



AGENDA
Regular Planning Board Meeting
October 26, 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 September 28, 2021 Minutes of the Meeting. ()
 - 2.B. Consider approval of the October 14, 2021 Special 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. Consider a recommendation on Petition #SUP21-04, a request by Karla Knotts on behalf of Knotts Development Resources of Parcel ID #'s 01517101 and 01517102, to remove a Special Use Permit to allow a Banquet Facility(Nathan Farber) (*Nathan Farber*)
 - 4.B. Consider a recommendation on Petition #SUP21-03, a request by Art Van Wingerden on behalf of Metrolina Greenhouses, Inc. for a Special Use Permit for a dormitory for Bona Fide Farm for 14846, 14568, and 14654 Huntersville-Concord Road (Tax parcel #'s 02122102, 02122108, 02122105, and 02122104). (*Lauren Speight*)
 - 4.C. Consider a recommendation on Petition #TA21-08, a request by the Town of Huntersville Planning Department to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality,

Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance. (*Lauren Speight*)

- 4.D. Consider a recommendation on Petition #TA21-12, a request by the Huntersville Engineering Department to amend Article 14 of the Huntersville Zoning Ordinance regarding traffic impact analysis. ()

5. Other Business

6. Adjourn



**Minutes of the Meeting
Regular Planning Board Meeting
September 28, 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 August 24, 2021, regular meeting minutes.

F. Gammon made a Motion to Approve the August 24, 2021, minutes. J. Davis 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*

- Greg and Danna Whitman, 14730 Black Farms Road – written comment attached as Exhibit A.
- Adam Worland 15340 Black Farms Rd – written comment attached as Exhibit B.
- Dr. Michael Thomann 15035 Black Farms Rd – written comment attached as Exhibit C

4. Action Agenda

J. Sny made a Motion to Amend the agenda from “Conduct a public hearing” for R21-11 to “Consider a recommendation.” S. Hensley seconded the motion. The motion passed unanimously (9-0).

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

L. Speight, Planner II 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 current ordinance, Article 4 which outlines the currently permitted uses for metal panels and the zoning it is permitted within.

C. Boyd made a Motion to Approve TA 21-07, 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, 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. D. Partee seconded the motion.

C. Boyd commented that the examples provided look sharp and he is glad the developers are selecting something that looks so nice.

D. Partee commented that he agrees that it looks good and that developers should have good flexibility to make Huntersville beautiful.

C. Graffy commented that she believes the use of this material up to 30% which will ensure that this material is used in a decorative fashion or as a design enhancement which will contribute to the overall positive appearance of some of the properties.

The motion passed unanimously (9-0).

4.B. Birkdale Village Subdivision Revision

B. Richards, Assistant Planning Director 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 proposed revisions to the existing site which focuses primarily on the center portion near the existing fountain. The proposed revisions include three small jewel box buildings, adding some smaller retail buildings near the movie theater, reconstructing the fountain and abandoning some of the right-of-way Lindholm Drive.

Staff shared that the tree save that applies to this development is the 2001 Zoning Ordinance. The applicant is proposing removing 32 trees and planting 21 new trees. As construction documents are reviewed, there will be a review to see if any additional trees can be saved.

There is a reduction of Urban Open Space, no net change of impervious area, a removal of 78 parking spaces which will continue to exceed the required number of parking spaces and the applicant is proposing the addition of a concierge parking service.

The applicant is requesting a block length modification due to the closure of Birkdale Commons Parkway which is currently 514.79 feet and is proposed to become 575.54 feet. Staff supports the modification as it creates a larger open space which has the potential to be a great centerpiece for residents and the Village.

S. Swanick asked what a jewel box building looks like. Staff responded that they are smaller footprint stores that can allow smaller businesses an opportunity to get started and typically have a second story attraction such as a bar or restaurant.

G. Baber asked if the potential buildings on the northeast side could potentially be used for. Staff responded that the applicant has stated they may be a good fit for a bubble tea, seasonal shops, or kiosk type design.

S. Hensley asked what the traffic flow will be with the proposed right of way abandonment and if the intersection of Birkdale Commons Parkway and Townley Road is four-way stop. Staff confirmed that traffic studies are still being finalized but staff is comfortable if it results in a U-turn at Townley Road which is a four-way stop now.

F. Gammon made a Motion to Approve Birkdale Village Subdivision sketch plan revision as the

Planning Board finds the application is complete. The Birkdale Village Subdivision sketch plan revision is consistent with adopted public plans and policies and complies with all applicable requirements of the Zoning Ordinance and the Huntersville 2040 Community Plan as stated within the findings of facts in parts 2-4 of the staff report. The proposed Birkdale Village Subdivision sketch plan revision lies completely within the Huntersville 2040 Plan Town Core future land use character area and is supported by policies LU 5.1, LU 6.2, LU 8.1 AND EV-2.1. Based upon these findings the Planning Board recommends approval of the Birkdale Village Subdivision sketch plan revision. The Planning Board also recommends approval of the requested block length modification for Birkdale Commons Parkway not to exceed 575.54 linear feet. The recommendation is contingent upon approval of the block length modification approval by the Town Board and all remaining redline comments are satisfactorily addressed with the staff. J. Davis seconded the motion.

F. Gammon commented that he feels confident Birkdale will be committed to the trees because he knows that they will want that atmosphere.

J. Davis commented that she is in support of adding more economic development to Huntersville.

The motion passed unanimously (9-0).

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)

D. Peete, 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 proposed 303 apartments, 65 attached units, 77 detached units and 42,500 square feet of commercial. The proposed density is 5.3 units/acre for this project and 3.96 units/acre for the project in its entirety. The site overlays an activity center and a rural conservation area.

The TIA report has been accepted which outline some left-turn lanes on Davidson-Concord Road, 100 feet of storage heading eastbound in a right-turn lane on NC73. Westbound left turn lane on NC73 with storage, northbound Prosperity Church Road exclusive left-turn lane with storage and exclusive right turn lane with storage and an eastbound left-turn lane on NC73 with storage. NCDOT commented that they are looking for an additional southbound lane on Prosperity Church Road which could have an impact on either this site plan or the previously approved site plan.

The CMS school report reflects the impact the development would have on the local schools. The applicants have proposed the apartments being over 200 feet from the property line with at least 50 feet of undisturbed buffer and a future greenway with a connection to the apartments that the applicant will build being the only disturbed area within those 200 feet. The buffers meet the ordinance requirements. The TND-U design compliance of walkable pedestrian scale blocks, including the perimeter, was a concern that has been addressed by the augmented pedestrian path. The perimeter of the two of the blocks exceeds the recommended 1,350 feet but is in keeping with the spirit of the ordinance and staff is comfortable recommending approval of this.

Samples of commercial building elevations have been provided based on surrounding architecture demonstrating the heights and materials being proposed. Apartments and Townhome elevations have not been provided and staff would like to review these.

The alternative frontage has been addressed with the addition of the greenway. Parking lot screening is in compliance and all issues have been addressed. Residential pedestrian circulation has been addressed as noted above in the TND-U design compliance. The commercial area pedestrian circulation has not been provided and staff would like to review these.

On-street parking for apartments and townhomes have been added however the on-street parking for all lots under 50' in width have not yet been incorporated into the design. This is something staff would like to see incorporated into the plan.

The applicant is asking for a cell tower setback for the 94' tall cell tower and it is staff's recommendation to approve this request. The stub to the north will need to be finalized when the setback determination is finalized.

There was a recommendation that the proposed stormwater feature provide maintenance access and landscape/screening which the applicant has confirmed will be implemented. Additionally, there was a recommendation that the previously approved residential section have a connection to the new residential section by footpath. The applicants have stated that they will look at the feasibility of incorporating this.

G. Baber asked for a review of how this proposed project fits with the Future Land Use map of the Huntersville 2040 Plan. Staff confirmed that it overlays the activity center identified and the rural conservation zoning.

C. Boyd asked where the Prosperity Church Road extension would continue south through this proposed development. Staff confirmed that the applicant's proposed alignment is in keeping with CRTPO proposed alignment and to be environmentally friendly to the creek crossing.

S. Hensley asked what the permitted density is within the rural conservation area. Staff confirmed that rural conservation is consistent with rural zoning which is .9 units/acre.

J. Sny asked how the Prosperity Church Road extension would affect Ramah Church Road. Staff confirmed that it is proposed to connect north of the Ramah Church then go east of homes along Ramah Church and reconnect at Hiawasse.

F. Gammon asked if there was a schedule with the proposed Prosperity Church Road expansion and if this would intersect Black Farms Road. Staff confirmed that there is not a schedule and it will not intersect Black Farms Road.

J. Davis asked for confirmation that the proposed development is extending further than the proposed node and if we have a small area plan established and researched for this area and expressed concern regarding the density of the townhomes that abut the very large rural lots. Staff confirmed that there is not a small area plan, there was a study done quite some time ago and as a reminder the node or activity center drawing here is not to scale or parcel specific it is merely a visual rendition. There are portions of the vested project and the current project that you could say are beyond the activity center area and the proposed density within those areas most closely approximating the rural density.

D. Partee asked staff if the rumors related to Charlotte Water's willingness to serve letters for areas east of Highway 77 are delayed until possibly 2027 due to an inability to handle the sewage coming out of that area, and if not 2027 will development be held up that should be considered by the Planning Board and staff until there is a definitive answer. Staff responded that there is an issue with Charlotte Water but there has been no comment about 2027, only related to the calculations and how many gallons per household. It is staffs understanding that there will be a solution in the near future and staff is comfortable with presenting this plan which is in keeping with the proposed activity center. The development community is also aware of the adjustments Charlotte Water is considering and they are making their own adjustments as needed.

J. Sny asked for confirmation that Black Farms Road is an NCDOT road and how the TIA addressed traffic on Black Farms Road. Staff confirmed that it is an NCDOT road and Black Farms Road is not addressed on the TIA.

Stephen Vinson, Magnolia Development Company 4200 Lambeth Drive Raleigh NC 27609 reviewed the time invested in the project and that they view the proposed project as a natural extension of the approved project.

Brian Jenest from Cole, Jenest & Stone 200 S Tryon Street Charlotte NC reviewed that the goal is in keeping with the activity center to create a vibrant, pedestrian-accessible mixed-use area with restaurants, small businesses and housing.

Sean Paone, Cole, Jenest & Stone 200 S Tryon Street Charlotte NC reviewed the North Creek Village Master Plan, Phases 1 and 2. He then reviewed that the pedestrian paths through the commercial area are proposed and outlined where they would be located. The buffers for all residential areas are a minimum of 20 feet with the buffers around the townhomes proposed at 50 feet including supplemental landscaping and a tree save minimum of 30% being met. The concerns regarding the tightness of the turn in the 60-foot width lot area have been addressed and the applicant has committed to designing it for a 20 mph speed limit with some traffic calming measures. Conceptual art illustrations and examples of proposed multi-purpose path, pocket park and pedestrian connectivity designs were all shared. A cross-section image was shared to show the proximity of the proposed multi-family structure to the nearest existing structure which is a barn 570 feet away and to the nearest residential home is 950 feet away.

S. Irvin, Irvin Law Group, 19726 Zion Avenue Cornelius NC identified that there will be two greenway paths, one adjacent to the multi-family homes and a second further within the undisturbed buffer. The goal of the TND zoning is to have a very walkable, pedestrian friendly community. The pedestrian connections, greenways and the buffers make a very unique and compatible design for this zoning. The proposed project honors the density transition with a density of 1.5 on the southern end.

S. Hensley asked if the greenways will be constructed at time of development and not just reserved, what the size of the buffer is at Black Farms Road and if it is undisturbed or will be landscaped. The applicant confirmed the greenway will be built at the time of development, the proposed buffer at Black Farms Road is 80 feet and there are existing trees and the access to the existing cell tower which will be realigned to the new public streets.

J. Davis asked if the tree save counts include the trees in the dedicated right of way for the future thoroughfare and if the Planning Board should take that into consideration. The applicant

commented that the trees within that right-of-way are not being counted towards the minimum 30% tree save for the project. It is just being dedicated and maintained until the road is extended.

F. Gammon asked if the greenways would be natural surface or paved. The applicant responded that they will be paved.

S. Swanick referred to the Huntersville 2040 Plan definition of an Activity Center and highlighted that the target of non-residential was 40,000 square feet. He then asked for confirmation that there is already 181,000 square feet vested and this proposal includes another 42,000 square feet which is six times the intended size. Staff confirmed that is correct and the existing center is vested which was known going into the Huntersville 2040 Plan and the proposed size limits were intended for projects going forward.

J. Sny made a Motion to Deny R 21-06 North Creek Village Mixed-Use to amend the zoning from Rural to Highway Commercial (Conditional District) and Traditional Neighborhood Development – Urban based on the amendment being inconsistent with policy LU-11 and EOS-6 of the Huntersville 2040 Community Plan. It is not reasonable nor is it in the public interest to amend the zoning parcel. It does not protect and enhance the unique character, nor does it preserve the rural elements specifically of Black Farms Road and Ramah Church Road. These two roads have specifically been identified in the 2040 Community Plan as scenic resources and they should have corridors designed specifically that preserve the scenic beauty. J. Davis seconded the motion.

J. Sny commented that Black Farms Road being a designated scenic corridor and the effect on Ramah Church Road because this development butts up against residential that runs along that road, when you look at then connecting that to almost 240,000 square feet of commercial and the density transition along Ramah Church Road of an existing .1 units/acre transitioning to the proposed 1.15 units/acre or an existing .17 units/acre transitioning to the proposed 2.77 units/acre, and the portion adjacent to Black Farms Road existing at 2.69 units/acre which is adjacent to Black Farm itself which is 23 acres. He then stated that while he can see that these are transitions but they do not appear to him to be steps but rather cliffs.

J. Davis commented that she agrees with J. Sny's comments, and she appreciates the proposed architectural designs, elevations and mixed use which is what we are looking for in nodes. However, the stepping down is a key element in an area like this and it does not seem to be happening enough. She would also like to see more study done on this area to review traffic, school concerns and what this area should look like.

S. Swanick commented that he will also support denial with his greatest concern being the apartment complex. The existing vested node is going to happen but this level of development adjacent to rural appears to be the opposite of the intent of our zoning ordinance. He echoes the comments of J. Sny and J. Davis as well.

G. Baber commented that he understands the value of development supporting future development with the vested project, but he agreed with J. Davis that without an official small area plan getting behind this much development within our rural zoning is difficult to support. He then stated that approving this project would make it that much easier for another development to want to piggyback alongside this one and that appears to negate a future land use area goal of keeping a rural zone.

S. Hensley commented that as the ETJ member he is often focused on preserving the rural

character of Huntersville and on this project, he identifies with the Huntersville 2040 Plan calling out this area to be an Activity Center and as staff stated those are not absolute drawings. He stated that in his opinion the applicant has done a good job with a challenging piece of property and the proposed uses have good design that should be considered, this is not just an apartment building in the rural zone it is designed to be a significant distance from the adjoining property owners. If there is one point, he does not care for it is the connectivity to Black Farms Road which he is not a fan of, but which Huntersville ordinances encourage. He values Black Farms Road remaining rural and keeping its character and wonders if there is a compromise that there is at least an 80-foot buffer and you will not see multi-family there. In his opinion the applicant has done a nice job trying to get as close as they can to applying the ordinances and making this development work.

F. Gammon asked if there is any conservancy land adjacent to this land. Staff commented that to their knowledge there is not. He expressed that he agrees with S. Hensley and while he has concerns it is mainly the long list of items that still need to be accomplished and not the project itself. In the future he proposes that this will be a major intersection and serve the residents by providing them with what they need which was a design in the Huntersville 2040 Plan for this purpose. The goal is to protect a lot of the rural land but there will still be a need for the people to go somewhere. There is a concern about the applicants being good neighbors to the existing rural neighbors and conservation area.

C. Graffy commented that she is agreement of denial particularly due to the townhomes that do not appear to offer the transition that we are looking for between the development and the extremely rural area adjacent to this. During the 2040 Plan discussions the Activity Centers were described as identifying the general area and not the boundaries; however, this plan seems to pretty much ignore the Black Farm Road and Ramah Church Road rural designations which are very strongly worded in the 2040 Plan. Finally, she commented that it is not lost on her that the attention is highly focused on the greenway and adding back in Urban Open Space when what exists is open space, rural, cattle and horses along two rural roads that we are trying to protect.

C. Boyd asked staff if this is what was envisioned when this area was designated as an Activity Center because what is being proposed seems above and beyond an Activity Center and more like a Mixed-Use Center such as the next Birkdale. Staff responded that we see this as in keeping with the proposed use for this area, the two huge thoroughfares and the development approved over a decade ago. Additionally, the proposed development does begin the transition which will set the tone for possible future adjacent development that is already beginning to be discussed. C. Boyd followed up with two concerns, the precedent to do multiple projects because they are adjacent and the precedent for every Activity Center in Huntersville to match the size of this project.

The motion passed (7-2) with S. Hensley and F. Gammon opposed.

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)

J. Simoneau, Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit G and incorporated herein by reference. Staff reviewed the adjacent industrial uses and the Employment Center designation for this area. The proposal is to rezone this to the original Corporate Business with a Conditional District for warehouse and office use

just under 225,000 square feet. Text amendment TA21-10 allows for the buffer change that was requested so there is no modification needed for that.

Text amendment TA21-13 and mitigation approval will need to be approved to impact the SWIM buffer as proposed and mitigation will have to be discussed at the Planning Board meeting related to that item. This will affect only streams in PA2 watershed, the area furthest away from Mountain Island Lake and only draining under 50 acres so only near the end of the streams. Mecklenburg County water quality has reviewed the proposed text amendment and they are in support of it.

S. Swanick asked what happened with the previously approved plan and how will the parking facing the street will work out. Staff explained that the market simply did not support the previous plan and that the new text amendment allows the 80-foot buffer to be reduced to 40-feet but it will still be heavily landscaped and beyond that the building will face the street and parking is allowed.

F. Gammon made a Motion to Approve the rezoning petition R 21-11. The amendment is consistent with Article 11.4.7(d) of the Huntersville Zoning Ordinance, and as such is consistent with Huntersville 2040 Community Plan polices LU 1.1, LU 5.1, LU 7.1, and EV 1.2. Further, the amendment is consistent with Article 11.4.7(e) of the Huntersville Zoning Ordinance in that the property is located within a designated Employment Center, and the proposed rezoning is consistent with the overall character of development in the immediate vicinity. In fact, prior to being rezoned to Special Purpose-CD the property had previously been zoned Corporate Business-CD. 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. In addition, the proposed development will expand the Huntersville economic base. This recommendation for approval is contingent upon: 1) Approval of "TA 21-13, Mountain Island Lake Buffer." 2) A Text Amendment which would allow impact of SWIM buffers within the Mountain Island Lake Protected Area 2 Overlay Zone, with required buffer mitigation being met. 3) Approval of Storm Water Drainage Systems Concept Plan. 4) Receipt of Charlotte Water Willingness to serve letter. 5) All outstanding redline comments are satisfactorily addressed with the staff. S. Hensley seconded the motion. The motion passed unanimously (9-0).

5. Other Business

5.A. Consider adopting the revised Rules of Procedure

J. Sny asked if Section 5, Item 3 is worded correctly and would already be on the agenda. J. Glass, Staff Attorney confirmed that the wording assumes that the item is not on the agenda and would need to be added.

S. Swanick made a Motion to Adopt the updated Rules of Procedure that have been workshopped and reviewed for the past few months. C. Graffy seconded the motion.

G. Baber asked if Section 5, Item 3 referring to 'all members' refers to a majority or literally all members. J. Glass responded that it does refer to a unanimous decision given that it is not on the agenda. S. Swanick commented that the cohesion of the Board would be expressed through unanimous decision and it could sway a Board from trying to add things at the last minute through majority.

The motion passed unanimously (9-0).

6. Adjourn

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

Exhibit A: Greg and Danna Whitman, 14730 Black Farms Road

September 28, 2021

Mr. Peete,

We are Greg and Danna Whitman we currently reside on 14730 Black Farms Road in Huntersville, NC and have for the past 27 years. We are writing to express our concern and ask for reconsideration of planned future growth with Magnolia Developers. We have seen so much growth in Huntersville in the past 27 years and the one thing we can all agree on is that the growth has come, and the infrastructure has not. Seems like Town has been more concerned with green spaces in parking lots, walkways and sidewalks that go nowhere. What no one seems to have is enough vision to address is school capacity and the traffic that comes with growth. New families come to Huntersville looking for what brought us to the area only to be frustrated with over crowded schools and to sit in endless traffic just trying to run to grocery store.

Black Farms road is a rural curvy road with no shoulders and blind spots for residents just trying to exit their driveways. Bikes ride this road frequently which increase the hazards of this road. This shopping and housing development having a plan for an entrance/exit on to Black Farms Road is a total nightmare. Black Farms exit onto Sam Furr Road is a right turn only and rightly so since this is major highway where traffic is traveling at 55 to 60 mph. It became one way after the tragic deaths of teenagers that pulled out in front of oncoming traffic. Black Farms also exits on the other end to McCord Road. So, traffic exiting from the development is either going right to only have to turn right on Sam Furr Rd or turn left and travel to McCord Road which will give access to Huntersville, which we all realize is the purpose of the exit. Thus, increasing the traffic on this curvy, rural country road with blind spots and bicycles.

We are asking that you please deny this zoning proposal for shopping and new residences for Magnolia Development with entrance/exit onto Black Farms Rd and study where all this incoming traffic will go, and the incoming kids have a seat in a school.

We appreciate your time and consideration,

Greg and Danna Whitman
14730 Black Farms Rd
Huntersville, NC 28078

Exhibit B: Adam Worland 15340 Black Farms Rd

David,

I live at 15340 Black Farms Rd. and I would like to provide feedback for planning consideration of the North Creek Village and phase 3 which includes a road attached to Black Farms Rd. and proposed houses. I have lived at this address for 3 years now and often when I tell locals i live on BF Rd., their response is, 'that's my favorite road in huntersville'. I am not against development but i think the houses and road (see attached circled area) are not good for Huntersville, the residents of Black Farms or the developers of North Creek Village.



There is no other 'strip of houses' street coming off of BF Rd. This would be uncharacteristic for the road and in general poor taste as most of the road is pasture / wooded area or large lot homes. Most recent developments or new houses are in 'cluster' i.e Blackwood Knoll or otherwise large property estate homes. Squeezing in homes where they could possibly fit would break up the character of the road.

The street has a bucolic character much like the Macaulay Rd. in Huntersville which is preserved. The Black family will celebrate their 200th year of the family farming and will be recognized by the state. Black Farms is frequented by cyclists and those out for a motorcycle or Sunday drive. Opening up a road would greatly increase traffic and turn the country setting into a commercial city street feel.

Being a suburb, we don't have established neighborhood streets like Queens Rd., in Charlotte. But we do have a few roads like Black Farms that offer a charming tour of our city and I think we would be wise to try to preserve its unique character.

Thank you for your time and consideration.

Adam Worland
15340 Black Farms Rd.
Huntersville, NC 28078
704 787-5487

David,

My last thoughts as this Phase 3 goes to planning tonight: I don't think the density of houses in the phase 3 proposed plan that align the street proposed to connect to Black Farms Rd. is uncharacteristic of the road. Huntersville is a suburb but we have the lake, and Davidson college etc. that make us different from suburbs like Mint Hill or Pineville. We are more than just a bedroom community outside of Charlotte. I think we should challenge ourselves to make aesthetically pleasing development planning as our town deserves it!.....

Thank you,

Adam Worland
704 7687-5487



Minutes of the Meeting
Regular Planning Board Meeting
October 14, 2021 - 6:30 PM
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2. Approval of 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. Consider recommendation on Petition #TA21-13, a request by Trinity Capital Advisors to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer in the Mountain Island Lake Overlay zone through a conditional rezoning process in the Corporate Business zoning district. *(Jack Simoneau)*

J. Simoneau, Planning Director 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 text amendment and presented the map overview of areas that could potentially be affected by this proposed amendment. Due to the existing watershed protection measures and limited impact, the state has tentatively approved this adjustment and a final approval will need to be granted before this can take effect. The nine mitigation options were reviewed that Mecklenburg County Land Development agencies permit the applicant to select from and will have to approve in conjunction with any requests associated with this text amendment. Staff supports the proposed amendment.

J. Davis asked if the applicant has selected which mitigation option they will select. Cindy Reid, Irvin Law Group 19726 Zion Ave, Cornelius, NC 28031 stated that in their submission they selected the Structural BMPs, and discussion continues with Mike MacIntyre, Town of

Huntersville Stormwater Engineer to determine feasibility before it will be reviewed by Mecklenburg County Land Use Environmental Services.

F. Gammon asked why this amendment is limited to the Corporate Business Conditional District and if additional text amendments will be required in the future for additional zoning use, if this accommodation has been requested in any other zones and if the intent of this amendment could be accomplished through a variance with the Board of Adjustments watershed review board. Staff responded that the I77 Business Partnership Group requested this zoning and staff concurred that it was reasonable because this zoning is what accommodates large footprint industrial buildings which are the type of structure due to their size and nature that would require such accommodations versus the design of the building conforming. Staff confirmed that there have not been any requests for this accommodation in other zoning and a variance could be requested however, staff believes an amendment makes more sense than a variance request.

S. Hensley asked if there was further discussion on Staff's part regarding potential other zones that would benefit from this adjustment. Staff responded that Corporate Business at this time has been identified as the zone that would benefit from this amendment, and it is entirely possible that additional zones in the future could potentially benefit, but no specific need has been identified at this time to warrant including the additional zones.

S. Hensley made a Motion to Approve TA21-13 based on the amendment being consistent with LU 8, EV1 and EOS1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the zoning ordinance because it will allow more flexibility for large scale developments while still allowing the town to protect the environment, streams and our drinking water through existing and proven mitigation options. D. Partee seconded the motion.

S. Hensley commented that he is comfortable relying upon the Town, County and State staff to be the experts on this and if they are comfortable with it he understands that the mitigation options will be utilized so this is not a move backwards regarding watershed protection.

D. Partee agreed with S. Hensley and is comfortable with moving forward.

C. Graffy commented that she appreciates knowing Mecklenburg County has reviewed it and approves of the amendment, and that Staff's responses to her questions submitted prior to the meeting was very helpful.

F. Gammon commented that he has nothing against the project, his issue is with the text amendment because he contends that the previous passage of 21-09 and the approval of 21-13 are first steps which have the potential to generate follow up text amendments that would impact numerous properties both within and outside of the protected and critical areas that when all combined would possibly then impact the water quality of Mountain Island Lake. He has noticed other Boards and members have asked the same question if this should apply to other zones and he would contend that there are other developers that are considering how their projects could benefit from this. A process to obtain a variance is already in place with the Huntersville watershed review board and that process may be a little more difficult than passing a text amendment which would then make this by-right but in dealing with the future water quality of our region, the process being more difficult and in the public view instead of by-right and consider why were the protected and critical areas established in the first place.

S. Swanick commented that his understanding of the statement is that the Town Board would

still have to grant approval so this would not become by-right which gives him a comfort level with this amendment.

J. Davis commented that her comfort is that it will make it easier for staff to let economic development be constructed in Huntersville and instead of the applicant having to go through the process of a variance this amendment would simplify the process.

S. Hensley commented that by allowing this the town is getting a much better use and yield on the land with the flexibility. The larger building will generate a greater tax base, more product for economic development and all that was affected was the head of the stream which will be mitigated so he feels comfortable there is no great harm to the environment as there will still be a BMP and all the measures in place. That makes this decision simple for him because this site becomes so much more usable with a minor accommodation and as Huntersville becomes more and more developed, he imagines we will see more and more of these types of decisions due to the constraints of the remaining land.

The motion passed (8-1) with F. Gammon opposed.

5. Other Business

6. Adjourn

J. Sny made a Motion to Adjourn, and C. Boyd seconded the motion. The motion passed unanimously (9-0).

**Town of Huntersville
Planning Board
October 26, 2021**

To: Town Board

From: Nathan Farber, Planner I

Date: October 26, 2021

Subject: SUP21-04

EXPLAIN REQUEST:

ACTION RECOMMENDED:

Consider recommendation for SUP21-04

FINANCIAL IMPLICATIONS:

NA

ATTACHMENTS:

1. SUP21-04 PB Staff Report
2. Attachement A SUP21_04 Application
3. Attachement B Final Signed Special Use Permit Granted - 8 20 18
4. Attachement C Saddle_Creek_Site_Drawings_083118_Feedback

REQUEST:

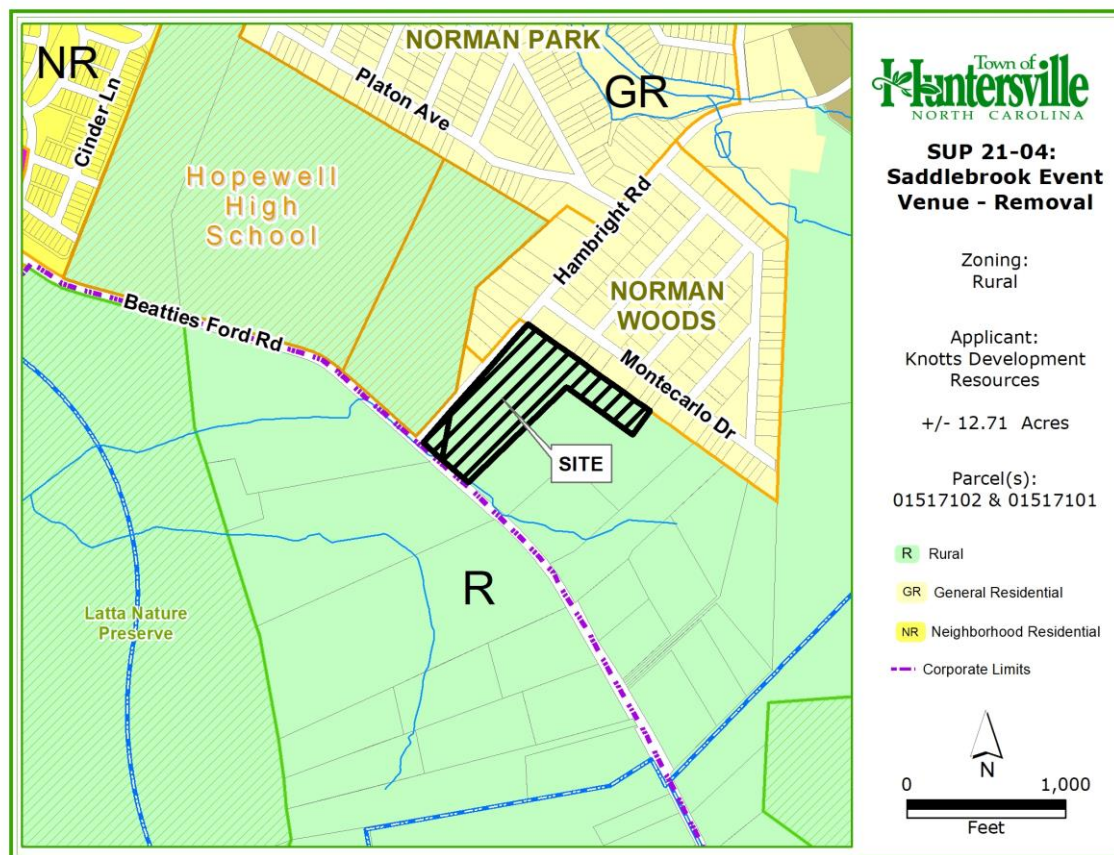
Removal of an approved Special Use Permit for Saddle Creek Banquet Facility – SUP21-04 REMOVAL

PART 1: DESCRIPTION

Petition #SUP21-04 Saddle Creek Banquet Removal is a request by Karla Knotts on behalf of Knotts Development Resources to remove a Banquet Facility Special Use Permit for 7140 Hambright Road and 11332 Beatties Ford Road (Tax parcel #s 01517101 and 01517102).

On August 6, 2018, the Huntersville Town Board approved a Special Use Permit to allow the use of a banquet facility at 7140 Hambright Road and 11332 Beatties Ford Road (Tax parcel #s 01517101 and 01517102). Since the 2018 Special Use Permit approval, a commercial site plan for development of the site was not submitted and the site remains vacant. The property owner has decided they will no longer develop the Saddle Creek Banquet Facility. Therefore, in accordance with Article 11.4.10(i)(1) of the Town's Zoning Ordinance, the property owners are requesting to amend (in this case remove) the 2018 Special Use Permit.

PART 2: LOCATION



PART 3: PLANNING STAFF RECOMMENDATION

Staff finds this Special Use Permit amendment request:

- Does not adversely affect adjacent property owners or the general welfare of the community.
- All legal notification requirements have been met.
- Removing the 2018 Special Use Permit would allow the property to be developed in accordance with the underlying zoning district (Rural) requirements.
- Any future use must comply with all of the lot, size, yard, and other standards which the Zoning Ordinance applies to all uses permitted in the Rural (R) Zoning District.

Therefore, staff recommends approval of Petition #SUP21-04 REMOVAL.

PART 4: PUBLIC HEARING/FINAL ACTION

The Special Use Permit Hearing will be held on November 15, 2021

PART 5: ATTACHEMENTS

A: Application

B: 2018 Special Use Permit

C: 2018 Approved Special Use Permit Site Plan



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 REMOVAL SUP18-01

- ☐ 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 08/19/21

Name of Project Saddle Creek Banquet Facility Phase # (if subdivision) _____

Project Address 7140 Hambright Rd & 11332 Beatties Ford Rd

Parcel Identification Number(s) (PIN) 015-171-02 015-171-01

Current Zoning District Rural (R) Proposed District (for rezoning only) na

Property Size (acres) 12.87 Street Frontage (feet) 1366 ft Hambright & Beatties Ford

Current Land Use vacant

Proposed Land Use(s) vacant

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

Saddle Creek Banquet Facility no longer proposing a facility

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 Knots Development Resources Phone (704) 542-5486
☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:

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

Signature [Signature] Printed Name: Karla H Knots

Title VP Email KarlaHK@knotsdevelopment.net

Address of Applicant PO Box 687 Pineville NC 28134

7. Property Owner (if different than applicant)

*Printed Name Michael Kucera Phone (704) 545-1053
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:

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

Signature [Signature] Printed Name Michael Kucera

Title none Email MKucera@Carolina.nc.com

Address of Property Owner 6308 Gold Wagon Ln Hunt Hill NC 28227

* 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

n.a.
Development Firm Name of Contact Phone Email

n.a.
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



Special Use Permit Granted

On Monday August 6, 2018 the Huntersville Town Board held a public meeting to consider the below noted Special Use Permit:

SUP18-01: A request by the property owners of 7140 Hambright Road and 11332 Beatties Ford Road (Tax parcel #s 01517101 and 01517102) for a special use permit to operate a banquet facility in the Rural (R) district. The properties are located on the south east corner of Hambright Road and Beatties Ford Road.

Having heard all the evidence and argument presented at the meeting, the Board finds the application is complete, that the application complies with all of the applicable requirements of the Huntersville Zoning Ordinance for the operation proposed, and therefore the application to make use of the above-described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Zoning Ordinance, the attached Findings of Fact, and the conditions added by the Town Board at the time of approval.

Also, the applicant shall complete the development strictly in accordance with the site plan and building elevations attached which were submitted to and approved by this Board, a copy of which is filed in the Town of Huntersville Planning Department.

IN WITNESS WHEREOF, the Town of Huntersville has caused this permit to be issued in its name, and the undersigned, being all of the property owners of the property above described, do hereby accept this Special Use Permit, together with all its conditions, as binding on them and their successors in interest.

Michael Kucen

, owner(s) of the above identified property, do hereby acknowledge receipt of this Special Use Permit. The undersigned owners do further acknowledge that no work may be done pursuant to the permit except in accordance with all of its conditions and requirements and that the restriction shall be binding on them and their successors in interest.

Michael Kucen

Owner

Planning

Post Office Box 664 • 101 Huntersville-Concord Road • Huntersville, NC 28070
phone 704.875.7000 • fax 704.875.6546 • www.huntersville.org

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Shirra Mines, a Notary Public of the County and State aforesaid, certify
that Michael Kucera, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal or stamp, this 9 day of Aug 2018.



Notary Public

Shirra Mines

My commission expires: 6/5/2023

FINDINGS OF FACT APPROVED BY THE TOWN BOARD

Article 3.2.1

Banquet Facilities are permitted in the Rural (R) zoning district with the issuance of a special use permit and subject to the conditions outlined in Article 9.59.

FINDINGS:

The property owner of 7140 Hambright Road and 11332 Beatties Ford Road (tax parcels #01517102 and 01517101), Michael Kucera, has applied for a special use permit for the development of the Saddle Creek Banquet Facility on the mentioned parcels. The properties in question are zoned Rural (R).

Article 9.59.1

That the hours of operation, including set-up and break-down, for events will be no earlier than 8:00 am and no later than midnight (12:00 am).

FINDINGS:

The applicant has added a note on the special use permit plan stating that their hours of operation, including "set up and break down", will be from 8:00 am to midnight (12:00 am)

Article 9.59.2

That events must comply with the noise restrictions identified in the Town of Huntersville Noise Ordinance whether or not the property is located within the Town's corporate limits.

FINDINGS:

The applicant has a note on the plan stating that the events shall comply with the noise restrictions identified in the Town of Huntersville Noise Ordinance. Also, they've added a conditional note stating that there will be no outdoor amplification of voice or music on the premises.

Article 9.59.3

That the use will be located on a lot of at least 10 acres in size with a minimum of 30 feet of frontage on a public road either by fee simple ownership or by exclusive easement.

FINDINGS:

The two parcels on which the facility is to be built totals 12.87 acres, and has an estimated frontage of 1,366 feet on both Hambright and Beatties Ford Road.

Article 9.59.4

One residence (single-family detached house) may be located on the site.

FINDING:

At this time, the applicant has not proposed a residence as part of this development.

Article 9.59.5

New buildings shall maintain a rural character and be compatible with surrounding area.

FINDINGS:

Architectural elevations of the proposed buildings are attached in the agenda package. Both the event center and ceremony barn have a very rural and farm-like architectural design. The buildings include a barn style with wood siding and stone accents. The parking area is proposed to remain gravel, to keep the natural feel to the development. Surrounding the property, the natural wooded area will remain along Beatties Ford and Hambright Road. With the proposed design and natural wooded buffers, staff considers the proposal appropriately rural in character and compatible with the surrounding area.

Article 9.59.6

Events may take place inside a building, tent or outdoors. Catered activities and receptions may take place in tents or buildings.

FINDINGS:

The applicant proposes a maximum 7,000 sqft event barn and a 3,500 ceremony barn for indoor events. A note on the plan has been added stating that outdoor weddings may occur but no amplification of voice/music will be provided.

Article 9.59.7

Entrance drives, internal drives, parking and service areas may be gravel, crushed stone, or other suitable material approved by the Planning Director. These areas shall be well maintained and kept free of potholes, weeds, etc. The initial 50 feet of driveway from the public roadway connection shall be paved with concrete or asphalt.

FINDINGS:

The special use site plan notes that the first 50 feet of the driveway on Hambright Road will be paved with asphalt. The rest of the driveway and parking areas are proposed to be gravel as permitted in this section.

Article 9.59.8 (A)

That there will be a separation of no less than:

- a. Parking areas shall be located one hundred (100) feet from arterial roads and thoroughfares, and fifty (50) feet from adjacent properties. Parking areas will be visually buffered from arterial roads, thoroughfares and adjoining properties.

FINDINGS:

The submitted special use permit site plan shows the parking area no closer than 119 feet from Hambright Road or Beatties Ford Road and no closer than 61 feet from adjacent properties. The applicants have proposed to use the existing vegetation as a screen for the parking areas. They have also placed a note on the plans stating that where existing vegetation does not provide an opaque screen as intended by the ordinance, additional evergreen landscaping will be added as needed.

Article 9.59.8 (B)

- b. Event areas shall be visually buffered and located sixty (60) feet from any property boundary located in a residential district or developed for residential mixed use purposes.

FINDINGS:

Per the submitted special use plan, the closest building to a residential property boundary would be the event barn at 120 feet from the southern residential lot line. The facility buildings are buffered from adjacent properties by a 50 foot undisturbed wooded buffer. The applicant has also added a note on the plan stating that any existing vegetation buffers that do not provide an opaque screen will be supplemented with additional landscaping to achieve the intent of the ordinance.

Article 9.59.8 (C)

- c. Any newly constructed accessory structure such as barns, gazebos and agriculture or farm related structures shall be located at a minimum of sixty (60) feet from any property boundary located in a residential district or developed for residential mixed use purposes.

FINDINGS:

The special use permit site plan shows the proposed event barn as the closest building or structure to a residential property line at 120 feet.

Article 9.59.8 (D)

- d. As each property is unique, the Town Board may modify the buffers for a Banquet Facility based on particular topographical issues and uses of the property. For instance, additional buffer requirements may be appropriate for event areas and/or reduction in buffer area may be appropriate for farming or pasture areas.

FINDINGS:

Staff recommends approval of the proposed buffers as shown. Keeping wooded areas natural and undisturbed are efficient buffers and screens for streets and adjacent properties. While some of the wooded areas are thin and devoid of evergreen trees, the applicants have committed to plant additional trees to create an opaque screen if needed post construction.

Article 9.59.9

Applicant shall have adequate off street parking to accommodate the maximum number of attendees.

FINDINGS:

The applicant has committed to set the maximum number of guests at 220. There are 109 parking spaces provided in the gravel area and 34 grass spaces for infrequent overflow use. The required amount of parking per the Huntersville Zoning Ordinance is met (21 spaces: 1 per 500 sqft).

Article 9.59.10

The method for providing potable water and a system of sanitary sewage collection and disposal for the maximum number of attendees shall be provided.

FINDINGS:

The site plan notes that Sewer will be addressed through an onsite septic system while water will be provided by tapping into the existing 16" water line located along Beatties Ford Road. A septic permit for this property however has not been applied for. It is currently unknown whether or not the property is suitable for septic service.

Town Board Added Conditions:

1. The updated tree survey and landscape plan submitted to staff on Monday 8/6/18 become part of the plan, findings, and a condition of the development.

CONTENTS:	
C1	COVER SHEET
C2	BOUNDARY/TOPO SURVEY
C3	TREE SURVEY
C4	SITE PLAN

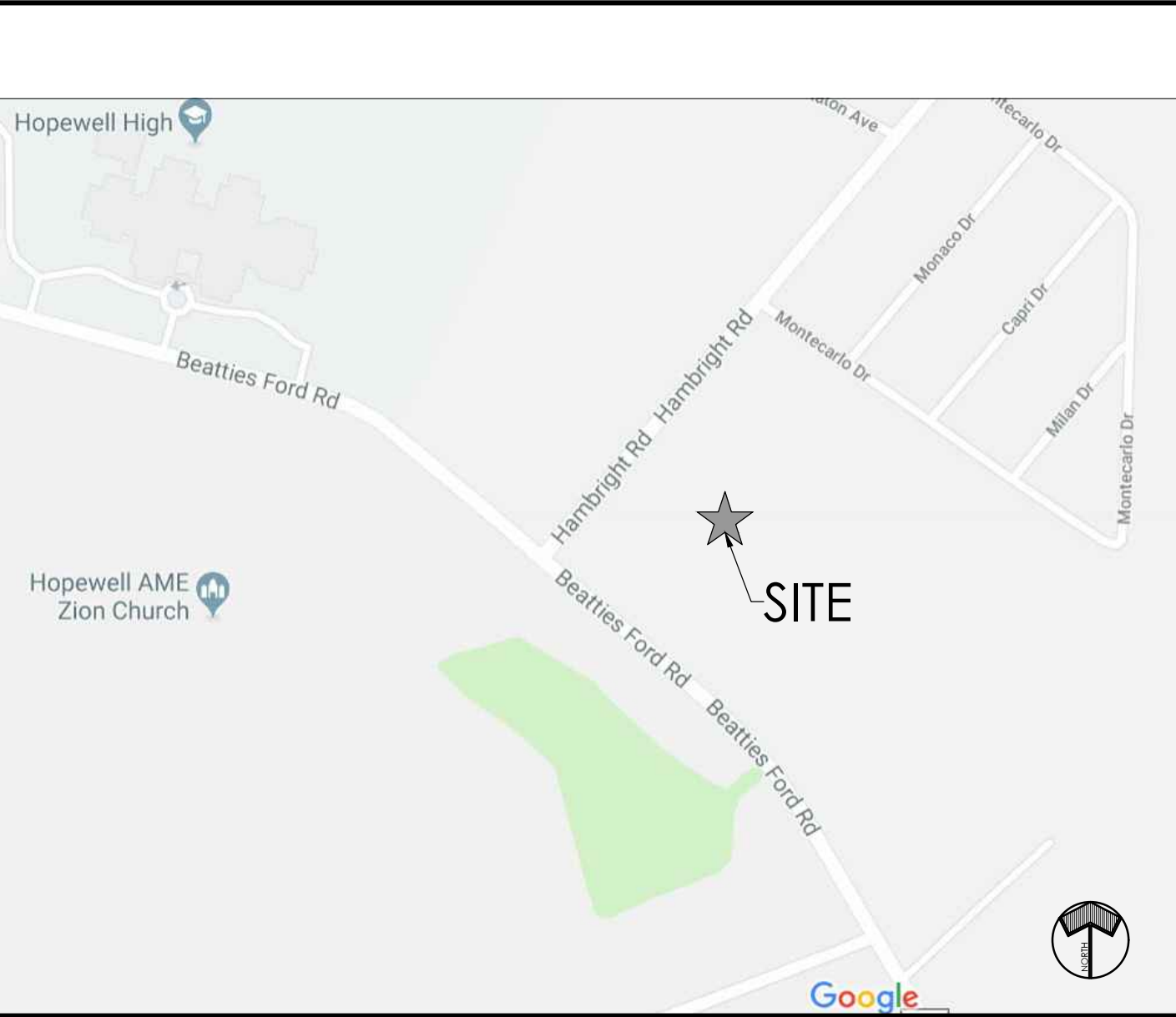
SUP Package for

SADDLE CREEK WEDDINGS, LLC

HUNTERSVILLE, NC
EPM #385926

DEVELOPER:

FALL CREEK WEDDINGS, LLC
700 FARRELL LANE
DRIPPING SPRINGS, TEXAS 78620
PH: (512) 781-5683



VICINITY MAP
SCALE: N.T.S.



EPM #385926



Approved

as noted for Concept Review 9/4/2018

Town of Huntersville Planning Department

Brad Priest
Senior Planner



09/05/2018

Town of Huntersville Engineering and Public Works

Benjamin Brink, CI
Staff Engineer



09/05/2018

Review of the design concept is found to be acceptable regarding general conformance to the Town engineering standards.

Mecklenburg County Land Development - Adam Nowocin P.E.

Date: 09/04/2018

Signature: 

Note: This review was carried out based on the information provided by the design engineer. This review was done using the minimum acceptable standards of the town and county.

APPROVAL OF THIS SKETCH / CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL AND/OR VESTING OF THE FINAL CONSTRUCTION PLAN.

FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT TIME OF SUBMITTAL.



HensonFoley

Landscaping Architecture | Civil Engineering | Surveying

8712 Lindholm Dr Suite 202A, Huntersville, NC 28078

p: 704.875.1615f | 704.875.0959 | www.hensonfoley.com

NC ENGINEERING BOARD LICENSE #: C-3781

NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

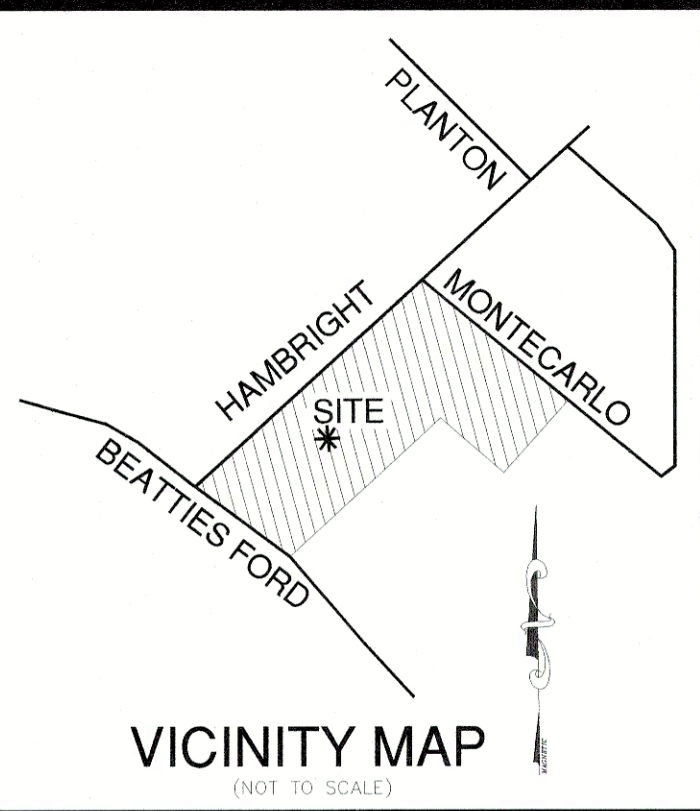


SADDLE CREEK WEDDINGS, LLC

PIN # 01517101, 01517102
7130 AND 7140 HAMBRIGHT
ROAD-HUNTERSVILLE, NC

COVER SHEET

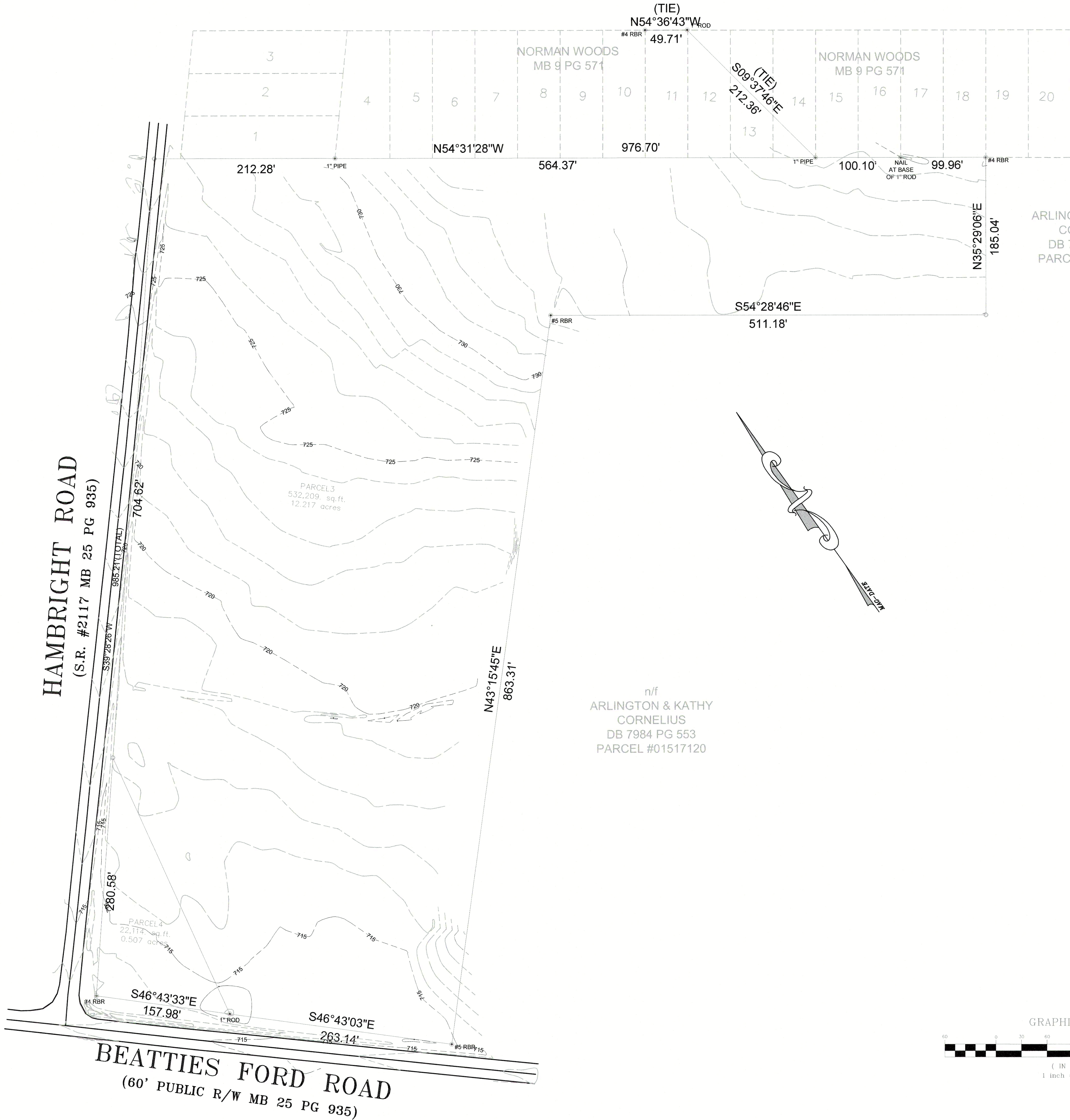
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	2018-06-12 STAFF COMMENTS
	2018-07-03 STAFF COMMENTS
	2018-07-25 Planning Board



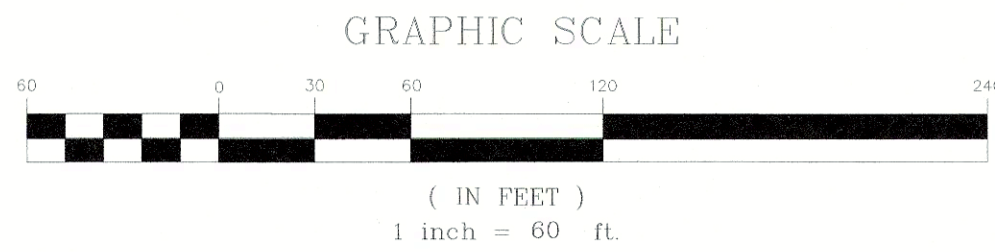
VICINITY MAP
(NOT TO SCALE)

NOTES:

1. APPARENT SOURCE OF TITLE:
TAX PARCELS #01517102 & 01517101 (MECKLENBURG COUNTY)
2. REFERENCES
MB 9 PG 571
MB 25 PG 935
MB 29 PG 375
DB 7984 PG 553
3. IF NOT SIGNED AND SEALED THIS MAP IS NOT INTENDED FOR SALES, CONVEYANCES OR RECORDING.
4. SUBJECT TO THE TOWN OF HUNTERSVILLE, NC ZONING REGULATIONS. CURRENTLY ZONED (R) RURAL DISTRICT
5. PARCEL IS SUBJECT TO RIGHTS-OF-WAYS AND/OR EASEMENTS OF RECORD OR IMPLIED (IF ANY). A FULL AND COMPLETE TITLE REPORT WAS NOT PROVIDED OR PERFORMED FOR THIS SURVEY.
6. ALL SET CORNERS ARE REBARS.



LEGEND	
---	--- LINES NOT SURVEYED
●	● FOUND PROPERTY CORNER
R/W	R/W RIGHT OF WAY
---	--- SET IRON ROD
RBR	RBR REBAR
X - X - X	X - X - X FENCE
HVAC	HVAC HEATING AND AIR UNIT
OHU	OHU OVERHEAD UTILITIES
T	T TELEPHONE PEDESTAL
WM	WM WATER METER
PM	PM POWER METER
GMC	GMC GAS METER
EOP	EOP EDGE OF PAVEMENT
UP	UP UTILITY POLE
BCP	BCP REINFORCED CONCRETE PIPE
ROP	ROP EDGE OF PAVEMENT
CO	CO CLEAN OUT
△	△ CALCULATED POINT



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 25419 PG 434 & DB 7990 PG 307); THAT THE BOUNDARIES NOT SURVEYED ARE AS INDICATED AS DRAWN FROM NOTE #2 REFERENCES; THAT THE RATIO OR PRECISION IS +1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC56.1600)

THIS 3RD DAY OF MAY, 2018.



PROFESSIONAL LAND SURVEYOR

VERITAS
LAND, PC
3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE: 704.506.0554
MFISHER@SUMMIT-COMPANIES.COM
NC FIRM C-3126

PROJECT:

TAX PARCELS #01517102 &
01517101
HUNTERSVILLE,
MECKLENBURG COUNTY, NC

OWNER:

RONALD & EDNA CLOUSE
9518 BRIEF ROAD
CHARLOTTE, NC 28227

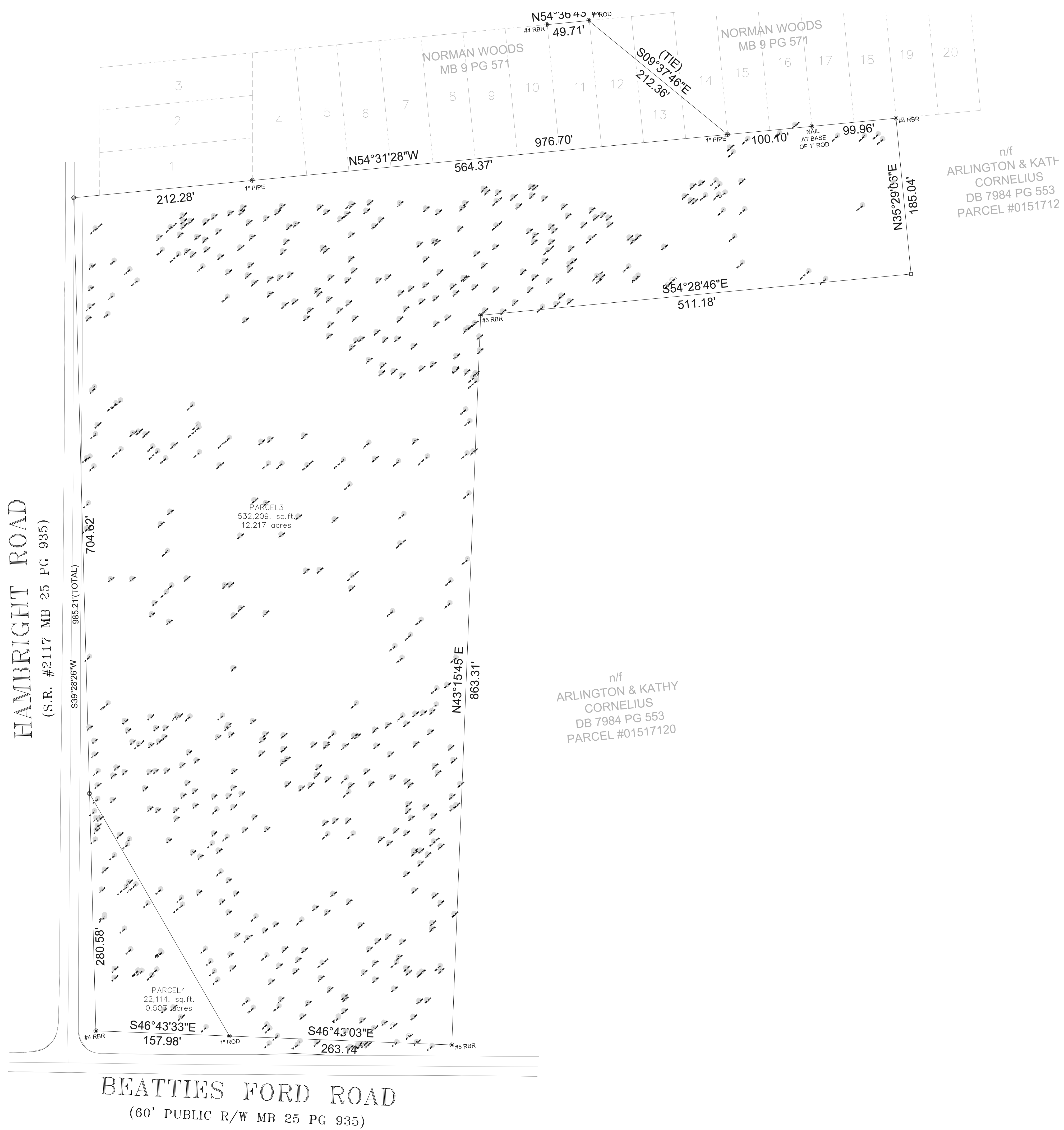
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SCALE: 1" = 100'
DRAWN BY: JS
CHECKED BY: JMF

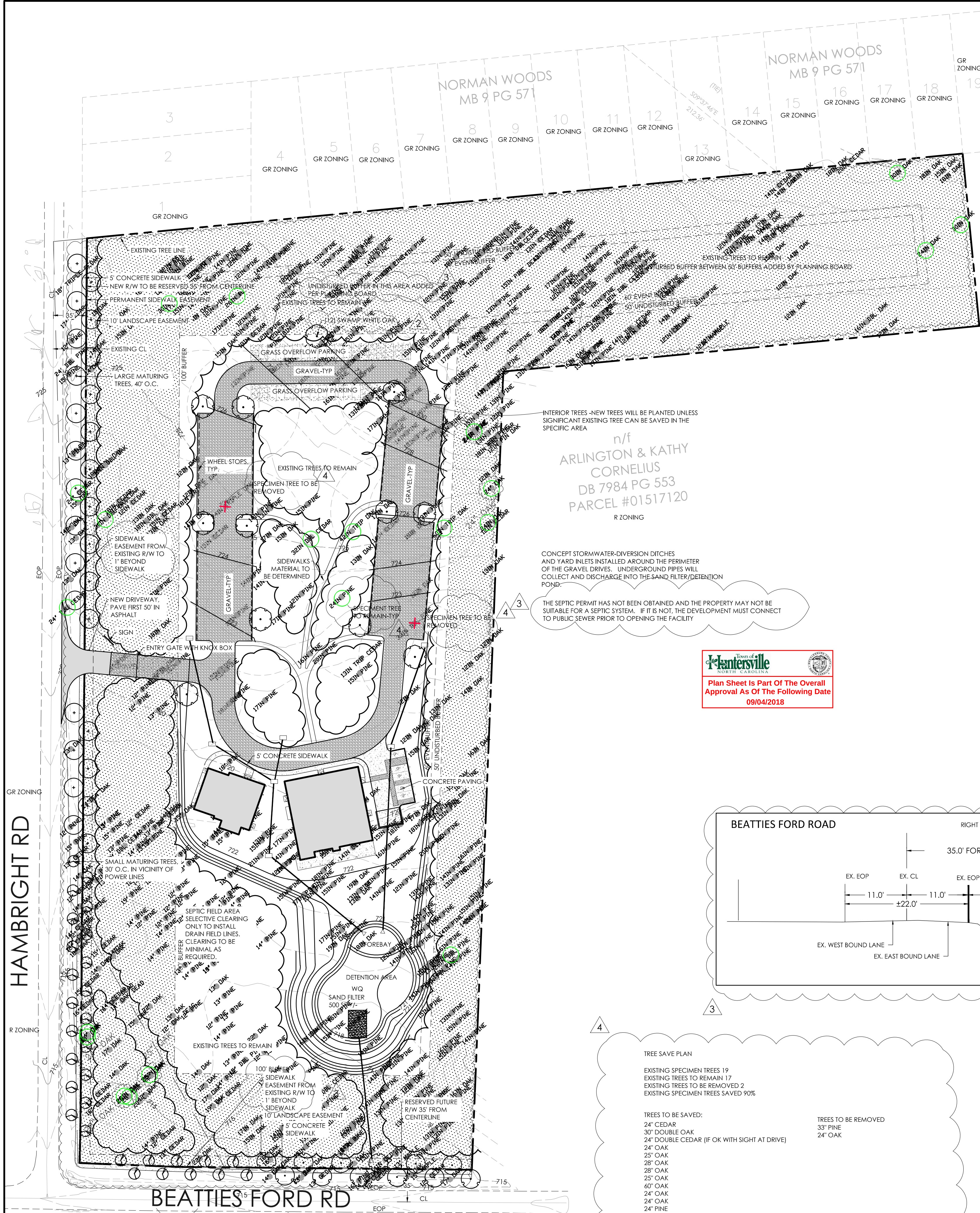
BOUNDARY/TOPOGRAPHIC
SURVEY
FOR
11335 BEATTIES FORD ROAD
CHARLOTTE, NC

PROJECT NO:
4018-18
SHEET

1 of 1

HAMBRIGHT ROAD
(S.R. #2117 MB 25 PG 935)





GENERAL NOTES

BUILDINGS

1. THE MAIN FACILITIES WILL BE LOCATED WHERE GENERALLY DEPICTED ON THE SPECIAL USE PLAN. THE MAXIMUM SIZE OF THE EVENT BARN SHALL BE 7000 SF AND THE MAXIMUM SIZE OF THE CEREMONY BARN SHALL BE 3500 SF. THE BUILDINGS WILL BE WOOD FRAMED/WOOD VENER TO MATCH RURAL CHARACTER OF SURROUNDINGS. EVENTS WILL BE LIMITED TO A SEATING CAPACITY OF 220 GUESTS MAXIMUM.

PARKING

1. PARKING WILL BE LOCATED AS GENERALLY DEPICTED ON THE SPECIAL USE PLAN. THERE ARE APPROXIMATELY 109 PARKING SPACES SHOWN IN THE MAIN PARKING FACILITY AND APPROXIMATELY 34 GRASS SPACES FOR INFREQUENT USE OR OVERFLOW. PARKING ISLANDS MAY SHIFT SLIGHTLY IN ORDER TO SAVE TREES AROUND THE PARKING AREA. THE STANDARDS OF THE ORDINANCE AND "PARKING ROOMS" WILL BE ADHERED TO.
2. PARKING AND DRIVE AISLES WILL BE ASPHALT, CONCRETE, OR GRAVEL AS DECIDED BY OWNER. GRASS OVERFLOW PARKING MAY BE UTILIZED IF NECESSARY ONLY FOR INFREQUENT USE. REGULAR USE REQUIRES PAVED PARKING AND MODIFIED STORMWATER PLANS.
3. THE FIRST 50' OF THE DRIVE AISLE CONNECTING HAMBRIGHT ROAD WILL BE ASPHALT.
4. PARKING SPACES WILL BE SCREENED AND LANDSCAPED AS REQUIRED IN THE ORDINANCE.
5. ACCESSIBLE PARKING SPACES WILL BE PROVIDED AS REQUIRED AT THE FACILITIES ON PAVED SURFACE.
6. PARKING/DRIVES WILL BE EDGE WITH TIMBERS OR OTHER SIMILAR ORGANIC MATERIAL.

BUFFERS AND SETBACKS

1. A 100' PARKING BUFFER WILL BE PROVIDED ALONG BEATTIES FORD ROAD AND HAMBRIGHT ROAD..
2. A 50' PARKING BUFFER WILL BE PROVIDED AROUND THE SIDES/PERIMETER OF THE SITE.
3. A 60' EVENT BUFFER WILL BE PROVIDED AROUND THE PERIMETER OF THE SITE.
4. PLANT MATERIAL IS CONCEPTUAL TO ILLUSTRATE LOCATION OF REQUIRED SCREENING. FINAL PLANTING PLAN WILL BE SUBMITTED TO MEET THE INTENT OF ORDINANCE DURING SITE PLAN PROCESS.
5. BUFFERS WILL BE SUPPLEMENTED WITH EVERGREEN VEGETATION WHERE A FULL OPAQUE SCREEN IS NOT ACHIEVED WITH EXISTING VEGETATION.

DRIVEWAY AND ROADWAY IMPROVEMENTS

1. A 26' DRIVEWAY IS PROPOSED ONTO HAMBRIGHT ROAD. THE DRIVEWAY WILL BE DESIGNED/CONSTRUCTED IN MANNER APPROVED BY NCDOT AND THE TOWN OF HUNTERSVILLE.
2. THERE ARE NO TURN LANES REQUIRED FOR THE DRIVEWAY ALONG HAMBRIGHT ROAD PER NCDOT.
3. THERE ARE NO BIKE LANES OR ROADWAY IMPROVEMENTS REQUIRED FOR HAMBRIGHT ROAD AND BEATTIES FORD ROAD.

LIGHTING

1. LIGHTING WILL BE AS ALLOWED WITHIN THE ORDINANCE AND APPROVED DURING THE SITE PLAN PHASE.

TRASH

1. TRASH WILL BE PROVIDED IN A DUMPSTER FACILITY LOCATED NEAR THE SERVICE AREA OF THE BUILDING. THE DUMPSTER SHALL BE SCREENED AND HAVE AN OPAQUE GATE PER THE ORDINANCE..

WATER/SEWER

1. SEWER WILL BE PROVIDED THROUGH AN ON-SITE SEPTIC SYSTEM WHILE WATER WILL BE TAPPED INTO THE EXISTING 16" WATER LINE LOCATED ALONG THE FAR SIDE OF BEATTIES FORD ROAD.

ENVIRONMENTAL

1. EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE SITE PLAN PROCESS.
2. WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

RIGHT OF WAY

1. BEATTIES FORD ROAD AND HAMBRIGHT ROAD SHALL HAVE R/W RESERVED 35' FROM CENTERLINE AS SHOWN.

HOURS OF OPERATION

1. THE HOURS OF OPERATION, INCLUDING SET-UP AND BREAK DOWN, FOR EVENTS WILL BE NO EARLIER THAN 8:00 AM AND NO LATER THAN MIDNIGHT (12:00 AM).

