



AGENDA

Regular Town Board Meeting

October 5, 2020 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

Virtual Meeting Information *This meeting will be held 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>. 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, 11836 Verhoeff Drive, Huntersville, NC 28078 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. on October 5, 2020 to speak by telephonic communication. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. For public hearings only, emailed comments may continue to be submitted until 24 hours after close of the public hearing. The Town Clerk may be reached by email to jpierson@huntersville.org or by phone at (704) 766-2202.*

1. Pre-meeting - 5:00 p.m.

1.A. Joint work session between the Town Board, Planning Board and 2040 Community Plan Steering Committee. (Jack Simoneau)

2. Call to Order

3. Invocation - Moment of Silence

4. Pledge of Allegiance

5. Mayor and Commissioner Reports-Staff Questions

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

7. Agenda Changes

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

- 8.A. Conduct Public Hearing on Petition #R19-18 - Huntersville Market REVISION, a request by Cambridge Properties, LLC to rezone +/- 28.569 acres located north of the Eastfield Road and Prosperity Church Road intersection (Parcel #s 02119101, 02119168, 0211969, 02119170, 02119171, 02119172, 02119173, 02119174, 02119175) from an existing Highway Commercial - Conditional District (HC-CD) to a REVISED Highway Commercial - Conditional District (HC-CD) to permit 190 age-restricted, active adult housing units and to eliminate a proposed public street. (David Peete)
- 8.B. Conduct Public Hearing on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center (TC), Neighborhood Residential (NR) & General Residential (GR) to Town Center - Conditional District (TC-CD) to permit a mixed-use development with 140 apartments, 61 townhomes and 10,900 sq. ft. of non-residential space. (David Peete)

9. Other Business

- 9.A. Consider approving budget amendment recognizing Department of Justice Equitable Sharing Fund revenue in the amount of \$203,270 and Treasury Asset Forfeiture revenue of \$40,175 and appropriate to the Police Department Capital Projects fund. (Bence Hoyle)
- 9.B. Presentation and discussion regarding Electric Utility Rate Schedule OP-4. (Anthony Roberts)

10. Consent

- 10.A. Adopt Resolution to Amend Capital Improvement Program (CIP) and Apply for the Charlotte Regional Transportation Planning Organization (CRTPO) Additional Funding for the Gilead Road West Widening Project. (Lora Mastrofrancesco)
- 10.B. Adopt Resolution to award Engineering Services Contract for the David Kenney Farm Road Connection project. (Eian Fowler)
- 10.C. Adopt Resolution to Amend Capital Improvement Program (CIP) and apply for the Charlotte Regional Transportation Planning Organization (CRTPO) Funding for The Park - Huntersville Greenway Project from existing Torrence Creek Greenway to Mt. Holly Huntersville Road. (Michael Jaycocks)

11. Closing Comments

12. Closed Session

12.A. Closed Session pursuant to NCGS 143-318.11(a)(3) - To consult with attorney and to protect the attorney/client privilege. ()

13. Adjourn

**Town of Huntersville
Town Board
October 5, 2020**

To: Town Board

From: David Peete, Principal Planner

Date: October 5, 2020

Subject: Conduct Public Hearing on Petition #R19-18 - Huntersville Market REVISION, a request by Cambridge Properties, LLC to rezone +/- 28.569 acres located north of the Eastfield Road and Prosperity Church Road intersection (Parcel #s 02119101, 02119168, 0211969, 02119170, 02119171, 02119172, 02119173, 02119174, 02119175) from an existing Highway Commercial - Conditional District (HC-CD) to a REVISED Highway Commercial - Conditional District (HC-CD) to permit 190 age-restricted, active adult housing units and to eliminate a proposed public street.

EXPLAIN REQUEST:

Conduct Public Hearing on Petition #R19-18 - Huntersville Market REVISION, a request by Cambridge Properties, LLC to rezone +/- 28.569 acres located north of the Eastfield Road and Prosperity Church Road intersection (Parcel #s 02119101, 02119168, 0211969, 02119170, 02119171, 02119172, 02119173, 02119174, 02119175) from an existing Highway Commercial - Conditional District (HC-CD) to a REVISED Highway Commercial - Conditional District (HC-CD) to permit 190 age-restricted, active adult housing units and to eliminate a proposed public street.

ACTION RECOMMENDED:

Conduct Public Hearing

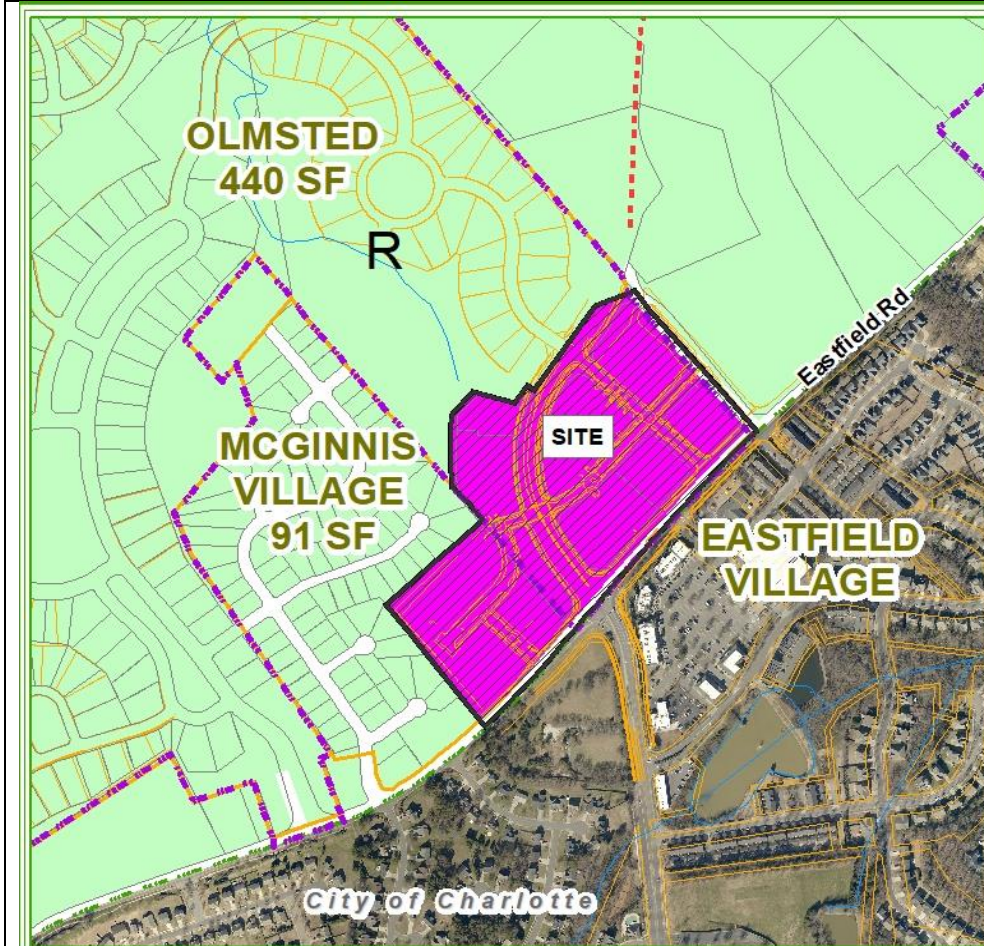
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. R19-18 2nd Public Hearing Staff Report 10-05-20
2. Attachment A - Huntersville Market General_Application
3. Attachment B-1 - HuntersvilleMarketPlanDP_Part1
4. Attachment B-2 - HuntersvilleMarketPlanDP_Part2
5. Attachment C-1 - 1st & 2nd Neighborhood Mtg. Minutes
6. Attachment C-2 - 3rd Neighborhood Mtg. Minutes
7. Attachment C-3 - 4th Neighborhood Mtg. Minutes
8. Attachment D - CMS Development Impact Statement

Petition R19-18 Huntersville Market Conditional District Rezoning - Revision

PART 1: PROJECT SUMMARY



Applicant: Cambridge Properties, Inc. (Jay Priester).

Property Owner: Cambridge-Huntersville, LLC (see Attachment A).

Property Address: 4664 Hylas Ln.

Project Size: (+/-) 28.569 -acres

Parcel Number(s):

02119101, 02119168, 02119169, 02119170, 02119171, 02119172, 02119173, 02119174 & 02119175.

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

Current Land Use: Commercial & Medical Office.

Proposed Zoning: Revised Highway Commercial —Conditional District (HC-CD).

Proposed Land Use: Commercial, Medical Office & Age-Restricted, Active Adult Housing.

1. Purpose: Proposed third major amendment to the existing Highway Commercial - Conditional District Rezoning Plan that proposes three major changes: 1) to eliminate a portion of general commercial square footage and replace with one (1) age-restricted, active-adult housing building with (up to) 190 units; 2) eliminate a platted, but un-opened, public street that is no longer required for access; and to allow the apartment building to be four (4) stories in height. No other major amendments are proposed. If the proposed rezoning revision is approved, a coinciding Subdivision Sketch Plan will be reviewed by staff for compliance.
2. *NOTE: This petition was originally submitted in November of 2019, scheduled for a February 2020 Public Hearing. During the second plan-review cycle, the applicant proposed a major change to the rezoning, thus requiring the Public Hearing to be re-scheduled for April 2020. After this deferral action, the COVID-19 quarantine delayed the Public Hearing until June 2020. The June hearing was held, the Planning Board made recommendation and the project was scheduled for Final Action on July 20, 2020 – however, the applicant, again proposed a major revision to the plan – thus a new timeline was established with a October 5, 2020 Public Hearing.*

3. Adjoining Zoning and Land Uses.

North: Rural (R) – single-family homes (McGinnis Village & Olmstead Subdivisions) & vacant.

South: – (City of Charlotte) commercial (Eastfield Village Shopping Center), townhomes & vacant.

East: Rural (R) – church (Harvest Community Church).

West: Rural (R) – single-family homes (McGinnis Village Subdivision).

4. Neighborhood meetings were held on Wed., Feb. 12 and Thurs., Feb. 27, 2020 on the original rezoning plan, on May 21, 2020 for the second version and on Aug. 19, 2020 for the current version. It should be noted that there was almost no attendance at these meetings and no comments were received. Summaries of all meetings are included in Attachments C-1 - C-3.
5. Notice for this rezoning request was provided for each hearing via postcards sent to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property in two (2) locations.

PART 2: REZONING/SITE PLAN ISSUES

The original Huntersville Market Conditional District Rezoning was approved in 2008. This request is the third amendment to the Conditional District Rezoning Plan, and it is generally compliant with the Zoning Ordinance and Subdivision Regulations, with significant elements as follows:

- Removal of 54,750 square feet of commercial building space, to be replaced by (up to) 190 age-restricted, active-adult housing units (only 174 units are proposed on the plan);
- Removal of a publicly dedicated, but un-opened, street right-of-way (Street D) and the combination of two parcels into one (to be called Parcel I);
- Request to permit the age-restricted, active-adult housing to be four (4) stories in height;
- The extension of Rocky Ford Club Road to the Prosperity Church Road right-of-way;
- The addition of an Urban Open Space (Plaza) at the corner of Prosperity Church Road and Hylas Lane;

The applicant requests the following **four (4)** modifications to Ordinance requirements:

- 1) Permit block length along Hylas Lane for Parcel I to exceed maximum block length, but not to exceed 750 linear feet.
- STAFF COMMENT: Block length modifications may be granted, per Article 5.2 of the Zoning Ordinance, if “a longer block will reduce the number of railroad grade crossings, major stream crossings, or where longer blocks will result in an arrangement of street connections, lots and public space more consistent with this Article and Article 7 of these regulations”. This mixed-use node is developed under the “Urban Conditions” block category that limits block-length to a pedestrian-friendly 250 – 500 feet. The proposed modification would permit the block north of Hylas Lane to be longer than 500 feet, but not to exceed 750 feet in length. There are no existing physical features to merit block length extension and the overall length of the proposed block is excessive for the block pattern established within the original Conditional District Rezoning Plan. The block length modification has been requested to accommodate the size of the proposed apartment building. It is possible, through building design (eliminate repetitive architecture, “push-in” sections of the building, etc...), streetscape arrangement (require on-street parking, install intersection tabletops, etc...) and other street-level improvements, to diminish the impact of the longer block. One of the techniques suggested by Staff to address this issue was to create an “architectural indentation” in approximately the mid-point of the building, to break the long, linear appearance of the façade. The May 2020 version of this revision had an indentation that was shown as 13 feet wide and provided an entrance into the building, which Staff felt did not provide enough “façade-break” to simulate multiple buildings, but was moving the plan in a more compliant direction. The current version of the revision has reduced the indentation to 8 feet, with no building entrance, which does not achieve the recommended “façade break”. Another suggestion would be to add a heavily landscaped “mid-

block” gathering area with seating and vertical elements (plantings and/or arbor, etc.) at the removed building entrance to break the line-of-sight along the street.

It is important to understand that a wider indentation-alone would not be enough, as it takes several elements working together to create the effect of a block break, which could include a wider indentation and pedestrian entrance, material changes along the façade, a fully-raised-intersection “tabletop” at Hylas Lane and Oyster Lane to calm traffic and provide a pedestrian link across the street and strategic landscaping elements (aside from required street trees). The intersection of Hylas Lane & Oyster Lane is proposed to have a raised-intersection tabletop treatment, which will calm traffic and provide pedestrian access to both sides of the street. Otherwise, the existing plan has not done enough along Hylas Lane to merit consideration of a longer block length and Staff does not support a 250-ft. extension of the Ordinance standard.

- 2) Permit an age-restricted, active-adult apartment building located on Parcel I to have a building height of four (4) stories (not to exceed 50 ft. max.).

STAFF COMMENT: The applicant is requesting a modification to permit one (1) building limited to four (4) stories or fifty (50) feet in height. The proposed modification would not apply to any other buildings - which are limited to 36 feet in height. Staff does not support this modification, as it is not consistent with Zoning Ordinance Article 11.7.k that states, “in approving a conditional district, the Town Board may modify standards established in the zoning or subdivision ordinance provided the spirit of the regulation is maintained”. There are no environmental factors, adjacent buildings of similar scale and mass or other factors to justify the request for four (4) stories. The Eastfield Road Small Area Plan recommends that “adjacent to Huntersville Market, higher intensity uses, transitioning from commercial development to low density residential” is supported, but higher intensity development does not, necessarily, mean increased building height (see Part 5 of this report). As proposed, the density of this development would be 30.95-units per acre for Parcel I, or 6.37-units per acre over the entire CD Rezoning area. The adjoining residential developments have low intensity (McGinnis Village = 2.95 & Olmstead = 1.0), but there is no transitional use or spacing from the proposed high-intensity use, to the existing low intensity uses (except for the Prosperity Church Road right-of-way). An essential question of this request is whether that density level is supported in this area. Of additional note, the infrastructure network to support increased density will not be expanded in the foreseeable future. While a connection into the Olmstead Subdivision is forthcoming, Prosperity Church Road does not extend north to provide connection to another major thoroughfare and the City of Charlotte has not identified any timeframe for improvements to Eastfield Road or Prosperity Church Road, to the south. Introducing residential uses into a mixed-use node is absolutely supported by the Town’s long-range plans, and an increase in density as part of this development is also supported, however no rationale consistent with the “spirit of the regulations” has been offered to justify modification to the height limit.

- 3) To remove approximately 347 linear feet of platted, but unopened, public right-of-way and to combine that right-of-way with the adjoining parcels to create a new “Parcel I”.

STAFF COMMENT: If the proposed Conditional District Rezoning Plan Revision to combine Parcels I & J into one parcel is to be approved, the modification request to eliminate this section of platted right-of-way is appropriate, as the right-of-way would not be required to provide access or frontage for the development.

- 4) To allow side yard parking so long as the parking is screened with either landscape screening or a masonry knee wall a minimum of 3’ in height.

STAFF COMMENT: Article 8.16.7 of the Zoning Ordinance requires parking and detached garages to be located in the rear yard. As detached garage clusters would be a permitted accessory use to a building of this type, it is reasonable to permit such buildings, provided they are appropriately screened from view from public right-of-ways. Staff would recommend that the modification request is revised to state the following: “To allow side yard

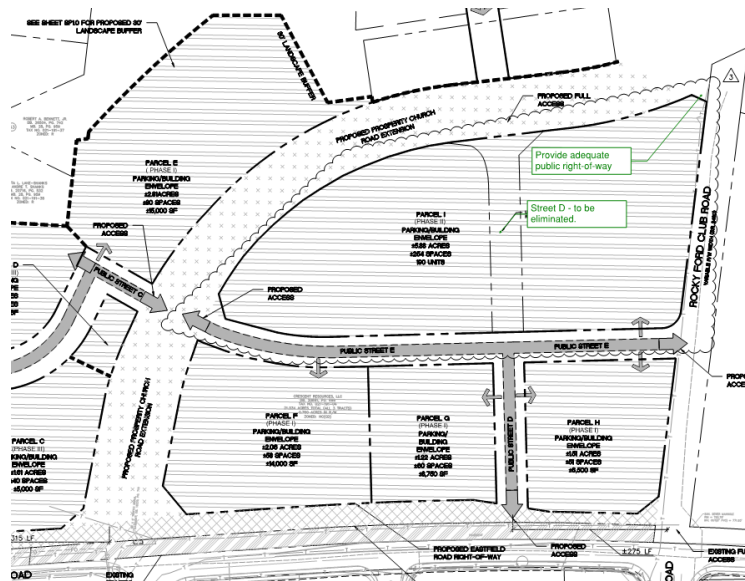
surface parking and garages only along the eastern side of Parcel I, provided they are screened from view from public streets with a combination of landscaping and a masonry knee-wall, a minimum of 3 ft. in height.

Additional items:

- The original Huntersville Market CD Rezoning did not extend the right-of-way for Rocky Ford Club Road to the future alignment of Prosperity Church Road. In working with the adjoining Olmstead Subdivision development, it is possible to extend the public right-of-way to set-up connection to Prosperity Church Road right-of-way. The applicant has proposed to provide this set-up, by dedicating required right-of-way, however, while permission from an adjoining property owner has been verbally agreed-to, the required right-of-way for Prosperity Church Road is not shown as added to the project, nor has written permission been provided.
- It is appropriate that road improvements are required along both roads to provide access. The extension of Prosperity Church Road to tie into Rocky Ford Club Road will provide complete fire protection access and will provide circulation options once both the connection to Olmstead Subdivision is complete and to compensate for the eventual turning-movement restrictions that will be required at Prosperity Church Road and Hylas Lane.
- The current CD Rezoning provides Urban Open Space via one (1) Plaza, totaling 3,600 SF. The proposed revision adds a new Plaza 2 (2,400 SF) at the intersection of Prosperity Church Road and Hylas Lane for a new total of Urban Open Space of 6,000 SF. The type, location and minimum size of the Urban Open Spaces are required at Rezoning / Sketch Plan, but the design is not, unless that design is integral to the overall review at this stage.
- The ground-level units along Hylas Lane need to have enhanced treatments to clearly define the private areas from the public realm. This would involve providing appropriate space from the public sidewalk, combined with knee-walls, decorative fencing, landscape elements and possible grade changes to separate these two areas. As this is senior housing, privacy and security along Hylas Lane will be important and these ground-level enhancements can help to achieve this effect.

PART 3: TRANSPORTATION ISSUES

A TIA revision was not required by the Town for the proposed CD Rezoning Revision as the elimination of 54,750 sq. ft. of retail space and the addition of a 190-unit, age-restricted, active-adult housing units, represents a decrease in trips generated from the site. All previously required TIA improvements are still in effect, per the original Approved Conditional District Rezoning Plan and no changes to the Approved TIA are proposed. All remaining improvements are to be installed, per the approved Rezoning/ Sketch Subdivision Plan, with the exception of the installation of public Street D, which is proposed to be eliminated (see Plan below).



At such time that Prosperity Church Road is extended north, several intersections will no longer have full-access – as this thoroughfare is designed as a median-divided multi-lane facility. It is critical to prepare for this eventuality by making sure adequate right-of-way is provided for all future improvements. Adequate right-of-way at the Prosperity Church Road and Rocky Ford Club Road should be dedicated as part of this revision (see plan above). In addition, to provide adequate access, now and when Prosperity Church Road is upgraded, it is recommended that the 2-lane section of Prosperity Church Road is extended to connect with Rocky Ford Club Road.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots / dwelling units are required to receive a “Determination of Adequacy (DOA)” for the following public facilities: fire station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was issued on Dec. 31, 2019.

PART 5: REZONING CRITERIA

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

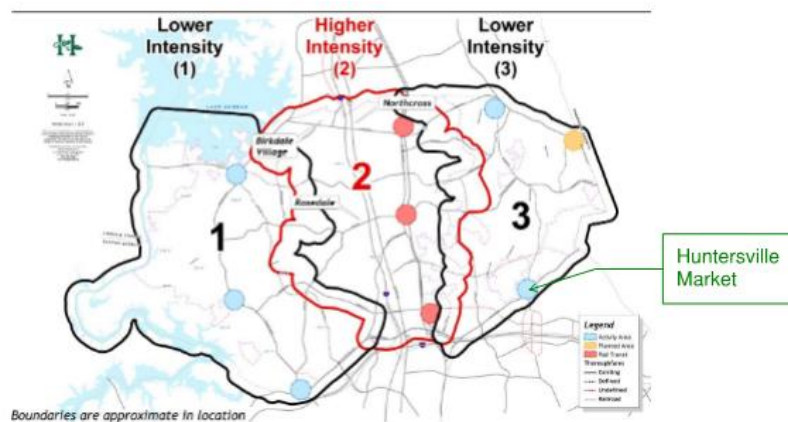
The Town of Huntersville 2030 Community Plan supports the development of “mixed-use nodes” at the intersection of major thoroughfares. Page 30 (Section 10.0) of the 2030 Community Plan states “the new village development pattern is focused in small and large mixed-use centers located at the intersection of major thoroughfares” (see map below). Page 31 of the Plan states that “it is important that future mixed-use village nodes in the eastern and western areas of Huntersville should not be rezoned for speculative purposes but instead be established to meet an existing need after significant public input is received following the development of an area plan”. Such public input was provided in the adoption by the Town of the Eastfield Road Small Area Plan (SAP), which is discussed later in this section. The 2030 Community Plan also states, “it is anticipated that future mixed-use village nodes in the eastern and western areas of Town will be characterized by small commercial component, civic uses, a variety of residential types and significant open

space with very low density surrounding the village”. Page 32 of the Plan states the mixed-use node development pattern “is intended to avoid ‘sprawl’ development, allowing for the efficient provision of public utilities, roads and services, along with the preservation of open space and recreation areas to serve these nodes”. While the Huntersville Market CD Rezoning Plan does not, by itself, represent a node, it is the main component due to its location at the intersection of two thoroughfares and the introduction of residential uses is completely supported by the Town’s long-range plans.

The 2030 Huntersville Community Plan supports this project through the following sections:

- **Policy H-2: Continue to encourage mixed-use village development pattern at key nodes as identified in Small Area Plans adopted by the Town.**

STAFF COMMENT: The Proposed conditional rezoning site is located within an activity node identified in the Town’s Long Range Plan. See clip below.



- **Policy H-4: For proposed developments, either in the core or within identified nodes, adhere to the principles set forth in the Zoning Ordinance and adopted small area plans to ensure an approximate mix of residential, commercial, and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.**

STAFF COMMENT: The proposed Conditional District Rezoning Plan is generally consistent with the requirements of the Zoning Ordinance, and the Small Area Plan adopted for this area, aside from the elements identified in Part 2 of this report. The CD Rezoning Plan can be modified to address comments and redlines.

- **Policy H-5: Encourage housing options which accommodate senior citizens (e.g. age restricted/retirement communities, congregate care/assisted living facilities,) allowing seniors to remain in the community.**
STAFF COMMENT: The (up to) 190, age-restricted, active-adult housing units may (but are not required to) provide affordable housing options for senior residents that are not present in large numbers, throughout Town.
- **Policy H-9: Higher intensity residential development will be focused generally within two miles of the I-77/NC-115 corridor and future mixed use nodes in the eastern and western areas of Huntersville’s zoning jurisdiction.**

STAFF COMMENT: Huntersville Market is located within the activity node at Prosperity Church Road and Eastfield Road, identified in the Town’s Long Range Plan, therefore increased density would be appropriate in this location. See additional comments regarding the Eastfield Road Small Area Plan below.

- **Policy PF-2: Continue use of “Adequate Public Facilities Ordinance” to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.**

STAFF COMMENT: see Part 4 of this report.

- **Policy T-6: Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.**

STAFF COMMENT: The plan proposes sidewalks to be installed along all public streets. Bike-lanes and sidewalks are installed along most of the frontage of Prosperity Church Road (north of Eastfield), but not along the entire frontage;

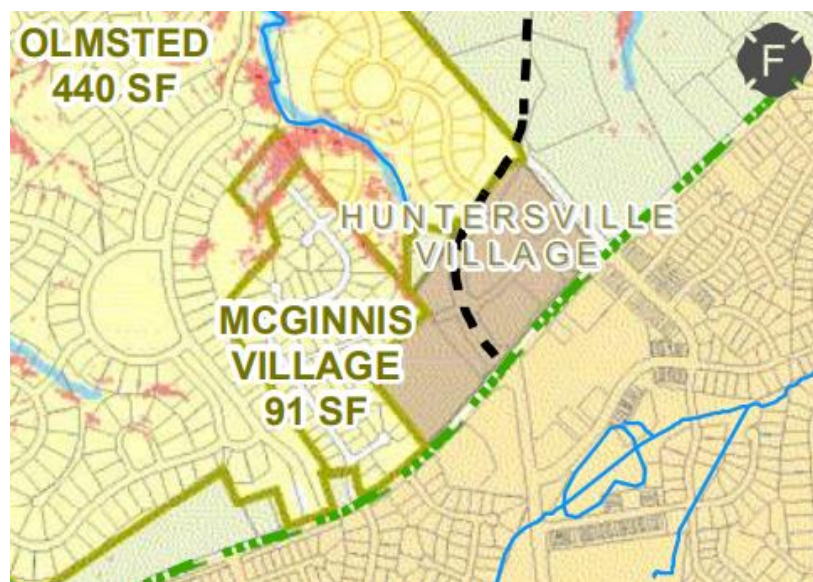
- **Policy T-8: Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.**

STAFF COMMENT: The proposed development extends one public street (Rocky Ford Club Road) to connect to a future thoroughfare, but does not extend Prosperity Church Road northward to connect with Rocky Ford Club Road. The Olmstead Subdivision will connect into Prosperity Church Road in their last residential phase.

The Eastfield Road Small Area Plan (SAP) (adopted 2014) addresses this request as follows:

The Huntersville Market development is located in “Planning Zone 3 - A” of the plan (Pages 31-32) which recommends to “maintain approved development pattern within Huntersville Market. Adjacent to Huntersville Market, higher intensity uses, transitioning from commercial development to low density residential, may be appropriate for consideration”.

STAFF COMMENT: Reducing the amount of commercial square-footage allowed and permitting (up to) 190 age-restricted, active-adult housing units is supported by the provisions of the Eastfield Road Small Area Plan, as the proposed revision represents an intensification and mixing of uses at the intersection of two thoroughfares. As you move away from Huntersville Market, whether east, west, or north, the development pattern quickly becomes less intense (see map below). The boundaries of Huntersville Market are McGinnis Village Subdivision to the west (2.95-units per acre), Olmstead Subdivision to the north (one unit per acre) and Community Harvest Church and large-lot residential (less than one unit per acre) to the east.



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

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

STAFF COMMENT:

The proposed Huntersville Market CD Rezoning Revision is supported by the 2030 Comprehensive Plan, as the proposed use is consistent with the development pattern within a mixed-use node. While the proposed overall density is moderate. (6.65 units per acre), Staff can recommend approval for the age-restricted, senior apartments, as this level of intensity is only appropriate within identified mixed-use nodes and where supported by a Small Area Plan (SAP), both of which apply to this request. The Small Area Plan approved for this area recommends to “maintain the approved development pattern within” the project. Therefore, the key question is whether the removal of approximately 54,000 square feet of commercial space and replacing with (up to) 190 age-restricted, active-adult housing units is supported for this area. Huntersville Market currently has a drug store, gas station and a medical office with additional retail space currently under construction. Providing senior housing, which would help create a true mixed-use node, would move the development toward satisfying the goals of the Small Area Plan.

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

STAFF COMMENT:

- A Transportation Impact Analysis was originally required in 2008, but NOT for this revision, as an update was not required – see Part 3 of this report.
- An APF Ordinance Determination of Adequacy was issued for the revision on 12-31-19 (see Part 4 of this report).
- A Willingness-to-serve letter from Charlotte Water was issued for the initial CD Rezoning Plan. An updated letter reflecting the proposed revision was issued by Charlotte Water on 12-9-19.
- A Conceptual Storm Water Drainage Plan (PCO-1) is under review and must be approved by staff.
- The CD Rezoning Plan revision was sent to Charlotte-Mecklenburg School (CMS) for consideration. CMS found “no significant impact on (their affected) schools” (see Attachment D).

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

STAFF COMMENT:

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

PART 6: STAFF RECOMMENDATION

The Huntersville Market Conditional District Rezoning Plan Revision can be supported by staff subject to the following:

- Staff SUPPORTS revising the Huntersville Market CD Rezoning Revision (from HC-CD to REVISED HC-CD) to replace the commercial square footage for Parcel I with one (1), age-restricted, active-adult housing project – not to exceed a set number of units (see bullet items, below), for the reasons outlined in Part 5 of this report;
- Staff DOES NOT SUPPORT Modification #1 (block length) as presented. With additional modifications to the proposed building and improvements along Hylas Lane, staff could support this item (see Part 2 of this report);
- Staff DOES NOT SUPPORT Modification #2 (building height), as no rationale has been given that is consistent with the “spirit of the regulations” to support this request (see Part 2 of this report);
- Staff SUPPORTS Modification #3 (right-of-way abandonment) as the unopened section of public right-of-way (Street D) would not be required if the overall CD Rezoning Revision is approved;

- Staff SUPPORTS Modification #4 (side yard parking) for the surface spaces and garages, as long as they are only located on the east side of Parcel I and screened with both a 3' masonry knee wall and appropriate landscaping to screen view from adjacent public right-of-ways.
- Provide additional architectural changes and ground-level enhancements near the building indentation to "break" the building length (see Part 2, Item 1 above);
- Dedicate all required right-of-way and extend Prosperity Church Road to connect to Rocky Ford Club Drive to create a new intersection;
- Provide property owner consent to dedicate right-of-way for Prosperity Church Road near Rocky Ford Club Drive;
- Provide public / private separation for ground-level units along Hylas Lane;
- All outstanding redline comments must be addressed.

PART 7: PUBLIC HEARING COMMENTS

The Public Hearing is scheduled for Monday, October 5, 2020.

PART 8: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for October 27, 2020.

PART 9: SCHEDULED FINAL TOWN BOARD ACTION

Final Action scheduled for November 16, 2020.

PART 10: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application.

B – Huntersville Market CD Rezoning Plan Revision.

C-1 - Neighborhood Meeting Reports from Wed., Feb. 12, & Thurs., Feb. 27, 2020.

C-2 - Neighborhood Meeting Reports from Thurs. May 21, 2020.

C-3 - Neighborhood Meeting Reports from Wed, Aug. 19, 2020.

D – CMS Development Impact Statement.

General Application

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

1. Application Type

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

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

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

2. Project Data

Date of Application 11/14/19

Name of Project Huntersville Market Phase # (if subdivision) _____

Project Address 4664 Hylton Lane and 10720 Oyster Lane

Parcel Identification Number(s) (PIN) 02119172 + 02119171

Current Zoning District HC(CO) Proposed District (for rezoning only) HC(CO)

Property Size (acres) ~~28.569~~ 28.569 Street Frontage (feet) ± 835'

Current Land Use Vacant

Proposed Land Use(s) Age restricted active adult housing

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.

To allow an age restricted active adult housing development within the Huntersville Market development to create a mix of complementary uses.

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 Cambridge Properties, Inc.

☒ 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 if box is checked.)

Signature John J. Priate Jr.

Title Executive Vice President Email jjp@cambridgeprop.com

Address of Applicant 831 E. Morehead Street, Suite 245 Charlotte, NC 28202

7. Property Owner (if different than applicant)

* Printed Name Cambridge - Huntersville, LLC

☐ 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 if box is checked.)

Signature Glenn L. Platon

Title Manager Email glp@cambridgeprop.com

Address of Property Owner 831 E. Morehead St, Suite 245 Charlotte, NC 28202

* 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.

7. Development/Design Firm Contact Information

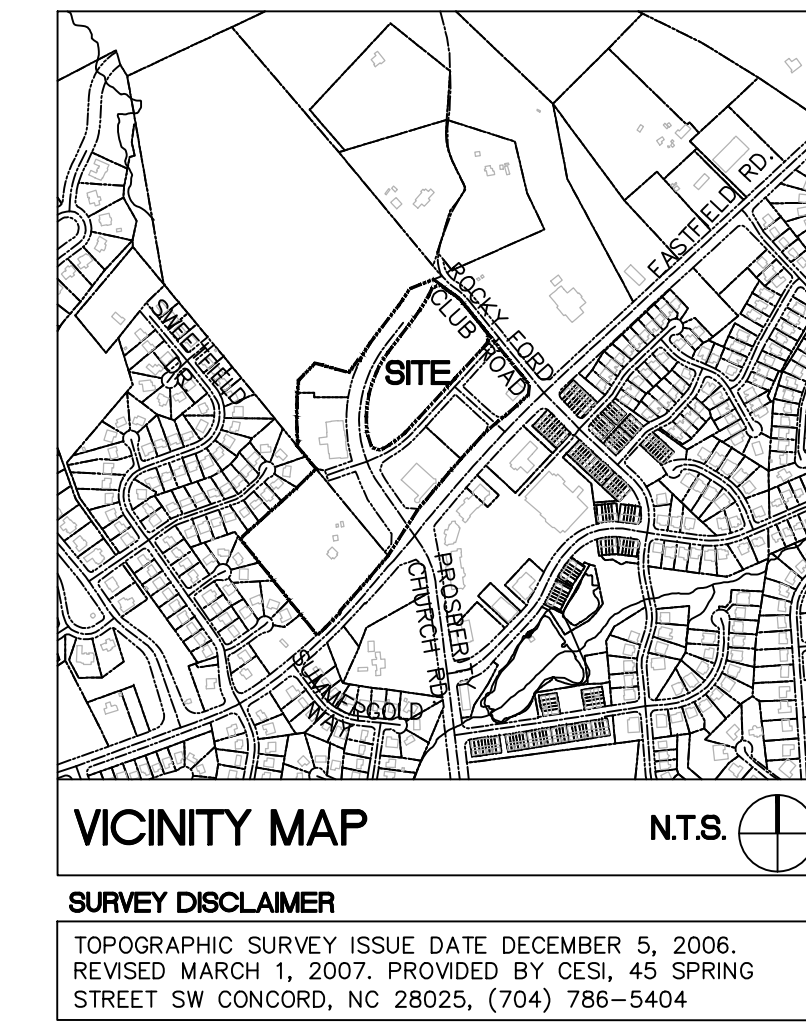
<u>Cambridge Properties, Inc.</u>	<u>John J. Priate Jr.</u>	<u>(704) 333-2393</u>	<u>jjp@cambridgeprop.com</u>
Development Firm	Name of Contact	Phone	Email
<u>Cole Jewett + Stone</u>	<u>Jacob Bachman</u>	<u>(704) 971-4513</u>	<u>jbachman@colejewettstone.com</u>
Design Firm	Name of Contact	Phone	Email

Contact Information

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

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: <https://www.huntersville.org/228/Planning-Department>

**HUNTERSVILLE MARKET
CAMBRIDGE PROPERTIES, INC.
ONAL DISTRICT REZONING/ SKET
AMENDMENT #3
EPM# 404189**



Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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

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

**CAMBRIDGE
PROPERTIES**

831 E. MOREHEAD STREET, #245
Charlotte North Carolina 28284

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

OVERALL PLAN

SHEET INDEX

SHEET LIST

SP0.0	OVERALL PLAN
SP1.0	SKETCH PLAN/REZONING PLAN
SP2.0	REZONING TECHNICAL DATA SHEET
SP3.0	PRELIMINARY GRADING + STORMWATER CONCEPT PLAN
SP3.1	PRELIMINARY GRADING + STORMWATER CONCEPT PLAN - REVISED PLAN
SP4.0	TREE PRESERVATION + EXISTING CONDITIONS PLAN
SP5.0	EXISTING BUFFERS + ZONES
SP6.0	SLOPE ANALYSIS
SP7.0	EXISTING HYDROLOGY
SP8.0	SOIL ANALYSIS
SP9.0	EXISTING ZONING ADJACENT PROPERTY OWNER INFORMATION
SP10.0	EMERGENCY VEHICLE ACCESS EXHIBIT
SP10.1	EMERGENCY VEHICLE ACCESS EXHIBIT
AS-1	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-2	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-3	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-4	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-5	SCHEMATIC ARCHITECTURAL ELEVATIONS

EPM REFERENCE NUMBERS

<u>PROJECT #</u>	<u>PROJECT NAME</u>
324582	HUNTERSVILLE MARKET
330082	HUNTERSVILLE MARKET
331897	HUNTERSVILLE MARKET WALGREENS
323134	HUNTERSVILLE MARKET - ROCKY FORD CLUB RD. DED.
332243	HUNTERSVILLE MARKET PHASE 1, MAP 1
334980	HUNTERSVILLE MARKET - PARCEL 6
336580	HUNTERSVILLE MARKET MAJOR RTAP
344869	HUNTERSVILLE MARKET
346696	HUNTERSVILLE MARKET PHASE 1, MAP 1 REVISION
350573	HUNTERSVILLE MARKET PH1, MAP 1, LOT #3 REVISED
351962	HUNTERSVILLE MARKET - PARCEL 6
355964	HUNTERSVILLE MARKET - PARCEL 6

HUNTERSVILLE MARKET ADMINISTRATIVE AMENDMENT #1 - MARCH 15, 2012
HUNTERSVILLE MARKET ADMINISTRATIVE AMENDMENT #2 - NOVEMBER 1, 2012

HUNTERSVILLE MARKET STATEMENT OF PURPOSE

CAMBRIDGE PROPERTIES, INC. PURPOSE OF REZONING IS TO AMEND A PORTION OF THE CONDITIONS TO THE PREVIOUSLY APPROVED REZONING TO ALLOW A PORTION OF THE HUNTSVILLE MARKET DEVELOPMENT TO BE CONSTRUCTED FOR ACTIVE ADULT RETIREMENT HOUSING AND/OR SENIOR INDEPENDENT LIVING.

THE PROPOSED REVISIONS TO THE HUNTERSVILLE MARKET
CONDITIONAL DISTRICT REZONING PLAN INCLUDE FOUR (4)
MODIFICATIONS, AS FOLLOWS:

- 1) THE BUILDING ON PARCEL 1 FRONTING HYLAS LANE MAY HAVE A BLOCK LENGTH UP TO 750 FEET
- 2) THE BUILDING ON PARCEL 1 SHALL BE ALLOWED TO BE UP TO FOUR STORIES IN HEIGHT
- 3) TO REMOVE ±350 LINEAR FEET OF PREVIOUSLY PLATTED (BUT UNOPENED) PUBLIC RIGHT-OF-WAY LOCATED BETWEEN HYLAS LANE AND PROSPERITY CHURCH ROAD WILL NOT BE REQUIRED AND WILL BE COMBINED WITH PARCEL 1.
- 4) TO ALLOW SIDEYARD PARKING SO LONG AS THE PARKING IS SCREENED WITH EITHER LANDSCAPE SCREENING OR A MASONRY KNEE WALL A MINIMUM OF 3' IN HEIGHT.

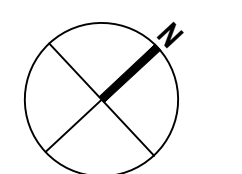


1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE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

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SP0.0



SCALE: 1" = 100'

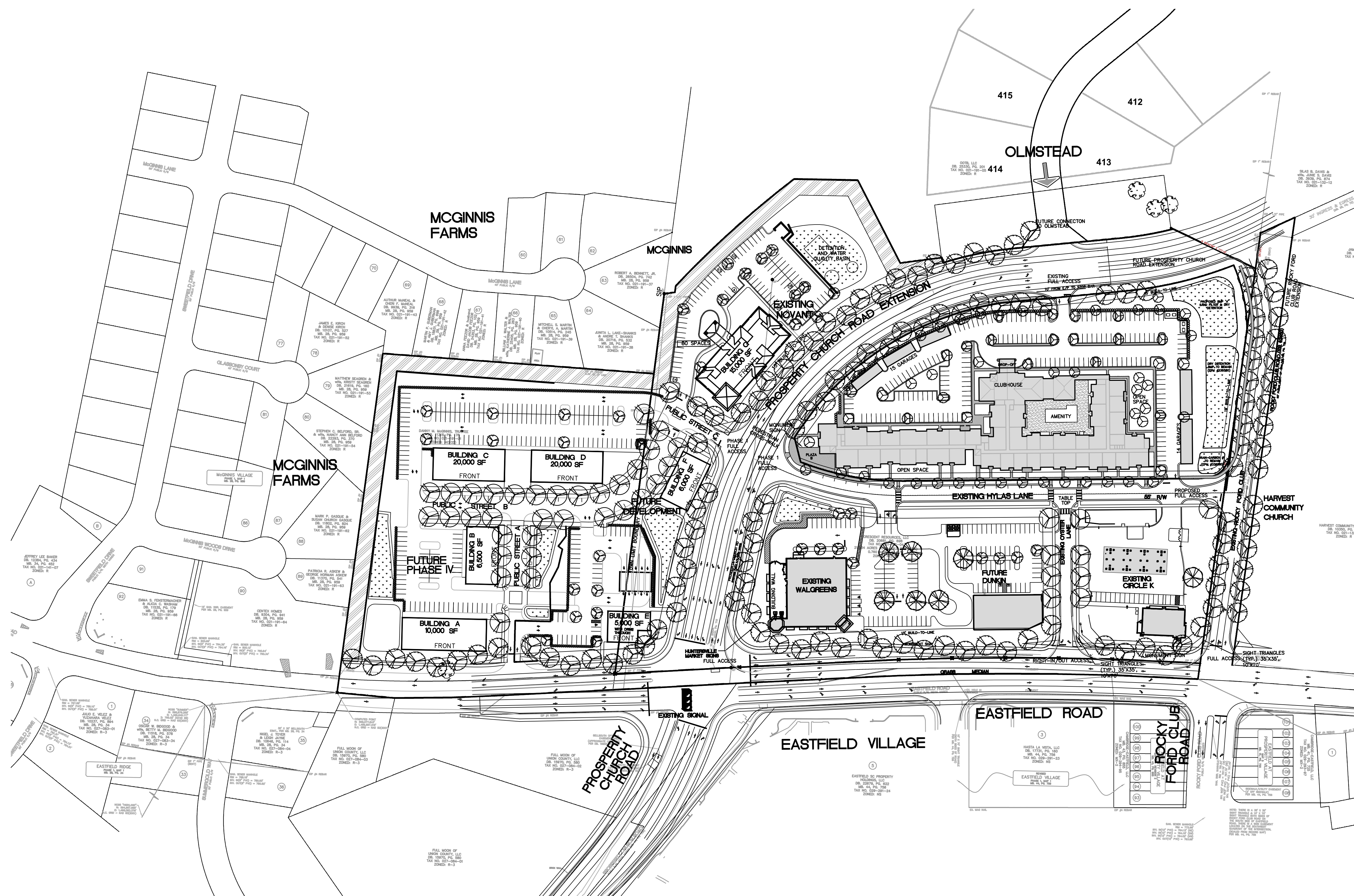
PRELIMINARY
NOT FOR
CONSTRUCTION



Revised

Issued

Project No.





Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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url+ www.colejeneststone.com

831 E. MOREHEAD STREET, #245
Charlotte North Carolina 28284

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

Project No.

