WHITE OAK	NON-SPECIMEN	19	REMOVE
603	WILLOW OAK	NON-SPECIMEN	22	SAVE
604	SWEET GUM	NON-SPECIMEN	18	REMOVE
605	EASTERN RED CEDAR	SPECIMEN	12.5	SAVE
606	RED CEDAR	SPECIMEN	13	SAVE
607	EASTERN RED CEDAR	SPECIMEN	14.5	SAVE
608	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
609	RED CEDAR	SPECIMEN	13	REMOVE
610	RED CEDAR	SPECIMEN	13	REMOVE
611	RED CEDAR	SPECIMEN	16	REMOVE
612	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
613	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
614	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
615	EASTERN RED CEDAR	SPECIMEN	13.5	REMOVE
616	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
617	ELM	NON-SPECIMEN	19	SAVE
618	ELM	NON-SPECIMEN	19	SAVE
619	SWEET GUM	SPECIMEN	26	REMOVE
620	MOCKERNUT HICKORY	SPECIMEN	26.5	REMOVE
621	WHITE OAK	NON-SPECIMEN	18	REMOVE
622	WHITE OAK	NON-SPECIMEN	19	REMOVE
623	WHITE OAK	NON-SPECIMEN	23.5	REMOVE
624	WHITE OAK	NON-SPECIMEN	19	REMOVE
625	RED CEDAR	SPECIMEN	12.5	REMOVE
626	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
627	RED CEDAR	SPECIMEN	14	REMOVE
628	RED CEDAR	SPECIMEN	15	REMOVE
629	EASTERN RED CEDAR	SPECIMEN	17	REMOVE
630	RED CEDAR	SPECIMEN	16.5	REMOVE
631	ELM	NON-SPECIMEN	18	REMOVE
632	POST OAK	NON-SPECIMEN	23	REMOVE
633	RED CEDAR	SPECIMEN	17	REMOVE
634	RED CEDAR	SPECIMEN	14	REMOVE
635	EASTERN RED CEDAR	NON-SPECIMEN	20.5	REMOVE
636	RED CEDAR	SPECIMEN	16	REMOVE
637	EASTERN RED CEDAR	NON-SPECIMEN	1	REMOVE
638	RED CEDAR	SPECIMEN	21	REMOVE
639	RED CEDAR	SPECIMEN	13	REMOVE
640	GREEN ASH	SPECIMEN	24.5	REMOVE
641	BOX ELDER	NON-SPECIMEN	13	REMOVE
642	TAG ELDER	NON-SPECIMEN	15	REMOVE
643	RED CEDAR	SPECIMEN	14	REMOVE
644	AMERICAN ELM	SPECIMEN	30	REMOVE
645	WILLOW OAK	SPECIMEN	24	REMOVE
646	BLACK GUM	SPECIMEN	24	REMOVE
647	RED CEDAR	SPECIMEN	14	REMOVE
648	TAG ELDER	NON-SPECIMEN	17	REMOVE
649	ELM	NON-SPECIMEN	23	REMOVE
650	EASTERN RED CEDAR	SPECIMEN	12.5	REMOVE
651	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
652	HACKBERRY	NON-SPECIMEN	20	REMOVE
653	RED CEDAR	SPECIMEN	13	SAVE
654	RED CEDAR	SPECIMEN	13	REMOVE
655	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
656	RED CEDAR	SPECIMEN	13	REMOVE
657	RED CEDAR	SPECIMEN	13	REMOVE
658	EASTERN RED CEDAR	SPECIMEN	14.5	REMOVE
659	EASTERN RED CEDAR	SPECIMEN	12.5	SAVE
660	RED CEDAR	SPECIMEN	13	REMOVE
661	RED CEDAR	SPECIMEN	13	REMOVE
662	POPLAR	SPECIMEN	30	REMOVE
663	POPLAR	SPECIMEN	27	REMOVE
664	POPLAR	NON-SPECIMEN	21.5	REMOVE
665	POPLAR	NON-SPECIMEN	23.5	REMOVE
666	POPLAR	SPECIMEN	39.5	REMOVE
667	POPLAR	SPECIMEN	31.5	REMOVE
668	SWEET GUM	SPECIMEN	34	REMOVE
669	POPLAR	SPECIMEN	30.5	REMOVE
670	RED OAK	NON-SPECIMEN	18	REMOVE
671	POPLAR	SPECIMEN	29.5	REMOVE
672	POPLAR	NON-SPECIMEN	22.5	REMOVE
673	POPLAR	NON-SPECIMEN	26	REMOVE
674	SOUTHERN RED OAK	NON-SPECIMEN	21	REMOVE
675	POPLAR	NON-SPECIMEN	18	REMOVE
676	SWEET GUM	NON-SPECIMEN	18	REMOVE
677	POPLAR	SPECIMEN	26	REMOVE
678	POST OAK	NON-SPECIMEN	18	SAVE
679	SWEET GUM	NON-SPECIMEN	22	SAVE
680	NORTHERN RED OAK	SPECIMEN	28	SAVE
681	POPLAR	NON-SPECIMEN	21	SAVE
682	SWEET GUM	NON-SPECIMEN	18	SAVE
683	RED MAPLE	NON-SPECIMEN	20	SAVE
684	SWEET GUM	NON-SPECIMEN	18	SAVE
685	POPLAR	SPECIMEN	26	REMOVE
686	POPLAR	SPECIMEN	24	SAVE
687	POPLAR	NON-SPECIMEN	18	SAVE
688	BLACK GUM	NON-SPECIMEN	22	SAVE
689	POPLAR	SPECIMEN	27	SAVE
690	SWEET GUM	NON-SPECIMEN	20.5	SAVE
691	POPLAR	SPECIMEN	26	SAVE
692	POPLAR	NON-SPECIMEN	19	REMOVE
693	BEECH	NON-SPECIMEN	18	REMOVE
694	POPLAR	SPECIMEN	28	SAVE
695	POPLAR	SPECIMEN	37	SAVE
696	POPLAR	NON-SPECIMEN	18.5	REMOVE
697	POPLAR	NON-SPECIMEN	21.5	SAVE
698	POPLAR	NON-SPECIMEN	18.5	REMOVE
699	POPLAR	SPECIMEN	25	REMOVE
700	POPLAR	NON-SPECIMEN	23	REMOVE
701	SWEET GUM	NON-SPECIMEN	21	SAVE
702	SWEET GUM	SPECIMEN	24	SAVE
703	POPLAR	SPECIMEN	28	SAVE
704	POPLAR	SPECIMEN	30	SAVE
705	SWEET GUM	NON-SPECIMEN	18	SAVE
706	BEECH	NON-SPECIMEN	18	SAVE
707	WHITE OAK	SPECIMEN	30.5	SAVE
708	WHITE OAK	SPECIMEN	27.5	SAVE
709	NORTHERN RED OAK	SPECIMEN	29.5	SAVE
710	WHITE OAK	SPECIMEN	43	SAVE
711	WHITE OAK	SPECIMEN	34	SAVE
712	WHITE OAK	SPECIMEN	26.5	REMOVE
713	WHITE OAK	NON-SPECIMEN	19.5	REMOVE
714	SOUTHERN RED OAK	NON-SPECIMEN	20.5	REMOVE
715	RED OAK	NON-SPECIMEN	24	REMOVE
716	RED OAK	SPECIMEN	34	REMOVE
717	POPLAR	SPECIMEN	24	REMOVE
718	POPLAR	SPECIMEN	40	REMOVE
719	RED OAK	NON-SPECIMEN	23.5	REMOVE
720	HOPHORNBEAM	SPECIMEN	32	REMOVE
721	SOUTHERN RED OAK	SPECIMEN	28	REMOVE
722	POPLAR	NON-SPECIMEN	20	REMOVE
723	BEECH	SPECIMEN	25.5	REMOVE
724	RED OAK	SPECIMEN	25	REMOVE
725	POPLAR	NON-SPECIMEN	23	REMOVE
726	POPLAR	NON-SPECIMEN	19	REMOVE
727	POPLAR	NON-SPECIMEN	19	REMOVE
728	POPLAR	SPECIMEN	30	REMOVE
729	SWEET GUM	NON-SPECIMEN	19	REMOVE
730	POPLAR	SPECIMEN	37	REMOVE
731	MOCKERNUT HICKORY	NON-SPECIMEN	21	REMOVE
732	SOUTHERN RED	NON-SPECIMEN	18	REMOVE
733	WILLOW OAK	NON-SPECIMEN	19	REMOVE
734	NORTHERN RED OAK	NON-SPECIMEN	23.5	REMOVE
735	NORTHERN RED OAK	NON-SPECIMEN	20.5	REMOVE
736	SWEET GUM	NON-SPECIMEN	19.5	REMOVE
737	WILLOW OAK	SPECIMEN	24.5	REMOVE
738	MOCKERNUT HICKORY	NON-SPECIMEN	21.5	SAVE
739	POPLAR	NON-SPECIMEN	19	SAVE
740	POPLAR	NON-SPECIMEN	21.5	REMOVE
741	POPLAR	NON-SPECIMEN	19	REMOVE
742	POPLAR	SPECIMEN	28.5	REMOVE
743	POPLAR	NON-SPECIMEN	23.5	REMOVE
744	POPLAR	NON-SPECIMEN	19.5	SAVE
745	RED OAK	NON-SPECIMEN	19	REMOVE
746	RED OAK	NON-SPECIMEN	23.5	REMOVE
747	POPLAR	NON-SPECIMEN	23	SAVE
748	POPLAR	NON-SPECIMEN	18	SAVE
749	POPLAR	NON-SPECIMEN	18	REMOVE
750	POPLAR	NON-SPECIMEN	18.5	REMOVE
751	POPLAR	NON-SPECIMEN	22	SAVE
752	POPLAR	SPECIMEN	25	REMOVE
753	POST OAK	SPECIMEN	26.5	REMOVE
754	POPLAR	SPECIMEN	24	REMOVE
755	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
756	POPLAR	NON-SPECIMEN	21.5	REMOVE
757	POPLAR	NON-SPECIMEN	21	REMOVE
758	POPLAR	SPECIMEN	24.5	REMOVE
759	POPLAR	NON-SPECIMEN	19	REMOVE
760	POPLAR	NON-SPECIMEN	23	REMOVE
761	POPLAR	SPECIMEN	24.5	REMOVE
762	POPLAR	NON-SPECIMEN	22	REMOVE
763	POPLAR	NON-SPECIMEN	21.5	REMOVE
764	POPLAR	NON-SPECIMEN	22	REMOVE
765	POPLAR	NON-SPECIMEN	18	REMOVE
766	WILLOW OAK	SPECIMEN	24	REMOVE
767	WILLOW OAK	SPECIMEN	24	REMOVE
768	WILLOW OAK	SPECIMEN	27	REMOVE
769	WILLOW OAK	NON-SPECIMEN	19.5	REMOVE
770	ELM	NON-SPECIMEN	18	REMOVE
771	SOUTHERN RED	NON-SPECIMEN	20.5	REMOVE
772	POPLAR	SPECIMEN	29	REMOVE
773	SWEET GUM	NON-SPECIMEN	18.5	SAVE
774	POPLAR	NON-SPECIMEN	18	REMOVE
775	POPLAR	NON-SPECIMEN	23.5	REMOVE
776	POST OAK	NON-SPECIMEN	20.5	REMOVE
777	POPLAR	NON-SPECIMEN	19.5	REMOVE
778	SWEET GUM	NON-SPECIMEN	21	REMOVE
779	POPLAR	SPECIMEN	26	REMOVE
780	POPLAR	SPECIMEN	24.5	REMOVE
781	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
782	POPLAR	NON-SPECIMEN	21.5	REMOVE
783	POST OAK	SPECIMEN	28	REMOVE
784	POPLAR	NON-SPECIMEN	21	REMOVE
785	SWEET GUM	NON-SPECIMEN	21.5	REMOVE
786	POPLAR	SPECIMEN	24	REMOVE
787	POPLAR	NON-SPECIMEN	23	REMOVE
788	POPLAR	SPECIMEN	24	REMOVE
789	WILLOW OAK	NON-SPECIMEN	23	REMOVE
790	RED OAK	SPECIMEN	26	REMOVE
791	POPLAR	NON-SPECIMEN	18.5	REMOVE
792	POPLAR	SPECIMEN	36	REMOVE
793	SWEET GUM	SPECIMEN	27	SAVE
794	SWEET GUM	SPECIMEN	27	REMOVE
795	SWEET GUM	SPECIMEN	28.5	SAVE
796	SWEET GUM	NON-SPECIMEN	22.5	SAVE
797	POPLAR	NON-SPECIMEN	21	SAVE
798	WILLOW OAK	SPECIMEN	28	SAVE
799	WILLOW OAK	NON-SPECIMEN	23	SAVE
800	BLACK CHERRY	NON-SPECIMEN	23	REMOVE
801	POPLAR	NON-SPECIMEN	23	REMOVE
802	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
803	POPLAR	NON-SPECIMEN	21	REMOVE
804	SOUTHERN RED	SPECIMEN	27	REMOVE
805	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
806	SWEET GUM	NON-SPECIMEN	21.5	REMOVE
807	HOPHORNBEAM	NON-SPECIMEN	19	REMOVE
808	SWEET GUM	NON-SPECIMEN	18	REMOVE
809	SWEET GUM	SPECIMEN	25	REMOVE
810	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
811	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
812	SWEET GUM	SPECIMEN	24.5	REMOVE
813	POPLAR	NON-SPECIMEN	21.5	REMOVE
814	POPLAR	NON-SPECIMEN	23.5	REMOVE
815	POPLAR	NON-SPECIMEN	21	REMOVE
816	WILLOW OAK	SPECIMEN	30	REMOVE
817	SWEET GUM	SPECIMEN	24	REMOVE
818	SWEET GUM	SPECIMEN	26.5	REMOVE
819	BLACK WALNUT	NON-SPECIMEN	19	REMOVE
820	POPLAR	NON-SPECIMEN	19	REMOVE
821	HOPHORNBEAM	SPECIMEN	18	REMOVE
822	POPLAR	NON-SPECIMEN	20	REMOVE
823	SWEET GUM	NON-SPECIMEN	19	REMOVE
824	WILLOW OAK	SPECIMEN	33	REMOVE
825	WILLOW OAK	SPECIMEN	48	REMOVE
826	WILLOW OAK	SPECIMEN	26	REMOVE
827	WILLOW OAK	SPECIMEN	58	SAVE
828	POPLAR	NON-SPECIMEN	20	REMOVE
829	SWEET GUM	NON-SPECIMEN	20	REMOVE
830	SWEET GUM	NON-SPECIMEN	19	REMOVE
831	HOPHORNBEAM	SPECIMEN	17	REMOVE
832	EASTERN RED CEDAR	SPECIMEN	19.5	REMOVE
833	RED MAPLE	NON-SPECIMEN	19	REMOVE
834	RED MAPLE	NON-SPECIMEN	21	REMOVE
835	RED MAPLE	NON-SPECIMEN	21	REMOVE
836	AMERICAN ELM	NON-SPECIMEN	20	REMOVE
837	WILLOW OAK	SPECIMEN	34	REMOVE
838	AMERICAN ELM	NON-SPECIMEN	20.5	REMOVE
839	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
840	RED CEDAR	SPECIMEN	14	REMOVE
841	SWEET GUM	NON-SPECIMEN	18	REMOVE
842	POPLAR	NON-SPECIMEN	21	REMOVE
843	EASTERN RED CEDAR	SPECIMEN	15	REMOVE
844	RED CEDAR	SPECIMEN	16	REMOVE
845	AMERICAN ELM	NON-SPECIMEN	18	REMOVE
846	BLACK GUM	NON-SPECIMEN	13.5	REMOVE
847	EASTERN RED CEDAR	SPECIMEN	12	REMOVE
848	POPLAR	SPECIMEN	24	REMOVE
849	RED MAPLE	NON-SPECIMEN	19	REMOVE
850	POPLAR	NON-SPECIMEN	20	REMOVE
851	WILLOW OAK	SPECIMEN	18	REMOVE
852	POPLAR	SPECIMEN	25.5	REMOVE
853	SWEET GUM	NON-SPECIMEN	23.5	REMOVE
854	WILLOW OAK	NON-SPECIMEN	23	REMOVE
855	SWEET GUM	NON-SPECIMEN	20	REMOVE
856	GREEN ASH	SPECIMEN	63	SAVE
857	SWEET GUM	NON-SPECIMEN	21	SAVE
858	WILLOW OAK	NON-SPECIMEN	21	SAVE
859	BLACK WALNUT	NON-SPECIMEN	20	SAVE
860	SWEET GUM	SPECIMEN	22	REMOVE
861	BLACK CHERRY	NON-SPECIMEN	19.5	REMOVE
862	SWEET GUM	SPECIMEN	24	REMOVE
863	SWEET GUM	NON-SPECIMEN	21	REMOVE
864	SWEET GUM	NON-SPECIMEN	18.5	REMOVE
865	SWEET GUM	NON-SPECIMEN	19	REMOVE
866	EASTERN RED CEDAR	SPECIMEN	16	REMOVE
867	EASTERN RED CEDAR	SPECIMEN	23	REMOVE
868	RED CEDAR	SPECIMEN	12	REMOVE
869	SWEET GUM	SPECIMEN	31	SAVE
870	POPLAR	NON-SPECIMEN	21.5	SAVE
871	MOCKERNUT HICKORY	SPECIMEN	24.5	SAVE
872	RED OAK	SPECIMEN	24	REMOVE
873	SYCAMORE	SPECIMEN	26	SAVE
874	SYCAMORE	SPECIMEN	26	SAVE
875	BOX ELDER	NON-SPECIMEN	13	SAVE
876	SYCAMORE	NON-SPECIMEN	20	SAVE

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

TREE PRESERVATION NOTES

Project No.
4661.04

Issued
03/18/21

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

Revised

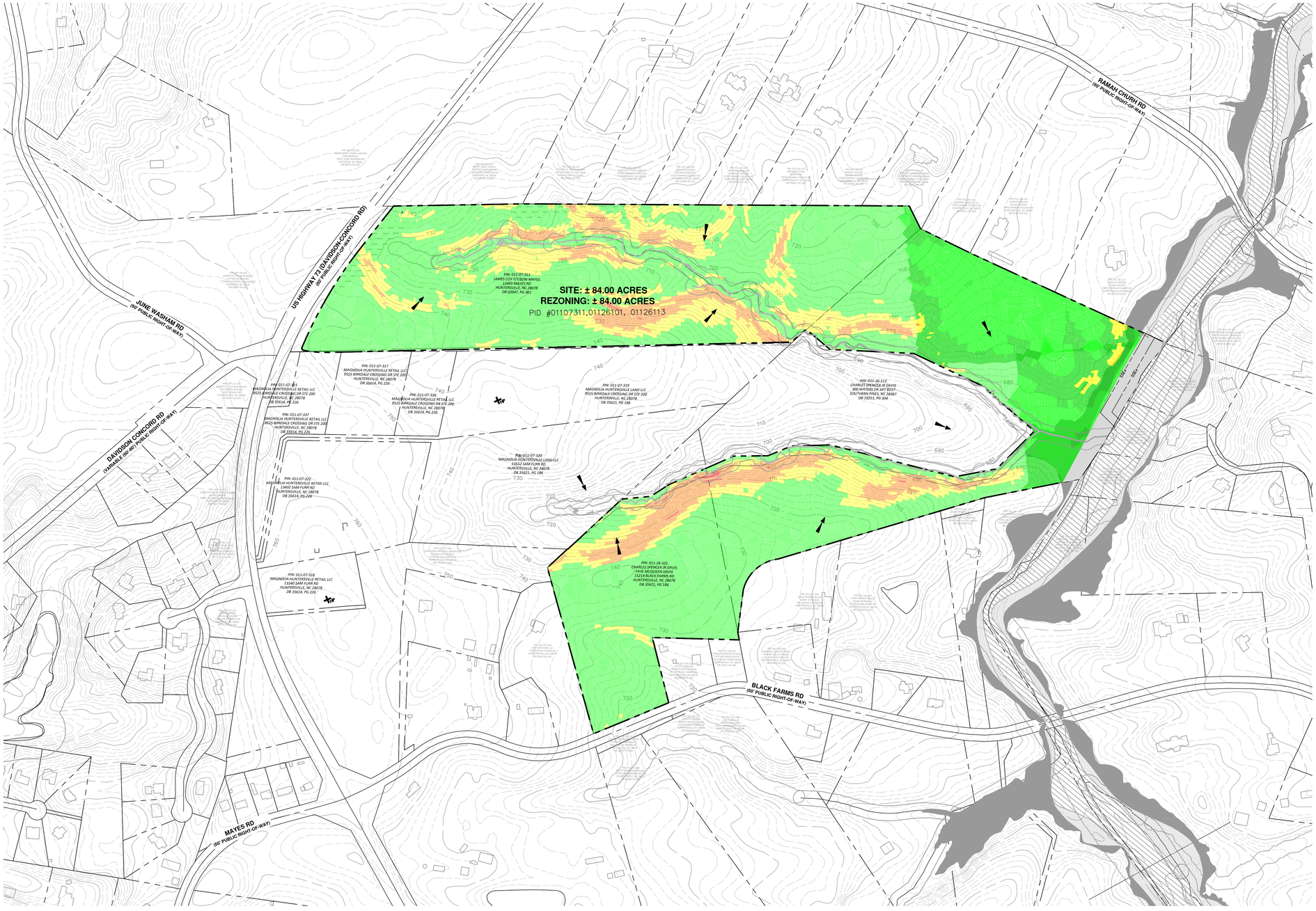
07/23/21 — TOWN COMMENTS
08/27/21 — TOWN COMMENTS

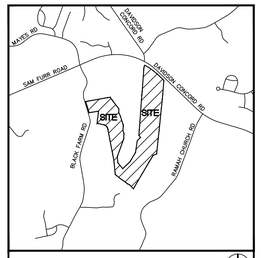
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SP-103

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVA.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- SLOPES LESS 0%-10% – 64.50 AC
- SLOPES BETWEEN 10%-15% – 13.06 AC
- SLOPES BETWEEN 15%-25% – 6.21 AC
- SLOPES ABOVE 25% – 0.1 AC
- LOCAL HIGH POINTS
- FLOW DIRECTION
- ZONING BOUNDARY

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
urls www.colejenesstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SLOPE ANALYSIS PLAN

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

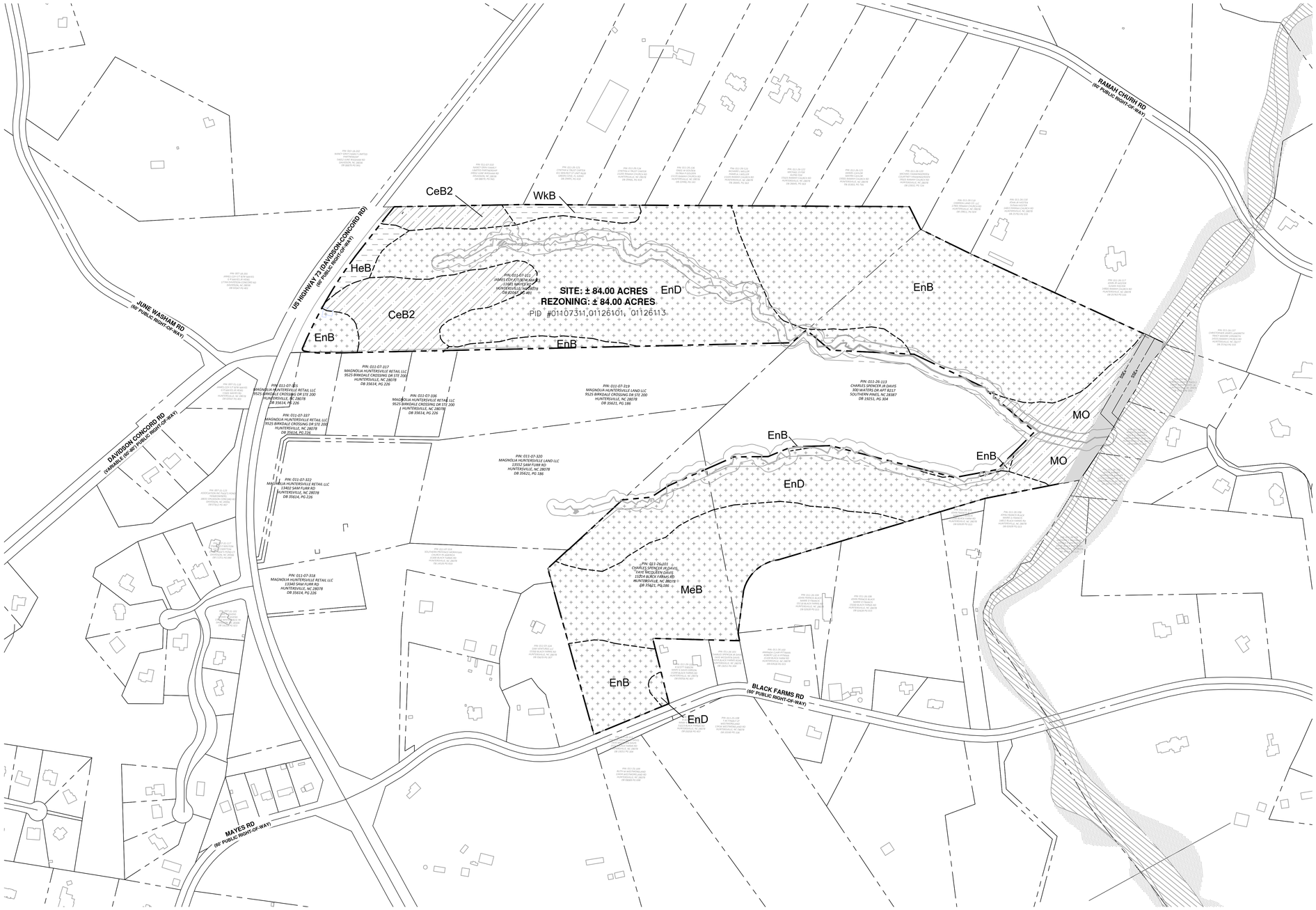
BOLTON & MENK, INC.
CORPORATE OFFICE
CHARLOTTE, NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
NO. 22864
JASON P. ... SEAL
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

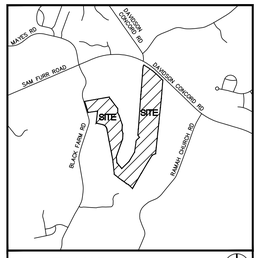
SCALE: 1"=200'
0 100' 200' 400'
N

SP-104

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENV.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

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

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

CEB2– CECIL SANDY CLAY LOAM, 2 – 8% SLOPES (B)
ENB–ENON SANDY LOAM, 2–8% SLOPES (C)
END–ENON SANDY LOAM, 8–15% SLOPES (C)
HEB– HELENA SANDY LOAM, 2 – 8% SLOPES (D)
MEB–MECKLENBURG FINE SANDY LOAM, 2–8% SLOPES (C)
MO– MONACAN LOAM, 0 – 2% SLOPES (B/D)
WKB–WILKES LOAM, 4–8% SLOPES (D)

SUMMARY:

HYDROLIC SOIL GROUP B:	±12 AC (12%)
HYDROLIC SOIL GROUP C:	±70 AC (70%)
HYDROLIC SOIL GROUP D:	±2 AC (2%)
TOTAL SITE:	±84 AC

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
urls www.colejenestdstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SOIL & STREAM ANALYSIS

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

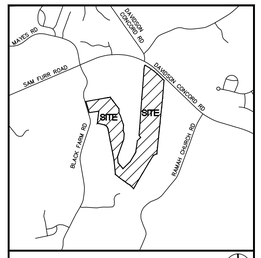
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'

SP-105

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENV.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- CONCEPTUAL BUILDING FOOTPRINTS
- FRONT OF BUILDING
- 50' SINGLE FAMILY DETACHED LOT
- 60' SINGLE FAMILY DETACHED LOT
- "ACTIVITY CENTER" PER DRAFT 2040 COMMUNITY PLAN
- ZONING BOUNDARY
- PROPOSED INTERNAL PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- PROPOSED RETAINING WALL

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NOTES:

SEE SHEET SP-200A / SP-201A FOR BLOCK AND PERIMETER LENGTHS

SEE SHEET SP-202 FOR STREET SECTIONS

SEE SHEET SP-203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP-204 FOR ZONING EXHIBIT

FIRES HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA14). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTIONS DOCUMENTATION.

ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

PARKING LOTS SHALL BE DESIGNED TO ALLOW PEDESTRIANS TO SAFELY MOVE FROM VEHICLES TO THE BUILDING(S).

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

SKETCH PLAN

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

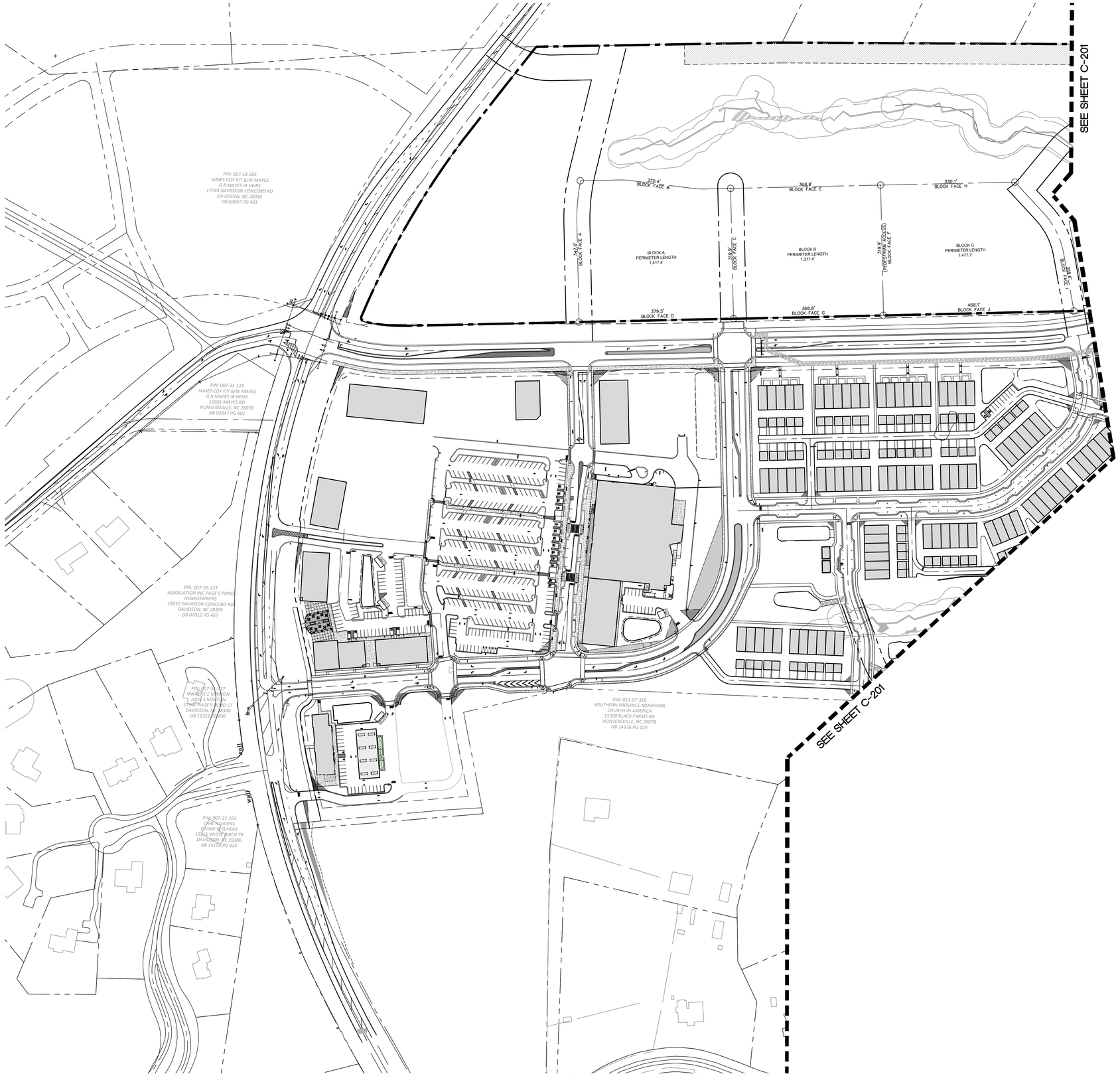
BOLTON & MENK, INC. CHARLOTTE, NORTH CAROLINA SEAL 024864 SEAN P. PARKER
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

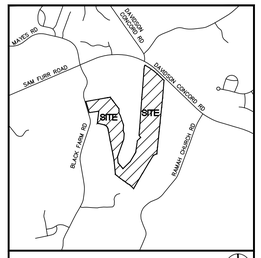
SCALE: 1"=100'
0 50' 100' 200'

SP-200

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENV.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- BLOCK LENGTH / INTERSECTION
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE

PROJECT NAME:	NORTH CREEK MIXED–USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI–FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND–U (CD)

NOTES:

SEE SHEET SP–200A / SP–201A FOR BLOCK AND PERIMETER LENGTHS

SEE SHEET SP–202 FOR STREET SECTIONS

SEE SHEET SP–203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP–204 FOR ZONING EXHIBIT

FIRES HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA14). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTIONS DOCUMENTATION.

ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

PARKING LOTS SHALL BE DESIGNED TO ALLOW PEDESTRIANS TO SAFELY MOVE FROM VEHICLES TO THE BUILDING(S).

BLOCK LENGTHS

BLOCK A	
–PERIMETER LENGTH:	1,417.4'
–BLOCK FACE A:	347.6'
–BLOCK FACE B:	370.4'
–BLOCK FACE C:	319.9'
–BLOCK FACE D:	379.5'
BLOCK B	
–PERIMETER LENGTH:	1,377.4''
–BLOCK FACE C:	319.9'
–BLOCK FACE E:	368.8'
–BLOCK FACE F:	319.9'
–BLOCK FACE G:	368.8'
BLOCK C	
–PERIMETER LENGTH:	1,477.7'
–BLOCK FACE F:	319.9'
–BLOCK FACE H:	330.1'
–BLOCK FACE I:	359.6'
–BLOCK FACE J:	368.8'
BLOCK PERIMETER LENGTH AVERAGE:	1,424.2'
BLOCK LENGTH AVERAGE:	427.5'

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
urls+ www.colejenststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

BLOCK AND PERIMETER LENGTHS

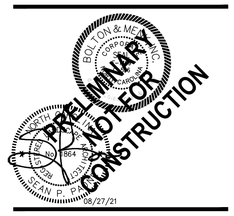
Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

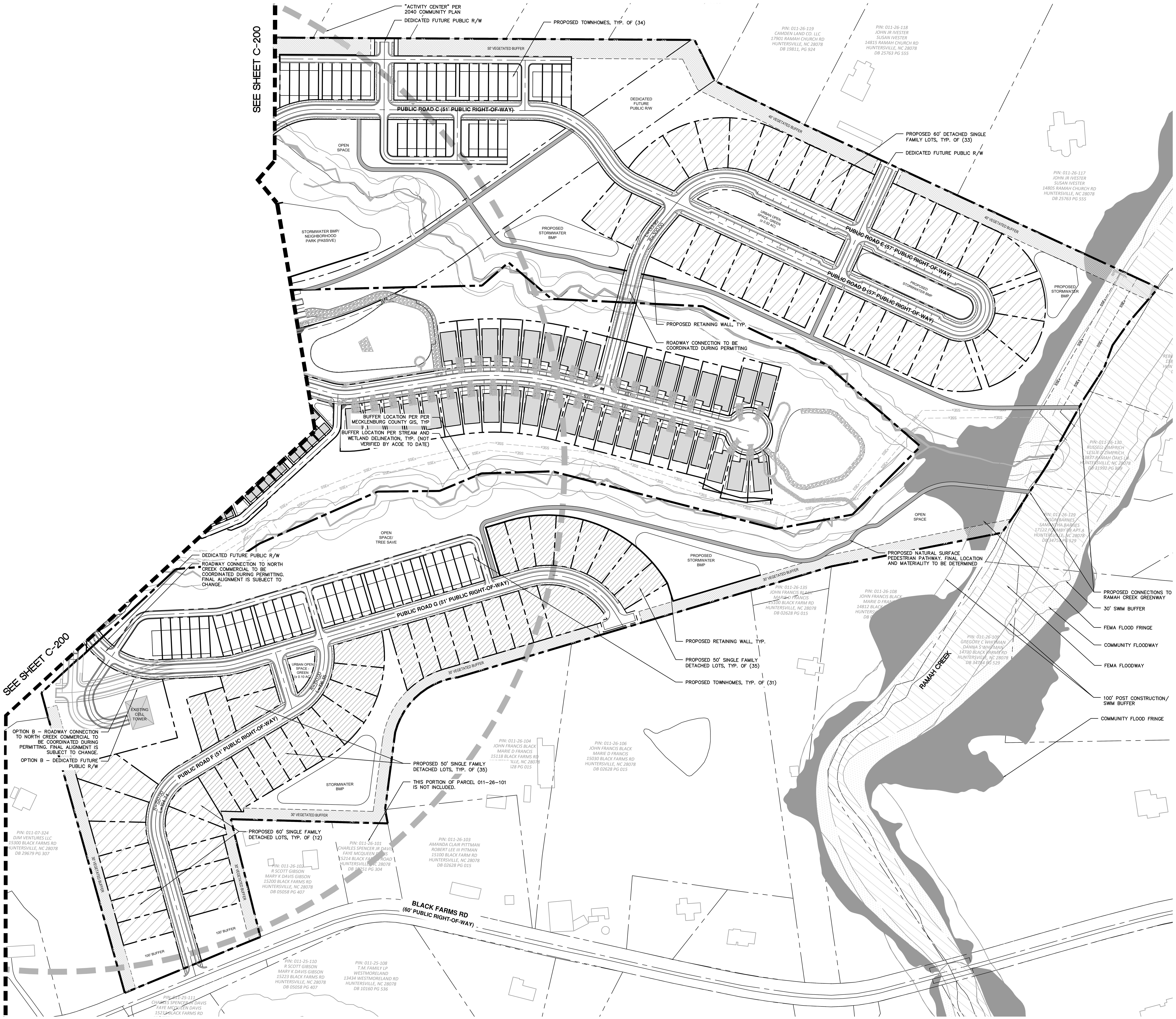


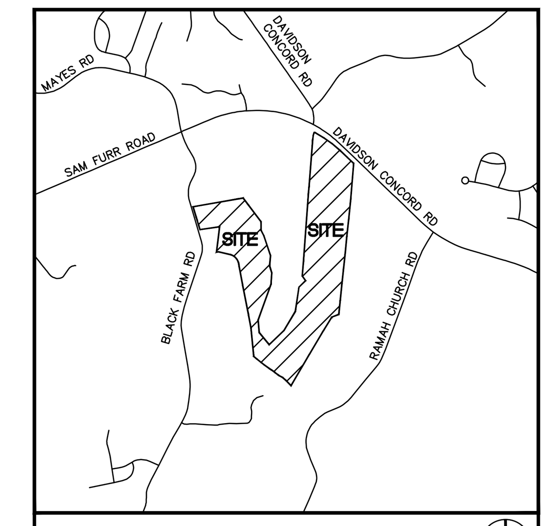
SCALE: 1"=100'
0 50' 100' 200'

SP-200A

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- CONCEPTUAL BUILDING FOOTPRINTS
- FRONT OF BUILDING
- 50' SINGLE FAMILY DETACHED LOT
- 60' SINGLE FAMILY DETACHED LOT
- "ACTIVITY CENTER" PER DRAFT 2040 COMMUNITY PLAN
- ZONING BOUNDARY
- PROPOSED INTERNAL PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- PROPOSED RETAINING WALL

PROJECT NAME:	NORTH CREEK MIXED–USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI–FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND–U (CD)

NOTES:

SEE SHEET SP–200A / SP–201A FOR BLOCK AND PERIMETER LENGTHS

SEE SHEET SP–202 FOR STREET SECTIONS

SEE SHEET SP–203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP–204 FOR ZONING EXHIBIT

FIRES HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA14). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTIONS DOCUMENTATION.

ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

PARKING LOTS SHALL BE DESIGNED TO ALLOW PEDESTRIANS TO SAFELY MOVE FROM VEHICLES TO THE BUILDING(S).

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON–CONCORD ROAD
HUNTERSVILLE, NC 28078

SKETCH PLAN

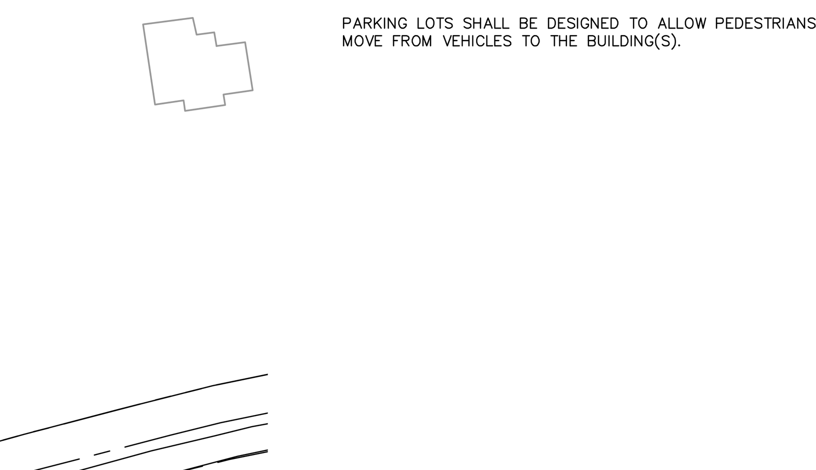
Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS



SCALE: 1"=100'
0 50' 100' 200'

SP-201

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©

BLOCK LENGTHS

BLOCK A
- PERIMETER LENGTH: 675.7'
  - BLOCK FACE A 270.5'
  - BLOCK FACE B 130.5'
  - BLOCK FACE C 274.7'

BLOCK B
- PERIMETER LENGTH: 992.0'
  - BLOCK FACE B: 130.5
  - BLOCK FACE D: 365.5'
  - BLOCK FACE J: 130.5'
  - BLOCK FACE E: 190.5'
  - BLOCK FACE I: 175.0'

BLOCK C
- PERIMETER LENGTH: 384.7'
  - BLOCK FACE K: 120.0'
  - BLOCK FACE J: 130.5'
  - BLOCK FACE L: 134.2'

BLOCK D
- PERIMETER LENGTH: 631.3'
  - BLOCK FACE E: 190.5'
  - BLOCK FACE F: 310.3'
  - BLOCK FACE G: 130.5'

BLOCK E
- PERIMETER LENGTH: 435.5'
  - BLOCK FACE G: 130.5'
  - BLOCK FACE H: 130.0'
  - BLOCK FACE I: 175.0'

BLOCK F
- PERIMETER LENGTH: 935.2'
  - BLOCK FACE O: 223.9'
  - BLOCK FACE P: 524.4'
  - BLOCK FACE Q: 186.9'

BLOCK G
- PERIMETER LENGTH: 704.3'
  - BLOCK FACE Q: 186.9'
  - BLOCK FACE R: 361.6'
  - BLOCK FACE S: 155.8'

BLOCK H
- PERIMETER LENGTH: 431.5'
  - BLOCK FACE S: 155.8'
  - BLOCK FACE T: 119.9'
  - BLOCK FACE U: 155.8'

BLOCK I
- PERIMETER LENGTH: 671.5'
  - BLOCK FACE V: 360.2'
  - BLOCK FACE U: 155.8'
  - BLOCK FACE X: 155.5'

BLOCK J
- PERIMETER LENGTH: 911.8'
  - BLOCK FACE Y: 461.6'
  - BLOCK FACE X: 155.5'
  - BLOCK FACE Z: 294.7'

BLOCK K
- PERIMETER LENGTH: 518.6'
  - BLOCK FACE O: 223.9'
  - BLOCK FACE Z: 294.7'

BLOCK L
- PERIMETER LENGTH: 1,171.3'
  - BLOCK FACE AA: 467.4'
  - BLOCK FACE BB: 142.0'
  - BLOCK FACE CC: 436.4'
  - BLOCK FACE EE: 125.3'

BLOCK M
- PERIMETER LENGTH: 1,189.3'
  - BLOCK FACE BB: 142.0'
  - BLOCK FACE II: 589.3'
  - BLOCK FACE HH: 458.0'

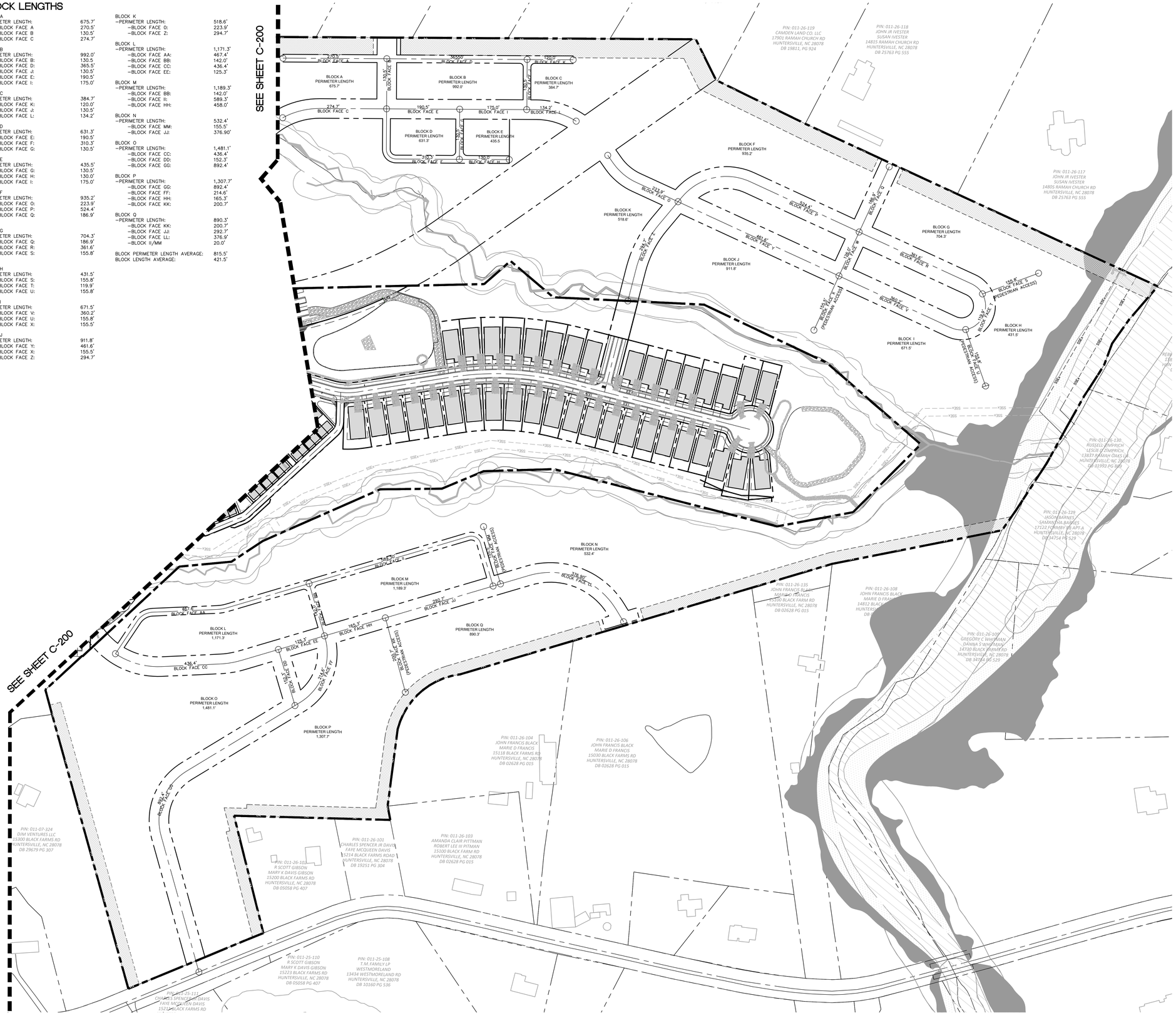
BLOCK N
- PERIMETER LENGTH: 532.4'
  - BLOCK FACE MM: 155.5'
  - BLOCK FACE JJ: 376.90'

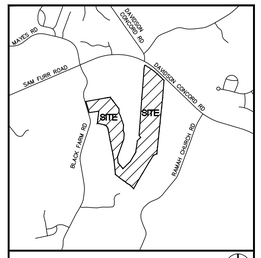
BLOCK O
- PERIMETER LENGTH: 1,481.1'
  - BLOCK FACE CC: 436.4'
  - BLOCK FACE DD: 152.3'
  - BLOCK FACE GG: 892.4'

BLOCK P
- PERIMETER LENGTH: 1,307.7'
  - BLOCK FACE GG: 892.4'
  - BLOCK FACE FF: 214.6'
  - BLOCK FACE HH: 165.3'
  - BLOCK FACE KK: 200.7'

BLOCK Q
- PERIMETER LENGTH: 890.3'
  - BLOCK FACE KK: 200.7'
  - BLOCK FACE JJ: 292.7'
  - BLOCK FACE LL: 376.9'
  - BLOCK II/MM 20.0'

BLOCK PERIMETER LENGTH AVERAGE: 815.5'
BLOCK LENGTH AVERAGE: 421.5'





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVA.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- PARCEL LINE / PROJECT BOUNDARY
- BLOCK LENGTH / INTERSECTION
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING
PARCEL NUMBER:	01107311, 01126101, 01126113
SITE ACREAGE:	± 84.00 ACRES (GIS)
REZONING ACREAGE:	± 84.00 ACRES
PRINCIPAL USES:	COMMERCIAL MULTI-FAMILY RESIDENTIAL SINGLE FAMILY ATTACHED SINGLE FAMILY DETACHED
EXISTING ZONING DISTRICT:	HC (CD), R
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)

NOTES:

SEE SHEET SP-200A / SP-201A FOR BLOCK AND PERIMETER LENGTHS

SEE SHEET SP-202 FOR STREET SECTIONS

SEE SHEET SP-203 FOR DEVELOPMENT STANDARDS

SEE SHEET SP-204 FOR ZONING EXHIBIT

FIRES HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA13R) OR 200' FOR (NFPA14). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTIONS DOCUMENTATION.

ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.

PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

PARKING LOTS SHALL BE DESIGNED TO ALLOW PEDESTRIANS TO SAFELY MOVE FROM VEHICLES TO THE BUILDING(S).

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenesstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

BLOCK AND PERIMETER LENGTHS

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

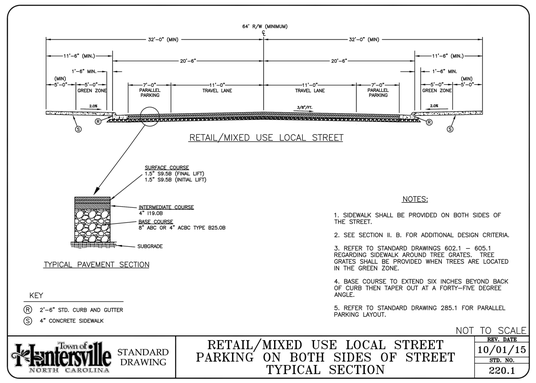
BOLTON & MENK, INC. CHARLOTTE, NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
SEAL 024864 NORTH CAROLINA PROFESSIONAL ENGINEER SEAN P. PARKER
08/27/21

SCALE: 1"=100'
0 50' 100' 200'

SP-201A

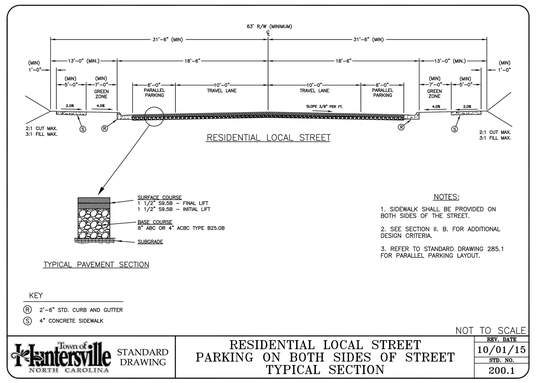
The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©



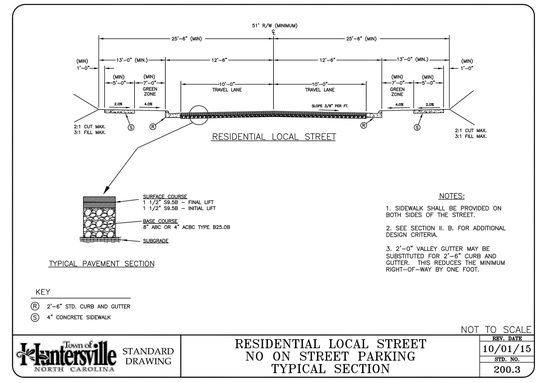
STREET TYPE 1

TYPICAL OF PUBLIC ROAD A



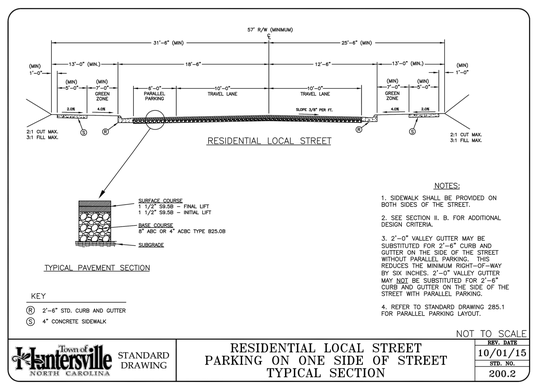
STREET TYPE 2

TYPICAL OF PUBLIC ROAD B



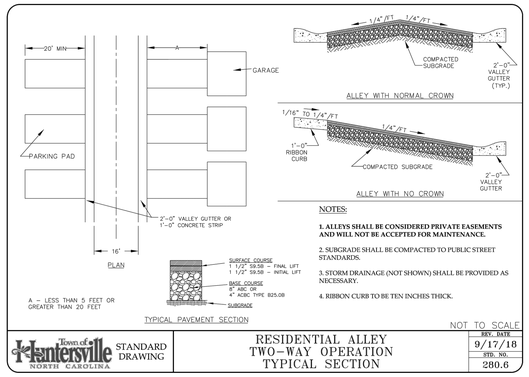
STREET TYPE 3

TYPICAL OF PUBLIC ROADS: C, F + G



STREET TYPE 4

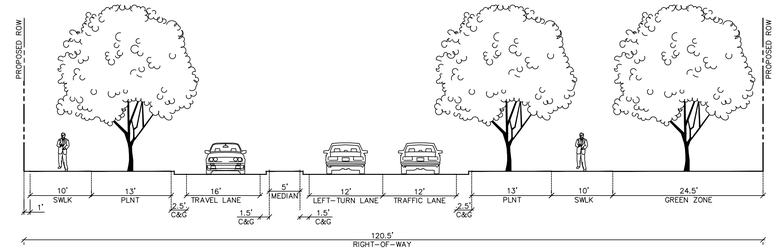
TYPICAL OF PUBLIC ROADS: D + E



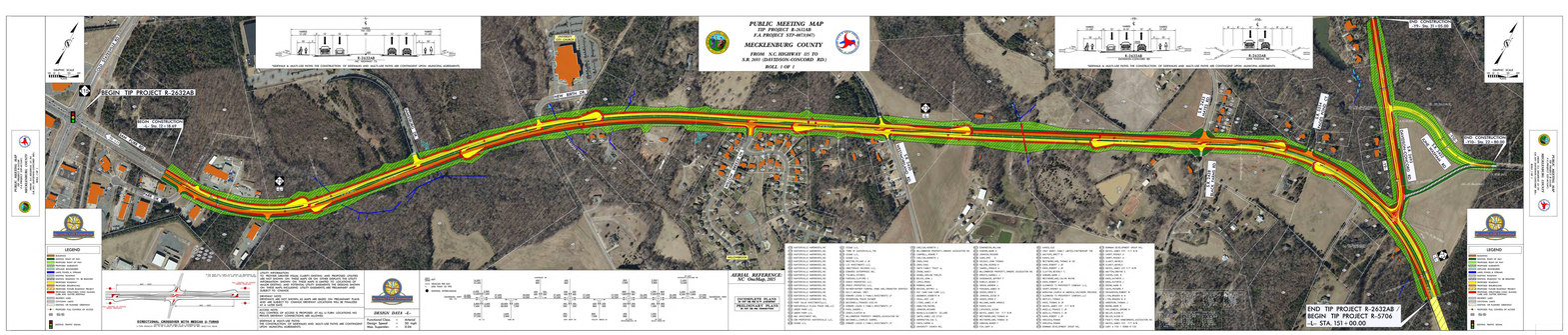
STREET TYPE 5

TYPICAL OF ALLEYS

PROSPERITY CHURCH ROAD (120.5' PUBLIC ROW)*

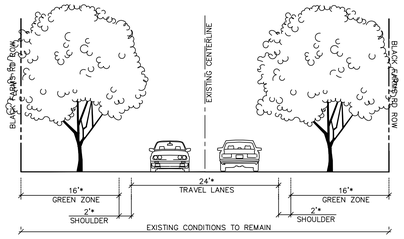


*REFERENCE NORTH CREEK COMMERCIAL (EPM #414451) AND NORTH CREEK PHASE 2 RESIDENTIAL.

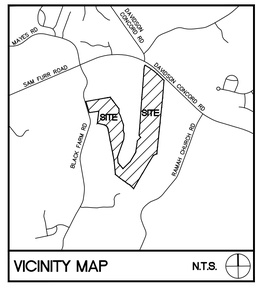


PROPOSED NC 73 (DAVIDSON-CONCORD ROAD) NCDOT CROSS-SECTION

BLACK FARMS ROAD (60' PUBLIC ROW)



*EXISTING CONDITIONS ARE APPROXIMATE.



SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdtone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

STREET SECTIONS

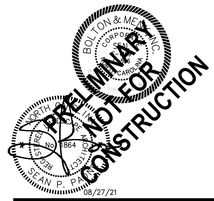
Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS



SCALE: 1"=100'
0 50' 100' 200'

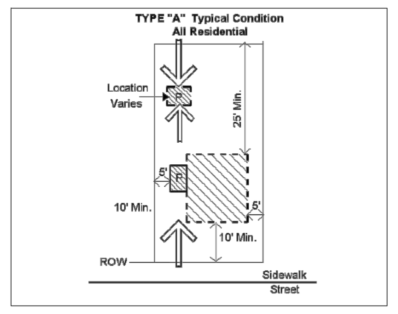
SP-202

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

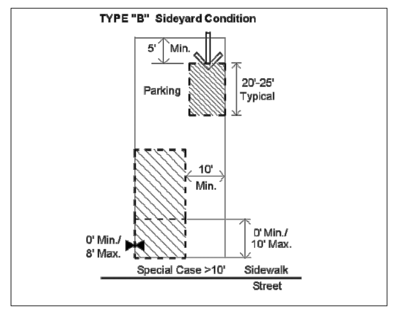
ColeJenest & Stone, P.A. 2020©

Lot Types / Detached House

Building Placement/Parking/Vehicle Access



Building Placement/Parking/Vehicle Access



1. Buildings shall be placed on the lot within zone represented by the hatched area except in R & TR zone, where min. front setbacks are 25' and 20' respectively.
   Along new streets, the build-to line shall be a minimum of 10' behind street ROW.
   Along existing streets, front build-to lines of new buildings shall be equal to the average setbacks of existing buildings on the same side of the street within 300'. Where the average setback of existing buildings within 300' exceeds 50' the setback of any new building may vary up to 20' from the setback of an adjacent building, existing or proposed, in order to negotiate a gradual transition to a different building setback. Only in the most exceptional circumstances having to do with extreme topography or very special design composition may these rules of residential building placement be varied.
2. Garages may be detached (entered from front or rear), or attached to the main dwelling, with or without habitable rooms above. Front loaded garages, if provided, shall meet the standards of Section 8.16.
3. A detached garage may be located only in the rear yard.
4. Points of permitted front or rear access to parking indicated by arrows. On corner lots, sideyard access is also permitted.
5. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.
6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.
7. Sideyard setback is 12' in the R zone & 6' in the TR zone.

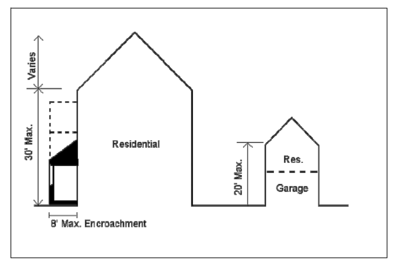
1. Generally, buildings shall be placed on the lot within zone represented by the hatched area. The build-to line will range from 0' to 10' behind street ROW. Special site conditions such as extreme topography may require a larger setback. Sideyard houses are not permitted on in-fill sites abutting existing all-yard houses.
2. A detached garage may be located only in the rear yard. Attached garages are not permitted on sideyard houses.
3. Points of permitted rear access to parking indicated by arrow.
4. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.
5. For buildings set up to the sidewalk, balconies and upper level bay windows may encroach over the sidewalk up to 5'.
6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.
7. Commercial Use in a Detached House (NR district) shall comply with the following:
   a. Parking shall be located in the side or rear yards only. If provided in the side yards, the parking area shall not exceed 25% of the frontage line and shall not be in the yards adjacent to a street.
   b. Parking areas on adjacent mixed use lot shall be connected whenever practical.
   c. Trash containers shall be located in the rear yard. If adjacent to existing single family residential uses, trash containers shall be limited to residential rollout containers only (no dumpsters).
   d. Mechanical equipment at ground level shall be placed on the parking lot side of the building away from buildings on adjacent sites and shall be screened from view by an opaque screen.
8. Mechanical equipment shall not encroach into any required setback.

Description:
The detached house may coexist with other, similarly scaled buildings along town streets. When other building types are integrated with the detached house, the scale of the detached house type and lot shall control. Civic buildings, however, may exceed the scale of the detached house. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, these regulations apply to all houses built on public streets. For detached homes on large lots accessed by a private drive in Rural Neighborhoods, building placement and site planning will be dictated by landscape features and landscape preservation.

Building Type / Detached House

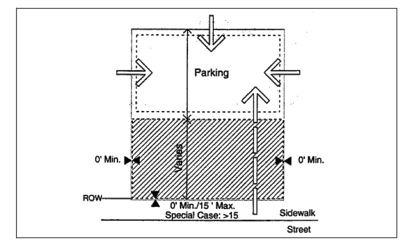
Permitted Height/Uses/Encroachments



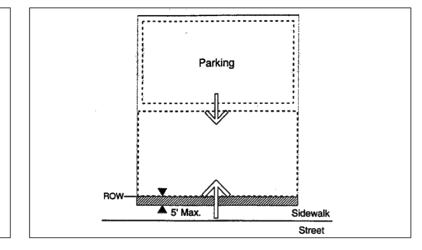
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height of main dwelling to ridge may vary depending on the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet or 50% of first floor area of principal residence, whichever is greater.
5. Balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
6. Decks, balconies, and porches are permitted to encroach into the rear yard setback as provided in Section 8.8.9.

