



AGENDA

Regular Town Board Meeting

November 15, 2021 - 6:00 PM

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

- 1. Call to Order**
- 2. Invocation - Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Mayor and Commissioner Reports-Staff Questions**
- 5. Public Comments, Requests, or Presentations**
- 6. Agenda Changes**
- 7. Public Hearings**
 - 7.A. Conduct public hearing on request to Abandon and Close a Portion of Patterson Road. (*Lora Mastrofrancesco*)
- 8. Other Business**
 - 8.A. Consider adopting Order to Abandon and Close a Portion of Patterson Road. (*Lora Mastrofrancesco*)
 - 8.B. QUASI-JUDICIAL Conduct evidentiary hearing and consider decision 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*)
 - 8.C. QUASI-JUDICIAL Conduct evidentiary hearing and consider decision 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*)

- 8.D. Consider decision 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*)
- 8.E. Consider approving contract with Heartline Fitness Systems for commercial fitness equipment at HFFA. (*Zach Brown*)
- 8.F. Consider approving budget amendment appropriating Fund Balance in the amount of \$292,534.72 for fitness equipment at the HFFA facility. (*Jackie Huffman*)
- 8.G. Consider adopting Resolution authorizing a general fund loan to HFFA for fitness equipment purchase. (*Jackie Huffman*)
- 8.H. Consider appointments to the Planning Board to fill vacancies. (*Jack Simoneau*)

9. Consent Agenda

- 9.A. Approve the minutes of the November 1, 2021 Regular Town Board Meeting. (*Janet Pierson*)
- 9.B. Adopt Resolution declaring intent to abandon and close a portion of Birkdale Commons Parkway and call a public hearing for December 20, 2021 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, on the question of closing a portion of Birkdale Commons Parkway. (*Stephen Trott*)
- 9.C. Call a public hearing for Monday December 6, 2021 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, on Petition #ANNEX21-03, a request by Bowman Development Group, Inc. and SDH Charlotte, LLC to annex 6.897 contiguous acres (Holbrooks Rd Properties) into the Town of Huntersville. (*Nathan Farber*)
- 9.D. Adopt Rules of Procedure for the Huntersville Board of Adjustment Pursuant to N.C.G.S. 160D-308. (*Emily Sloop*)
- 9.E. Adopt Updated 2021 Town Board Regular Meeting Schedule changing the location of the December 6, 2021 and December 20, 2021 meetings to Huntersville Town Hall, 101 Huntersville-Concord Road. (*Janet Pierson*)

10. Closing Comments

11. Adjourn

Special Accommodations: Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format please contact the Town Clerk. The Clerk can be reached by phone or fax: 704-875-6541, email: clerk@huntersville.org or at 101 Huntersville-Concord Rd, Huntersville, NC 28078. We request at least 72-hours' notice prior to the meeting to make the appropriate arrangements.

The Board reserves the right to deviate from the agenda.

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Lora Mastrofrancesco

Date: November 15, 2021

Subject: Abandon and Close a Portion of Patterson Road

EXPLAIN REQUEST:

Request to abandon and close a portion of Patterson Road.

ACTION RECOMMENDED:

Abandon and Close a portion of Patterson Rd

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Order closing ROW Old Patterson
2. Staff Report - ROW Abandonment 10201 Hambright Rd
3. Patterson Road

Order to Abandon and Close a Portion of Patterson Road

WHEREAS, Mr. Tyler R Wyatt has filed a petition to close a part of an unopened right of way in the Town of Huntersville, as described in the attached Exhibit A; and

WHEREAS, pursuant to N.C.G.S. § 160A-299, on October 4th, 2021, the Board of Commissioners for the Town of Huntersville (the “Board”) adopted a resolution declaring its intent to close the street; and

WHEREAS, said resolution of intent to close the street was published for a period of once a week for four successive weeks; and

WHEREAS, said resolution of intent was sent by registered or certified mail to all owners of property adjoining the streets, and a notice of closing and public hearing was prominently posted in at least two places along the streets; and

WHEREAS, a public hearing was held on the 15th day of November, 2021, where the Board of Commissioners determined that the closing of Tract A is not contrary to the public interest, and that no individual, firm or corporation owning property in the vicinity thereof will be deprived of reasonable means of ingress and egress to his or its property.

WHEREAS, the Board desires to, through this Order and pursuant to N.C.G.S. § 160A-299, order the closing the unopened right of way described in the attached Exhibit A.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board hereby, through this Order, orders the closure of the unopened right of way described in the attached Exhibit A.
2. This Order shall be recorded in the Mecklenburg County Register of Deeds.

Ordered this the 15st day of November, 2021.

Attest:

Clerk to the Board

Mayor, Town of Huntersville

Approved as to Form:

Town Attorney

Exhibit A – Legal Description

AREA #1 - DESCRIPTION OF ABANDONMENT

AREA: 3,405 SF / 0.078 ACRES MORE OR LESS

COMMENCING AT A FOUND #4 REBAR MARKING THE SOUTHEASTERLY CORNER OF LANDS OWNED BY TYLER R. WYATT AND WIFE, JESSICA L. WYATT IN DEED BOOK 34205 PAGE 441 OF THE PUBLIC RECORD OF THE MECKLENBURG COUNTY, NORTH CAROLINA AND HAVING COORDINATES OF N:598,270.49, E:1,444,099.07; POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF HAMBRIGHT ROAD (S.R. No. 2117) (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N62°32'07"W 95.18' TO A SET #5 REBAR; N62°27'50"W 100.21' TO A SET #5 REBAR; N56°49'41"W 70.38' TO A SET #5 REBAR; N64°21'08"W 47.99' TO A COMPUTED POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY N07°14'39"W 3.30' TO A SET #5 REBAR AND THE POINT OF BEGINNING; THENCE THE FOLLOWING TEN (10) COURSES AND DESCRIPTIONS: N47°08'03"W 31.96' TO A COMPUTED POINT; N34°23'19"W 1.10' TO A COMPUTED POINT; N07°14'39"W 20.80' TO A COMPUTED POINT; N08°33'51"W 115.55' TO A COMPUTED POINT; N04°52'51"W 46.57' TO A COMPUTED POINT; N08°55'18"E 61.64' TO A SET #5 REBAR; S05°02'26"E 105.94' TO A COMPUTED POINT; S08°33'51"E 130.51' TO A COMPUTED POINT; S17°54'20"E 30.53' TO A COMPUTED POINT; S07°14'39"E 1.20' TO THE POINT OF BEGINNING.
CONTAINING 3,405 SQUARE FEET OR 0.078 ACRES MORE OR LESS.

AREA #2 - DESCRIPTION OF ABANDONMENT

AREA: 2,891 SF / 0.066 ACRES MORE OR LESS

COMMENCING AT A FOUND #4 REBAR MARKING THE SOUTHEASTERLY CORNER OF LANDS OWNED BY TYLER R. WYATT AND WIFE, JESSICA L. WYATT AS RECORDED IN DEED BOOK 30488, PAGE 607 OF THE PUBLIC RECORD OF THE MECKLENBURG COUNTY, NORTH CAROLINA AND HAVING COORDINATES OF N:598,270.49, E:1,444,099.07; POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF HAMBRIGHT ROAD (S.R. No. 2117) (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N62°32'07"W 95.18' TO A SET #5 REBAR; N62°27'50"W 100.21' TO A SET #5 REBAR; N56°49'41"W 70.38' TO A #4 REBAR; N64°21'08"W 73.00' TO A COMPUTED POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N07°14'39"W 15.22' TO A COMPUTED POINT AND THE POINT OF BEGINNING; THENCE CONTINUE FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: N34°23'19"W 68.38' TO A COMPUTED POINT; N07°35'33"W 2.64' TO A COMPUTED POINT; N00°45'25"E 15.08' TO A COMPUTED POINT AND A POINT ON A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 25.75', HAVING A RADIUS OF 181.12' AND A CHORD BEARING AND DISTANCE OF N04°51'24"E 25.73'; N08°55'18"E 82.53' TO A COMPUTED POINT; S04°52'51"E 46.57' TO A COMPUTED POINT; S08°33'51"E 115.55' TO A COMPUTED POINT; S07°14'39"E 20.80' TO THE POINT OF BEGINNING.
CONTAINING 2,891 SQUARE FEET OR 0.066 ACRES MORE OR LESS.

Right-of-Way Abandonment Petition: Unopened Street (Right-of-Way)

PART 1: DESCRIPTION

Right-of-Way Abandonment Petition: Unopened Street (right-of-way) abandonment is a request by Mr. Tyler R. Wyatt to abandon public right-of-way of a portion of Patterson Road, see signed petition in Attachment A. The requested abandonment is of 0.145 acres.

PART 2: LOCATION



PART 3: BACKGROUND

The Town of Huntersville upgraded and realigned Patterson Road at Hambricht Road. The previous intersection of Patterson Road connecting to Hambricht Road is no longer used. See image showing the road realignment.

North Carolina General Statue (NCGS) 160A-299, see Attachment B, gives the Town Board the authority to abandon street Right-of-Way (within the Town Limits) following a public hearing and a determination that the abandonment:

- Is not detrimental to the public interest, or the property rights of any individual.
- Does not deprive any individual(s) that own property nearby of reasonable means of ingress and egress to their property.
- Is contrary to the adopted policy to preserve existing right-of-way for connectivity.



PART 4: STAFF RECOMMENDATION

Staff finds the right-of-way abandonment:

- Is not a detriment to public interest, or property rights of adjacent parcels.
- Does not deprive any individuals a reasonable means of ingress and egress to their property.
- Does not adversely affect connectivity.

Therefore, staff recommends approval of the right-of-way abandonment for this Unopened Street (Right-of-Way).

Pursuant to §160A-299 notice of the intent to close this Unopened Right-of-Way (Street) (see Attachment B) was advertised in the newspaper, copies of the notice were mailed to adjacent property owners, and two signs were posted along the right-of-way. Staff received no comments from adjacent property owners.

PART 6: PUBLIC HEARING

The Public Hearing will be held on November 15, 2021.

PART 7: ATTACHEMENTS

Attachment A: Right-of-Way Abandonment Petition

Attachment B: NCGS 160A-299

Attachment C: Resolution of Intent to Close and Abandon Unopened Street

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG PETITION

**TO THE MEMBERS OF THE BOARD OF COMMISSIONERS OF
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA**

(name of petitioner) Mr. Tyler R. Wyatt
respectfully files this Petition and requests that (a portion or all of),
(name of street or location of alley) Patterson Road
lying (general description of location) Patterson Road and Hambright Road
as shown on the map attached hereto and made a part hereof marked
"Exhibit A", be closed and abandoned in accordance with the provisions of
Chapter 160A, Section 299, subsection (a) of the General Statutes of North
Carolina.

In support of this Petition, your petitioner respectfully alleges that:

1. (give reason for requested closing) The realignment of Patterson Road is now
completed and this portion is no longer needed.

2. The closing of Patterson Road Street is not contrary to
the public interest.

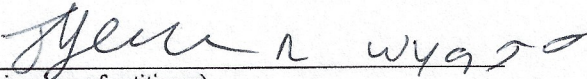
3. No individual, partnership or corporation owning property in the
vicinity of Patterson Road Street or in the subdivision in which it is located
will be deprived of reasonable means of ingress and egress to his or its property
by virtue of the closing.

4. The street (or portion thereof) which petitioner requests be
closed and abandoned is more particularly described by interested bounds in
"Exhibit B", attached hereto and made a part hereof.

5. The street (or portion thereof), requested to be closed and
abandoned has not been previously accepted by the North Carolina Department
of Transportation for maintenance.

Wherefore, petitioner respectfully requests the Board of Commissioners of
the Town of Huntersville consider this Petition and set the time for public hearing
upon this matter as required by law.

Respectfully submitted the 1 day of September 2021


(signature of petitioner)

Tyler R. Wyatt
(Print Name)

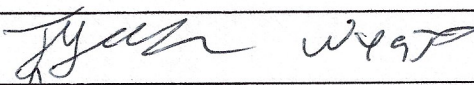
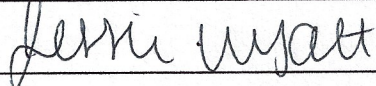
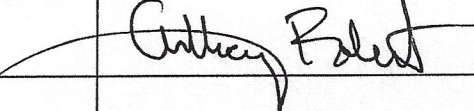
Address:
10201 Hambright Rd
Huntersville, NC, 28027

Telephone Number: _____

**RIGHT-OF-WAY ABANDONMENT
AGREEMENT OF UNDERSTANDING**

The following property owners have parcels that adjoin the public right-of-way Mr. Tyler R Wyatt & Mrs. Jessica L Wyatt. They hereby indicate, by signature, that they agree with the proposal to abandon that right-of-way. They further understand that once abandoned, a portion of that right-of-way becomes their property. The owners will then be responsible for maintenance and any additional property taxes that may result from the increase in the size of their original parcel.

I understand the statement above and agree with the proposed abandonment.

Name/Address of Property Owner	Signature	Parcel Number
Tyler R Wyatt, owner		01740101
Jessica L Wyatt, owner		01740101
Anthony Roberts, for the Town of Huntersville		01723311

GENERAL NOTES:

DATUM
NORTH BASED ON NC GRID NAD83(2011) FROM GPS OBSERVATIONS ESTABLISHED ON JULY 31, 2018 USING THE NORTH CAROLINA RTK NETWORK. NOS CORS STATION NC49 WERE USED AS THE NETWORK BASE. THE HORIZONTAL DATUM IS REFERENCED TO NAD83(EPOCH 2011) AND THE VERTICAL DATUM IS NAVD88 USING GEOID MODEL 12B IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 209 WITH A NORTHING OF 599,585.978 FT, AN EASTING OF 1,444,064.603 FT, AND A ELEVATION OF 797.26 FT (NAVD88) AND A COMBINED GRID SCALE FACTOR OF 0.999841982. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

RELATIVE POSITIONAL ACCURACY

THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 0.12 FEET FOR EITHER AXIS OF THE 95% CONFIDENCE ERROR ELLIPSE.

EQUIPMENT STATEMENT

MEASUREMENTS OBTAINED USING A TRIMBLE S5 & 6 ROBOTIC TOTAL STATION AND A TRIMBLE R10 GPS RECEIVER.

UTILITIES

SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS AND PUBLIC RECORDS. UNDERGROUND UTILITIES WERE MARKED ON THE SURFACE BY NC ONE CALL 811. MERRICK CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATION OF UNDERGROUND UTILITIES. THEREFORE MERRICK DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT NORTH CAROLINA 811 UTILITY LOCATION SERVICE IS TO BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE AS REQUIRED BY LAW.

STREAMS, BODIES OF WATER, & WETLANDS

ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS SURVEY IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ENVIRONMENTAL DATA

REGULATED DRINKING WATERSHED: MTN ISLAND LAKE (PA-2 MCDOWELL) (CA-2 CAR)
POST CONSTRUCTION DISTRICT: TOWN OF HUNTERSVILLE

FORM PANEL: 4549

FLOOD MAP: 3710454900K

DATED: 09/02/2021

FLOOD ZONE: ZONE X

NOTE - NO PORTION OF THIS PARCEL IS WITHIN A FEMA OR COMMUNITY FLOOD ZONE.

SURVEY DATE(S)

THIS SURVEY WAS PERFORMED FROM JUNE 8, 2021 TO JUNE 11, 2021.

REFERENCES

ALL DEEDS AND MAPS REFERENCED AS SHOWN.

GENERAL NOTES

THE PURPOSE OF THIS PLAT IS TO ABANDON THE OLD RIGHT OF WAY OF PATTERSON ROAD AND PER NC GS 160A-299(c) CONVEYED TO TYLER R. WYATT AND JESSICA L. WYATT.

IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

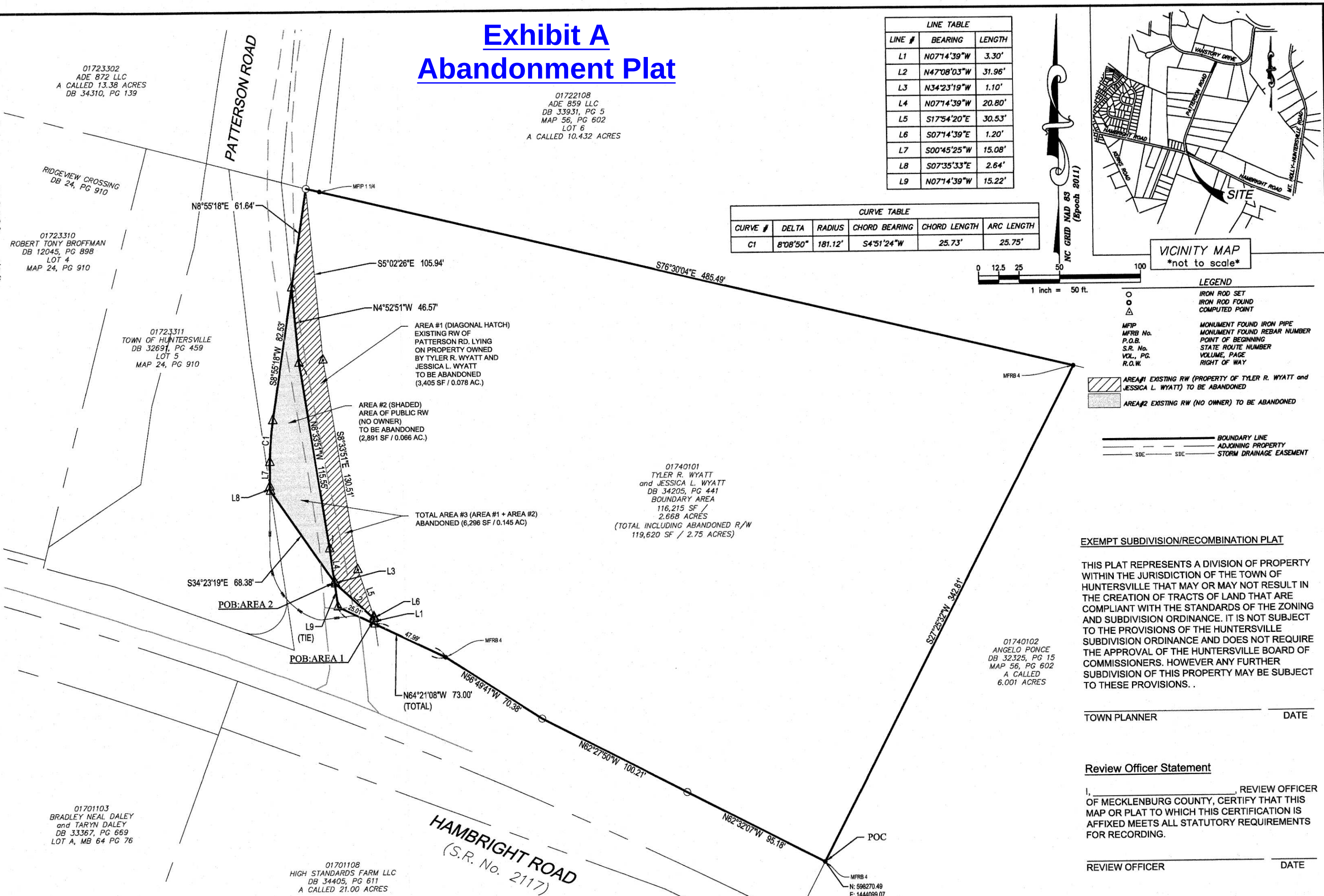
THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THE RESTRICTIONS ON THIS RECORDED FINAL PLAT SHALL BE SHOWN ON ANY SURVEY OF ANY OF THE PROPERTIES WITHIN THE PLAT. PROPERTY OWNERS HAVE RECORD NOTICE OF THESE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. IT IS RECOMMENDED THAT REAL ESTATE PROFESSIONALS (SURVEYORS, TITLE COMPANY REPRESENTATIVES, REAL ESTATE AGENTS, CLOSING ATTORNEYS) MAKE PROPERTY OWNERS OR PURCHASERS AWARE OF THESE RESTRICTIONS AT OR PRIOR TO CLOSING.

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS.

DEVELOPMENT OF PROPERTIES IS SUBJECT TO THE TOWN OF HUNTERSVILLE SEDIMENT AND EROSION CONTROL ORDINANCE. CONTACT THE TOWN OF HUNTERSVILLE TO DETERMINE IF DEVELOPMENT THRESHOLDS REQUIRE ADDITIONAL PLAN APPROVAL.

Exhibit A

Abandonment Plat



EXEMPT SUBDIVISION/RECOMBINATION PLAT

THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN PLANNER _____ DATE _____

Review Officer Statement

I, _____ REVIEW OFFICER
OF MECKLENBURG COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

AREAS:

- EXISTING BOUNDARY AREA (OUTSIDE R/W) 116,215 SQ. FT.
- AREA #1 RW TO BE ABANDONED (REVERT BACK TO OWNER) +3,405 SQ. FT.
- TOTAL AREA OF TYLER R. WYATT and JESSICA L. WYATT 119,620 SQ. FT.

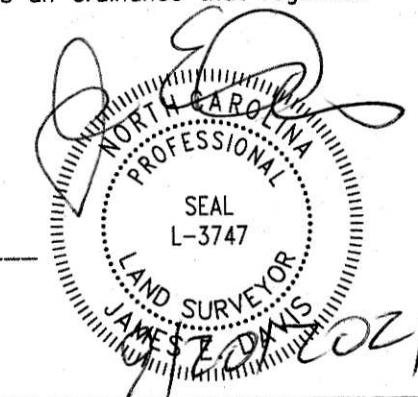
R/W ABANDONMENT:

- AREA #1 ABANDONED R/W (TO TYLER R. WYATT and JESSICA L. WYATT) 3,405 SQ. FT.
- AREA #2 ABANDONED R/W (REMAINING ABANDONED AREA) +2,891 SQ. FT.
- AREA #3 TOTAL ABANDONED R/W 6,296 SQ. FT.

I, James E. Davis, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 34205, page 441; that the boundaries not surveyed are clearly indicated as drawn from information found in references as shown; that the positional accuracy as calculated does not exceed 0.12 feet for either axis of the 95% confidence error ellipse; that this plat was prepared in accordance with G.S. 47-30 as amended; and that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number, and seal this 31st day of August, A.D. 2021.

James E. Davis, NC PLS No. 3747
Date: 08/31/2021
Job no. 65320932
For and on behalf of
Merrick and Company, INC.



REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY
1.	ADDED MISSING CALLS	09/15/21	BKL	JED	JED

			MERRICK	SIGNATURE	DATE
			DRAWN	BKL	8-9-21
			DESIGNED		
			QC REVIEW	JED	8-9-21
			APPROVED		
			CLIENT	SIGNATURE	DATE
			REVIEW		
			APPROVED		
			CAD FILE NAME		

Huntersville Road Improvements Survey	
Survey For: Town of Huntersville 105 GILEAD RD., HUNTERSVILLE, N.C. 28070	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	65320932
SCALE:	1" = 50'

TITLE: RIGHT OF WAY ABANDONMENT PLAT TYLER R. WYATT and and JESSICA L. WYATT 10201 HAMBRIGHT RD, HUNTERSVILLE MECKLENBURG COUNTY, NC		
REVISION:	DRAWING NO.	SHEET NO.
1	65320932	1

Exhibit B – Legal Description/Metes & Bounds

AREA #1 - DESCRIPTION OF ABANDONMENT

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§ 160A-299. Procedure for permanently closing streets and alleys.

(a) When a city proposes to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley. If the street or alley is under the authority and control of the Department of Transportation, a copy of the resolution shall be mailed to the Department of Transportation. At the hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual. If it appears to the satisfaction of the council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the council may adopt an order closing the street or alley. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county in which the street, or any portion thereof, is located.

(b) Any person aggrieved by the closing of any street or alley including the Department of Transportation if the street or alley is under its authority and control, may appeal the council's order to the General Court of Justice within 30 days after its adoption. In appeals of streets closed under this section, all facts and issues shall be heard and decided by a judge sitting without a jury. In addition to determining whether procedural requirements were complied with, the court shall determine whether, on the record as presented to the city council, the council's decision to close the street was in accordance with the statutory standards of subsection (a) of this section and any other applicable requirements of local law or ordinance.

No cause of action or defense founded upon the invalidity of any proceedings taken in closing any street or alley may be asserted, nor shall the validity of the order be open to question in any court upon any ground whatever, except in an action or proceeding begun within 30 days after the order is adopted. The failure to send notice by registered or certified mail shall not invalidate any ordinance adopted prior to January 1, 1989.

(c) Upon the closing of a street or alley in accordance with this section, subject to the provisions of subsection (f) of this section, all right, title, and interest in the right-of-way shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street or alley.

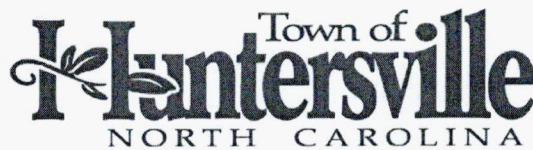
The provisions of this subsection regarding division of right-of-way in street or alley closings may be altered as to a particular street or alley closing by the assent of all property owners taking title to a closed street or alley by the filing of a plat which shows the street or alley closing and the portion of the closed street or alley to be taken by each such owner. The plat shall be signed by each property owner who, under this section, has an ownership right in the closed street or alley.

(d) This section shall apply to any street or public alley within a city or its extraterritorial jurisdiction that has been irrevocably dedicated to the public, without regard to whether it has actually been opened. This section also applies to unopened streets or public alleys that are shown on plats but that have not been accepted or maintained by the city, provided that this section shall not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to G.S. 136-96.

(e) No street or alley under the control of the Department of Transportation may be closed unless the Department of Transportation consents thereto.

(f) A city may reserve a right, title, and interest in any improvements or easements within a street closed pursuant to this section. An easement under this subsection shall include utility, drainage, pedestrian, landscaping, conservation, or other easements considered by the city to be in the public interest. The reservation of an easement under this subsection shall be stated in the order of closing. The reservation also extends to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the city.

(g) The city may retain utility easements, both public and private, in cases of streets withdrawn under G.S. 136-96. To retain such easements, the city council shall, after public hearing, approve a "declaration of retention of utility easements" specifically describing such easements. Notice by certified or registered mail shall be provided to the party withdrawing the street from dedication under G.S. 136-96 at least five days prior to the hearing. The declaration must be passed prior to filing of any plat or map or declaration of withdrawal with the register of deeds. Any property owner filing such plats, maps, or declarations shall include the city declaration with the declaration of withdrawal and shall show the utilities retained on any map or plat showing the withdrawal. (1971, c. 698, s. 1; 1973, c. 426, s. 47; c. 507, s. 5; 1977, c. 464, s. 34, 1981, c. 401; c. 402, ss. 1, 2; 1989, c. 254; 1993, c. 149, s. 1; 2015-103, s. 1.)



RESOLUTION DECLARING INTENT TO ABANDON AND CLOSE A PORTION OF PATTERSON ROAD

WHEREAS, Mr. Tyler R Wyatt has filed a petition to close a part of Patterson Road, in the Town of Huntersville, as further described in Exhibit A; and

WHEREAS, N.C.G.S. § 160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. § 160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. § 160A-299, declare its intent to close a portion of Patterson Road, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board hereby resolves that it intends to close a portion of Patterson Road, as further described in Exhibit A.
2. The Board hereby calls a public hearing the question of closing a portion of Patterson Road to be held at 6:00pm on Monday, the 15th day of November, 2021, both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC, 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date of its adoption.

Adopted this 4th day of October, 2021.

ATTEST:


Janet Pierson, Town Clerk




John Aneralla, Mayor

APPROVED AS TO FORM:

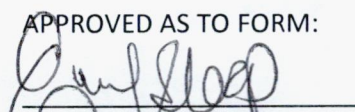

Emily Sloop, Town Attorney

Exhibit A – Legal Description

AREA #1 - DESCRIPTION OF ABANDONMENT

AREA: 3,405 SF / 0.078 ACRES MORE OR LESS

COMMENCING AT A FOUND #4 REBAR MARKING THE SOUTHEASTERLY CORNER OF LANDS OWNED BY TYLER R. WYATT AND WIFE, JESSICA L. WYATT IN DEED BOOK 34205 PAGE 441 OF THE PUBLIC RECORD OF THE MECKLENBURG COUNTY, NORTH CAROLINA AND HAVING COORDINATES OF N:598,270.49, E:1,444,099.07; POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF HAMBRIGHT ROAD (S.R. No. 2117) (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N62°32'07"W 95.18' TO A SET #5 REBAR; N62°27'50"W 100.21' TO A SET #5 REBAR; N56°49'41"W 70.38' TO A SET #5 REBAR; N64°21'08"W 47.99' TO A COMPUTED POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY N07°14'39"W 3.30' TO A SET #5 REBAR AND THE POINT OF BEGINNING; THENCE THE FOLLOWING TEN (10) COURSES AND DESCRIPTIONS: N47°08'03"W 31.96' TO A COMPUTED POINT; N34°23'19"W 1.10' TO A COMPUTED POINT; N07°14'39"W 20.80' TO A COMPUTED POINT; N08°33'51"W 115.55' TO A COMPUTED POINT; N04°52'51"W 46.57' TO A COMPUTED POINT; N08°55'18"E 61.64' TO A SET #5 REBAR; S05°02'26"E 105.94' TO A COMPUTED POINT; S08°33'51"E 130.51' TO A COMPUTED POINT; S17°54'20"E 30.53' TO A COMPUTED POINT; S07°14'39"E 1.20' TO THE POINT OF BEGINNING.
CONTAINING 3,405 SQUARE FEET OR 0.078 ACRES MORE OR LESS.

AREA #2 - DESCRIPTION OF ABANDONMENT

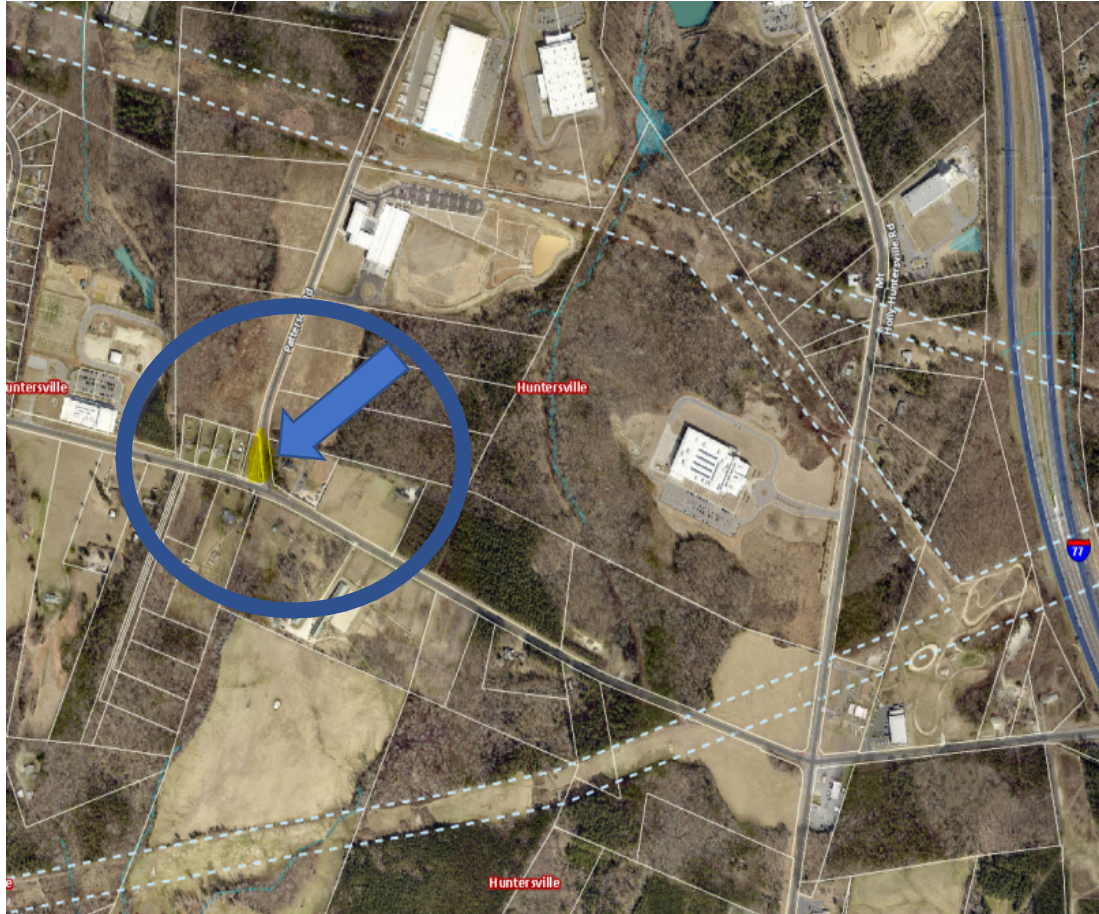
AREA: 2,891 SF / 0.066 ACRES MORE OR LESS

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A Portion of Patterson Road

Right-of-Way Abandonment

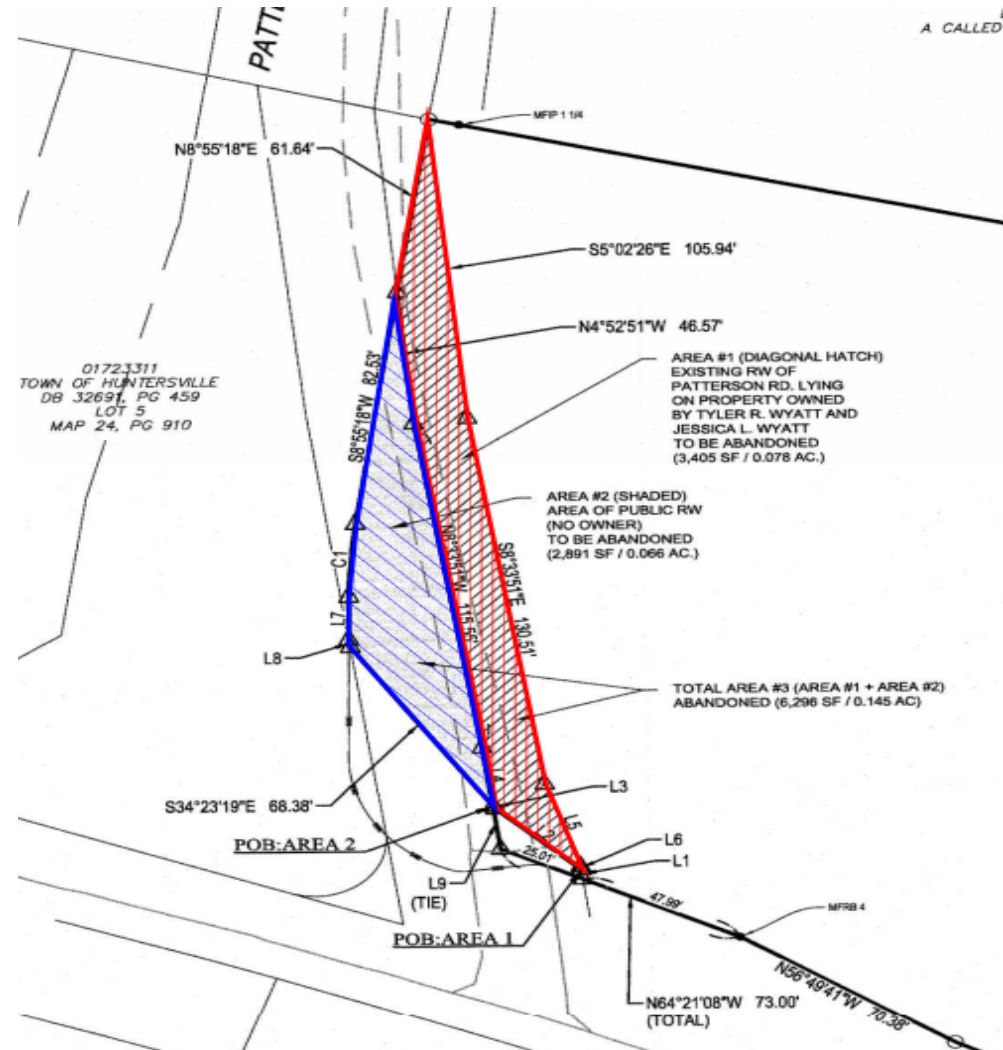
Vicinity Map



Patterson Road – Realigned



Patterson Road – Abandonment Areas



**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Lora Mastrofrancesco

Date: November 15, 2021

Subject: Abandon and Close

EXPLAIN REQUEST:

Board to adopt the order closing a portion of Patterson Road.

ACTION RECOMMENDED:

Board to adopt the order closing a portion of Patterson Road.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Order closing ROW Old Patterson
2. Staff Report - ROW Abandonment 10201 Hambright Rd
3. Patterson Road

Order to Abandon and Close a Portion of Patterson Road

WHEREAS, Mr. Tyler R Wyatt has filed a petition to close a part of an unopened right of way in the Town of Huntersville, as described in the attached Exhibit A; and

WHEREAS, pursuant to N.C.G.S. § 160A-299, on October 4th, 2021, the Board of Commissioners for the Town of Huntersville (the “Board”) adopted a resolution declaring its intent to close the street; and

WHEREAS, said resolution of intent to close the street was published for a period of once a week for four successive weeks; and

WHEREAS, said resolution of intent was sent by registered or certified mail to all owners of property adjoining the streets, and a notice of closing and public hearing was prominently posted in at least two places along the streets; and

WHEREAS, a public hearing was held on the 15th day of November, 2021, where the Board of Commissioners determined that the closing of Tract A is not contrary to the public interest, and that no individual, firm or corporation owning property in the vicinity thereof will be deprived of reasonable means of ingress and egress to his or its property.

WHEREAS, the Board desires to, through this Order and pursuant to N.C.G.S. § 160A-299, order the closing the unopened right of way described in the attached Exhibit A.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board hereby, through this Order, orders the closure of the unopened right of way described in the attached Exhibit A.
2. This Order shall be recorded in the Mecklenburg County Register of Deeds.

Ordered this the 15st day of November, 2021.

Attest:

Clerk to the Board

Mayor, Town of Huntersville

Approved as to Form:

Town Attorney

Exhibit A – Legal Description

AREA #1 - DESCRIPTION OF ABANDONMENT

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AREA #2 - DESCRIPTION OF ABANDONMENT

AREA: 2,891 SF / 0.066 ACRES MORE OR LESS

COMMENCING AT A FOUND #4 REBAR MARKING THE SOUTHEASTERLY CORNER OF LANDS OWNED BY TYLER R. WYATT AND WIFE, JESSICA L. WYATT AS RECORDED IN DEED BOOK 30488, PAGE 607 OF THE PUBLIC RECORD OF THE MECKLENBURG COUNTY, NORTH CAROLINA AND HAVING COORDINATES OF N:598,270.49, E:1,444,099.07; POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF HAMBRIGHT ROAD (S.R. No. 2117) (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N62°32'07"W 95.18' TO A SET #5 REBAR; N62°27'50"W 100.21' TO A SET #5 REBAR; N56°49'41"W 70.38' TO A #4 REBAR; N64°21'08"W 73.00' TO A COMPUTED POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N07°14'39"W 15.22' TO A COMPUTED POINT AND THE POINT OF BEGINNING; THENCE CONTINUE FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: N34°23'19"W 68.38' TO A COMPUTED POINT; N07°35'33"W 2.64' TO A COMPUTED POINT; N00°45'25"E 15.08' TO A COMPUTED POINT AND A POINT ON A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 25.75', HAVING A RADIUS OF 181.12' AND A CHORD BEARING AND DISTANCE OF N04°51'24"E 25.73'; N08°55'18"E 82.53' TO A COMPUTED POINT; S04°52'51"E 46.57' TO A COMPUTED POINT; S08°33'51"E 115.55' TO A COMPUTED POINT; S07°14'39"E 20.80' TO THE POINT OF BEGINNING.
CONTAINING 2,891 SQUARE FEET OR 0.066 ACRES MORE OR LESS.

Right-of-Way Abandonment Petition: Unopened Street (Right-of-Way)

PART 1: DESCRIPTION

Right-of-Way Abandonment Petition: Unopened Street (right-of-way) abandonment is a request by Mr. Tyler R. Wyatt to abandon public right-of-way of a portion of Patterson Road, see signed petition in Attachment A. The requested abandonment is of 0.145 acres.

PART 2: LOCATION



PART 3: BACKGROUND

The Town of Huntersville upgraded and realigned Patterson Road at Hambricht Road. The previous intersection of Patterson Road connecting to Hambricht Road is no longer used. See image showing the road realignment.

North Carolina General Statue (NCGS) 160A-299, see Attachment B, gives the Town Board the authority to abandon street Right-of-Way (within the Town Limits) following a public hearing and a determination that the abandonment:

- Is not detrimental to the public interest, or the property rights of any individual.
- Does not deprive any individual(s) that own property nearby of reasonable means of ingress and egress to their property.
- Is contrary to the adopted policy to preserve existing right-of-way for connectivity.



PART 4: STAFF RECOMMENDATION

Staff finds the right-of-way abandonment:

- Is not a detriment to public interest, or property rights of adjacent parcels.
- Does not deprive any individuals a reasonable means of ingress and egress to their property.
- Does not adversely affect connectivity.

Therefore, staff recommends approval of the right-of-way abandonment for this Unopened Street (Right-of-Way).

Pursuant to §160A-299 notice of the intent to close this Unopened Right-of-Way (Street) (see Attachment B) was advertised in the newspaper, copies of the notice were mailed to adjacent property owners, and two signs were posted along the right-of-way. Staff received no comments from adjacent property owners.

PART 6: PUBLIC HEARING

The Public Hearing will be held on November 15, 2021.

PART 7: ATTACHEMENTS

Attachment A: Right-of-Way Abandonment Petition

Attachment B: NCGS 160A-299

Attachment C: Resolution of Intent to Close and Abandon Unopened Street

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG PETITION

**TO THE MEMBERS OF THE BOARD OF COMMISSIONERS OF
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA**

(name of petitioner) Mr. Tyler R. Wyatt
respectfully files this Petition and requests that (a portion or all of),
(name of street or location of alley) Patterson Road
lying (general description of location) Patterson Road and Hambright Road
as shown on the map attached hereto and made a part hereof marked
"Exhibit A", be closed and abandoned in accordance with the provisions of
Chapter 160A, Section 299, subsection (a) of the General Statutes of North
Carolina.

In support of this Petition, your petitioner respectfully alleges that:

1. (give reason for requested closing) The realignment of Patterson Road is now
completed and this portion is no longer needed.

2. The closing of Patterson Road Street is not contrary to
the public interest.

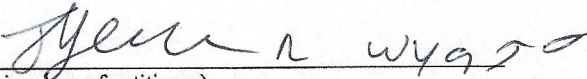
3. No individual, partnership or corporation owning property in the
vicinity of Patterson Road Street or in the subdivision in which it is located
will be deprived of reasonable means of ingress and egress to his or its property
by virtue of the closing.

4. The street (or portion thereof) which petitioner requests be
closed and abandoned is more particularly described by interested bounds in
"Exhibit B", attached hereto and made a part hereof.

5. The street (or portion thereof), requested to be closed and
abandoned has not been previously accepted by the North Carolina Department
of Transportation for maintenance.

Wherefore, petitioner respectfully requests the Board of Commissioners of
the Town of Huntersville consider this Petition and set the time for public hearing
upon this matter as required by law.

Respectfully submitted the 1 day of September 2021


(signature of petitioner)

Tyler R. Wyatt
(Print Name)

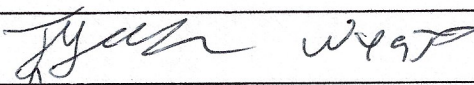
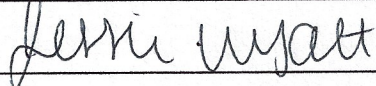
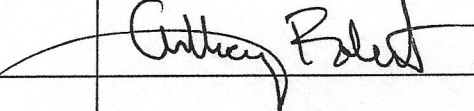
Address:
10201 Hambright Rd
Huntersville, NC, 28027

Telephone Number: _____

**RIGHT-OF-WAY ABANDONMENT
AGREEMENT OF UNDERSTANDING**

The following property owners have parcels that adjoin the public right-of-way Mr. Tyler R Wyatt & Mrs. Jessica L Wyatt. They hereby indicate, by signature, that they agree with the proposal to abandon that right-of-way. They further understand that once abandoned, a portion of that right-of-way becomes their property. The owners will then be responsible for maintenance and any additional property taxes that may result from the increase in the size of their original parcel.

I understand the statement above and agree with the proposed abandonment.

Name/Address of Property Owner	Signature	Parcel Number
Tyler R Wyatt, owner		01740101
Jessica L Wyatt, owner		01740101
Anthony Roberts, for the Town of Huntersville		01723311

GENERAL NOTES:

DATUM
NORTH BASED ON NC GRID NAD83(2011) FROM GPS OBSERVATIONS ESTABLISHED ON JULY 31, 2018 USING THE NORTH CAROLINA RTK NETWORK. NOS CORS STATION NC49 WERE USED AS THE NETWORK BASE. THE HORIZONTAL DATUM IS REFERENCED TO NAD83(EPOCH 2011) AND THE VERTICAL DATUM IS NAVD88 USING GEOID MODEL 12B IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 209 WITH A NORTHING OF 599,585.978 FT, AN EASTING OF 1,444,064.603 FT, AND A ELEVATION OF 797.26 FT (NAVD88) AND A COMBINED GRID SCALE FACTOR OF 0.999841982. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

RELATIVE POSITIONAL ACCURACY

THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 0.12 FEET FOR EITHER AXIS OF THE 95% CONFIDENCE ERROR ELLIPSE.

EQUIPMENT STATEMENT

MEASUREMENTS OBTAINED USING A TRIMBLE S5 & 6 ROBOTIC TOTAL STATION AND A TRIMBLE R10 GPS RECEIVER.

UTILITIES

SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS AND PUBLIC RECORDS. UNDERGROUND UTILITIES WERE MARKED ON THE SURFACE BY NC ONE CALL 811. MERRICK CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATION OF UNDERGROUND UTILITIES. THEREFORE MERRICK DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT NORTH CAROLINA 811 UTILITY LOCATION SERVICE IS TO BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE AS REQUIRED BY LAW.

STREAMS, BODIES OF WATER, & WETLANDS

ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS SURVEY IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

ENVIRONMENTAL DATA

REGULATED DRINKING WATERSHED: MTN ISLAND LAKE (PA-2 MCDOWELL) (CA-2 CAR)
POST CONSTRUCTION DISTRICT: TOWN OF HUNTERSVILLE

FORM PANEL: 4549

FLOOD MAP: 3710454900K

DATED: 09/02/2015

FLOOD ZONE: ZONE X

NOTE - NO PORTION OF THIS PARCEL IS WITHIN A FEMA OR COMMUNITY FLOOD ZONE.

SURVEY DATE(S)

THIS SURVEY WAS PERFORMED FROM JUNE 8, 2021 TO JUNE 11, 2021.