Issued

1

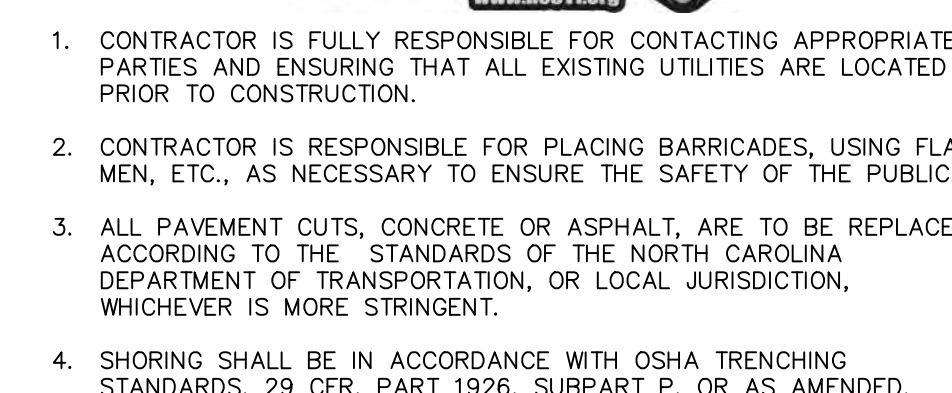
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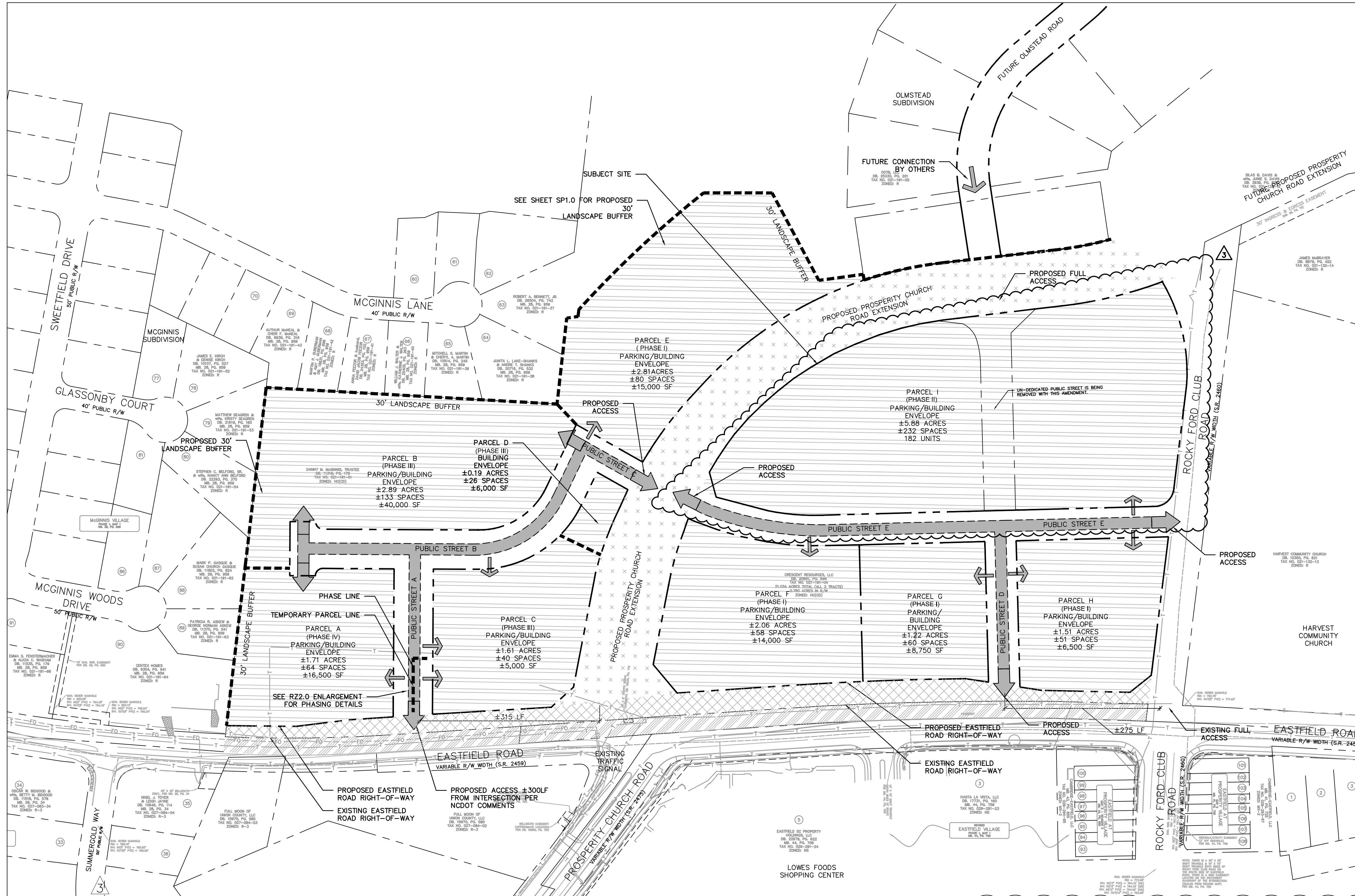
- 12/16/08 – TOWN OF HUNTERSVILLE COMMENTS
- 01/12/09 – REVIEW COMMENTS – AGENDA DEADLINE
- 01/28/09 – REVIEW COMMENTS – PUBLIC HEARING
- 02/12/09 – REVIEW COMMENTS – PLANNING BOARD
- 02/24/09 – REVIEW COMMENTS – PLANNING BOARD
- 03/06/09 – REVIEW COMMENTS – TOWN BOARD
- 03/16/09 – FINAL REVIEW COMMENTS – TOWN BOARD
- 03/15/12 – ADMINISTRATIVE AMENDMENT #1
- 11/01/12 – ADMINISTRATIVE AMENDMENT # 2
- 08/13/20 – REZONING AMENDMENT



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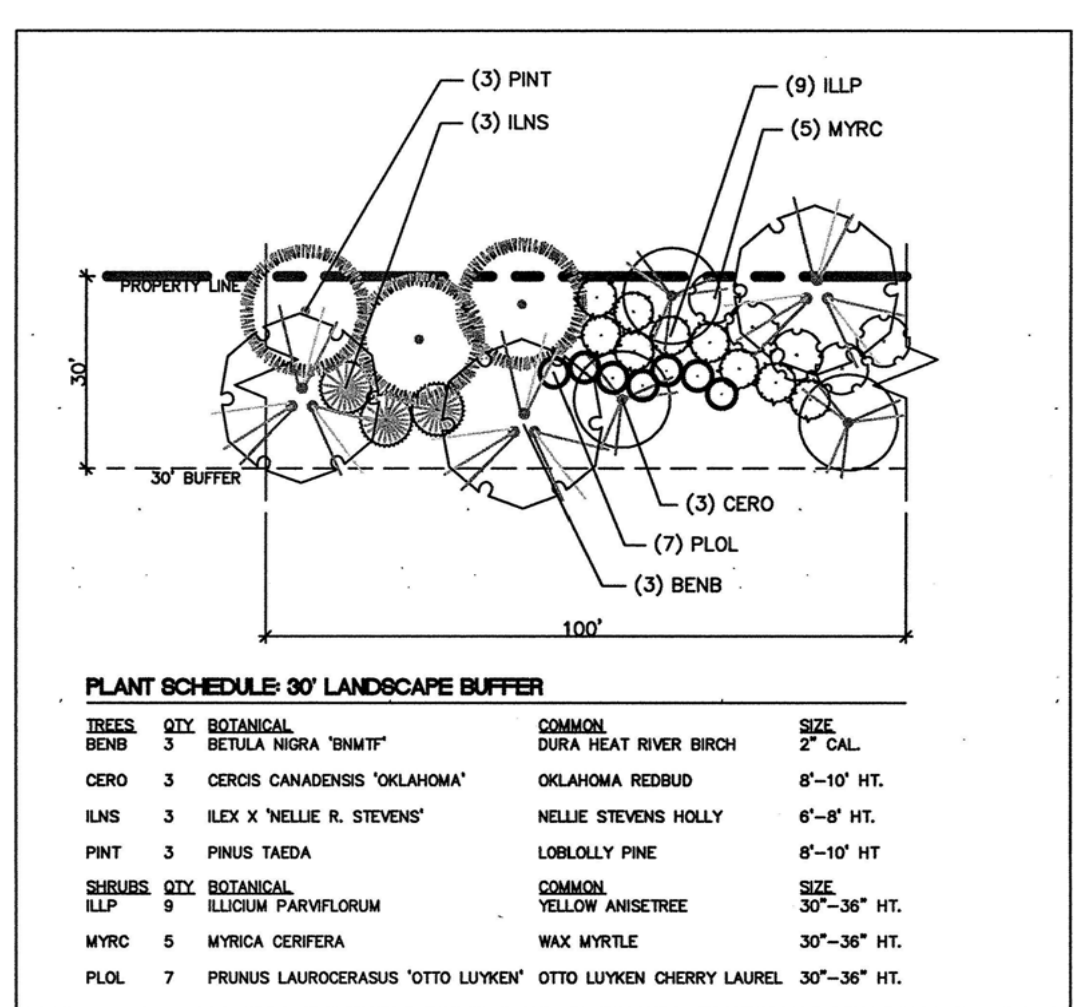
ColeJenest & Stone, P.A. 2019





GENERAL NOTES: CURRENT REZONING PETITION R19-18 (PREVIOUS REZONING PETITION R08-11 AND R12-08)

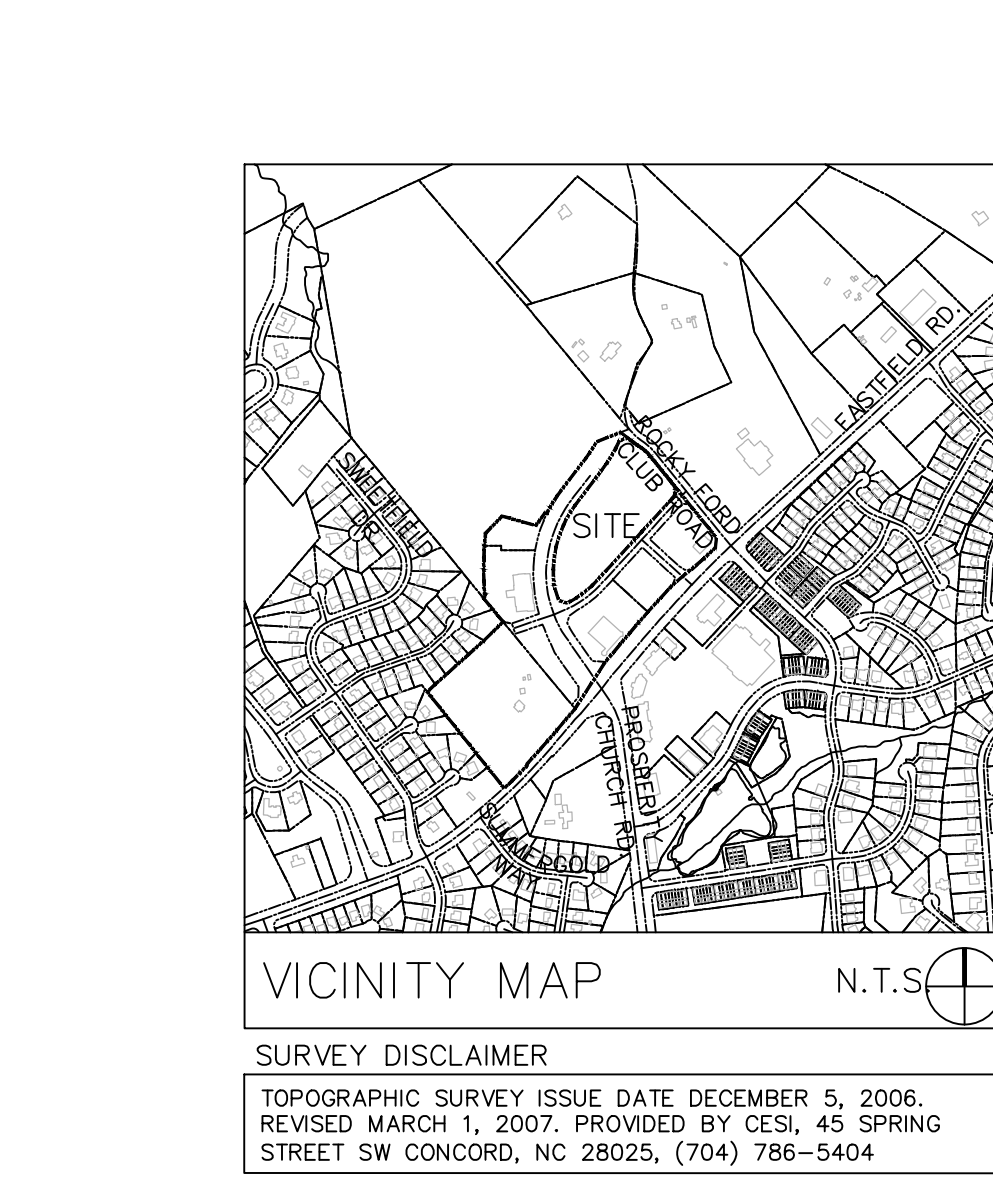
- REZONING PETITION:** THESE DEVELOPMENT STANDARDS ARE ASSOCIATED WITH THE REZONING PETITION FILED BY CRESCENT RESOURCES, LLC AND JOINED BY DANNY M. MCGINNIS, TRUSTEE (CRESCENT RESOURCES, LLC, ITS SUCCESSORS AND ASSIGNS SHALL BE REFERRED TO AS "PETITIONER") TO ACCOMMODATE AND DEVELOP A 28.443 ACRE SITE LOCATED AT THE NORTHEAST AND NORTHWEST QUADRANTS OF THE INTERSECTION OF EASTFIELD ROAD AND THE EXTENSION OF PROSPERITY CHURCH ROAD (THE "SITE").
- DEVELOPMENT STANDARDS:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION (THE "ZONING PLAN"), AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE TOWN OF HUNTERSVILLE (THE "ORDINANCE"). UNLESS THE ZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE ZONING PLAN, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE HIGHWAY COMMERCIAL, ZONING CLASSIFICATION, GOVERN DEVELOPMENT OF THE SITE AS SHOWN ON THE ZONING PLAN.
- SUBDIVISION:** THE SITE IS ONE DEVELOPMENT AND WILL BE SUBDIVIDED TO ALLOW BUILDINGS AS PRINCIPAL USES ON INDIVIDUAL PARCELS AS GENERALLY DEPICTED ON THE ZONING PLAN. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE.
- BUILDING PARCELS:** THE NUMBER AND SIZE OF BUILDING PARCELS AND FOOTPRINTS MAY VARY FROM LARGER TO SMALLER THAN THOSE SHOWN ON THE PLAN (SO LONG AS THE OVERALL PERMITTED BUILDING FOOTPRINT AS SHOWN ON THE PLAN IS NOT EXCEEDED AND STANDARDS OF THE ORDINANCE ARE MET). THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE") MAY REQUIRE MODIFICATIONS TO PROPOSED BUILDING FOOTPRINTS ONCE FINAL BUILDING DESIGN WORK IS COMPLETE. THE DEVELOPMENT DEPICTED IN THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF BUILDINGS, ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS AND LOTS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE REZONING PLAN, ARE SCHEMATIC IN NATURE AND SUBJECT TO THE PROVISIONS SET FORTH HEREIN. MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES ESTABLISHED ON THE REZONING PLAN AND SUBJECT TO THE STANDARDS OF THE ORDINANCE. SUCH ALTERATIONS AND MODIFICATIONS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE RECONFIGURATION OF THE LARGER ANCHOR BUILDING INTO SMALLER BUILDING(S) AND EXAMPLE LAYOUTS SHOWN; SUCH MODIFICATIONS MAY BE MADE ADMINISTRATIVELY SO LONG AS THE AGGREGATE SQUARE FOOTAGE OF SUCH SMALLER BUILDING(S) DOES NOT EXCEED THE SQUARE FOOTAGE APPROVED FOR THE ORIGINAL ANCHOR AND THE DESIGN REGULATIONS OF THE ORDINANCE ARE MET.
- PARKING, LAUNCH, AND LOADING:** STREET PARKING SPACES MAY ALSO BE REQUIRED TO ACCOMMODATE FINAL BUILDING LOCATIONS. PARCEL I AND PARCEL J MAY BE COMBINED INTO ONE (PARCEL I) AND SHALL BE PERMITTED TO HAVE UP TO 175 UNITS OF AGE RESTRICTED ACTIVE ADULT RETIREMENT HOUSING, AND/OR SENIOR INDEPENDENT LIVING FACILITY.
- MODIFICATIONS:** IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, THE PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS ESTABLISHED PER THE ORDINANCE ONCE THE REZONING PLAN IS APPROVED. THE PETITIONER MAY REQUEST AN AMENDMENT TO THIS REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNERS OF ALL OR ANY PORTION OF THE SITE UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE SITE OWNED BY SUCH OWNER.
- PHASING:** THE DEVELOPMENT WILL LIKELY BE PHASED. UTILITIES, BUFFERS, LANDSCAPING, ROADWAY DEDICATION, AND CONSTRUCTION, ACCESS, AND INFRASTRUCTURE, AS REQUIRED BY PETITIONER TO SERVE, AND INDIVIDUAL PARCEL, WILL BE DELIVERED TO EACH INDIVIDUAL PARCEL AS EACH IS DEVELOPED. GRADING OF THE SITE MAY BE COMPLETED PER PHASE OF THE DEVELOPMENT OR FOR THE ENTIRE THROUGH, SERVICE, OR LOADING AREAS INCORPORATED AT THE COMMERCIAL SITE PLAN REVIEW STAGE OF PERMITTING SHALL BE DESIGNED IN ACCORDANCE WITH THE ORDINANCE TO PROPERLY SCREEN SUCH AREAS AND ACCOMMODATE THE REQUIRED STACKING AND MANEUVERING SPACE. PHASES I, II, AND IV MAY BE DEVELOPED AS ONE PHASE OR MAY BE DEVELOPED SEPARATELY AS LONG AS THE INFRASTRUCTURE REQUIRED FOR EACH SEPARATE PHASE IS DELIVERED IN ACCORDANCE WITH APPLICABLE GOVERNMENT REGULATIONS AT THE TIME OF COMPLETION OF SUCH SEPARATE PHASE.
- ZONING BOUNDARIES:** DURING THE PRELIMINARY PLAN DEVELOPMENT AND APPROVAL PROCESS, IF SUBSTANTIAL REVISIONS TO DELINEATED ZONING BOUNDARIES MUST OCCUR AS A RESULT OF BUILDING OR ROADWAY ENGINEERING, REVISIONS TO THE APPROVED CONDITIONAL REZONING PLAN MAY BE PRESENTED TO THE TOWN BOARD FOR CONSIDERATION PRIOR TO PRELIMINARY PLAN ADMINISTRATIVE APPROVAL.
- PERMITTED USES:** ALL PARCELS MAY BE DEVOTED TO THE USES PERMITTED IN THE HC ZONING CLASSIFICATION AS SHOWN ON THE ZONING PLAN, TOGETHER WITH ANY OTHER INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR WITH CONDITIONS IN THE HC ZONING DISTRICT; EXCEPT THAT THE FOLLOWING USES, AS DEFINED IN THE ORDINANCE, SHALL NOT BE PERMITTED ON THE SITE:
 - OUTDOOR AMUSEMENT FACILITIES
 - ARMORIES
 - AUCTION SALES
 - BOARDING OR ROOMING HOUSES
 - OUTDOOR RECREATION
 - NIGHTCLUBS
 - PAWNSHOPS AND SECOND-HAND SHOPS
 - ADULT ESTABLISHMENTS
- IN ADDITION TO THE PERMITTED USES ABOVE, PARCEL I SHALL BE PERMITTED TO ALLOW UP TO 175 UNITS OF AGE RESTRICTED ACTIVE ADULT RETIREMENT HOUSING, AND/OR SENIOR INDEPENDENT LIVING. ANY ACTIVE ADULT HOUSE MUST HAVE A MINIMUM OF 80% OF ITS RESIDENCE TO BE 55 YEARS OLD OR OLDER.**
- ACCESS:** THE NUMBER OF SITE ACCESS POINTS AND ROADS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS AND JURISDICTIONAL REVIEW AND APPROVAL.
- BUFFERS:** BUFFER AREAS SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE ORDINANCE. BUFFER AREAS SHALL REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, GRADING, WALLS, FENCES, OR DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS AND BICYCLE PATHWAYS. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES. NO BUILDINGS, PARKING SPACES, OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS, HOWEVER, WATER QUALITY/LOW IMPACT DEVELOPMENT (LID) FACILITIES, SUCH AS RAIN GARDENS, MAY BE WITHIN THE BUFFERS, BUT PETITIONER SHALL USE COMMERCIALLY REASONABLE EFFORTS TO EXOD IMPACTING AT LEAST 15' OF THE BUFFER AREA. NOTWITHSTANDING THE FOREGOING, PETITIONER SHALL MAINTAIN A 15' OPAQUE BUFFER IN THE SOUTHWEST CORNER OF THE PROPERTY WHERE PETITIONER'S STORM DRAIN LINES ENTER THE EXISTING STORM DRAIN SYSTEM. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE WALLS, GRADING, FENCES, PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITY LINES OR FACILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS PER THE ORDINANCE.
- BUILD-TO, REAR YARD AND SIDE YARD REQUIREMENTS:** ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE BUILD-TO, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE APPLICABLE DISTRICT UNLESS OTHERWISE SHOWN ON THE ZONING PLAN.
- LANDSCAPING:** THE PETITIONER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE BUILD-TO/EASEMENT AREAS ESTABLISHED ALONG PUBLIC RIGHTS-OF-WAY, TREES AND OTHER MATERIALS IN ACCORDANCE WITH THE ORDINANCE AND DYING PLANTS). INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DEFINED AREAS OF LANDSCAPE CLEARING SHALL BE INCLUDED TO ALLOW BETTER VEHICULAR VISIBILITY INTO THE SITE. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE. REQUIRED LANDSCAPING OF TREES AND SHRUBS LOCATED WITHIN THE BUFFER AREA SHALL CONFORM TO THE ORDINANCE. TO THE EXTENT ECONOMICALLY FEASIBLE, THE PETITIONER SHALL EXERCISE REASONABLE EFFORTS TO PRESERVE ALL TREES 8 INCHES IN CALIPER OR GREATER WITHIN THE SETBACKS ALONG THE ROADWAYS EXCEPT TO THE EXTENT THAT SUCH PRESERVATION CONFLICTS WITH THE INSTALLATION OR REPLACEMENT OF UTILITIES, GRADING ISSUES, DRIVEWAY ACCESS AND OTHER SIMILAR SITE ELEMENTS. ALL BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE PETITIONER TO ENHANCE THE APPEARANCE OF THE PROJECT. LIKEWISE, BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE PETITIONER MAY BE MODIFIED AS ALLOWED BY THE ORDINANCE. THE PLAN INDICATES THAT PETITIONER IS MEETING THE TREE SAVE REQUIREMENTS OF THE ORDINANCE. THE REQUIRED STREET TREES ALONG THE NORTHERN SIDE OF HYLAS LANE SHALL BE A MINIMUM OF 3.5 - INCHES IN CALIPER.
- PARKING:** OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. ALL PERMITTED PARKING THROUGH FACILITIES LOCATED ON THE SITE SHALL BE SUBJECT TO THE ACKNOWLEDGMENT OF THE ORDINANCE. SETBACKS WILL BE PROVIDED PER THE ORDINANCE. FINAL PARKING LAYOUT MAY BE MODIFIED DURING THE CIVIL AND BUILDING DESIGN FOR EACH PARCEL, SO LONG AS, SUCH MODIFICATIONS MEETS THE PARKING ORDINANCE. REQUIRED PARKING FOR SUBDIVIDED LOTS MAY BE LOCATED ON, OR SHARED WITH ADJACENT LOTS; HOWEVER, THIS PROVISION SHALL NOT APPLY TO PARCELS. PETITIONER SHALL CONSTRUCT PARALLEL PARKING ALONG THE NORTHERN SIDE OF HYLAS LANE IN CONJUNCTION WITH THE DEVELOPMENT OF PARCEL I.
- LIGHTING:** PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERRECTED ALONG PUBLIC RIGHTS-OF-WAY) SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE DIRECT ILLUMINATION TOWARDS PUBLIC RIGHTS-OF-WAY AND ADJACENT PROPERTIES. ARCHITECTURAL LIGHTING ON THE BUILDING WILL BE ALLOWED.
- SIGNAGE:** ALL SIGNAGE TO BE PERMITTED SEPARATELY AND DESIGNED IN ACCORDANCE WITH ARTICLE 10 OF THE ORDINANCE.
- URBAN OPEN AND OPEN SPACE:** THE PETITIONER RESERVES THE RIGHT TO UTILIZE THE OPEN SPACE TO ACCOMMODATE PEDESTRIAN WALKWAYS, BICYCLE PATHWAYS, SIDEWALKS, GRADING, SLOPES, WALLS, FENCES, SIGNS AS PERMITTED BY THE ORDINANCE, LIGHTING, DRAINAGE AND UTILITIES.
- ARCHITECTURAL CONTROLS AND PROTECTIVE COVENANTS:** ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATION TO THE USE OF EACH BUILDING). THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY. IF DRIVE-THROUGH WINDOWS AND SERVICES ARE INCLUDED WITHIN THE DEVELOPMENT, THEY MUST COMPLY WITH THE DESIGN STANDARDS OF THE ORDINANCE. BUILDINGS CONSTRUCTED WITHIN THE DEVELOPMENT SHALL HAVE WINDOWS OR SPANDREL GLASS WINDOWS PROVIDED THAT SPANDREL GLASS SHALL BE REASONABLY LOCATED AS NOTED IN THE ARCHITECTURAL DESIGN STANDARDS LISTED ON A-5) THAT ORIENT TOWARD PUBLIC AND PRIVATE ROADS AND SHALL AVOID LONG EXPANSIONS OF SOLID WALLS THROUGH THE INTRODUCTION OF ARTICULATED FACIADIES AND OTHER SPECIFICALLY DESIGNED ARCHITECTURAL ELEMENTS. TRASH AND/OR DUMPS/COMPACTOR AND RECYCLING AREAS SHALL COMPLY WITH THE ORDINANCE. TRASH OR "DUMPS/STER" PADS WILL BE SCREENED FROM VIEW USING MATERIALS SIMILAR TO THOSE USED ON THE RESPECTIVE BUILDING. WHERE JOINT COLLECTION POINTS ARE DEVELOPED, PADS SHALL BE SCREENED FROM VIEW THROUGH SHARED WALLS. PADS SHALL BE FULLY COMBINED WITH THE INTERIOR OF THE ENCLOSURE. ADDITIONAL ARCHITECTURAL COMMITMENTS FOR PARCEL I ARE NOTED ON SHEET A-5 (SEE HEREIN).
- FIRE PROTECTION:** FIRE HYDRANTS WILL BE PROVIDED WITHIN THE LANDSCAPE BUILD-TO/SETBACK AREAS AS REQUIRED BY THE FIRE MARSHALL FOR BUILDINGS ACCESSED THROUGH SCREENED PARKING LOTS. HYDRANTS MUST BE INSTALLED ADJACENT TO THE PARKING LOT AND EASILY ACCESSIBLE BY FIRE FIGHTING EQUIPMENT. HYDRANT LOCATIONS MUST BE APPROVED BY THE FIRE MARSHALL. AN ACCESS AGREEMENT SHALL BE ON FILE FOR ANY BUILDING SO PROTECTED.
- SIDEWALKS:** PETITIONER SHALL INSTALL SIDEWALKS WITH PLANTING STRIPS AS SHOWN ON THE ZONING PLAN, AS CONCEPTUALLY DEPICTED ON THE REZONING PLAN, THE PETITIONER SHALL INSTALL INTERNAL SIDEWALKS ON THE SITE THAT WILL PROVIDE PEDESTRIAN CONNECTIONS BETWEEN THE VARIOUS BUILDINGS LOCATED THEREON AND TO THE SIDEWALKS INSTALLED ALONG PUBLIC RIGHTS-OF-WAY. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL PRIVATE ROADS SHALL BE DESIGNED TO HAVE PLANTING AREAS FOR STREET TREES AND SIDEWALKS A MINIMUM OF 10 FEET IN WIDTH PROVIDED THAT NO TREE GRATES OR CUTOUTS SHALL BE REQUIRED. HOWEVER, PETITIONER ACKNOWLEDGES THAT AT TIMES TREE GRATES MAY POSE THE BEST DESIGN SOLUTION AND SHALL UTILIZE TREE GRATES WHEN DETERMINED BY PETITIONER TO BE REASONABLY REQUIRED, ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDING AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.
- TRANSPORTATION:** PROSPERITY CHURCH ROAD EXTENSION IS A MAJOR THOROUGHFARE AND MUST BE DESIGNED TO APPLICABLE GOVERNMENTAL STANDARDS. PETITIONER WILL USE ITS BEST EFFORTS TO ACQUIRE ALL RIGHT-OF-WAY FOR NECESSARY ROADWAY IMPROVEMENTS. RIGHT-OF-WAY ACQUISITION AND DEDICATION EFFORTS WILL BE PHASED ACCORDING TO THE PROJECT DEVELOPMENT PHASES AS FOLLOWS:
 - PHASE I: PUBLIC STREET C, PUBLIC STREET D (SOUTH OF PUBLIC ST. E), PROSPERITY CHURCH ROAD (TO 2250' NORTH OF ST. E, EASTFIELD ROAD (ABUTTING PHASE II)
 - PHASE II: 1. ROCKY FORD CLUB DRIVE FROM HYLAS LANE, PUBLIC STREET E, PROSPERITY CHURCH ROAD EXTENSION, RIGHT-OF-WAY
 - 2. PETITIONER SHALL USE DILIGENT EFFORTS TO OBTAIN ADDITIONAL RIGHT-OF-WAY WITHIN THE FUTURE PROSPERITY CHURCH ROAD EXTENSION TO CONNECT PROSPERITY CHURCH ROAD AND ROCKY FORD CLUB ROAD. PETITIONER SHALL CONNECT THE TWO LANE EXTENSION OF PROSPERITY CHURCH ROAD TO ROCKY FORD CLUB ROAD.
 - 3. PETITIONER SHALL INSTALL A RAISED TABLE TOP TRAFFIC CALMING DEVICE AT THE INTERSECTION OF HYLAS LANE AND OYSTER LANE.
 - 4. PETITIONER SHALL INSTALL A MINIMUM OF THREE (3) STRIPED PEDESTRIAN CROSSINGS ACROSS HYLAS LANE.



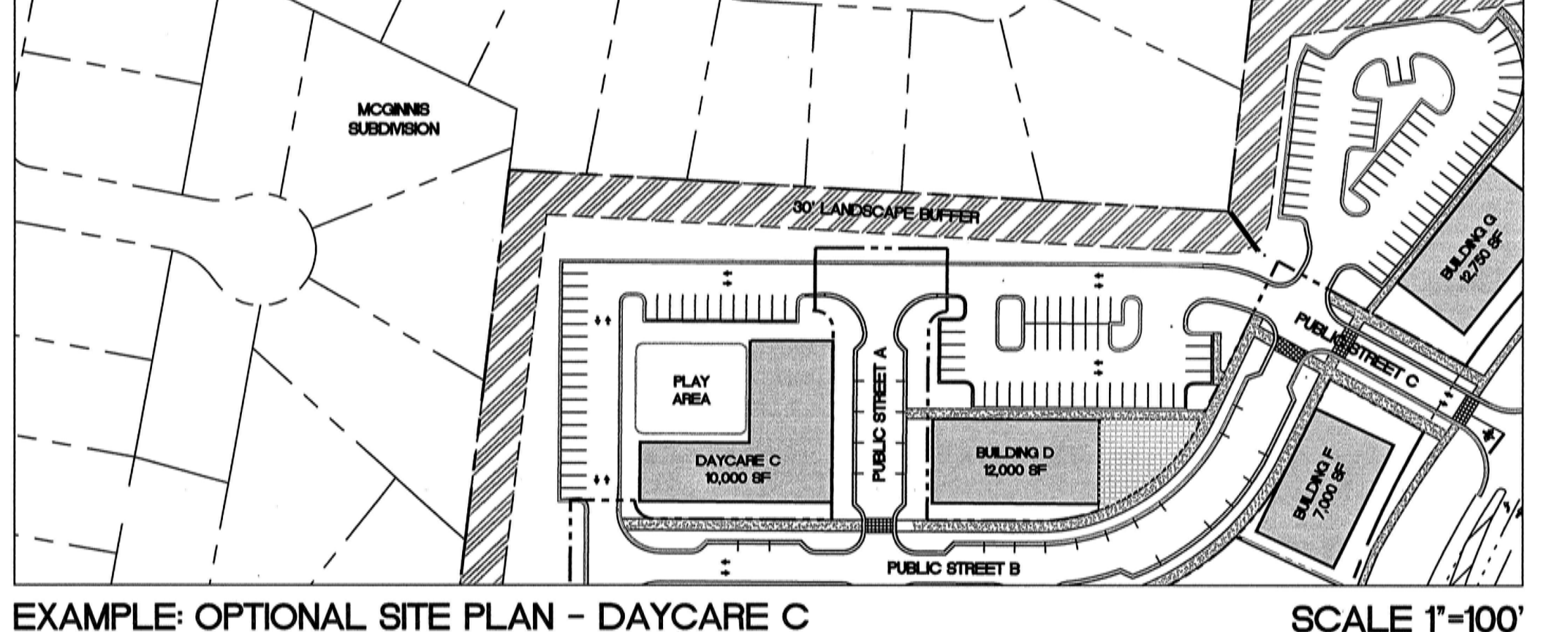
TYPICAL BUFFER PLANTING SCALE 1"=30'

GENERAL NOTES FOR SUBDIVISION SKETCH PLAN:

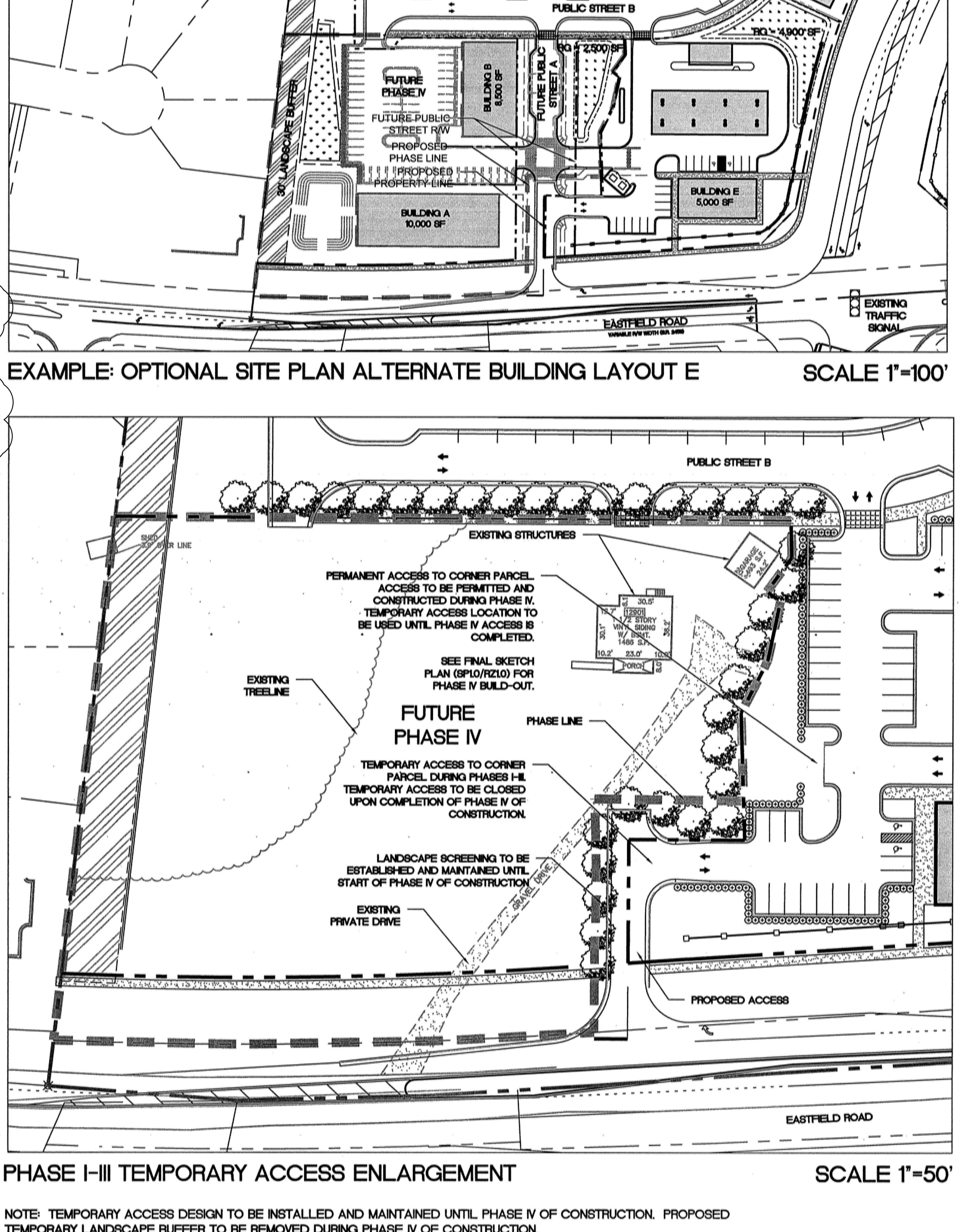
- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDDOT, AS APPLICABLE, EXCEPT AS SHOWN.
- PETITIONER SHALL DEDICATE REQUIRED RIGHT-OF-WAY AS SHOWN ON THE PLAN.
- LOTS SUBJECT TO FLOODING SHOULD NOT BE EST. IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.20 (IF APPLICABLE).
- TOWN OF HUNTERSVILLE BUILD TO LINE IS SHOWN ON THE PLAN.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY, FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENFORCEMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
- ALL AREAS DESIGNATED AS COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PETITIONER OR PROPERTY OWNERS ASSOCIATION.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AS SHOWN, AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
- DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED EXCEPT AS SHOWN. LARGE MATURING TREES WILL BE PLANTED 40' O.C. WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.



ZONING CODE SUMMARY	
ZONING SUMMARY: HIGHWAY COMMERCIAL--CONDITIONAL DISTRICT (#28.56B AC)	
CURRENT ZONING: HIGHWAY COMMERCIAL--CONDITIONAL DISTRICT (HC-CD)	
PROPOSED ZONING:	
	HIGHWAY COMMERCIAL (CD) PARCELS ± 19.88 AC
	EXISTING R.O.W. ON EASTFIELD: ± 1.12 AC
	PROPOSED R.O.W. EASTFIELD: ± 1.19 AC
	PROPOSED PROSPERITY CHURCH: ± 3.48 AC

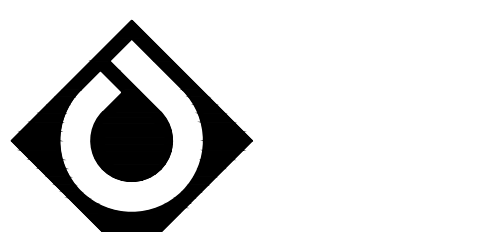


EXAMPLE: OPTIONAL SITE PLAN - DAYCARE C SCALE 1"=100'



PHASE I-III TEMPORARY ACCESS ENLARGEMENT SCALE 1"=50'

NOTE: TEMPORARY ACCESS DESIGN TO BE INSTALLED AND MAINTAINED UNTIL PHASE IV OF CONSTRUCTION. PROPOSED TEMPORARY LANDSCAPE BUFFER TO BE REMOVED DURING PHASE IV OF CONSTRUCTION.



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HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

TECHNICAL DATA SHEET - AMENDMENT #3

Project No.
4663
Issued
12/02/19
Revised
12/16/08 - TOWN OF HUNTERSVILLE
01/12/09 - REVIEW COMMENTS - AGENDA DEADLINE
01/28/09 - REVIEW COMMENTS - PUBLIC HEARING
02/12/09 - REVIEW COMMENTS - PLANNING BOARD
02/24/09 - REVIEW COMMENTS - PLANNING BOARD
03/06/09 - REVIEW COMMENTS - TOWN BOARD
03/13/09 - REVIEW COMMENTS - TOWN BOARD
03/16/09 - FINAL REVIEW COMMENTS - TOWN BOARD
03/16/12 - ADMINISTRATIVE AMENDMENT # 1
11/01/12 - ADMINISTRATIVE AMENDMENT # 2
08/14/20 - REZONING AMENDMENT



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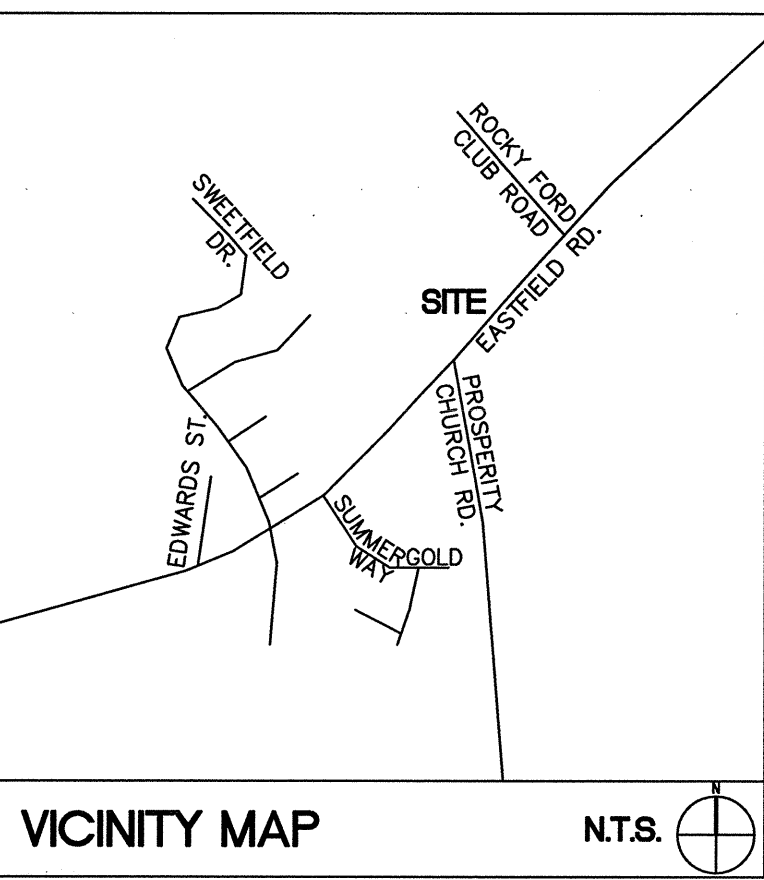
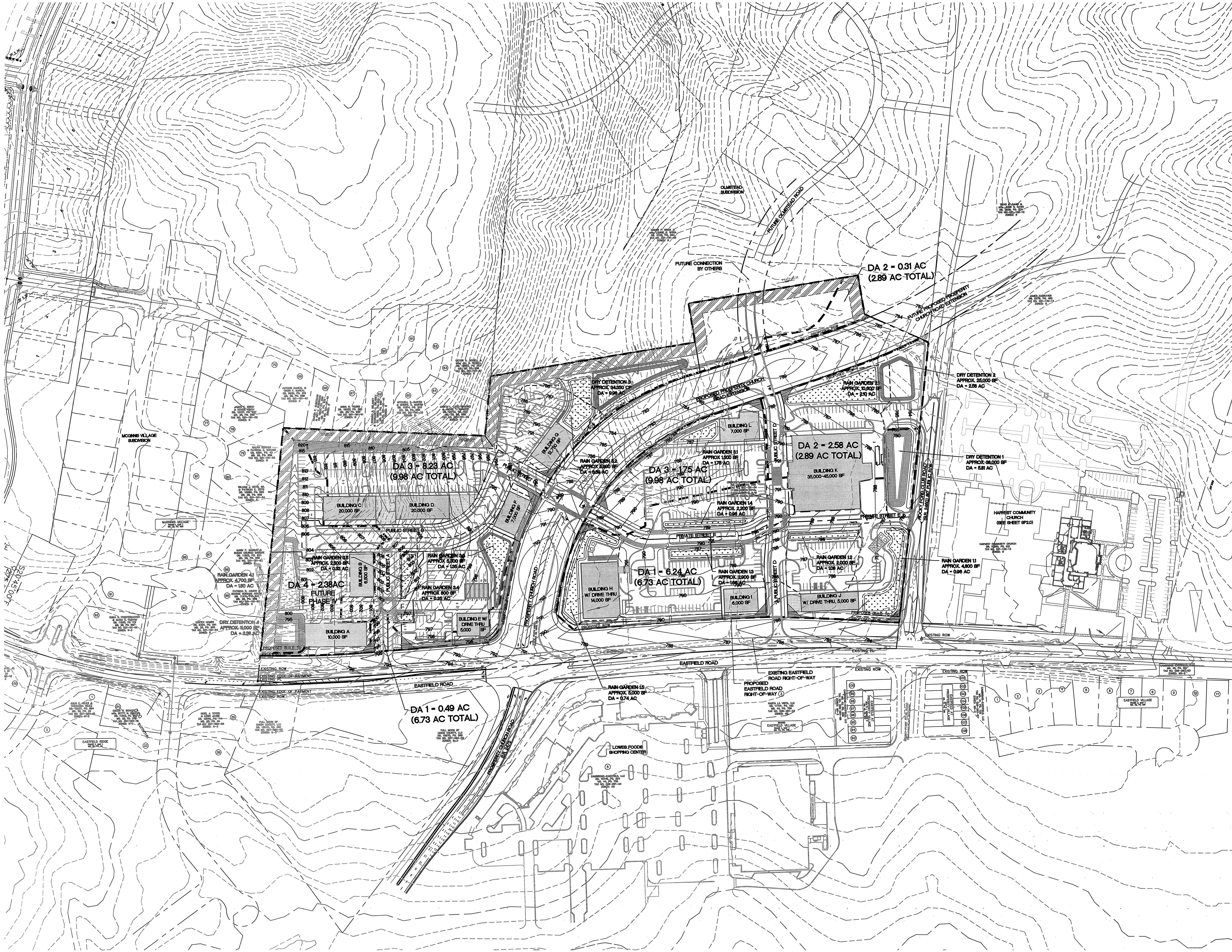
SCALE: 1"=100'

0 50 100 200

SP2.0

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VICINITY MAP N.T.S.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY ISSUE DATE: DECEMBER 5, 2006.
REVISED MARCH 1, 2007. PROVIDED BY CES, 45 SPRING STREET SW CONCORD, NC 28025, (704) 786-5404

SYMBOL	DETAIL
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR

IMPERVIOUS AREA CALCULATIONS:			
OPTION 1:			
DRAINAGE AREA 1:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	6.41 AC.	PERVIOUS:	2.59 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.14 AC.
TOTAL:	6.41 AC.	TOTAL:	6.73 AC.
DRAINAGE AREA 2:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	3.36 AC.	PERVIOUS:	1.26 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.63 AC.
TOTAL:	3.36 AC.	TOTAL:	2.89 AC.
DRAINAGE AREA 3:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	9.53 AC.	PERVIOUS:	5.29 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.69 AC.
TOTAL:	9.53 AC.	TOTAL:	9.98 AC.
DRAINAGE AREA 4:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	2.68 AC.	PERVIOUS:	1.15 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.23 AC.
TOTAL:	2.68 AC.	TOTAL:	2.38 AC.
TOTAL SITE PROPOSED IMPERVIOUS: ±11.89 ACRES OR 53 %			

OPTION 2:			
DRAINAGE AREA 1:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	6.41 AC.	PERVIOUS:	2.59 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.14 AC.
TOTAL:	6.41 AC.	TOTAL:	6.73 AC.
DRAINAGE AREA 2:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	3.36 AC.	PERVIOUS:	1.26 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.63 AC.
TOTAL:	3.36 AC.	TOTAL:	2.89 AC.
DRAINAGE AREA 3:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	9.53 AC.	PERVIOUS:	5.19 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.79 AC.
TOTAL:	9.53 AC.	TOTAL:	9.98 AC.
DRAINAGE AREA 4:			
PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	2.68 AC.	PERVIOUS:	1.15 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.23 AC.
TOTAL:	2.68 AC.	TOTAL:	2.38 AC.
TOTAL SITE PROPOSED IMPERVIOUS: ±11.79 ACRES OR 54 %			

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HUNTERSVILLE VILLAGE

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Huntersville, North Carolina 28078

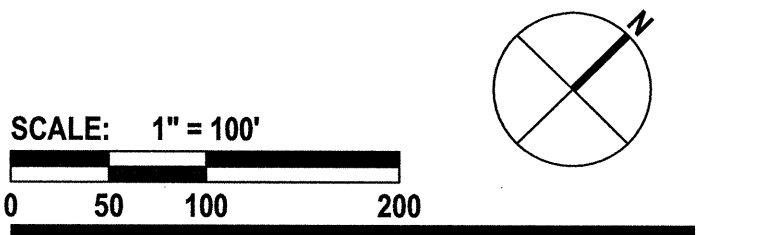
PRELIMINARY GRADING & STORMWATER CONCEPT PLAN

Project No.
3479

Issued
10/01/08

Revised

12/16/08 - TOWN OF HUNTERSVILLE COMMENTS
01/12/09 - REVIEW COMMENTS - AGENDA DEADLINE
01/28/09 - REVIEW COMMENTS - PUBLIC HEARING
02/12/09 - REVIEW COMMENTS - PLANNING BOARD
02/24/09 - REVIEW COMMENTS - PLANNING BOARD
03/06/09 - REVIEW COMMENTS - TOWN BOARD
03/16/09 - FINAL REVIEW COMMENTS - TOWN BOARD



SP3.0

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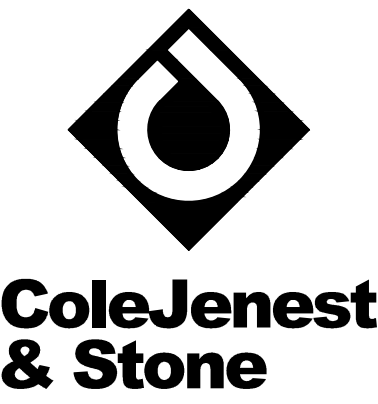
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VICINITY MAP N.T.S.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY ISSUE DATE: DECEMBER 5, 2006
REVISED MARCH 1, 2007, PROVIDED BY CES, 45 SPRING STREET SW CONCORD, NC 28025, (704) 786-5404

SYMBOL	DETAIL
	PROPOSED CONTOUR -/-
	PROPOSED INDEX CONTOUR -/-
	PROPOSED STORM DRAINAGE -/-
	PROPOSED GRAVEL AND RIPRAP APRON -/-



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Charlotte North Carolina 28284

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

GRADING & STORMWATER CONCEPT PLAN - REVISED PLAN

Project No.

4663

Issued

12/02/19

Revised

05/19/20 - REZONING AMENDMENT
08/14/20 - REZONING AMENDMENT



**PRELIMINARY
NOT FOR
CONSTRUCTION**

SCALE: 1" = 50'

0 25' 50' 100'

SP3.1

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

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BMP SUMMARY

DRY DETENTION/SAND FILTER - BMP 'A'

WATER QUALITY
WATER QUALITY WILL BE PROVIDED BY TREATING THE 1" STORM.
SEE ATTACHED HYDROCAD CALC.

DETENTION
CHANNEL PROTECTION VOLUME CONTROL WILL BE PROVIDED FOR THE 1-YR/24-HR STORM. SEE ATTACHED HYDROCAD CALC.

DETENTION WILL BE PROVIDED FOR 2-YR AND 10-YR (24-HR) STORM EVENTS. SEE ATTACHED HYDROCAD CALC.

DETENTION POND DESIGNED TO PASS THE 50-YR (24-HR) STORM EVENT. SEE ATTACHED HYDROCAD CALC.

RAIN GARDEN #1

SEE EPM #336580 FOR ORIGINAL RAIN GARDEN #1 DESIGN.

RAIN GARDEN #1 TO BE REMAIN.

RAIN GARDEN #1

SEE EPM #336580 FOR ORIGINAL RAIN GARDEN #1 DESIGN.

RAIN GARDEN #1 TO BE REMAIN.