NOISE

1. THE EVENTS SHALL COMPLY WITH THE NOISE RESTRICTIONS IDENTIFIED IN THE TOWN OF HUNTERSVILLE NOISE ORDINANCE. SEE HOURS OF OPERATION NOTE ABOVE.
2. THERE WILL BE NO OUTDOOR AMPLIFICATION OF VOICE OR MUSIC ON THE PREMISES.
3. OUTDOOR WEDDINGS MAY OCCUR HOWEVER NO AMPLIFICATION OF VOICE/MUSIC WILL BE PROVIDED.

TREE PROTECTION

1. TREE PROTECTION/TREE SAVE AREAS WILL BE PROVIDED AS GENERALLY SHOWN ON THE SPECIAL USE PLAN. MINOR MODIFICATIONS MAY BE NECESSARY FOR DRIVEWAY SIGHT DISTANCES, EROSION CONTROL MEASURES, STORM WATER MANAGEMENT, AND ACCESSIBLE SLOPES. ALL SPECIMEN TREES WILL REMAIN.

WATER QUALITY

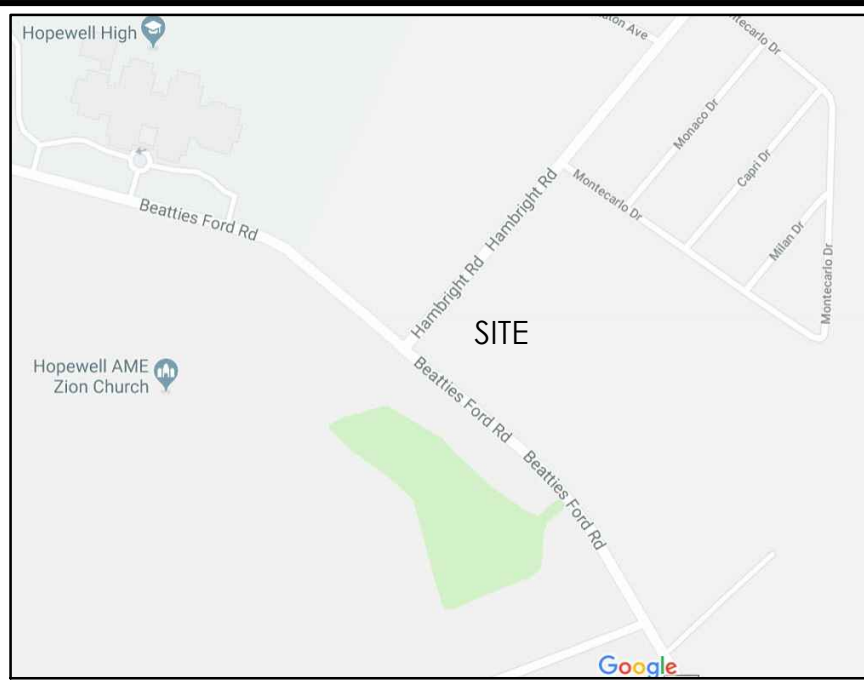
1. WATER QUALITY/POST CONSTRUCTION MEASURES WILL BE PROVIDED AT A CENTRAL SITE AS DEPICTED ON CONCEPT STORMWATER PLAN.

USES

1. THERE WILL ONLY BE ONE WEDDING PER DAY.
2. USES WILL BE LIMITED TO WEDDINGS, BANQUETS, AND MEETINGS.
3. EVENT LIMITATIONS WILL EXCLUDE MOTORCYCLE RALLIES, CAR SHOWS, AND NON-INVITATION EVENTS OPEN TO GENERAL PUBLIC ATTENDANCE.
4. COMMERCIAL FIREWORKS AND OTHER ILLEGAL FIREWORKS WILL BE PROHIBITED FROM USE.

LANDSCAPING

1. IT IS THE OWNER'S INTENT TO PRESERVE THE SITE IN ITS NATURAL STATE AS MUCH AS POSSIBLE WITH MINIMAL TREE REMOVAL AND GRADING. IT IS REQUESTED THAT THE TOWN OF HUNTERSVILLE AND SADDLE CREEK WEDDINGS, LLC JOINTLY DETERMINE THE FINAL TREE/LANDSCAPING REQUIREMENTS BASED ON EXISTING SITE CONDITIONS TO MEET THE INTENT OF THE ORDINANCE THROUGH TREE PRESERVATION.
2. PARKING, STREET TREE, AND OTHER LANDSCAPING/BUFFER REQUIREMENTS WILL BE MET WITH ADDED LANDSCAPING IF THE INTENT OF THE ORDINANCE CANNOT BE FULFILLED USING EXISTING VEGETATION AS DETERMINED BY STAFF.



VICINITY MAP

SITE DATA

LOCATION: 11332 BEATTIES FORD ROAD (PID # 01517102, 01517101)
HUNTERSVILLE, MECKLENBURG COUNTY 28078

ZONE: R (RURAL DISTRICT)

USE: Wedding and Banquet Facility

CONTACT: HENSONFOLEY (JAY HENSON)
704-875-1615

ITEM PROVIDED

LOT AREA 12.87 AC

MIN. FRONT SETBACK 60' BUILDING / 100' PARKING

MIN. SIDE SETBACK 50' PARKING / 60' EVENT

MIN. REAR SETBACK 60'

MAX. BUILDING HEIGHT 2 STORIES

FEMA MAP NUMBER 3710453900K

FEMA EFFECTIVE DATE 09/02/2015

SOIL TYPE Irb, MeB

BUILDING - LOT TYPE DETACHED HOUSE

IMPERVIOUS SUMMARY - TOTAL TRACT

ITEM SQUARE FOOT ACRES PERCENTAGE OF TOTAL SITE AREA

TOTAL SITE AREA 554,257 SF 12.72 AC. N/A

EXISTING IMPERVIOUS AREA 0 SF 0 AC 0%

PROPOSED IMPERVIOUS AREA 65,935 SF 1.51 AC 11.9%

TOTAL IMPERVIOUS AREA 65,935 SF 1.51 AC 11.9%

TREE COVERAGE - TOTAL TRACT

ITEM SQUARE FOOT ACRES PERCENTAGE OF TOTAL SITE AREA

TOTAL SITE AREA 554,257 SF 12.72 AC. N/A

EXISTING TREE COVERAGE 560,617 SF 12.72 AC. 100%

REMOVED TREE COVERAGE 196,938 SF 4.6 AC 35 %

REMAINING CANOPY 360,241 SF 8.27 AC 65%

ZONING CODE SUMMARY

ITEM# ITEM PROVIDED

1 BUILDING SIZE 10,500 SF

2 PARKING SPACES REQUIRED 21 SPACES

3 PARKING SPACES PROVIDED 109 SPACES (paved/gravel)
34 SPACES (GRASS)
143 SPACES TOTAL

4 MIN. DRIVE AISLE WIDTH AS NOTED

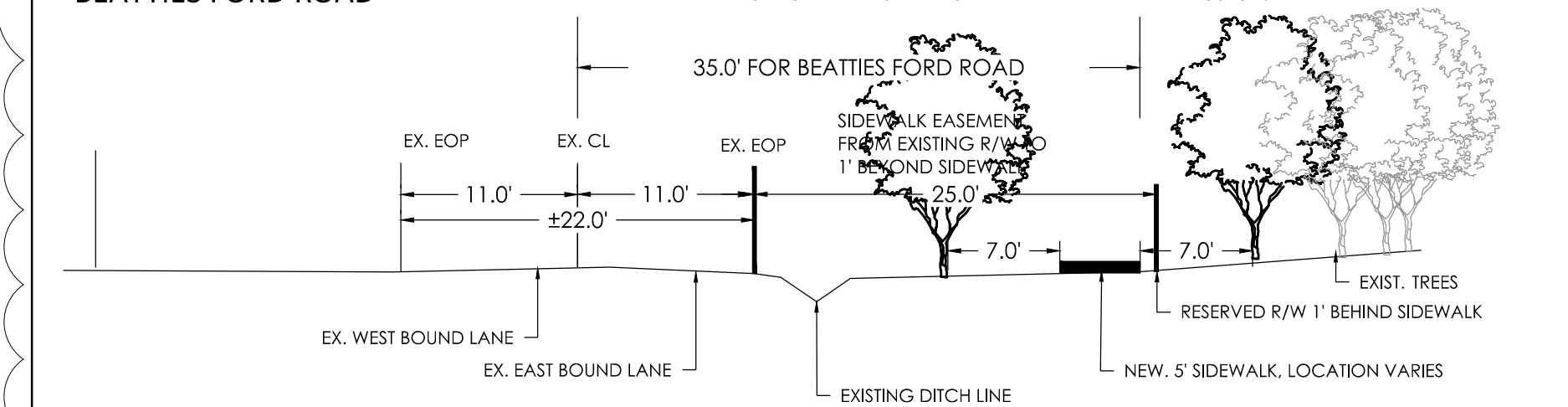
5 MIN. DRIVEWAY RADIUS AS NOTED

6 HANDICAP SPACES 5 SPACES (1 VAN)

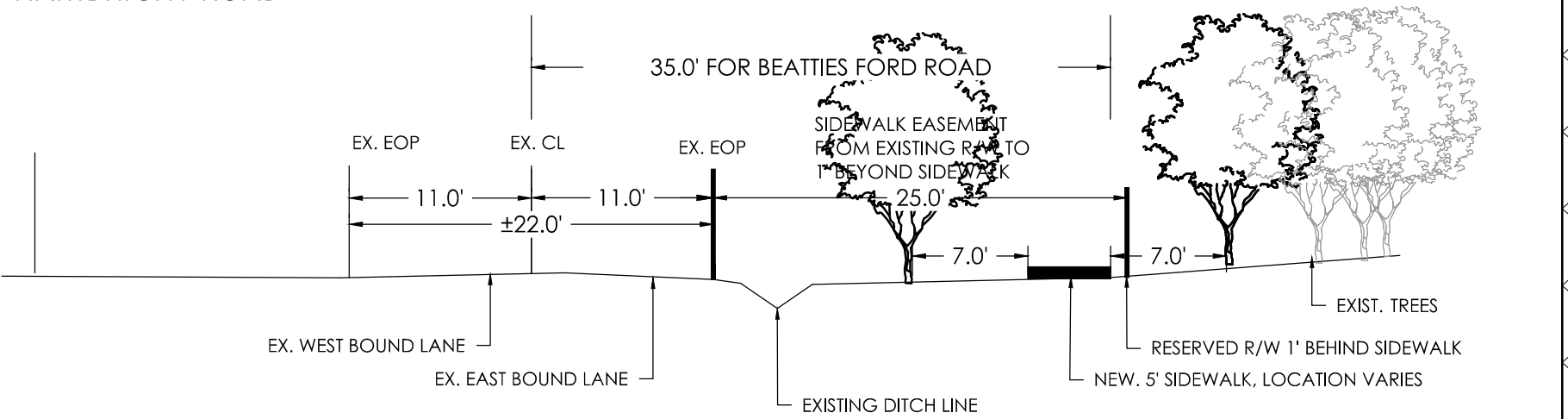
7 BUILDING HEIGHTS 2 STORIES



BEATTIES FORD ROAD



HAMBRIGHT ROAD



BUILDING ELEVATIONS



TREE SAVE PLAN

- EXISTING SPECIMEN TREES 19
- EXISTING TREES TO REMAIN 17
- EXISTING TREES TO BE REMOVED 2
- EXISTING SPECIMEN TREES SAVED 90%

TREES TO BE SAVED:
24" CEDAR
30" DOUBLE OAK
24" DOUBLE CEDAR (IF OK WITH SIGHT AT DRIVE)
24" OAK
25" OAK
28" OAK
25" OAK
60" OAK
24" OAK
24" OAK
24" PINE
24" OAK
30" OAK
26" PINE
30" OAK
42" OAK
24" PINE
32" CEDAR
28" LOME

TREES TO BE REMOVED
33" PINE
24" OAK

16" PUBLIC WATER LINE EXISTS WITHIN BEATTIES FORD ROAD. A TAP AND MAIN LINE AS REQUIRED WILL BE PROVIDED WITHIN BEATTIES FORD ROAD AND CONNECTED TO BUILDINGS. ALL BACKFLOWS WILL BE LOCATED AND SCREENED AS REQUIRED BY CODE AND THE ORDINANCE

SADDLE CREEK WEDDINGS, LLC

PIN # 01517101, 01517102
7130 AND 7140 HAMBRIGHT
ROAD-HUNTERSVILLE, NC

SUP PLAN

REVISIONS:

- 2018-06-12 STAFF COMMENTS
- 2018-07-03 STAFF COMMENTS
- 2018-07-25 Planning Board
- 2018-08-03 TREE SURVEY

C03 - SUP PLAN.DWG

PROJECT NUMBER: 218038

DATE: 04/25/2018 DRAWN BY: JAH

SHEET C04 OF X

**Town of Huntersville
Planning Board
October 26, 2021**

To: Town Board

From: Lauren Speight, Planner II

Date: October 26, 2021

Subject: SUP21-03 Dormitories for a Bona Fide Farm for Metrolina Greenhouses

EXPLAIN REQUEST:

Consider a recommendation on Petition #SUP21-03, a request by Art Van Wingerden on behalf of Metrolina Greenhouses, Inc. for a Special Use Permit for a dormitory for Bona Fide Farm for 14846, 14568, and 14654 Huntersville-Concord Road (Tax parcel #s 02122102, 02122108, 02122105, and 02122104).

ACTION RECOMMENDED:

Consider a recommendation on SUP21-03

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. SUP21-03 PB Staff Analysis 10 26 21_Final
2. Attachment A Application
3. Attachment B Site Plan
4. Attachment C Tax Parcel Land Use
5. Attachment D H2A_Building_Plans
6. Attachment E Staff Correspondence

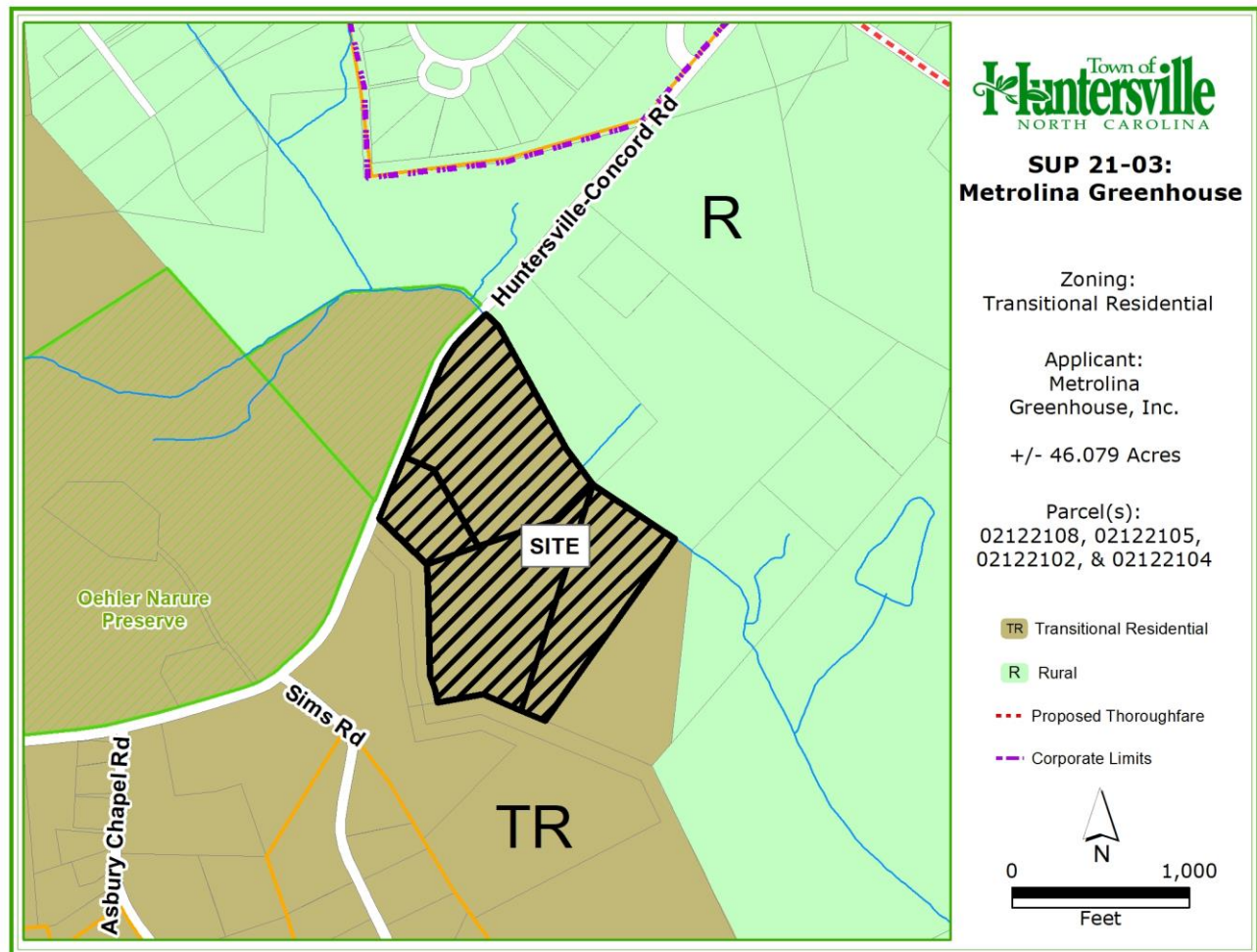
REQUEST:

Special Use Permit Application for Dormitories for a Bona Fide Farm for Metrolina Greenhouses – SUP21-03

1: DESCRIPTION

Petition #SUP21-03 is a request by Art Van Wingerden on behalf of Metrolina Greenhouses, Inc. for a Special Use Permit for a dormitory on a Bona Fide Farm at 14846, 14568, and 14654 Huntersville-Concord Road (Tax parcel #s 02122102, 02122108, 02122105, and 02122104). Dormitories are permitted in the Transitional Residential (TR) and Rural (R) zoning districts with the issuance of a special use permit and subject to the conditions outlined in Article 9.62. The dormitory for a bona fide farm use was recently added per the adoption of Text Amendment 21-05, August 16, 2021.

PART 2: LOCATION

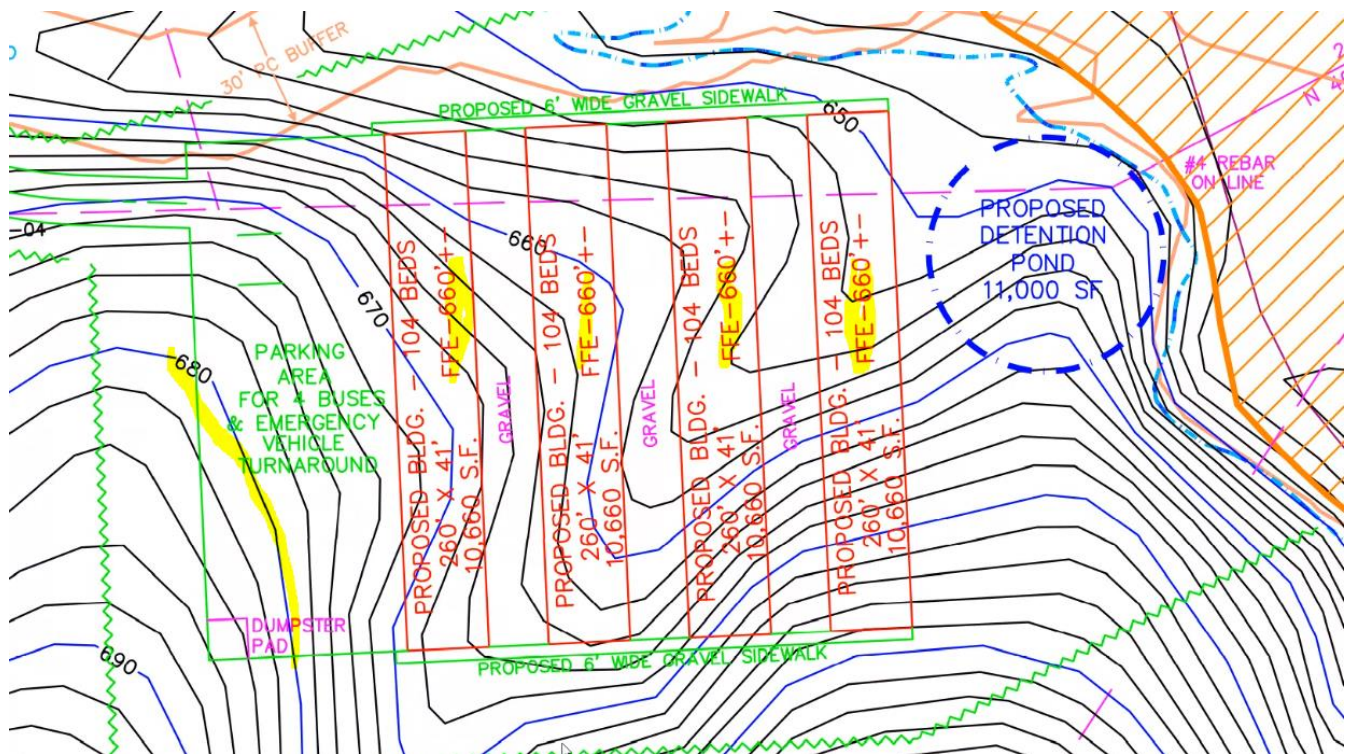


PART 3: STAFF FINDINGS

Article 9.62.1

The use will not endanger health and safety, does not substantially reduce the value of nearby property.

STAFF FINDINGS: The applicant has a note on the site plan indicating the use will not endanger health and safety and does not substantially reduce the value of nearby property. The applicant proposes 4 dormitory buildings and the buildings are required to meet North Carolina State Building and Trade Code requirements. Buildings, parking, and trash facilities shall be setback at least 100 feet from any adjoining property line and 500 feet from any public street right-of-way. The site must demonstrate compliance with storm water and storm drainage requirements and the applicant is in the process of addressing comments by Staff regarding the storm water plan. A grading plan is required and will be useful to understand the proposed future elevations of the property.

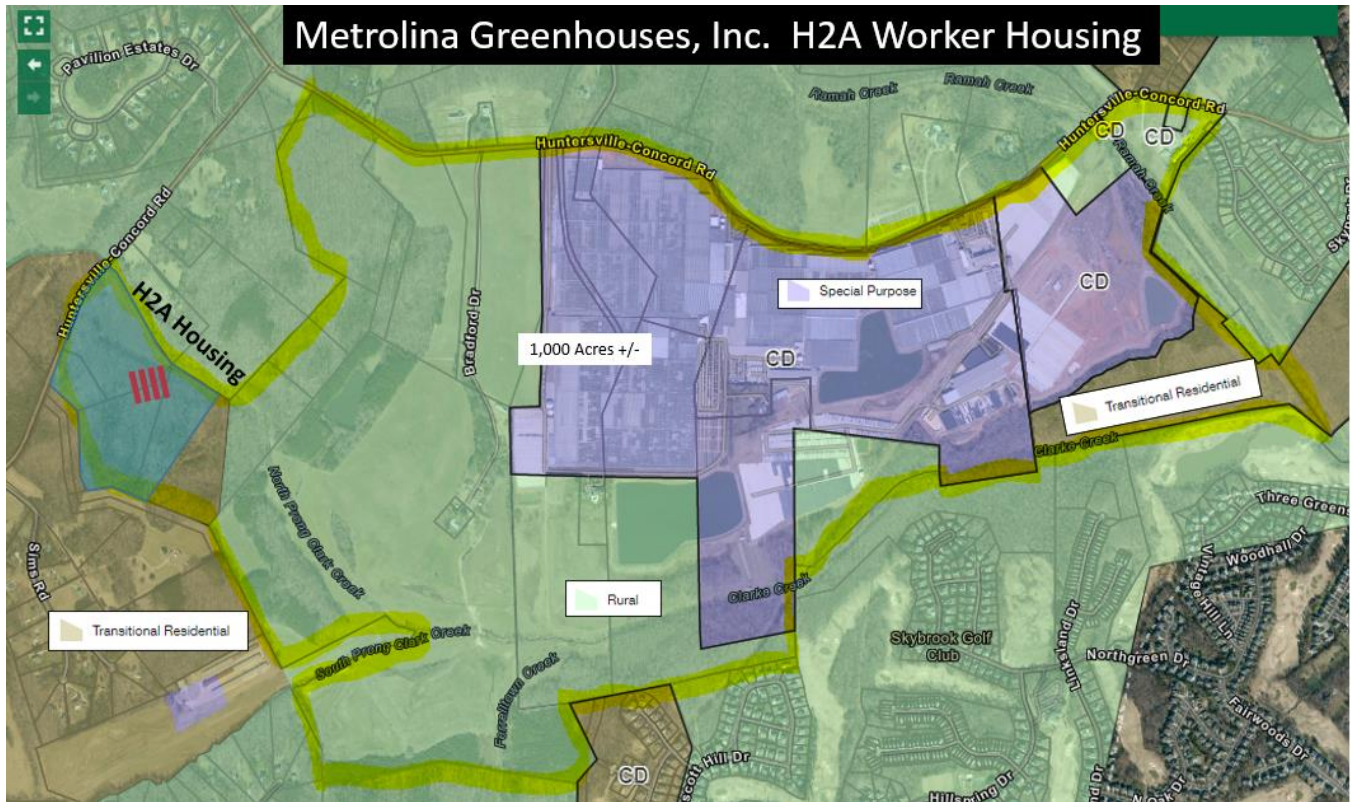


Article 9.62.2

The use does not conflict with long range plans.

STAFF FINDINGS: The subject parcels are within the Residential Edge area per the 2040 Huntersville Community Plan. The Residential Edge aims to provide a transition from higher density areas to lower-density areas. Average densities in the area are 1.5 units/acre. This development is proposing an accessory use to an existing farm facility of four dormitory buildings with 104 beds each on a development area of approximately 46 acres. The approximately 46 acres included in

this application owned by Metrolina Greenhouses adjoin other parcels also owned by Metrolina Greenhouses that total more than 1000 acres.



Article 9.62.3

The use does not constitute a nuisance to adjoining properties with respect to noise, dust, fumes, odor, and traffic.

STAFF FINDINGS: The applicant has a note on the site plan indicating the use does not constitute a nuisance to adjoining properties with respect to noise, dust, fumes, odor, and traffic. The development area is over 800 ft from the nearest adjoining residential structure. The site plan shows the vegetation proposed to surround the dormitories on all sides and screen the dormitories from the public street. The applicant is proposing crushed asphalt for the driveway. The applicant proposes to use 4 buses for transportation for the occupants of the dormitories. The site must demonstrate compliance with storm water and storm drainage requirements and the applicant is in the process of addressing comments by Staff regarding the storm water plan. A grading plan is required.

Article 9.62.4

Buildings, parking, and trash facilities shall be setback at least 100 feet from any adjoining property line and 500 feet from any public street right-of-way.

STAFF FINDING: The dormitory buildings, parking area, and trash facilities are shown on the site plan to be setback at least 100 feet from any adjoining property line and 500 feet from any public street right-of-way. The parking, dormitory, and trash facilities are 321 ft from the shared property line with Parcel 021-221-18 (western boundary of the development area); 376 ft from

the shared property line with Parcel 021-221-01 (eastern boundary of the development area); greater than 500 ft from the front property line and street right-of-way; and, greater than 500 ft from the rear yard property line of the development area. The development area is over 800 ft from the nearest adjoining residential structure.



Article 9.62.5

The use shall be screened year-round from all adjoining properties and public streets.

STAFF FINDINGS: The dormitory buildings are shown to be screened year-round from all adjoining properties and public streets by existing vegetation based on the proposed tree line in the site plan. (See Attachment B)

Article 9.62.6

The driveway and parking area shall, at minimum, be ground asphalt.

STAFF FINDINGS: The driveway and parking area will be further evaluated during the plan review for construction drawings and shall at a minimum be ground asphalt compliant with requirements for emergency vehicle access. (See Attachment B)

Article 9.62.7

The dormitory is located on a bona fide farm of at least 100 contiguous acres and is on the land being farmed by the occupants on a full-time basis.

STAFF FINDINGS: The parcels included in the requested Special Use Permit application totals approximately 46 acres according to the site plan. The approximately 46 acres included in this application owned by Metrolina Greenhouses adjoin other parcels also owned by Metrolina Greenhouses that total more than 1000 acres. Per Attachment C, "Tax Parcel Land Use", the parcels included in Special Use Permit Application are in the Forest Use Value program and qualify as Bona Fide Farm properties. The properties included in this application are not used for farming, however the subject properties adjoin properties owned by Metrolina Greenhouses used for farming purposes. The properties included in this Special Use Permit application and the adjoining farm at which the workers will be employed are all owned by Metrolina Greenhouses, Inc. (See Attachment C)

Article 9.62.8

The dormitory cannot exceed 2 stories in height; 15,000 square feet per building; and five buildings total.

STAFF FINDINGS: The proposed dormitory buildings will be 1 story in height per the H-2A Building Plans and each of the four proposed buildings are proposed to be 10,660 square feet in area. (See Attachments B and D)

Article 9.62.9

Building and housing will be constructed and maintained to meet H-2A program requirements or similar federal programs applicable at the time.

STAFF FINDINGS: The applicants have submitted the Migrant Housing Inspection Checklist (Attachment F), and the applicant must be in compliance with these standards. Per email correspondence from the applicant regarding the State Certification Process, the North Carolina Department of Labor does not approve housing plans, however they inspect to see that the housing meets the requirements of the Migrant Housing Act/Temporary Labor Camp Standards after the property receives a Certificate of Occupancy. Town Staff approval for zoning for the building permits for the dormitories will list that housing must have required inspections to certify applicable H-2A program requirements have been met and Staff will request this certification once received by the applicant.

PART 4: PLANNING STAFF RECOMMENDATION

Staff finds this Special Use Permit meets the requirements for the proposed dormitory for a bona fide farm use based on the above findings of fact and pending the below additional information is provided:

- All legal notification requirements have been met.
- Storm water and storm drainage plans are required and in the process of review by the Town Land Development Engineer.
- A grading plan is required and is in the process of review by the Town Land Development Engineer.
- The applicant shall, upon receipt of certification that the buildings meet H-2A program requirements or similar federal program requirements, submit certification to the Town Planning Department.

- The application for the Special Use Permit lists tax parcel #s 02122108, 02122105, and 02122104, but the site plan also shows tax parcel 02122102 within the proposed development area. The applicant has been notified of this required revision.
- The site plan shows the acreage of the property totals 444.516 acres. However, the total area of tax parcel #s 02122102, 02122108, 02122105, and 02122104 is approximately 46 acres. The applicant has been notified of this required revision.
- The evidence labeled as Attachment C demonstrating the dormitories are located on a bona fide farm of at least 100 contiguous acres and is on the land being farmed by the occupants on a full-time basis does not include tax parcel 02122102. The applicant has been notified of this required revision.
- Staff recommends approval of Petition #SUP21-03 based on the previously established findings of fact.

PART 5: PUBLIC HEARING/FINAL ACTION

The Special Use Permit Hearing will be held on November 15, 2021.

PART 6: ATTACHEMENTS

A: Application
B: Site Plan
C: Tax Parcel Land Use
D: H2A Building Plans
E: Staff Correspondence
F: Migrant Housing Inspection Checklist

PART 7: Planning Board Decision Statements

In Favor of the Special Use Permit

In considering the Special Use Permit SUP21-03, Dormitories for a Bona Fide Farm for Metrolina Greenhouses, we, the Planning Board, find that the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on adjoining properties, and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings:

- 1)
 - 2)
- Add additional statements as necessary.

Against Special Use Permit

In considering the Special Use Permit SUP21-03, Dormitories for a Bona Fide Farm for Metrolina Greenhouses, we, the Planning Board, find that the request does not meet the required conditions and specifications.

(List which conditions are not being met)

1)

2)

Add additional statements as necessary.

In addition, the use poses an injurious effect on adjoining properties and the Planning Board finds that the request is not character of the neighborhood and there will be negative effects on the health, safety and general welfare of the surrounding community based on the following findings:

1)

2)

Add additional statements as necessary



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 8/31/2021

Name of Project: Metrolina Greenhouses H2A Housing Phase # (if subdivision) _____

Project Address _____

Parcel Identification Number(s) (PIN) 02122108, 02122105, 02122104

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

Property Size (acres) 41.91 Street Frontage (feet) _____

Current Land Use Wood Land

Proposed Land Use(s) Homesite

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

Special use permit to construct dormitory housing for seasonal H2A employees

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: **Metrolina Greenhouses, Inc.** Phone **704-875-1371**
☒ 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: **Art Van Wingerden**

Title **CO- CEO** Email arvanwingerden@metrolinagreenhouses.com

Address of Applicant **16400 Huntersville Concord Rd, Huntersville, NC 28078**

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.

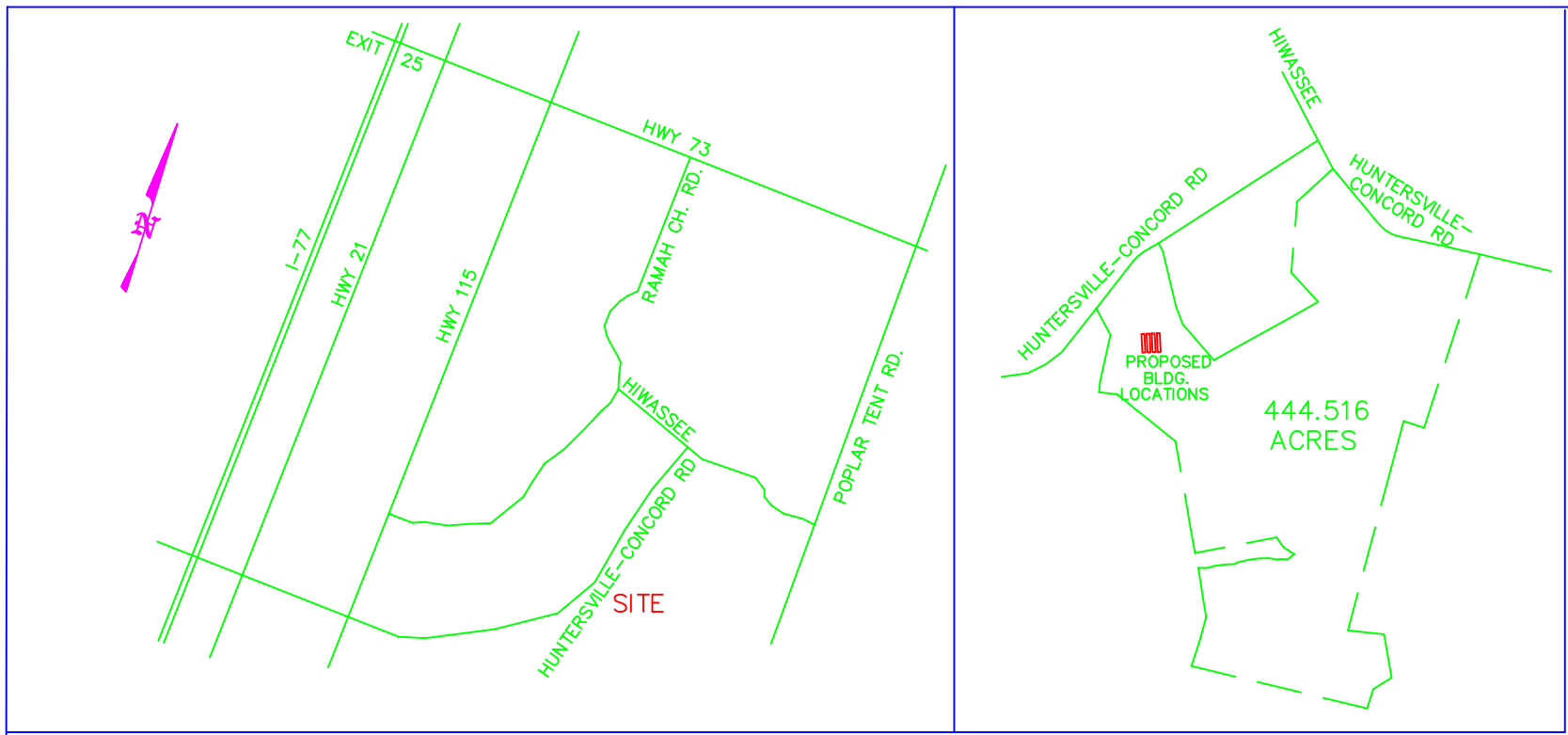
8. Development/Design Firm Contact Information

Spectrum Enterprises, Inc.	Michael Crump	803-417-2790	mcrump@spectrum-inc.com
Development Firm	Name of Contact	Phone	Email

Design Firm	Name of Contact	Phone	Email
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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



VICINITY MAP
NO SCALE

BUILDING LOCATION INSET
NO SCALE

LEGEND:

- PROPERTY LINE
- TIE LINE
- UNSURVEYED LINE
- BACK OF CURB
- BUFFER
- POND
- FEMA EXISTING 100 YR FLOODPLAIN LINE
- FEMA FUTURE 100 YR FLOODPLAIN LINE
- COMMUNITY ENCROACHMENT LINE
- COMMUNITY ENCROACHMENT AREA
- SSMH SANITARY SEWER MANHOLE
- CP COMPUTED POINT
- PP POWER POLE
- CB CATCH BASIN

Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by Floodway Regulations.

NOTES:

- SOME OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD ZONE PER FEMA MAP# 3710467100L, DATED 11/16/2018 & MAP# 3710466100K, DATED 11/16/2018.
- AREA DETERMINED BY COORDINATE COMPUTATION.
- CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
- UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
- PROPERTY IS ZONED SP(CD), TR(CD) & R ON 3/30/16.
- MONUMENTS AT CORNERS AS SHOWN.
- THIS PROPERTY CONTAINS A WATER QUALITY FEATURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH RECORDED MAINTENANCE COVENANT AS SPECIFIED IN SECTION 8.17.12(a) OF THE HUNTERSVILLE ZONING ORDINANCE.
- THIS PROPERTY IS SUBJECT TO FEMA FLOODWAY REGULATIONS, COMMUNITY FLOODWAY REGULATIONS AND MECKLENBURG COUNTY WATER QUALITY BUFFERS. SEE MECKLENBURG COUNTY GIS FOR MORE INFORMATION.
- SANITARY SEWER EASEMENTS EXIST ALONG CLARKE CREEK. SEE DEED BOOKS 10478-859, 11265-279, 11265-284, 11530-584, & 21060-759.
- THIS PROPERTY SUBJECT TO ANY RIGHTS-OF-WAY & EASEMENTS OF RECORD.
- TOTAL ACREAGE OF PROPERTY - 444.516 ACRES
- SEE DB 3674-645 FOR R/W ACQUISITION. THERE IS ADDITIONAL R/W AT CLARKS CREEK 100' IN WIDTH MEASURED 50' EACH SIDE OF CENTERLINE OF ROAD.
- NO PROPOSED SIGNS ON SITE.
- PROPOSED BUILDINGS WILL HAVE 104 BEDS EACH. (416 TOTAL)
- THE USE WILL NOT ENDANGER HEALTH AND SAFETY, DOES NOT SUBSTANTIALLY REDUCE THE VALUE OF NEARBY PROPERTY.
- THE USE DOES NOT CONSTITUTE A NUISANCE TO ADJOINING PROPERTIES WITH RESPECT TO NOISE, DUST, FUMES, ODOR, AND TRAFFIC.

PROPOSED IMPERVIOUS AREA:

CRUSHED ASPHALT DRIVEWAY & PARKING - 41,495 SF
GRAVEL SIDEWALK & BETWEEN BUILDINGS - 26,520 SF
BUILDINGS - 42,640 SF
TOTAL PROPOSED IMPERVIOUS AREA - 110,655 SF

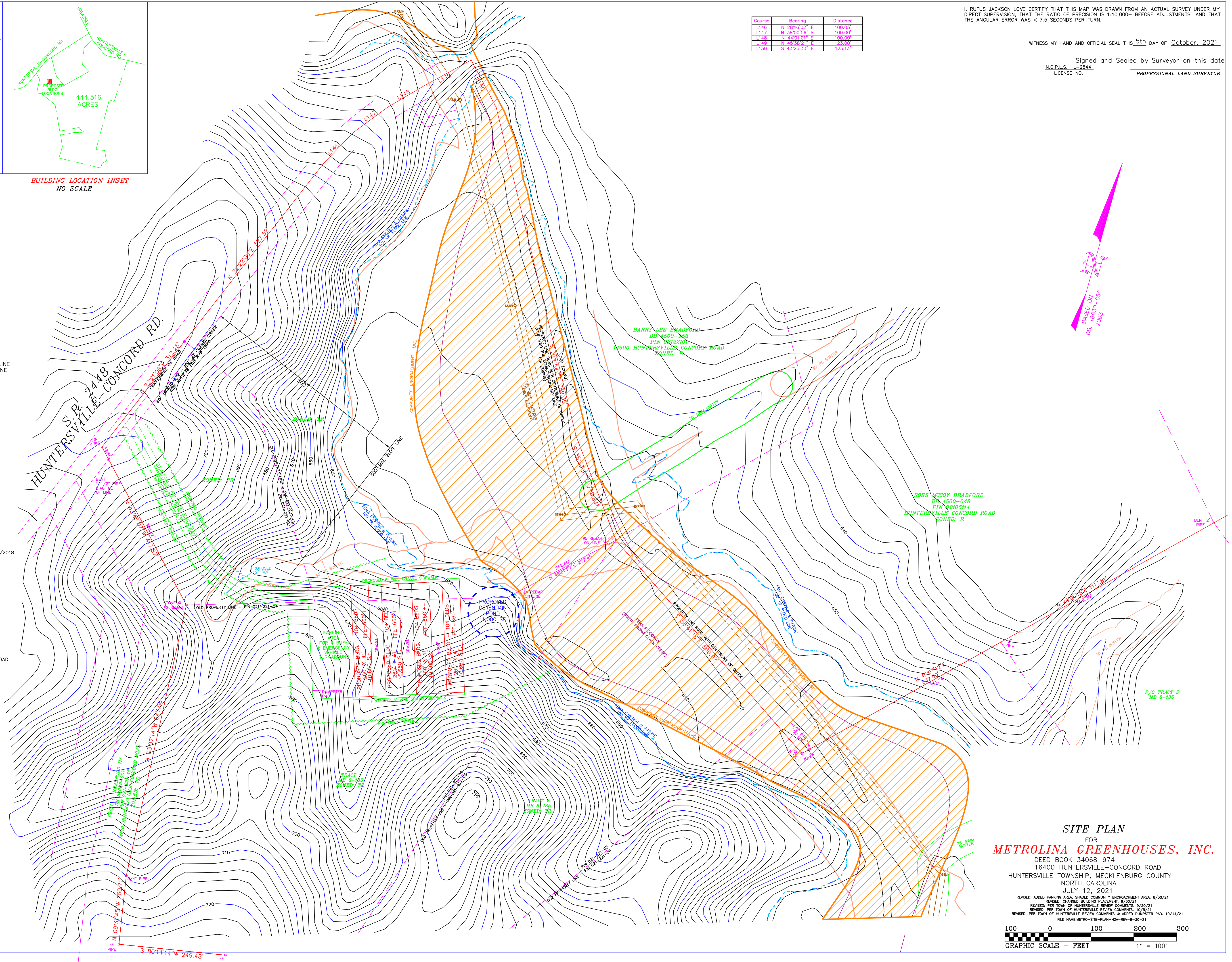


Course	Bearing	Distance
L146	N 28°15'02" E	100.03'
L147	N 38°30'00" E	100.00'
L148	N 44°01'01" E	100.00'
L149	N 45°38'21" E	123.00'
L150	S 43°22'53" E	125.19'

I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY DIRECT SUPERVISION, THAT THE RATIO OF PRECISION IS 1:10,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF October, 2021

Signed and Sealed by Surveyor on this date
N.C.P.L.S. L-2844
LICENSE NO. PROFESSIONAL LAND SURVEYOR



SITE PLAN
FOR
METROLINA GREENHOUSES, INC.

DEED BOOK 34068-974
16400 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY
NORTH CAROLINA
JULY 12, 2021
REVISED: ADDED PARKING AREA, SHADY COMMUNITY ENCROACHMENT AREA. 8/30/21
REVISED: CHANGED BUILDING PLACEMENT. 9/20/21
REVISED: PER TOWN OF HUNTERSVILLE REVIEW COMMENTS. 9/30/21
REVISED: PER TOWN OF HUNTERSVILLE REVIEW COMMENTS. 10/30/21
REVISED: PER TOWN OF HUNTERSVILLE REVIEW COMMENTS & ADDED DUMPSTER PAD. 10/14/21
FILE NAME: METRO-SITE-PLAN-H2A-REV-9-30-21





Mecklenburg County Assessor's Office
Real Property Division
P.O. Box 31127
Charlotte, NC 28231-1127
www.MeckNC.gov/AssessorsOffice

**NOTICE OF VALUE
REAL PROPERTY ASSESSMENT**



NOV-NT23

METROLINA GREENHOUSES INC
16400 HUNTERSVILLE CONCORD RD
HUNTERSVILLE NC 28078-6650

Date of Notice: July 10, 2020

Last Date to Appeal: August 10, 2020

THIS IS NOT A BILL

The Assessor's Office has reviewed the Assessed Value of the following property:

Parcel Number: 021-221-04	Legal Description: 14.460 AC N/A
Building Type:	Location: SIMS RD UNINC
Land Use:	

We have determined the value to be as follows:

Assessed Value	\$408,444
Value After Exemption/Deferral	\$5,206

You are receiving this Notice for the following reason:

FOREST USE VALUE

The purpose of this Notice is to inform you of a newly adjusted Assessed Value, or a decision affecting its assessment. No action is required on your part. This Notice can result for a variety of reasons: value adjustments due to new construction, remodeling, changes in use, equalization with the values of similar properties, decisions on requests for exemptions, exclusions, and deferrals as allowed by NC statute.

If you agree with the Assessed Value, or decision affecting its assessment, **STOP**. You do not need to do anything further. Please keep this information for your records. If you feel this Assessed Value does not fairly represent your property, you have the right to appeal to the Board of Equalization and Review (BER). An appeal must be filed with the BER by August 10, 2020, or by the BER adjournment date of May 4, 2020, to be considered. Instructions for making an appeal are provided on the reverse side of this Notice.

Sincerely,

Kenneth L. Joyner, RES, AAS
Assessor – Mecklenburg County

10011PNOV_1 3/2/20 K



Mecklenburg County Assessor's Office
Real Property Division
P.O. Box 31127
Charlotte, NC 28231-1127
www.MeckNC.gov/AssessorsOffice

**NOTICE OF VALUE
REAL PROPERTY ASSESSMENT**



NOV-NT23

METROLINA GREENHOUSES INC
16400 HUNTERSVILLE CONCORD RD
HUNTERSVILLE NC 28078-6650

Date of Notice: July 10, 2020

Last Date to Appeal: August 10, 2020

THIS IS NOT A BILL

The Assessor's Office has reviewed the Assessed Value of the following property:

Parcel Number: 021-221-05	Legal Description: 10.110 AC L2 M8-135
Building Type:	Location: SIMS RD UNINC
Land Use:	

We have determined the value to be as follows:

Assessed Value	\$220,419
Value After Exemption/Deferral	\$14,440

You are receiving this Notice for the following reason:

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REAL PROPERTY ASSESSMENT**



NOV-NT23

METROLINA GREENHOUSES INC
16400 HUNTERSVILLE CONCORD RD
HUNTERSVILLE NC 28078-6650

Date of Notice: July 10, 2020

Last Date to Appeal: August 10, 2020

THIS IS NOT A BILL

The Assessor's Office has reviewed the Assessed Value of the following property:

Parcel Number: 021-221-08	Legal Description: 17.339 AC NA
Building Type:	Location: HUNTERSVILLE-CONCORD RD UNINC
Land Use:	

We have determined the value to be as follows:

Assessed Value	\$368,760
Value After Exemption/Deferral	\$6,242

You are receiving this Notice for the following reason:

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Sincerely,

Kenneth L. Joyner, RES, AAS
Assessor – Mecklenburg County

10011PNOV_1 3/2/20 K

BUILDING CODES IN EFFECT FOR THIS PROJECT:

☐ 2018 IBC ☒ 2018 IFC ☒ 2018 IFC ☒ 2018 IMC ☒ 2009 IEC ☒ 2017 NEC ☒ 2017 ANSI A117.1
☒ 2018 SC STATE BUILDING CODE
☒ NEW BUILDING ☐ SHELL BUILDING ☐ INTERIOR UPFIT ☐ ADDITION ☐ REPAIR
☐ ALTERATION L1 ☐ ALTERATION L2 ☐ ALTERATION L3 ☐ CHANGE OF OCCUPANCY

I. USE AND OCCUPANCY CLASSIFICATION - PRIMARY USE / MOST RESTRICTIVE (CHAPTER 3):

A-1 ☐	A-2 ☐	A-3 ☐	A-4 ☐	A-5 ☐	B ☐	E ☐	F-1 ☐	F-2 ☐	H-1 ☐
H-2 ☐	H-3 ☐	H-4 ☐	H-5 ☐	I-1 C1 ☐	I-1 C2 ☐	I-1 C3 ☐	I-1 C4 ☐	I-2 ☐	I-3 ☐
I-4 ☐	M ☐	R-1 ☐	R-2 ☒	R-3 ☐	R-4 C1 ☐	R-4 C2 ☐	S-1 ☐	S-2 ☐	U ☐

USE AND OCCUPANCY CLASSIFICATION - SECONDARY USES:

A-1 ☐	A-2 ☐	A-3 ☐	A-4 ☐	A-5 ☐	B ☐	E ☐	F-1 ☐	F-2 ☐	H-1 ☐
H-2 ☐	H-3 ☐	H-4 ☐	H-5 ☐	I-1 C1 ☐	I-1 C2 ☐	I-1 C3 ☐	I-1 C4 ☐	I-2 ☐	I-3 ☐
I-4 ☐	M ☐	R-1 ☐	R-2 ☐	R-3 ☐	R-4 C1 ☐	R-4 C2 ☐	S-1 ☐	S-2 ☐	U ☐

INCIDENTAL USES (TABLE 508.2.5):

- ☐ FURNACE ROOMS WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU PER HOUR INPUT
☐ ROOMS WITH BOILERS WHERE THE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI & 10 HP
☐ REFRIGERANT MACHINE ROOMS ☐ INCINERATOR ROOMS ☐ LAUNDRY ROOMS OVER 100 S.F.
☐ HYDROGEN CUTOFF ROOMS NOT CLASSIFIED AS GROUP H
☐ PAINT SHOPS NOT CLASSIFIED AS GROUP H, LOCATED IN OCCUPANCIES OTHER THAN GROUP F
☐ LABS AND VOCATIONAL SHOPS NOT CLASSIFIED AS GROUP H LOCATED IN GROUP E OR I-2 OCCUPANCIES
☐ GROUP I-3 CELLS EQUIPPED WITH PADDED SURFACES ☐ GROUP I-2 WASTE/LINEN COLLECTION ROOMS
☐ WASTE/LINEN COLLECTION ROOMS OVER 100 S.F. ☐ ROOMS CONTAINING FIRE PUMPS
☐ ROOMS CONTAINING LIFE-SAFETY GENERATORS ☐ ROOMS CONTAINING PRIMARY TRANSFORMERS
☐ GROUP I-2 STORAGE ROOMS OVER 100 S.F. ☐ GROUP I-2 COMMERCIAL KITCHENS
☐ GROUP I-2 LAUNDRIES 100 S.F. OR LESS ☐ GROUP I-2 ROOMS OR SPACES WITH FUEL-FIRED HEATING
☐ STATIONARY STORAGE BATTERY SYSTEMS HAVING A LIQUID ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS, OR A LITHIUM ION CAPACITY OF 1,000 LBS USED FOR FACILITY STANDBY POWER, EMERGENCY POWER OR UNINTERRUPTED POWER SUPPLIES

2. SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (CHAPTER 4):

- COVERED MALLS ☐ HIGH RISE BUILDINGS ☐ ATRIUMS ☐ UNDERGROUND BUILDINGS ☐
MOTOR VEHICLE RELATED ☐ GROUP I-2 ☐ GROUP I-3 ☐ MOTION PICTURE PROJECTION ☐
STAGES & PLATFORMS ☐ SPECIAL AMUSEMENT BUILDINGS ☐ AIRCRAFT RELATED ☐
HAZARDOUS MATERIALS ☐ GROUPS H-1 THRU H5 ☐ DRYING ROOMS ☐ ORGANIC COATINGS ☐
GROUPS I-1, R-1 THRU R-3 ☐ HYDROGEN CUTOFF ROOMS ☐

3. ALLOWABLE BUILDING HEIGHTS, STORIES AND AREAS:

MAXIMUM HEIGHT ALLOWED (TABLE 504.3): ALLOWED: **60'** SHOWN: **20'-9"**
MAXIMUM NUMBER OF STORIES (TABLE 504.4): ALLOWED: **4** SHOWN: **1**
GROSS BUILDING AREA PER FLOOR (TABLE 506.2): ALLOWED: **12,000** SHOWN: **10,765**
PROTECTED CONSTRUCTION: ☐ SPRINKLERED: ☒ MEZZANINE: ☐ UNLIMITED AREA: ☐
AREA INCREASE APPLICABLE: ☐ (IF CHECKED, SEE AREA INCREASE CALCULATION SECTION)

INCIDENTAL USE AREAS (TABLE 509):

A. ROOM OR AREA: _____ = _____ HOUR
B. ROOM OR AREA: _____ = _____ HOUR
C. ROOM OR AREA: _____ = _____ HOUR

REQUIRED SEPARATION OF OCCUPANCIES (TABLE 508.4):

NONSEP. USES (508.3) ☒ SEPARATED USES (508.4) ☐ ACCESSORY USE (508.2) ☐
BETWEEN: _____ AND: _____ = _____ HOUR
BETWEEN: _____ AND: _____ = _____ HOUR
BETWEEN: _____ AND: _____ = _____ HOUR

SEPARATED USE FLOOR AREA CALCULATIONS:

AREA 1 AREA 2 AREA 3 AREA 4 AREA ____ AREA ____ AREA ____ AREA ____
ACTUAL + ACTUAL + ACTUAL + ACTUAL + ≤1 _____ + _____ + _____ + _____ =

4. TYPES OF CONSTRUCTION (CHAPTER 6):

1-A ☐ 1-B ☐ 2-A ☐ 2-B ☐ 3-A ☐ 3-B ☐ 4 ☐ 5-A ☐ 5-B ☒
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS IN HOURS (TABLE 601):
STRUCTURAL FRAME: 0 BEARING WALLS (INT.): 0 BEARING WALLS (EXT.): 0
NONBEARING WALLS (INT.): 0 FLOOR CONSTRUCTION: 0 ROOF CONSTRUCTION: 0
FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602):
0 TO <5': _____ 5' TO <10': _____ 10' TO <30': _____ 30'+: 0

5. FIRE RESISTANCE RATED CONSTRUCTION (CHAPTER 6):

STRUCTURAL FRAME (TABLE 601): _____ N/A HR.
EXTERIOR BEARING WALLS (TABLE 601, 602): _____ N/A HR.
INTERIOR BEARING WALLS (TABLE 601): _____ N/A HR.
FLOOR CONSTRUCTION (TABLE 601, 602): _____ N/A HR.
ROOF CONSTRUCTION (TABLE 601, 602): _____ N/A HR.
FIRE WALLS (TABLE 706.4): _____ N/A HR.
FIRE BARRIERS (TABLE 707.3.10): _____ N/A HR.
SHAFT ENCLOSURES (SECTION 713): _____ N/A HR.
CORRIDORS (TABLE 1020.1): _____ N/A HR.
FIRE DOOR & FIRE SHUTTER PROTECTION RATINGS (TABLE 716.5): _____ N/A HR.
FIRE WINDOW ASSEMBLY FIRE PROTECTION RATINGS (TABLE 716.6): _____ N/A HR.
FIRE DAMPER RATING (TABLE 717.3.2.1): _____ N/A HR.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8):
UNPROTECTED CONSTRUCTION: NOT PERMITTED ☐ PERCENT ☐ NO LIMIT ☒
0'-3' ☐ +3'-5' ☐ +5'-10' ☐ +10'-15' ☐ +15'-20' ☐ +20'-25' ☐ +25'-30' ☐
PROTECTED CONSTRUCTION: NOT PERMITTED ☐ PERCENT ☐ NO LIMIT ☐
0'-3' ☐ +3'-5' ☐ +5'-10' ☐ +10'-15' ☐ +15'-20' ☐ +20'-25' ☐ +25'-30' ☐

6. INTERIOR FINISHES (CHAPTER 8):

BY OCCUPANCY GROUP (TABLE 803.11): **R-2** SPRINKLERED ☒ NON-SPRINKLERED ☐
VERTICAL EXITS AND EXIT PASSAGeways EXIT ACCESS CORRIDORS AND OTHER EXITWAYS ROOMS AND ENCLOSED SPACES
FINISH CLASS: A B C A B C A B C A B C

7. FIRE PROTECTION SYSTEMS (CHAPTER 9):

SPRINKLER REQUIRED (SECTION 903): NFPA 13 ☐ NFPA 13R ☒ NFPA 13D ☐
FIRE EXTINGUISHER TYPES (IFC SECTION 906): WATER - TYPE A ☐ POTASSIUM - TYPE K ☐
DRY CHEM. - TYPE BC ☐ DRY CHEM. - TYPE ABC ☒ CARBON DIOXIDE - TYPE BC ☐
FIRE EXTINGUISHER LOCATIONS (IFC SECTION 906):
PER IFC TABLE 906.1 ☒ PER IFC TABLE 906.3 (1) ☐ PER IFC TABLE 906.3 (2) ☐
FIRE ALARM SYSTEM (SECTION 907):
PULL STATIONS: ☒ ANNUNCIATORS: ☒
STROBES: ☒ SMOKE DETECTORS: ☒
CONTROL PANEL: ☒ BATTERY BACK-UP: ☒
EMERGENCY ALARM SYSTEM: ☒
SMOKE CONTROL SYSTEM (SECTION 909):
SMOKE DAMPERS: ☐ SMOKE BARRIERS: ☐
SMOKE LATCHES: ☐ EXHAUST FANS: ☐
SMOKE VENTS: ☐ HEAT VENTS: ☐

8. OCCUPANCY LOAD (TABLE 1004.1.2):

PRINCIPAL OCCUPANCY: **R-2** **10,765** SQ. FT./ **50** SQ. FT./PERSON = **216** PERSONS
FIXED SEATING (SECTION 1004.4): _____ NUMBER OF SEATS @ 18' PER PERSON = _____ PERSONS
FIXED SEATING (SECTION 1004.4): _____ NUMBER OF SEATS @ 24' PER PERSON = _____ PERSONS
INCIDENTAL OR MIXED OCCUPANCY GROUPS:
A. AREA: _____ SQ. FT./ _____ SQ. FT./PERSON = _____ PERSONS
B. AREA: _____ SQ. FT./ _____ SQ. FT./PERSON = _____ PERSONS
C. AREA: _____ SQ. FT./ _____ SQ. FT./PERSON = _____ PERSONS
D. AREA: _____ SQ. FT./ _____ SQ. FT./PERSON = _____ PERSONS
E. AREA: _____ SQ. FT./ _____ SQ. FT./PERSON = _____ PERSONS
F. AREA: _____ SQ. FT./ _____ SQ. FT./PERSON = _____ PERSONS
TOTAL OCCUPANT LOAD = **216** PERSONS

EGRESS WIDTH (IN INCHES) PER OCCUPANT SERVED (SECTIONS 1005.3.1):

STAIRWAYS: **0.2** OTHER COMPONENTS: **0.15** SPRINKLERED ☒

TOTAL STAIR EGRESS WIDTH: _____ PERSONS x _____ INCHES PER OCCUPANT REQUIRED = _____ SHOWN: _____

TOTAL OTHER COMPONENTS EGRESS WIDTH: _____ PERSONS x **0.15** INCHES PER OCCUPANT REQUIRED = **32.4** SHOWN: **136**

EGRESS WIDTH (IN INCHES) PER OCCUPANT SERVED (SECTIONS 1005.3.2):

STAIRWAYS: _____ OTHER COMPONENTS: _____ NON-UNSPRINKLERED ☐

TOTAL STAIR EGRESS WIDTH: _____ PERSONS x _____ INCHES PER OCCUPANT REQUIRED = _____ SHOWN: _____

TOTAL OTHER COMPONENTS EGRESS WIDTH: _____ PERSONS x _____ INCHES PER OCCUPANT REQUIRED = _____ SHOWN: _____

9. EXIT REQUIREMENTS (CHAPTER 10):

MINIMUM NUMBER OF EXITS (SECTION 1006): _____ 1 ☐ 2 ☒ 3 ☐ 4 ☐
SINGLE EGRESS ALLOWED (TABLES 1006.2.1 & 1006.3.2(2)): _____ YES ☐ NO ☒
DEAD-END CORRIDORS (SECTION 1020.4): _____ ALLOWED: **20'** PROVIDED: **0**
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2): _____ ALLOWED: **250'** PROVIDED: **133'±**
MINIMUM CORRIDOR WIDTH (TABLE 1020.2): _____ REQUIRED: **44"** PROVIDED: **N/A**
ACCESS TO ROOF REQUIRED (SECTION 1011.2): _____ YES ☐ NO ☒

STAIRWAYS (SECTION 1009):

MINIMUM STAIR WIDTH (SECTION 1011.2): _____ REQUIRED: _____ PROVIDED: _____
MAXIMUM RISER HEIGHT (SECTION 1011.5.2): _____ ALLOWED: _____ PROVIDED: _____
MINIMUM TREAD DEPTH (SECTION 1011.5.2): _____ REQUIRED: _____ PROVIDED: _____
HANDRAIL HEIGHT (SECTION 1014.2): _____ ALLOWED: _____ PROVIDED: _____
SMOKE BARRIER REQUIRED (SECTION 407.5): _____ YES ☐ NO ☐
GUARDRAIL HEIGHT (SECTIONS 1015.2 & 1015.3): _____ REQUIRED: _____ PROVIDED: _____
RAMPS (SECTION 1012):
MAXIMUM SLOPE (SECTION 1012.2): _____ ALLOWED: _____ PROVIDED: _____
MAXIMUM RISE (SECTION 1012.4): _____ ALLOWED: _____ PROVIDED: _____
HANDRAIL HEIGHT (SECTION 1012.8, 1014.8): _____ ALLOWED: _____ PROVIDED: _____
HANDRAIL REQUIRED (SECT. 1014.1): _____ NOT REQ'D ☐ ONE SIDE ☐ BOTH SIDES ☐
RAILING HEIGHT (SECTION 1014.2): _____ ALLOWED: _____ PROVIDED: _____

10. RESTROOM FACILITIES (TABLE 2902.1):

MINIMUM NUMBER OF TOILET STALLS FOR MEN: _____ REQUIRED: **6** PROVIDED: **12**
MINIMUM NUMBER OF TOILET STALLS FOR WOMEN: _____ REQUIRED: **0** PROVIDED: **0**
MINIMUM NUMBER OF LAVATORIES FOR MEN: _____ REQUIRED: **6** PROVIDED: **10**
MINIMUM NUMBER OF LAVATORIES FOR WOMEN: _____ REQUIRED: **0** PROVIDED: **0**
MINIMUM NUMBER ACCESSIBLE SHOWERS: _____ REQUIRED: **10** PROVIDED: **12**
NUMBER OF SERVICE SINKS: _____ REQUIRED: **0** PROVIDED: **1**
UNISEX RESTROOM ALLOWED (SECTION 2902.2): _____ YES ☐ NO ☒
NUMBER OF UNISEX RESTROOMS: _____ REQUIRED: _____ PROVIDED: _____
NUMBER OF EXISTING MEN'S RESTROOMS: _____ PROVIDED: _____
NUMBER OF EXISTING WOMEN'S RESTROOMS: _____ PROVIDED: _____
NUMBER OF EXISTING MEN'S LAVATORIES: _____ PROVIDED: _____
NUMBER OF EXISTING WOMEN'S LAVATORIES: _____ PROVIDED: _____
NUMBER OF EXISTING DRINKING FOUNTAINS: _____ PROVIDED: _____

II. STRUCTURAL REQUIREMENTS (CHAPTER 16):

LOADS:
WIND LOAD (SECTION 1609): _____ = **115** MPH
FLOOR LIVE LOAD (TABLE 1607.1): _____ = **100** PSF
FLOOR DEAD LOAD (SECTION 1606): _____ = **N/A** PSF
ROOF LIVE LOAD (SECTION 1607.12): _____ = **20** PSF
ROOF COLLATERAL LOADS: _____ = **3** PSF
GROUND SNOW LOAD (SECTION 1608): _____ = **10** PSF
FLOOD LOADS (SECTION 1612): _____ = **N/A** PSF
SPECIAL LOADS _____ = **N/A** PSF
SNOWGUARDS REQUIRED: ☐ YES ☒ NO
TRIBUTARY LOAD REDUCTION ALLOWED: ☐ YES ☐ NO

SEISMIC LOADS (CHAPTER 16):

DESIGN AREA ZIP CODE: _____ = **29745**
DESIGN AREA CENTRAL LATITUDE: _____ = **35.0**
DESIGN AREA CENTRAL LONGITUDE: _____ = **-81.3'**
SPECTRAL RESPONSE ACCELERATION AT 1 SECOND PERIOD: S_1 = **.106**
SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS: S_S = **.257**
SEISMIC HAZARD EXPOSURE GROUP: _____ = **2**
SEISMIC PERFORMANCE CATEGORY: _____ = **C**
SOIL PROFILE: _____ = **D**
BASIC STRUCTURAL SYSTEM: ☐ BUILDING FRAME ☒ BEARING WALL

II. SCHEDULE OF SPECIAL INSPECTIONS (CHAPTER 17):

☐ NO SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT ☒ SPECIAL INSPECTIONS REQUIRED
☐ EXCAVATIONS ☐ INSPECTION OF STRUCTURAL STEEL FABRICATORS
☐ FILLS ☐ STRUCTURAL MASONRY
☐ DEEP FOUNDATIONS ☐ WELDING
☒ SHALLOW FOOTINGS & FOUNDATIONS ☐ HIGH STRENGTH BOLTS AND STEEL FRAMING INSP.
☒ VERIFICATION OF SOILS ☐ SPRAYED FIRE-RESISTANCE MATERIALS
☐ RETAINING WALLS ☐ EXTERIOR INSULATION AND FINISH SYSTEMS
☐ POST TENSION SLABS ☐ SEISMIC RESISTANCE
☐ PRE-CAST CONCRETE ERECTION ☐ SMOKE CONTROL
☐ PRE-STRESSED CONCRETE ☐ DETENTION BASINS
☐ INSPECTION OF PRE-CAST FABRICATORS ☐ SPECIAL CASES
☐ EXCEPTIONS:
☐ EXCAVATIONS

12. LIFE SAFETY SYSTEM REQUIREMENTS:

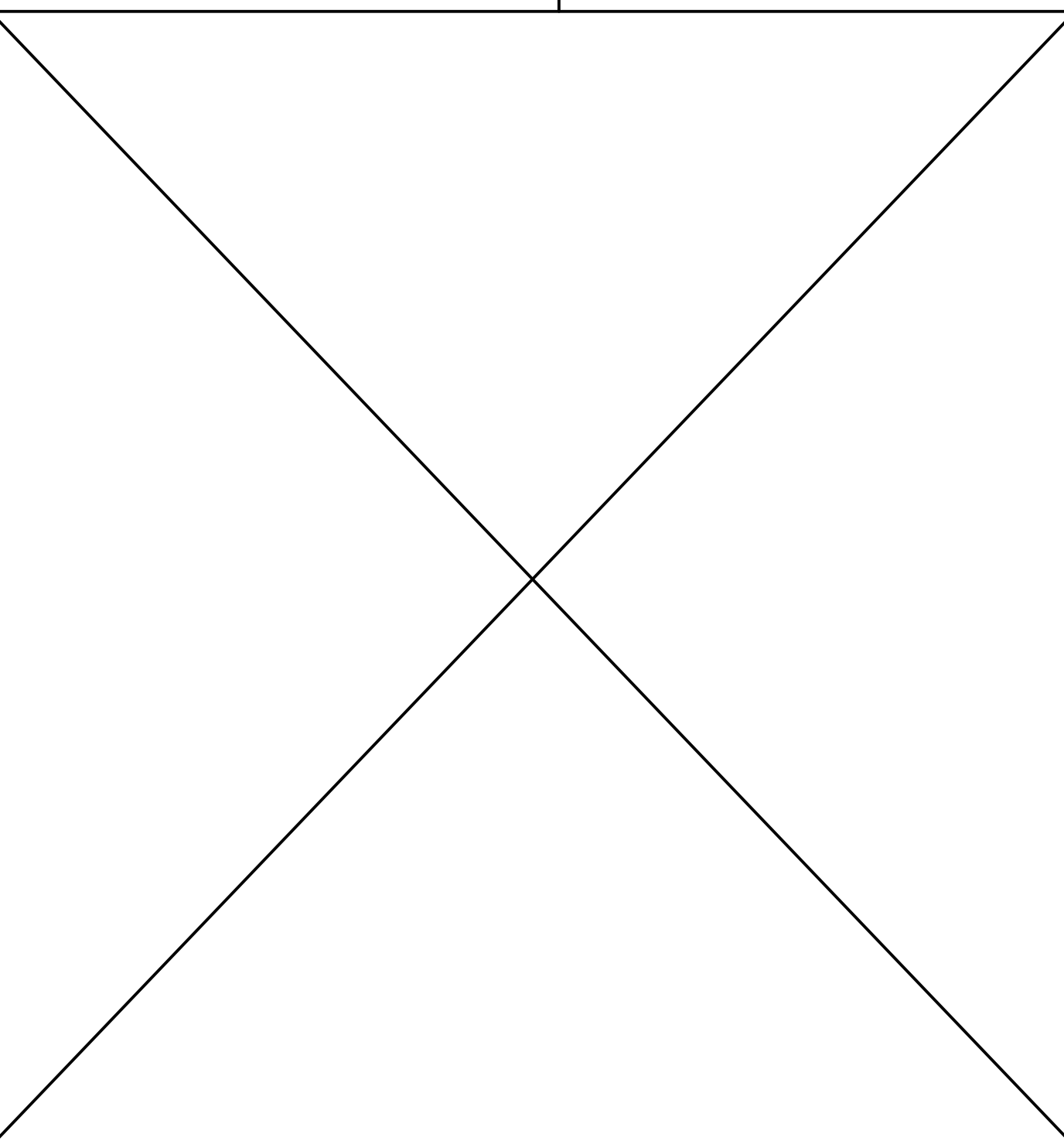
EMERGENCY LIGHTING: _____ YES ☒ NO ☐
EXIT SIGNS: _____ YES ☒ NO ☐
FIRE ALARM: _____ YES ☒ NO ☐
SMOKE DETECTION SYSTEMS: _____ YES ☒ NO ☐ PARTIAL ☐
PANIC HARDWARE: _____ YES ☒ NO ☐
LIFE SAFETY SYSTEMS GENERATOR: _____ YES ☐ NO ☐
LIFE SAFETY PLAN SHEET # **A1**
☐ FIRE AND/OR SMOKE RATED WALL LOCATIONS (CHAPTER 7)
☐ ASSUMED AND REAL PROPERTY LINE LOCATIONS (IF NOT ON THE SITE PLAN)
☐ EXTERIOR WALL OPENING AREA WITH RESPECT TO DISTANCE OF ASSUMED PROPERTY LINES (TABLE 705.8)
☒ OCCUPANCY USE FOR EACH AREA AS IT RELATES TO OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)
☒ OCCUPANT LOADS FOR EACH AREA (TABLE 1004.5)
☒ EXIT TRAVEL DISTANCES (TABLE 1017.2)
☒ COMMON PATH OF TRAVEL DISTANCES (TABLES 1006.2.1 AND 1006.3.2)
☐ DEAD END LENGTHS (1020.4)
☒ CLEAR EXIT WIDTH FOR EACH DOOR (1010.1.1)
☒ MAXIMUM CALCULATED OCCUPANT LOAD CAPACITY EACH EXIT DOOR CAN ACCOMMODATE BASED BASED ON EGRESS WIDTH (1005.3.1 & 1005.3.2)
☒ ACTUAL OCCUPANT LOAD FOR EACH EXIT DOOR (1010.1.1)
☐ A SEPARATE SCHEMATIC PLAN INDICATING WHERE FIRE RATED FLOOR/CEILING AND/OR ROOF
☐ STRUCTURE IS PROVIDED FOR PURPOSES OF OCCUPANCY SEPARATION
☒ LOCATIONS OF DOORS WITH PANIC HARDWARE (1010.1.10)
☐ LOCATIONS OF DOORS WITH DELAYED EGRESS LOCKS AND THE AMOUNT OF THE DELAY (1010.1.9.8)
☐ LOCATIONS OF DOORS WITH ELECTROMAGNETIC EGRESS LOCKS (1010.1.9.10)
☐ LOCATIONS OF DOORS WITH HOLD-OPEN DEVICES
☐ LOCATIONS OF EMERGENCY ESCAPE WINDOWS (1030)
☐ THE SQUARE FOOTAGE OF EACH FIRE AREA (907.1)
☐ THE SQUARE FOOTAGE OF EACH SMOKE COMPARTMENT FOR OCCUPANCY CLASSIFICATION I-2 (407.5)
☐ NOTE ANY CODE EXCEPTIONS OR TABLE NOTES THAT MAY HAVE BEEN UTILIZED REGARDING THE ITEMS ABOVE

	STEEL
	WOOD - FINISHED
	WOOD - ROUGH
	INSULATION
	PLYWOOD
	ACOUSTICAL TILE
	GYPSUM WALL BOARD
	GRAVEL
	BRICK
	CMU
	CONCRETE
	EARTH

101 ROOM NUMBER
EQUIPMENT NUMBER
REVISION
PROJECT NORTH ARROW
FLOOR ELEVATION
FLOOR DRAIN
ROOF DRAIN
BUILDING SECTION
WALL SECTION
DETAIL REFERENCE
INTERIOR ELEVATION
WALL TYPE
DOOR MARK
WINDOW MARK
SPECIFIC NOTE
COLUMN GRID LINES
STUD PARTITION
RATED PARTITION
BRICK VENEER
CONCRETE MASONRY UNIT

MATERIAL SYMBOLS

GRAPHIC SYMBOLS



AREA INCREASE CALCULATIONS

GENERAL CONTRACTOR:

TO BE PROVIDED AT PERMITTING

CIVIL CONTRACTOR:

TO BE PROVIDED AT PERMITTING

PLUMBING CONTRACTOR:

TO BE PROVIDED AT PERMITTING

MECHANICAL CONTRACTOR:

TO BE PROVIDED AT PERMITTING

ELECTRICAL CONTRACTOR:

TO BE PROVIDED AT PERMITTING

SPRINKLER CONTRACTOR

TO BE PROVIDED AT PERMITTING

FIRE ALARM CONTRACTOR

TO BE PROVIDED AT PERMITTING

GI GENERAL INFORMATION

STRUCTURAL

S1 FOUNDATION PLAN

ARCHITECTURAL

A1 FLOOR PLAN/ELEVATIONS

A2 AREA ENLARGEMENTS

PLUMBING

P1 OVERALL PLUMBING PLAN

P2 PLUMBING WASTE PLAN

P3 DOMESTIC WATER PLAN

P4 ADA COMPLIANCE PLAN

MECHANICAL

M1 HVAC PLAN

ELECTRICAL

E1 OVERALL ELECTRICAL PLAN

E2 ENLARGED RESTROOM ELEC.