Lot Type / Shopfront Building

Building Placement/Parking/Vehicular Access



Encroachment/Pedestrian Access to Building



1. 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.
2. Building facades shall be generally parallel to frontage property lines.
3. 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.
4. Points of permitted access to the parking indicated by arrows.
5. 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.
6. Parking areas on adjacent lots shall be connected wherever practicable.
7. Trash containers shall be located in a rear parking area (see Parking Regulations).
8. 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 principle 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.

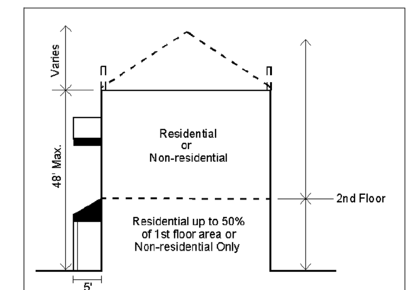
1. Balconies, bay windows, arcades, porches at an upper level and their supports at ground level, together with awnings above head height are permitted within the sidewalk as shown by the hatched area. Encroaching arcades should cover entire sidewalk.
2. Primary pedestrian access into the building shall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

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. 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.
3. Corners: Setbacks at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. 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.

Building Type / Shopfront Building

Permitted Height and Uses



1. 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.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by district regulations.
5. Where an existing residential building converts to a mixed-use building, at least 40% of the habitable floors area shall be residential.

Architectural Standards

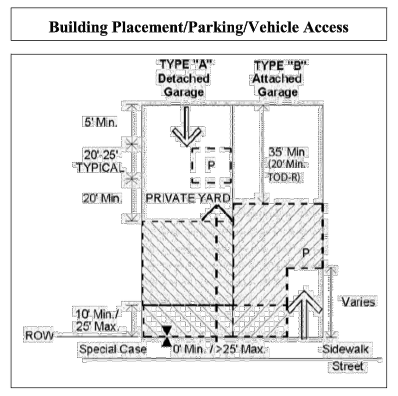
Principles
A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.
C. The front elevations facing the street, and the overall massing shall communicate emphasis on the human scale and the pedestrian environment.
D. 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.
E. Trailers (mobile units) may not be used as permanent shopfront buildings.

Configurations
A. 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).
B. 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.
C. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

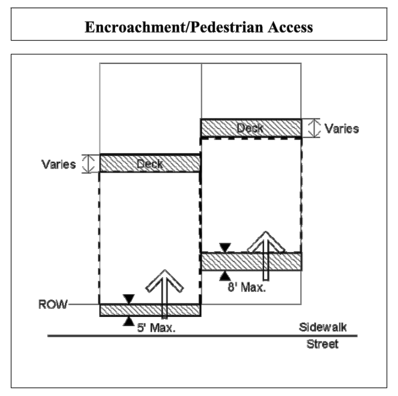
Techniques
A. Windows should be set to the inside of the building face wall.
B. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

Lot Type / Attached House

Building Placement/Parking/Vehicle Access



Encroachment/Pedestrian Access



1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to line will range from 10' to 25' behind street ROW. Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to lines shall typically be equal to the average setbacks for buildings on the same side of the street within 300 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Front loaded garages, if provided, shall meet the standards of Section 8.16.
5. Points of permitted access to parking indicated by arrows.

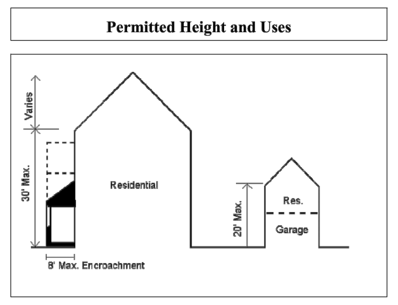
1. For buildings set up to the sidewalk, balconies and upper level bay windows are permitted to encroach over the sidewalk area up to 5'.
2. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.
3. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).
4. Decks must be constructed only in an established rear yard and are permitted to encroach into the rear setback up to 15'.
5. Mechanical equipment shall not encroach into any required setback.

Description:
The attached house is a rowhouse, a townhouse, or a duplex. Traditional southern homes in Savannah and Charleston provide the historic model. Dilworth Crescent in Charlotte provides a good contemporary example. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity.

Building Type / Attached House

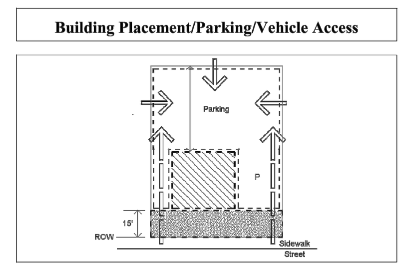
Permitted Height and Uses



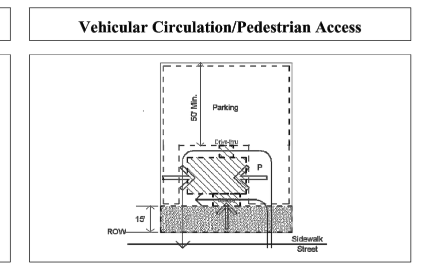
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet.

Lot Type / Highway Commercial

Building Placement/Parking/Vehicle Access



Vehicular Circulation/Pedestrian Access



1. 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.
2. Setbacks may vary according to setting within limits indicated.
3. Building facades shall be generally parallel to frontage property lines.
4. 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 principle 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.
5. Points of permitted access to the parking indicated by arrows.
6. 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.
7. Parking areas on adjacent lots shall be connected wherever practicable.
8. Trash containers shall be located in a rear parking area (see Parking Regulations).
9. 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 principle 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.

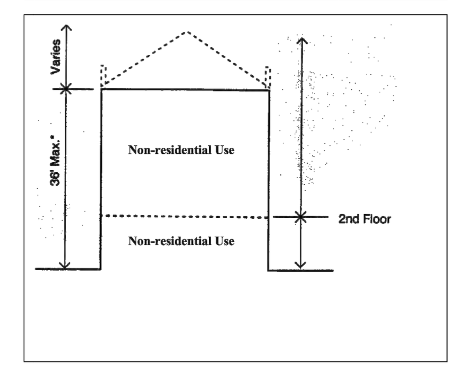
1. Main pedestrian access to the building may be from the side (indicated by the larger arrows). Secondary access must be from the street frontage (indicated by the smaller arrow).
2. Drive-throughs shall be located to the rear of the building.
3. Entrance canopies (for motels, etc.) shall face the street.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

Special Conditions:
1. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions.

Description:
1. 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.

Building Type / Highway Commercial

Permitted Height and Uses



1. 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.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above, and are further controlled by zoning district standards.

Architectural Standards

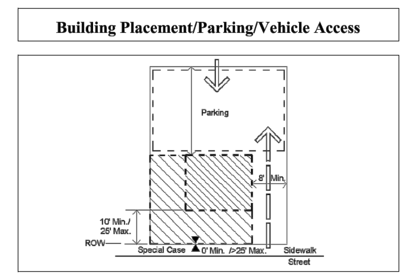
Principles
A. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used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

Configurations
A. Two wall materials may be combined horizontally on one façade. The "heavier" material should be below (i.e. brick below wood siding).
B. 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.

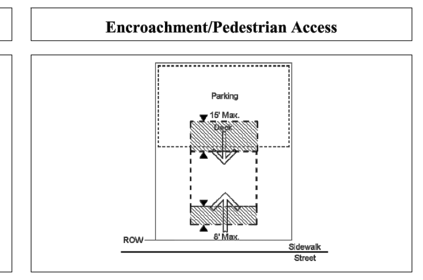
Techniques
A. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access



Encroachment/Pedestrian Access



1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. 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. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. 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.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. 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 principle 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.

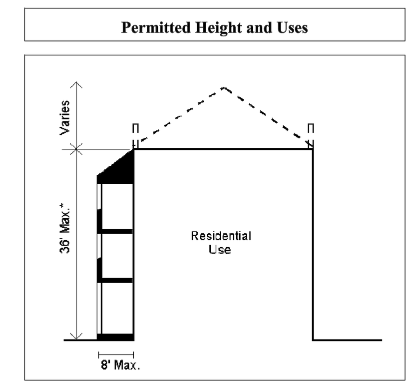
1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Description:
The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:
1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. 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.

Building Type / Apartment Building

Permitted Height and Uses



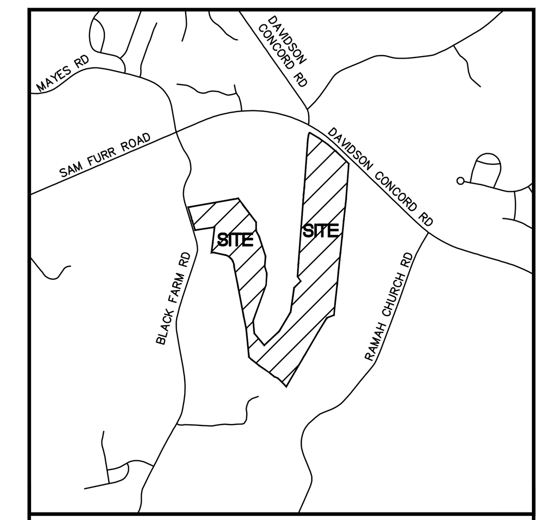
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves or the highest level of a flat roof.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above.

Architectural Standards

Principles
A. 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.
B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
C. 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.
D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.
E. Porches should form a predominant motif of house designs, and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.
F. Front loaded garages, if provided, shall meet the standards of Section 8.16.
G. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations
A. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.
B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.
C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.
D. Exterior chimneys should be finished in brick or stucco.

Techniques
A. Overhanging eaves may expose rafters.
B. Flush eaves should be finished by profiled molding or gutters.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

BUILDING AND LOT TYPES

Project No.
4661.04

Issued
03/18/21

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

Revised
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

BOLTON & MENK, INC. CORPORATE SEAL NORTH CAROLINA
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1864 SEAN P. PA...
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SP-203

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©

SITE PLAN DATA TABLE

PROJECT NAME:	NORTH CREEK MIXED-USE REZONING	
PARCEL NUMBER:	01107311, 01126101, 01126113	
SITE ACREAGE:	±84.00 ACRES (GIS) (INCLUDES APPROVED PHASE I)	
REZONING ACREAGE:	±84.00 ACRES (KNOWN AS PHASE II)	
PRINCIPAL USES:	COMMERCIAL, MULTI-FAMILY, SINGLE FAMILY ATTACHED, SINGLE FAMILY DETACHED	
BUILDING TYPE/HEIGHT:	COMMERCIAL(SHOPFRONT):	UP TO 48' (EXCLUDES ROOF)
	COMMERCIAL (HC):	UP TO 36' (EXCLUDES ROOF)
	APARTMENT:	UP TO 36' (EXCLUDES ROOF)
	SINGLE FAMILY ATTACHED:	UP TO 30' (EXCLUDES ROOF)
	SINGLE FAMILY DETACHED:	UP TO 30' (EXCLUDES ROOF)
EXISTING ZONING DISTRICT:	HC (CD), R	
PROPOSED ZONING DISTRICT:	HC (CD), TND-U (CD)	
HC (CD) SUMMARY		
TOTAL COMMERCIAL SQUARE FOOTAGE:	42,500 SF ±	
TOTAL PARKING REQUIRED:	85 SPACES (1 SPACE PER 500 SF)	
TOTAL PARKING PROVIDED:	213 SPACES (5 SPACES PER 1,000 SF)	
TND-U (CD) SUMMARY		
MULTI-FAMILY UNITS:	303 UNITS	
TOTAL PARKING REQUIRED:	455 SPACES (1.5 SPACES PER UNIT)	
TOTAL PARKING PROVIDED:	474 SPACES (1.56 SPACES PER UNIT)	
SINGLE FAMILY ATTACHED LOTS:	65 UNITS (TOWNHOMES)	
TOTAL PARKING REQUIRED:	130 SPACES (2 SPACES PER UNITS)	
TOTAL PARKING PROVIDED:	130 SPACES (2 GARAGE SPACES PER UNIT)	
SINGLE FAMILY DETACHED LOTS:	32 LOTS (50' X 130') 45 LOTS (60' X 130')	
WATERSHED:	ROCKY RIVER, CLARK	
IMPERVIOUS AREA		
EXISTING IMPERVIOUS AREA:	±TBD ACRES (TBD%)	
PROPOSED IMPERVIOUS AREA:	±TBD ACRES (TBD%)	

BUILDING DEVELOPMENT SUMMARY

COMMERCIAL A:	HIGHWAY COMMERCIAL/SHOPFRONT ±6,000 SF REQUIRES 12 SPACES (1 SPACE PER 500 SQFT)
COMMERCIAL B:	HIGHWAY COMMERCIAL/SHOPFRONT ±6,000 SF REQUIRES 12 SPACES (1 SPACE PER 500 SQFT)
COMMERCIAL C:	HIGHWAY COMMERCIAL/SHOPFRONT ±21,500 SF REQUIRES 43 SPACES (1 SPACE PER 500 SQFT)
COMMERCIAL D:	HIGHWAY COMMERCIAL/SHOPFRONT ±9,500 SF REQUIRES 19 SPACES (1 SPACE PER 500 SQFT)
BUILDING A :	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS
BUILDING B :	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS
BUILDING C:	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS, CLUB/LEASING
BUILDING D:	MULTI-FAMILY ±8,400 (3-STORY) 18 UNITS
BUILDING E:	MULTI-FAMILY ±8,400 SF (3-STORY) 18 UNITS
BUILDING F:	MULTI-FAMILY ±12,600 (3-STORY) 36 UNITS
BUILDING G:	MULTI-FAMILY ±12,600 (3-STORY) 36 UNITS
BUILDING H:	MULTI-FAMILY ±12,600 SF (3-STORY)
BUILDING I:	MULTI-FAMILY ±8,400 (3/4-STORY) 21 UNITS
BUILDING J:	MULTI-FAMILY ±12,600 (3/4-STORY) 42 UNITS
BUILDING K:	MULTI-FAMILY ±12,600 (3/4-STORY) 42 UNITS

BUILDING BUILD-TO-RANGE (BTR)/SETBACK TABLE

SAM FURR ROAD
- PRIMARY BUILDING TYPE: SHOPFRONT/HIGHWAY COMMERCIAL
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROSPERITY CHURCH ROAD EXTENSION
- PRIMARY BUILDING TYPE: SHOPFRONT/HIGHWAY COMMERCIAL/APARTMENT
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET A
- PRIMARY BUILDING TYPE: SHOPFRONT/APARTMENT
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET B
- PRIMARY BUILDING TYPE: APARTMENT
- BUILD-TO-RANGE: 0' – 15'
- SIDE SETBACK: 0'
- REAR SETBACK: 0'

PROPOSED INTERNAL PUBLIC STREET C, D, & E
- PRIMARY BUILDING TYPE: ATTACHED HOUSE
- BUILD-TO-RANGE: 0'–25'
- SIDE SETBACK: 0'
- REAR SETBACK: 5'–35' MINIMUM

- PRIMARY BUILDING TYPE: DETACHED HOUSE
- BUILD-TO-RANGE: 0'–15'
- SIDE SETBACK: 5' MINIMUM
- REAR SETBACK: 5'–25' MINIMUM

REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY ("PETITIONER") ON APRIL 1, 2021 (THE "FILING DATE") AS REZONING PETITION #21- 08 & SKETCH PLAN ("THE "REZONING PLAN") FOR THAT APPROXIMATELY 84.6 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS NORTH CREEK MIXED USE ("THE "PROJECT") IN CONNECTION WITH PART OF TAX PARCEL NUMBERS 01107311, 01107319, 01107320, 01126101, AND 01126113, ("THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE HIGHWAY COMMERCIAL-CONDITIONAL DISTRICT (HC-CD) AND RURAL (R) TO HIGHWAY COMMERCIAL-CONDITIONAL DISTRICT (HC-CD) AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT-URBAN (TND-U) ZONING CLASSIFICATION IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ("THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN, UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN. THE BUILD TO RANGE IS 10' TO 15' FOR BUILDINGS FRONTING HIGHWAY 73.

3. SCHEMATIC NATURE OF REZONING PLAN. THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. FOR EXAMPLE, THE AMENITY CENTER FOR THE MULTI-FAMILY PROJECT MAY BE RELOCATED WITHIN THE PROJECT AND OTHER BUILDINGS MODIFIED AND RELOCATED TO ACCOMMODATE THE NEW AMENITY CENTER LOCATION. ATTACHED HOUSES MAY BE REDESIGNED AS TOWNHOMES OR SINGLE-FAMILY HOMES SO LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROJECT IS NOT INCREASED BEYOND THE TOTAL NUMBER OF RESIDENTIAL UNITS LISTED ON THE REZONING PLAN. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CD REZONING PLANS. COMMERCIAL BUILDINGS MAY BE CONVERTED TO MULTI-FAMILY MIXED-USE BUILDINGS SO LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IN THE PROJECT IS NOT INCREASED BEYOND THE TOTAL NUMBER OF RESIDENTIAL UNITS LISTED ON THE REZONING PLAN.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE PHASED. ANY PROPOSED PHASING MUST ALIGN WITH REQUIRED TIA, INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, ANY MITIGATION REQUIRED BY NCDOT WILL BE COORDINATED WITH NCDOT AND EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE, AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE HC FOR THE PORTION OF THE PROPERTY PROPOSED FOR HC-CD ZONING AND FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN TND-U ZONING DISTRICTS FOR THE PORTION OF THE PROPERTY PROPOSED FOR TND-U ZONING, INCLUDING MULTI-FAMILY RESIDENTIAL, ATTACHED AND DETACHED RESIDENTIAL, AND COMMERCIAL USES AS SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES. DRIVE-UP AND WALK-UP AUTOMATED TELLER MACHINES AND DRIVE-THROUGH RESTAURANTS AND COMMERCIAL USES ARE SPECIFICALLY PERMITTED SO LONG AS THEY MEET THE DESIGN REQUIREMENTS OF THE ORDINANCE.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. IN PARTICULAR, THE STUB CONNECTION ADJACENT TO THE SOUTHERN PROVINCE MORAVIAN CHURCH PROPERTY MAY BE RELOCATED TO CONNECT ACROSS PROPERTY OWNED BY PETITIONER. MINOR CHANGES TO EXTERNAL CONNECTIONS MAY BE APPROVED ADMINISTRATIVELY.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE, REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS-STREET TREES, PLANTING STRIPS, BICYCLE LANES OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

10. LANDSCAPING/BUFFERS. EXCEPT AS OTHERWISE SHOWN ON THE REZONING PLAN, DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

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

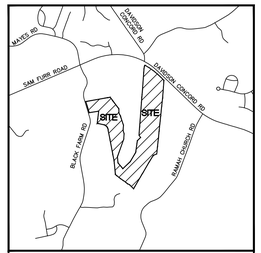
14. ANNEXATION. PETITIONER INTENDS TO REQUEST THAT THE PROPERTY BE ANNEXED IN ACCORDANCE WITH TOWN REGULATIONS.

REQUESTED MODIFICATIONS

50' LOTS SHOWN ON THE REZONING PLAN ARE NOT REQUIRED TO BE ACCESSED THROUGH AN ALLEY IN ORDER TO BE CONSISTENT WITH THE 50' LOTS IN PHASE 1 AND IN ORDER TO ACCOMMODATE THE ADJACENT BUFFERS SHOWN.

SKETCH PLAN NOTES

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON OPEN SPACE OR URBAN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVNG VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATION TO PLAN MAY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN EACH BUILDING ENVELOPE THAT INCLUDES RESIDENTIAL USES. COMMERCIAL MAIL DELIVERY TO BE DETERMINED IN CONJUNCTION WITH POST MASTER. THIS IS SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVALS.
7. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT)."
9. THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE AT TIME OF CO'S WHICH WILL BE ACCESSED FROM THE CONNECTION ALONG RAMAH CREEK.
10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED ON US HIGHWAY 73 (DAVIDSON-CONCORD ROAD) AND IN NORTH CREEK COMMERCIAL AND PHASE 2-RESIDENTIAL DEVELOPMENTS.
11. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 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.
12. THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
13. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
14. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
15. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
16. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY: NOT PERMITTED ON STREET SIDE GENERALLY.
17. TRANSPORTATION MODELING COMPLETED BY THE DEPARTMENT OF TRANPORTATION RELATED TO US HIGHWAY 73 (DAVIDSON-CONCORD ROAD) MAY IMPACT SITE AND PLAN WILL BE REVISED ACCORDINGLY.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

DEVELOPMENT NOTES

Project No.
4661.04

Issued
03/18/21

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

Revised

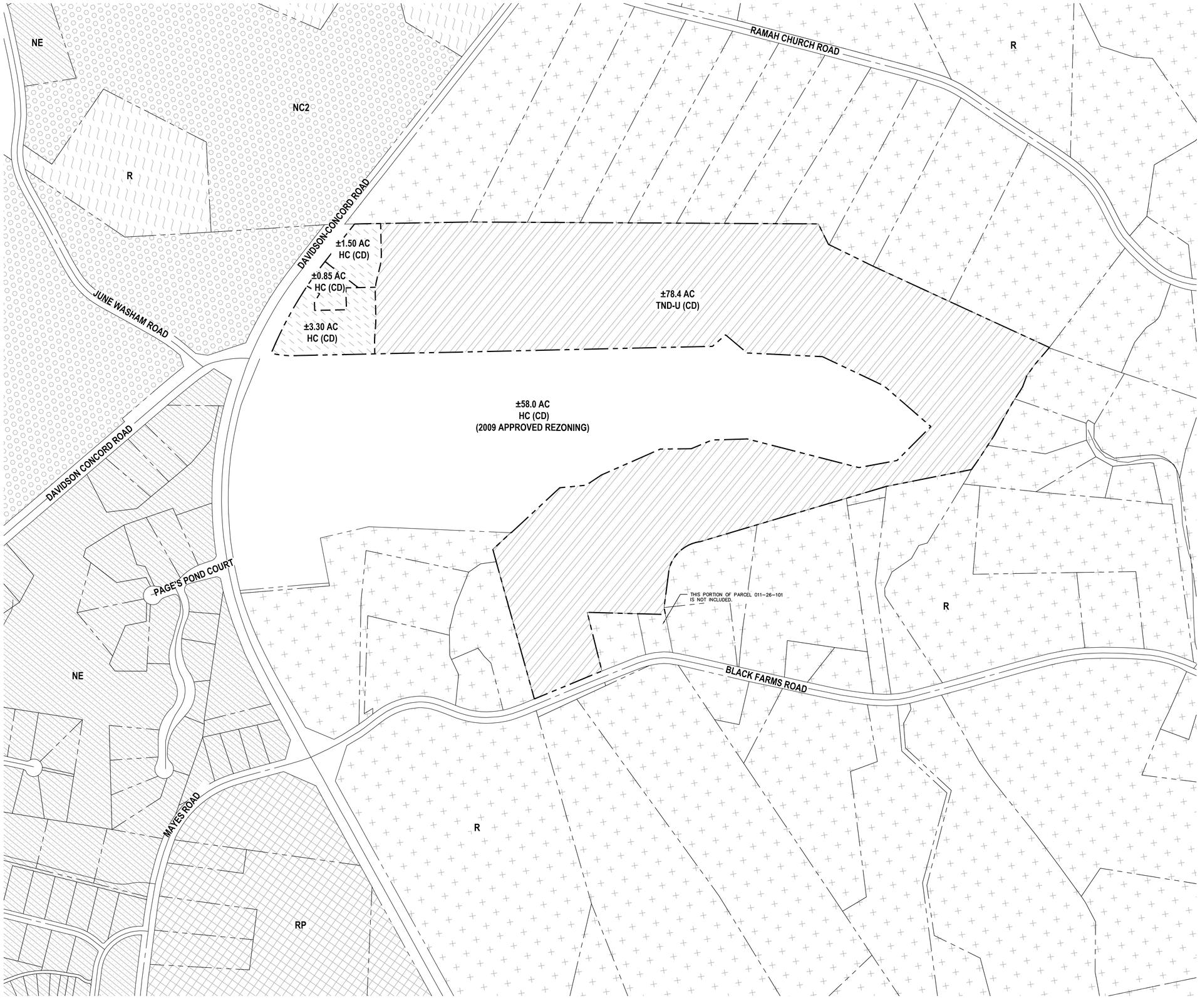
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

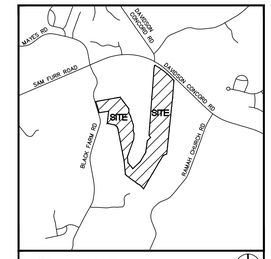
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SP-204

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

- PROPOSED ZONING AMENDMENT TND-U (CD): ±78.4 ACRES
- PROPOSED ZONING AMNEDMENT HC (CD): ±5.65 ACRES
- ZONING BOUNDARY

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ZONING MAP

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

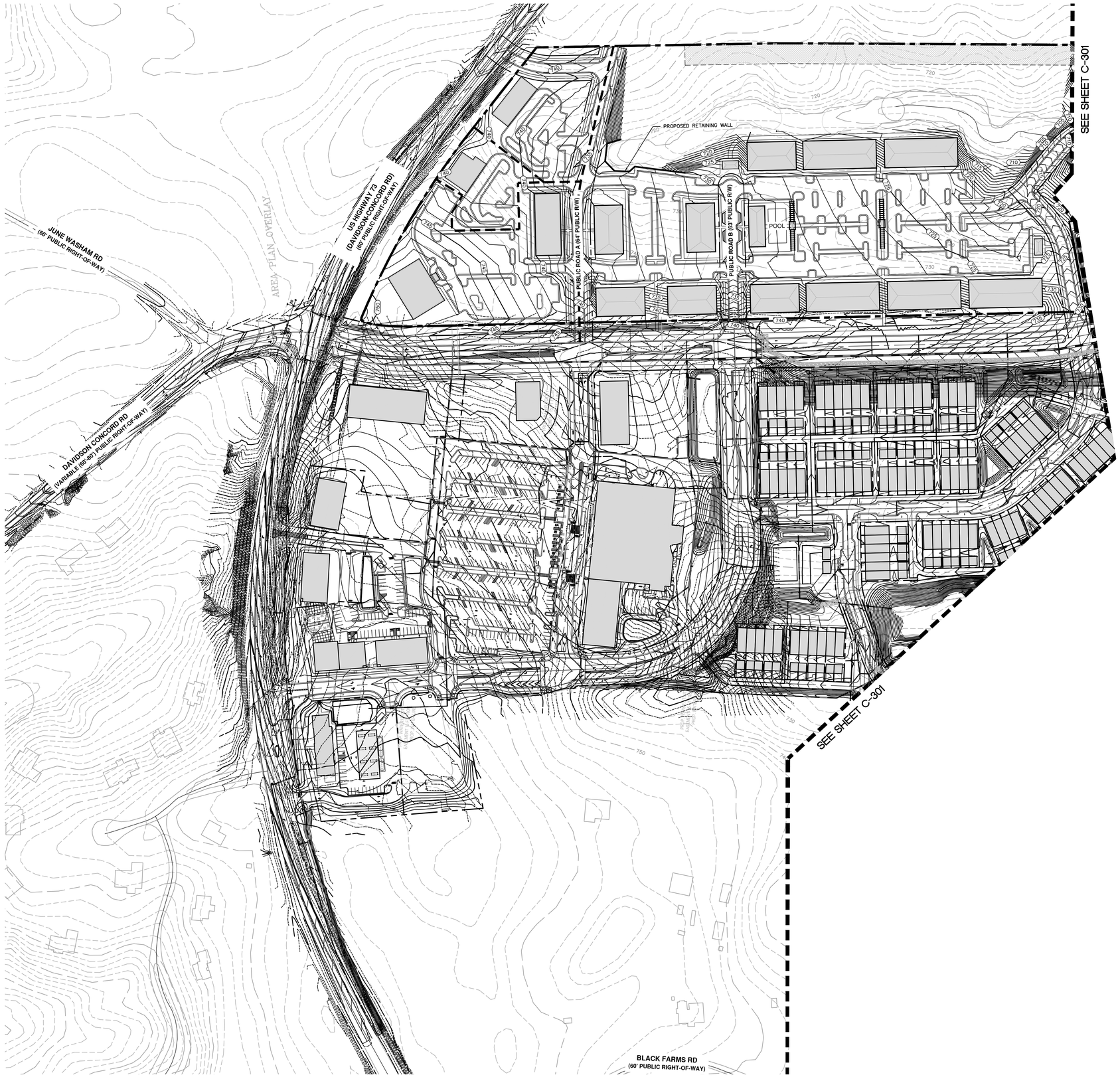
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

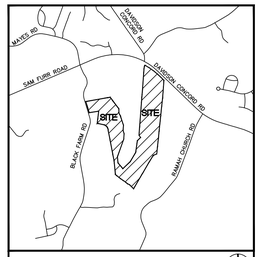
SCALE: 1"= 200'
0 100' 200' 400'
N

SP-205

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
700	PROPOSED INDEX CONTOUR	-/-
100.00	PROPOSED SPOT ELEVATION	-/-
HP	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
C.O.	PROPOSED ROOF DRAIN LINE	-/-
CI	PROPOSED CURB INLET	-/-
DI	PROPOSED DROP INLET	-/-
STCB	PROPOSED SLAB TYPE CATCH BASIN	-/-
AD	PROPOSED AREA DRAIN	-/-
DCI	PROPOSED DOUBLE CURB INLET	-/-
MH	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2) 4" DIA. SCHEDULE 40 PVC	-/-
JB	PROPOSED JUNCTION BOX	-/-
	PROPOSED GRAVEL AND RIPRAP APRON	-/-
HW	PROPOSED HEAD WALL	-/-
FES	PROPOSED FLARED END SECTION	-/-

NOTES:
1. LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKLENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.
2. ALL STORM WATER FROM IMPERVIOUS SURFACES TO BE COLLECTED.