RETAINING WALL NOTES

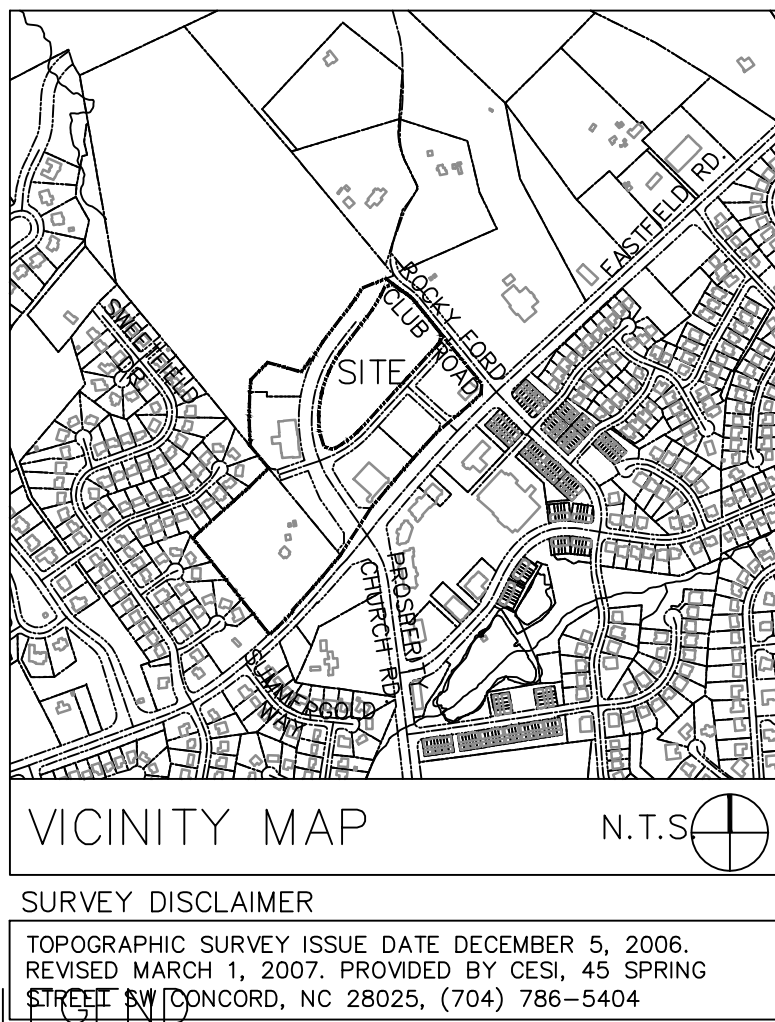
- RETAINING WALLS GREATER THAN 4' (RESIDENTIAL) OR 5' (COMMERCIAL) IN HEIGHT REQUIRE A PERMIT FROM CODE ENFORCEMENT PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF WALL CANNOT BEGIN UNTIL ALL NECESSARY PERMITS ARE ACQUIRED.
- THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MORS CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (OPRC) LETTERS.



TREE PROTECTION:

APPLICABILITY:
A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES: TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.

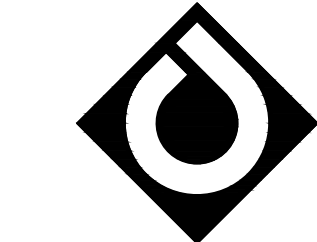
- THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
- ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
- NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
- NO POLES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
- ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.



SYMBOL	
	EXISTING TREES
	EXISTING SPECIMEN TREES*
	EXISTING TREE LINE
	EXISTING ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING LIGHT FIXTURE

NOTE:

1. SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERVILLE ORDINANCE: LARGE HARD/SOFTWOODS WITH A DIAMETER BREST-HIGHT OF 24" OR GREATER.
2. REQUIRED TREE PRESERVATION FOR ADDITIONAL AREA WILL BE SURVEYED AND PRESERVATION REQUIREMENTS MET ACCORDING TO TOWN OF HUNTERVILLE STANDARDS AT THE TIME OF PRELIMINARY PLAN REVIEW.



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North Carolina 28284

TREE PRESERVATION & EXISTING CONDITIONS PLAN

Project No.

4663

Issued

12/02/19

Revised

01/12/09 - REVIEW COMMENTS - AGENDA DEADLINE
01/28/09 - REVIEW COMMENTS - PUBLIC HEARING
02/12/09 - REVIEW COMMENTS - PLANNING BOARD
02/24/09 - REVIEW COMMENTS - PLANNING BOARD
03/06/09 - REVIEW COMMENTS - TOWN BOARD
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11/01/12 - ADMINISTRATIVE AMENDMENT # 2
05/19/20 - REZONING AMENDMENT



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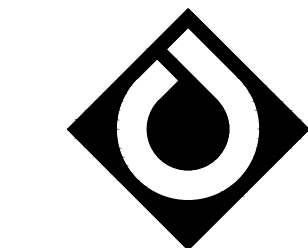
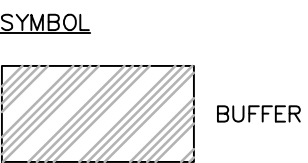
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REVISED MARCH 1, 2007, PROVIDED BY CESI, 45 SPRING
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HUNTERSVILLE MARKET

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Charlotte
North Carolina 28284

EXISTING BUFFERS & ZONES

Project No.

4663

Issued

12/02/19

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CONSTRUCTION**

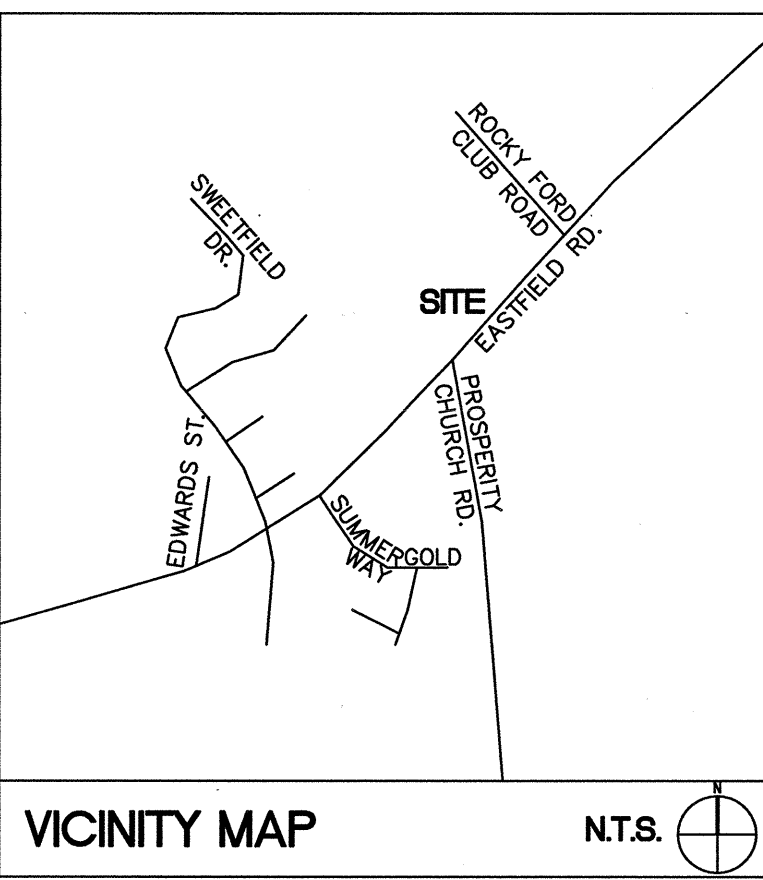
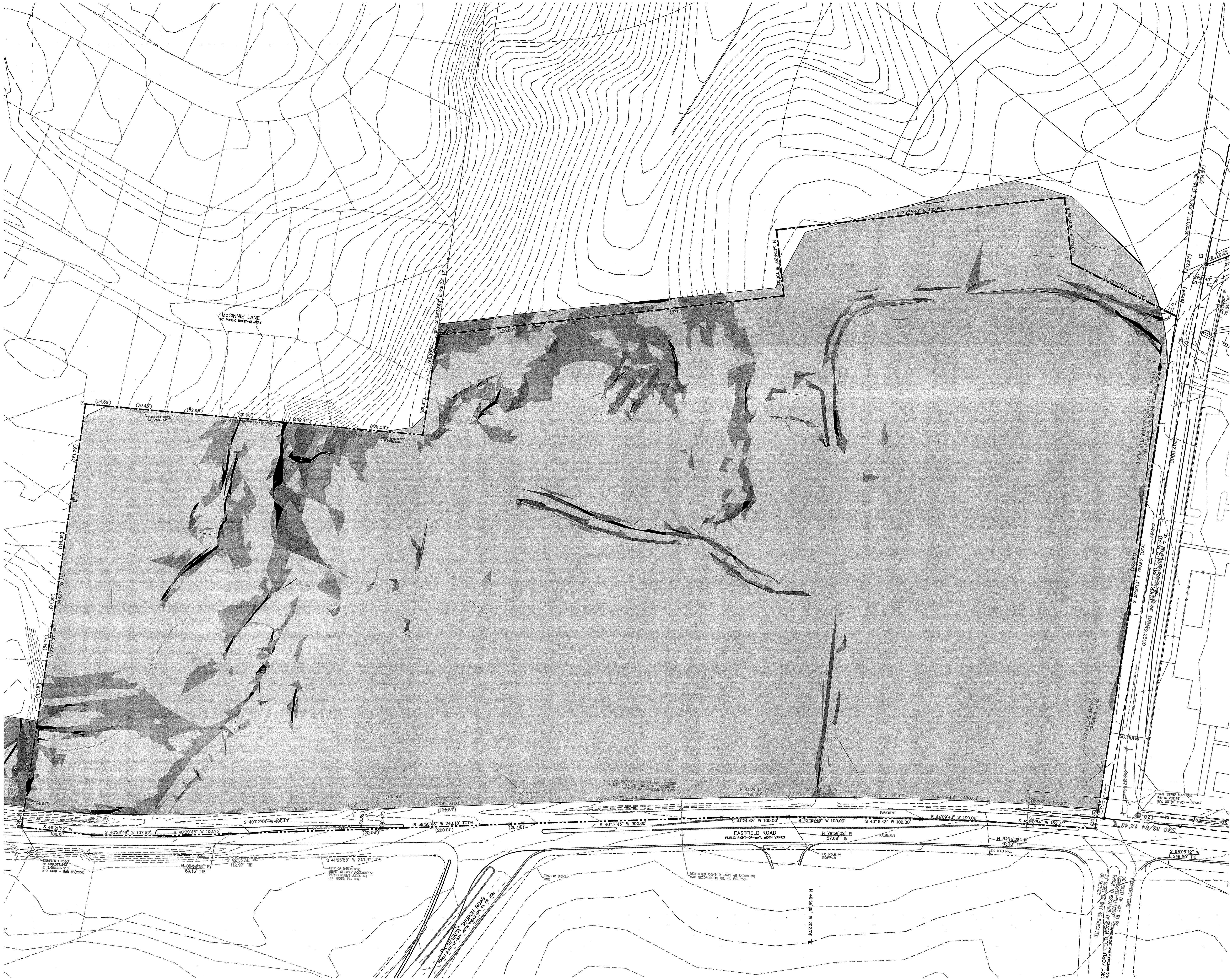
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0 30 60 120

SP5.0

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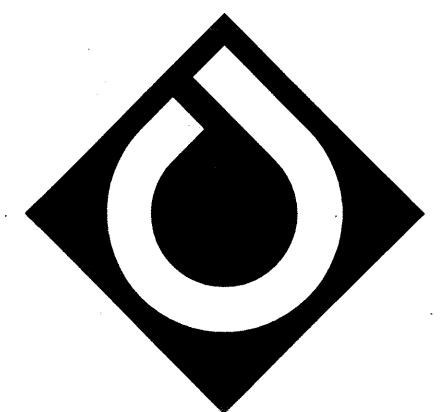


VICINITY MAP N.T.S.

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY ISSUE DATE: DECEMBER 5, 2008.
REVISED MARCH 1, 2007. PROVIDED BY CESI, 45 SPRING STREET SW CONCORD, NC 28025, (704) 786-5404

LEGEND

SYMBOL	
[Light Gray Box]	SLOPES LESS THAN 10% - 25.76 AC
[Medium Gray Box]	SLOPES BETWEEN 10%-15% - 2.19 AC
[Dark Gray Box]	SLOPES BETWEEN 15%-25% - 0.75 AC
[Black Box]	SLOPES GREATER THAN 25% - 0.22 AC



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CRESCENT RESOURCES, LLC

400 South Tryon St. #1300
Charlotte, North Carolina 28201

HUNTERSVILLE VILLAGE

13105 Eastfield Rd.
Huntersville, North Carolina 28078

SLOPE ANALYSIS

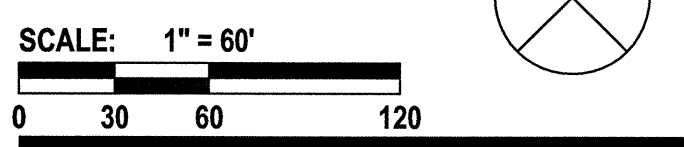
Project No.
3479

Issued
10/01/08

Revised

- 12/16/08 - TOWN OF HUNTERSVILLE COMMENTS
- 01/12/09 - REVIEW COMMENTS - AGENDA DEADLINE
- 01/28/09 - REVIEW COMMENTS - PUBLIC HEARING
- 02/12/09 - REVIEW COMMENTS - PLANNING BOARD
- 02/24/09 - REVIEW COMMENTS - PLANNING BOARD
- 03/06/09 - REVIEW COMMENTS - TOWN BOARD
- 03/16/09 - FINAL REVIEW COMMENTS - TOWN BOARD

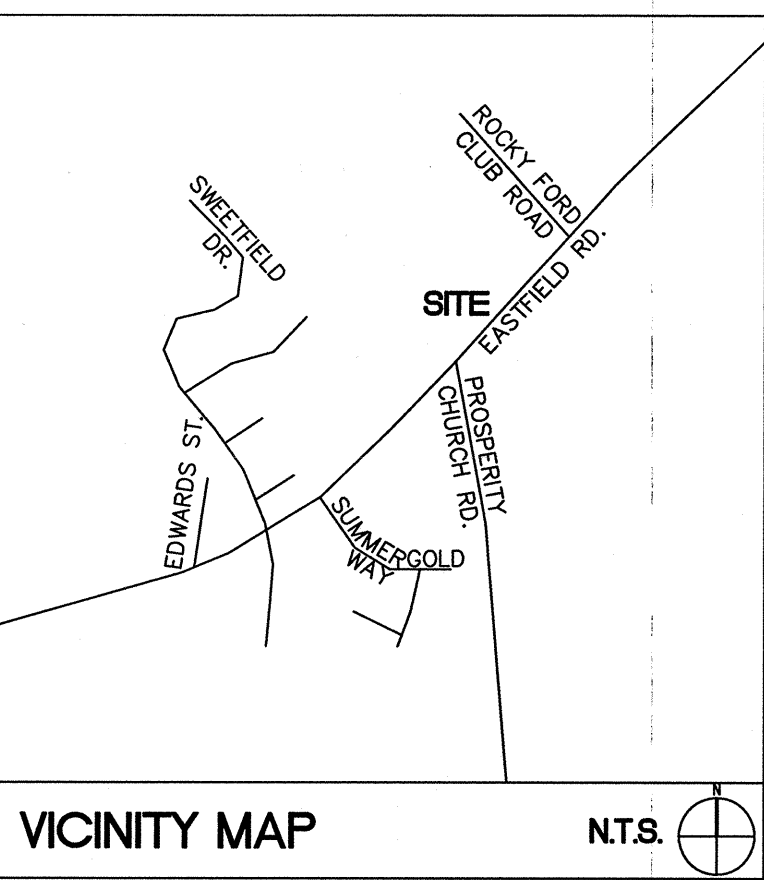
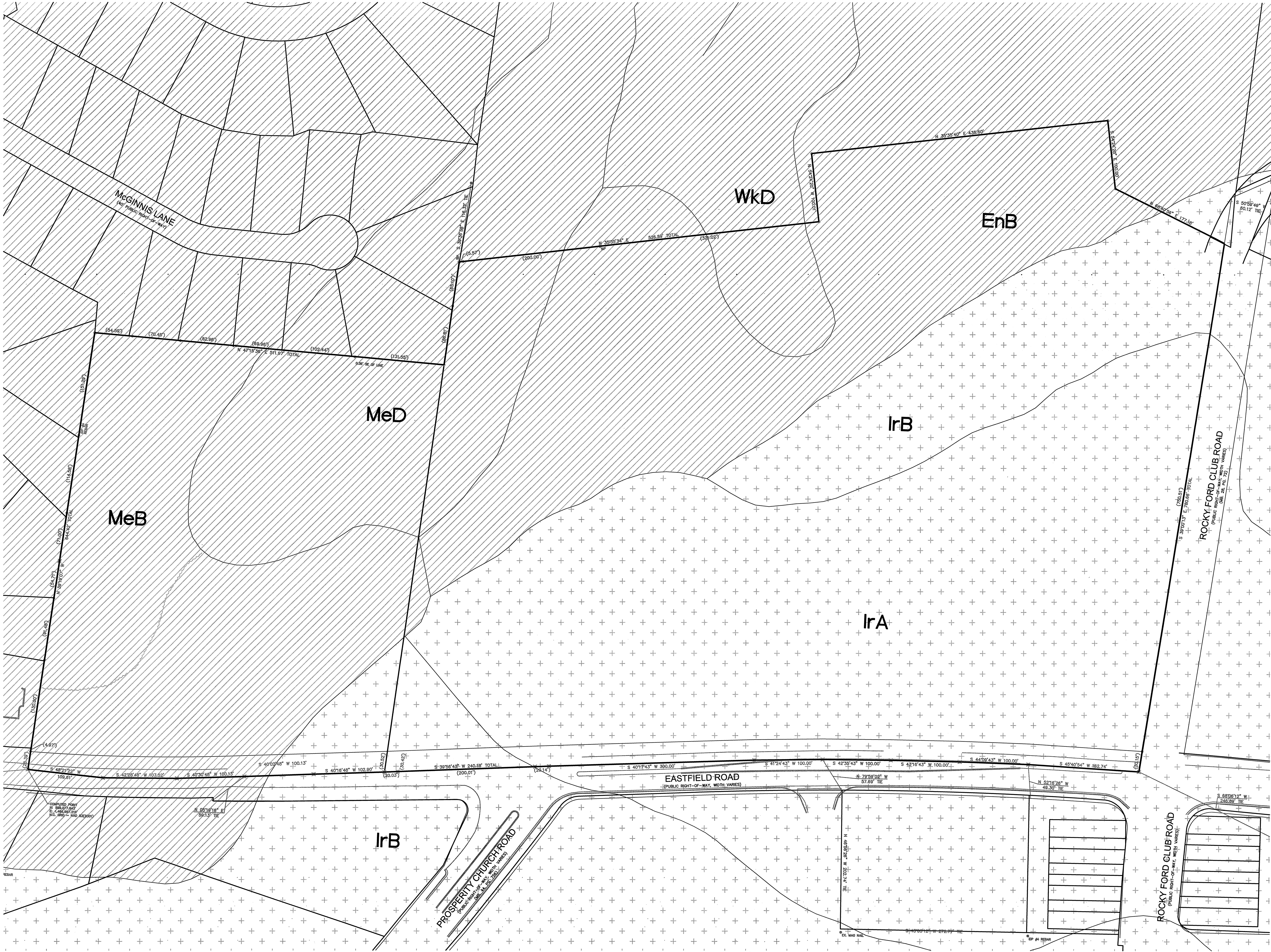
ADMINISTRATIVE AMENDMENT #2 NOTE: 11/01/12
REVISIONS MADE PER ADMINISTRATIVE AMENDMENT #2 DO NOT IMPACT THE DEVELOPMENT INFORMATION INCLUDED ON THIS SHEET. THE PROJECT NAME: HUNTERSVILLE MARKET AND THE PROJECT OWNER: CAMBRIDGE PROPERTIES HAVE CHANGED SINCE THE ORIGINALLY APPROVED DOCUMENT SHOWN HERE.



SP6.0

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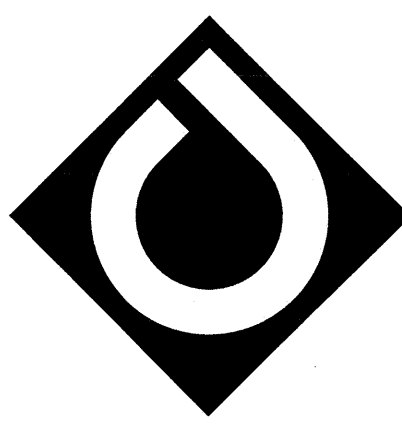
LEGEND

SYMBOL	
	HYDRIC SOILS GROUP "D"
	HYDRIC SOILS GROUP "C"

DESCRIPTIONS:
EnB- Enon sandy loam, 2 - 8% slopes (C)
IrA- Iredell fine sandy loam, 0 - 1% (D)
IrB- Iredell fine sandy loam, 1 - 8% (D)
MeB- Mecklenburg fine sandy loam, 2 - 8% slopes (C)
MeD- Mecklenburg fine sandy loam, 8 - 15% (C)
WkD- Wilkes loam, 8 - 15% slopes (C)

SUMMARY:

HYDRIC SOIL GROUP C:	16.54 AC (53.84%)
HYDRIC SOIL GROUP D:	14.18 AC (46.16%)
TOTAL SITE:	30.72 AC



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HUNTERSVILLE VILLAGE

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Huntersville, North Carolina 28078

SOIL ANALYSIS

Project No.
3479

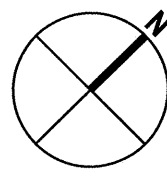
Issued
10/01/08

Revised

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02/24/09 - REVIEW COMMENTS - PLANNING BOARD
03/06/09 - REVIEW COMMENTS - TOWN BOARD
03/16/09 - FINAL REVIEW COMMENTS - TOWN BOARD

ADMINISTRATIVE AMENDMENT #2 NOTE: 11/01/12
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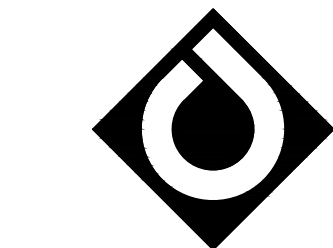
SCALE: 1" = 60'
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SP8.0

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url+ www.colejeneststone.com

CAMBRIDGE PROPERTIES

831 E. MOREHEAD STREET, #245
Charlotte North Carolina 28284

HUNTERSVILLE MARKET

EASTFIELD ROAD
Charlotte
North Carolina 28284

EXISTING ZONING ADJACENT PROPERTY OWNER INFORMATION

Project No.

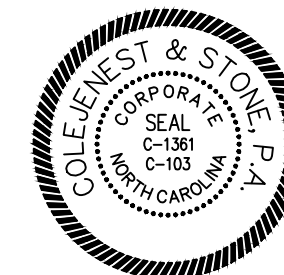
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Issued

12/02/19

Revised

01/12/09 - REVIEW COMMENTS - AGENDA DEADLINE
01/28/09 - REVIEW COMMENTS - PUBLIC HEARING
02/12/09 - REVIEW COMMENTS - PLANNING BOARD
02/24/09 - REVIEW COMMENTS - PLANNING BOARD
03/06/09 - REVIEW COMMENTS - TOWN BOARD
11/01/12 - ADMINISTRATIVE AMENDMENT # 2
05/19/20 - REZONING AMENDMENT



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NOT FOR
CONSTRUCTION**

SCALE: 1" = 60'

0 30 60 120

SP9.0

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ColeJenest & Stone, P.A. 2019



PARCEL LEGEND

PARCEL #	PARCEL I.D.	PARCEL OWNER	MAILING ADDRESS	ZONING
1	02119101	DANNY M. MCGINNIS TRUSTEE R/T/A	P.O. BOX 862 HUNTERSVILLE, NC 28070	R
2	02119104	CRESCENT RESOURCES LLC	400 S. TRYON ST. SUITE 1300 CHARLOTTE, NC 28202	R
3	02119105	EASTFIELD ROAD LLC	1950 SULLIVAN RD. ATLANTA, GA 30337	R
4	02113212	SILAS B. DAVIS AND JUNIE S. DAVIS	10801 ROCKY FORD CLUB RD. HUNTERSVILLE, NC 28078	R
5	02113213	HARVEST COMMUNITY CHURCH	14702 STATESVILLE RD. SUITE 105 HUNTERSVILLE, NC 28078	R
6	02929397	CAMBRIDGE-EASTFIELD LLC	1043 EAST MOREHEAD ST. SUITE 202 CHARLOTTE, NC 28204	MX-2
7	02929301	CONRAD R. HOWSON AND KAREN S. HOWSON	10560 ROCKY FORD CLUB RD. CHARLOTTE, NC 28269	MX-2
8	02929456	SAMUEL L. SMITH AND SUSAN A. SMITH AND WILLIAM TAYLOR (JTWs) SMITH	10559 ROCKY FORD CLUB RD. CHARLOTTE, NC 28269	MX-2
9	02929495	CAMBRIDGE-EASTFIELD LLC	1043 EAST MOREHEAD ST. SUITE 202 CHARLOTTE, NC 28204	MX-2
10	02929123	HASTA LA VISTA LLC	2190 LAKESHORE LANDING ALPHARETTA, GA 30009	NS
11	02929124	EASTFIELD SC LLC PROPERTY HOLDINGS	5959 W. CENTURY BLVD. SUITE 1010 LOS ANGELES, CA 90045	NS
12	02708402	FULL MOON OF UNION COUNTY LLC AND THE MOSER GROUP LLC	231 POST OFFICE DR. SUITE B8 HUNTERSVILLE, NC 28079	R3
13	02708401	FULL MOON OF UNION COUNTY LLC AND THE MOSER GROUP LLC	231 POST OFFICE DR. SUITE B8 INDIAN TRAIL, NC 28079	R3

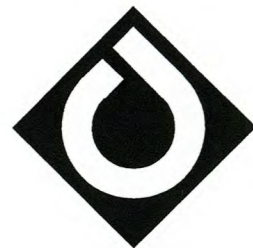
PARCEL LEGEND

PARCEL #	PARCEL I.D.	PARCEL OWNER	MAILING ADDRESS	ZONING
14	02708403	FULL MOON OF UNION COUNTY LLC AND THE MOSER GROUP LLC	231 POST OFFICE DR. SUITE B8 INDIAN TRAIL, NC 28079	R3
15	02119164	CENTEX HOMES	5350 77 CENTER DR. SUITE 100 CHARLOTTE, NC 28217	R
16	02119163	PATRICIA R. ASKEW AND GEORGE NORMAN ASKEW (H/W)	12718 MCGINNIS WOODS DR. HUNTERSVILLE, NC 28078	R
17	02119162	MARK P. GASQUE AND SUSAN CHURCH GASQUE (H/W)	12717 MCGINNIS WOODS DR. HUNTERSVILLE, NC 28078	R
18	02119154	STEPHEN C. BELFORD SR AND NANCY BELFORD	12814 GLASSONBY CT. HUNTERSVILLE, NC 28078	R
19	02119153	MATTHEW SEAGREN AND KRISTY SEAGREN	12820 GLASSONBY CT. HUNTERSVILLE, NC 28078	R
20	02119152	JAMES E. KIRCH AND DENISE KIRCH	12815 GLASSONBY CT. HUNTERSVILLE, NC 28078	R
21	02119143	ARTHUR McNEAL AND CHERI F. McNEAL	12706 MCGINNIS LN. HUNTERSVILLE, NC 28078	R
22	02119142	MARTIN P. GUBERMAN AND AMY J. GUBERMAN	12712 MCGINNIS LN. HUNTERSVILLE, NC 28078	R
23	02119141	ANNA N. YOUNG	12718 MCGINNIS LN. HUNTERSVILLE, NC 28078	R
24	02119140	EDWARD S. DELANEY AND MARGARET U. DELANEY	12724 MCGINNIS LN. HUNTERSVILLE, NC 28078	R
25	02119139	MITCHELL S. MARTIN AND CHERYL A. MARTIN	12730 MCGINNIS LN. HUNTERSVILLE, NC 28078	R
26	02119138	JUANITA L. LAKE-SHANKS AND ANDRE T. SHANKS	12736 MCGINNIS LN. HUNTERSVILLE, NC 28078	R
27	02119137	VICTOR A. HOWELL AND JILL S. HOWELL	12742 MCGINNIS LN. HUNTERSVILLE, NC 28078	R



VICINITY MAP N.T.S.

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CAMBRIDGE PROPERTIES, LLC

831 E. Morehead Street, #245
Charlotte, NC 28202

HUNTERSVILLE MARKET

Eastfield Road
Huntersville
North Carolina 28078

EMERGENCY VEHICLE ACCESS EXHIBIT

Project No.
4075.01

Issued

10/01/08

Revised

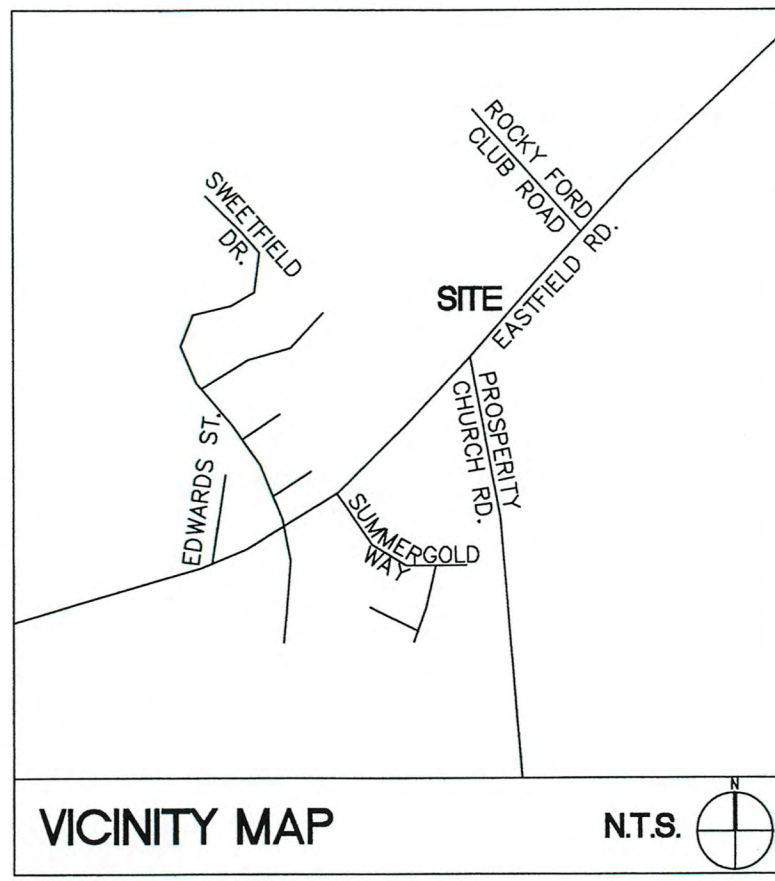
12/16/08 - TOWN OF HUNTERSVILLE COMMENTS
01/12/09 - REVIEW COMMENTS - AGENDA DEADLINE
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03/06/09 - REVIEW COMMENTS - TOWN BOARD
03/16/09 - FINAL REVIEW COMMENTS - TOWN BOARD
03/15/12 - ADMINISTRATIVE AMENDMENT #1

SCALE: 1" = 60'
0 30 60 120

SP10.0

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STREET SW CONCORD, NC 28025, (704) 786-5404.

SILAS B. DAVIS &
JAMES S. DAVIS
DB. 3859, PG. 1574
TAX NO. 021-132-12
ZONED: R

1
17

HARVEST COMM.
DB. 1036
TAX NO. C
ZONE

HARVEST COMMUNITY
CHURCH

EXISTING EASTFIELD
ROAD RIGHT-OF-WAY
PROPOSED
EASTFIELD ROAD
RIGHT-OF-WAY

HASTA LA VISTA, LLC
DB. 17731, PG. 160
ME. 44, PG. 758
TAX NO. 029-291-23
ZONED: NS

EXISTING
EASTFIELD VILLAGE
DB. 24, PG. 768

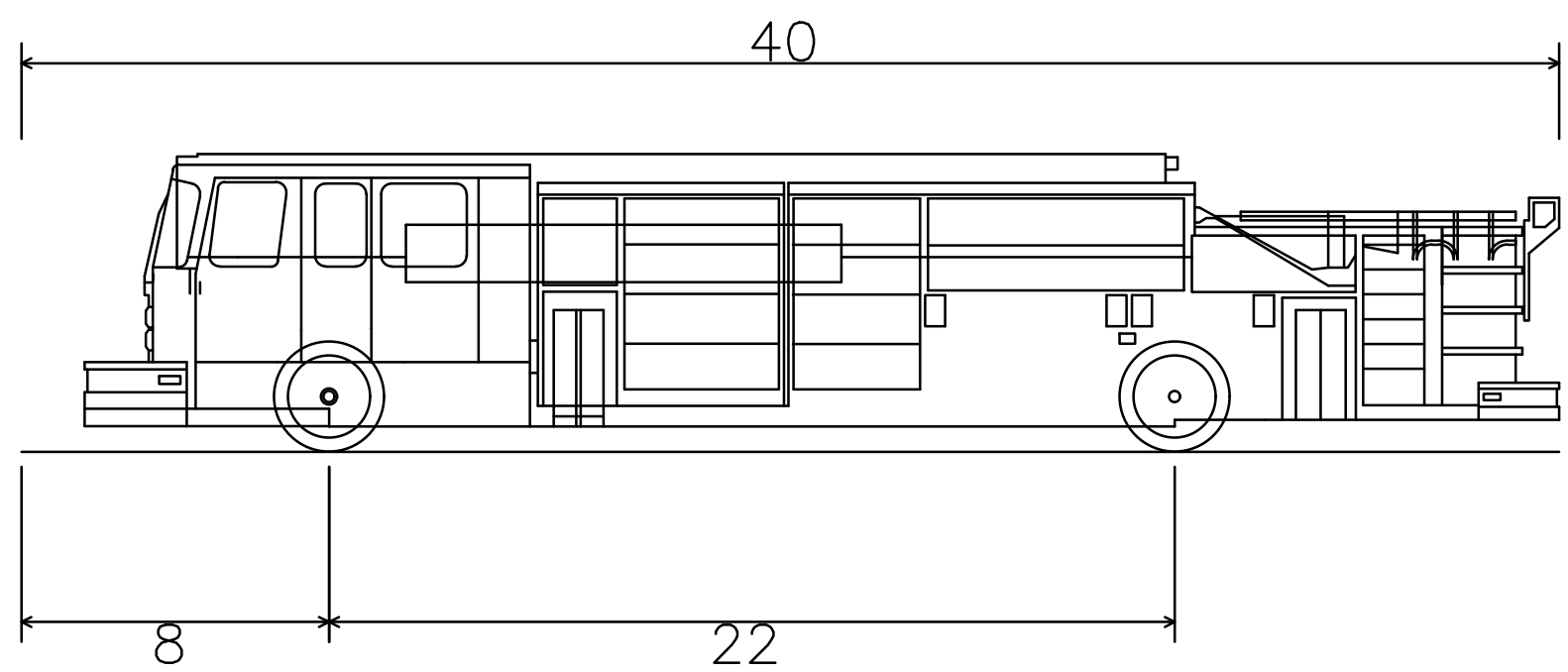
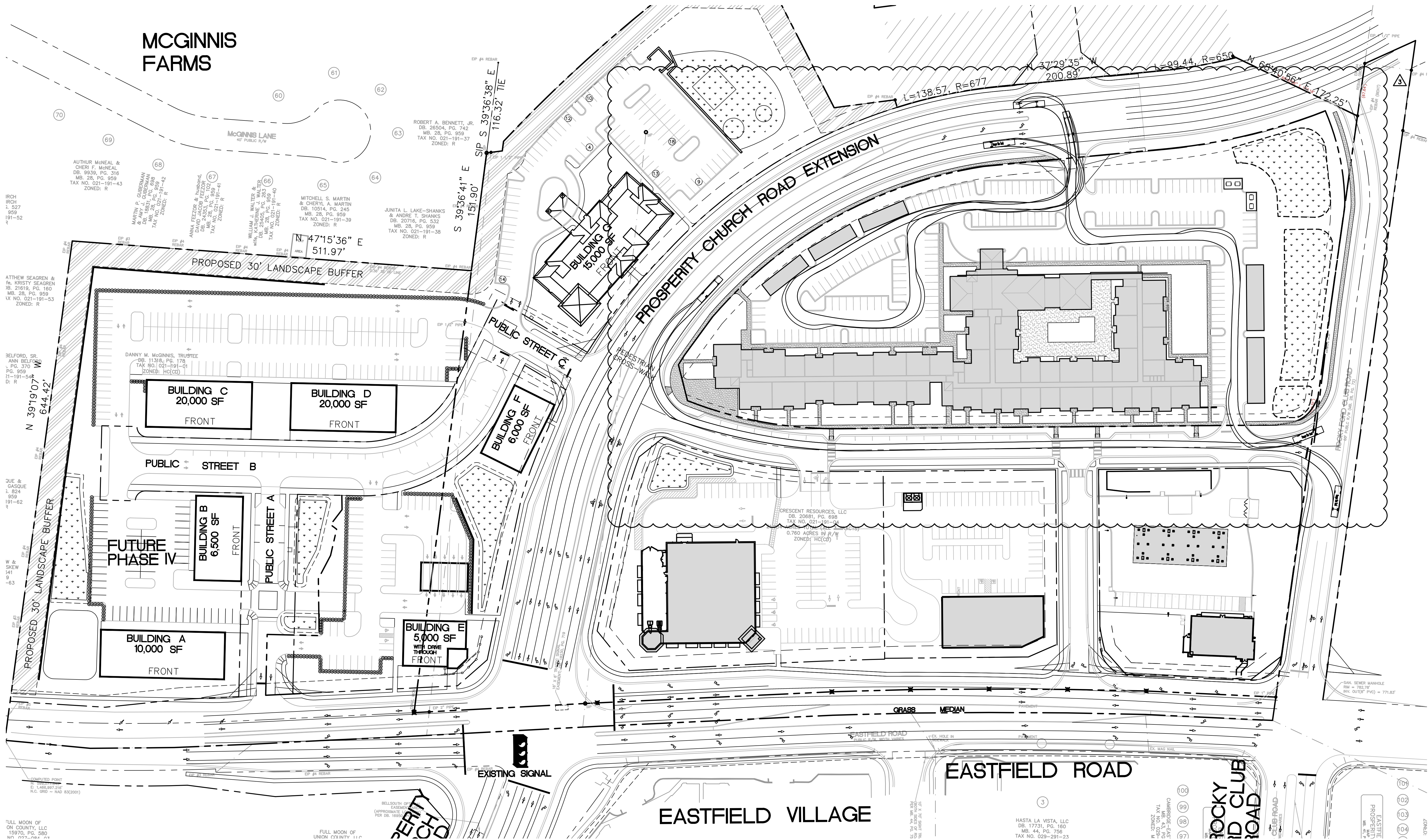
EASTFIELD VILLAGE
PROPOSED
EASTFIELD VILLAGE
DB. 24, PG. 768
TAX NO. 029-291-23
ZONED: NS

NOTE:
PER MECKLENBURG COUNTY FIRE
DEPARTMENT, EMERGENCY VEHICLE
DIMENSIONS ARE TO BE 40 FEET IN TOTAL
LENGTH, 7 FEET FROM FRONT BUMPER TO
FIRST AXLE, AND 25 FEET BETWEEN AXLES. A
MINIMUM INSIDE RADIUS OF 30 FEET AND A
MINIMUM OUTSIDE RADIUS OF 42 FEET IS ALSO
REQUIRED.

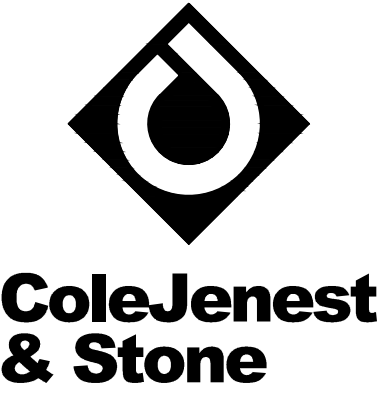
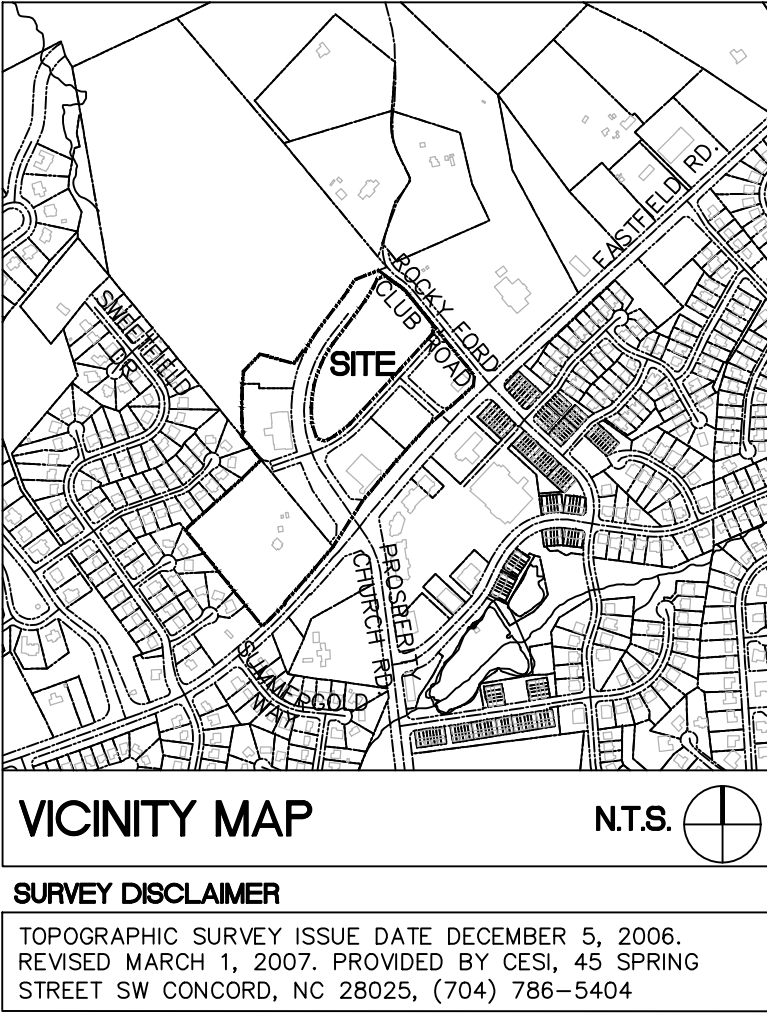
ADMINISTRATIVE AMENDMENT #2 NOTE: 11/01/12

REVISIONS MADE PER ADMINISTRATIVE AMENDMENT #2 DO NOT
IMPACT THE DEVELOPMENT INFORMATION INCLUDED ON THIS SHEET.
THE PROJECT NAME: HUNTERSVILLE MARKET AND THE PROJECT
OWNER: CAMBRIDGE PROPERTIES HAVE CHANGED SINCE THE
ORIGINALLY APPROVED DOCUMENT SHOWN HERE.

FILE: 407501.DWG



Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°



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CAMBRIDGE PROPERTIES

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Charlotte North Carolina 28284

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

EMERGENCY VEHICLE ACCESS EXHIBIT

Project No.
4663

Issued
12/02/19

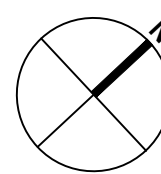
Revised

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- 03/16/09 - FINAL REVIEW COMMENTS - TOWN BOARD
- 03/15/12 - ADMINISTRATIVE AMENDMENT #1
- 11/01/12 - ADMINISTRATIVE AMENDMENT #2
- 05/19/20 - REZONING AMENDMENT
- 08/14/20 - REZONING AMENDMENT



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: 1" = 60'
0 30' 60' 120'



SP10.1

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Huntersville Market
Architectural Design Standards

- 1) All buildings will be 4-sided buildings with the exception of Building K; screening will be provided at the service elevation of Building K.
- 2) Materials allowed will include: brick, split-faced CMU (excluding walls facing public or private streets unless in the rear elevation of Building K), stone or synthetic stone, fiber cement, EIFS or hard coat stucco, metal (as an accent building material) or canvas awnings, metal or aluminum (as an accent building material) overhangs or sun screens.
- 3) A combination of brick and stone is encouraged on each building.
- 4) EIFS or hard coat stucco shall not comprise more than 40% of any particular building.
- 5) An applicant controlled Architectural review committee (ARC) for the development will review specific building designs including material selections. The Town of Huntersville will also review building designs and materials in compliance with the Ordinance. In the event that the (ARC) guidelines are more stringent than the Town of Huntersville requirements, the ARC guidelines will take precedence.
- 6) Blackened or fully opaque windows, Viracom or similar spandrel glass or displays installed behind glass (collectively, "non-operable false windows) may occur as stated herein. Unless specified on the plan, specific locations for non-operable false windows will be reasonably located and coordinated with Town staff during the preliminary plan review. In addition, specific locations of non-operable false windows as shown on the architectural elevations are approved.
- 7) Signage will be allowed per Article 10 of the Town of Huntersville Ordinance; however, the Planned Development Flex Option will be allowed and Petitioner may submit for specific individual building sites or for entire project.
- 8) All elevations are schematic in nature to demonstrate the design intent and proposed material selections. The elevations may be revised prior to preliminary plan review to accommodate architectural/site revisions or future tenant selections. All public street elevations shall be required at preliminary plan review as required by the Ordinance. All final elevations will be approved by Town staff during the preliminary plan review as required by the Ordinance.