E3 ENLARGED KITCHEN RIGHT

E4 ENLARGED KITCHEN LEFT

ISSUED FOR CLIENT REVIEW

DATE OF ISSUE: **9-22-2021**

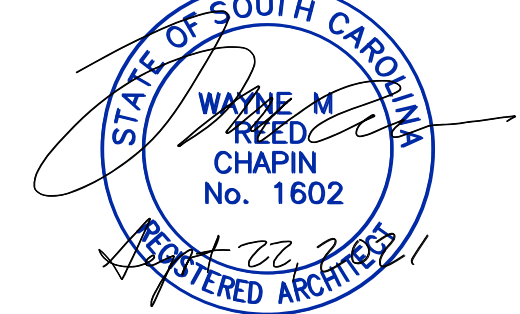
THESE PLANS HAVE NOT BEEN APPROVED BY THE BUILDING DEPARTMENT. PLANS SHOULD BE STAMPED "APPROVED FOR CONSTRUCTION" BY THE BUILDING DEPARTMENT PRIOR TO BIDDING OR CALCULATING TAKE-OFFS.

Wayne M Reed
ARCHITECT

146 Ballentine Lane
Chapin, SC 29036
1 - 803 - 417 - 2790

NOTE: ALL QUESTIONS AND INQUIRIES ARE TO BE DIRECTED TO MICHAEL GRUBB, THE PROJECT COORDINATOR, AT SPECTRUM ENTERPRISES, INC. CELL 803-417-2790.

Professional Seal:



THE ARCHITECT HAS NOT BEEN RETAINED TO PERFORM CONTRACT ADMINISTRATION SERVICES

General Notes:

No.	Description	Date
-----	-------------	------

REVISIONS

Project Title:

METROLINA
GREENHOUSES WORKERS
BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

Sheet Title:

GENERAL INFO

Project No.:

5754

Drawn By:

MAC

Checked By:

MAC

Scale:

AS SHOWN

Sheet No.:

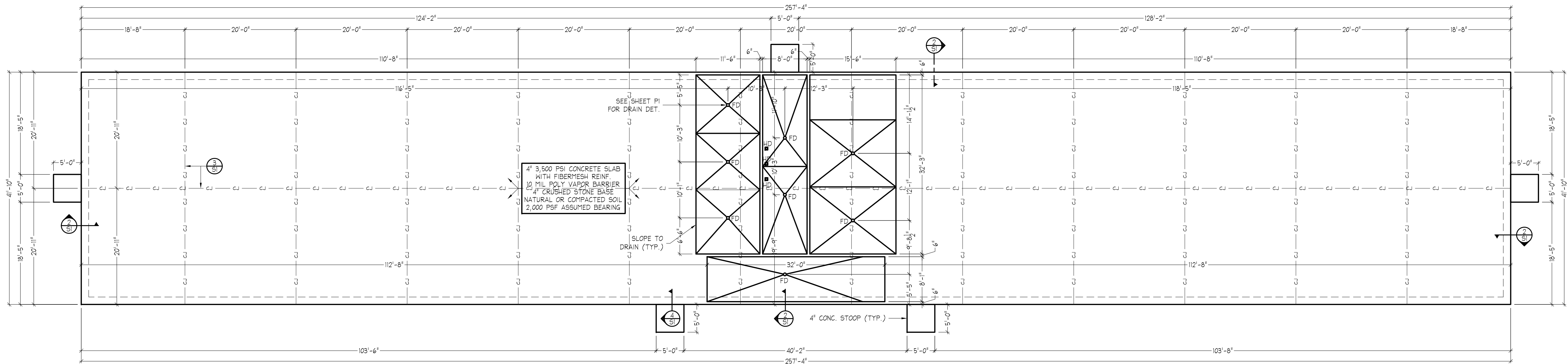
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Date:

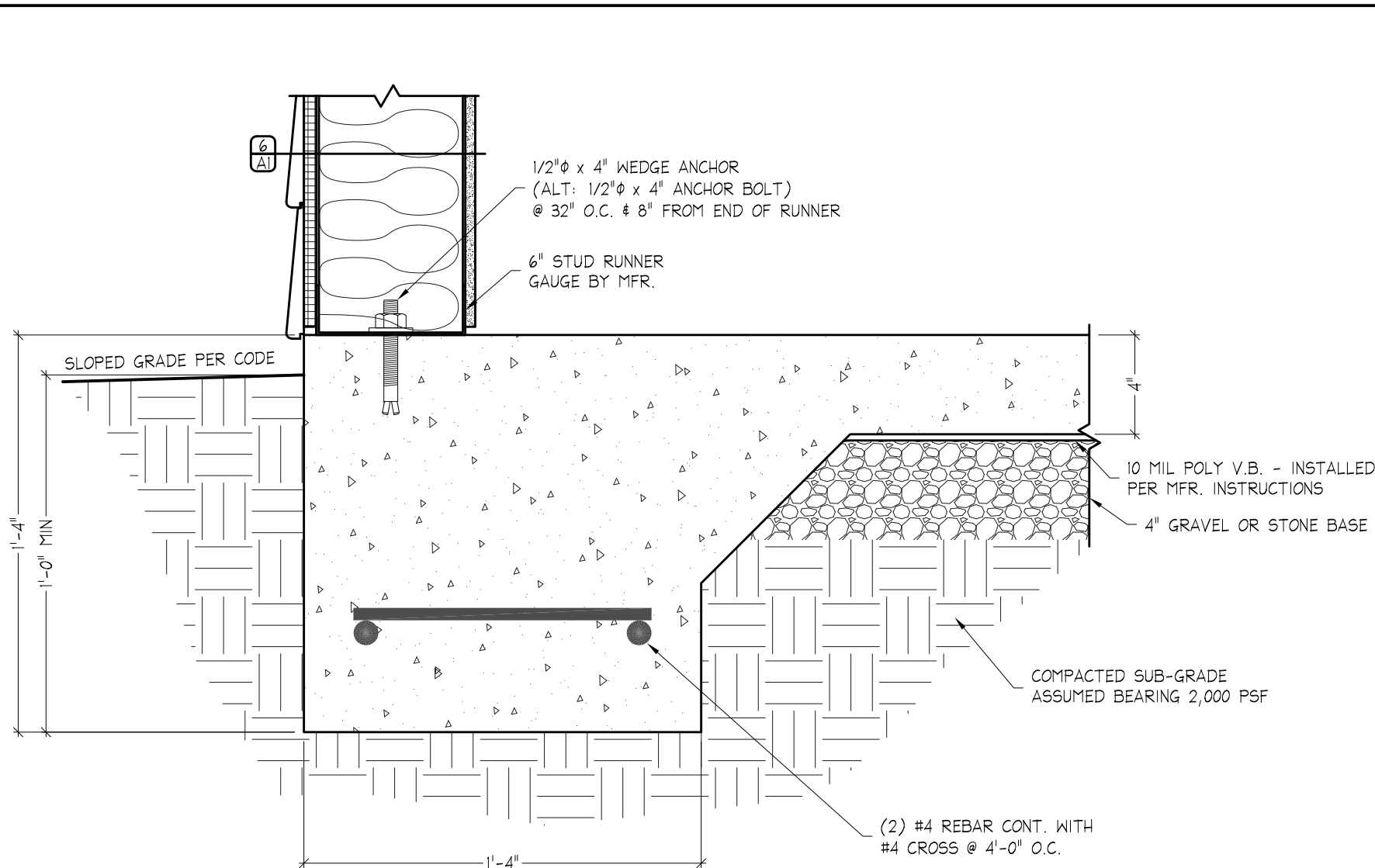
5-19-2021



- General Notes:**
- WHERE APPLICABLE, TEMPORARILY BRACE RETAINING WALLS AND BRACE CMU WALLS UNTIL FLOOR SLAB IS INSTALLED.
 - VERIFY DIMENSIONS, CONDITIONS AND ELEVATIONS. IF APPLICABLE, REFERENCE METAL BUILDING DRAWINGS FOR ANCHOR BOLT LAYOUT.
 - NO ALTERATIONS OR DEVIATION FROM THIS DRAWING ARE ALLOWED WITHOUT THE APPROVAL OF THE PROFESSIONAL ENGINEER.
 - DIG FOUNDATIONS PER THIS DRAWING.
 - ALL APPLICABLE MATERIALS AND PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS:
ASTM A-150 PORTLAND CEMENT
ASTM C-33 AGGREGATES FOR CONCRETE
ASTM C-94 READY-MIXED CONCRETE
ASTM A495 GRADE 40 REBAR
ASTM A82 & ASTM A185 WELDED WIRE FABRIC
ASTM 318-14 REINFORCED CONCRETE
ACI 308.1 AND 308.2R
ASCE 5-88 AND 6-88
THE 2018 INTERNATIONAL BUILDING CODE
 - MIX AND PLACE CONCRETE PER THE PORTLAND CEMENT ASSOCIATION PUBLICATION "DESIGN AND CONTROL OF CONCRETE MIXTURES".
 - PRIOR TO PLACING CONCRETE, FOOTING EXCAVATIONS SHALL BE FREE OF WATER, SLUSH, AND FOREIGN MATTER.
 - FOOTING SLAB BASE IS TO BE POURED AGAINST EARTH HAVING 95% COMPACTION (PROCTOR STANDARD AND ASTM D-698).
 - CONCRETE AND (W.W.F. IF APPLICABLE) SHALL HAVE A MAXIMUM SIZE OF COURSE AGGREGATE OF 3/4", WITH A MAXIMUM SLUMP OF 5".
 - DEFECTIVE OR HONEYCOMBED CONCRETE SHALL BE EXAMINED BY A PROFESSIONAL ENGINEER FOR THE METHOD OF CORRECTION.
 - FOOTING EXCAVATION SHALL BE CARRIED TO A GOOD BEARING SOIL. SLAB DEPTH SHALL EXTEND A DISTANCE EQUAL TO THE DEPTH SHOWN OR TO A MINIMUM DEPTH REQUIRED BY LOCAL CODE TO MEET RESTRICTIONS ENCOUNTERED. EXCAVATION BELOW THE BASE OF THE FOOTING SHALL BE BACK FILLED WITH 2,000 PSI CONCRETE, BUT SHALL NOT EXCEED 5' WITHOUT THE APPROVAL OF THE ENGINEER.
 - EXCAVATED FOOTING/FOUNDATION AREAS SHALL BE INSPECTED BY THE RESPECTIVE INSPECTOR BEFORE CONCRETE IS APPLIED.
 - FOOTING/FOUNDATION DESIGNED TO CONFORM TO IBC CHAPTER 16.
 - FOOTING/FOUNDATION DESIGNED FOR A SOIL BEARING PRESSURE OF 2,000 PSF. VERIFY SOIL BEARING PRESSURE IF REQUIRED BY LOCAL CODE AUTHORITY.
 - HOOK CONTINUOUS BARS 1'-6" AROUND CORNERS OR PROVIDE CORNER BARS.
 - LAP ALL REBAR IN MASONRY 40 BAR DIAMETERS MIN. LAP ALL REBAR IN CONCRETE 30 BAR DIAMETERS MIN.
 - CONCRETE BLOCK SHALL CONFORM TO ASTM C90 WITH MIN. Fm OF 1,500 PSI.
 - MORTAR SHALL BE TYPE M.
 - ALIGN VERTICAL CELLS TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL CELL FILL.
 - PROVIDE INSPECTION CLEANOUT OPENINGS AT THE BOTTOM OF ALL FILLED CELLS AND AT EACH LIFT. SEAL CLEANOUTS AFTER INSPECTION AND PRIOR TO GROUTING.
 - WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, STOP GROUT 1-1/2' BELOW THE UPPERMOST UNIT.
 - PLACE ONE #5 REBAR IN GROUTED CELLS AT ALL DOOR AND WINDOW JAMBS AND CORNERS MAX. 4 FEET APART U.N.O..

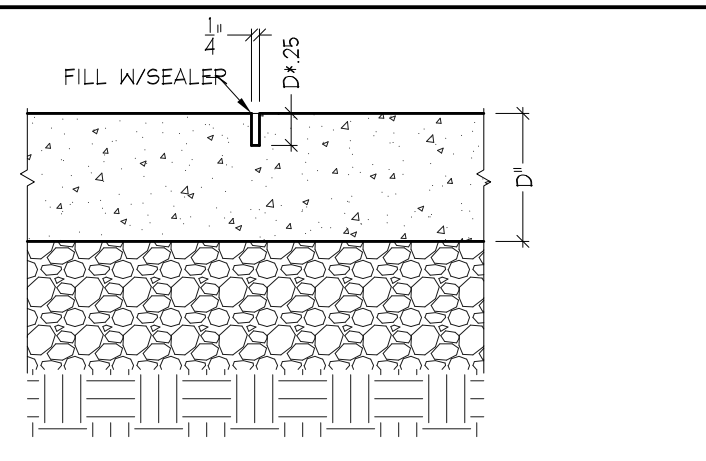


NO GEOTECHNICAL INFORMATION FOR THE SITE HAS BEEN PROVIDED OTHER THAN THE ASSUMED DESIGN BEARING CAPACITY OF THE SOIL. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ASSURE THAT THE FOUNDATION MATERIALS ARE OF THE PROPER GEOTECHNICAL CHARACTERISTICS AND CONDITIONS FOR SUPPORT OF THE STRUCTURE. THE ENGINEER OF RECORD FOR THIS FOUNDATION DESIGN IS NOT RESPONSIBLE FOR THE CONDITION OF THE SOIL ON WHICH THE FOUNDATION IS PLACED.



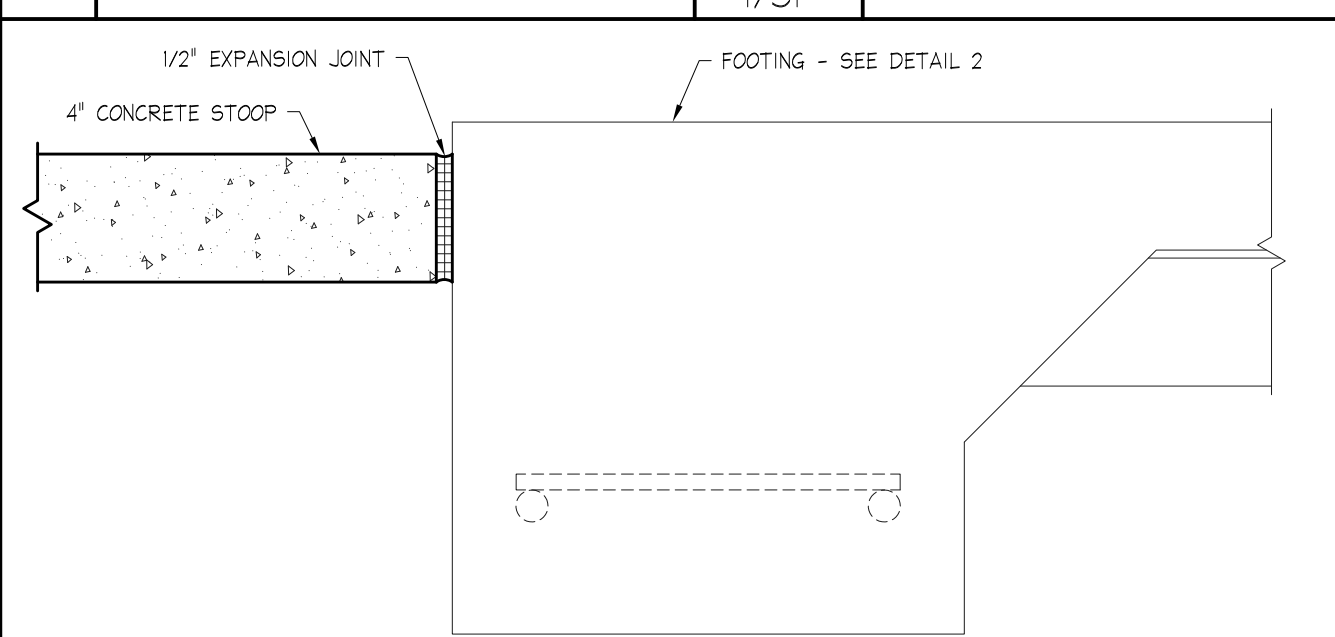
2 PERIMETER FOOTING SECTION

NO SCALE
1/51



3 CONTROL JNT.

NO SCALE
1/51



4 STOOP SECTION

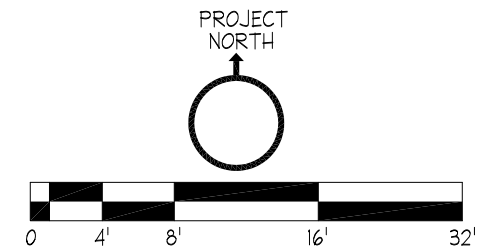
NO SCALE
1/51



PROVIDENCE PARTNERS, INC.
BRIAN K. CONE, P.E.
bcone@providencepartnersinc.com

ISSUED FOR CODE REVIEW
DATE OF ISSUE: 9-22-2021
THESE PLANS HAVE NOT BEEN APPROVED BY THE BUILDING DEPARTMENT. PLANS SHOULD BE STAMPED "APPROVED FOR CONSTRUCTION" BY THE BUILDING DEPARTMENT PRIOR TO BIDDING OR CALCULATING TAKE-OFFS.

NOTE TO PLANS EXAMINER:
THE OWNER SHALL HIRE A SPECIAL INSPECTIONS COMPANY TO PERFORM THE REQUIRED SPECIAL INSPECTIONS.



No.	Description	Date
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REVISIONS

Project Title:

METROLINA
GREENHOUSES WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

Sheet Title:

STRUCTURAL

Project No.:

5754

Drawn By:

MAC

Checked By:

MAC

Scale:

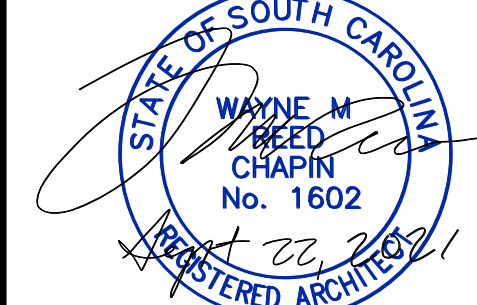
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Sheet No.:

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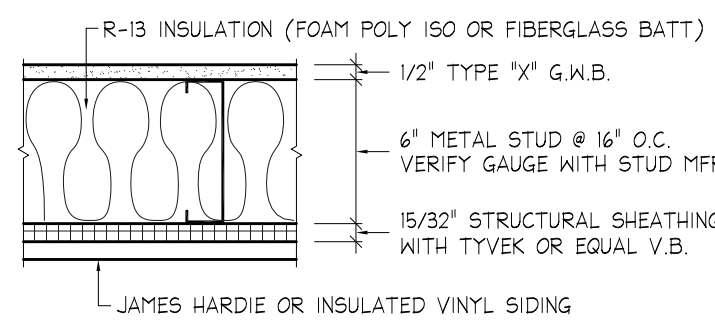
Date:

8-17-2021

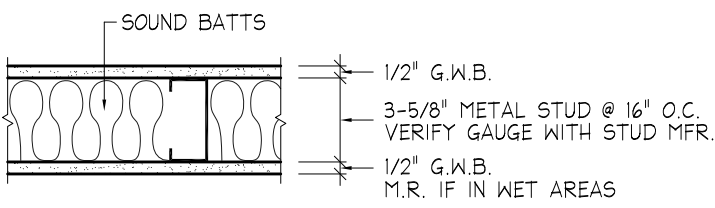


General Notes:

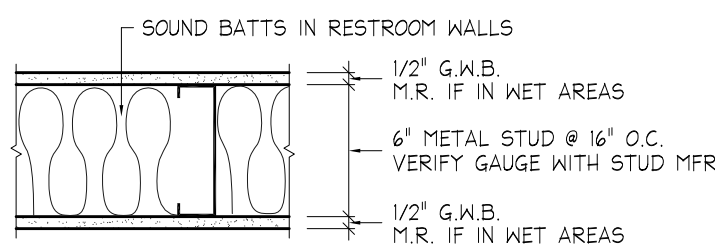
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2. ANY PENETRATIONS INTO RATED ASSEMBLIES SHALL BE PERFORMED SO AS TO NOT ALTER OR DECREASE THE RATING OF THE ASSEMBLY.
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4. A TACTILE SIGN STATING "EXIT" IN RAISED VISUAL CHARACTERS AND BRAILLE AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE PER IBC 103.4.
5. ALL DOOR HARDWARE SHALL BE OF APPROVED BARRIER FREE DESIGN THAT REQUIRES NO TWISTING OR TURNING.
6. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
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8. ALL DECORATIVE CURTAINS & DRAPERIES SHALL BE NON-COMBUSTIBLE OR FLAME RESISTANT IN ACCORDANCE WITH NFPA 701. OWNER TO PROVIDE CERTIFICATION.
9. INSTALL MAXIMUM OCCUPANT CONTENT SIGN IN ALL ASSEMBLY AREAS IN ACCORDANCE WITH THE IBC.
10. DOORS INTO ELECTRICAL/MECHANICAL ROOMS SHALL BE LABELED WITH APPROPRIATE SIGNAGE PER IFC 605.3.1.
11. A SIGN STATING "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAIL, COMPLYING WITH ICC A117.1, SHALL BE PROVIDED ADJACENT TO ALL EXIT STAIRWAYS, PASSAGEWAYS, RAMPS AND DISCHARGES PER 103.4 OF THE 2015 IBC.
12. CARPETING FOR ALL EXIT ACCESS AREAS SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX OF 0.22 WATTS/SQ. CM. IN ACCORDANCE WITH NFPA 253. G.C. TO PROVIDE CERTIFICATION.
13. ALL EXISTING DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES IN CONDITIONS OR DIMENSIONS, WHETHER IN THE FIELD OR ON THE DRAWINGS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
14. SUSPENDED CEILING SYSTEMS SHALL CONFORM TO C.I.S.C.A. SEISMIC ZONES 3 & 4 FOR SEISMIC RESTRAINT. PROVIDE CEILING GRID EXPANSION JOINTS FOR CEILING AREAS GREATER THAN 2,500 SQ. FT.
15. SUPPORT LAY-IN LIGHTS FROM EACH CORNER OF THE LIGHT TO THE STRUCTURE.
16. IT IS NOT INTENDED THAT THE DRAWINGS SHOW ALL DETAILS OF CONSTRUCTION, BUT THE GENERAL CONTRACTOR SHALL BE REQUIRED TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE THE SCOPE OF WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTS WHICH MAY BE REQUIRED BY THE DRAWINGS AND OMITTED BY THE SPECIFICATIONS OR VICE VERSA, JUST AS THOUGH REQUIRED BY BOTH. SHOULD THERE APPEAR TO BE ANY DISCREPANCIES OR A QUESTION OF INTENT, THE GENERAL CONTRACTOR SHALL REFER TO THE DESIGNER FOR DECISIONS AND HIS INTERPRETATION SHALL BE FINAL, CONCLUSIVE AND BINDING.



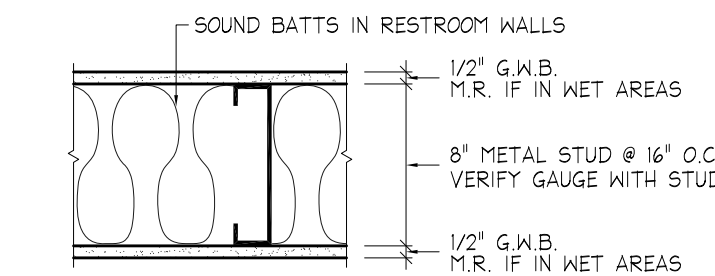
6 PERIM. WALL

NO SCALE
1/A1

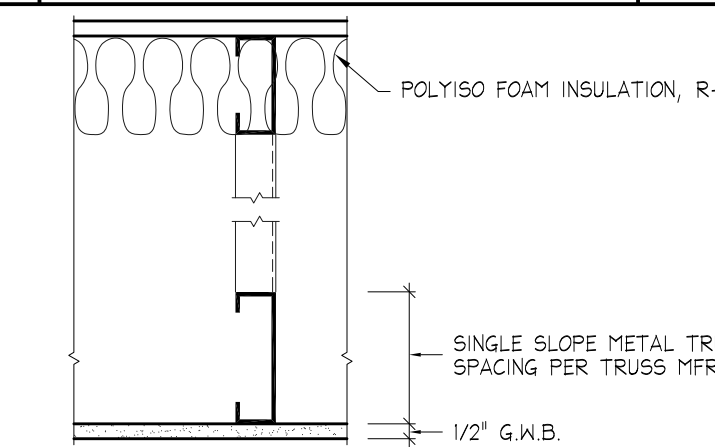
7 WALL TYPE

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1/A1

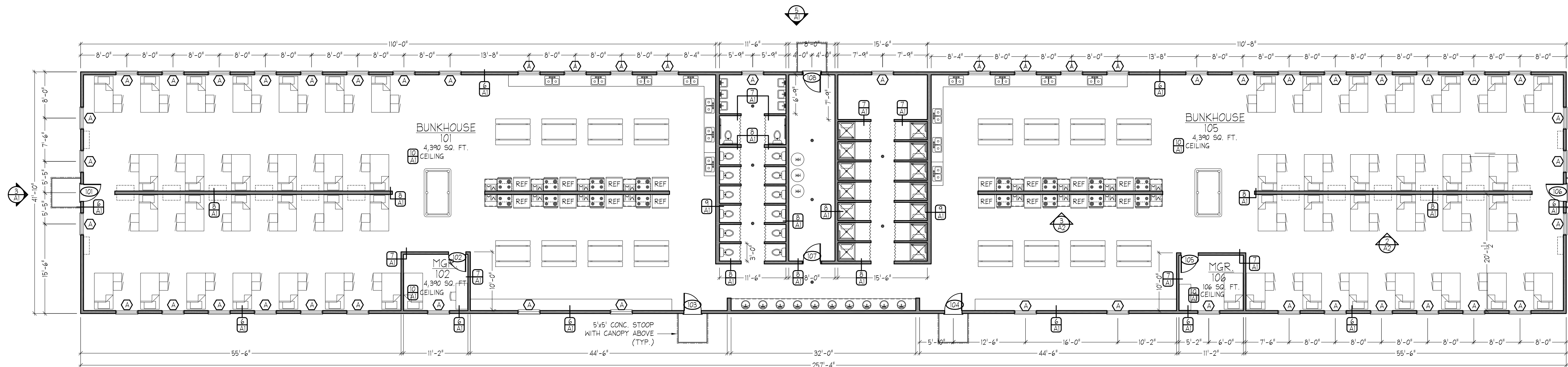
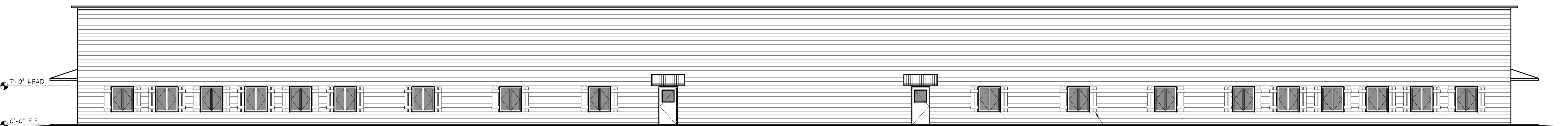
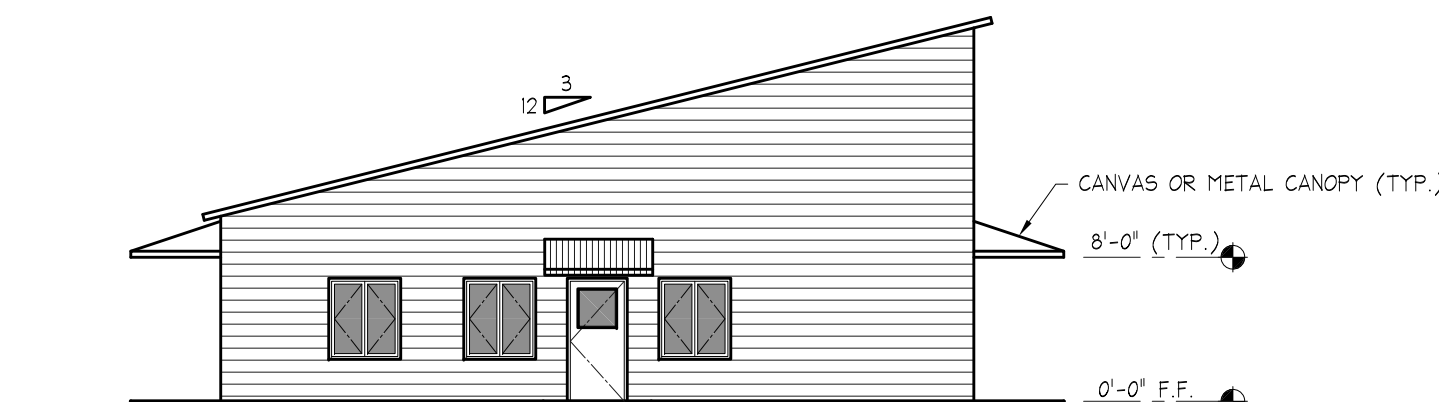
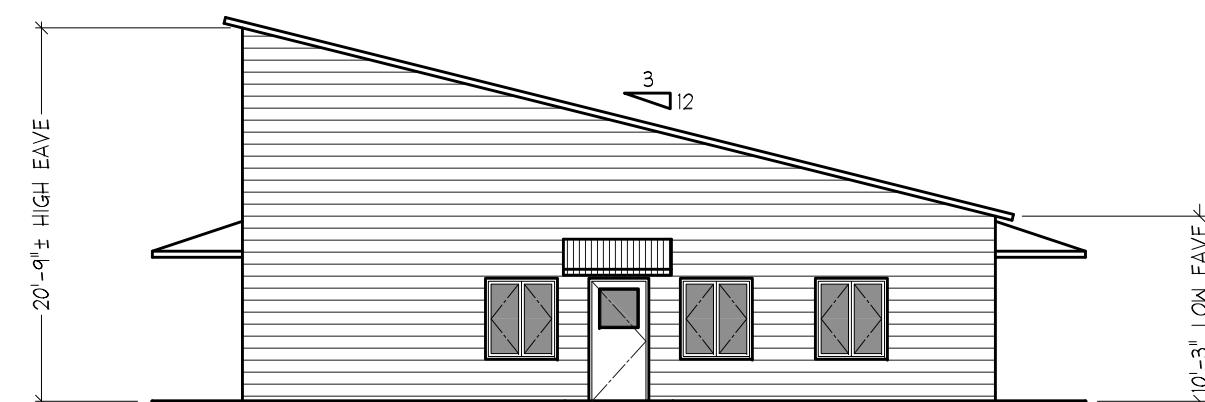
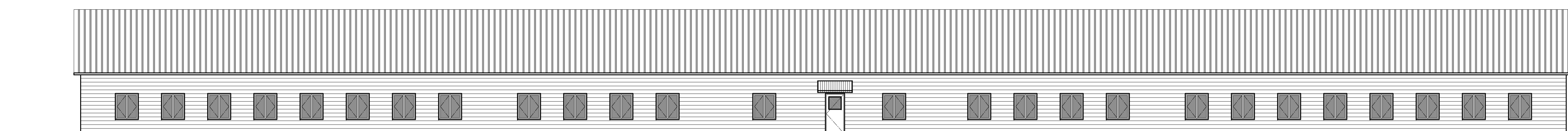
8 WALL TYPE

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1/A1

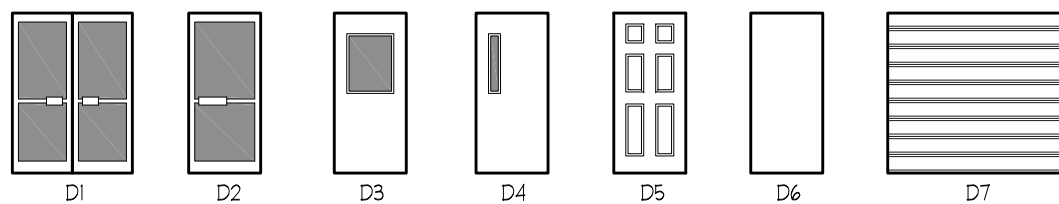
9 WALL TYPE

NO SCALE
1/A1

10 CEILING TYPE

NO SCALE
1/A11 FLOOR PLAN
3/32"=1'-0"2 PROJECT SOUTH ELEVATION
3/32"=1'-0"3 PROJECT WEST ELEVATION
3/32"=1'-0"4 PROJECT EAST ELEVATION
3/32"=1'-0"5 PROJECT NORTH ELEVATION
3/32"=1'-0"

MARK	SIZE	TYPE	MTL	SWING	FRAME	ELEV.	HDW	ROUGH OPN'G	RATING	TEMP. GL.	REMARKS
D1	3'-0"x7'-0"	D3	WM	RA	WM	2/A1	H1	PER MFR.	YES		
D2	3'-0"x6'-8"	D6	WM	LA	WM		H2	PER MFR.	YES		
D3	3'-0"x7'-0"	D3	WM	LA	WM	3/A1	H1	PER MFR.	YES		
D4	3'-0"x7'-0"	D3	WM	RA	WM		H2	PER MFR.	YES		
D5	3'-0"x6'-8"	D6	WM	RA	WM		H2	PER MFR.	YES		
D6	3'-0"x7'-0"	D3	WM	RA	WM	4/A1	H1	PER MFR.	YES		
D7	3'-0"x6'-8"	D6	WM	RA	WM		H2	PER MFR.	YES		
D8	3'-0"x7'-0"	D3	WM	LA	WM	5/A1	H1	PER MFR.	YES		



ABBREVIATIONS:
H1 HOLLOW METAL
SCW SOLID CORE WOOD VENEER
H2N HOLLOW CORE WOOD VENEER
CMP COMPOSITE DOOR
WD WOOD
6PNL 6 PANEL
PK POCKET
OHS OVERHEAD SECTIONAL
RUC ROLL-UP CAN
SFG STORE FRONT GLASS
AL ALUMINUM
IM INSULATED METAL
LBF LOUVERED BI-FOLD
PBF PANELED BI-FOLD

MARK	SIZE	TYPE	OPERATION	FRAME	ELEV.	HDW	ROUGH OPN'G	TEMP. GL.	REMARKS
H1	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	
H2	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	

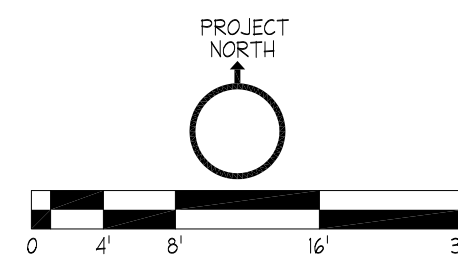
MARK	SIZE	TYPE	OPERATION	FRAME	ELEV.	HDW	ROUGH OPN'G	TEMP. GL.	REMARKS
W1	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	
W2	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	
W3	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	
W4	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	
W5	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	
W6	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	

ABBREVIATIONS:
W1 WOOD
VNL VINYL
VCN VINYL CLAD WOOD
SH SINGLE HUNG
DH DOUBLE HUNG
FG FIXED GLASS
CS CASEMENT
AWN AWNING
SFG STORE FRONT GLASS

ROOM NO.	ROOM NAME	FLOOR	BASE	NORTH	SOUTH	EAST	WEST	CEILING	HT.	CEILING TYPE	REMARKS
101	BUNKHOUSE	21	18	4	4	4	4	4	10'-0"	10/A1	
102	MANAGER'S OFFICE	21	18	4	4	4	4	4	10'-0"	10/A1	
103	RESTROOMS	21	18	4	4	4	4	4	10'-0"	10/A1	NON-ABSORB. FINISHES
104	LAUNDRY	21	18	4	4	4	4	4	10'-0"	10/A1	
105	BUNKHOUSE	21	18	4	4	4	4	4	10'-0"	10/A1	
106	MANAGER'S OFFICE	21	18	4	4	4	4	4	10'-0"	10/A1	

FINISHES

1. Prefinished
2. Sealer
3. Urethane Paint
4. Paint
5. Vinyl Wall Covering
6. Ceramic Tile
7. Fiber Reinforced Panels
8. Acoustic Panels
9. Plaster Coat
10. Marble
11. Granite
12. Carpet
13. Terrazzo
14. Wood
15. Vinyl Composition Tile
16. Rubber
17. Resilient Base
18. Entrance Mat
19. Vinyl Base
20. Unfinished Structure
21. Sealed Concrete
22. Exterior Plywood
23. Wood/Metal Liner Panel
24. Existing Finish To Remain

ISSUED FOR CODE REVIEW
DATE OF ISSUE: 9-22-2021THESE PLANS HAVE NOT BEEN APPROVED BY
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BY THE BUILDING DEPARTMENT PRIOR TO
BIDDING OR CALCULATING TAKE-OFFS.

11 SCHEDULES

NO SCALE
A1

No.	Description	Date
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REVISIONS

Project Title:

METROLINA
GREENHOUSES WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

Sheet Title:

ARCHITECTURAL

Project No.:

5754

Drawn By:

MAC

Checked By:

MAC

Scale:

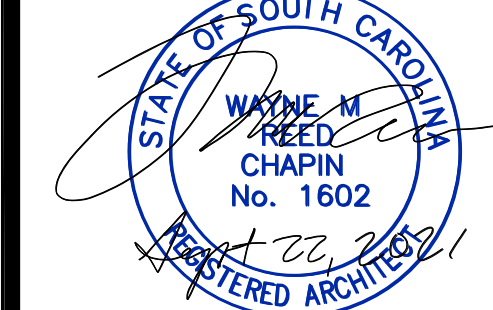
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Sheet No.:

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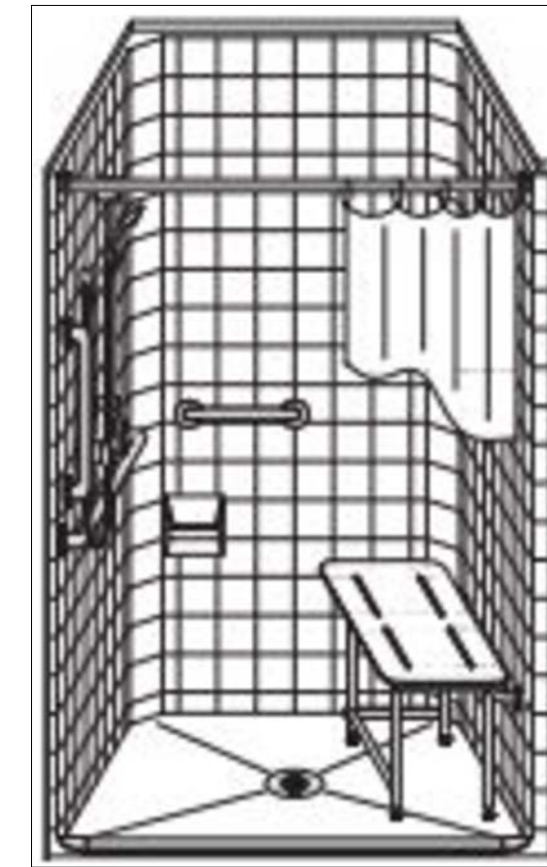
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5-13-2021

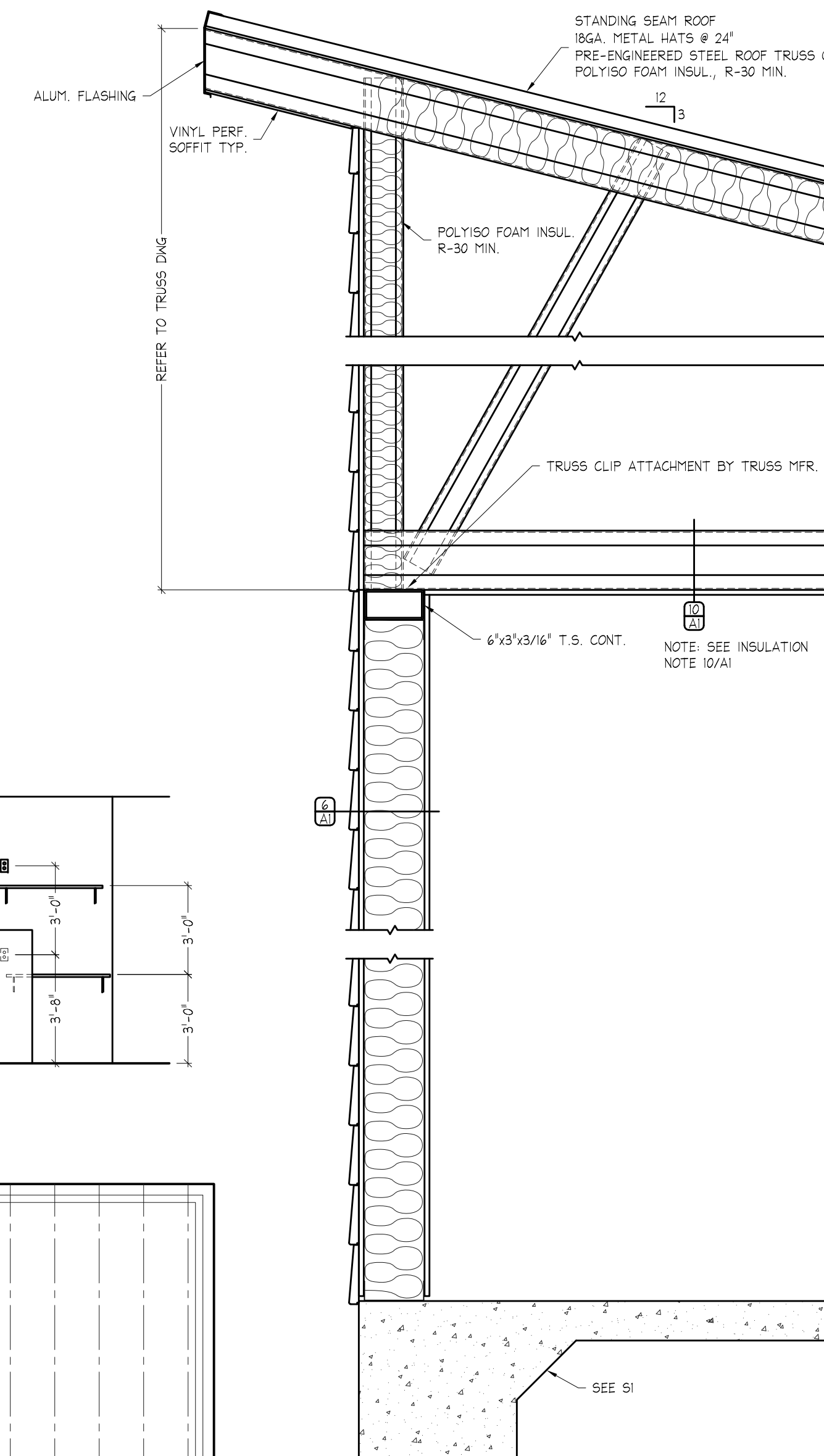


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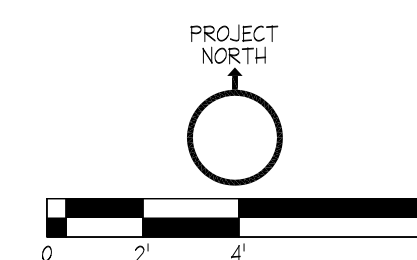


5 TYP. ADA SHOWER MODULE
NO SCALE

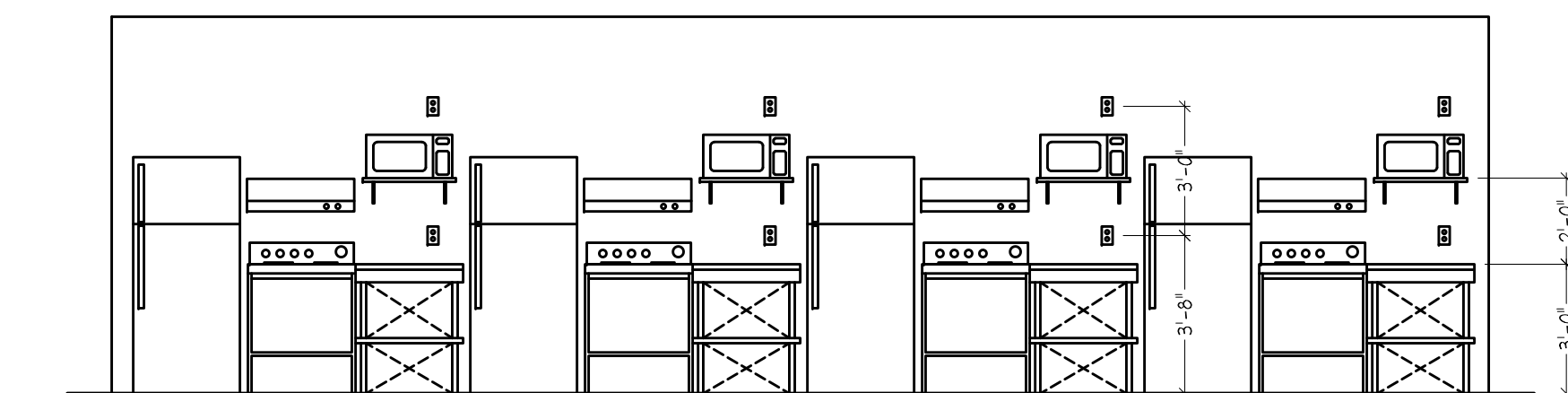


7 PERIMETER WALL
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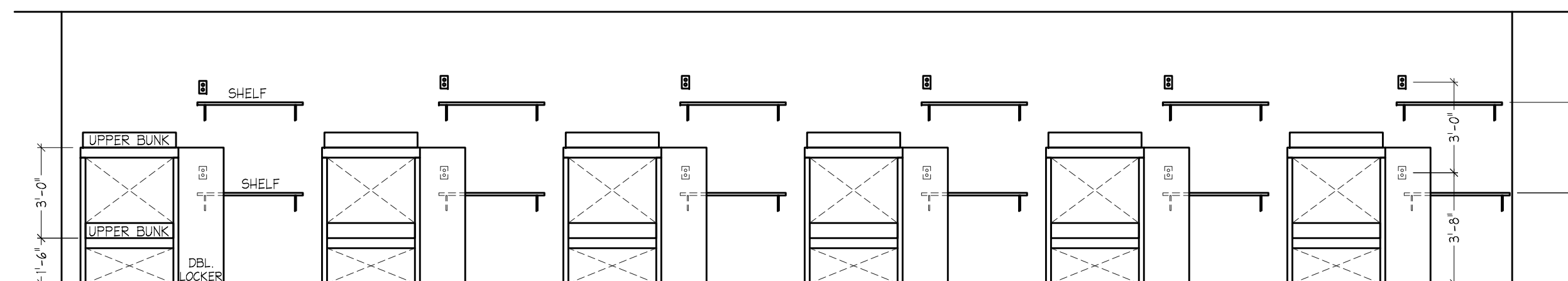
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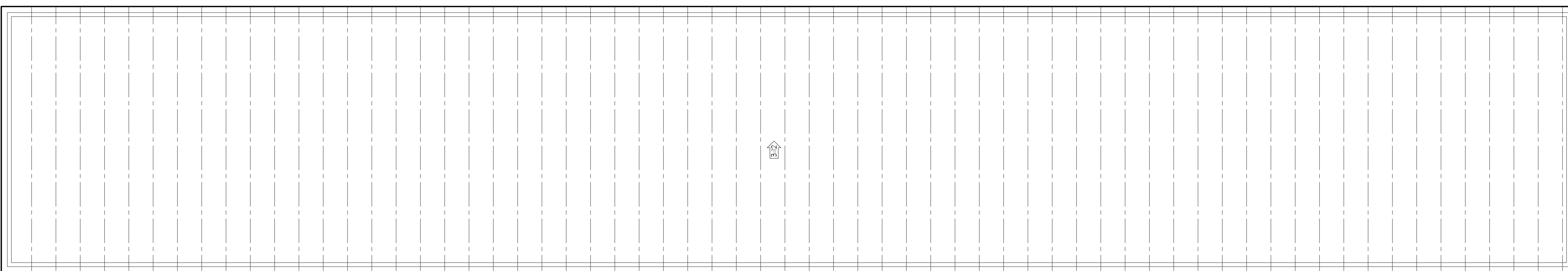
1 ENLARGED RESTROOM PLAN
1/4"=1'-0"



3 ENLARGED KITCHEN PLAN / ELEVATION
1/4"=1'-0"



2 TYP. SLEEPING ELEVATION
1/4"=1'-0"



7 ROOF PLAN
NO SCALE

PRE-ENGINEERED METAL ROOF TRUSS @ 48" (TYP.)
SEE ALPINE TrusSteel ENGINEERED DRAWINGS

No.	Description	Date
REVISIONS		

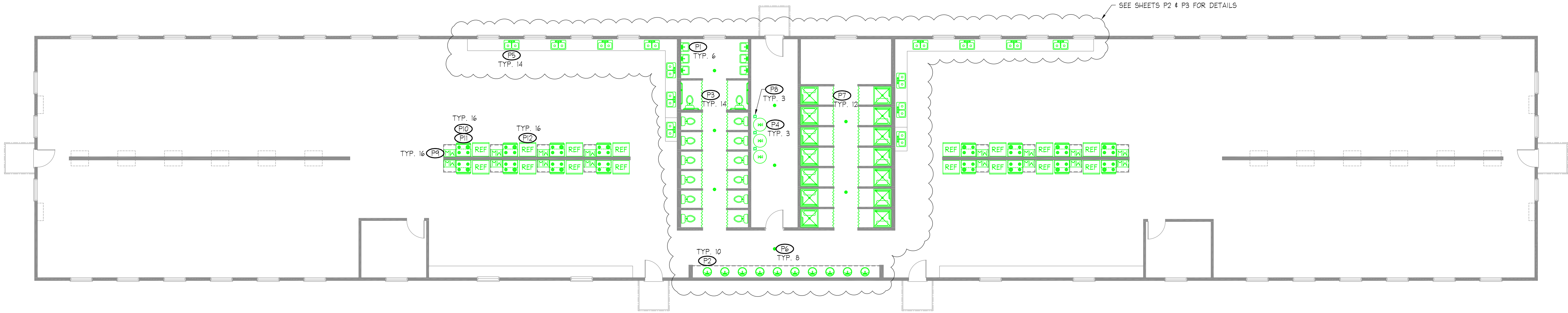
Project Title:
METROLINA
GREENHOUSES WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

Sheet Title:
ARCHITECTURAL

Project No.: 5754	Drawn By: MAC	Checked By: MAC
Scale: AS SHOWN	Sheet No.: A2	Date: 5-17-2021

FIXTURE SCHEDULE		
KEY	FIXTURE	DESCRIPTION
	SINK	CRANE "HARKICH" #1412V, WALL HUNG, 18"x15" WITH MOEN "CHATEAU" #L64600 FAUCET AND TRUEBRO #102 E-Z P-TRAP COVER
	LAVATORY	CRANE "HARKICH" #1412V, WALL HUNG, 18"x15" WITH MOEN "CHATEAU" #L64600 FAUCET AND TRUEBRO #102 E-Z P-TRAP COVER
	WATER CLOSET	CRANE "GALAXY ELITE 2" #5742, VITREOUS CHINA TANK TYPE, 1.6 GPF, ELONGATED RIM, 12" ROUGH-IN
	WATER HEATER	NAVIEN 240A TANKLESS GAS WATER HEATER, 199,000 BTU, 720 CFM GAS INPUT MIN.
	SINK	ELKAY "CELEBRITY" #ECC3322, SELF RIMMING, DOUBLE BOWL, 20ga. STAINLESS STEEL, WITH MOEN #67430 FAUCET
	FLOOR DRAIN	JOSAM 30500-A, WITH TRAP & PRIMER
	SHOWER BASIN	BESTBATH LCS403BA5T L/R SHOWER MODULE, ADA COMPLIANT, WITH SCALD GUARD MIXING VALVE
	HUB DRAIN	ZURN Z1870 WITH STRAINER BASKET (OR EQUAL)
	MICROWAVE	RESIDENTIAL, 120v, 1,000w, MAKE AND MODEL BY OWNER
	RANGE	RESIDENTIAL, 4 BURNER, ELECTRIC, 240v, MAKE AND MODEL BY OWNER
	EXHAUST HOOD	DENLUR DS-30-F, VENTLESS, 220v, NEMA 10-50, WITH NFPA & IBC APPROVED FIRE SUPPRESSION SYSTEM
	REFRIGERATOR	RESIDENTIAL, 120v, MAKE AND MODEL BY OWNER
EQUIVALENT FIXTURES SHALL BE ACCEPTED AS EQUAL TO THE ABOVE		

2	PLUMB. LEGEND	NO SCALE 1/PI
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1 OVERALL PLUMBING PLAN
3/32"=1'-0"

NOTE:

THE PLUMBING SYSTEM ON THIS DRAWING HAS BEEN DRAFTED IN GREEN INK. USE A PRINTING SERVICE THAT WILL PRINT THIS DRAWING IN COLOR FOR OPTIMUM CLARITY.

ISSUED FOR CODE REVIEW
DATE OF ISSUE: 9-22-2021

THESE PLANS HAVE NOT BEEN APPROVED BY THE BUILDING DEPARTMENT. PLANS SHOULD BE STAMPED "APPROVED FOR CONSTRUCTION" BY THE BUILDING DEPARTMENT PRIOR TO BIDDING OR CALCULATING TAKE-OFFS.

PROJECT NORTH
0 4 8 16 32

William Beaver, P.E.

121 Bay Water Way
Mt. Pleasant, SC 29464
Phone 803 - 417 - 2790

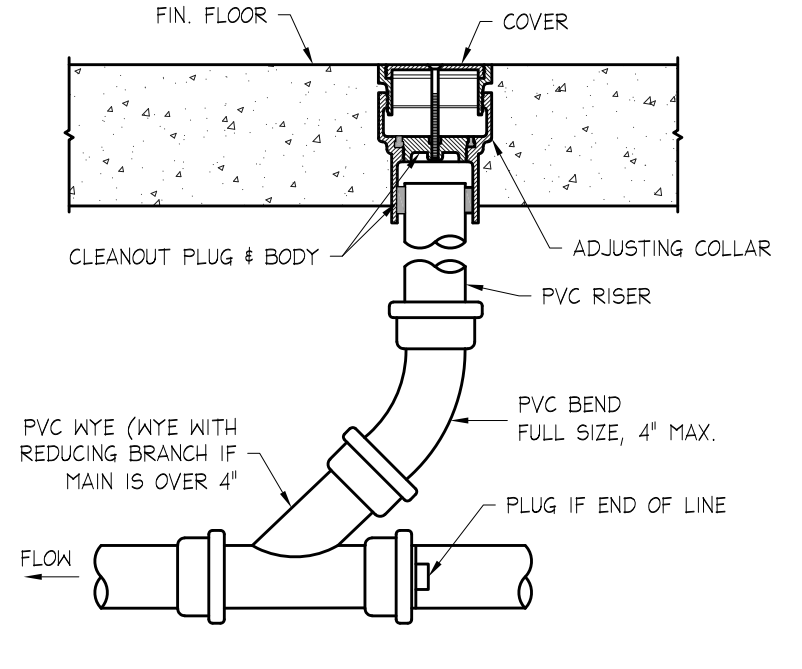
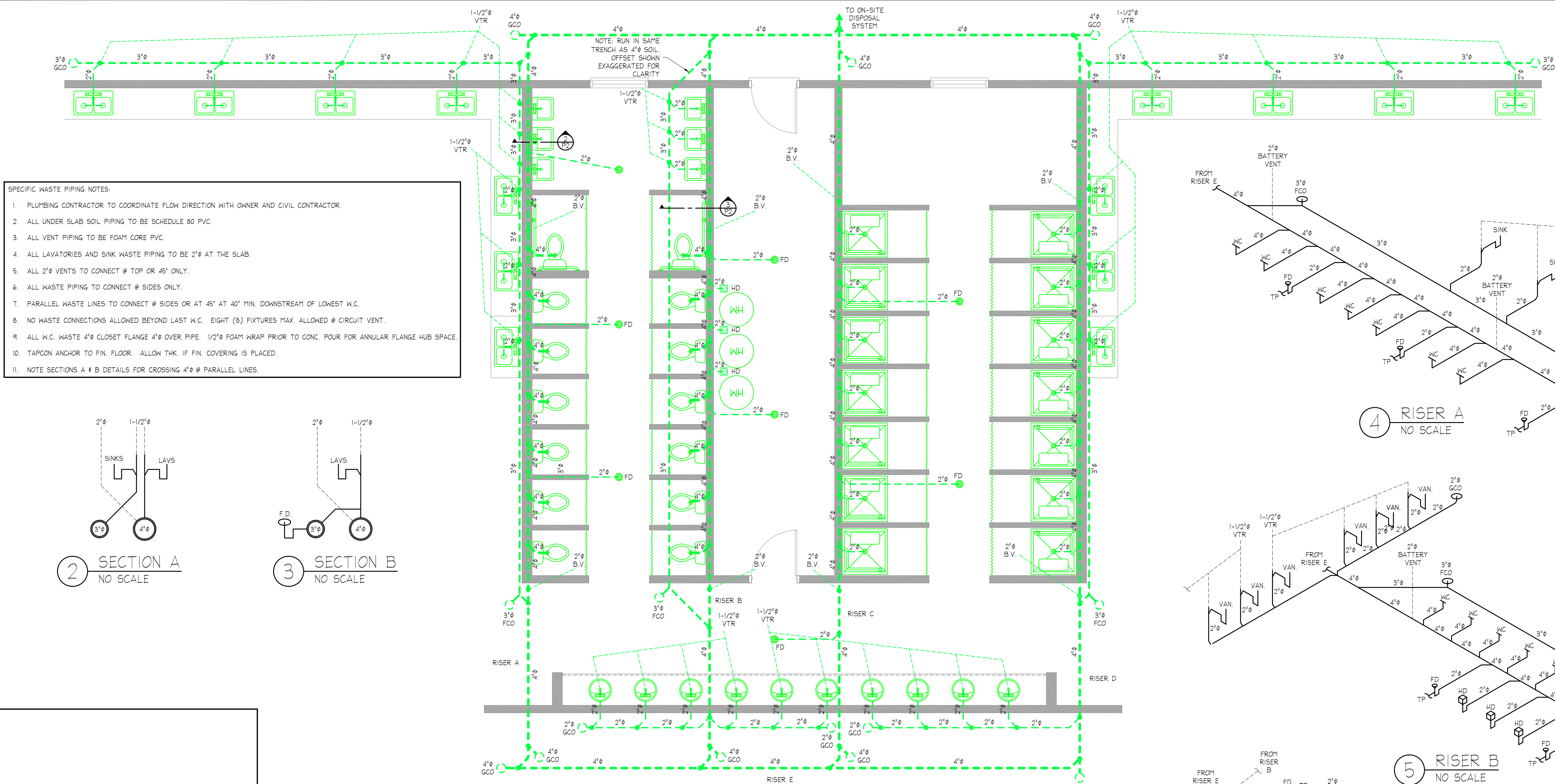
NOTE: ALL QUESTIONS AND INQUIRIES ARE TO BE DIRECTED TO MICHAEL CRUMP THE PROJECT COORDINATOR, AT SPECTRUM ENTERPRISES, INC. OFFICE 803-328-1118, CELL 803-417-2790.

Professional Seal

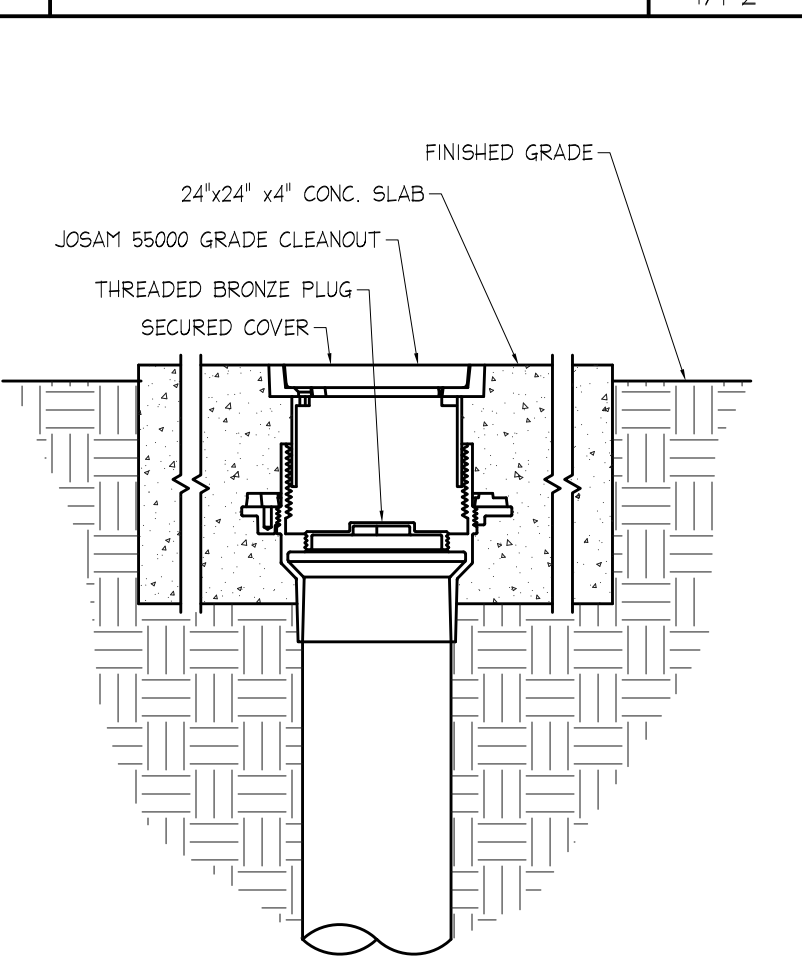
9-22-2021
THE ENGINEER HAS NOT BEEN RETAINED TO PERFORM CONTRACT ADMINISTRATION SERVICES

General Notes:
1. ALL PLUMBING INSTALLATIONS SHALL BE PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE AND ALL STATE/LOCAL PLUMBING CODES AS APPLICABLE.
2. CLEANOUTS SHALL BE SPACED NOT MORE THAN 75' APART.
3. WASTE PIPING SHALL BE MIN. SCH-40 PVC-DWV PIPE & FITTINGS CONFORMING TO ASTM D-2665-88 WITH HSF SEAL. VENT PIPING SHALL BE OF THE SAME MATERIAL AS WASTE PIPING. ALL ROOF PENETRATIONS SHALL BE SEALED.
4. WATER PIPING SHALL BE TYPE "L" HARD COPPER WITH EQUIV. FITTINGS ABOVE GRADE AND TYPE "K" COPPER WITH EQUIV. FITTINGS BELOW GRADE. PVC PIPING OF EQUIVALENT SPECIFICATIONS IS ACCEPTABLE.
5. ALL WATER PIPING SHALL BE CONCEALED IN FLOORS, WALLS AND PIPE CHASES AS APPLICABLE, HOWEVER, NO WATER PIPING SHALL BE INSTALLED IN EXTERIOR WALLS. ALL PIPE SUBJECT TO FREEZING CONDITIONS SHALL BE INSULATED.
6. PROVIDE AIR CHAMBERS AND STOPS ON EACH FIXTURE HOT AND COLD WATER SUPPLY.
7. BARRIER FREE FIXTURES, TRIM AND ACCESSORIES SHALL COMPLY WITH THE LATEST ANSI A117.1. EXPOSED PIPING UNDER HANDICAP LAVATORIES SHALL BE INSULATED. PROVIDE APPROPRIATE "HANDICAP" SIGNS AT ALL ACCESSIBLE AREAS.
8. PIPE INSULATION SHALL BE 1" OXENS-CORNING SA/SSL-11 OR EQUAL WITH VAPOR BARRIER JACKET PER UL-72. ALL JOINTS SHALL BE TAPED AND SEALED. COLD WATER PIPING BELOW BUILDING SLABS OR BELOW FROST LINE NEED NOT BE INSULATED.
9. THE ENTIRE SYSTEM SHALL BE FLUSHED, CLEANED, AND STERILIZED PER THE LOCAL HEALTH DEPARTMENT OR APPROVING AUTHORITY.
10. THE WATER SYSTEM SHALL BE TESTED AT 100 PSI FOR 24 HOURS PRESSURE LOSS. WASTE SYSTEM SHALL BE TESTED TO A HEAD OF 10 FT. FOR 15 MINUTES MINIMUM WITHOUT LEAKS.
11. PROVIDE UL APPROVED FIRE STOPS PER ASTM E-814 FOR ALL PIPE PENETRATIONS IN FIRE RATED ASSEMBLIES. PENETRATIONS THROUGH NON-RATED ASSEMBLIES SHALL BE SEALED SPOKE TIGHT.
12. ALL ACCESSIBLE PLUMBING ELEMENTS DELIVERING HOT WATER SHALL BE EQUIPPED WITH A TEMPERATURE LIMITING DEVICE (SCALD GUARD) THAT WILL LIMIT THE HOT WATER TEMPERATURE TO 120° F.
13. THE DRAWINGS AND DETAILS DIAGRAMMATIC TO SHOW THE PURPOSE AND INTENT OF THE DESIGN. THE EXACT NUMBER, LOCATION AND POSITION OF COMPONENTS WILL BE DETERMINED BY THE PLUMBING CONTRACTOR ACCORDING TO FIELD CONDITIONS AND REQUIREMENTS. THE PLUMBING CONTRACTOR SHALL FIELD CHECK ALL ALL DIMENSIONS AND INVESTIGATE ALL CONDITIONS AFFECTING HIS WORK AND SHALL VERIFY LOCATIONS, SIZES, INVERT ELEVATIONS, ETC. OF ALL APPLICABLE SITE SYSTEMS INCLUDING SANITARY & STORM SEWERS, WATER MAINS, NATURAL GAS SERVICES, UNDERGROUND ELECTRICAL, ETC. TO MAKE CERTAIN ALL CONNECTIONS CAN BE MADE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
14. THE PLUMBING CONTRACTOR SHALL GUARANTEE THE SYSTEM TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR. ALL DEFECTS SHALL BE REPAIRED AND CORRECTED AT NO EXPENSE TO THE OWNER.
15. THE PLUMBING CONTRACTOR SHALL CONSIDER HIS SCOPE OF WORK AS "TURN KEY". IT IS NOT INTENDED THAT THE DRAWINGS SHOW ALL DETAILS OF CONSTRUCTION, BUT THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTS AND MATERIALS NECESSARY TO COMPLETE HIS SCOPE OF WORK. SHOULD THERE APPEAR TO BE ANY DISCREPANCIES OR A QUESTION OF INTENT, THE PLUMBING CONTRACTOR SHALL REFER TO THE DESIGNER FOR DECISIONS AND HIS INTERPRETATION SHALL BE FINAL, CONCLUSIVE AND BINDING.