REFERENCES

ALL DEEDS AND MAPS REFERENCED AS SHOWN.

GENERAL NOTES

THE PURPOSE OF THIS PLAT IS TO ABANDON THE OLD RIGHT OF WAY OF PATTERSON ROAD AND PER NC GS 160A-299(c) CONVEYED TO TYLER R. WYATT AND JESSICA L. WYATT.

IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

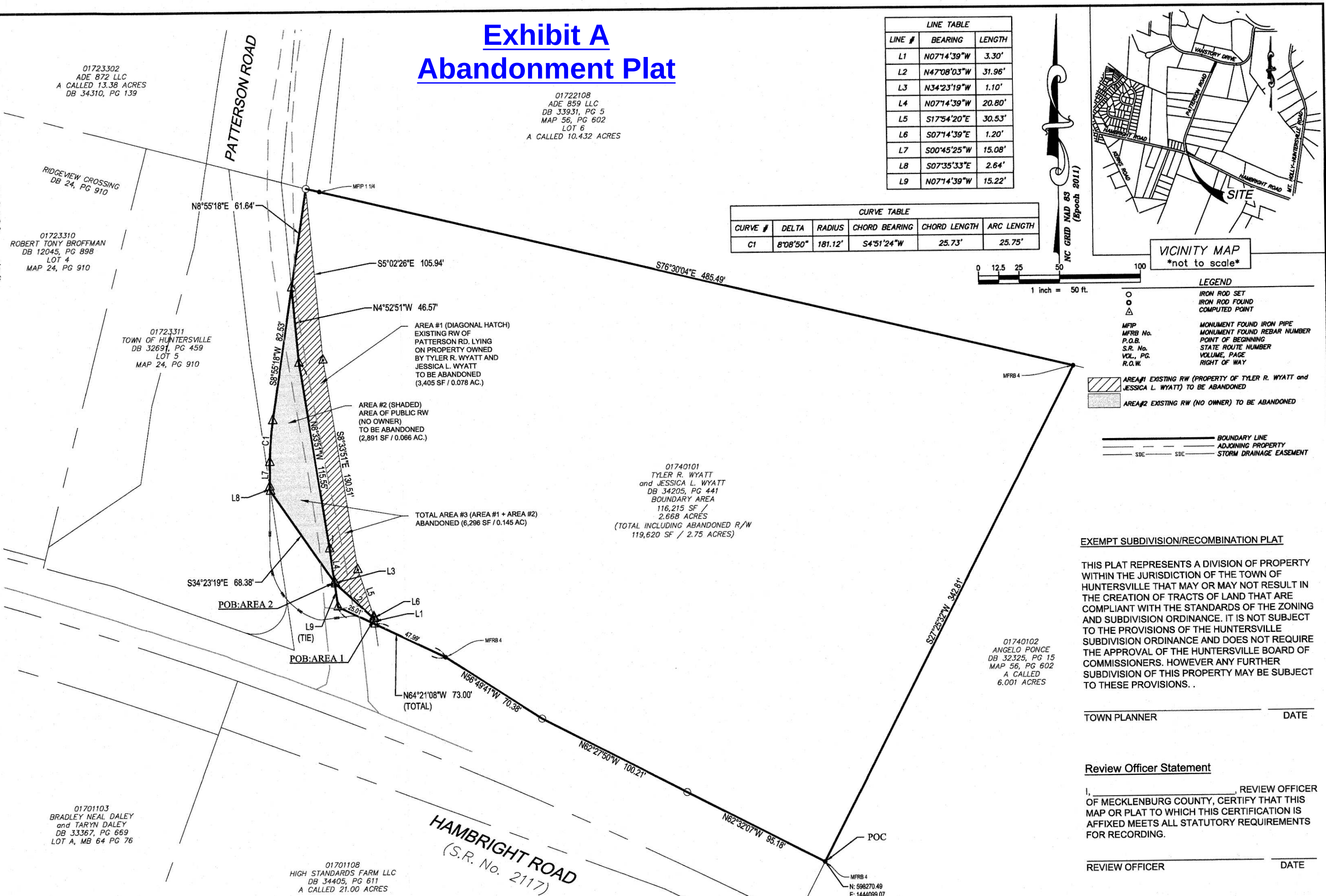
THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THE RESTRICTIONS ON THIS RECORDED FINAL PLAT SHALL BE SHOWN ON ANY SURVEY OF ANY OF THE PROPERTIES WITHIN THE PLAT. PROPERTY OWNERS HAVE RECORD NOTICE OF THESE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. IT IS RECOMMENDED THAT REAL ESTATE PROFESSIONALS (SURVEYORS, TITLE COMPANY REPRESENTATIVES, REAL ESTATE AGENTS, CLOSING ATTORNEYS) MAKE PROPERTY OWNERS OR PURCHASERS AWARE OF THESE RESTRICTIONS AT OR PRIOR TO CLOSING.

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS.

DEVELOPMENT OF PROPERTIES IS SUBJECT TO THE TOWN OF HUNTERSVILLE SEDIMENT AND EROSION CONTROL ORDINANCE. CONTACT THE TOWN OF HUNTERSVILLE TO DETERMINE IF DEVELOPMENT THRESHOLDS REQUIRE ADDITIONAL PLAN APPROVAL.

Exhibit A

Abandonment Plat



AREAS:

1. EXISTING BOUNDARY AREA (OUTSIDE R/W) 116,215 SQ. FT.
2. AREA #1 RW TO BE ABANDONED (REVERT BACK TO OWNER) +3,405 SQ. FT.
- TOTAL AREA OF TYLER R. WYATT and JESSICA L. WYATT 119,620 SQ. FT.

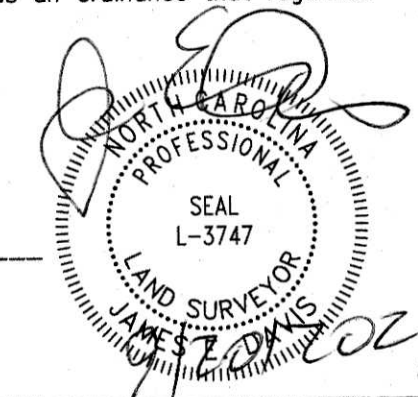
R/W ABANDONMENT:

1. AREA #1 ABANDONED R/W (TO TYLER R. WYATT and JESSICA L. WYATT) 3,405 SQ. FT.
2. AREA #2 ABANDONED R/W (REMAINING ABANDONED AREA) +2,891 SQ. FT.
- AREA #3 TOTAL ABANDONED R/W 6,296 SQ. FT.

I, James E. Davis, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 34205, page 441; that the boundaries not surveyed are clearly indicated as drawn from information found in references as shown; that the positional accuracy as calculated does not exceed 0.12 feet for either axis of the 95% confidence error ellipse; that this plat was prepared in accordance with G.S. 47-30 as amended; and that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number, and seal this 31st day of August, A.D. 2021.

James E. Davis, NC PLS No. 3747
Date: 08/31/2021
Job no. 65320932
For and on behalf of
Merrick and Company, INC.



REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY
1.	ADDED MISSING CALLS	09/15/21	BKL	JED	JED

			MERRICK	SIGNATURE	DATE
			DRAWN	BKL	8-9-21
			DESIGNED		
			QC REVIEW	JED	8-9-21
			APPROVED		
			CLIENT	SIGNATURE	DATE
			REVIEW		
			APPROVED		
			CAD FILE NAME		

Huntersville Road Improvements Survey	
Survey For: Town of Huntersville 105 GILEAD RD., HUNTERSVILLE, N.C. 28070	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	65320932
SCALE:	1" = 50'

TITLE: RIGHT OF WAY ABANDONMENT PLAT TYLER R. WYATT and and JESSICA L. WYATT 10201 HAMBRIGHT RD, HUNTERSVILLE MECKLENBURG COUNTY, NC		
REVISION:	DRAWING NO.	SHEET NO.
1	65320932	1

Exhibit B – Legal Description/Metes & Bounds

AREA #1 - DESCRIPTION OF ABANDONMENT

AREA: 3,405 SF / 0.078 ACRES MORE OR LESS

COMMENCING AT A FOUND #4 REBAR MARKING THE SOUTHEASTERLY CORNER OF LANDS OWNED BY TYLER R. WYATT AND WIFE, JESSICA L. WYATT IN DEED BOOK 34205 PAGE 441 OF THE PUBLIC RECORD OF THE MECKLENBURG COUNTY, NORTH CAROLINA AND HAVING COORDINATES OF N:598,270.49, E:1,444,099.07; POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF HAMBRIGHT ROAD (S.R. No. 2117) (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N62°32'07"W 95.18' TO A SET #5 REBAR; N62°27'50"W 100.21' TO A SET #5 REBAR; N56°49'41"W 70.38' TO A SET #5 REBAR; N64°21'08"W 47.99' TO A COMPUTED POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY N07°14'39"W 3.30' TO A SET #5 REBAR AND THE POINT OF BEGINNING; THENCE THE FOLLOWING TEN (10) COURSES AND DESCRIPTIONS: N47°08'03"W 31.96' TO A COMPUTED POINT; N34°23'19"W 1.10' TO A COMPUTED POINT; N07°14'39"W 20.80' TO A COMPUTED POINT; N08°33'51"W 115.55' TO A COMPUTED POINT; N04°52'51"W 46.57' TO A COMPUTED POINT; N08°55'18"E 61.64' TO A SET #5 REBAR; S05°02'26"E 105.94' TO A COMPUTED POINT; S08°33'51"E 130.51' TO A COMPUTED POINT; S17°54'20"E 30.53' TO A COMPUTED POINT; S07°14'39"E 1.20' TO THE POINT OF BEGINNING. CONTAINING 3,405 SQUARE FEET OR 0.078 ACRES MORE OR LESS.

AREA #2 - DESCRIPTION OF ABANDONMENT

AREA: 2,891 SF / 0.066 ACRES MORE OR LESS

COMMENCING AT A FOUND #4 REBAR MARKING THE SOUTHEASTERLY CORNER OF LANDS OWNED BY TYLER R. WYATT AND WIFE, JESSICA L. WYATT AS RECORDED IN DEED BOOK 30488, PAGE 607 OF THE PUBLIC RECORD OF THE MECKLENBURG COUNTY, NORTH CAROLINA AND HAVING COORDINATES OF N:598,270.49, E:1,444,099.07; POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF HAMBRIGHT ROAD (S.R. No. 2117) (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N62°32'07"W 95.18' TO A SET #5 REBAR; N62°27'50"W 100.21' TO A SET #5 REBAR; N56°49'41"W 70.38' TO A #4 REBAR; N64°21'08"W 73.00' TO A COMPUTED POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: N07°14'39"W 15.22' TO A COMPUTED POINT AND THE POINT OF BEGINNING; THENCE CONTINUE FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: N34°23'19"W 68.38' TO A COMPUTED POINT; N07°35'33"W 2.64' TO A COMPUTED POINT; N00°45'25"E 15.08' TO A COMPUTED POINT AND A POINT ON A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 25.75', HAVING A RADIUS OF 181.12' AND A CHORD BEARING AND DISTANCE OF N04°51'24"E 25.73'; N08°55'18"E 82.53' TO A COMPUTED POINT; S04°52'51"E 46.57' TO A COMPUTED POINT; S08°33'51"E 115.55' TO A COMPUTED POINT; S07°14'39"E 20.80' TO THE POINT OF BEGINNING. CONTAINING 2,891 SQUARE FEET OR 0.066 ACRES MORE OR LESS.

§ 160A-299. Procedure for permanently closing streets and alleys.

(a) When a city proposes to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley. If the street or alley is under the authority and control of the Department of Transportation, a copy of the resolution shall be mailed to the Department of Transportation. At the hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual. If it appears to the satisfaction of the council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the council may adopt an order closing the street or alley. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county in which the street, or any portion thereof, is located.

(b) Any person aggrieved by the closing of any street or alley including the Department of Transportation if the street or alley is under its authority and control, may appeal the council's order to the General Court of Justice within 30 days after its adoption. In appeals of streets closed under this section, all facts and issues shall be heard and decided by a judge sitting without a jury. In addition to determining whether procedural requirements were complied with, the court shall determine whether, on the record as presented to the city council, the council's decision to close the street was in accordance with the statutory standards of subsection (a) of this section and any other applicable requirements of local law or ordinance.

No cause of action or defense founded upon the invalidity of any proceedings taken in closing any street or alley may be asserted, nor shall the validity of the order be open to question in any court upon any ground whatever, except in an action or proceeding begun within 30 days after the order is adopted. The failure to send notice by registered or certified mail shall not invalidate any ordinance adopted prior to January 1, 1989.

(c) Upon the closing of a street or alley in accordance with this section, subject to the provisions of subsection (f) of this section, all right, title, and interest in the right-of-way shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street or alley.

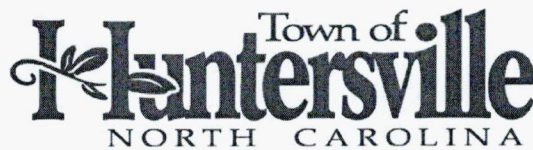
The provisions of this subsection regarding division of right-of-way in street or alley closings may be altered as to a particular street or alley closing by the assent of all property owners taking title to a closed street or alley by the filing of a plat which shows the street or alley closing and the portion of the closed street or alley to be taken by each such owner. The plat shall be signed by each property owner who, under this section, has an ownership right in the closed street or alley.

(d) This section shall apply to any street or public alley within a city or its extraterritorial jurisdiction that has been irrevocably dedicated to the public, without regard to whether it has actually been opened. This section also applies to unopened streets or public alleys that are shown on plats but that have not been accepted or maintained by the city, provided that this section shall not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to G.S. 136-96.

(e) No street or alley under the control of the Department of Transportation may be closed unless the Department of Transportation consents thereto.

(f) A city may reserve a right, title, and interest in any improvements or easements within a street closed pursuant to this section. An easement under this subsection shall include utility, drainage, pedestrian, landscaping, conservation, or other easements considered by the city to be in the public interest. The reservation of an easement under this subsection shall be stated in the order of closing. The reservation also extends to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the city.

(g) The city may retain utility easements, both public and private, in cases of streets withdrawn under G.S. 136-96. To retain such easements, the city council shall, after public hearing, approve a "declaration of retention of utility easements" specifically describing such easements. Notice by certified or registered mail shall be provided to the party withdrawing the street from dedication under G.S. 136-96 at least five days prior to the hearing. The declaration must be passed prior to filing of any plat or map or declaration of withdrawal with the register of deeds. Any property owner filing such plats, maps, or declarations shall include the city declaration with the declaration of withdrawal and shall show the utilities retained on any map or plat showing the withdrawal. (1971, c. 698, s. 1; 1973, c. 426, s. 47; c. 507, s. 5; 1977, c. 464, s. 34, 1981, c. 401; c. 402, ss. 1, 2; 1989, c. 254; 1993, c. 149, s. 1; 2015-103, s. 1.)



RESOLUTION DECLARING INTENT TO ABANDON AND CLOSE A PORTION OF PATTERSON ROAD

WHEREAS, Mr. Tyler R Wyatt has filed a petition to close a part of Patterson Road, in the Town of Huntersville, as further described in Exhibit A; and

WHEREAS, N.C.G.S. § 160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. § 160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. § 160A-299, declare its intent to close a portion of Patterson Road, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board hereby resolves that it intends to close a portion of Patterson Road, as further described in Exhibit A.
2. The Board hereby calls a public hearing the question of closing a portion of Patterson Road to be held at 6:00pm on Monday, the 15th day of November, 2021, both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC, 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date of its adoption.

Adopted this 4th day of October, 2021.

ATTEST:


Janet Pierson, Town Clerk




John Aneralla, Mayor

APPROVED AS TO FORM:

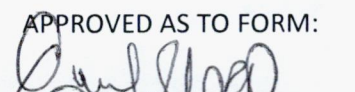

Emily Sloop, Town Attorney

Exhibit A – Legal Description

AREA #1 - DESCRIPTION OF ABANDONMENT

AREA: 3,405 SF / 0.078 ACRES MORE OR LESS

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CONTAINING 3,405 SQUARE FEET OR 0.078 ACRES MORE OR LESS.

AREA #2 - DESCRIPTION OF ABANDONMENT

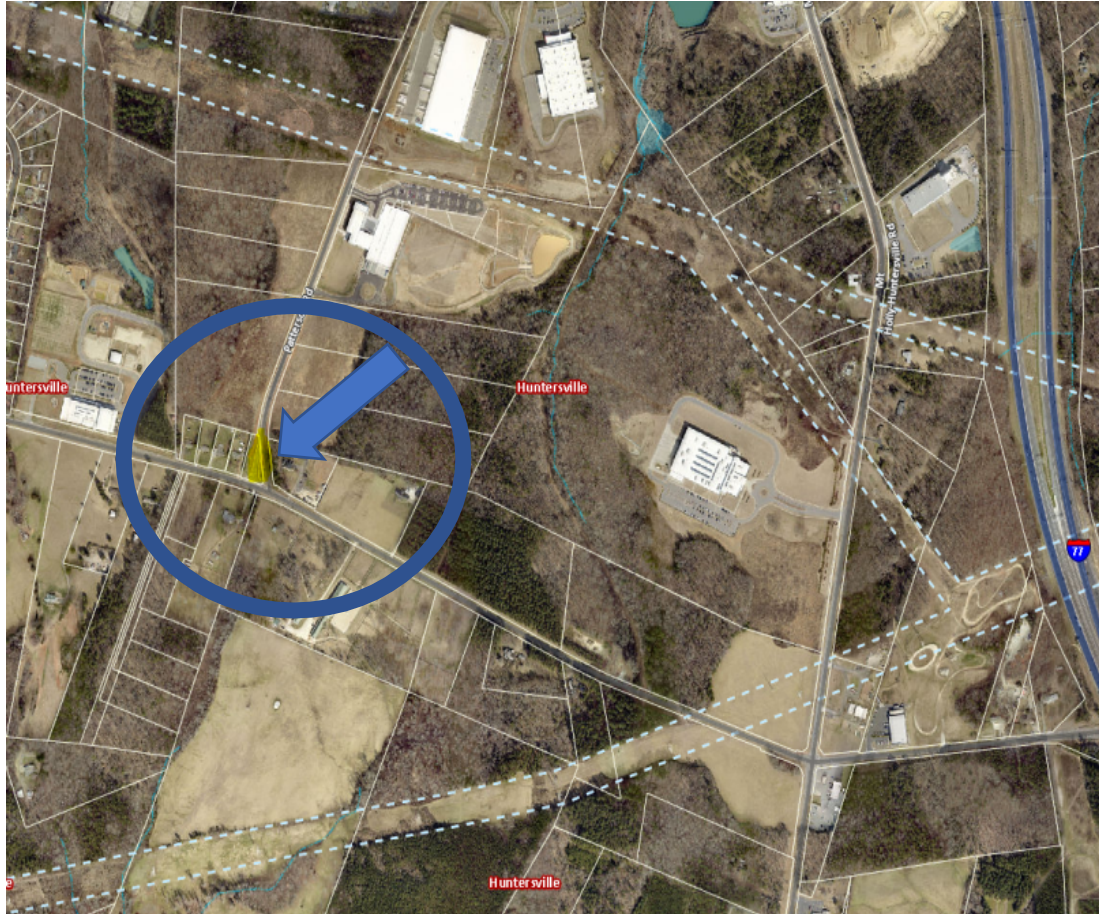
AREA: 2,891 SF / 0.066 ACRES MORE OR LESS

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CONTAINING 2,891 SQUARE FEET OR 0.066 ACRES MORE OR LESS.

A Portion of Patterson Road

Right-of-Way Abandonment

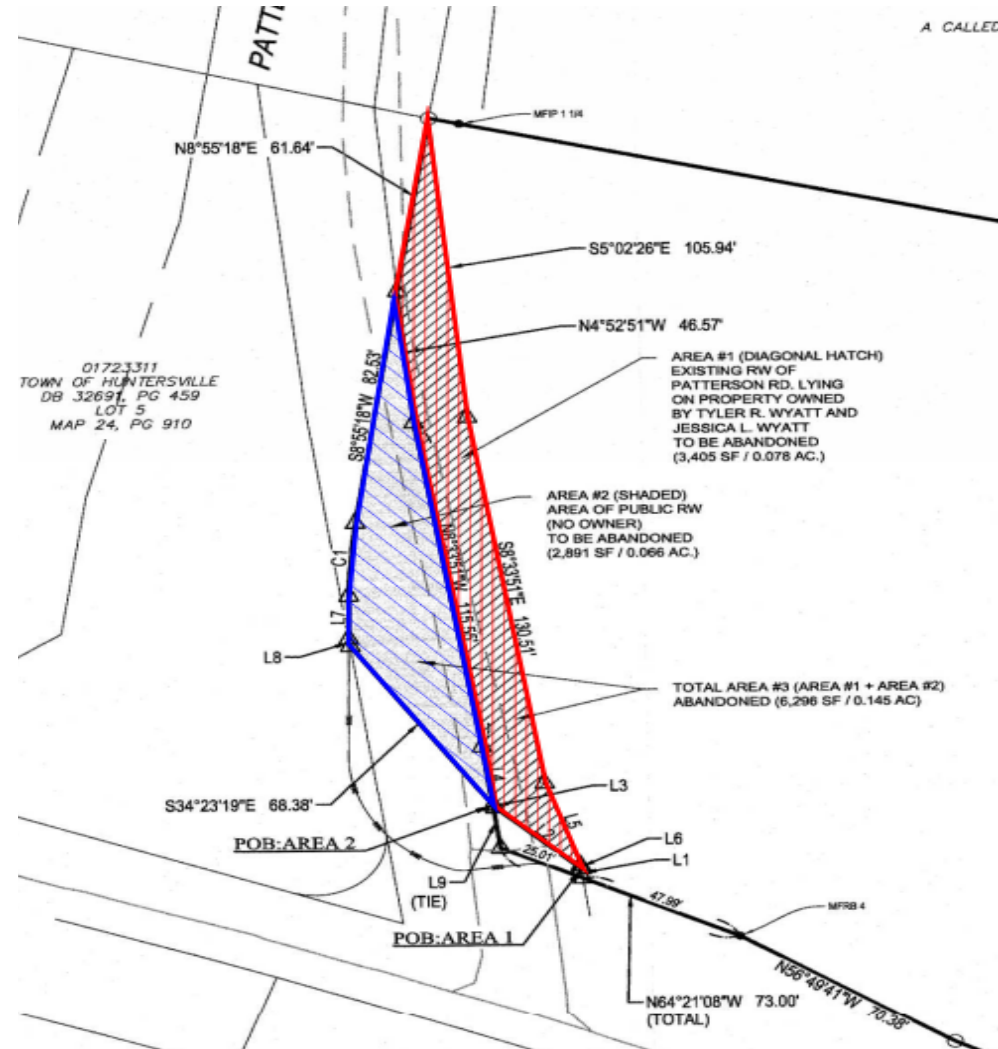
Vicinity Map



Patterson Road – Realigned



Patterson Road – Abandonment Areas



**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Lauren Speight

Date: November 15, 2021

Subject: Petition #SUP21-03

EXPLAIN REQUEST:

Consider a decision 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 decision on Petition #SUP21-03.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. SUP21-03 TB FA Staff Analysis 11 15 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
7. Attachment F NCL_DOL_H2A_Housing_Checklist

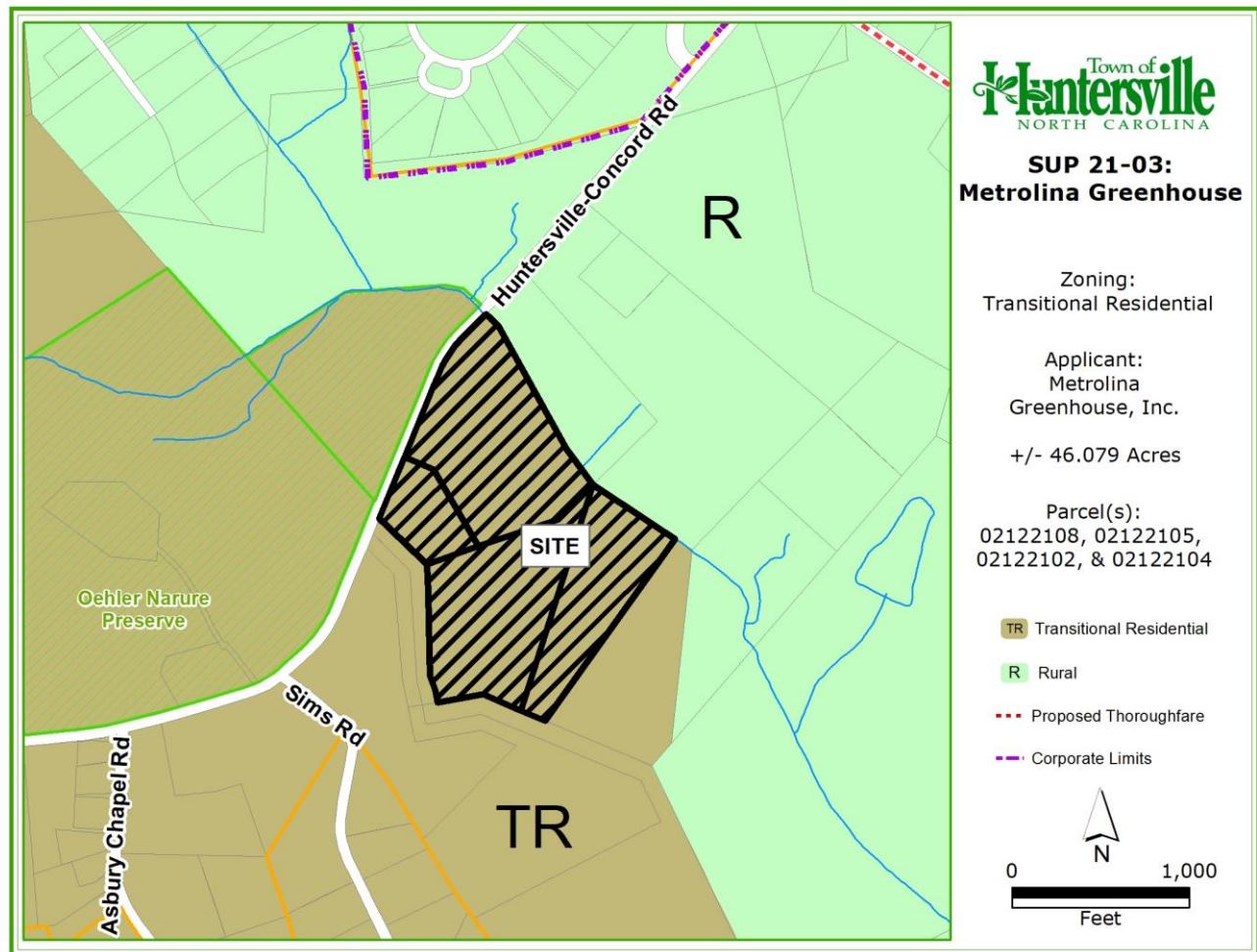
REQUEST:

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

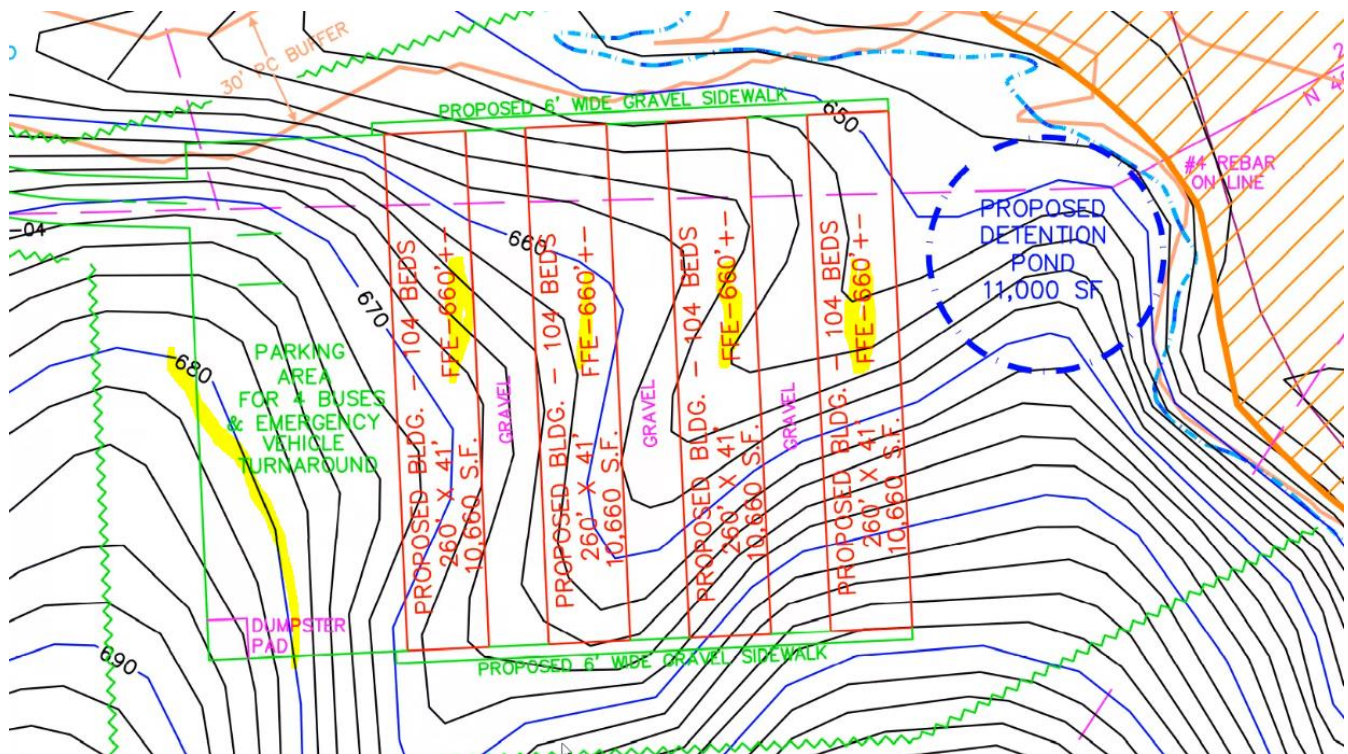


PART 3: STAFF FINDINGS

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.

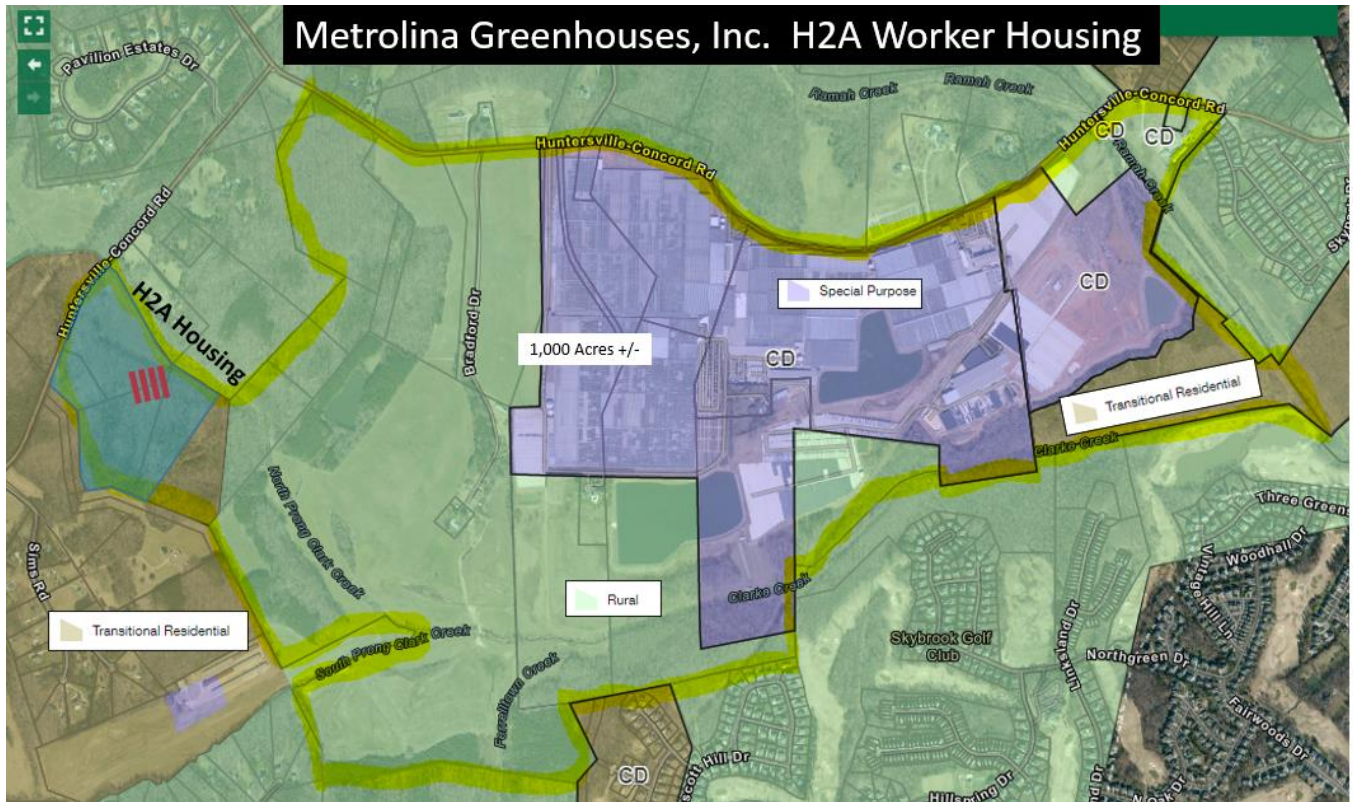


Article 9.62.2

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

F. Gammon made a Motion to Approve 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 impose an injurious effect on adjoining properties and find that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. The decision is supported by the following findings: the proposed dormitories meet the requirements of and are consistent with the Huntersville zoning ordinance articles 9.6 2.1 through 9.6 2.9. Further the Planning Board adopts the finding of fact of the staff report and recommends approval for special use permit 21-03 with the following conditions: 1) that all legal notification requirements have been met, 2) approval by the Town land development engineer of a)stormwater and storm drainage lands and b)site grading plan. 3)Obtain certification from the North Carolina Department of Labor that the proposed dormitories have completed inspection and that these requirements of the migrant housing act/temporary labor camp standards have been certified to meet the applicable H-2A program requirements and provide proof of that certification to the staff upon request. 4) Add tax parcel # 02122102 to the application and evidence labeled attachment C. 5)Correct the site plan to show the correct total acreage, currently

shown as 444.515 acres however correct acreage is 46 acres +/- G. Baber seconded the motion. The motion passed unanimously (9-0).

PART 7: Town 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 Town 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 Town 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 Town 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.

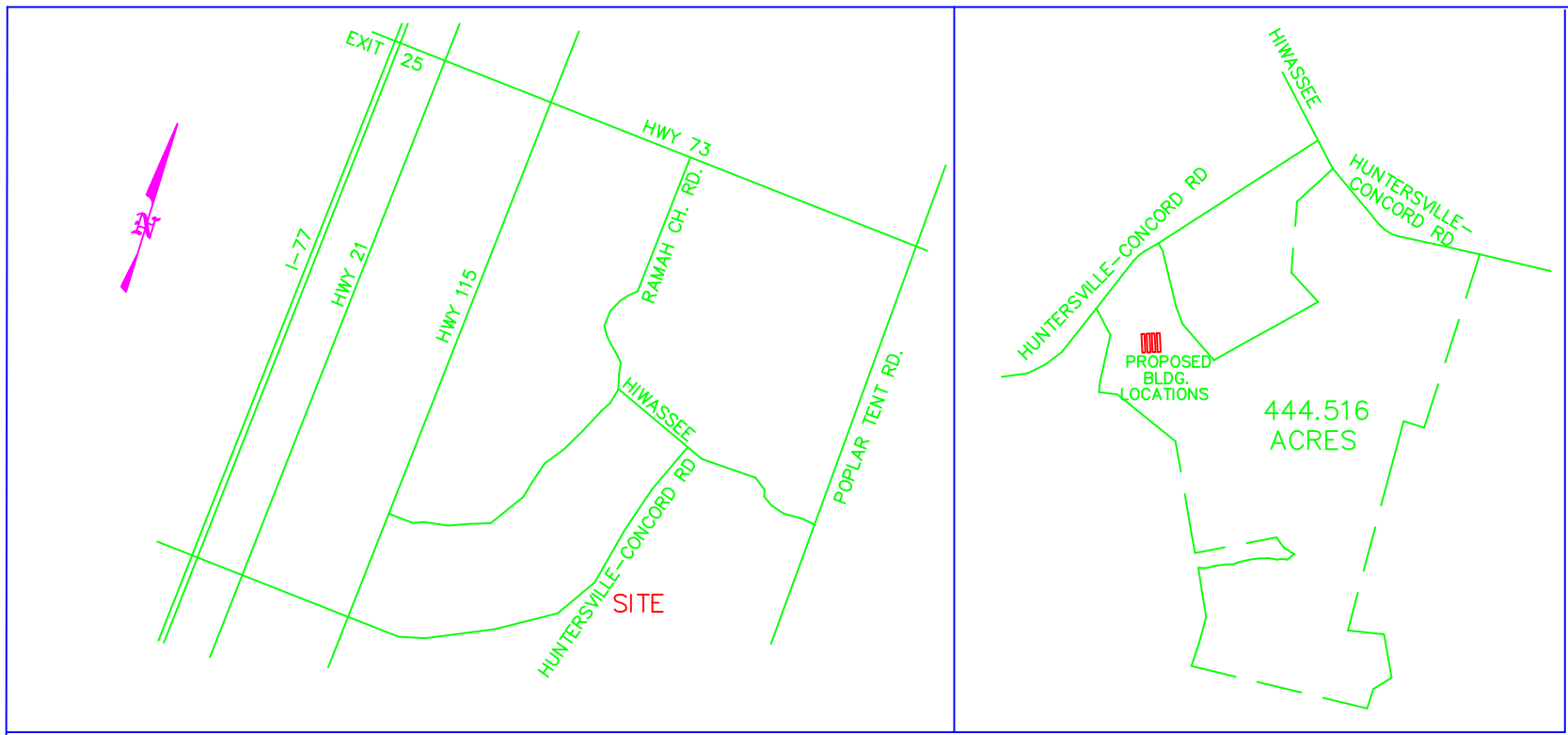
8. Development/Design Firm Contact Information

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

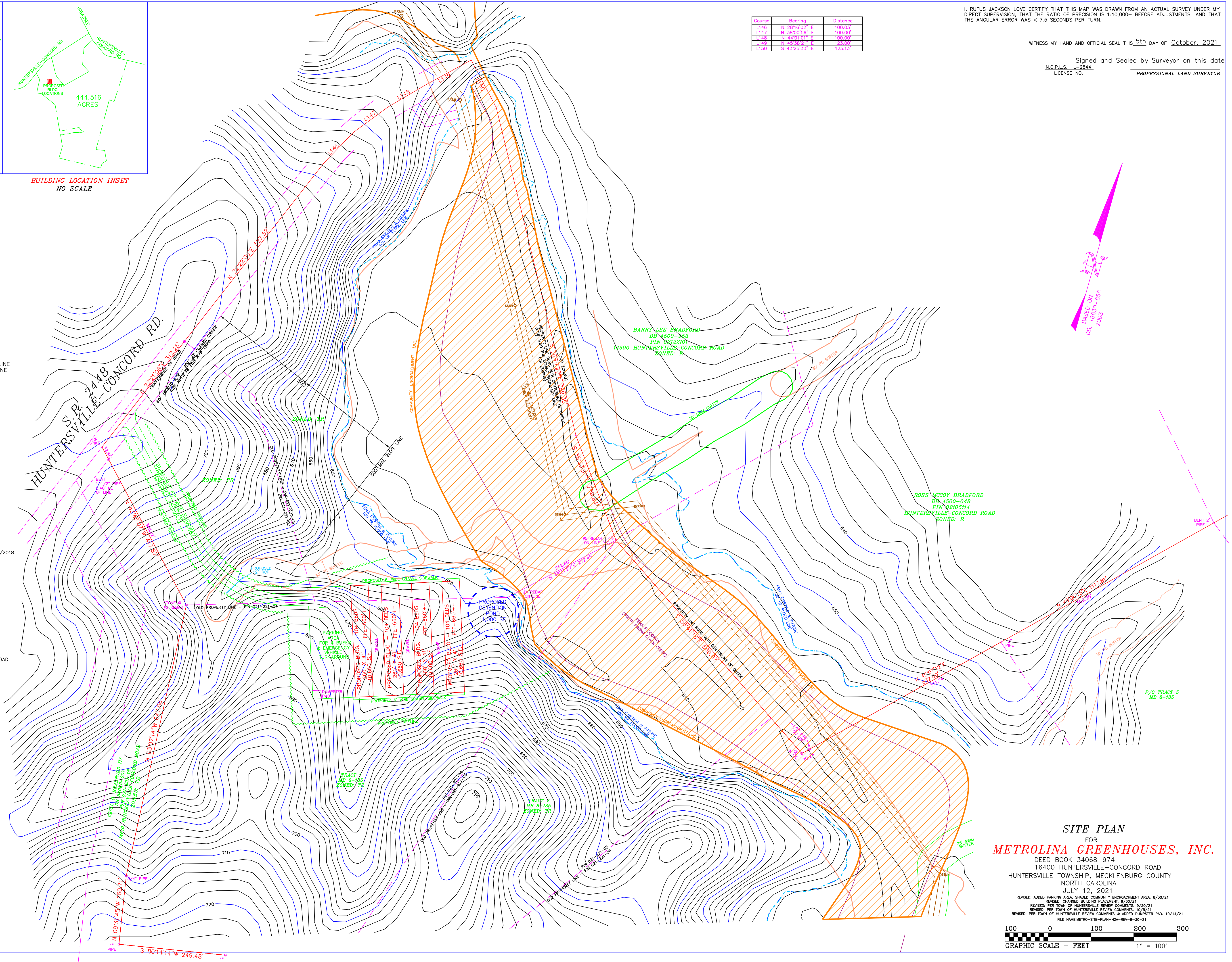


Course	Bearing	Distance
L146	N 28°15'02" E	100.03'
L147	N 38°30'00" E	100.00'
L148	N 44°01'01" E	100.00'
L149	N 45°38'21" E	123.00'
L150	S 43°22'53" E	125.19'

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

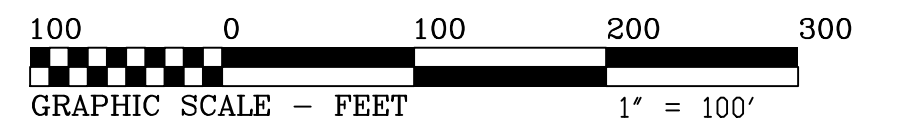
Signed and Sealed by Surveyor on this date
N.C.P.L.S. L-2844
LICENSE NO. PROFESSIONAL LAND SURVEYOR



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:

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.

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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: 021-221-08	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:

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

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 INCHES PER OCCUPANT REQUIRED = SHOWN:

216 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**

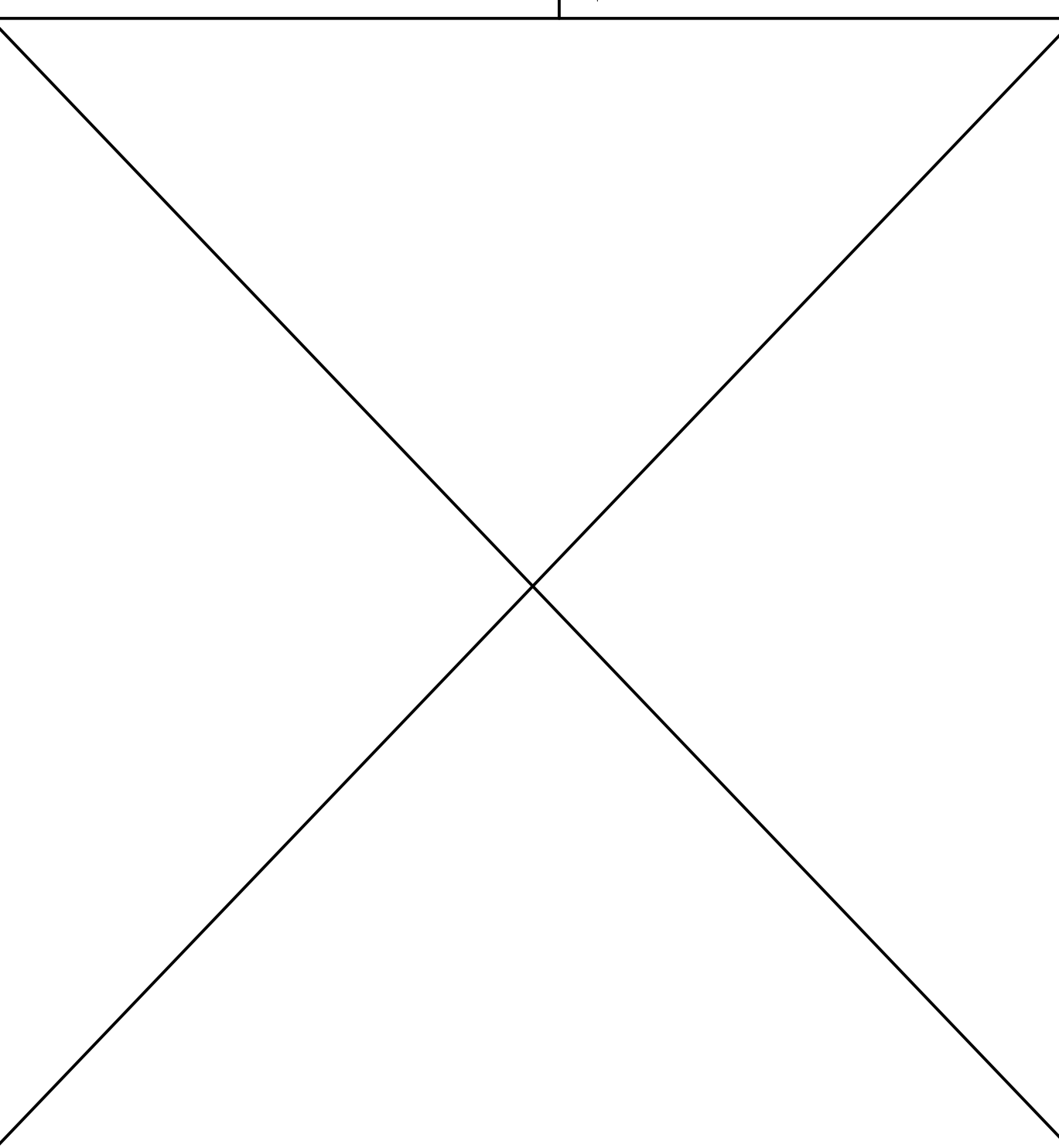
- ☐ FIRE AND/OR SMOKE RATED WALL LOCATIONS (CHAPTER 7)
☐ ASSUMED AND REAL PROPERTY LINE LOCATIONS (IF NOT ON THE SITE PLAN)
☐ EXTERIOR WALL OPENING AREA WITH RESPECT TO DISTANCE OF ASSUMED PROPERTY LINES (TABLE 705.8)
☒ OCCUPANCY USE FOR EACH AREA AS IT RELATES TO OCCUPANT LOAD CALCULATION (TABLE 1004.1.2)
☒ 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**

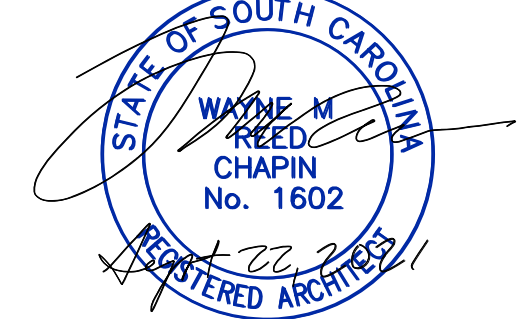
THESE PLANS HAVE NOT BEEN APPROVED BY THE BUILDING DEPARTMENT. PLANS SHOULD BE STAMPED "APPROVED FOR CONSTRUCTION" BY THE BUILDING DEPARTMENT PRIOR TO BIDDING OR CALCULATING TAKE-OFFS.