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CAMBRIDGE
PROPERTIES

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Charlotte North Carolina 28284

HUNTERSVILLE
MARKET

EASTFIELD ROAD
Charlotte
North Carolina 28284

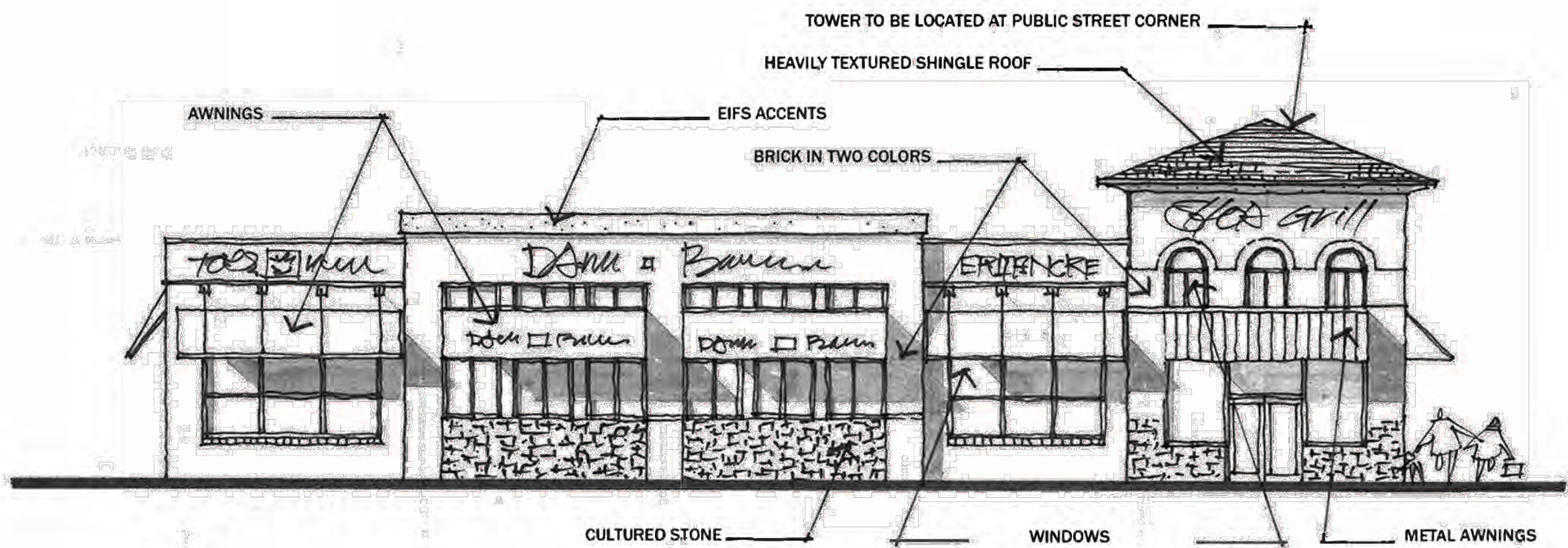
SCHEMATIC
ARCHITECTURAL
ELEVATIONS

Project No.
4663

Issued
12/02/19

Revised

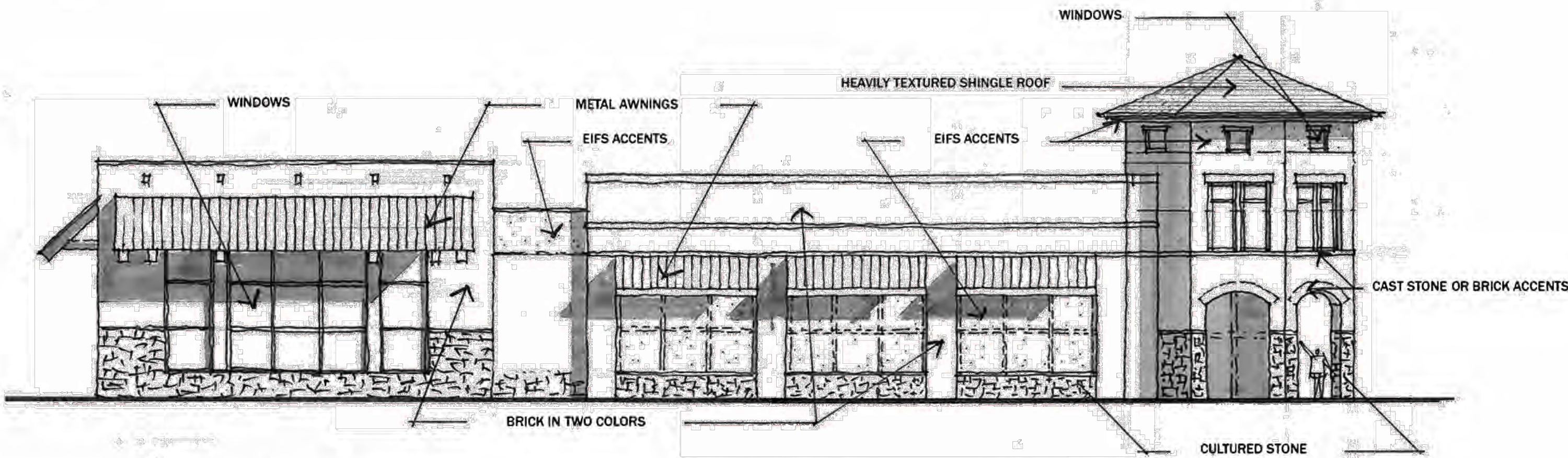
03/15/12 – ADMINISTRATIVE AMENDMENT #1
05/19/20 – REZONING AMENDMENT



04 BUILDINGS C & D - TYPICAL STREET ELEVATION
3/32" = 1'-0"



03 BUILDING E - EASTFIELD RD ELEVATION
3/32" = 1'-0"



02 BUILDING H - (PHARMACY) PROSPERITY CHURCH RD ELEVATION
3/32" = 1'-0"



01 BUILDING H - (PHARMACY) EASTFIELD RD ELEVATION
3/32" = 1'-0"



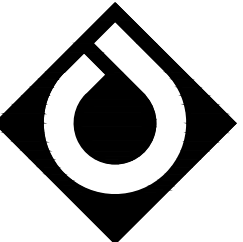
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CONSTRUCTION

AS-1

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VICINITY MAP N.T.S.

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HUNTERSVILLE MARKET

EASTFIELD ROAD
Charlotte
North Carolina 28284

SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
4663
Issued
12/02/19

Revised
03/15/12 - ADMINISTRATIVE AMENDMENT #1
05/19/20 - REZONING AMENDMENT



PRELIMINARY
NOT FOR
CONSTRUCTION

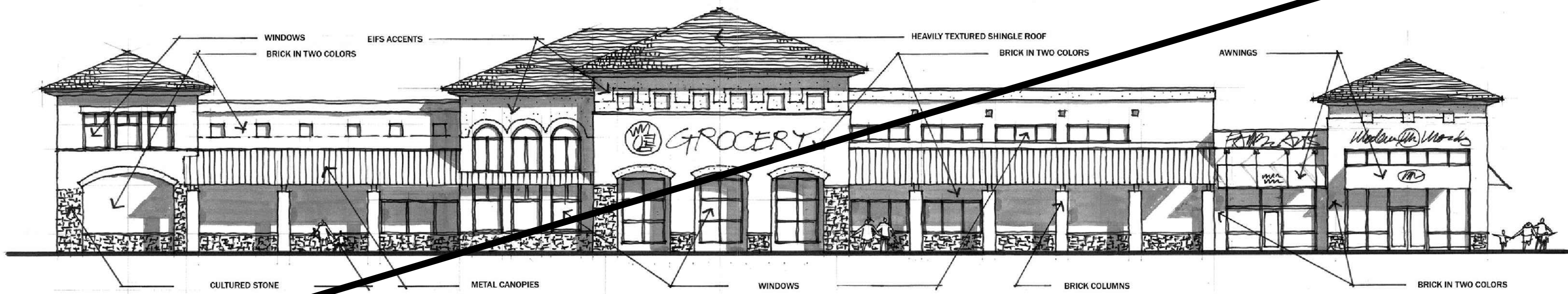
AS-2

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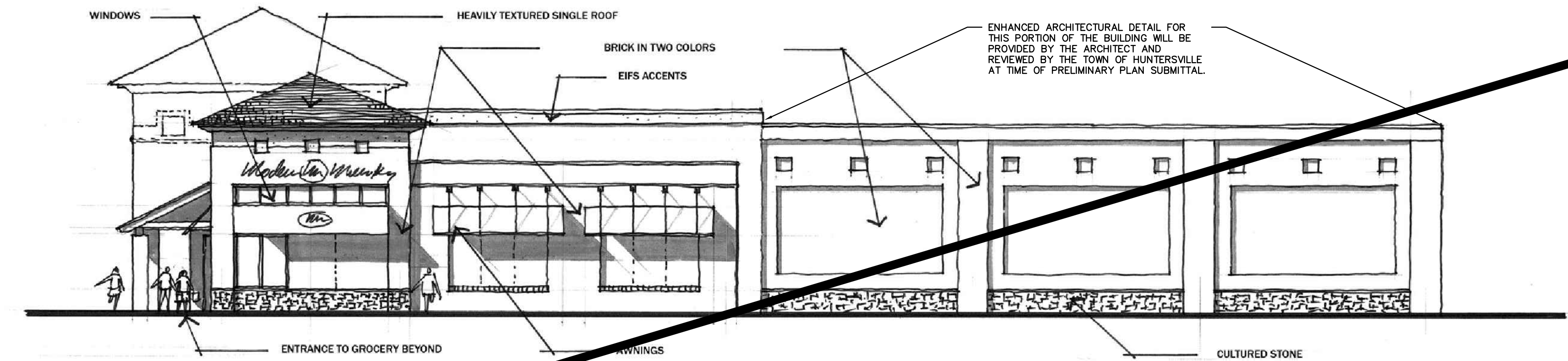
ColeJenest & Stone, P.A. 2019



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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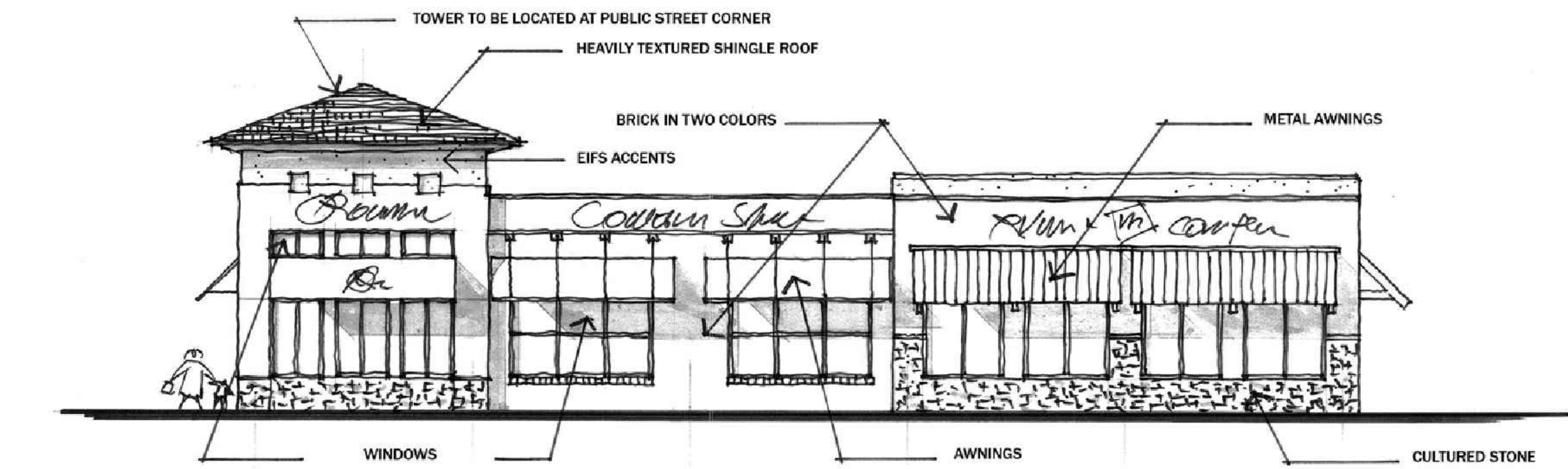


04 BUILDINGS K & L - FRONT, PUBLIC STREET D ELEVATION
3/32" = 1'-0"



03 BUILDINGS K & L - SIDE, PUBLIC STREET E ELEVATION
3/32" = 1'-0"

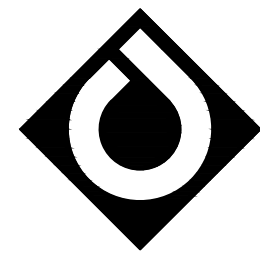
SEE SHEET AS-5



02 BUILDINGS I, J, A, B, F, & G - TYPICAL STREET ELEVATION
3/32" = 1'-0"



01 BUILDINGS I, J, A, B, F, & G - TYPICAL PARKING AREA ELEVATION
3/32" = 1'-0"



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CAMBRIDGE PROPERTIES

831 E. MOREHEAD STREET, #245
Charlotte North Carolina 28284

HUNTERSVILLE MARKET

EASTFIELD ROAD
Charlotte
North Carolina 28284

SCHEMATIC SIGN ELEVATION AND RAIN GARDEN PLANTING

Project No.

4663

Issued

12/02/19

Revised

05/19/20 - REZONING AMENDMENT

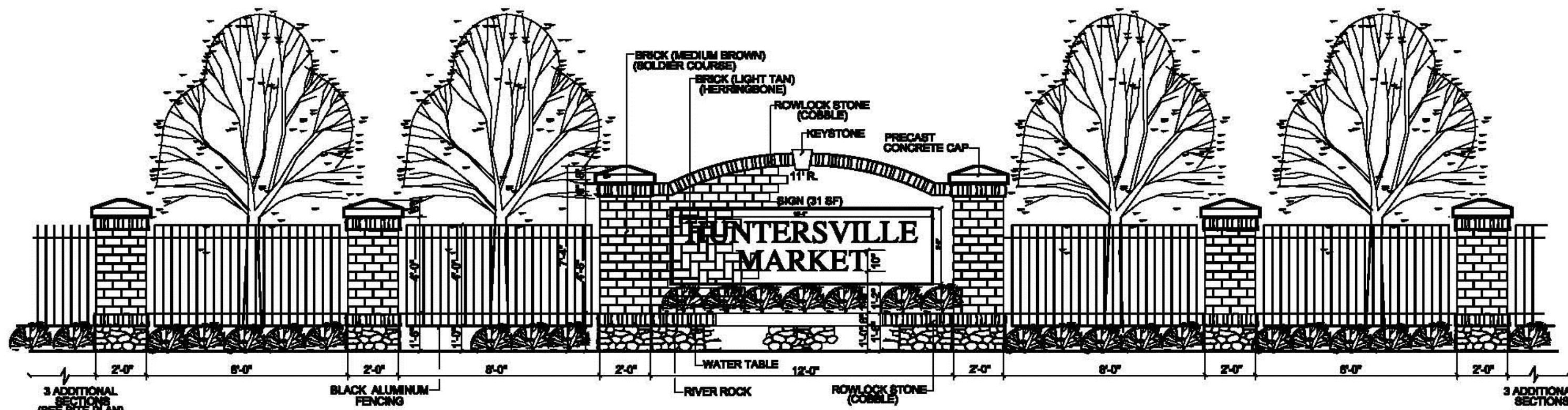


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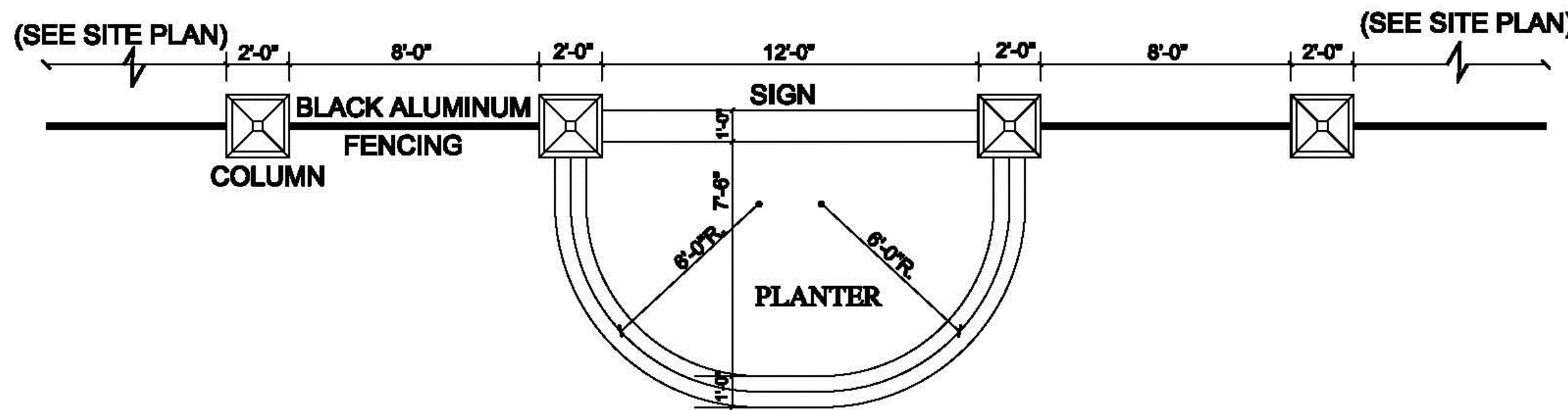
AS-3

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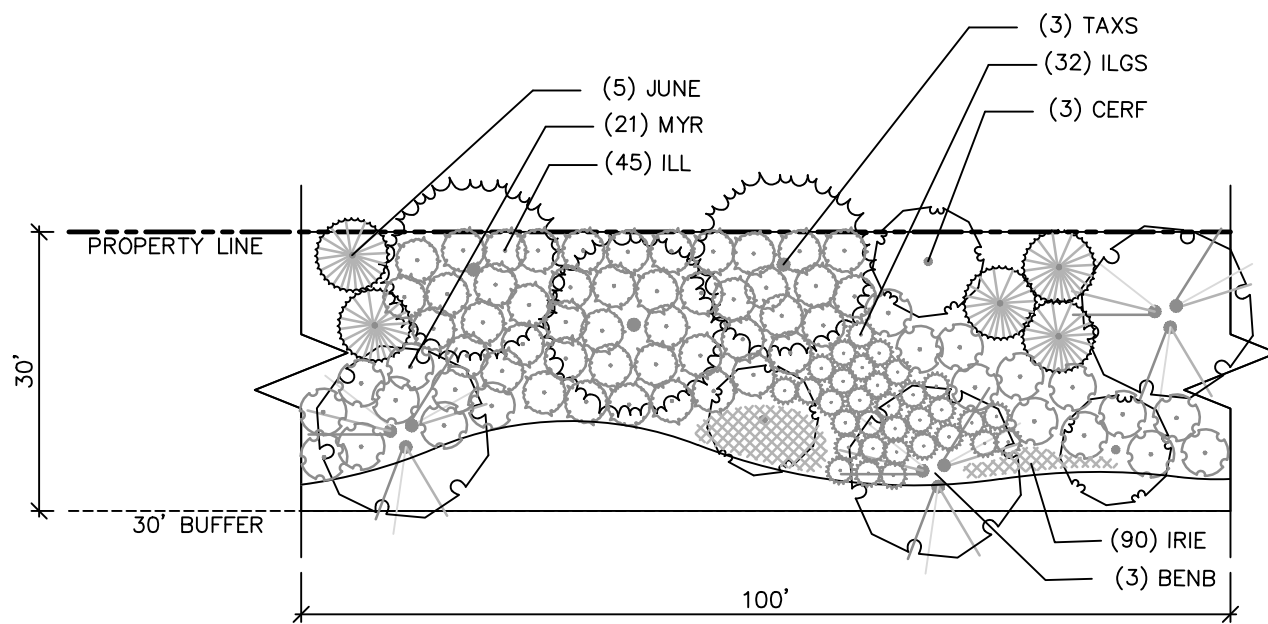
ColeJenest & Stone, P.A. 2019



SIGN ELEVATION
SCALE: 1/4" = 1'-0"



PLAN VIEW
SCALE: 1/4" = 1'-0"
ENTRY SIGN & FENCING



PLANT SCHEDULE: 30' LANDSCAPE BUFFER/ RAIN GARDEN

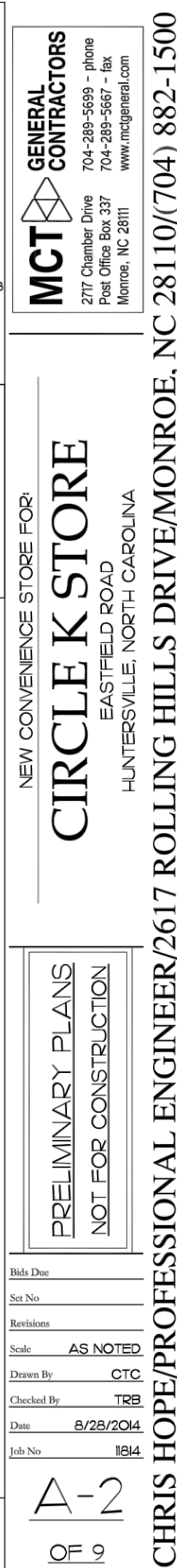
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
BENB	3	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	B&B	2" CAL. 8'-10' HT.
CERF	3	CEROIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	B&B	2"-2.5" CAL., 8'-10' HT.
JUNE	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	2"-2.5" CAL., 8'-10' HT.
TAXS	3	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM	BALD CYPRESS	B&B	2" CAL., 8'-10' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
ILGS	12	ILEX GLABRA 'SHAMROCK'	HAWKBIT	CONT.	20"-24" HT.
ILL	45	ILICUM PARVIFOLIA	SMALL ANISE	CONT.	36"-42" HT.
MYR	21	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	CONT.	20"-24" HT.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
IRIE	90	IRIS ENSATA 'BUTTERFLIES IN FLIGHT'	BUTTERFLIES IN FLIGHT JAPANESE WATER IRIS	CONT.	16"-24" HT.

RAIN GARDEN CALCULATIONS:
0.07 ACRES @ 2000 PLANTS/ ACRE= 140 REQUIRED PLANTS
10% TREES = 14 REQUIRED TREES/ 14 PROPOSED TREES
70% SHRUBS = 98 REQUIRED SHRUBS/ 98 PROPOSED SHRUBS
20% HERBACEOUS = 28 REQUIRED HERBACEOUS PLANTS/ 90 PROPOSED HERBACEOUS PLANTS

TYPICAL RAIN GARDEN PLANTING IN LANDSCAPE BUFFER

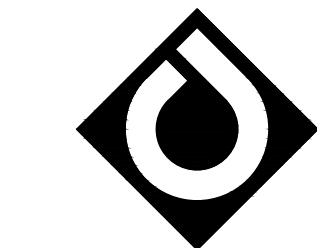
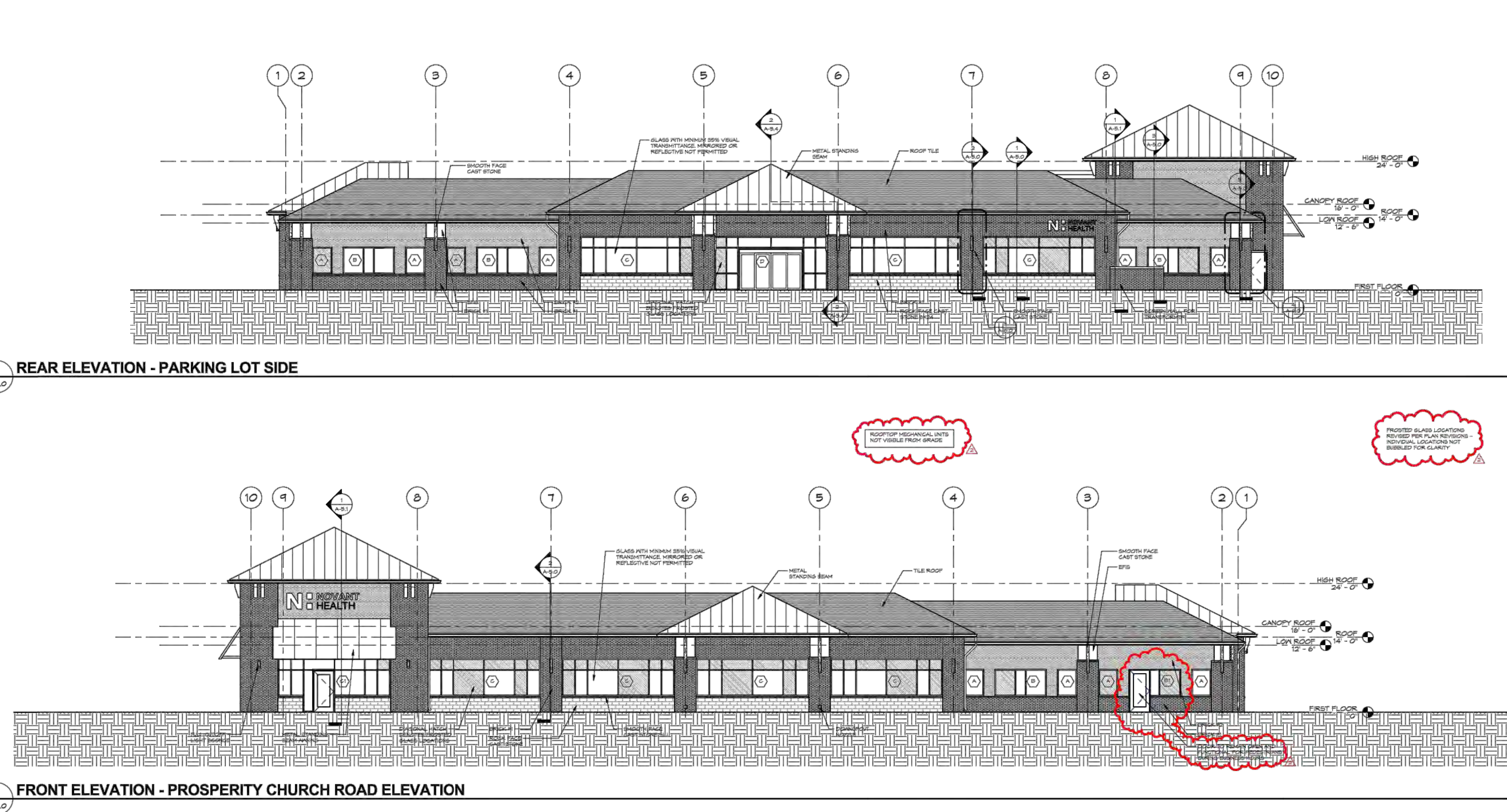


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[illegible]

REAR ELEVATION - PARKING LOT SIDE

FRONT ELEVATION - PROSPERITY CHURCH ROAD ELEVATION



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Charlotte North Carolina 28284

EASTFIELD ROAD
Charlotte
North Carolina 28284

Project No.

4663

Issued

12/02/19

Revised

11/01/12 - ADMINISTRATIVE AMENDMENT # 2
05/19/20 - REZONING AMENDMENT



PRELIMINARY
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AS-4

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ARCHITECTURAL RENDERING

1



ARCHITECTURAL RENDERING

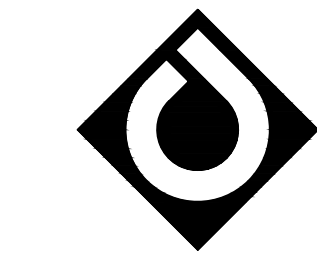
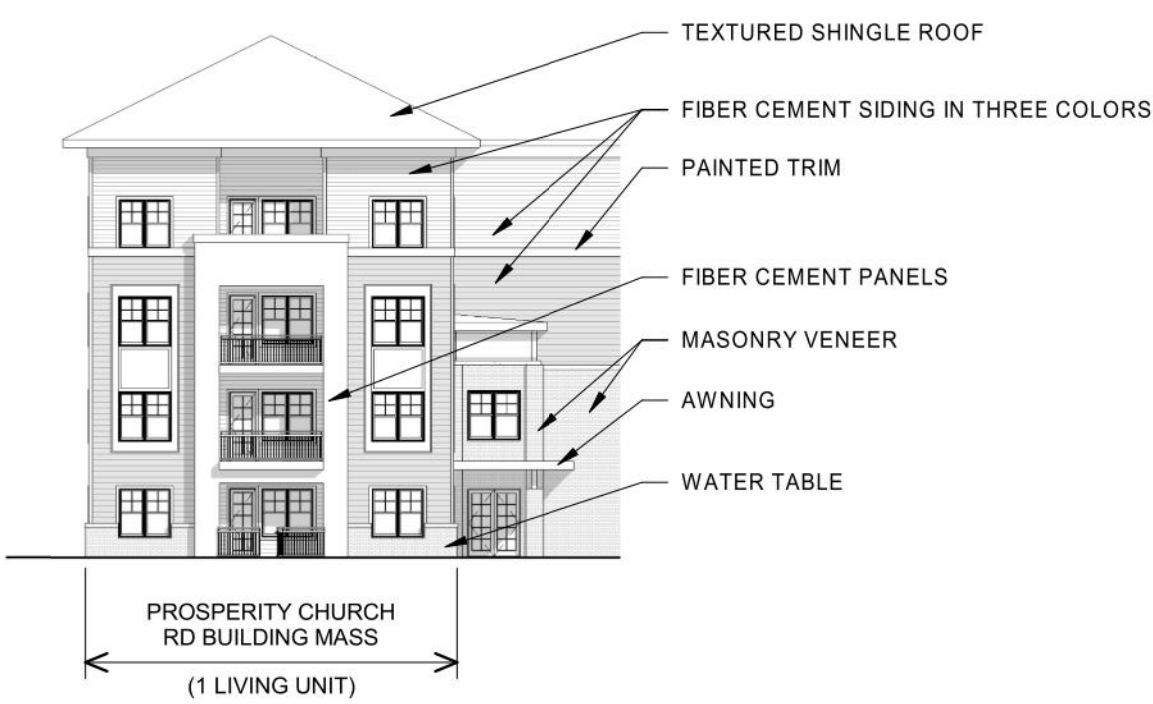
2

PARCEL 1 BUILDING

SOUTH ELEVATION - HYLAS LANE



WEST ELEVATION - PROSPERITY CHURCH ROAD



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Charlotte North Carolina 28284

**HUNTERSVILLE
MARKET**

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

**SCHEMATIC
ARCHITECTURAL
ELEVATIONS**

Project No.

4663

Issued

12/02/19

Revised

05/19/20 - REZONING AMENDMENT
08/14/20 - REZONING AMENDMENT



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CONSTRUCTION**

AS-5



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1st Neighborhood Meeting Minutes Summary

Date/Time: Wednesday, February 12, 2020 – 6:00 PM

Location: Town of Huntersville Town Hall

Petitioner: Jay Priester & Meredith Richmond – Cambridge Properties, Inc.

Introduction:

Mr. Jay Priester opened the meeting by welcoming the two attendees (as shown on the sign in sheet). Mr. Priester then showed the proposed site plan, explaining the intent of the rezoning was to remove a portion of the current approved retail within Huntersville Market and replace it with for rent active adult housing for up to 190 units. Mr. Priester explained that the market demand for this product is being driven by empty nesters wanting to be closer to their children and grandchildren who are living in the single family neighborhoods nearby and the fact that many from the Baby Boomer generation are looking for more maintenance free living opportunities. Mr. Priester said the building would front Hylas Lane, which would have parallel parking and create a walkable urban environment. The building would have elevators and would be up to 4 stories in height. Mr. Priester then asked the attendees if they had any questions.

Mr. Walter and Mr. Smith said they both live in McGinnis Village neighborhood and asked if the rezoning changed anything on the portion of the property that backs up to their homes. Mr. Priester responded that his company just recently purchased the additional land backing up to their neighborhood, and that this rezoning does not impact the current plan or zoning on that portion of the property. Mr. Priester further stated that he had no immediate plans to develop the property adjacent to their neighborhood.

Mr. Smith asked, "What would be rents in the units?" Mr. Priester responded, roughly \$1,500-\$2,000 per month.

Mr. Walter asked, "Would the development be assisted living?" Mr. Priester said that it would be active adults who do not need assisted living.

Mr. Smith and Mr. Walter asked, "How would the development impact traffic?" Mr. Priester said the traffic impact is significantly less than the current approved plans for retail, so it is a net reduction in traffic. Mr. Priester further stated that the peak trips for active adult is also significantly reduced.

Mr. Walter and Mr. Smith then thanked Mr. Priester and said they both thought it was a good plan and a very positive addition to the area.

Mr. Priester thanked Mr. Walter and Mr. Smith for coming and said "Should you have any additional questions to please call or email anytime" and Mr. Priester then handed them his business card.

HUNTERSVILLE MARKET – NEIGHBORHOOD MEETING

WEDNESDAY, FEBRUARY 12, 2020, 6:00 PM

TOWN OF HUNTERSVILLE TOWN HALL BOARD ROOM

REZONING PETITION #RZ19-18

SIGN-IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
1.	Bill Walter	12724 McGinnis LN	704.992.2356	eLebill@aol.com
2.	Kevin Smith	12820 Glassanby Ct	704.677.4006	Kevin R. Smith 87@gmail.com
3.				
4.				
5.				
6.				
7.				
8.				
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16.				
17.				
18.				
19.				
20.				

2nd Neighborhood Meeting Minutes Summary

Date/Time: **Thursday, February 27, 2020 – 6:00 PM**

Location: **Town of Huntersville Town Hall**

Petitioner: **Jay Priester & Meredith Richmond – Cambridge Properties, Inc.**

Mr. David Peete of the Town Huntersville Planning Department was the only attendee.

Mr. Peete, Ms. Richmond, and Mr. Priester stayed at the meeting location until 6:36PM.

HUNTERSVILLE MARKET – NEIGHBORHOOD MEETING

THURSDAY, FEBRUARY 27, 2020, 6:00 PM

TOWN OF HUNTERSVILLE TOWN HALL BOARD ROOM

REZONING PETITION #RZ19-18

SIGN-IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
1.				
2.				
3.				
4.				
5.				
6.				
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3rd Neighborhood Meeting Minutes Summary

Date/Time: Thursday, May 21, 2020 – 6:00 PM

Location: Virtual Zoom Meeting

Petitioner: Jay Priester & Meredith Richmond – Cambridge Properties, Inc.

Introduction:

Due to social distancing restrictions, the meeting was conducted via Zoom video conference. Access information to attend via video or audio call was included in the Notice of Third Neighborhood Meeting (attached as Exhibit A).

Mr. Priester and Ms. Richmond opened up the meeting to attendees at 6:00PM. Mr. David Peete of the Town of Huntersville Planning Department was the only attendee. Mr. Peete discussed plans for Town of Huntersville meetings and hearing moving forward, as well as the schedule relating to the Rezoning Petition. The Meeting concluded at approximately 6:16PM.

Exhibit A

NOTICE TO INTERESTED PARTIES OF THIRD NEIGHBORHOOD MEETING

Regarding: Proposed Rezoning of +/- 28.57 Acres consisting of Property Parcels 02119172, 02119171, 02119170, 02119169, 02119168, 02119173, 02119174, 02119175, 02119101, located at the intersection of Eastfield Road and Prosperity Church Road.

Site: 4505, 4615, 4625, 4664 and 4715 Hylas Lane; 10720 Oyster Lane; 6909 Prosperity Church Road; 12901 Eastfield Road

Meeting Date: Thursday, May 21, 6:00 PM

Petition #: R19-18. For full information, visit www.Huntersville.org

Petitioner: Cambridge Properties, Inc.

Meeting Place: As in-person meetings are not permitted at this time, an online-only Zoom Meeting Video Call will be conducted. Join via:
<https://us02web.zoom.us/j/85684267847>
Meeting ID: 856 8426 7847. For Audio call: 646-558-8656

Contact: Jay Priester (704) 333-2393, ext. 108

Cambridge Properties, Inc. will be holding a video neighborhood meeting via Zoom to present Petitioner's request to rezone the property from HC (CD) to **REVISED** HC (CD) zoning classification to allow for an age-restricted active adult housing development within a portion of the Huntersville Market development to create a mix of complimentary uses.

The Petitioner is holding a third Neighborhood Meeting prior to the Town Board Public Hearing for this Rezoning Petition. Please reach out to Jay Priester directly at the number above should you be unable to access the video conference or wish to ask questions.



4th Neighborhood Meeting Minutes Summary

Date/Time: Wednesday, August 19, 2020 – 5:30 PM

Location: Virtual Zoom Meeting

Petitioner: Jay Priester & Meredith Richmond – Cambridge Properties, Inc.

Introduction:

Due to social distancing restrictions, the meeting was conducted via Zoom video conference. Access information to attend via video or audio call was included in the Notice of Fourth Neighborhood Meeting (attached as Exhibit A).

Mr. Priester and Ms. Richmond opened up the meeting to attendees at 5:30PM. Mr. David Peete of the Town of Huntersville Planning Department was the only attendee. Mr. Peete discussed the timeline for Town of Huntersville meetings and hearings moving forward with this Rezoning Petition. The Meeting concluded at approximately 5:45PM.

Exhibit A

NOTICE TO INTERESTED PARTIES OF FOURTH NEIGHBORHOOD MEETING

Regarding: Proposed Rezoning of +/- 28.57 Acres consisting of Property Parcels 02119172, 02119171, 02119170, 02119169, 02119168, 02119173, 02119174, 02119175, 02119101, located at the intersection of Eastfield Road and Prosperity Church Road.

Site: 4505, 4615, 4625, 4664 and 4715 Hylas Lane; 10720 Oyster Lane; 6909 Prosperity Church Road; 12901 Eastfield Road

Meeting Date: Wednesday, August 19, 5:30 PM

Petition #: R19-18. For full information, visit www.Huntersville.org

Petitioner: Cambridge Properties, Inc.

Meeting Place: As in-person meetings are not permitted at this time, an online-only Zoom Meeting Video Call will be conducted. Join via:
<https://us02web.zoom.us/j/88497306183>
Meeting ID: 884 9730 6183. For Audio call: 1-301-715-8592

Contact: Jay Priester (704) 333-2393, ext. 108

Cambridge Properties, Inc. will be holding a video neighborhood meeting via Zoom to present Petitioner's request to rezone the property from HC (CD) to **REVISED** HC (CD) zoning classification to allow for an age-restricted active adult housing development within a portion of the Huntersville Market development to create a mix of complimentary uses.

The Petitioner is holding a fourth Neighborhood Meeting prior to the Town Board Public Hearing for this Rezoning Petition. Please reach out to Jay Priester directly at the number above should you be unable to access the video conference or wish to ask questions.

Town of Huntersville: Huntersville Market, Cambridge Properties

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Highway-Commercial/Age restricted active adult dwelling units

CMS Planning Group: North

Average Student Yield per Unit: N/A

This development may add zero student(s) to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
BLYTHE ELEMENTARY	55.5	50	918	866	110%	0	110%
JM ALEXANDER MIDDLE	47.2	54	964	1103	87%	0	87%
NORTH MECKLENBURG HIGH	130.5	108	2151	1881	114%	0	114%

RECOMMENDATION

There is no significant impact on the schools listed above.

**Town of Huntersville
Town Board
October 5, 2020**

To: Town Board

From: David Peete, Principal Planner

Date: October 5, 2020

Subject: Conduct Public Hearing on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center (TC), Neighborhood Residential (NR) & General Residential (GR) to Town Center - Conditional District (TC-CD) to permit a mixed-use development with 140 apartments, 61 townhomes and 10,900 sq. ft. of non-residential space.

EXPLAIN REQUEST:

Conduct Public Hearing on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center (TC), Neighborhood Residential (NR) & General Residential (GR) to Town Center - Conditional District (TC-CD) to permit a mixed-use development with 140 apartments, 61 townhomes and 10,900 sq. ft. of non-residential space.

ACTION RECOMMENDED:

Conduct Public Hearing

FINANCIAL IMPLICATIONS:

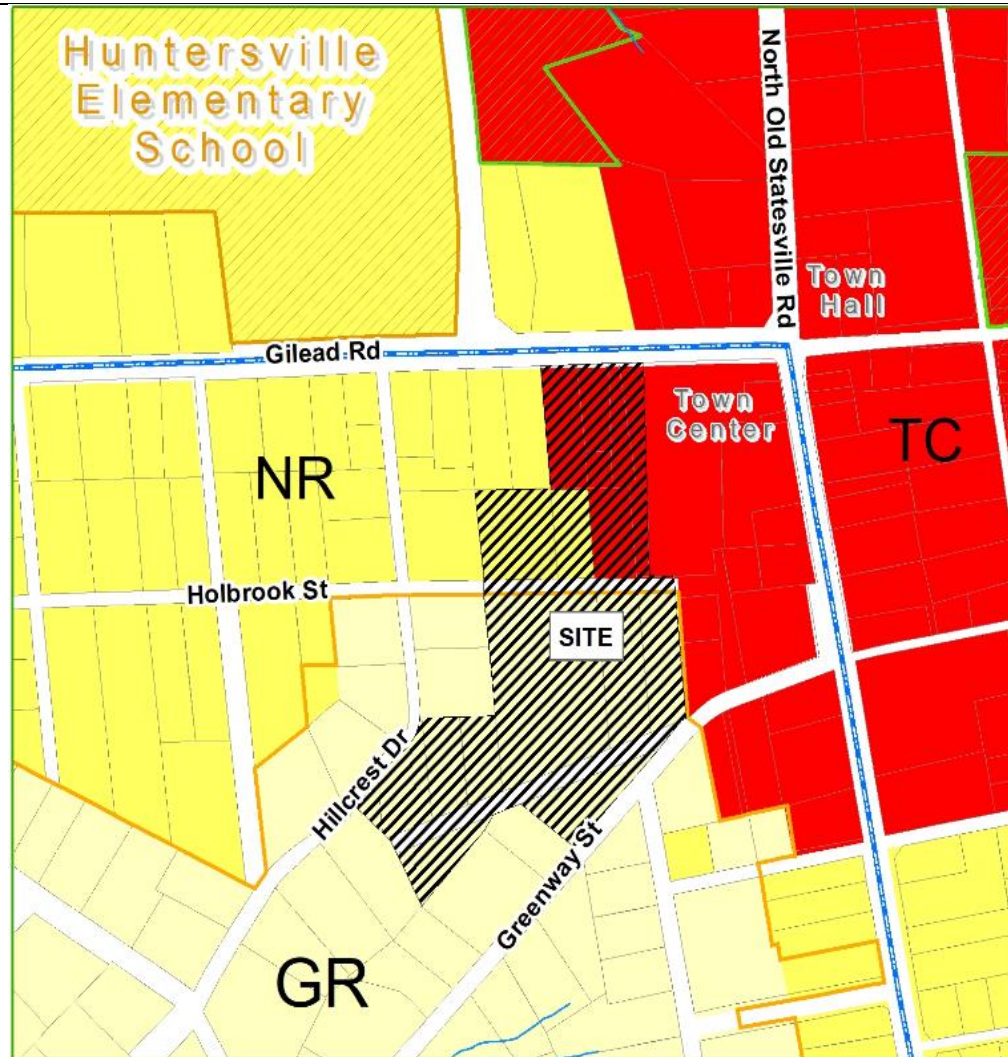
ATTACHMENTS:

1. R20-03 Public Hearing Staff Report 10-05-20
2. Attachment A - Rezoning Application
3. Attachment B - Proposed CD Rezoning Plan
4. Attachment C - Neighborhood Mtg. Reports from Aug. 26 & Sept. 23, 2020
5. Attachment D - APF Letter of Determination

6. Attachment E - CMS Report
7. Attachment F - Plan Updates email from Susan Irvin (9/24/20)
8. Attachment G - Downtown Master Plan Development Analysis
9. Attachemnt H - Citizen comments

Petition R20-03 Town Center Mixed-Use Conditional District Rezoning

PART 1: PROJECT SUMMARY



Applicant: NorthState Development, LLC

Property Owner: Town of Huntersville, NorthState HTC, LLC & Gilead Bowman, LLC (see Attachment A).

Property Address: 109 Gilead Road

Project Size: (+/-) 9.947-acres

Parcel Numbers:

01711616, 01711699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811

Current Zoning: General Residential (GR), Neighborhood Residential (NR) & Town Center (TC).

Current Land Use: vacant.

Proposed Zoning: Town Center—Conditional District (TC-CD).

Proposed Land Use:

140 apartments, 61 townhomes & 10,900 Sq. Ft. non-residential uses (TC permitted uses).

1. Purpose: Petition to ezone 9.947-acres generally located at 109 Gilead Road from General Residential (GR), Neighborhood Residential (NR) and Town Center (TC) Zoning Districts to Town Center – Conditional District (TC-CD) to create a mixed-use development consisting of 140 apartments, 61 townhomes and 10,900 sq. ft. of non-residential (Town Center permitted) uses (see Attachments B). If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.
2. Adjoining Zoning and Land Uses.

North: Neighborhood Residential (NR) & Town Center (TC) – Gilead Road, a daycare, two single-family homes & Town of Huntersville-owned buildings (Bob Blythe Building)(across Gilead Road).

South: General Residential (GR) – single-family.

East: Town Center (TC) – Town of Huntersville Town Center (3-story building(DPK) & parking garage), Fire Station #1 & Bellsouth Telecommunication Building.

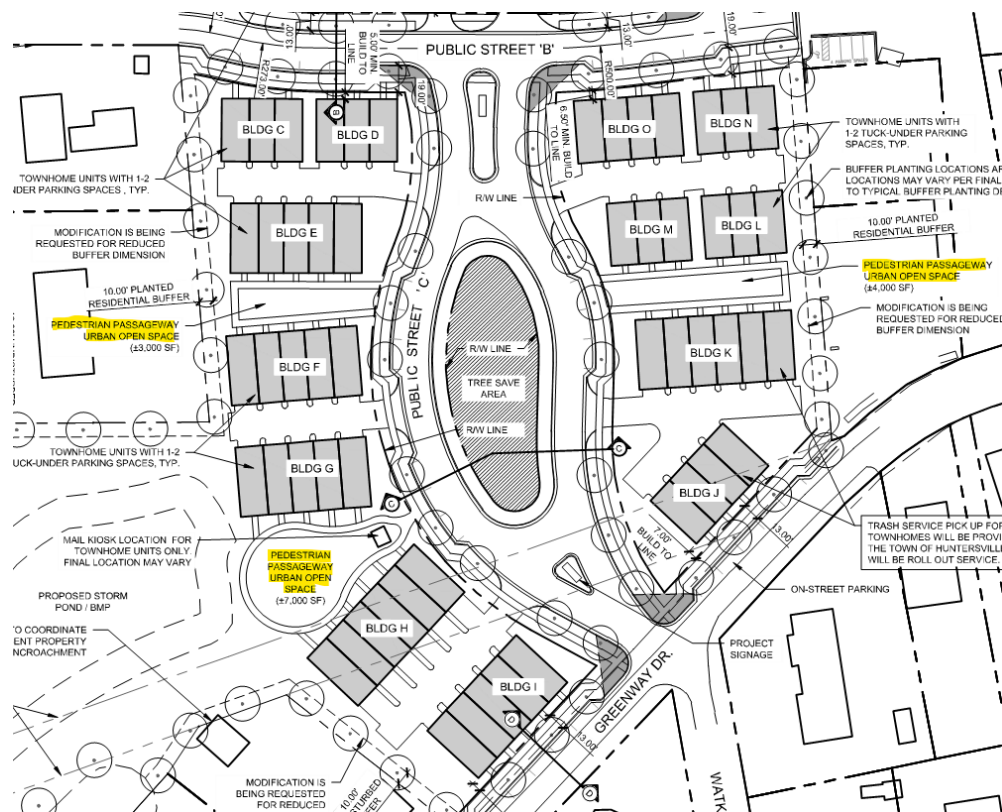
West: General Residential (GR) & Neighborhood Residential (NR) – single-family homes (Greenfield Community).

3. Two (2) neighborhood meetings were held: a virtual meeting on Aug. 26, 2020 and an on-site meeting on Sept. 23, 2020. Summaries of both meetings are available in Attachment C.
4. Notice of this CD-Rezoning request was provided via postcards sent to all property owners within 250 ft. of the project; a legal ad placed in the Charlotte Observer; and posting of public hearing signs on the property in three (3) locations (Gilead Road, Greenway Street & Hillcrest Drive).

PART 2: REZONING/SITE PLAN ISSUES

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

- Proposed Uses: 140 Apartments, 61 Townhomes and 10,900 sq. ft. of first floor, non-residential space.
- Three (3) Urban Open Spaces are proposed – all three are “Pedestrian Passageway” spaces (see below).



- Additional right-of-way to be dedicated along Gilead Road, as required by NCDOT and Town. New public streets (and all required right-of-way) are proposed: the street west of 3-story building (DPK) is to be extended south; Holbrook Street is to be extended to the east (from Hillcrest Dr.); and a new “Street C” to be added from the new section of Holbrook Drive to Greenway Street. (see Part 3 for details).
- Minimum Tree Preservation for Specimen Trees in the Town Center zoning district is 30%. The proposed TC-CD Rezoning Plan saves 11.7% of existing specimen trees, with a proposal to mitigate the rest of the trees per the Zoning Ordinance; however, overall tree-save data is not clear.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The subdivision is to be developed as one (1) phase.

The Conditional District Rezoning Plan has several issues that must be addressed:

NOTE – Staff Recommendations are underlined.

Updates provided by the applicant on 9/24/20 are in red (see Attachment F). These comments are not addressed in the report, as the rezoning plan is “locked in” for review 3 weeks prior to the Public Hearing and cannot be changed. After the Public Hearing, changes may be made.

- Six (6) Ordinance Modifications are proposed:

1. Article 4 Shopfront Building – “A note in the Permitted Height and Uses chart indicates “residential up to 50% of first floor or non-residential only.”
PROPOSED – The applicant has proposed to provide 10,900 sq. ft. of non-residential space, but without the overall square footage of the entire first floor, the percentage requested cannot be determined.
STAFF COMMENT – The square footage of the entire first floor must be provided in order to understand modification request. Once the proposed amount of non-residential is understood, Staff will need to review. Staff cannot support this modification at this time. **UPDATE (9/24/20)** – “The percentage of non-residential on the first floor of the entire mixed use building is 33%, which equals approximately 12,040 square feet, including a potential pedestrian breezeway; no more than 20% of this area shall include a leasing office and/or clubhouse amenity.”
2. **PROPOSED** - Buffers along external boundaries are shown as 10 ft. wide.
STAFF COMMENT: While the Zoning Ordinance requirements for the Town Center (TC) District do not require a buffer, the key to ensuring different land uses may adjoin one-another is to effectively transition from one use to another – commonly achieved through providing buffers that are heavily landscaped by either preserving existing trees or provide new plantings. Buffers can also be provided through physical installations like fences or walls in combination with plantings.
While a buffer is not required in TC, it is strongly RECOMMENDED that an adequate buffer be established along the western edge of the entire development to transition from the proposed townhomes and parking lot to the existing single-family homes. **UPDATE (9/24/20)** – “Along the property boundary adjacent to residential and south of Holbrook Road, Applicant will convert the 10’ landscaped buffer to a 20’ landscaped buffer. On the north side of Holbrook, along the property boundary adjoining the residential and daycare properties, Applicant will construct a fence within the 10’ landscape buffer, with the landscaping west of the fence, adjacent to the residential property, and the fence along the eastern side of the buffer adjacent to the project.
3. **PROPOSED** - “In accordance with Town Center regulations, on-street parking on all new public streets to be constructed on the Site shall count toward the off-street parking requirements for the multi-family residential and non-residential uses on the Site.
STAFF COMMENT: Article 6 (Off-Street Parking Design Standards) Exemption B already provides for this, therefore this modification is not required.
4. **PROPOSED** - There are two (2) notes on the Rezoning Plan that state that certain transportation improvements will be provided by the Town of Huntersville. While they are required, the Town will not provide either of the improvements. The improvements include the extension of Holbrook Street from Hillcrest Drive to the eastern project boundary and the east side of Street A (along the Town parking garage).
STAFF COMMENT: Both improvements outlined above are required by Town Ordinance and must be provided. Staff will not recommend approval without both improvements being provided by the applicant. **UPDATE (9/24/20)** – “The plan will be revised to reflect that Applicant will build the connection to Holbrook Street and the required improvements to Street A.”