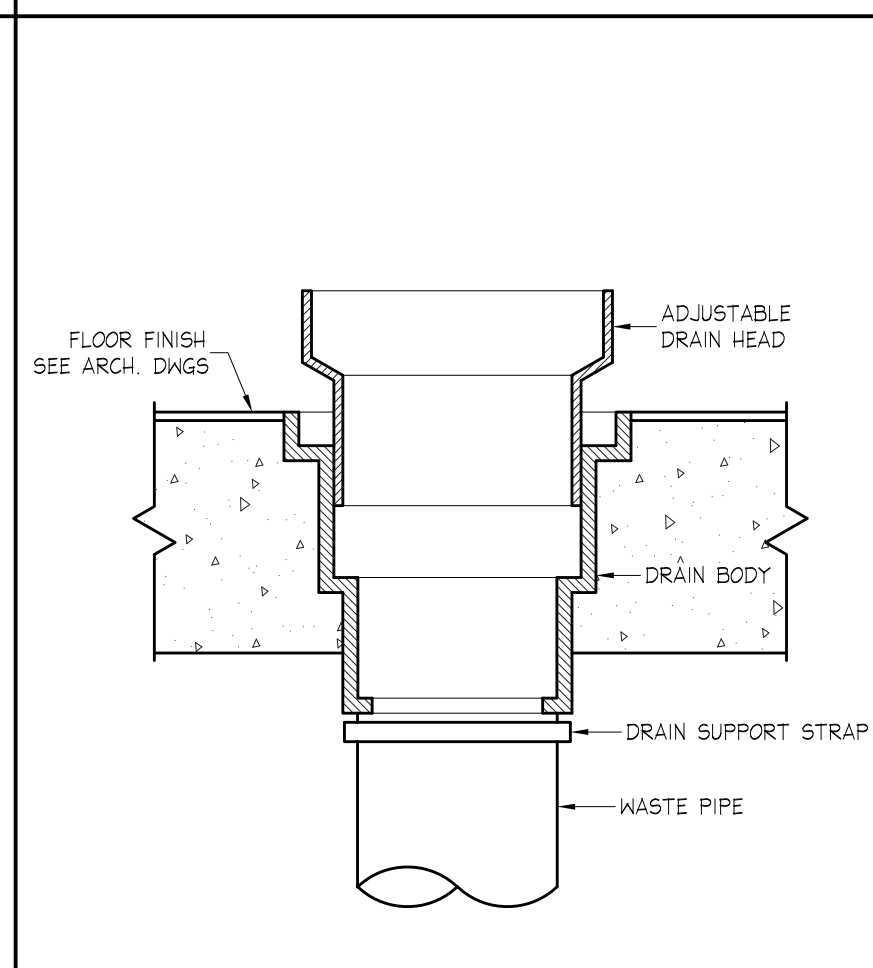
No.	Description	Date
REVISIONS		
Project Title:		
METROLINA GREENHOUSES WORKER'S BUNKHOUSE 2121 QUARRY ROAD YORK, SC 29745		
Sheet Title:		
PLUMBING		
Project No.: 5754		
Drawn By: MAC	Checked By: MAC	
Scale: AS SHOWN	Sheet No.: P1	
Date: 6-2-2021		



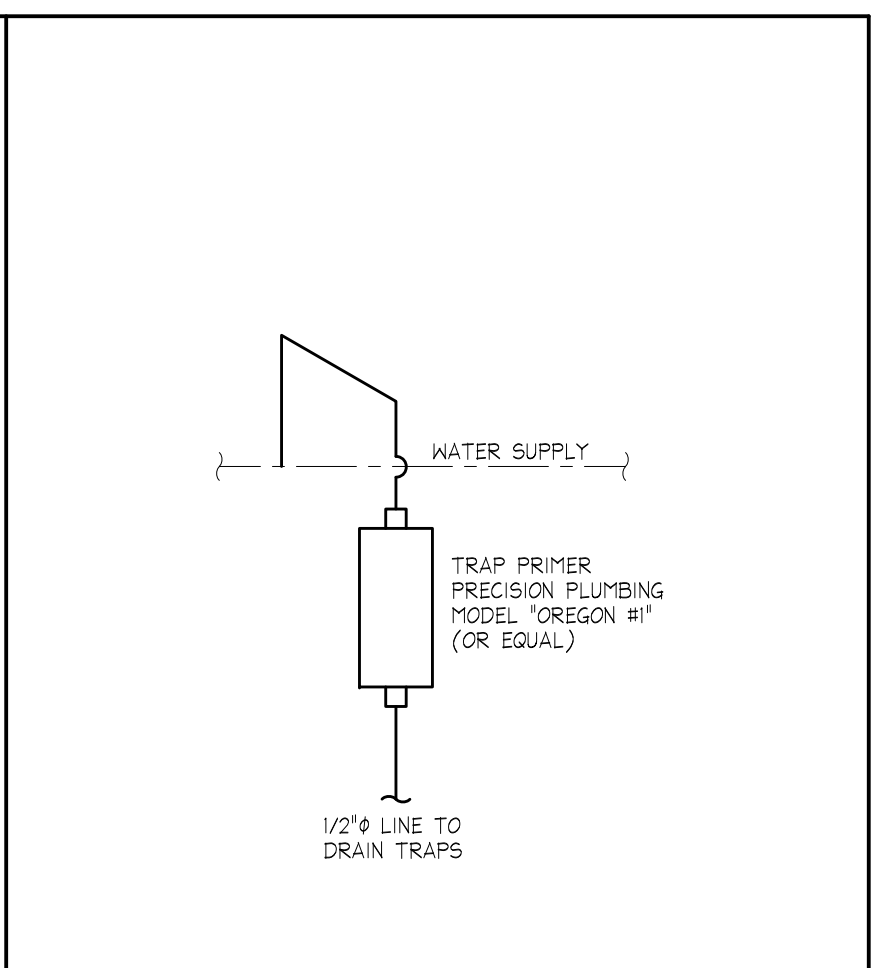
8 FLOOR C.O. NO SCALE
1/P2



9 GRADE C.O. NO SCALE
1/P2

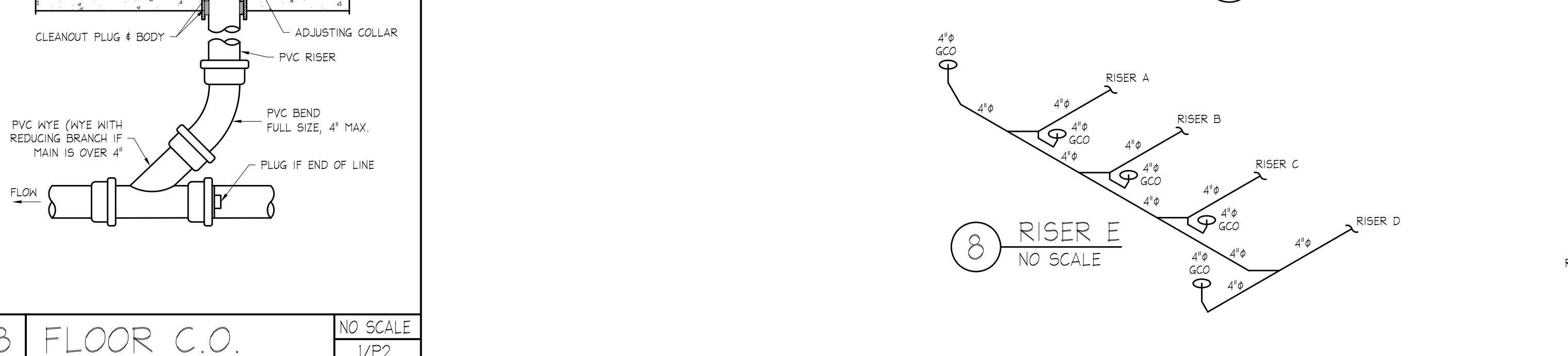


10 HUB DRAIN NO SCALE
1/P2

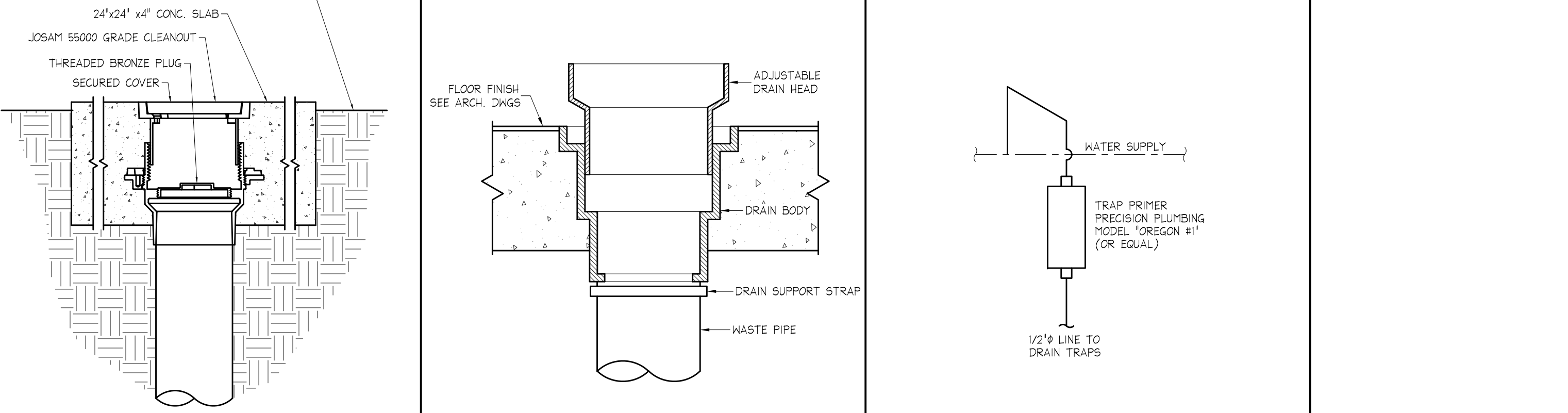


11 TRAP PRIMER NO SCALE
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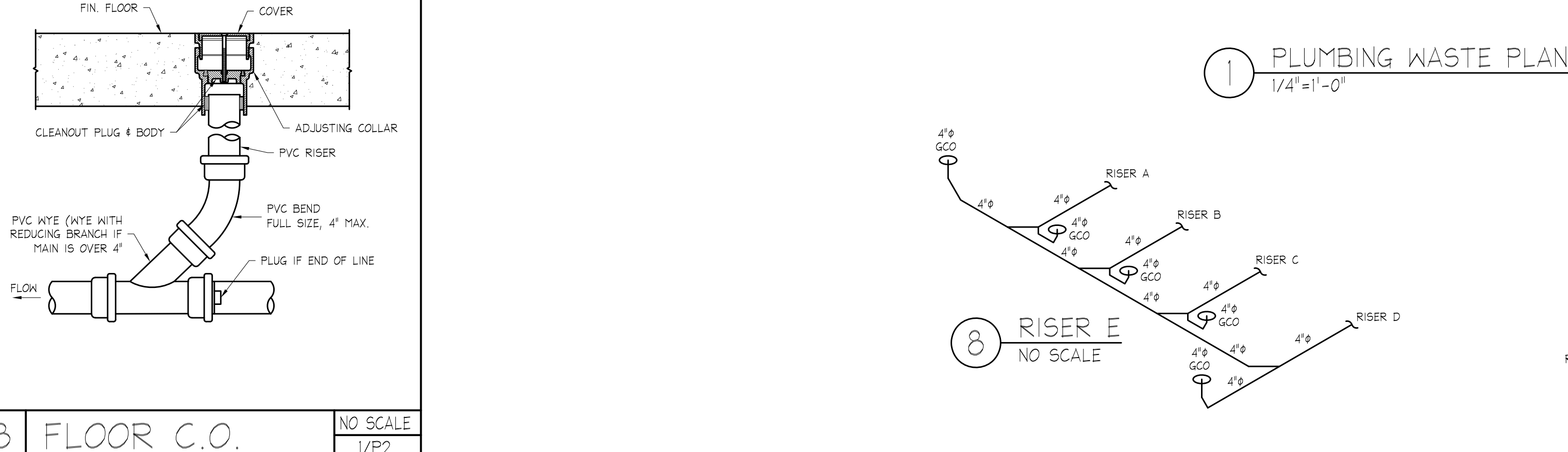
1 PLUMBING WASTE PLAN
1/4"=1'-0"