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

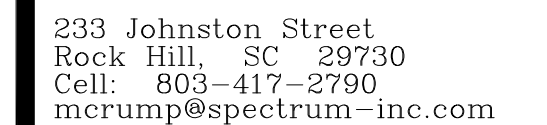
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AS SHOWN

Date:

5-19-2021

Sheet No.:
G1

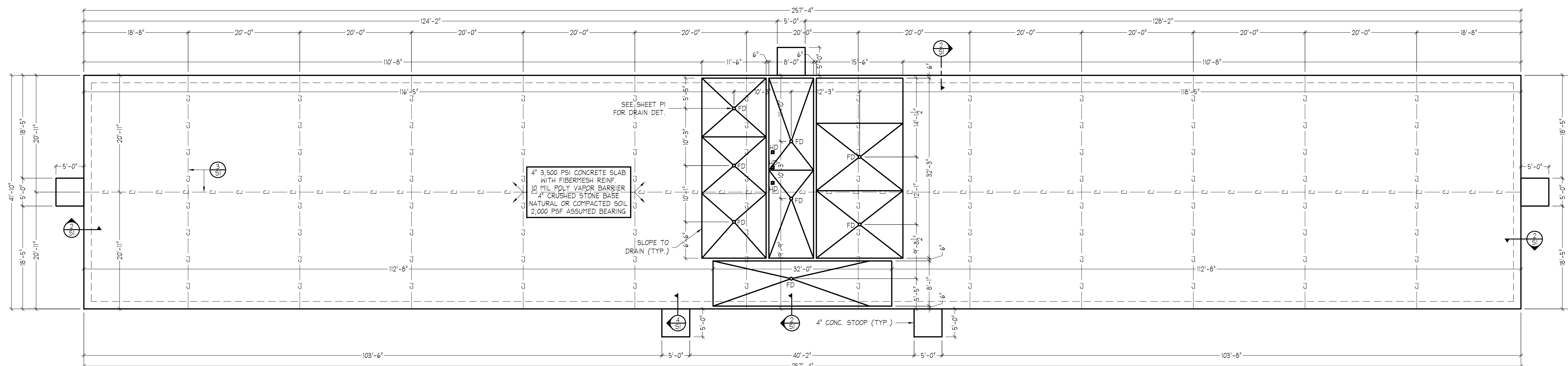


Professional Consultant Seal:



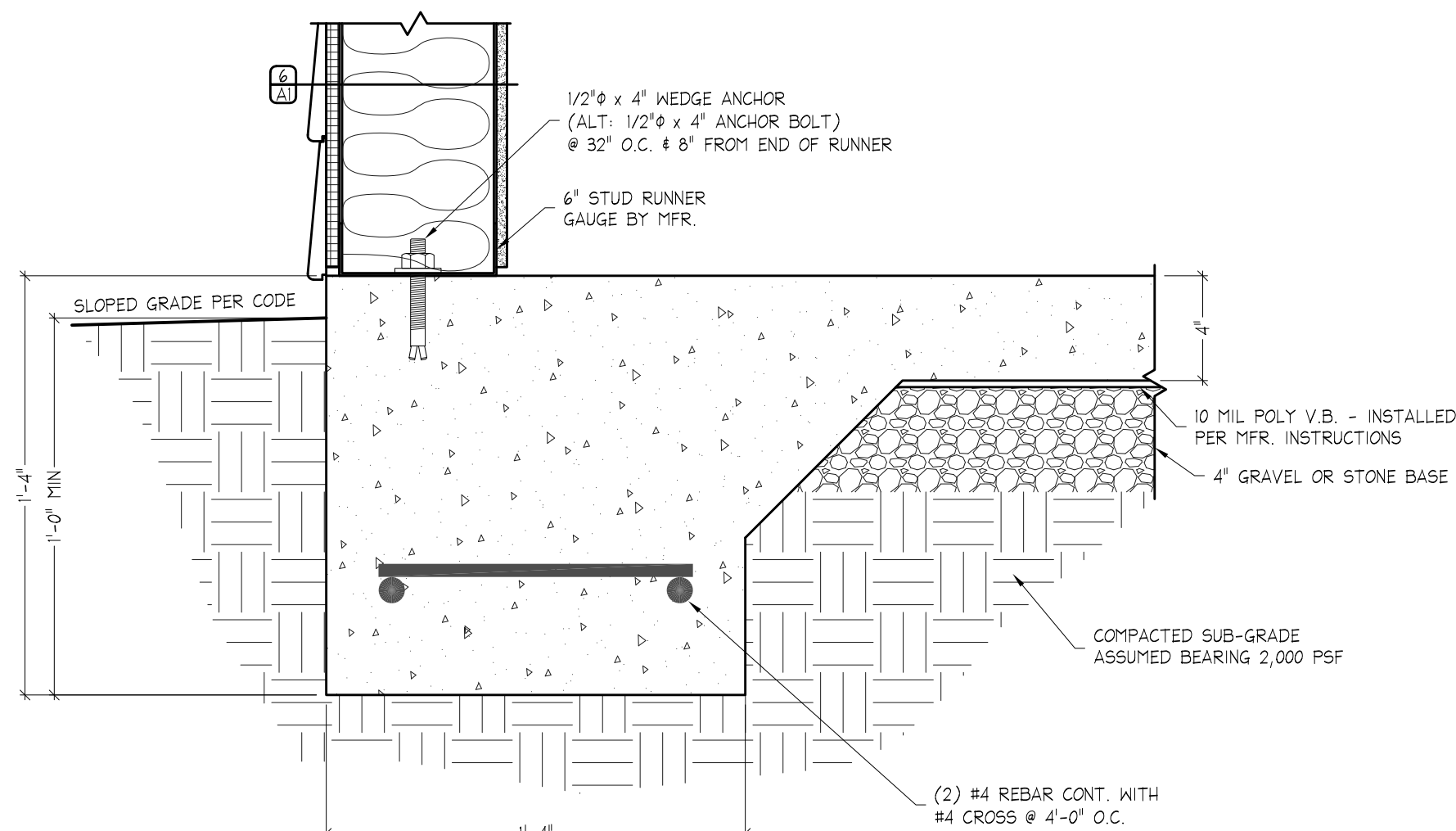
General Notes:

1. WHERE APPLICABLE, TEMPORARILY BRACE RETAINING WALLS AND BRACE CMU WALLS UNTIL FLOOR SLAB IS INSTALLED.
2. VERIFY DIMENSIONS, CONDITIONS AND ELEVATIONS OF EXISTING FOUNDATION. REFERENCE "FETAL BUILDING DRAWINGS FOR ANCHOR BOLT LAYOUT."
3. NO ALTERATIONS OR DEVIATION FROM THIS DRAWING ARE ALLOWED WITHOUT THE APPROVAL OF THE PROFESSIONAL ENGINEER.
4. DIG FOUNDATIONS PER THIS DRAWING.
5. 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-150 READY-MIXED CONCRETE
 - ASTM A615 GRADE 60 REBAR
 - ASTM A82 AND ASTM A88S LOWED WIRE FABRIC
 - ASTM C-943 UNFINISHED CONCRETE
 - ACI 530J AND 530-88
 - ACI 308.1-90S REINFORCED CONCRETE
 - ACI 506-90
 - THE 2008 INTERNATIONAL BUILDING CODE
6. MIX AND PLACE CONCRETE PER THE PORTLAND CEMENT ASSOCIATION PUBLICATION "DESIGN AND CONTROL OF CONCRETE MIXTURES."
7. PRIOR TO PLACING CONCRETE, FOOTING EXCAVATIONS SHALL BE FREE OF WATER, SLUSH, AND FOREIGN MATTER.
8. FOOTING SLAB BASE IS TO BE POURED AGAINST EXISTING WALL BASE CONCRETE (PROCTOR STANDARD AND ASTM D-698).
9. CONCRETE AND (W.M.F. IF APPLICABLE) SHALL HAVE A MAXIMUM SIZE OF COURSE AGGREGATE OF 3/4", WITH A MAXIMUM SLUMP OF 5".
10. DEFECTIVE OR HONEYCOMBED CONCRETE SHALL BE EXAMINED BY A PROFESSIONAL ENGINEER FOR THE METHOD OF CORRECTION.
11. FOOTING EXCAVATION SHALL BE CARRIED TO A MINIMUM 12" BELOW THE SLAB DEPTH SHALL EXTEND A DISTANCE EQUAL TO THE DEPTH SHOWN TO OR MINIMUM DEPTH REQUIRED BY LOCAL CODE TO MINIMUM REINFORCING REQUIRED. EXCAVATION BELOW THE BASE OF THE FOOTING SHALL BE BACKFILLED WITH 2,000 PSI CONCRETE, BUT SHALL NOT EXCEED 5' WITHOUT THE APPROVAL OF THE ENGINEER.
12. EXCAVATED FOOTING/FOUNDATION AREAS SHALL BE INSPECTED BY THE RESPECTIVE INSPECTOR BEFORE CONCRETE IS APPLIED.
13. FOOTING/FOUNDATION DESIGNING TO CONFORM TO IBC CHAPTER 18.
14. FOOTING/FOUNDATION DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000 PSF. VERIFY SOIL BEARING PRESSURE IF REQUIRED BY LOCAL CODE AUTHORITY.
15. HOOK CONTINUOUS BARS 1'-6" AROUND CORNERS OR BEFORE CORNER BARS.
16. LAP ALL REBAR IN MASONRY 40 BAR DIAMETERS MIN. LAP ALL REBAR IN CONCRETE 30 BAR DIAMETERS MIN.
17. CONCRETE BLOCK SHALL CONFORM TO ASTM C 90 WITH MIN. Fm OF 1,500 PSI.
18. MORTAR SHALL BE TYPE M.
19. GROUT FOR COPS SHALL BE 3,000 PSI MIN. "PEA GRAVEL".
20. ALIGN VERTICAL CELLS TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL CELL FLOOR.
21. PROVIDE INSPECTION CLEANOUT OPENINGS AT THE TOP OF ALL 12" CELLS AND AT EACH LIFT. SEAL CLEANOUTS AFTER INSPECTION AND PRIOR TO GROUTING.
22. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, STOP GROUT 1'-0"2" BELOW THE UPPERMOST LIFT.
23. PLACE ONE 95 REBAR IN GROUTED CELLS AT THE 4' AND 8' MINIMUM JAMBS AND CORNERS AT 4' FEET APART UNLESS OTHERWISE NOTED.

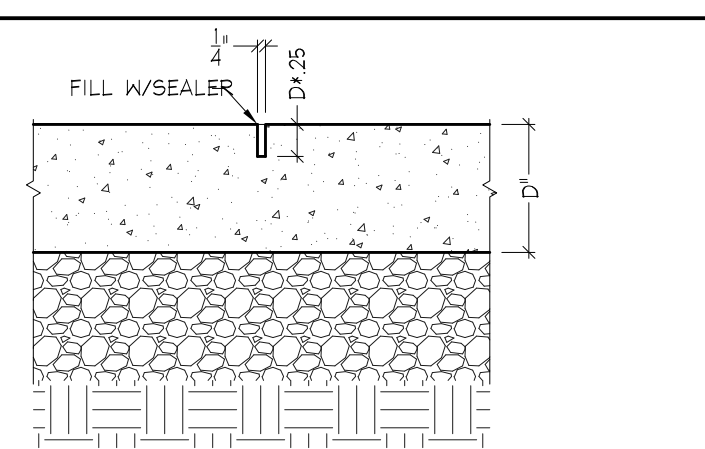


1 FOUNDATION PLAN
3/32" = 1'-0"

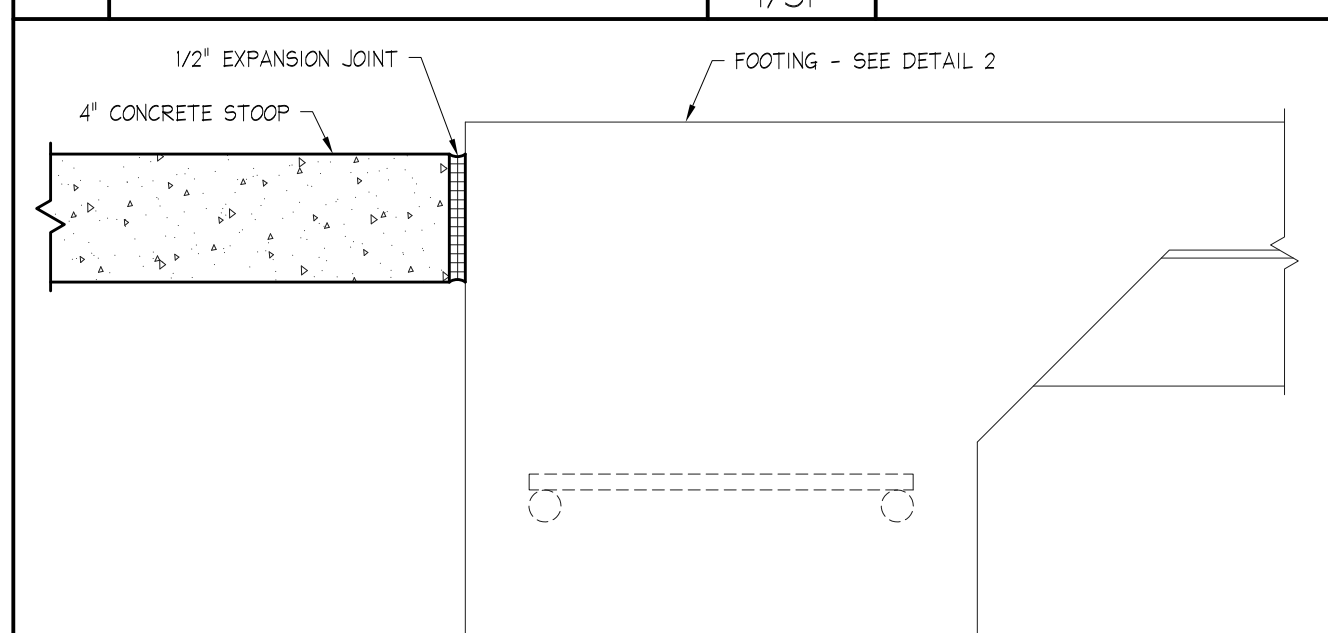
NO GEOTECHNICAL INFORMATION FOR THE SITE HAS BEEN PROVIDED OTHER THAN THE ASSUMED DESIGN BEARING CAPACITY OF THE SOIL. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ASSURE THAT THE FOUNDATION MATERIALS ARE OF THE PROPER GEOTECHNICAL CHARACTERISTICS AND CONDITIONS FOR SUPPORT OF THE STRUCTURE. THE 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
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3	CONTROL JNT.	NO SCALE 1/51
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4	STOOP SECTION
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PROVIDENCE PARTNERS, INC.
K. BRIAN CONE, PE
bcone@providencepartnersinc.com

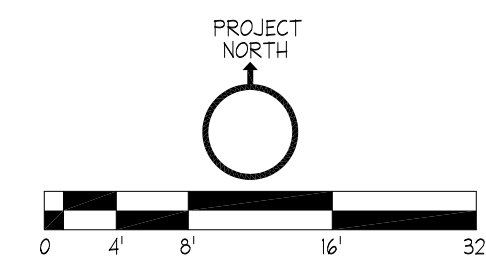
ISSUED FOR CODE REVIEW

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
-----	-------------	------

REVISIONS

Project Title:

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

Sheet Title:

STRUCTURAL

Project No.:

5754

Drawn By:

Checked By:	
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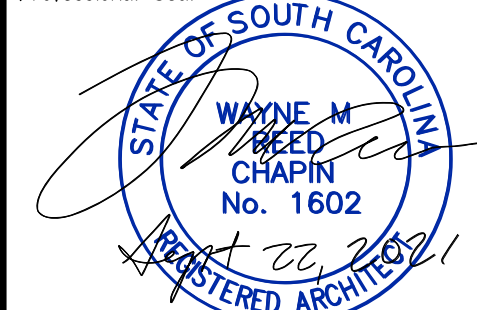
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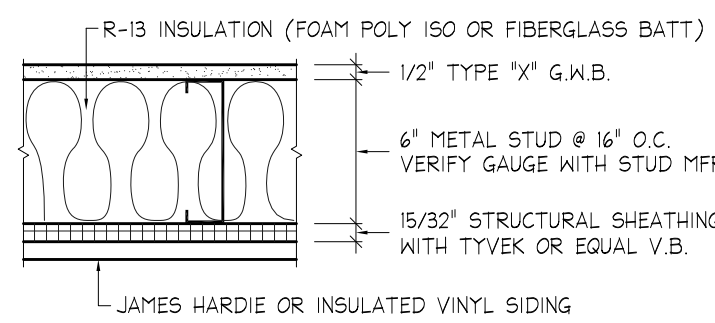
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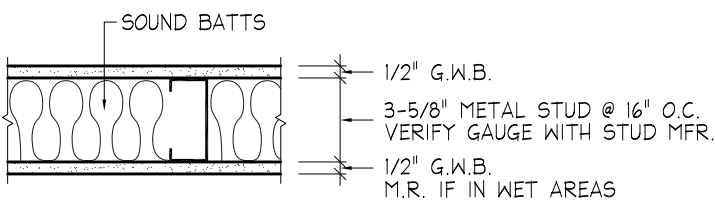


General Notes:

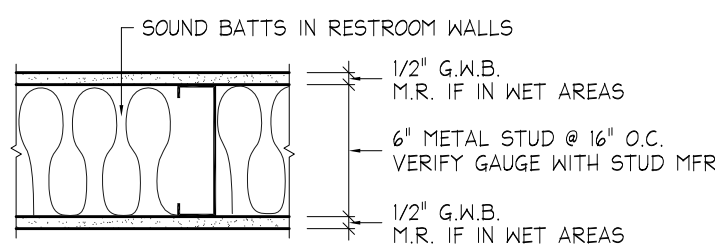
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 SC EDITION OF THE INTERNATIONAL BUILDING CODE, AS WELL AS ALL LOCAL BUILDING CODES.
2. ANY PENETRATIONS INTO RATED ASSEMBLIES SHALL BE PERFORMED SO AS TO NOT ALTER OR DECREASE THE RATING OF THE ASSEMBLY.
3. APPROVED SIGNS SHALL BE POSTED AT ALL HANDICAPPED ACCESSIBLE ELEMENTS.
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.
7. ALL FIRE RATED PARTITIONS SHALL BE LABELED ABOVE ALL DECORATIVE CEILINGS WITH THE WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
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.



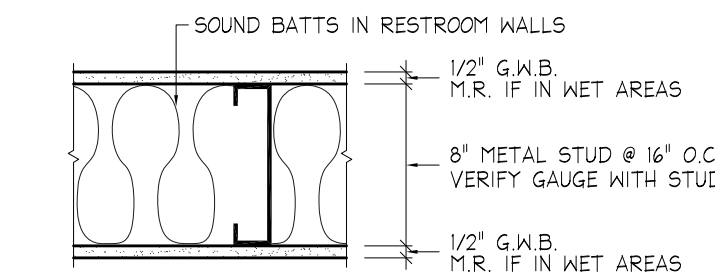
6 PERIM. WALL

NO SCALE
1/A1

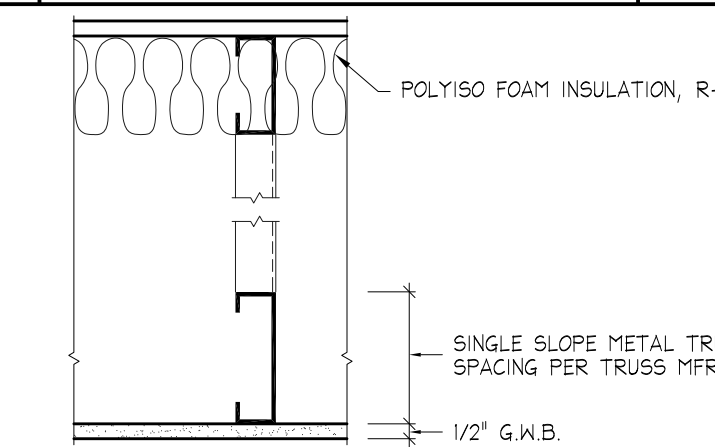
7 WALL TYPE

NO SCALE
1/A1

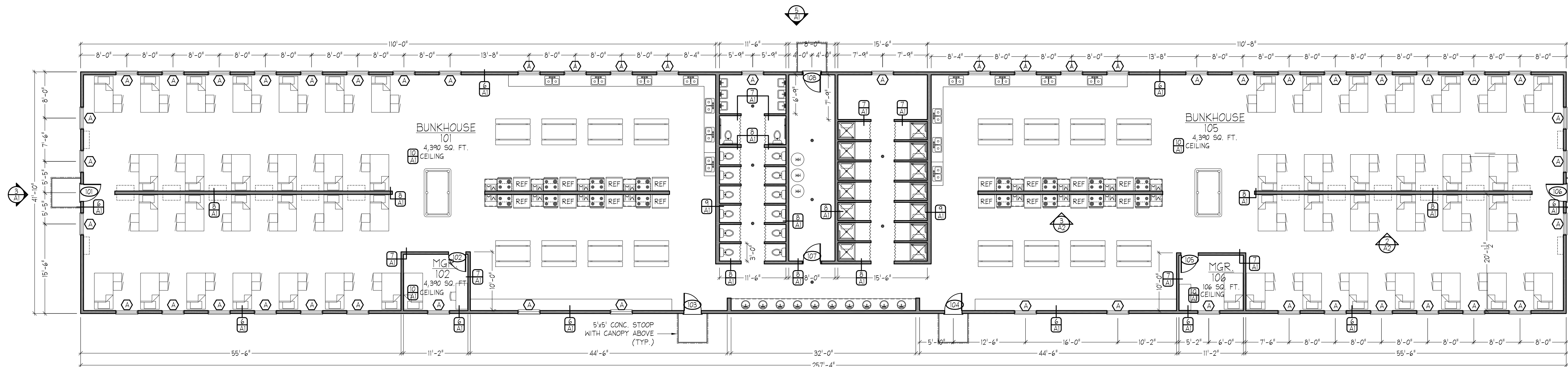
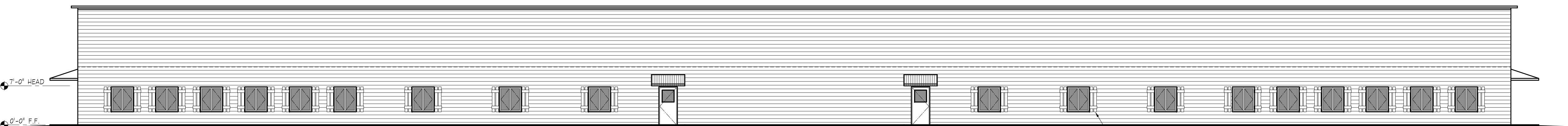
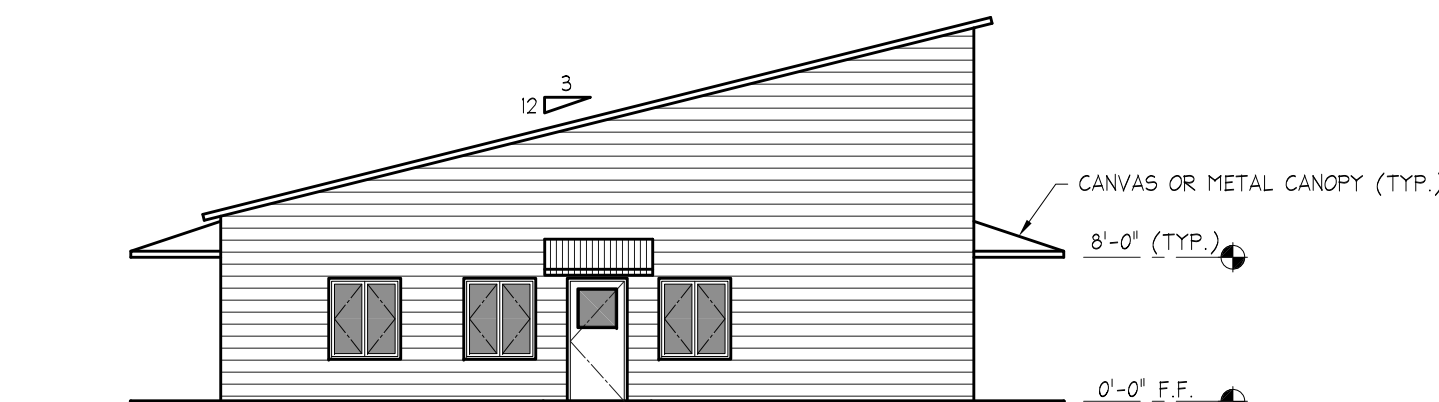
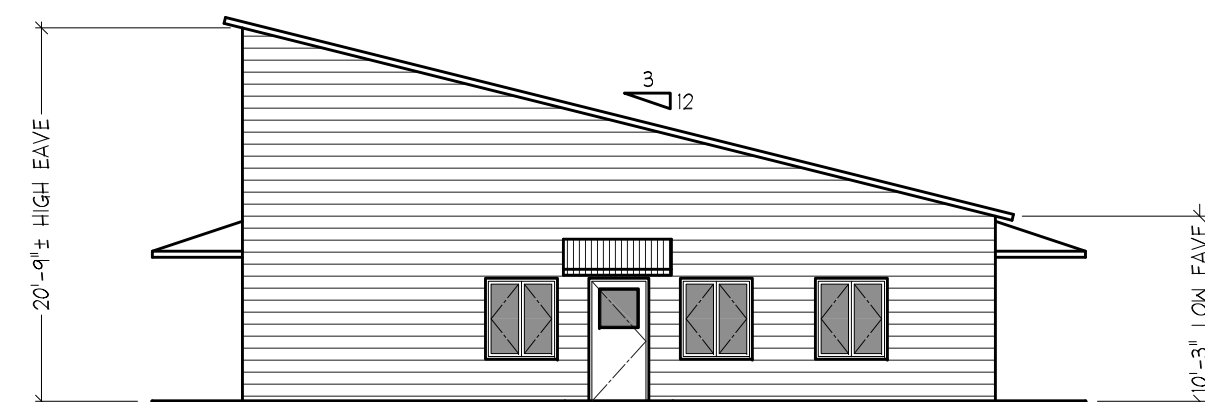
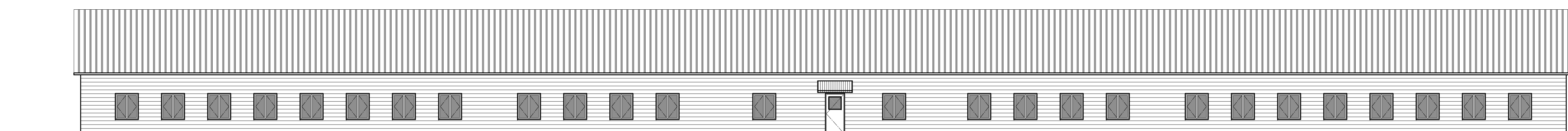
8 WALL TYPE

NO SCALE
1/A1

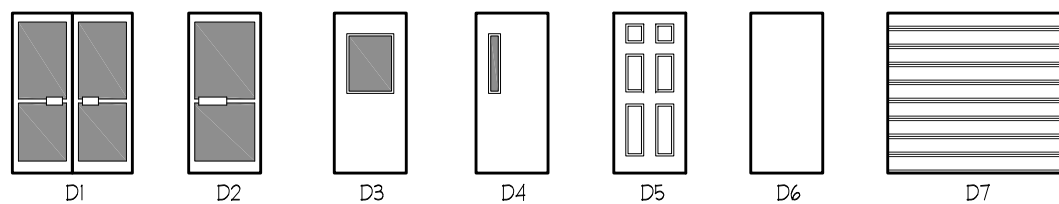
9 WALL TYPE

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
SCN 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	NP	3							
H2	RP	3							

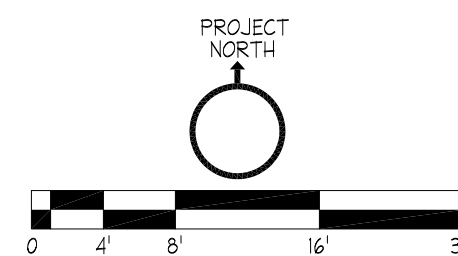
MARK	SIZE	TYPE	OPERATION	FRAME	ELEV.	HDW	ROUGH OPN'G	TEMP. GL.	REMARKS
W1	3'-8 1/4" x 2"	W5	CS	VNL	ALL		PER MFR.	YES	
W2									
W3									
W4									
W5									
W6									

ABBREVIATIONS:
W1 WOOD
VNL VINYL
VCN VINYL CLAD WOOD
SH SINGLE HUNG
DH DOUBLE HUNG
FG FIXED GLASS
CS CASEMENT
LWN LOWN
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 Lame Panel
24. Existing Finish To Remain

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

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:

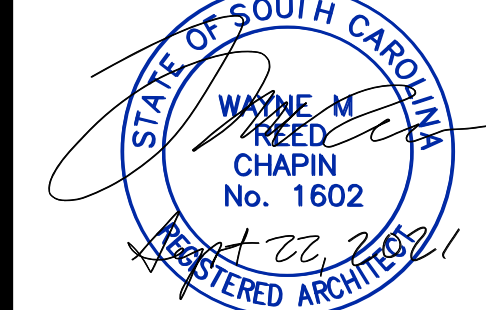
AS SHOWN

Sheet No.:

A1

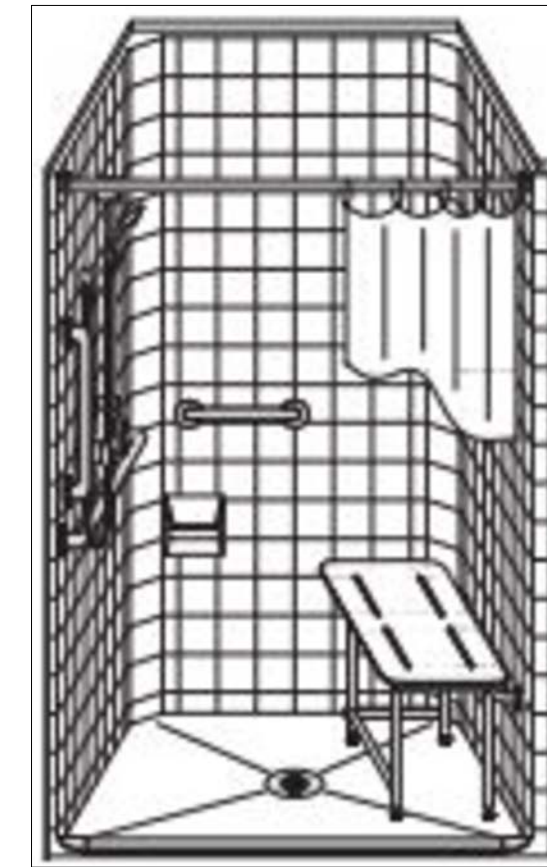
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5-13-2021

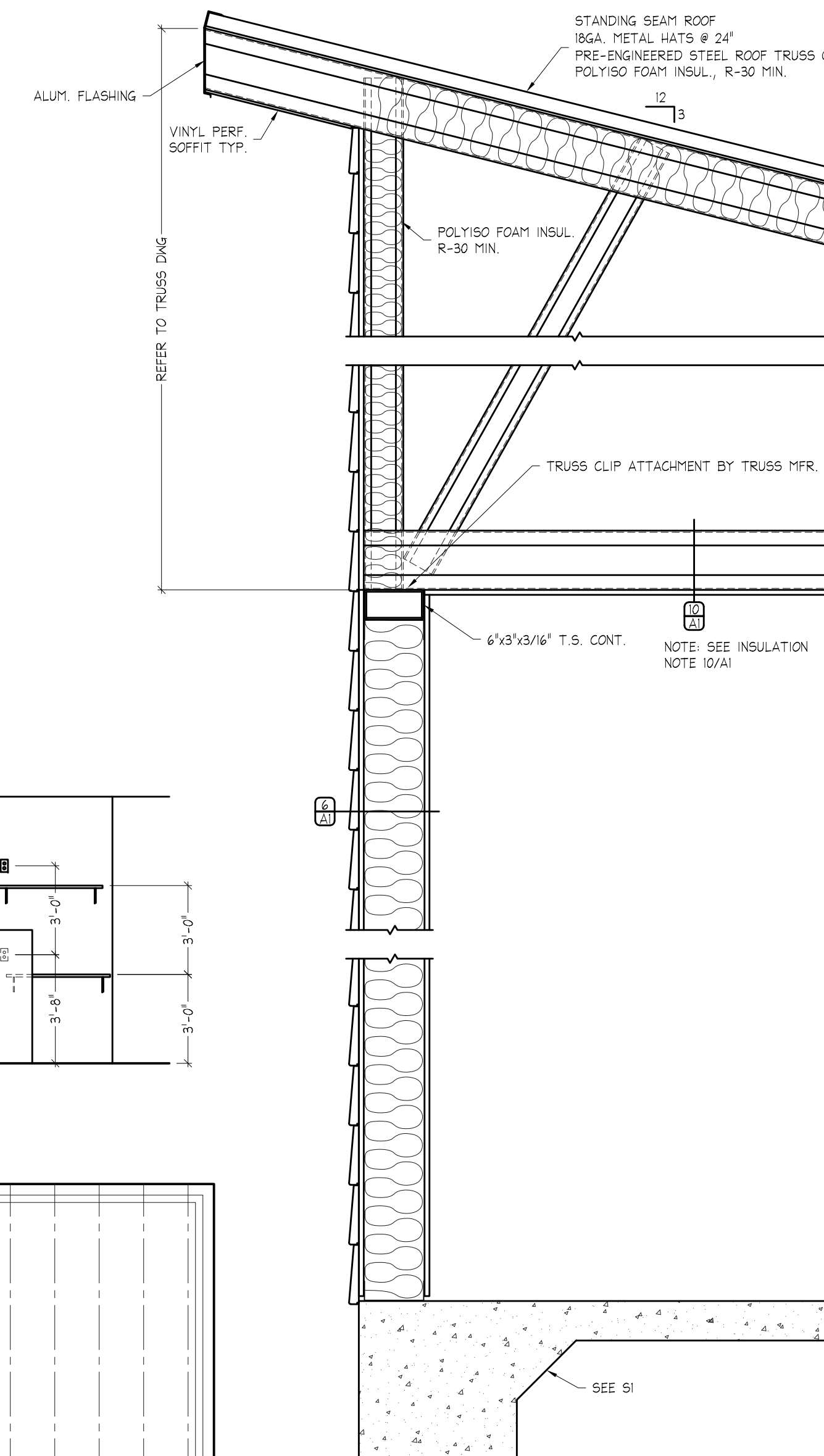


General Notes:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 SC EDITION OF THE INTERNATIONAL BUILDING CODE, AS WELL AS ALL LOCAL BUILDING CODES.
2. ANY PENETRATIONS INTO RATED ASSEMBLIES SHALL BE PERFORMED SO AS TO NOT ALTER OR DECREASE THE RATING OF THE ASSEMBLY.
3. APPROVED SIGNS SHALL BE POSTED AT ALL HANDICAPPED ACCESSIBLE ELEMENTS.
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 1013.4.
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.
7. ALL FIRE RATED PARTITIONS SHALL BE LABELED ABOVE ALL DECORATIVE CEILINGS WITH THE WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
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 1013.4 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.

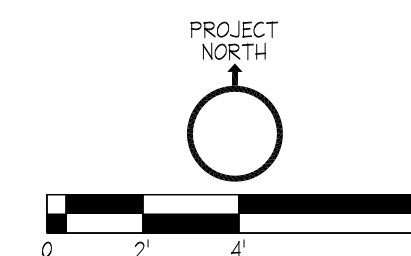


5 TYP. ADA SHOWER MODULE
NO SCALE

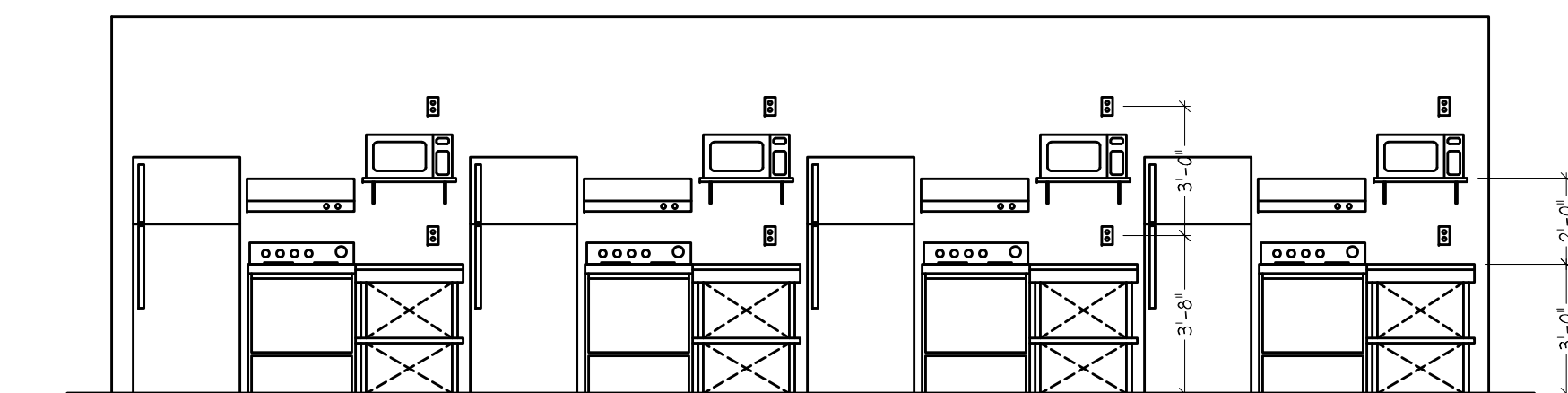


7 PERIMETER WALL
NO SCALE

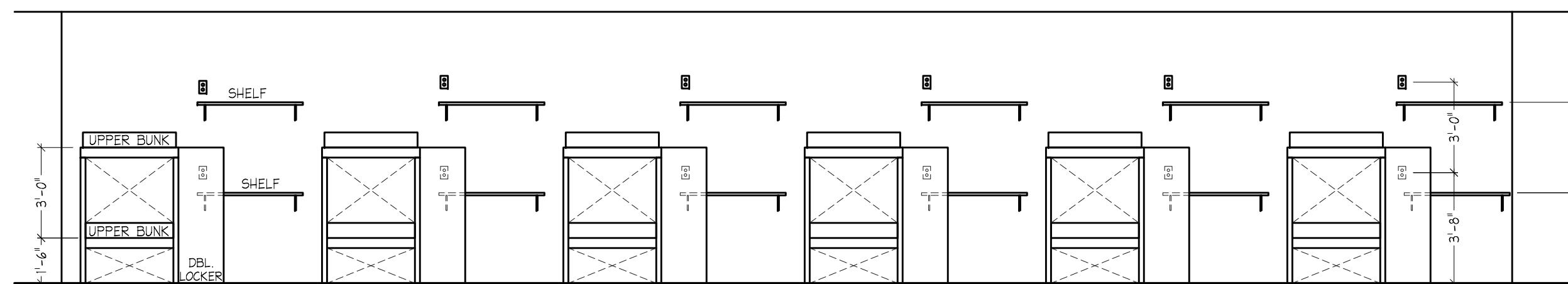
ISSUED FOR CODE REVIEW
DATE OF ISSUE: 9-22-2021
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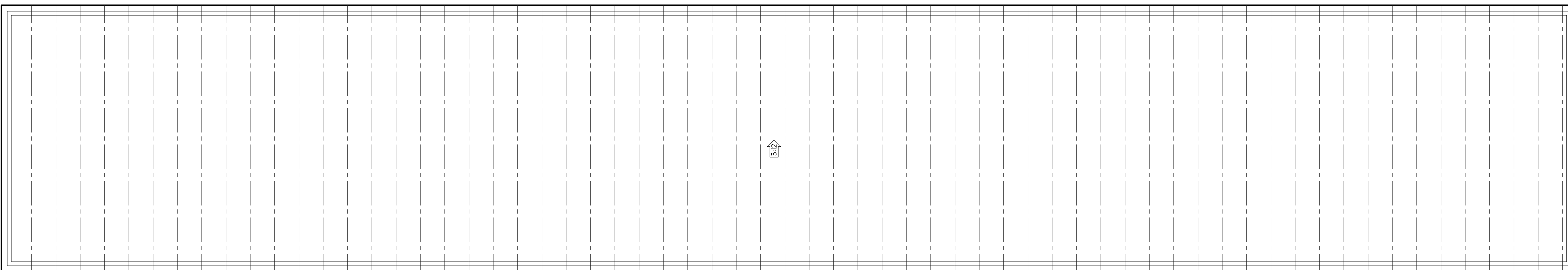
1 ENLARGED RESTROOM PLAN
1/4"=1'-0"



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		

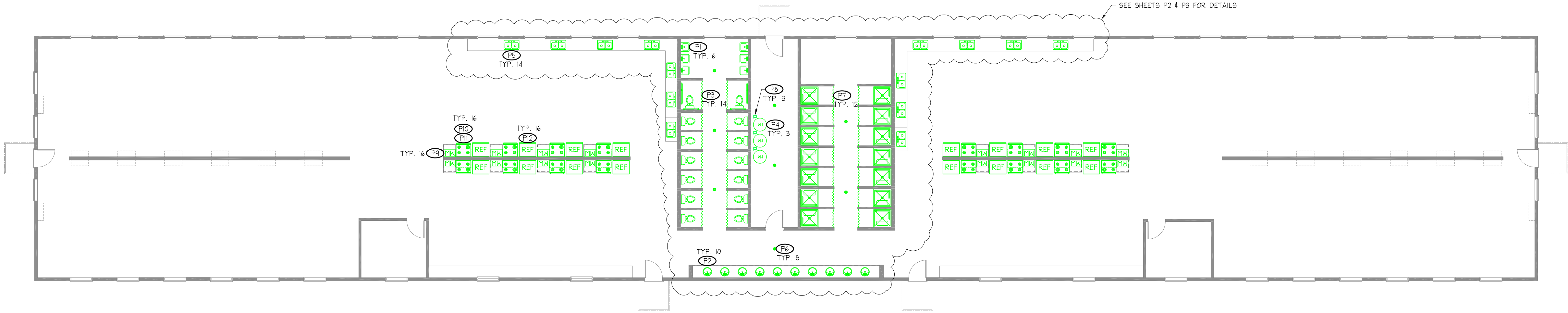
Project Title:
METROLINA
GREENHOUSES WORKER'S
BUNKHOUSE
2121 QUARRY ROAD
YORK, SC 29745

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	NAVEN 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

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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 803-326-1116, CELL 803-417-2790.