5. See Request #4, above.

6. **PROPOSED** - "Urban open space typology, as shown, may be refined based on determinations made during the Preliminary Plan design so long as the final typology meets the requirements of the Ordinance.

STAFF COMMENT: While any Ordinance-compliant Urban Open Space type may be utilized for the purposes of the Rezoning Plan, provided no major changes result – however, it is required at Sketch Plan level (which this Rezoning Plan will directly influence) that the type, size and location of all Urban Opens Spaces are provided. Moreover, if relevant to overall plan approval, significant-design of the spaces may be required (i.e. BMP path proposed to run thru an Urban Open Space).

- The façade of the mixed-use building adjacent the Town parking garage (along Street A) is extremely long (+/- 400 ft.) which does not create a pedestrian-friendly streetscape. In addition, vehicles entering from Gilead Road must drive the entire length of the building to access the parking to the rear. The Downtown Master Plan (page 20) indicates as a "guiding philosophy", "parking areas should be convenient, easy to find and safe but need not dominate the visual landscape". In addition, without more direct access to the project's parking, the majority of drivers may use the Town's parking garage, which should not be dominated by any one use.

STAFF COMMENT: the mass and scale of the mixed-use building should be reduced via architectural variation and effective streetscape elements. To reduce the mass and scale of the mixed-use building, it is recommended to split the building into two separate structures. If this is not preferred, provide direct access to parking, by adding a vehicle pass-thru in the middle of the building. **UPDATE (9/24/20) – "Applicant will provide a vehicular pass through to Street A bisecting the mixed-use building in approximate location of the pedestrian passageway on the plan or Applicant will create two mixed-use buildings."**

- All perimeter buffers consist of either undisturbed existing trees & vegetation or they are cleared and replanted. It is not clear, particularly along the western boundary of the project, which buffers are proposed to be undisturbed, natural buffers and which are to be planted.

STAFF COMMENT: While the Ordinance permits both types of buffers, it is important for adjoining property owners to understand what the buffers closest to them will consist of. If mature trees/vegetation exist, it is generally recommended that buffers save the existing trees/vegetation and are wide enough to provide appropriate buffers. **UPDATE (9/24/20) – All buffers will be planted or undisturbed."**

- The proposed townhomes along Greenway Street do not provide an effective transition to the single-family homes south of Greenway Street.

STAFF COMMENT: The housing units fronting Greenway Street should be more in keeping with the single-family homes across the street. The homes do not have to be of equal size to the existing homes. **UPDATE (9/24/20) – "Applicant will provide for detached houses along Greenway with some minor adjustments to setbacks."**

- A compliant parking plan must be provided.

STAFF COMMENT: The Rezoning Plan must show that all Ordinance-required parking can be provided on site. **UPDATE (9/24/20) – "Applicant will show the total number of parking spaces within the project in the calculations; however, Applicant will add a note that the total number of parking spaces required by the Ordinance will be provided in the Preliminary Plan phase of the project."**

- The Town's storm water review indicates that the size of the proposed BMP can be reduced, thereby altering the impact to the adjoining property owners and providing additional area for larger buffers.

STAFF COMMENT: The BMP must meet all Ordinance requirements and if a smaller BMP is appropriate, and provides more space for buffers, then the plan should be revised. **UPDATE (9/24/20) – "The storm water plan will**

be in compliance with the Ordinance and Applicant is looking at reducing the size of BMP in the final engineered Preliminary Plan, but this rezoning will show the reduction in size to accommodate the 20' buffer."

- The storm water bypass-system is shown in the vegetated buffers along the project boundaries (see Sheet RZ-12). STAFF COMMENT: This system cannot be located in vegetated buffers - unless they are large enough to accommodate both plantings and the bypass system. Pipes will need to be re-routed.
- The BMP access path, as shown, does not connect to a public street. STAFF COMMENT: While there is a note that the "conceptual access path (is) to be determined during design", it is important to show that viable options exist to connect the path to public Street C. Concerns relate to whether the route to the public street will fit between the proposed townhomes and the mail kiosk. In addition, on-street parking, which is highly recommended, is located along this section of street. A clearer understanding of how the BMP will-be-accessed is required.
- Tree preservation data is not clear. The summary of tree preservation in Sheet RZ-02 does not show compliance for specimen tree-save. The plan states that the applicant "reserves the right to mitigate/buyout of tree preservation requirements according to the Ordinance". While there is a mitigation provision in the Ordinance, it is to be applied when "site conditions are not conducive for healthy tree replacement". Buffer areas are identified on the plan, as well as open spaces where trees can be saved and the tree preservation plan should be updated to minimize mitigation.
- A public sidewalk should be added to the east side of Hillcrest Drive along the frontage of the project. STAFF COMMENT: Transportation improvements along public street frontages are required as part of subdivision of the site. While it will not initially connect, as improvements to the rest of Hillcrest Drive/Holbrook Street are provided, it will provide pedestrian accommodations for the neighborhood.
- Site plan provisions to handle roll-out garbage collection have not been provided. STAFF COMMENT: A site plan that explains and provides for the orderly collection of trash roll-out cans must be provided, as this could impact the new public streets. **UPDATE (9/24/20) – "Applicant will provide that roll-out garbage and recycling for townhomes along Holbrook Street will be on Holbrook Street and that roll-out garbage and recycling for townhomes along Greenway Street will be on Greenway to address concerns about roll out along the internal roads."**
- RECOMMENDATION: the full elevations for the mixed-use building should be provided for both Gilead Road and Street A.
- RECOMMENDATION: On-street parking should be added along the east side Street A.
- RECOMMENDATION: sidewalks along both sides of Street A should be 8 ft. wide. While 7ft. is required for "mixed-use sidewalks", per Zoning Ordinance, 8 ft. provides additional width and matches the sidewalks next to the existing Town Center/DPK building.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

A TIA Determination of Need was completed for the proposed Conditional District Rezoning and based on the land uses and intensities proposed, a TIA Scoping was required. After completion of the TIA scoping process, no intersections were determined to be above the threshold for study that were not already included in a current TIP project. As no intersections were required to be studied, a TIA was not required.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a “Determination of Adequacy (DOA)” for the following public facilities: fire vehicles, fire facilities, police facilities, police vehicles, and Park and Recreation facilities. The proposed CD Rezoning met the required threshold for submission of an APF application, and the proposed Rezoning Plan (and associated subdivision) is subject to the requirements of the APFO.

A Determination of Adequacy (DOA) has been issued for the following public facilities: Fire Vehicles, Fire Facilities, Police Facilities, Police Vehicles and Parks and Recreation Facilities (see Attachment C). No mitigation is required.

PART 5: REZONING CRITERIA

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

STAFF COMMENT – The 2030 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **Policy H-1 & H-9: Development Pattern.** Continue to follow existing residential development pattern as reflected in “Map of Zoning Districts,” focusing higher intensity development generally within two miles of the I-77/NC 115 corridor.
Comment: The proposed CD Rezoning Plan is located entirely within the High Intensity Area of the 2030 Community Plan, which is the area the Comprehensive Plan supports considering increases in density.
- **Policy H-3: Mixed-Use Development.** Support and encourage self-sustained developments, where commercial and employment uses are in close proximity to residential uses.
Comment: While some non-residential square footage is proposed, it is not fully understood what percentage will be a part of this project. In order to satisfy this policy goal, a substantial percentage of the first floor of the mixed-use building must be dedicated to non-residential and non-apartment uses.
- **Policy H-7: Housing Affordability.** Support appropriate mix of housing for all income levels.
Comment: Proposed rezoning plan provides a mix of housing types that will add to the limited supply of apartments and townhomes in the Town Center District.
- **Policy H-10: Redevelopment Areas:** Support redevelopment of older established residential areas, consistent with adopted plans, Zoning Ordinance and Subdivision regulations.
Comment: This project is located along the edge of one of the oldest residential communities in Huntersville and while re-development in this area is supported by the Town’s long-range plans, it is also important to transition from the proposed higher density, mixed-use development into the existing fabric of the adjoining neighborhood. Buffer widths, location of housing types, and screening techniques are all methods to effectively transition from this project to the neighboring homes.
- **Policy T-5: Context-sensitive Design of Streets:** Continue to support “context-sensitive” design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments.
Comment: The internal streets are appropriately sized and create short blocks to encourage pedestrian activity. On-street parking is provided to accommodate guests and visitors, and additional on-street spaces are recommended, where feasible. The proposed streets also provide adequate lane widths, green zones for street trees and sidewalks.
- **Policy T-6: Pedestrian Connections:** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.

Comment: The proposed site plan provides sidewalks along all public streets. The 2014 Greenway and Bikeway Master Plan does not call for a trail through this property, however, the Town is building a public greenway just north of Gilead Road that the project residents can access.

- **Policy T-8: Street Connectivity:** Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.

Comment: The proposed development provides one (1) connection to an existing thoroughfare (Gilead Road) and two (2) connections to existing Town streets: one to the western boundary to connect to Hillcrest Street and one to the southern boundary to connect to Greenway Street. Another stub will be provided to the eastern boundary to a Town-owned private drive.

- **Policy CD-2: Commercial Development Pattern:** Promote a mixed-use development pattern that focuses higher intensity development generally within two miles of the I-77/NC-115 core.

Comment: As the project is located in the southeast quadrant of Gilead Road and Old Statesville Road (NC-115), it is completely within the I-77/NC-115 core.

- **Policy CD-3: Commercial Development Principles:** Encourage mixed-use development pattern at key nodes as identified in Small Area Plans, insuring an appropriate mix of residential, commercial and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.

Comment: The downtown area around the future rail station is an identified mixed-use node in the 2030 Community Plan. A significant portion of this project is located within the node and a mix of uses and housing types are proposed for development.

- **Policy CD-5: Infrastructure:** Continue to require that adequate public infrastructure (roads, utilities, etc.) either exist or will be made available to support all new development.

Comment: The proposed development must provide all required improvements to create three (3) connections to existing streets and one (1) stub for future connection. This project will also tie into existing public water and sewer.

- **Policy DT-1: Downtown Development:** Continue to use the Downtown Master Plan, Gilead Road/US -21 Transportation and Land Use Vision Small Area Plan and East Huntersville Are Development Plan to guide future development in downtown.

Comment: The proposed project is generally consistent with the Downtown Master Plan, as referenced below. The pending Gilead Road improvements by NCDOT should refer to the Gilead Road/US-21 Transportation Plan, however the East Huntersville Plan does not address these parcels directly.

- **Policy PF-2: Adequate Public Facilities:** Continue use of “Adequate Public Facilities Ordinance” to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.

Comment: see Part 4 of this report.

STAFF COMMENT – The 2030 Huntersville Community Plan DOES NOT SUPPORT this project through the following sections:

- **Policy CD-6: Architecture and Place-Making:** Consistent with Zoning and Subdivision Ordinances (as well as “Town of Huntersville Design Manual”) maintain high design standards for development.

Comment: The elevation shown on Sheet RZ-17 provides a good indication as to what the mixed-use building will look like, but without full elevations along both Gilead Road and Street A, a full evaluation cannot be completed. As stated in the Article 3.2.6.d.1 (Town Center District General Requirements), “New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in Article 12 illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings”. A vehicular entrance, mid-block along

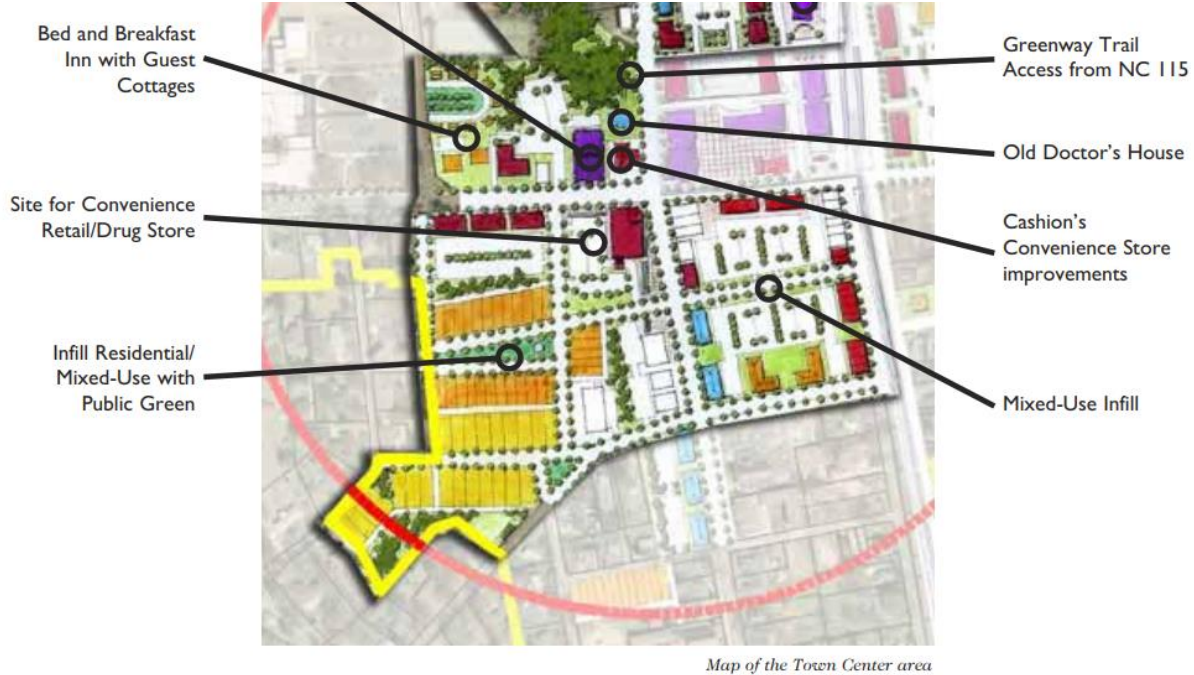
Street A, could help to break the overall length of the building. Replacing one building with two smaller mixed-use buildings would be the most effective technique to achieve this goal.

- **Policy DT-2: Architectural Design Standards:** Promote high-quality architectural design standards for new development and redevelopment projects in the downtown.
Comment: The overall proposed architecture for the mixed-use building is appealing and complimentary to the existing Town Center / DPK building located to the east. Fine-grain review of the building's architecture would come at Construction Plan review, but full elevations along both Gilead Road and Street A should be provided in the Rezoning Plan. In addition, the amount and depth of non-residential space will impact the look of the building too. It is recommended that the first floor, non-residential space should incorporate high-ceilings, to facilitate effective utilization of the ground floor spaces.

STAFF COMMENT – The Downtown Master Plan Small Area Plan (SAP) DOES SUPPORT this project through the following Implementation Strategies:

- **Extend existing streets into new development.**
Comment: Three (3) new streets are proposed to connect to existing streets in the project: Street A will connect to Gilead Road, a new section of Holbrook Street will connect to Hillcrest Drive and Street C will connect to Greenway Street. In addition, a new street stub will be provided to the private drive located to the east along the AT&T building.
- **Encourage sensitive redevelopment/infill that maintains the urbanism of the Downtown while permitting new/modern architectural styles.**
Comment: The proposed project has located an architecturally modern building along the edge of the project furthest from the adjoining single-family residential and closest to the existing three-story Town Center / DPK building. By locating the most intense use along Gilead Road and providing townhomes along the western edge, the project is “stepping down” the intensity as it moves from east to west to transition from high-density to lower density residential. However, the townhomes along Greenway Street are recommended to be single-family detached homes.
- **Require buildings within 800 feet of the intersection of Gilead Road and Old Statesville Road (NC 115) to be a minimum of 2 stories.**
Comment: The proposed mixed-use building along Gilead Road is 350 feet from the intersection of Gilead Road and Old Statesville Road (NC-115) and is proposed to be four stories in height.
- **Permit and encourage infill development consistent with the Master Plan.**
Comment: The Downtown Master Plan “represents the conceptual build-out of the planning area” and in its recommendations, calls for higher density “infill residential/mixed use” in the southwest quadrant of the Gilead Road and Old Statesville Road (NC-115) intersection (see image below). While the Plan calls for townhomes and single-family homes in this quadrant, and not specifically apartments, the proposed apartments are located furthest away from the adjoining single-family residential.

The Town Center – Southwest Quadrant (see Plan pages 34-35 in Attachment F and illustration below):



Further sections of the Downtown Master Plan that refer to the Southwest Quadrant:

- “To the rear of this block, the Plan recommends the tapering of development towards Greenway Drive and Hillcrest Drive. This area is presently vacant with two undeveloped right-of-ways (a portion of Holbrook Street and an extension of Greenway Drive) and twelve individual lots. The Plan shows an opportunity for the development of an urban residential infill neighborhood with a variety of housing types and a public open space.”
Comment: Except for the townhomes along Greenway Street, this build-out scenario is generally provided on the proposed plan.
- “The Plan shows the connection of the two north/south streets with the developed extension of Holbrook Street and the new east/west street crafting a green square surrounded by townhomes. One building of the new townhomes terminates the vista at the end of the Holbrook Street extension.”
Comment: Expanded north/south and east/west street connections are proposed, as well as townhomes fronting on green spaces. The proposed Rezoning Plan is generally consistent with the illustrative Downtown Master Plan.
- “On the north and south sides of the square, townhome buildings enclose the space and create a comfortable outdoor room. In the southern half, the realigned right-of-way off Greenwood (Greenway) Street provides the opportunity for single-family homes and a small open space. This open space includes the preservation of trees behind the existing homes fronting Greenway Street, behind the proposed single-family homes.”
Comment: All of these components are generally provided in the proposed Rezoning Plan.

- “To help foster this pedestrian environment, it is necessary to improve the block structure in the area to give both pedestrians and automobiles more choice for circulation.”
Comment: The proposed Rezoning Plan establishes new, pedestrian-friendly blocks, consisting of local streets with sidewalks throughout.
- **When the Downtown Master Plan was approved in 2005, a market study was performed to evaluate the feasibility of future development.** That Plan included a Development Analysis identifying new development opportunities for the downtown area: In that analysis, 180,950 sq. ft. of retail, 208,400 sq. ft. of office, 79 single-family residential units, 178 attached single-family units and 459 multi-family residential units were identified for build-out of the downtown area (see Attachment G).
Comment: While the Development Analysis estimates were established in 2005 and are for the entire downtown area, the proposed densities and unit counts, with regard to housing type and non-residential square footage, are within the build-out projections provided in the Plan.

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

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

STAFF COMMENT:

The proposed Conditional District Rezoning for the Town Center Mixed-Use Conditional District Rezoning is supported by the 2030 Comprehensive Plan and the Downtown Master Plan, as the property is located within the area eligible for higher intensity. Proposed density is 20.2-units per acre, which is higher than nearby developments, however the stated goals of the referenced Plans is to permit increased density, where appropriate, while ensuring that adequate transitions in land use and densities are provided. The Town Center zoning district, if applied to the entire project, does not have a density limit, and is permitted to have 100% attached units, as the project is within a ¼ mile of the future downtown rail transit station (per Article 3.2.6.d.4.)

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

STAFF COMMENT:

- A Transportation Impact Analysis was not required – see Part 3 of this report.
- The APF Ordinance Determination of Adequacy was required and issued – see Part 4 of this report.
- Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.
- The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 27 students to the schools in this area and indicate approval of the project “may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above”. (see below & see Attachment E for the full CMS report).
While CMS schools are over-crowded, the proposal is consistent with the 2030 Community Plan call for higher intensity downtown, as well as the Downtown Master Plan redevelopment recommendations.

This development may add 27 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
HUNTERSVILLE ELEMENTARY	44	37	818	688	119%	13	122%
BAILEY MIDDLE	80.35	57	1673	1187	141%	7	141%
WILLIAM A. HOUGH HIGH	120.0	100	2493	2078	120%	7	120%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,009,000; calculated as follows:

Elementary School: **13** x \$34,000 = \$442,000
 Middle School: **7** x \$37,000 = \$259,000
 High School: **7** x \$44,000 = \$308,000

RECOMMENDATION

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

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

STAFF COMMENT:

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

PART 6: STAFF RECOMMENDATION

Staff could support approval of the Town Center Mixed-Use CD-Rezoning with the following addressed:

- Requested modification regarding providing less than 50% non-residential square footage on the ground floor of the Gilead Road Mixed-Use building cannot be supported until it is understood how much non-residential square footage is proposed (see Part 2);
- Provide street connection to Hillcrest Drive and improvements on both sides of Street A (see Part 2);
- De-emphasize the mass and scale of the mixed-use building on Gilead Road. Recommend developing as two buildings or by providing vehicular access to the parking lot thru the building (see Part 2);

- Provide appropriate buffers along western edge of project and behind adjoining daycare. Suggest 20 feet wide minimum or a combination of fence/wall with plantings;
- Clarify whether buffers are to be undisturbed existing vegetation or replanted and the location of each type;
- Provide clear tree-save data and review locations to preserve additional existing trees with Staff;
- Provide overall open space summary;
- Substitute detached single-family homes along Greenway Street instead of townhomes;
- Provide data to ensure required parking is provided;
- Show Ordinance-compliant, reduced BMP area and enhanced buffer along Hillcrest Drive;
- Provide details on how/where roll-out garbage & recycling bins will be handled and located on collection days so as not to impact public streets;
- All outstanding redline comments must be addressed. **UPDATE (9/24/20) – “Other minor comments are being addressed as well and Applicant and Staff will continue to work on those additional comments during the plan review process.”**
- RECOMMEND: Street A should have on-street parking on the east side and 8 ft. sidewalks on both sides.

PART 7: PUBLIC HEARING COMMENTS

Public Hearing scheduled for Monday, October 05, 2020.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on October 27, 2020.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- A – Rezoning Application.
- B – Proposed CD Rezoning Plan.
- C - Neighborhood Meeting Reports from Aug. 26 & Sept. 23, 2020.
- D – APF Letter of Determination.
- E – CMS Report.
- F – Plan UPDATES email from Susan Irvin (9/24/20)
- G – Downtown Master Plan Development Analysis.
- H – Citizen comments



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 July 1, 2020

Name of Project Huntersville Town Center Mixed-Use Development Phase # (if subdivision) N/A

Project Address 109 Gilead Road, Huntersville

Parcel Identification Number(s) (PIN) See Exhibit A

Current Zoning District See Exhibit A Proposed District (for rezoning only) TC (CD)

Property Size (acres) 9.947 acres Street Frontage (feet) See Exhibit A

Current Land Use Vacant

Proposed Land Use(s) Non-residential uses, multifamily residential, and single family attached

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.
To accommodate development of a mixed-use project on the site that could contain up to 6,200 SF of non-residential uses, up to 140 multi-family dwelling units, and up to 65 single-family attached dwelling units, as more particularly depicted on the Rezoning Plan.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

5. Outside Agency Information

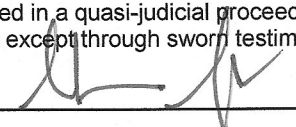
Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name NorthState Development, LLC

☐ 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 if box is checked.)

Signature 

Title MEMBER Email sseagle@northstatedevelopment.com

Address of Applicant 18825 W. Catawba Ave., Suite 250, Cornelius, NC 28031

7. Property Owner (if different than applicant)

* Printed Name See attached Property Owner signature pages

☐ 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 if box is checked.)

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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.**

7. Development/Design Firm Contact Information

LandDesign	Richard Petersheim	704-333-0325	rpetersheim@landdesign.com
Development Firm	Name of Contact	Phone	Email
BB+M Architecture	Robbie Weast	704-334-1716	rweast@bbm-arch.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

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

* ^ Printed Name Town of Huntersville as Owner, not Applicant Phone Number 704-875-6541

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: North Carolina Municipality

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

Signature Anthony Roberts Parcel ID(s): 01711616, 01711617, 01711618, 01711619, 01711627, 01711643, 01711699

Title Town Manager Email aroberts@huntersville.org

Address of Property Owner/Applicant 101 Huntersville-Concord Road, Huntersville, NC 28078

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

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



General Application
Owner/Applicant Signature Addendum

Application Information

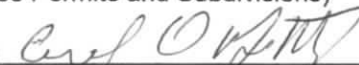
Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

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

* ^ Printed Name Cecil D. Bradford, III Phone Number 704-576-0513
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Individual

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

Signature  Parcel ID(s): 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639

Title _____ Email bbidee@aol.com

Address of Property Owner/Applicant 14601 Huntersville-Concord Road, Huntersville, NC 28078

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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^ 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.



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

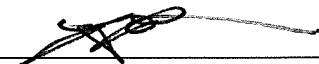
Name of Project _____ Phase # (if subdivision) _____

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

* ^ Printed Name Gilead Bowman LLC c/o Nate Bowman Phone Number 704-875-9704

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

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

Signature  Parcel ID(s): 01711640, 0711801, 0711811

Title MANAGER Email natebowman15@gmail.com

Address of Property Owner/Applicant 13815 Cinnebar Place, Huntersville, NC 28078

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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Exhibit A to Rezoning Application
Additional Project Data

Project Addresses, Parcel IDs and Current Zoning District

Tax Parcel #017-116-16

Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-17

Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-18

Address: 111 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-19

Address: 113 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-27

Address: 220 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-43

Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-99

Address: 109 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-25

Address: 310 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: NR

Tax Parcel #017-116-26

Address: 228 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: NR

Tax Parcel #017-116-32

Address: 102 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-33

Address: 104 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-34

Address: N/A
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-37

Address: N/A
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-38

Address: 205 HILLCREST DR HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-39

Address: 207 HILLCREST DR HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-40

Address: N/A
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-118-01

Address: N/A
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-118-11

Address: 200 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Rezoning Site Street Frontage (approximate)

- +/- 245 feet of frontage on Gilead Road
- +/- 245 feet of frontage on Hillcrest Drive
- +/- 379 feet of frontage on Greenway Street

RE-ZONING / SKETCH PLAN

HUNTERSVILLE TOWN CENTER

MIXED- USE DEVELOPMENT

109 GILEAD ROAD, HUNTERSVILLE, NC

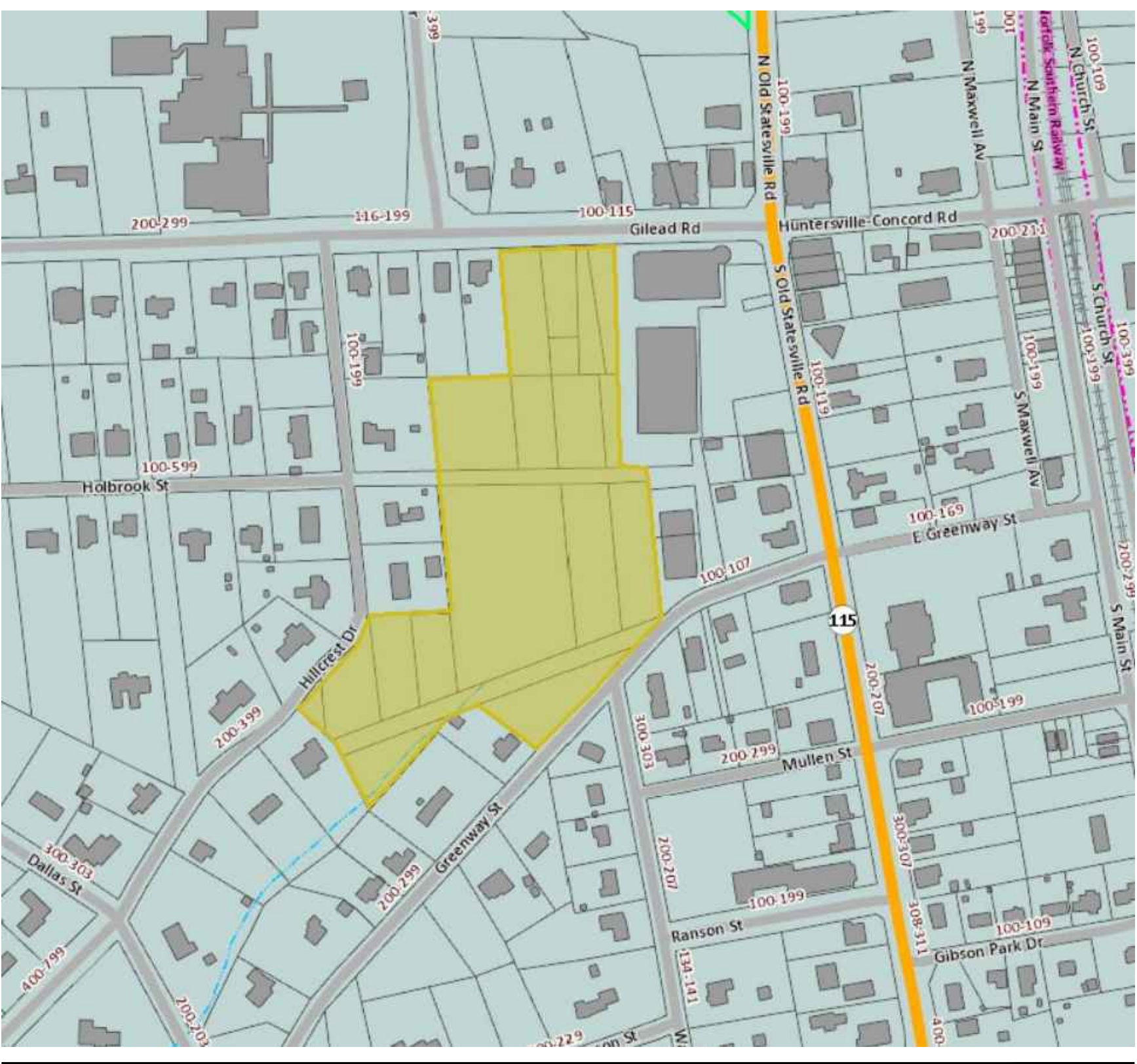
DATE: 8/24/2020

EPM# 411298

CHAPTER INDEX

Sheet Number	Sheet Title
RZ-00	Cover Sheet
RZ-01	Sealed Survey, Tree Survey, and Existing Conditions
RZ-02	Tree Preservation and Canopy
RZ-03	Existing Conditions
RZ-04	Existing Topography Slope Analysis
RZ-05	Adjacent Parcel Zoning Districts
RZ-06	Re-Zoning Site Plan
RZ-07	Re-Zoning Plan Sheet
RZ-08	Re-Zoning Sections
RZ-09	Re-Zoning Sections
RZ-10	Re-Zoning Sections
RZ-11	Re-Zoning Grading Plan
RZ-12	Re-Zoning Stormwater-Water Quality Plan
RZ-13	Re-Zoning Storm Pond Enlargement
RZ-14	Conceptual Impervious Area Map
RZ-15	Re-Zoning Notes
RZ-16	Re-Zoning Notes
RZ-17	Architectural Elevations

VICINITY MAP



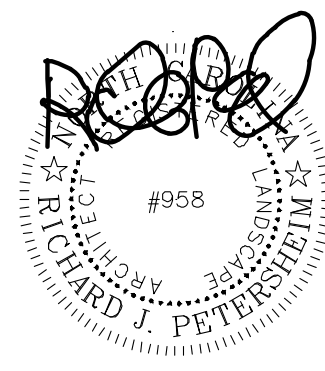
PROJECT TEAM

OWNER/DEVELOPER
NORTH STATE DEVELOPMENT, LLC
18825 W. CATAWBA AVE
SUITE 250
CORNELIUS, NC, 28031
704.997.8255

LANDSCAPE ARCHITECT
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME:

CIVIL ENGINEER
LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME:

ARCHITECT
BB&M ARCHITECTURE
1435 W. MOREHEAD ST
SUITE 160
CHARLOTTE, NC, 28208
704.334.1716



08/24/2020



08/24/2020

PLANS ISSUED FOR
RE-ZONING PURPOSES ONLY.
NOT ISSUED FOR
CONSTRUCTION

HUNTERSVILLE TOWN CENTER

LD PN 1018017

COVER SHEET

LandDesign.



8/24/2020 3:38 PM CHIRRECORDS\N\12805810088017\0025\TITLE ELEMENTS\10088017\22\NTRFEE\$A\VEDOVA

HERITAGE TREES:

- NUMBER OF HERITAGE TREES ON-SITE =	1
- NUMBER OF HERITAGE TREES SAVED =	1
- PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE =	100%
- PERCENTAGE OF HERITAGE TREES SAVED =	100%

**FINAL NUMBER OF HERITAGE TREES TO BE SAVED MAY VARY PER FINAL DESIGN. THE DEVELOPER RESERVES THE RIGHT TO MITIGATE / BUYOUT OF TREE PRESERVATION REQUIREMENTS ACCORDING TO THE ORDINANCE.

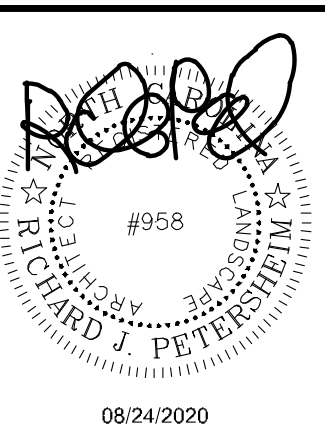
- NUMBER OF SPECIMEN TREES ON-SITE =	46
- NUMBER OF SPECIMEN TREES SAVED =	11
- PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE =	30%
- PERCENTAGE OF SPECIMEN TREES SAVED =	24%

*FINAL NUMBER OF SPECIMEN TREES TO BE SAVED MAY VARY PER FINAL DESIGN. THE DEVELOPER RESERVES THE RIGHT TO MITIGATE / BUYOUT OF TREE PRESERVATION REQUIREMENTS ACCORDING TO THE ORDINANCE.

- PERCENTAGE OF SITE COVERED BY TREE CANOPY =	188%
- PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED =	0%
- PERCENTAGE OF TREE CANOPY SAVED =	±1%

KEY MAP

SEAL



PLANS ISSUED FOR
RE-ZONING PURPOSES ONLY.
NOT ISSUED FOR
CONSTRUCTION

PROJECT

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1018017

REVISION / ISSUANCE

[illegible]

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

SHEET TITLE

TREE PRESERVATION AND CANOPY

SHEET NUMBER

RZ-02

CAD SURVEY BASE
INFORMATION IS
FROM MECKLENBURG
COUNTY GIS LIBRARY

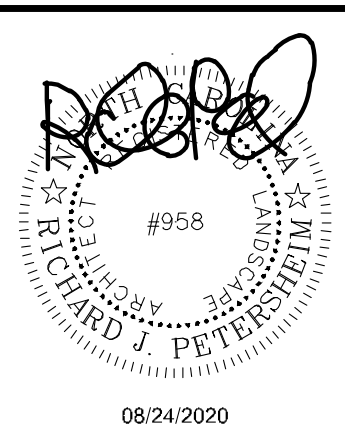


EXISTING PARCEL OWNER / IDENTIFICATION:

1. PARCEL ID: 01710808
OWNER: PHILIP MORGAN / COLLEEN MORGAN
2. PARCEL ID: 01710803
OWNER: EVELYN M BURGESS
3. PARCEL ID: 01710811
OWNER: WAYNE H / CAROL D BALLARD
4. PARCEL ID: 01710804
OWNER: WAYNE H BALLARD / CAROL D BALLARD
5. PARCEL ID: 01710807
OWNER: MANSUKHLAL KOTHADIA / VILAS KOTHADIA
6. PARCEL ID: 01710812
OWNER: JPMH PROPERTIES LLC
7. PARCEL ID: 01710806
OWNER: JOSE NOEL CELIS
8. PARCEL ID: 01711623
OWNER: ANN P BERRIER
9. PARCEL ID: 01711622
OWNER: JAMES H MOON / SANDRA P MOON
10. PARCEL ID: 01711630
OWNER: DERRICK KORRER
11. PARCEL ID: 01711624
OWNER: JORGE PEÑARANDA / SANDRA P TEJADA
12. PARCEL ID: 01711625
OWNER: BRADFORD D III CECIL
13. PARCEL ID: 01711621
OWNER: LAKESIDE PREPARATORY LLC
14. PARCEL ID: 01711620
OWNER: CAROL A PRESLEY
15. PARCEL ID: 01711619
OWNER: TOWN OF HUNTERSVILLE
16. PARCEL ID: 01711626
OWNER: CECIL D III BRADFORD
17. PARCEL ID: 01711627
OWNER: TOWN OF HUNTERSVILLE
18. PARCEL ID: 01711643
OWNER: TOWN OF HUNTERSVILLE
19. PARCEL ID: 01711618
OWNER: TOWN OF HUNTERSVILLE
20. PARCEL ID: 01711617
OWNER: TOWN OF HUNTERSVILLE
21. PARCEL ID: 01711609
OWNER: TOWN OF HUNTERSVILLE
22. PARCEL ID: 01711616
OWNER: TOWN OF HUNTERSVILLE
23. PARCEL ID: 01711615
OWNER: TOWN OF HUNTERSVILLE
24. PARCEL ID: 01711645
OWNER: TOWN OF HUNTERSVILLE
25. PARCEL ID: 01711611
OWNER: TOWN OF HUNTERSVILLE
26. PARCEL ID: 01711606
OWNER: TOWN OF HUNTERSVILLE
27. PARCEL ID: 01711605
OWNER: TOWN OF HUNTERSVILLE
28. PARCEL ID: 01711601
OWNER: SWANSTONE PARTNERS LLC
29. PARCEL ID: 01711603
OWNER: TOWN OF HUNTERSVILLE
30. PARCEL ID: 01711647
OWNER: TOWN OF HUNTERSVILLE
31. PARCEL ID: 01711631
OWNER: SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
32. PARCEL ID: 01711642
OWNER: BELLSOUTH TELECOMMUNICATION INC.
33. PARCEL ID: 01711632
OWNER: CECIL D III BRADFORD
34. PARCEL ID: 01711633
OWNER: CECIL D III BRADFORD
35. PARCEL ID: 01711634
OWNER: CECIL D III BRADFORD
36. PARCEL ID: 01711635
OWNER: BELL SOUTH TITTLE
37. PARCEL ID: 01711636
OWNER: CANDICE A KLEIN / JOSH KLEIN
38. PARCEL ID: 01710204
OWNER: COLLEEN REDMOND
39. PARCEL ID: 01710208
OWNER: KATHERINE DAVIS DICKINSON
40. PARCEL ID: 01710201
OWNER: GARY MICHAEL TOMPKINS
41. PARCEL ID: 01710207
OWNER: W EDWARD HAIGLER
42. PARCEL ID: 01710202
OWNER: MATTHEW R TOMPKINS
43. PARCEL ID: 01710205
OWNER: CHURCH TRUSTEES OF HUNTERSVILLE METHODIST
44. PARCEL ID: 01711813
OWNER: KATHRYN K DOUGHTY / OLIVER G H PETERS
45. PARCEL ID: 01711816
OWNER: ALEXIS B FLETCHER / JAMES L FLETCHER
46. PARCEL ID: 01711640
OWNER: GILEAD BOWMAN LLC
47. PARCEL ID: 01711639
OWNER: CECIL D III BRADFORD
48. PARCEL ID: 01711638
OWNER: CECIL D III BRADFORD
49. PARCEL ID: 01711637
OWNER: CECIL D III BRADFORD
50. PARCEL ID: 01711801
OWNER: GILEAD BOWMAN LLC
51. PARCEL ID: 01711807
OWNER: BRIAN EPPLEY / TAMMY EPPLEY
52. PARCEL ID: 01711810
OWNER: JAMES PAUL MCCALL / CATHERINE MCCALL
53. PARCEL ID: 01711811
OWNER: GILEAD BOWMAN LLC
54. PARCEL ID: 01711905
OWNER: JOSEPH C PUGH / LOVEACE B PUGH
55. PARCEL ID: 01711906
OWNER: LARRY BREVARD BLYTHE
56. PARCEL ID: 01711904
OWNER: ERNIE J LEE / ROBERTA S LEE
57. PARCEL ID: 01711402
OWNER: THE GATHERING CENTER LLC / BEVERLY SMITH MINISTRIES
58. PARCEL ID: 01711504
OWNER: ERNIE J LEE / ROBERTA S LEE
59. PARCEL ID: 01711505
OWNER: HOLDINGS OAK
60. PARCEL ID: 01711503
OWNER: ERNIE J LEE / ROBERTA S LEE
61. PARCEL ID: 01711502
OWNER: VICTOR M KORRER
62. PARCEL ID: 01711501
OWNER: TERRY F MCKNIGHT / DEBORAH P MCKNIGHT
63. PARCEL ID: 01711510
OWNER: COOPER BELL LLC
64. PARCEL ID: 01711513
OWNER: ANGELO N PONCE / LIVING TRUST ANGELO N PONCE REVOCABLE
65. PARCEL ID: 01711506
OWNER: ARAJO INVESTMENTS LLC
66. PARCEL ID: 01711507
OWNER: TERRY E DEWESE / REBECCA A DEWESE
67. PARCEL ID: 01711405
OWNER: PHYLLIS LYNCH UNDERHILL
68. PARCEL ID: 01711404
OWNER: CHARLES H W WELLS / REBECCA DICKINSON WELLS
69. PARCEL ID: 01904402
OWNER: DOROTHY B FLORENTINE / TRUST DOROTHY B FLORENTINE FAMILY LEGACY
70. PARCEL ID: 01904401
OWNER: DOROTHY B CANADAY
71. PARCEL ID: 01904304
OWNER: CHURCH HUNTERSVILLE PRESBYTERIAN
72. PARCEL ID: 01904303
OWNER: CHURCH HUNTERSVILLE PRESBYTERIAN
73. PARCEL ID: 01904220
OWNER: JAMES RITCHIE DAVIS / JENNIFER DAVIS
74. PARCEL ID: 01904211
OWNER: RENE W SMALL
75. PARCEL ID: 01904213
OWNER: SIDNEY V JR BOONE / TAMLA M BOONE
76. PARCEL ID: 01904210
OWNER: LEMUEL J GARDNER / BRENDA J GARDNER
77. PARCEL ID: 01904209
OWNER: LEMUEL J GARDNER / BRENDA J GARDNER
78. PARCEL ID: 01904214
OWNER: JACQUE CURRANT / GINA MICHELLE STEWART
79. PARCEL ID: 01904215
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
80. PARCEL ID: 01904208
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
81. PARCEL ID: 01904222
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
82. PARCEL ID: 01904206
OWNER: TOWN OF HUNTERSVILLE
83. PARCEL ID: 01904216
OWNER: CHARLES S GUIGNARD
84. PARCEL ID: 01904217
OWNER: CHARLES S GUIGNARD
85. PARCEL ID: 01904205
OWNER: CHARLES S GUIGNARD
86. PARCEL ID: 01904204
OWNER: CHARLES S GUIGNARD
87. PARCEL ID: 01904203
OWNER: CHARLES S GUIGNARD
88. PARCEL ID: 01904201
OWNER: CHARLES S GUIGNARD
89. PARCEL ID: 01904218
OWNER: CHARLES S GUIGNARD
90. PARCEL ID: 01904219
OWNER: CYNDEE PROPERTIES LLLP
91. PARCEL ID: 01903117
OWNER: AMANI S TADROSS / RAFIK M HANNA
92. PARCEL ID: 01903116
OWNER: TOWN OF HUNTERSVILLE
93. PARCEL ID: 01903115
OWNER: TOWN OF HUNTERSVILLE
94. PARCEL ID: 01712212
OWNER: CASHION PROPERTIES LLC
95. PARCEL ID: 01712211
OWNER: TOWN OF HUNTERSVILLE
96. PARCEL ID: 01712210
OWNER: TOWN OF HUNTERSVILLE
97. PARCEL ID: 01712245
OWNER: TOWN OF HUNTERSVILLE
98. PARCEL ID: 01712208
OWNER: MARTHA M RAWDON / FRANCES M GARNER / LARRY W GARNER
99. PARCEL ID: 01712207
OWNER: GERALD L INGALLS / RACHEL H INGALLS
100. PARCEL ID: 01712113
OWNER: MECKLENBURG BOARD OF EDUCATION CHARLOTTE

KEY MAP

SEAL



PLANS ISSUED FOR
RE-ZONING PURPOSES ONLY.
NOT ISSUED FOR
CONSTRUCTION

PROJECT

HUNTERSVILLE
TOWN CENTER

NORTH STATE DEVELOPMENT, LLC
109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJECT
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: 1" = 60'
HORZ: 1" = 60'

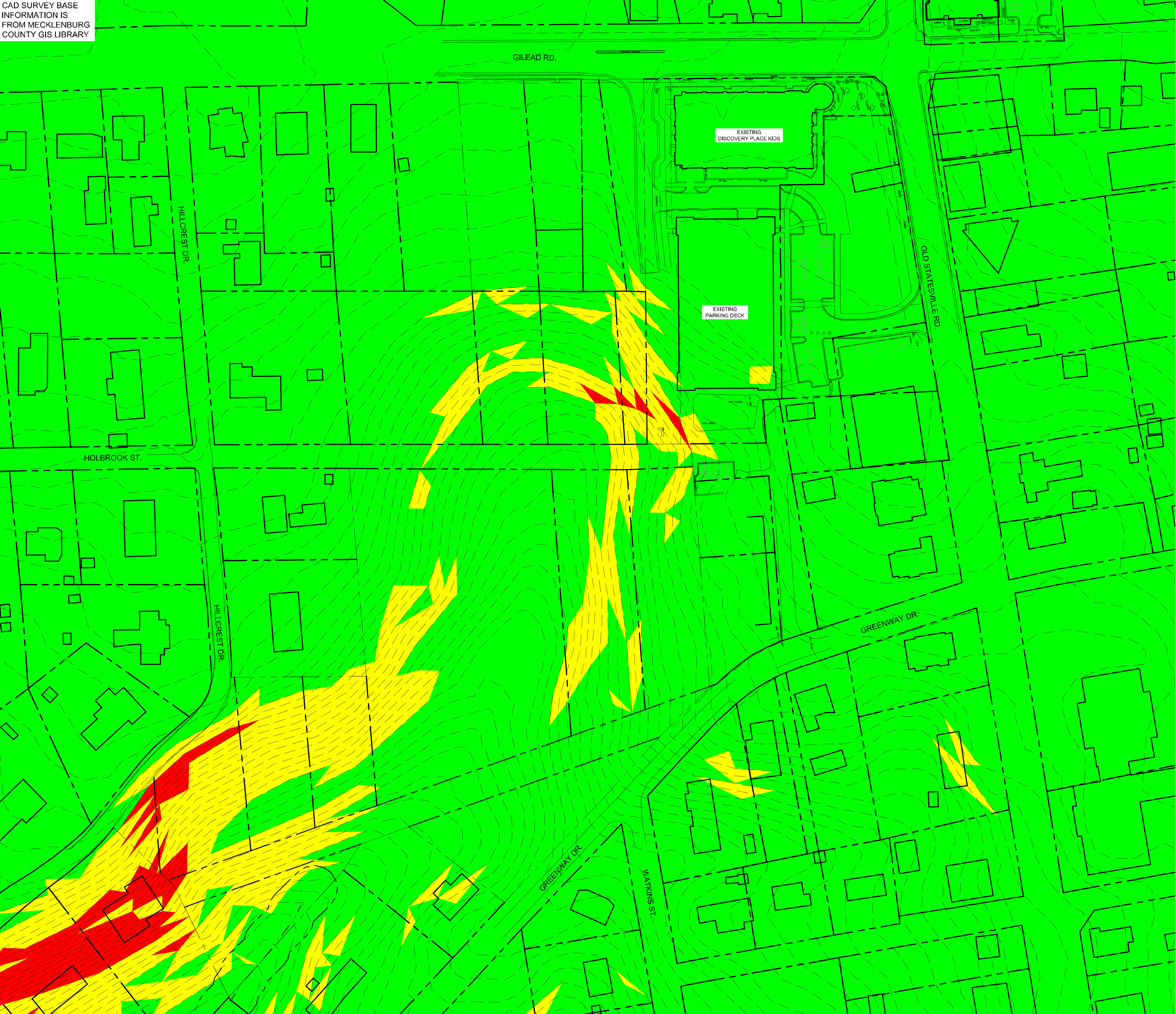
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