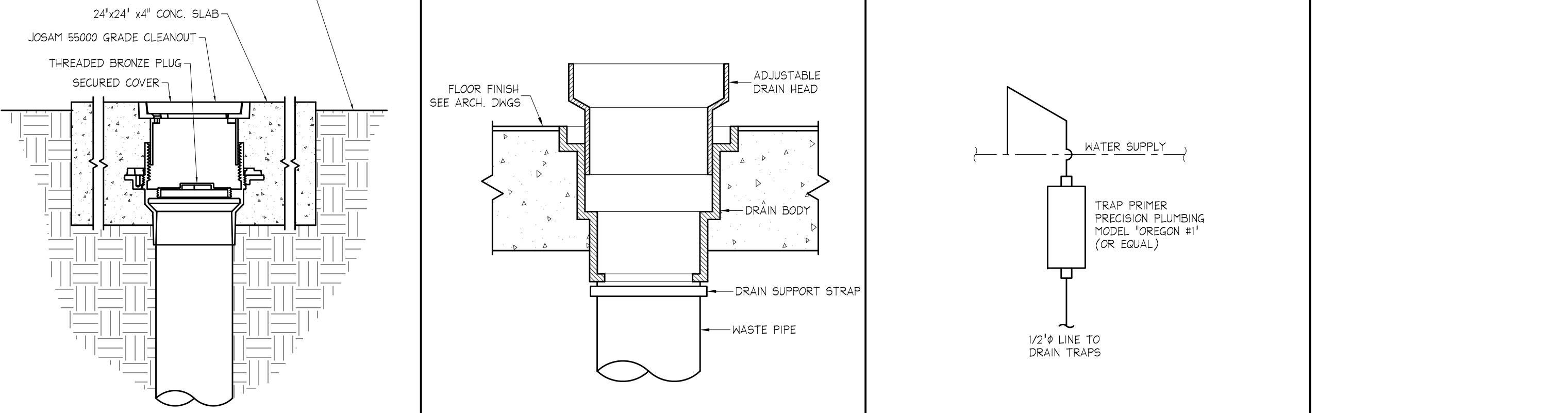
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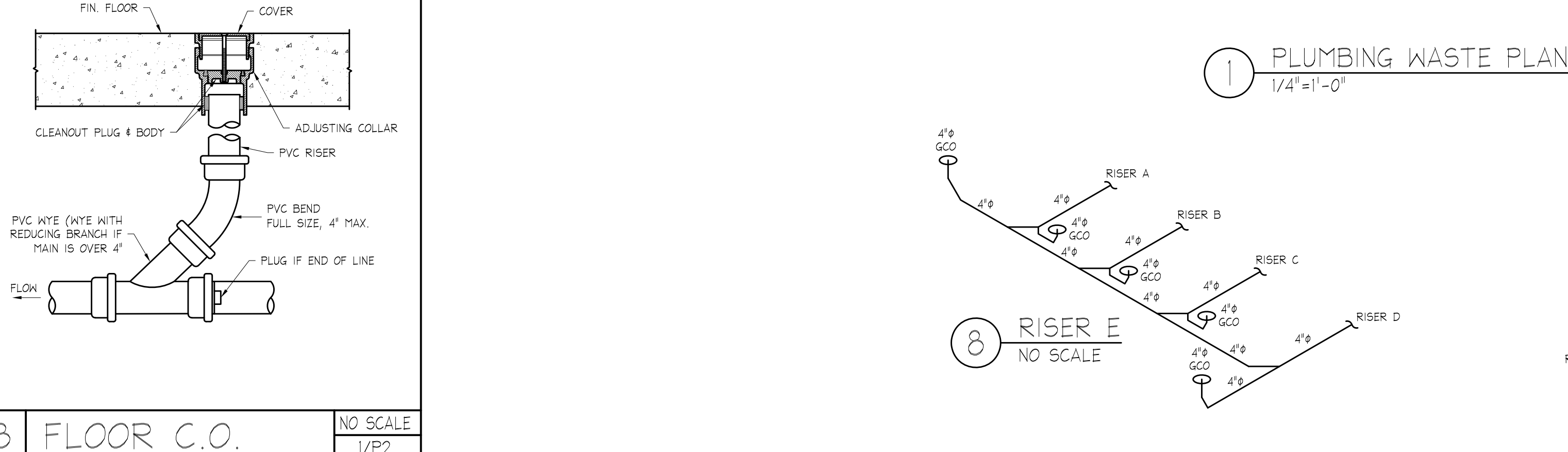
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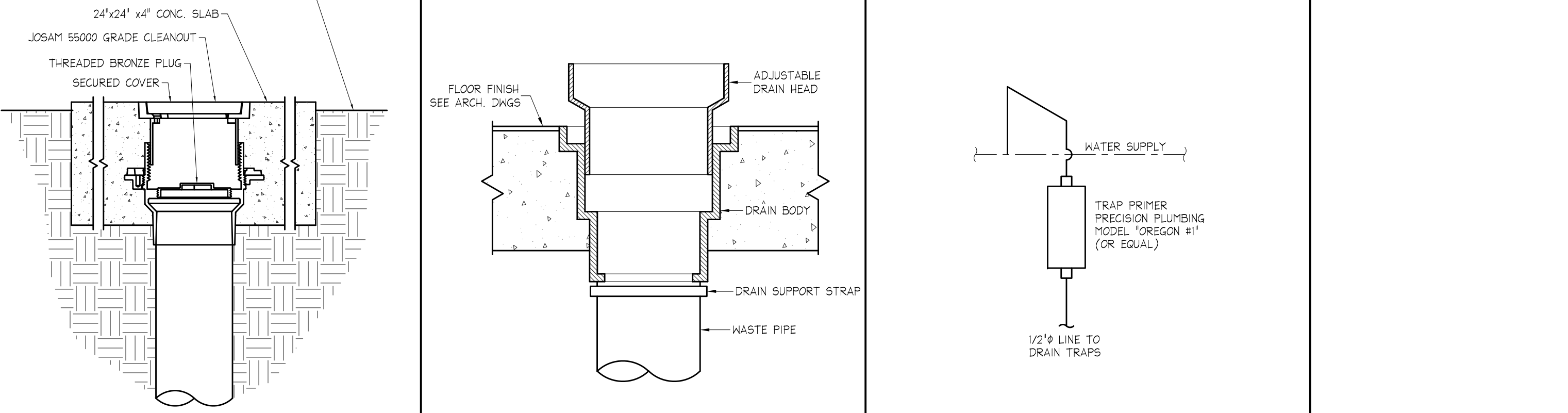
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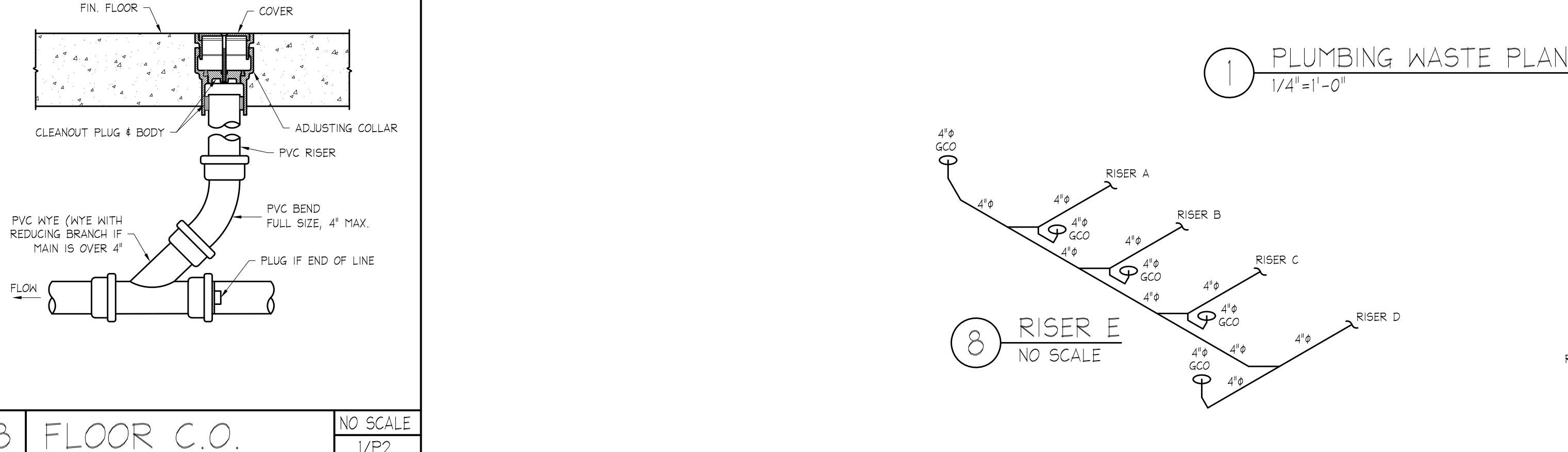
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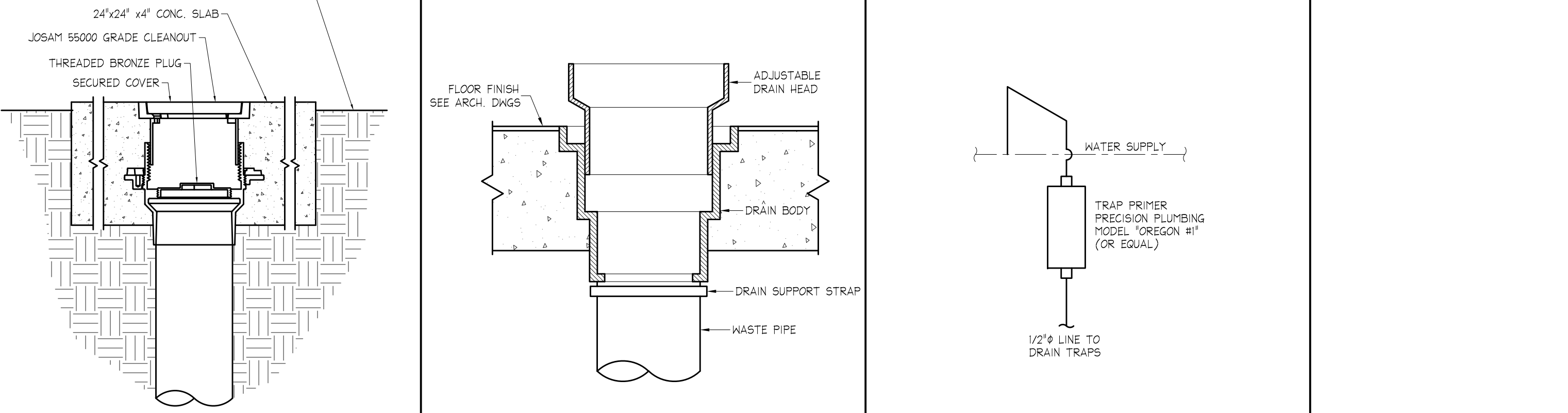
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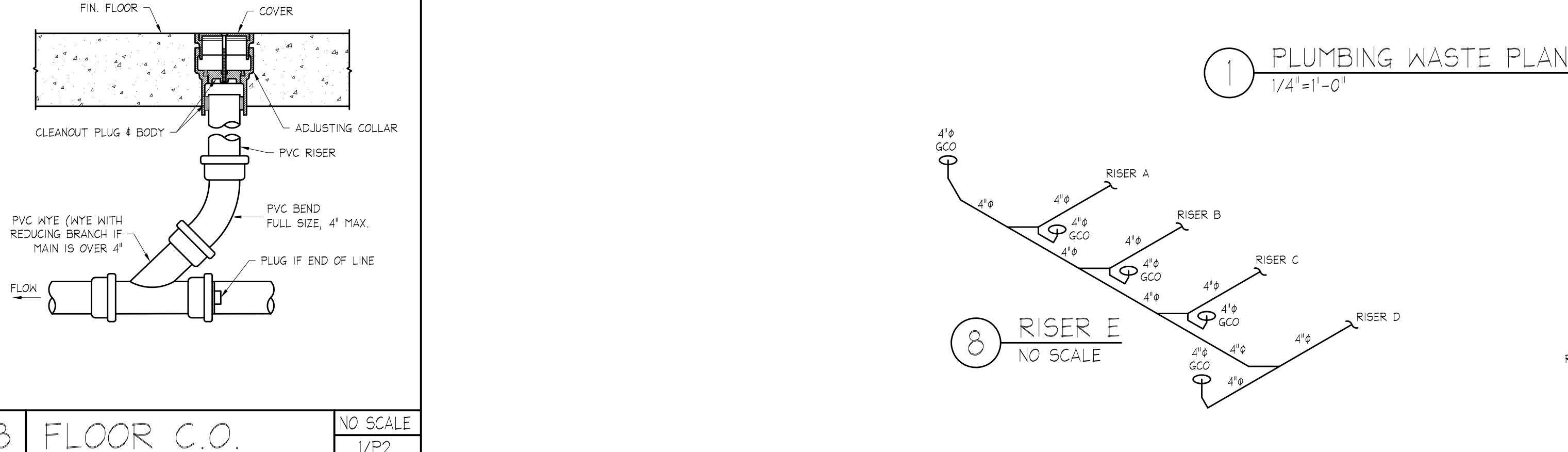
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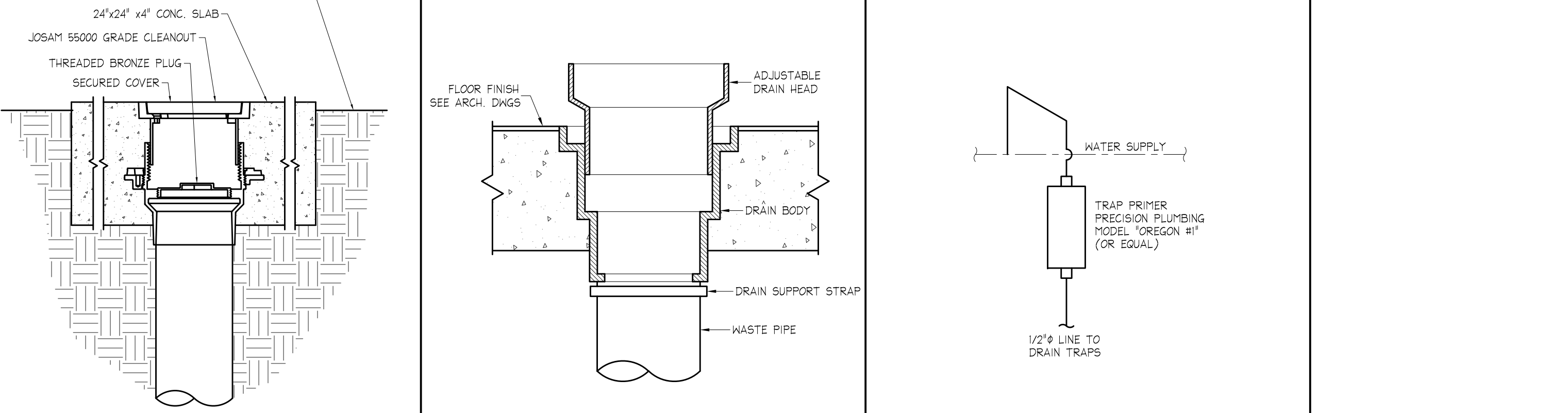
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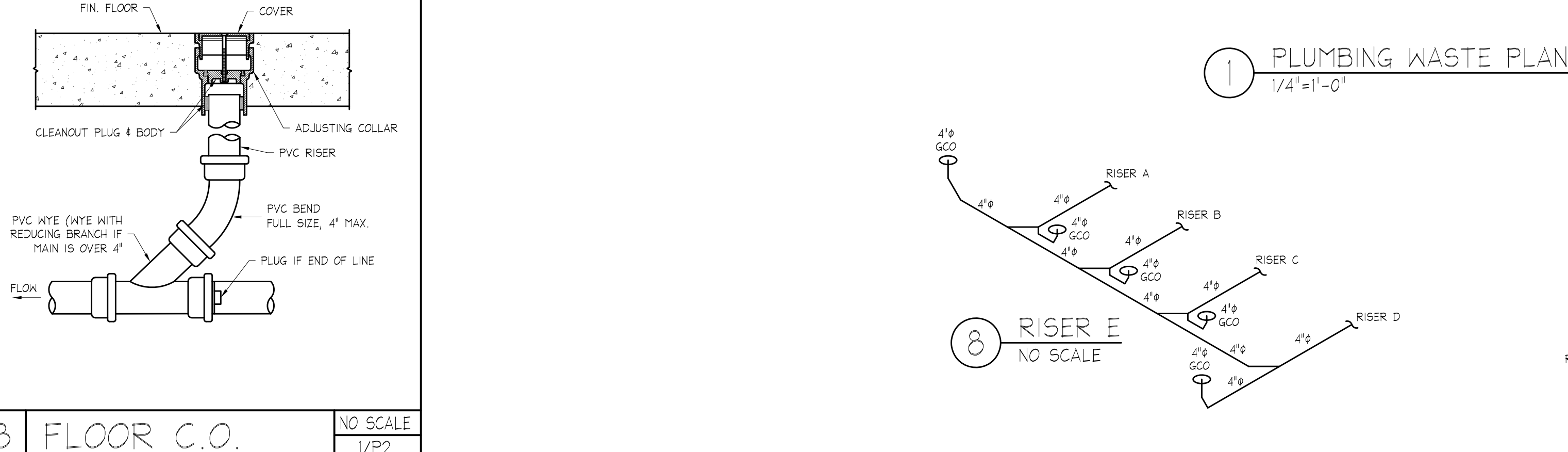
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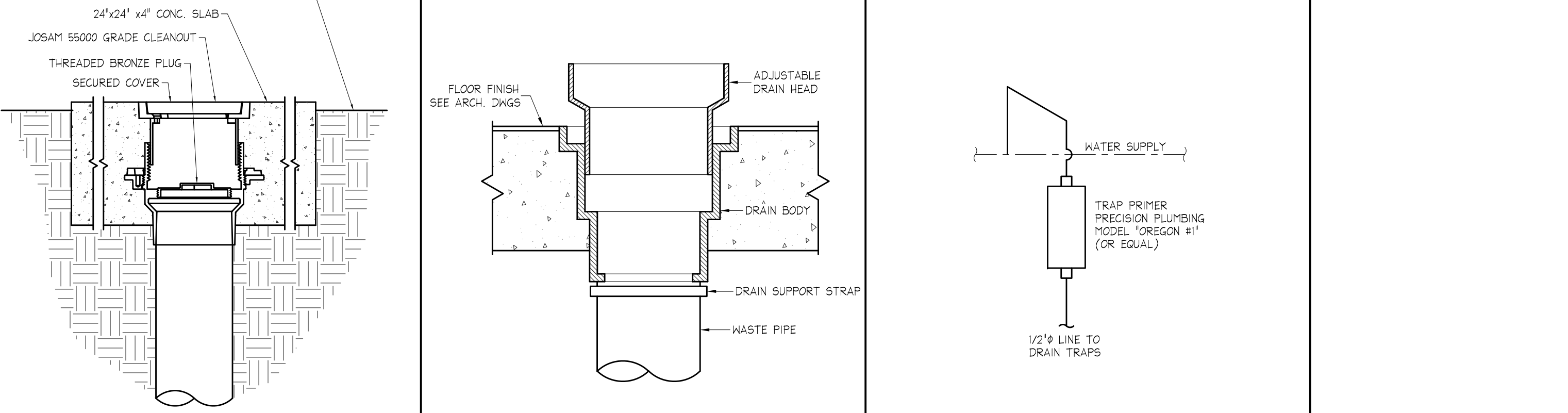
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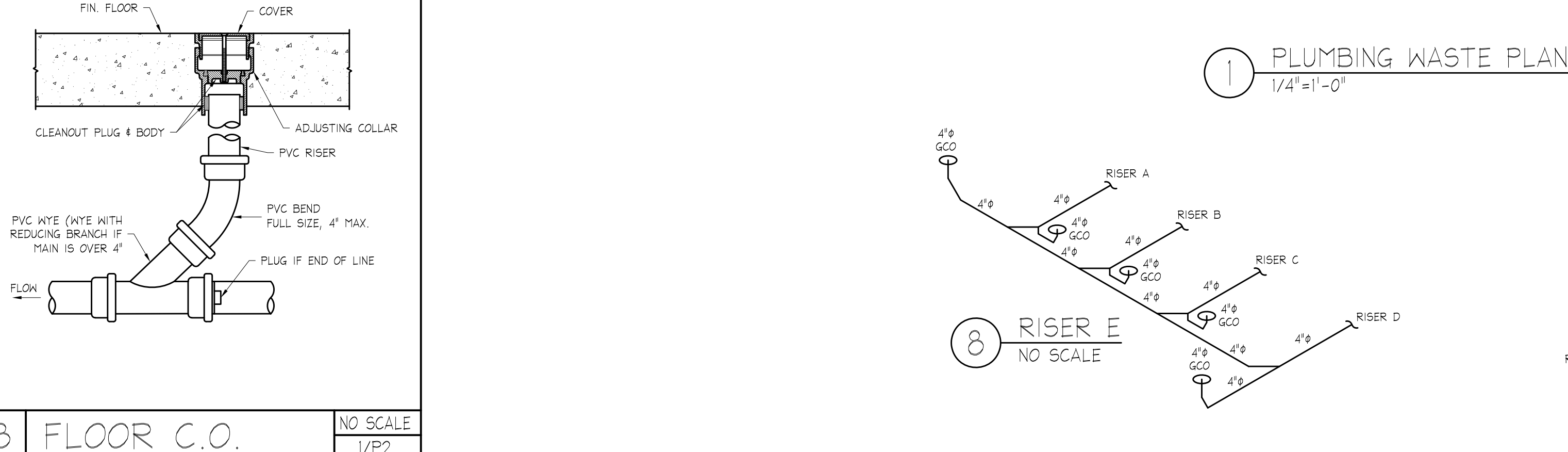
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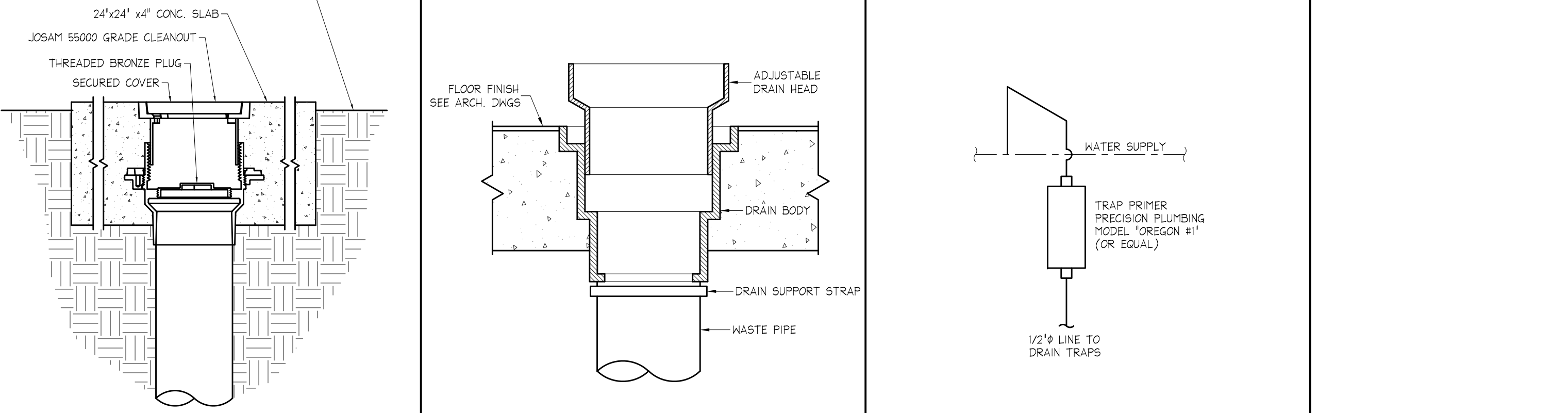
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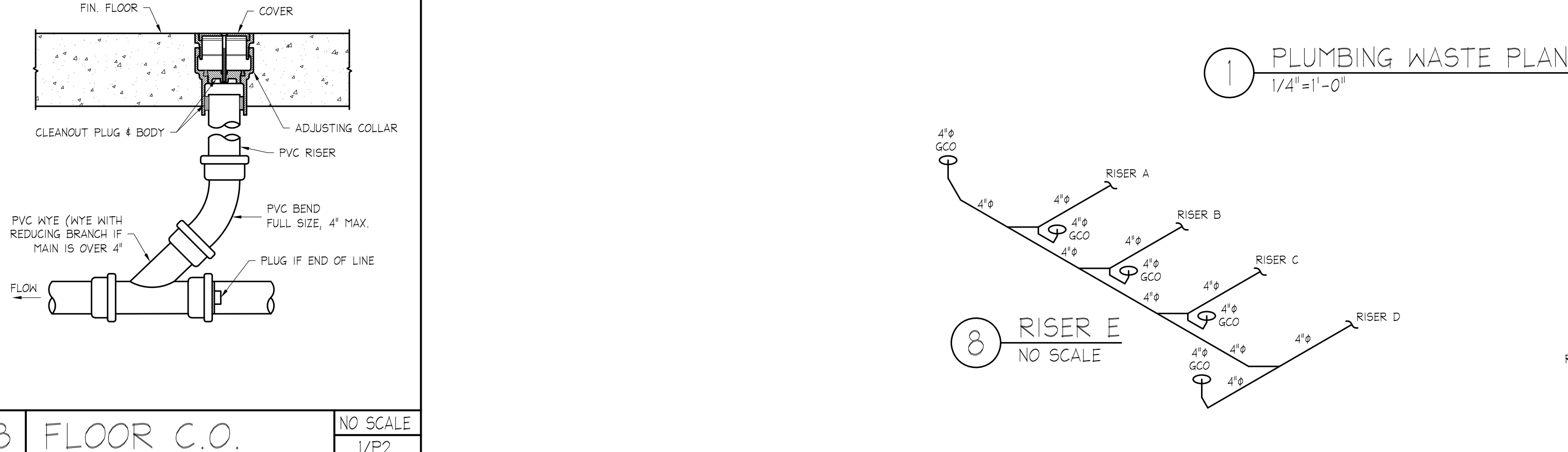
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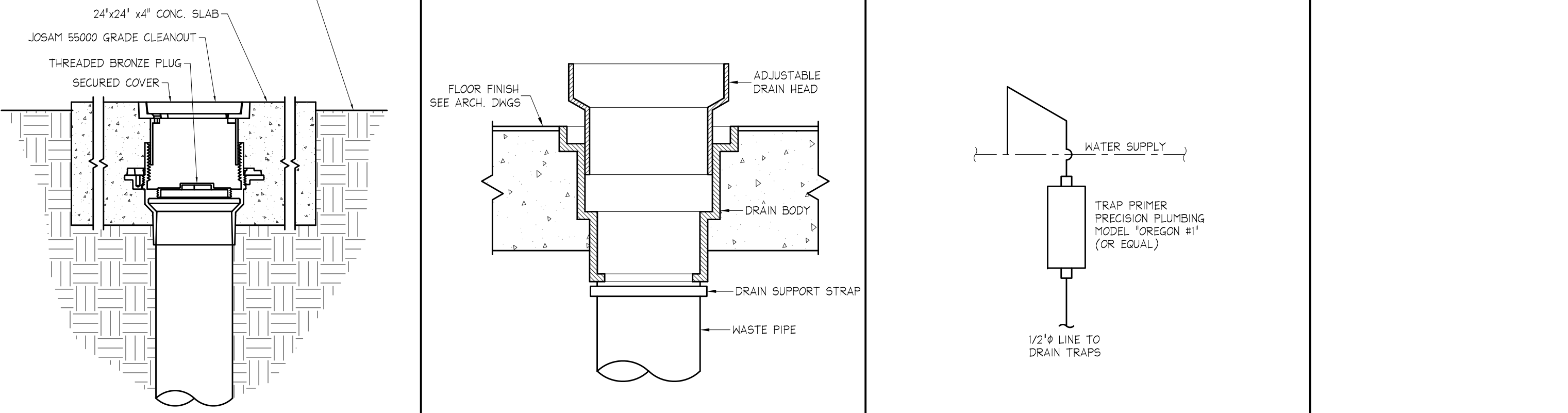
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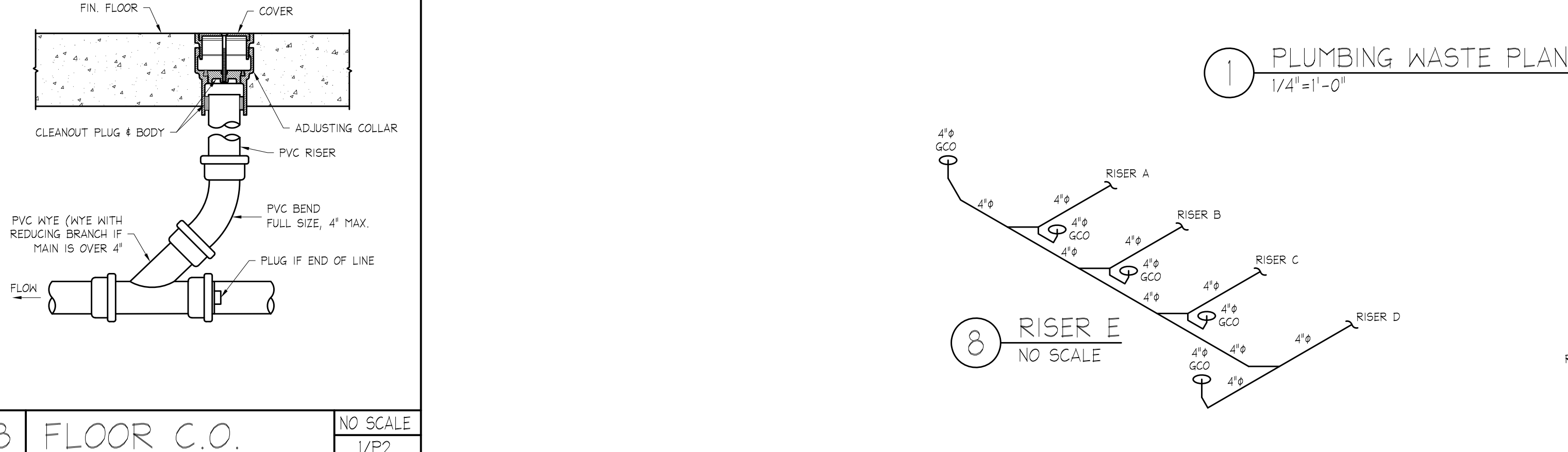
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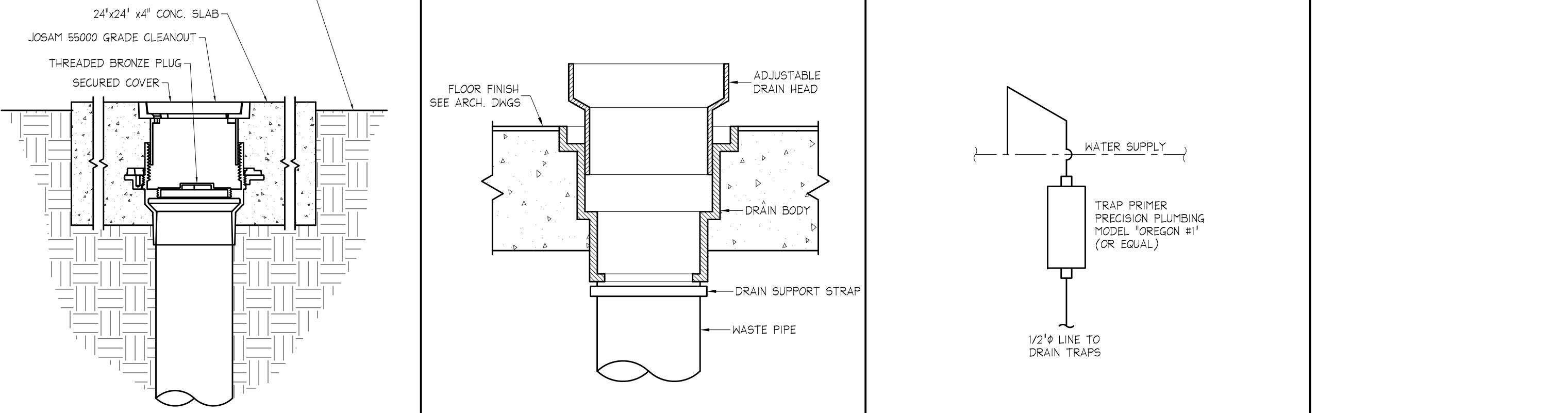
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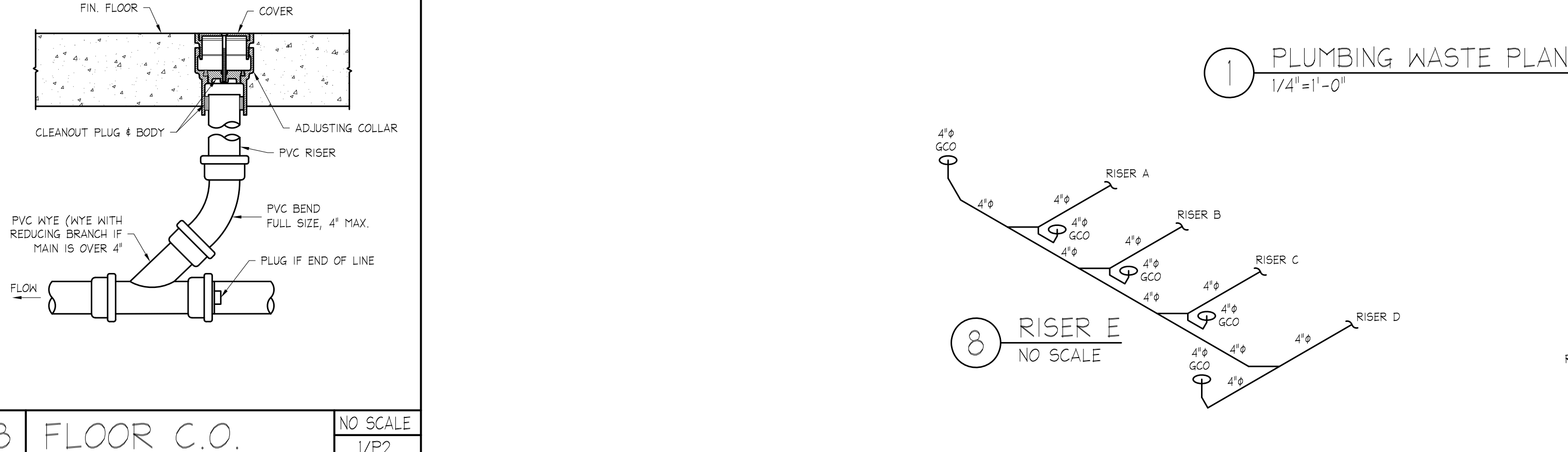
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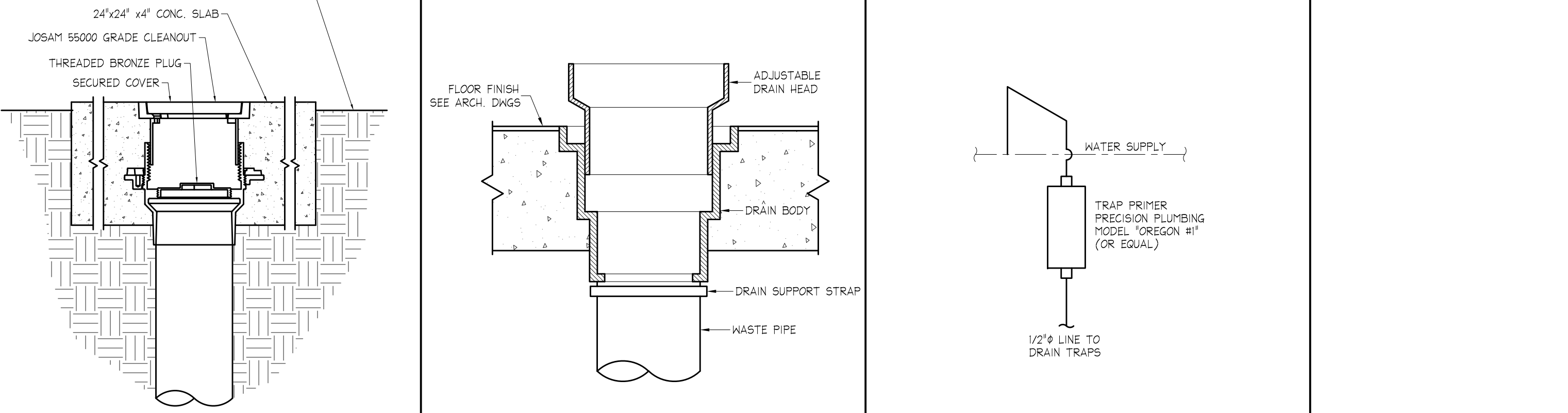
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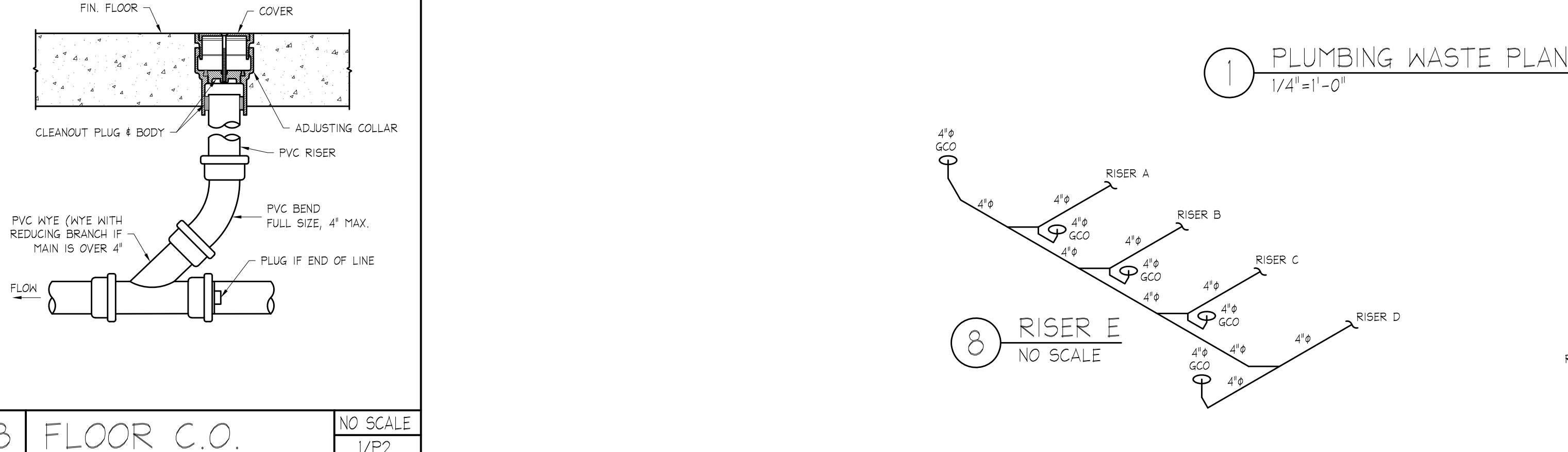
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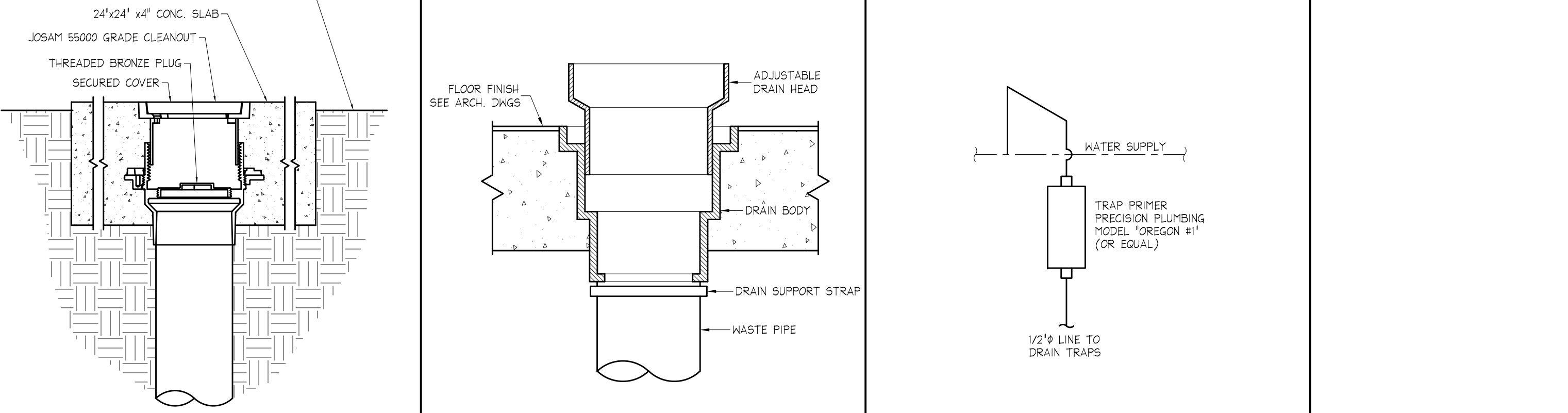
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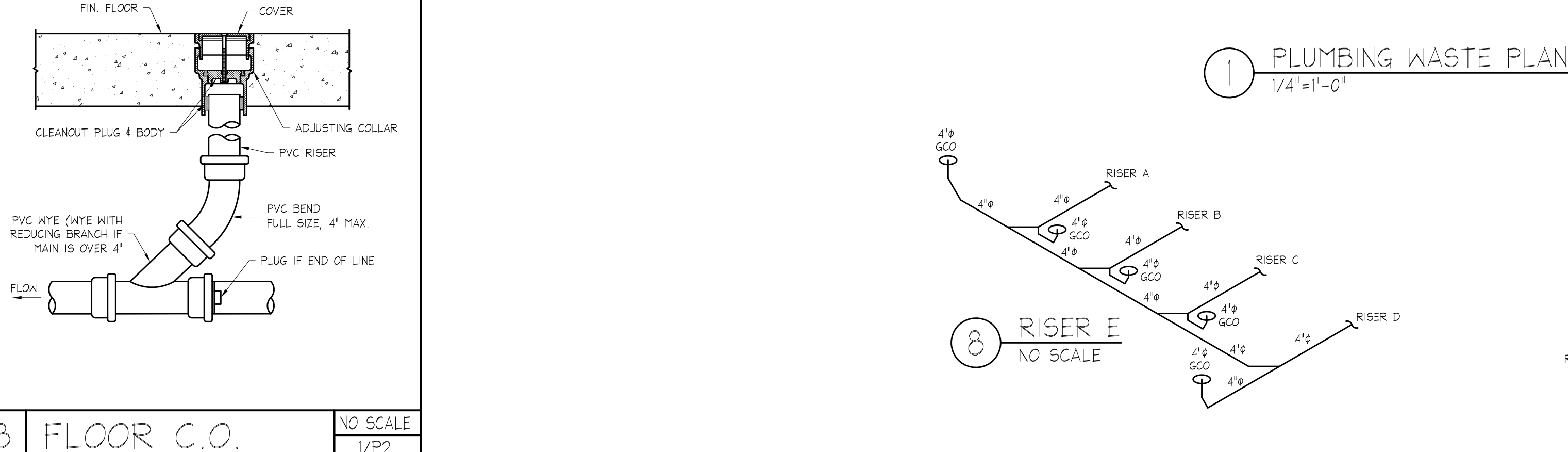
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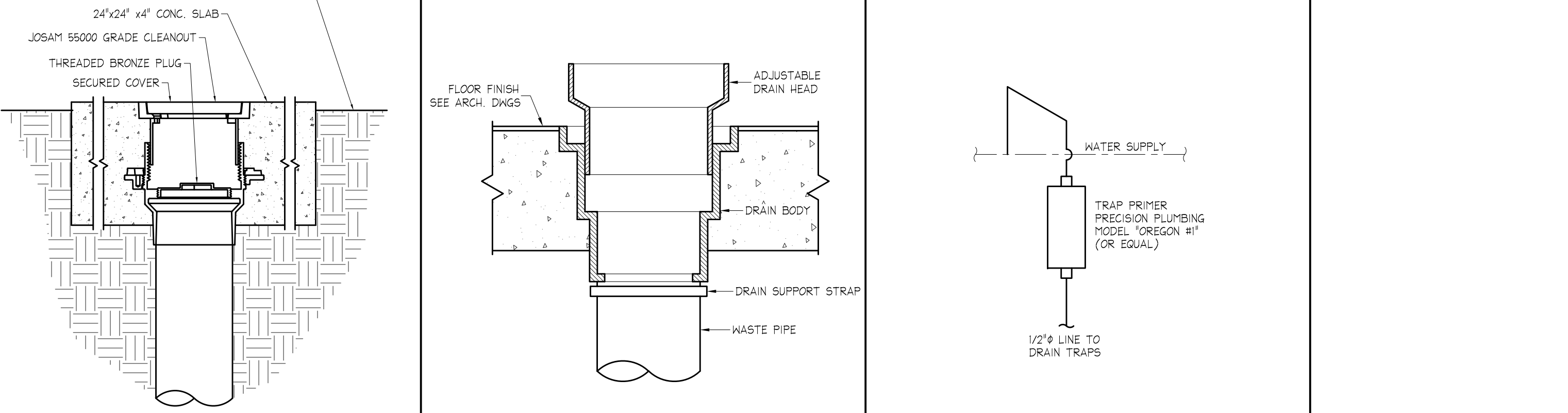
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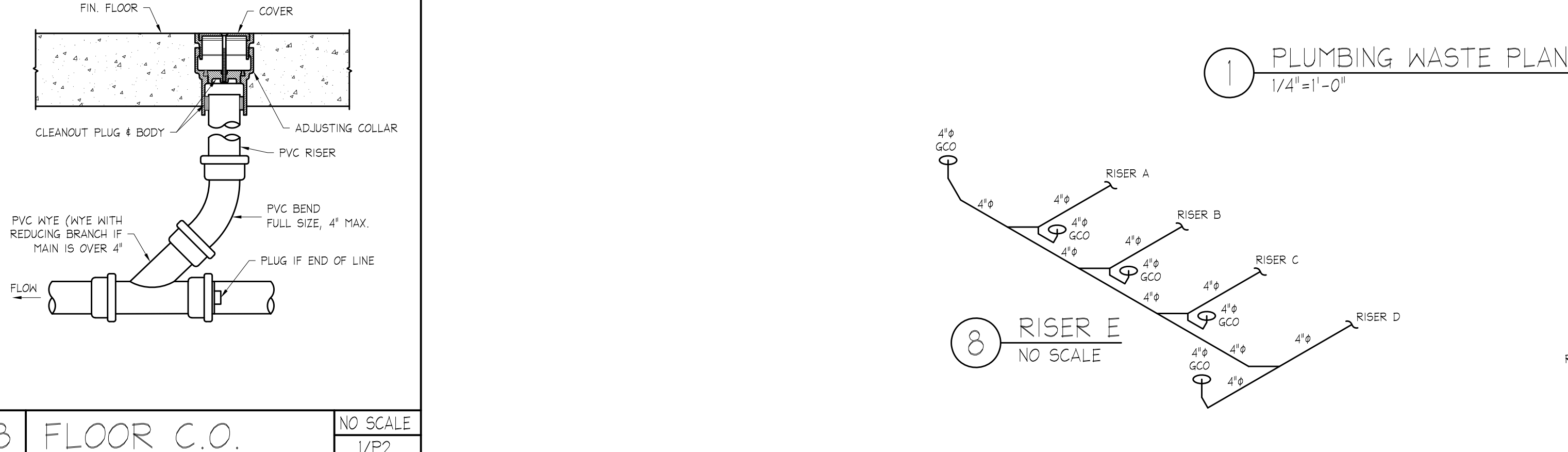
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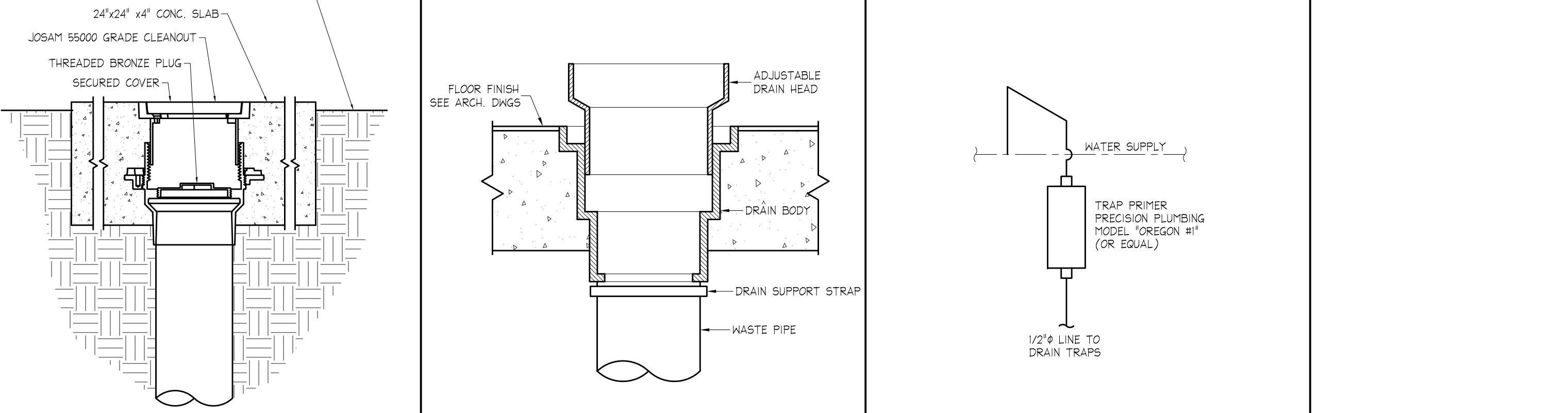
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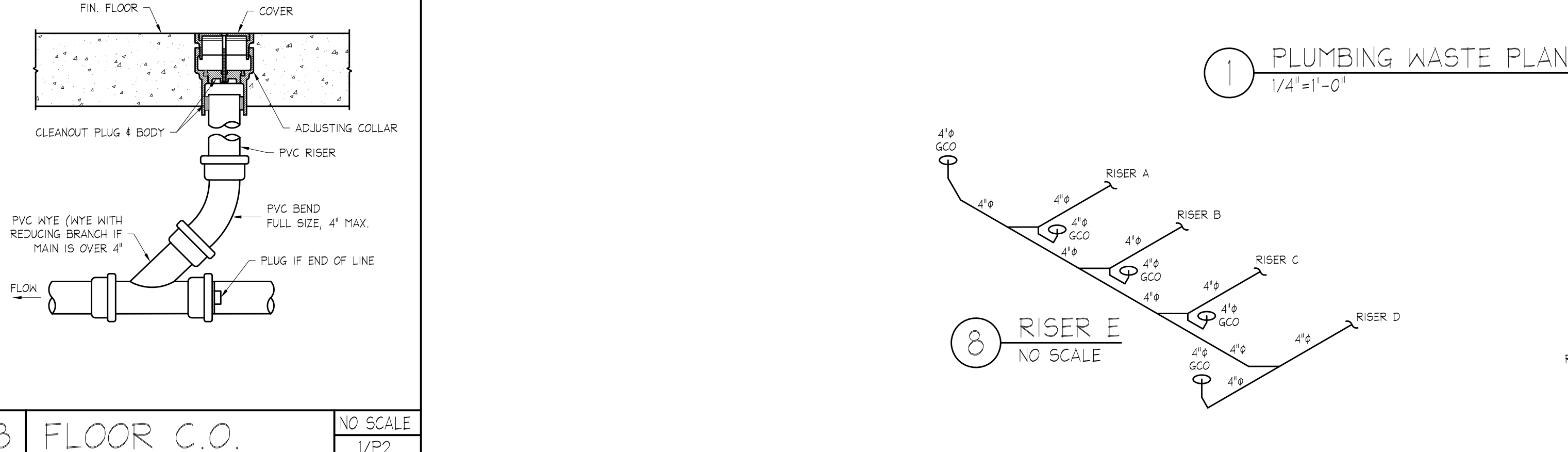
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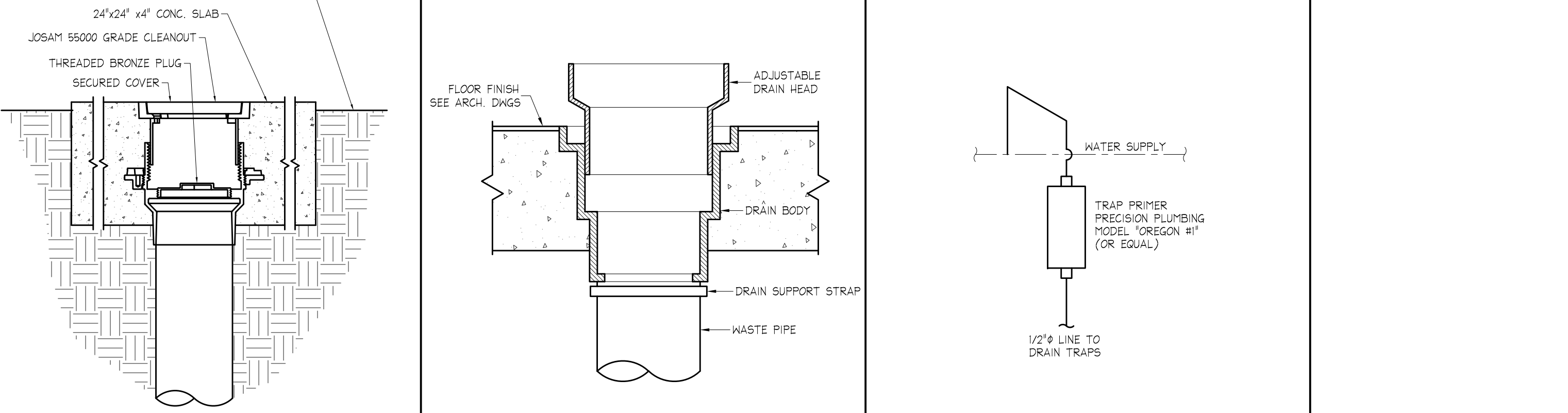
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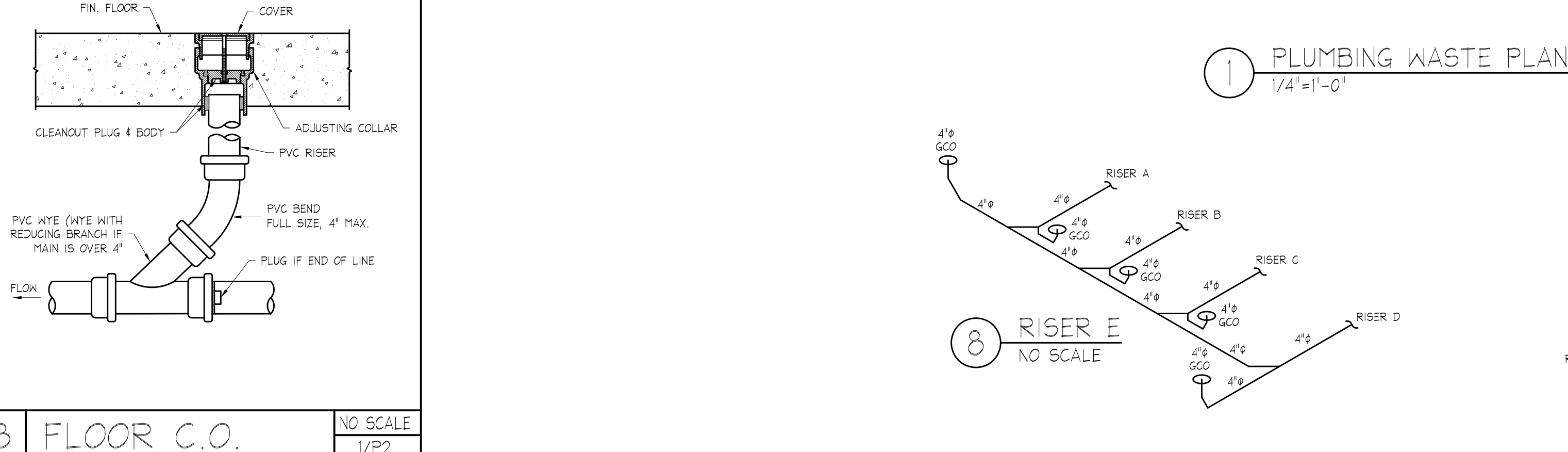
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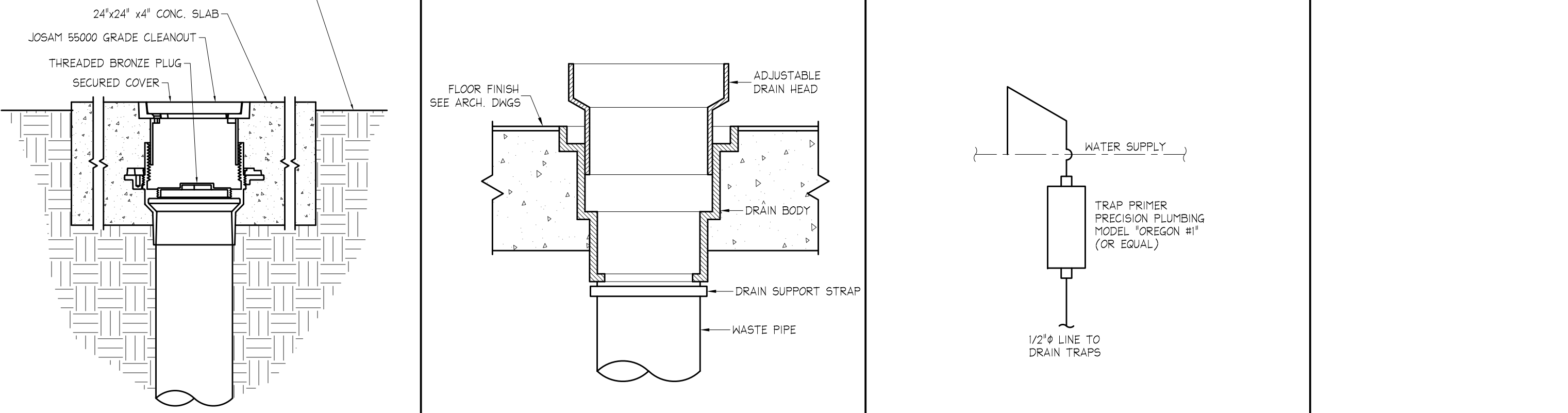
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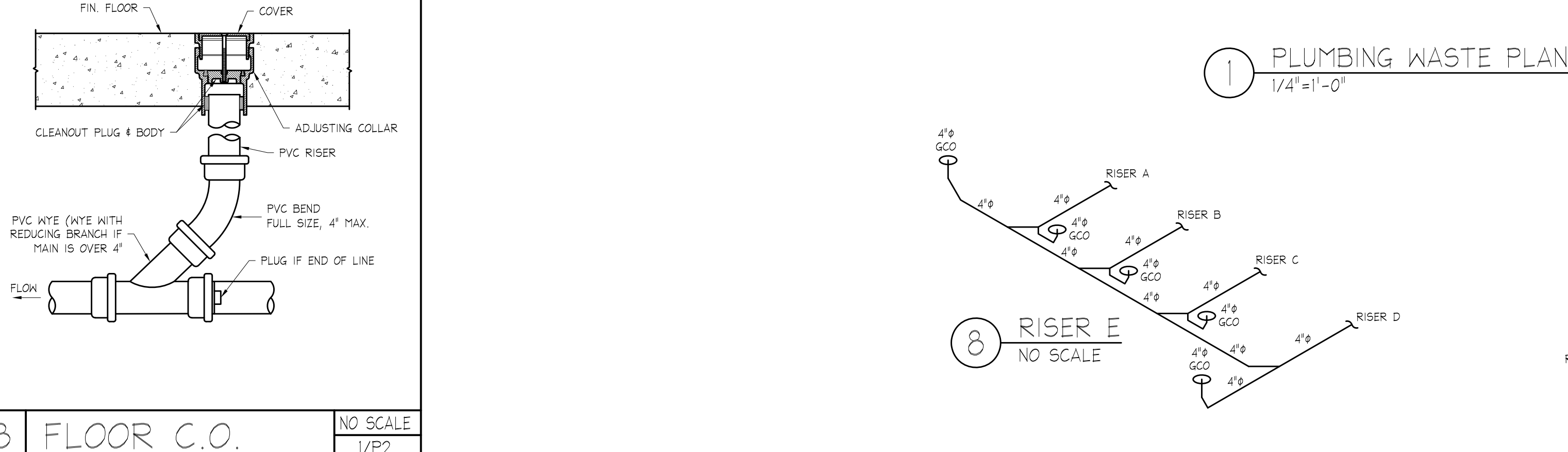
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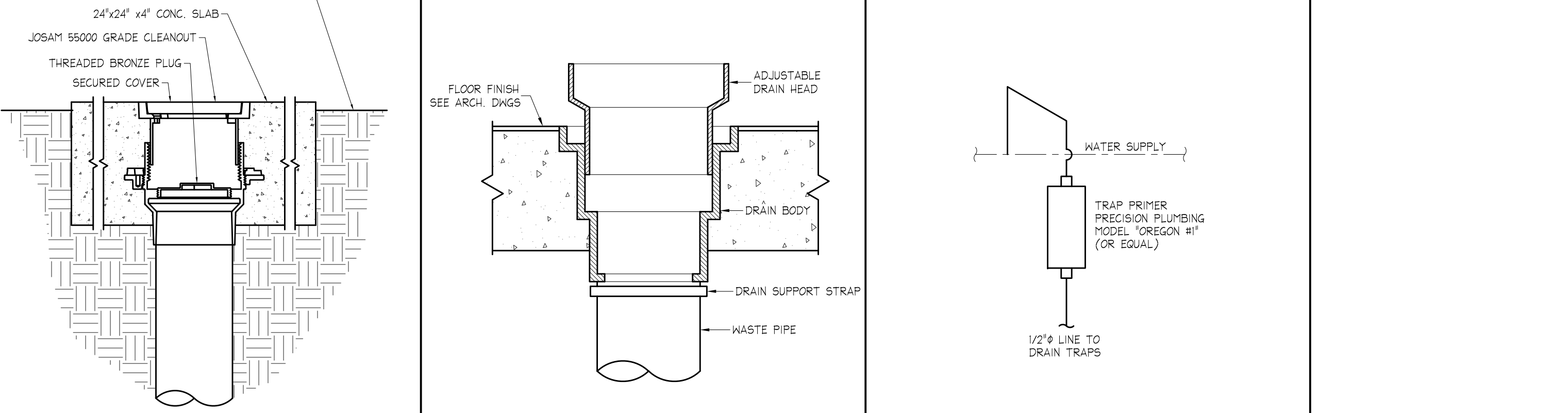
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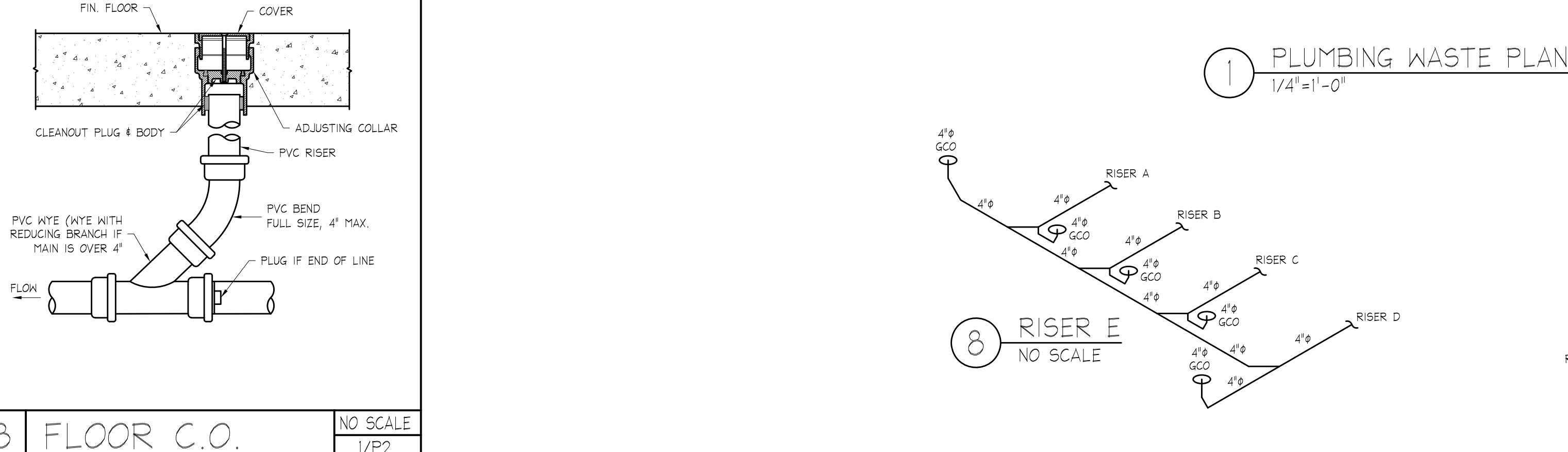
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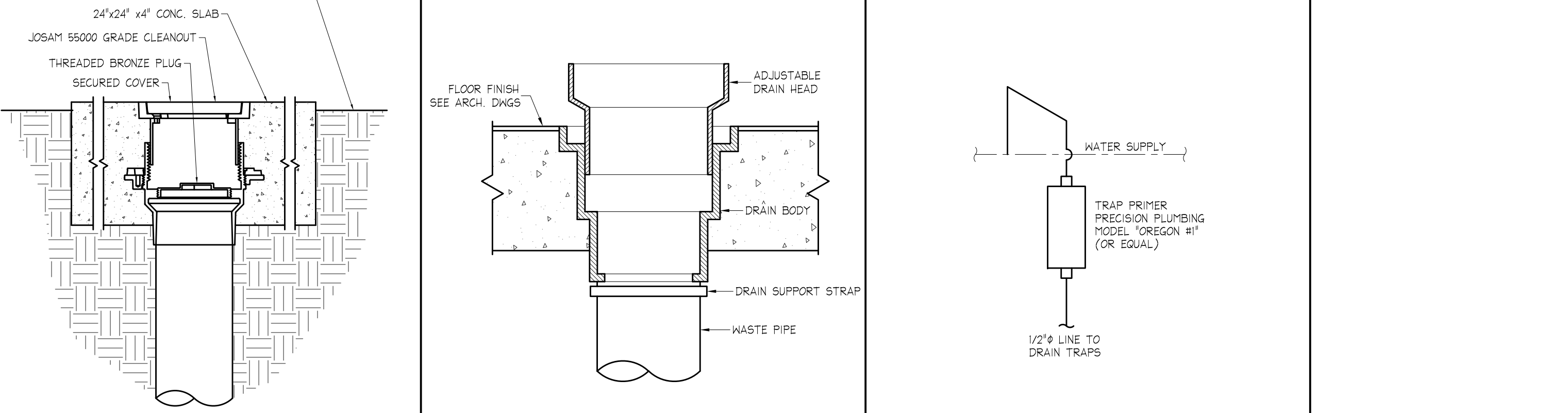
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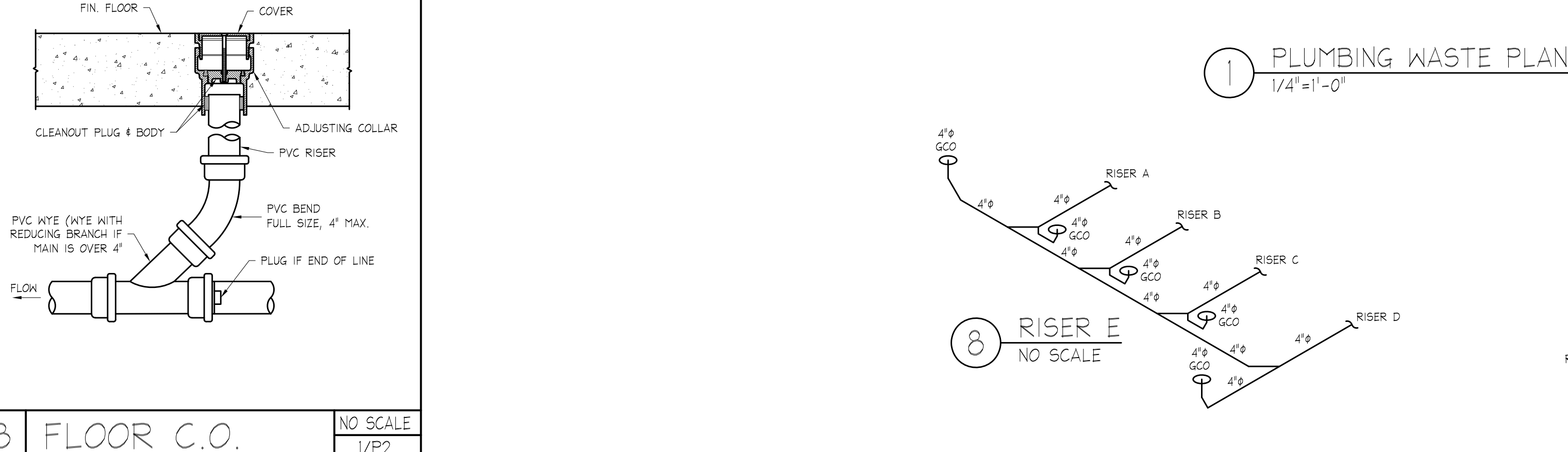
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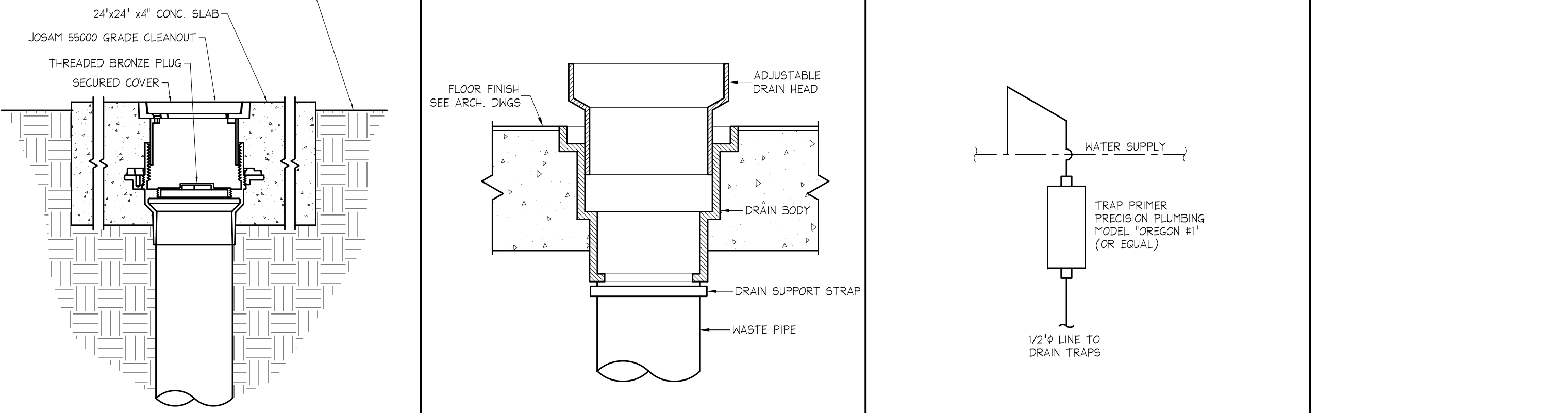
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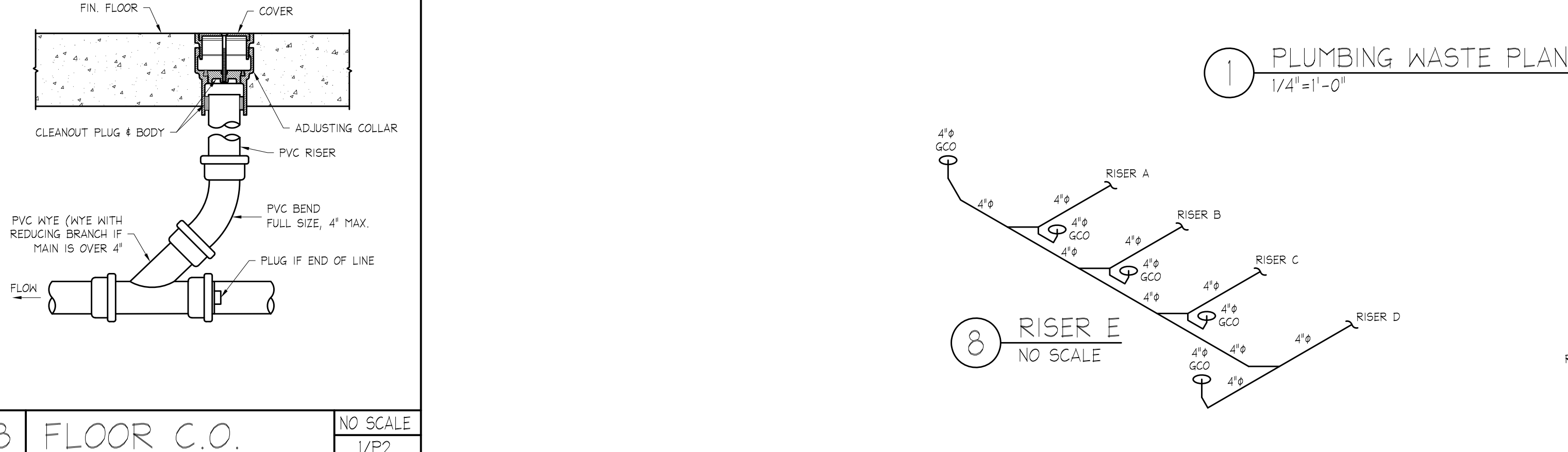
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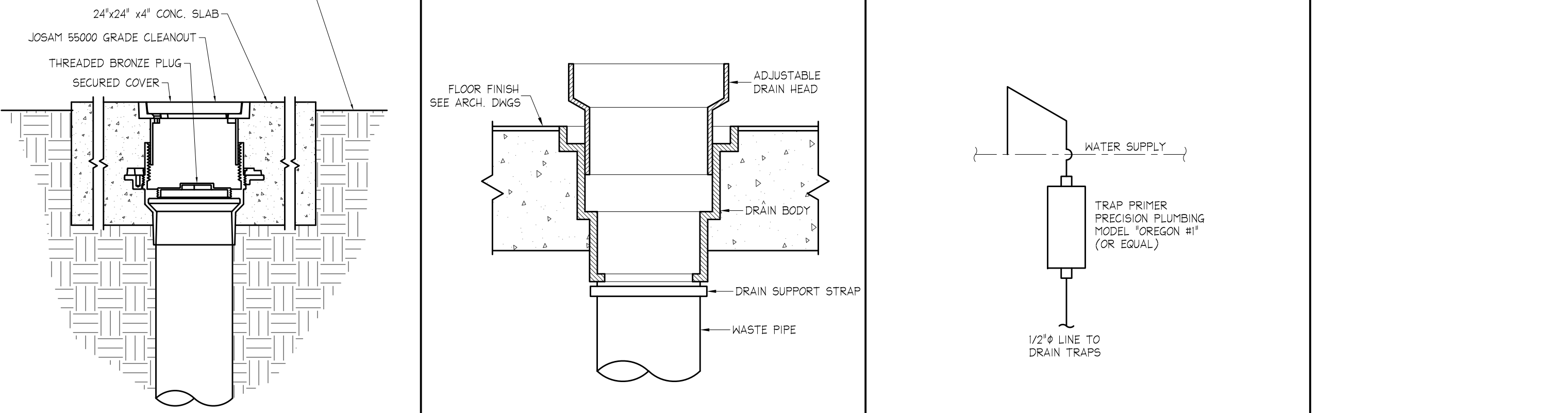
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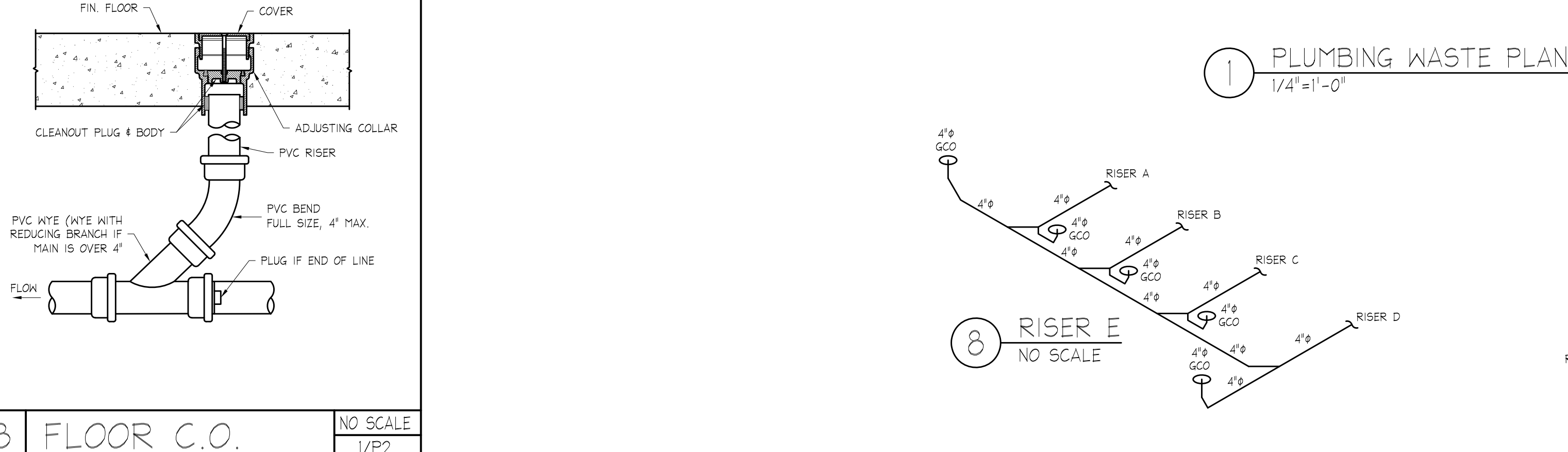
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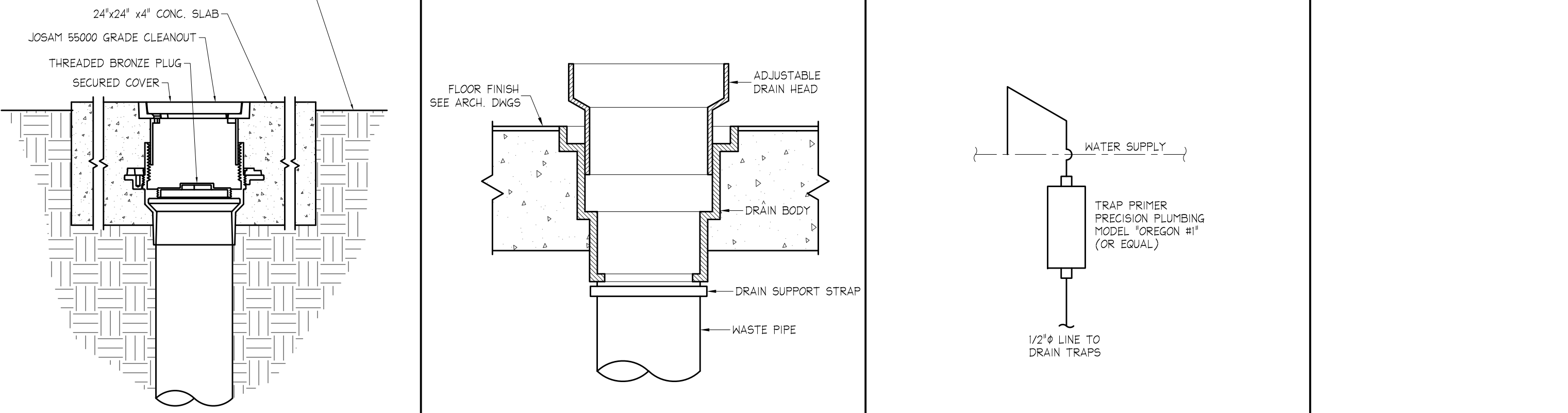
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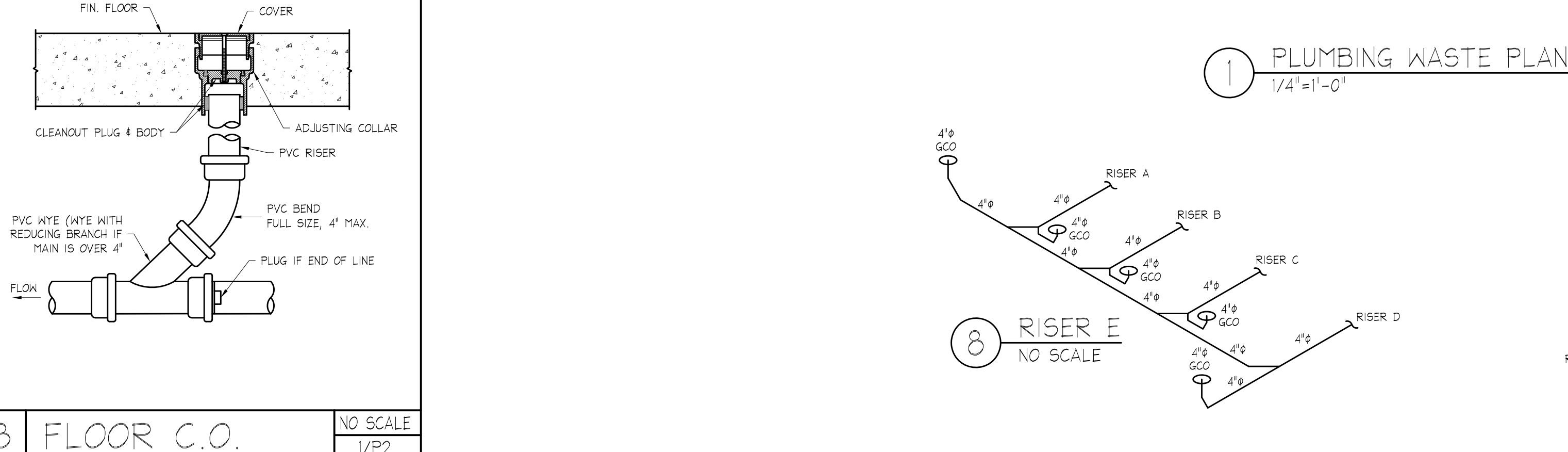
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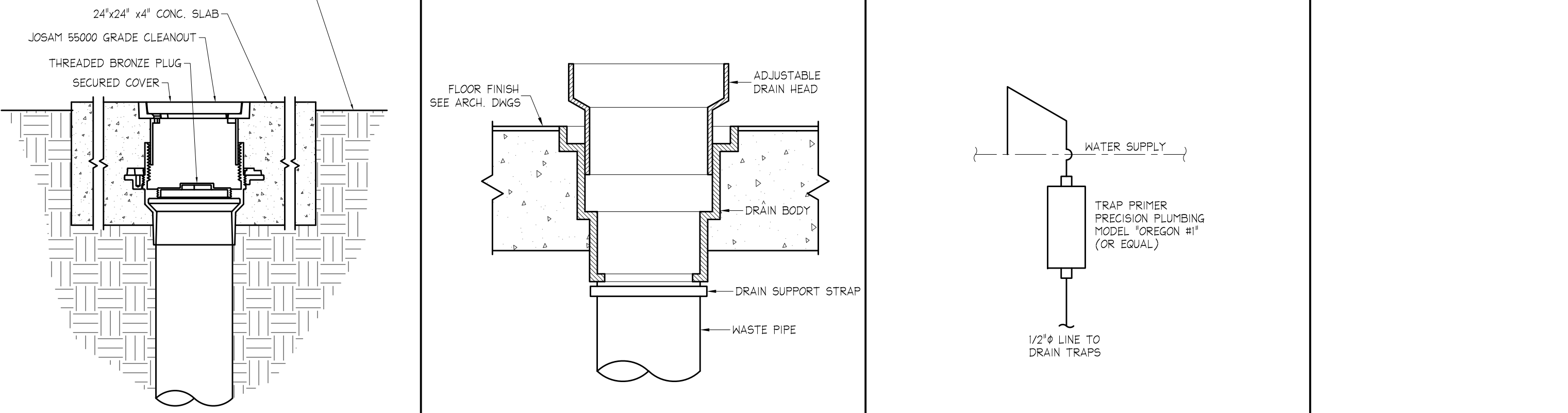
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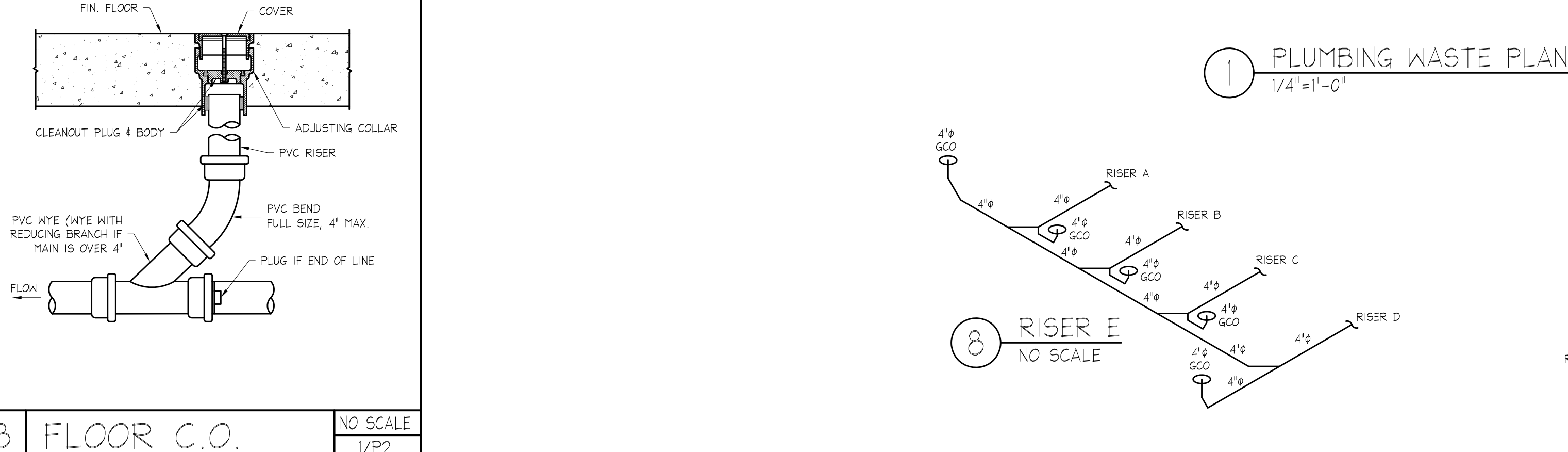
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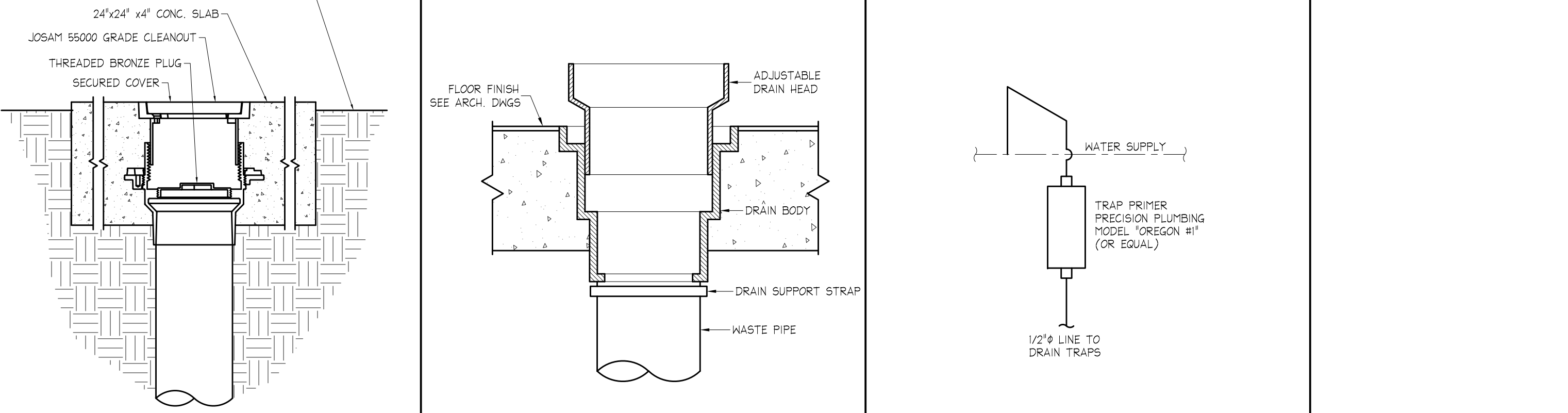
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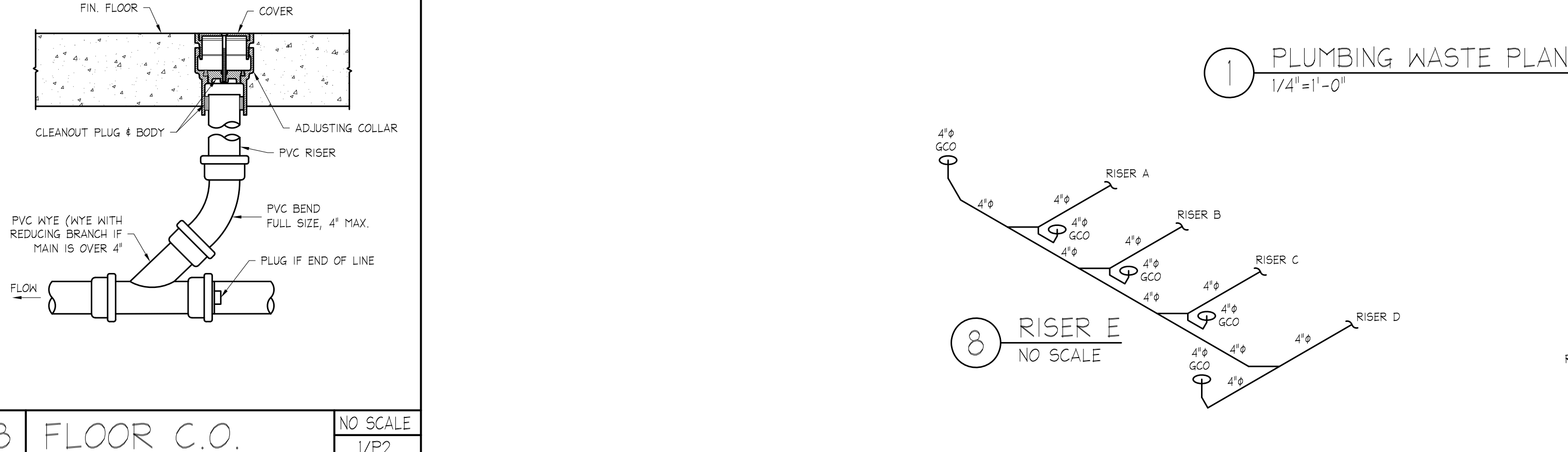
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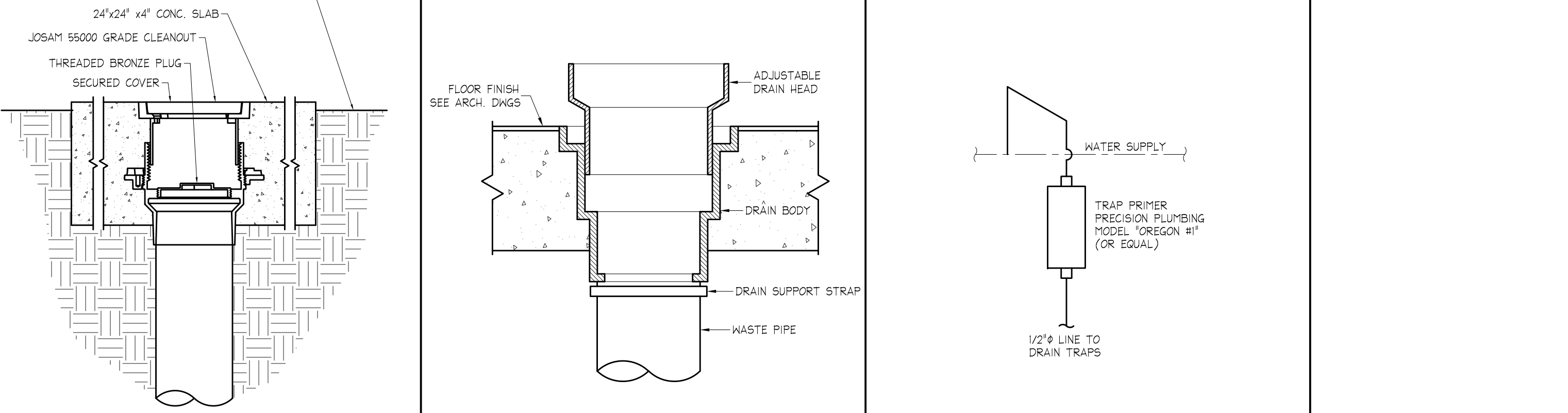
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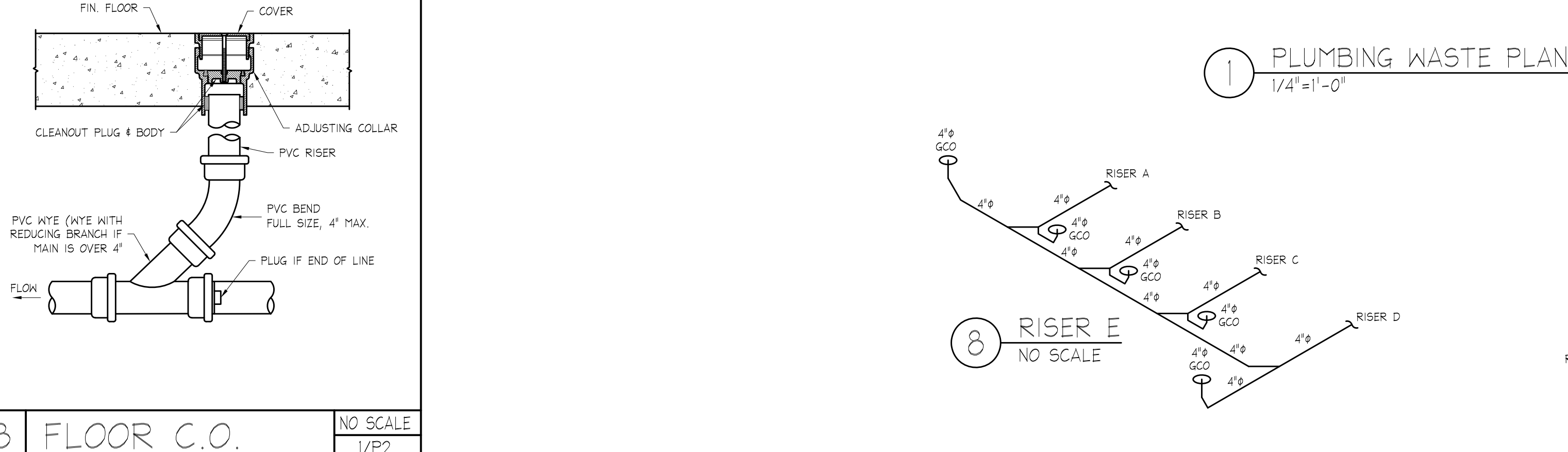
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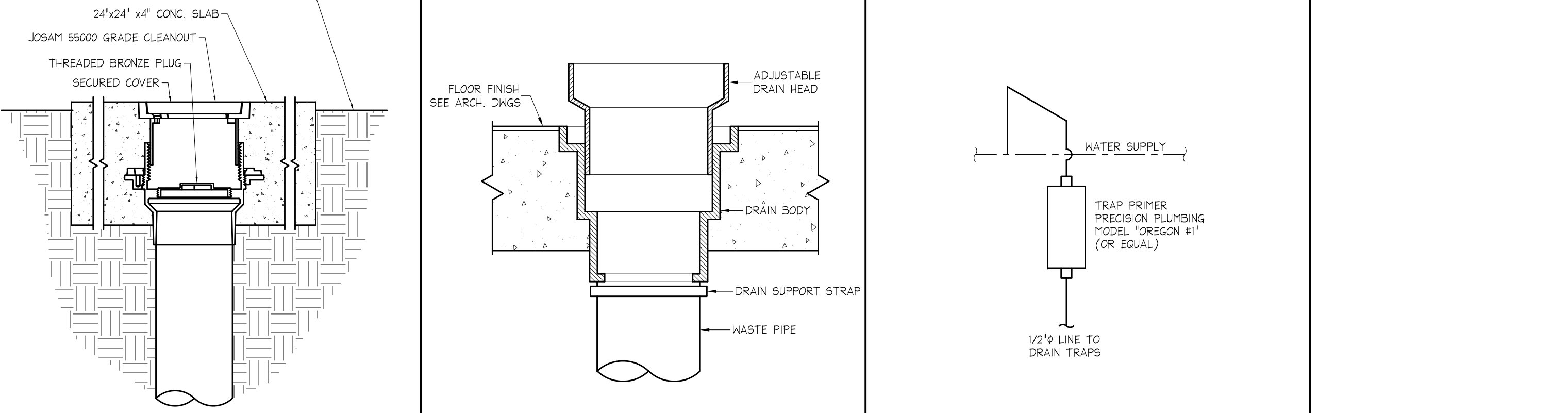
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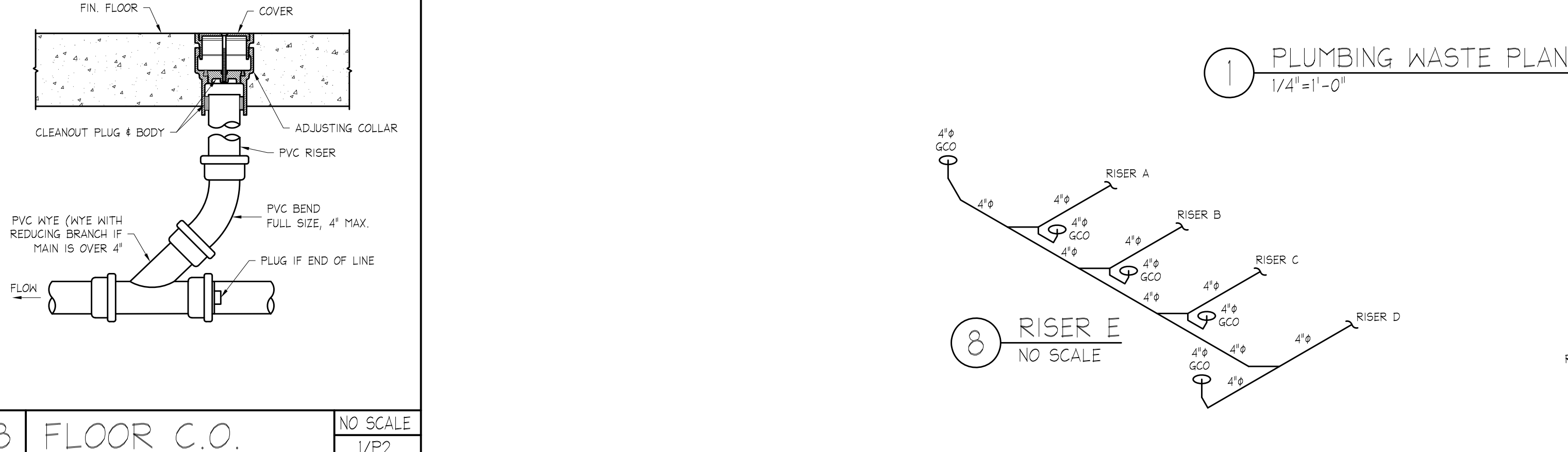
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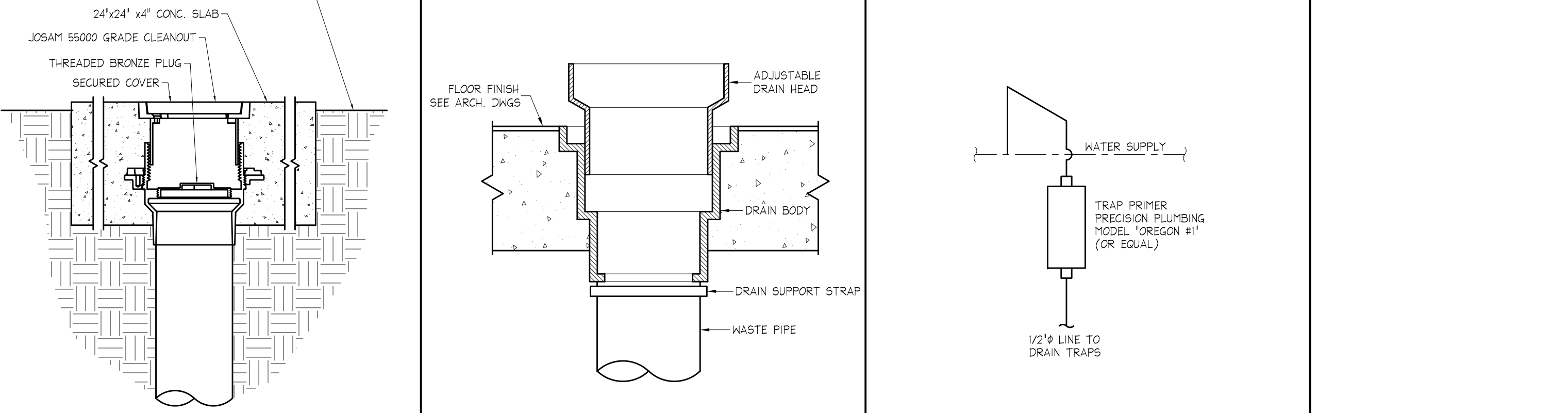
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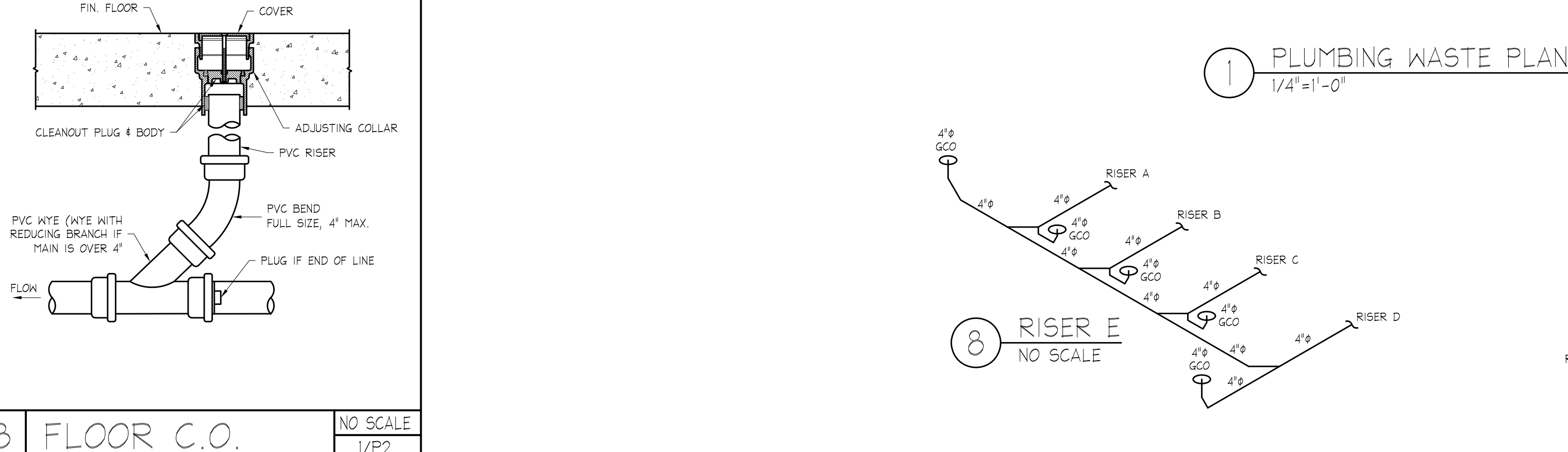
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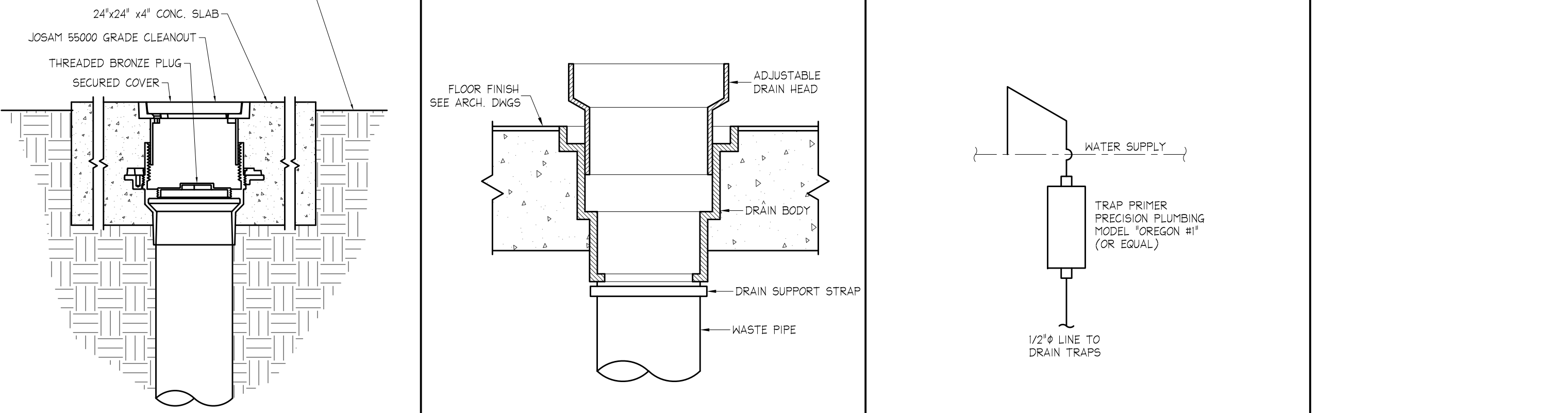
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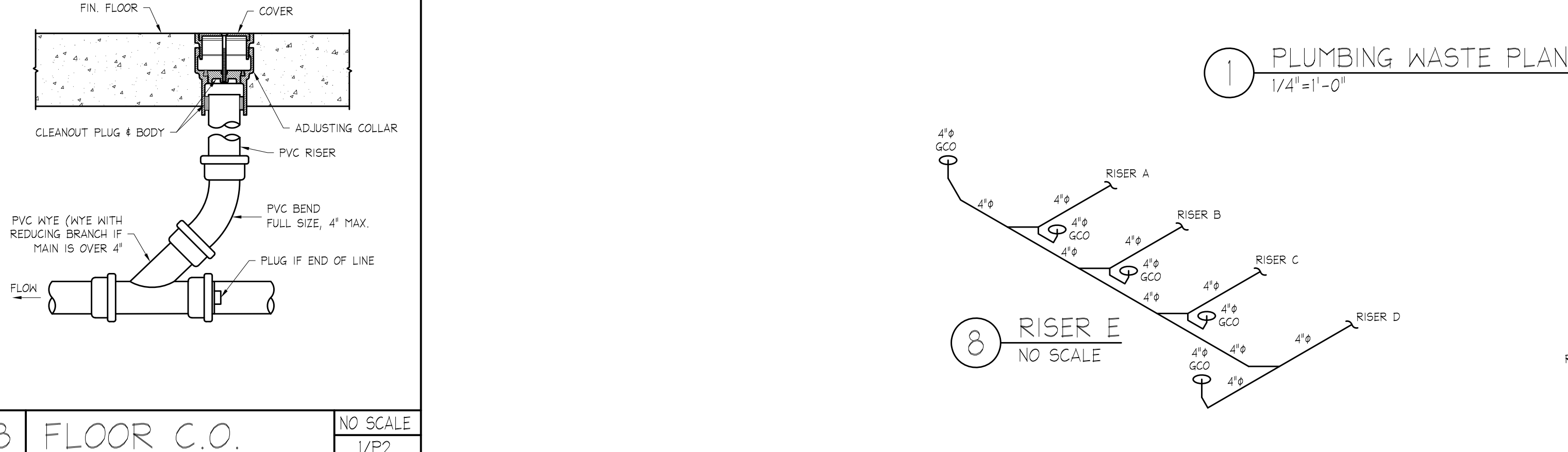
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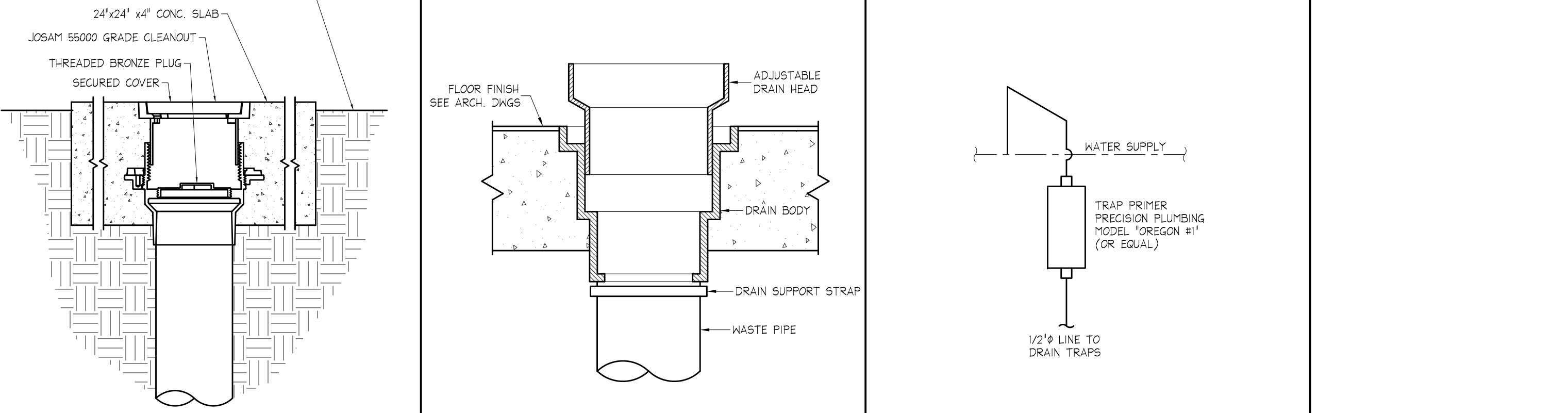