Professional Seal



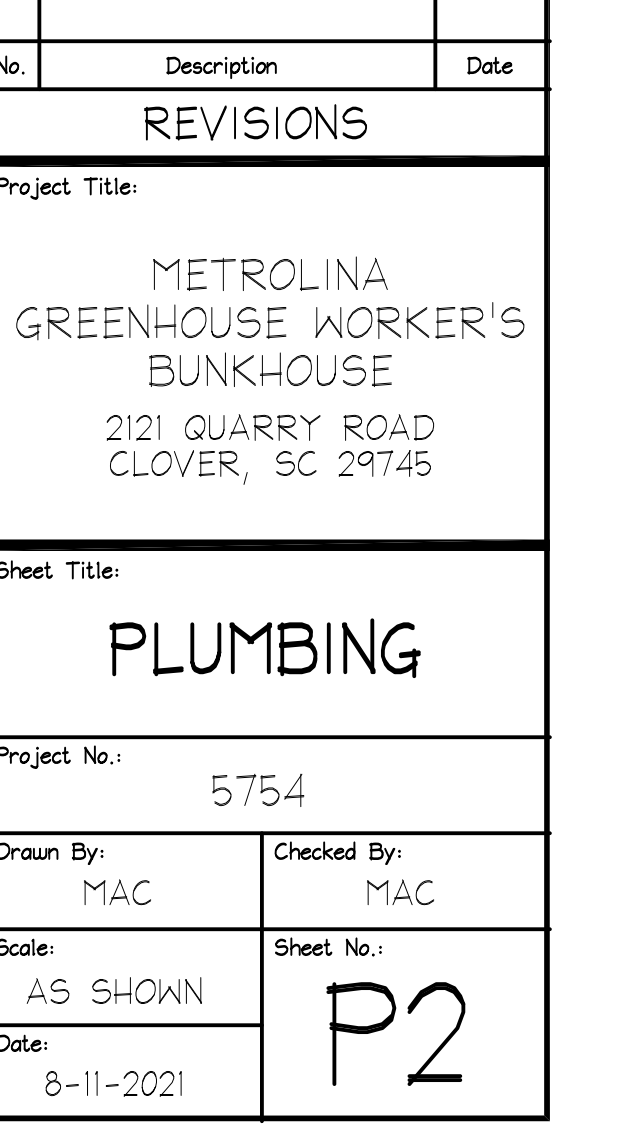
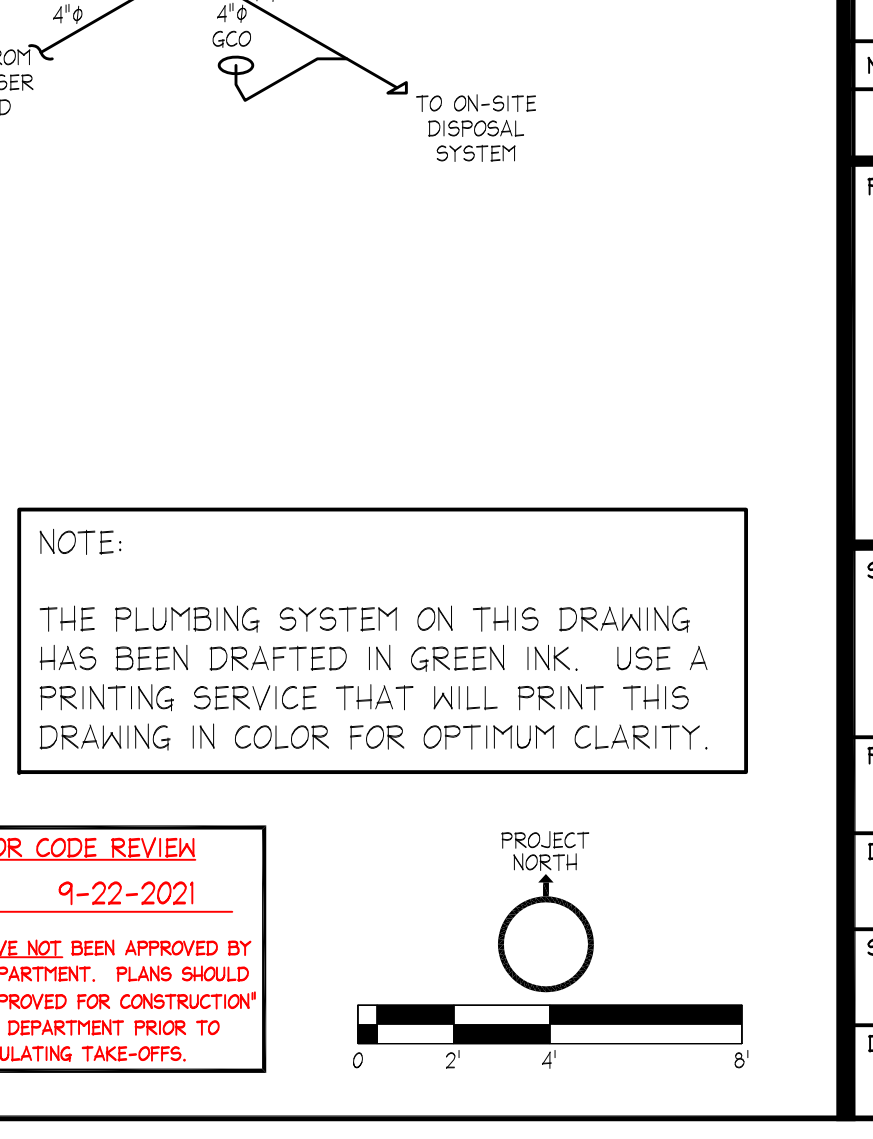
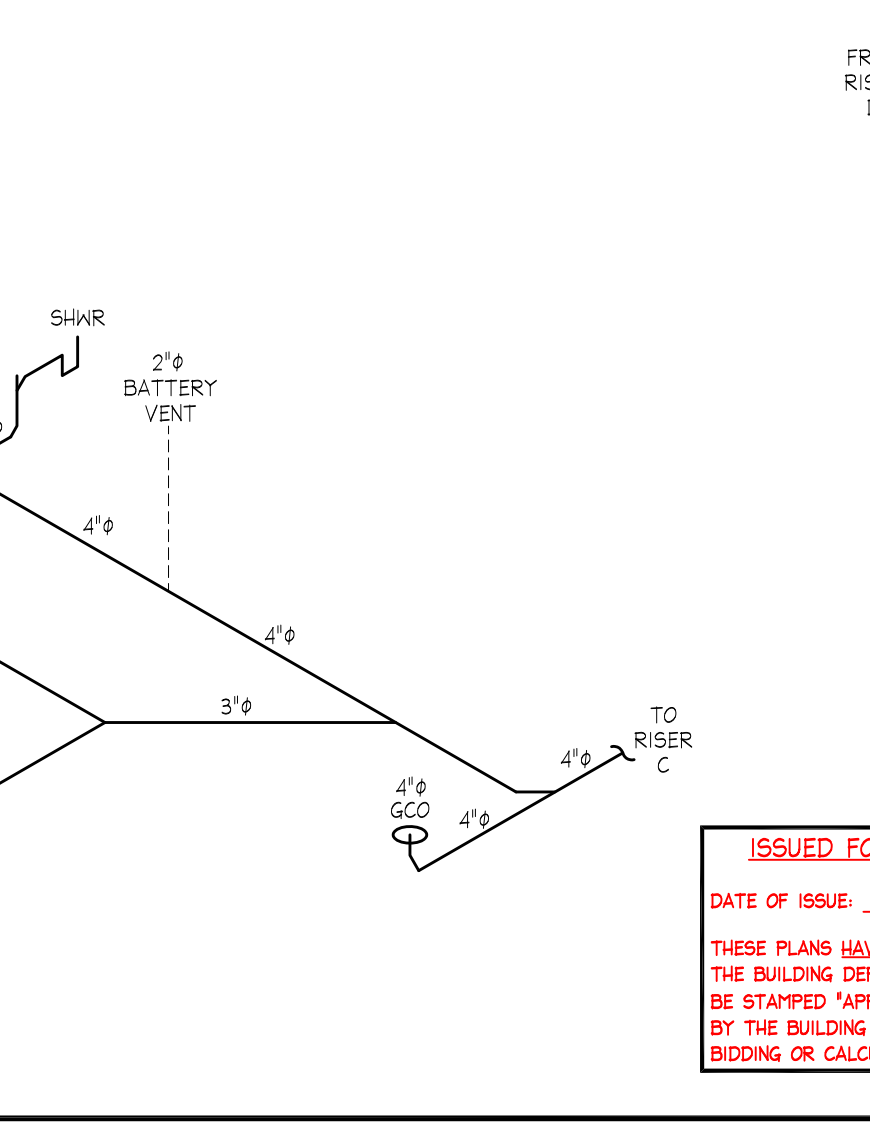
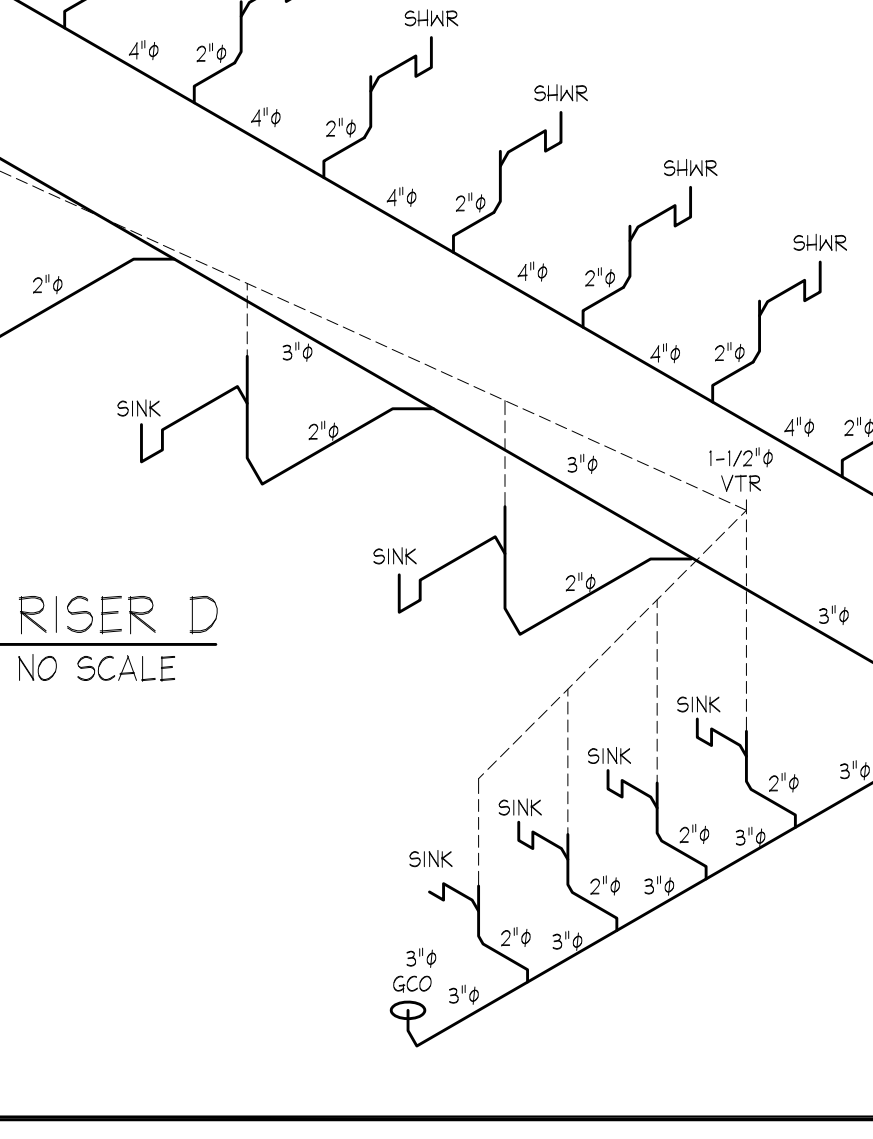
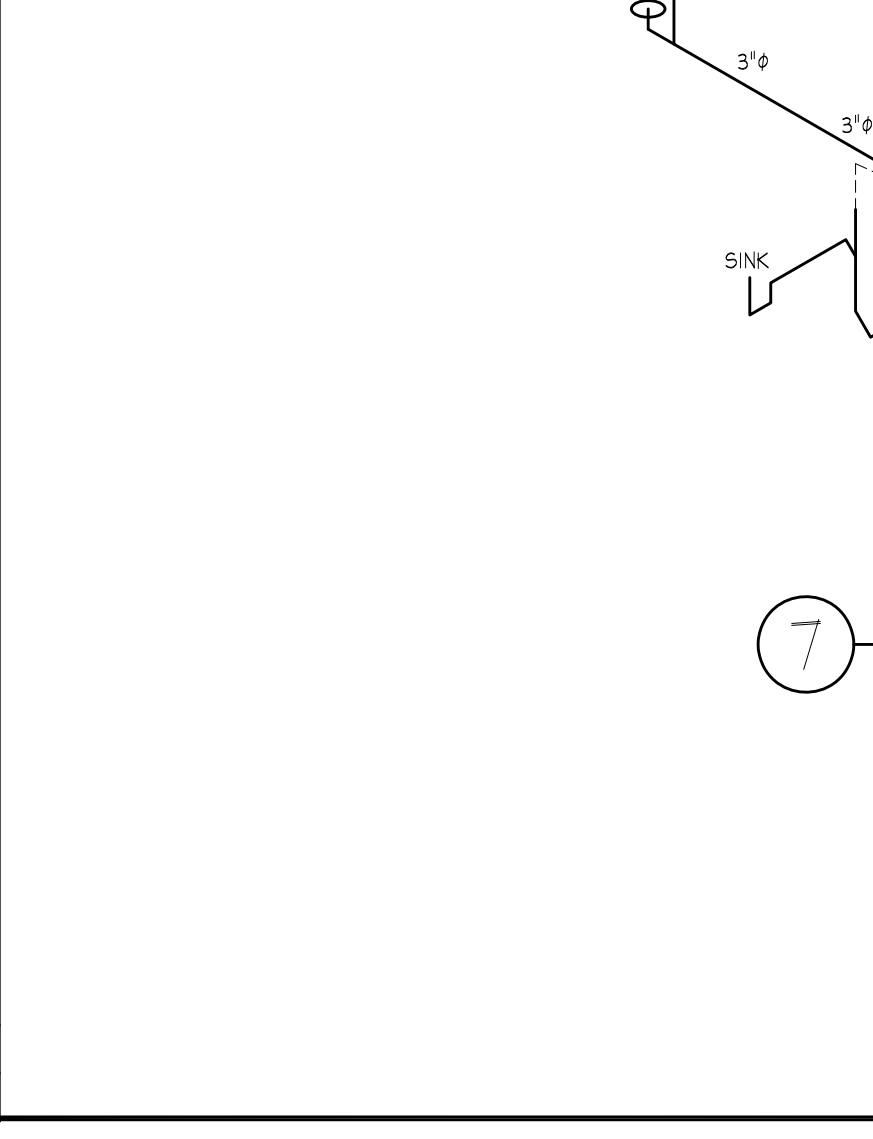
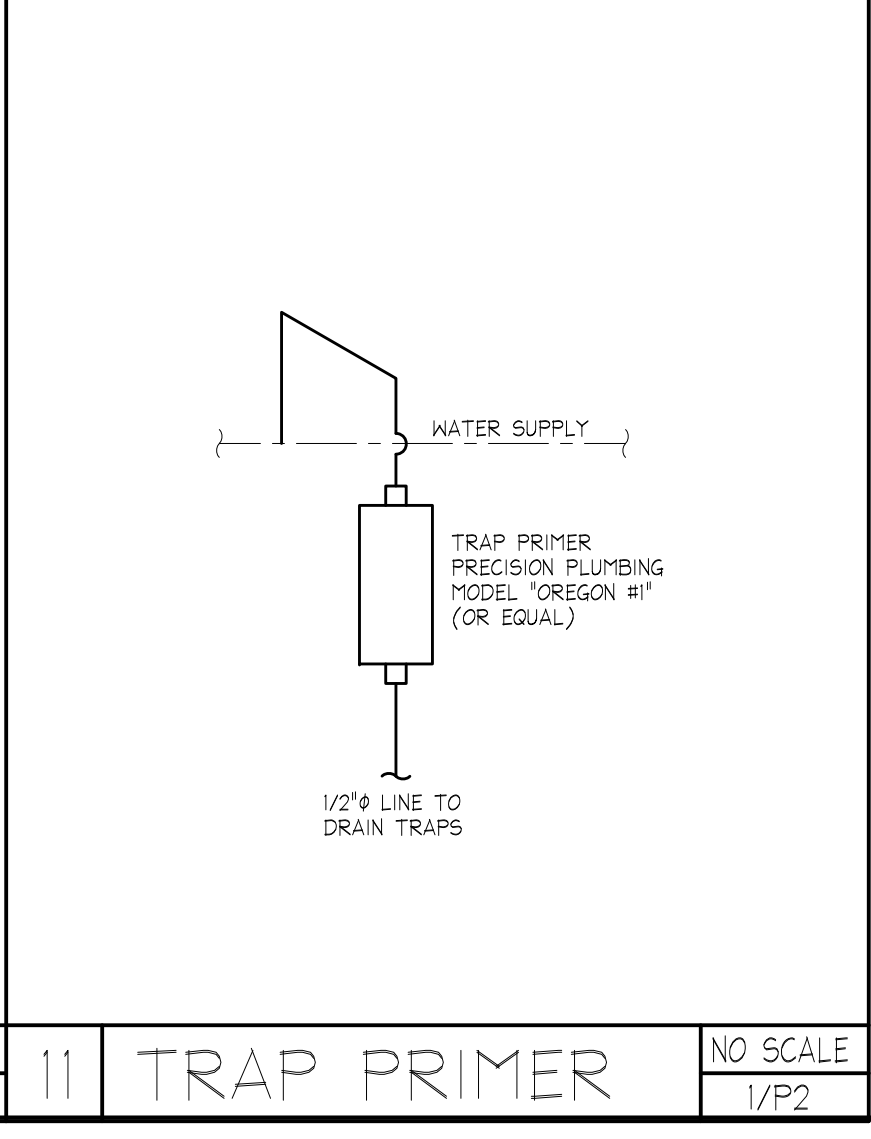
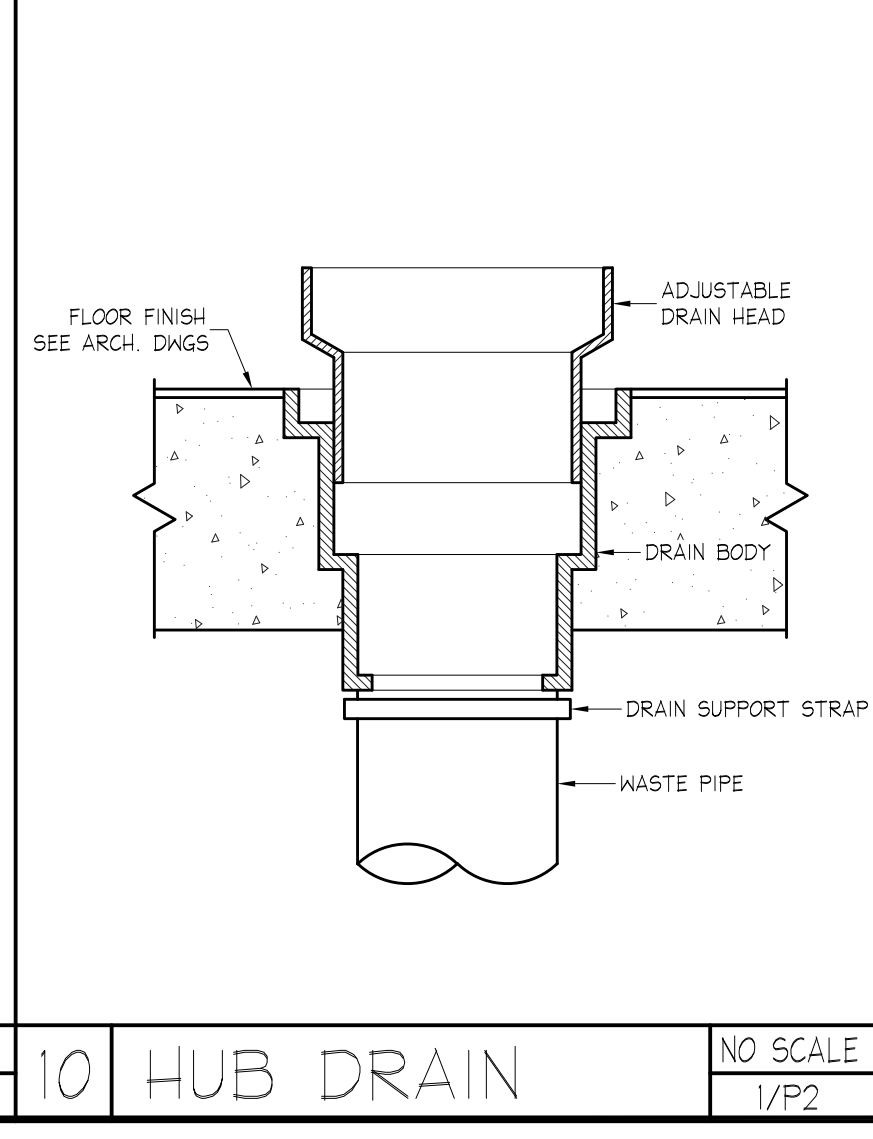
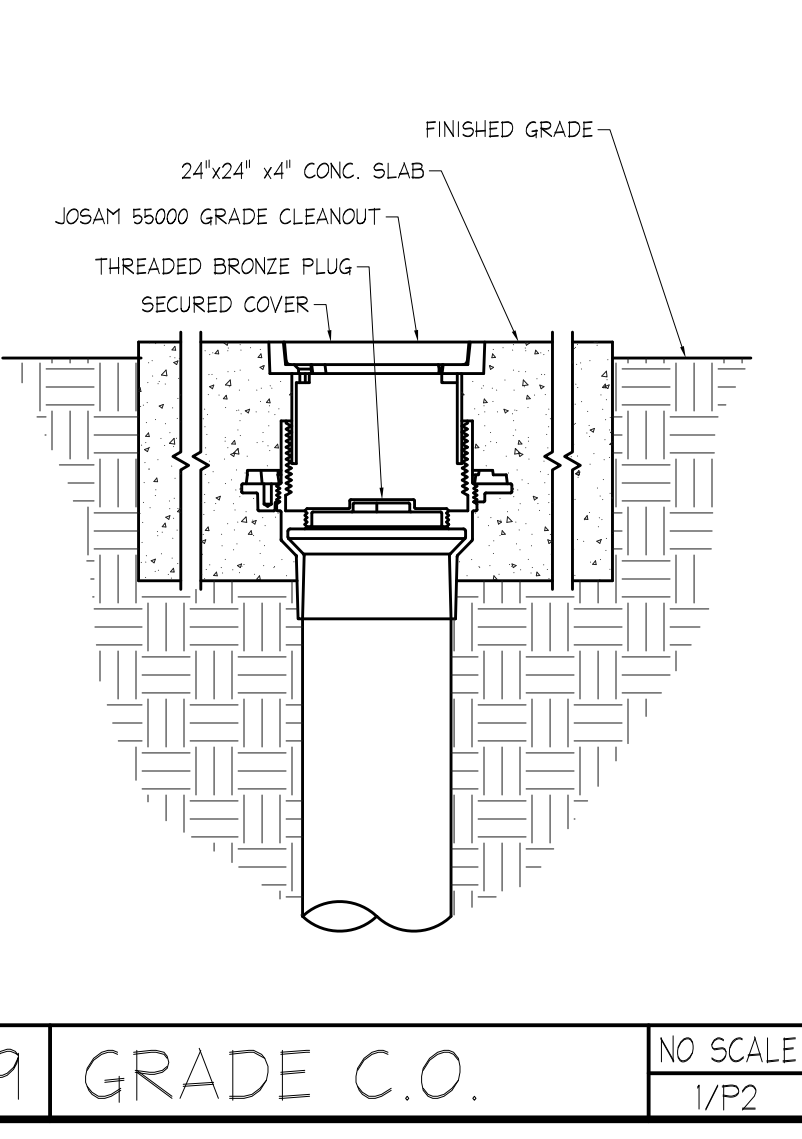
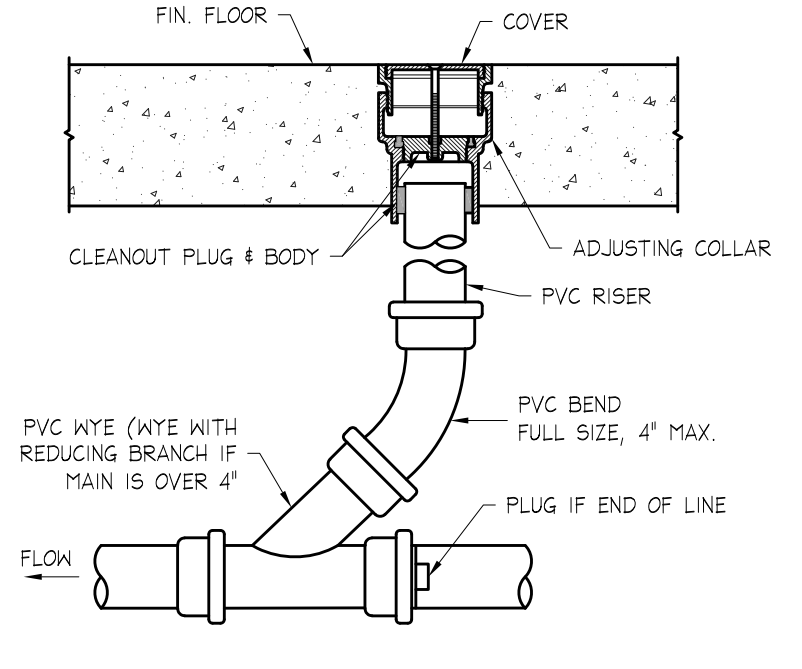
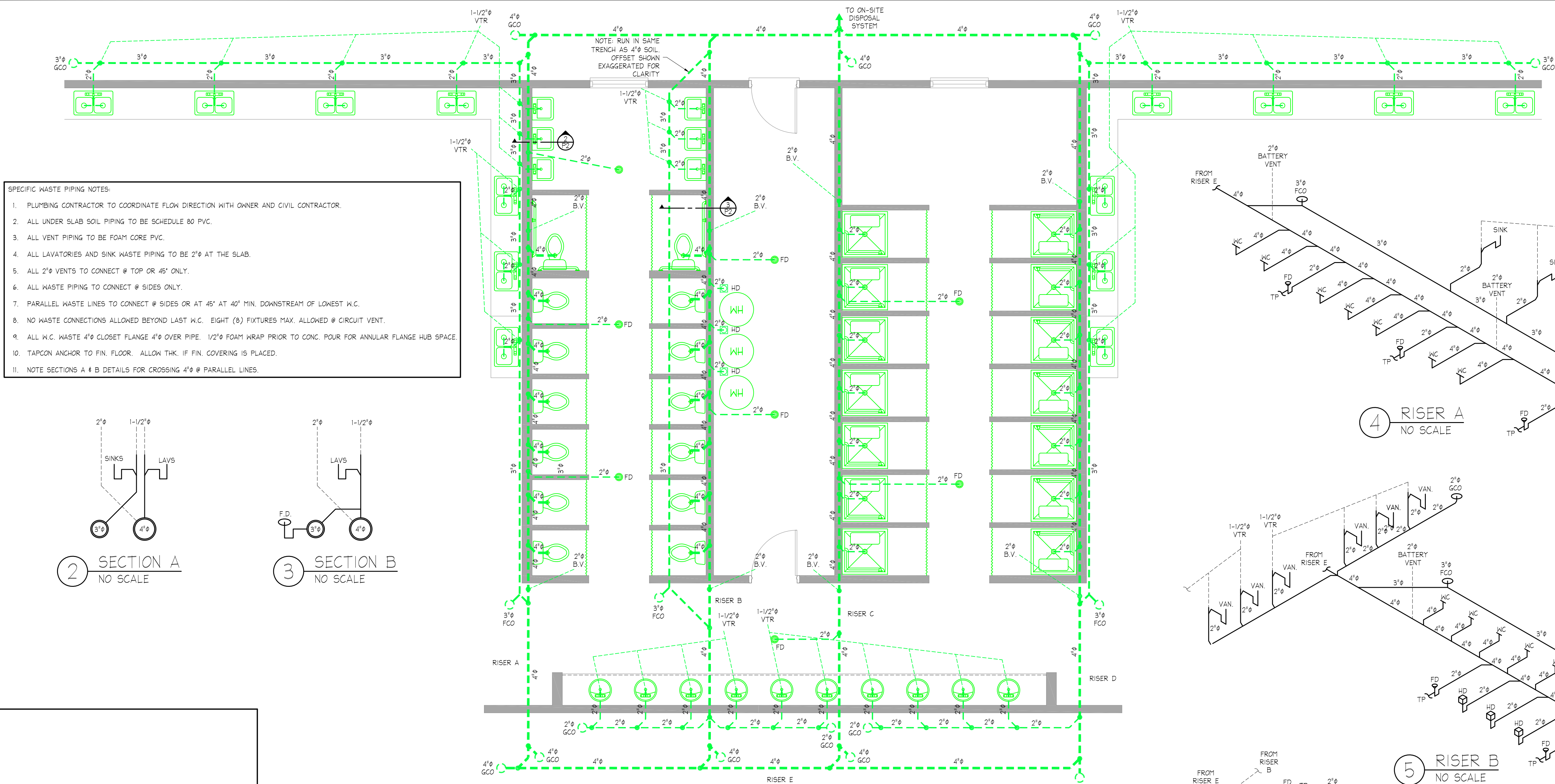
9-22-2021

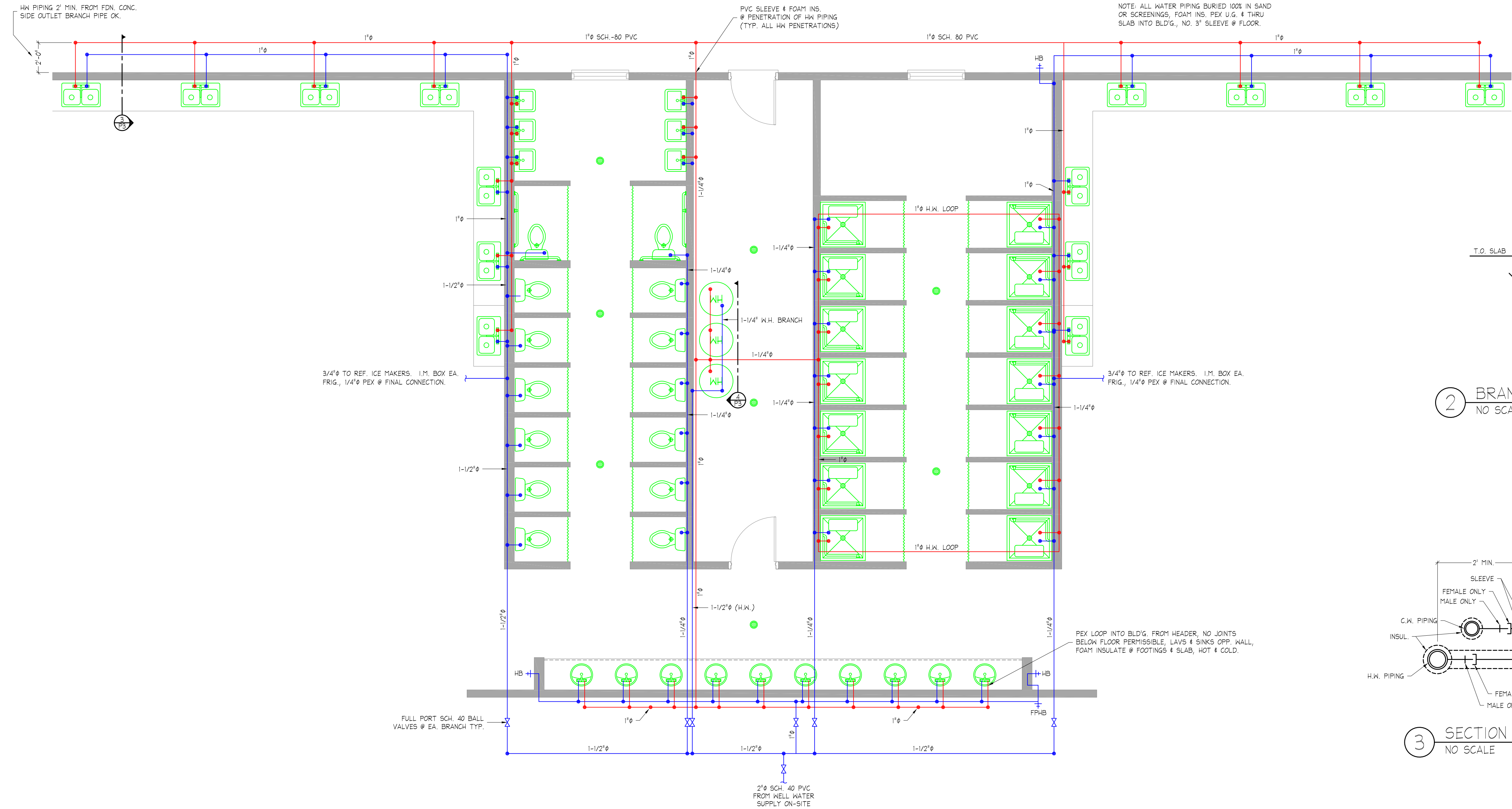
THE ENGINEER HAS NOT BEEN RETAINED TO PERFORM CONTRACT ADMINISTRATION SERVICES

General Notes:

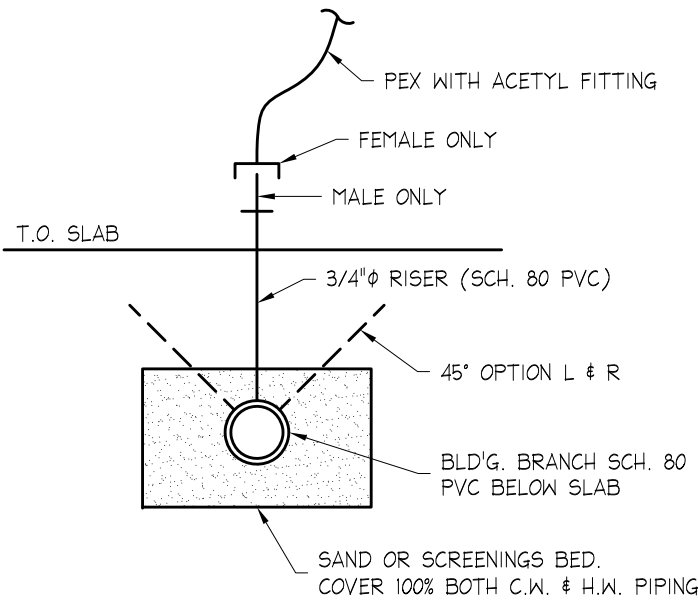
1. ALL PLUMBING INSTALLATIONS SHALL PREPARED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE AND ALL STATE/LOCAL PLUMBING CODES AS APPLICABLE.
2. CLEANOUTS SHALL BE SPACED NOT MORE THAN 75' APART.
3. WASTE PIPING SHALL BE MIN. SCH-40 PVC-DWV PIPE & FITTINGS CONFORMING TO ASTM D-2665-88 WITH HSF SEAL. VENT PIPING SHALL BE OF THE SAME MATERIAL AS WASTE PIPING. ALL ROOF PENETRATIONS SHALL BE SEALED.
4. WATER PIPING SHALL BE TYPE "1" HARD COPPER WITH EQUIV. FITTINGS ABOVE GRADE AND TYPE "K" COPPER WITH EQUIV. FITTINGS BELOW GRADE. PVC PIPING OF EQUIVALENT SPECIFICATIONS IS ACCEPTABLE.
6. 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.
7. PROVIDE AIR CHAMBERS AND STOPS ON EACH FIXTURE HOT AND COLD WATER SUPPLY.
8. 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.
9. 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.
10. THE ENTIRE SYSTEM SHALL BE FLUSHED, CLEANED, AND STERILIZED PER THE LOCAL HEALTH DEPARTMENT OR APPROVING AUTHORITY.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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		

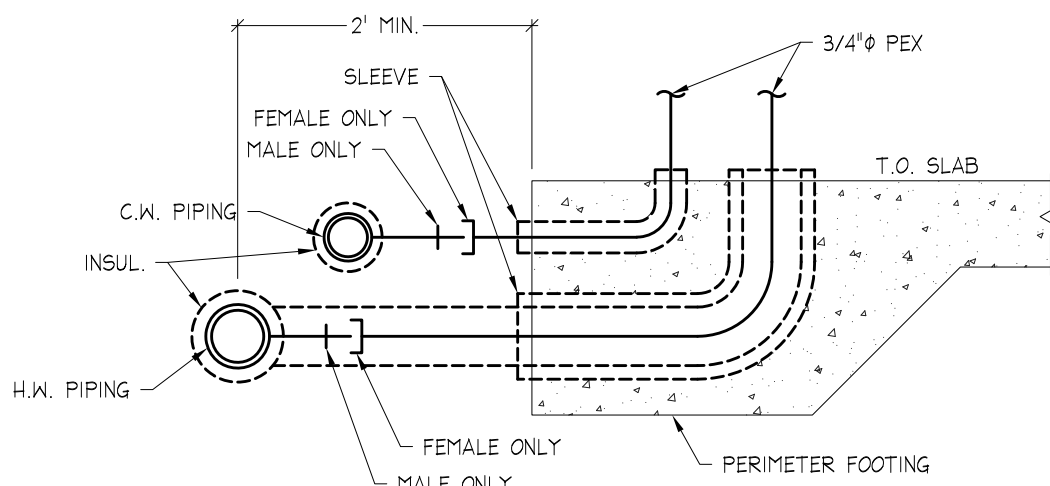




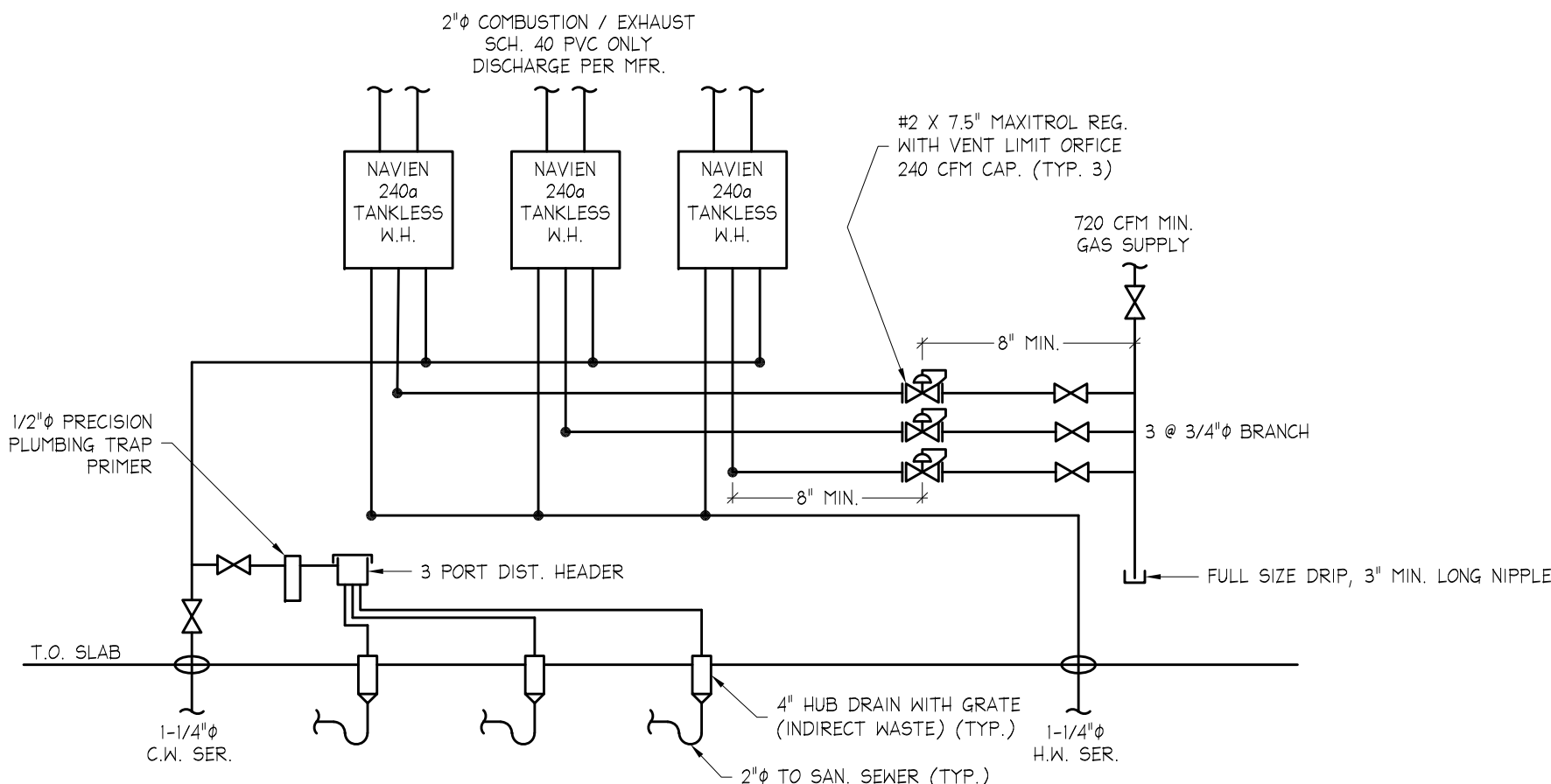
1 DOMESTIC WATER PLAN
1/4" = 1'-0"



2 BRANCH CONN. BELOW SLAB
NO SCALE



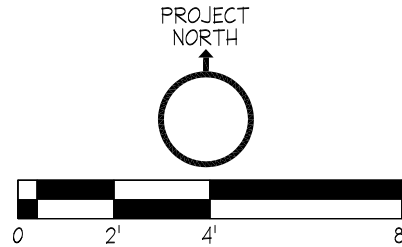
3 SECTION THRU PIPING
NO SCALE



4 GAS WATER HEATER SCHEMATIC
NO SCALE

NOTE:
THE PLUMBING SYSTEM ON THIS DRAWING
HAS BEEN DRAFTED IN GREEN INK. USE A
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- 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 CRUPP, 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
-----	-------------	------

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

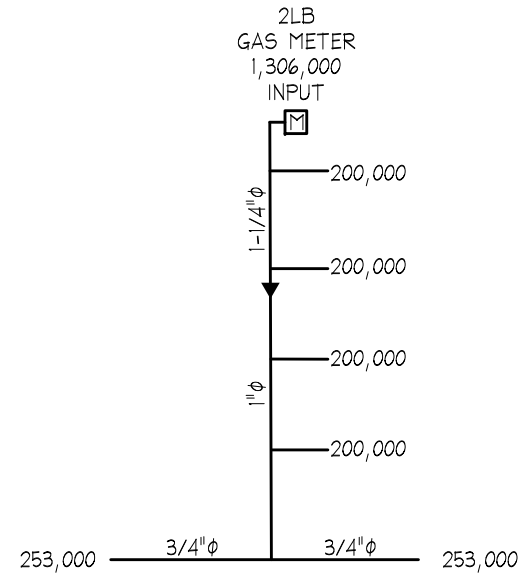
Date:

8-11-2021

- GP-1 & GP-2
TRANE 14H02F3RLA
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.

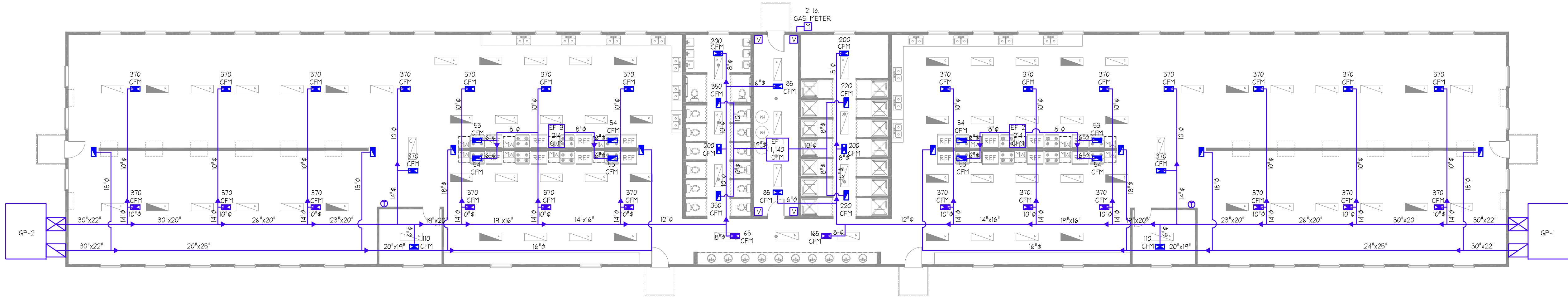
2 HVAC LEGEND

NO SCALE
1/1"=1'



3 GAS RISER

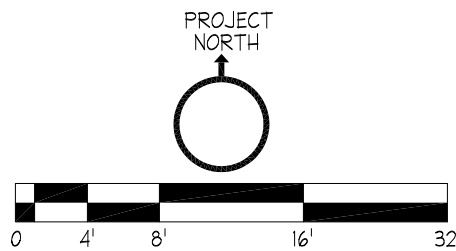
NO SCALE
1/1"=1'



1 HVAC PLAN
3/32"=1'-0"

NOTE:
THE MECHANICAL SYSTEM ON THIS DRAWING
HAS BEEN DRAFTED IN BLUE 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.

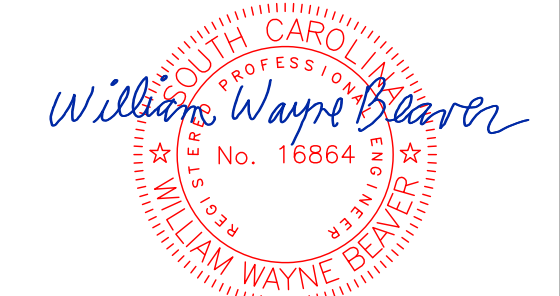


**William
Beaver, P.E.**

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 803-325-1116, CELL
803-417-2790.

Professional Seal



9-22-2021
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
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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

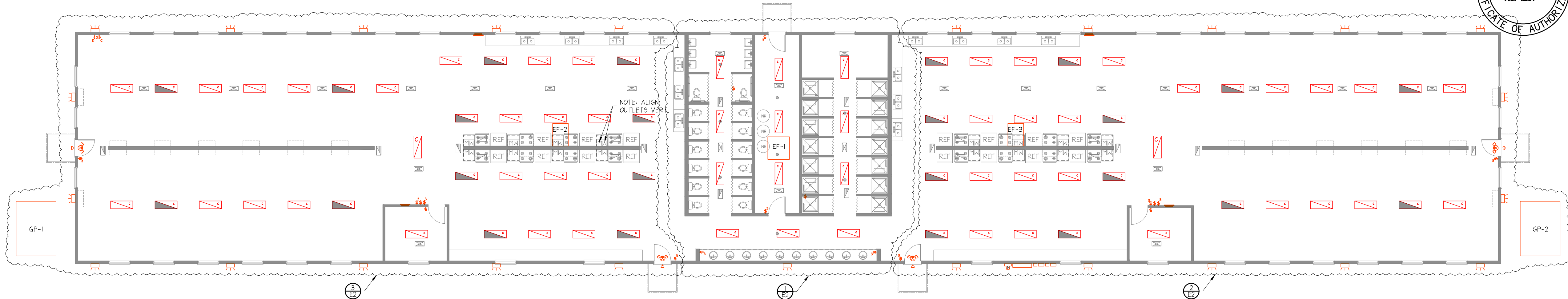
- LED LIGHT, SURFACE/SUSPENDED MOUNT, 120v, 50w, 0.43a, 5,000± LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR
- LED LIGHT, SURFACE/SUSPENDED MOUNT, 120v, 50w, 0.43a, 5,000± LUMENS, NEUTRAL WHITE, DIMMABLE, WITH ADJUSTABLE OCCUPANCY SENSOR OR MOTION DETECTOR, HALF 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, 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



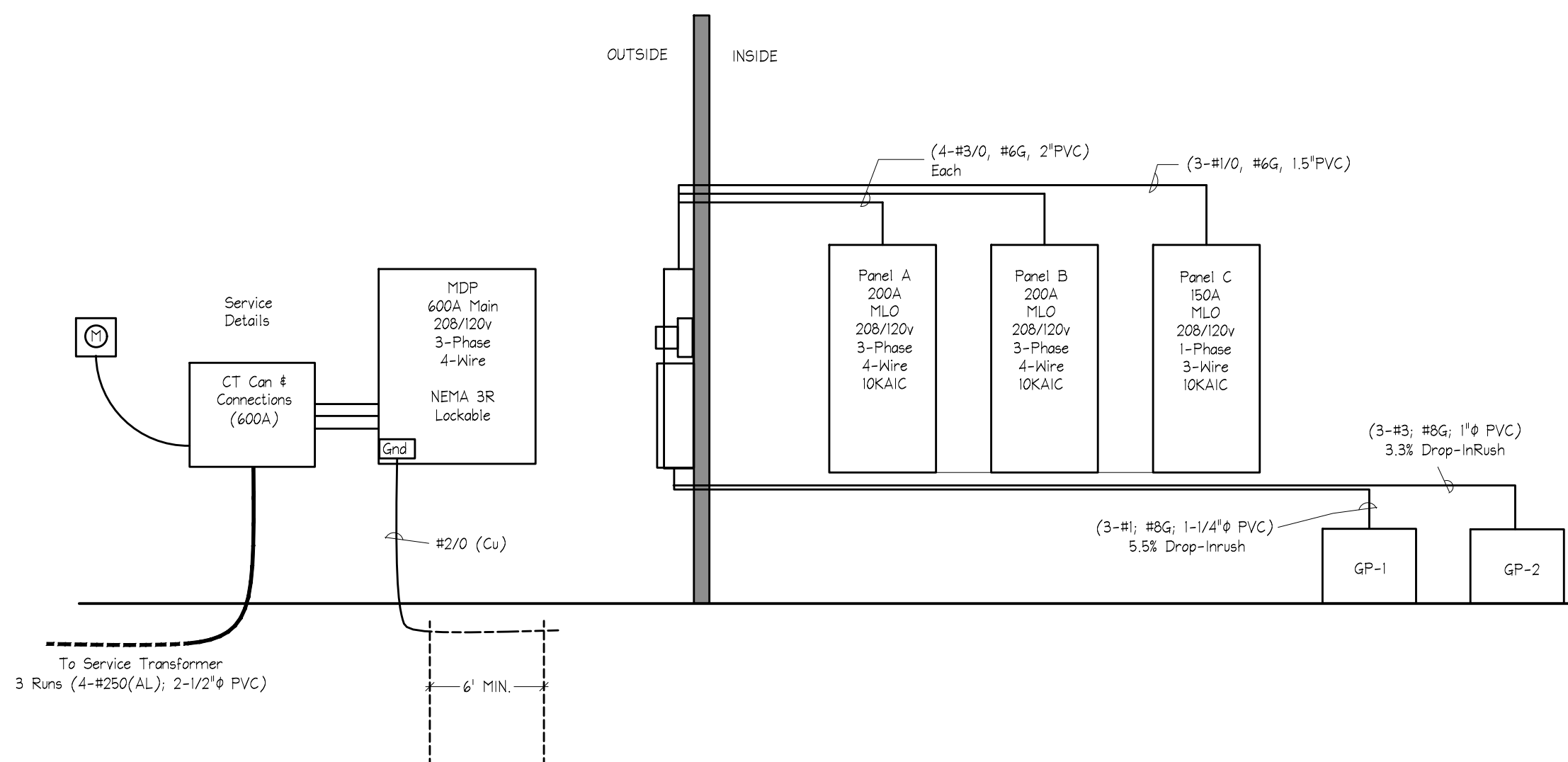
1 POWER/LIGHTING PLAN

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:

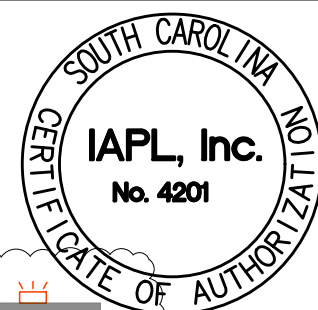
THE ELECTRICAL SYSTEM ON THIS DRAWING HAS BEEN DRAFTED IN RED INK. USE A PRINTING SERVICE THAT WILL PRINT THIS DRAWING IN COLOR FOR OPTIMUM CLARITY.