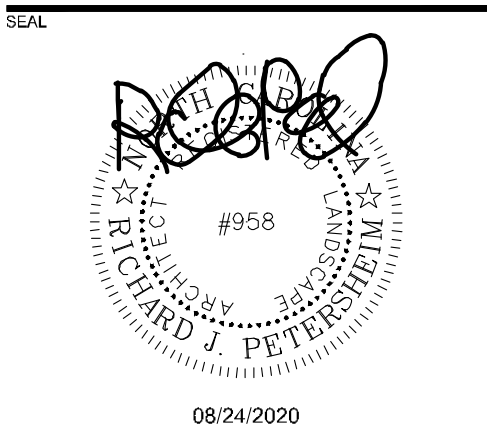
RZ-03

CAD SURVEY BASE
INFORMATION IS
FROM MECKLENBURG
COUNTY GIS LIBRARY



Slope Analysis Legend			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Green
2	10.00%	15.00%	Yellow
3	15.00%	25.00%	Red
4	25.00%	33.01%	Dark Red

KEY MAP



PLANS ISSUED FOR
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CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

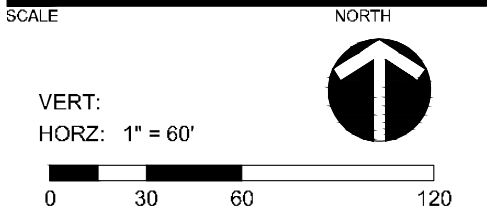
109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJECT # 1018017

REVISION / ISSUANCE

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DESIGNED BY:
DRAWN BY:
CHECKED BY:



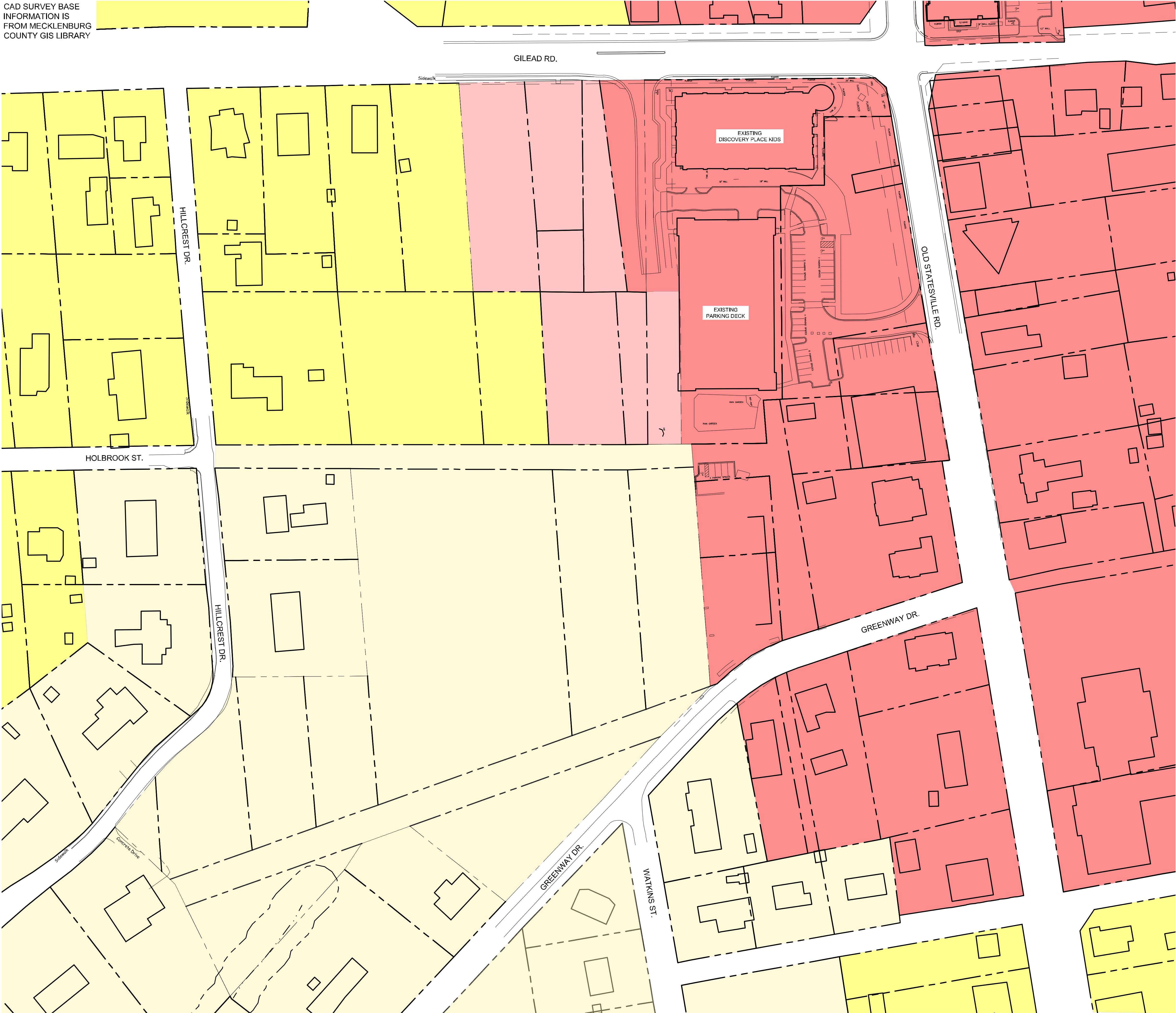
SHEET TITLE

EXISTING TOPOGRAPHY
SLOPE ANALYSIS

SHEET NUMBER

RZ-04

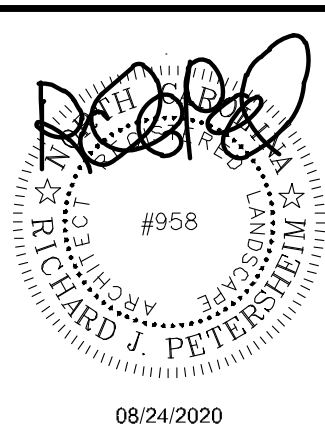
CAD SURVEY BASE
INFORMATION IS
FROM MECKLENBURG
COUNTY GIS LIBRARY



- ZONING LEGEND**
- GENERAL RESIDENTIAL (GR)
 - NEIGHBORHOOD RESIDENTIAL (NR)
 - TOWN CENTER - CONDITIONAL DISTRICT (TC-CD)
 - TOWN CENTER (TC)

KEY MAP

SEAL



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PROJECT

**HUNTERSVILLE
TOWN CENTER**

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ# 1018017

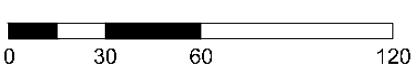
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

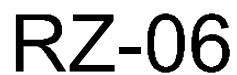


SHEET TITLE

ADJACENT PARCEL ZONING
DISTRICTS

SHEET NUMBER

RZ-05





GENERAL NOTES:

1. THIS DEVELOPMENT FALLS WITHIN THE 1/4 MILE DISTANCE TO A RAIL TRANSIT STATION AS CALLED OUT IN THE ORDINANCE (ARTICLE 3.2.6 SECTION D) WHICH ALLOWS FOR MORE THAN 30% ATTACHED UNITS.
2. ALL BUILDINGS WILL FRONT EITHER THE PUBLIC STREET OR AN URBAN OPEN SPACE AREA.
3. FINAL ADDRESS VERIFICATION LETTER IS FORTHCOMING. LETTER TO BE SUBMITTED AFTER COORDINATION TAKES PLACE BETWEEN THE TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY TO RESOLVE THE NAMING AND ADDRESSING FOR THE PORTION OF HOLBROOK STREET LOCATED ON THIS SITE.
4. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCODOT, AS APPLICABLE.
5. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND / OR RIGHT-OF-WAY OF RECORD.
6. ALL AREAS DESIGNATED AS COMMON AND / OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
7. ACCESS (INGRESS / EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL, AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS, MODIFICATIONS TO PLAN MAY RESULT.
8. LARGE MATURING TREES WILL BE PLANTED 40'-0" O.C. WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENTS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
9. PROVIDE NOTATIONS ON THE PROCESSED OF MAIL DELIVERY AND GARBAGE PICK-UP.
10. NOTE ARTICLE 8.18.1 AND 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.
11. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
12. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.230.
13. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE OR DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
14. BUILD-TO LINE (DEFINITION): A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PERPENDICULAR VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERRECTED. INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET, THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).

PROJECT



08/24/2020

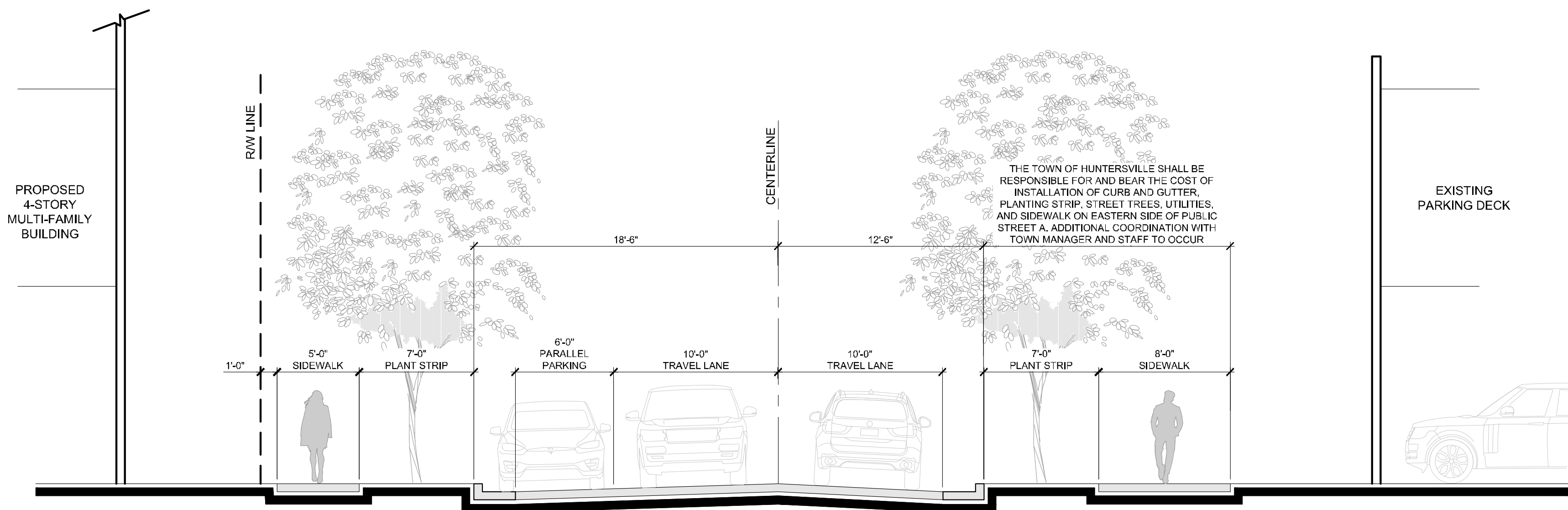
**HUNTERSVILLE
TOWN CENTER**

109 GILEAD ROAD
HUNTERSVILLE, NC

RE-ZONING PLAN SHEET

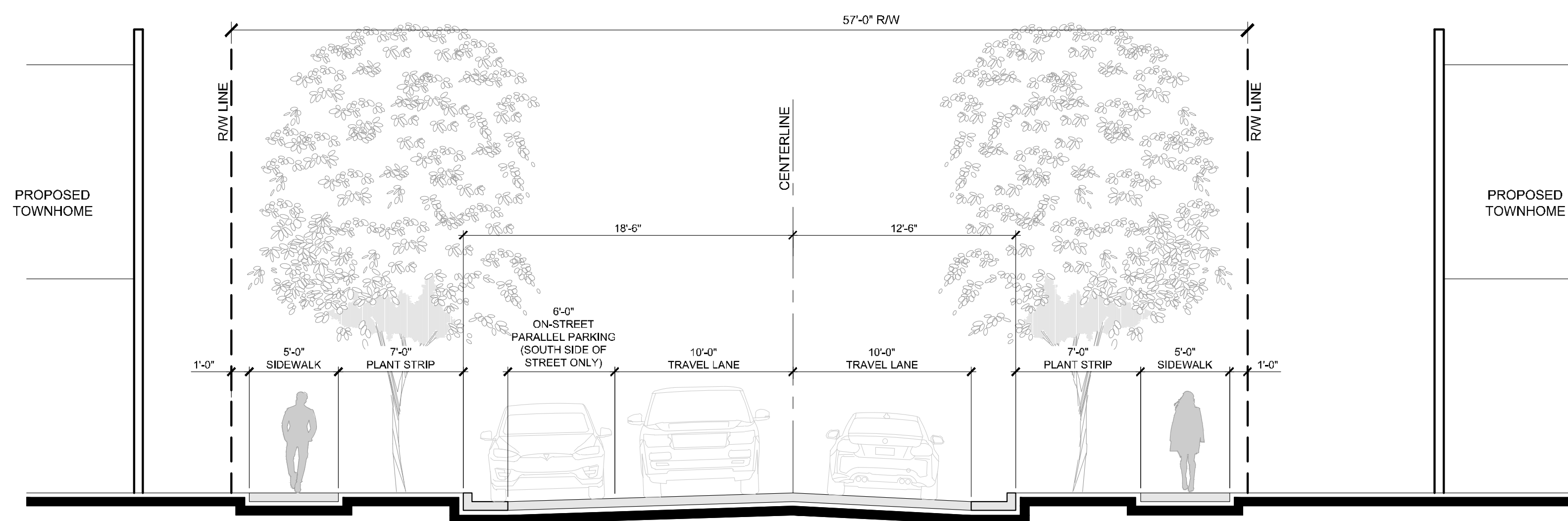
SHEET NUMBER

RZ-07



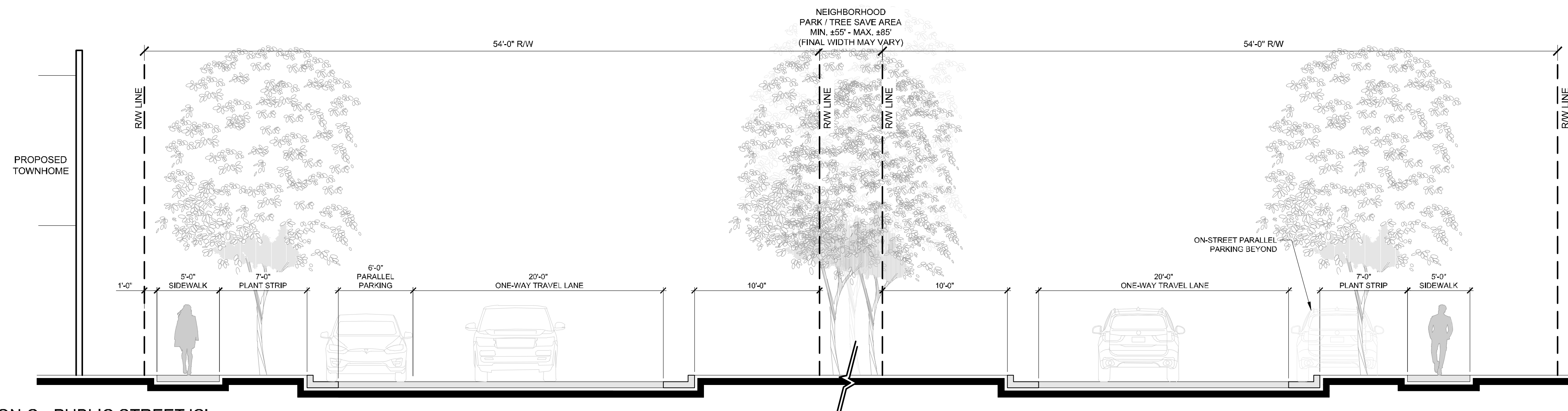
01 SECTION A - PUBLIC STREET 'A'
RESIDENTIAL LOCAL STREET - PARKING ON ONE SIDE OF STREET TYPICAL SECTION

3/16" = 1'-0"



02 SECTION B - PUBLIC STREET 'B'
RESIDENTIAL LOCAL STREET - PARKING ON ONE SIDE OF STREET TYPICAL SECTION - DETAIL 200.2

3/16" = 1'-0"

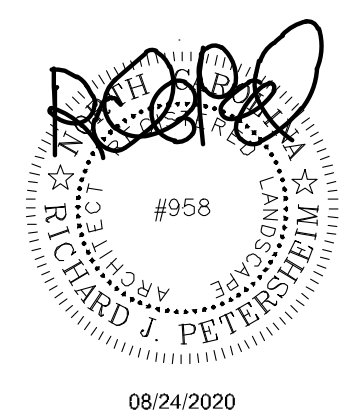


03 SECTION C - PUBLIC STREET 'C'
RESIDENTIAL LOCAL STREET - ONE-WAY WITH PARKING ON ONE SIDE OF STREET

3/16" = 1'-0"

KEY MAP

SEAL



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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ#

1018017

REVISION / ISSUANCE

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CHECKED BY:

SCALE NORTH

VERT:

HORZ: AS NOTED

SHEET TITLE

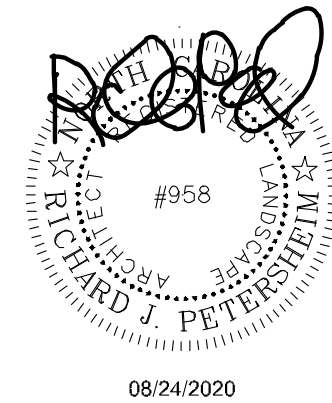
RE-ZONING SECTIONS

SHEET NUMBER

RZ-08

KEY MAP

SEAL



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**HUNTERSVILLE
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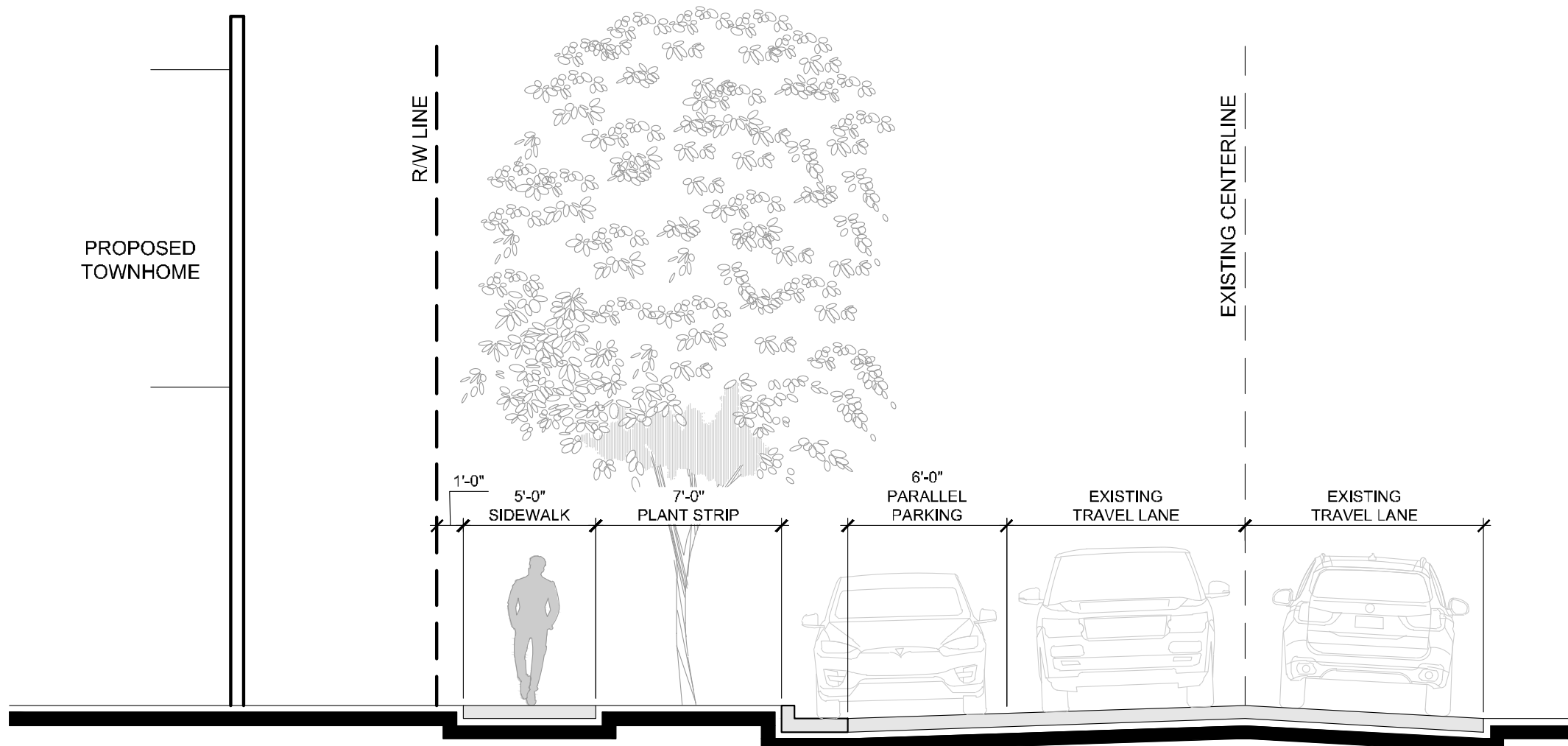
RE-ZONING SECTIONS

SHEET NUMBER

RZ-09

01 SECTION D - GREENWAY DRIVE

3/16" = 1'-0"



02 SECTION E - GILEAD ROAD

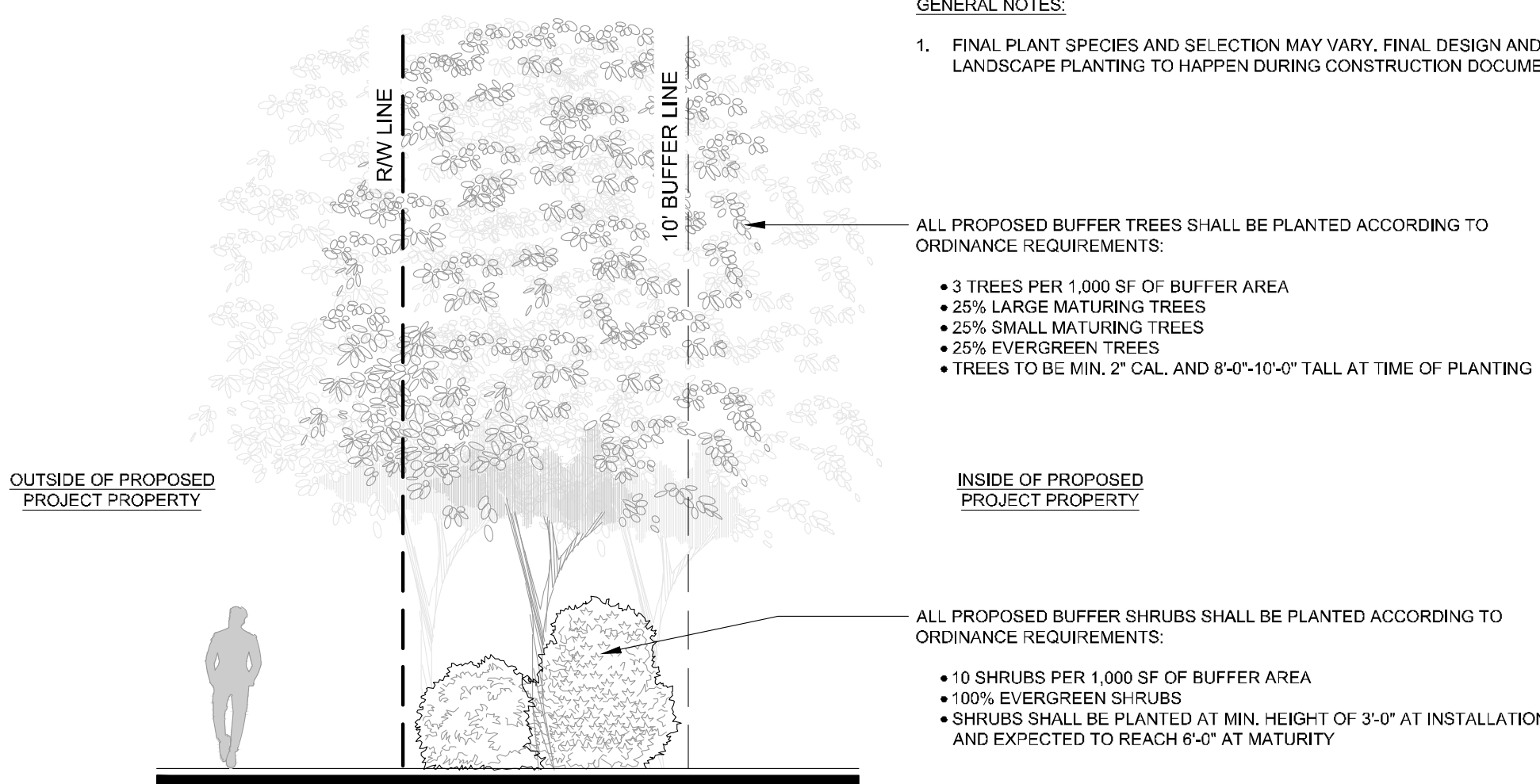
3/16" = 1'-0"



03 TYPICAL 10'-0" DISTURBED BUFFER PLANTING SECTION

PLANTED RESIDENTIAL TYPE BUFFER

3/16" = 1'-0"



GENERAL NOTES:

1. FINAL PLANT SPECIES AND SELECTION MAY VARY. FINAL DESIGN AND SELECTION OF ALL BUFFER LANDSCAPE PLANTING TO HAPPEN DURING CONSTRUCTION DOCUMENTATION PHASE OF PROJECT.

ALL PROPOSED BUFFER TREES SHALL BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS:

- 3 TREES PER 1,000 SF OF BUFFER AREA
- 25% LARGE MATURING TREES
- 25% SMALL MATURING TREES
- 25% EVERGREEN TREES
- TREES TO BE MIN. 2" CAL. AND 8'-0"-10'-0" TALL AT TIME OF PLANTING

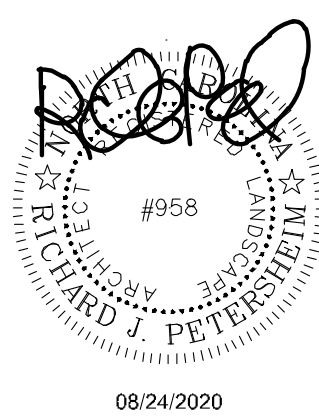
INSIDE OF PROPOSED PROJECT PROPERTY

ALL PROPOSED BUFFER SHRUBS SHALL BE PLANTED ACCORDING TO ORDINANCE REQUIREMENTS:

- 10 SHRUBS PER 1,000 SF OF BUFFER AREA
- 100% EVERGREEN SHRUBS
- SHRUBS SHALL BE PLANTED AT MIN. HEIGHT OF 3'-0" AT INSTALLATION AND EXPECTED TO REACH 6'-0" AT MATURITY

KEY MAP

SEAL



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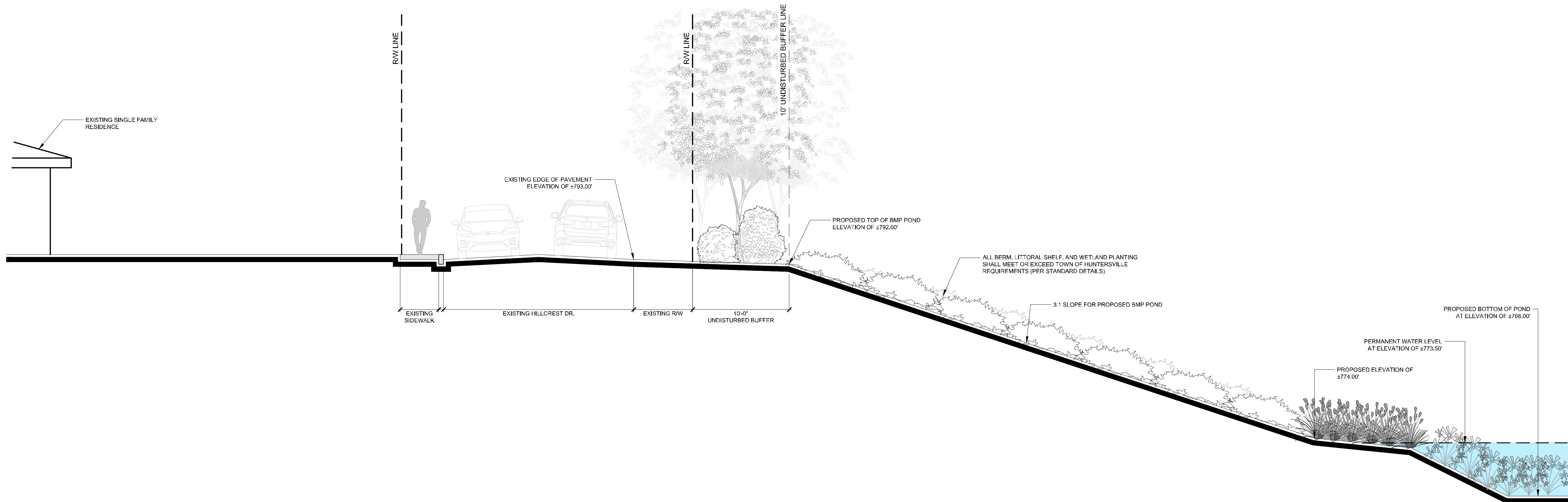
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HORZ: AS NOTED

SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

RZ-10

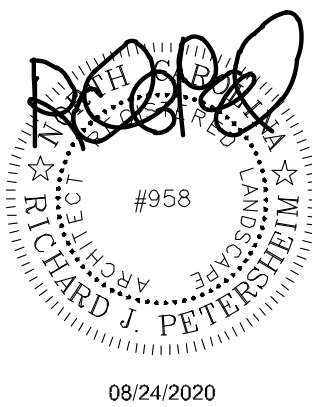


01 SECTION F - TYPICAL SECTION AT HILLCREST DRIVE AND STORMWATER POND

3/16" = 1'-0"

KEY MAP

SEAL



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HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJECT
1018017

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CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

SHEET TITLE

RE-ZONING GRADING PLAN

SHEET NUMBER

RZ-11

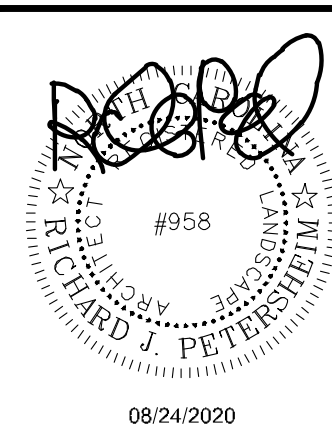
The site plan illustrates a proposed bypass system for a development. A blue line traces the path of the bypass system, starting from the top left, moving right, then down, and finally right again towards the bottom right. A dashed green line indicates the offsite drainage path, which runs along the top and right edges of the site. A solid green line marks the offsite drainage area, which is noted as 2.1 AC to the by-pass system. A large area on the left is designated as the offsite drainage area, noted as 5.1 AC to the by-pass system. A central area is labeled 'DA = 10 AC TO POND'. A conceptual access path is shown as a dashed line, with a note indicating it to be determined during design. A 30' post construction buffer is shown along the bottom edge. A pond is located in the bottom left corner, with a note indicating its size: 30'x10'x10' POOL = 36,124 SF, 10'x10'x10' PERM. POOL = 20,589 SF, TOTAL POND VOLUME = 56,713 SF, and a note about the pond's location: 'POND LOC. TO BOTTOM L. 12.2'.

RZ-12



KEY MAP

SEAL



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CONSTRUCTION

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ# 1018017

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CHECKED BY:

SCALE

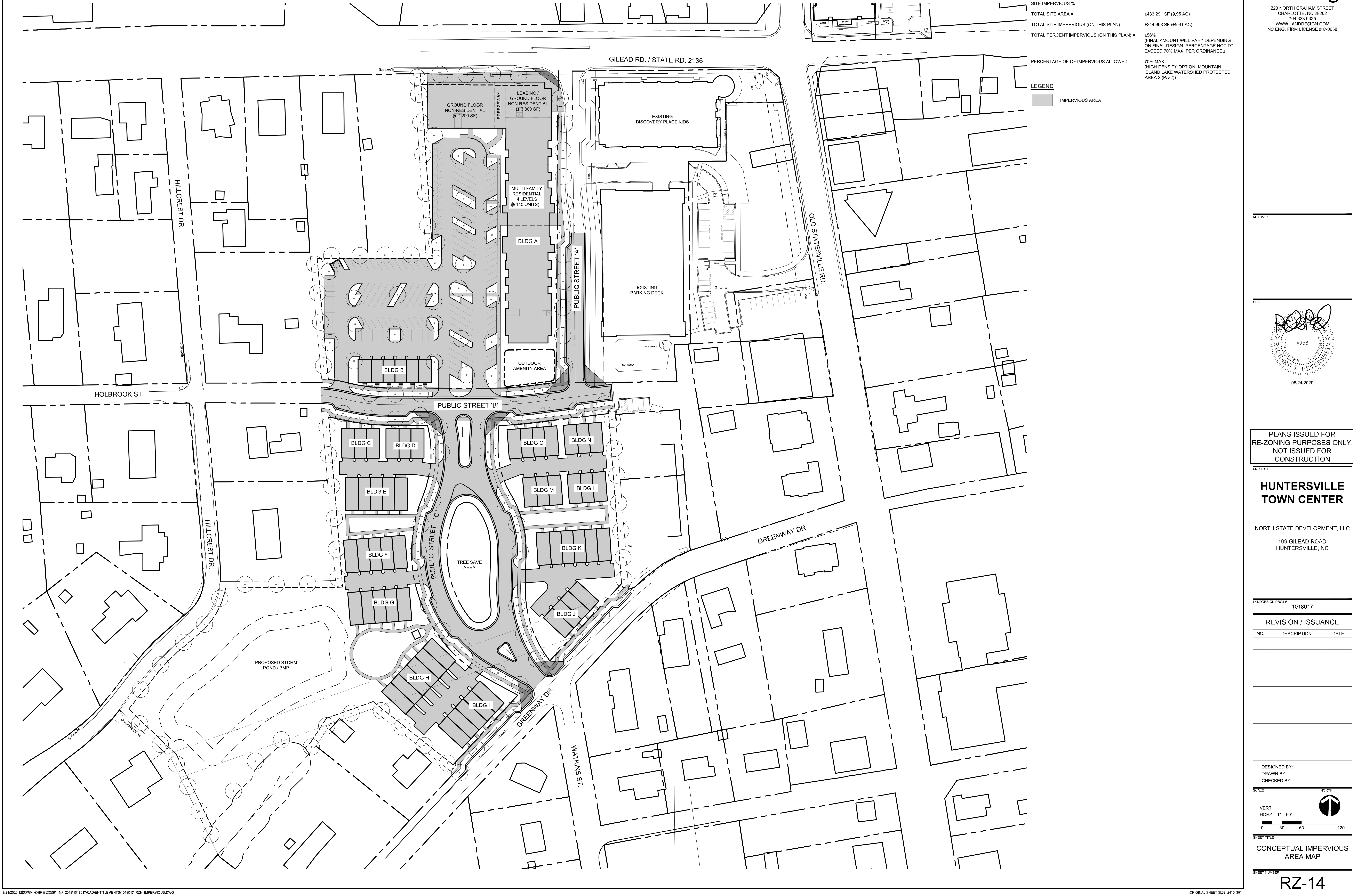
VERT: 1" = 60'
HORZ: 1" = 60'

SHEET TITLE

CONCEPTUAL IMPERVIOUS
AREA MAP

SHEET NUMBER

RZ-14



DEVELOPMENT STANDARDS

July 1, 2020

General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by NorthState Development, LLC (the "Petitioner") for an approximately 9.947 acre site located between Gilead Road and Greenway Street, east of Hillcrest Drive, in Huntersville, North Carolina, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 01711616, 01711617, 01711618, 01711619, 01711627, 01711643, 01711699, 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, and 01711811.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Huntersville Zoning Ordinance in place on the date of approval of the Rezoning Plan by the Town Board (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center ("TC") zoning district shall govern all development taking place on the Site.
- The configuration, placement and size of the building, parking areas, streets, driveways, common areas and storm ponds depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases so long as such modification is compatible with the approximate layout and location of lots and improvements shown on the Rezoning Plan. The exact alignments of the internal drives and internal public streets have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases. The development of the Site as generally depicted on the Rezoning Plan may be phased. Any proposed phasing must align with required infrastructure and stormwater improvements; provided, however, each phase or sequence of improvements in the Site will meet all Ordinance requirements. Utilities, infrastructure and grading shall be delivered to each individual phase as each is developed.
- The parcels of land that comprise the Site may be recombined or further subdivided provided that any such recombination or subdivision meets the requirements of the Ordinance. Single family attached (townhome) lots are subdivided lots and association property and common areas may be subdivided without rezoning. In addition, condominiumization or reduction in the number of parcels may occur in accordance with the regulations of the Ordinance.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of

the Ordinance; provided, however, in the event any portion of the Site is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Site unless such amendment constitutes a change in the building or use of the portion of the Site owned by such owner, provided Petitioner provides for such amendment right in the recorded private restrictive covenants that govern the Site. All requirements in connection with the amendment will be calculated on the Site as a whole in the same manner such requirements were calculated at the time of the initial approval. This note shall be shown on the final plat when recorded.

- Approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years pursuant to N.C. Gen. Stat. § 160A-385.1.

Permitted Uses

The Site may be devoted to the following uses that are permitted by right or permitted with conditions under the Ordinance in the Town Center zoning district, and to any incidental and accessory uses associated therewith that are allowed in the Town Center zoning district:

- Commercial uses, restaurants and entertainment facilities permitted in the Town Center zoning district, as well as temporary mobile food sales, outdoor markets and parks.
- Multi-family homes, not to exceed 140 such dwelling units, as more particularly depicted on the Rezoning Plan.
- Single-family attached houses (townhomes), not to exceed 65 such dwelling units, as more particularly depicted on the Rezoning Plan.

Transportation/Access/Parking

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Huntersville and/or the North Carolina Department of Transportation.
- Off-street vehicular parking will meet the minimum standards established under the Ordinance, subject to the Modifications to Standards identified below.
- Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed realigned public street that is identified on the Rezoning Plan as "Holbrook St.," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan; provided, however, that the Town of Huntersville shall first have abandoned the existing right-of-way on the Site reserved for the future extension of Holbrook Street. Off-site construction and all streetscape requirements for Holbrook St. shall be subject to the Modifications to Standards identified below.

- Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed public street to be constructed on the Site that is identified on the Rezoning Plan as "Public Street A," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan. The Town of Huntersville, and not the Petitioner, shall be responsible for and bear the cost of construction of the eastern side of Public Street A, which shall include but not be limited to installation of curb and gutter, planting strip, street trees, utilities, and sidewalk.
- Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed public street to be constructed on the Site that is identified on the Rezoning Plan as "Public Street C," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan.
- The Town of Huntersville shall abandon existing right-of-way in the area more particularly depicted on the Rezoning Plan.
- Streetscape improvements shall be installed along all road frontages in accordance with the requirements of the Ordinance, subject to the Modifications to Standards identified below.
- The alignments of the internal drives and parking areas to be located on the Site are subject to any minor modifications or alterations required during the design development and construction permitting processes.

Landscaping and Screening

Development of the Site shall comply with the landscaping and screening requirements of the Ordinance.

Buffer Yard

As more particularly depicted on the Rezoning Plan, the Site shall include 10-foot wide buffer yards along all property lines of the Site. The width of the buffer yard has been reduced from 20 feet to 10 feet as described below under Modifications to Standards.

Lighting

Lighting installed on the Site shall comply with Article 8.26 of the Ordinance unless otherwise specifically approved herein.

Signs

All signs installed on the Site shall comply with the requirements of the Ordinance.

Modifications to Standards

13187912

13187912

2

13187912

3

Pursuant to Section 11.4.7(k) of the Ordinance, the standards of the Ordinance are modified to permit the following:

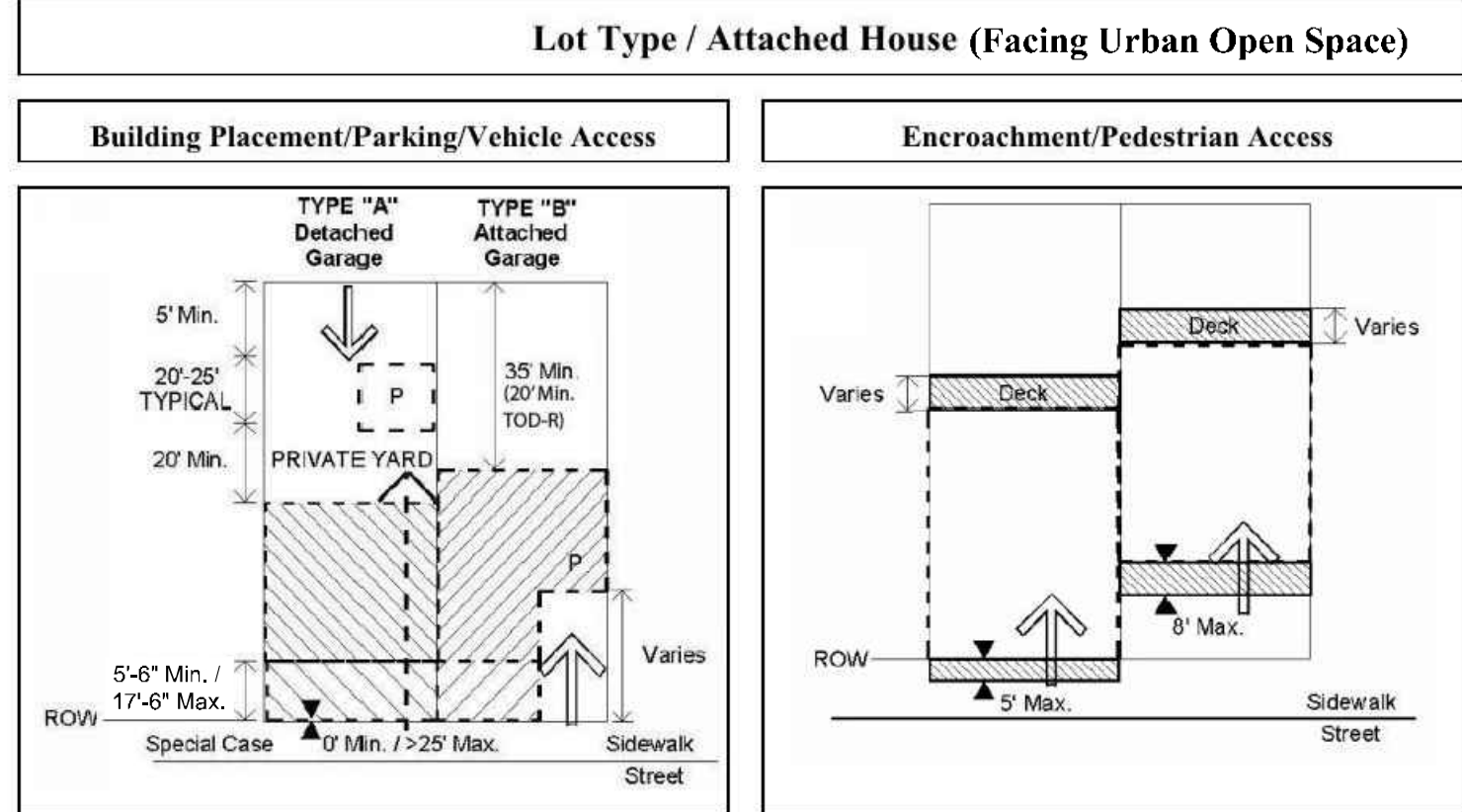
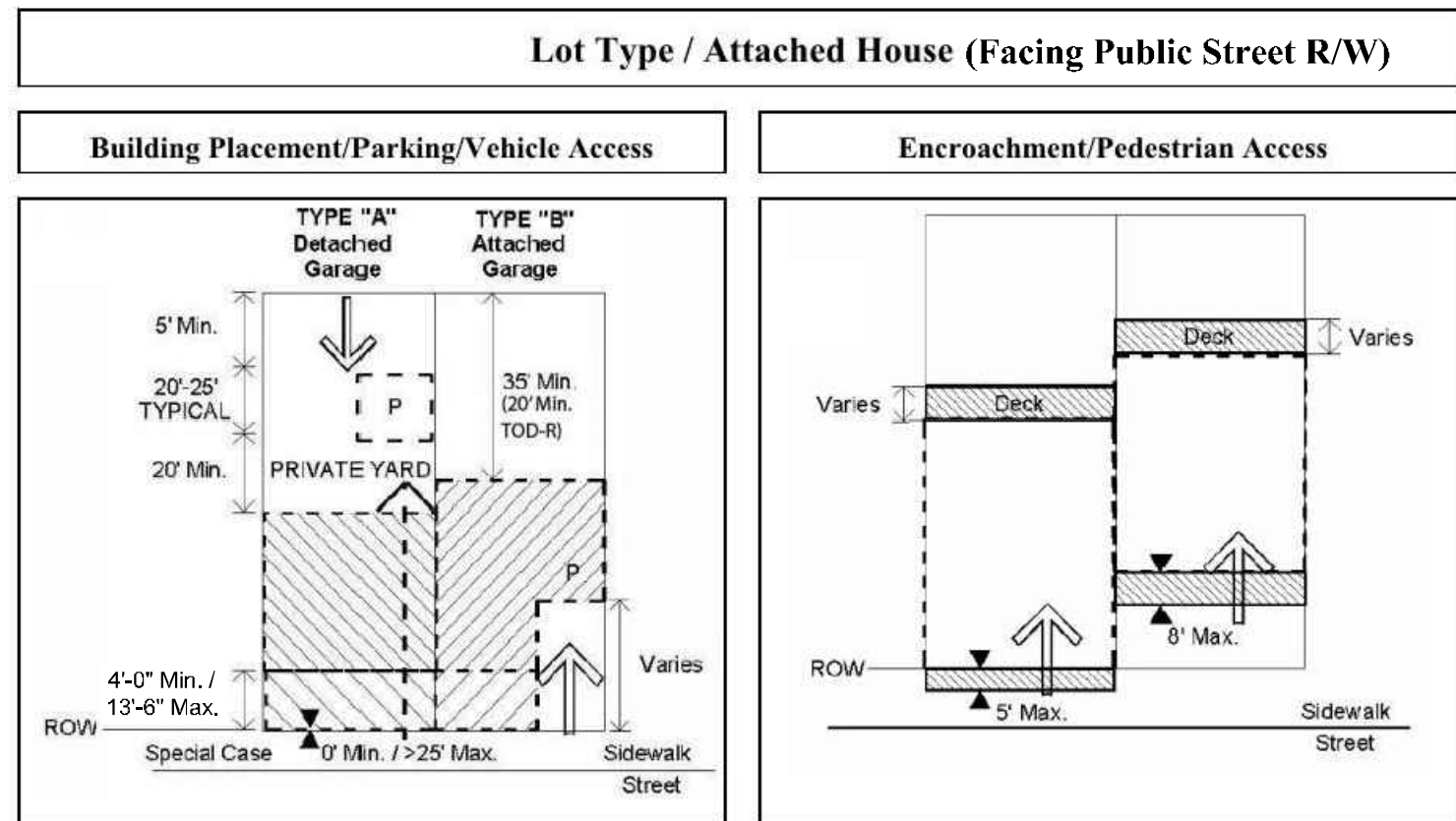
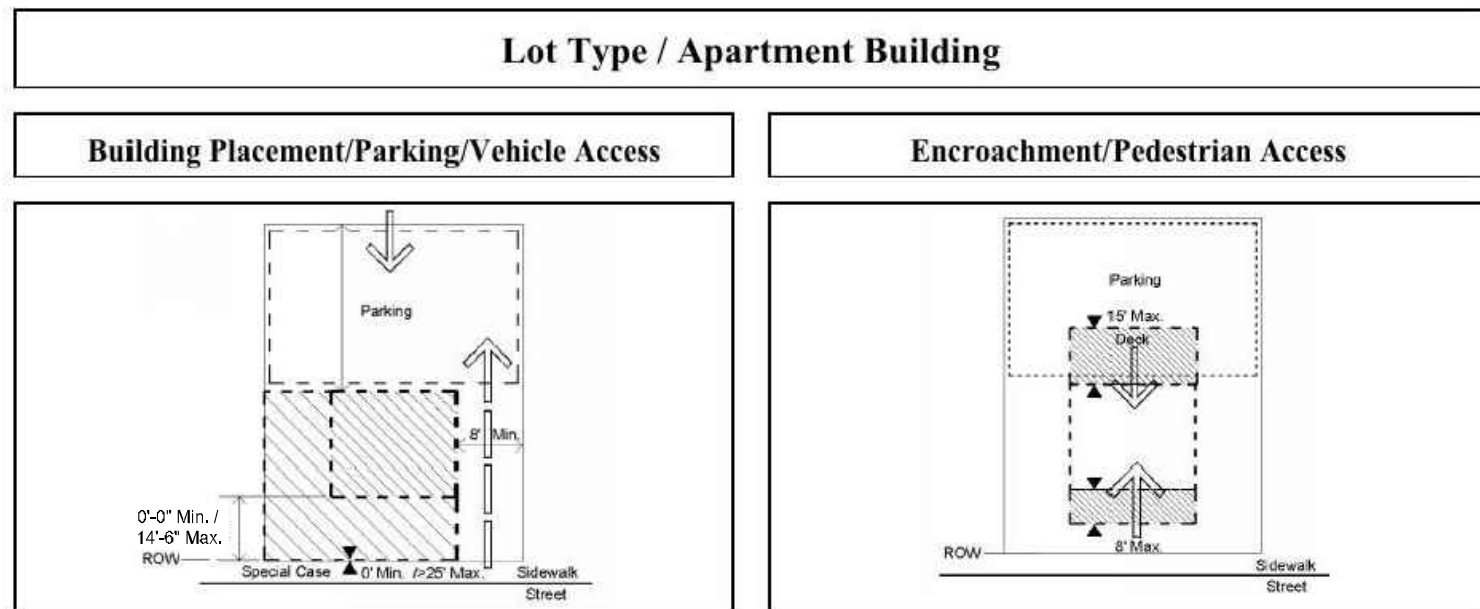
- Residential uses may constitute more than 50% of the first floor area in the portion of Building A located on Gilead Road.
- The reduction in the width from 20 feet to 10 feet of the residential buffer yard that is required to be established along all property lines of the Site, as more particularly depicted on the Rezoning Plan.
- In accordance with Town Center regulations, on-street parking on all new public streets to be constructed on the Site shall count toward the off-street parking requirements for the multi-family residential and non-residential uses on the Site.
- The Town of Huntersville, and not the Petitioner, shall at its own expense construct all transportation and streetscape improvements for all portions of the new Holbrook St. beginning at the western boundary of the Site and intersecting Hillcrest Drive (the "Off-Site Holbrook St."). The streetscape requirements for that portion of the new Holbrook St. to be constructed on the Site shall be the same as those constructed by the Town of Huntersville for the Off-Site Holbrook St.
- The Town of Huntersville, and not the Petitioner, shall be responsible for and bear the cost of construction of the eastern side of Public Street A, which shall include but not be limited to installation of curb and gutter, planting strip, street trees, utilities, and sidewalk.
- Urban open space typology, as shown, may be refined based on determinations made during the preliminary plan design so long as the final typology meets the requirements of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

13187912

4



Stormwater/Water Quality:

- During design development, other BMP/Detention storage options will be explored upland in the drainage area to reduce the size of the pond as shown in this plan.
- This site is located in the Mountain Island Lake Watershed Protected Area 2 (PA2), which requires a maximum of 70% impervious area for High Density. High density option is chosen for this site, and the % impervious calculated for this site is less than 70% impervious and therefore the High Density Option is selected for this project.