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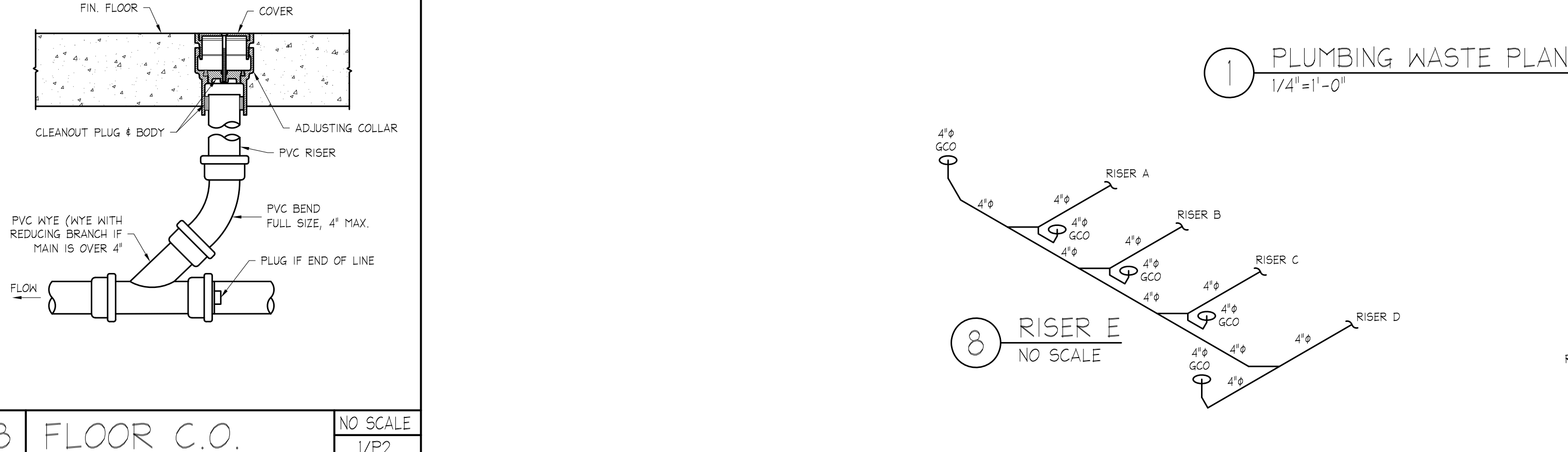
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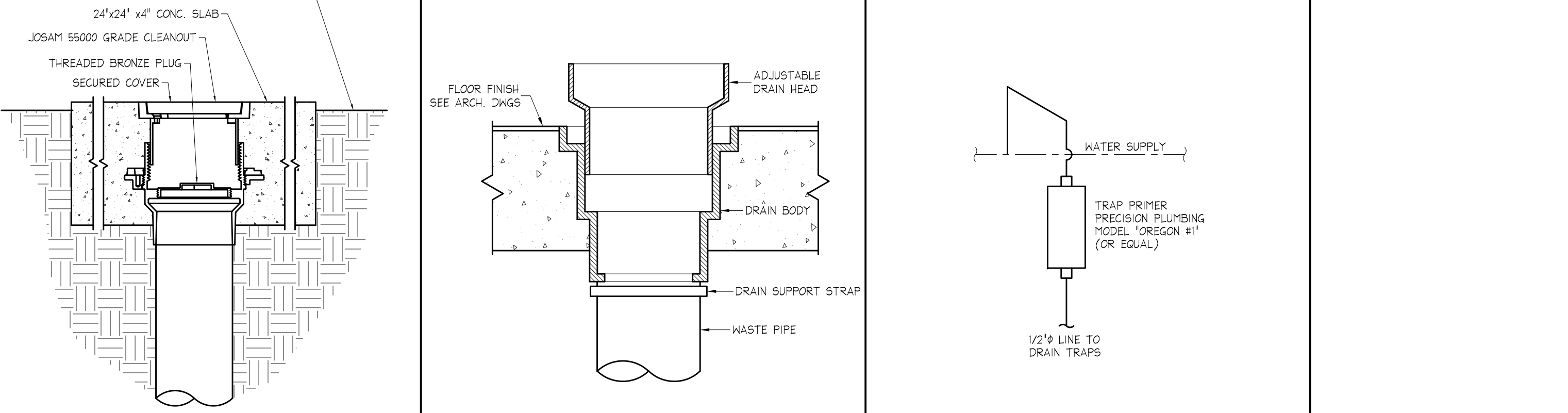
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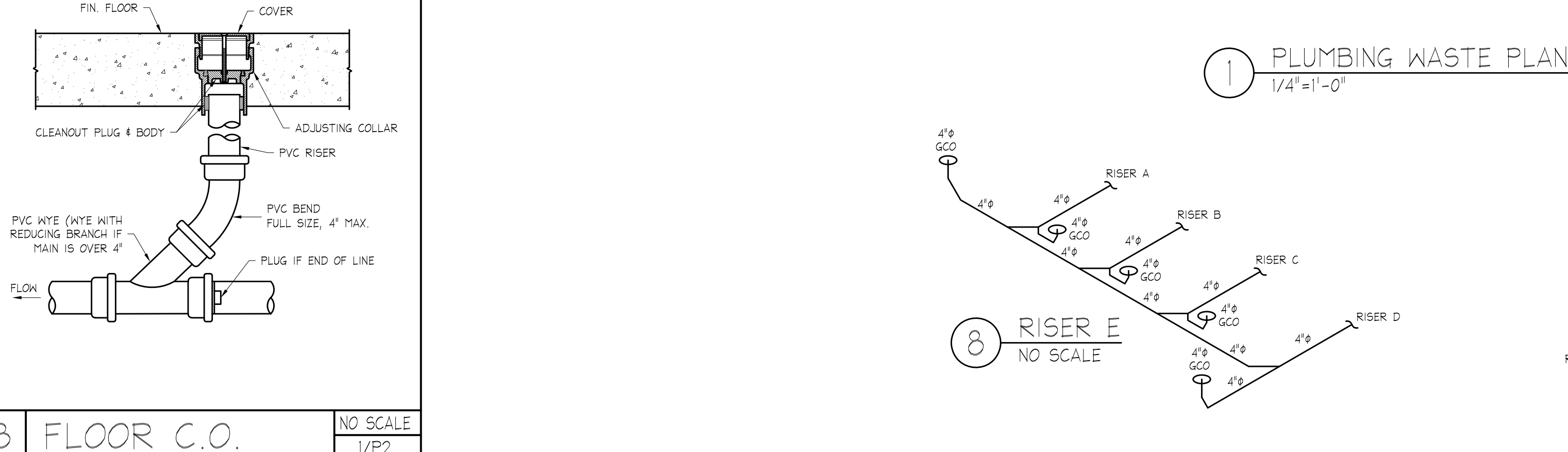
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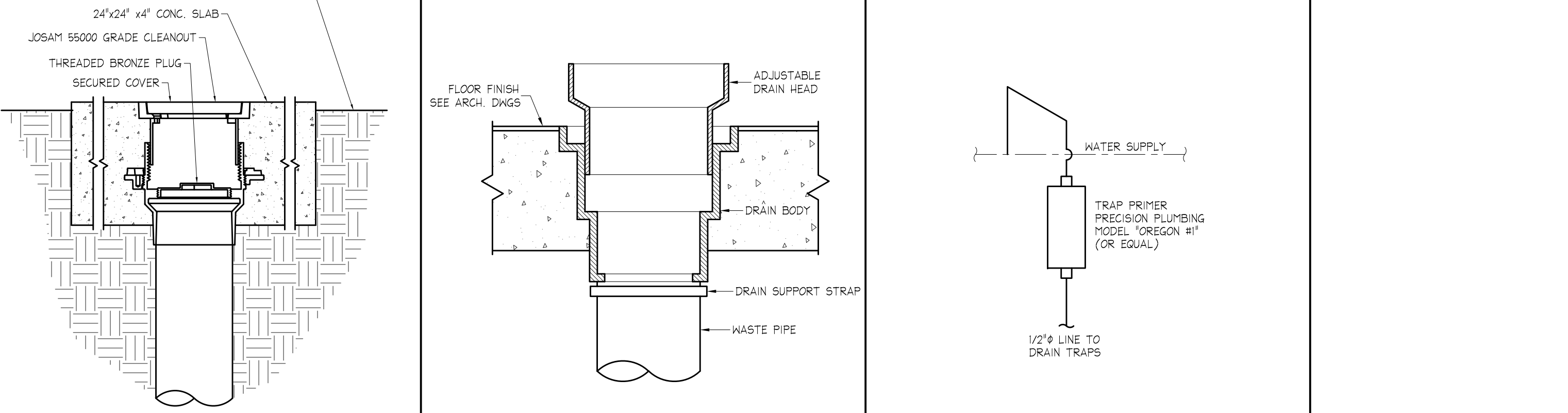
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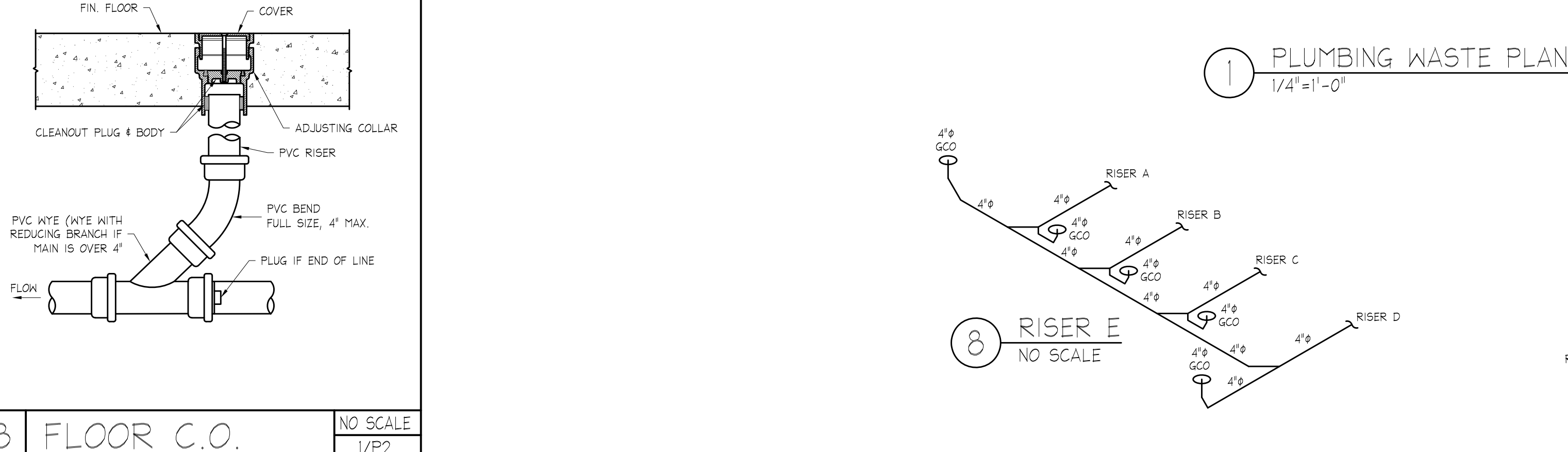
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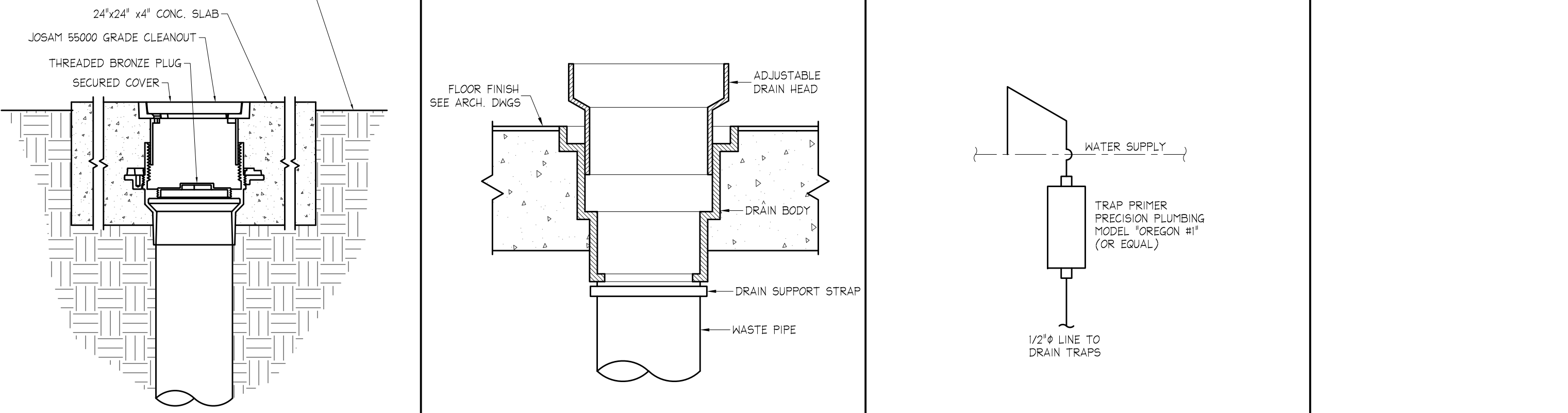
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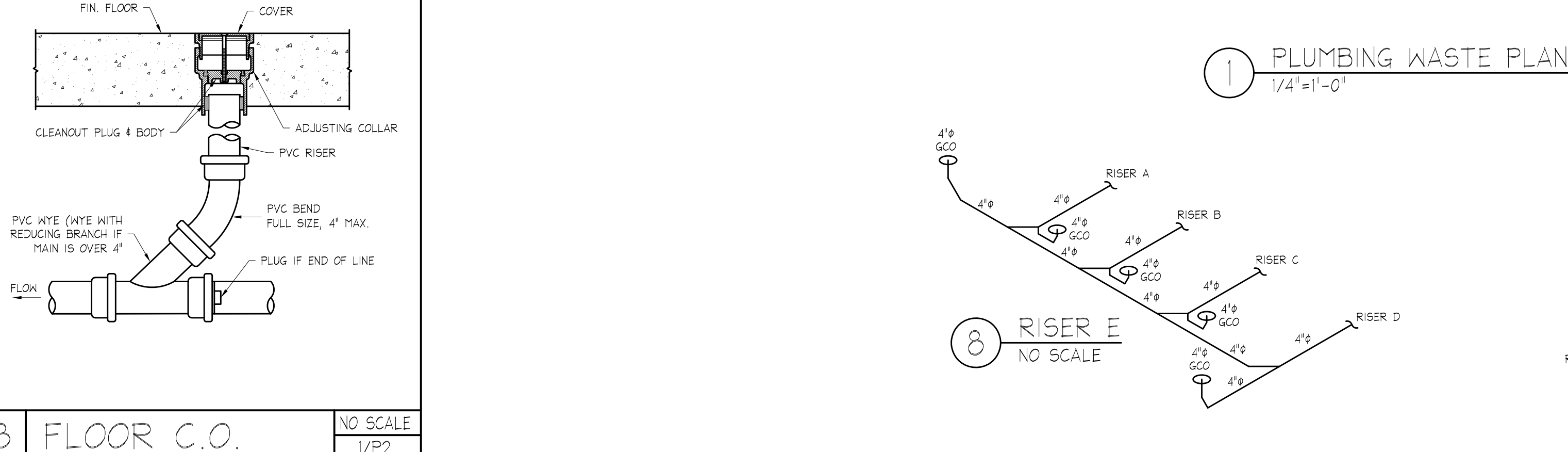
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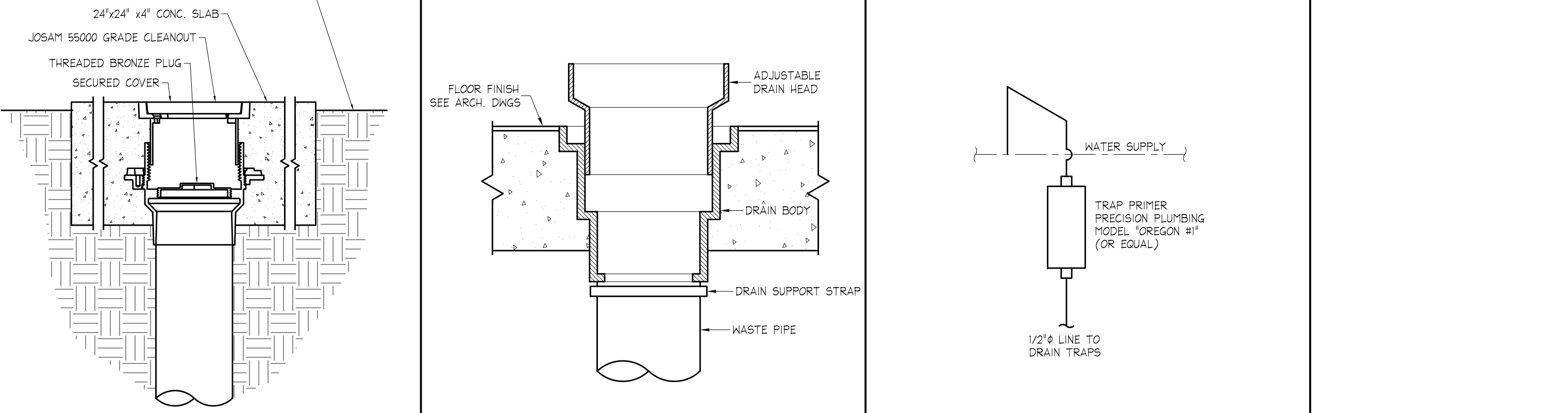
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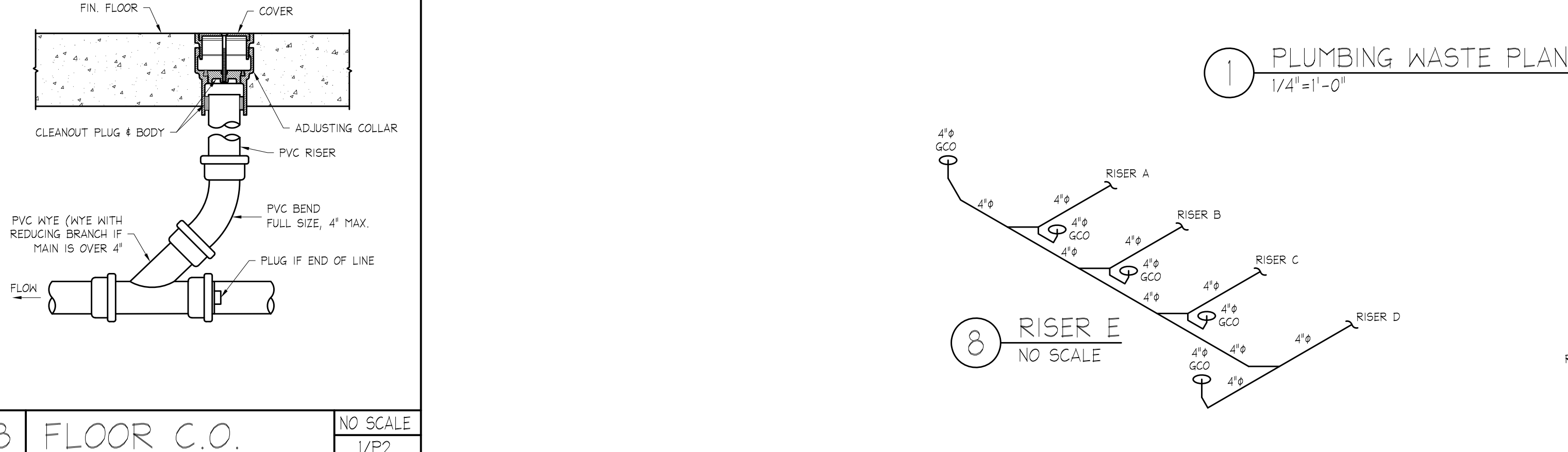
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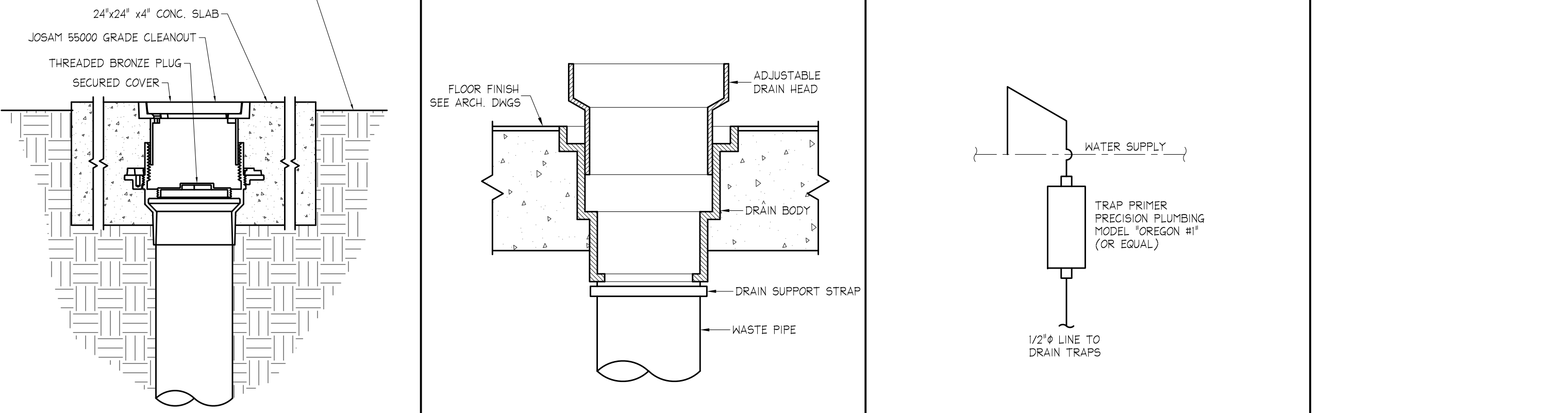
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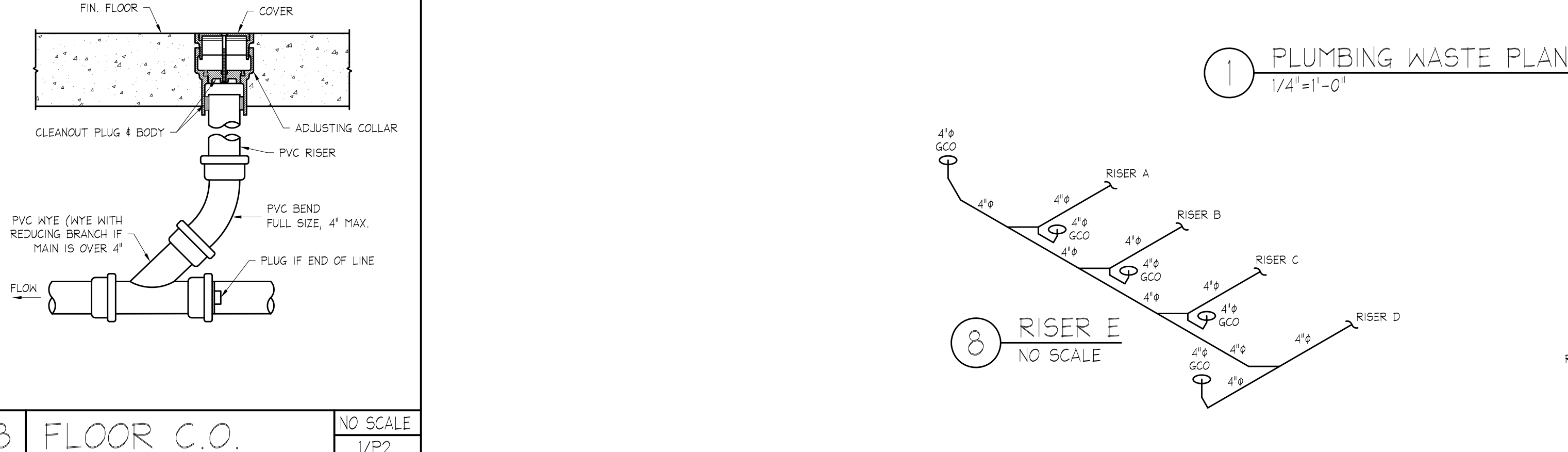
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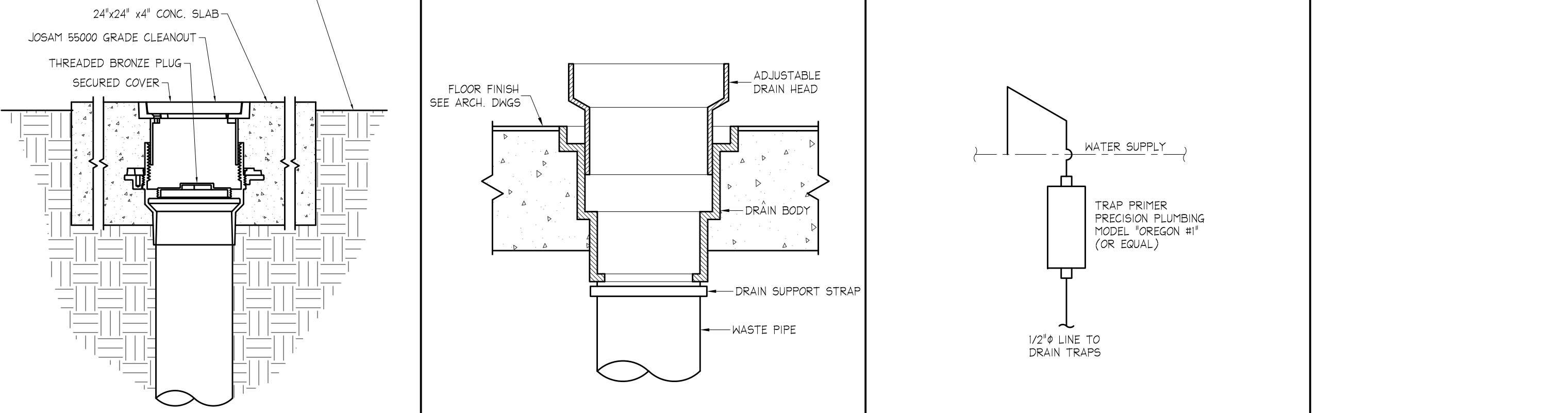
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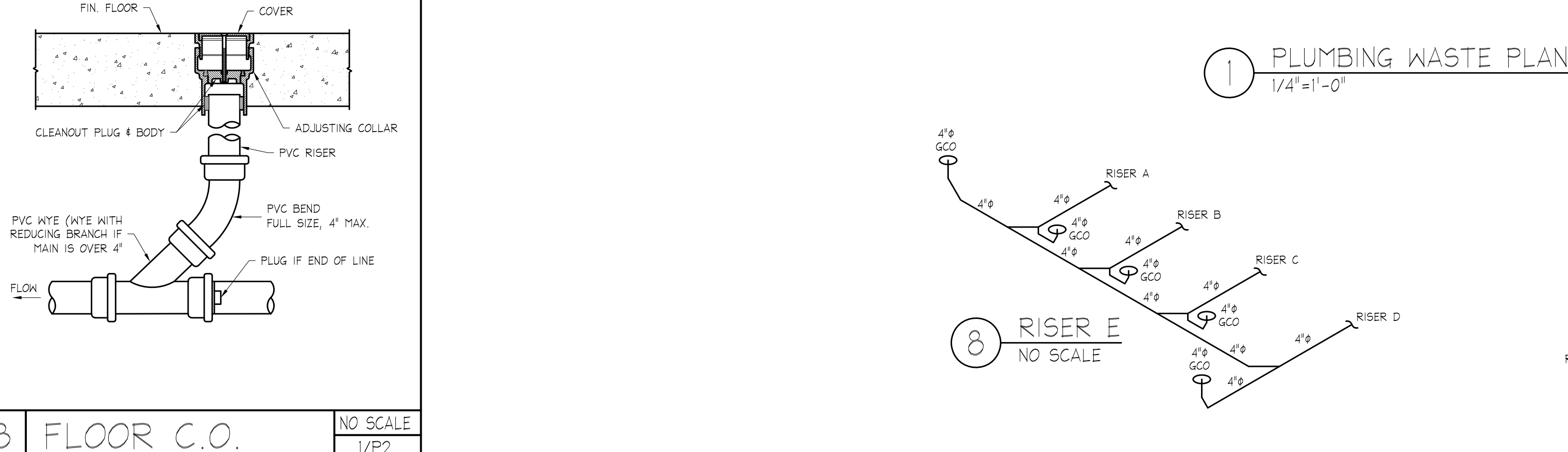
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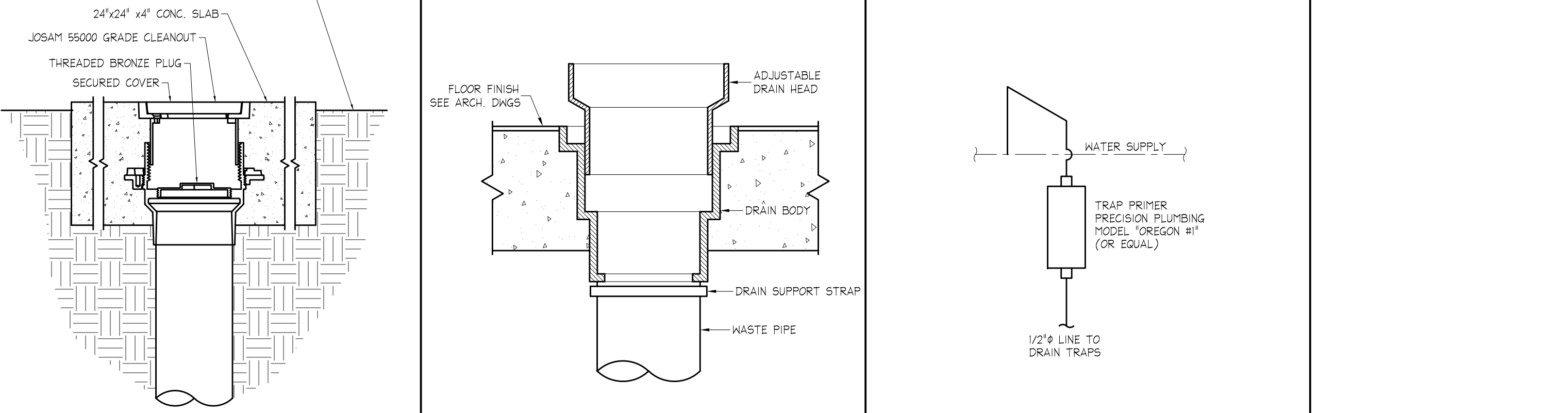
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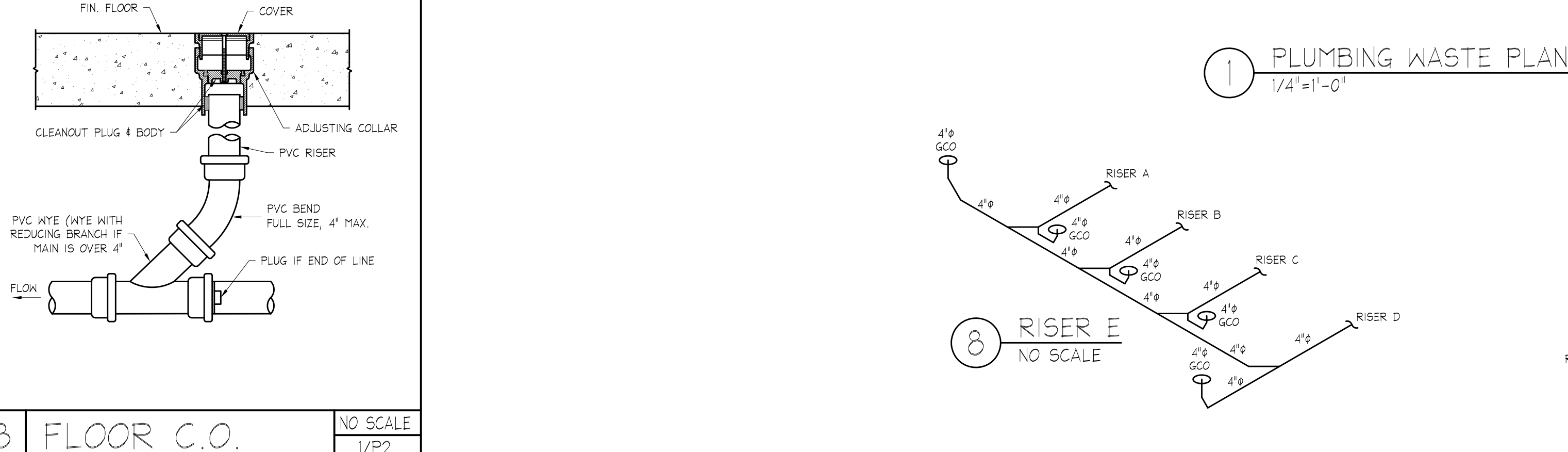
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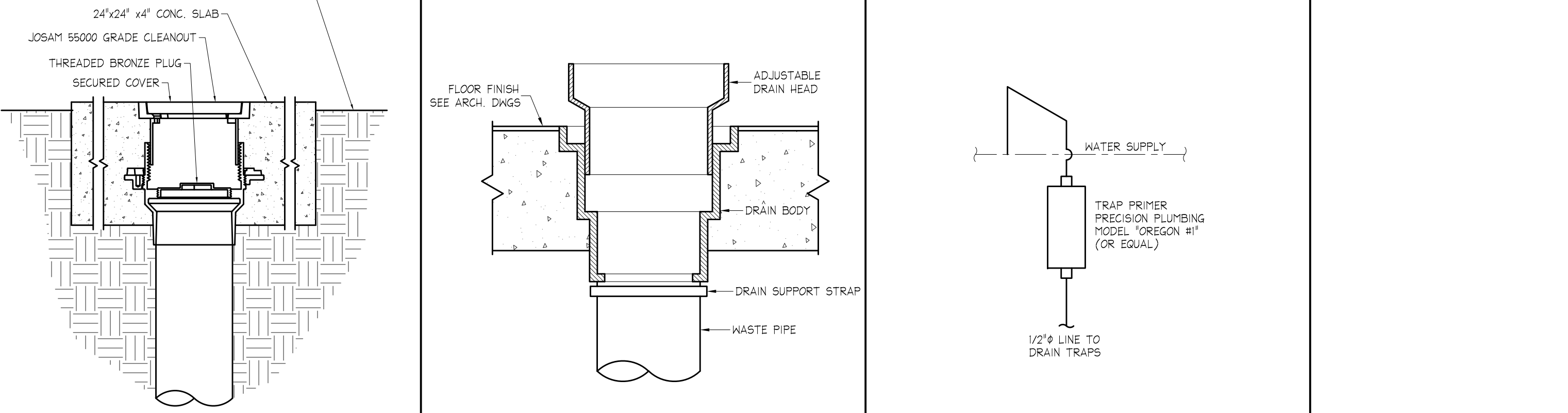
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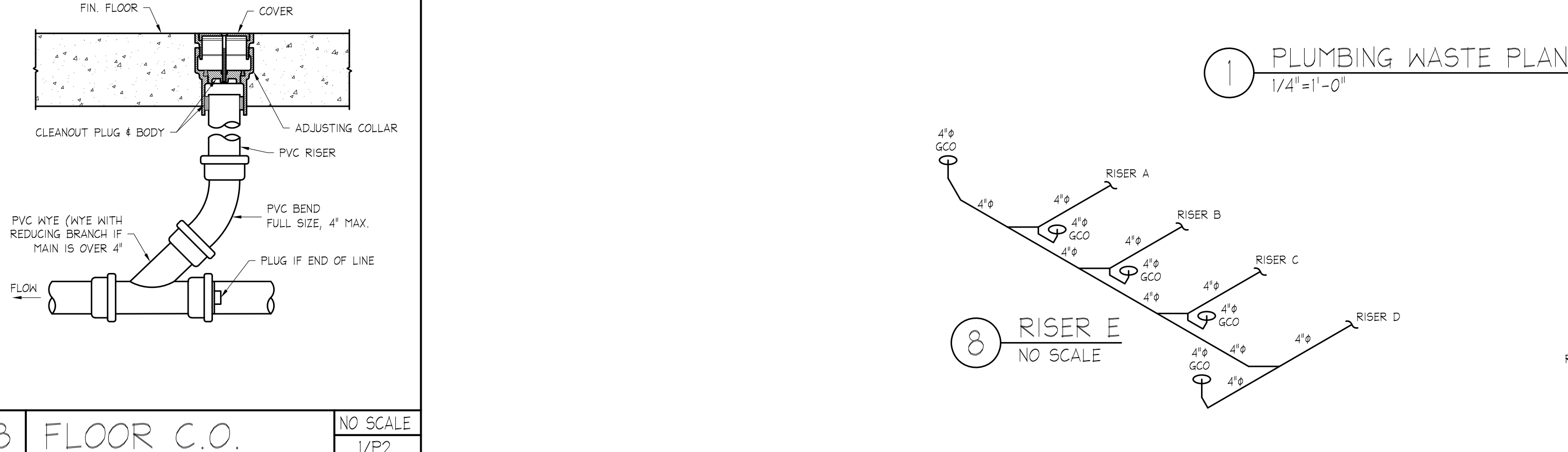
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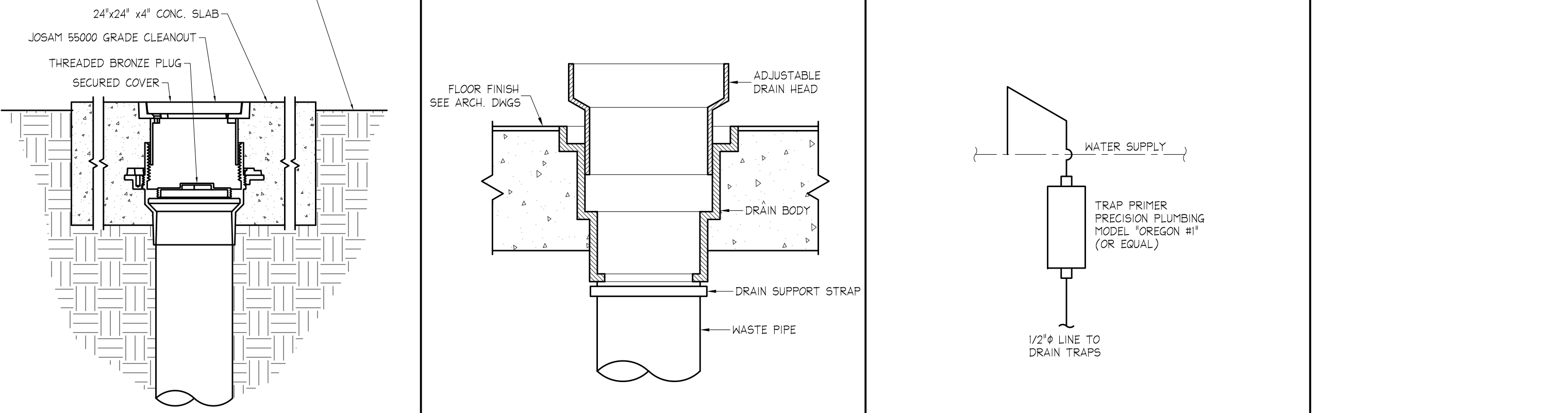
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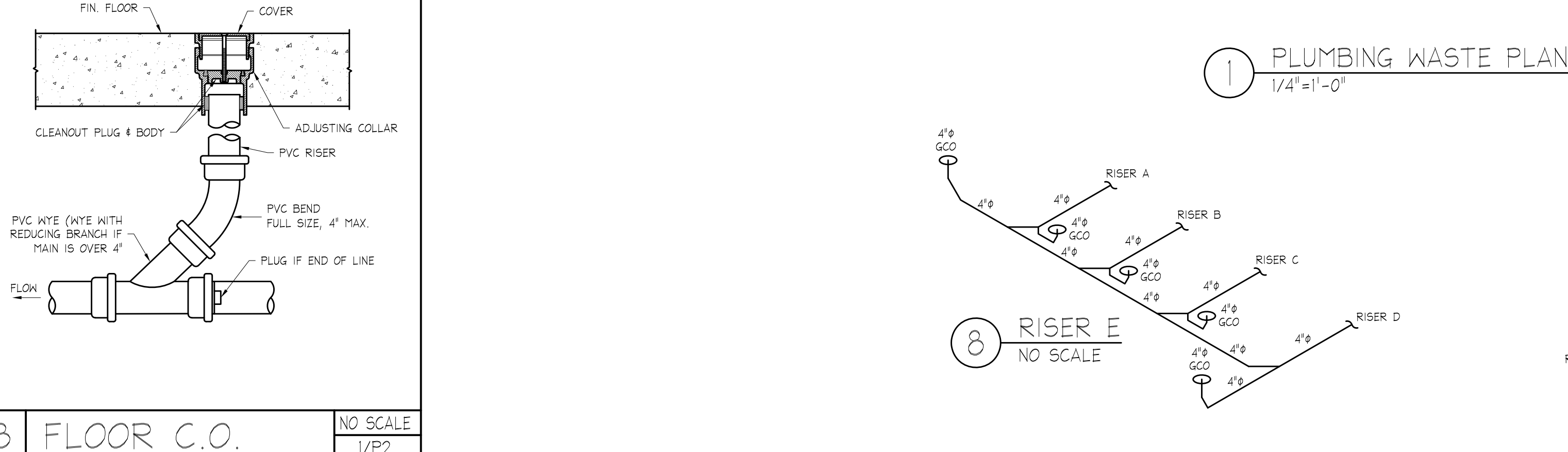
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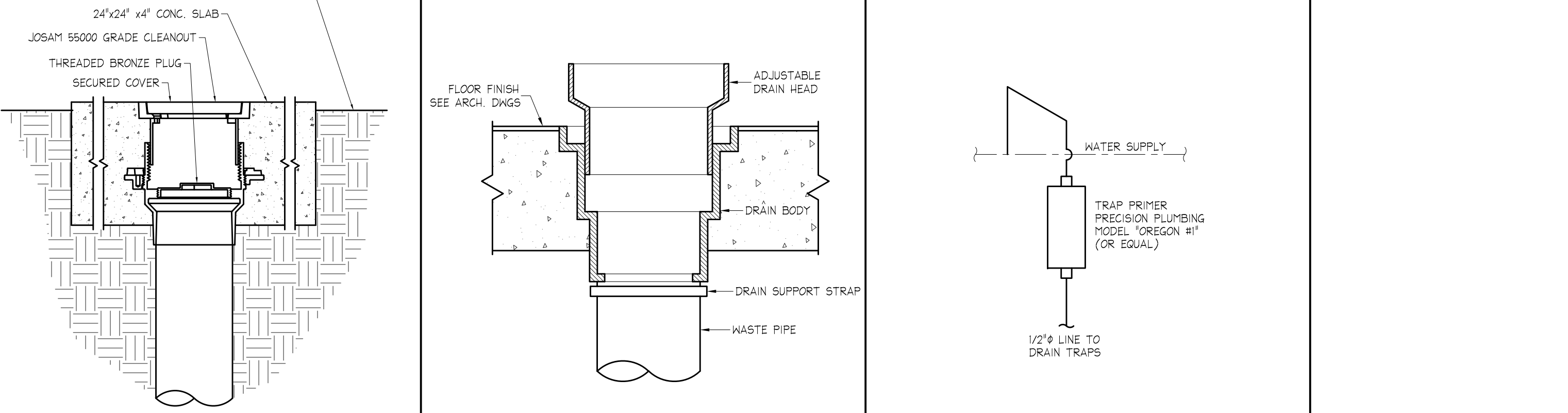
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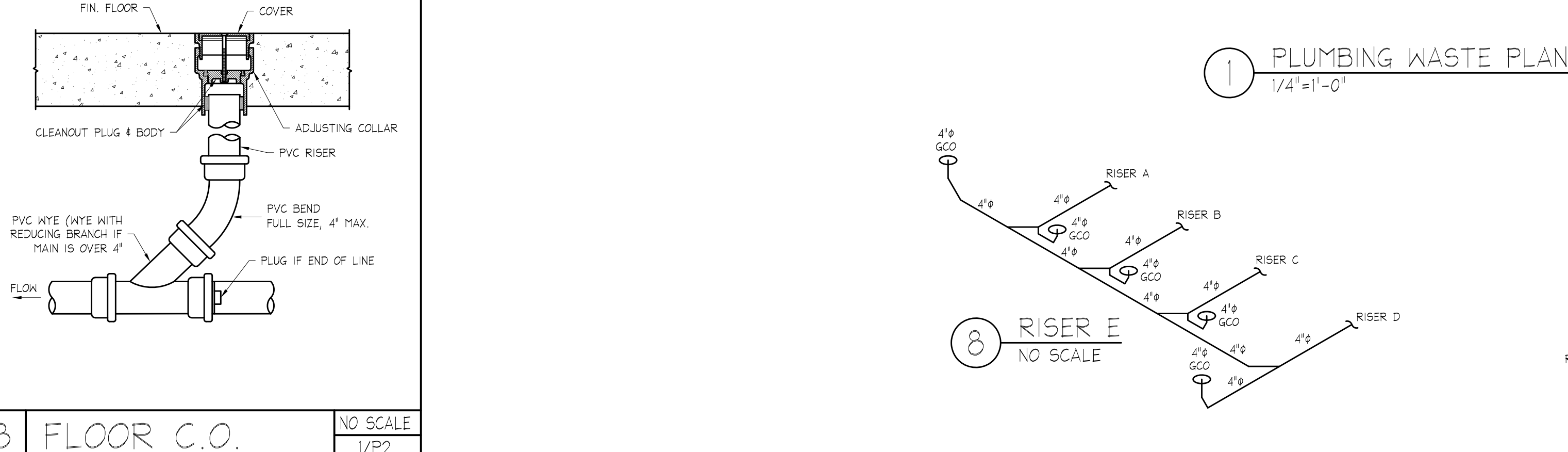
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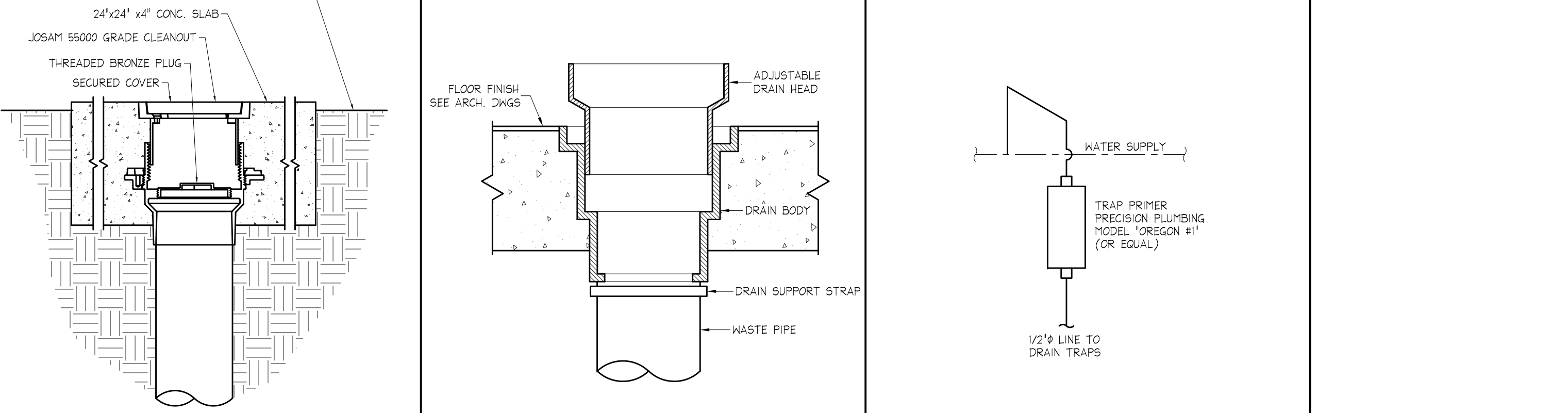
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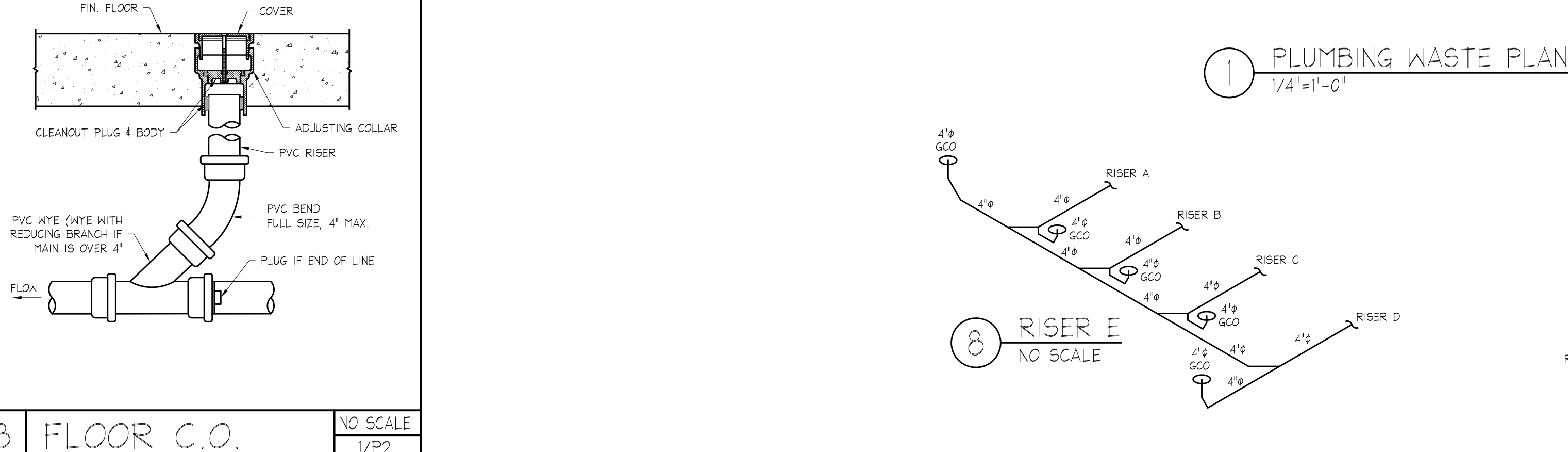
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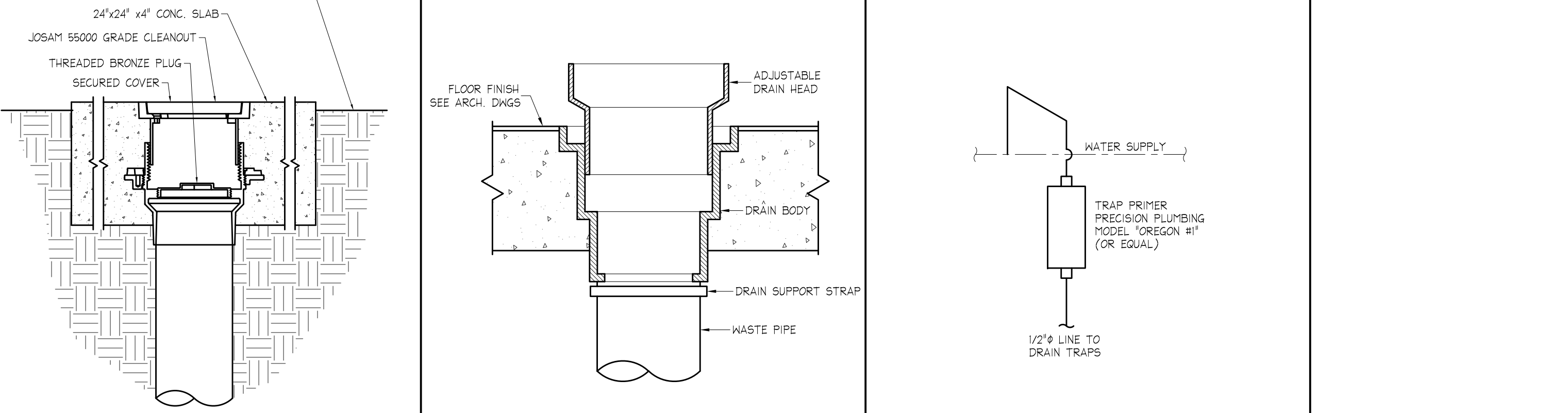
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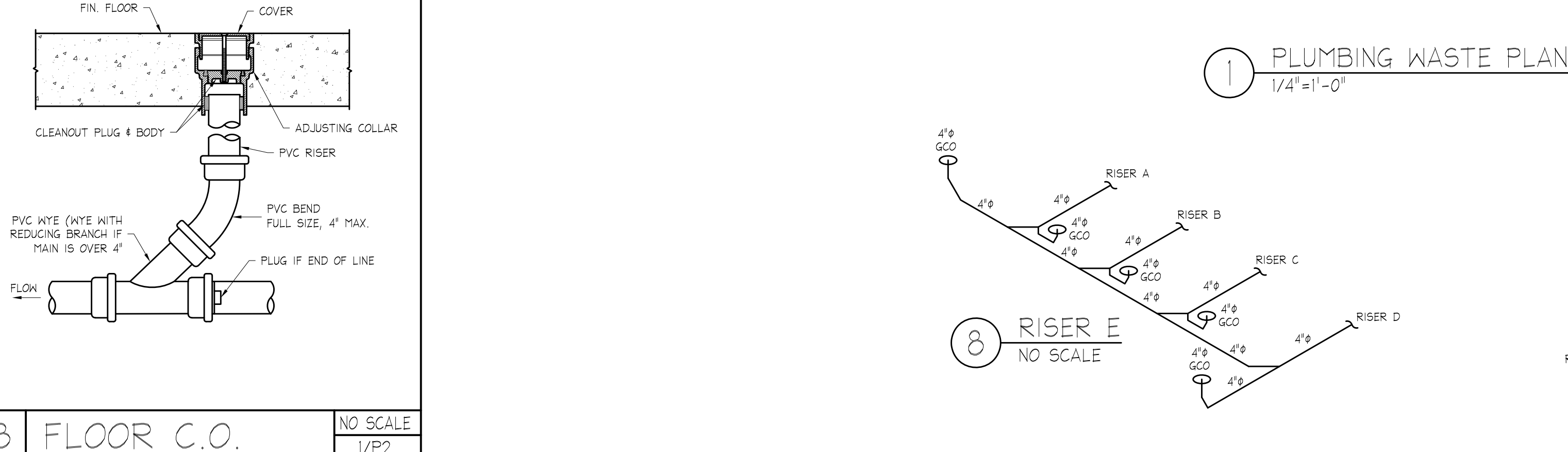
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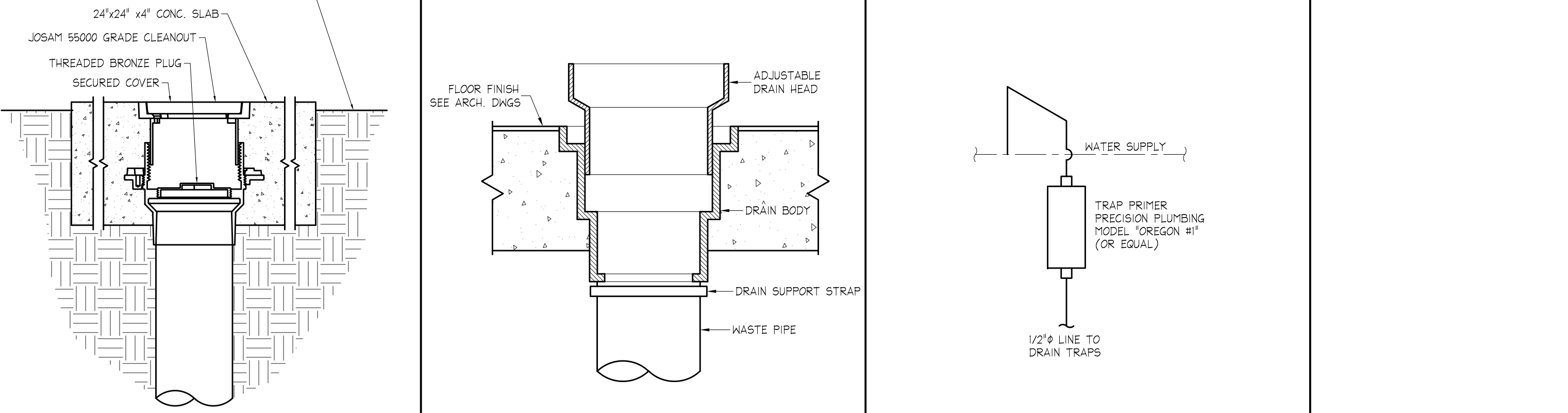
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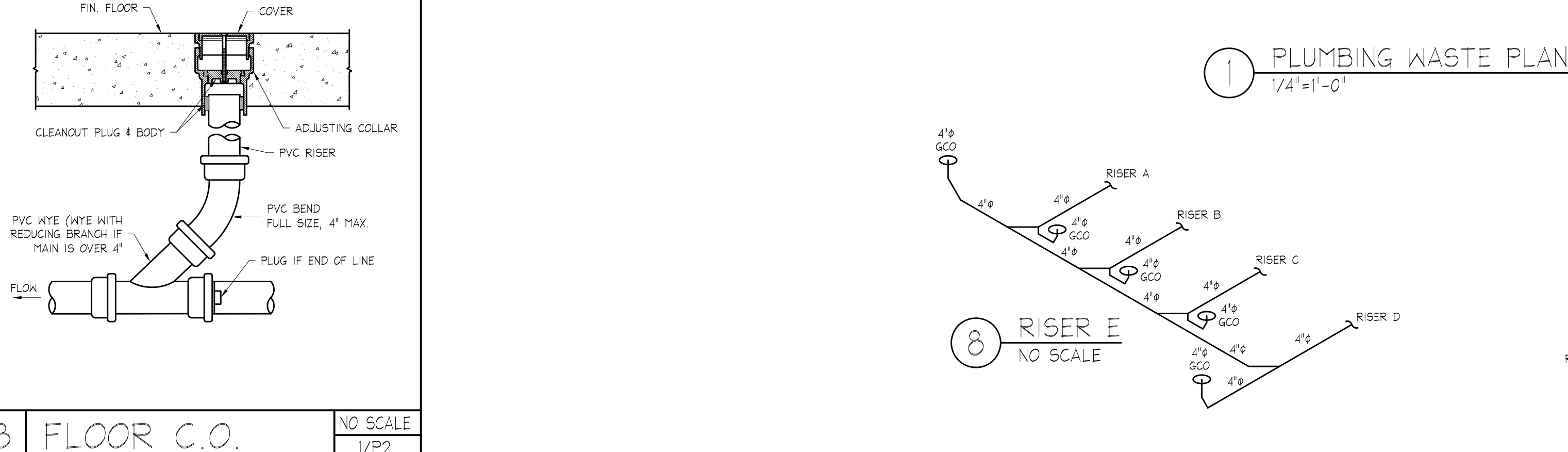
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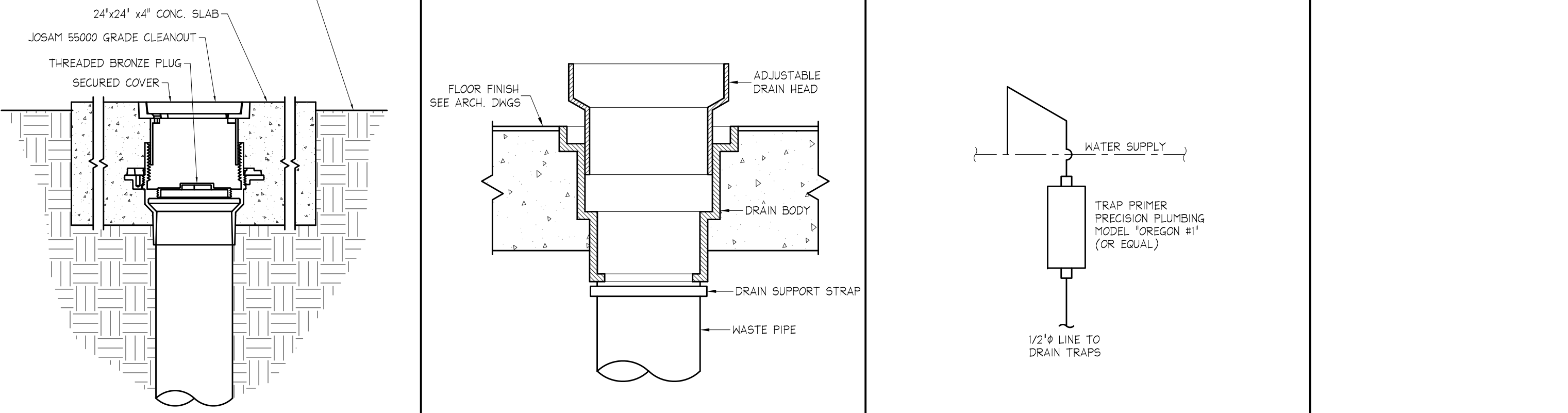
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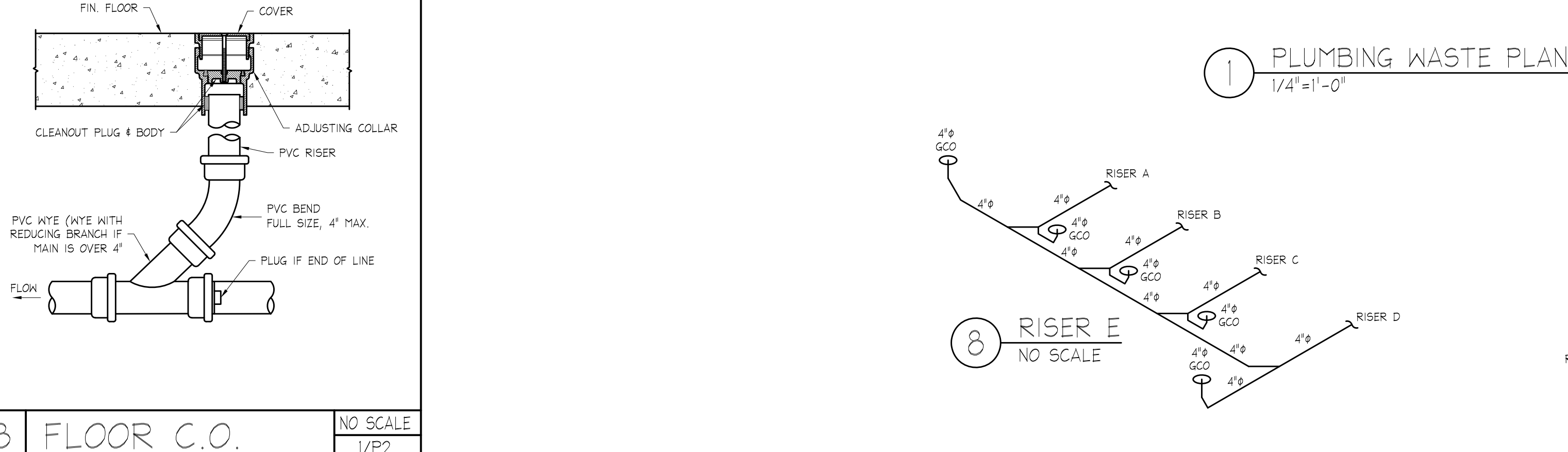
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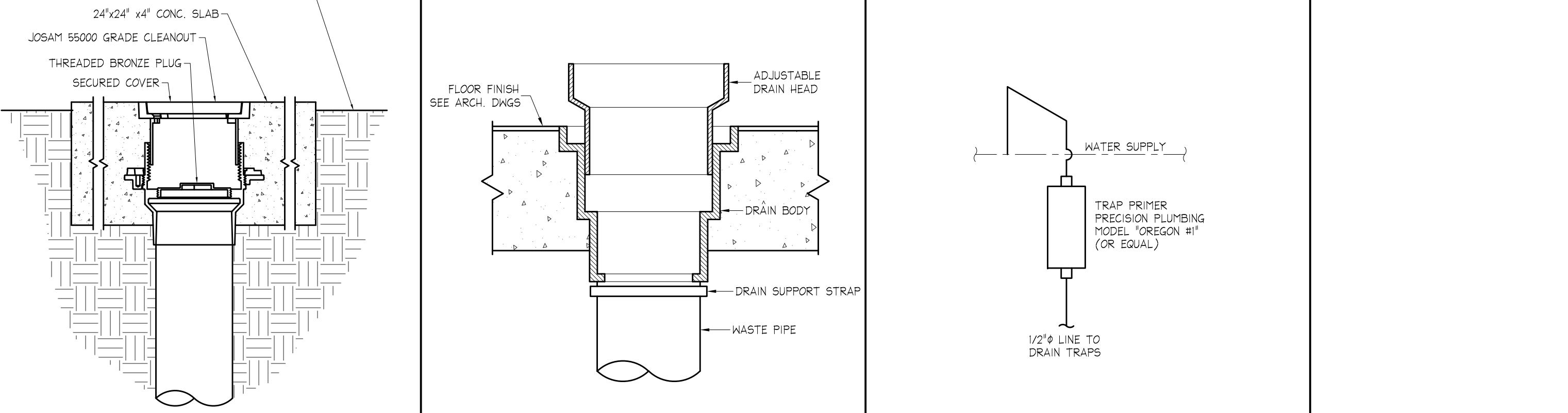
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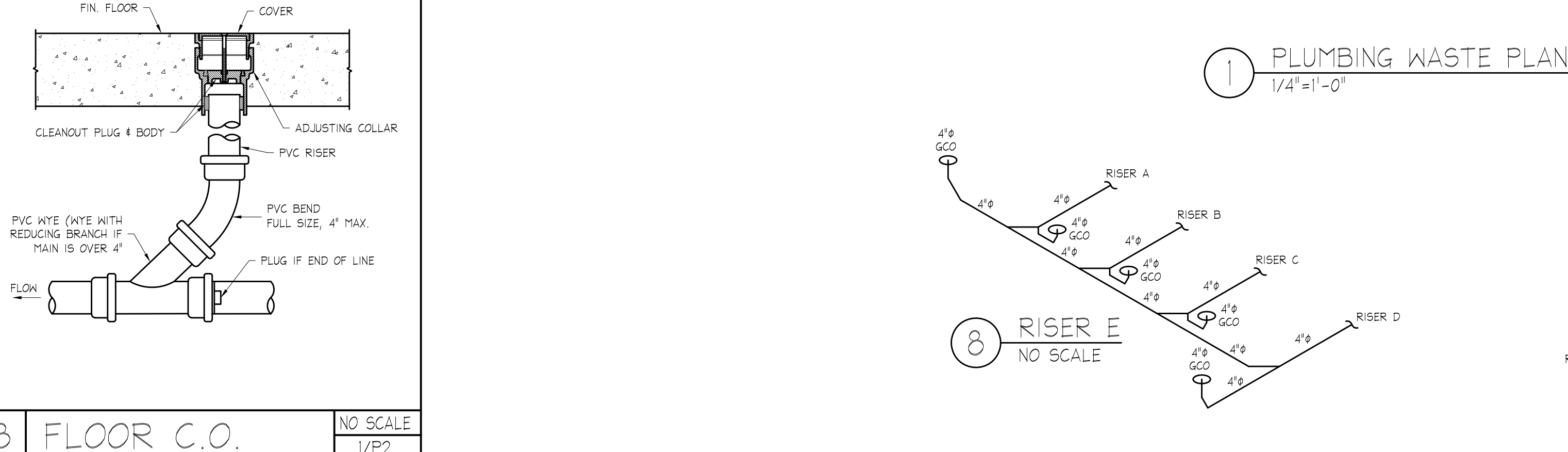
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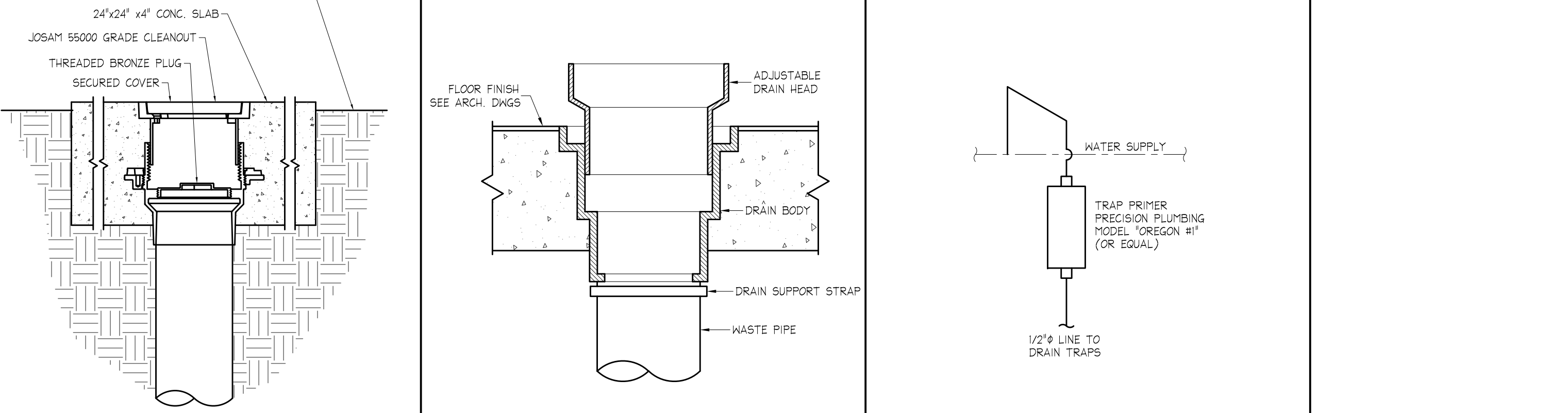
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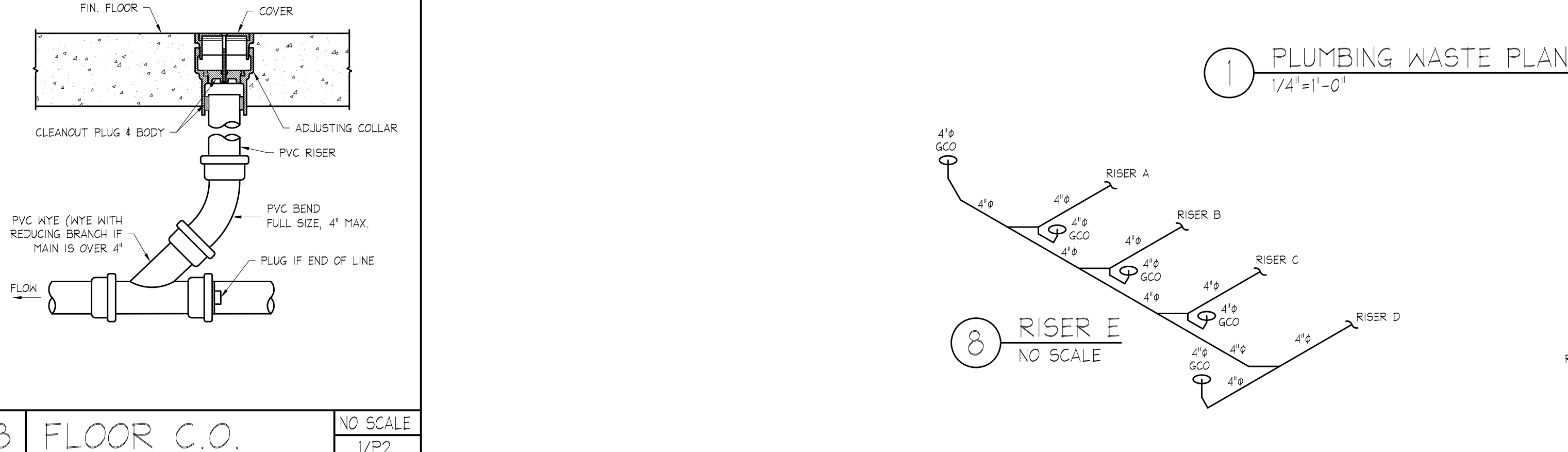
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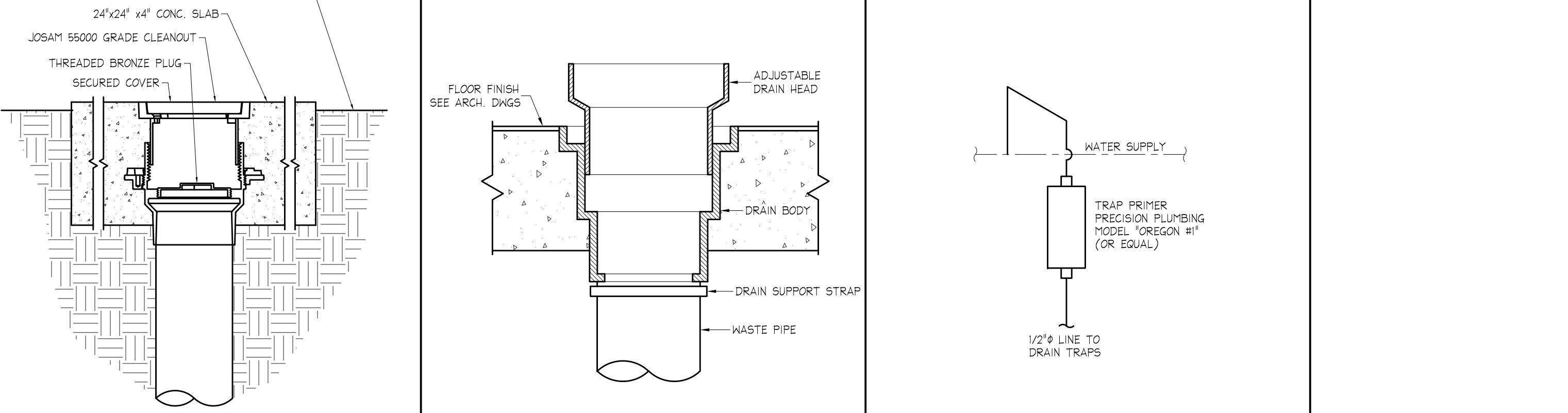
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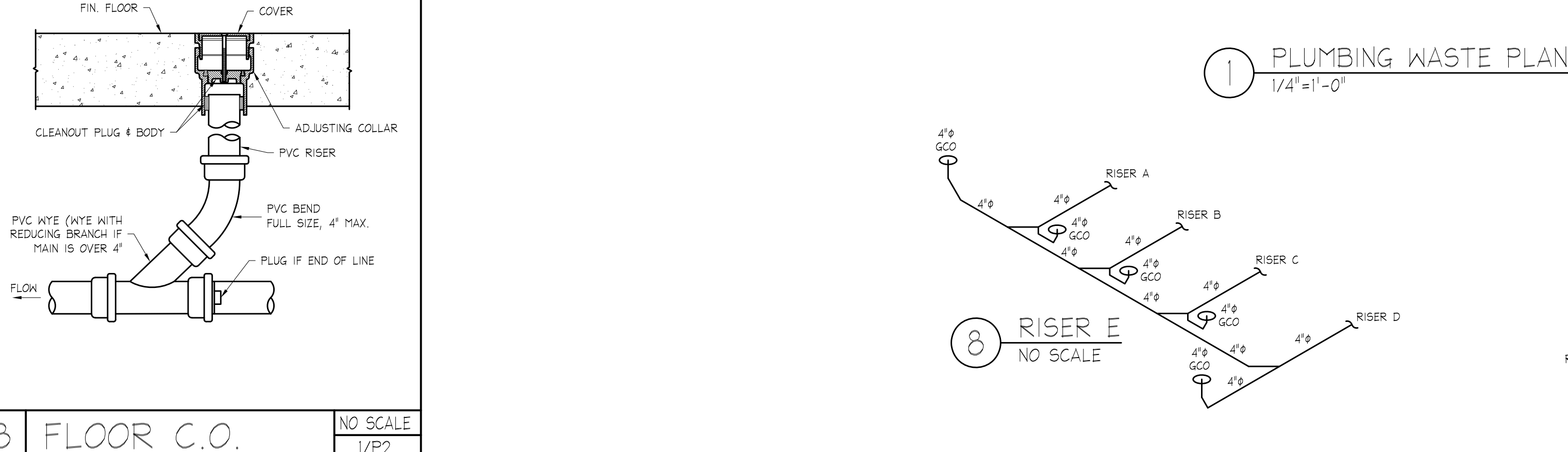
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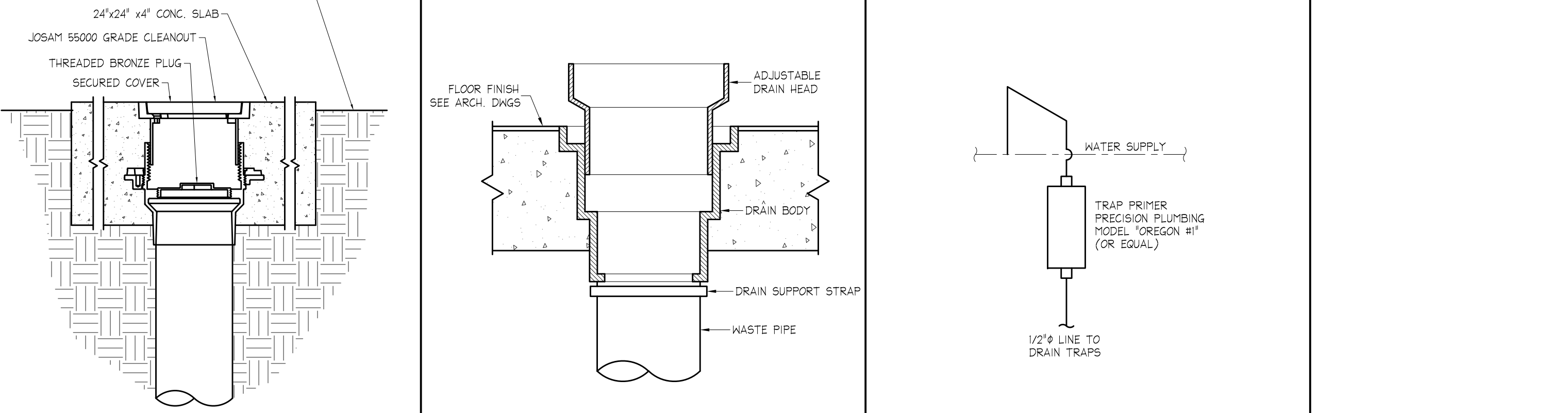
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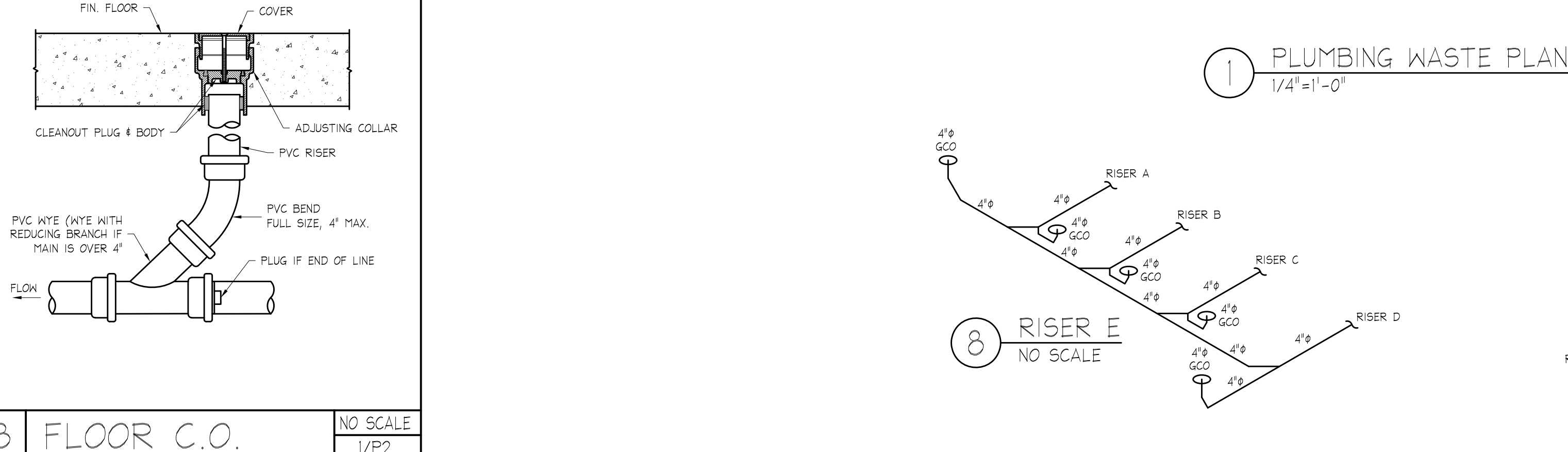
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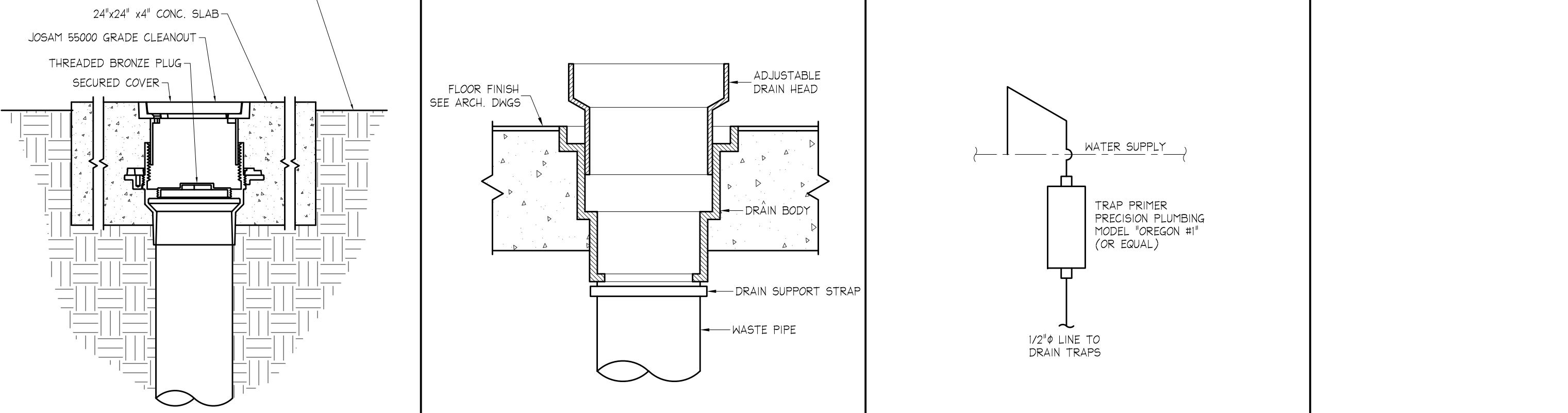
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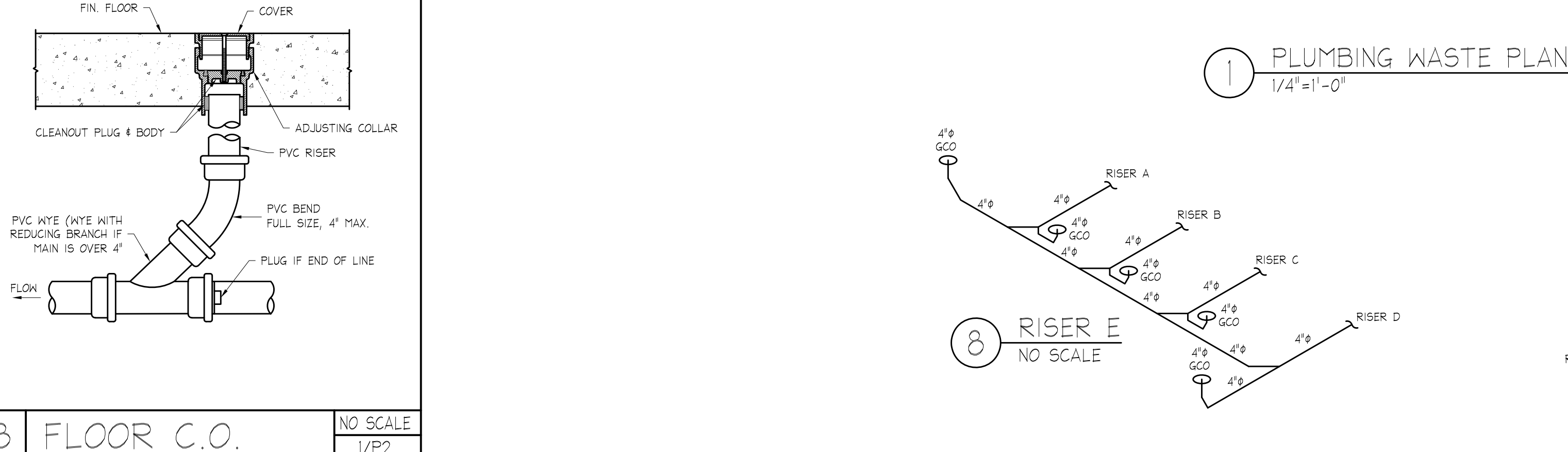
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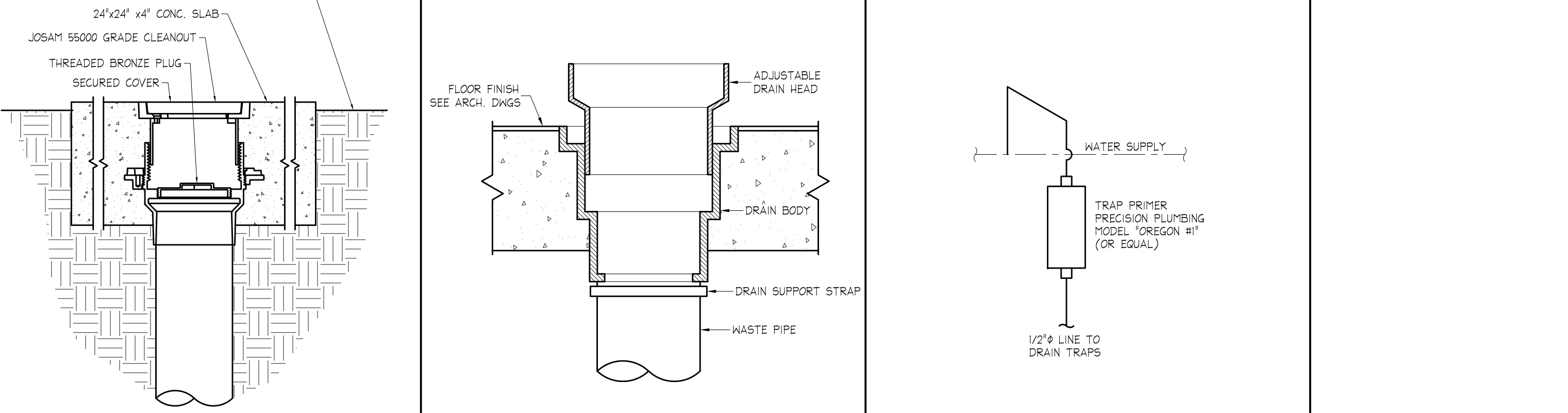
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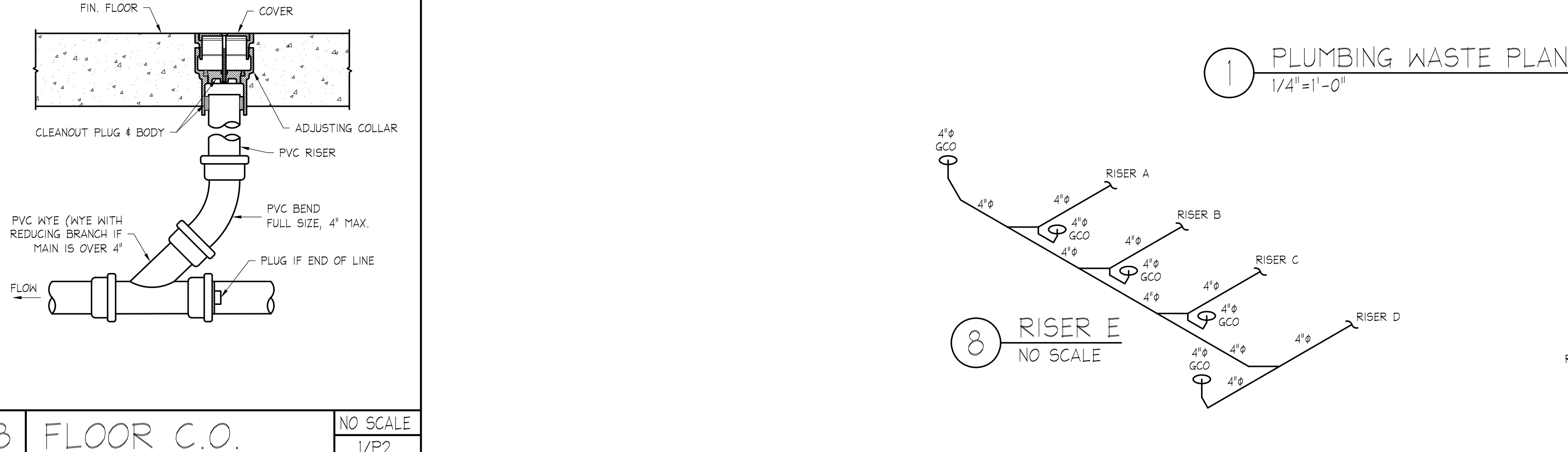
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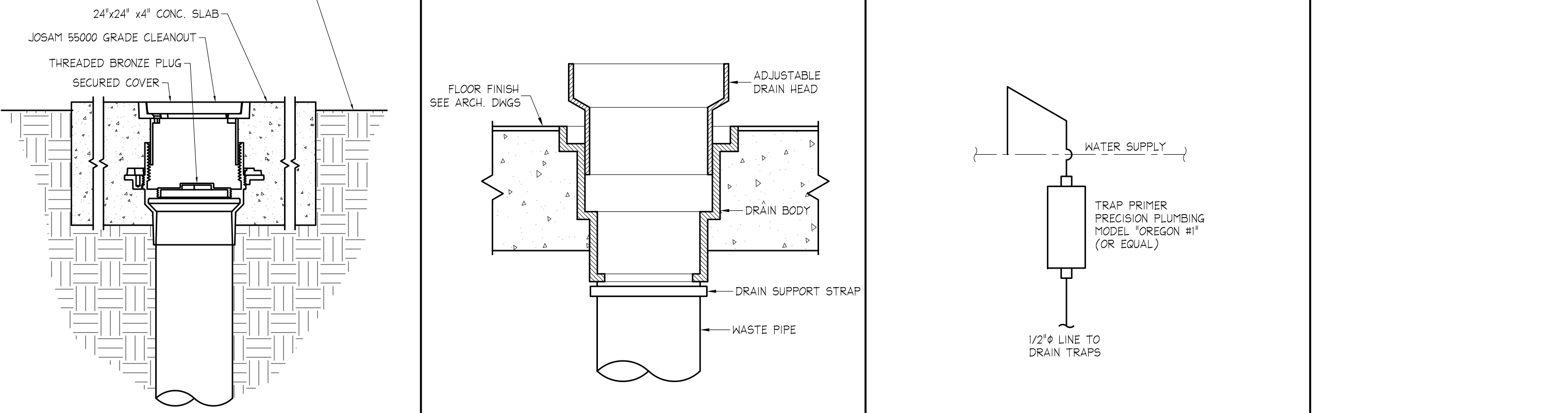
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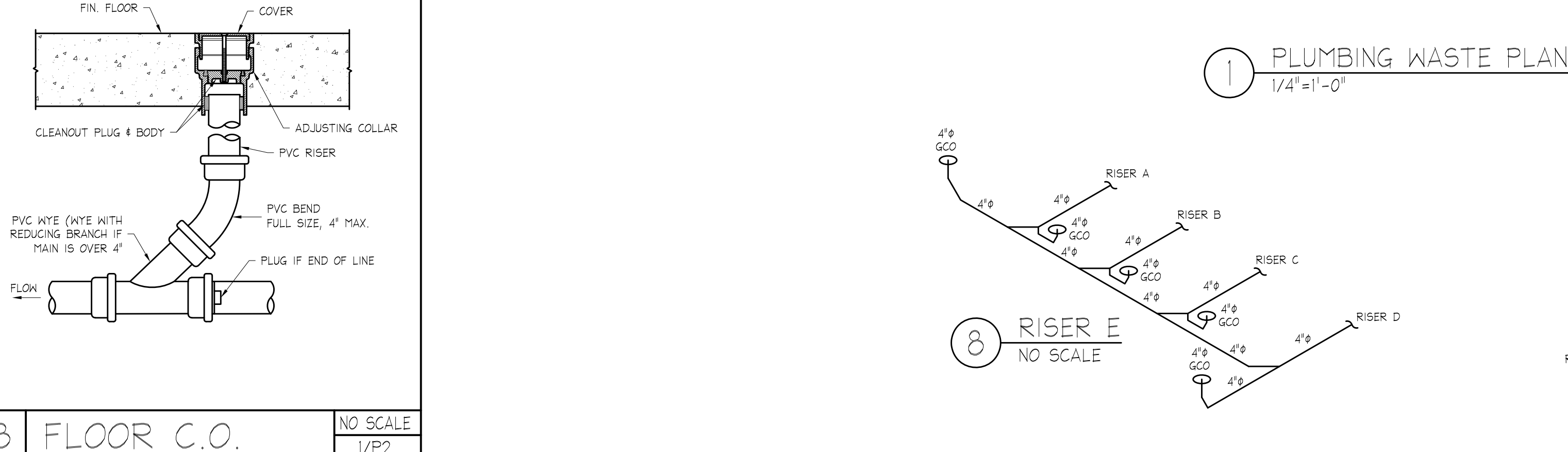
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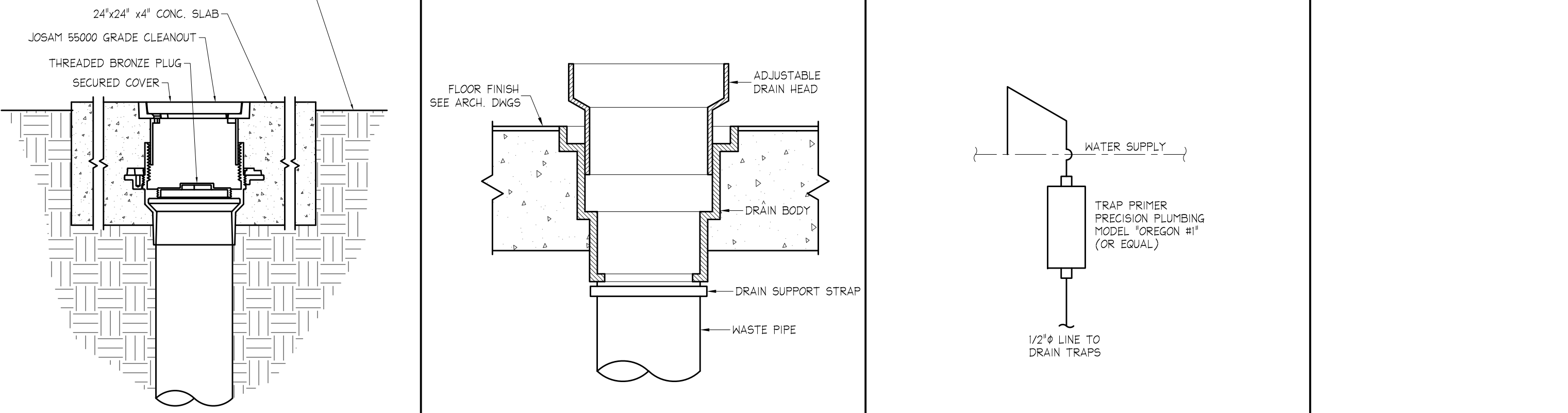
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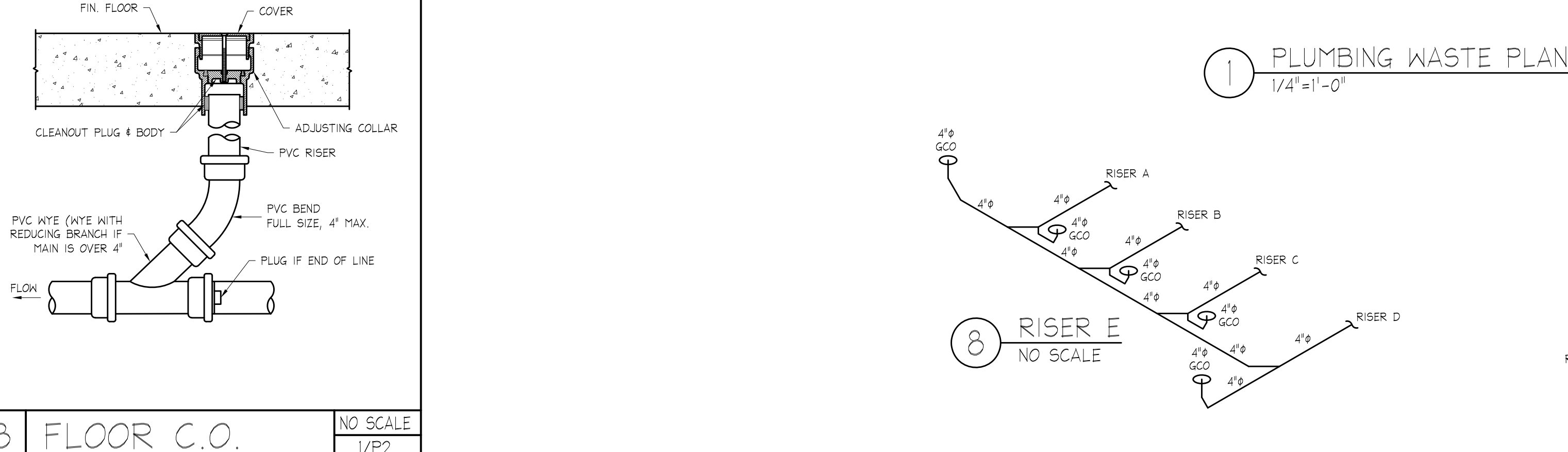
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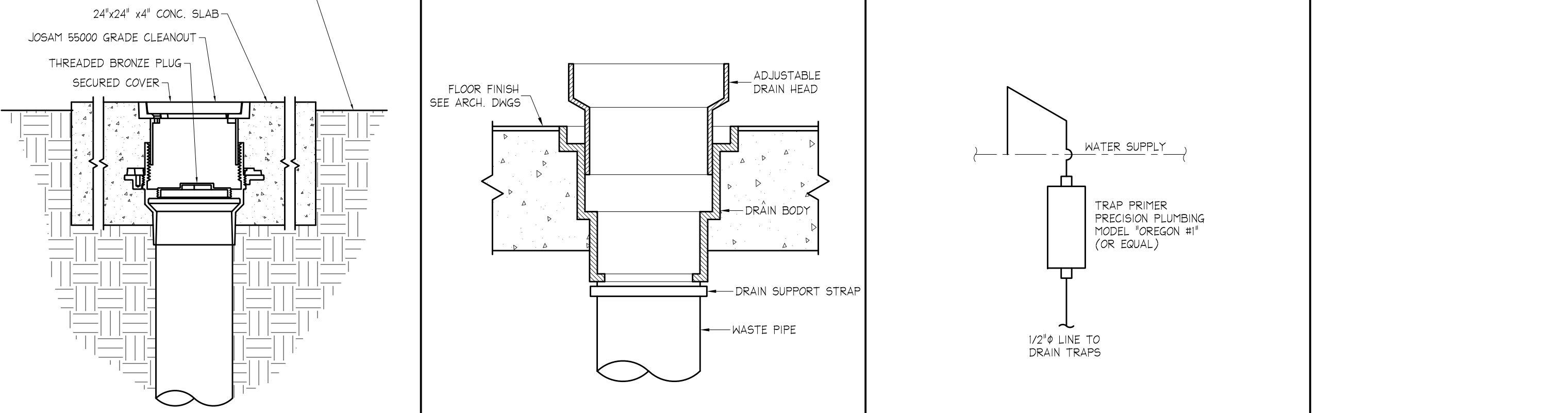
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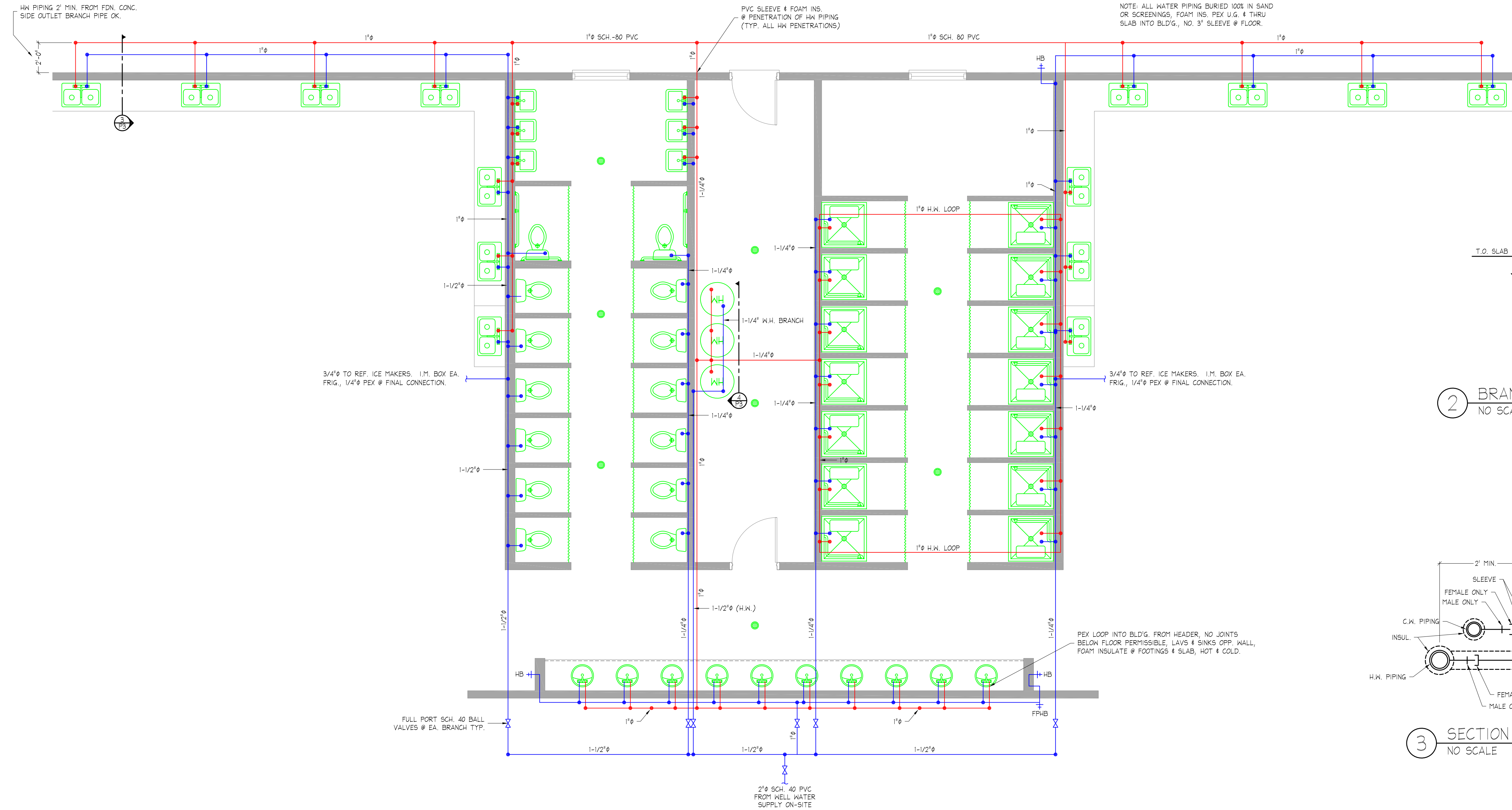
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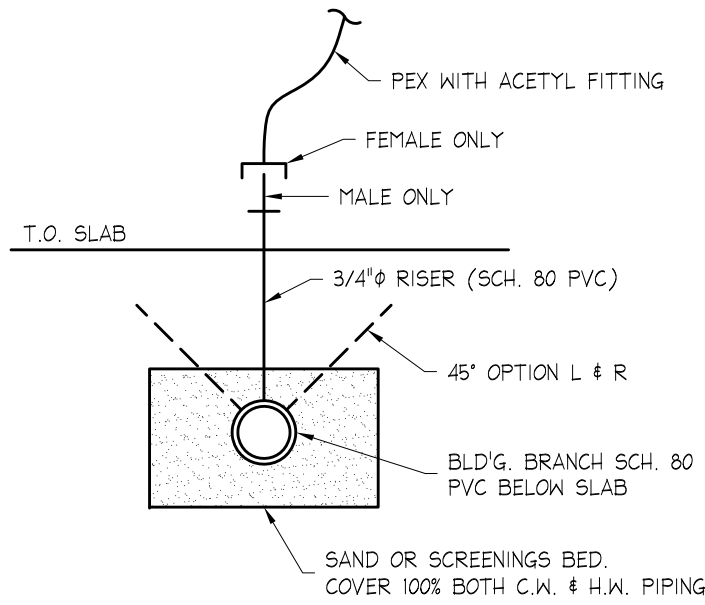
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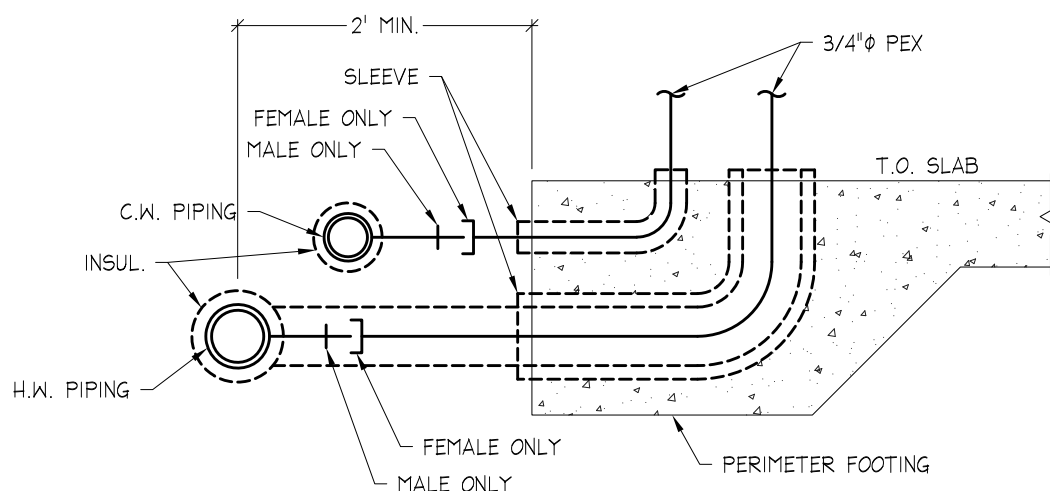
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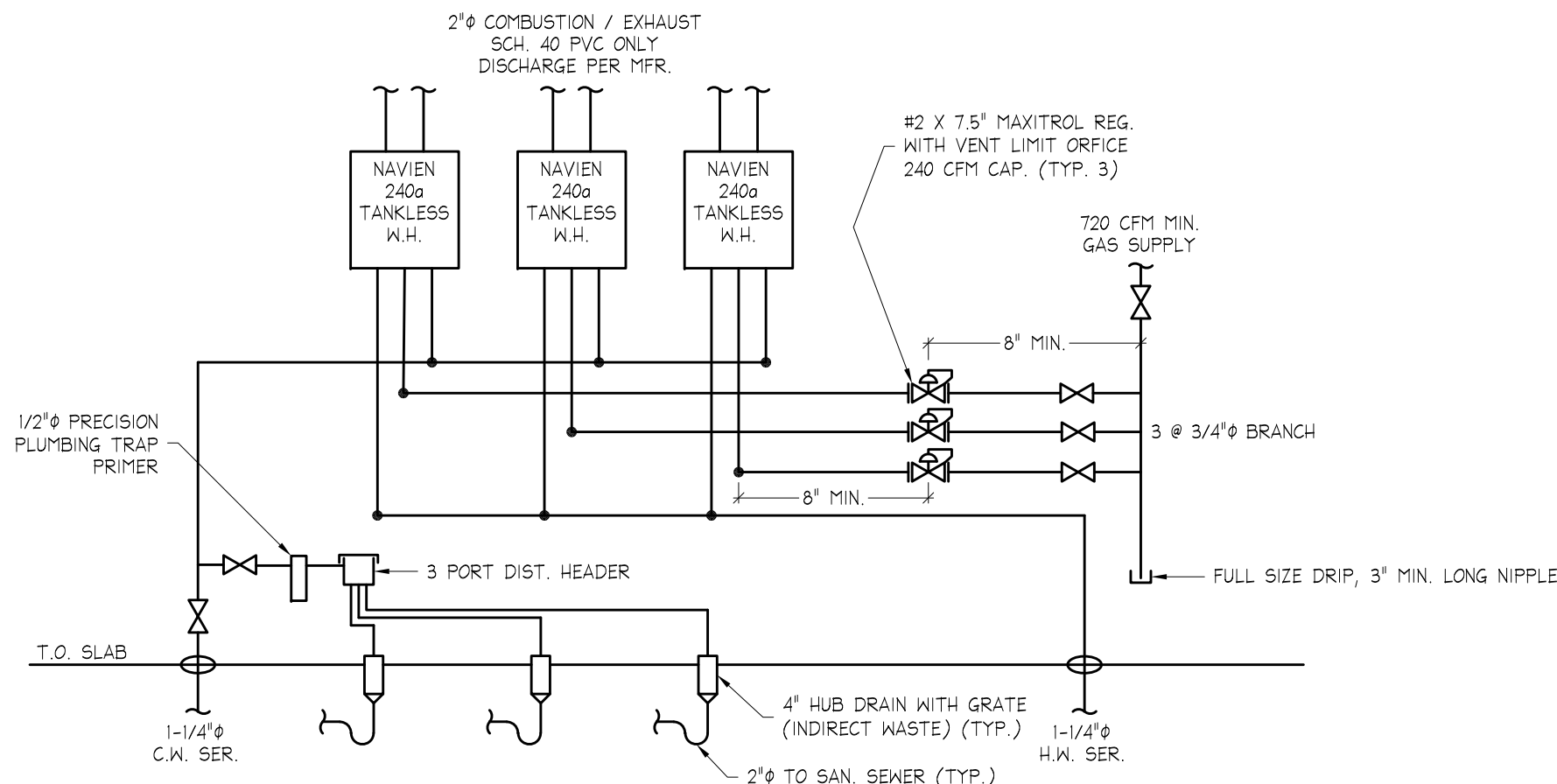
1 DOMESTIC WATER PLAN
1/4" = 1'-0"