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

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

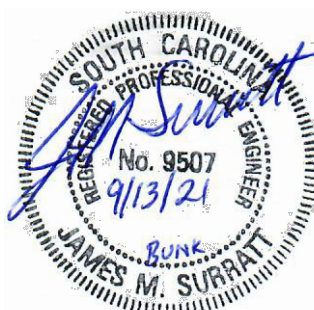


J. M. Surratt, PE

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 803-325-1118, 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 THRU/THRU, 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" X 4" 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

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

		Metrolina Workers Bunkhouses								Fed From MDP	
				Panel C							
				208/120 1-Ph, 3W							
				150A MLO							
				10KA Breakers Min.				8262 AIC w/ 225 KVA XMR			

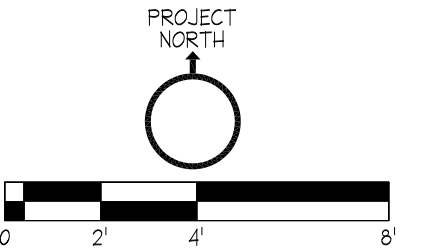


1 RESTROOM ELECTRICAL ENLARGEMENT

3/8"=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.

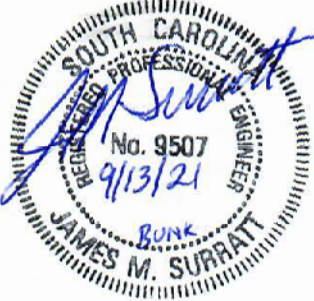


J. M. Surratt, PE

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 803-328-1116, CELL 803-411-2710.

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 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

Date:

8-25-2021

Sheet No.:

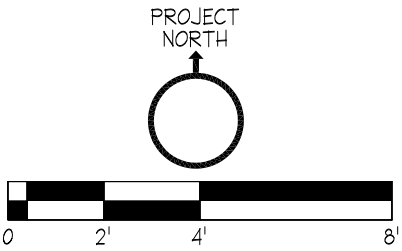
E2



Total Panel		55	KVA						
Total Amps		152	Amps						
*AFCI & GFCI Protected									
Revisions	Rev 0	9/13/21							

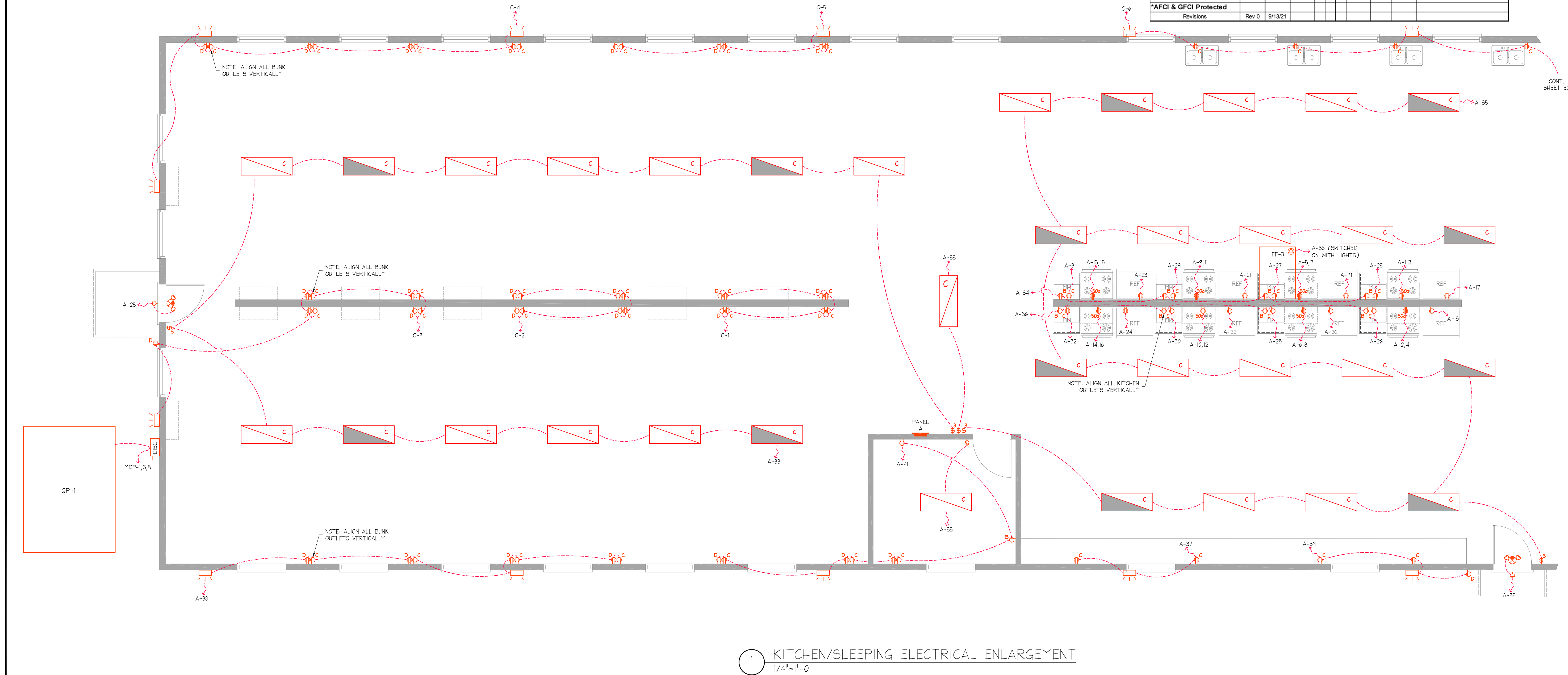


THE ELECTRICAL SYSTEM ON THIS DRAWING
HAS BEEN DRAFTED IN RED INK. USE A
PRINTING SERVICE THAT WILL PRINT THIS
DRAWING IN COLOR FOR OPTIMUM CLARITY.



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.

15)



General Notes:

1. THESE DRAWINGS AND ELECTRICAL INSTALLATIONS WERE PREPARED AND INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE AND THE AUTHORITY HAVING JURISDICTION (AHLJ).
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", "ETL", "LABS", "ETC". ALL MARKINGS SHALL BE "ONLY" WITHOUT AGENCY MARKS, AND 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. 100% OF ALL NON-INSULATED SHEATHED CABLE SHALL BE USED.
8. PER NEC 110.14(C)(3), 40° C TABLE IS USED FOR WIRING SIZES 1000 AND LESS. IF USED FOR 75° C WIRE TABLE MAY BE USED. IF ALL EQUIPMENT IS MARKED AT LEAST 75° C USE.
9. ELECTRICAL CONTRACTOR SHALL VERIFY OLVENEX EQUIPMENT COMPATABILITY, FURNISH, INSTALL, AND GUARANTEE WORKMANSHIP FOR ONE YEAR. CONTRACTOR SHALL PROVIDE EQUIPMENT MANUFACTURER 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 AND SAFETY. USE NEC 70E PPE, LOCK OUT TAG OUT, AND SAFETY TAP.
12. IF NOT PROVIDED BY MANUFACTURER, FLASH PROTECTION WARNING LABELS SHALL BE PLACED ON APPLICABLE EQUIPMENT FOR THIS PROJECT PER ARTICLE 110.6.
13. IF APPLICABLE, PROVIDE A 200 DISCONNECT SWITCH AT OVERHEAD DROP MOTORS.
14. THE LIGHTING SYSTEM IS DESIGNED TO PROVIDE ILLUMINATION FOR THE MINIMUM ILLUMINATION LEVEL OF ONE (1) FOOT CANDLE AT THE WALKING SURFACE FOR A MINIMUM OF 60 MINUTY OF DARKNESS UNDER 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



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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 <jimoneau@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 <jimoneau@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 <[jsimoneau@huntersville.org](mailto: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 <tvanwingerden@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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Agricultural Safety and Health Bureau
 Division of Occupational Safety and Health
 1101 Mail Service center
 Raleigh, NC 27699-1101
 919-707-7820
 Fax: 919-807-2924
 www.labor.nc.gov

Migrant Housing Inspection Checklist

1. Inspector's name:	6. Inspection date:
2a. Grower's name/Telephone number:	7. Housing description:
2b. Grower's complete address:	8. County and housing site directions:
3. Crew leader:	9. Water supply/sewage disposal approved: ☐ Yes ☐ No
4. Crops grown:	10. Number of occupants approved for:
5. Type of inspection: ☐ Preoccupancy ☐ Occupied housing	11. Expected occupancy dates: Arrival: Departure:

A. Site	Standard	In Compliance		Findings
		Yes	No	
1. adequately drained	.142(a)(1)			
2. site free from depressions and water nuisance	.142(a)(1)			
3. 200 feet from collections of inactive water	.142(a)(1)			
4. 500 feet from livestock feeding or quartering area	.142(a)(2)			
5. grounds and open areas maintained in sanitary condition	.142(a)(3)			
Heat—General Structure (May 15–September 1)				
1. adequate heating equipment if used during cold weather. Note: Any time the outside temperature falls below 50° F., heaters must be provided	95-225(e)			
2. heating equipment must be capable of heating the area to 65° F.	95-225(e)			
Lighting—General Structure				
1. one ceiling fixture and one wall outlet in rooms and service rooms	.142(g)			
2. 30 footcandles provided 30 inches from floor in living quarters and kitchen	.142(g)			
3. 20 footcandles provided for toilet and service rooms	.142(g)			
Water Supply—General Structure				
1. within 100 feet from shelter	.142(c)(3)			
2. water supply equal to 35 gallons per person per day	.142(c)(2)			
3. no common drinking cups	.142(c)(4)			
4. drinking fountains provided (ratio of 1 fountain to 100 occupants)	.142(c)(4)			
B. Shelter				
1. protects against elements	.142(b)(1)			
2. 7-foot ceiling minimum	.142(b)(2)			
3. floors made of wood, concrete, or asphalt	.142(b)(4)			
4. floors smooth, tight, and in good repair	.142(b)(4)			
5. wooden floors at least 1 foot above ground level	.142(b)(5)			
6. window area equal to 1/10 of floor space	.142(b)(7)			
7. one-half of windows will open for ventilation	.142(b)(7)			
8. windows unbroken	.142(b)(1)			
9. windows and door screened	.142(b)(8)			
10. screen door has self-closing device	.142(b)(8)			
11. 100 square feet per person for cooking, living, and sleeping	.142(b)(9)			

Grower:

Site:

C. Sleeping Quarters	Standard	In Compliance		Findings
		Yes	No	
1. 50 square feet per person for sleeping only	.142(b)(2)			
2. beds, cots, and storage facilities provided for each occupant	.142(b)(3)			
3. beds, cots, or bunks 3 feet apart	.142(b)(3)			
4. beds, cots, or bunks 12 inches from floor	.142(b)(3)			
5. 36 inches space laterally and end-to-end between beds/cots	.142(b)(3)			
6. no triple bunks used	.142(b)(3)			
D. Toilet Facilities				
1. adequate for capacity of camp (see .142(d)(5))	.142(d)(1)			
2. one unit per 15 people	.142(d)(5)			
3. urinal trough provided at rate of 2 linear feet per 25 men	.142(d)(6)			
4. accessible without passing through sleeping quarters	.142(d)(2)			
5. properly ventilated or six-foot square window	.142(d)(2)			
6. outside openings screened	.142(d)(2)			
7. located within 200 feet from shelter	.142(d)(3)			
8. privies at least 100 feet from shelter	.142(d)(3)			
9. facilities provided for each sex with clear identification	.142(d)(4)			
10. facilities for each sex separated by solid walls or partitions extending from floor to ceiling	.142(d)(4)			
11. toilet rooms lighted	.142(d)(8)			
12. adequate supply of toilet paper	.142(d)(9)			
13. privies and toilet rooms kept in sanitary condition	.142(d)(10)			
14. toilet rooms and privies must be cleaned daily	.142(d)(10)			
F. Washing and Bathing Facilities				
1. hand washbasin per family or per 6 persons	.142(f)(1)(i)			
2. shower head per every 10 persons	.142(f)(1)(ii)			
3. laundry tub per every 30 persons	.142(f)(1)(iii)			
4. slop sink in each laundry building must be provided	.142(f)(1)(iv)			
5. floor drain in showers	.142(f)(2)			
6. shower floor impervious to moisture	.142(f)(2)			
7. walls and partitions of waterproof material up to splash line	.142(f)(2)			
8. adequate supply of hot and cold running water	.142(f)(3)			
9. facilities for heating water for bath and laundry	.142(f)(3)			
10. service building equipped with heating facilities to maintain a temperature of 70° F. during cold weather	.142(f)(4)			
11. facilities for drying clothes	.142(f)(5)			
12. service buildings clean	.142(f)(6)			
I. Kitchens				
1. food free from vermin, rodents, and flies	95-225(g)(1)			
2. food preparation areas maintained in a clean and sanitary manner	95-225(g)(2)			
3. food free from spoilage	95-225(g)			
4. sanitary facilities for storing and preparing food	95-225(g)(1)			
5. kitchen facility provided with operable stove with at least 1 burner per 5 persons, in no event less than 2 burners	95-225(g)(2)			
6. kitchen provided with an operable refrigerator with .75 cubic feet per person minimum	95-225(g)(2)			
7. kitchen provided with a table	95-225(g)(2)			
8. kitchen provided with a sink with hot and cold running water	95-225(g)(2)			
9. kitchen surfaces accessible for cleaning, free from open crevices, nontoxic, and resistant to corrosion	95-225(g)(3)			
10. no poisonous or toxic materials stored with food or in food preparation area	95-225(g)			

Grower:

Site:

I. Kitchens (continued)	Standard	In Compliance		Findings
		Yes	No	
11. if single-service eating and drinking utensils are used, they are maintained, stored, and handled in order to prevent contamination	95-225(g)			
12. pots and pans maintained in a clean and sanitary condition	95-225(g)			
13. cloths used in kitchen must be clean	95-225(g)			
14. proper storage area provided for kitchen utensils	95-225(g)			
15. food supplies safe for human consumption	95-225(g)			
16. potentially hazardous food maintained at safe temperatures—45° F. or below	95-225(g)			
17. frozen food treated properly in order to avoid contamination	95-225(g)			
18. canned food treated properly in order to avoid contamination	95-225(g)			
19. no live pets present in room or area in which food is prepared or served	95-225(g)			
20. food preparation person meets all sanitary requirements of position (clean garments and hands and no smoking)	95-225(g)			
21. no person with communicable diseases serving or preparing food	95-225(g)			
22. water and sewage approved by local sanitarian	.142(c)(1)			
23. equipment and utensils clean	95-225(g)(1)			
24. kitchen area clean	95-225(g)(2)			
H. Refuse Disposal				
1. fly- and rodent-tight containers available	.142(h)(1)			
2. located within 100 feet of shelter	.142(h)(1)			
3. placed on wooden, metal, or concrete stands	.142(h)(1)			
4. garbage containers kept clean	.142(h)(2)			
5. garbage containers emptied when full and no less than twice per week	.142(h)(3)			
J. Rodent Control				
1. effective rodent control measures in place	.142(j)			
K. First Aid Supplies				
1. first aid supplies available	.142(k)(1)			
2. person trained to administer first aid	.142(k)(2)			
L. Communicable Diseases				
1. communicable diseases reported to local health authorities	.142(1)(1)			
2. suspected food poisoning, fever, diarrhea, sore throat, vomiting, or jaundice reported to health authorities	.142(1)(2)			
General Duty Violations				
1. electrical wiring, fixtures, appliances, equipment	95-129(1)			
Fire Protection—General Structure				
1. rooms used for sleeping which open to outside and are 900 square feet or larger must have one smoke detector and one alarm device per 900 square feet or fraction thereof	95-225(f)			
2. rooms used for sleeping that open to a common corridor or hall must have smoke detectors and alarm devices located approximately 15 feet from the ends of the hall	95-225(f)			
3. smoke detectors and alarm devices properly maintained	95-225(f)			
4. one fire extinguisher present in each building used for sleeping, minimum rating 2a	95-225(f)			
5. one fire extinguisher present in each building used for cooking, minimum rating 5bc	95-225(f)			
6. all multistory buildings have a stairway	95-225(f)			
7. all multistory buildings have a permanently affixed exterior ladder or second stairway	95-225(f)			

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Nathan Farber

Date: November 15, 2021

Subject: SUP21-04

EXPLAIN REQUEST:

Consider a decision 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.

ACTION RECOMMENDED:

Consider decision on SUP21-04.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. SUP2-04 Removal Staff Analysis_ TB FINAL
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:

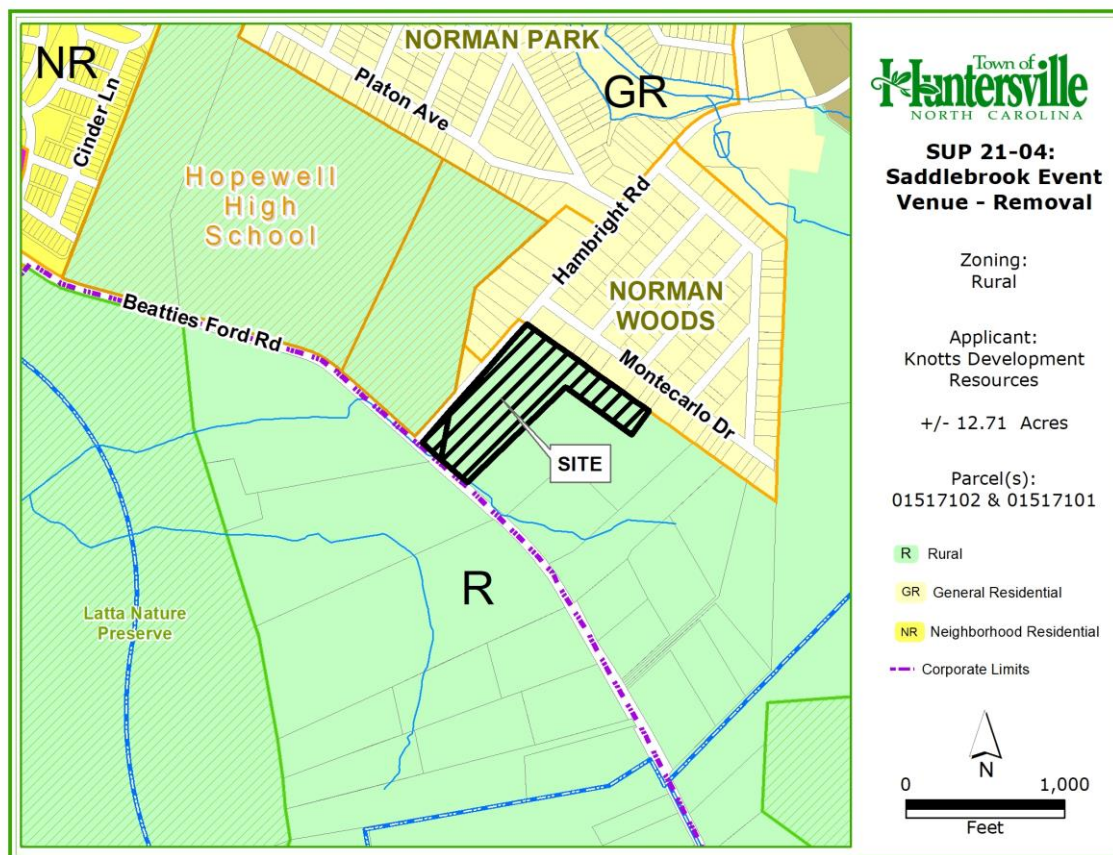
Removal of an approved Special Use Permit for Saddle Creek Banquet Facility – SUP21-04 REMOVAL

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

PART 6: Planning Board Decision Statements

D. Partee made a Motion to Approve SUP21-04, Saddlebrook Event Venue Removal and in accordance with Article 11.4.10 of the Town zoning ordinance, the Planning Board recommends approval and finds the special use permit amendment request in compliance with the following requirements; 1) does not adversely affect adjacent property owners or the general welfare of the community, 2) all legal notification requirements have been met, 3) removing the 2018 special use permit would allow the property to be used and developed in accordance with the underlying rural zoning district requirements, and 4) any future use must comply with all of the lot size, yard and other standards as applied by the zoning ordinance in the rural zoning district. J. Davis seconded the motion. The motion passed unanimously (9-0).

PART 7: Town Board Decision Statements

In Favor of Removal of the Special use Permit

In considering the Special Use Permit SUP21-04, Saddlebrook Event Venue – Removal, we, the Town 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 Removal of the Special use Permit

In considering the Special Use Permit SUP21-04, Saddlebrook Event Venue – Removal, we, the Town 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.



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

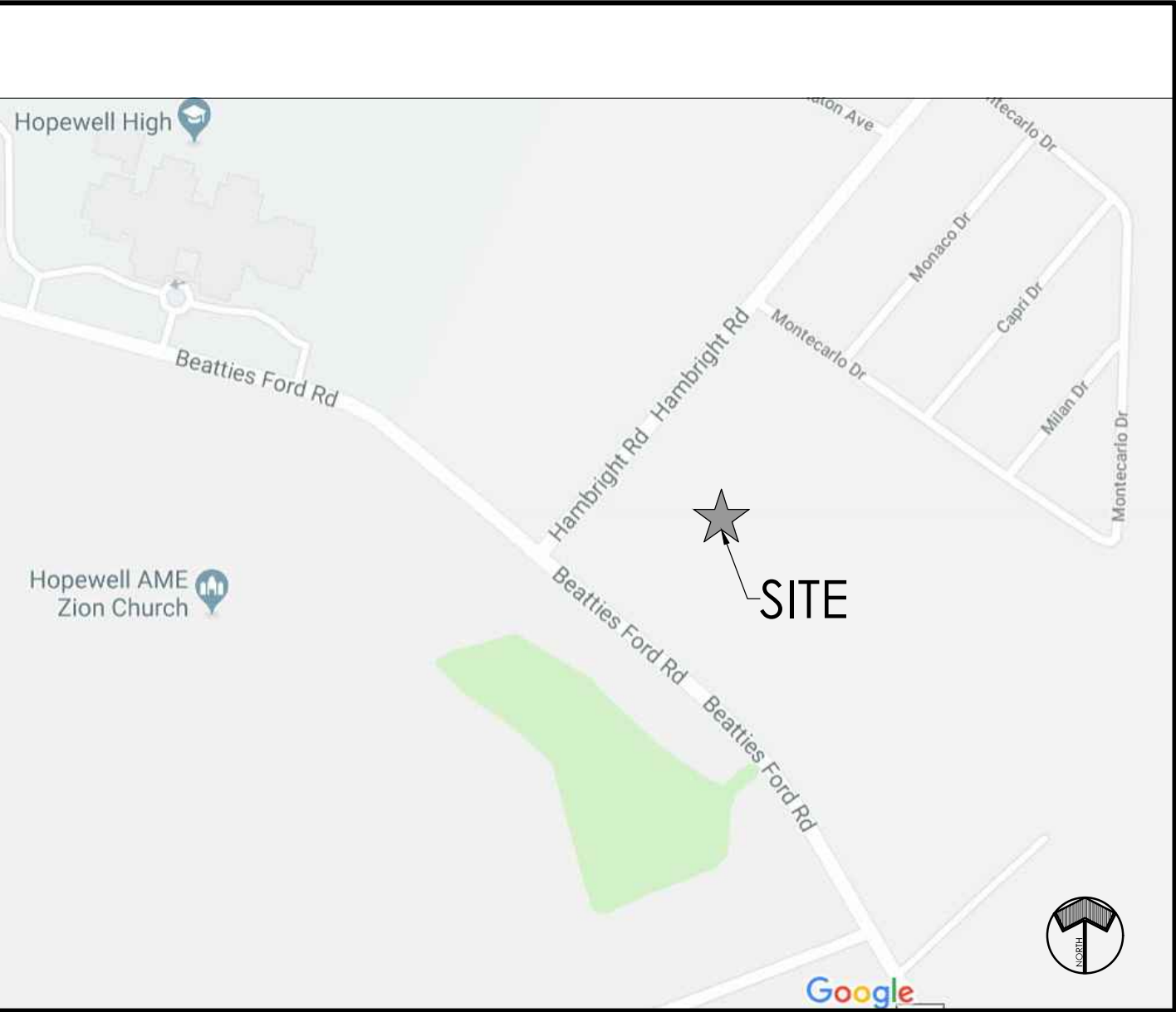
SUP Package for

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 Bril, 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

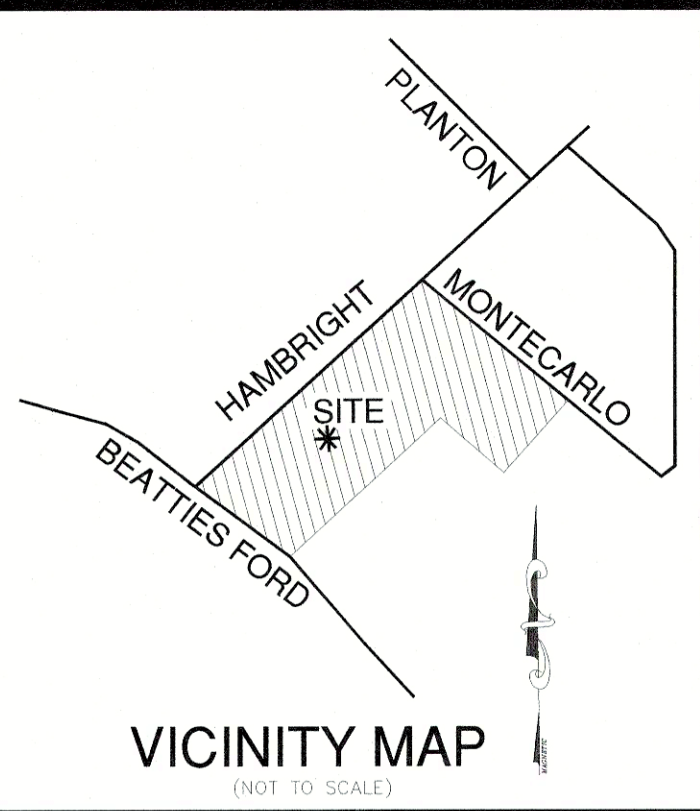


SADDLE CREEK WEDDINGS, LLC

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

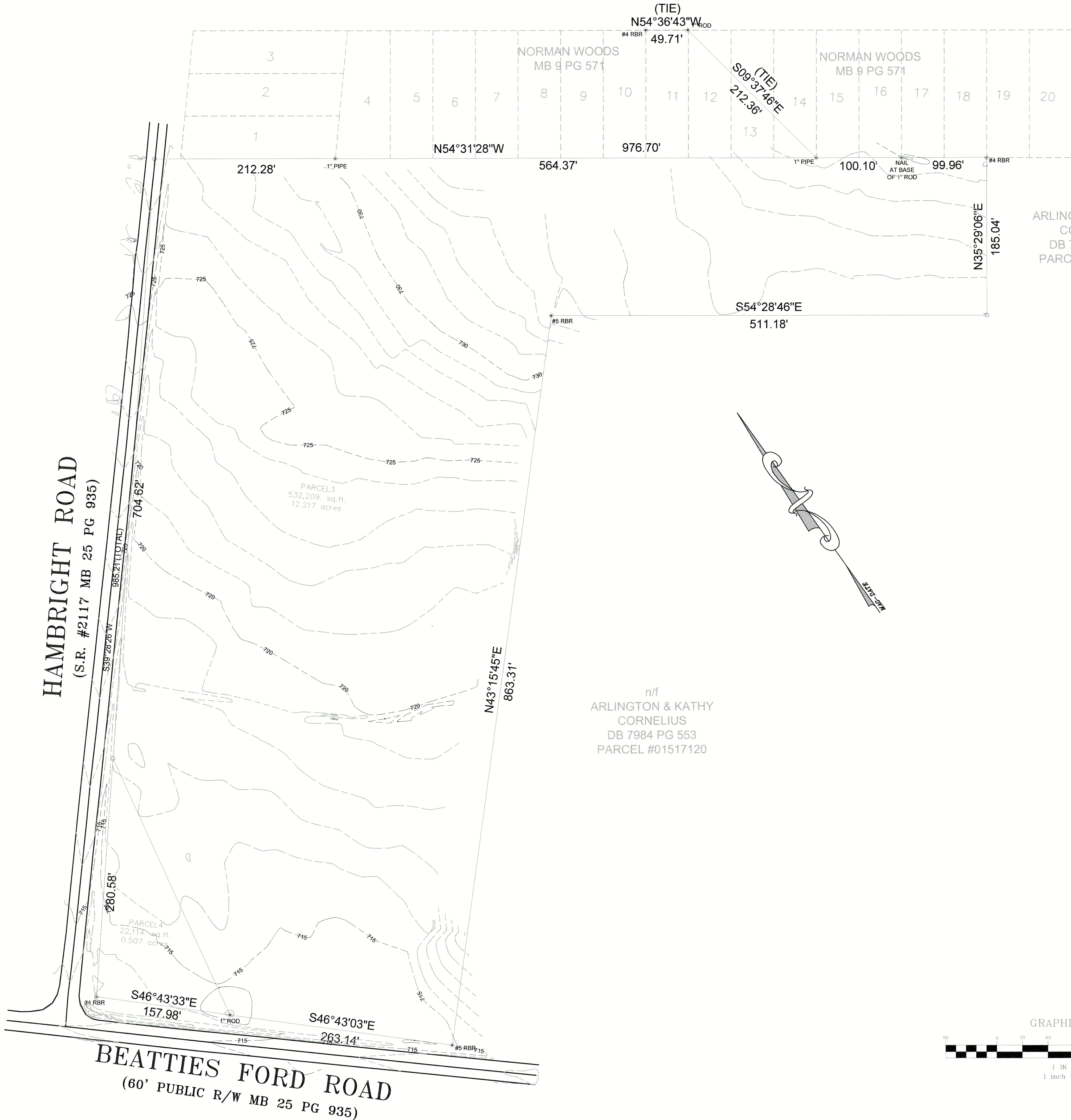
COVER SHEET

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



VICINITY MAP
(NOT TO SCALE)

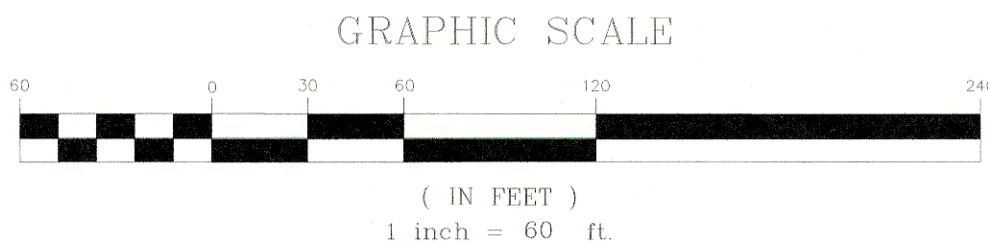
- NOTES:
1. APPARENT SOURCE OF TITLE:
TAX PARCELS #01517102 & 01517101 (MECKLENBURG COUNTY)
 2. REFERENCES
MB 9 PG 571
MB 25 PG 935
MB 29 PG 375
DB 7984 PG 553
 3. IF NOT SIGNED AND SEALED THIS MAP IS NOT INTENDED FOR SALES, CONVEYANCES OR RECORDING.
 4. SUBJECT TO THE TOWN OF HUNTERSVILLE, NC ZONING 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.



n/f
ARLINGTON & KATHY
CORNELIUS
DB 7984 PG 553
PARCEL #01517120

n/f
ARLINGTON & KATHY
CORNELIUS
DB 7984 PG 553
PARCEL #01517120

- LEGEND
- LINES NOT SURVEYED
 - FOUND PROPERTY CORNER
 - R/W RIGHT OF WAY
 - SET IRON ROD
 - RBR REBAR
 - X - X - X FENCE
 - HVAC HEATING AND AIR UNIT
 - OHU OVERHEAD UTILITIES
 - T TELEPHONE PEDESTAL
 - WM WATER METER
 - PM POWER METER
 - GM GAS METER
 - ROP EDGE OF PAVEMENT
 - U UTILITY POLE
 - BCP REINFORCED CONCRETE PIPE
 - ROP EDGE OF PAVEMENT
 - 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

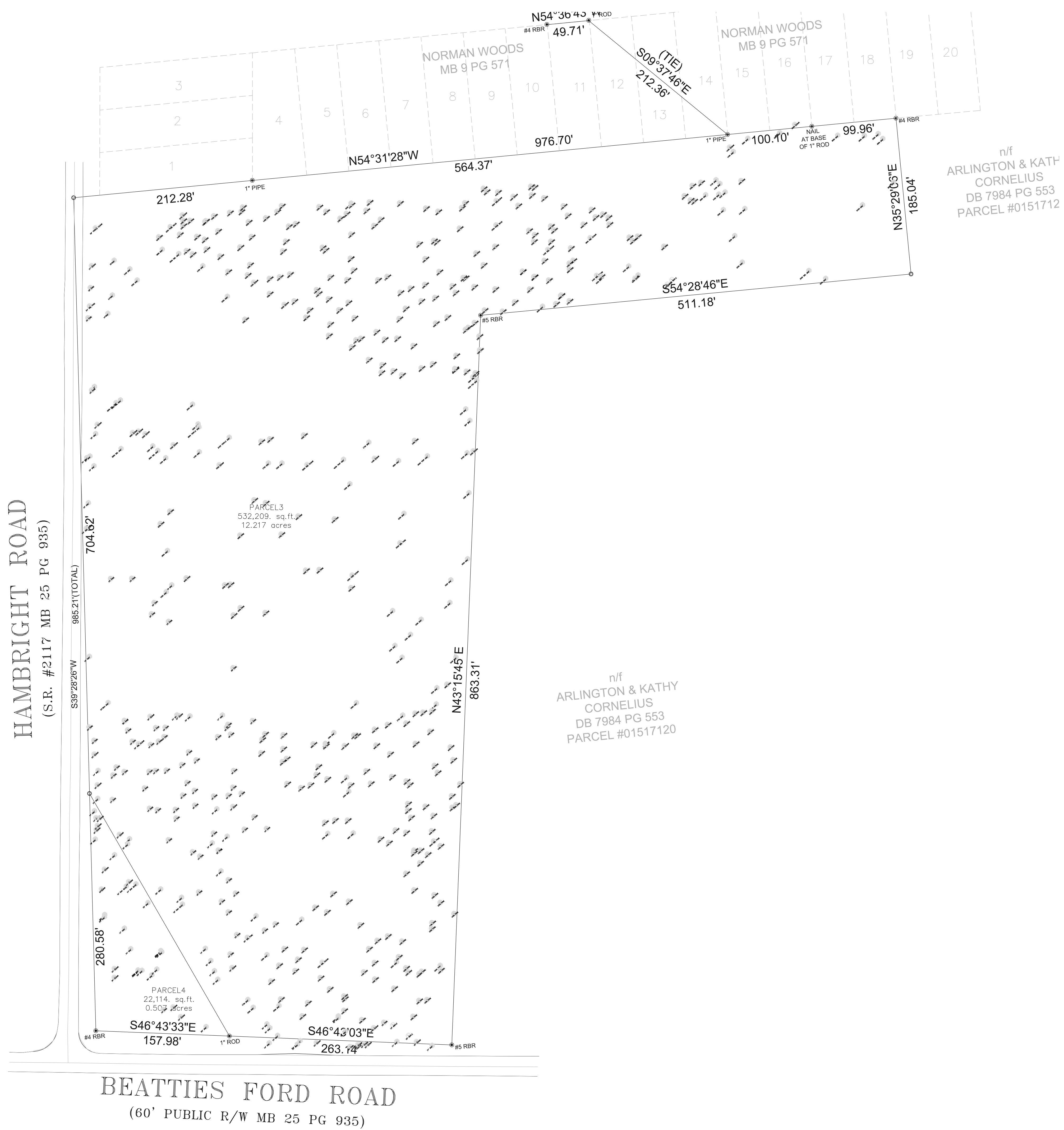
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SCALE: 1" = 100'
DRAWN BY: JS
CHECKED BY: JMF

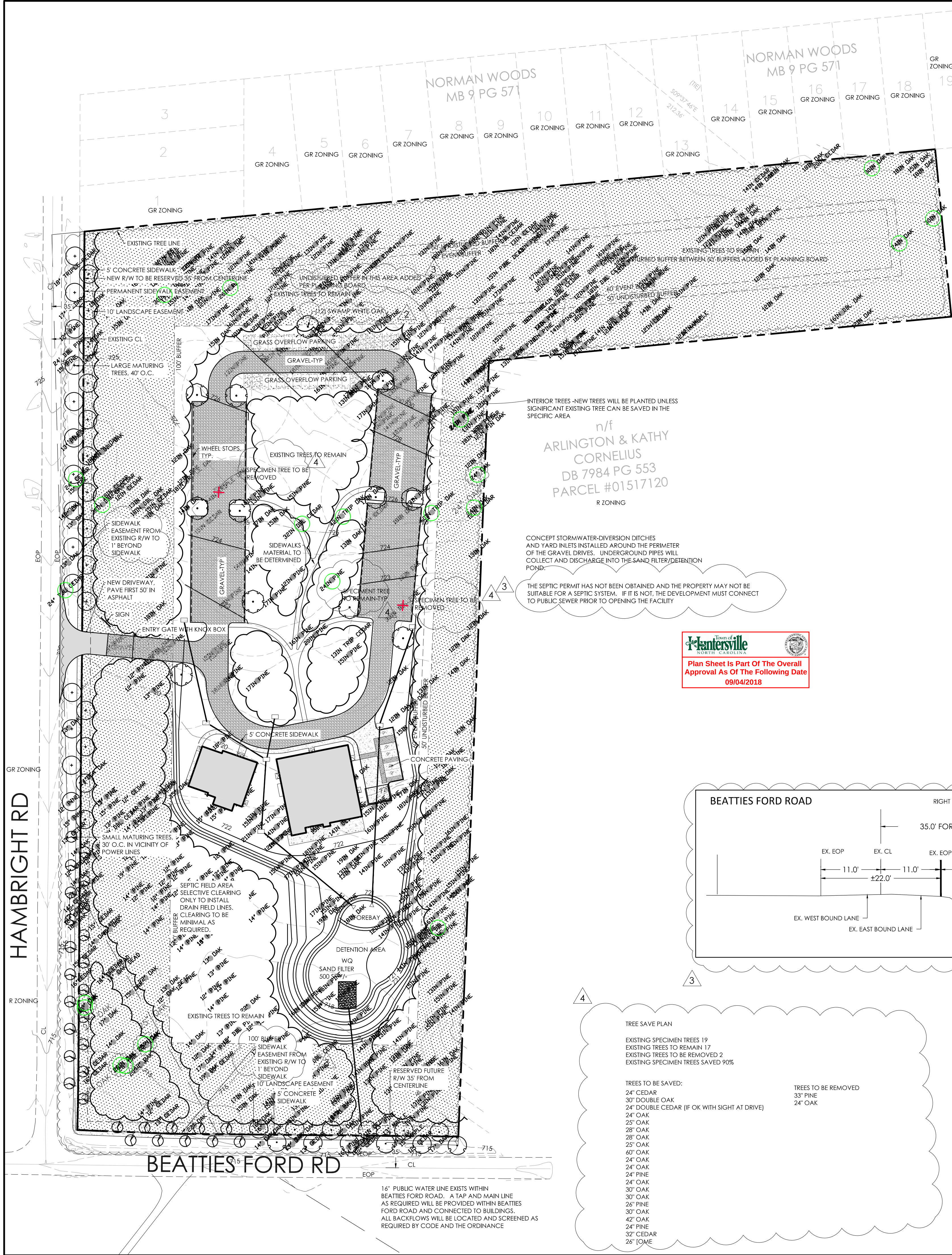
BOUNDARY/TOPOGRAPHIC
SURVEY
FOR
11335 BEATTIES FORD ROAD
CHARLOTTE, NC

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

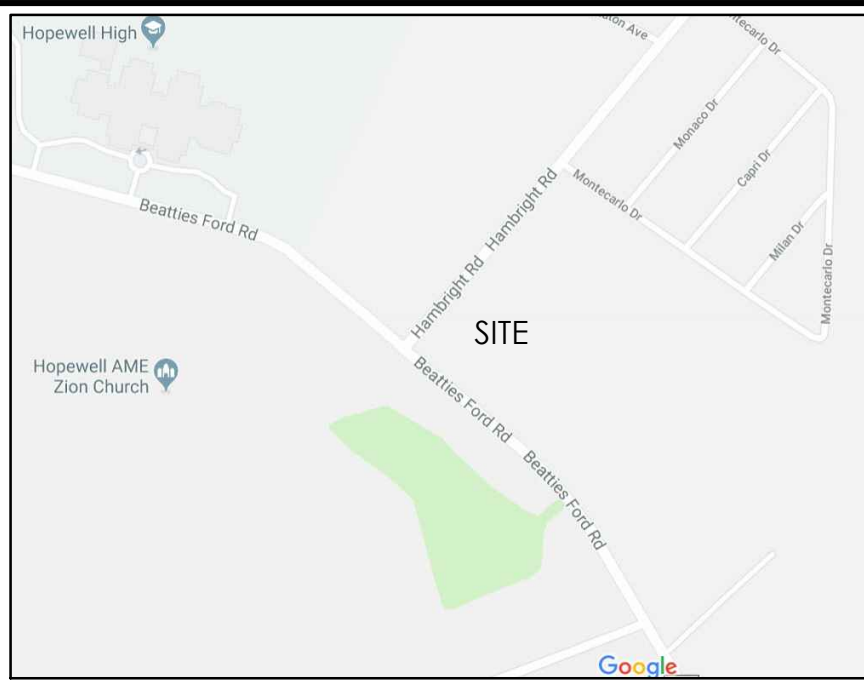
1. WATER QUALITY/POST CONSTRUCTION MEASURES WILL BE PROVIDED AT A CENTRAL SITE AS DEPICTED ON CONCEPT STORMWATER PLAN.