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HUNTERSVILLE
TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJECT 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE NORTH

VERT:

HORZ: AS NOTED

SHEET TITLE

RE-ZONING NOTES

SHEET NUMBER

RZ-15

Adjacent Property Owner Listing

Properties petitioned for rezoning

Tax Parcel #017-116-16
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-17
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-18
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-19
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-27
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-43
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-99
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-25
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-26
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-32
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-33
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-34
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-37
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-38
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-39
Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-116-40
Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078

Tax Parcel #017-118-01
Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078

Tax Parcel #017-118-11
Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078

Owner of each abutting (touching) property

Tax Parcel #017-116-20
Carol A. Presley
115 Gilead Road
Huntersville, NC 28078

Tax Parcel #017-116-21
Lakeside Preparatory LLC
117 Gilead Road
Huntersville, NC 28078

Tax Parcel #017-116-30
Derrick Rorser
101 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-116-24
Jorge Penaranda
Sandra P. Tejada
103 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-116-35
Robert Neil Tuttle
201 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-116-36
Candice A. Klein
Josh Klein
203 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-118-16
Alexis B. Fletemier
James L. Fletemier
209 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-118-06
Arthur J. Cummings, Jr.
Joyce Carole
210 Greenway Drive
Huntersville, NC 28078

Tax Parcel #017-118-07
Brian Eppley
Tammy Eppley
208 Greenway Drive
Huntersville, NC 28078

Tax Parcel #017-118-10
James Paul McCall
Catherine McCall
PO Box 59
Huntersville, NC 28070

Tax Parcel #017-116-31
Southern Bell Telephone & Telegraph Co
PO Box 30188
Charlotte, NC 28230

Tax Parcel #017-116-42
Bellsouth Telecommunication Inc.
675 W Peachtree St NW
Atlanta, GA 30375

Tax Parcel #017-116-47
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-15
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Owner of each property within 250'

Tax Parcel #017-121-13
Charlotte Mecklenburg Board of Education
701 E 2nd Street
Charlotte, NC 28202

Tax Parcel #017-122-07
Rachel H. Ingalls
Gerald L. Ingalls
PO Box 2786
Huntersville, NC 28070

Tax Parcel #017-122-08
Larry W. Garner
Martha M. Rawdon
Frances M. Garner
189 Scalybark Trail
Concord, NC 28027

Tax Parcel #017-122-10
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-122-45
Town of Huntersville
101 Huntersville-Concord Road
Huntersville, NC 28078

Tax Parcel #017-122-11
Town of Huntersville
PO Box 633
Huntersville, NC 28078

Tax Parcel #017-122-12
Cashion Properties LLC
PO Box 520
Cornelius, NC 28031

Tax Parcel #017-122-13
E Lorraine W. Penninger
Frank M. Penninger
PO Box 662
Huntersville, NC 28070

Tax Parcel #017-116-11
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-45
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tax Parcel #017-116-06
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-03
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-05
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-116-01
Swanstone Partners LLC
4308 Whispering Oaks Drive
Charlotte, NC 28213

Tax Parcel #017-115-02
Victor M. Rorser
PO Box 1509
Huntersville, NC 28070

Tax Parcel #017-115-03
Ernie J. Lee
Roberta S. Lee
PO Box 143
Huntersville, NC 28078

Tax Parcel #017-115-04
Ernie J. Lee
Roberta S. Lee
PO Box 143
Huntersville, NC 28078

Tax Parcel #017-115-05
Holdings Oak
PO Box 2252
Huntersville, NC 28070

13176751

13176751

13176751

Tax Parcel #017-115-06
ARAO Investments LLC
6320 McAuley Road
Huntersville, NC 28078

Tax Parcel #017-115-07
Rebecca A. Dewese
Terry E. Dewese
107 Nista Lane
Huntersville, NC 28078

Tax Parcel #017-115-13
Angelo N. Ponce
Angelo N. Ponce Revocable Living Trust
202 Old Statesville Road
Huntersville, NC 28078

Tax Parcel #017-115-10
Cooper Bell LLC
11215 Warfield Drive
Huntersville, NC 28078

Tax Parcel #017-115-01
Deborah P. McKnight
Terry F. McKnight
PO Box 189
Huntersville, NC 28070

Tax Parcel #017-115-11
Victor M. Rorser
PO Box 1509
Huntersville, NC 28070

Tax Parcel #017-114-02
The Gathering Center LLC
Beverly Smith Ministries
3423 Hatwynn Road
Charlotte, NC 28269

Tax Parcel #017-114-03
Jennifer Abercrombie
Josiah D. Abercrombie
304 South Old Statesville Road
Huntersville, NC 28078

Tax Parcel #017-114-04
Charles H. Wells, IV
Rebecca Dickinson Wells
302 South Old Statesville Road
Huntersville, NC 28070

Tax Parcel #017-114-05
Phyllis Lynch Underhill
696 Old Zebulon Road
Wendell, NC 27591

Tax Parcel #017-119-16
Jan L A Von Peterfly
PO Box 1306
Huntersville, NC 28070

Tax Parcel #017-119-15
The Southlake Company LLC
207 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-119-07
Jerry C. Hager
Amee N. Miller
203 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-119-06
Larry Brevard Blythe
201 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-119-05
Lovelace B. Pugh
Joseph C. Pugh
PO Box 320
Huntersville, NC 28070

Tax Parcel #017-119-04
Roberta S. Lee
Ernie J. Lee
PO Box 143
Huntersville, NC 28070

Tax Parcel #017-119-03
Thelma W. Reid
Jack G. Reid
PO Box 173
Huntersville, NC 28070

Tax Parcel #017-118-03
Paul Lingoes
Nicole Lingoes
202 Dallas Street
Huntersville, NC 28078

Tax Parcel #017-118-02
Everette Pigg
Claire M. Pigg
10000 Highway 601
Midland, NC 28107

Tax Parcel #017-118-13
Kathryn K. Doughty
Oliver G. H. Peters
211 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-118-04
Town of Huntersville
PO Box 664
Huntersville, NC 28078

Tax Parcel #017-118-14
James Harry Puckett
Jo Ellen Inman-Puckett
216 Greenway Street
Huntersville, NC 28078

Tax Parcel #017-118-05
Huang Shao Chun
Richard W. Ranson
PO Box 196
Huntersville, NC 28078

Tax Parcel #017-118-15
Richard W. Ranson
Miao C. Ranson
212 Greenway Street
Huntersville, NC 28070

Tax Parcel #017-103-01
Taylor Brock
Edward Hutto
107 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-103-02
Donald K. Holbrook
2104 Pinefield Court
Gastonia, NC 28056

Tax Parcel #017-103-03
Gayle Sutton Badgett
2233 Setliff Drive
High Point, NC 27265

Tax Parcel #017-103-04
Jesse A. Goodwin, Jr.
Kimberly A. Goodwin
123 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-103-05
Matthew Taylor Fox
105 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-102-01
Sheree D. Tompkins
Gary Michael Tompkins
PO Box 618
Huntersville, NC 28070

Tax Parcel #017-102-05
Trustees of the Huntersville Methodist Church
PO Box 378
Huntersville, NC 28078

Tax Parcel #017-102-02
Matthew R. Tomkins
204 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-102-07
Doris D. Haigler
W. Edward Haigler
PO Box 83
Huntersville, NC 28070

Tax Parcel #017-102-04
Colleen Redmond
John Kirby
200 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-102-08
Katherine Davis Dickinson
PO Box 1292
Huntersville, NC 28070

Tax Parcel #017-108-11
Carol D. Ballard
Wayne H. Ballard
102 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-108-04
Carol D. Ballard
Wayne H. Ballard
102 Hillcrest Drive
Huntersville, NC 28078

Tax Parcel #017-108-12
JMPH Properties LLC
8715 Preserve Pond Road
Cornelius, NC 28031

Tax Parcel #017-108-06
Jose Noel Celis
201 Gilead Road
Huntersville, NC 28078

Tax Parcel #017-108-07
Mansukhlal Kothadia
Vilas Kothadia
19500 Stough Farm Road
Cornelius, NC 28031

Tax Parcel #017-116-23
Ann P. Berrier
19929 Oak Leaf Circle
Cornelius, NC 28031

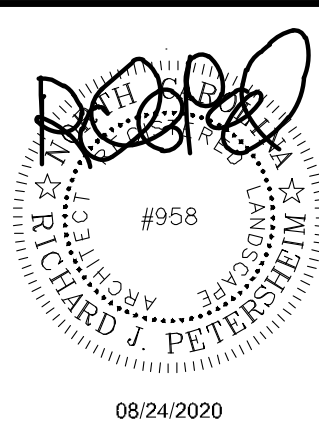
Tax Parcel #017-116-22
James H. Moon
Pamela P. Moon
PO Box 502
Huntersville, NC 28070

Tax Parcel #017-108-02
Adrienne K. Boucher
Joseph R. Boucher
102 Holbrook Street
Huntersville, NC 28078

Tax Parcel #017-108-03
Evelyn M. Burgess
PO Box 612
Huntersville, NC 28070

KEY MAP

SEAL



PLANS ISSUED FOR
RE-ZONING PURPOSES ONLY.
NOT ISSUED FOR
CONSTRUCTION

PROJECT

HUNTERSVILLE
TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ# 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING NOTES

SHEET NUMBER

RZ-16

PROPOSED TOWNHOME ELEVATION / PRECEDENT IMAGERY



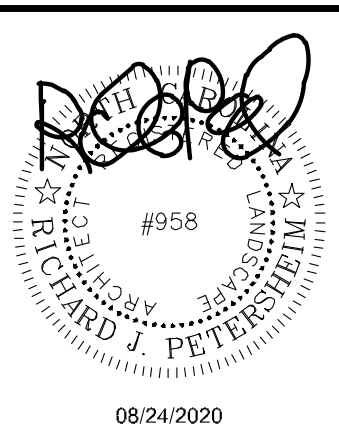
PROPOSED MULTI-FAMILY BUILDING PERSPECTIVE



NOTE:
THESE ELEVATIONS / IMAGES ARE
SCHEMATIC IN NATURE ONLY AND ARE
PROVIDED TO SHOW INTENT OF
DESIGN. FINAL BUILDING MATERIALS
AND ELEVATIONS WILL BE DETERMINED
DURING THE BUILDING PERMIT
PROCESS AND SHALL MEET THE
REQUIREMENTS OF THE ORDINANCE

KEY MAP

SEAL



PLANS ISSUED FOR
RE-ZONING PURPOSES ONLY.
NOT ISSUED FOR
CONSTRUCTION

PROJECT

HUNTERSVILLE
TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ#

1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE

NORTH

VERT:

HORZ: AS NOTED

SHEET TITLE

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER

RZ-17

FIRST NEIGHBORHOOD MEETING – 8.26.20

Summary of Main Topics & Questions

- **Development Process**
 - This Neighborhood Meeting Report will be submitted to the Town and be made available to attendees.
 - This is a conceptual plan that is under review at the Town right now; there is still room for revisions and changes.
- **Traffic and Transportation**
 - What improvements will this development provide to help traffic?
 - Besides improvements to HWY 115 and Gilead Rd., are there any planned improvements to the smaller neighborhood roads?
 - Can you provide traffic information on impacts to neighborhood streets?
 - Greenway and Hillcrest streets are already narrow and allowing this project to connect to these streets would burden those streets even more.
 - The Town Ordinance and plans require connections to these roads
 - The Greenfield Park neighborhood is already being used as a cut through to traffic in downtown Huntersville.
 - Cars, school buses, and trucks all speed through the neighborhood already, and nothing has been done to stop this.
- **Housing Types**
 - Neighbors do not want transient families and people moving into the homes because they may not have a stake in the community.
 - Neighbors do not want Section 8 or affordable housing.
 - Single-family homes are desired on the back of the property to provide a better transition to the townhome and multi-family portion of the project in the front.
 - What are the price ranges for the townhomes?
- **Mixed-Use Commercial Element**
 - Neighbors would like to see more retail/commercial options such as restaurants and boutique shops on Gilead, but don't want any more residential.
 - What is the square footage of the retail element?
- **Stormwater**
 - Flooding is already an issue in the neighborhood and this project will add to the problem. What guidelines is the project using to protect against this?
 - How will the development mitigate the stormwater runoff?
 - Concerned that Dallas St. specifically and others could be flooded.
- **Property Values**
 - How will this project impact the future property values of adjoining property owners?

SECOND NEIGHBORHOOD MEETING – 9.23.20

Summary of Main Topics & Questions

- Traffic
 - What improvements will be done to the smaller/narrower streets in the Greenfield Park Neighborhood?
 - How will cars driving westbound on Gilead Rd. access the project? One way cars driving westbound on Gilead Rd. can access the project is to turn left onto Hillcrest then left onto the Holbrook extension, which will be built by the developer.
 - What other connections will be made to the property?
 - What will the typical cross section of Gilead Rd. look like once the improvements to Gilead Rd. are completed?
 - Are the improvements to Main St. one-way? No, it is a two-way road.
- Building Details (Apartments, Townhomes, etc.)
 - What is the height of the apartment building on Gilead Rd. compared to that of the Discovery Place Kids. It is approximately the same.
 - Are those the final designs for the townhomes? The townhome design is not finalized and there is still time for planning and modifications.
 - Building design will keep with the overall aesthetic of the downtown area.
- Town Center Zoning
 - Are apartments allowed in the current zoning? Yes, apartments are allowed. This property has been zoned Town Center (TC) for many years.
 - The contemplated vision for this area includes a mixed-use walkable development.
- Neighborhood Notes
 - The surrounding neighborhood is an old neighborhood and some of the people have lived there their entire lives.
 - Historically, there has been some opposition to apartments in the area.
 - The neighbors are not against growth, they just want sensible development with some amenities that the neighbors can enjoy.
 - Neighbors would like to be involved in a more collaborative process.

Appendix I

First Neighborhood Meeting

Attendees

- Rick Ranson – 215 Greenway Dr.
- Jim Puckett – 216 Greenway Dr. – jhpuckett@bellsouth.net (may be misspelled missing a “t”)
- Robert and Elaine Kerns – 301 Hillcrest Dr.
- Jeff and Amee Hager – 203 Greenway Dr.
- Robert and Amber Kovacs – 207 Greenway Dr.
- Mike Wilborn – 303 Greenway Dr.
- Oliver Peters and Kathryn Doughty – 211 Hillcrest Dr. – Kathryn.k.doughty@gmail.com
- Pat Hymes – 100 Hillcrest Dr.
- Kathy Jones – 104 Walters St. – kathrynmariejones@bellsouth.net
- Pam Ussery – 126 Holbrook St.
- Marie Hicks – 400 Greenway St.
- Janet Pierson – 104 Dallas St.
- Tim and Zach Kendra-Dill – 300 Mt. Holly-Huntersville Rd.
- Roberta and Ernie Lee – 302 Watloms St. – bertandernielee@bellsouth.net
- Thresa and Mike Howard – 104 Mullen St.
- John Calhoun
- Stephen Swanick
- Kevin Belk – 117 Gilead Rd.
- Josh and Candice Klein – 203 Hillcrest Dr. – topsub@gmail.com
- Gary and Sheree Tompkins – 115 Holbrook St.
- Matt Tompkins – 204 Hillcrest Dr.
- Erik Hopkins and Ashley Adams – 302 Hillcrest Dr. – eshopkin@gmail.com
- Lee and Amy Hallman (representative for Pam Moon) – 119 Gilead Rd.
- Taylor Brock and Eddie Hutto – 127 Holbrook St.
- Brittany and Taylor Fox – 119 Holbrook St. (represented by Taylor Brock and Eddie Hutto)
- Tammy Eppley – 208 Greenway Dr.
- Myrna Mowrey – 108 Virginia Ave. – myrna@homechords.com
- Username: kritzinger – 103 Hillcrest Dr.

Developer Presentation

- Susan Irvin – Irvin Law Group
- Shane Seagle – North State Development
- David Watson – Land Design

Questions

- Jim Fletemier
 - How are the results reported to the Town of Huntersville?

- Is there any way to get the meeting reported verbatim?
- How will these questions and reports be reported/filed?
 - **You can send a chat message with your email in order to receive updates.**
- Stephen Swanick, Planning Board
 - Is this conceptual or is this what will be reviewed by planning board for approval?
 - How many revisions?
 - Are there any more relevant plans or changes?
 - **This is a conceptual plan of the plan that is under review at the Town right now.**
 - **There was an original plan that they revised based on Town comments, the main one being to include commercial on the entire Gilead Rd. frontage**
 - Is there room to make any more changes?
 - **Would love to make changes and work with the Town**
- Jeff Hager
 - Is there a signed contract of any type? Public record?
 - **This is public record but they can figure this out**
 - Where do we get a copy of the study of the watershed? Water flows to 1.3 million people, want to make sure the water quality is maintained.
 - **Town of Huntersville adopted a water quality ordinance before any other Towns around here and all developments are required to comply with water quality and quantity. Every project must retain its water and is responsible for the project's water quality.**
 - Traffic Study? Traffic on the main streets? Are any upgrades included in the traffic?
 - **State and Town projects funded to improve the area of the project**
 - **If an area of improvement is being done by the Town and State then the developer would not need to improve those**
 - Where can I get the water quality plan?
 - **Town of Huntersville will have this**
 - **Huntersville Post Construction Ordinance includes this information about water quality and quantity objectives that must be met**
 - Is the water study flawed? Can it be tweaked?
 - **It is in the conceptual stage; there will be more detailed plans during the engineering phase of the project**
 - We need further conjunction for the study. When will any future meetings be held?
 - **The preliminary study is filed with the plan**
 - **The Town Engineer has this**
 - He asked people that were out doing surveys and they didn't give him any answers.
- Amber Kovacs
 - Traffic on the small/narrow streets
 - Streets are already narrow (Greenway and Hillcrest),
 - **Town Ordinance and plans require connection to existing streets and the improvements to 115, Main Street, and Gilead Rd. are intended to be more attractive to those people rather than the smaller narrower roads.**
 - Back entrance into the neighborhood, this will increase traffic. The people living in the development will have to use those streets for entrance.

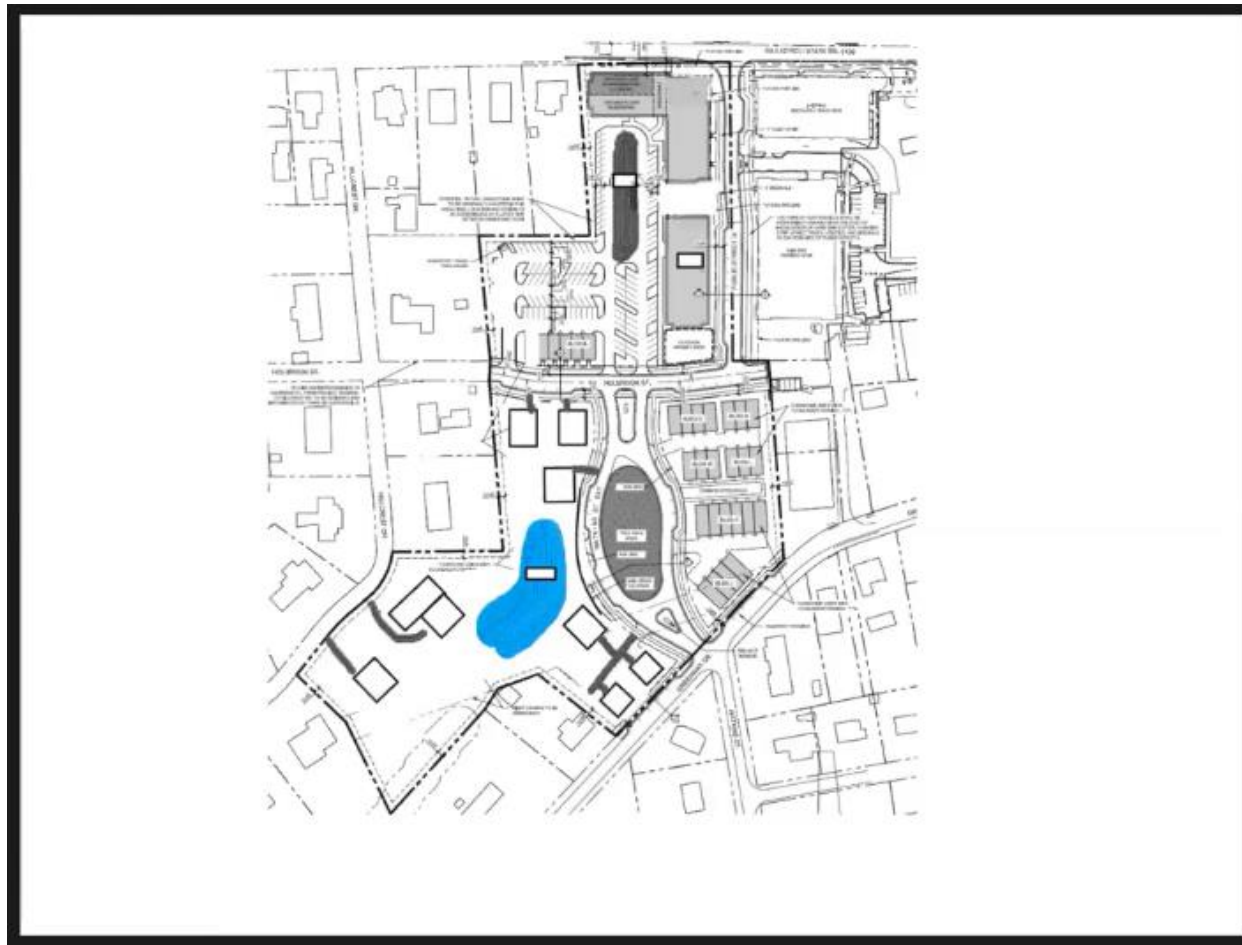
- **The Town Ordinance and plans require these connections to these streets and the developer**
 - *My concern here is not about the Town, its about my street. They moved from Florida and built a house here for the way it is now. They purposely avoided Vermillion and moved here because it is a community.
 - **This infill development has already been planned by the Town really since 2005 and one of the main things they require is connection to existing streets.**
 - Doesn't sound like the Town has the best interest for the people, they are looking at numbers.
 - Are these developers or the Town going to be buying any more land? Will additional right of way be purchased? Houses that are for sale, is there any chance that these developers will buy up those lands and increase the development. There was a house purchased recently, was that the developer?
 - **No, there are no such plans**
- Candice and Josh Klein
 - Plan/rendering says 3 stories but then the buildings on the street are 4 story. Where will these be located and what is the height of the property?
 - **Townhomes are in the southern portion of the site, taller townhomes are in the center, and the 2-story townhomes are intended to be along the boundary of the project**
 - Distance of the buildings on the back of the property? They live at 203 Hillcrest and are concerned with this and the density and proximity of the townhomes?
 - **Please send some contact information so we can get in touch with them and discuss**
- Oliver Peters
 - Has the Town already sold the parcel of land to the developer?
 - **This is a question for the Town to see where the negotiations are, believe that the Town still owns some of the property.**
 - If Town has already sold a portion of this land to the developer and the developer in turn needs some rezoning is there a conflict of interest for the Town? What are the legalities?
 - **Not sure about the legalities.**
- John Calhoun
 - Is the traffic along with the construction of whatever is built, do people realize that Greenfield is going to get kicked out of access in the 21 area?
 - Traffic cut through will add the extra traffic to get to Wendy's and back? Along with construction along Statesville and Gilead. I can get there and back in 5 minutes but with this traffic it will take 30 minutes to get to Wendy's and back.
 - Question about hospitals and healthcare and what the height of buildings relates to.
- Mike Wilborne
 - Lives on Greenway
 - Traffic – if there are developments on 115 etc. it keeps encroaching on the original Huntersville, is there a traffic study?

- **This project did not do a specific study because of all of the other road improvements that are going in from the Town and State. There is a requirement in the Ordinance that says if there are roadway improvements funded by the Town or State those improvements are considered complete for traffic purposes.**
 - Small town roads that have not changed much. This is a kid and family-oriented area and the old and established neighborhood is being encroached on.
 - What is the impact on the small neighborhoods? Traffic? Etc.? Today these areas are quiet and have limited traffic so what impact will there be on these neighborhood roads?
 - If there must be access, and Town requires it, what about extending Holbrook out into 115? Limit access to Greenway Dr. Can we keep this a quaint neighborhood?
 - **There is a plan to extend Holbrook out onto 115, we can ask this question, but the Town will most likely require connection.**
 - Is the developer willing to work with the community to preserve it instead of creating more traffic?
 - **Shane – we will commit to working with the Town & NCDOT etc. to work this thing out.**
- Alexis Fletemier
 - Are you an attorney with the Town or North State?
 - **Zoning attorney representing the applicant**
 - In water studies and retention pond, did you look at a wetlands or rain garden or wet pond? Something that can increase the value and increase the passive recreation for the development and the surrounding neighborhoods.
 - **David Watson – have looked into many stormwater retention methods, looked into reducing the size of the pond. Also taking input from the Town and residents. Have a note in the latest plans to look at those options as they get further into designs.**
 - Mentioned that the developer would be taking suggestions from the community, this is her suggestion? Add value to the neighborhood, eventually something will happen with the parcels. There is the potential to add value to the community, add recreation, and create something that is pleasing to the eye.
- Robert and Elaine Kerns
 - Lived in the neighborhood 60 years
 - Similar concerns to Amber and Mike
 - Concerned about the Greenfield park neighborhood – doesn't think the improvements to Gilead and 15 will do very much to mitigate the impact of the development
 - Concerned with the increased cut through traffic
 - Streets are very narrow, 1 sidewalk, it is a walkable bikeable neighborhood. Would this change with the development?
 - Could be a Dilworth or an Elizabeth type neighborhood eventually?
 - Water runoff and loss of tree canopy along with other ecological effects
 - What is the upside of this project to the single-family owner in the area?

- Elaine Kerns – school kids walk through the neighborhood to the bus stop, concerned about them walking to school, they already get run off the road when two cars drive by
- Mostly concerned with the part of the project that is on Greenway.
- This project would make the community less bikeable and less walkable
 - **We will look into these issues.**
- Erik Hopkins
 - Understands it will move through in some capacity, Town will be able to bring in money and revitalize the area for more businesses etc. This is good for the community to bring in more money and get more activation.
 - Biggest concern is the population density as this development adds all these units
 - Do we have the numbers on the current population density before and after for Greenfield Park?
 - Is there any way to lower the number of townhomes so they don't back up directly to the properties?
 - Wants to keep the small-town feel, make a conscious decision to change some of the townhomes so they don't encroach as much, limit the traffic.
- Rick Ranson
 - Land was in the family, he has lived here forever
 - Entrance from Watkins runs right over the creek and there are springs that are being run over for the development, there is another spring under one of the buildings
 - From Huntersville Elem. To 115 to Mt. Holly-Huntersville to 21 is well over 1 square mile that feeds into 1 creek, creek converges at Puckett and Kerns property
 - Dallas Street can become under water, floods regularly, who will pay for these services?
 - Tax revenue, beautification?
 - Do not want apartments because they are for *transients*, people don't care about the Town because they do not have a stake in the community. These people will decrease the quality of life for the community, condominiums would be better.
 - He has talked to well over 100 people in the community and they are hearing about a bait and switch, there is a small amount of retail space. Is the leasing office part of the retail element?
 - Some of this feels like Wal-Mart, bad aesthetic?
 - How many retail spaces, the entire first floor of the building on Gilead.
 - Commercial/retail looked stingy
 - Main concern – concerned that Dallas St. will get washed away, similar to Ranson Rd., don't want this to happen. What is the developer doing to mitigate this process, and what are the specifications that they must meet?
 - **All water created by this project will be retained on site per the Ordinance.**
 - **David Watson – all this information is in the Stormwater Post Construction Ordinance. Main objective is to have the stormwater runoff to be less than or equal to the pre-developed discharge, in addition to this treating the water quality. There is rainfall data in the area as well to look at the rainfall for the site that is used for designing stormwater systems.**
 - Will any other water be coming onto the site from another site?
 - Water may be cleaner now but what are the requirements for stormwater?

- **Property on Gilead Rd. is in the Town Center zoning district and apartments and retail element of the property can already be built.**
- **Developer is not sure what the types of retail will be but the first floor on Gilead is not just a leasing office.**
- **Because the property is already allowed in Town Center the Town Ordinance has requirements for tree canopy and tree save, there is also a Stormwater Ordinance to be dealt with on-site.**
- **Retail space would be the entire 1st floor of the building on Gilead Rd. and the pedestrian access from the street will be the 1st building.**
- **We need the square footage of the retail element of the project.**
- Jeff Hager
 - He knows Shane, is there any way that the concept can be changed so that the townhomes on the back side that exit on the Greenway, is there any way this can be changed, and still make a profit?
 - He knows that Shane is looking out for Huntersville and not trying to take advantage of the Town.
 - Is there any way to get rid of the townhomes and make a multi-family, single family residence? Can you put 20-30 homes on the property and still recoup losses.
 - **Shane is his hometown, he looked at the Town's approved community plans to see what developments the Town wanted to revitalize downtown. The Town's plans reflect this type of mixed-use development.**
 - The 6 board members and the Mayor and everyone else in the Town is not speaking for the people that he knows of in the Greenfield community, this is not in their best interest. More traffic is not beneficial.
 - Amber Kovacs
 - She spent \$100k more to live in this community, this could take
 - How does this work with the school? She is an employee of CMS, how will this impact the school numbers – *transient* population. How does this project take that into account?
 - **The apartment element is already zoned for apartments.**
 - Town members don't live in this area, these people live here because they like the quiet community feel, don't want the explosion of traffic
 - Speeding on Greenway is an issue right now, nothing has been done about it. School buses and FedEx trucks speed down the road
 - Says the residential element will not help the community at all
 - Lights "blowing into" the home of Ernie Lee for every car that exits the property, and he has grandkids
 - This does not provide safety
- Roxanne Broadway
 - Wondering who the apartments will be appealing to? Concerned about section 8 housing moving into the suburbs, this would be disturbing. She is concerned with stuff she has seen on TV about Section 8 housing moving into the suburbs.
 - Is this affordable housing?
 - **No there are no plans for affordable housing.**

- Her husband – everybody in the neighborhood wants to say is that NO we don't want this (this is the Hill, the original neighborhood that started Huntersville), everybody should know the history of the Hill and why the neighbors like it, if Huntersville wanted to do some improvement and development they should put the neighborhood sign back up at Dallas, would like everyone to know the history of the Hill? What is the Hill? Have common sense, water will run down the hill?
- There are already problems getting out on Dallas
- Single-family homes on this hill are worth plenty
- Spent too much money to buy the property and now they are overcompensating, Mr. Seagle is negligent of this and Mr. Seagle did not grow up on the Hill.
- None of these properties want any of this, retention pond, parking lot, no one wants a 3rd story apartment looking into their windows
- While the developer continues to work on their plan, we will continue to work on our plan for compensation for devalue of our property.
- Taylor Brock
 - Looking at the renderings and maps the Holbrook Extension? Is this planned out? Neighbors have a ROW from Gilead to Hilcrest Dr. has this been considered using in this?
 - With more traffic on Holbrook will this affect the property as far as widening the street.
- James Fletemier
 - Says Susan Irvin is a very high-priced high-horsed attorney representing developers
 - Last thing he wants to do is spend \$100k to fight this
 - If this gets developed, he would be in the swamp lands? And he would apparently lose \$100k in value.
 - He wants to be 100% clear that there is not a member of this neighborhood who is in favor of the plan in its current resemblance or any resemblance.
 - The property with high density property is already zoned for this, the southwest quadrant could be developed as high or medium density single-family homes
 - Only reason to have rezoning is for planned over development
 - There are other ways to develop this property that would be profitable. There is room to partner with local and regional developers to make a single-family development, that would not shove this down their throats, he feels like he is being bent over his fence whether it is polite or not
 - Mr. Fletemier shares his screen to show a sketch he made of a potential development – says that his plan can meet all the requirements without a rezoning



- Oliver Peters
 - He has the concerns of many
 - Main concern – what are the average values for the houses/apartments etc. how will this impact the current house property in the area? Is there any data to look into this?
 - **Shane thinks the prices for the units will be high compared to the area**
 - Can they provide the neighbors with a range of pricing? Major concern
 - How will this affect the property values moving forward?
 - **Believes the development will have a positive impact on the surrounding property values**
 - How could the developer address these concerns? If they are confident that this will raise prices how can they reach an agreement to make sure this happens?
 - **Open to discussing options/agreements**

ADDITIONAL QUESTIONS/COMMENTS FROM THE CHAT

- James Fletemier – How will the results of this meeting be reported to the Town?
- Oliver Peters – How much of the development is dedicated to mixed-use? Retail space?
- Stephen Swanick – Is this plan still subject to input/change, or is this what is being submitted for approval?

- April (No last name) – My concerns are for the environmental impact and traffic in the Hillcrest/Greenway/Gilead Rd. areas.
- Oliver Peters – Has or will there be an environmental assessment or impact study?
- Janet Pierson – Is a traffic analysis required?
- James Fletemier – Can you please speak to flooding concerns with creating roughly 4.9 acres of impervious space?
- Kathy Jones – How will homeowners on Greenway, Dallas, Hillcrest, Holbrook Streets be impacted by the possible road widening to accommodate increased traffic?
- Lee Hallman – Intersection of Gilead and Highway 115 is a dead intersection according to NCDOT, nothing can be done to add lanes etc. All the road improvements are just to catch up with the problems, adding 200+ families will crush traffic
- Kevin Belk – I note the parking area is proposed backed up to our property. What is being done or required as screening between the properties? Anything more than shrubs?
- Kathy Jones – Can David Peete address the right of way subject. Will homeowners be affected by road widening of Greenway, Hillcrest, Holbrook, etc. Can anyone address the road widening?
- Stephen Swanick – since the proposed BMP is so different from the other uses on Hillcrest, can you describe what enhanced buffering is being used?
- Candice/Josh Klein – What are the price targets of these townhomes?
- Jack Simoneau – The Town has not sold the land to the developer at this time. There is a contract to purchase only.
- James Fletemier – Is that contract contingent on the rezoning; and how do we get a copy? (FOI)
 - Jack says the Planning Department will get a copy of that from the Manager's office and make it available to whoever wants one. The records are public and you can contact David Peete at 704-766-2216.
- Jim Puckett – With traffic dumping onto Greenway from back of the project there needs to be a projection of percentage increase on Greenway, I suspect the Town and NCDOT road improvements had no reflection of a development dumping onto residential especially since they were developed prior to this project coming to fruition.
- Erik Hopkins – Could you let us know what the current population density of Greenfield Park is and what the approximate population density will be after the development? What will be the average price of the townhomes?
- Tammy Eppley – When Discovery Place Kids was built we were told they would redirect the water runoff, our back yard floods anytime it rains, this will only make it worse and we are up creek from Mr. Ranson. This project will add possibly 600 more cars on our small quiet roads.
- Kritzinger – Huntersville needs a downtown not another neighborhood. Huntersville needs restaurants and businesses.
- David Peete – The first draft of the plan only looks to widen Greenway Drive along the project frontage. Any future widening will not be decided until a traffic analysis is finished.

Appendix II
Second Neighborhood Meeting

Attendees:

- David Peete – 105 Gilead Rd. – dpeete@huntersville.org
- Brian Richards – 105 Gilead Rd. – brichards@huntersville.org
- Kevin Belk – 8936 Parkcrest St. – kbelk13@yahoo.com
- Frances M. Garner – 7417 Foxchase Dr., Trinity, NC 27370
- Martha M. Rawdon – 189 Scalybark Trail, Concord, NC 28027
- Joanne Miller – 13980 Asbury Chapel Rd. – jmiller.etj@aol.com
- Jack Simoneau – 105 Gilead Rd. – jsimoneau@huntersville.org
- John H. Calhoun, Jr. – 402 Hillcrest Dr. – trainmanjc@yahoo.com
- Jeff Hager – 203 Greenway Dr. – jhager18@live.com
- Janet Pierson – 104 Dallas St. – chloesnini@yahoo.com
- Dan Boone – 317 Southland Rd. – danboonenc@aol.com
- Amy Hallman – 119 Gilead Rd. – amytyler@roadrunner.com
- Tammy G. Eppley – 208 Greenway Dr. – teppley@bellsouth.net
- B. Eppley – 208 Greenway Dr. – b.eppley@palfingen.com
- Amber Kovacs – 207 Greenway St. – alhauk@gmail.com
- Katie Dickinson – 101 Holbrook St. – mommiekat@aol.com
- Rick Ranson
- Sierra Saumenig – 8618 New Oak Ln. – ssaumenig@huntersville.org
- Jorge Penaranda – 103 Hillcrest Dr. – homesclt@gmail.com
- William Latta – 20009 Verlaide
- Austin Eppley – 208 Greenway Dr. – Austin.15@me.com
- Michala Turner – 105 Dogwood Terrace – mltcrazy4horses@gmail.com
- Deborah McKnight – 103 Greenway Dr. – dpmcknight87@yahoo.com
- Terry McKnight – 103 Greenway Dr. – dpmcknight87@yahoo.com
- Charles – 14538 Holly Springs Dr.
- Abraham Van Wingarden – 15726 Huntersville-Concord Rd. – abe@metrolinagreenhouses.com
- Cynthia Van Wingerde – 16400 Huntersville-Concord Rd. – cindivanw@outlook.com
- Joseph Pierson – 104 Dallas St.

Developer Presentation:

- Same presentation as the first Neighborhood Meeting
 - Susan Irvin, Irvin Law Group
 - Shane Seagle, North State Development, LLC
 - Land Design Team
- The development team was present to ask questions regarding the project to all neighbors in attendance.
- Project site plans were displayed on boards for people to take a closer look at the project.



September 24, 2020

North State Development Group
18825 W. Catawba Ave, Suite 250
Cornelius, NC 28031

Re: Adequate Public Facilities (APF) Application – Town Center Mixed Use (File #2020-08)

To Whom It May Concern:

The Town has completed its review of the above referenced APF Application and deemed it to be complete, per Article 13.6.3 of the Zoning Ordinance. Based upon your request for an allocation of capital facilities for the above-referenced development proposal, consisting of up to 12,040 sf of Commercial, 140 Multi-Family Units, 61 Townhomes. I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

- Fire Vehicles
- Fire Facilities
- Police Facilities
- Police Vehicles
- Parks & Recreation Facilities

Please be advised that this DOA is valid for one (1) year, or until September 24, 2021, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance.

Please feel free to contact me with any questions @ brichards@huntersville.org or by phone: (704) 766-2218.

Sincerely,

A handwritten signature in black ink that reads "Brian Richards".

Brian Richards
Assistant Planning Director

Cc: Jack Simoneau, AICP, Planning Director
Anthony Roberts, Town Manager
Angela Beeker, Town Attorney
David Peete AICP, Principal Planner

Town of Huntersville: 2020-08-24 Huntersville Town Center

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Up to 201 total dwelling units (140 multi-family dwellings and 61 townhome dwelling units) under Town Center - Conditional district (TC-DC) zoning

CMS Planning Area: North

Average Student Yield per Unit: 0.1209 (multi-family) = 17
0.1577 (townhomes) = 10

This development may add 27 students to the schools in this area.

The following data is as of 20th Day of the 2019-20 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20th Day, Enrollment (non-ec)</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20th Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
HUNTERSVILLE ELEMENTARY	44	37	818	688	119%	13	122%
BAILEY MIDDLE	80.35	57	1673	1187	141%	7	141%
WILLIAM A. HOUGH HIGH	120.0	100	2493	2078	120%	7	120%

The total estimated capital cost of providing the additional school capacity for this new development is \$1,009,000; calculated as follows:

Elementary School: **13**x \$34,000 = \$442,000

Middle School: **7**x \$37,000 = \$259,000

High School: **7**x \$44,000 = \$308,000

RECOMMENDATION

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

From: Susan Irvin <susan@irvinlawgroup.com>
Sent: Friday, September 25, 2020 6:01 AM
To: David Peete
Cc: Jack Simoneau; Shane Seagle; David Dupree; Shane Buckner; Terrence Llewellyn; Chris Cook;
Richard Petersheim; Robert Irvin
Subject: Re: 9/16 plan review comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Good morning, David, just one clarification in #4 below: the Applicant may also divide the building into two mixed use buildings.

Please let me know if you need anything else from us for the hearing.
Thanks,

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On Sep 24, 2020, at 12:06 PM, Susan Irvin <susan@irvinlawgroup.com> wrote:
David, per our conversation with you and Jack Tuesday, we have been having
our team
meetings to respond to the 9/16 plan review comments; however, the
Ordinance does
not allow us to resubmit a revised plan until after the public hearing, so
the purpose of
this email is to summarize the changes Applicant will be making in the
next set of plan
revisions in response to staff and community comments. Many of the minor
staff

comments will be addressed, but below are the major changes that will be made:

1. Southern Buffer. Along the property boundary adjacent to residential and south of Holbrook Road, Applicant will convert the 10' landscaped buffer to a 20' landscaped buffer, in compliance with the Ordinance.
2. Northern Buffer. On the north side of Holbrook, along the property boundary adjoining the residential and daycare properties, Applicant will construct a fence within the 10' landscaped buffer, with the landscaping west of the fence, adjacent to the residential property, and the fence along the eastern side of the buffer adjacent to the project.
3. Detached Houses on Greenway. Applicant will provide for detached houses along Greenway with some minor adjustments to setbacks.
4. Vehicular Pass-Through. Applicant will provide a vehicular pass through to Street A bisecting the mixed use building in the approximate location of the pedestrian passageway on the plan or Applicant will create two buildings - a mixed use building along Gilead and the northern portion of Street A and an apartment building further south along Street A.
5. Required Parking. Applicant will show the total number of parking spaces within the project in the calculations; however, Applicant will add a note that the total number of parking spaces required by the Ordinance will be provided in the preliminary plan phase of the project.
6. BMP. Applicant is looking at reducing the size of the BMP in the final engineered preliminary plans, but this rezoning plan will show the reduction in size to accommodate the 20' buffer.
7. Holbrook Street. The plan will be revised to reflect that Applicant will build the connection to Holbrook Street.
8. Street A. The plan will be revised to reflect that Applicant will build the required improvements to Street A.
9. Stormwater Plan. The stormwater plan will be in compliance with the Ordinance.
10. Buffers. All buffers will be planted or undisturbed.
11. Percentage of Non-Residential on first floor. The percentage of non-residential on the first floor of the entire mixed use building is 33%, which equals approximately 12,040 square feet, including a potential pedestrian breezeway;

no more than 20% of this area shall include a leasing office and/or clubhouse amenity.

12. Garbage and Recycling. Applicant will provide that roll out garbage and recycling for townhomes along Holbrook will be on Holbrook and that roll out garbage and recycling for townhomes along Greenway will be on Greenway to address concerns about roll out service along the internal roads.

13. Additional Comments. As we discussed, other minor comments are being addressed as well and Applicant and Staff will continue to work on those additional minor comments during the plan review process.