North Carolina 811

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

PRELIMINARY GRADING PLAN

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

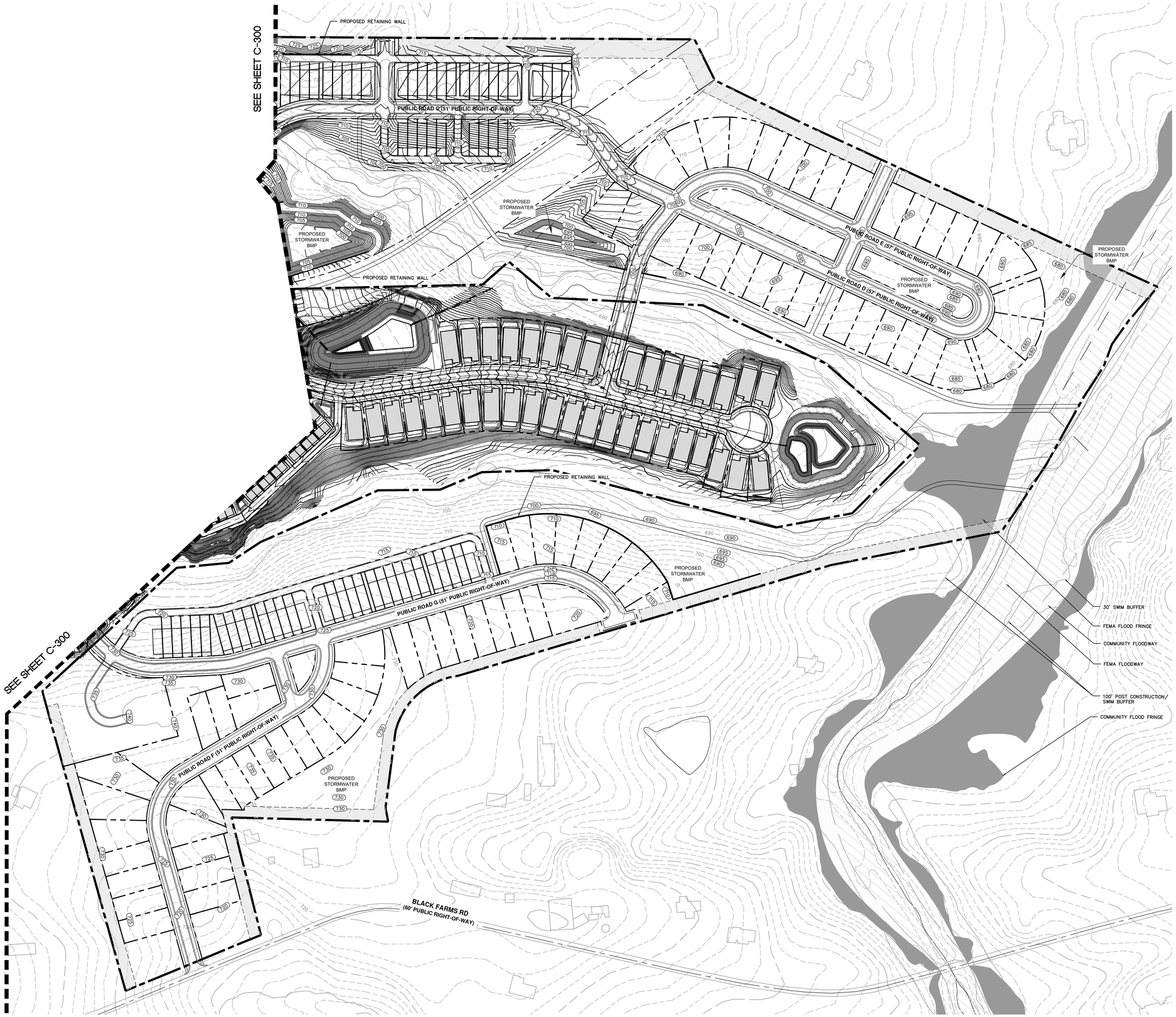
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

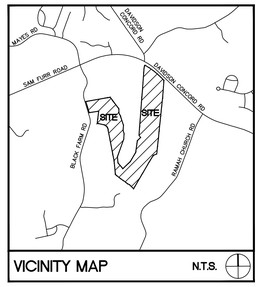
SCALE: 1"=100'
0 50' 100' 200'

SP-300

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENV.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
100	PROPOSED INDEX CONTOUR	-/-
100.00	PROPOSED SPOT ELEVATION	-/-
HP	PROPOSED HIGH POINT	-/-
	PROPOSED DRAINAGE SWALE	-/-
	PROPOSED STORM DRAINAGE	-/-
C.O.	PROPOSED ROOF DRAIN LINE	-/-
CI	PROPOSED CURB INLET	-/-
DI	PROPOSED DROP INLET	-/-
STCB	PROPOSED SLAB TYPE CATCH BASIN	-/-
AD	PROPOSED AREA DRAIN	-/-
DCI	PROPOSED DOUBLE CURB INLET	-/-
MH	PROPOSED MANHOLE	-/-
	PROPOSED IRRIGATION SLEEVES (2) 4" DIA. SCHEDULE 40 PVC	-/-
JB	PROPOSED JUNCTION BOX	-/-
	PROPOSED GRAVEL AND RIPRAP APRON	-/-
HW	PROPOSED HEAD WALL	-/-
FES	PROPOSED FLARED END SECTION	-/-

NOTES:
1. LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.
2. ALL STORM WATER FROM IMPERVIOUS SURFACES TO BE COLLECTED.

North Carolina 811 www.nc811.org

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

PRELIMINARY GRADING PLAN

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

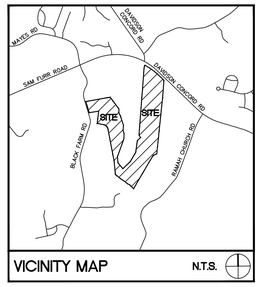
BOLTON & MENK, INC. CORPORATE SEAL SCOTT A. BOLTON 064 NORTH CAROLINA PROFESSIONAL ENGINEER SEAL P.A. 2120
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=100'
0 50' 100' 200'
N

SP-301

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

NOTES:
1. LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.
2. ALL STORM WATER FROM IMPERVIOUS SURFACES TO BE COLLECTED.

North Carolina 811 www.nc811.org

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

DRAINAGE AREA MAP PRE-DEVELOPMENT

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

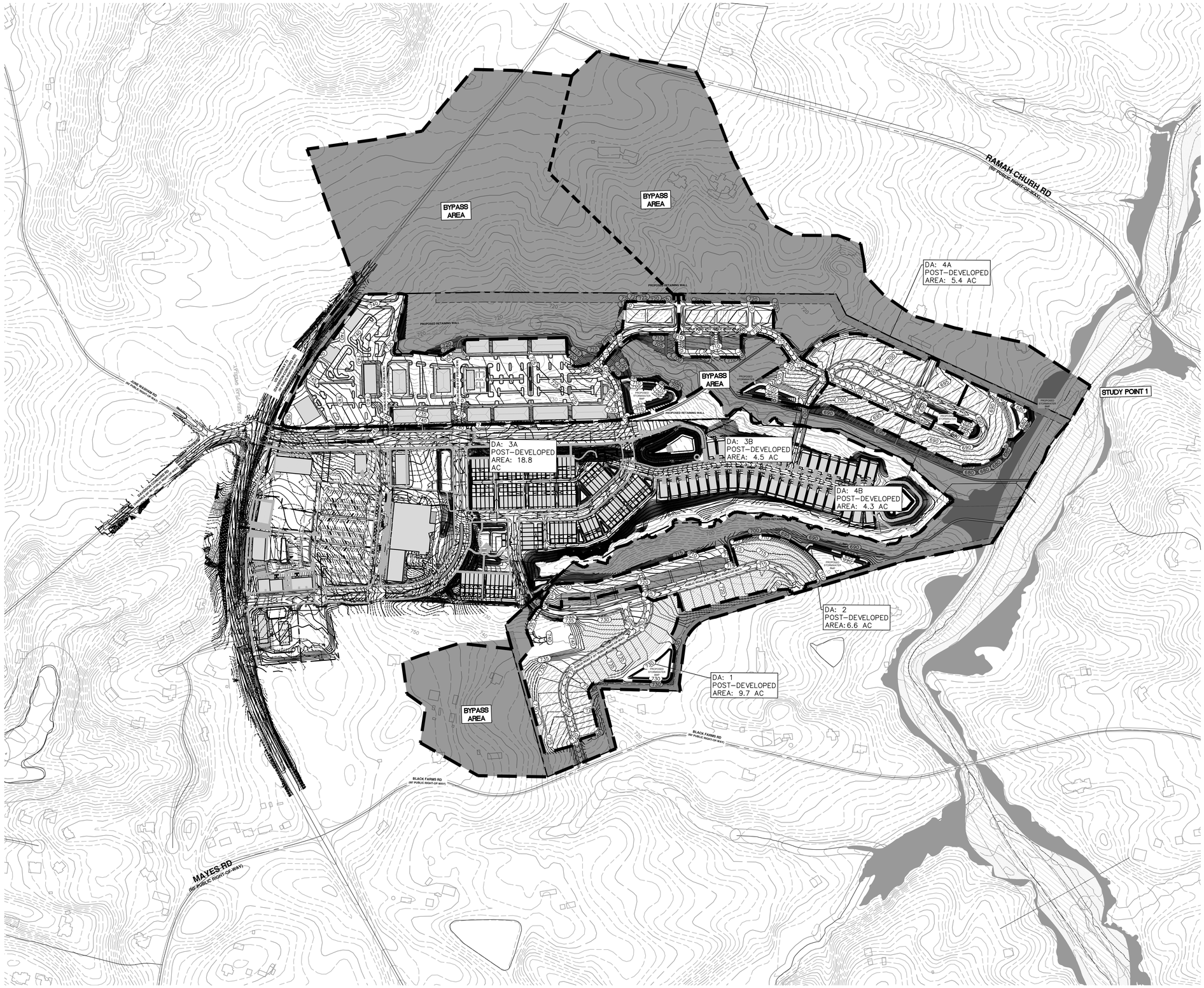
BOLTON & MENK, INC. CORPORATE SEAL
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

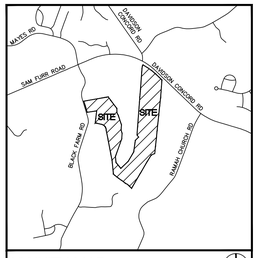
SCALE: 1"=200'
0 100' 200' 400'

SP-302

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

NOTES:
1. LOCATION OF STREAM BUFFER TO BE CONFIRMED WITH MECKELENBURG COUNTY PER THE WATER QUALITY BUFFER IMPLEMENTATION GUIDELINES.
2. ALL STORM WATER FROM IMPERVIOUS SURFACES TO BE COLLECTED.

North Carolina 811 www.nc811.org

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdtone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

DRAINAGE AREA MAP POST-DEVELOPMENT

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

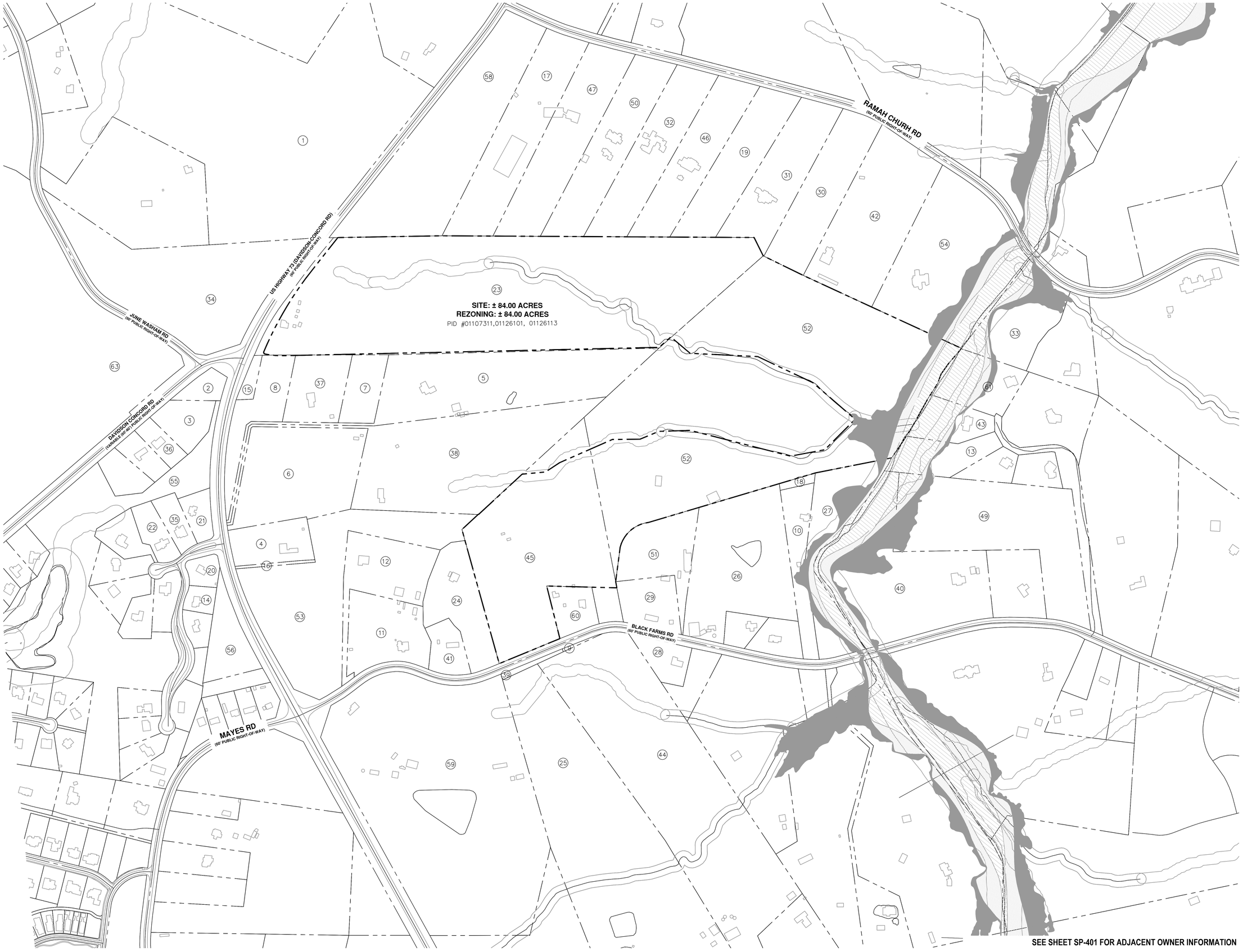
BOLTON & MENK, INC. CORPORATE SEAL SCOTT A. BOLTON 364 NORTH CAROLINA SCAN P. PAGE
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=200'
0 100' 200' 400'
N

SP-303

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenesstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ADJACENT PARCEL MAP

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 1"= 200'
0 100' 200' 400'

SP-400

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©

	taxpid	Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Addresses 1	City	State	ZIP CODE
1	00718202	NANCY GRAY FAMILY LIMITED PARTNERSHIP				14652 JUNE WASHAM RD	DAVIDSON	NC	28036
2	00731118	MAYES	JAMES COY F/T B/W	HEIRS	G R MAYES JR	11601 MAYES RD	HUNTERSVILLE	NC	28078
3	00731119	WILLY HOMES INC				1718 CABARRUS CROSSING DR	HUNTERSVILLE	NC	28078
4	01107318	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
5	01107319	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
6	01107322	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
7	01107336	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
8	01107337	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
9	01125110	GIBSON	R SCOTT	MARY K	GIBSON	117 SHAVENDER DR	MOORESVILLE	NC	28117
10	01126134	BLACK	JOSEPH EDWARD	BRYANT	KAREN	14850 BLACK FARMS RD	HUNTERSVILLE	NC	28078
11	01107312	WORLAND	ADAM C	WORLAND	AMY C	15340 BLACK FARMS RD	HUNTERSVILLE	NC	28078
12	01107326	CLAYTON	BEVERLY T.	CLAYTON	JUDITH H.	15410 BLACK FARM RD	HUNTERSVILLE	NC	28078
13	01126129	BARNES	JASON	BARNES	SAMANTHA	17122 FORMBY RD APT A	HUNTERSVILLE	NC	28078
14	00731102	BROCKMAN	KRISTINE	BROCKMAN	ZACHARIAH	13308 WHITE BIRCH TERR	DAVIDSON	NC	28036
15	01107315	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
16	01107321	MORAVIAN CHURCH IN AMERICA	SOUTHERN PROVINCE			459 SOUTH CHURCH ST	WINSTON-SALEM	NC	27101
17	01126125	CARTER	CYNTHIA K TRUST			411 WALNUT ST UNIT 4639	GREEN COVE SPRINGS	FL	32043
18	01126135	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARM RD	HUNTERSVILLE	NC	28078
19	01126121	CAYLOR	DANIEL	CAYLOR	MAYRA	15005 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
20	00731101	GIVENS	CARL R	GIVENS	VIVIAN W	13316 WHITE BIRCH TER	DAVIDSON	NC	28036
21	00731117	MAYTON	DWAYNE E	MAYTON	JULIE S	17900 PAGES POND CT	DAVIDSON	NC	28036
22	00731115	HOLLENBECK	JEROME H	HOLLENBECK	GWYN S	17916 PAGES POND CT	DAVIDSON	NC	28036
23	01107311	MAYES	JAMES COY F/T B/W	G R MAYES JR HEIRS		11601 MAYES RD	HUNTERSVILLE	NC	28078
24	01107324	DMJ VENTURES LLC				15410 HOLLY TRAIL LN	DAVIDSON	NC	28036
25	01125109	WESTMORELAND	RUTH M			13434 WESTMORELAND RD	HUNTERSVILLE	NC	28078
26	01126106	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
27	01126108	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
28	01125112	THOMANN	MIKE	DARBY	REBECCA MARY	15035 BLACK FARMS RD	HUNTERSVILLE	NC	28078
29	01126103	PITTMAN	AMANDA CLAIR	PITTMAN	ROBERT LEE III	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
30	01126119	CAMDEN LAND CO LLC				6805 FAIRVIEW RD UNIT C	CHARLOTTE	NC	28210
31	01126120	VANWINGERDEN	MICHAEL	VANWINGERDEN	COURTNEY	14925 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
32	01126123	WELLER	RICHARD J	WELLER	PAMELA J	15105 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
33	01126137	LANDRETH	CHRISTOPHER JAMES	LANDRETH	TRACY MOORE	14625 HARVINGTON DR	HUNTERSVILLE	NC	28277
34	00718201	MAYES	JAMES COY F/T B/W	G R MAYES JR HEIRS		11601 MAYES RD	HUNTERSVILLE	NC	28078
35	00731116	ANDERSON	THOMAS J	ANDERSON	MARY M	17908 PAGE`S POND CT	DAVIDSON	NC	28036
36	00731120	STUTHEIT	RACHEL S			18009 DAVIDSON CONCORD RD	DAVIDSON	NC	28036
37	01107317	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
38	01107320	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
39	01125111	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	3959 HIGHWAY 200	CONCORD	NC	28025
40	01126109	WHITMAN	GREGORY C	WHITMAN	DANNA S	14730 BLACK FARM RD	HUNTERSVILLE	NC	28078
41	01107313	POTTS	RACHEL ANNE			15316 BLACK FARMS RD	HUNTERSVILLE	NC	28078
42	01126118	IVESTER	JOHN JR	IVESTER	SUSAN	PO BOX 2457	HUNTERSVILLE	NC	28070
43	01126130	ZIMPRICH	RUSSELL	ZIMPRICH	LESLIE D	13837 RAMAH OAKS LN	HUNTERSVILLE	NC	28078
44	01125108	WESTMORELAND	T M FAMILY LP			13434 WESTMORELAND RD	HUNTERSVILLE	NC	28078
45	01126101	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	300 WATERS DR APT B217	SOUTHERN PINES	NC	28387
46	01126122	FISK	MICHAEL D	FISK	ALENE	15025 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
47	01126124	CARTER	CYNTHIA K TRUST			411 WALNUT ST UNIT 4639	GREEN COVE SPRINGS	FL	32043
48	01107302	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
49	01126111	BLACK FARMS COLLECTIVE LLC				8512 SHADETREE ST	HUNTERSVILLE	NC	28078
50	01126136	GOLDEN	GREG W	GOLDEN	GLORIA P	15135 RAMAH CHURCH RD	HUNTERSVILLE	NC	28078
51	01126104	BLACK	JOHN FRANCIS	BLACK	MARIE D	15100 BLACK FARMS RD	HUNTERSVILLE	NC	28078
52	01126113	DAVIS	CHARLES SPENCER JR	DAVIS	FAYE MCQUEEN	300 WATERS DR APT B217	SOUTHERN PINES	NC	28387
53	01107316	MORAVIAN CHURCH IN AMERICA	SOUTHERN PROVINCE			459 SOUTH CHURCH ST	WINSTON-SALEM	NC	27101
54	01126117	IVESTER	JOHN JR	IVESTER	SUSAN	PO BOX 2457	HUNTERSVILLE	NC	28070
55	00731123	PAGE`S POND HOMEOWNERS	ASSOCIATION INC			13302 WHITE BIRCH TER	DAVIDSON	NC	28036
56	01107101	SHORT	RODNEY A	SHORT	NORMA G	17211 CONNOW QUAY CT	CORNELIUS	NC	28031
57	01107301	MAGNOLIA HUNTERSVILLE RETAIL LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078
58	01107310	NANCY GRAY FAMILY LIMITED PARTNERSHIP				14652 JUNE WASHAM RD	DAVIDSON	NC	28036
59	01125101	KNOX	ROBERT J JR	KNOX	CYNTHIA L	15401 BLACK FARM RD	HUNTERSVILLE	NC	28078
60	01126102	GIBSON	R SCOTT	GIBSON	MARY K DAVIS	117 SHAVENDER DR	MOORESVILLE	NC	28117
61	01126131	PIROLLI	RECECCA LEANNE			13849 RAHAH OAKS LN	HUNTERSVILLE	NC	28078
62	01126140	MAGNOLIA HUNTERSVILLE LAND LLC				9525 BIRKDALE CROSSING DR STE 200	HUNTERSVILLE	NC	28078

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdstone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

ADJACENT PARCEL INFO.

Project No.
4661.04

Issued
03/18/21

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

Revised

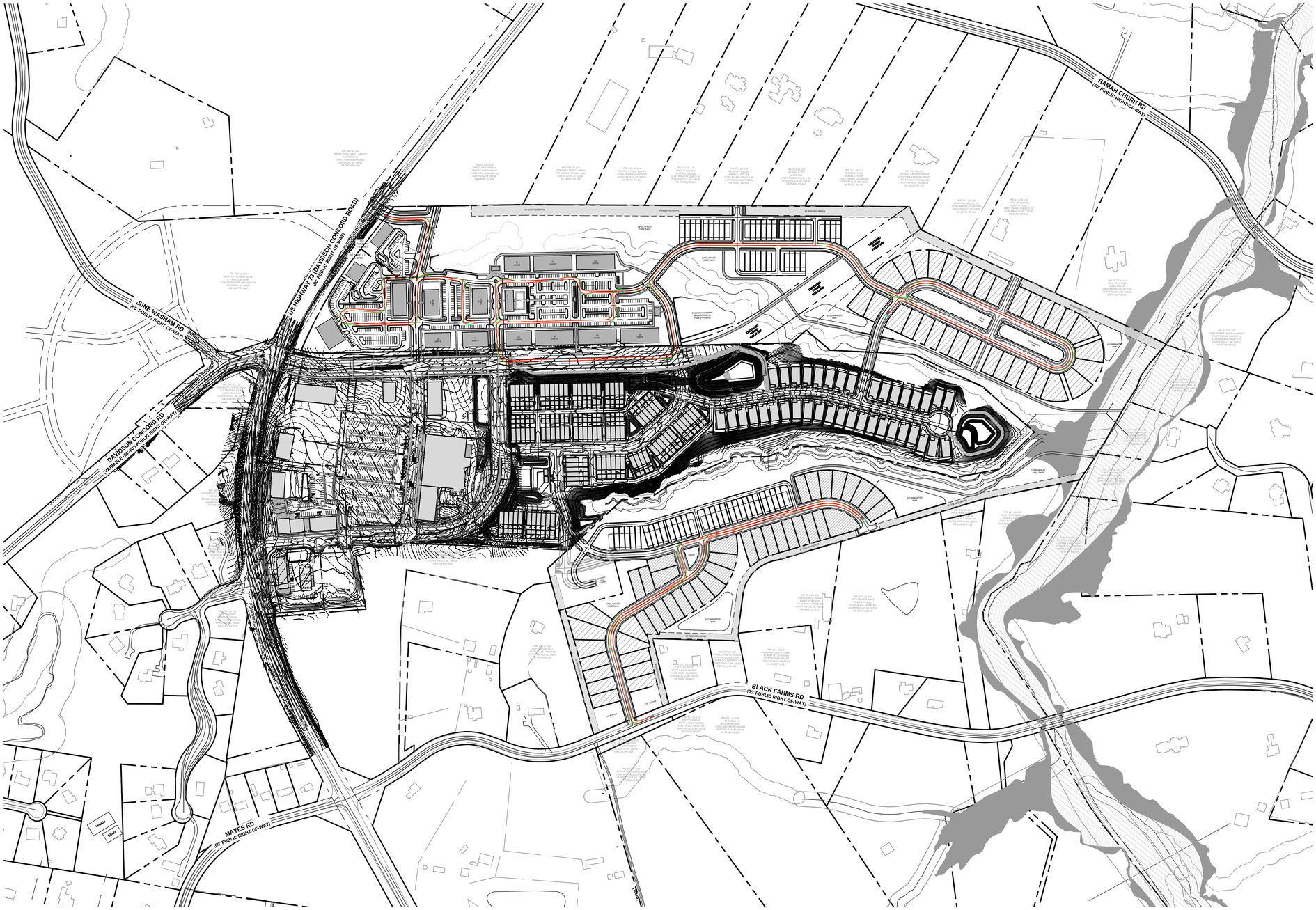
07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

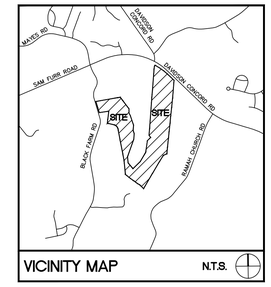
BOLTON & MENK, INC.
CORPORATE SEAL
NORTH CAROLINA
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SP-401

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

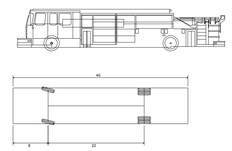
WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENV.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

SYMBOL

BUILDING ENVELOPE

ZONING BOUNDARY



B-40 Ladder Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance 0.656ft	
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NOTE:

1. **FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA 13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.**
2. **ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.**

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdtone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

EMERGENCY VEHICLE ACCESS

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

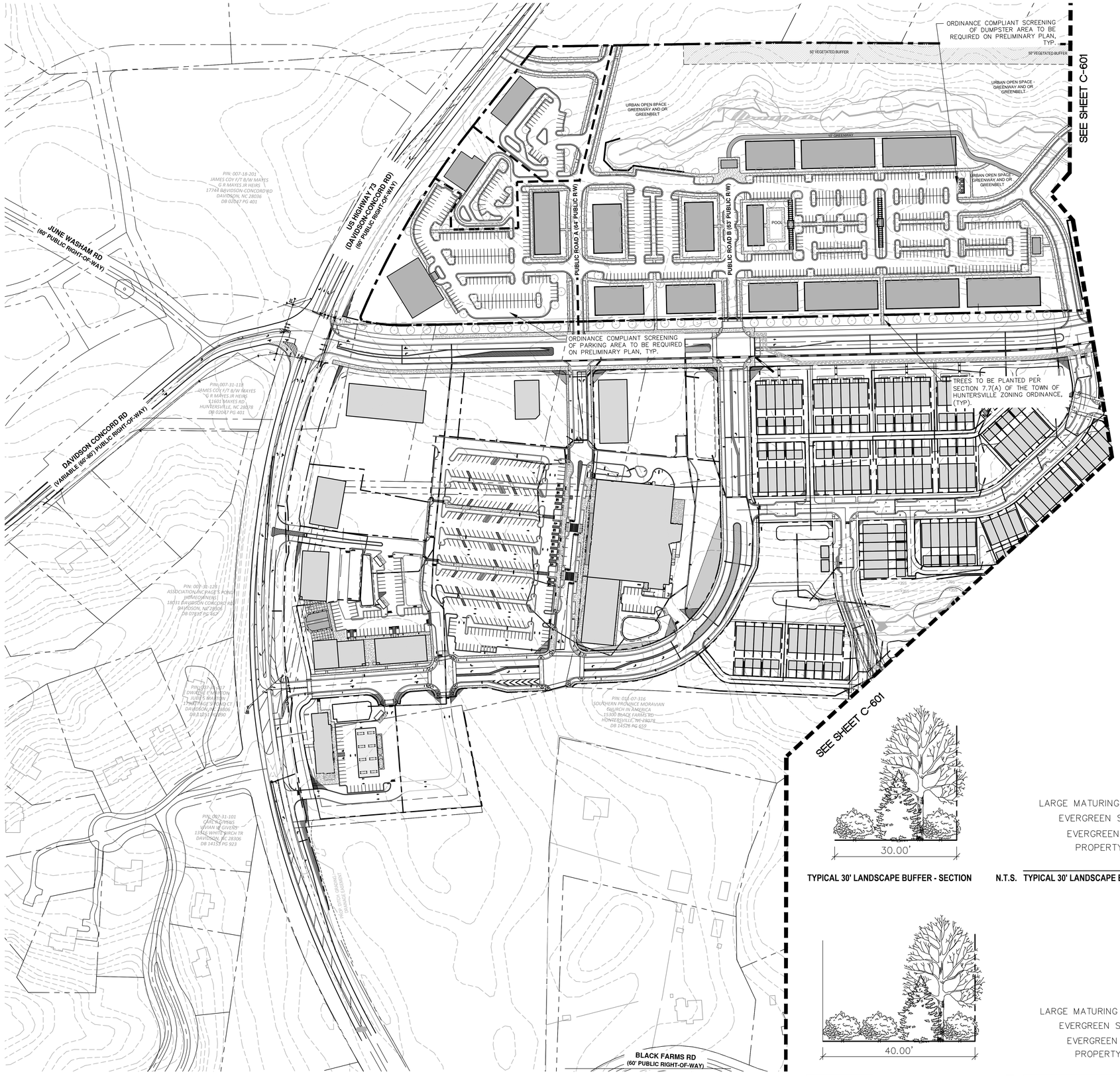
BOLTON & MENK, INC. CORPORATE HEADQUARTERS NORTH CAROLINA 864 SEAN P. PARKER
PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

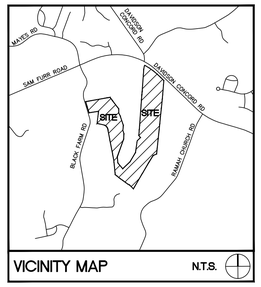
SCALE: 1"= 200'
0 100' 200' 400'
N

SP-500

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

LEGEND

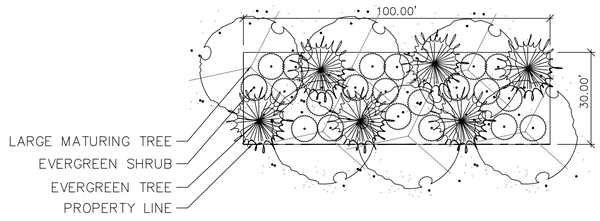
SYMBOL

- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- BUILDING ENVELOPE
- LANDSCAPED BUFFER
- PROPOSED CANOPY TREE
- ZONING BOUNDARY

NOTE:

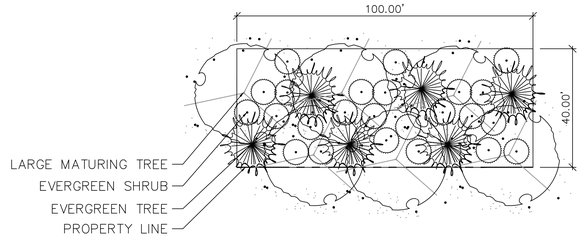
1. TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
2. ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE EXISTING VEGETATION IS NOT SUFFICIENT.
3. PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.

TYPICAL 30' LANDSCAPE BUFFER - SECTION N.T.S.



TYPICAL 30' LANDSCAPE BUFFER - PLAN N.T.S.

TYPICAL 40' LANDSCAPE BUFFER - SECTION N.T.S.