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%

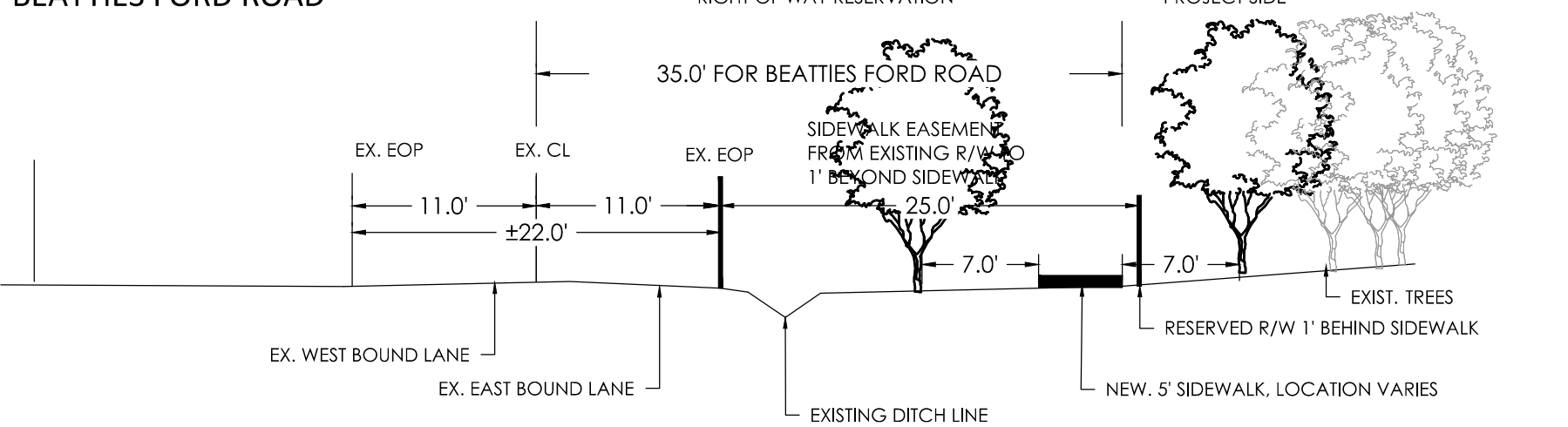
TREE COVERAGE - TOTAL TRACT

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%

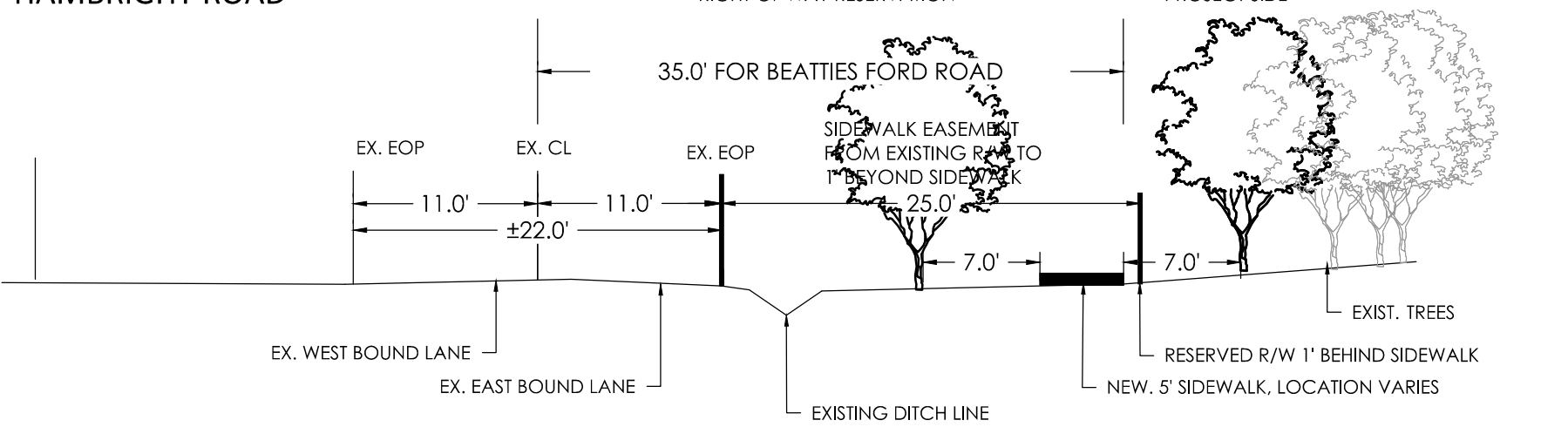
ZONING CODE SUMMARY

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

1. EXISTING SPECIMEN TREES 19
2. EXISTING TREES TO REMAIN 17
3. EXISTING TREES TO BE REMOVED 2
4. 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" OAK

TREES TO BE REMOVED

- 33" PINE
- 24" OAK

HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C0781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-099

Professional Seal
JAY HENSON
JULY 25 2018
A. HENSON
NORTH ARROW
GRAPHIC SCALE 1"=60 FT.

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
Town Board
November 15, 2021**

To: Town Board

From: Lauren Speight

Date: November 15, 2021

Subject: Consider decision on Petition #TA21-08 to amend Article 8.25.4: S.W.I.M Stream Buffers, Buffer Delineation.

EXPLAIN REQUEST:

Consider a decision 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 decision on Petition #TA21-08.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA21-08 SWIM Delineation - TB Staff Report _11 15 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 processed 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 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.~~

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 Huntersville Planning Board recommended approval of Petition TA21-08 October 26, 2021 (9-0).

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: : S. Hensley made a Motion to Approve TA21-08 to amend Article 8.25 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 the land development plans for review, and approval by the Town of Huntersville; the Planning Board recommends approval as the amendment is 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. It provides landowners and applicants an alternative to GIS information when targeting extreme locations which provides better accuracy for development plans. It further helps prevent unintended disturbances of S.W.I.M. buffers throughout the Town of Huntersville which will aid in the protection of our drinking water source. C. Boyd seconded the	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)

	motion. The motion passed unanimously (9-0).	
		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>

**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
Town Board
November 15, 2021**

To: Town Board

From: Zach Brown

Date: November 15, 2021

Subject: Approve Heartline Fitness Systems commercial fitness equipment contract.

EXPLAIN REQUEST:

HFFA solicited proposals for the replacement of 5+ year old fitness equipment, and received four proposals. All bidders provided sealed bids that were opened publicly. Two proposals were eliminated as unresponsive; one did not provide proposals for all pieces of fitness equipment; the other proposed used equipment (in conflict with the bid specifications which indicated new equipment should be proposed). After comparing the remaining proposals related to equipment, warranties and responses to the bid specifications, Heartline was determined to be the lower (\$313,743 vs \$320,098) of the two remaining proposals. Therefore, Town is proposing to purchase from Heartline Fitness Systems fitness equipment with the attached contract.

ACTION RECOMMENDED:

Approve contract

FINANCIAL IMPLICATIONS:

See additional items on this agenda: ultimately, no impact to fund balance over four-year repayment term. In FY 22 budget, net outflow of \$214,476 (Total purchase price, net of sales tax \$292,535, less first year payment of \$76,059).

ATTACHMENTS:

1. Commercial Fitness Equipment Quote
2. Contract - Commercial Fitness Equipment



HEARTLINE FITNESS

Heartline Fitness Systems
7520 Standish Place
Suite 250
Rockville MD 20855
United States

Quote #70828

08/11/2021

Bill To

Huntersville Family Fitness and Aquatics

Ship To

Huntersville Family Fitness and Aquatics

Contact Name - Phone Number - Email

Zach Brown - (704) 956-3231 - zbrown@huntersville.org

Terms

Net 30

Submitted By

482 Crystal Capone

Item	Qty	Description	Rate	Amount
CARDIO				
9-9271-10TRX-110-19-ATSC	4	10 SERIES FREERUNNER TREADMILL WITH 19" DISPLAY (5 year warranty included)	\$17,999.00	\$71,996.00
9-9291-8TRX-110-19-ATSC	10	8 SERIES TRX TREADMILL WITH 19" DISPLAY	\$12,999.00	\$129,990.00
100misc	10	Extended Manufacturers Warranty-5 years parts/1 year labor/1 year wear items for 8TR treadmills	\$899.00	\$8,990.00
9-6150-8RDE-2019-15-ATSC	6	8 SERIES REAR DRIVE ELLIPTICAL WITH 15" DISPLAY	\$10,999.00	\$65,994.00
9-6140-8CT-2019-15-ATSC	6	8 Series Cross Trainer W/15" ATSC EMBEDD	\$11,599.00	\$69,594.00
LF-ARC-TB-SE3HD	2	LIFE FITNESS TOTAL BODY ARC TRAINER WITH SE3HD CONSOLE	\$11,529.00	\$23,058.00
9-8140-8UB-2019-15-ATSC	2	8 SERIES UPRIGHT BIKE WITH 15" DISPLAY	\$8,599.00	\$17,198.00
9-8150-8RB-2019-15-ATSC	3	8 SERIES RECUMBENT BIKE WITH 15" DISPLAY	\$8,999.00	\$26,997.00
112250-001	2	Octane XRide-xR6000 w/ Swivel - Base	\$5,805.00	\$11,610.00
8019437	2	XRide - Smart Console	\$3,330.00	\$6,660.00
8023100	4	Octane-TV attachment	\$1,540.00	\$6,160.00
8019430	2	Octane LatX - Base	\$7,345.00	\$14,690.00
8019437	2	LatX - Smart Console	\$3,330.00	\$6,660.00
STRENGTH				
9-IPAA4	1	INSPIRATION ABDUCTOR / ADDUCTOR	\$5,999.00	\$5,999.00
9-IPAC3	1	INSPIRATION ABDOMINAL CRUNCH	\$5,999.00	\$5,999.00
9-IPBC3	1	INSPIRATION BICEPS CURL	\$5,999.00	\$5,999.00



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Item	Qty	Description	Rate	Amount
9-IPPD3	1	INSPIRATION LAT PULL DOWN	\$5,999.00	\$5,999.00
9-IPPF3	1	INSPIRATION PEC/DELT FLY	\$5,999.00	\$5,999.00
9-IPTE3	1	INSPIRATION TRICEPS EXTENSION	\$5,999.00	\$5,999.00
9-IPVP3	1	INSPIRATION CHEST PRESS	\$5,999.00	\$5,999.00
9-IPVR3	1	INSPIRATION VERTICAL ROW	\$5,999.00	\$5,999.00
9-IPLP3	1	INSPIRATION LEG PRESS	\$7,999.00	\$7,999.00
9-IPLE3	1	INSPIRATION LEG EXTENSION	\$5,999.00	\$5,999.00
9-IPLC3	1	INSPIRATION LEG CURL	\$5,999.00	\$5,999.00
9-IPSP3	1	INSPIRATION SHOULDER PRESS	\$5,999.00	\$5,999.00
9NA-S6334-13AGS	1	IMPACT CHIN / DIP ASSIST	\$5,599.00	\$5,599.00
9-HSFT3-19AAC	1	NAUTILUS FREEDOM TRAINER	\$6,199.00	\$6,199.00
9NP-M9605-13BZS	1	5 STATION WITH ADJUSTABLE PULLEY	\$14,999.00	\$14,999.00
9NP-D9302-19AAS	1	INSPIRATION DUAL ADJUSTABLE PULLEY	\$6,199.00	\$6,199.00
Note		Functional Strength		
9NP-L8507-13AAS	1	NAUTILUS FREEDOM RACK	\$5,599.00	\$5,599.00
9-HDHR2	4	NAUTILUS HALF RACK	\$4,999.00	\$19,996.00
9NP-L1131-13BZS	1	GLUTE DRIVE (PLATE LOADED)	\$3,599.00	\$3,599.00
9NP-B7506-13BZS	6	INSPIRATION MULTI ADJUSTABLE BENCH	\$1,599.00	\$9,594.00
9NP-B7507-13BZS	2	INSPIRATION FLAT BENCH	\$799.00	\$1,598.00
9NP-B7511-13BZS	1	INSPIRATION PULL UP / DIP / LEG RAISE	\$1,899.00	\$1,899.00
9NP-R8010-13AAS	2	INSPIRATION DOUBLE DUMBBELL RACK (10 PAIR)	\$1,499.00	\$2,998.00
826VDR8-SM	1	TKO 8 Pr. Vertical Dumbbell Rack	\$451.00	\$451.00
9NP-B7514-13BZS	1	INSPIRATION 45 DEGREE BACK EXTENSION BENCH	\$1,399.00	\$1,399.00
Note		Storage and Accessories		
9-XTR-6062-60	1	THROWDOWN XTR, BALL STORAGE RACK, 6FT	\$1,999.00	\$1,999.00
100misc	1	Torque X-Create 2-Module Wall	\$2,276.00	\$2,276.00
100misc	1	Torque X-Create Ball Target Wall	\$974.00	\$974.00
100misc	1	Torque X-Create 4ft Storage Module	\$1,962.00	\$1,962.00
DBSET5100	1	PROSTYLE RUBBER DUMBBELL WITH CUSTOM LOGO (5-100LB) \$2.38/lb MSRP (prior to bottom line discount)	\$5,512.50	\$5,512.50
812OB-86	4	TKO 7' 1000LB OLYMPIC BARBELL	\$260.00	\$1,040.00
Installation Services - HL	1	Delivery & Installation Services (Heartline will provide this service at no cost at a value of \$15,000)	\$0.00	\$0.00
005	1	Trade-In of Equipment	(\$15,000.00)	(\$15,000.00)
Note		**All cardio and strength include a monthly preventive maintenance, plus disinfectant at each trip for the first year. ** **All products will be sprayed with anti-microbial protection-Spec sheet provided in bid package**		



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Subtotal	\$612,477.50
Discount	(\$330,737.85)
Shipping Cost	\$10,795.07
Tax Total (7.25%)	\$21,208.79
Total	\$313,743.51

Email Approved quotes to your sales rep: crystal.capone@heartlinefitness.com

Standard Terms and Conditions:

Service labor is estimated and may vary depending on underlying issues, customer approval will be requested if additional service labor is required.

All unit prices are F.O.B. Destination.

These prices are subject to change after 30 days from the document date.

Post-installation entertainment (television) requirements will be handled as a billable service visit.

The above quotation is computed to be performed during regular business hours.

Clerical errors subject to correction.

All prices and agreements are contingent upon strikes, accidents, and other causes unavoidable or beyond our control.

Buyer agrees to promptly file a claim for all goods damaged in transit.

There will be a 20% restocking charge on all merchandise ordered but not accepted.

A preventative Maintenance Agreement is available for all equipment.

An equipment lease is available with approved credit.

We accept all major credit cards for payment, however, there is a nominal 3% processing fee for invoices over \$1000.00.

Hold and Storage: Should an install be delayed by the client more than 60 days from the initial install date, Heartline reserves the right to charge the client a storage fee until the install is completed. If the future estimated install date exceeds 90 days Heartline reserves the right to require an additional deposit of up to 75% of the order.

Proposals must be signed and emailed to your sales rep for processing: crystal.capone@heartlinefitness.com

Approval Signature:

Name: _____ Date: _____



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Heartline Fitness Site Survey (To be completed and returned with signed approval)

Heartline Fitness will contact customer 24 to 48 hours prior to delivery & installation. Please provide two contact names and numbers.

Primary contact name & number: _____ (____) _____

Secondary contact name & number: _____ (____) _____

Facility Name: _____

Complete ship to address: _____

City: _____ State: _____ Zip Code: _____

Is this location under construction? **Yes / No** If Yes: When is the construction scheduled for completion? _____

Can the location accommodate a 28' box truck? **Yes / No**

On what floor level will the equipment be installed? _____

Is there an elevator available for the delivery? **Yes / No** If Yes: Weight limit: _____ Door dimensions: _____

Will the equipment need to be carried through any stairs? (Please include both inside & outside stairs) **Yes / No**

What is the narrowest measurement of the stairs? _____

What is the narrowest width of the door the equipment must pass through? _____

Does the ceiling height meet or exceed the minimum required 94"? **Yes / No**

Please describe anything unusual about your facility that could affect delivery: _____

What are the best days/hours for delivery? Days: **M T W T F** Hours: _____

Deliveries can take up to several hours to complete depending on the amount of equipment and challenges of the facility.

All equipment is shipped directly from our manufacture's factory

Our warehouses specialize in delivery & installation of all commercial fitness equipment. You Should receive your shipment in approximately 7 - 10 business days from ship date.

Requirements:

110/120V Power supply (Dedicated circuit and NEMA 5-20R outlet receptacle required for treadmills)



Acknowledgement of power requirement

Initials: _____

Site Survey Completed by: _____



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105 Gilead Road, Suite 300
Huntersville, NC 28078
(704) 766-2220

CONTRACT FOR GOODS

SELLER: **Heartline Fitness Systems**
 7520 Standish Place, Suite 250
 Rockville, MD 20855
 Crystal Capone
 Crystal.capone@heartlinefitness.com

PROJECT: **Commercial Fitness Equipment**
SITE **Huntersville Family Fitness &**
LOCATION(S): **Aquatics**

This Contract for good, and all exhibits, (collectively this "Contract") is entered into this _____ day of _____, 20____ by and between the Town of Huntersville, a municipal corporation of the State of North Carolina, (the "Town") and Heartline Fitness Systems located at 7520 Standish Place, Suite 250 Rockville, MD 20855 (the "Seller").

WITNESSETH:

That for and in consideration of the mutual promises set forth in this Contract, the sufficiency of which is acknowledged by the parties hereto, the parties do mutually agree as follows:

1. Sale of Goods. Pursuant to the terms and conditions of this Contract, the Seller agrees to transfer ownership and deliver possession to the Town, and the Town shall pay for and accept from the Seller, the "Goods" as shown in Exhibit B, attached hereto.
2. Purchase Price. In consideration of the Goods, Town shall pay to Seller the Purchase Price as shown in the Exhibit C attached hereto.
3. Bid Documents. If applicable, Seller and Town acknowledge that this Contract for Goods is based on bid documents submitted by Seller to Town. The bid documents shall control any terms not stated herein.
4. Standard Terms and Conditions. The Standard Terms and Conditions, attached hereto as Exhibit A, shall be a part of this Contract. The Standard Terms and Conditions are hereby incorporated by reference, and all parties agree to be bound thereby.
5. Delivery. Seller shall deliver the Goods to Town within the date specified in the bid documents. If the Contract was not subject to bidding requirements, the Seller shall deliver the Goods to the location and by the date specified in Exhibit B.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Huntersville, North Carolina, this _____ day of _____, 20____.

Seller

Town of Huntersville

Name:

Name of Seller (type or print)

Town Manager

By:

(Signature)

Attest: _____
Town Clerk

Title:

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

Attest:

(Secretary, if a corporation)

Finance Director

EXHIBIT A

STANDARD TERMS & CONDITIONS

1. **Acceptance.** Seller's acknowledgment of the terms of this Contract constitutes an agreement to: (i) all terms and conditions set forth or referenced herein, (ii) on any attachments hereto, (iii) any applicable solicitation documentation related to this Contract (including without limitation any request for proposals or invitation for bids or Seller's response thereto) that deal with the same subject matter as this Contract, and (iv) any other terms and conditions of a written agreement signed by Seller and the Town that deals with the same subject matter as this Contract (collectively, the "Contract Documents"). The terms and provisions set forth in the Contract Documents shall constitute the entire agreement between Seller and the Town with respect to the purchase by the Town of the: (i) goods ("Goods") and/or (ii) services provided or work performed ("Services") as described in the Contract Documents. The agreements set forth in the Contract Documents are sometimes referred to herein as the "Contract." In the event of any conflict between any terms and conditions of the Contract Documents, the terms and conditions most favorable to the Town shall control. No additional or supplemental provision or provisions in variance herewith that may appear in Seller's quotation, acknowledgment, invoice, or in any other communication from Seller to the Town shall be deemed accepted by or binding on the Town. The Town hereby expressly rejects all such provisions which supplement, modify, or otherwise vary from the terms of the Contract Documents, and such provisions are superseded by the terms and conditions stated in the Contract Documents, unless and until the Town's authorized representatives expressly assent, in writing, to such provisions. Stenographic and clerical errors and omissions by the Town are subject to correction.
2. **Entire Agreement.** These terms and conditions and any other specifications contained in any other documents referenced shall constitute and represent the complete and entire agreement between the Town and Seller and supersede all previous communications, either written or verbal with respect to the subject matter of this Contract.
3. **Changes, Additions, Deletions.** No changes, additions, deletions or substitutions of scope of goods, specifications, terms and conditions, quantity, unit of issue, delivery date, delivery charges or price will be permitted without the prior written approval from the Town.
4. **Relationship of the Parties.** The Seller is an independent Seller and not an employee of the Town. The conduct and control of the work will lie solely with the Seller. The Contract shall not be construed as establishing a joint venture, partnership or any principal-agent relationship for any purpose between the Seller and the Town. Employees of the Seller shall remain subject to the exclusive control and supervision of the Seller, which is solely responsible for their compensation.
5. **Prices.** If Seller's price or the regular market price of any of the Goods or Services covered hereunder is lower than the price stated in the Contract Documents on the date of shipment of such Goods or performance of such Services, Seller agrees to give the Town the benefit of such lower price on any such Goods or Services. In no event shall Seller's price be higher than the price last quoted or last charged to the Town unless otherwise agreed in writing. No charges for transportation, boxing, crating, etc. are allowable unless such charges are included in the Contract Documents.
6. **Taxes.** Any applicable taxes shall be invoiced as a separate item.
7. **Substitutions.** No substitutions or cancellations shall be permitted without prior written approval from the Town.

8. **Indemnification.** To the greatest extent allowed by the law the Firm shall indemnify and hold harmless the Town, its officers, agents, employees and assigns from and against all claims, losses, costs, damages, expenses, attorneys' fees ("Claims"). In the event that any portion of the Goods under the Contract shall be defective in any respect whatsoever, the Firm shall indemnify and save harmless the Town, its officers, agents, employees and assigns from all loss or the payment of all sums of money, but only to the extent allowed by law.
9. **Invoices and Payment Terms.** It is understood and agreed that orders will be shipped at the established Contract prices in effect on dates orders are placed. Invoicing that does not comply with this provision will subject the Contract to cancellation. Upon satisfactory delivery of the Goods or satisfactory completion of the Work, all invoices and statements shall reference the Contract number and be submitted to: Town of Huntersville, Accounts Payable, PO Box 664, Huntersville, North Carolina, 28070. Payment terms are Net 30 days after receipt of correct, undisputed invoice or acceptance of Goods or Services, whichever is later.
10. **Anti-Discrimination.** During the performance of the Contract, Seller shall comply with all federal and state requirements concerning fair employment and shall not discriminate against or deny the Contract's benefits to any person on the basis of race, religion, color, creed, national origin, age, sex (including sexual orientation, gender identity, and pregnancy), disability or handicapping condition, or genetic information.
11. **Ethics in Public Contracting.** By submitting their prices and acceptance of this Contract, all Sellers certify that their bids are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other supplier, manufacturer, or subcontractor in connection with their offer, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.
12. **Applicable Laws and Courts.** All Town Contracts for Goods shall be governed in all respects by the laws of the State of North Carolina. All matters, whether sounding in contract or tort relating to the validity, construction, interpretation and enforcement of the Contract, shall be governed in all respects by the laws of the State of North Carolina and venue shall be proper only in a court of competent jurisdiction located in Mecklenburg County, North Carolina. The Seller represents and warrants that it shall comply with all applicable federal, state, and local laws, regulations, and orders, including, not limited to, licensure requirements.
13. **Codes and Permits.** When applicable, the Seller shall obtain the required permits, if required, give all notices, and comply with all laws, ordinances, codes, rules, and regulations bearing on the conduct of the work under this contract. If the Seller performs any work knowing it to be contrary to such laws, ordinances, codes, rules and regulations, and without such notice to the Town, he shall bear all cost arising there from.
14. **Strict Compliance.** The Town may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
15. **Assignment.** Seller may not assign, pledge, or in any manner encumber Seller's rights under this Contract or delegate the performance of any of its obligations hereunder, without Town's prior, express written consent.
16. **General Provisions.** The Town's remedies as set forth herein are not exclusive. Any delay or omission by the Town in exercising any right hereunder, or any waiver by the Town of any single breach or default hereunder, shall not be deemed to be a waiver of such right or of any other right, breach, or default.

17. **Warranties.** The Seller warrants it shall adhere to all laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town of Huntersville for the Goods outlined in this Contract and any attached specifications. Seller warrants that any goods delivered hereunder shall also adhere to all laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town of Huntersville. This warranty shall survive any inspection, delivery, acceptance or payment by the Town of the Goods and shall run to the Town and any user of the Goods. This express warranty is in addition to Seller's implied warranties of merchantability and fitness for a particular purpose which shall not be disclaimed. In addition to any other rights available at law or in equity, the Town shall be entitled to consequential and incidental damages.
18. **Quality and Workmanship.** All Goods delivered shall be performed to the satisfaction of the Town. The work shall not be considered complete nor applicable payments rendered until the Town is satisfied with the Goods provided.
19. **Default.** The Town may terminate the Contract, in whole or in part, immediately and without prior notice upon breach of the Contract by the Seller. In addition to any other remedies available to the Town in law or equity, the Town may procure upon such terms as the Town shall deem appropriate, Goods substantially similar to those so terminated, in which case the Seller shall be liable to the Town for any excess costs for such similar supplies or Goods and any expenses incurred in connection therewith.
20. **Termination for Convenience.** The Town shall have the right, without assigning any reason therefore, to terminate any work under the Contract, in whole or in part, at any time at its complete discretion by providing 10 days' notice in writing from the Town to Seller. If the Contract is terminated by the Town in accordance with this paragraph, the Seller will be paid in an amount which bears the same ratio to the total compensation as does the Goods actually delivered or performed to the total originally contemplated in the Contract. The Town will not be liable to the Seller for any costs for materials acquired or contracted for if such costs were incurred prior to the date of this Contract.
21. **Risk of Loss.** The Seller assumes responsibility for the Goods, and all risk of damage, loss, or delay of the Goods, until the Goods are delivered to or collected by the Buyer. Once the Goods have been delivered to or collected by the Buyer, the Buyer assumes all responsibility for and risk of damage to such Goods.
22. **No Third-Party Beneficiaries.** There shall be no intended nor incidental third-party beneficiaries of this Contract. Seller shall include in all contracts, subcontracts, or other agreements relating to the Contract an acknowledgment by the contracting parties that the Contract creates no third-party beneficiaries.
23. **Valid Contract for Goods.** In order for a Contract for Goods of the Town to be valid, it must be executed by the Town Manager or his or her authorized designee, and must be pre-audited in that manner required by the Local Government Budget and Fiscal Control Act, as the same may be amended.
24. **Verification of Work Authorization.** Seller shall comply with, and require all Sellers and subcontractors to comply with, the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," sometimes known as E-verify for all Sellers and subcontractors.
25. **Iran Divestment List.** With the execution hereof, Seller, certifies that they are not on the Iran Final Divestment List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.58, and will not contract with anyone on such List in performance of the work hereunder.
26. **Buyer.** All references to Buyer or Town, throughout these terms and conditions, shall refer to the Town of Huntersville, North Carolina.

27. **Seller.** All references to Seller, Seller, or Firm throughout these terms and conditions shall refer to the Seller identified on page 1 of this Contract.
28. **Availability of Funds.** Any and all payments to the Seller are dependent upon and subject to the availability of funds to the Town for the purpose set forth in this agreement.
29. **Severability.** If any provision of this Contract is found to be invalid or unlawful, then remainder of this Contract shall not be affected thereby, and each remaining provision shall be valid and enforced to the fullest extent permitted by law.
30. **Companies that Boycott Israel.** With the execution hereof, Seller, certifies that they are not on the Companies that Boycott Israel List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.80, and will not contract with anyone on such List in performance of the work hereunder.

EXHIBIT B – GOODS

<u>Item</u>	<u>Qty</u>	<u>Description</u>
CARDIO		-----
9 - 9 2 7 1 - 1 0 T R X -	4	10 Series FreeRunner Treadmill W/19" ATSC EMBEDD (5 year warranty included)
FREERUNNER-110-19-ATSC		
9-9251-8TRX-110-19-ATSC	10	8 Series TRx Treadmill, W/19" ATSC EMBEDD
100misc	10	Extended Manufacturer's Warranty-5 years parts/1 year labor/1 year wear items for 8TR treadmills
9-6150-8RDE-2019-15-ATSC	6	8 Series Rear Drive Elliptical W/15" ATSC EMBEDD
9-6140-8CT-2019-15-ATSC	6	8 Series Cross Trainer W/15" ATSC EMBEDD
INATTSH-ALLXX	2	Life Fitness Total Body Arc Trainer with SE3HD Console
9-8120-8UB-2019-15-ATSC	3	8 Series Upright Bike W/15" ATSC EMBEDD
9-8130-8RB-2019-15-ATSC	3	8 Series Recumbent Bike W/15" ATSC EMBEDD
112250-001	2	Octane XRide-XR6000s with Swivel Base(Smart Console)
8019437	2	XRide-Smart Console
8023100	4	Octane –TV Attachement
8019430	2	Octane Latx - Base
8019437	2	Latx – Smart Console
STRENGTH		-----
9-IPAA4	1	INSPIRATION ABDUCTOR / ADDUCTOR
9-IPAC3	1	INSPIRATION ABDOMINAL CRUNCH
9-IPBC3	1	INSPIRATION BICEPS CURL
9-IPPD3	1	INSPIRATION LAT PULL DOWN
9-IPPF3	1	INSPIRATION PEC/DELT FLY
9-IPTE3	1	INSPIRATION TRICEPS EXTENSION
9-IPVP3	1	INSPIRATION CHEST PRESS
9-IPVR3	1	INSPIRATION VERTICAL ROW
9-IPLP3	1	INSPIRATION LEG PRESS
9-IPLE3	1	INSPIRATION LEG EXTENSION
9-IPLC3	1	INSPIRATION LEG CURL
9-IPSP3	1	INSPIRATION SHOULDER PRESS

9NA-S6334-13AGS	1	IMPACT CHIN / DIP ASSIST
9-HSFT3-19AAC	1	NAUTILUS FREEDOM TRAINER
9NP-M9605-13BZS	1	5 STATION WITH ADJUSTABLE PULLEY
9NP-D9302-13AAS	1	INSPIRATION DUAL ADJUSTABLE PULLEY
		Functional Strength
9NP-L8507-13AAS	1	NAUTILUS FREEDOM RACK
9-HDHR2	4	NAUTILUS HALF RACK
9NP-L1131-13BZS	1	GLUTE DRIVE (PLATE LOADED)
9NP-B7506-13BZS	6	INSPIRATION MULTI ADJUSTABLE BENCH
826VDR8-SM	1	TKO 8 Pr. Vertical Dumbbell Rack
9NP-B7507-13BZS	2	INSPIRATION FLAT BENCH
9NP-R8010-13AAS	2	INSPIRATION DOUBLE DUMBBELL RACK (10 PAIR)
9NP-B7514-13BZS	1	INSPIRATION 45 DEGREE BACK EXTENSION BENCH
9NP-B7511-13BZS	1	INSPIRATION PULL UP / DIP / LEG RAISE
Note		Storage and Accessories
9-XTR-6062-60	1	THROWDOWN XTR, BALL STORAGE RACK, 6FT
100misc	1	TORQUE X-CREATE 2-MODULE WALL
100misc	1	TORQUE X-CREATE BALL TARGET WALL
100misc	1	TORQUE X-CREATE 4FT STORAGE MODULE
DBSET5100	1	PROSTYLE RUBBER DUMBBELL WITH CUSTOM LOGO (5-100LB)
812OB-86	4	TKO 7' 1000LB OLYMPIC BARBELL

EXHIBIT C – FEE SCHEDULE

Delivery & Installation Services: \$0.00

Trade-In of Equipment (\$15,000.00)

Subtotal: \$612,477.50

Discount: (\$330,737.85)

Shipping: \$10,795.07

Tax Total (7.25%): \$21,208.79

Total: \$313,743.51

Company Name

Date

Print Name

Title

Signature

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Jackie Huffman

Date: November 15, 2021

Subject: Budget Amendment

EXPLAIN REQUEST:

Appropriate Fund Balance (103890.9999) in the amount of \$292,534.72 for fitness equipment at the HFFA facility (104200.0500). There are two related items on the agenda. The first one is the award of the contract which is a different amount because the contract includes sales tax which is not included in the Board Action. The second item is the resolution of the repayment terms from the Town's HFFA Enterprise fund.

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

Decrease in Fund Balance of \$292,534.72.

ATTACHMENTS:

None

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Jackie Huffman

Date: November 15, 2021

Subject: HFFA Loan from General Fund for fitness equipment

EXPLAIN REQUEST:

The HFFA enterprise fund budgeted to spend \$100,000 on lease of new equipment and \$50,000 capital expenditures. With this loan, the lease of equipment will cost \$76,059 in the first year, resulting in spending \$23,941 less than budgeted on the fitness equipment lease. This savings of \$23,941 will be added to the capital budget, resulting in additional investment of capital in FY 22 thereby keeping lease and capital expenditures at a total budget of \$150,000.

ACTION RECOMMENDED:

Approve resolution

FINANCIAL IMPLICATIONS:

See budget amendment; over four year term of loan, 1% interest earned. Net outflow in FY 2021 of \$216,476. Net inflow over 4 year term of \$7407 interest earned.

ATTACHMENTS:

1. R-2021-70 Resolution to Approve Loan to HFFA - revised



RESOLUTION APPROVING A LOAN TRANSFER FROM THE HUNTERSVILLE GENERAL FUND TO THE HUNTERSVILLE FAMILY FITNESS AND AQUATIC CENTER ENTERPRISE FUND

WHEREAS, the Huntersville Family Fitness and Aquatic Center (“HFFA”) Enterprise Fund desire to borrow \$292,534.72 for various recreational equipment and such borrowing is authorized by N.C.G.S. § 160A-353 and N.C.G.S. § 160A-356; and

WHEREAS, the Huntersville General Fund is willing to loan the HFFA Enterprise Fund \$292,534.72 of available funds that is not needed or committed currently by the Town; and

WHEREAS, the financial terms of such loan will be beneficial to both the General Fund and the HFFA Enterprise Fund; and

WHEREAS, the Huntersville Board of Commissioners (the “Board”) now wishes to formally approve the loan transfer from the Huntersville General Fund to the HFFA Enterprise fund.

NOW, THEREFORE, BE IT RESOLVED by the board of Commissioners of the Town of Huntersville that \$292,534.72 be loaned from the General Fund to the HFFA Enterprise Fund in accordance with the following terms and conditions:

- Principal Sum: \$292,534.72
- Term: 4 years
- Loan Commencement Date: October 4, 2021
- Interest: 1% per annum, compounded semi-annually
- Repayment: Equal annual payments beginning January 1, 2022 and continuing until paid in full or until January 1, 2026 at which time the loan shall be fully due and payable

Adopted this 15th day of November 15, 2021.

ATTEST:

Janet Pierson, Town Clerk

John Aneralla, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Jack Simoneau

Date: November 15, 2021

Subject: Consider appointments to the Planning Board to fill vacancies.

EXPLAIN REQUEST:

Consider appointments to the Planning Board to fill the vacancies of Derek Partee (seat vacant as of 11/9, appointed as Town Commissioner) and Catherine Graffy (vacant as of 11/17, moving).

ACTION RECOMMENDED:

Appoint two new members

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. December 2021 Seats Vacating
2. December 2021 Application List
3. December 2021 Applications Confirmed

Planning Board Membership List

Updated July 2021



Last Name	First Name	Current Year Role	Address	Address 2	Phone	Email	Current Term	Expiration Date	Vacated
Baber	Greg	Member	12601 Clifftree Dr	Huntersville NC 28078	704-906-4923	bogeybabar@gmail.com	7/1/2019	6/30/2022	
Boyd	Christopher	Member	15822 Bayshore Drive	Huntersville NC 28078	336-682-1721	cbpack51@yahoo.com	7/1/2020	6/30/2023	
Davis	Jennifer	Member	13602 Stumptown Rd.	Huntersville NC 28078	704-918-9357	jenniferdavis078@gmail.com	7/1/2021	6/30/2024	
Gammon	Frank	Member	8912 Deerland Court	Huntersville NC 28078	704-408-6502	gammonf@roadrunner.com	7/1/2021	6/30/2023	
Graffy	Catherine	Member	15120 Pavilion Loop Drive	Huntersville NC 28078	860-805-1196	cgraffy@outlook.com	7/1/2019	6/30/2022	Moving Vacated 11/17/2021
Hensley	Scott	Member	15133 Ewart Road	Huntersville NC 28078	704-904-4796	hensleyscott1@gmail.com	7/1/2021	6/30/2024	
Partee	Derek	Member	11228 Canoe Cove Lane	Huntersville NC 28078	516-850-5099	dpartee755@gmail.com	7/1/2020	6/30/2023	Elected to Town Comissioner Vacated 11/9/2021
Sny	Jeff	Vice-Chair	13945 Old Vermillion Drive	Huntersville NC 28078	704-875-7123	jeffrey.sny@gmail.com	7/1/2019	6/30/2023	
Swanick	Stephen	Chairman	112 S. Old Statesville Road, Suite 112	Huntersville NC 28078	704-618-0435	stephen.swanick@gmail.com	7/1/2020	6/30/2023	

Genenbacher, Steve	7043053779	steve.genenbacher@cbauto.net
Harrington, Scott	9174455137	scotharrington1808@gmail.com
Sailers, Joe	7043930556	jwscws@bellsouth.net
Wactor, Gale	7047273733	gale.wactor@gmail.com
Wright, Jodi	7044215587	admin@savorymomentsgourmet.com
BouGhanem, Alaa	7045789079	alaa_bg_95@hotmail.com
Hinson, Scott	7046616217	schinson67@gmail.com
Horn, James	704-303-1275	jhorn@conterra.com
Loomis, Trina	8433255239	lathant@hotmail.com
Price, Christopher	7046198889	cprice8889@gmail.com

Currently on Board of Adjustments
Previously served on Huntersville 2040 Steering Committee
Previously served on Planning Board

[Print](#)**Planning Board Application - Submission #5411****Date Submitted: 6/12/2020**

Notification for Service for the Town of Huntersville Planning Board

Name

Steven D Genenbacher

Home Phone**Home Address**

14413 Old Dobbin Dr. Huntersville

Cell Phone

704-305-3779

Do You Reside in the Town Limits?

Yes

Do You Reside in the ETJ?

No

Present Occupation

Small Business Owner

Work Phone

704-727-0808

Place of Employment

Christian Brothers Automotive Huntersville

Email Address

steve.genenbacher@cbauto.net

Approximate Hours Available Per Month for Serving on Advisory Board

10

Name of Any Town or County Boards/Committees/Commissions You Are Presently Servng on:Huntersville Board of Adjustments
Expires June 2020

Include Expiration Date

EducationQuincy Senior High School, Quincy, IL
Wyoming Technical Institute, Laramie, WY
John Wood Community College, Quincy, IL

Business and Civic Experience

Owner of multiple automotive service and repair business, NAPA automotive parts store, towing companies, and rental properties in Quincy IL for 20 years. Active member of Quincy chamber of commerce, active member of Knights of Columbus council 582 Quincy IL, active member of St. Peters Parish, Past President of Quincy Automotive Service Association, board member of NAPA auto parts southeast and national advertising council, member of Quincy IL marketing board. After moving to North Carolina I have 18 years in different management role's for NASCAR Race Teams Current owner of Christian Brothers Automotive Huntersville, Current Lake Norman Chamber of Commerce Ambassador, Active member of St Marks Knights of Columbus council 12654. Work with the Lotta Foundation Huntersville, Work with the Hope House Foundation Huntersville. Hold multiple charity events thru and at our business.

Areas of Expertise and Interests / Skills

My 40 plus years as an entrepreneur, team leader, and my community involvement has taught me to be a great team player, strong problem solver, and how to communicate with the consumer / individual by being a good listener.

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant

Steven D Genenbacher

Date

5/20/2020

Please type your name to agree to the terms and conditions of this form.

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

Planning Board consists of nine (9) total members of whom at least seven (7) members shall reside within the corporate limits, appointed by the Town Board, and in no instance be less than one (1) ETJ member appointed by the Board of County Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Volunteer and work with fund raisers with the Knights of Columbus Charlotte and Huntersville
Volunteer with St Marks Church
Work with Business Leaders Cares Lake Norman
Serve on the Board of Adjustments for Huntersville
Hold National Service Day at our shop 1 Saturday a year, we do free repairs to cars for single mothers and family's in need.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

The town of Huntersville will continue to be one of the best small towns in North Carolina.
Committed to preserving our small town values and sense of community while providing a high quality of life for our citizens.
Understand the value of a healthy economy and will encourage responsible , progressive development that will lead us into the future.
Encourage community-oriented governance through partnership's with citizen's and public and private organizations.
Have a system of roads that safely and efficiently moves traffic throughout the town, consistent with the town thoroughfare plan.

Factors will include: Economy, Job Growth, Partnerships, Elections and Appointments

3. What obstacles do you see to achieving this vision?

Doing something because it is the way we have always done it.
Seeking to think you can please everyone.
Trying to get perfection as your outcome.
To short-term thinking.

4. What special opportunities could be used to achieve your vision?

We have a great opportunity now as we work with residents, community leaders, business owners and town government officials to work through the final phases and implementation of our 2040 community plan.
I am becoming fully engaged and informed in all of the current documents of our 2040 plan, how and why we reached where we are with the plan.
I would like the opportunity to become an ambassador for the community plan if needed.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

As Huntersville has grown over the last 15 to 20 years it has still been able to maintain a small town feel and character, as the plan continues to be developed, finalized and implemented one core goal should be to maintain that through our next 20 years of growth.

Other Comments:

I am currently on the board of adjustments for the town of Huntersville, I understand I can only serve on 1 board at a time.
If accepted to be on the planning board for Huntersville I would remove myself from the board of adjustments.
I look forward to being a member of our planning board as this is a very important role going forward with the decisions to be made in growing our community for the future and I will take it very seriously.
Thank you for your consideration.

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Print**Planning Board Application - Submission #5161**

Date Submitted: 5/11/2020

Notification for Service for the Town of Huntersville Planning Board

Name

Scott M. Harrington

Home Phone**Home Address**

13314 Union Square Dr

Cell Phone

9174455137

Do You Reside in the Town Limits?

Huntersville

Do You Reside in the ETJ?**Present Occupation**

Commercial Real Estate Broker

Work Phone

9174455137

Place of Employment

C. Crawford & Associates, Inc.

Email Address

scotharrington1808@gmail.com

Approximate Hours Available Per Month for Serving on Advisory Board

As needed

Name of Any Town or County Boards/Committees/Commissions You Are Presently Servng on:

Community Plan Steering Committee / 4Q 2020

Include Expiration Date

Education

College Degree: Bachelor of Arts and Master Degree: Business

Business and Civic Experience

Business: Banking, Institutional Asset Management, and Commercial Real Estate. Civic: Currently serve on the Board of Bellington Community HOA.

Areas of Expertise and Interests / Skills

Strategic planning, investments/rates of return, work well with others, real estate,

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant

Scott M. Harrington

Date

5/11/2020

Please type your name to agree to the terms and conditions of this form.

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

Planning Board consists of nine (9) total members of whom at least seven (7) members shall reside within the corporate limits, appointed by the Town Board, and in no instance be less than one (1) ETJ member appointed by the Board of County Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Currently a member of the Huntersville Community Plan Steering Committee. I am on the Board of Bellington Community HOA.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Huntersville is in the process of putting itself on a clearly defined path to becoming the most livable mid-sized city in NC. Through aspirational planning efforts, we can manage to balance the challenges of environmental, land use mix & open space requirements w/ the quality of life demands of our young, mobile, prosperous urban populous, i.e. vibrant downtown, retail, focused economic development and top-flight public services.

3. What obstacles do you see to achieving this vision?

The enemies of any long term "Plan" are 1) Complacency, 2) Community Commitment (lack of) and, 3) Continual Reinforcement (lack of) of shared goals and visions.

4. What special opportunities could be used to achieve your vision?

Stakeholder input obtained from all socioeconomic groups via the Huntersville Community Survey was a critical first step. Once "Plan" is approved newsletters, signage, and slogans can be effectively utilized to reinforce key aspects of our City's shared vision. One simple example is when another section of our greenway is completed signage can be erected that reads "Another step taken toward achieving our goal of becoming the most livable city in North Carolina". Signs can be reused multiple times.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

It's my sense that as Huntersville grows, its population will become even younger, more mobile, better educated and more prosperous. Access to high-performance public, charter and private schools will be a critical component of businesses and families as they consider moving to or remaining in Huntersville.

Other Comments:

Nominations

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TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

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Thank you for completing the application and questionnaire.

[Print](#)**Planning Board Application - Submission #5112**

Date Submitted: 5/4/2020

Notification for Service for the Town of Huntersville Planning Board

Name

Joe Sailors

Home Phone

704-393-0556

Home Address

9332 Westminster Dr.

Cell Phone

704-661-8275

Do You Reside in the Town Limits?

Yes

Do You Reside in the ETJ?**Present Occupation**

Retired

Work Phone**Place of Employment**

Self employed Insurance broker

Email Address

Jwscws@bellsouth.net

Approximate Hours Available Per Month for Serving on Advisory Board

40

Name of Any Town or County Boards/Committees/Commissions You Are Presently Servng on:

Huntersville Planning board , City of Charlotte Recycling committee chair

Include Expiration Date

Education

2 year college

Business and Civic Experience

Past president American Society Safety Engineers , past president Long Creek Neighborhood assoc. , past President Derita - Statesville Rd . Community assoc.

Areas of Expertise and Interests / Skills

Engineering , Safety , Neighborhood , planning , water / sewer design , stream preservation ,

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant

Joseph Sailors

Date

5/4/2020

Please type your name to agree to the terms and conditions of this form.

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Planning board 19 plus years , recycling , coach baseball,basketball,track .

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

More road improvements , high rise development , additional commercial development , adding jobs to our community so families can live , work and play in Huntersville....

3. What obstacles do you see to achieving this vision?

Economics of development in growth

4. What special opportunities could be used to achieve your vision?

High rise development

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Growth and the attractiveness of Huntersville, trying to keep the small town fill with the rapid growth....

Other Comments:

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Print

Planning Board Application - Submission #5115

Date Submitted: 5/4/2020

Notification for Service for the Town of Huntersville Planning Board

Name

Gale Wactor

Home Phone

7047273733

Home Address

9116 Rayneridge Drive

Cell Phone

7323220749

Do You Reside in the Town Limits?

Yes

Do You Reside in the ETJ?

No

Present Occupation

Retired

Work Phone

NA

Place of Employment

NA

Email Address

Gale.wactor@gmail.com

Approximate Hours Available Per Month for Serving on Advisory Board

20

Name of Any Town or County Boards/Committees/Commissions You Are Presently Servng on:

None

Include Expiration Date

Education

Some College

Business and Civic Experience

Program/Project Management (DoD)
Project Management Site Director (PMI) - MD
Guardian ad Litem - NC
CASA - MD
Juvenile Conference Committee - NJ
Huntersville 101 - postponed COVID-19

Areas of Expertise and Interests / Skills

Project Management

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant

Date

Gale Wactor

5/4/2020

Please type your name to agree to the terms and conditions of this form.

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

3. What obstacles do you see to achieving this vision?

4. What special opportunities could be used to achieve your vision?

Lite or commuter rail into Charlotte
Open spaces for enjoying nature
Bryton area development with retail and restaurants
New businesses and job opportunities for residences- how do we know or how do we capture what resources we have?

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Growth is good, managed growth is better.

Current plans may change due to pandemic. It will be important to look at demographics and trends once we see what the new normal looks like. For example if people are productively working from home, will businesses change their model and reduce footprint of required office space?

This is what is known at this time as an unknown unknown. Unknowns have to be part of any plan.

Other Comments:

I would like this opportunity to join the board, I enjoy living in Huntersville and want to contribute where I can for future plans.

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE

ATTN: Tracy Barron

P.O. BOX 664

HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Print

Planning Board Application - Submission #5111

Date Submitted: 5/4/2020

Notification for Service for the Town of Huntersville Planning Board

Name

Jodi Wright

Home Phone

704.421.5587

Home Address

14206 Sullivan Watch Dr

Cell Phone

704.421.5587

Do You Reside in the Town Limits?

Yes

Do You Reside in the ETJ?

No

Present Occupation

Owner

Work Phone

704.910.3289

Place of Employment

Magnolia Woods

Email Address

admin@savorymomentsgourmet.com

Approximate Hours Available Per Month for Serving on Advisory Board

10

Name of Any Town or County Boards/Committees/Commissions You Are Presently Servng on:

None

Include Expiration Date

Education

University of Tennessee - Bachelor of Science in Interior Design

Business and Civic Experience

Lake Norman Chamber of Commerce, Huntersville Chamber of Commerce, and Executive Women of Lake Norman

Areas of Expertise and Interests / Skills

Purchased a building in Huntersville, and worked in the Real Estate Department at AAA Cooper Transportation, 11 years. Completed Construction drawings with AutoCAD and coordinated drawings to get Trucking Terminals and Fuel Stations built. Jan 99-May 2009

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant

Jodi Wright

Date

5/4/2020

Please type your name to agree to the terms and conditions of this form.