2 BRANCH CONN. BELOW SLAB
NO SCALE



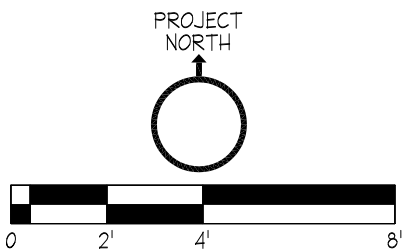
3 SECTION THRU PIPING
NO SCALE



4 GAS WATER HEATER SCHEMATIC
NO SCALE

NOTE:
THE PLUMBING SYSTEM ON THIS DRAWING
HAS BEEN DRAFTED IN GREEN INK. USE A
PRINTING SERVICE THAT WILL PRINT THIS
DRAWING IN COLOR FOR OPTIMUM CLARITY.

ISSUED FOR CODE REVIEW
DATE OF ISSUE: 9-22-2021
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BY THE BUILDING DEPARTMENT PRIOR TO
BIDDING OR CALCULATING TAKE-OFFS.



- SPECIFIC WATER PIPING NOTES:
- 1/2" FOAM INSULATE ALL H.W. PIPING.
 - 3/4" PVC SLEEVE ALL H.W. PIPING THRU SLAB AFTER INSULATING INSIDE BUILDING.
 - ALL WATER PIPING THRU SLAB 3/4" MIN.
 - 1-1/2" C.W. BRANCH TO WATER HEATER BANK.
 - IF WATER ENTRY TO BLD'G. CHANGES FROM THE ASSUMED DWG., SIZING CANNOT CHANGE FOR INTERIOR BRANCH/RISER PIPING.
 - WATER PIPING SIZED BY TABLE E-103 PREDOMINATELY FLUSH TANKS & LOAD VALUES.
1-1/2" @ 6 FPS, DELTA P 4.5/C, 37 GPM
1-1/4" @ 7 FPS, DELTA P 7.0/C, 27 GPM
1" @ 7.5 FPS, DELTA P 10/C 21 GPM
2" @ 7.0 FPS, DELTA P 4/C 70 GPM
 - SEE DETAIL & NOTES CONCERNING BRANCH CONNECTIONS.
 - ALL PVC PIPING FROM 2" MAIN VALVE & BLD'G. IN & OUT, BED 100% IN SAND OR SCREENINGS.
 - FOAM INSULATE ALL COLD WATER PIPING VERTICAL THRU SLAB & @ FOOTING PENETRATIONS.
 - FOAM & 3" PVC SLEEVE ALL HOT WATER PIPING VERTICAL THRU SLAB.
 - PVC SLEEVE OTHERWISE AS CODE REQUIRES.
 - FILL SYSTEM WITH WATER, EXPEL AIR, TEST AIR OVER WATER FROM 2" MAIN VALVE, SUPPLY SIDE.
 - EXPANSION OF HOT WATER IS CRITICAL TO ALLOW FOR EXPANSION. BEDDING MATERIAL & SLEEVES MUST ALLOW MOVEMENT. CRITICAL CONCERNS ARE @ BRANCHES VERTICAL THRU FLOOR.
 - ALL PVC S.W. JOINTS, CLEAN WITH PURPLE PRIMER, H.D. CEMENT WET ONLY, FULL SOCKET, 1/4" MIN. ROTATION.
 - PIPE EACH WATER HEATER TO HUB DRAIN WITH TIP, CONDENSATE & PRIMER.
 - PIPE C.W. & H.W. SERVICE AS SHOWN OR MANIFOLD FOR FLOW CONTROL BALANCE.

**William
Beaver, P.E.**

121 Bay Water Way
Mt. Pleasant, SC 29464
Phone 803 - 417 - 2790

NOTE: ALL QUESTIONS AND INQUIRIES ARE TO BE DIRECTED TO MICHAEL GRIPP, THE PROJECT COORDINATOR, AT SPECTRUM ENTERPRISES, INC. OFFICE 803-328-1115, CELL 803-417-2790

Professional Seal



9-22-2021

THE ENGINEER HAS NOT BEEN RETAINED TO PERFORM CONTRACT ADMINISTRATION SERVICES

General Notes:

- ALL PLUMBING INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE AND ALL STATE/LOCAL PLUMBING CODES AS APPLICABLE.
- CLEANOUTS SHALL BE SPACED NOT MORE THAN 75' APART.
- WASTE PIPING SHALL BE MIN. SCH. 40 PVC-DWV PIPE & FITTINGS CONFORMING TO ASTM D-2665-08 WITH HSF SEAL. VENT PIPING SHALL BE OF THE SAME MATERIAL AS WASTE PIPING. ALL ROOF PENETRATIONS SHALL BE SEALED.
- WATER PIPING SHALL BE TYPE 1/1" HARD COPPER WITH EQUIV. FITTINGS ABOVE GRADE AND TYPE 1/1" COPPER WITH EQUIV. FITTINGS BELOW GRADE. PVC PIPING OF EQUIVALENT SPECIFICATIONS IS ACCEPTABLE.
- ALL WATER PIPING SHALL BE CONCEALED IN FLOORS, WALLS AND PIPE CHASES AS APPLICABLE. HOWEVER, NO WATER PIPING SHALL BE INSTALLED IN EXTERIOR WALLS. ALL PIPE SUBJECT TO FREEZING CONDITIONS SHALL BE INSULATED.
- PROVIDE AIR CHAMBERS AND STOPS ON EACH FIXTURE HOT AND COLD WATER SUPPLY.
- BARRIER FREE FIXTURES, TRIM AND ACCESSORIES SHALL COMPLY WITH THE LATEST ANSI A117.1. EXPOSED PIPING UNDER HANDICAP LAVATORIES SHALL BE INSULATED. PROVIDE APPROPRIATE "HANDICAP" SIGNS AT ALL ACCESSIBLE AREAS.
- PIPE INSULATION SHALL BE 1" OAKENS-CORNING SAU/SSL-11 OR EQUAL WITH VAPOR BARRIER JACKET PER UL-72. ALL JOINTS SHALL BE TAPED AND SEALED. COLD WATER PIPING BELOW BUILDING SLABS OR BELOW FROST LINE NEED NOT BE INSULATED.
- THE ENTIRE SYSTEM SHALL BE FLUSHED, CLEANED, AND STERILIZED PER THE LOCAL HEALTH DEPARTMENT OR APPROVING AUTHORITY.
- THE WATER SYSTEM SHALL BE TESTED AT 100 PSI FOR 24 HOURS PRESSURE LOSS. WASTE SYSTEM SHALL BE TESTED TO A HEAD OF 10 FT. FOR 15 MINUTES MINIMUM WITHOUT LEAKS.
- PROVIDE UL APPROVED FIRE STOPS PER ASTM E-814 FOR ALL PIPE PENETRATIONS IN FIRE RATED ASSEMBLIES. PENETRATIONS THROUGH NON-RATED ASSEMBLIES SHALL BE SEALED SMOKE TIGHT.
- ALL ACCESSIBLE PLUMBING ELEMENTS DELIVERING HOT WATER SHALL BE EQUIPPED WITH A TEMPERATURE LIMITING DEVICE (SCALD GUARD) THAT WILL LIMIT THE HOT WATER TEMPERATURE TO 120° F.
- THE DRAWINGS AND DETAILS DIAGRAMMATIC TO SHOW THE PURPOSE AND INTENT OF THE DESIGN. THE EXACT NUMBER, LOCATION AND POSITION OF COMPONENTS WILL BE DETERMINED BY THE PLUMBING CONTRACTOR ACCORDING TO FIELD CONDITIONS AND REQUIREMENTS. THE PLUMBING CONTRACTOR SHALL FIELD CHECK ALL ALL DIMENSIONS AND INVESTIGATE ALL CONDITIONS AFFECTING HIS WORK AND SHALL VERIFY LOCATIONS, SIZES, INVERT ELEVATIONS, ETC. OF ALL APPLICABLE SITE SYSTEMS INCLUDING SANITARY & STORM SEWERS, WATER MAINS, NATURAL GAS SERVICES, UNDERGROUND ELECTRICAL, ETC. TO MAKE CERTAIN ALL CONNECTIONS CAN BE MADE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE PLUMBING CONTRACTOR SHALL GUARANTEE THE SYSTEM TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR. ALL DEFECTS SHALL BE REPAIRED AND CORRECTED AT NO EXPENSE TO THE OWNER.
- THE PLUMBING CONTRACTOR SHALL CONSIDER HIS SCOPE OF WORK AS "TURN KEY". IT IS NOT INTENDED THAT THE DRAWINGS SHOWN ALL DETAILS OF CONSTRUCTION, BUT THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTS AND MATERIALS NECESSARY TO COMPLETE HIS SCOPE OF WORK. SHOULD THERE APPEAR TO BE ANY DISCREPANCIES OR A QUESTION OF INTENT, THE PLUMBING CONTRACTOR SHALL REFER TO THE DESIGNER FOR DECISIONS AND HIS INTERPRETATION SHALL BE FINAL, CONCLUSIVE AND BINDING.

No.	Description	Date
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REVISIONS

Project Title:

METROLINA
GREENHOUSE WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
CLOVER, SC 29745

Sheet Title:

PLUMBING

Project No.:

5754

Drawn By:

MAC

Checked By:

MAC

Scale:

AS SHOWN

Sheet No.:

P3

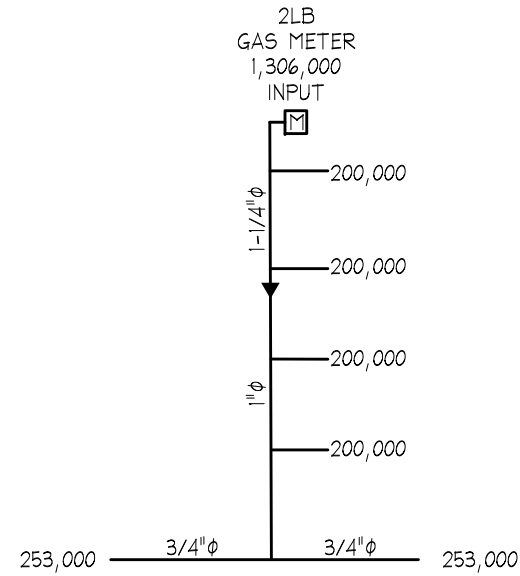
Date:

8-11-2021

- GP-1 & GP-2
TRANE 14H80F3RLA
208/230V 3ph, MCA 72, MOPC 90
WITH ECONOMIZER AND COIL GUARDS. SET OA
DAMPER FOR 784 WITH ALL EXHAUST FANS RUNNING.
- EF-1 - GREENHECK G-103 1/4 HP 115v. - ROOF
MOUNTED ON CURB. TO RUN CONSTANTLY. SET
FOR 1,140 CFM.
- EF-2 & EF-3 - GREENHECK G-070 1/30 HP 115v. -
ROOF MOUNTED ON CURB. TO RUN WHEN KITCHEN
IS IN USE.
- CEILING SUPPLY FLUSH MOUNT PRICE MODEL SMD
12"x12" WITH DAMPER
- CEILING RETURN GRILLE, FLUSH MOUNT PRICE
MODEL 630, 30"x14".
- AUTOCHANGE THERMOSTAT
- BATHROOM EXHAUST FAN
- RIGID SUPPLY & RETURN DUCT
- FLEX EXHAUST DUCT WITH LOUVERED/SCREENED DAMPER
- MAKE UP AIR VENT FOR HOT WATER HEATERS,
12"x12", COVER OPENING WITH WIRE MESH - TWO 12" FROM
CEILING & TWO 12" FROM THE FLOOR PER GAS CODE.
- ALTERNATE MECHANICAL EQUIPMENT SHALL BE ACCEPTABLE AS LONG
AS THE PERFORMANCE CRITERIA'S ARE ADHERED TO.

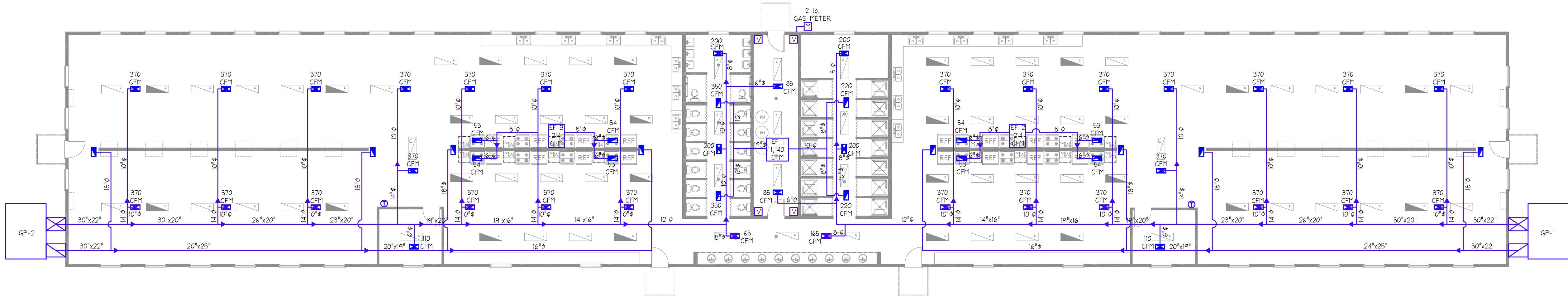
2 HVAC LEGEND

NO SCALE
1/11



3 GAS RISER

NO SCALE
1/11

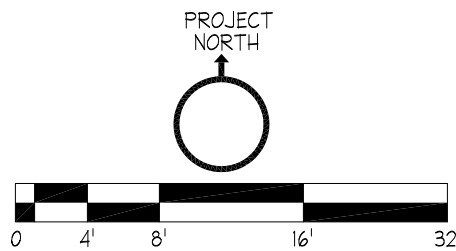


1 HVAC PLAN

3/32"=1'-0"

NOTE:
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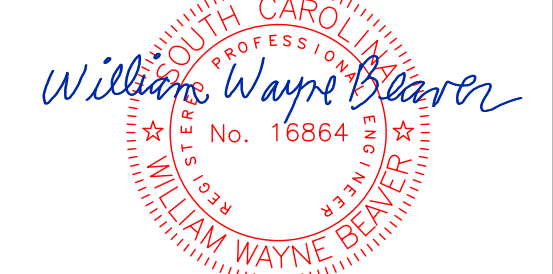


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SPECTRUM ENTERPRISES, INC. OFFICE 803-325-1116, CELL
803-417-2790.

Professional Seal



THE ENGINEER HAS NOT BEEN RETAINED TO PERFORM
CONTRACT ADMINISTRATION SERVICES

- General Notes:**
1. ALL INSTALLATIONS SHALL BE PER THE
INTERNATIONAL MECHANICAL CODE, SMACNA
AND ASHRAE STANDARDS, AND ALL LOCAL CODES.
 2. WALL/CEILING PENETRATIONS SHALL NOT ALTER
OR DECREASE THE RATING OF THE ASSEMBLY.
 3. INSTALL TYPE 'B' FIRE DAMPERS AT ALL RATED
WALL PENETRATIONS. INSTALL RADIATION DAMPERS
AT ALL RATED CEILING PENETRATIONS.
 4. THERMOSTATS TO BE 7-DAY PROGRAMMABLE.
 5. DUCT SYSTEM SHALL BE GALVANIZED SHEET
METAL FOR TRUNK LINES. BRANCH DUCTS SHALL BE
RIGID ROUND DUCT WITH ROUND FLEX EXTENSIONS AT
APPROPRIATE CEILING DIFFUSERS.
THE DUCT SYSTEM IS DESIGNED TO SMACNA
STANDARDS FOR A LOW PRESSURE DUCT SYSTEM.
 6. ATTACHMENTS TO GRILLES SHALL BE UL-181 FLEX
DUCT WITH A MAXIMUM LENGTH OF 14'.
 7. INSULATE RECTANGULAR DUCTS WITH R-8
DUCTWRAP. INSULATE ROUND DUCTS WITH R-8
FIBERGLASS DUCTWRAP WITH VAPOR BARRIER
JACKET. DUCT EXPOSED TO THE OUTSIDE IS TO BE
LINED WITH R8 DUCT LINER AND SHEET METAL DUCT
SEALED AND WEATHER COATED.
 8. DUCTWORK AND EQUIPMENT SHALL BE SUPPORTED
BY THE BUILDING STRUCTURE. MOUNT CONDENSERS
ON CONCRETE PADS.
 9. ALL APPLICABLE EQUIPMENT SHALL BEAR THE 'UL'
LABEL OR EQUIVALENT.
 10. ALTERNATE MANUFACTURER EQUIPMENT IS
ACCEPTABLE AS LONG AS PERFORMANCE CRITERIA IS
ADHERED TO.
 11. SUPPLY GRILLES - SEE SCHEDULE.
 12. RETURN AIR GRILLES - SEE SCHEDULE.
 13. EACH HVAC SYSTEM SHALL BE BALANCED TO
PROVIDE ADEQUATE AIR FLOW TO ALL ROOMS AND
WORK AREAS.
 14. THE MECHANICAL CONTRACTOR SHALL PROVIDE
AND INSTALL ALL CONTROL WIRING.
 15. OBSERVE ALL MANUFACTURER'S MINIMUM
CLEARANCE RECOMMENDATIONS.
 16. GAS PIPING SHALL BE BLACK IRON PIPE AND ALL
GAS PIPING INSTALLATIONS SHALL BE INSTALLED PER
THE INTERNATIONAL GAS CODE AND ALL LOCAL GAS
CODES.
 17. RESTROOM EXHAUST FANS - SEE SCHEDULE.
DUCT RESTROOM EXHAUST FANS TO THE
ATMOSPHERE.
 18. ALL DUCTING THROUGH EXTERIOR WALL SHALL
TERMINATE WITH A VENT LOUVER EQUIPPED WITH AN
INSECT SCREEN. ALL PENETRATIONS SHALL BE
SEALED WEATHERTIGHT.
 19. A SMOKE DETECTOR SHALL BE INSTALLED IN THE
RETURN AIR DUCT OF EACH UNIT.
 20. THE DUCT WORK AND SYSTEM EQUIPMENT ARE
SHOWN DIAGRAMMATIC. FIELD VERIFY DIMENSIONS
CONDITIONS. DISCREPANCIES SHALL CLARIFIED
WITH THE DESIGNER BEFORE PROCEEDING WITH THE
AFFECTED PART OF THE WORK.
 21. THE MECHANICAL CONTRACTOR SHALL GUARANTEE
THE SYSTEM FOR A PERIOD OF ONE YEAR. ANY
DEFECTS SHALL BE REPAIRED AT NO COST TO THE
OWNER DURING THE WARRANTY PERIOD.
 22. THE MECHANICAL CONTRACTOR SHALL CONSIDER
HIS SCOPE OF WORK AS "TURN KEY". IT IS NOT
INTENDED THAT THE DRAWINGS SHOW ALL DETAILS
OF CONSTRUCTION, BUT THE MECHANICAL
CONTRACTOR SHALL BE REQUIRED TO FURNISH AND
INSTALL ALL MATERIALS NECESSARY TO COMPLETE
THE SCOPE OF WORK. SHOULD THERE APPEAR TO
BE ANY DISCREPANCIES OR A QUESTION OF INTENT,
THE MECHANICAL CONTRACTOR SHALL REFER TO THE
DESIGNER FOR DECISIONS AND HIS INTERPRETATION
SHALL BE FINAL, CONCLUSIVE AND BINDING.
 23. EACH OUTSIDE AIR CONNECTION TO THE UNITS
SHALL HAVE A MANUAL BALANCING AND BACK DRAFT
DAMPER THAT SHALL CLOSE WHEN THE UNIT IS IDLE.

No.	Description	Date
-----	-------------	------

REVISIONS

Project Title:

METROLINA
GREENHOUSES WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

Sheet Title:

MECHANICAL

Project No.:

5754

Drawn By:

MAC

Checked By:

MAC

Scale:

AS SHOWN

Sheet No.:

M1

Date:

6-2-2021

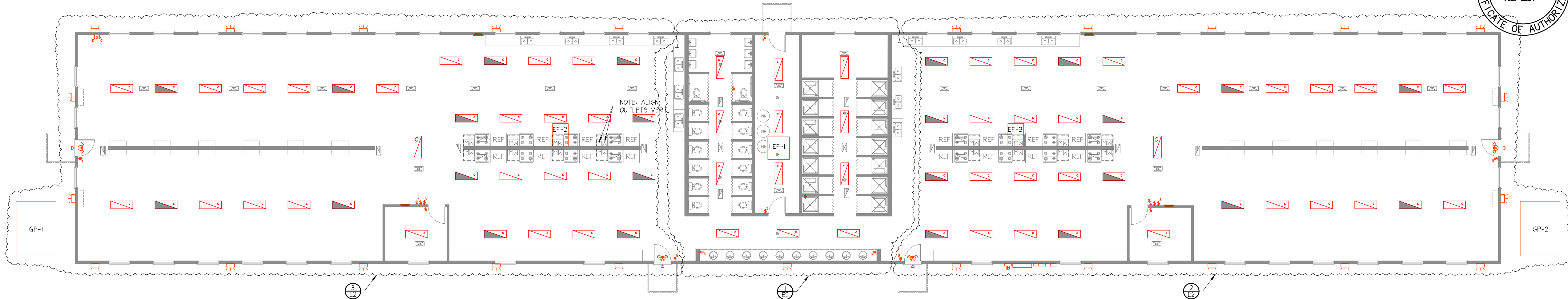
- LED LIGHT, SURFACE/SUSPENDED MOUNT, 120v, 50w, 0-43g, 5,000± LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR
- LED LIGHT, SURFACE/SUSPENDED MOUNT, 120v, 50w, 0-43g, 5,000± LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR, HALF SHADE DENOTES BATTERY BACKED EMERGENCY LIGHT
- LED LIGHT, WALL PACK, 120v, 50w MAX., 5,000 LUMENS, NEUTRAL WHITE
- SINGLE POLE SWITCH, 120v, 20a, 48" A.F.F.
- THREE-WAY SWITCH, 120v, 20a, 48" A.F.F.
- EXIT SIGN, LED, RED OR GREEN LETTERS, EMERGENCY FLOODS, BATTERY BACKUP, INTERNALLY ILLUMINATED, REMOTE HEAD, 120v, 3.7w
- EMERGENCY FLOOD, LED, BATTERY BACKUP, ADJUSTABLE HEADS, 120v, 1.8w
- EF-1, 2 & 3 (SEE MECHANICAL FOR SPECS.)

EMERGENCY EGRESS LIGHTING DESIGNED TO PROVIDE A MINIMUM OF 1 FOOT CANDLE AT THE WALKING SURFACE FOR A MINIMUM DURATION OF 90 MINUTES. ALTERNATE FIXTURES ARE ACCEPTABLE AS LONG AS DESIGN CRITERIA IS ADHERED TO. THE LIGHTING SYSTEM IS DESIGNED FOR LED LIGHTING ONLY. FLUORESCENT FIXTURES SHALL NOT BE SUBSTITUTED FOR THE LED FIXTURES.

2 LIGHT LEGEND

- DUPLEX RECEPTACLE OUTLET, GFCI, 120v, 20a, 16" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120v, 20a, 44" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120v, 20a, 44" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120v, 20a, 78" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI, WP COVER, 120v, 20a, 16" AFF
- SIMPLEX RECEPTACLE OUTLET, 240v, SEE PLAN FOR LOAD AMPS, 16" AFF
- EQUIPMENT CIRCUIT (AS NOTED ON PLAN)
- ELECTRICAL PANEL, FLUSH MOUNT (SEE RISER FOR DETAILS)
- ELECTRICAL PANEL, SURFACE MOUNT (SEE RISER FOR DETAILS)
- ELECTRIC METER BY UTILITY CO. (SEE RISER FOR DETAILS)

3 POWER LEGEND



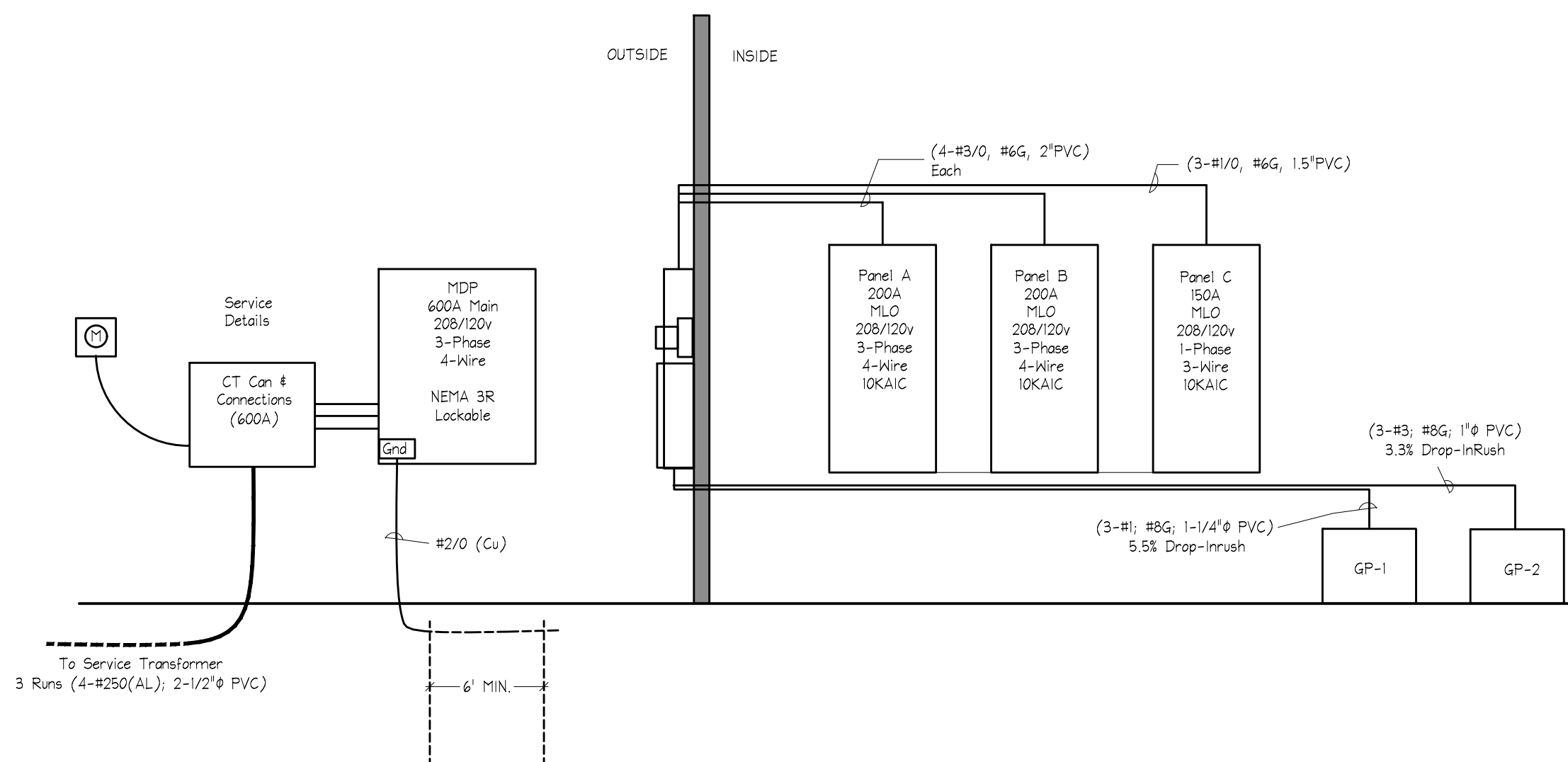
1 POWER/LIGHTING PLAN

3/32"=1'-0"

		Metrolina Workers Bunkhouses								Fed From Service XFMR	
		MDP									
		208/120 3-Ph 4-W									
		600A Main									
		14KA Breakers Min.						10763 AIC w/150 KVA XFMR Max			
Service		Wire Size	Load KVA	Bkr Size			Bkr Size	Load KVA	Wire Size	Service	
GP-1, 15Ton**		#1	8.6	3P-90	1	x	2	3P-90	8.6	#3	GP-2, 15Ton
"		"	8.6	"	3	y	4	"	8.6	"	"
"		"	8.6	"	5	z	6	"	8.6	"	"
Panel A		#3/0	19.0	3P-200	7	x	8	3P-200	19.0	#3/0	Panel B
"		"	18.4	"	9	y	10	"	18.4	"	"
"		"	17.1	"	11	z	12	"	17.1	"	"
Panel C		#1/0	10.1	2P-150	13	x	14	"			Space
"		"	7.1	"	15	y	16	"			Space
Space					17	z	18				Space
Panel Load/Phase		X	65.3	KVA	544	Amps					
Connected As Shown		Y	61.2	KVA	510	Amps					
		Z	51.6	KVA	430	Amps					
** - Farthest from Panelboard											
Total			178	KVA	495	Amps					
Revisions		Rev 0	9/13/21								

Service Load Summary	
Metrolina Workers Bunkhouses	
Total Electrical For Project at 208/120v, 3-Ph	
Connected Loads	Connected VA
Internal Lights	6252
External Lights	1578
Water Heating	0
HVAC, RTUs	51817
AHUs	1755
Motors	0
Food Service	60577
Receptacles	23084
Misc. Machines	0
Future Loads	0
Total Connected KVA:	103
Total Connected Amps:	286
Calc. Peak KVA	84
Calc. Peak Amps	101

Electrical Equipment Connection Schedule																				
Article 220 Calculations										Rev 0		Date		9/13/21						
Metrolina Workers Bunkhouses																				
¹ Note: All equipment currents resolved to service voltage.																				
Service Voltage					208 V		3-Ph													
Phase to Neutral					120 V															
Service Panel	Connected Equipment Loads	Qty	Re-solved Volt ¹	Ph, Poles	Item Amps (120v)	All Mtrs less Lgst	HP Amp	Lgst. Motor	Lgst. Hp Amps	Per Line MCA (Total)	Duty Demand	Final MCA	X	Y	Z	Calc. MOCP	OCF Req.	Wire Size	Load, KVA Less *	OCF
Dwellings, 3va/SF (Stand)		10374	120	1, 1	0.025					259	1.00	259	86	86	86				31.1	
A,B,C	Lights (LED-5K Lumins)	80	120	1, 1	0.50		0		0	40	1.25	50	17	17	17	15		#12	6.0	1P-20
Office Lighting LED (120v)			120	1, 1			0		0	0	1.25	0	0	0	0			#12	0.0	
A,B,C	Outdoor Lts 120v	21	120	1, 1	0.50		0		0	11	1.25	13	4	4	4	15		#12	1.6	1P-20
A,B,C	EMGR Lights 120v Type	2	120	1, 1	1.00		0		0	2	1.00	2	2			15		#12	0.2	1P-20
A,B,C	G. Purpose Recept	128	120	1, 1	1.50		0		0	192	1.00	192	64	64	64	15		#12	23.1	1P-20
(Final Art 220 Light & Recept., Standard Calc or Actual):					Actual								87	85	85				30.9	
MDP	GP-1, 15Ton	1	208	3, 3	72.0		0		0	72	1.00	72	72	72	72	150	90	#1	25.9	3P-90
MDP	GP-2, 15Ton	1	208	3, 3	72.0		0		0	72	1.00	72	72	72	72	150	90	#3	25.9	3P-90
A,B	Refrigerator	16	120	1, 1	10.5		0		0	168	1.00	168	56	56	56	20		#12	20.2	1P-20
A,B	Stove (8Kw) (31KW Demand)	1	208	1, 2	149.0		0		0	149	1.00	149	86	86	86	150	50	#8	31.0	2P-50
A,B	M.Ovens (1.5KW) (39%Demand)	16	120	1, 1	12.5		0		0	200	0.39	78	26	26	26	20		#12	9.4	1P-20
A,B	EF-1	1	120	1, 1		0.25	5.8		0	6	1.25	7				7	20	#12	0.7	1P-20
A,B	EF-2	1	120	1, 1		0.03	4.4		0	4	1.00	4	4			20		#12	0.5	1P-20
A,B	EF-3	1	120	1, 1		0.03	4.4		0	4	1.00	4		4		20		#12	0.5	1P-20
Final Article 220 Connected Load Entrance Current												404	402	404	Amps			103	KVA*	
Panel Frame Size 208/120v												600	Amps (67%) Capacity			286	Amps*			
Qty and Wire Size Per Phase												3	AL	#250	(615 A)	750,000	cmils			
Tbl 250.66 Electrode Grounding Conductor												#2/0	Cu							
250.102(C)(1) Min Neutral Size/Main Bonding Jumper-12.5%										750	Kcm	#2/0		()	Min. Neutral per parallel phase					



4 ALL NEW SYSTEM ELECTRICAL RISER

NO SCALE

NOTE:

THE ELECTRICAL SYSTEM ON THIS DRAWING HAS BEEN DRAFTED IN RED INK. USE A PRINTING SERVICE THAT WILL PRINT THIS DRAWING IN COLOR FOR OPTIMUM CLARITY.

ISSUED FOR CODE REVIEW
DATE OF ISSUE: 9-22-2021

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PROJECT NORTH

0 4 8 16 32

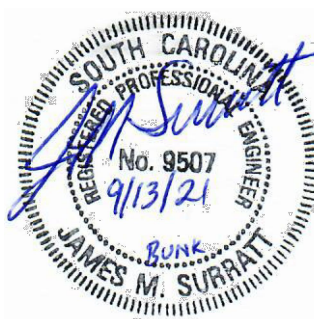


J. M. Surratt, PE

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Rock Hill, SC 29730
Phone 1 - 803 - 322 - 7630

NOTE: ALL QUESTIONS AND INQUIRIES ARE TO BE DIRECTED TO MICHAEL CRUMP, THE PROJECT COORDINATOR, AT SPECTRUM ENTERPRISES, INC. OFFICE 803-328-1118, CELL 803-417-2790.

Professional Seal



THE ENGINEER HAS NOT BEEN RETAINED TO PERFORM CONTRACT ADMINISTRATION SERVICES

General Notes:

- THESE DRAWINGS AND ELECTRICAL INSTALLATIONS WERE PREPARED AND INSTALLED PER THE 2017 NATIONAL ELECTRICAL CODE AND THE AUTHORITY HAVING JURISDICTION (AHJ).
- MARKED EQUIPMENT LOCATIONS ARE FOR BEST REFERENCE AND INFORMATION.
- PENETRATIONS THROUGH WALL AND CEILING ASSEMBLIES SHALL NOT ALTER FIRE, WATER, MOISTURE AND AIR CODE RATINGS.
- ALL MATERIALS SHALL BE NEW AND LISTED WITH A U.S. AGENCY SUCH AS: "UL", "MET LABS", "ETL", ETC. MARKS SHOWING "CE" ONLY, WITHOUT AGENCY MARKS, ARE NOT ACCEPTABLE.
- PANELBOARD CIRCUITS SHALL BE PERMANENTLY MARKED WITH NAME AND USE.
- MARK A 36" CLEAR FLOOR SPACE IN FRONT OF ALL PANELBOARDS WITH EITHER YELLOW TAPE OR PAINT THE WIDTH OF THE PANELBOARD.
- UNLESS OTHERWISE MARKED, CONDUCTORS SHALL BE COPPER, DUAL LISTED THRUOUT, RATED 90°C, SIZED PER PANELBOARD SCHEDULE. TYP. "NY" NON-METALLIC SHEATHED CABLE SHALL NOT BE USED.
- PER NEC 110.4(C)(2)(3), 40°C TABLE IS USED FOR WIRING SIZES 100g AND LESS. FIELD USE OF 75°C WIRE TABLE MAY BE USED, ONLY IF ALL EQUIPMENT IS MARKED AT LEAST 75°C USE.
- ELECTRICAL CONTRACTOR SHALL VERIFY OLD/NEW EQUIPMENT COMPATIBILITY, FURNISH, INSTALL, AND GUARANTEE WORKMANSHIP FOR ONE YEAR. CONTRACTOR SHALL PROVIDE EQUIPMENT WARRANTY INFORMATION TO THE OWNER AT THE CLOSE OF THE PROJECT.
- CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER OF ERRORS OR OMISSIONS. THE ENGINEER SHALL RENDER FINAL DECISIONS.
- CONTRACTOR IS RESPONSIBLE AND SHALL ENFORCE THEIR ELECTRICAL WORKER SAFETY POLICIES ON SITE SUCH AS: NEC, TIE, PPE, LOCK OUT TAG OUT, AND SAFETY TAPE.
- IF NOT PROVIDED BY MANUFACTURER, FLASH PROTECTION WARNING LABELS SHALL BE PLACED ON APPLICABLE EQUIPMENT FOR THIS PROJECT PER ARTICLE 110.16.
- IF APPLICABLE, PROVIDE A 20a DISCONNECT SWITCH AT OVERHEAD DOOR MOTORS.
- THE LIGHTING SYSTEM IS DESIGNED TO PROVIDE AN EMERGENCY LIGHTING ILLUMINATION LEVEL OF ONE (1) FOOT CANDLE AT THE WALKING SURFACE FOR A MINIMUM OF NINETY (90) MINUTES UPON A LIGHTING SYSTEM POWER FAILURE.