TYPICAL 40' LANDSCAPE BUFFER - PLAN N.T.S.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejenestdtone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

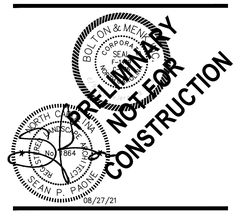
Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

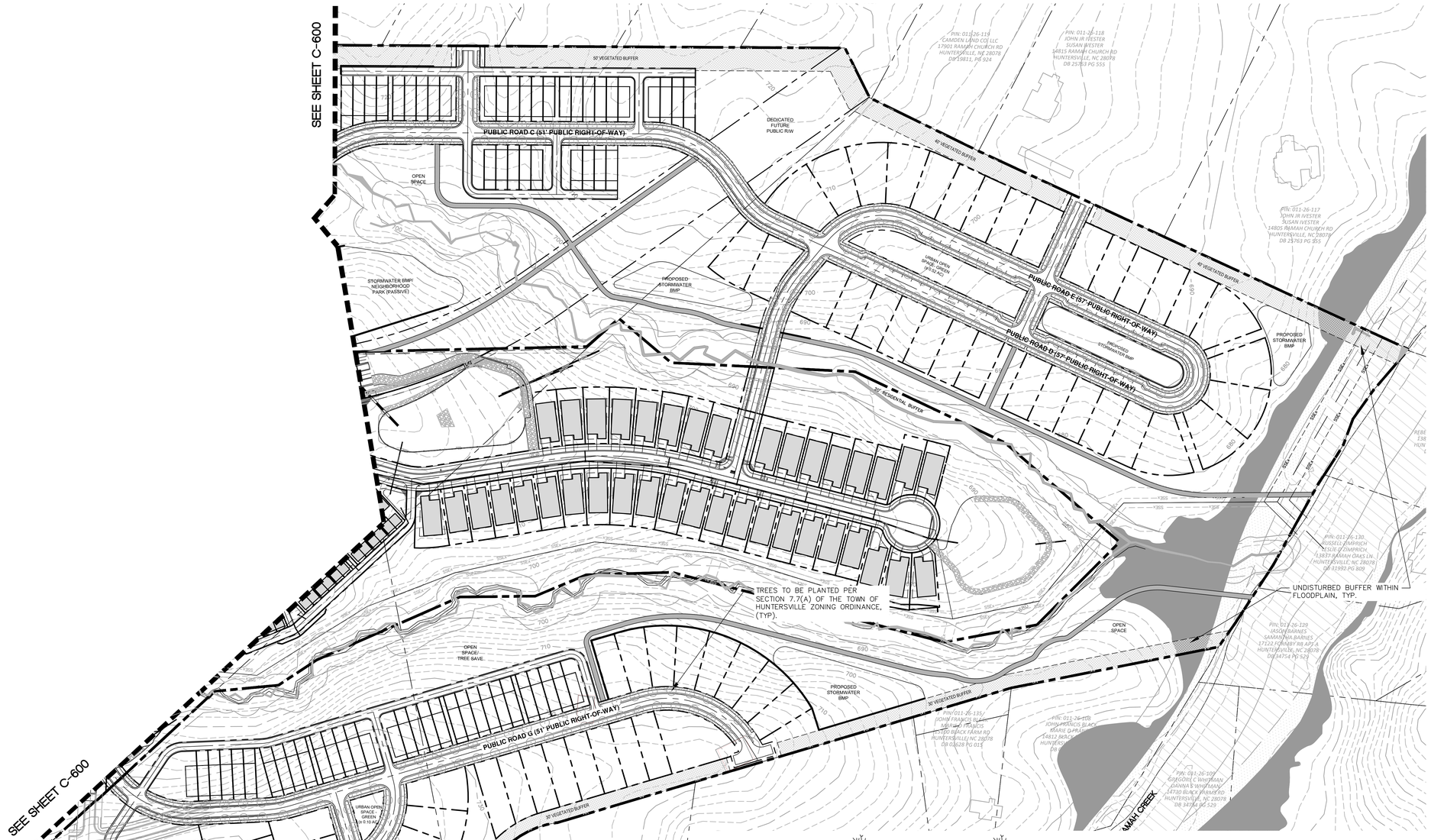


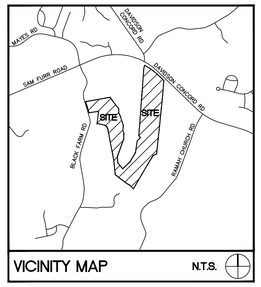
SCALE: 1"=100'
0 50' 100' 200'

SP-600

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

WETLANDS AND TREE SURVEY DATE: MAY 28, 2021, UPDATED ON JUNE 7, 2021. SURVEY PREPARED BY ATLAS ENVIRONMENTAL: 338 SHARON AMITY RD #411, CHARLOTTE, NC 28211. (704)-512-1206 / WWW.ATLASENVI.COM. ALL OTHER INFO OBTAINED FROM MECKLENBURG COUNTY GIS, UPDATED AS OF SEPTEMBER 23, 2019.

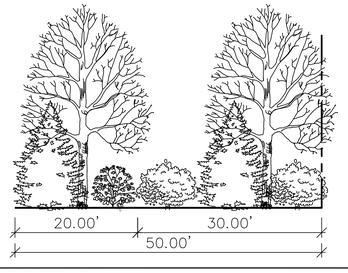
LEGEND

SYMBOL

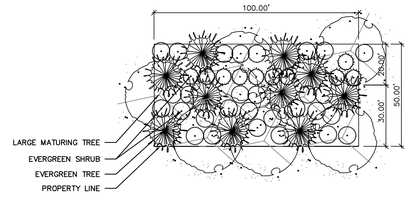
- PROPOSED SIDEWALK
- PROPOSED GREENWAY
- BUILDING ENVELOPE
- LANDSCAPED BUFFER
- PROPOSED CANOPY TREE
- ZONING BOUNDARY

NOTE:

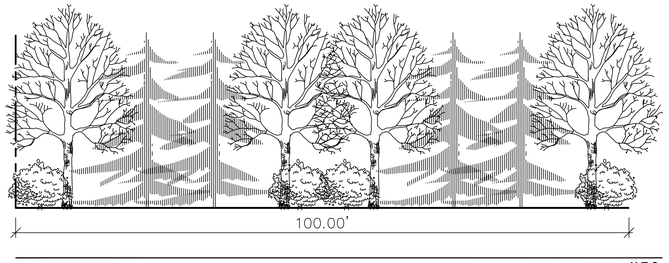
1. TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
2. ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE EXISTING VEGETATION IS NOT SUFFICIENT.
3. PARKING LOTS, WHEN LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.



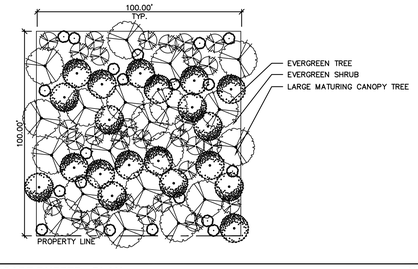
TYPICAL 50' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 50' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 100' LANDSCAPE BUFFER - PLAN N.T.S.



TYPICAL 100' LANDSCAPE BUFFER - PLAN N.T.S.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
urls+ www.colejenestdtone.com

MAGNOLIA DEVELOPMENT CO. LLC

4040 ED DRIVE, SUITE 201
RALEIGH, NC 27612

NORTH CREEK VILLAGE MIXED-USE REZONING/ SKETCH PLAN

17705 DAVIDSON-CONCORD ROAD
HUNTERSVILLE, NC 28078

LANDSCAPE PLAN

Project No.
4661.04

Issued
03/18/21

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

Revised

07/23/21 – TOWN COMMENTS
08/27/21 – TOWN COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION
08/27/21

SCALE: 1"=100'
0 50' 100' 200'

SP-601

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020©

NORTH CREEK VILLAGE DEVELOPMENT

Development Team

MAGNOLIA DEVELOPMENT
COMPANY, LLC

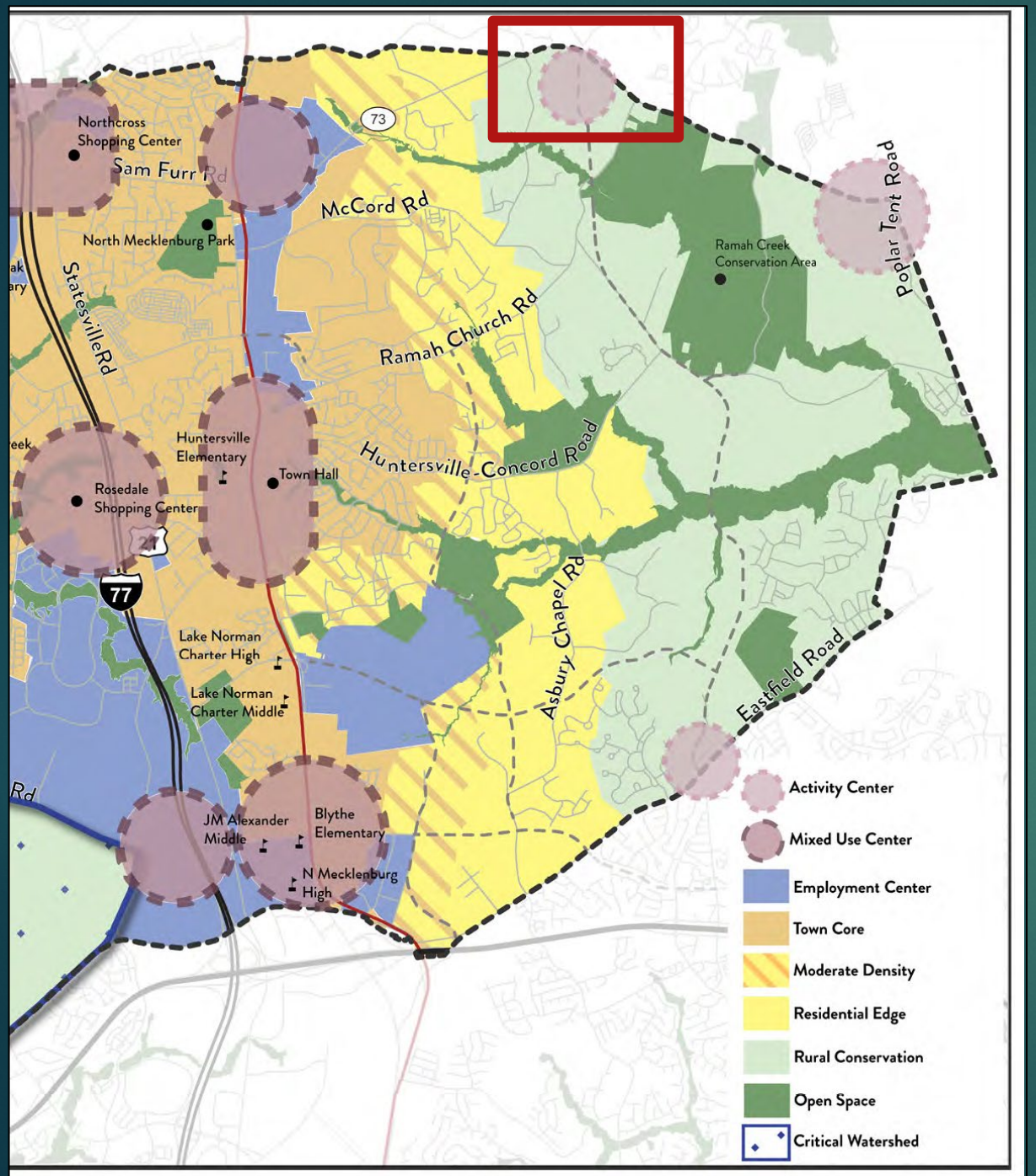
4040 ED DRIVE, SUITE 201 • RALEIGH, NORTH CAROLINA 27612
OFFICE: (919) 371-6238 • WWW.MAGNOLIADEVCO.COM

ColeJenest&Stone
BOLTON & MENK, INC.

IRVIN
LAW
GROUP

Timeline

- Community Meeting: June 2, 2021
- Public Hearing: July 19, 2021
- Planning Board Meeting: July 27, 2021
- Town Board Meeting: August 16, 2021



North Creek Village is the continuation of Huntersville East

History: A conditional mixed use commercial rezoning for the grocery-anchored center and single-family portion was approved in 2009.

North Creek Village is located in an Activity Center

The 2040 Plan places Activity Centers at key intersections of major and minor thoroughfares to create walkable, connected communities at those locations.

2040 Community Plan

Development should follow the approved plan for the area

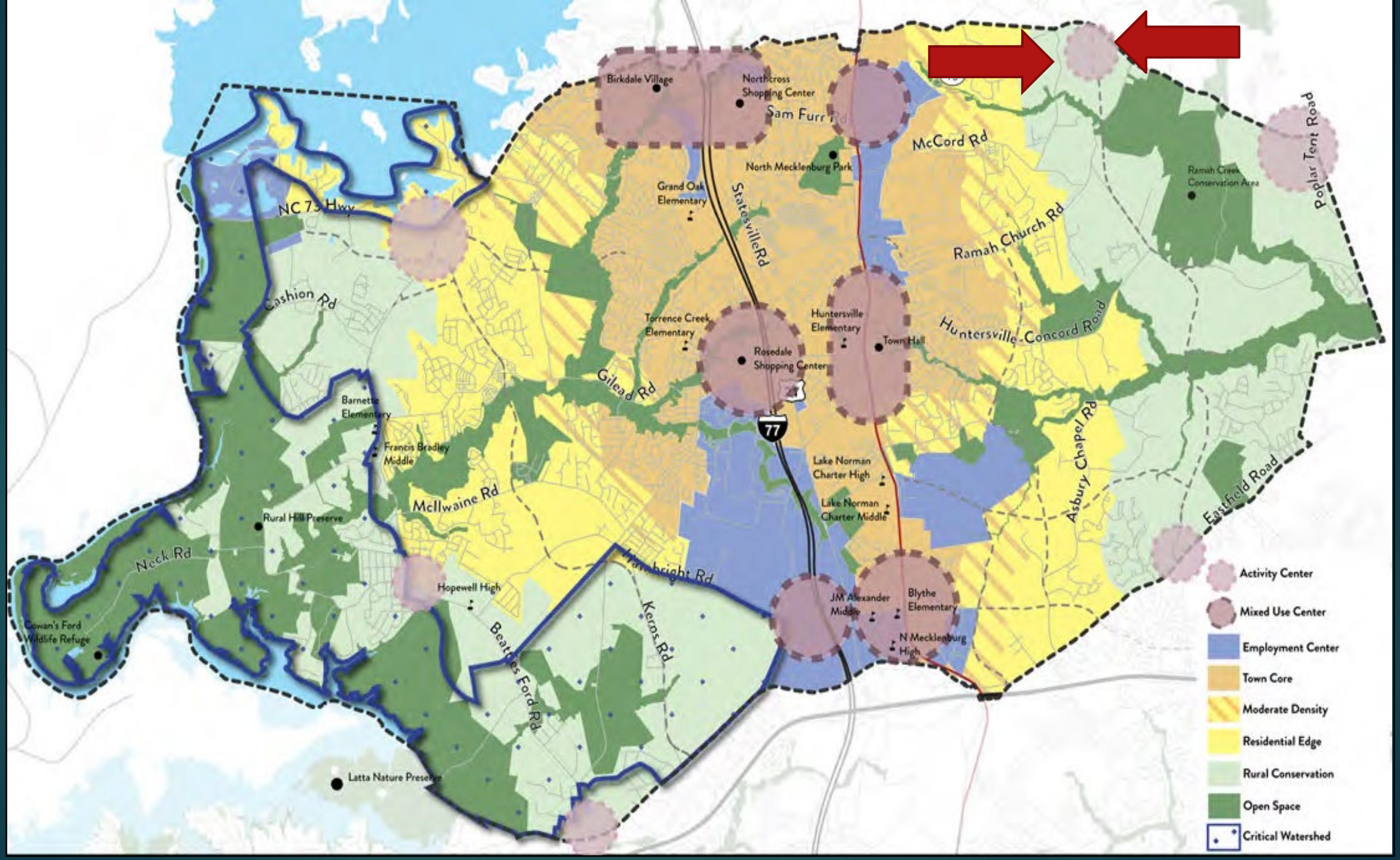
2040 COMMUNITY PLAN envisions an ACTIVITY CENTER for this area

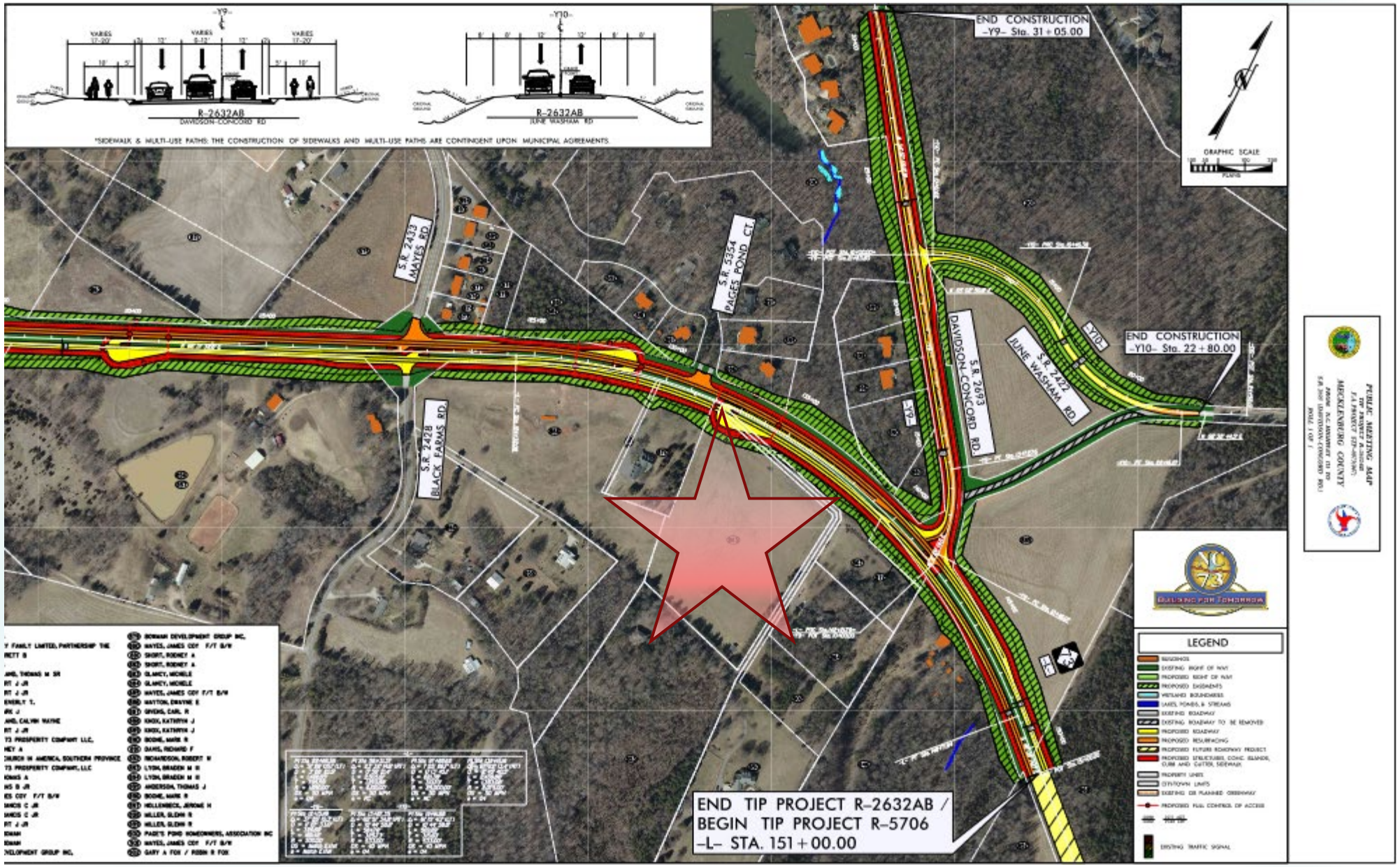
The goal of an ACTIVITY CENTER is to

"Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses and housing"

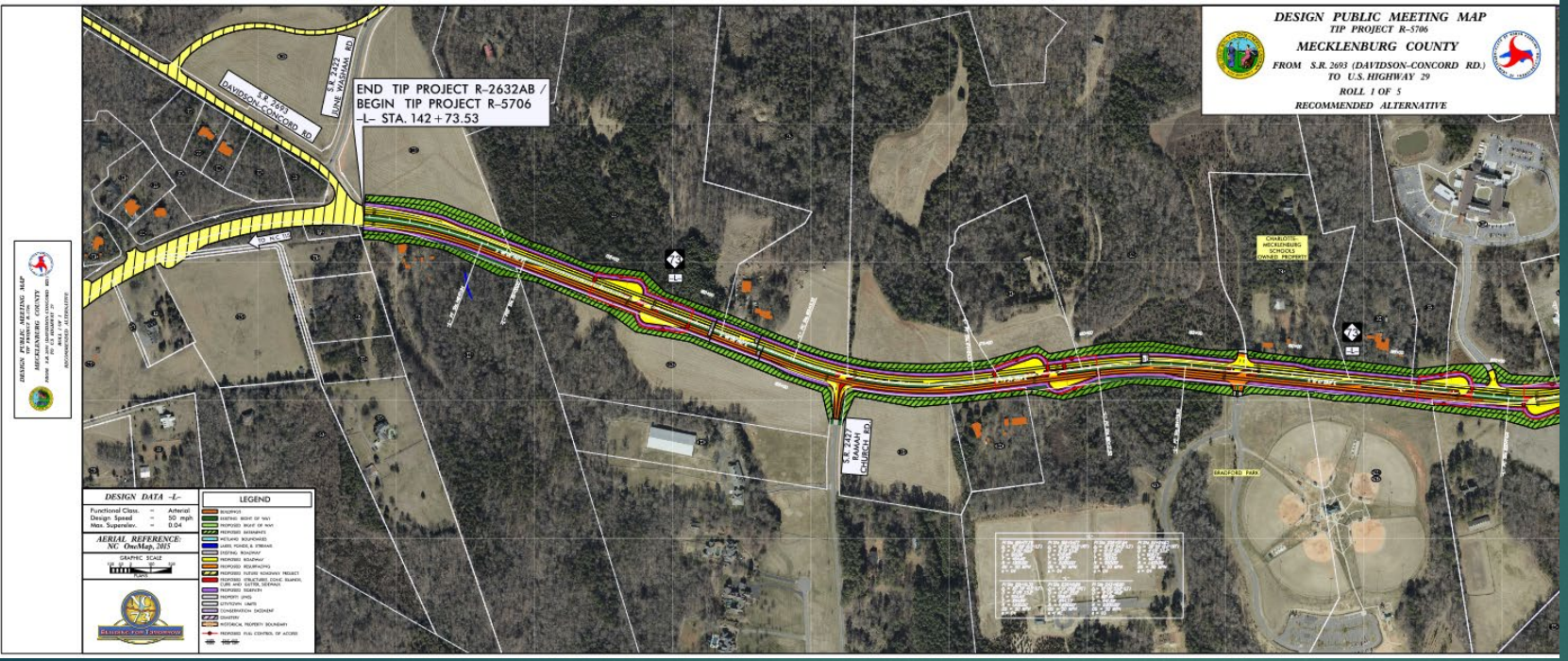
Activity Centers

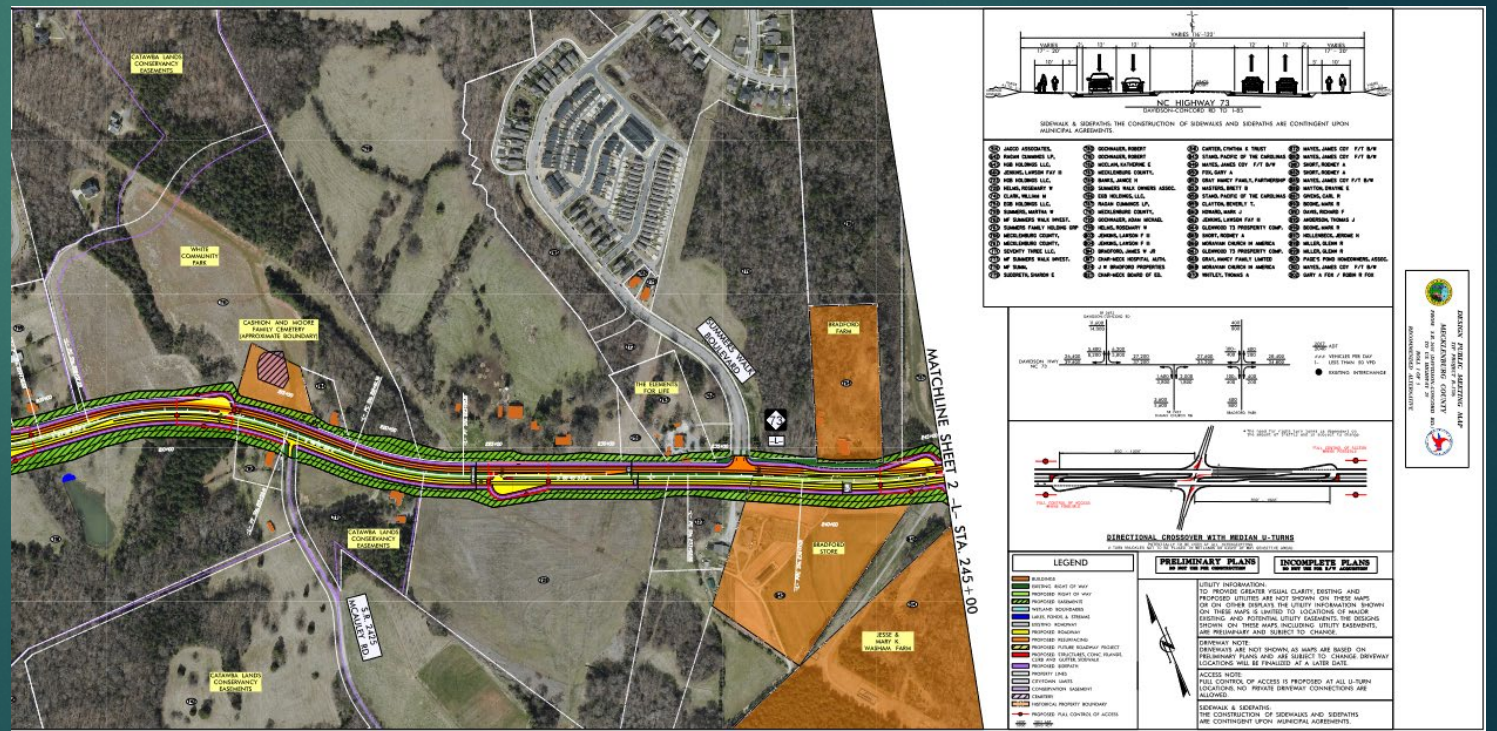
Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include mix of housing types centered around shopping, service or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.

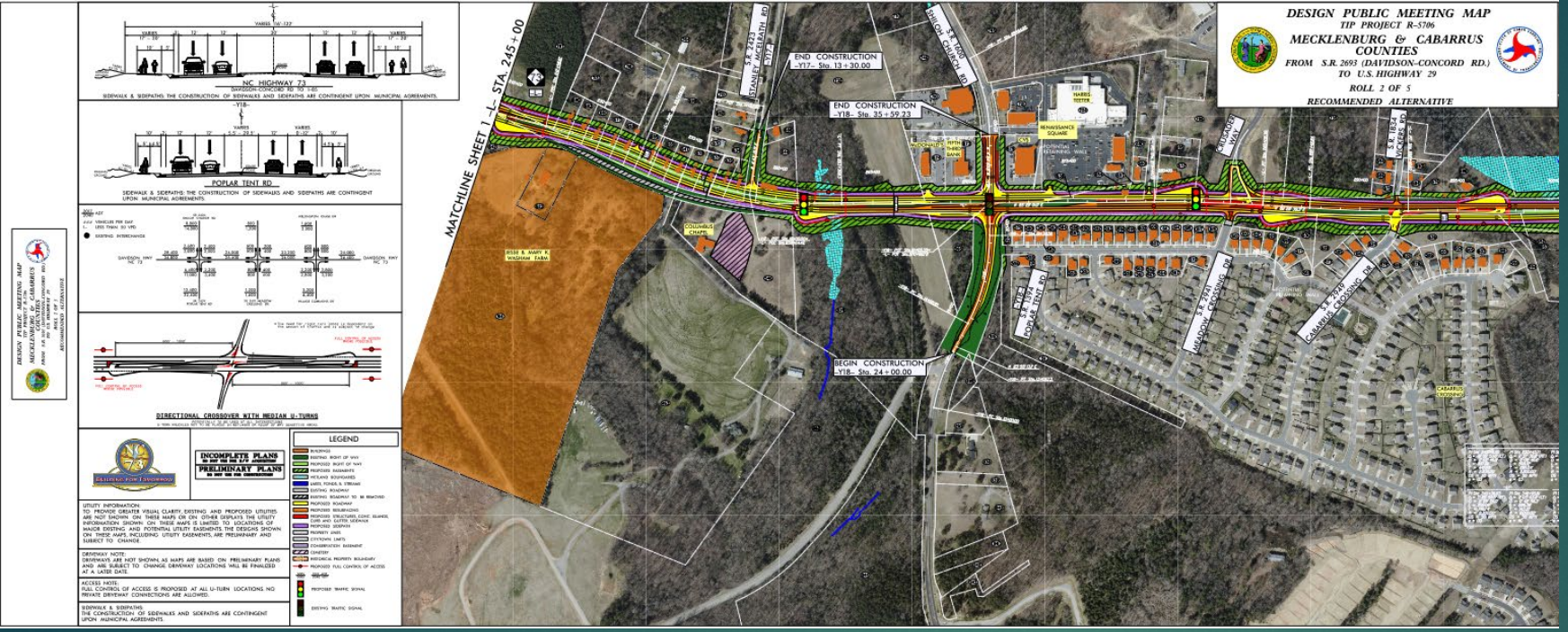

Birkdale Village
Northcross Shopping Center
Sam Furr Rd
McCord Rd
North Mecklenburg Park
Grand Oak Elementary
Statesville Rd
NC 73 Hwy
Ramah Church Rd
Ramah Creek Conservation Area
Poplar Tent Road
Cashion Rd
Torrence Creek Elementary
Huntersville Elementary
Town Hall
Huntersville-Concord Road
Rosedale Shopping Center
Gilead Rd
Barnette Elementary
Francis Bradley Middle
77
Lake Norman Charter High
Lake Norman Charter Middle
Asbury Chapel Rd
Eastfield Road
Mcllwaine Rd
Rural Hill Preserve
Neck Rd
Hawkbright Rd
Hopewell High
Cowan's Ford Wildlife Refuge
Beatties Ford Rd
Kerns Rd
JM Alexander Middle
Blythe Elementary
N Mecklenburg High
Latta Nature Preserve
Activity Center
Mixed Use Center
Employment Center
Town Core
Moderate Density
Residential Edge
Rural Conservation
Open Space
Critical Watershed