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

Planning Board consists of nine (9) total members of whom at least seven (7) members shall reside within the corporate limits, appointed by the Town Board, and in no instance be less than one (1) ETJ member appointed by the Board of County Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Community service is typically done relating to my business and networking opportunities. I am a member of Executive Women of Lake Norman and we sponsor a charity every year. Our business donates to the Tourette's foundation.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I would like to see the 2040 plan to be completed. To verify the infrastructure keeps up with the Economic Development happening in our town. Continued growth with commercial and residential opportunities for residents.

3. What obstacles do you see to achieving this vision?

Obstacles that I see is infrastructure and making sure we are keeping up with growth. Taking care of our streams and water quality. Any access needed at the railroad could cause issues.

4. What special opportunities could be used to achieve your vision?

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Huntersville is a lovely small town and to keep that feel is very important. At veterans park and the shops that face the railroad are vital to help keep the feel and keep people walking around our city from Discovery place to this older section. As Economic Development continues on Reese Blvd the trees and vegetation in this area make it very user friendly. Consistency in what is required of developers and business owners is helpful.

Other Comments:

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Online Form Submittal: Planning Board Application

noreply@civicplus.com <noreply@civicplus.com>

Fri 3/19/2021 10:24 AM

To: Tracy Barron <tbarron@huntersville.org>

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Planning Board Application

Step 1

Notification for Service for the Town of Huntersville Planning Board

Name	Alaa BouGhanem
Home Phone	7045789079
Home Address	7022 McLothian Ln
Cell Phone	7045789079
Do You Reside in the Town Limits?	Yes
Do You Reside in the ETJ?	No
Present Occupation	Architect/ Project Manager
Work Phone	<i>Field not completed.</i>
Place of Employment	LITTLE Diversified Architectural Consulting.
Email Address	alaa_bg_95@hotmail.com
Approximate Hours Available Per Month for Serving on Advisory Board	15
Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving on:	American Institute of Architects: Charlotte
Education	Masters of Architecture: The University of North Carolina at Charlotte
Business and Civic Experience	Habitat for Humanity of Charlotte LOVE America Foundation
Areas of Expertise and Interests / Skills	NC Building Code Sustainable Design Building Information Modeling Commercial Design

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent

(75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant	Alaa Bou Ghanem
------------------------	-----------------

Date	3/19/2021
------	-----------

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

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- | | |
|--|--|
| 1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere. | I currently serve on the AIA Charlotte Board of Directors with an overarching mission to provide support for Architects and planners in the Charlotte area. I am in charge of leading Architecture licensure efforts as well as organizing various community events that bring together the local architecture community and the general public. |
| 2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community? | As a resident of Huntersville, and as an active architect, I have a vested interest in seeing my town grow and prosper over the next decade and further into the future.
I believe that Huntersville is in a unique position that allows it to benefit from future developments following the Charlotte 2040 Comprehensive Masterplan. On one hand, Huntersville would greatly benefit from a holistic interconnected transportation system that serves as an artery connecting it to its neighbouring cities. On the other hand, Huntersville is perfectly suited to become an employment hub with proximity to a multitude of housing options all while preserving existing cultural assets and enhancing access to recreation and art. |
| 3. What obstacles do you see to achieving this vision? | Growth, if chaotic, causes undesirable and irreversible consequences. Once growth patterns begin to form based on short-term needs only, it is then virtually impossible to undo such patterns. One of the biggest obstacles that we face is striking a balance between the short-term needs of the city compared to the long-term vision. Balancing those two elements is no easy task, but with mindful planning and proper execution, Huntersville can become a model town. |
-

Step 3

- | | |
|---|--|
| 4. What special opportunities could be used to achieve your vision? | Capitalizing on the Charlotte 2040 Comprehensive Masterplan by focusing on specific projected access nodes.
Revisiting the Zoning density ordinance in order to stimulate growth in certain areas (surrounding I77) and discourage growth in more remote areas. |
|---|--|

Focus on encouraging taller developments that take into consideration open site space and mixed-use occupancies

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

A particular challenge is walkability and transit-oriented development which is now lacking within the Huntersville contexts.
As Huntersville grows, it could tremendously benefit from a gradient of downsized street sizings ranging from the highway to much smaller/walkable streets as we move towards the deeper parts of the town.

Other Comments:

Thank you for your consideration. Looking forward to serving in any capacity available.

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

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Online Form Submittal: Planning Board Application

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Mon 3/15/2021 3:25 PM

To: Tracy Barron <tbarron@huntersville.org>

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Planning Board Application

Step 1

Notification for Service for the Town of Huntersville Planning Board

Name	Scott K Hinson
Home Phone	704-661-6217
Home Address	9014 Golden Rock Lane
Cell Phone	704-661-6217
Do You Reside in the Town Limits?	Huntersville
Do You Reside in the ETJ?	Yes
Present Occupation	Architect
Work Phone	980-267-3630
Place of Employment	McMillan Pazdan Smith Architecture
Email Address	schinson67@gmail.com
Approximate Hours Available Per Month for Serving on Advisory Board	25-30
Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving on:	None
Education	BS - Architectural Design - Clemson University
Business and Civic Experience	Belk, Inc. (1989-2004) - Director of Design/VP Real Estate Crosland (2004-2010) - VP Design & Construction WT DuBois Construction - (2010 - 2012) VP Construction Myers & Chapman Construction - (2012-2018) - Director of Preconstruction McMillan Pazdan Smith Architecture (2018 - Present) Charlotte Office Director Member of Rock Hill City Zoning Board (2000 - 2004) City of Charlotte Tree Ordinance Committee Member
Areas of Expertise and Interests / Skills	Architecture/Design Land Planning Real Estate Development

Commercial Construction
Ability to read construction/design documents, site plans,
renderings, etc.

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant Scott K Hinson

Date 3/15/2021

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

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- | | |
|--|---|
| 1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere. | While a resident of Rock Hill, SC, I sat on the Zoning Board of Appeals for 2 terms. I've also been asked to sit on several civic committees in Charlotte to discuss the Tree Ordinance, Transit Oriented Development Zoning and others. I also volunteer with Make A Wish Foundation, Habitat for Humanity and coached basketball in the HYAA leagues for 3 seasons in Huntersville. I'm currently a member of Class 42 in Leadership Charlotte. |
| 2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community? | Being part of the Charlotte MSA, Huntersville is in a unique position of growth. With a strategic vision for growth, I feel like Huntersville can continue to attract high profile developments while also maintaining its own identity of community. The next 10-15 years will be critical to set the parameters around smart growth by implementing focused measures on infrastructure, schools, transportation and commercial development. In this next decade, Huntersville can position itself and set the standard for intentional development and while at the same time, promoting a pro-business culture to grow our base. I see Huntersville having real opportunities to create more of a Town Center while also encouraging more corporate and commercial development to create a hub for company headquarters. We need to be selective on the amount of residential development to minimize the impacts on roads and infrastructure. |
| 3. What obstacles do you see to achieving this vision? | I continue to see small communities around Charlotte being reactionary in their growth vs having a proactive approach to development. Without a strategic plan in place, and abiding by the parameters of that plan, most communities are |

overwhelmed by traffic issues, inferior infrastructure and real demands on schools, police and fire as growth occurs. There is a limited source of land that can be developed and now is the time to create a focused plan around that inevitable growth.

Step 3

4. What special opportunities could be used to achieve your vision?

I believe in the input of the citizens we serve. You tend to get people on board with a plan or vision if they feel they have a say in the process. Encourage design sessions with the citizens. Have them let you know what does and doesn't work from a practical standpoint. Listen to the people who work and live in Huntersville. The police and fire departments know what works and doesn't work. Enlist the help of design professionals to assist in the creation the vision plan. They work in the areas of land planning on a daily basis. They know how to incorporate sustainable growth while at the same time promoting a positive, pro-business, approach.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Our roads are quickly becoming overwhelmed. Adding traffic signals at every major development isn't always the best solution. Focus on present and future growth corridors. Not all standards apply across the board so planning officials should be receptive to remain flexible in order to achieve the best solution for specific cases. Mass transit will continue to be a hot topic and Huntersville has to be willing to participate in the solution there.

Other Comments:

I appreciate the opportunity to submit my application for consideration. I believe I bring a background of both design and development skills to this position. I'm encouraged by the direction of Huntersville to get its arms wrapped around the expected growth and would like to contribute my time towards shaping its future. Please don't hesitate to reach out to me with any questions.

Nominations

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TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Online Form Submittal: Planning Board Application

noreply@civicplus.com <noreply@civicplus.com>

Thu 5/20/2021 5:43 PM

To: Tracy Barron <tbarron@huntersville.org>

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Planning Board Application

Step 1

Notification for Service for the Town of Huntersville Planning Board

Name	James Horn
Home Phone	704-303-1279
Home Address	8030 Maxwelton Dr.
Cell Phone	704-303-1279
Do You Reside in the Town Limits?	Yes
Do You Reside in the ETJ?	<i>Field not completed.</i>
Present Occupation	OSP Fiber Optic Engineering
Work Phone	704-303-1279
Place of Employment	Conterra Broadband Networks
Email Address	Jhorn@conterra.com
Approximate Hours Available Per Month for Serving on Advisory Board	25+
Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving on:	N/A
Education	South Mecklenberg HS Montreat College Associate Degree in Business/Cyber Security Pursuing B.A.
Business and Civic Experience	Board of Directors, Uptown Homeless Shelter Charlotte Chamber International Business Advisory (Commercial Real Estate)
Areas of Expertise and Interests / Skills	Telecommunications 8 years Commercial Real Estate 12 years Good understanding of Zoning and Federal, State and Local Objectives for Planning and Development

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if

appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant	James T Horn
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Date	5/20/2021
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Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

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- | | |
|--|---|
| 1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere. | Worked with all humanitarian agencies to develop and run the largest homeless shelter between Washington DC and Miami, at that time.
Advised new International prospects working with the Charlotte Chamber of Commerce |
| 2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community? | I think we will become a diverse community both in commercial and residential development.
We must continue to try and locate and retain a vibrant and functional environment for our residents and business partners. Transportation, quality of life, preservation of our history must be maintained while promoting the area proactively to high quality business prospects. Open space and environmentally pro-active stance |
| 3. What obstacles do you see to achieving this vision? | Over-development, fiscal reliance on unrealized growth potential, short sighted traffic projections and insufficient initiatives and planning to handle the growth we need when it comes to traffic and high density development. |
-

Step 3

- | | |
|---|-----------------------------|
| 4. What special opportunities could be used to achieve your vision? | <i>Field not completed.</i> |
| 5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to | <i>Field not completed.</i> |

change, and/or anything you
find particularly appropriate
to Huntersville.

Other Comments: *Field not completed.*

Nominations

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TOWN OF HUNTERSVILLE

ATTN: Tracy Barron

P.O. BOX 664

HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

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Planning Board Application - Submission #8186

Date Submitted: 5/31/2021

Notification for Service for the Town of Huntersville Planning Board

Name

Trina Loomis

Home Phone

8433255239

Home Address

15667 Knoll Oak Court

Cell Phone

8433255239

Do You Reside in the Town Limits?

Yes

Do You Reside in the ETJ?

No

Present Occupation

Stay at home mom/Sales Consultant

Work Phone

8433255239

Place of Employment

Stella & Dot

Email Address

lathant@hotmail.com

Approximate Hours Available Per Month for Serving on Advisory Board

12-16

Name of Any Town or County Boards/Committees/Commissions You Are Presently Serving on:

Include Expiration Date

Education

BA in English and French

Business and Civic Experience

Had a Real Estate License in NJ. Head of a Leasing Department that managed 33 buildings and well over 1000 units just outside of NYC. Extensive knowledge of Fair Housing Laws and the need for affordable housing in a major metropolitan area.

Flight Attendant for Continental Airlines with active AFA Union experience. Created and produced the first company-wide union newsletter and helped establish the Newark base website. Researched and wrote content.

Co-owned an eBay business. Familiar with Microsoft Excel spreadsheets as well as Google Sheets.

Currently working part time as a Stella & Dot Independent Stylist, which requires an extensive social media presence on Facebook and Instagram.

PTA fundraising involvement & CMS volunteer.

Areas of Expertise and Interests / Skills

Newsletters, social media, networking, writing, philanthropy

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Signature of Applicant

Trina Loomis

Date

5/15/2021

Please type your name to agree to the terms and conditions of this form.

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

In the last 3 years, I have been involved with the Grand Oak PTA. I was the head of the Box Tops/Grocery Store fundraising committee for the last two years.

In 2017, I was diagnosed with breast cancer. I was fortunate to receive treatment here at the Novant Huntersville Cancer Institute. Since 2018, I've donated hundreds of Cancer Care pouches to them.

I've done countless fundraisers for everything from local schools to local nonprofits.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I would love to see Huntersville keep so much of what makes it a perfect place to live while also opening up to some diversity. We have so much RIGHT- our tree canopy, the walk ability, great shopping centers and restaurants. But buses need to have real stops instead of just signs. We need more apartments. We need to consider our roads and schools as we grow. And we need to attract some businesses to our area so that we can give people work options that don't involve driving down 177.

3. What obstacles do you see to achieving this vision?

When we start talking about affordable housing, buses, and lower incomes, there is a stigma. We can create space for lower incomes within our community without sacrificing security.

4. What special opportunities could be used to achieve your vision?

As we grow, we need to consider how the growth will impact all income levels. Something as simple as a sidewalk can encourage community members to get out, walk, and meet each other. A covered bus stop means sheltered, reliable public transportation and might encourage someone to move to the area. These are simple changes that need to be considered.

We also need to have events and entertainment in our area to attract visitors and to encourage people to hang out here. I would love to see more events like Hello Huntersville come back as we begin our COVID recovery.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

The roads NEED to be considered before development is approved. It is maddening how one community after another pops up before the roads are widened. As soon as people move in, the back ups begin. These are things we can foresee and prevent.

Other Comments:

I appreciate your consideration. Thank you.

Nominations

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TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

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Thank you for completing the application and questionnaire.

Online Form Submittal: Planning Board Application

noreply@civicplus.com <noreply@civicplus.com>

Tue 5/4/2021 8:20 PM

To: Tracy Barron <tbarron@huntersville.org>

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Planning Board Application

Step 1

Notification for Service for the Town of Huntersville Planning Board

Name	price christopher
Home Phone	7046198889
Home Address	8310 Misty Lilac Dr
Cell Phone	7046198889
Do You Reside in the Town Limits?	Yes
Do You Reside in the ETJ?	No
Present Occupation	Banking
Work Phone	7046198889
Place of Employment	Wells Fargo Bank
Email Address	cprice8889@gmail.com
Approximate Hours Available Per Month for Serving on Advisory Board	5
Name of Any Town or County Boards/Committees/Commissions You Are Presently Servng on:	Currently no boards
Education	Western Carolina University
Business and Civic Experience	Huntersville Board of Adjustments. Planning Board . Huntersville police citizens academy. Huntersville 101. Fraternity Chapter Treasurer.
Areas of Expertise and Interests / Skills	Huntersville VP neighborhood HOA Past.. Mooresville President HOA.

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Signature of Applicant	Chris Price
Date	5/4/2021

Step Two: Questionnaire

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1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.	Huntersville police citizens academy. Huntersville 101. TannersCreek homeowners association. I'm still planning board. Huntersville board of adjustments.
2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?	I like the concept of the Huntersville 2040 plan. Our infrastructure must be considered as we need to make sure our local citizens find homes available. We need to look at industry for additional growth and we must have apartments for those who are transit and prefer to rent.
3. What obstacles do you see to achieving this vision?	The cost of building additional roads and schools could cause high tax rates.

Step 3

4. What special opportunities could be used to achieve your vision?	Community involvement and additional civic organizations.
5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.	While I appreciate the rapid growth, I like the country and city nearby. Hopefully the greenways will provide the communities a better place to live. I would hope more would use the greenways to walk or ride bikes to the store rather than use their car. I would like to see the downtown reviewed to show off Huntersville instead of Birkdale .

Other Comments:	I would appreciate the opportunity to serve.
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Nominations

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TOWN OF HUNTERSVILLE
ATTN: Tracy Barron
P.O. BOX 664
HUNTERSVILLE, NC 28070

Contact

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Thank you for completing the application and questionnaire.

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**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Janet Pierson

Date: November 15, 2021

Subject: Approval of Minutes

EXPLAIN REQUEST:

Consider approving the minutes of the November 1, 2021 Regular Town Board Meeting.

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 110121DraftForBoard

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**November 1, 2021
6:00 p.m. – Huntersville Recreation Center**

PRE-MEETING

None

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Recreation Center, 11836 Verhoeff Drive, at 6:00 p.m. on November 1, 2021.

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

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS – STAFF QUESTIONS

Mayor Aneralla

- Halloween events at Huntersville Athletic Park and Pottstown were a success.
- Angels and Sparrows is having a Turkey Trot Thanksgiving morning.
- Provided update from the Metropolitan Transit Commission.

Commissioner Phillips

- The Veterans Day Parade will be on November 13.

Commissioner Walsh

- There will be a virtual public information session on the Torrence Tributary II Greenway on November 4.
- Next meeting of the Public Art Commission is November 10.
- Provided update from Visit Lake Norman.

Commissioner Boone

- Provided update from Lake Norman Chamber of Commerce.
- At the Lake Norman Chamber of Commerce Annual Public Safety Awards Luncheon, Koppy Williams was named Firefighter of the Year for Huntersville Fire Department and Officer Gavin Aron was named Police Officer of the Year for Huntersville Police Department.

Commissioner Hines

- Next Charlotte Regional Transportation Planning Organization meeting is November 17.

Commissioner Munger

- Next Huntersville Ordinances Advisory Board meeting is November 4.
- Will be participating in discussion on November 5 with Mecklenburg County officials regarding the Rosenwald School's designation as a historic landmark.
- Consider supporting local non-profits.

Commissioner Bales

- Lake Norman Economic Development Corporation is currently working 27 projects, 11 of which are in Huntersville.
- At the Lake Norman Chamber of Commerce Education Luncheon, an Inspire our Future award will be presented to an area business that has worked to give back to area schools.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

None

AGENDA CHANGES

Commissioner Bales made a motion to approve the agenda.

Commissioner Boone seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Petition #R21-10. Mayor Aneralla called to order public hearing on Petition #R21-10, a request by ADE 883, LLC, to rezone 10401 Hambright Road (Parcel 01740103) from Corporate Business to Corporate Business Conditional District to reduce the planting requirements of the 80' CB buffer.

The applicant requests this public hearing be continued to December 6, 2021.

Commissioner Walsh made a motion to continue the public hearing on Petition #R21-10 until December 6, 2021 at 6:00 p.m. at Huntersville Town Hall.

Commissioner Boone seconded motion.

Motion carried unanimously.

OTHER BUSINESS

Petition #TA21-12 – Amend Article 14 TIA. Stephen Trott, Director of Engineering, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 1.*

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. 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. A public hearing was held on October 4, 2021.

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.

Commissioner Hines said can you help us understand what it means to raise the thresholds to be studied to 40 trips on an approach to 70 at an intersection.

Mr. Trott said if the site is anticipated to create more than 30 trips on an intersection approach, or 50 if you add all the approaches up, then that has to be studied. What we are noticing is the ones that are just over that threshold, maybe there's 33 trips on an approach or 55 at an intersection, it's being studied but no mitigation is being required. The recommendation is to raise that so that we reduce the number of intersections that are studied, but when an intersection is studied, it's more likely that improvements would be needed.

Commissioner Hines said someone could be required to do a TIA because there are over 150 peak hours, but also not need to do a TIA because they don't impact the trips on an approach.

Mr. Trott said how the process works is first we see if they are over the study threshold. If it's a yes, then we move into scoping. That's where you figure out what you are going to study. There are cases and there have been cases where you've been over that, or just barely over that initial threshold, but then you look at it and say the traffic is going to be spread out to multiple intersections, are there any intersections above. Sometimes that answer is no and if so, no TIA is needed. It's kind of a two-part test. Are you over the first threshold, yes, then you have this second threshold to see what you have to study.

Commissioner Hines said of the eleven projects here between the blue and the red, North State mixed-use development, they had a TIA approved not long ago. What improvements were required. I know they haven't been built yet.

Mr. Trott said in that rezoning there was one improvement that was identified for that development. As part of the rezoning approval there was an option in there for an escrow account in lieu of construction. As far as the details on that gets worked out, I'll probably defer to Legal on how those things would get implemented.

Commissioner Hines said Ms. Sloop, do we have the legislative authority to accept fee in lieu for road improvements.

Ms. Sloop said we do for subdivisions. There is specific fee in lieu authority for things that are set forth in 160D-804, among other things that's roads within subdivisions.

Commissioner Hines made a motion to repeal Article 14 from the Zoning Ordinance.

Commissioner Phillips seconded motion.

Commissioner Hines said I was on the Planning Board in 2007 when we first enacted the TIA and I think at the time we thought it was the right tool and the right mechanism for trying to handle some of our infrastructure challenges we had and knowing the challenges that were coming in the future. We talked about this in the late 2000's, and in 2015 I was appointed to the Huntersville Ordinances Advisory Board. I was on there for 2 or 3 years before coming to this Board and we have always talked about the TIA – how to refine it, how to make it better, how to make it more equitable.

In 2019, the HOAB created a subcommittee. In the subcommittee, they kind of summed it up very well. The current method of a TIA is complex, limited in scope, expensive, time consuming for the applicant and Town staff, and does not capture all of the impacts to the roadway system. They continue on to say the TIA ordinance also places an undue burden on residents since the Town will have to fund and construct improvements when a developer isn't required to do so. The TIA is limited really to intersections, but it doesn't address roadway segments and those kinds of things.

As this is my last few Board meetings that I have, we've talked consistently about the TIA and what can be done. This committee came up with their findings in December 2019. It came with five recommendations. From all of what I've heard and what I've experienced and what I've tried to understand with this TIA, is it's a burden on the future residents and businesses, it impacts affordability, it's not equitable for either developers or taxpayers, it's a reactive approach to mitigation, it's like a false sense of road improvements coming down the road as we can see by a lot of these things. We throw out the TIA and it's a comfort level, it's a security blanket.

The amount of staff time and the resources, just the HOAB board for 6 months studying this. It also has limited abilities for schools because of one of the house bills, the schools don't even do TIAs. We have to do the improvements if we require them to do a TIA. And if they have to do road improvements by NCDOT, the state has to pay for it.

The developers don't have condemnation authority, so in a situation like Spring Grove that was approved, there was an improvement on 115 in front of Dove's Tire. If they can't acquire the right-of-way, unless this Board is willing to condemn the property, that kind of dies in the water I think. It's not equitable. The last in line is the one that is penalized the most. We don't even study the intersections that are on the adopted or funded STIP plan and I don't think it acts for growth as coming from our other neighbors. Lincoln County out where I live, cars are coming in all day long from Lincoln County, but those impact our intersections.

I think the problem that we are trying to solve is we are just trying to figure out an equitable way to solve our traffic and so far what we currently have doesn't produce the results that I think we all desire. The way I do it in my business, if something is not working, instead of just kicking the can down the road, I just burn the ship. That gets rid of all the source of retreat to go back to something that was flawed in the first place.

I know that this Board, and I know that every person on staff probably and every HOAB board member and Planning Board member, wants to figure this thing out. I'm just under the personal belief that we haven't figured it out in 6 years since I've somewhat been involved. If we eliminate it all together, I just think that is the time that we will get down to business, we'll figure out an equitable way, and maybe that is if we really want to solve the problems, be proactive. We know the road intersections need to be improved. We can raise taxes, we can do state legislature, we can change our Town Charter, I think there's a lot of different ways. I just believe because we've been at this so long, the only way we are going to figure it out is if we've got nothing that we got to act with. That's why I made the motion.

Commissioner Munger said if we don't have a TIA, how do we know when an intersection needs to be improved. What's the criteria to put in a right-turn lane, a left-turn lane, or any type of general improvement to an inadequate intersection.

Mr. Trott said we rely on feedback from citizens and take proactive approach to study.

Commissioner Munger said essentially you have to do a TIAish type study to determine whether or not an intersection needs to be improved. On the page with the red line/blue line, it looks like there are 11 projects between the red line and blue line and of those I'm counting seven that required mitigation. Out of curiosity, and I know you probably don't have an exact number so I'm going to ask a generalized question, how much mitigation would developers be paying for this. I'll state it simply, tens of thousands, hundreds of thousands, or millions of dollars.

Mr. Trott said I would guess probably in the millions as far as what mitigation, if you added them all up together.

Commissioner Munger said so that's millions of dollars that developers put forth that we don't have to, thereby saving taxpayer funds, is that a fair statement.

Mr. Trott said yes, sort of.

Commissioner Munger said one of the number one problems I hear repeatedly is that we have traffic issues. The idea that we are going to give away our only real tool to deal with traffic and say it doesn't work so the heck with it, let's just scrap it. Rather than something that the HOAB has passed, the Planning Board has passed, Planning Staff supports, we are going to say you know what, we don't need this tool that's going to save taxpayers' money, it's not important to us and next time when they come and we'll say hey, NCDOT, they'll take care of it. I mean, there's nothing we can do. Trying to be even kill about this, but the idea that we are going to give up our only tool, throw away that tool out of the toolbox and just say the heck with it, some generation down there will figure out how to deal with the traffic, it's not our problem, is ridiculous. I do not support the motion and I would prefer the option that the Planning staff supports which is the 1, 2, 3.

Mayor Aneralla said are you amending the motion.

Commissioner Munger said I may later. I'm going to leave it alone for now.

Commissioner Walsh said I absolutely agree. I appreciate Commissioner Hines' concerns. It is truly an imperfect tool, but it's all we've got. Is it completely broken? Obviously if we are getting millions of dollars from developers to help improve roads and every one of us are out there talking to constituents saying we are doing what we can about roads, shovel ready projects, NCDOT projects coming to town,

and it's kind of hard to sit here, to Commissioner Munger's point, just say we are going to throw the baby out with the bath water. Do you need to fix it, yes.

Commissioner Walsh made an amended motion to approve Petition #TA21-12 to amend Article 14 of the Huntersville Zoning Ordinance regarding the Traffic Impact Analysis with the following: (1) raise the threshold to require a TIA to 150 peak hours or 1,500 daily trips; (2) provide the Town Engineer with the option to waive a TIA if NCDOT requires a TIA; and (3) raise the threshold on intersections to be studied when a TIA is required to 40 site trips on an intersection approach or 70 trips at an intersection. I'd also like to add to the motion that our Town Board create a new TIA subcommittee to pick up the work of the previous HOAB TIA subcommittee and have that in place by the end of January 2022.

Commissioner Bales seconded motion.

Commissioner Walsh said I think I've said it all. We are not going to leave millions of dollars on the table just because something doesn't work perfectly.

Commissioner Hines said I want to follow-up on Commissioner Munger's statement and the millions of dollars that we are losing. I think everybody needs to understand the way the process works. If you are on a state road you may do a TIA, you talk to our Town staff about driveway, but you have to get a driveway permit from NCDOT. Mr. Trott, of those 11 there, do you know what improvements are overlapping with what NCDOT was requiring in the first place.

Mr. Trott said I would say on the whole list, no. I would assume that those above the red line, so I'll say 2/3 of the table, those wouldn't have required a NCDOT TIA at all, so those likely wouldn't have occurred.

Commissioner Hines said that doesn't mean they don't require road improvements because they didn't do a TIA, is that correct.

Mr. Trott said that's correct. They could still require road improvements or driveway improvements.

Commissioner Hines said they could require a decel lane, 150' of stacking or left-turn lane into it without a TIA.

Mr. Trott said that's correct, the state can.

Commissioner Bales said the last several days as we have been getting the agenda and reviewing the Ordinances Advisory Board's TIA subcommittee preliminary findings report, which I believe Commissioner Hines has referenced in part. One of the things that I found interesting in this report was that we all acknowledge the TIA is not perfect. Even with the changes that are being recommended, we acknowledge the TIA is not perfect. I appreciate Commissioner Walsh's motion. Not only was I concerned about just throwing out the TIA entirely without looking for additional solutions, and I believe that you recommended that by creating a subcommittee to pick up where the preliminary findings report left off. I believe that is what we are expected to do, which is to do the heavy lifting and to do the work and to find proactive solutions. I will be supporting Commissioner Walsh's motion as indicated by my second, because I believe I listen to staff, to the Ordinances Advisory Board and to the Planning Board, and in addition to that I believe it is incumbent upon this Board and future boards to make sure that they are continuing to look for proactive solutions to address our transportation needs. I had a conversation with Ms. Sloop today about possible opportunities that this Board could potentially look to

and investigate and go to Raleigh, ask for various things, but I think that it starts here, it starts with approving this piece, and being proactive in moving forward with a subcommittee. I will be supporting that this evening.

Commissioner Phillips said it's a rare thing when Commissioner Hines and I agree on development things, so I think when we do, it's the right solution. TIA's are a false sense of security and some of the controversial projects and how the TIA didn't help include Oak Grove Hill that didn't require TIA mitigation, yet traffic in the area is awful and was the main concern for citizens but not taken into consideration and their evidence and videos not allowed to be shared. Spring Grove required a TIA that impacts Dove Tire and requires using the land without discussing it with them or acknowledging if they would even like to sell it. North State required one that led to doing a right-turn lane at Cashion's that cuts through the awning of the gas pumps. They were not consulted about this, nor was the EPA. This TIA was during the peak of COVID, which did not reflect realistic trips generated. More road improvements were probably needed, but will never be required. And my favorite, Birkdale impacted Beatties Ford and Gilead Road, yet Lincoln County and Cornelius use Beatties Ford and 73, and that is not taken into consideration, so people miles away must do road improvements that their business does not impact. This is not proportional to the impact that they have made on the community and yet forced to do road upgrades that the Town or state should be doing. I don't even understand how that part is ethical.

Things not taken into consideration when the TIA is being done/calculated include traffic accidents on 77, accidents in the area, shut-downs like COVID. A snapshot of a single day in the year does not reflect the true magnitude of traffic and should not be what navigates a project. We say we want smaller communities and small business to come here, but they can't afford the TIA and the larger developers have figured out how to work around them. The last project or business that comes into an area usually gets stuck doing all the road improvements or the vast majority of them, and the previous projects/businesses do not have to contribute the same. This makes it difficult on little and small businesses and projects because they must do the work and invest so much money before even breaking ground. Larger developers/projects have the capital to wait it out and let others break ground first. That's not fair. You are not making everyone pay for the impacts that they create. It should also be noted that if a private landowner doesn't wish to fork the land over to a developer for TIA improvements after waiting periods in discussions, the Town can possibly work as their muscle for the developer and take the land from the people on the developer's behalf. This is allowed because it's a Town required upgrade.

The TIA process is not equitable and it is not transparent. It needs to be repealed until a better replacement is created. We want quality and fairness in our government and the TIA process is hands down the most unfair thing I've ever witnessed. If we want to be equitable, everyone should pay or no one should pay, because every single project makes some sort of impact on our town. An antiquated formula should not be the basis of our roads, it just doesn't work.

Commissioner Boone said this is a very emotional topic for a lot of people. I think the key to this is the subcommittee getting people in the room that know a little bit about the TIA. I'd recommend former Planning Board chairs, possibly Andersen, Bankirer and Matt Jones, to sit down on this committee and figure out maybe there is a solution to this where we are not only studying the intersection, but we are also studying the connectivity in the neighborhoods that aren't impacted by the traffic once we decide to put a development in there. I'll be supporting the amended motion.

Commissioner Bales said I just wanted to share one other thing from the findings from the TIA subcommittee. The best course of action is to pursue a multilayered approach combining enabling additional legislative tools, technical changes to the TIA and comprehensive transportation planning. A thorough review of the Town's sources of authority, especially in combination, could result in better mitigation of traffic impacts as compared to the current stand-alone TIA ordinance. Professional engineering and legal consulting services would likely be required. Feasibility, risk assessment, and return-on-investment analyses should be included. The existing TIA Ordinance does provide some community benefits and should not be rescinded without adopting a better mechanism to replace it.

Mayor Aneralla called for the vote on the amended motion to modify the TIA ordinance.

Motion carried 4 to 2, with Commissioners Hines and Phillips opposed.

Contract – 2022 Downtown Plan. Shook Kelley, a Charlotte-based architectural and urban design firm, has been selected to perform all services needed to produce the 2022 Downtown Plan. The project follows on the heels of the 2040 Community Plan, and will focus on specific design concepts, infrastructure, and implementation related to the downtown and surrounding neighborhoods. The Downtown Plan Steering Committee, created on October 4, 2021, will provide project oversight. The Plan is scheduled to be completed by early summer 2022.

Commissioner Bales made a motion to adopt the Downtown Plan contract approval and that the contract contains a not to exceed amount of \$150,000. This reflects the approved budget for the project for fiscal year 2021-2022.

Commissioner Munger seconded motion.

Motion carried unanimously.

Contract attached hereto as Exhibit No. 2.

CONSENT AGENDA

Approval of Minutes – October 4. Commissioner Walsh made a motion to approve the minutes of the October 4, 2021 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried unanimously.

Approval of Minutes – October 18. Commissioner Walsh made a motion to approve the minutes of the October 18, 2021 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried unanimously.

McCord Road Powerline Extension. Formal bids were taken on September 28, 2021 for electric materials to construct an electric powerline along McCord Road. The bid total is \$371,753.49. Funds are available in the capital budget for these materials.

Commissioner Walsh made a motion to award formal bid for Electric Material McCord Road Powerline Extension.

Commissioner Munger seconded motion.

Motion carried unanimously.

Bid Tabulation and Recommendation from Southeastern Consulting Engineers attached hereto as Exhibit No. 3.

Budget Amendment – Fire Truck Equipment. From the five fiscal years from 2014 through 2018, the Town withheld approximately \$100,000 (between \$99,820 and \$196,099) each fiscal year from the Fire Department's annual budget allocation to hold for future capital and needs. Some of that funding has been spent, leaving a balance of \$584,108 as yet unremitted to the fire department. The Fire Department has requested to use this source of funds to outfit the equipment on trucks ordered in FY 2022 in their CIP. Equipment pricing is estimated to increase approximately 10 percent January 1, 2022. Use of these funds now will secure 2021 pricing on the equipment.

Commissioner Walsh made a motion to approve budget amendment in the amount of \$262,829.63 to fund fire truck equipment. Commissioner Munger seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Commissioner Hines wished candidates good luck in election.

Commissioner Munger announced he would most likely not be at the next Town Board meeting.

Commissioner Walsh wished candidates good luck in election.

Commissioner Bales encouraged residents to vote.

Mayor Aneralla announced that the sale of the Blythe Building to 760 Brewing closed last week. Friday is ribbon cutting for Downtown Greenway Trailhead. Wished candidates good luck in election.

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2021.

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Stephen Trott

Date: November 15, 2021

Subject: Resolution of intent to close a portion of Birkdale Commons Parkway.

EXPLAIN REQUEST:

Resolution of intent to close and abandon a portion of Birkdale Commons Parkway.

ACTION RECOMMENDED:

Approval

FINANCIAL IMPLICATIONS:

Powell Bill

ATTACHMENTS:

1. Petition - Birkdale Village ROW Abandonment - Petition
2. R-2021-71 - Intent to close ROW - portion of Birkdale Commons Parkway



MEMORANDUM

To: Town of Huntersville
CC: Jay Henson, Tess Fallova, Nick Lombardo
From: Mike Lant
Re: Birkdale Village – Right-of-Way Abandonment
Date: August 6, 2021

DDRTC Birkdale Village, LLC is petitioning for the abandonment of right-of-way at Birkdale Village. This request contains three right-of-way areas:

Areas 1 & 2: These areas are existing in the common area island near the Townley Road / Birkdale Commons Parkway intersection. We are submitting these along with area 3 so these areas are corrected in GIS. We understand these areas to have been previously abandoned in MB 36 PG 349 and MB 36 PG 349 and are including these to clean up the parcels. We presume the city does not wish to maintain these areas.

Area 3: This area is the southwestern side of the Birkdale Commons Parkway / Lindholm Drive traffic circle. We are submitting this area in order to create a safe, contiguous common area space to hold community events, activations and gatherings. This area has been submitted to be dedicated common area in our sketch plan review.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Lant", is written over a horizontal line.

Mike Lant
DDRTC Birkdale Village, LLC
Senior VP Development – North American Properties, LLC
1175 Peachtree St NE, Ste 1650, Atlanta, GA 30361

Mike.Lant@naproperties.com

(404) 401-7138

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG PETITION

**TO THE MEMBERS OF THE BOARD OF COMMISSIONERS OF
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA**

(name of petitioner) DDRTC Birkdale Village, LLC respectfully files this
Petition and requests that (a portion or all of),
(name of street or location of alley) Lindholm Drive / Birkdale Commons Parkway Circle
lying (general description of location) at the intersection of Lindholm and Birkdale Commons
Parkway

as shown on the map attached hereto and made a part hereof marked "Exhibit A", be
closed and abandoned in accordance with the provisions of Chapter 160A, Section 299,
subsection (a) of the General Statutes of North Carolina.

In support of this Petition, your petitioner respectfully alleges that:

1. (give reason for requested closing)

a) to provide contiguous common area event plaza for community events/activations. (Area 3)

b) to record the abandonment of previously recorded abandonments in GIS (Areas 1 & 2)

2. The closing of the southwest side of the Lindholm/Birkdale Commons Street is not
contrary to the public interest.

3. No individual, partnership or corporation owning property in the vicinity
of Lindholm/Birkdale Street or in the subdivision in which it is located will be deprived of
reasonable means of ingress and egress to his or its property by virtue of the closing.

4. The street (or portion thereof) which petitioner requests be closed and
abandoned is more particularly described by interested bounds in "Exhibit B", attached
hereto and made a part hereof.

5. The street (or portion thereof), requested to be closed and abandoned
has not been previously accepted by the North Carolina Department of Transportation
for maintenance.

Wherefore, petitioner respectfully requests the Board of Commissioners of the
Town of Huntersville consider this Petition and set the time for public hearing upon this
matter as required by law.

Respectfully submitted the sixth day of August, 2021


(signature of petitioner)

Mike Lant

(Print Name)

Address: 8712 Lindholm Drive, Ste 202

Huntersville, NC 28078

Telephone Number: 770-789-0364

00537154, 00537157

**PETITIONER'S PROCEDURES FOR
REQUESTING THE CLOSING OF DEDICATED STREETS AND ALLEYWAYS**

1. To initiate the process to close a street or alley, or any portion thereof, petition shall be filed between the hours of 8:00am and 5:00pm, Monday through Friday with the:

Town of Huntersville
Planning Department
105 Gilead Road
Town Center, Third Floor
Huntersville, NC 28078
Telephone No. 704-875-7000

2. The following documents shall be included with the petition:

(a) A legal survey identifying the area to be abandoned. The boundaries of the right-of-way shall be described on the survey map. Include a note on the survey map giving the source of the boundary information. Dimensions shall be shown which clearly define the location of the right-of-way subject to abandonment. The survey map shall also show the names of all abutting/adjoining property owners to the abandonment area. The original survey map should be labeled "Exhibit A" and be on paper to a size acceptable for recordation at the Mecklenburg County Register of Deeds (18"x 24", 21" x 30", and 24" x 36"). The legal description (metes/bounds) should be labeled "Exhibit B". In the event that multiple streets/alleyways are submitted, the original survey maps should be labeled "Exhibits A-1, A-2..." and the legal descriptions (metes/bounds) labeled "Exhibits B-1, B-2..."

(b) An agreement of understanding (attached) signed by the owners of all abutting/adjoining property to the area proposed for abandonment.

3. If this abandonment petition is affiliated with a proposed development project, the following information must be provided under item #1:

- (a) Development project name (if subdivision, provide subdivision approval date)
- (b) Type of Project (Single family, Multi-family, Commercial)
- (c) Rezoning petition number/Council approval date

4. The petition is to be typed on 8 ½" x 11 white paper with a cover letter giving the name, address and telephone number of the person to be contacted if additional information is required.

5. The application fee required to begin the abandonment process review is \$1,450.00 for one (1) street or alleyway. Petitions consisting of multiple streets or alleyways will be charged \$1,450.00 for the first street or alleyway plus \$725.00 for each additional street or alleyway. This filing fee, once submitted, is non refundable.


EXHIBIT B-1
GUISEWHITE PROFESSIONAL LAND SURVEYING, PC

Project # 21-033 Birkdale Village

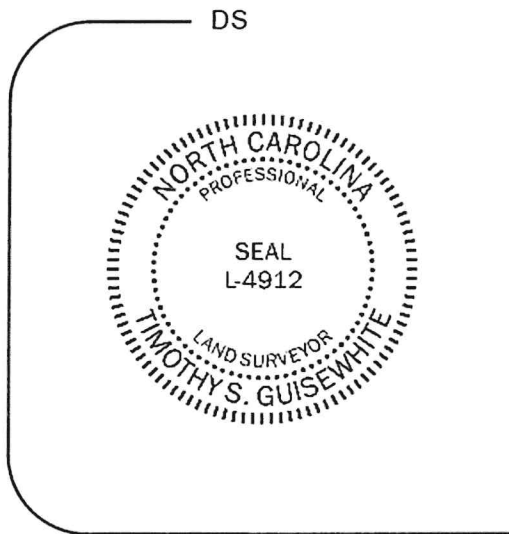
July 12, 2021

RIGHT OF WAY AREA 1

ALL THAT CERTAIN tract or parcel of land situate in Huntersville Township, Mecklenburg County in the state of North Carolina. Said parcel being more particularly described as follows:

COMMENCING AT A NATIONAL GEODETIC SURVEY STATION "DEAN" HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE GRID COORDINATES: NORTHING: 628,345.27' EASTING: 1,439,389.39' AND FROM SAID STATION RUN; THENCE, S 03°31'28" E A GRID DISTANCE OF 6,144.11' TO A MAG NAIL SET IN THE SOUTHERLY MARGIN OF THE SOUTHWEST BOUND BIRKDALE COMMONS PARKWAY AND BEING THE TRUE POINT OF BEGINNING; THENCE, N 42°32'41" E, A DISTANCE OF 17.58' TO POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TOWARD THE NORTHEAST; THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 22.00', AN ARC LENGTH OF 64.07', WITH A CHORD BEARING OF S 41°32'36" E, AND A CHORD DISTANCE OF 43.71', TO A POINT ON A NON-TANGENT LINE; THENCE, S 54°44'11" W, A DISTANCE OF 17.38' TO A POINT ; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.10', AN ARC LENGTH OF 59.13', WITH A CHORD BEARING OF N 41°51'06" W, AND A CHORD DISTANCE OF 40.00', TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS, AN AREA OF 632.0 SQUARE FEET, 0.015 ACRES MORE OR LESS.



DocuSigned by:

9192A8DFC66C4FE

7/12/2021

Timothy S. Guisewhite NC Professional Land Surveyor #L-4912

Prepared By:

Timothy S. Guisewhite, PLS

Guisewhite Professional Land Surveying, PC

www.GPLSurvey.com

Tim@GPLSurvey.com

P.O. Box 680388

Charlotte, NC 28216

Direct: 704.530.1700

GPLS

**EXHIBIT B-2****GUISEWHITE PROFESSIONAL LAND SURVEYING, PC**

Project # 21-033 Birkdale Village

July 12, 2021

RIGHT OF WAY AREA 2

ALL THAT CERTAIN tract or parcel of land situate in Huntersville Township, Mecklenburg County in the state of North Carolina. Said parcel being more particularly described as follows:

COMMENCING AT A NATIONAL GEODETIC SURVEY STATION "DEAN" HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE GRID COORDINATES: NORTHING: 628,345.27' EASTING: 1,439,389.39' AND FROM SAID STATION RUN THE FOLLOWING TWO COURSES AND DISTANCES; THENCE, 1) S 03°31'28" E A GRID DISTANCE OF 6,144.11' TO A MAG NAIL SET IN THE SOUTHERLY MARGIN OF THE SOUTHWEST BOUND BIRKDALE COMMONS PARKWAY; THENCE, 2) N 42°32'41" E, A DISTANCE OF 38.38' TO A MAG NAIL FOUND BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 624.73', AN ARC LENGTH OF 124.73', WITH A CHORD BEARING OF N 48°13'28" E, AND A CHORD DISTANCE OF 124.53', TO A POINT OF CUSP WITH A CURVE CONCAVE TOWARD THE NORTHEAST; THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 38.00', AN ARC LENGTH OF 112.18', WITH A CHORD BEARING OF S 30°37'48" E, AND A CHORD DISTANCE OF 75.66', TO A POINT OF CUSP WITH A CURVE CONCAVE TOWARD THE SOUTHEAST; THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 726.45', AN ARC LENGTH OF 86.83', WITH A CHORD BEARING OF S 62°21'22" W, AND A CHORD DISTANCE OF 86.78', TO A POINT OF CUSP WITH A CURVE CONCAVE TOWARD THE SOUTHWEST; THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 22.00', AN ARC LENGTH OF 56.39', WITH A CHORD BEARING OF N 14°31'55" W, AND A CHORD DISTANCE OF 42.17', TO A POINT; THENCE, ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 57.00', AN ARC LENGTH OF 49.18', WITH A CHORD BEARING OF S 67°15'55" W, AND A CHORD DISTANCE OF 47.66', TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS, AN AREA OF 3118.5 SQUARE FEET, 0.072 ACRES MORE OR LESS.