No. Description Date

REVISIONS

Project Title:

METROLINA GREENHOUSES WORKER'S BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

Sheet Title:

ELECTRICAL

Project No.:

5754

Drawn By:

MAC

Scale:

AS SHOWN

Date:

6-2-2021

Checked By:

MAC

Sheet No.:

E1

-  LED LIGHT, SURFACE/SUSPENDED MOUNT, 120v, 50w, 0.43a, 5,000± LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR
-  LED LIGHT, SURFACE/SUSPENDED MOUNT, 120v, 50w, 0.43a, 5,000± LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR, HALF SHADE DENOTES BATTERY BACKED EMERGENCY LIGHT
-  LED LIGHT, WALL PACK, 120v, 50w MAX., 5,000 LUMENS, NEUTRAL WHITE
-  SINGLE POLE SWITCH, 120v, 20a, 48" A.F.F.
-  THREE-WAY SWITCH, 120v, 20a, 48" A.F.F.
-  EXIT SIGN, LED, RED OR GREEN LETTERS, EMERGENCY FLOODS, BATTERY BACKUP, INTERNALLY ILLUMINATED, REMOTE HEAD, 120v, 3.7w
-  EMERGENCY FLOOD, LED, BATTERY BACKUP, ADJUSTABLE HEADS, 120v, 1.8w
-  EF-1 (SEE MECHANICAL FOR SPECS.), 1/4hp, 115v

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2 LIGHT LEGEND

-  DUPLEX RECEPTACLE OUTLET, GFCI, 120v, 20a, 16" AFF
-  DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120v, 20a, 44" AFF
-  DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120v, 20a, 44" AFF
-  DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120v, 20a, 78" AFF
-  DUPLEX RECEPTACLE OUTLET, GFCI, WP COVER, 120v, 20a, 16" AFF
-  SIMPLEX RECEPTACLE OUTLET, 240v, SEE PLAN FOR LOAD AMPS, 16" AFF
-  EQUIPMENT CIRCUIT (AS NOTED ON PLAN)
-  ELECTRICAL PANEL, FLUSH MOUNT (SEE RISER FOR DETAILS)
-  ELECTRICAL PANEL, SURFACE MOUNT (SEE RISER FOR DETAILS)
-  ELECTRIC METER BY UTILITY CO. (SEE RISER FOR DETAILS)

3 POWER LEGEND

Metrolina Workers Bunkhouses										Fed From MDP	
Panel C											
208/120 1-Ph, 3W											
150A MLO											
10KA Breakers Min.										8262 AIC w/ 225 KVA XMR	
Service	Wire Size*	KVA	Bkr Size		Bkr Size	KVA	Wire Size*	Service			
Receptacles, O.Side Lts	#12	1.5	1P-20"	1 A	2 1P-20"	1.5	#12	Receptacles, O.Side Lts			
Receptacles, O.Side Lts	#12	1.5	1P-20"	3 B	4 1P-20"	1.5	#12	Receptacles, O.Side Lts			
Receptacles, O.Side Lts	#12	1.5	1P-20"	5 A	6 1P-20"	1.1	#12	Receptacles, O.Side Lts			
Center Lights	#12	0.6	1P-20"	7 B	8 1P-20"	0.5	#12	Receptacles, O.Side Lts			
Receptacles, O.Side Lts	#12	1.5	1P-20"	9 A	10 1P-20"	1.5	#12	Receptacles, O.Side Lts			
Receptacles, O.Side Lts	#12	1.5	1P-20"	11 B	12 1P-20"	1.5	#12	Receptacles, O.Side Lts			
Receptacles, O.Side Lts	#12	1.5	1P-20"	13 A	14			Receptacles, O.Side Lts			
				15 B	16						
				17 A	18						
				19 B	20						
				21 A	22						
				23 B	24						
				25 A	26						
				27 B	28						
Panel Load/Phase	A	10.1	KVA		84	Amps					
Connected As Shown	B	7.1	KVA		59	Amps					
Total Panel		17	KVA								
Total Amps		48	Amps								
AFCI & GFCI protected											
Revisions	Rev 0	9/13/21									

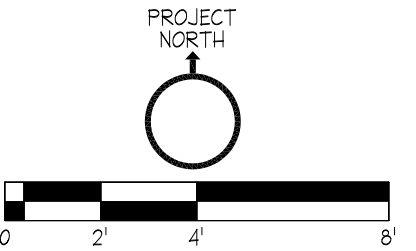


1 RESTROOM ELECTRICAL ENLARGEMENT

3/8"=1'-0"

NOTE:
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ISSUED FOR CODE REVIEW
DATE OF ISSUE: 9-22-2021
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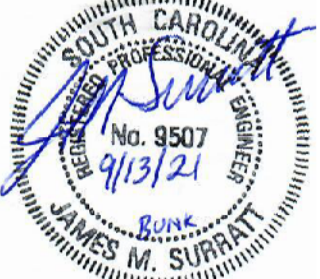


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Professional Seal



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- PANELBOARD CIRCUITS SHALL BE PERMANENTLY MARKED WITH NAME AND USE.
- MARK A 36" CLEAR FLOOR SPACE IN FRONT OF ALL PANELBOARDS WITH EITHER YELLOW TAPE OR PAINT THE WIDTH OF THE PANELBOARD.
- UNLESS OTHERWISE MARKED, CONDUCTORS SHALL BE COPPER, DUAL LISTED THINWALL, RATED 90°C, SIZED PER PANELBOARD SCHEDULE. TYP. "NM" NON-METALLIC SHEATHED CABLE SHALL NOT BE USED.
- PER NEC 110.14(C)(3), 40" C TABLE IS USED FOR WIRING SIZES 100A AND LESS. FIELD USE OF 75° C WIRE TABLE MAY BE USED, ONLY IF ALL EQUIPMENT IS MARKED AT LEAST 75° C USE.
- ELECTRICAL CONTRACTOR SHALL VERIFY OLD/NEW EQUIPMENT COMPATIBILITY. FURNISH, INSTALL, AND GUARANTEE WORKMANSHIP FOR ONE YEAR. CONTRACTOR SHALL PROVIDE EQUIPMENT WARRANTY INFORMATION TO THE OWNER AT THE CLOSE OF THE PROJECT.
- CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER OF ERRORS OR OMISSIONS. THE ENGINEER SHALL RENDER FINAL DECISIONS.
- CONTRACTOR IS RESPONSIBLE AND SHALL ENFORCE THEIR ELECTRICAL WORKER SAFETY POLICIES ON SITE SUCH AS: NEC TOE PPE, LOCK OUT TAG OUT, AND SAFETY TAPE.
- IF NOT PROVIDED BY MANUFACTURER, FLASH PROTECTION WARNING LABELS SHALL BE PLACED ON APPLICABLE EQUIPMENT FOR THIS PROJECT PER ARTICLE 110.16.
- IF APPLICABLE, PROVIDE A 20a DISCONNECT SWITCH AT OVERHEAD DOOR MOTORS.
- THE LIGHTING SYSTEM IS DESIGNED TO PROVIDE AN EMERGENCY LIGHTING ILLUMINATION LEVEL OF ONE (1) FOOT CANDLE AT THE WALKING SURFACE FOR A MINIMUM OF NINETY (90) MINUTES UPON A LIGHTING SYSTEM POWER FAILURE.

No. Description Date

REVISIONS

Project Title:

METROLINA
GREENHOUSES WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

Sheet Title:

ELECTRICAL

Project No.:

5754

Drawn By:

MAC

Checked By:

MAC

Scale:

AS SHOWN

Sheet No.:

E2

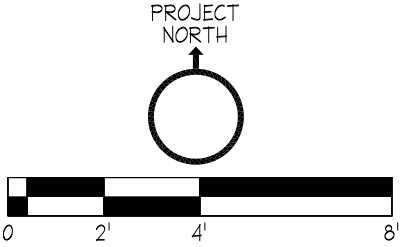
Date:

8-25-2021

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NOTE:

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2. MARKED EQUIPMENT LOCATIONS ARE FOR BEST REFERENCE AND INFORMATION.
3. PENETRATIONS THROUGH WALL AND CEILING ASSEMBLIES SHALL NOT ALTER FIRE, WATER, MOISTURE AND AIR CLOE RATINGS.
4. ALL MATERIALS SHALL BE NEW AND LISTED WITH A U.S. ETC. AGENCY MARKING "UL", "MET LABS", "ETL", "ETC." MARKS SHOWING "UL" ONLY. WITHOUT AGENCY MARKS, ARE NOT ACCEPTABLE.
5. PANELBOARD CIRCUITS SHALL BE PERMANENTLY MARKED WITH NAME AND USE.
6. MARK A 36" CLEAR FLOOR SPACE IN FRONT OF ALL PANELBOARDS WITH EITHER YELLOW TAPE OR PAINT THE WIDTH OF THE PANELBOARD.
7. UNLESS OTHERWISE MARKED, CONDUCTORS SHALL BE COPPER, DUAL LISTED THW/THWN, RATED 90°C, SIZED PER PANELBOARD SCHEDULE "C" FROM NATIONAL ELECTRICAL SHEATHED CABLE SHALL NOT BE USED.
8. PER NEC 110.14(C)(3)(3), 60°C WIRE IS USED FOR WIRING SIZES 100G AND LESS. FIELD USE OF 75°C WIRE TABLE MAY BE USED IF ALL THE EQUIPMENT IS MARKED AT LEAST 75°C.
9. ELECTRICAL CONTRACTOR SHALL VERIFY OLD/NEW EQUIPMENT COMPATABILITY, FURNISH, INSTALL, AND GUARANTEE WORKMANSHIP FOR ONE YEAR. CONTRACTOR SHALL PROVIDE EQUIPMENT WARRANTY INFORMATION TO THE OWNER AT THE CLOSE OF THE PROJECT.
10. CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER OF ERRORS OR OMISSIONS. THE ENGINEER SHALL RENDER FINAL DECISIONS.
11. CONTRACTOR IS RESPONSIBLE AND SHALL ENFORCE THE ELECTRICAL WORKER SAFETY POLICIES ON SITE SUCH AS: NEC 70E PPE, LOCK/OUT TAG OUT, AND SAFETY TAPES.
12. IF NOT PROVIDED BY MANUFACTURER, FLASH PROTECTION WARNING LABELS SHALL BE PLACED ON ALL EQUIPMENT FOR THIS PROJECT PER ARTICLE 110.16.
13. IF APPLICABLE, PROVIDE A 200 DISCONNECT SWITCH AT OVERHEAD DOOR MOTORS.
14. THE LIGHTING SYSTEM IS DESIGNED TO PROVIDE AN EMERGENCY LIGHTING ILLUMINATION LEVEL OF ONE (1) FOOT CANDLE AT THE WALKING SURFACE FOR A MINIMUM OF 90 SECONDS UPON A LIGHTING SYSTEM POWER FAILURE.

No.	Description	Date
REVISIONS		
Project Title: METROLINA GREENHOUSES WORKER'S BUNKHOUSE 2121 QUARRY ROAD CLOVER, SC 29745		
Sheet Title: ELECTRICAL		
Project No.: 5754		
Drawn By: MAC	Checked By: MAC	
Scale: AS SHOWN	Sheet No.: E3	
Date: 9-9-2021		

- LED LIGHT, SURFACE/SUSPENDED MOUNT, 120V, 50W, 0.43g, 5,000+ LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR
- LED LIGHT, SURFACE/SUSPENDED MOUNT, 120V, 50W, 0.43g, 5,000+ LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR, HALF SHADE DENOTES BATTERY BACKED EMERGENCY LIGHT
- LED LIGHT, WALL PACK, 120V, 50W MAX., 5,000 LUMENS, NEUTRAL WHITE
- SINGLE POLE SWITCH, 120V, 20a, 48" A.F.F.
- THREE-WAY SWITCH, 120V, 20a, 48" A.F.F.
- EXIT SIGN, LED, RED OR GREEN LETTERS, EMERGENCY FLOODS, BATTERY BACKUP, INTERNALLY ILLUMINATED, REMOTE HEAD, 120V, 3.7W
- EMERGENCY FLOOD, LED, BATTERY BACKUP, ADJUSTABLE HEADS, 120V, 1.8W
- EF-3 (SEE MECHANICAL FOR SPECS.), 1/30hp, 115v, SWITCHED ON WITH LIGHTS

- DUPLEX RECEPTACLE OUTLET, GFCI, 120V, 20a, 16" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120V, 20a, 44" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120V, 20a, 44" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI & AFCI, 120V, 20a, 78" AFF
- DUPLEX RECEPTACLE OUTLET, GFCI, WP COVER, 120V, 20a, 16" AFF
- SIMPLEX RECEPTACLE OUTLET, 240V, SEE PLAN FOR LOAD AMPS, 16" AFF
- EQUIPMENT CIRCUIT (AS NOTED ON PLAN)
- ELECTRICAL PANEL, FLUSH MOUNT (SEE RISER FOR DETAILS)
- ELECTRICAL PANEL, SURFACE MOUNT (SEE RISER FOR DETAILS)
- ELECTRIC METER BY UTILITY CO. (SEE RISER FOR DETAILS)

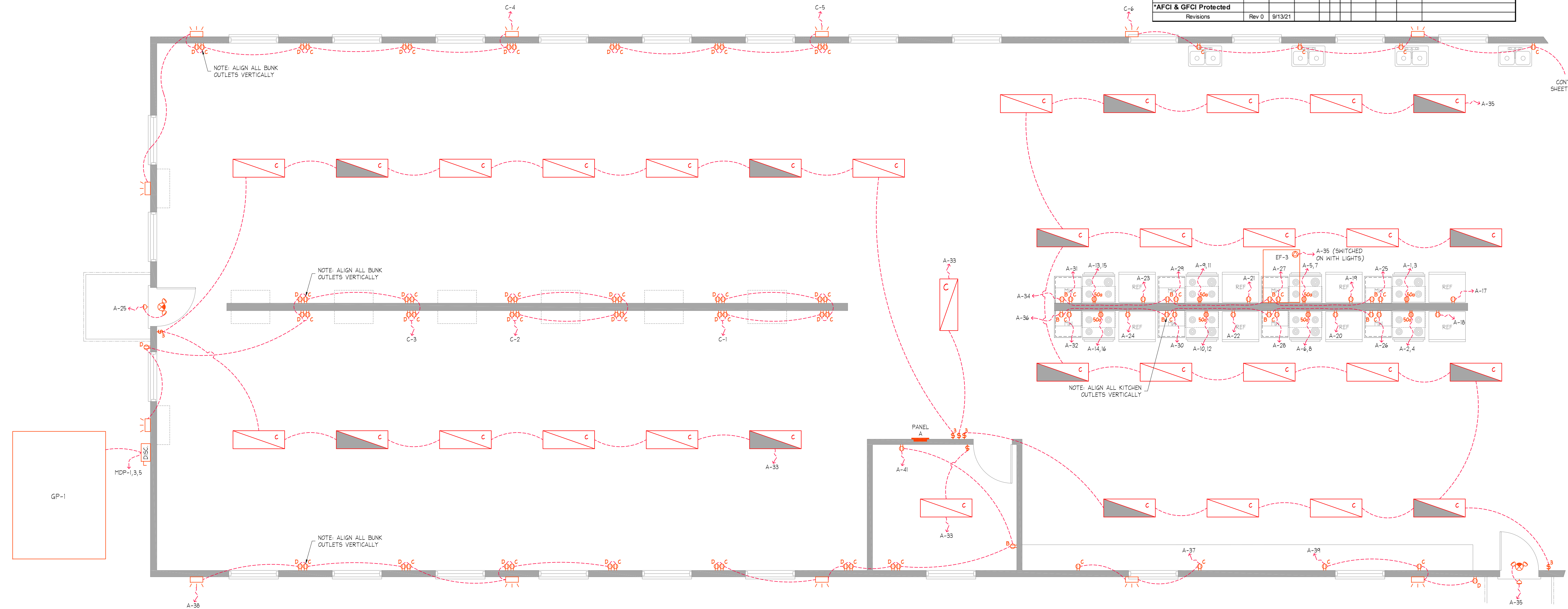
EMERGENCY EGRESS LIGHTING DESIGNED TO PROVIDE A MINIMUM OF 1 FOOT CANDLE AT THE WALKING SURFACE FOR A MINIMUM DURATION OF 90 MINUTES. ALTERNATE FIXTURES ARE ACCEPTABLE AS LONG AS DESIGN CRITERIA IS ADHERED TO. THE LIGHTING SYSTEM IS DESIGNED FOR LED LIGHTING ONLY. FLUORESCENT FIXTURES SHALL NOT BE SUBSTITUTED FOR THE LED FIXTURES.

2 LIGHT LEGEND

NO SCALE
1/4"

3 POWER LEGEND

NO SCALE
1/4"



1 KITCHEN/SLEEPING ELECTRICAL ENLARGEMENT

1/4"=1'-0"

NOTE:

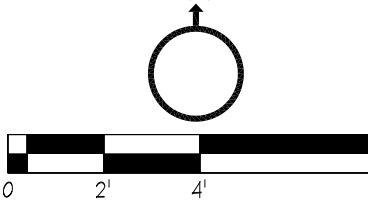
THE ELECTRICAL SYSTEM ON THIS DRAWING HAS BEEN DRAFTED IN RED INK. USE A PRINTING SERVICE THAT WILL PRINT THIS DRAWING IN COLOR FOR OPTIMUM CLARITY.

ISSUED FOR CODE REVIEW

DATE OF ISSUE: 9-22-2021

THESE PLANS HAVE NOT BEEN APPROVED BY THE BUILDING DEPARTMENT. PLANS SHOULD BE STAMPED 'APPROVED FOR CONSTRUCTION' BY THE BUILDING DEPARTMENT PRIOR TO BIDDING OR CALCULATING TAKE-OFFS.

PROJECT NORTH



Metrolina Workers Bunkhouses												Fed From MDP	
Panel A													
208/120 3-Ph 4-W													
200A MLO													
10KA Breakers Min.						AFC = 6612 Amps							
Service	Wire Size*	KVA	Bkr Size			Bkr Size	KVA	Wire Size*	Service				
Stove (8Kw)	#8	1.9	2P-50	1	x	2	2P-50	1.9	#8	Stove (8Kw)			
"	"	1.9	"	3	y	4	"	1.9	"	"			
Stove (8Kw)	#8	1.9	2P-50	5	z	6	2P-50	1.9	#8	Stove (8Kw)			
"	"	1.9	"	7	x	"	"	1.9	"	"			
Stove (8Kw)	#8	1.9	2P-50	9	y	10	2P-50	1.9	#8	Stove (8Kw)			
"	"	1.9	"	11	z	12	"	1.9	"	"			
Stove (8Kw)	#8	1.9	2P-50	13	x	14	2P-50	1.9	#8	Stove (8Kw)			
"	"	1.9	"	15	y	16	"	1.9	"	"			
Refrigerator	#12	1.3	1P-20	17	z	18	1P-20	1.3	#12	Refrigerator			
Refrigerator	#12	1.3	1P-20	19	x	20	1P-20	1.3	#12	Refrigerator			
Refrigerator	#12	1.3	1P-20	21	y	22	1P-20	1.3	#12	Refrigerator			
Refrigerator	#12	1.3	1P-20	23	z	24	1P-20	1.3	#12	Refrigerator			
M.Wave	#12	1.2	1P-20	25	x	26	1P-20	1.2	#12	M.Wave			
M.Wave	#12	1.2	1P-20	27	y	28	1P-20	1.2	#12	M.Wave			
M.Wave	#12	1.2	1P-20	29	z	30	1P-20	1.2	#12	M.Wave			
M.Wave	#12	1.2	1P-20	31	x	32	1P-20	1.2	#12	M.Wave			
Lights	#12	0.8	1P-20	33	y	34	1P-20	1.1	#12	G.Purpose Receptacles			
Lights	#12	0.9	1P-20	35	z	36	1P-20	1.1	#12	G.Purpose Receptacles			
				37	x	38							
				39	y	40							
				41	z	42							
Panel Load/Phase	X	19.0	KVA			158	Amps						
Connected As Shown	Y	18.4	KVA			153	Amps						
	Z	17.1	KVA			143	Amps						
Total Panel		55	KVA										
Total Amps		152	Amps										
*AFCI & GFCI Protected													
Revisions	Rev 0	9/13/21											

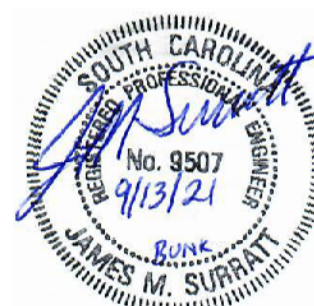


J. M. Surratt, PE

233 Johnston Street
Rock Hill, SC 29730
Phone 1 - 803 - 322 - 7630

NOTE: ALL QUESTIONS AND INQUIRIES ARE TO BE DIRECTED TO MICHAEL CRUMP, THE PROJECT COORDINATOR, AT SPECTRUM ENTERPRISES, INC. OFFICE 803-328-1118, CELL 803-471-2790.

Professional Seal



THE ENGINEER HAS NOT BEEN RETAINED TO PERFORM CONTRACT ADMINISTRATION SERVICES

General Notes:

1. THESE DRAWINGS AND ELECTRICAL INSTALLATIONS WERE PREPARED AND INSTALLED PER THE 2017 NATIONAL ELECTRICAL CODE AND THE AUTHORITY HAVING JURISDICTION (AHJ).

2. MARKED EQUIPMENT LOCATIONS ARE FOR BEST REFERENCE AND INFORMATION.

3. PENETRATIONS THROUGH WALL AND CEILING ASSEMBLIES SHALL NOT ALTER FIRE, WATER, MOISTURE AND AIR CODE RATINGS.

4. ALL MATERIALS SHALL BE NEW AND LISTED WITH A U.S. AGENCY SUCH AS: 'UL', 'MET LABS', 'ETL', ETC. MARKS SHOWING 'CE' ONLY, WITHOUT AGENCY MARKS, ARE NOT ACCEPTABLE.

5. PANELBOARD CIRCUITS SHALL BE PERMANENTLY MARKED WITH NAME AND USE.

6. MARK A 36" CLEAR FLOOR SPACE IN FRONT OF ALL PANELBOARDS WITH EITHER YELLOW TAPE OR PAINT THE WIDTH OF THE PANELBOARD.

7. UNLESS OTHERWISE MARKED, CONDUCTORS SHALL BE COPPER, DUAL LISTED THINWALL, RATED 90°C, SIZED PER PANELBOARD SCHEDULE 1 TYP. 'NMT' NON-METALLIC SHEATHED CABLE SHALL NOT BE USED.

8. PER NEC 110.14(C)(2)(3), 40' C TABLE IS USED FOR WIRING SIZES 100a AND LESS. FIELD USE OF 75' C WIRE TABLE MAY BE USED, ONLY IF ALL EQUIPMENT IS MARKED AT LEAST 75' C USE.

9. ELECTRICAL CONTRACTOR SHALL VERIFY OLD/NEW EQUIPMENT COMPATIBILITY, FURNISH, INSTALL, AND GUARANTEE WORKMANSHIP FOR ONE YEAR. CONTRACTOR SHALL PROVIDE EQUIPMENT WARRANTY INFORMATION TO THE OWNER AT THE CLOSE OF THE PROJECT.

10. CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER OF ERRORS OR OMISSIONS. THE ENGINEER SHALL RENDER FINAL DECISIONS.

11. CONTRACTOR IS RESPONSIBLE AND SHALL ENFORCE THEIR ELECTRICAL WORKER SAFETY POLICIES ON SITE SUCH AS: NEC, PPE, LOCK OUT TAG OUT, AND SAFETY TAPE.

12. IF NOT PROVIDED BY MANUFACTURER, FLASH PROTECTION WARNING LABELS SHALL BE PLACED ON APPLICABLE EQUIPMENT FOR THIS PROJECT PER ARTICLE 110.16.

13. IF APPLICABLE, PROVIDE A 20a DISCONNECT SWITCH AT OVERHEAD DOOR MOTORS.

14. THE LIGHTING SYSTEM IS DESIGNED TO PROVIDE AN EMERGENCY LIGHTING ILLUMINATION LEVEL OF ONE (1) FOOT CANDLE AT THE WALKING SURFACE FOR A MINIMUM OF NINETY (90) MINUTES UPON A LIGHTING SYSTEM POWER FAILURE.

No. Description Date

REVISIONS

Project Title:

METROLINA
GREENHOUSES WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
CLOVER, SC 29745

Sheet Title:

ELECTRICAL

Project No.:

5754

Drawn By:

MAC

Checked By:

MAC

Scale:

AS SHOWN

Sheet No.:

E4

Date:

9-9-2021

Lauren Speight

From: Jim Shiller <jshiller@metrolinagreenhouses.com>
Sent: Thursday, October 7, 2021 3:24 PM
To: Lauren Speight; Jack Simoneau
Cc: Art VanWingerden
Subject: RE: Huntersville H2A Revised Site Plan
Attachments: Tax Parcels Land Use.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Lauren,

Let me know if the attached and below will work for your report.

Land Use – see attached. I provided the last assessment for the 3 parcels. As of the last assessment, they were in forest use. All of our parcels, outside of home sites, are in agricultural or forestry land use.

Garbage Collection – we will most likely have a dumpster on site, and it will get emptied on an as needed frequency.

State Certification Process – see below directly from my contact:

Please let them know that NCDOL does not approve housing plans and that, when we inspect, we are only inspecting to see that the housing meets the requirements of the Migrant Housing Act /Temporary labor camp standards, which are minimal and do not include life/safety codes. We expect all housing built by growers/agricultural employers to meet all applicable local and state building code requirements prior to our inspection. We will also want to see a copy of the certificate of occupancy before we issue a housing certificate.

Let me know if I am missing something you need or can provide something else on your list to support the bona fide farm status.

Thanks,

Jim

From: Lauren Speight <lspeight@huntersville.org>
Sent: Thursday, October 7, 2021 2:24 PM
To: Jim Shiller <jshiller@metrolinagreenhouses.com>; Jack Simoneau <jsimoneau@huntersville.org>
Cc: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>
Subject: RE: Huntersville H2A Revised Site Plan

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Good afternoon,

Thank you!

Below are the requirements from the state to demonstrate a property is a bona fide farm:

For purposes of determining whether a property is being used for bona fide farm purposes, any of the following is sufficient evidence that the property is being used for bona fide farm purposes:

- (1) A farm sales tax exemption certificate issued by the Department of Revenue.
- (2) A copy of the property tax listing showing that the property is eligible for participation in the present-use value program pursuant to G.S. 105-277.3.
- (3) A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.
- (4) A forest management plan.

Regarding the H2A Housing, is there any prior certification process? As in, does Metrolina acquire any type of certification that it is a site for H2A housing before the inspection you referenced? Do you have to submit building plans to the NC Dept of Labor, Agricultural Safety and Health Bureau for their review and approval?

Lauren Speight, CZO
Planner II | Town of Huntersville
105 Gilead Road | Third Floor
P.O. Box 664 | Huntersville, North Carolina 28070
PH: 704-766-2254 | FX: 704-992-5528
Email: lspeight@huntersville.org
Web: www.huntersville.org



Pursuant to North Carolina General Statutes, Chapter 132, email correspondence to and from this address may be considered public record under the North Carolina Public Records Law and may be disclosed to third parties.

From: Jim Shiller <jshiller@metrolinagreenhouses.com>
Sent: Thursday, October 7, 2021 2:14 PM
To: Lauren Speight <lspeight@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>
Cc: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>
Subject: RE: Huntersville H2A Revised Site Plan

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Lauren,

We will get back to you on your first question regarding trash and the bona fide farm question. I can give you land use for each but I am not sure that is what you are looking for.

For this question, we will be working with the NC Dept of Labor, Agricultural Safety and Health Bureau. I have been working with them the last year as we plan this project and I shared the checklist that they asked us to use in our constructions process. They would do a formal inspection 30 days before we intend to occupy the building and that would give us the final approval to move in. After that, they can do random inspections but the 30 day prior inspection is required before move in.

Thanks,
Jim

From: Lauren Speight <lspeight@huntersville.org>
Sent: Thursday, October 7, 2021 2:08 PM
To: Jim Shiller <jshiller@metrolinagreenhouses.com>; Jack Simoneau <jimoneau@huntersville.org>
Cc: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>
Subject: RE: Huntersville H2A Revised Site Plan

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Good afternoon,

Also, what agency certifies the buildings and housing have been constructed and are being maintained to meet H-2A program requirements (or similar federal program requirements)?

And, when do they certify this?

Lauren Speight, CZO
Planner II | Town of Huntersville
105 Gilead Road | Third Floor
P.O. Box 664 | Huntersville, North Carolina 28070
PH: 704-766-2254 | FX: 704-992-5528
Email: lspeight@huntersville.org
Web: www.huntersville.org



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From: Lauren Speight
Sent: Thursday, October 7, 2021 2:01 PM
To: Jim Shiller <jshiller@metrolinagreenhouses.com>; Jack Simoneau <jimoneau@huntersville.org>
Cc: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>
Subject: RE: Huntersville H2A Revised Site Plan

Good afternoon,

Thank you!

1. What is the plan for trash collection?
2. And, might someone have documentation from the state showing which parcels are included in the bona fide farm for Metrolina? (I know it is a farm. I am requesting it as documentation for the staff reports and evidentiary hearing.)

Lauren Speight, CZO
Planner II | Town of Huntersville
105 Gilead Road | Third Floor
P.O. Box 664 | Huntersville, North Carolina 28070
PH: 704-766-2254 | FX: 704-992-5528

Email: lspeight@huntersville.org

Web: www.huntersville.org



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From: Jim Shiller <jshiller@metrolinagreenhouses.com>

Sent: Tuesday, October 5, 2021 11:38 AM

To: Jack Simoneau <jsimoneau@huntersville.org>; Lauren Speight <lspeight@huntersville.org>

Cc: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>

Subject: RE: Huntersville H2A Revised Site Plan

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Good morning Lauren and Jack,

I wanted to let you know we communicated with Mike as you requested below and made the additions to the site plan as he requested – and also sent him a copy via email. I have uploaded 4 new files to EPM:

- Updated Site Plan with the requested changes, including the stormwater catch location
- The H2A Housing Checklist
- The Building Plans and drawings
- The TIA impact application

After review, please let us know if there is anything we still need to provide to keep the project on the current timeline.

Thanks,

Jim

From: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>

Sent: Tuesday, October 5, 2021 6:33 AM

To: Jim Shiller <jshiller@metrolinagreenhouses.com>

Subject: FW: Huntersville H2A Revised Site Plan

From: Lauren Speight <lspeight@huntersville.org>

Sent: Monday, October 4, 2021 1:13:14 PM

To: Jack Simoneau <jsimoneau@huntersville.org>; Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>

Cc: Mike MacIntyre <mmacintyre@huntersville.org>

Subject: RE: Huntersville H2A Revised Site Plan

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Good afternoon,

I checked with Rusty Rozzelle and Randy Frazier:

- The site plan does not need to show the entire property area since the property is so expansive, though a small context map may be helpful.

- As we discussed during the meeting last week, please upload the elevations of the units with the resubmittal. And, please note the number of beds and proposed timeline for the project on the site plan.
- Please include the data you mentioned to demonstrate the site will meet the H2A Housing requirements in the resubmittal to EPM. This can be submitted as a separate document.
- Jack addressed the TIA requirement in the previous email.
- Randy confirmed, additional information regarding compliance with fire access is not required at this time.
- Rusty stated that he believes the agricultural exemption does not apply to habitable buildings and this plan must be treated like any other development in Huntersville. So, any plans that Mike needs such as grading plans, drainage plans, and any other calculations or engineered documents demonstrating compliance with water quality standards must be submitted as well. You will need to contact Mike (copied) to learn what plans/calculations he needs to review compliance with Town water quality standards.

Please let us know if you have any questions!

Lauren Speight, CZO
 Planner II | Town of Huntersville
 105 Gilead Road | Third Floor
 P.O. Box 664 | Huntersville, North Carolina 28070
 PH: 704-766-2254 | FX: 704-992-5528
 Email: lspeight@huntersville.org
 Web: www.huntersville.org



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From: Jack Simoneau <jsimoneau@huntersville.org>
Sent: Friday, October 1, 2021 2:45 PM
To: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>
Cc: Lauren Speight <lspeight@huntersville.org>
Subject: RE: Huntersville H2A Revised Site Plan

Art,

Sorry I missed the meeting. I thought it was 1:30 and Lauren advised me it was 1PM. We both had the meeting listed as virtual. I got back to the office at 1:10 and tried to log onto the virtual meeting. When the meeting with Lauren was over, Lauren came to my office to inform me the meeting was in person and not virtual.

I believe stormwater/water quality rules apply since we consider this non-farm development. Lauren is checking on that and will advise us what she finds-out.

As for a traffic impact analysis, please fill out the form found [here](#). That form will be used by Huntersville Engineering to official determine the use **will not** generate more than 100 peak trips per hour or 1,000 trips per day (triggers for requiring a TIA).

Again, sorry for my misunderstanding about the meeting.

Jack Simoneau

From: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>
Sent: Friday, October 1, 2021 10:31 AM
To: Jack Simoneau <jimoneau@huntersville.org>
Subject: FW: Huntersville H2A Revised Site Plan

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Updated drawing
I will have paper copies at 1

From: Jeff Myers <jeff@pyramidlandsurveying.com>
Sent: Friday, October 1, 2021 8:54 AM
To: Art VanWingerden <arvanwingerden@metrolinagreenhouses.com>
Cc: Thomas VanWingerden <tvawingerden@metrolinagreenhouses.com>; Jim Shiller <jshiller@metrolinagreenhouses.com>
Subject: Huntersville H2A Revised Site Plan

**** CAUTION: RECEIVED FROM EXTERNAL SENDER ****

Gentlemen,
I have addressed the comments made by the Town of Huntersville review.
Attached is the revised pdf for your review.
Please advise of any comments and/or changes you may want.

Thank You,
Jeff Myers
Pyramid Land Surveying
704-491-5685 cell

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**Town of Huntersville
Planning Board
October 26, 2021**

To: Town Board

From: Lauren Speight, Planner II

Date: October 26, 2021

Subject: TA21-08

EXPLAIN REQUEST:

Consider a recommendation on Petition #TA21-08, a request by the Town of Huntersville Planning Department to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance.

ACTION RECOMMENDED:

Consider a recommendation on TA21-08.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA21-08 SWIM Delineation _ PB Staff Report _10 26 21
2. Attachment 1 Ordinance
3. Attachment 2 Application

TA 21-08 – S.W.I.M. Buffer Delineation

PART 1: DESCRIPTION

TA21-08 is a text amendment request submitted by the Town of Huntersville Planning Department to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance. The purpose of the amendment is to clarify which buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville, prevent unintended disturbance of S.W.I.M Buffers throughout the Town of Huntersville, and provide greater consistency with the Buffer Implementation Guide and the delineation methods of several surrounding communities.

PART 2: BACKGROUND

Staff recently process Variance 21-05 submitted by Chris Stanley on behalf of MDH F1 Huntersville JV, LLC is requesting a variance from Article 8.25.11 S.W.I.M Buffers to allow disturbance and mitigation of an intermittent stream as established in Section 8.25.11 (b) of the Zoning Ordinance. The subject property of Variance 21-05, 12802 Jamesburg Drive, Huntersville, NC 28078, is included within the boundary of Rezoning 19-13 as well as the MMF Huntersville Distribution Park properties. During the course of the rezoning and commercial site plan an intermittent stream was not delineated on the plans submitted to the Town of Huntersville. Currently, Article 8.25.4 requires that S.W.I.M. stream buffers throughout the Town of Huntersville be delineated by Mecklenburg County through its geographic information system (GIS). The intermittent stream that was ultimately disturbed at the Jamesburg Drive property is not delineated by Mecklenburg County GIS, but was identified by the applicant through an on-site analysis. Per Article 8.25.9 (a), buffer boundaries including all buffer zones must be clearly delineated on all site-specific plans for Board of Commissioner approval, on all construction plans, including grading and clearing plans, erosion and sediment control plans, and site plans. Buffers are already required to be shown on all plans indicated in Article 8.25.9 (a) of the Zoning Ordinance. This proposed text amendment seeks to clarify the methods by which intermittent streams shall be identified.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

- Policy EOS-1: Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets. COMMENT: The proposed text amendment seeks to require that when an applicant is seeking a land development permit or when a property owner believes that the that the GIS buffer delineations inaccurately depict buffer requirements, an on-site stream delineation be prepared by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology. An on-site delineation would provide the most accurate analysis of the conditions of the property to greater preserve any intermittent streams.
- Policy EOS-5: Protect water quality. COMMENT: Per Article 8.25, the purpose of a stream buffer network is to filter pollutants, store floodwaters, provide habitat, and contribute to the “green

infrastructure.” Stream systems are comprised of each stream and its respective drainage basin. Streams have the primary natural functions of conveying storm and ground water, storing floodwater, and supporting aquatic life. Vegetated lands adjacent to the stream channel in the drainage basin serve as “buffers” to protect the stream’s ability to fulfill its natural functions. Buffers have the primary natural functions of protecting water quality by filtering pollutants, providing intermittent storage for floodwaters, allowing channels to meander naturally, and providing suitable habitat for wildlife. The proposed text amendment seeks to provide requirements during plan review to prevent unintended disturbance to water quality.

PART 4: STAFF RECOMMENDATION

Planning staff recommends approval of the proposed text amendment application. EOS-1 and EOS-5 support the preservation of the natural environment and protection of water quality. The purpose of the amendment to Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation is to clarify which buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville, prevent unintended disturbance of S.W.I.M Buffers throughout the Town of Huntersville, and provide greater consistency with the Buffer Implementation Guide and the delineation methods of several surrounding communities. Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance are proposed to be amended to be consistent with the proposed language of Article 8.25.4.

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 8.25.4: S.W.I.M. Stream Buffers, Buffer Delineation

S.W.I.M. Stream Buffers, throughout the jurisdiction of the Town of Huntersville, shall be delineated by: **1)** Mecklenburg County through its geographic information system (GIS) ~~using the most current digital elevation model (DEM) of no greater than 10-foot cells;~~ **or, 2) if seeking a land development permit or when a property owner believes that the GIS buffer delineations inaccurately depict buffer requirements, an on-site stream delineation prepared by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology and which is approved by the Town.** ~~This stream buffer delineation including buffer widths shall be periodically updated as new data becomes available. The most recent delineation shall be provided for public use through Mecklenburg County’s website.~~

Articles 8.17.12(a)(2); 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects; Performance Criteria for High Density Projects

Built-Up Area Setbacks. All built-upon area for development and redevelopment subject to the requirements of this ordinance shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters. This built-upon area setback can be located within the water quality buffer area. Surface water shall be ~~deemed~~ present if the feature is approximately shown on either the most recent version of the soil survey map prepared

~~by the Natural Resources Conservation Service of the United States Department of Agriculture or the most recent version of the 1:24,000 scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS).~~ **delineated in the field by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology.** An exception to this requirement shall be granted if one or more of the following is satisfied and documented:

(a) Based on an on-site determination by the Storm Water Administrator, surface waters are not present on the site. When a landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall consult the Storm Water Administrator. Upon request, the Storm Water Administrator shall make on-site determinations. Surface waters that appear on the maps shall not be subject to this ordinance if this on-site determination shows that they fall into one of the following categories:

- Ditches and manmade conveyances other than modified natural streams unless constructed for navigation or boat access.
- Manmade ponds and lakes located outside natural drainage ways.
- Ephemeral (storm water) streams

Article 8.17.12(b)(1)

Built-Up Area Setbacks. All built-upon area for development and redevelopment subject to the requirements of this ordinance shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters. This built-upon area setback can be located within the water quality buffer area. Surface water shall be ~~deemed present if the feature is approximately shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture or the most recent version of the 1:24,000 scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS).~~ **delineated in the field by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology.** An exception to this requirement shall be granted if one or more of the following is satisfied and documented:

(a) Based on an on-site determination by the Storm Water Administrator, surface waters are not present on the site. When a landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall consult the Storm Water Administrator. Upon request, the Storm Water Administrator shall make on-site determinations. Surface waters that appear on the maps shall not be subject to this ordinance if this on-site determination shows that they fall into one of the following categories:

- Ditches and manmade conveyances other than modified natural streams unless constructed for navigation or boat access.
- Manmade ponds and lakes located outside natural drainage ways.

- Ephemeral (storm water) streams

Article 12.2.3: Definitions, Watershed Definitions

Perennial Stream. A stream or creek containing a continuous natural flow of water throughout the year except possibly under exceptionally dry conditions. ~~They are identified on United States Geological Survey Quadrangle Maps by solid blue lines.~~ **They shall be delineated in the field by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology.**

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed a previous draft of the proposed text August 5, 2021 and recommended approval. Revised language will be presented to the HOAB for the October 7, 2021 meeting. The HOAB reviewed the revised language and recommended unanimous approval with the below revision:

S.W.I.M. Stream Buffers, throughout the jurisdiction of the Town of Huntersville shall be delineated for the purposes of land development permits by an on-site stream **delineation prepared by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology, which has been approved by the Town. Delineation by** Mecklenburg County through its geographic information system (GIS) ~~using the most current digital elevation model (DEM) of no greater than 10 foot cells is allowed for development not requiring a land development permit site plan approval. This stream buffer delineation including buffer widths shall be periodically updated as new data becomes available. The most recent delineation shall be provided for public use through Mecklenburg County's website.~~

PART 6: PUBLIC HEARING

The Public Hearing took place October 4, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to consider this text amendment October 26, 2021.

PART 8: ATTACHMENTS AND ENCLOSURES

Attachment 1 - Draft Language Ordinance

Attachment 2 - Text Amendment Application

PART 9: STATEMENT OF CONSISTENCY – TA21-08

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA21-08, to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance to clarify which and how buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville, the Planning Staff recommends approval of the application based on the amendment being consistent with policies EOS-1 and EOS-5 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it clarifies which and how buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville and helps to prevent unintended disturbance of S.W.I.M Buffers throughout the Town of Huntersville.	APPROVAL: : In considering the proposed amendment TA21-08, to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance to clarify which and how buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)	APPROVAL: : In considering the proposed amendment TA21-08, to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance to clarify which and how buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u> It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)

	DENIAL: : In considering the proposed amendment TA21-08, to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance to clarify which and how buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>	DENIAL: : In considering the proposed amendment TA21-08, to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation; Articles 8.17.12(a)(2) and 8.17.12(b)(1): Water Quality, Performance Criteria, Performance Criteria for Low Density Projects, Performance Criteria for High Density Projects; and, Article 12.2.3: Definitions, Watershed Definitions of the Huntersville Zoning Ordinance to clarify which and how buffers must be shown on land development plans submitted for review and approval by the Town of Huntersville , the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>. It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i>
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**AN ORDINANCE TO AMEND ARTICLE 8.25.4: S.W.I.M. Stream Buffers, Buffer Delineation;
ARTICLES 8.17.12(a)(2) and 8.17.12 (b)(1): WATER QUALITY, PERFORMANCE CRITERIA,
PERFORMANCE CRITERIA FOR LOW DENSITY PROJECTS; PERFORMANCE CRITERIA FOR HIGH
DENSITY PROJECTS; AND, ARTICLE 12.2.3: DEFINITIONS, WATERSHED DEFINITIONS**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.25.4: S.W.I.M. Stream Buffers, Buffer Delineation of the **Zoning Ordinance** is hereby amended as follows:

S.W.I.M. Stream Buffers, throughout the jurisdiction of the Town of Huntersville shall be delineated for the purposes of land development permits by an on-site stream **delineation prepared by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology, which has been approved by the Town. Delineation by** Mecklenburg County through its geographic information system (GIS) ~~using the most current digital elevation model (DEM) of no greater than 10 foot cells is allowed for development not requiring a land development permit site plan approval. This stream buffer delineation including buffer widths shall be periodically updated as new data becomes available. The most recent delineation shall be provided for public use through Mecklenburg County's website.~~

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Articles **8.17.12(a)(2); 8.17.12(b)(1):** Water Quality, Performance Criteria, Performance Criteria for Low Density Projects; Performance Criteria for High Density Projects of the **Zoning Ordinance** is hereby amended as follows:

Article 8.17.12(a)(2)

Built-Upon Area Setbacks. All built-upon area for development and redevelopment subject to the requirements of this ordinance shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters. This built-upon area setback can be located within the water quality buffer area. Surface water shall be deemed present if the feature is approximately shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture or the most recent version of the 1:24,000-scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS). **delineated in the field by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology.** An exception to this requirement shall be granted if one or more of the following is satisfied and documented:

(a) ~~Based on an on-site determination by the Storm Water Administrator, surface waters are not present on the site. When a landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall consult the Storm Water Administrator. Upon request, the Storm Water Administrator shall make on-site determinations. Surface waters that appear on the maps shall not be subject to this ordinance if this on-site determination shows that they fall into one of the following categories:~~

- ~~–Ditches and manmade conveyances other than modified natural streams unless constructed for navigation or boat access.~~
- ~~–Manmade ponds and lakes located outside natural drainage ways.~~
- ~~–Ephemeral (storm water) streams~~

Article 8.17.12(b)(1)

Built-Upon Area Setbacks. All built-upon area for development and redevelopment subject to the requirements of this ordinance shall be at a minimum of 30 feet landward of all perennial and intermittent surface waters. This built-upon area setback can be located within the water quality buffer area. Surface water shall be ~~deemed present if the feature is approximately shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture or the most recent version of the 1:24,000-scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS).~~ **delineated in the field by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology.** An exception to this requirement shall be granted if one or more of the following is satisfied and documented:

~~(a) Based on an on-site determination by the Storm Water Administrator, surface waters are not present on the site. When a landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall consult the Storm Water Administrator. Upon request, the Storm Water Administrator shall make on-site determinations. Surface waters that appear on the maps shall not be subject to this ordinance if this on-site determination shows that they fall into one of the following categories:~~

- ~~–Ditches and manmade conveyances other than modified natural streams unless constructed for navigation or boat access.~~
- ~~–Manmade ponds and lakes located outside natural drainage ways.~~
- ~~–Ephemeral (storm water) streams~~

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 12.2.3: Definitions, Watershed Definitions of the **Zoning Ordinance** is hereby amended as follows:

Perennial Stream. A stream or creek containing a continuous natural flow of water throughout the year except possibly under exceptionally dry conditions. ~~They are identified on United States Geological Survey Quadrangle Maps by solid blue lines.~~ **They shall be delineated in the field by a certified professional using U.S. Army Corps of Engineers and/or N.C. Division of Water Quality methodology.**

Section 4. That this ordinance shall become effective immediately.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: October 7, 2021

PUBLIC HEARING DATE: October 4, 2021 - Tentative

PLANNING BOARD MEETING: October 26, 2021- Tentative

TOWN BOARD DECISION: November 15, 2021 - Tentative



Text Amendment Application

Date of Application 7/28/2021 (Amended 9/7/2021)

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 8.25 See Attached Section(s): 4 See Attached

Current Ordinance

See Attached

Proposed Text

See Attached

Reason for Proposed
Change

See Attached

Attach additional pages if needed.

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

Applicant

Printed Name Huntersville Planning Department

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

Signature LSpeight Date 7/28/2021

Title Planner II Email LSPEIGHT@HUNTERSVILLE.ORG

Address of Applicant 106 Gilead Rd, 3rd Floor, Huntersville, NC 28078

Property Owner (if different than applicant)

* Printed Name _____

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

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

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

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

Contact Information

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

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

Date Received By Planning Department: _____

Staff Initials: _____

**Town of Huntersville
Planning Board
October 26, 2021**

To: Town Board

From: Tracy Barron, Exec Asst

Date: October 26, 2021

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Article 14 Mod staff report
2. Draft Option 1 Article 14 changes for threshold increase
3. Draft Option 1 Article 14 Edits
4. Option 2 Article 14 repeal
5. Draft Option 2 Section 6 of Subdivision Ordinance Change
6. Text Amendment Application

TA 21-12 – TIA Ordinance Modification

PART 1: DESCRIPTION

TA21-12 is a request by the Huntersville Engineering Department to amend the requirements of Article 14 of the Huntersville Zoning Ordinance to modify the Traffic Impact Analysis (TIA) requirements for the Town.

PART 2: BACKGROUND

On June 21, 2021 and August 2, 2021, the Town Board was presented information on the Town's TIA Ordinance performance over the past several years. Based on direction received from the Town Board at the August 2, 2021 Town Board Meeting, two options for modification to Article 14 of the Zoning Ordinance were prepared.

One option (Option 1) is to raise the threshold to require a Town TIA from 100 peak hour or 1,000 daily trips to 150 peak hour or 1,500 daily trips. Additionally, as presented, language was added to provide the Town Engineer the ability to waive a Town TIA if a TIA for the development was being required by the North Carolina Department of Transportation (NCDOT). Additional changes are also proposed to raise the thresholds on intersections to be studied when a TIA is required from 30 site trips on an intersection approach or 50 site trips at an intersection to 40 site trips on an intersection approach or 70 site trips at an intersection.

A second option (Option 2) is to repeal Article 14 of the Town Zoning Ordinance in its entirety.

The draft Ordinance language for Options 1 and 2 are attached. Language to be removed is indicated with a strike through and new language is underlined.

PART 4: STAFF RECOMMENDATION

Engineering staff recommends Option 1 to raise the threshold to require a TIA, provide the Town Engineer the option to waive a TIA if NCDOT requires a TIA, and to raise the threshold for required study at intersections.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed the proposed text on September 2nd, 2021. After discussion, the HOAB recommended approval (6 for, 3 against) of raising the study threshold to 150 peak hour trips/1500 daily trips and provide the Town Engineer the ability to waive a Town required TIA if NCDOT required one. The HOAB recommendation did not include the portion of the option to increase the thresholds for intersections to be studied.

PART 6: PUBLIC HEARING

The Public Hearing occurred on October 4, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to consider this text amendment on October 26, 2021.

PART 8: ATTACHMENTS AND ENCLOSURES

- Draft Language Ordinance

AN ORDINANCE TO AMEND ARTICLE 14 OF THE ZONING ORDINANCE TO MODIFY THE THRESHOLD TO REQUIRE A TIA, THE THRESHOLD TO REQUIRE AN INTERSECTION TO BE STUDIED, AND OTHER VARIOUS CLARIFICATIONS

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 14.2.1(a) of the **Zoning Ordinance** is hereby amended as follows:

- a) A TIA is required for any development or portion thereof, which is expected to create one hundred **fifty** (~~100~~ **150**) or more peak hour vehicle trips or one thousand **five hundred** (~~1,000~~ **1,500**) or more daily vehicle trips except as provided in subsections (c) through (f) below or when road improvements are excluded by North Carolina State Law. Daily trips are those occurring on peak days on the roadway adjacent to the proposed development, based on the current edition of the ITE (Institute of Transportation Engineers) Trip Generation Manual, with the exception of public and private schools which will be based on the **North Carolina Department of Transportation's** (NCDOT's) most recent MSTC School Traffic Calculator. Alternative trip generation rates/equations for non-standard uses may be utilized subject to Town Engineering staff approval. **The Town Engineer may waive the TIA requirement set forth herein when a TIA is required by NCDOT and completed pursuant to NCDOT standards.**

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 14.2.1(d) of the **Zoning Ordinance** is hereby amended as follows:

- d) Where a development is expected to generate less than one hundred **fifty** (~~100~~ **150**) peak hour trips, but is anticipated to adversely impact intersections within the Town, a TIA may be required as determined by the Town Engineer.

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 14.2.3 of the **Zoning Ordinance** is hereby amended as follows:

Once the Town has made a Determination of Need for a TIA, the applicant may proceed with the TIA **scoping**. **Once the TIA scoping is complete, the applicant may proceed with the TIA** ~~report~~, in accordance with the terms of the most recent version of the *Town of Huntersville TIA Process and Procedures Manual*, as approved by the Town Engineer and all applicable Zoning Ordinance and Subdivision Ordinance requirements. The draft TIA shall be submitted to Town staff 30 days prior to either the Town Board Public Hearing (for rezoning cases) or the Planning Board Meeting (subdivisions). Resubmittals of TIAs ~~are to be received~~ **shall be submitted** a minimum of 20 business days prior to the scheduled Town Board final action. The final sealed TIA shall be completed and accepted by Town staff prior to final action by the Town Board or permit issuing authority.

Section 4. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 14.3 of the **Zoning Ordinance** is hereby amended as follows:

The impact study area designates the intersections for a TIA study where potential increases in traffic from the development may cause degradation of levels of service. Where traffic from the proposed development is anticipated to increase a signalized or major unsignalized intersection single approach by ~~30~~ **40** vehicles in a peak hour or increase the total of all approaches by ~~50~~ **70** vehicles in a peak hour, the intersection shall be studied in the TIA. Should an intersection be considered at its ultimate buildout laneage or configuration or within the delivery portion of the current NCDOT State Transportation Investment Program (STIP) prior to final action taken by the Town Board, the Town Engineer may waive the requirement to include the intersection for study in the TIA.

Section 5. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 14.4.2 of the **Zoning Ordinance** is hereby amended as follows:

Infrastructure shall be considered sufficient if the ICU percentage is at or below those established in Section 14.4.1 or when, as a result of proposed development, an increase in the ICU percentage is three (3) percent or less.

Where an ICU percentage is above those established in Section 14.4.1 or, as a result of proposed development, becomes greater than the adopted standard ~~and~~ **AND** has increased by more than 3 percent; a development application may be approved if the applicant proposes measures that fully mitigate the transportation impacts of the proposed development.

Proposed mitigation shall fully reduce the ICU percentage of the impacted intersection to either the adopted standard in Section 14.4.1 or to within 3 percent of the no-build ICU percentage.

Proposed mitigation measures ~~required~~ to meet the ICU percentage standards of Article 14.4.1 may be modified, subject to Town Board approval, in order to substantially achieve the intent of this ordinance with input provided by the Town Engineer.

A modification to the proposed mitigation, which may be considered by the Town Board as meeting the intent of the ordinance, is where proposed mitigation at an impacted intersection provides measurable and beneficial surplus capacity (above and beyond ~~that required to meet the minimum~~ **ICU percentage standards requirements**) such that the surplus capacity may be counted toward credit in the mitigation of other impacted intersections. The method of measurement considered in determining the acceptability of such modifications will be the net effect on the cumulative ICU percentage totals.

Proposed mitigation may also include the provision of funding for transportation improvements on planned or funded Town or NCDOT projects previously adopted such that the improvements can be advanced to mitigate the impacts of the proposed development. This funding mitigation may be accepted by the Town Board only where it is shown that such mitigation is a reasonable substitute for actual construction based on the ICU percentage totals and anticipated construction schedules of the projects. Proposed mitigation shall be included as a condition of approval.

Transportation improvements provided through mitigation, pursuant to this Article, shall be completed and available within three (3) years of the approval of the development proposal, unless expressly provided otherwise by the Town Board or other applicable Town permitting authority. Any improvements not completed prior to the issuance of a Certificate of Occupancy, shall be secured by a performance guarantee at 115 percent of the cost **to complete** ~~of the remaining required~~ improvement(s), as reviewed and approved by the Town Engineer. All necessary right-of-way for the ~~required~~ transportation improvements shall be acquired prior to the issuance of a Certificate of Occupancy, **whenever practicable**.

Mitigation measures shall be consistent with the Standards found within the Town of Huntersville TIA Process and Procedures Manual and the Town Engineering Standards and Procedures Manual.

Section 6. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 14.5.3b) of the **Zoning Ordinance** is hereby amended as follows:

Roadway and intersection improvements funded by the Town in the current year Capital Improvement Plan, NCDOT, or other party, scheduled to be completed ~~and available within three (3) years of the approval of the development proposal~~ or within the delivery portion of the current NCDOT State Transportation Investment Program (STIP) and which

either have or are reasonably certain to have all necessary governmental approvals and funding such that these timeframes can be met.

Section 7. That this ordinance shall become effective upon approval by the Huntersville Town Board.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: September 2, 2021

PUBLIC HEARING DATE: October 4, 2021

PLANNING BOARD MEETING: October 26, 2021

TOWN BOARD DECISION: November 1, 2021

ARTICLE 14: TRAFFIC IMPACT ANALYSIS

14.1 Overview

To lessen congestion in the streets and to facilitate the efficient and adequate provision of transportation and other public services pursuant to N.C.G.S § 160D-701, proposed development plans shall be subject to a determination of the sufficiency of infrastructure as defined by predetermined levels of service in accordance with this Article.

When a Traffic Impact Analysis (TIA) is required to determine the sufficiency of infrastructure pursuant to Section 14.2, the TIA will be prepared by a qualified traffic engineering consultant retained by the applicant or petitioner and reviewed and approved by the Town.

Infrastructure shall be considered sufficient where it is demonstrated to have available capacity to accommodate the demand generated by the proposed development, as well as other approved developments and the Comprehensive Transportation Plan.

Pursuant to subsection 14.4.2, when infrastructure is determined to have insufficient capacity to accommodate the demand generated by the proposed development, the applicant or petitioner may propose to mitigate the impact of the development by constructing, or providing sufficient funding for the construction of, infrastructure or facilities necessary to provide sufficient capacity to accommodate the development. The commitment to construct or fund the construction of infrastructure or facilities shall be included as a condition of development.

14.2 Applicability

14.2.1 Generally.

- a) A TIA is required for any development or portion thereof, which is expected to create one hundred fifty (15000) or more peak hour vehicle trips or one thousand five hundred (1,500000) or more daily vehicle trips except as provided in subsections (c) through (f) below or when road improvements are excluded by North Carolina State Law. Daily trips are those occurring on peak days on the roadway adjacent to the proposed development, based on the current edition of the ITE (Institute of Transportation Engineers) Trip Generation Manual, with the exception of public and private schools which will be based on the North Carolina Department of Transportation's (NCDOT's) most recent MSTA School Traffic Calculator. Alternative trip generation rates/equations for non-standard uses may be utilized subject to Town Engineering staff approval. The Town Engineer may waive the TIA requirement set forth herein when a TIA is required by NCDOT and completed pursuant to NCDOT standards.
- b) The determination of the number of trips generated also shall take into account pass-by trips, internal trip capture for integrated mixed-use projects (e.g., roadway and/or pedestrian connectivity) and any proposed transportation demand management system where adequate warranties are provided by the applicant to the Town, which ensure the proposed demand management system will function as proposed for the life of the project. In addition, if the proposed development is designed and integrated with an adjacent mixed-use project, a credit for trips may be permitted.
- c) For redevelopment projects, including changes of use, trip generation thresholds shall be defined as the number of net new trips anticipated to be generated by the proposed development over and above the number of trips generated by the current use of the site.
- d) Where a development is expected to generate less than one hundred fifty (15000) peak hour trips, but is anticipated to adversely impact intersections within the Town, a TIA may be required as determined by the Town Engineer.

- e) No TIA shall be required for special events, which either are temporary in nature, consistent with the Town Zoning Ordinance, or which generate trips that meet or exceed the thresholds set forth in (a), but which do not occur during the peak hours of the roadways adjacent to the proposed development.
- f) A “Determination of Need” for a TIA shall be made by the Town in accordance with the trip generation standards set forth in subsection 14.2.1. (See the *Town of Huntersville TIA Process and Procedures Manual* for additional information.).
- g) Nothing herein shall prohibit the Town from determining the sufficiency of infrastructure as defined by the predetermined levels of service in accordance with this Article, regardless of whether the thresholds set forth above for requiring a TIA have been met.
- h) The provisions of this Article shall not be interpreted or deemed to affect any rights that have vested prior to the effective date of this Article, nor shall any provision of this Article be applied to a specific property or applicant in a manner that would result in a taking of property.
- i) The provisions of this Article shall not apply to any development proposal that was part of a conditional zoning plan or subdivision plan submitted prior to the effective date of this Article.

14.2.2 Consecutive or Sequential Applications.

Proposed developments may not be phased or subdivided in piecemeal fashion to avoid application of this Article. Two or more developments represented to be separate developments shall be aggregated and treated as a single development under this Article if the Administrator determines them to be part of a unified plan of development and physically proximate to one another, based on the following factors:

- a) There is unified ownership, indicated by the fact that:
 - 1) The same person has retained or shared control of the developments;
 - 2) The same person has ownership or a significant legal or equitable interest in the developments; or
 - 3) There is common management of the developments controlling the form of physical development or disposition of parcels of the development.
- b) There is a reasonable closeness in time between the completion of eighty (80) percent or less of one development and the submission to the Town of a development proposal for a subsequent development that is indicative of a common development effort.
- c) The voluntary sharing of infrastructure that is indicative of a common development effort or is designated specifically to accommodate the developments.
- d) There is a common advertising scheme or promotional plan in effect for the developments.
- e) Any information provided by the applicant that the project is not being phased or subdivided to avoid the requirements of this Article.

14.2.3 TIA Submission and Completion Requirement

Once the Town has made a Determination of Need for a TIA, the applicant may proceed with the TIA scoping. Once the TIA scoping is complete, the applicant may proceed with the TIA study report, in accordance with the terms of the most recent version of the *Town of Huntersville TIA Process and Procedures Manual*, as approved by the Town Engineer and all applicable Zoning Ordinance and Subdivision Ordinance requirements. The draft TIA shall be submitted to Town staff 30 days prior to either the Town Board Public Hearing (for rezoning cases) or the Planning Board Meeting (subdivisions). Resubmittals of TIAs ~~are to be received~~ shall be submitted a minimum of 20 business days prior to the scheduled Town Board final action. The final sealed TIA shall be completed and accepted by Town staff prior to final action by the Town Board or permit issuing authority.

14.3 Impact Study Area

The impact study area designates the intersections for a TIA study where potential increases in traffic from the development may cause degradation of levels of service. Where traffic from the proposed development is anticipated to increase a signalized or major unsignalized intersection single approach by ~~30-40~~ vehicles in a peak hour or increase the total of all approaches by ~~50-70~~ vehicles in a peak hour, the intersection shall be studied in the TIA. Should an intersection be considered at its ultimate buildout laneage or configuration or within the delivery portion of the current NCDOT State Transportation Investment Program (STIP) prior to final action taken by the Town Board, the Town Engineer may waive the requirement to include the intersection for study in the TIA.

14.4 Intersection Capacity Utilization Percentage Standards; Mitigation; Compliance; Excess Capacity

14.4.1 Intersection Capacity Utilization Percentage Standards

The following Intersection Capacity Utilization (ICU) percentage standards, measured using the most recent methodology, shall be used when determining the adequacy of intersections within the applicable impact area:

Zoning District	Adopted ICU Percentage*
Rural and TR Districts	73.0 (LOS C)
Town Center and TOD	91.0 (LOS E)
All other Districts	82.0 (LOS D)

**ICU percentage relates to the relative capacity of an intersection to accommodate vehicular traffic where a value of 100 percent means that the intersection is at capacity and likely experiences congestion periods of 60 minutes.*

Where an intersection is located within more than one zoning district, the less restrictive ICU percentage shall apply to the entire intersection for purposes of complying with this Article.

14.4.2 Mitigation

Infrastructure shall be considered sufficient if the ICU percentage is at or below those established in Section 14.4.1 or when, as a result of proposed development, an increase in the ICU percentage is three (3) percent or less.

Where an ICU percentage is above those established in Section 14.4.1 or, as a result of proposed development, becomes greater than the adopted standard ~~and~~ ~~AND~~ has increased by more than 3 percent; a development application may be approved if the applicant proposes measures that fully mitigate the transportation impacts of the proposed development.

Proposed mitigation shall fully reduce the ICU percentage of the impacted intersection to either the adopted standard in Section 14.4.1 or to within 3 percent of the no-build ICU percentage.

Proposed mitigation measures ~~required~~ to meet the ICU percentage standards of Article 14.4.1 may be modified, subject to Town Board approval, in order to substantially achieve the intent of this ordinance with input provided by the Town Engineer.

A modification to the proposed mitigation, which may be considered by the Town Board as meeting the intent of the ordinance, is where proposed mitigation at an impacted intersection provides measurable and beneficial surplus capacity (above and beyond ~~that required to meet the minimum~~ ICU percentage standards~~requirements~~) such that the surplus capacity may be counted toward credit in the mitigation of other impacted intersections. The method of measurement considered in determining the acceptability of such modifications will be the net effect on the cumulative ICU percentage totals.

Proposed mitigation may also include the provision of funding for transportation improvements on planned or funded Town or NCDOT projects previously adopted such that the improvements can be advanced to mitigate the impacts of the proposed development. This funding mitigation may be accepted by the Town Board only where it is shown that such mitigation is a reasonable substitute for actual construction based on the ICU percentage totals and anticipated construction schedules of the projects. Proposed mitigation shall be included as a condition of approval.

Transportation improvements provided through mitigation, pursuant to this Article, shall be completed and available within three (3) years of the approval of the development proposal, unless expressly provided otherwise by the Town Board or other applicable Town permitting authority. Any improvements not completed prior to the issuance of a Certificate of Occupancy, shall be secured by a performance guarantee at 115 percent of the cost to complete ~~of the remaining required~~ improvement(s), as reviewed and approved by the Town Engineer. All necessary right-of-ways for the required transportation improvements shall be acquired prior to the issuance of a Certificate of Occupancy, whenever practicable.

Mitigation measures shall be consistent with the Standards found within the Town of Huntersville TIA Process and Procedures Manual and the Town Engineering Standards and Procedures Manual.

14.4.3 Compliance

- a) If the ICU percentage for an impacted intersection is greater than the adopted ICU percentage identified in Section 14.4.1 or, as a result of the proposed development, is anticipated to be greater than the adopted ICU percentage in Section 14.4.1, no application or petition subject to the requirements of this Article shall be approved unless the applicant or petitioner proposes sufficient mitigation of the impact of the proposed development. This determination shall be based on methodology identified in section 14.4.2
- b) In the alternative to mitigation, the developer may elect to phase the project, reduce its intensity, or delay the project until the ICU percentage standards have been met as a result of a constructed transportation improvement by the Town, NCDOT or other party.

14.5 Contents of TIA

14.5.1 General.

TIAs shall generally follow the guidelines set forth by the ITE's publication entitled *Transportation Impact Analysis for Site Development* and be consistent with the *Town of Huntersville TIA Process and Procedures Manual*, or guidelines as required by the Town Engineer, and may include, but are not limited to, the following:

- a) traffic analysis information related to trip generation, peak hour impacts, and other factors evaluated to determine compliance with applicable ICU percentage standards for intersections within the impact area;
- b) site location map and site layout;
- c) existing and proposed land uses;
- d) timing and phasing of the proposed development, by month and/or year;
- e) a narrative describing the project, including any special transportation-related impacts or considerations; and
- f) other information determined by the Town's Traffic Engineer to be necessary in order to determine whether the proposed project complies with the requirements of this Article and the requirements of the ITE guidelines for the preparation of transportation impact analysis for site development.

14.5.2 Demand Measures. TIAs shall take into account the following demand factors:

- a) Existing traffic volumes;
- b) Background traffic, including, historical growth traffic and projected trips associated with approved, but unbuilt development(s); and
- c) The trips to be generated by the proposed development.

14.5.3 Capacity Measures. TIAs shall take into account the following existing or anticipated capacity measures:

- a) Existing road segments and intersections;
- b) –Roadway and intersection improvements funded by the Town in the current year Capital Improvement Plan, NCDOT, or other party, scheduled to be completed ~~and available within three (3) years of the approval of the development proposal,~~ or within the delivery portion of the current NCDOT State Transportation Investment Program (STIP) and which either have or are reasonably certain to have all necessary governmental approvals and funding such that these timeframes can be met.

14.5.4 Description-.

TIAs shall describe what, if any, transportation facility improvements within the impact area are needed in order for the proposed development to comply with Section 14.4 of this Article. A TIA that does not identify the transportation facility improvements within the impact area to comply with Section 14.4 will be returned to the applicant or petitioner as incomplete.

14.6 Intergovernmental Coordination

While the Town coordinates with NCDOT and other appropriate governmental agencies on development proposals, it is the responsibility of the applicant or petitioner to contact NCDOT to discuss access and traffic impact issues on state roads.

14.7 Appeals and Variances

An applicant may seek a variance from the terms of this Article or appeal a determination by the Zoning Administrator or other administrative official-, made pursuant to the terms of this Article, to the Board of Adjustment, as provided in Article 11.3 of the Zoning Ordinance.

**AN ORDINANCE REPEALING ARTICLE 14 OF THE ZONING ORDINANCE AND AMENDING ARTICLES 9 AND 11 OF THE
HUNTERSVILLE ZONING ORDINANCE**

BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Article 14 of the Huntersville Zoning Ordinance is repealed, and Articles 9 and 11 of the Huntersville Zoning Ordinance is amended as follows:

Section 1. Article 14 of the Zoning Ordinance entitled "Traffic Impact Analysis (TIA)" is repealed in its entirety.

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 9.23b of the **Zoning Ordinance** is hereby amended as follows:

~~b. That the proposed or existing use will be in compliance with the rules and regulations as established by Traffic Impact Analysis (TIA) Article 14.~~

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 11.6.1b4) of the **Zoning Ordinance** is hereby amended as follows:

~~4) if required under Article 14, no Traffic Impact Assessment has been approved by the Town.~~

Section 4. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 11.6.2a) of the **Zoning Ordinance** is hereby amended as follows:

a) Site plans shall be required from applicants prior to issuance of any Permit (building, zoning, special use permit, variance) if deemed necessary by the Zoning Administrator to determine zoning compliance. ~~If required by Article 14, a Traffic Impact Assessment shall be submitted with the residential or nonresidential site plan.~~

Section 5. That this ordinance shall become effective upon approval by the Huntersville Town Board.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: September 2, 2021

PUBLIC HEARING DATE: October 4, 2021

PLANNING BOARD MEETING: October 26, 2021

TOWN BOARD DECISION: November 1, 2021

AN ORDINANCE TO AMEND SECTION 6 OF THE HUNTERSVILLE SUBDIVISION ORDINANCE

BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina, that Section 6 of the Subdivision Ordinance is hereby amended as follows:

Section 1. Section 6.200(19) shall be amended to read as follows:

19. Impact of Development on Public Facilities

When reviewing certain subdivisions, the town shall consider the impacts the proposed development will have on public facilities in light of the requirements of Section 6.300(13) and ~~Article 14 of the Town Zoning Ordinance~~, as applicable. The developer shall demonstrate the proposed subdivision does not adversely affect the health, safety and welfare of the community, and where applicable, the developer may provide mitigation measures to minimize adverse impacts. Examples of mitigation measures include altering development layout and plans, providing improvements at nearby intersections to address impacts of that development (not existing deficiencies), and providing street connections to adjoining property for safe and efficient movement of traffic, as further provided in Section 6.300(13) and ~~Article 14 of the Zoning Ordinance~~.

Section 2. Section 6.300(13) shall be amended to read as follows:

13. ~~Traffic Impact Assessments~~; Physical Analysis.

- ~~1. a Traffic Impact Assessment for certain subdivisions, as required by Article 14 of the Town Zoning Ordinance, which is hereby incorporated by this reference.~~
- ~~2.~~1. for developments of twenty (20) or more residential units or equivalent traffic generation a Physical Analysis (type of units expected including number of bedrooms, projected values, size and timing of phases, etc.).

Section 3. Section 6.850 shall be amended to read as follows:

~~6.850 TRAFFIC IMPACT ASSESSMENTS~~

~~Where required, Traffic Impact Assessment shall be provided by the applicant, in accordance with Article 14 of the Town Zoning Ordinance, which are incorporated by this reference.~~

Section 4. That this ordinance shall become effective upon approval by the Huntersville Town Board.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: September 2, 2021

PUBLIC HEARING DATE: October 4, 2021

PLANNING BOARD MEETING: October 26, 2021

TOWN BOARD DECISION: November 1, 2021



Text Amendment Application

Date of Application 8-10-21

Fee

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

Type of Change

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

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

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): See Attached Article(s): _____ Section(s): _____

Current Ordinance

See Attached

Proposed Text

Option 1: increase TIA thresholds
Option 2: Delete TIA and refer to NCDOT

Reason for Proposed
Change

To Address concerns with TIA
Regulations

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 Jack Simoneau

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

Signature Jack Simoneau Date 8-10-21

Title Planning Director Email jssimoneau@huntersville.org

Address of Applicant PO Box 664 Huntersville NC 28070

Property Owner (if different than applicant)

* Printed Name _____

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

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

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

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

Contact Information

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

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

Date Received By Planning Department: 8-10-21

Staff Initials: [Signature]