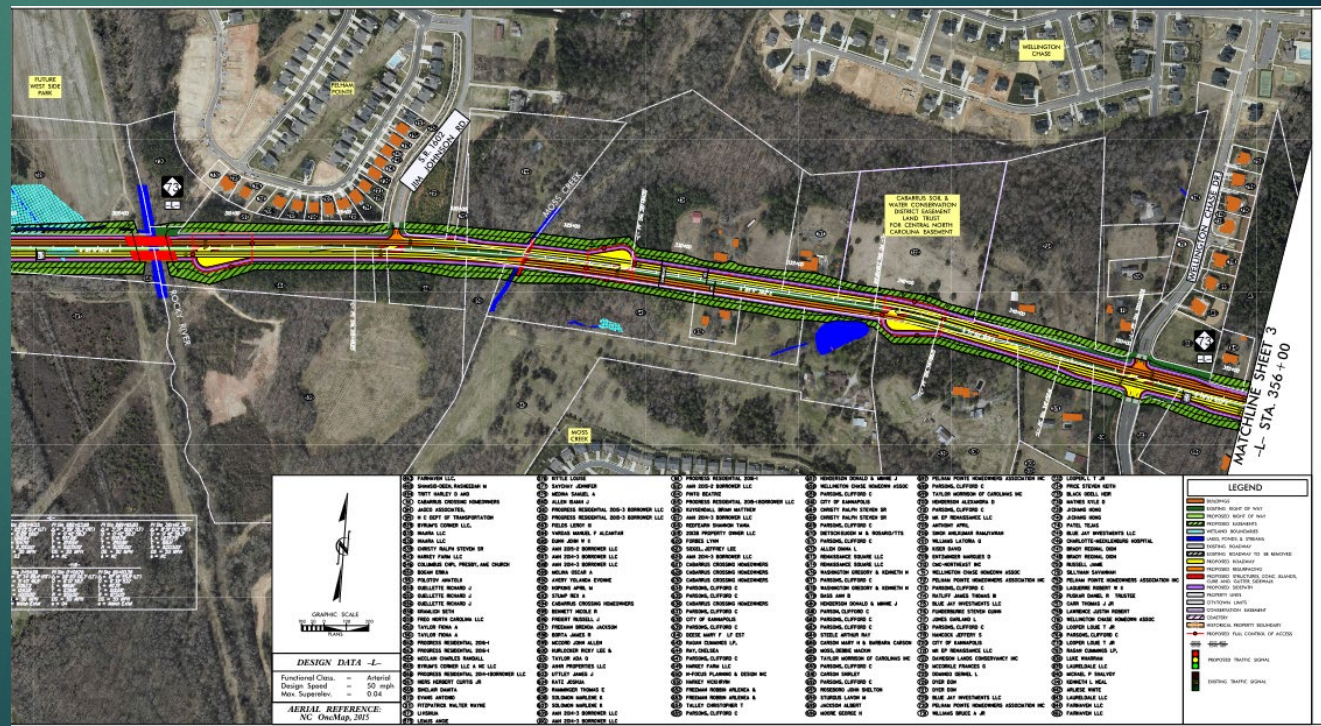


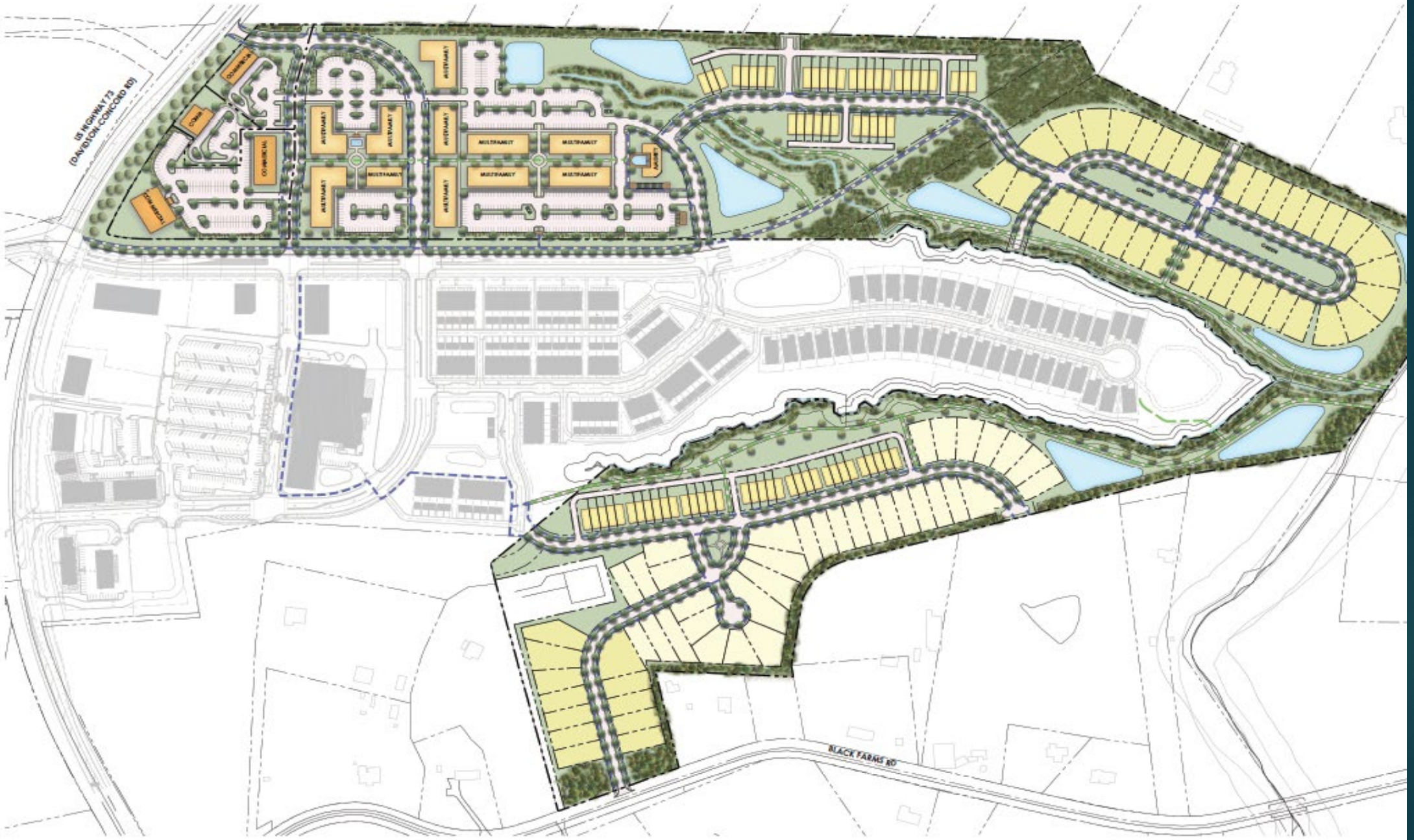
- **NC 73 from Lincoln County to I-85**
- **Widen to multi-lane**
- **STIP 2025**


DESIGN PUBLIC MEETING MAP
TIP PROJECT R-5706
MECKLENBURG COUNTY
FROM S.R. 2693 (DAVIDSON-CONCORD RD.)
TO U.S. HIGHWAY 29
ROLL 1 OF 5
RECOMMENDED ALTERNATIVE
END TIP PROJECT R-2632AB /
BEGIN TIP PROJECT R-5706
-L- STA. 142+73.53
S.R. 2693
DAVIDSON-CONCORD RD
S.R. 2693
JANE WADMAN RD
S.R. 2427
FRANK CHURCH RD
CHARLOTTE-MECKLENBURG SCHOOLS OWNED PROPERTY
BRADFORD PARK
DESIGN DATA -L-
Functional Class. = Arterial
Design Speed = 50 mph
Max. Superelev. = 0.04
AERIAL REFERENCE:
NC OneMap, 2015
GRAPHIC SCALE
LEGEND


LATAWBA LANDS CONSERVANCY EASEMENTS
WHITE COMMUNITY PARK
CASHION AND MOORE FAMILY CEMETERY (APPROXIMATE BOUNDARY)
THE ELEMENTS FOB LIFE
HENDRICKS FARM
HENDRICKS STORE
JESSE & MARY K. WADMAN FARM
S.R. 2425 MCALISTER RD
MATCHLINE SHEET 2 -L- STA. 245+00
NC HIGHWAY 73
DAVIDSON-CONCORD RD TO I-85
SIDEWALK & SIDEPATHS: THE CONSTRUCTION OF SIDEWALKS AND SIDEPATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.
DIRECTIONAL CROSSOVER WITH MEDIAN U-TURNS
LEGEND
PRELIMINARY PLANS
INCOMPLETE PLANS
UTILITY INFORMATION:
TO PROVIDE GREATER VISUAL CLARITY, EXISTING AND PROPOSED UTILITIES ARE NOT SHOWN ON THESE MAPS. OR ON OTHER DISPLAYS THE UTILITY INFORMATION SHOWN ON THESE MAPS IS LIMITED TO LOCATIONS OF MAJOR EXISTING AND POTENTIAL UTILITY EASEMENTS. THE DESIGNS SHOWN ON THESE MAPS, INCLUDING UTILITY EASEMENTS, ARE PRELIMINARY AND SUBJECT TO CHANGE.
DRIVEWAY NOTE:
DRIVEWAYS ARE NOT SHOWN AS MAPS ARE BASED ON PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE. DRIVEWAY LOCATIONS WILL BE FINALIZED AT A LATER DATE.
ACCESS NOTE:
FULL CONTROL OF ACCESS IS PROPOSED AT ALL U-TURN LOCATIONS. NO PRIVATE DRIVEWAY CONNECTIONS ARE ALLOWED.
SIDEWALK & SIDEPATHS:
THE CONSTRUCTION OF SIDEWALKS AND SIDEPATHS ARE CONTINGENT UPON MUNICIPAL AGREEMENTS.


DESIGN PUBLIC MEETING MAP
TIP PROJECT R-5706
MECKLENBURG & CABARRUS COUNTIES
FROM S.R. 2693 (DAVIDSON-CONCORD RD.)
TO U.S. HIGHWAY 29
ROLL 2 OF 5
RECOMMENDED ALTERNATIVE
NC HIGHWAY 73
POPLAR TENT RD
DIRECTIONAL CROSSOVER WITH MEDIAN U-TURNS
INCOMPLETE PLANS
PRELIMINARY PLANS
LEGEND
MATCHLINE SHEET 1 -L- STA. 245+00
END CONSTRUCTION -Y17- Sta. 13+30.00
END CONSTRUCTION -Y18- Sta. 35+59.23
BEGIN CONSTRUCTION -Y18- Sta. 24+00.00
S.R. 2693 (DAVIDSON-CONCORD RD.)
S.R. 1004 (POPLAR TENT RD.)
S.R. 2700 (MEADOW CROSSING DR.)
S.R. 2749 (CABARRUS CROSSING DR.)
S.R. 1164 (WICKERS RD.)
RENAISSANCE SQUARE
WELLINGTON CHASE
CABARRUS CROSSING


FUTURE WEST SIDE PARK
PELHAM POINTE
S.R. 1002 (BIG DAVIDSON RD.)
ROCKY RIVER
MOSS CREEK
WELLINGTON CHASE
CABARRUS SOIL & WATER CONSERVATION DISTRICT EASEMENT
LAND TRUST FOR CENTRAL NORTH CAROLINA EASEMENT
CONCORD-KANNAPOLIS RDA
MATCHLINE SHEET 3 -L- STA. 356+00
GRAPHIC SCALE
DESIGN DATA -L-
Functional Class. = Arterial
Design Speed = 50 mph
Max. Superelev. = 0.04
AERIAL REFERENCE: NC OneMap, 2015
LEGEND



NORTH CREEK MIXED USE - MASTERPLAN

COLE|ERNEST & STONE | 06.02.2020 | 4661

Susan Irvin
Irvin Law Group
susan@irvinlawgroup.com
704-896-0820

Steve Vinson
Magnolia Development Company
svinson@magnoliadevco.com
919-414-6721

Activity Node/Center

Appropriate Zoning:

Highway Commercial (HC) for front commercial property and
Traditional Neighborhood Design (TND)– U for back residential property

HC- The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment

TND- Traditional Neighborhood Developments (TNDs) offer a mixture of housing types and prices, prominently sited civic or community building(s), and stores/offices/workplaces to provide a balanced mix of activities

Policy Lu-1: Encourage a development pattern that follows the Future Land Use Map

Land Use Map designates this area as an Activity Center Land Use

Encouraged in Activity Centers:

TND , Live-Work Units, Apartments and Condos (if contextually appropriate), Attached (townhomes, duplex, triplex),Detached

Policy 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.

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

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Project Update North Creek Mixed Use (3rd Site Plan)

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 303 Multi-family units, 65 single family attached, and 77 single family detached, under proposed zoning HC (CD) and TND-U (CD).

CMS Planning Area: North

Average Student Yield per Unit: 0.1225 (303 multi-family) = 37
0.1812 (65 single family attached) = 12
0.5118 (77 single family detached) = 39

This development may add 88 students to the schools in this area.

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

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	47	37	734	578	127%	39	**132%**
BAILEY MIDDLE	76.65	57	1454	1081	134%	21	**136%**
WILLIAM A HOUGH HIGH	118.5	100	2485	2097	119%	28	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $3,335,000; calculated as follows:

Elementary School: **39** x $34,000 = $1,326,000

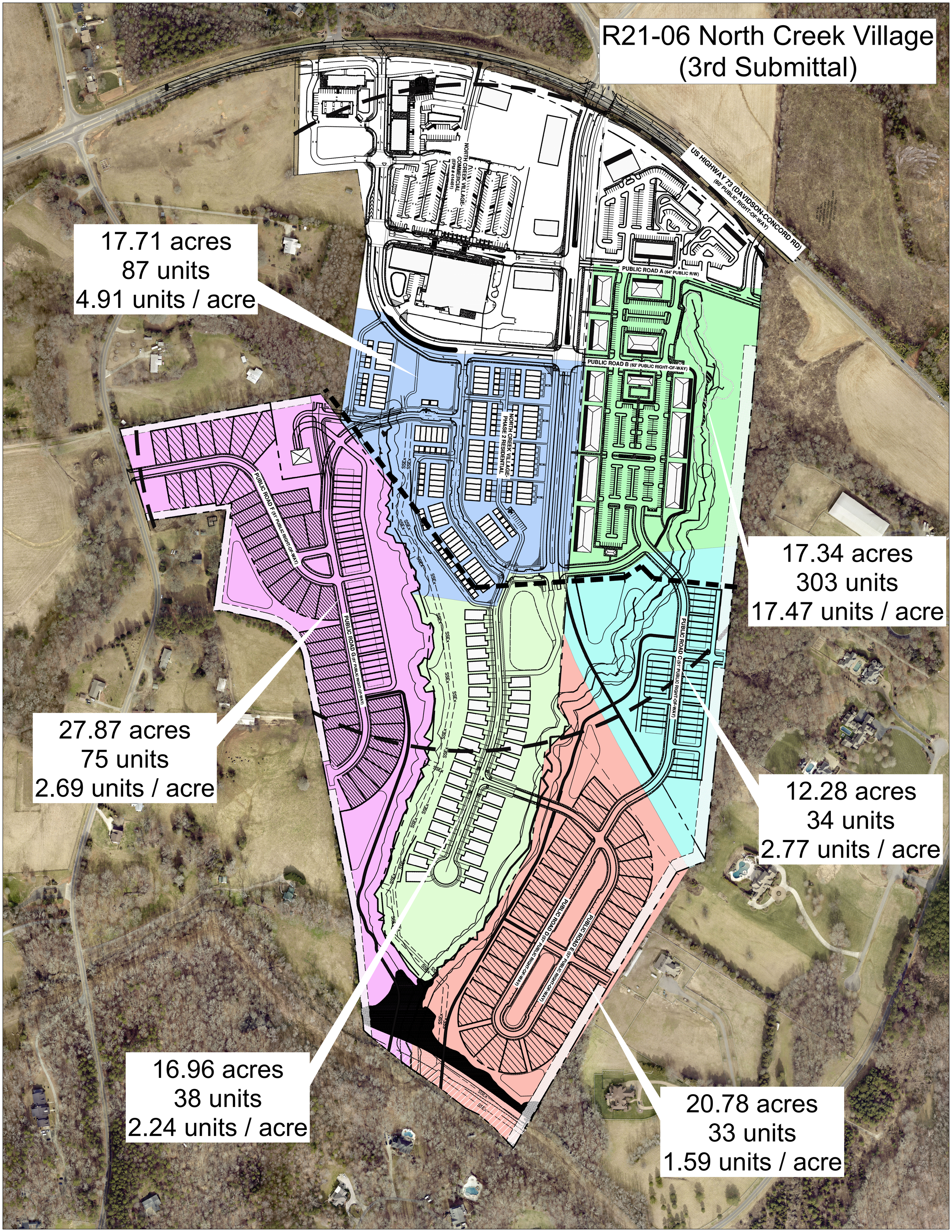
Middle School: **21** x $37,000 = $777,000

High School: **28** x $44,000 = $1,232,000

RECOMMENDATION

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

R21-06 North Creek Village (3rd Submittal)



Town of Huntersville
Town Board
September 28, 2021

To: Town Board

From: Jack Simoneau, Director

Date: September 28, 2021

Subject: Petition #R21-11 - 10695 Hambright Road

EXPLAIN REQUEST:
Conduct public hearing on Petition #R21-11 a request by Trinity Capital Acquisitions, LLC and Mike Clapp to rezone 23.14 acres from SP-CD to CB-CD at 10695 Hambright Road (Parcel 01740104).

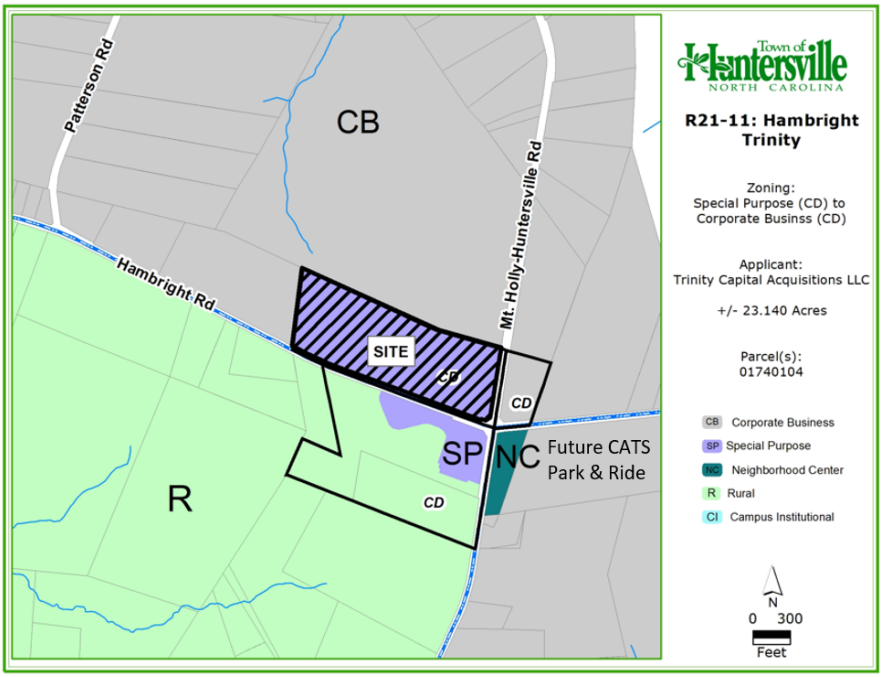
ACTION RECOMMENDED:
Conduct Public Hearing

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. R21-11 Trinity 9-20-21 PB
2. Conditional_Rezoning_Application
3. 2021.08.26--Re-Zoning_1st_Submittal_Planset
4. Development Notes 9.1.21 (002)
5. HAMBRIGHT A201 Elevations (1)
6. List of Adjacent Property Owners 8-24-21 (003)
7. Community Meeting Minutes Final

Petition R 21-11: Trinity Capital Acquisition & Mike Clapp

PART 1: PROJECT SUMMARY



Applicant: Trinity Capital Acquisition & Mike Clapp

Property Owners: See application attached in the agenda packet.

Property Address: 10695 Hambright Road

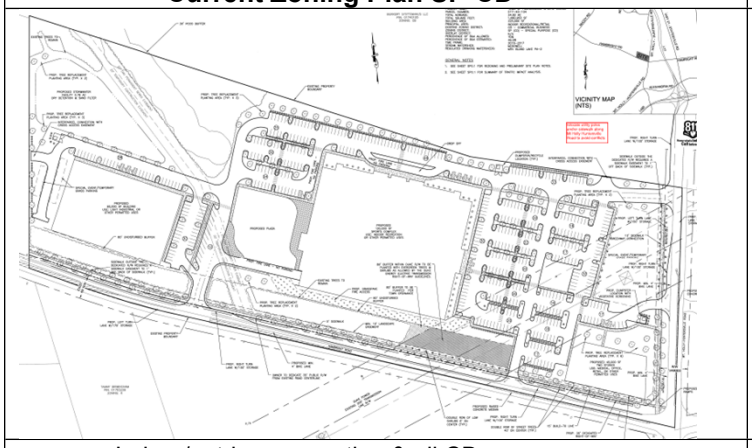
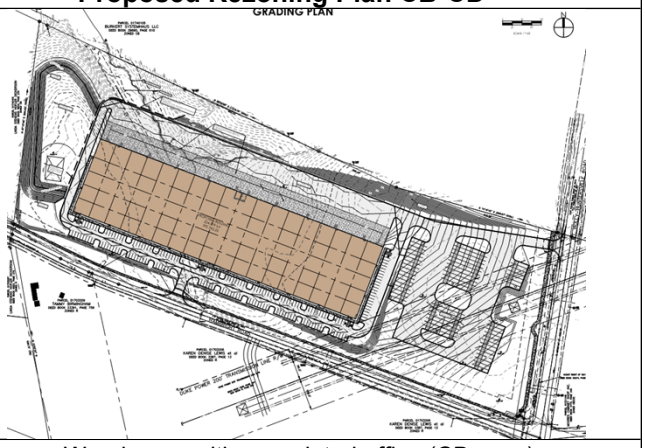
Project Size: 23.14 Acres

Parcel Number: 01740104

Existing Zoning: Special Purpose-CD

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

1. Petition #R21-11 is a request by Trinity Capital Acquisition & Mike Clapp to rezone 23.14 acres at 10695 Hambright Road from SP-CD (Huntersville Sports Village, R-16-08) to CB-CD (Corporate Business-Conditional District).
2. The purpose of the conditional district rezoning application is to seek changes to the existing SP-CD zoning (R 16-08 approved 2-6-2017). A summary of the existing and proposed zoning is provided below.

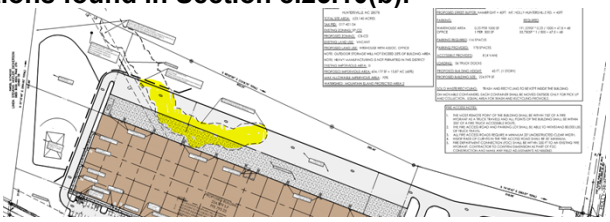
Current Zoning Plan SP-CD	Proposed Rezoning Plan CB-CD
	
• Indoor/outdoor recreation & all CB uses • 225,000 sq. ft. building	• Warehouse with associated office (CB uses) • Under 225,000 sq. ft. building • Parking lot 40' setback **modification** on Hambright Rd. (**Not needed if TA 21-10 is approved**) • Impact to SWIM buffer draining under 50 acres (**requires approval of TA 21-13 & mitigation**)

3. Adjoining zoning and land uses:
   North: CB; Burkert Systems
   South: SP-CD & R-CD; Vacant but approved for outdoor/indoor recreation
   East: CB-CD; contractors office/storage, auto inspections
   West: CB; Vacant now; R21-10 Rezoning, North Chase at the Park (industrial/warehouse/flex space)

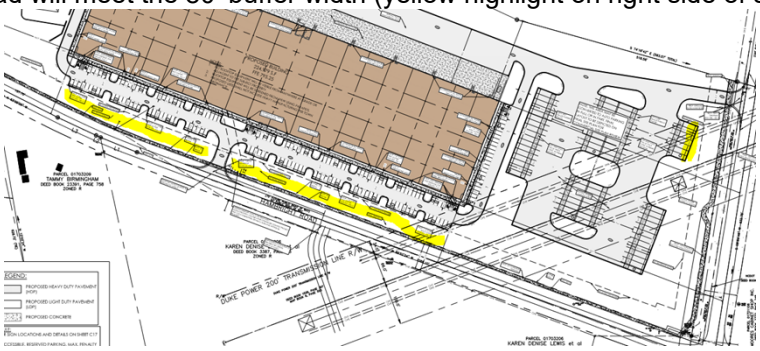
4. A neighborhood meeting for this application was held virtually on Wednesday, September 8, 2021. An invitation list and meeting summary is included in the agenda packet.
5. Jack Simoneau of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper, adjacent property owner notice post cards were sent and a sign was installed at the subject property per state statute requirements.

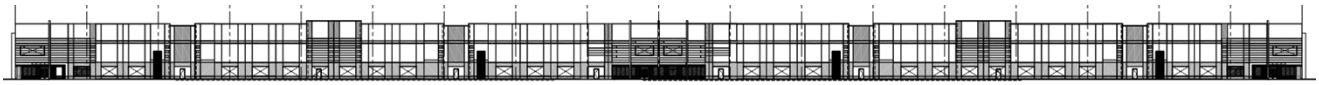
PART 2: REZONING/SITE PLAN ISSUES

1. The applicant is requesting a modification to impact the SWIM buffer (highlight below) located in the PA-2 Mountain Island Lake Overlay Zone. That modification is contingent on TA 21-13 being approved (action scheduled October 16). **Staff supports the modification if TA 21-13 is approved which also requires mitigation using 1 of 9 options found in Section 8.25.10(b).**



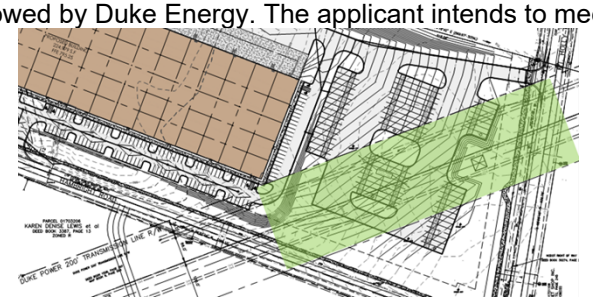
2. The applicant is requesting a modification of the buffer width on Hambight Rd. **Text amendment TA 21-10 was approved September 18, 2020 allowing a 40' setback with vegetation. Therefore, this modification is no longer needed.** The applicant will modify the plan such that all trailer parking on Mount Holly-Huntersville Road will meet the 80' buffer width (yellow highlight on right side of site plan)





1 FRONT ELEVATION
SCALE: 1" = 30'-0"

3. Along Hambright Road a 10'wide bike sidepath is recommended per the adopted Huntersville Bile Plan.
4. Staff recommends evergreen shrubs planted in the power line easement highlighted below (between the street and parking area) are staggered in such a way as to maximize screening and be the type of plants to reach a maximum height allowed by Duke Energy. The applicant intends to meet that recommendation



5. Street trees shall be large maturing trees except under power lines where they shall be small maturing trees.
6. The proposed development will comply with the approved conditional rezoning plan and all other applicable Zoning Ordinance standards.

PART 3: TRANSPORTATION ISSUES

A Traffic Impact Analysis (TIA) determination form was submitted for warehouse with support offices and the trip generation was under the threshold to prepare a TIA.

The modification note below indicates the applicants want to defer to NCDOT requirements at the time of construction permit.

"Modification to allow off-site street improvements as required by NCDOT to be approved prior to the issuance of the construction building permit. This would permit the improvements to tie into other improvements that are being required as part of the development of nearby parcels."

Please note that TA 21-12 is an amendment to the Traffic Impact Analysis. The public hearing will be held October 4, 2021 and action is tentatively scheduled for November 1, 2021. The proposed amendment has 2 options:

1. Increase the TIA threshold to 150 or more peak hour trips or 1,500 or more daily trips
2. Repeal the TIA ordinance and defer to NCDOT requirements.

PART 4: REZONING CRITERIA

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

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

- **Policy LU 1.1 –** *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* STAFF COMMENT: The application proposed includes office, light industrial, warehousing, and distribution uses in the appropriate Employment Center character area of the 2040 plan. This area is intended to accommodate such employment generating uses. Please see the Employment Center description below on page 4.
- **Policy LU 5.1 –** *Allow more intense development only where transportation infrastructure and utilities already exist.* STAFF COMMENT: The location of the proposed development is appropriately located adjacent to two thoroughfares and .4 miles from Interstate 77.
- **Policy LU 7.1 -** *Require new development to adhere to the following design principles: In defined employment centers some flexibility in the form-based design principles is allowed including: Exceptions to building frontage requirements and public street requirements may be*

allowable for internal streets in an industrial park or near interstates. STAFF COMMENT: The rezoning application is located in an identified employment center and is seeking flexibility from the fronting public street buffer requirement.

- **Policy EV 1.2 –** *Focus economic development in areas that support growth.* STAFF COMMENT: The large commercial development would add to the Town's commercial tax base in an area with easy access to the Interstate and across the street from a proposed CATS bus Park and Ride facility.

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

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

   STAFF COMMENTS:

   - The proposal would rezone the property from Special Purpose Conditional District to Corporate Business Conditional District (CB-CD). The main purpose of the rezoning is to modify the 80 foot buffer requirements **(no longer required by TA 21-10)** and allow the SWIM buffer to be modified. Therefore the underlying zoning category and uses proposed would not change. The uses proposed are consistent with existing and surrounding development.
   - The proposed development is surrounded by other Corporate Business and approved commercial uses.
   - Buffers and visual separation between uses can also assist in making uses blend in with the character of existing development.
   - Considering the information above, staff finds the proposal is consistent with the overall character of existing development in the immediate vicinity of the subject properties.

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

   STAFF COMMENT:

   - In regard to the roadway system, please see Part 3 above concerning the Traffic Impact Analysis.
   - Staff has no additional findings indicating there would be inadequate public facilities to service the intended development. The concept plan for storm water drainage systems are currently under review and must meet ordinance requirements. A willingness to serve letter from Charlotte Water will need to be provided for utilities once the applicants submit for the land development permits.

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

STAFF COMMENT:

- See Part 2 above relating to the environmental impact of the SWIM buffer in the Mountain Island Lake Overlay zone. If TA 21-13 is approved, any impacts would have to be mitigated. Otherwise, staff has no findings to show that other archeological, environmental, historical or cultural resources will be negatively affected by the proposal.

PART 5: PUBLIC HEARING

September 20, 2021: Staff and applicant's team were the only speakers.

PART 6: STAFF RECOMMENDATION

Provided miscellaneous staff site plan and plan note comments are addressed (i.e. bike sidepath, street tree planting, etc.), **staff supports** the proposed rezoning including:

1. Modification to allow impact of the SWIM buffer in the Mountain Island Lake Overlay Zone subject to approval of TA 21-13 and required buffer mitigation being met.

In considering the proposed rezoning petition R21-11, the **Planning Staff** recommends approval based on the rezoning being consistent with Policies LU 1.1, LU 5.1, LU 7.1 and EV 1.2 of the Huntersville 2040 Plan

It is reasonable and in the public interest to rezone the property to CB-CD because the proposed development will help expand Huntersville's economic base and any impact to the SWIM buffer will be mitigated.
.