DS



DocuSigned by:

7/12/2021

9192A8DEC66C4EE

Timothy S. Guisewhite NC Professional Land Surveyor #L-4912

Prepared By:

Timothy S. Guisewhite, PLS

Guisewhite Professional Land Surveying, PC

www.GPLSurvey.com

Tim@GPLSurvey.com

P.O. Box 680388

Charlotte, NC 28216

Direct: 704.530.1700

GPLS



EXHIBIT B-3

GUISEWHITE PROFESSIONAL LAND SURVEYING, PC

Project # 21-033 Birkdale Village

July 12, 2021

RIGHT OF WAY AREA 3

ALL THAT CERTAIN tract or parcel of land situate in Huntersville Township, Mecklenburg County in the state of North Carolina. Said parcel being more particularly described as follows:

COMMENCING AT A NATIONAL GEODETIC SURVEY STATION "DEAN" HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE GRID COORDINATES: NORTHING: 628,345.27' EASTING: 1,439,389.39' AND FROM SAID STATION RUN THE FOLLOWING FIVE COURSES AND DISTANCES: 1) S 03°31'28" E A GRID DISTANCE OF 6,144.11' TO A MAG NAIL SET IN THE SOUTHERLY MARGIN OF THE SOUTHWEST BOUND BIRKDALE COMMONS PARKWAY; THENCE, 2) N 42°32'41" E, A DISTANCE OF 38.38' TO A MAG NAIL FOUND; THENCE, 3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 624.73', AN ARC LENGTH OF 147.71', WITH A CHORD BEARING OF N 49°16'08" E, AND A CHORD DISTANCE OF 147.37', TO A DRILL HOLE FOUND; THENCE, 4) ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 155.00', AN ARC LENGTH OF 23.66', WITH A CHORD BEARING OF N 60°26'23" E, AND A CHORD DISTANCE OF 23.64', TO A MAG NAIL FOUND; THENCE, 5) N 64°50'04" E, A DISTANCE OF 282.90' TO A MAG NAIL SET BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 51.75', AN ARC LENGTH OF 53.86', WITH A CHORD BEARING OF N 35°00'41" E, AND A CHORD DISTANCE OF 51.46', TO A POINT OF CUSP WITH A CURVE CONCAVE TOWARD THE NORTHEAST; THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 35.50', AN ARC LENGTH OF 16.13', WITH A CHORD BEARING OF S 12°10'20" E, AND A CHORD DISTANCE OF 15.99', TO A POINT; THENCE, S 25°09'04" E, A DISTANCE OF 100.99' TO A POINT; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 35.50', AN ARC LENGTH OF 16.12', WITH A CHORD BEARING OF S 38°11'08" E, AND A CHORD DISTANCE OF 15.98', TO A POINT OF CUSP WITH A CURVE CONCAVE TOWARD THE SOUTH; THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 51.75', AN ARC LENGTH OF 53.81', WITH A CHORD BEARING OF N 85°22'54" W, AND A CHORD DISTANCE OF 51.41', TO A POINT OF CUSP WITH A CURVA CONCAVE TOWARD THE NORTHWEST; THENCE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00', AN ARC LENGTH OF 31.42', WITH A CHORD BEARING OF N 19°49'31" E, AND A CHORD DISTANCE OF 28.29', TO A POINT; THENCE, N 25°10'05" W, A DISTANCE OF 41.00' TO A POINT; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00', AN ARC LENGTH OF 31.42', WITH A CHORD BEARING OF N 70°09'47" W, AND A CHORD DISTANCE OF 28.29', TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS, AN AREA OF 2393.6 SQUARE FEET, 0.055 ACRES MORE OR LESS.

DS



DocuSigned by:

7/12/2021

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Timothy S. Guisewhite NC Professional Land Surveyor #L-4912

Prepared By:

Timothy S. Guisewhite, PLS
Guisewhite Professional Land Surveying, PC
www.GPLSurvey.com Tim@GPLSurvey.com

P.O. Box 680388
Charlotte, NC 28216
Direct: 704.530.1700

GPLS

**EXHIBIT B-4****GUISEWHITE PROFESSIONAL LAND SURVEYING, PC**

Project # 21-033 Birkdale Village

July 12, 2021

DESCRIPTION OF COMBINED PARCEL

ALL THAT CERTAIN tract or parcel of land situate in Huntersville Township, Mecklenburg County in the state of North Carolina. Said parcel being more particularly described as follows:

COMMENCING AT A NATIONAL GEODETIC SURVEY STATION "DEAN" HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE GRID COORDINATES: NORTHING: 628,345.27' EASTING: 1,439,389.39' AND FROM SAID STATION RUN; THENCE, S 03°31'28" E A GRID DISTANCE OF 6,144.11' TO A MAG NAIL SET IN THE SOUTHERLY MARGIN OF THE SOUTHWEST BOUND BIRKDALE COMMONS PARKWAY AND BEING THE TRUE POINT OF BEGINNING; THENCE, N 42°32'41" E, A DISTANCE OF 38.38' TO A MAG NAIL FOUND; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 624.73', AN ARC LENGTH OF 147.71', WITH A CHORD BEARING OF N 49°16'08" E, AND A CHORD DISTANCE OF 147.37', TO A DRILL HOLE FOUND; THENCE, ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 155.00', AN ARC LENGTH OF 23.66', WITH A CHORD BEARING OF N 60°26'23" E, AND A CHORD DISTANCE OF 23.64', TO A MAG NAIL FOUND; THENCE, N 64°50'04" E, A DISTANCE OF 282.90' TO A MAG NAIL SET; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 51.75', AN ARC LENGTH OF 53.86', WITH A CHORD BEARING OF N 35°00'44" E, AND A CHORD DISTANCE OF 51.46', TO A MAG NAIL SET; THENCE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 35.50', AN ARC LENGTH OF 39.65', WITH A CHORD BEARING OF N 32°50'06" E, AND A CHORD DISTANCE OF 37.62', TO A DRILL HOLE FOUND; THENCE, N 64°15'39" E, A DISTANCE OF 3.97' TO A DRILL HOLE FOUND; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.50', AN ARC LENGTH OF 55.82', WITH A CHORD BEARING OF S 70°08'11" E, AND A CHORD DISTANCE OF 50.25', TO A DRILL HOLE FOUND; THENCE, S 25°09'12" E, A DISTANCE OF 100.99' TO A DRILL HOLE FOUND; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.50', AN ARC LENGTH OF 55.76', WITH A CHORD BEARING OF S 19°49'59" W, AND A CHORD DISTANCE OF 50.20', TO A MAG NAIL SET; THENCE, S 64°49'46" W, A DISTANCE OF 4.00' TO A DRILL HOLE FOUND; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.50', AN ARC LENGTH OF 39.62', WITH A CHORD BEARING OF N 83°10'07" W, AND A CHORD DISTANCE OF 37.60', TO A MAG NAIL SET; THENCE, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 51.75', AN ARC LENGTH OF 53.81', WITH A CHORD BEARING OF N 85°22'59" W, AND A CHORD DISTANCE OF 51.42', TO A MAG NAIL SET; THENCE, S 64°49'46" W, A DISTANCE OF 321.81' TO A MAG NAIL SET; THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 726.45', AN ARC LENGTH OF 133.90', WITH A CHORD BEARING OF S 60°29'59" W, AND A CHORD DISTANCE OF 133.71', TO A MAG NAIL SET; THENCE, S 54°44'11" W, A DISTANCE OF 17.60' TO A MAG NAIL SET; THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.10', AN ARC LENGTH OF 59.13', WITH A CHORD BEARING OF N 41°51'06" W, AND A CHORD DISTANCE OF 40.00', TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OR PARCEL OF LAND CONTAINING WITHIN SAID BOUNDS, AN AREA OF 51581.7 SQUARE FEET, 1.184 ACRES MORE OR LESS.



DocuSigned by:

7/12/2021

9192A8DEC66C4EE

Timothy S. Guisewhite NC Professional Land Surveyor #L-4912

Prepared By:

Timothy S. Guisewhite, PLS
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 Charlotte, NC 28216
 Direct: 704.530.1700

GPLS



RESOLUTION DECLARING INTENT TO ABANDON AND CLOSE A PORTION OF BIRKDALE COMMONS PARKWAY

WHEREAS, DDRTC Birkdale Village, LLC has filed a petition to close a part of Townley Road at Birkdale Commons Parkway, Birkdale Commons Parkway, and Lindholm Drive at Birkdale Commons Parkway, all commonly referred to as Birkdale Commons Parkway, in the Town of Huntersville, as further described in Exhibit A; and

WHEREAS, N.C.G.S. § 160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. § 160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the streets and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. § 160A-299, declare its intent to close a portion of Birkdale Commons Parkway, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board hereby resolves that it intends to close a portion of Birkdale Commons Parkway, as further described in Exhibit A.
2. The Board hereby calls a public hearing on the question of closing a portion of Birkdale Commons Parkway to be held at 6:00pm on Monday, the 20th day of December, 2021, in person at the Town Hall located at 101 Huntersville-Concord Road, Huntersville, NC, 28078.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date of its adoption.

Adopted this 15th day of November, 2021.

ATTEST:

Janet Pierson, Town Clerk

John Aneralla, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Nathan Farber

Date: November 15, 2021

Subject: ANNEX 21-03

EXPLAIN REQUEST:

Call a Public Hearing for Monday December 6, 2021 at 6:00 p.m. at the Huntersville Town Hall, 101 Huntersville-Concord Rd, on Petition #ANNEX 21-03, a request by Bowman Development Group, Inc. and SDH Charlotte, LLC to annex 6.897 contiguous acres (Holbrooks Rd Properties) into the Town of Huntersville.

ACTION RECOMMENDED:

Call a Public Hearing for Monday December 6, 2021 at 6:00 p.m. at the Huntersville Town Hall, 101 Huntersville-Concord Rd, on Petition #ANNEX 21-03, a request by Bowman Development Group, Inc. and SDH Charlotte, LLC to annex 6.897 contiguous acres (Holbrooks Rd Properties) into the Town of Huntersville.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Certificate of Sufficiency (Contiguous) - Holbrooks Property Signed
2. R-2021-72 Resolution setting hearing for contiguous annex -Holbrooks Property

Town of Huntersville

NORTH CAROLINA

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Janet Pierson, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to NCGS §160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 1st day of November, 2021.



Janet Pierson
Janet Pierson, Town Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING
ON QUESTION OF ANNEXATION PURSUANT TO N.C.G.S. 160A-31
(HOLBROOKS PROPERTIES SUBDIVISION)**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency thereof;
and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petition has been made.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

- Section 1.** That a public hearing on the question of annexation of the area described herein which is contiguous to the primary town limits of the Town of Huntersville will be held at the Huntersville Town Hall, 101 Huntersville-Concord Rd, Huntersville, NC at 6:00 p.m. on the 6th day of December 2021.
- Section 2.** The area proposed for annexation is described as follows:
(Metes and bounds description attached hereto as Exhibit A and Annexation Plat attached hereto as Exhibit B.)
- Section 3.** Notice of said public hearing shall be published in the Charlotte Observer, a newspaper having a general circulation in the Town of Huntersville, at least ten (10) days prior to the date of said public hearing.

Adopted this 15th day of November, 2021.

ATTEST:

Janet Pierson, Town Clerk

John Aneralla, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

Exhibit A: Holbrooks Property Annexation Plat Metes & Bounds.

Holbrooks Property - Property Description

All that certain parcel of land, situated, lying and being in the Huntersville Township, Mecklenburg County, State of North Carolina, and more particularly described as follows:

Beginning at (POINT OF BEGINNING) a point being the South-Western corner of Lot 10, Block 2 as recorded in Map Book 8, page 339 of the Mecklenburg County Register of Deeds, being further located on the Northern margin of Holbrooks Drive, also being the South-Eastern corner of land owned Now or Formerly by Everett B. Houston & Anne E. Blackmon as recorded in Deed Book 12440, page 539 of the Mecklenburg County Register of Deeds, thence with the Northern margin of Holbrooks Drive for five (5) calls and distances to points, 1) N86-10-22E 78.00', 2) N84-48-22E 78.00', 3) N80-45-22E 78.00', 4) N74-34-22E 78.00', 5) N74-19-22E 240.00' to the South-Easter corner of Lot 16, Block 2 as recorded in Map Book 8, page 339 of the Mecklenburg County Register of Deeds, thence with the Eastern line of Lot 16 N15-40-38W 250.00' to a point on the Southern line of land owned Now or Formerly by Odell N. Martin Heirs as recorded in Deed Book 2746, page 159 of the Mecklenburg County Register of Deeds, thence with the Southern Line of the Odell N. Martin Heirs land & Land owned Now or Formerly Joshua Penn & Jennifer Jar as recorded in Deed Book 29328, page 987 of the Mecklenburg County Register of Deeds S74-18-33W 130.04' to a point, thence with the line of land owned Now or Formerly by Joshua Penn & Jennifer Jar as recorded in Deed Book 29328, page 987; Deed Book 22979, page 346; Deed Book 26746, page 812 all of the Mecklenburg County Register of Deeds for five (5) calls and distances to points, 1) N12-03-05E 66.17', 2) N45-43-26W 64.67', 3) N04-39-34W 88.50', 4) S89-17-22W 13.79', 5) N03-10-14W 211.20' to a point on the Southern margin of New Haven Drive; Thence crossing New Haven Drive to a point located on the Northern side of New Haven Drive, the South-Eastern corner of Lot 14 Block 1, N09-14-48E 60.24'; thence N11-24-52E 254.08' to a point, thence N71-08-12W 77.85' to a found rod, thence with the Southern line of land owned Now or Formerly by James Rosman as recorded in Deed Book 33282, page 769 of the Mecklenburg County Register of Deeds S52-42-22W 222.97' to a point on the northern margin of New Haven Drive; Thence crossing New Haven Drive S 01-12-39W 159.16' to a point on the southern margin of New Haven Drive, being the North-Eastern corner of Lot 3 Block 2 as recorded in Map Book 8, page 339 of the Mecklenburg County Register of Deeds, thence with the Eastern line of Lots 3 through 8 as recorded in Map Book 8, page 339 of the Mecklenburg County Register of Deeds for three (3) calls and distances to points, 1) S06-13-22W 167.81', 2) S02-20-38E 58.60', 3) S10-52-38E 257.05' to a point on the Northern line of Lot 12 of Block 2 as recorded in Map 8, page 339 of the Mecklenburg County Register of Deeds, thence with the Northern line of Lots 12 through 10 as recorded in Map 8, page 339 of the Mecklenburg County Register of Deeds S82-59-22W 176.69' to a point, thence with the Western line of Lot 10 S11-57-38E 270.67' to the Point and Place of Beginning,

Containing 6.899 acres total

As shown on a map drawn by Yarbrough-Williams & Houle, dated 10/26/21

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Emily Sloop

Date: November 15, 2021

Subject: Rules of Procedure - Board of Adjustment

EXPLAIN REQUEST:

Adopt Rules of Procedure for the Huntersville Board of Adjustment Pursuant to N.C.G.S. 160D-308.

ACTION RECOMMENDED:

Approval

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. BOA Clean 11-4-21
2. BOA ROP Redline 11-4-21

**RULES OF PROCEDURE
BOARD OF ADJUSTMENT
TOWN OF HUNTERSVILLE, NORTH CAROLINA**

I. GENERAL RULES

The Board of Adjustment (the “Board”) shall be governed by the terms of Chapter 160D, Article 3 of the North Carolina General Statutes and by the Town of Huntersville Zoning Ordinance (the “Zoning Ordinance”) and Code of Ordinances. All members of the Board shall thoroughly familiarize themselves with these laws. The Board, being a public body, shall at all times conduct meetings in conformity with the North Carolina Open Meetings Law. The members of the Board shall also act as the Watershed Review Board.

II. OFFICERS AND DUTIES

A. Appointments

The Board shall consist of seven (7) regular members (“Regular Members”) and three (3) alternate members (“Alternate Members”). The Regular Members shall consist of six (6) members who reside within the corporate limits, and one (1) extraterritorial member. The number of Regular Members appointed who reside in the extraterritorial zoning jurisdiction (“ETJ”) shall at a minimum meet the requirement of N.C.G.S. § 160D-307 for proportional representation, but shall in no instance be less than one (1). The Alternate Members shall consist of at least two (2) members who reside within the corporate limits, with the remaining Alternate Member residing in either the corporate limits or the ETJ.

Regular and Alternate Members shall be appointed by the Town of Huntersville Board of Commissioners (the “Town Board”) to terms of office of three (3) years. Members of the Board shall be limited to two (2) consecutive terms, unless the term limit is waived by the Town Board; however, a former member may be reappointed after remaining off the Board for at least one (1) year.

If vacancy on the Board occurs by reason of death, resignation, change of residence, Town Board removal, or any other reason, the seat shall be filled by the Town Board in an expeditious manner for the duration of the unexpired term. The Town Board may appoint certain members for less than three (3) years so that the terms of all members shall not expire at the same time.

The Town of Huntersville Planning Department (the “Planning Department”) shall be responsible for maintaining a current list of Board members, which includes the effective date of each appointment and the expiration date of each term. The Planning Department shall inform the Town Board of the expiration date of each term of appointment at least sixty (60) days prior to the expiration date of the term.

At the regular Board meeting held in the month of July, or at the first regular meeting held after July, the Board shall elect a Chairman and Vice Chairman from among their Regular Members. All Regular and Alternate Members shall be allowed to vote. Officeholders, however, shall be

limited to Regular Members. Terms of office shall be one (1) year. Persons may be reelected to the same office for successive terms.

B. Duties

The Chairman shall decide upon all points of order and procedure subject to these Rules unless directed otherwise by a majority of the Regular Members of the Board in session at the time. The Vice Chairman shall serve as acting Chairman in the absence of the Chairman, and at such times, shall have the same powers and duties as the Chairman. In the event of the absence of both the Chairman and the Vice Chairman from a Board of Adjustment meeting, the Regular and Alternate Members present may elect a temporary Chairman for that meeting and proceed with the order of the business. The Chairman, or any member acting as Chairman, is authorized to administer oaths to witnesses (who may either swear or affirm) in any matter coming before the Board.

C. Secretary

A staff member of the Planning Department shall be the recording Secretary to keep minutes of regular and special Board meetings. The Secretary shall keep in a permanent volume the minutes of every meeting of the Board. The minutes shall reflect all the important facts pertaining to each meeting and hearing, including the members present, absent, or recused for each matter before the Board; the vote of each voting member of the Board upon the final determination of any question before the Board; and the resolution of every matter acted upon by the Board. The minutes shall be kept at the office of the Planning Department. The Secretary is authorized to administer oaths to witnesses (who may either swear or affirm) in any matter coming before the Board.

III. RULES OF CONDUCT FOR MEMBERS

A. Removal

Members of the Board may be removed by the Town Board for cause, including violation of the Rules stated herein.

B. Attendance

In order for the Board to carry out its duties and responsibilities, it is necessary for all members to attend all meetings. All voting members are expected to participate in discussions and ask questions. If any Regular or Alternate Member is absent for three (3) regular meetings within any twelve (12) month period, such member may be removed by the Town Board and a replacement made for the unexpired portion of the term. The Chairman may treat extenuating circumstances and emergency situations as an exception to the attendance rule. The Board may make a recommendation to the Town Board regarding removal of a member for specified causes. The request must be in writing and signed by the Chairman of the Board.

All members, upon receiving notice of a meeting they cannot attend or upon learning that they will be unable to participate in a meeting, shall promptly notify the Secretary that they are unable to attend or participate and indicate the general reason for being absent. The Alternate Members, when called upon to participate because of a Regular Member's absence or recusal, shall alternate their participation. The order in which they are called to sit shall be determined through a pre-arranged schedule prepared by the Secretary. When sitting in substitution of a Regular Member, Alternate Members shall have the same powers and duties as Regular Members.

The Alternate Members are to attend all meetings regardless of if they are voting. When an Alternate Member attends a meeting and is called on to participate because of a Regular Member's absence, that Alternate Member shall retain their "Regular" status should the absent Regular Member enter the meeting after a hearing has been opened. The Regular Member who appears after the opening of the hearing will take on "Alternate" status for the duration of that meeting. If an Alternate Member is called on to participate in the Board's consideration of an item from which a Regular Member shall be excused due to conflict or otherwise, the Alternate Member shall relinquish their seat upon conclusion of that matter.

C. Conflicts of Interest

No member shall participate in or vote in any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, the member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed *ex parte* communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

If a voting member has an impermissible conflict of interest as described by this section, the member shall be excused from voting in the matter in which they have a conflict. The member must disclose the conflict to the Board and remove themselves from the dais prior to the matter being heard. The recused member may return to the dais after the matter is concluded. The Chairman shall request disclosure of conflicts at the beginning of any hearing.

D. Discussion of Board Cases

Board members shall refrain from discussing upcoming matters of business with any parties, including other Board members, prior to the meeting at which such items are to be publicly discussed; however, members may receive and/or seek general technical information pertaining to the case from the Secretary, Town Attorney, or Planning staff prior to the Board meeting at which the case is to be heard.

IV. MEETINGS

A. Regular Meetings

Regular meetings of the Board shall be held on the second Tuesday of each month at a reasonable time at the Town Hall (typically 6:30 p.m.), provided that meeting may be held at any other convenient location in Huntersville if directed by the Chairman at least forty-eight (48) hours in advance of the meeting. The Secretary shall cause notice of change to the time or place of a meeting to be given in compliance with N.C.G.S. § 143-318.12. Each member (including the Alternate Members) shall be notified of each meeting by the Secretary.

B. Special Meetings

Special meetings of the Board may be called at any time by the Chairman provided that at least forty-eight (48) hours written notice of the time and place of the special meeting be given by the Secretary to each member of the Board including the Alternate Members, and as may be required by the Open Meeting Law of North Carolina.

C. Cancellation of Meetings

Whenever there are no appeals, interpretations, applications for variances, or other business for the Board, or whenever so many Regular and Alternate members notify the Secretary of their inability to attend that a quorum will not be available, the Chairman may dispense with a regular meeting by having the Secretary give written or oral notice to all members prior to the time set for the meeting.

D. Quorum

A quorum consisting of six (6) members of the Board shall be required before any vote is taken for any matter coming before the Board.

E. Voting

The concurring vote of four-fifths (4/5ths) of the Board shall be necessary to grant a variance, including a variance when acting as the Watershed Review Board. Except in the case of a variance, a majority of the members shall be required to decide any other quasi-judicial matter, determine an appeal, or to enter a decision. Vacant positions on the Board and members who are disqualified from voting on a quasi-judicial matter pursuant to Section III. C. shall not be considered members of the Board for calculation of the requisite majority if there are no qualified Alternate Members available to take the place of such members. No more than seven (7) members may vote on any matter for which a hearing was held. The Chairman shall be able to vote on any matter, including making and seconding a motion. No Board members shall vote on any matter deciding an application or appeal unless the member attended the hearing on that application. If, during the review of any matter, a board member's term ends or is otherwise no longer with the Board, a different board member may vote on the matter after fully reviewing any available transcript, video, or other information of the hearing. Every quasi-judicial decision

shall be signed by the Chairman, or other duly authorized member of the Board, and is effective upon filing the written decision with the Secretary of the Board.

F. Conduct of Meeting

All meetings shall be open to the public. The order of business at regular meetings shall be as follows:

- (A) Roll Call, Determination of Quorum
- (B) Approval of Minutes of Previous Meetings
- (C) Hearing of Cases
- (D) Other Business
- (E) Adjourn

G. Continuation of Meeting

Meetings may be continued from one date to another upon majority vote provided that the reconvened meeting occurs no earlier than forty-eight (48) hours thereafter, and such meeting is held in a conveniently located meeting site in Huntersville.

H. Variance

A variance may only be granted upon a showing that all four of the following provisions are met:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

V. APPEALS, APPLICATIONS, PUBLIC HEARINGS

A. Types of Appeals

The Board shall hear and decide appeals of decisions of administrative officials charged with enforcement of the Zoning Ordinance and may hear appeals arising out of any other ordinance that regulates land use or development.

B. Procedures for Filing Appeals

No appeal shall be heard by the Board unless a completed Notice of Appeal is filed with the Clerk to the Board of Adjustment within thirty (30) days from receipt of the order, decision, determination, or interpretation made or rendered by an administrative officer, and all required fees have been paid at the time of filing the Notice of Appeal. In the absence of evidence to the contrary, notice given pursuant to N.C.G.S. § 160D-403(b) by first-class mail is deemed received on the third business day following deposit of the notice for mailing with the United States Postal Service. All notices shall be made upon the form furnished by the Town for that purpose, and all information required thereon shall be completed, including a statement for the grounds for appeal, before an appeal shall be considered as having been filed.

C. Hearing Mandate

A hearing conducted by the Board shall be required to:

- (1) Decide all appeals and interpretations;
- (2) Grant any variance to the terms of the Ordinance; and
- (3) Hear and decide all other matters referred to it or upon which it is required to review by the Zoning Ordinance.

D. Hearing Date

After receipt of a completed application for an interpretation or variance or receipt of a Notice of Appeal, the Board shall hear the case on the first regular meeting which is at least 31 days following the date of such submittal of a completed application or Notice of Appeal, unless postponed by planning staff with the consent of the applicant prior to notice of hearing being mailed as provided in the Zoning Ordinance, as amended.

E. Conduct of Hearing

Any hearing shall be conducted in a *quasi*-judicial manner. Any party may appear in person, by agent, or by attorney at the hearing. All persons presenting evidence before the Board shall be

placed under oath by the Chairman, acting Chairman, or Secretary. Parties with standing may call and cross-examine witnesses. The Chairman may rule on the admissibility of evidence. The order of business for a hearing shall be as follows:

- (1) The Chairman may establish reasonable procedures to assure that the hearing is conducted in a fair, impartial, and efficient manner.
 - a. The Chairman shall determine each party with standing, who may fully participate in the hearing.
 - b. Parties with standing must provide the Board with a list of any witnesses they plan to call.
- (2) Persons giving testimony shall be placed under oath.
- (3) The Chairman, or such person acting as Chairman, shall direct Planning staff to give a preliminary statement of the case.
- (4) The applicant shall present the argument in support of their application or appeal.
- (5) Other persons in support of granting the application or appeal shall testify in favor of the application or appeal.
- (6) Persons opposed to granting the application or appeal shall testify in opposition to the application or appeal.
- (7) Parties with standing will be permitted to present rebuttals to opposing testimony.
- (8) Voting members may ask questions of any witness.
- (9) The Chairman shall close the period for public discussion.
- (10) The Board shall publicly discuss the case without further input from the public. Board members may seek input, clarification, etc. from persons eligible to give evidence who are seated in the audience on any piece of evidence previously presented. Cross-examination and rebuttals may be made by parties with standing only on any such new evidence presented.
- (11) The Board shall render a decision and findings of fact on the matter based on substantial, competent, material evidence in record or, if it so chooses, continue the public hearing to a publicly stated date, time, and location no earlier than forty-eight (48) hours thereafter. No further notice of a continued hearing need be made unless a period of six (6) weeks or more elapses between hearing dates.

F. Rehearings

An application for a rehearing may be made in the same manner as provided for in the original hearing. All applications for rehearing shall be made within thirty (30) days after the decision of

the Board has been filed in its office. Evidence in support of the application shall initially be limited to that which is necessary to enable the Board to determine whether there has been a substantial change in the facts, evidence, or conditions in the case. The application for rehearing shall be denied by the Board if, from the record, it finds that there has been no substantial change in facts, evidence, or conditions. If the Board finds that there has been a substantial change, it shall there upon treat the request in the same manner as any other application. The Board shall not be required to hold a hearing to determine whether a rehearing of the case shall be conducted. Said determination shall, however, require a four-fifths (4/5ths) vote of the Board of Adjustment.

G. Decisions

(1) Time

Decisions by the Board of Adjustment shall be made within thirty-one (31) days from the date the hearing was officially closed.

(2) Form

Written notice of the decision in a case shall be sent by first class mail to the applicant and to every aggrieved party who has filed a written request for such a notice with the Secretary or the Chairman when the hearing is held within five (5) working days after the case is decided. The final decision shown in the record of the case shall be entered in the minutes of the Board. Such record shall show the reasons for the determination with a summary of the evidence introduced, and the findings of fact made by the Board.

VI. ADOPTION OF RULES OF PROCEDURE AND AMENDMENTS

These Rules shall at all times be consistent with all ordinances of the Town of Huntersville and laws of the State of North Carolina. Should any provisions of these Rules be inconsistent with such ordinances or laws of the State of North Carolina, said ordinances and laws shall control.

The Town Board, by a majority vote, shall adopt the Rules of Procedure. These Rules may, within the limits allowed by law, be amended at any time by an affirmative vote of two-thirds (2/3rds) of the Town Board, or an affirmative vote of the majority of the Town Board if such amendments were presented in writing at a regular or special meeting before the meeting at which the vote is taken.

Adopted, as amended, this _____ day of XXX 2021.

Mayor, Town of Huntersville

ATTEST:

Janet Pierson, Town Clerk

**RULES OF PROCEDURE
BOARD OF ADJUSTMENT
TOWN OF HUNTERSVILLE, NORTH CAROLINA**

I. GENERAL RULES

The Board of Adjustment (~~hereinafter referred to as~~ the “Board”) shall be governed by the terms of Chapter 160D, Article 3 of the North Carolina General Statutes and by the Town of Huntersville Zoning Ordinance (the “Zoning Ordinance”) and Code of Ordinances. All members of the Board shall thoroughly familiarize themselves with these laws. The Board, being a public body, shall at all times conduct meetings in conformity with the North Carolina applicable Open Meetings Law ~~statutes~~. The members of the Board shall also act as the Watershed Review Board.

II. OFFICERS AND DUTIES

A. Appointments

The Board shall consist of seven (7) ~~r~~Regular members (“Regular Members”) and three (3) ~~a~~Alternate members (“Alternate Members”). The ~~R~~Regular ~~M~~members~~hip~~ shall consist of six (6) members who reside within the corporate limits, and one (1) extraterritorial member. The number of Regular ~~M~~members appointed who reside in the extraterritorial zoning jurisdiction (“ETJ”) shall at a minimum meet the requirement of N.C.G.S. § 160D-307 for proportional representation, but shall in no instance be less than one (1). The Alternate ~~M~~members~~hip~~ shall consist of at least two (2) members who reside within the corporate limits, with the remaining Alternate ~~M~~member residing in either the corporate limits or the ETJ.

Regular and Alternate ~~M~~members shall be appointed by the Town of Huntersville Board of Commissioners (~~hereinafter the referred to as~~ “Town Board”) to terms of office of three (3) years. Members of the Board shall be limited to two (2) consecutive terms, unless the term limit is waived by the Town Board; however, a former member may be reappointed after remaining off the Board for at least one (1) year.

If vacancy on the Board occurs by reason of death, resignation, change of residence, Town Board removal, or any other reason, the seat shall be filled by the Town Board in an expeditious manner for the duration of the unexpired term. The Town Board may appoint certain members for less than three (3) years so that the terms of all members shall not expire at the same time.

The Town of Huntersville Planning Department (the “Planning Department”) shall be responsible for maintaining a current list of Board members, ~~including which includes~~ the effective date of ~~their each~~ appointment and ~~the~~ expiration date of ~~their each~~ term. The Planning Department shall ~~keep inform~~ the Town Board of the expiration date of each term of appointment at least informed, at least sixty (60) days prior to the expiration date of the term, ~~as to when any term is to expire~~.

At the regular Board meeting held in the month of July, or at the first regular meeting held after July, the Board shall elect a Chairman and Vice Chairman from among their Regular ~~M~~members~~hip~~. All Regular and Alternate ~~M~~members shall be allowed to vote. Office-holders, however, shall be limited to Regular ~~M~~members. Terms of office shall be one (1) year. Persons may be reelected to the same office for successive terms.

B. Duties

The Chairman shall decide upon all points of order and procedure subject to these Rules unless directed otherwise by a majority of the Regular Members of the Board in session at the time. The Vice Chairman shall serve as acting Chairman in the absence of the Chairman, and at such times, ~~he~~ shall have the same powers and duties as the Chairman. In the event of the absence of both the Chairman and the Vice Chairman from a Board of Adjustment meeting, the Regular and Alternate ~~M~~members present may elect a temporary Chairman for that meeting and proceed with the order of the business. The Chairman, or any member acting as Chairman, is authorized to administer oaths to witnesses (who may either swear or affirm) in any matter coming before the Board.

C. Secretary

A staff member of the ~~Town of Huntersville~~ Planning Department shall be the recording Secretary to keep mMinutes of rRegular and sSpecial Board meetings. The Secretary shall keep in a permanent volume the mMinutes of every meeting of the Board. The mMinutes shall show reflect the record of all the important facts pertaining to each meeting and hearing, including the members present, absent, or recused for each matter before the Board; every resolution acted upon by the Board, and the all vote of each voting members of the Board upon a resolution of upon the final determination of any question before the Board, indicating the names of members absent or failing to vote; and the resolution of every matter acted upon by the Board. The mMinutes ~~of the Board of Adjustment~~ shall be kept at the office of the ~~Town of Huntersville~~ Planning Department. The Secretary is authorized to administer oaths to witnesses (who may either swear or affirm) in any matter coming before the Board.

III. RULES OF CONDUCT FOR MEMBERS

A. Removal

Members of the Board may be removed by the Town Board for cause, including violation of the Rules stated herein.

B. Attendance

In order for the Board to carry out its duties and responsibilities, it is necessary for all members to attend allthe meetings. All voting ~~Board~~ members are expected to participate in discussions and ask questions. If any Regular or Alternate ~~M~~member is absent for three (3) regular meetings within any twelve (12) month period, such member may be removed by the Town Board, and a replacement made for the unexpired portion of the term. The Chairman may treat extenuating

circumstances and emergency situations as an exception to the attendance rule. The Board may make a recommendation to the Town Board regarding removal of a member for ~~duly cited~~specified causes. ~~And~~ the request must be in writing and signed by the Chairman of the Board.

All members, upon receiving notice of a meeting they cannot attend or upon learning that they will be unable to participate in a meeting, shall promptly notify the Secretary that they are unable to attend or participate and indicate the general reason for being absent. The Alternate Members, when called upon to participate because of a Regular ~~M~~member's absence or recusal, shall alternate their participation. The order in which they are called to sit shall be determined through a pre-arranged schedule prepared by the Secretary. When sitting in substitution of a Regular Member, Alternate ~~M~~members shall have the same powers and duties as Regular ~~M~~members.

The Alternate ~~M~~members are to attend all meetings regardless of if they are voting. When an Alternate ~~M~~member attends a meeting and is called on to participate because of a Regular ~~M~~member's absence, that Alternate ~~M~~member shall retain their "Regular" status should the absent Regular ~~M~~member enter the meeting after ~~at the public~~ hearing has been opened. The Regular ~~M~~member who appears after the opening of the hearing will take on "Alternate" status for the duration of that meeting. If an Alternate ~~M~~member is called on to participate in the Board's consideration of an item from which a Regular ~~Board M~~member shall be excused due to conflict or otherwise, the Alternate Member shall relinquish their seat upon conclusion of that matter.

C. Conflicts of Interest

No member shall participate in or vote in any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, ~~the member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.~~ For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

If a ~~member voting or Alternate~~ member has an impermissible conflict of interest as described by this section, the member shall be excused from voting in the matter in which they have a conflict. The ~~m~~Member must disclose the conflict to the Board and remove themselves from the dais prior to the ~~item-matter~~ being heard. The recused membership may return to the dais after the hearing matter is concluded. ~~The Chairman may~~shall request disclosure of conflicts at the beginning of any hearing.

D. Discussion of Board Cases

Board members shall refrain from discussing upcoming matters of business with any parties, including other Board members, prior to the meeting at which such items are to be publicly discussed; however, members may receive and/or seek general technical information pertaining

to the case from the Secretary, ~~Town Manager~~, Town Attorney, or Planning staff prior to the Board meeting at which the case is to be heard.

IV. MEETINGS

A. Regular Meetings

Regular meetings of the Board shall be held on the second Tuesday of each month at a reasonable time at the Town Hall (typically 6:30 p.m.), provided that meeting may be held at any other conveniently located place in Huntersville if directed by the Chairman at least forty-eight (48) hours in advance of the meeting. The Secretary shall cause notice of change to the time or place of a meeting to be given in compliance with N.C.G.S. § 143-318.12. Each member (including the Alternate ~~M~~members) shall be notified of each meeting by the Secretary.

B. Special Meetings

Special meetings of the Board may be called at any time by the Chairman provided that at least forty-eight (48) hours written notice of the time and place of the special meeting be given by the Secretary to each member of the Board including the Alternate ~~M~~members, and as may be required by the Open Meeting Law of North Carolina.

C. Cancellation of Meetings

Whenever there are no appeals, interpretations, applications for variances, or other business for the Board, or whenever so many Regular and Alternate members notify the Secretary of their inability to attend that a quorum will not be available, the Chairman may dispense with a regular meeting by having the Secretary give written or oral notice to all members prior to the time set for the meeting.

D. Quorum

A quorum consisting of six (6) members of the Board shall be required before any vote is taken for any matter coming before the Board, ~~including, but not limited to a variance, any other quasi-judicial matter, including matters when acting as the Watershed Review Board, an appeal, or to enter any other decision.~~

E. Voting

The concurring vote of four-fifths (4/5ths) of the Board shall be necessary to grant a variance, including a variance when acting as the Watershed Review Board. Except in the case of a variance, ~~including a variance as the Watershed Review Board~~, a majority of the members shall be required to decide any other quasi-judicial matter, ~~or to~~ determine an appeal, or to enter a

decision. Vacant positions on the Board and members who are disqualified from voting on a quasi-judicial matter pursuant to Section III. C. shall not be considered members of the Board for calculation of the requisite majority if there are no qualified Alternate ~~Members~~ available to take the place of such members. ~~No more than seven (7) mRegular and Alternate m~~members may vote on any matter for which a ~~public~~ hearing was held. The Chairman shall be able to vote on any matter, including making and seconding a motion. No Board members shall vote on any matter deciding an application or appeal unless ~~the member shall have~~ attended the ~~public~~ hearing on that application. If, during the review of any matter, a board member's term ends or is otherwise no longer with the Board, a different board member may vote on the matter after fully reviewing any available transcript, video, or other information of the hearing. Every quasi-judicial decision shall be signed by the Chairman, or other duly authorized member of the Board, and is effective upon filing the written decision with the Secretary of the Board.

F. Conduct of Meeting

All meetings shall be open to the public. The order of business at regular meetings shall be as follows:

- (A) Roll Call, Determination of Quorum
- (B) Approval of Minutes of Previous Meetings
- (C) Hearing of Cases
- (D) Other Business
- (E) Adjourn

G. Continuation of Meeting

Meetings may be continued from one date to another upon majority vote provided that the reconvened meeting occurs no earlier than forty-eight (48) hours thereafter, and such meeting is held in a conveniently located meeting site in Huntersville.

H. Variance

A variance may only be granted upon a showing that all four of the following provisions are met:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance

may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.

- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance.

V. APPEALS, APPLICATIONS, PUBLIC HEARINGS

A. Types of Appeals

The Board shall hear and decide appeals ~~of~~ decisions of administrative officials charged with enforcement of the Zoning Ordinance and may hear appeals arising out of any other ordinance that regulates land use or development.

B. Procedures for Filing Appeals

No appeal shall be heard by the Board unless a completed Notice of Appeal is filed with the Clerk to the Board of Adjustment within thirty (30) days from receipt of the order, decision, determination, or interpretation made or rendered by an administrative officer, and ~~any sue~~ shall required fees ~~shall have been~~ paid ~~at the time of upon~~ filing the Notice of Appeal. In the absence of evidence to the contrary, notice given pursuant to N.C.G.S. § 160D-403(b) by first-class mail is deemed received on the third business day following deposit of the notice for mailing with the United States Postal Service. All notices shall be made upon the form furnished by the Town for that purpose, and all information required thereon shall be completed, including a statement for the grounds for appeal, before an appeal shall be considered as having been filed.

C. ~~Public~~ Hearing Mandate

A ~~public~~ hearing conducted by the Board shall be required to:

- (1) Decide all appeals and interpretations;
- (2) Grant any variance to the terms of the Ordinance; and
- (3) Hear and decide all other matters referred to it or upon which it is required to ~~pass~~ review by the Zoning Ordinance.

D. ~~Public~~ Hearing Date

After receipt of a completed application for an interpretation ~~or~~ variances, or receipt of a Notice of Appeal, the Board shall hear the case on the first regular meeting which is at least 31 days following the date of such submittal of a completed application or Notice of Appeal, unless postponed by planning staff with the consent of the applicant prior to notice of hearing being mailed as provided in the ~~Town of Huntersville~~ Zoning Ordinance, as amended.

E. Conduct of Hearing

Any ~~public~~ hearing shall be conducted in a *quasi*-judicial manner. Any party may appear in person, by agent, or by attorney at the hearing. All persons presenting evidence before the Board shall be placed under oath by the Chairman, ~~or~~ acting Chairman, or Secretary. Parties with standing may call and cross-examine witnesses. ~~and the opposing party may cross-examine them.~~ The Chairman may rule on the admissibility of evidence. The order of business for a hearing shall be as follows:

- (1) The Chairman may establish reasonable procedures to assure that the hearing is conducted in a fair, impartial, and efficient manner.
 - a. The Chairman shall determine each party with standing, who may fully participate in the hearing.
 - b. Parties with standing must provide the Board with a list of any witnesses they plan to call.
- (2) Persons giving testimony shall be placed under oath.;
- ~~(2) — The Chairman may establish reasonable procedures to assure that the hearing is conducted in a fair, impartial, and efficient manner.~~
- (3) The Chairman, or such person acting as Chairman, shall direct Planning staff to give a preliminary statement of the case.
- (4) The applicant shall present the argument in support of their application or appeal.
- (5) Other persons in support of granting the application or appeal shall testify in favor of the application or appeal.
~~Persons opposed to granting the application shall present the evidence against the application;~~
- (6) Persons opposed to granting the application or appeal shall testify in opposition to the application or appeal. ~~Other persons in favor of granting the application shall present the evidence for the application;~~
- (7) ~~Both sides~~ Parties with standing will be permitted to present rebuttals to opposing testimony.
- (8) Voting ~~board~~ members may ask questions of any witness.
- (9) The Chairman shall close the period for public discussion.

- (10) The Board shall publicly discuss the case without further input from the public. Board members ~~however~~, may seek input, clarification, etc. from persons eligible to give evidence who are seated in the audience on any piece of evidence ~~heretofore previously~~ presented. Cross-examination and rebuttals may be made by parties with standing only on any such new evidence presented.
- (11) The Board shall render a decision and findings of fact on the matter based on substantial, competent, material evidence in record or, if it so chooses, continue the public hearing to a publicly stated date, time, and location no earlier than forty-eight (48) hours thereafter. No further notice of a continued hearing need be made unless a period of six (6) weeks or more elapses between hearing dates.

F. Rehearings

An application for a rehearing may be made in the same manner as provided for in the original hearing. All applications for rehearing shall be made within thirty (30) days after the decision of the Board has been filed in its office. Evidence in support of the application shall initially be limited to that which is necessary to enable the Board to determine whether there has been a substantial change in the facts, evidence, or conditions in the case. The application for rehearing shall be denied by the Board if, from the record, it finds that there has been no substantial change in facts, evidence, or conditions. If the Board finds that there has been a substantial change, it shall there upon treat the request in the same manner as any other application. The Board ~~of Adjustment~~ shall not be required to hold a ~~public~~ hearing to determine whether a rehearing of the case shall be conducted. Said determination shall, however, require a four-fifths (4/5~~ths~~) vote of the Board of Adjustment.

G. Decisions

(1) Time

Decisions by the Board of Adjustment shall be made within thirty-one (31) days from the date the hearing was officially closed.

(2) Form

Written notice of the decision in a case shall be sent by first class mail to the applicant and to every aggrieved party who has filed a written request for such a notice with the Secretary or the Chairman when the hearing is held within five (5) working days after the case is decided. The final decision shown in the record of the case shall be entered in the minutes of the Board. Such record shall show the reasons for the determination with a summary of the evidence introduced, and the findings of fact made by the Board.

VI. ADOPTION OF RULES OF PROCEDURE AND AMENDMENTS

These Rules shall at all times be consistent with all ordinances of the Town of Huntersville and laws of the State of North Carolina. Should any provisions of these Rules be inconsistent with such ordinances or laws of the State of North Carolina, said ordinances and laws shall control.

The Town Board ~~of Adjustment~~, by a majority vote ~~of all Regular and Alternate members present~~, shall adopt the Rules of Procedure. These Rules may, within the limits allowed by law, be amended at any time by an affirmative vote of two-thirds (2/3rds) of ~~all Regular and Alternate members present~~ the Town Board, or an affirmative vote of the majority of the Town Board if such amendments ~~were~~be presented in writing at a regular or special meeting before the meeting at which the vote is taken.

Adopted, as amended, this _____ day of XXX 2021.

Mayor, Town of Huntersville~~Chairman~~

ATTEST:

Janet Pierson, Town Clerk

**Town of Huntersville
Town Board
November 15, 2021**

To: Town Board

From: Janet Pierson

Date: November 15, 2021

Subject: Updated 2021 Regular Town Board Meeting Schedule

EXPLAIN REQUEST:

Consider adopting Updated 2021 Town Board Regular Meeting Schedule to change the location of the December 6, 2021 and December 20, 2021 meetings to Huntersville Town Hall, 101 Huntersville-Concord Road. The 2022 Town Board Regular Meeting Schedule will be on the December 6 agenda.

ACTION RECOMMENDED:

Adopt Updated Meeting Schedule

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Updated BofC Meeting Schedule 2021

Huntersville Board of Commissioners

2021 Town Board Regular Meeting Schedule

Meetings begin at 6:00 p.m. at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078. Pre-meetings may occur as part of any regular meeting at the time and for the purposes specified on the regular meeting agenda. The time and purpose(s) of pre-meetings will be published on the agenda.

The Board of Commissioners reserve the right to hold virtual board meetings during declared States of Emergency as applicable in the Town of Huntersville. When meetings are held virtually, the following procedures apply:

Virtual Meeting Information: Meetings will be held both in person at the Huntersville Recreation Center and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings: (1) in person at the Huntersville Recreation Center or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. the day of the meeting. The public may also submit comments by email to the Town Clerk. For public hearings only, emailed comments may be submitted 24 hours prior to the scheduled time for the beginning of the public hearing. The Town Clerk may be reached by email at jpierson@huntersville.org or by phone at (704) 766-2202.

Notice of virtual meetings will be issued pursuant to N.C.G.S. § 166A-19.24.

January 4, 2021	Virtually Hosted at Town Hall/Broadcast at Huntersville Recreation Center
January 19, 2021	Tuesday, due to Martin Luther King Jr. Holiday Virtually Hosted at Town Hall/Broadcast at Huntersville Recreation Center
February 1, 2021	Virtually Hosted at Town Hall/Broadcast at Huntersville Recreation Center
February 15, 2021	Virtually Hosted at Town Hall/Broadcast at Huntersville Recreation Center
March 1, 2021	Virtually Hosted at Town Hall/Broadcast at Huntersville Recreation Center
March 15, 2021	at Huntersville Recreation Center
April 5, 2021	at Huntersville Recreation Center
April 19, 2021	at Huntersville Recreation Center
May 3, 2021	at Huntersville Recreation Center
May 17, 2021	at Huntersville Recreation Center
June 7, 2021	at Huntersville Recreation Center
June 21, 2021	at Huntersville Recreation Center
July 5, 2021	Cancelled, due to Independence Day
July 19, 2021	at Huntersville Recreation Center
August 2, 2021	at Huntersville Recreation Center
August 16, 2021	at Huntersville Recreation Center
September 7, 2021	Tuesday, due to Labor Day at Huntersville Recreation Center
September 20, 2021	at Huntersville Recreation Center
October 4, 2021	at Huntersville Recreation Center
October 18, 2021	at Huntersville Recreation Center
November 1, 2021	at Huntersville Recreation Center
November 15, 2021	at Huntersville Recreation Center
December 6, 2021	at Huntersville Town Hall
December 20, 2021	at Huntersville Town Hall