PART 7: PLANNING BOARD RECOMMENDATION

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

PART 8 CONSISTENCY STATEMENT – R21-11

Planning Board:

Approve (Consistent w/ Plans)	**Approve (Inconsistent w/ Plans and Plans Change___?)**	**Deny (Inconsistent w/ Plans)**
In considering the proposed rezoning petition R21-11, the **Planning Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)] It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*	In considering the proposed rezoning petition R21-011, the Planning Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended]. The Planning Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions] It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]*	In considering the proposed rezoning petition R21-11, the Planning Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)]. It is not reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]*

ATTACHMENTS:

1. Application
2. Rezoning plan
3. Development notes
4. Elevations
5. Neighborhood meeting invitees
6. Neighborhood meeting minutes

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	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
☐ Commercial Site Plan	☐ Sketch Plan
☒ Conditional Rezoning	☐ Preliminary Plan
☐ General Rezoning	☐ Final Plat (Includes Minor Subdivision)
☐ Master Signage Program	☐ Exempt Subdivision
☐ Special Use Permit	☐ Final Plat Revision
☐ Revision to Original Project # _____	☐ Farmhouse Cluster
☐ Other _____	

2. Project Data

Date of Application 08/10/2021

Name of Project Hambright Industrial Phase # (if subdivision) N/A

Project Address 10695 Hambright Road

Parcel Identification Number(s) (PIN) 01740104

Current Zoning District Special Purpose (CD) Proposed District (for rezoning only) Corporate Business (CD)

Property Size (acres) 23 Street Frontage (feet) Approx. 1600

Current Land Use Special Purpose

Proposed Land Use(s) Industrial

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
Rezone the property to corporate business (CD) to allow for parcel to utilize the current text amendments for both SWIM buffer and landscape buffer.

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 Trinity Capital Acquisitions LLC Phone 704-295-0455

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

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

Signature _____ Printed Name: Sherrie Chaffin

Title Director of Development Email sls@trinitycapitaladvisors.com

Address of Applicant 440 S. Church Street Suite 800 Charlotte, NC 28202

7. Property Owner (if different than applicant)

* Printed Name MICHAEL S. CLAPP

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

Signature _____ Date 8/12/2021

Title MANAGER, OWNER Email msclapp6@yahoo.com

Address of Property Owner 18635 STARCREEK DR UNIT F CORNELIUS NC 28031

* 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.**

8. Development/Design Firm Contact Information

DNA Wolverine	Chris Fleck	704-494-9776	chris@dnawolverine.com
Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

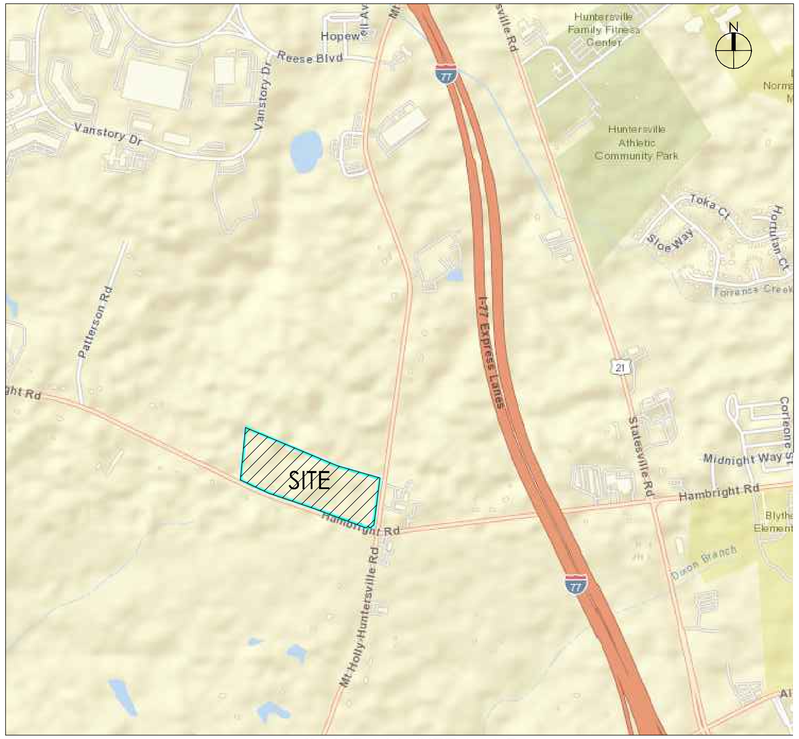
Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

TCA - HAMBRIGHT INDUSTRIAL

TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

REZONING SUBMITTAL EPM # TBD

VICINITY MAP
NOT TO SCALE



OVERALL SITE MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	SHEET NAME
RZ-1	COVER SHEET
RZ-2	EXISTING CONDITIONS
RZ-3	SITE PLAN
RZ-4	GRADING PLAN
RZ-5	LANDSCAPING PLAN

SITE DATA TABLE

ADDRESS: 10695 HAMBRIGHT RD,
HUNTERSVILLE, NC 28078

TOTAL SITE AREA: ±23.140 ACRES

TAX PID: 017-401-04

EXISTING ZONING: SP-CD

PROPOSED ZONING: CB-CD

EXISTING LAND USE: VACANT

PROPOSED LAND USE: WAREHOUSE WITH ASSOC. OFFICE

NOTE: OUTDOOR STORAGE WILL NOT EXCEED 25% OF BUILDING AREA

NOTE: HEAVY MANUFACTURING IS NOT PERMITTED IN THIS DISTRICT

EXISTING IMPERVIOUS AREA: 0

PROPOSED IMPERVIOUS AREA: 604,177 SF = 13.87 AC (60%)

MAX ALLOWABLE IMPERVIOUS AREA: 70%

WATERSHED: MOUNTAIN ISLAND PROTECTED AREA 2

PROPOSED BUILDING SETBACKS: FRONT = 40FT, SIDE = 0 FT, REAR = 0 FT

PROPOSED STREET BUFFER: HAMBRIGHT = 40FT MT. HOLLY-HUNTERSVILLE RD. = 40FT

PARKING:		REQUIRED
WAREHOUSE AREA	0.25 PER 1000 SF	191,229SF * 0.25 / 1000 = 47.8 = 48
OFFICE	1 PER 500 SF	33,750SF * 1 / 500 = 67.5 = 68

PARKING REQUIRED: 116 SPACES

PARKING PROVIDED: 178 SPACES

ACCESSIBLE PROVIDED: 8 (4 VAN)

LOADING: 56 TRUCK DOCKS

PROPOSED BUILDING HEIGHT: 45 FT. (1 STORY)

PROPOSED BUILDING SIZE: 224,979 SF

SOLID WASTE/RECYCLING: TRASH AND RECYCLING TO BE KEPT INSIDE THE BUILDING ON MOVABLE CONTAINERS. EACH CONTAINER SHALL BE MOVED OUTSIDE ONLY FOR PICK UP AND COLLECTION. EQUAL AREA FOR TRASH AND RECYCLING PROVIDED.

NOTES:

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS.
3. SIGNS SHOWN ARE FOR APPROXIMATE LOCATION ONLY. ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY BY THE TOWN OF HUNTERSVILLE.
4. STORMWATER MANAGEMENT SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS UNLESS NOTED OTHERWISE.
5. SOIL EROSION CONTROL SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS UNLESS NOTED OTHERWISE.
6. LANDSCAPING SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS UNLESS NOTED OTHERWISE.
7. LIGHTING SHALL COMPLY WITH TOWN OF HUNTERSVILLLE REGULATIONS.
8. PROPOSED WATER AND SEWER SHALL BE PER CHARLOTTE WATER STANDARDS AS APPLICABLE.
9. EXISTING SANITARY SEWER MAIN TO BE RELOCATED ALONG PROPERTY LINE AS APPROVED BY CLT-W.
10. ROAD IMPROVEMENTS ON HAMBRIGHT ROAD AS REQUIRED BY NCDOT TO ACCOMODATE PROPOSED DRIVEWAY.
11. ROAD IMPROVEMENTS ON MT. HOLLY-HUNTERSVILLE ROAD AS REQUIRED BY NCDOT TO ACCOMODATE PROPOSED DRIVEWAY.
12. ONSITE STREAMS AND WETLANDS IMPACTED VIA APPLICABLE 401 & 404 PERMITS AND MITIGATED ACCORDINGLY PER USACE & DWR STANDARDS.
13. SITE DEVELOPMENT INCLUDES MODIFICATION OF MOUNTAIN ISLAND PA-2 WATERSHED BUFFER TO ACCOMMODATE PROPOSED DISTURBED AREA.

APPLICANT:
TRINITY CAPITAL ACQUISITIONS
440 SOUTH CHURCH ST, STE 800
CHARLOTTE, NC 28202
CONTACT: SHERRIE CHAFFIN
PHONE: 704.400.1348
EMAIL: sls@trinitycapitaladvisors.com

PROPERTY OWNER:
SPORTS VILLAGE LAND GROUP LLC
18635 STARCREEK DR.
UNIT F
CORNELIUS NC 28031
CONTACT: MICHAEL S. CLAPP MANAGER/OWNER
EMAIL: MSCLAPP6@YAHOO.COM

ARCHITECT:
MERRIMAN SCHMITT ARCHITECTS
605 LEXINGTON AVE, SUITE 300
CHARLOTTE, NC 28203
CONTACT: STEVE SCHMITT, AIA
PHONE: 704-295-7743
EMAIL: sschmitt@msacharlotte.com

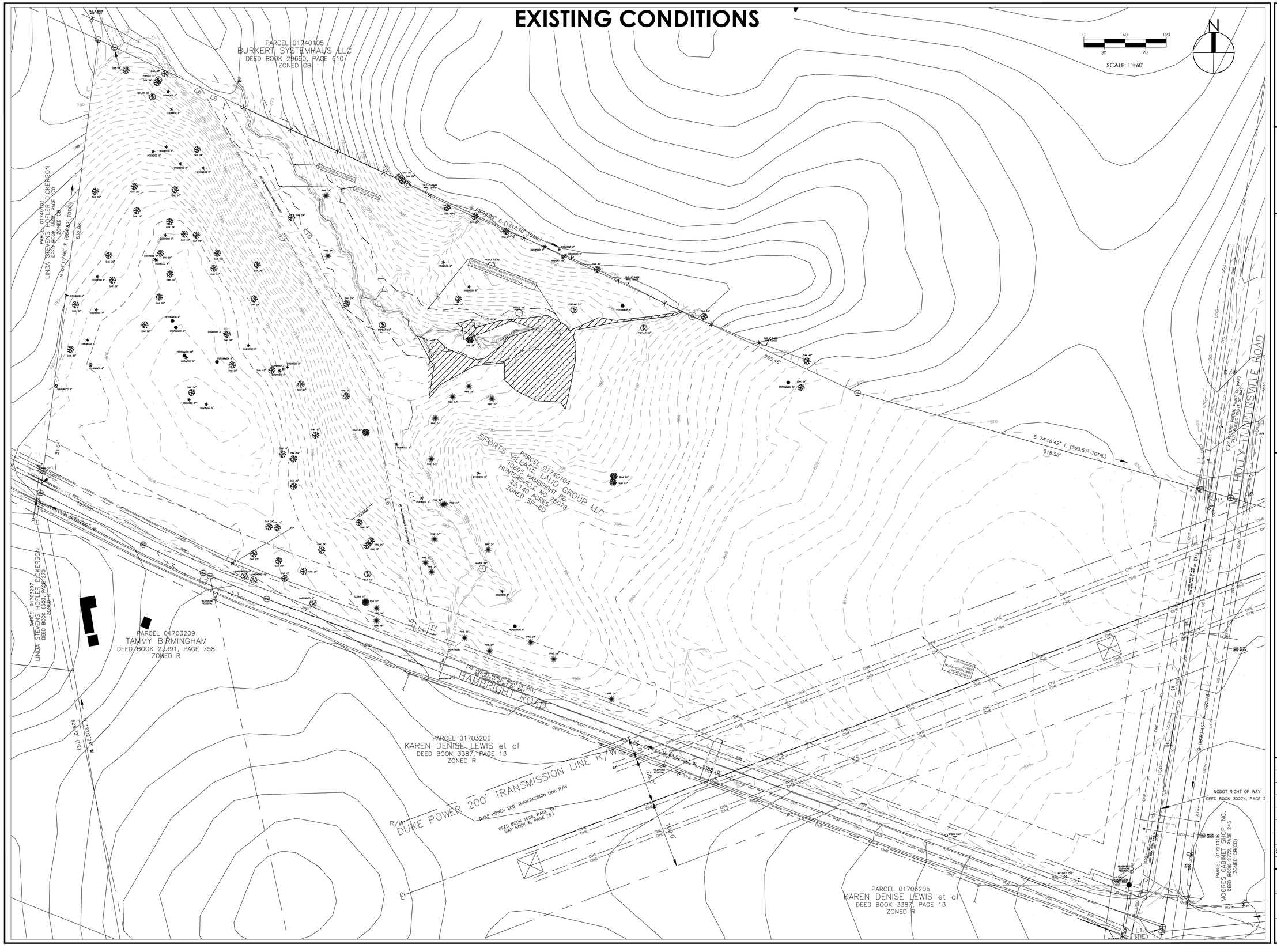
CIVIL ENGINEER: (NCBELS #P-1223)
D&A WOLVERINE PLLC
6120 BROOKSHIRE BLVD. UNIT R
CHARLOTTE, NC 28216
CONTACT: CHRISTOPHER FLECK, PE
PHONE: 704.494.9776
EMAIL: chris@dnawolverine.com
www.dnawolverine.com

DATE	BY	REVISION
08/06/2021	FLG	REZONING SUBMITTAL

PROJECT #:	DATE:	SHEET:
212006	08/06/2021	RZ-1

8/06/2021

EXISTING CONDITIONS



D&A WOLVERINE PLLC
CIVIL ENGINEERING

D&A WOLVERINE, PLLC
6120 BROOKSHIRE BLVD, UNIT R
CHARLOTTE, NC 28216
P: 704-494-9776
WWW.DNAWOLVERINE.COM
NCBELS LICENSE NO: P-1223

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 034556 ENGINEER CHRISTOPHER M. FLECK

FOR REZONING ONLY
NOT FOR BIDDING OR CONSTRUCTION
8/6/2021

TRINITYCAPITAL

TCA - HAMBRIGHT INDUSTRIAL REZONING SUBMITTAL

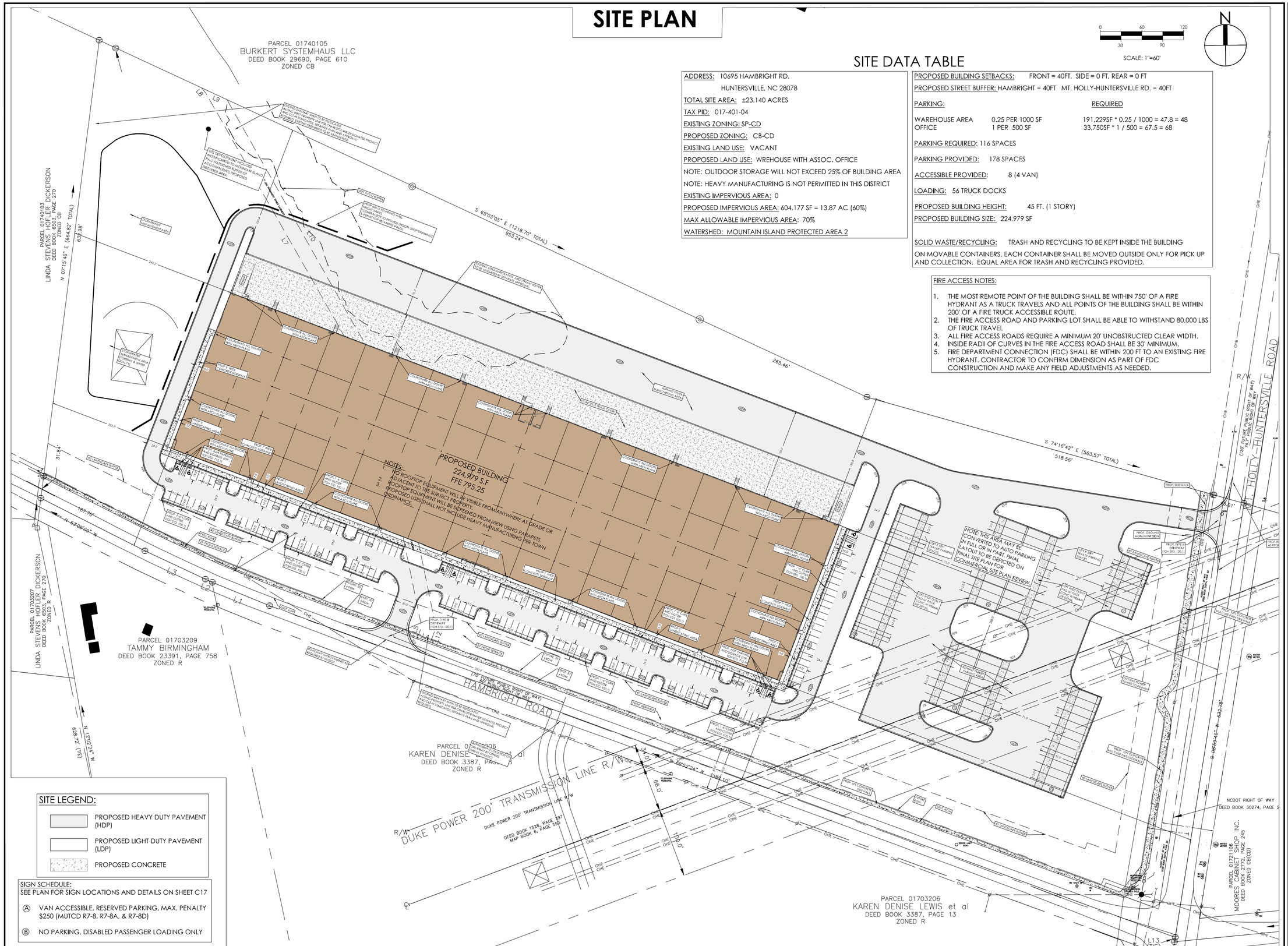
TRINITY CAPITAL ACQUISITIONS
440 SOUTH CHURCH STREET, SUITE 800
CHARLOTTE, NC 28202

EXISTING CONDITIONS

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #: 212006	DRAWN BY:	FLG
	CHECKED BY:	GLC
DATE: 08/06/2021	APPROVED BY:	CMF
SCALE: 1"=60'	SHEET:	RZ-2

SITE PLAN



SITE DATA TABLE

ADDRESS: 10695 HAMBRIGHT RD,
HUNTERSVILLE, NC 28078

TOTAL SITE AREA: ±23.140 ACRES

TAX PID: 017-401-04

EXISTING ZONING: SP-CD

PROPOSED ZONING: CB-CD

EXISTING LAND USE: VACANT

PROPOSED LAND USE: WREHOUSE WITH ASSOC. OFFICE

NOTE: OUTDOOR STORAGE WILL NOT EXCEED 25% OF BUILDING AREA

NOTE: HEAVY MANUFACTURING IS NOT PERMITTED IN THIS DISTRICT

EXISTING IMPERVIOUS AREA: 0

PROPOSED IMPERVIOUS AREA: 604,177 SF = 13.87 AC (60%)

MAX ALLOWABLE IMPERVIOUS AREA: 70%

WATERSHED: MOUNTAIN ISLAND PROTECTED AREA 2

PROPOSED BUILDING SETBACKS: FRONT = 40FT, SIDE = 0 FT, REAR = 0 FT

PROPOSED STREET BUFFER: HAMBRIGHT = 40FT MT. HOLLY-HUNTERSVILLE RD. = 40FT

PARKING:		REQUIRED
WAREHOUSE AREA	0.25 PER 1000 SF	191,229SF * 0.25 / 1000 = 47.8 = 48
OFFICE	1 PER 500 SF	33,750SF * 1 / 500 = 67.5 = 68

PARKING REQUIRED: 116 SPACES

PARKING PROVIDED: 178 SPACES

ACCESSIBLE PROVIDED: 8 (4 VAN)

LOADING: 56 TRUCK DOCKS

PROPOSED BUILDING HEIGHT: 45 FT. (1 STORY)

PROPOSED BUILDING SIZE: 224,979 SF

SOLID WASTE/RECYCLING: TRASH AND RECYCLING TO BE KEPT INSIDE THE BUILDING ON MOVABLE CONTAINERS. EACH CONTAINER SHALL BE MOVED OUTSIDE ONLY FOR PICK UP AND COLLECTION. EQUAL AREA FOR TRASH AND RECYCLING PROVIDED.

FIRE ACCESS NOTES:

1. THE MOST REMOTE POINT OF THE BUILDING SHALL BE WITHIN 750' OF A FIRE HYDRANT AS A TRUCK TRAVELS AND ALL POINTS OF THE BUILDING SHALL BE WITHIN 200' OF A FIRE TRUCK ACCESSIBLE ROUTE.
2. THE FIRE ACCESS ROAD AND PARKING LOT SHALL BE ABLE TO WITHSTAND 80,000 LBS OF TRUCK TRAVEL
3. ALL FIRE ACCESS ROADS REQUIRE A MINIMUM 20' UNOBSTRUCTED CLEAR WIDTH.
4. INSIDE RADII OF CURVES IN THE FIRE ACCESS ROAD SHALL BE 30' MINIMUM.
5. FIRE DEPARTMENT CONNECTION (FDC) SHALL BE WITHIN 200 FT TO AN EXISTING FIRE HYDRANT. CONTRACTOR TO CONFIRM DIMENSION AS PART OF FDC CONSTRUCTION AND MAKE ANY FIELD ADJUSTMENTS AS NEEDED.

SCALE: 1"=60'

SITE LEGEND:

- PROPOSED HEAVY DUTY PAVEMENT (HDP)
- PROPOSED LIGHT DUTY PAVEMENT (LDP)
- PROPOSED CONCRETE

SIGN SCHEDULE:
SEE PLAN FOR SIGN LOCATIONS AND DETAILS ON SHEET C17

Ⓐ VAN ACCESSIBLE, RESERVED PARKING, MAX. PENALTY $250 (MUTCD R7-8, R7-8A, & R7-8D)

Ⓑ NO PARKING, DISABLED PASSENGER LOADING ONLY

D&A WOLVERINE PLLC
CIVIL ENGINEERING
D&A WOLVERINE, PLLC
6120 BROOKSHIRE BLVD, UNIT R
CHARLOTTE, NC 28216
P: 704-494-9776
WWW.DNAWOLVERINE.COM
NCBELS LICENSE NO: P-1223

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 034556 ENGINEER CHRISTOPHER M. FLECK
FOR REZONING ONLY
NOT FOR BIDDING OR CONSTRUCTION
8/6/2021

TRINITY CAPITAL

TCA - HAMBRIGHT INDUSTRIAL REZONING SUBMITTAL

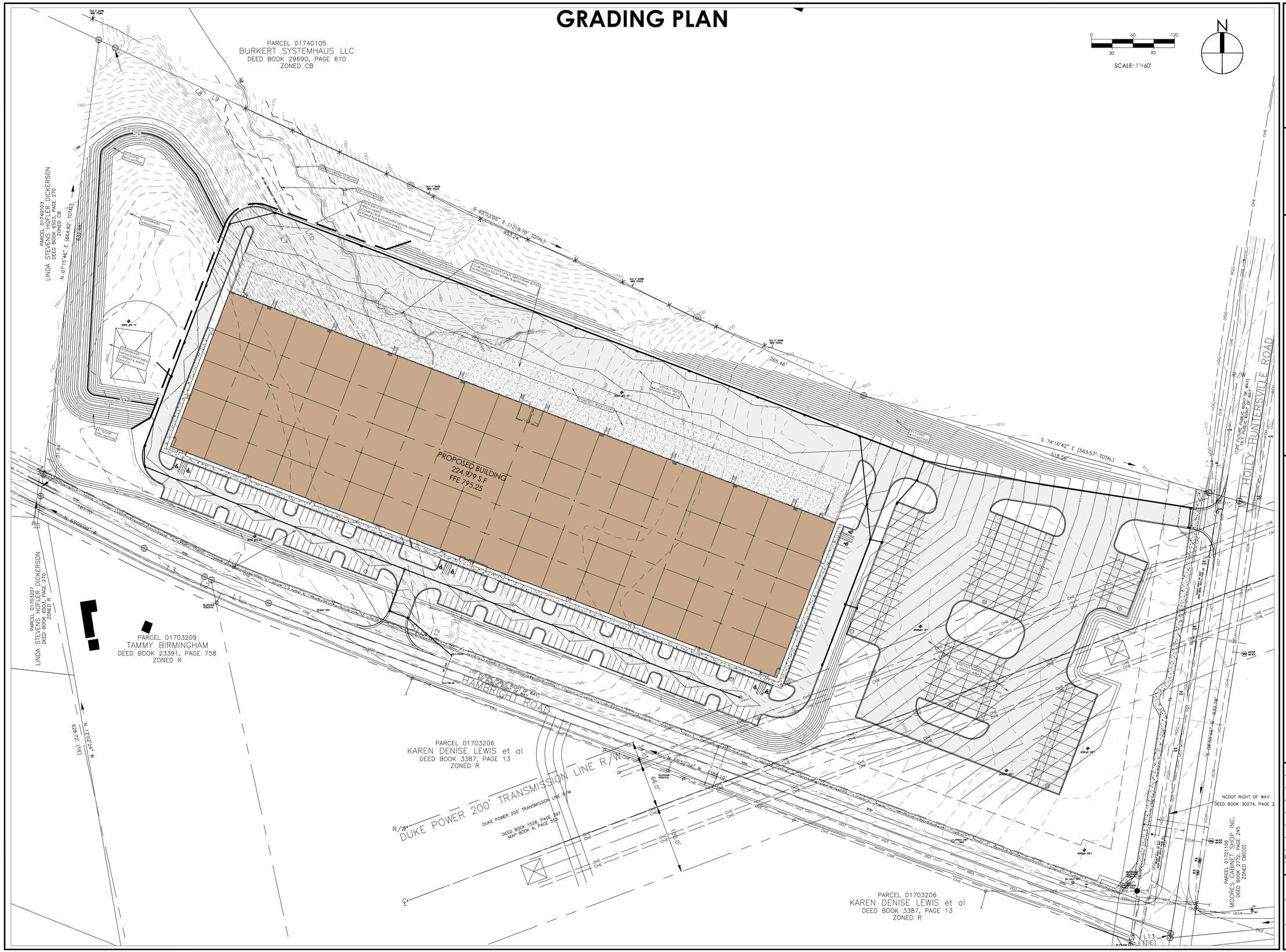
TRINITY CAPITAL ACQUISITIONS
440 SOUTH CHURCH STREET, SUITE 800
CHARLOTTE, NC 28202

SITE PLAN

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #: 212006	DRAWN BY:	FLG	
	CHECKED BY:	GLC	
DATE: 08/06/2021	APPROVED BY:	CMF	
SCALE: 1"=60'	SHEET:	RZ-3	

GRADING PLAN



D&A WOLVERINE PLLC
CIVIL ENGINEERING
D&A WOLVERINE, PLLC
6120 BROOKSHIRE BLVD, UNIT R
CHARLOTTE, NC 28216
P: 704-494-9776
WWW.DNAWOLVERINE.COM
NCBELS LICENSE NO: P-1223

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 034556 ENGINEER CHRISTOPHER M. FLECK

FOR REZONING ONLY
NOT FOR BIDDING OR CONSTRUCTION
8/6/2021

TRINITY CAPITAL

TCA - HAMBRIGHT INDUSTRIAL REZONING SUBMITTAL

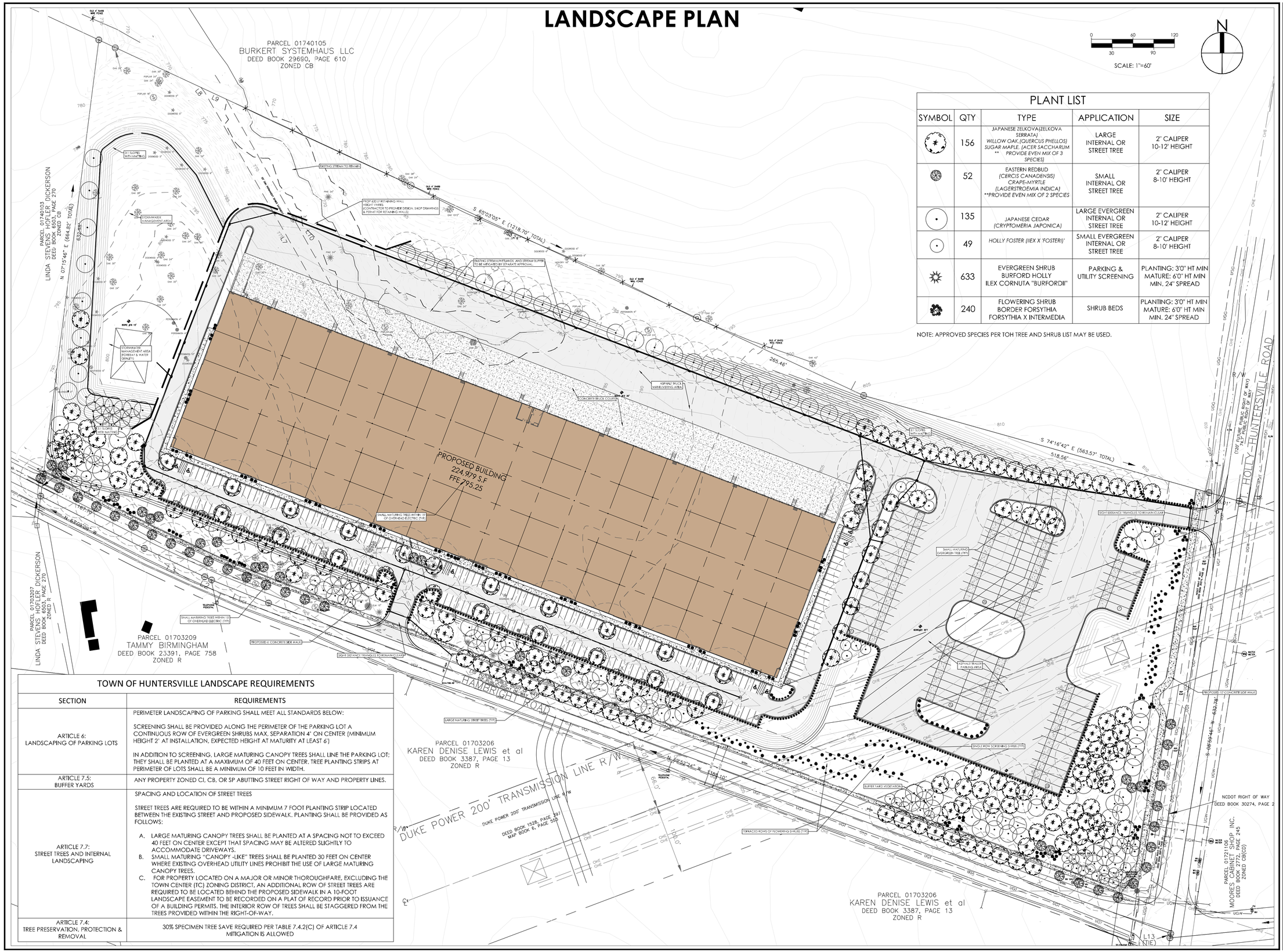
TRINITY CAPITAL ACQUISITIONS
440 SOUTH CHURCH STREET, SUITE 800
CHARLOTTE, NC 28202

GRADING PLAN

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #: 212006	DRAWN BY:	FLG
	CHECKED BY:	GLC
DATE: 08/06/2021	APPROVED BY:	CMF
SCALE: 1"=60'	SHEET:	RZ-4

LANDSCAPE PLAN



PLANT LIST

SYMBOL	QTY	TYPE	APPLICATION	SIZE
	156	JAPANESE ZELKOVA(ZELKOVA SERRATA) *WILLOW OAK,(QUERCUS PHELLOS)* *SUGAR MAPLE, (ACER SACCHARUM* ** PROVIDE EVEN MIX OF 3 SPECIES)	LARGE INTERNAL OR STREET TREE	2" CALIPER 10-12' HEIGHT
	52	EASTERN REDBUD *(CERCIS CANADENSIS)* CRAPE-MYRTLE *(LAGERSTROEMIA INDICA)* **PROVIDE EVEN MIX OF 2 SPECIES	SMALL INTERNAL OR STREET TREE	2" CALIPER 8-10' HEIGHT
	135	JAPANESE CEDAR *(CRYPTOMERIA JAPONICA)*	LARGE EVERGREEN INTERNAL OR STREET TREE	2" CALIPER 10-12' HEIGHT
	49	*HOLLY FOSTER (IIEX X 'FOSTERI)'*	SMALL EVERGREEN INTERNAL OR STREET TREE	2" CALIPER 8-10' HEIGHT
	633	EVERGREEN SHRUB BURFORD HOLLY ILEX CORNUTA "BURFORDII"	PARKING & UTILITY SCREENING	PLANTING: 3'0" HT MIN MATURE: 6'0" HT MIN MIN. 24" SPREAD
	240	FLOWERING SHRUB BORDER FORSYTHIA FORSYTHIA X INTERMEDIA	SHRUB BEDS	PLANTING: 3'0" HT MIN MATURE: 6'0" HT MIN MIN. 24" SPREAD

NOTE: APPROVED SPECIES PER TOH TREE AND SHRUB LIST MAY BE USED.

TOWN OF HUNTERSVILLE LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS
ARTICLE 6: LANDSCAPING OF PARKING LOTS	PERIMETER LANDSCAPING OF PARKING SHALL MEET ALL STANDARDS BELOW: SCREENING SHALL BE PROVIDED ALONG THE PERIMETER OF THE PARKING LOT A CONTINUOUS ROW OF EVERGREEN SHRUBS MAX, SEPARATION 4' ON CENTER (MINIMUM HEIGHT 2' AT INSTALLATION, EXPECTED HEIGHT AT MATURITY AT LEAST 6') IN ADDITION TO SCREENING, LARGE MATURING CANOPY TREES SHALL LINE THE PARKING LOT; THEY SHALL BE PLANTED AT A MAXIMUM OF 40 FEET ON CENTER. TREE PLANTING STRIPS AT PERIMETER OF LOTS SHALL BE A MINIMUM OF 10 FEET IN WIDTH.
ARTICLE 7.5: BUFFER YARDS	ANY PROPERTY ZONED CI, CB, OR SP ABUTTING STREET RIGHT OF WAY AND PROPERTY LINES.
ARTICLE 7.7: STREET TREES AND INTERNAL LANDSCAPING	SPACING AND LOCATION OF STREET TREES STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7 FOOT PLANTING STRIP LOCATED BETWEEN THE EXISTING STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS: A. LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40 FEET ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS. B. SMALL MATURING "CANOPY -LIKE" TREES SHALL BE PLANTED 30 FEET ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES. C. FOR PROPERTY LOCATED ON A MAJOR OR MINOR THOROUGHFARE, EXCLUDING THE TOWN CENTER (TC) ZONING DISTRICT, AN ADDITIONAL ROW OF STREET TREES ARE REQUIRED TO BE LOCATED BEHIND THE PROPOSED SIDEWALK IN A 10-FOOT LANDSCAPE EASEMENT TO BE RECORDED ON A PLAT OF RECORD PRIOR TO ISSUANCE OF A BUILDING PERMITS. THE INTERIOR ROW OF TREES SHALL BE STAGGERED FROM THE TREES PROVIDED WITHIN THE RIGHT-OF-WAY.
ARTICLE 7.4: TREE PRESERVATION, PROTECTION & REMOVAL	30% SPECIMEN TREE SAVE REQUIRED PER TABLE 7.4.2(C) OF ARTICLE 7.4 MITIGATION IS ALLOWED

D&A WOLVERINE PLLC
CIVIL ENGINEERING
D&A WOLVERINE, PLLC
6120 BROOKSHIRE BLVD, UNIT R
CHARLOTTE, NC 28216
P: 704-494-9776
WWW.DNAWOLVERINE.COM
NCBELS LICENSE NO: P-1223

SEAL:

FOR REZONING ONLY
NOT FOR BIDDING OR CONSTRUCTION
8/6/2021

TRINITYCAPITAL

TCA - HAMBRIGHT INDUSTRIAL REZONING SUBMITTAL

TRINITY CAPITAL ACQUISITIONS
440 SOUTH CHURCH STREET, SUITE 800
CHARLOTTE, NC 28202

LANDSCAPE PLAN

DATE	BY	REVISION
8/6/2021	FLG	FOR REZONING

PROJECT #: 212006	DRAWN BY: FLG
	CHECKED BY: GLC
DATE: 08/06/2021	APPROVED BY: CMF
SCALE: 1"=60'	SHEET: RZ-5

REZONING NOTES

TCA Hambright - Corporate Business

1. Rezoning Petition. These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by ("Petitioner") on August ___, 2021 (the "Filing Date") as Rezoning Petition (the "Rezoning Plan") and Sketch Plan ("Sketch Plan") for that approximately 23.140 acre tract of land, identified on this Site Plan as TCA- Hambright Industrial (the "Project") in connection with part of tax parcel number 01740104(the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from Special Purpose- Conditional Zoning (SP-CD) to Corporate Business- Conditional District (CB-CD) classification in accordance with the provisions of the Town of Huntersville Zoning Ordinance (the "Ordinance").

2. Development Standards. Development of the Property will be governed by these Development Standards, which are part of the Rezoning Petition, and the applicable provisions of the Ordinance in place on the date of the filing of the Rezoning Plan. Unless the Rezoning Plan establishes a more stringent standard(s), or unless otherwise noted on the Rezoning Plan or in these Development Standards, the regulations established under the Ordinance in place on the date of the filing of the Rezoning Plan govern development of the Property as shown on the Rezoning Plan.

3. Schematic Nature of Rezoning Plan. The lot and building shown on the Rezoning Plan is schematic in nature and the exact location, architecture, and size, of the building may be modified, with Planning Staff approval, during design, engineering and construction phases of the development so long as such modification does not exceed the square footage in the TIA and meets the applicable requirements of the Zoning Ordinance and the Modifications. The exact alignments of the internal drives and internal public streets have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases.

4. Vested Rights. This Rezoning Plan is a site-specific development plan and approval thereof constitutes vested rights in the Rezoning Plan pursuant to the provisions of the Ordinance. Notwithstanding any other provisions of these Development Standards, if, at some point, modifications are made to the Ordinance by the Town Board, Petitioner may voluntarily agree to apply such modifications to the Rezoning Plan in a manner consistent with the Rezoning Plan and the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the Ordinance shall in no way impact the Petitioner's vested rights. Approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years pursuant to N.C. Gen. Stat. § 160A-385.1.

5. Permitted Uses. The Property may be developed for any uses (including accessory uses) permitted in the Corporate Business Zoning District and as shown on the Rezoning Plan, subject to the development standards associated with such uses. Any labelling on the Rezoning Plan may be an indication of the current intention on the part of Petitioner but shall not restrict the Property in a manner that conflicts with the provisions of these Development Notes. Workplace support uses up to 10% of gross floor area within the development or 70,000 SF, whichever is less, are permitted.

6. Access. The number of site access points, driveways and connections to roads are schematic in nature. To the extent permitted by applicable driveway permit requirements, future driveways, access points and road connections may cross the setback and shall not require a rezoning of the Property but shall otherwise comply with applicable driveway permit requirements.

7. Subdivision. The Property is one development and may be subdivided without a rezoning to allow separate owners of individual parcels so long as such subdivision is consistent with the general design of the Rezoning Plan, in compliance with applicable law, including subdivision regulations and consistent with the Ordinance. However, recombination, condominiumization, or reduction in the number of parcels may occur in accordance with the regulations of the Ordinance. Requirements that are met by the Project as a whole, such as open space, tree save and impervious requirements, need not be met by individual parcels.

8. Street Improvements. Petitioner shall be required to install sidewalks, street trees, planting strips, bicycle lanes or other street improvements as a condition of the approval of this Rezoning Plan as specifically shown on the Rezoning Plan and as required by the Zoning Ordinance, Subdivision Ordinance, applicable Huntersville/NCDOT TIA, or driveway permit requirements.

9. Buffers. As more particularly depicted on the Rezoning Plan, and the Modifications, the Site shall include 40-foot wide buffer along Hambright Road and Mt. Holly- Huntersville Road.

10. Amendment. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner of owners of the Property in accordance with the

provisions of the Ordinance; provided, however, in the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner, provided Petitioner provides for such amendment right in the recorded private restrictive covenants that govern the Project. All requirements in connection with the amendment will be calculated on the Property as a whole in the same manner such requirements were calculated at the time of the initial approval. This note shall be shown on the final plat when recorded.

11. BMPS. 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.

12. Lightning. Lighting will be in compliance with Article 8.26 of the Ordinance.

13. Parking Lots. Except as shown on the Rezoning Plan parking lots will be in compliance with Article 6 of the Ordinance.

14. Sketch Plan. At the election of the Applicant, any modifications to the Sketch Plan, may be reviewed administratively by Planning Staff as permitted by the Ordinance as long as the sketch plan is consistent with the Rezoning Plan.

15. Binding Effect of the Rezoning Documents and Definitions. If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

16. Requested Modifications to Standards. Pursuant to Section 11.4.7(k) of the Ordinance, the standards of the Ordinance are modified to permit the following Modifications:

Modification Request and Explanation:

Modification from Section 8.25.10: This Property is being rezoned from SP-CD to CB-SP in order to request a buffer modification as allowed by the proposed amendment to Section 8.25.10. The Section 8.25.10 amendment (SWIM buffer amendment) is recommended by the Ordinance Advisory Board and the Planning Board. If approved by the Town Board of Commissioners ("Board"), the SWIM buffer amendment will permit the Board, as part of conditional rezoning in the Corporate Business District, to approve a modification to an intermittent or perennial stream buffer draining under 50 acres without a variance.

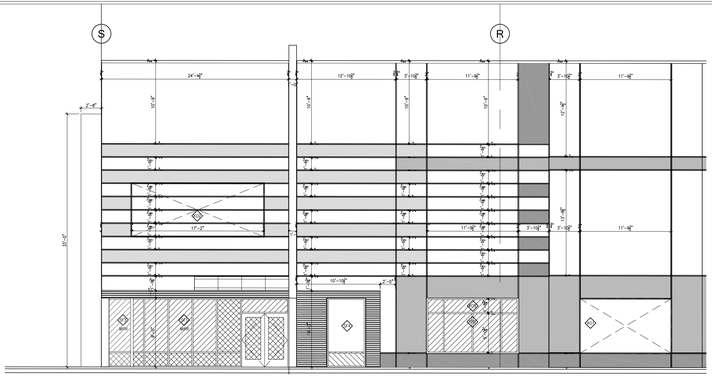
Modification from Section 3.3.2: The reason for the request is because this property, like most industrial and commercial property in the Hambright Road area, is also in the Protected Area (PA2) of the Mountain Island Lake Overlay District. The Mecklenburg County GIS (Polaris) shows an intermittent stream on the property. The SWIM Buffer amendment, if approved, permits the Board to modify an intermittent buffer in the Corporate Business District, however, because the Property is also in the PA2 area, a modification from the PA2 overlay restriction is also required. *

A 100' buffer is required along all perennial streams in the PA2. Although the stream is shown in Polaris as an intermittent stream and it is not a blue line stream according to the USGS map, an independent environmental survey shows the stream as a perennial stream which drains less than 50 acres. This modification accomplishes precisely what the SWIM buffer amendment was intended to accomplish in the Corporate Business Zoning District which is to facilitate industrial and commercial growth in areas suitable for commercial and industrial development as shown in the 2040 Community Plan. The corporate district is reserved for uses which require very large buildings and/or large parking and loading facilities such as warehouse/distribution operations. This amendment will allow the warehouse industrial building, as shown on the site plan, to be built without a reduction in size, or not built at all, due to a perennial stream. Mitigation as outlined in the Zoning Ordinance is still required.

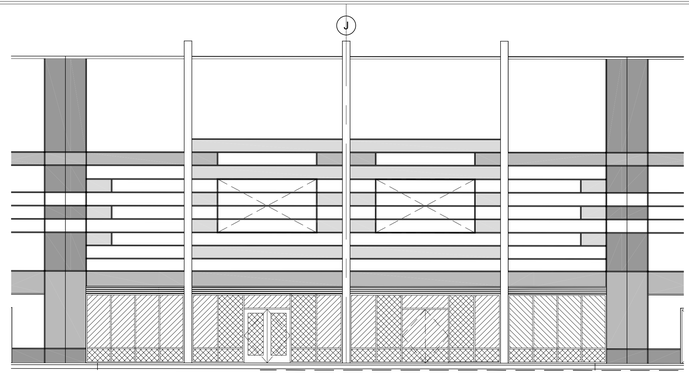
*The PA2 district regulations are intended to allow development with fewer restrictions than in the MIL critical area because the risk of water degradation is less in the protected area than the critical area.

Modification from Section 7.5.3: An 80' buffer is required along public streets in the CB Zoning district. The industrial building, as shown on the Rezoning Plan, cannot fit onto the site with 80' buffers required along all public streets. This modification request is consistent with the text amendment currently being requested by staff which provides more buffer flexibility for commercially zoned sites. The modification is to allow 40' buffers along Hambright and Mt. Holly- Huntersville Road frontage.

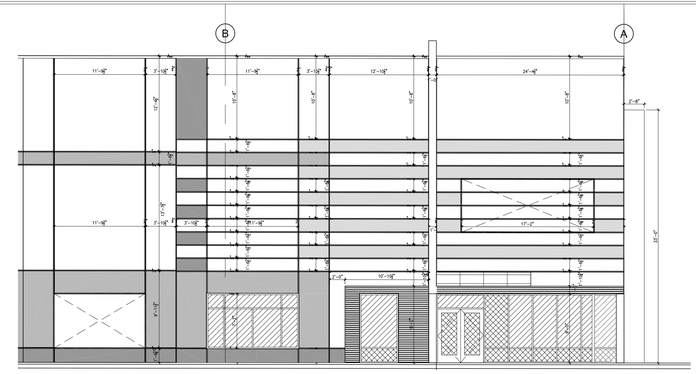
Modification to allow off-site street improvements as required by NCDOT to be approved prior to the issuance of the construction building permit. This would permit the improvements to tie into other improvements that are being required as part of the development of nearby parcels.



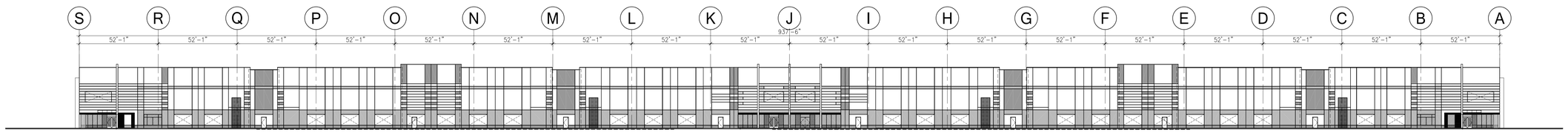
5 PARTIAL FRONT CORNER ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



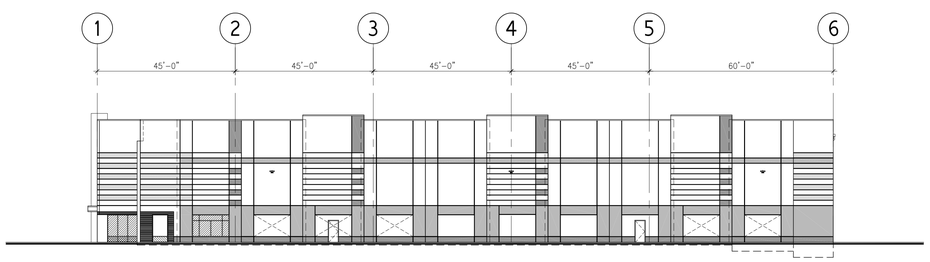
6 PARTIAL CENTER ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



7 PARTIAL FRONT CORNER ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

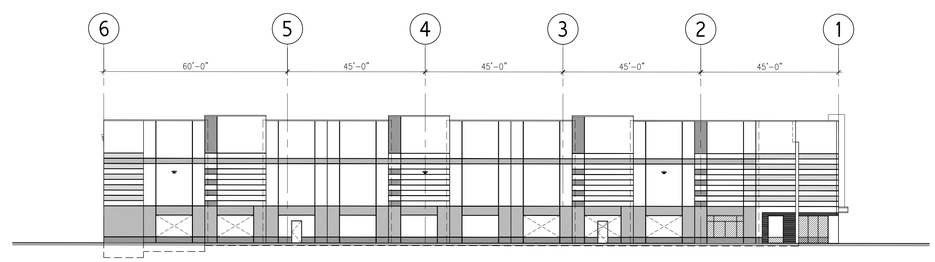


1 FRONT ELEVATION
SCALE: 1" = 30'-0"

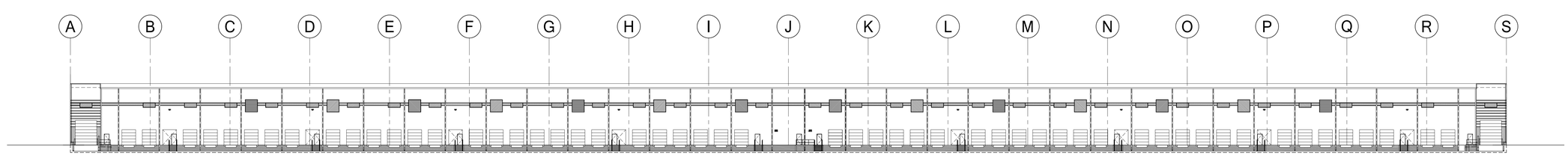


2 SIDE ELEVATION
SCALE: 1" = 20'-0"

ELEVATION MATERIAL KEY	
	1" SOLARBAN 60 - GLAZING - TINT COLOR (TBD)
	1" SOLARBAN 60 - TEMPERED GLAZING - TINT COLOR (TBD)
	ACM METAL PANELS OVER LIGHT GAUGE FRAMING - (ON CANOPIES ONLY) COLOR - MICA ANODIC CLEAR
	EXTERIOR PAINT COLORS - ALL SHERWIN WILLIAMS PAINTS
"A"	BASEWALL - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7666 FLEUR DE SEL
"B"	ACCENT #1 - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7668 MARCH WIND
"C"	ACCENT #2 - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7673 PEWTER CAST
"D"	ACCENT #3 - MEDIUM TEXTURED PAINT COLOR: SHERWIN WILLIAMS SW7674 PEPPERCORN
"E"	FORMLINER CUSTOMROCK PATTERN # 4005



3 SIDE ELEVATION
SCALE: 1" = 20'-0"



4 REAR ELEVATION
SCALE: 1" = 30'-0"

architects
msa
merriman schmitt
architecture · planning
interior design
605 LEXINGTON AVE
SUITE 300
CHARLOTTE, NC 28203
704.377.1177
704.377.3060 (fax)

CLIENT:

TRINITY CAPITAL

SEALS:

09/13/2021

HAMBRIGHT INDUSTRIAL SHELL BUILDING

HAMBRIGHT ROAD

HUNTERSVILLE, NC

DRAWING STATUS:

- NOT FOR CONSTRUCTION
- ISSUED FOR BIDDING
- ISSUED FOR CONSTRUCTION

OWNER / CLIENT SIGNATURE

DATE

REVISIONS

MARK	DATE	DESCRIPTION
1	TBD	ISSUED FOR CONSTRUCTION

MINIMUM 88 FT. CLEAR HEIGHT UNDER STRUCTURE, TYPICAL.

PROJECT NUMBER: C21098

PERMIT TRACKING: ENTER NUMBER

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201

©2021 MERRIMAN SCHMITT ARCHITECTS, INC.

Hambright Industrial
10695 Hambright Road, Huntersville, NC
Parcel: 01740104

Who to Notify (per §11.4.3 d):

1. Owner;
2. Owner of each abutting property;
3. Owner of each property within 250 feet of the petitioned property;
4. Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property;
5. Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of way boundary opposite the petitioned property;
6. Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2000 feet of any portion of the rezoning site. If fewer than two registered associations are identified within 2000 feet of any portion of the rezoning site, it is the responsibility of the petitioner to identify and include unregistered associations or associations beyond 2000 feet of the site, such that no fewer than two neighborhood, property owner, or homeowner associations are notified of the community meeting;
7. Senior Planner, Mayor, Board of Commissioners, Planning Board Members, Town Manager, Town Clerk, Project Manager.

Town Official Name and Address	**Email**
Jack Simoneau, Planning Director Town of Huntersville 105 Gilead Road, Third Floor Huntersville, NC 28070	jsimoneau@huntersville.org
Brian Richards Town of Huntersville 105 Gilead Road, Third Floor Huntersville, NC 28070	brichards@huntersville.org
John Aneralla, Mayor of Huntersville 15705 Framingham Lane Huntersville, NC 28078	janeralla@huntersville.org
Melinda Bales, Commissioner 15426 Ranson Road Huntersville, NC 28078	mbales@huntersville.org
Dan Boone, Commissioner 317 Southland Road Huntersville, NC 28078	dboone@huntersville.org
Lance Munger, Commissioner 11708 Warfield Avenue Huntersville, NC 28078	lmunger@huntersville.org
Brian Hines 15925 Bayshore Drive	bhines@huntersville.org

Huntersville, NC 28078	
Stacy Phillips, Commissioner Town of Huntersville P.O. Box 664 Huntersville, NC 28078	sphillips@huntersville.org
Nick Walsh 10320 Drake Hill Drive Huntersville, NC 28078	nwalsh@huntersville.org
Anthony Roberts, Town Manager Town of Huntersville P.O. Box 664, Huntersville, NC 28070	aroberts@huntersville.org
Jackie Huffman, Assistant Town Manager P.O. Box 664, Huntersville, NC 28070	jhuffman@huntersville.org
Janet Pierson, Town Clerk P.O. Box 664, Huntersville, NC 28070	jpierson@huntersville.org
Planning Board Members	
Jennifer Davis, Vice -Chairman 7530 McIlwaine Road Huntersville, NC 28078	jenniferdavis078@gmail.com
Stephen Swanick, Chairman 203 Mt. Holly-Huntersville Rd. Huntersville, NC 28078	stephen.swanick@gmail.com
Derek Partee P.O. Box 664 Huntersville, NC 28070	dpartee755@gmail.com
Catherine Graffy 15120 Pavilion Loop Drive Huntersville, NC 28078	cgraffy@outlook.com
Frank Gammon 8012 Deerland Ct Huntersville, NC 28078	gammonf@roadrunner.com
Scott Hensley 15133 Ewart Road Huntersville, NC 28078	hensleyscott1@gmail.com
Greg Baber 12601 Cliffcreek Drive Huntersville, NC 28078	bogeybaber@gmail.com
Jeff Sny 13945 Old Vermillion Drive Huntersville, NC 28078	jeffrey.sny@gmail.com

#	Owners Names	Mailing Address	Parcel ID
1	Richard D Hofler and Alicia S Hofler	136 Twin Lake Circle Newport News, VA 23608	01703207
2	Tammy Birmingham	1093 Readsboro Drive Mount Ulla, NC 28125	01703209
3	Richard D Hofler and Alicia S Hofler	136 Twin Lake Circle Newport News, VA 23608	01703210
4	Karen Denise Lewis Brenda Ellen Moore Elaine Renee Bowers Susan Annette Moretz	627 Pinnacle Drive Iron Station, NC 28080	01703206
5	ADE 883 LLC	3715 Northside PKWY Atlanta , GA 30327	01740103
6	Burkert Systemhaus, LLC	11425 Mount Holly- Huntersville Rd Huntersville, NC 28078	01740105
7	Clutch Investments of North Carolina	15316 Resse Blvd West B-15 Huntersville, NC 28078	01721106
8	Piraino Investments LLC	5137 South Parview Drive Charlotte, NC 28226	01721105
9	United Oil of the Carolinas, INC	PO Box 68 Gastonia, NC 28053	01704212

	Nearby HOA:		
1	StoneyBrook Station Homeowners Association	1515 Mockingbird Lane Charlotte, NC 28209	
2	Plum Creek Property Owners Association INC	PO Box 87 Huntersville, NC 28078	

TCA- Hambright Industrial Community Meeting Minutes

Applicant: Trinity Capital Advisors

September 8, 2021

The community meeting for TCA-Hambright Industrial project was held on September 8, 2021, at 6:30 PM via Zoom.

The attached PowerPoint was shared by the Applicant.

Community meeting attendees: Diann Norwood, Richard Hofler, Commissioner Boone, and Jack Simoneau

Attendees for Applicant: Sherrie Chaffin, Chris Fleck and Cindy Reid

Summary of community comments, questions, and answers:

1. Mr. Hofler, who lives in Louisiana and owns property in the vicinity, asked about the truck traffic and whether truck traffic will be limited to Hambright Road. Ms. Chaffin explained that the distribution warehouses built by the applicant in many other locations, like the warehouse shown on the site plan, do not have excessive traffic with trucks. This is not like an Amazon facility. It is a low traffic generator, so low that a TIA was not required by the NCDOT or the Town. The truck traffic will mostly come from Mt. Holly Huntersville Road. Distribution is typically not a 24/7 operation, but hours can't be limited because distribution hours vary.

2. Mr. Hofler also asked about a single-family home that he thought was adjacent to this project. Mr. Simoneau explained that the home is not adjacent to this parcel but is adjacent to another industrial project- R-21-10. The house is actually on the West side of the adjacent 15 acre parcel beside the subject property.

3. Ms. Norwood, who represents Burkert Systems, an adjacent property, asked about water run-off. The project engineer explained that the storm water control system has to be designed to county and town standards. Mr. Simoneau pointed out that there will be strict controls in place to collect water runoff from the site.

4. Ms. Norwood also asked how the right turn lane on Hambright will affect the Burkert property. She wanted to know if an easement would be required from

Burkert. Engineer noted that an easement should not be required because widening should take place in the ROW.

5. Mr. Simoneau said that a text amendment which is has been filed along with the rezoning will allow modification to a perennial stream buffer, but that mitigation is required as set forth in the planning ordinance.

Respectfully submitted,

Cindy Reid

Town of Huntersville
Planning Board
September 28, 2021

To: Town Board

From: Tracy Barron, Exec Asst

Date: September 28, 2021

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

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

Rules of Procedure

Huntersville Planning Board

Huntersville Planning Board

1) Regular Meetings

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

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

2) Special Meetings

TUpon compliance with the notice provisions of the open meetings law, the Chairman, or, in the absence of the Chairman, the Vice Chairman, or four or more members of the Planning Board may call a special meeting. The Board shall follow all of the North Carolina Open Meetings law, including, but not limited to, providing by causing a a written notice stating the business to be transacted and the time and place of such meeting, and signed by the person or persons calling the same, to be delivered by mail, email, in hand to each member or to be left at his usual dwelling or place of business at least 4824 hours before the time of such meeting. Only the business stated in the written notice may be transacted at the special meeting so called.

3) Electronic Meetings

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

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

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

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

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

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

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

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

~~3)~~4) Organizational Meeting

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

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

~~4)~~5) Agenda: Procedures

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

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

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

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

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

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

5)6) Addressing the Planning Board

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

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

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

~~6)~~7) Office of the Chairman

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

i) To rule motions in or out of order, including any motion patently offered for obstruction or dilatory purposes;

ii) To determine whether a speaker has gone beyond reasonable standards of courtesy in his remarks and to entertain and rule on objections from other members on this ground;

iii) To entertain and answer questions of parliamentary law or procedure;

iv) To call a brief recess at any time;

v) To adjourn in an emergency, and

vi) To appoint, as needed, special committees from among the members.

~~7)~~8) Office of Vice Chairman

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

~~8)~~9) Quorum

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

~~9)~~10) Attendance

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

11) Conduct of Meetings

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

i) Any member of the public who has signed up to speak during the Public Comment period shall speak in accordance with the Public Comment Policy.

ii) Planning Staff shall present the Staff report for the case and enter the Staff report into the record.

iii) The Applicant shall present their case.

iv) Board Members may ask questions of staff or the Applicant at any time.

v) The Board may make a motion.

vi) The Board shall discuss and debate the motion on the floor.

vii) The Board shall render its decision.

viii) Items ii) through vii) above are repeated for each case before the Board.

~~10)~~12) Action by the Planning Board

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

~~11)~~13) One Motion at a Time

A member may make only one motion at a time.

~~12)~~14) Substantive Motion

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

~~13)~~15) Adoption by Majority Vote

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

~~14)~~16) Debate

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

i) The introducer (the member who makes the motion) is entitled to speak first, and

ii) A member who has not spoken on the issue shall be recognized before someone who has already spoken.

~~15)~~17) Procedural Motions

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

I. To adjourn.

ii) The motion may be made only at the conclusion of action on a pending matter; it may not interrupt deliberation of a pending matter.

iii) To take a recess.

iv) To suspend the rules.

v) The motion requires a vote equal to the number required for a quorum.

vi) To divide a complex motion and consider it by paragraph.

vii) To defer consideration.

viii) A substantive motion whose consideration has been deferred expires one hundred (100) days thereafter unless a motion to revive consideration is adopted.

ix) Call of the previous question.

x) The motion is not in order until all members who have indicated a desire to be recognized have had an opportunity to speak once.

xi) To postpone to a certain time or day.

xii) To refer to a committee.

xiii) Sixty (60) days after a motion has been referred to a committee, the introducer may compel consideration of the measure by the entire Board, whether or not the committee has reported to matter to the Planning Board.

xiv) To amend.

xv) An amendment to a motion must be pertinent to the subject matter of the motion, but it may achieve the opposite of the intent of the motion. The amending of a motion is effective only with the consent of the maker and seconder of the original motion. A motion may be amended, and that amendment may be amended, but no further amendments may be made.

xvi) To revive consideration.

xvii) The motion is in order any time within one hundred (100) days after the day of a vote to defer consideration. A substantive motion on which consideration has been deferred expires one hundred (100) days after the deferral unless a motion to revive consideration is adopted.

xviii) To reconsider.

xix) The motion must be made by a member who voted with the prevailing side, and only at the meeting during which the original vote was taken. The motion cannot interrupt deliberation on a pending matter but is in order at any time before actual adjournment.

xx) To rescind or repeal.

xxi) To ratify

xxii) To prevent reconsideration for three (3) months.

xxiii) The motion shall be in order immediately following the defeat of a substantive motion and at no other time. To be adopted, the motion requires a vote equal to the number required for a quorum; it is valid for three (3) months.

xxiv) To substitute.

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

~~16)~~18) Renewal of Motion

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

~~17)~~19) Withdrawal of Motion

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

~~18)~~20) Duty to Vote

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

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

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

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

~~20)~~22) Amendment

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

~~21)~~23) Minutes

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

24) Standards for Granting a Variance

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

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

2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

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

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

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

~~22)~~25) Committees of the Planning Board

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

i) A quorum shall be required consisting of a majority of the members of the committee.

ii) The chairman of the committee shall have a vote on all matters coming before the committee.

iii) Minutes of committee meetings shall be kept and open to the inspection of the public. The results of each vote shall be recorded in the minutes.

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

_____
Stephen Swanick~~Bruce Andersen~~, Chairman

ATTEST:

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