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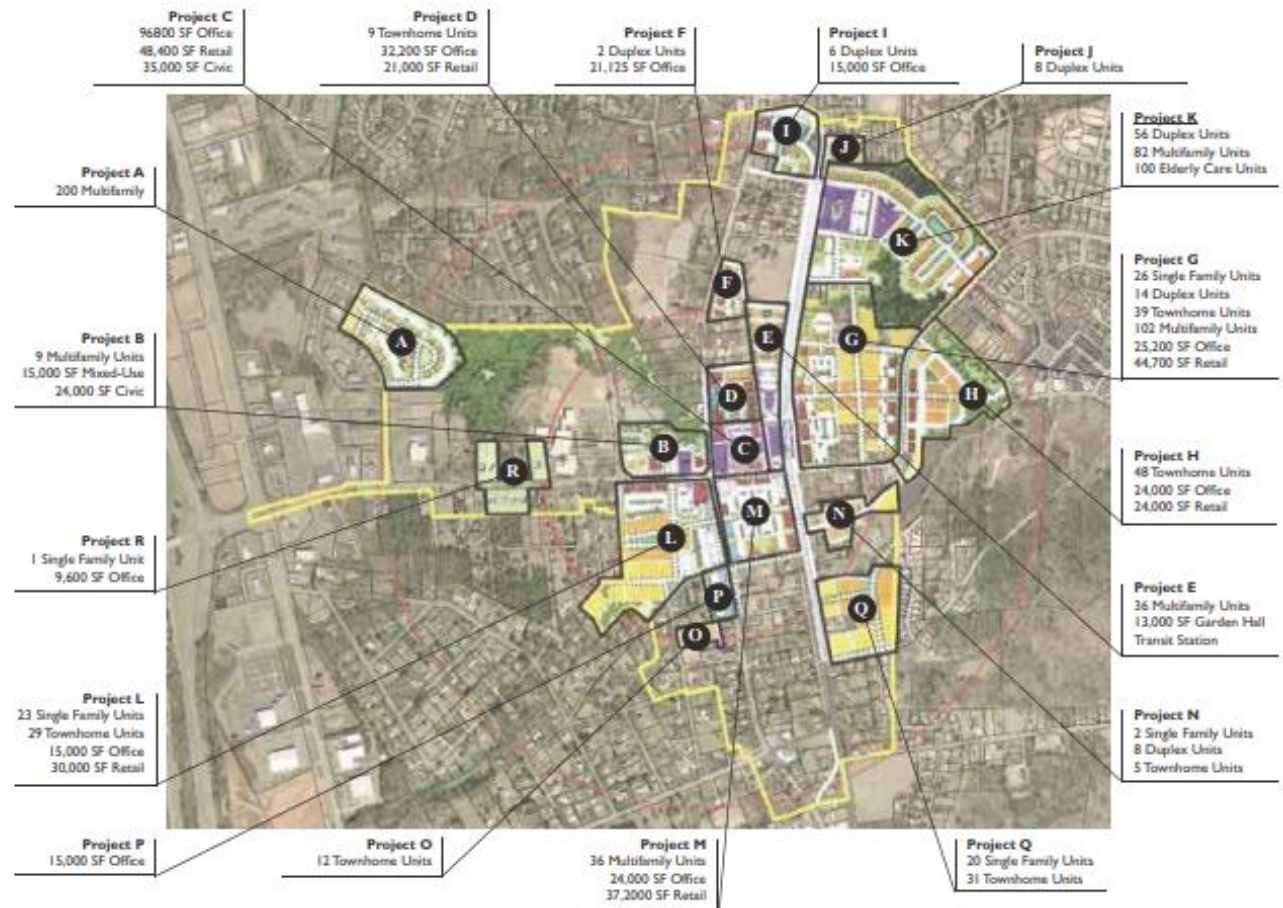
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Development Analysis

Downtown Plan New Development Totals

At build-out, the Downtown Huntersville Plan proposes the following new development opportunities for the study area:

- 180,950 square feet of Retail
- 208,400 square feet of Office
- 82,000 square feet of Civic / Institutional
- 100 Elderly Care Units
- 79 Single Family Residential Units
- 178 Attached Single Family Residential Units
- 459 Multi-family Residential Units
- Bed & Breakfast Inn Expansion
- 27,600 square foot Civic Plaza



Attachment H

Citizen Comments

(received as of the Town Board agenda
packet deadline – 9/29/20)

David Peete

From: Marie Hicks <mhicks7528@yahoo.com>
Sent: Monday, August 3, 2020 4:31 PM
To: David Peete
Subject: R20-03 Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident of the Greenfield Park neighborhood and I am writing to you regarding the proposed Rezoning R20-03. This Mixed Use Plan will have a negative impact on our home values, safe neighborhood, traffic, and erosion issues. This is one of the oldest and established areas of Huntersville and if multi housing units are brought in, the added traffic and people will impact our current ability to enjoy walks on the streets and the safety of a small neighborhood. General Erosion and creek erosion has been an ongoing issue and we definitely don't need any more buildings to add to this, as well as reducing the wildlife that is running out of green space in our town.

Regards,

Marie Hicks

Sent from my iPhone

David Peete

From: C Mahoney <carriemahoney@gmail.com>
Sent: Tuesday, August 4, 2020 9:41 AM
To: David Peete
Subject: Town center plans

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I live in Greenfield Park and would like to stay updated on future meetings regarding the rezoning. I'm not against it, but don't think there should be any parking on Greenway.

Thank you
Carrie

David Peete

From: Amber Hauk <alhauk@gmail.com>
Sent: Friday, September 18, 2020 9:39 PM
To: David Peete
Subject: Opposition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear David Peete,

I'm live at Greenway St. and am writing to express my opposition to the proposed Rezoning R20-03 Huntersville Town Center Mixed Use. The proposed facility is will form a nuisance of noise, light, traffic, and environmental issues that will not only devalue my property, but severely degrade my quality of life in the neighborhood.

I support the effort of the citizens of Greenfield Park in their efforts to maintain the character of our community. I firmly ask that you deny the proposed rezoning.

Sincerely,

Amber Kovacs

David Peete

From: Jones, Kathy <Kathy_Jones@PremierInc.com>
Sent: Sunday, September 20, 2020 4:12 PM
To: Board Members
Cc: John Aneralla; Jack Simoneau; Anthony Roberts; David Peete; Jennifer Davis; Stephen Swanick; Janet Pierson
Subject: North State Development Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

I would like to express my concern regarding the North State Development Project. Based on the town's vision for the downtown area, this project significantly restricts and basically prohibits that vision from being accomplished. Below are a few bullet points, but by all means there are plenty other reasons this project isn't a good move. I'm just trying to keep it short to hold your attention.

- Without this project Gilead, 115, Greenway and all streets in the Greenfield Park neighborhood are already at, or close to capacity. If built, travel through that area will be nearly impossible and make life miserable for the Greenfield community, not to mention the safety issues it will create. Cut through traffic has already negatively impacted this neighborhood where parents and children routinely walk on streets that aren't wide enough for two cars to pass without one going off the side of the road. I personally won't take my grandson to the neighborhood park (where I played as a child) because I'm afraid if he were to get into the road he'd get run over before I could grab him. The park is already dangerous for younger children and really should be surrounded by a fence. What about when the children go back to school? Will they still be able to walk to the bus stop and be safe? Probably not.
- This project is touted as creating retail/commercial that will bring people to a walkable, unique, bustling downtown, but it doesn't offer anything for people to look at, much less visit. The apartment leasing office and apartment gym amenity don't count as a destination. By using this land for apartments and apartment related services, you significantly decrease the space you have to actually have those shops, restaurants and places that will achieve your goal of a vibrant downtown. The people in those apartments can only eat at Slice House or have lunch at Café 100 so many times before they're over it. Currently, those are our only 2 options for dining downtown. Wouldn't recruiting more businesses in the food service industry be a better choice than apartments?
- There has ALWAYS been problems with flooding in the Greenfield area. Always. This project will intensify the issue and cause devastating problems for homeowners property.
- From what I've been told, this developer does a lot of college housing projects. What's the range of the rent? What will be the quality of these buildings? Will they become easily run down due to inexpensive building materials? How will they age? Will they be allowed to become dilapidated without consequences like other properties in downtown?
- Based on the design of the parking lot, will people opt to park in the Discovery Kids parking deck instead of driving down and around to get to their parking area? Will this increase crime? Who wants to be in a dark parking deck at night. Perfect breeding ground for crime. I guess we'll need those auxiliary police officers to handle it.

- During the community meeting the attorney for the developer said that the Main St and 21 road projects will alleviate some of the traffic, thereby the neighborhood would be able to accommodate the increase in traffic from this project. Yeah, ok. Tell me another one. She really should've rethought that before she said it. Utterly ridiculous. Don't even get me started on the Holbrooks Rd extension. Crazy. Hillcrest? Oh, yeah. Narrow, curvy, perfect for accidents.
- The citizens in Greenfield Park and surrounding communities do not want this type of project in downtown. People move here for the small hometown atmosphere. Not the Birkdale experience. We want the quaint, walkable, unique downtown with cute shops, restaurants, murals/art, etc. This area would be an awesome spot for a combination of these types of shops and greenspace where people can come sit, socialize and have a sense of being part of a community. Grab a bite to eat and hang out with friends and family or just sit and read a book. Other towns have managed to achieve this (Davidson, Mt Holly, Kannapolis, Mooresville.) Why can't we? Don't let dollar signs cloud your judgment and lead you to make poor design decisions.

Remember, bad design only takes one irresponsible vote to go forward, but the results last a lifetime. The citizens of Huntersville shouldn't have to suffer for that irresponsibility. Just take a minute and ask yourself, would you want this type of development dumping into your older, established neighborhood where some families have lived for several generations?

Thank you for listening.

Kathy Jones
704-575-1414

David Peete

From: Amy Hallman <atmhallman@gmail.com>
Sent: Sunday, September 20, 2020 5:51 PM
To: David Peete; Jennifer Davis; Stephen Swanick
Subject: No to North State plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

I am writing to make you aware I'm asking the Town Board to vote no to extend the North State contract.

If you feel inclined to say they are moving forward in good faith, please consider that the downtown population is also moving in good faith to ask you to not rezone the Greenfield Park neighborhood nor to sell the parcels necessary to complete such an unnecessary project.

I get that "we" want development, but I'd rather wait a little longer and get development that reflects the current population's idea of development—not more apartments and townhouses, especially not within the downtown area. Congestion alone at our schools, in our roads, and at the total of three restaurants (two open part time) does not support such construction. And if you cannot encourage the downtown commercial property owner(s) to make any modifications to his/her current properties already, this construction boom will not help.

PLEASE take a pause.

Thank you,

Amy Hallman

David Peete

From: melissab@customsights.com
Sent: Monday, September 21, 2020 7:50 AM
To: John Aneralla; Board Members
Subject: Please do not allow apartments to replace premium retail space in downtown Huntersville

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Please do not allow apartments to replace premium retail space in downtown Huntersville

David Peete

From: Elise Demeter <elisedemeter@gmail.com>
Sent: Monday, September 21, 2020 1:47 PM
To: David Peete; Stephen Swanick; Jennifer Davis
Subject: R20-03 Huntersville Town Center Mixed Use - concerned about proposed rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear David Peete, Stephen Swanick, and Jennifer Davis,

I am writing to express my concerns about the proposed rezoning + development plans by NorthState Development in downtown Huntersville (R20-03 Huntersville Town Center Mixed Use).

1. I am specifically concerned that the proposed development will add seriously to the traffic congestion in the area. I am concerned there is not a traffic impact study or a plan to widen roads that would remediate the traffic in this area at peak times.
2. I am concerned about the potential added pressures on our local schools. Our schools are struggling to keep up with enrollment as it is.
3. There is a large parking lot proposed for the residents of the multifamily housing units. The parking lot is a waste of valuable space. I am also concerned that it could negatively impact water runoff in the area.

I ask that you strongly urge NorthState to lessen their housing and parking lot allocations in favor of greater retail and green space allocations. I would also like to see NorthState conduct a proper, thorough traffic study.

The right mix of housing, retail, and green space is critical to making a vibrant downtown. I have sincerely appreciated Huntersville's vision for long-term development and vision. Town planning is important. I ask that you consider if the current rezoning and development proposals are truly in line with our vision for what downtown Huntersville should be in the years to come.

Sincerely,

Elise Demeter
Resident of Huntersville, NC
elisedemeter@gmail.com

David Peete

From: Rachel Haungs <racheljhaungs@gmail.com>
Sent: Monday, September 21, 2020 2:42 PM
To: John Aneralla; Board Members; David Peete; Stephen Swanick; Jennifer Davis
Subject: Commentary to be included as official record re: Rezoning of R20-03 Huntersville Town Center Mixed Use

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and commissioners, and other town staff,

I live in Shepherd's Vineyard on Glenora Dr. As you may recall, I am a native to Huntersville of 30 years. I am writing to express my extreme opposition to the proposed Rezoning R20-03 Huntersville Town Center Mixed Use. The proposed facility will form a nuisance of noise, light, **traffic**, and environmental issues that will not only devalue my property, but severely degrade my quality of life in the surrounding neighborhoods.

I support the citizens of Greenfield Park in their efforts to maintain the character of our community. I do not believe the proposed rezoning is aligned with the long-term vision of Huntersville, nor does it foster development that creates a vibrant and desirable downtown, let alone prioritize quality of life, green spaces, environmental safety, or boosting economic development.

Downtown Huntersville deserves to be developed with STABILITY and preserving green space in mind over corporate profits. With so little remaining of our small town charm, it is imperative that all of this be considered when determining the future of the few areas of green space left in our area. The addition of several hundred additional residents will have major impact and burden placed on our inadequate transportation infrastructure (ie: Gilead Rd // Old Statesville Rd at 7AM or 6PM every single weekday), schools, and storm water systems (expanding development in critical flood area with estimated 3MIL+ annual gallons of runoff into local creeks that feed our drinking water system).

Additionally, the approval of this rezoning and completion of this project virtually eliminates the ability to develop downtown Huntersville into a vibrant and desirable location by extinguishing opportunity for retail/commercial property development that is thriving in other neighboring communities like Cornelius and Davidson.

Four years ago, the Vermillion Village project (Anchor Mill) on Church St, just 3 or 4 blocks away from this site, was originally billed as town center. It was going to consist of a grocer, retail/commercial and 400 townhomes/apartments. Those plans have changed (no grocer will sign on) and the new plans (from what we've heard through the grapevine) are no retail/commercial, just 500 townhomes/apartments. **An increase of 100 townhomes/apartments.**

The Vermillion Front project on Huntersville-Concord Rd, just 3 blocks from this site has been approved and work has begun. **It's going to add another 99 townhomes/apartments to this area.**

We have other property in the Walters/First/Second St neighborhood, 3 blocks from the NS project, **where the Vermillion developer and a current commissioner have plans to built more townhomes/apartments. So these North State apartments aren't needed.** Much to our dismay, they'll be plenty of townhomes/apartments within walking distance of downtown without *taking precious land in the middle of town and basically throwing it away and creating problems.*

If you look at the 2040 plan, everything on the east side of the railroad is projected to be high-density townhome/apartment type buildings. **Just how many townhomes/apartments does Huntersville need?**

Given the explosive development of residential neighborhoods in our area with a lack of transportation infrastructure and retail network, where do you anticipate these new residents to shop and spend their time? The answer is pretty simple... they will take their money to our neighboring towns. When this plan so blatantly follows the voices raised in recent surveys for the 2040 plan, I feel the answer to this rezoning request is crystal cleared. If this is allowed, however, it will further enforce the existing notion that **no consideration for what the citizens want or suggest is ever taken into account when these decisions are made.**

I firmly ask that you deny the proposed rezoning.

Sincerely,
Rachel Johnson Haungs

David Peete

From: Jones, Kathy <Kathy_Jones@PremierInc.com>
Sent: Monday, September 21, 2020 3:41 PM
To: David Peete; Board Members
Cc: John Aneralla; Jack Simoneau; Anthony Roberts; Jennifer Davis; Stephen Swanick; Janet Pierson
Subject: RE: North State Development Project

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Mr. Peete,

Something I just thought of that should be taken into account when the town is considering this project. Four years ago, Vermillion Village project (Anchor Mill) on Church St, just 3 or 4 blocks away from this site, was originally billed as "town center." It was going to consist of a grocer, retail/commercial and 400 townhomes/apartments. Those plans have changed (no grocer will sign on) and the new plans (from what we've heard through the grapevine) are no retail/commercial, just 500 townhomes/apartments. An increase of 100 townhomes/apartments over the original plan.

The Vermillion Front project on Huntersville-Concord Rd, just 3 blocks from the North State site has been approved and work has begun. It's going to add another 99 townhomes/apartments to this area.

We have additional properties in the Walters/First/Second St neighborhood, 3 blocks from the North State project, where the Vermillion developer and a current commissioner have plans to build more townhomes/apartments. So these North State apartments aren't needed. Much to our dismay, they'll be plenty of townhomes/apartments within walking distance of downtown without taking precious land in the middle of town and basically throwing it away and creating more problems than anything good.

If you look at the 2040 plan, everything on the east side of the railroad is projected to be high-density townhome/apartment type buildings. Just how many townhomes/apartments does Huntersville need? It seems no consideration for what the citizens want or suggest is ever taken into account when these decisions are made.

Kathy Jones
704-575-1414

From: David Peete <dpeete@huntersville.org>
Sent: Monday, September 21, 2020 11:13 AM
To: Jones, Kathy <Kathy_Jones@PremierInc.com>; Board Members <BoardMembers@huntersville.org>
Cc: John Aneralla <janeralla@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>; Anthony Roberts <aroberts@huntersville.org>; Jennifer Davis <jenniferdavis078@gmail.com>; Stephen Swanick <stephen.swanick@gmail.com>; Janet Pierson <jpierson@huntersville.org>
Subject: RE: North State Development Project

Mrs. Jones,

Thank you for your input regarding the proposed development.

Your comments have been added to the project file and will be shared with the Town Board & Planning Board at the Public Hearing.

Thank you for your participation in the process!

David F. Peete, AICP

Principal Planner
Town of Huntersville
105 Gilead Road
PO Box 664
Huntersville, NC 28078
Phone: 704.766.2216
Fax: 704.992.5528
Email: dpeete@huntersville.org
Website: www.huntersville.org

Connect with Town of Huntersville!  

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

From: Jones, Kathy <Kathy_Jones@PremierInc.com>

Sent: Sunday, September 20, 2020 4:12 PM

To: Board Members <BoardMembers@huntersville.org>

Cc: John Aneralla <janeralla@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>; Anthony Roberts <aroberts@huntersville.org>; David Peete <dpeete@huntersville.org>; Jennifer Davis <jenniferdavis078@gmail.com>; Stephen Swanick <stephen.swanick@gmail.com>; Janet Pierson <jpierson@huntersville.org>

Subject: North State Development Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

I would like to express my concern regarding the North State Development Project. Based on the town's vision for the downtown area, this project significantly restricts and basically prohibits that vision from being accomplished. Below are a few bullet points, but by all means there are plenty other reasons this project isn't a good move. I'm just trying to keep it short to hold your attention.

- Without this project Gilead, 115, Greenway and all streets in the Greenfield Park neighborhood are already at, or close to capacity. If built, travel through that area will be nearly impossible and make life miserable for the Greenfield community, not to mention the safety issues it will create. Cut through traffic has already negatively impacted this neighborhood where parents and children routinely walk on streets that aren't wide enough for two cars to pass without one going off the side of the road. I personally won't take my grandson to the neighborhood park (where I played as a child) because I'm afraid if he were to get into the road he'd get run over before I could grab him. The park is already dangerous for younger children and really should be surrounded by a fence. What about when the children go back to school? Will they still be able to walk to the bus stop and be safe? Probably not.
- This project is touted as creating retail/commercial that will bring people to a walkable, unique, bustling downtown, but it doesn't offer anything for people to look at, much less visit. The apartment leasing office and apartment gym amenity don't count as a destination. By using this land for apartments and apartment related services, you significantly decrease the space you have to actually have those shops, restaurants and places that will achieve your goal of a vibrant downtown. The people in those apartments can only eat at Slice House or have lunch at Café 100 so many times before they're over it. Currently, those are our only 2 options for dining downtown. Wouldn't recruiting more businesses in the food service industry be a better choice than apartments?

- There has ALWAYS been problems with flooding in the Greenfield area. Always. This project will intensify the issue and cause devastating problems for homeowners property.
- From what I've been told, this developer does a lot of college housing projects. What's the range of the rent? What will be the quality of these buildings? Will they become easily run down due to inexpensive building materials? How will they age? Will they be allowed to become dilapidated without consequences like other properties in downtown?
- Based on the design of the parking lot, will people opt to park in the Discovery Kids parking deck instead of driving down and around to get to their parking area? Will this increase crime? Who wants to be in a dark parking deck at night. Perfect breeding ground for crime. I guess we'll need those auxiliary police officers to handle it.
- During the community meeting the attorney for the developer said that the Main St and 21 road projects will alleviate some of the traffic, thereby the neighborhood would be able to accommodate the increase in traffic from this project. Yeah, ok. Tell me another one. She really should've rethought that before she said it. Utterly ridiculous. Don't even get me started on the Holbrooks Rd extension. Crazy. Hillcrest? Oh, yeah. Narrow, curvy, perfect for accidents.
- The citizens in Greenfield Park and surrounding communities do not want this type of project in downtown. People move here for the small hometown atmosphere. Not the Birkdale experience. We want the quaint, walkable, unique downtown with cute shops, restaurants, murals/art, etc. This area would be an awesome spot for a combination of these types of shops and greenspace where people can come sit, socialize and have a sense of being part of a community. Grab a bite to eat and hang out with friends and family or just sit and read a book. Other towns have managed to achieve this (Davidson, Mt Holly, Kannapolis, Mooresville.) Why can't we? Don't let dollar signs cloud your judgment and lead you to make poor design decisions.

Remember, bad design only takes one irresponsible vote to go forward, but the results last a lifetime. The citizens of Huntersville shouldn't have to suffer for that irresponsibility. Just take a minute and ask yourself, would you want this type of development dumping into your older, established neighborhood where some families have lived for several generations?

Thank you for listening.

Kathy Jones
704-575-1414

David Peete

From: Iaiela Dumitrescu <biola1994@yahoo.com>
Sent: Monday, September 21, 2020 3:45 PM
To: David Peete
Subject: North State Capital Development

As new neighbor and owner in Vermillion, the news that there is a development planned for downtown Huntersville does sit very well with me and my family.

Therefore, I recommend that you take a good look at those the requests sent by the citizens affected and make sure that we keep the downtown area looking as such without the extra residences and traffic that will congest the area. We need more walking friendly businesses and commercial development instead of more cars to make traffic unbearable.

Thanks for taking the time to give this your attention.

Iaiela Dumitrescu
BS Business Admin.

David Peete

From: Marian Dumitrescu <mdu1987@yahoo.com>
Sent: Wednesday, September 23, 2020 12:57 PM
To: David Peete
Subject: Re: Please Sign the petition

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. David Peete,

As new neighbor and owner in Vermillion, the news that there is a development planned for downtown Huntersville doesn't sit very well with me and my family. Therefore, I recommend that you take a good look at the requests sent by the citizens affected and make sure that we keep the downtown area looking as such without the extra residences and traffic that will congest the area. We need more walking friendly businesses and commercial development instead of more cars to make traffic unbearable.

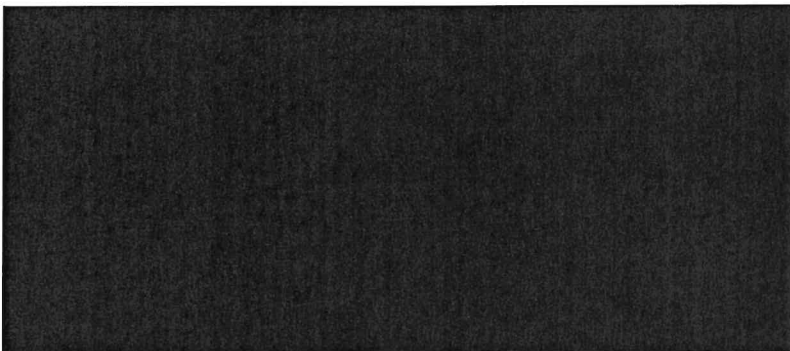
Thanks for taking the time to give this your attention.

Regards,
Marian Dumitrescu
704-778-2026

On Mon, Sep 21, 2020 at 12:40 PM, Iaiela Dumitrescu
<biola1994@yahoo.com> wrote:

This is to stop a developer from adding over 200 homes in the heart of Huntersville by Discovery Place,

[Sign the Petition](#)



Sign the Petition

Save Downtown Huntersville

David Peete

From: rsbdirect@bellsouth.net
Sent: Friday, September 25, 2020 8:57 AM
To: David Peete
Subject: NO! to Apts. in Downtown Huntersville

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Mr. Peete.

I am against rezoning downtown Huntersville to "Town Center Mixed Use."

We don't need the congestion that will occur from the addition of 140 apartments, 61 town homes, and all of the ugliness (260 parking spaces) that will accompany them.

Let's turn downtown Huntersville into something charming and intimate, such as what you have in Davidson. Let's attract small businesses and restaurants and create a really beautiful town.

Thank you.

Regards,

Robert Blumenthal
8828 Oakham St.
Huntersville, NC 28078

**Town of Huntersville
Town Board
October 5, 2020**

To: Town Board

From: Janet Pierson, Town Clerk

Date: October 5, 2020

Subject: Consider approving budget amendment recognizing Department of Justice Equitable Sharing Fund revenue in the amount of \$203,270 and Treasury Asset Forfeiture revenue of \$40,175 and appropriate to the Police Department Capital Projects fund.

EXPLAIN REQUEST:

Consider approving budget amendment recognizing Department of Justice Equitable Sharing Fund revenue in the amount of \$203,270 and Treasury Asset Forfeiture revenue of \$40,175. These funds will be used on the following expenditures::

DJI Matrice 300 RTK Drone Platform	\$55,200
Mobile Field Force Equipment	\$80,000
Police Canines and Training	\$22,630
Robot for High Risk Entry	\$85,615

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense.

ATTACHMENTS:

None

**Town of Huntersville
Town Board
October 5, 2020**

To: Town Board

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Date: October 5, 2020

Subject: Adopt Resolution to Amend Capital Improvement Program (CIP) and Apply for the Charlotte Regional Transportation Planning Organization (CRTPO) Additional Funding for the Gilead Road West Widening Project.

EXPLAIN REQUEST:

Consider adopting Resolution to Amend Capital Improvement Program (CIP) and Apply for the Charlotte Regional Transportation Planning Organization (CRTPO) Additional Funding for the Gilead Road West Widening Project.

ACTION RECOMMENDED:

Adopt Resolution to Amend Capital Improvement Program (CIP) and Apply for the Charlotte Regional Transportation Planning Organization (CRTPO) Additional Funding for the Gilead Road West Widening Project.

FINANCIAL IMPLICATIONS:

Fund Balance

ATTACHMENTS:

1. U-6106 Gilead Rd West - Agenda Package 2020.9.29 2



RESOLUTION OF THE TOWN OF HUNTERSVILLE TO AMEND THE CAPITAL IMPROVEMENT PROGRAM (CIP) AND APPLY FOR CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION (CRTPO) FUNDING FOR THE GILEAD RD WIDENING PROJECT

Whereas the Town of Huntersville has identified and selected the Gilead Rd Widening Project, from Wynfield Creek Pkwy to McCoy Rd, as a project for the CRTPO's 2020 Fall Call for Projects; and

Whereas the CRTPO's total funding for this call is \$8,100,000.00 in STBG-DA funds available for qualifying projects and no one project can request more than \$2,025,000.00 which equates to 25% of the total available funding; and

Whereas the total estimated cost of the Gilead Rd Widening Project is \$17,816,500.00 including contingency factors from which the Town of Huntersville is requesting \$2,025,000.00 from CRTPO and will commit \$1,005,500.00 of local dollars which equates to a 49.6% local match; and

Whereas the Town of Huntersville has amended the FY2021's CIP for the Gilead Rd Widening Project attached as Exhibit A; and

Whereas the Town of Huntersville has prepared the commitment letter for the CRTPO application, formally documenting the local match, attached as Exhibit B;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves the Gilead Rd Widening Project to be submitted for CRTPO funding.
2. The Amended of the FY2021 CIP, as show in Exhibit A, is approved.
3. The amount and percentage for local dollars, per Exhibit B, is approved.
4. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution; and
5. This Resolution shall be effective as of the date its adoption.

Adopted this 5th day of October, 2020.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney

EXHIBIT - A

PROJECT NAME: Gilead Road West				DEPT: Engineering / Public Works													
PROJECT DESCRIPTION: Widen Gilead Road from west of Wynfield Creek Parkway to east of McCoy Road to multi-lane divided facility. Improve capacity and reduce congestion by providing additional lanes for more efficient travel. A request for additional CRTPO funding has been submitted.				PROJECT COSTS: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Original Project cost</td> <td style="text-align: right;">\$ 13,776,000</td> </tr> <tr> <td>Spent Project to date Fund 94</td> <td style="text-align: right;">283,510</td> </tr> <tr> <td>Spent Project to date (2/17/20)</td> <td style="text-align: right;">276,050</td> </tr> <tr> <td>Remaining to be spent</td> <td style="text-align: right;">17,256,940</td> </tr> <tr> <td>Total Project costs</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">\$ 17,816,500</td> </tr> </table>				Original Project cost	\$ 13,776,000	Spent Project to date Fund 94	283,510	Spent Project to date (2/17/20)	276,050	Remaining to be spent	17,256,940	Total Project costs	\$ 17,816,500
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Spent Project to date Fund 94	283,510																
Spent Project to date (2/17/20)	276,050																
Remaining to be spent	17,256,940																
Total Project costs	\$ 17,816,500																

PART A: TOTAL PROJECT BUDGET							
\$ 17,816,500							
DESCRIPTION/DETAIL	Prior Yrs	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Planning / Permitting / Design	\$ 559,560	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 1,359,560
Right of Way / Utility Relocation / Construction	-	1,620,000	6,920,000	4,886,440	1,005,500	2,025,000	16,456,940
TOTAL	\$ 559,560	\$ 2,420,000	\$ 6,920,000	\$ 4,886,440	\$ 1,005,500	\$ 2,025,000	\$ 17,816,500

PART B: FUNDING SOURCES							
DESCRIPTION/DETAIL	Prior Yrs	FY 21	FY 22	FY 23	FY 24	FY 25	Total
General Fund Appropriation	\$ -	\$ -	\$ -	\$ -	\$ 1,005,500	\$ -	\$ 1,005,500
General Obligation Bonds - <u>2020 Bonds issued</u>	-	5,733,490	-	-	-	-	5,733,490
General Obligation Bonds - <u>2016 Bonds issued</u>	283,510	-	-	-	-	-	283,510
Special Revenue Funds-Designated <u>CRTPO</u>	-	-	-	8,769,000	-	2,025,000	10,794,000
Other(Describe) _____							
TOTAL	\$ 283,510	\$ 5,733,490	\$ -	\$ 8,769,000	\$ 1,005,500	\$ 2,025,000	\$ 17,816,500

PART C: OPERATING IMPACTS							
DESCRIPTION/DETAIL	Prior Yrs	FY 21	FY 22	FY 23	FY 24	FY 25	Total
Debt Service - <u>2016 Bonds Issue</u>	\$ 36,245	\$ 17,735	\$ 17,479	\$ 17,223	\$ 16,967	\$ 16,711	\$ 122,360
Debt Service - <u>2020 Bonds Issue</u>		472,349	460,540	448,732	436,923	425,114	2,243,658
TOTAL	\$ 36,245	\$ 490,084	\$ 478,019	\$ 465,955	\$ 453,890	\$ 441,825	\$ 2,366,018



Date: October 6, 2020

To: Ms. Jennifer Stafford
Project Development Planner
Charlotte Regional TPO

From: Anthony Roberts
Town Manager – Town of Huntersville

SUBJECT: Local Match Commitment
2045 MTP ID 375 Widen SR-2136 (Gilead Rd) from two lanes to four lanes
from Wynfield Creek Pkwy to SR-2138 (McCoy Rd)

In submitting this application package for the widening of SR-2136 (Gilead Rd) project, the Town of Huntersville would like to formally document its commitment of an additional \$1,005,500 towards the \$3,030,500 shortfall amount. The match percentage of this additional request is 49.6%. The shortfall is due to the increase in estimated stormwater construction, utility relocation, and right-of-way acquisition costs.

The Huntersville Town Board took official action on October 5, 2020 committing the \$1,005,500 of local funds with both a specific action item as well as the formal adoption of the Town's CIP identifying this matching amount. The source of local matching funds will be General Fund Balance.

Thank you for the opportunity to submit this package for consideration and, should additional information be needed, please let us know.

Anthony Roberts
Town Manager

Pattie McGinnis
Finance Director

Engineering&PublicWorks

Post Office Box 664 • 105 Gilead Road, Suite 300 • Huntersville, NC 28070
phone 704.766.2220 • fax 704.992.5528 • www.huntersville.org

**Town of Huntersville
Town Board
October 5, 2020**

To: Town Board

From: Eian Fowler, Staff Engineer

Date: October 5, 2020

Subject: Adopt Resolution to award Engineering Services Contract for the David Kenney Farm Road Connection project.

EXPLAIN REQUEST:

Adopt Resolution to award Engineering Services Contract for the David Kenney Farm Road Connection project.

ACTION RECOMMENDED:

Adopt Resolution to award Engineering Services Contract for the David Kenney Farm Road Connection project.

FINANCIAL IMPLICATIONS:

2020 Bond Issue

ATTACHMENTS:

1. Board Agenda Package - David Kenney Farm Rd - 09.28.2020



RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACCEPT THE DAVID KENNEY FARM ROAD CONNECTION (DKF) PROJECT CONTRACT PER THE QUALIFICATION-BASED SELECTION PROCESS

Whereas the Town of Huntersville proposes to enter into an agreement for professional engineering services for the intersection improvements of the DKF Project;

Whereas G.S. 143-64.31 requires the initial solicitation and evaluation of firms to perform architectural, engineering, surveying and alternative construction delivery services (collectively "design services") to be based on qualifications and without regard to fee; and

Whereas design services required were put out for proposals based on qualifications and is attached for reference; and

Whereas from a qualified proposer the selected proposal was from RS&H Architects-Engineers-Planners, Inc., see Exhibit A;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves and authorizes Contract for Professional Engineering Services attached herein as Exhibit A is approved.
2. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution; and
3. This Resolution shall be effective as of the date its adoption.

Adopted this 5th day of October, 2020.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney



101 Huntersville-Concord Rd
Huntersville, NC 28078
(704) 875-6541

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES

FIRM: RS&H Architects-Engineers-Planners, Inc. (RS&H) **PROJECT:** David Kenney Farm Rd Connection
1520 South Boulevard, Suite 200 **PROJECT ADDRESS:** David Kenney Farm Rd
Charlotte, NC 28203 | Phone: 704-752-0610 Huntersville, NC
Scott Cole, PE, CPM
Scott.Cole@rsandh.com

This Contract for Professional Services, 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, RS&H (the "Firm") located at 1520 South Blvd, Suite 200, Charlotte, NC 28203.

For and in consideration of the mutual promises set forth in this Contract, the parties do mutually agree as follows:

1. Scope of Services. The Firm agrees to perform for the Town the following services according to the following requirements:

The Firm agrees to provide professional engineering services needed to complete the project. Such professional engineering services shall constitute the "Work." The Scope of Services and Firm's Fee Schedule are attached as Exhibits B and C, which are incorporated herein by reference. Additional (extra) services are defined as any work not included in the Scope of Services in Exhibit B that are requested by the Town or any review agencies ("Additional Services"). Additional Services will be billed at the Firm's billing rates as shown on the attached Exhibit D, which is incorporated herein by reference. The Firm represents to the Town that the hourly billing rates are the Firm's standard billing rates. The Firm may adjust the hourly rates shown on the attached Exhibit D only if and to the extent that the Firm's standard billing rates are adjusted. The Firm shall provide thirty (30) days advanced notice to the Town in writing of any increases to the Firm's standard billing rates. Upon receipt of such notice, the Town shall have the option of terminating this Agreement within the thirty (30) day notice period given by the Firm. Any meetings not included in the Scope of Services in Exhibit B will be considered Additional Services. Additional Services will be identified either in writing or by verbal communication but must be approved in writing by Town before proceeding to perform such Additional Services.

The Firm will be responsible for providing properly licensed engineers to complete the Work in accordance with the standard of care ordinarily used by members of the Firm's engineering profession practicing under similar circumstances and at the same time in Mecklenburg County. In addition to the indemnification obligations contained in the STANDARD TERMS AND CONDITIONS attached to this Contract, the Firm further agrees to indemnify and save harmless the Town from claims and liabilities to the extent caused by the negligent errors or omissions of the Firm, including its engineers, technicians or subcontractors.

The Firm agrees to coordinate its Work with the work of any other separate professional services, contractors or with the work of the Town's own forces to avoid delaying or interfering with their work.

The Firm must be properly registered with the North Carolina Board of Examiners for Engineers and Surveyors and must be properly authorized to conduct business in the state of North Carolina. The engineers performing the Work, and in responsible charge of the Work, must be a licensed Engineer in the State of North Carolina and must have a good ethical and professional standing.

The Town reserves the right to terminate the professional service contract of the Firm based on the Firm's breach of this Contract (ex: schedule, responsiveness, quality of design, accuracy of documents etc.). The Town reserves the right to modify the Scope of Work described in Exhibit B Scope of Services, and in such event the Town and Firm shall negotiate in good faith to make corresponding modifications to the Fee Schedule in Exhibit C.

2. Contract Insurance. Firm shall be required to purchase and maintain during its performance under this Contract insurance coverage as shown on the Insurance Requirements as stated in Exhibit A, which is incorporated herein by reference. With the exception of Worker's Compensation and Professional Liability policies, all insurance purchased shall have a specific endorsement, copy of which shall be provided to the Town, naming the Town as an additional insured and for all insurance purchased, an endorsement providing that such insurance will not be cancelled without providing thirty (30) days advance written notice to the Town.
3. Standard Terms and Conditions. The attached Standard Terms and Conditions shall be a part of this Contract. Such Standard Terms and Conditions are hereby incorporated by reference, and all parties agree to be bound thereby.
4. Marketing Use. The use of this project for marketing and reference purposes is subject to the Town's consent.
5. Time for Performance of the Work. The Work will begin within ten (10) days of receipt of the Notice to Proceed from the Town.
6. Payment for Services. In consideration of the above services, the Town will pay the Firm, in accordance with the submitted fee schedule in Exhibit C, attached hereto and incorporated by reference, plus reimbursable expenses at the Firm's actual cost up to, but not exceeding, the lump sum stated in the Fee Schedule in Exhibit C. Firm will submit monthly invoices for Work performed based upon the Firm's estimate of the percentage of the total Work completed during the billing period which shall be paid thirty (30) days after receipt of undisputed invoices delivered. Additional Services will be billed as provided in Paragraph 1 above in accordance with the hourly fee schedule shown on Exhibit D, attached hereto and incorporated by reference. If any invoice is disputed by the Town, in whole or in part, it shall provide a written explanation for such dispute to Firm within five days of receipt of the invoice and shall pay all undisputed amounts therein.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at

Huntersville, North Carolina, this _____ day of _____, 20_____.

Private Engineering Firm

RS&H Architects-Engineers-Planners, Inc.

Name of Firm (print)



Signature

Vice President

Title

Town of Huntersville

Anthony Roberts- Town Manager

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

Pattie McGinnis- Finance Director

STANDARD TERMS & CONDITIONS

1. **Acceptance.** Firm's acknowledgment of the terms of this Contract constitutes an agreement to (i) all terms and conditions set forth or referenced herein, (ii) Exhibits A, B, C & D hereto, and (iii) any other terms and conditions of a written agreement signed by Firm 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 Firm and the Town with respect to the performance of the Work as described in the Contract Documents. The agreements set forth in the Contract Documents are sometimes referred to herein as the "Contract." Except as provided herein, no additional or supplemental provision or provisions in variance herewith that may appear in Firm's quotation, acknowledgment, invoice or in any other communication from Firm 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.** The Contract Documents constitute and represent the complete and entire agreement between the Town and Firm 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 work, 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. However, the Firm will not be liable for delays caused by circumstances beyond its control including without limitation, delays caused by acts of God, the Town or its other consultants/contractors, federal, state, and local government authorities, strikes, riots, civil unrest, war, or unknown or concealed conditions, and if such delays occur, the Firm will be entitled to an equitable adjustment in the time for the performance of the Work and compensation.
4. **Relationship of the Parties.** The Firm is an independent Professional Engineering Company and not an affiliate of the Town. The conduct and control of the work will lie solely with the Firm. The Contract shall not be construed as establishing a joint venture, partnership or any principal-agent relationship for any purpose between the Firm and the Town. Employees of the Firm shall remain subject to the exclusive control and supervision of the Firm, which is solely responsible for their compensation.
5. **Prices.** If the Firm's price or the regular market price of any of the Work covered hereunder is lower than the price stated in the Contract Documents on the date of performance of the Work, the Firm agrees to give the Town the benefit of such lower price on such Work. In no event shall the Firm's price be higher than the price contained in the Firm's Fee Schedule attached as Exhibit C unless otherwise agreed in writing.
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"), but only to the extent the fault of the Consultant or its derivative parties (as defined in N.C.G.S §22B-1) is a proximate cause of the Claim. In the event that any portion of the Work performed 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 the fault of the Consultant or its derivative parties (as defined in N.C.G.S §22B-1) is a proximate cause of the Claim.
9. **Invoices and Payment Terms.** Invoice and Payment Terms are set forth in Section 5 in the Contract for Professional Engineering Services. 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.
10. **Anti-Discrimination.** During the performance of the Contract, the Firm shall not discriminate against or deny the Contract's benefits to any person on the basis of sexual orientation, national origin, race, ethnic background, color, religion, gender, age or disability.
11. **Insurance.** The Firm shall provide the insurance coverages shown on Exhibit A, attached hereto and incorporated herein by reference. The Firm shall provide the Town with a North Carolina Certificate of Insurance and such endorsements as may be required by the Contract Documents PRIOR to the commencement of any work under the Contract and agrees to maintain such insurance until the completion of the Contract. Such certificates of insurance shall be considered part of the Contract.
12. **Ethics in Public Contracting.** By submitting their prices and acceptance of this Contract, the Firm certifies that their

proposal was 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 proposal, 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.

13. **Applicable Laws and Courts.** This Contract 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 Firm represents and warrants that it shall comply with all applicable federal, state and local laws, regulations and orders.
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.** The Firm shall not assign, subcontract or otherwise transfer any interest in the Contract without the prior written approval of the Town.
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 Firm warrants it shall adhere to all applicable laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town of Huntersville in the performance of the Work outlined in this Contract and any attached specifications. The Firm warrants that any finished Work completed hereunder shall also adhere to all applicable laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town of Huntersville. The Firm warrants that all Work will be performed in accordance with this Contract and the standard of care ordinarily used by members of the Firm's engineering profession practicing under similar circumstances and at the same time in Mecklenburg County. The Firm makes no additional warranties, express or implied, in connection with the Work. 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 Work shall be performed in accordance with this Contract and the applicable standard of care
19. **Default.** Either Party may terminate the Contract, in whole or in part, upon thirty (30) days written notice upon breach of the other Party. In the event of a breach by the Firm, 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, professional engineering services substantially similar to those so terminated, in which case the Firm shall be liable to the Town for any excess costs for such similar services and any expenses incurred in connection therewith. This Contract shall not terminate if the alleged default is cured with the thirty (30) day notice period. In the event this Contract is terminated by the Town for the default of the Engineer, the Town shall be entitled to keep and use all design work provided by the Engineer for use in finishing the design and construction of the Project.
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 ten (10) day notice in writing from the Town to the Firm. If the Contract is terminated by the Town in accordance with this paragraph, the Firm will be paid for all Work performed and reimbursable expenses incurred up to the effective date of the termination. The Town will not be liable to the Firm for any costs for materials acquired or contracted for, if such costs were incurred prior to the date of this Contract.
21. **Assignment.** Firm may not assign, pledge, or in any manner encumber the Firm's rights under this Contract, or delegate the performance of any of its obligations hereunder, without the Town's prior, express written consent.
22. **No Third Party Beneficiaries.** There shall be no intended nor incidental third party beneficiaries of this Contract. The Firm 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.** In order for this Contract for Professional Engineering Services 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.** The Firm shall comply with, and require all contractors 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 contractors and subcontractors.

25. **Iran Divestment List.** With the execution hereof, Firm, 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. **Severability.** If any provision of this Contract is found to be invalid or unlawful, then remainder of this Agreement shall not be affected thereby, and each remaining provision shall be valid and enforced to the fullest extent permitted by law.
27. **Companies that Boycott Israel List.** With the execution hereof, Firm, 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 A

MINIMUM INSURANCE REQUIREMENTS

The Work under this Contract shall not commence until the Firm has obtained all required insurance and verifying certificates of insurance have been approved in writing by the Town. The Town shall be named as additional insured on all policies, except Worker's Compensation and Professional Liability policies. These certificates shall document that coverages afforded under the policies will not be cancelled until at least thirty (30) days after mailing written notice, by certified mail, return receipt requested, to the insured and the Town of such cancellation. If endorsements are needed to comply with the notification or other requirements of this article copies of the endorsements shall be submitted with the certificates.

a. Worker's Compensation and Employer's Liability

The Firm shall provide and maintain, until final acceptance, workmen's compensation insurance, as required by law, as well as employer's liability coverage with minimum limits of \$100,000.

b. Comprehensive General Liability Insurance

The Firm shall provide and maintain, until final acceptance, comprehensive general liability insurance, including coverage for premises operations, independent contractors, completed operations, products and contractual exposures, as shall protect such contractors from claims arising out of any bodily injury, including accidental death, as well as from claims for property damages which may arise from operations under this contract, whether such operations be by the Firm or by any subcontractor, or by anyone directly or indirectly employed by either of them and the minimum limits of such insurance shall be as follows:

Bodily Injury: \$1,000,000 per occurrence / \$2,000,000 aggregate

Property Damage: \$100,000 per occurrence / \$300,000 aggregate

Or,

Bodily Injury and Property Damage, combined single limit (CSL): \$1,000,000 per occurrence / \$2,000,000 aggregate

Such coverage for completed operations must be maintained for at least two (2) years following final acceptance of the Work performed under the contract.

c. Deductible

Any deductible, if applicable to loss covered by insurance provided, is to be borne by the Firm.

d. Other Insurance

The Firm shall obtain such additional insurance as may be required by the Town or by the General Statutes of North Carolina including motor vehicle insurance, in amounts not less than the statutory limits.

e. Proof of Carriage

The Firm shall furnish the Town with satisfactory proof of carriage of the insurance required before written approval is granted by the Town

EXHIBIT B

FIRM'S SCOPE OF SERVICES

[Attach a copy]

Exhibit B
Final - 09/23/2020
Scope of Services for
Town of Huntersville Intersection Improvements at David Kenney Farm Rd and
Birkdale Commons Pkwy
Task Order No. 1

Project Overview

The Town of Huntersville (Town) proposes to extend David Kenney Farm Road to Birkdale Commons Parkway and intersection improvements at the new intersection of David Kenney Farm Road and Birkdale Commons Pkwy. The intersection improvements will be based on current and future traffic needs with options including a traditional intersection or a roundabout.

RS&H Architects-Engineers-Planners, Inc. (RS&H) will provide the design services for the Town as described below. These services will be performed in accordance with all applicable Town, state, and federal laws and regulations and the terms specified in Contract for Professional Engineering Services between the Town and RS&H executed on October ____, 2020.

Task Order 1 begins with project initiation and extends through conceptual plans. The anticipated duration of this task order is 3 months (October 2020 through December 2020). The following elements are included in this scope of services and described in detail in the following sections:

- A. Data Collection (RS&H)
- B. Traffic Operations Analysis (RS&H)
- C. NCDOT Coordination (RS&H)
- D. Surveys (Future Task Order)
- E. Geotechnical Investigation and Pavement Design (Town)
- F. Environmental Document (Town)
- G. Conceptual Design (RS&H)
- H. Utility Coordination (Vaughn & Melton – V&M)
- I. Design Concepts Cost Estimate (RS&H)
- J. Administration and Coordination (RS&H)

A. Data Collection

RS&H will conduct a field review (anticipated to be two roadway engineers) to visually verify easily identifiable survey items provided by V&M and report back identified missing items. RS&H will develop a survey request for additional survey needed for the project and provide to V&M.



B. Traffic Operations Analysis

The traffic operations analysis will be performed for the following scenarios:

- 2020 Existing Conditions
- Horizon Year (2040) No-Build
- Horizon Year (2040) Build (two scenarios)

RS&H will analyze two build scenarios for the study location of Birkdale Commons Parkway at Devonshire Drive / David Kenney Farm Road. The build scenarios include a traditional intersection and a roundabout.

RS&H will use the traffic count data for the study area intersections as provided by the Town, included in the previously developed TIA for Birkdale Golf Center Mixed-Use Development, and obtained from the NCDOT Traffic Safety Unit Traffic Count Website to perform the traffic operations analysis. The existing traffic counts will be adjusted to the 2020 Existing Year by utilizing an annual growth rate of 1.5% as provided by the Town. A 2040 horizon year analysis will be performed, and the existing AM and PM peak hour volumes determined from the traffic counts will be grown to the 2040 horizon year. For the horizon year 2040 build scenario analysis, traffic data patterns will be revised to reflect the proposed improvements. A year of failure analysis will also be performed if the intersection does not operate acceptably in the horizon year. An annual growth rate of 1.5% was provided by the Town for use in this study.

The traffic operations analysis of stop-controlled and signalized intersections will be performed using Synchro. For the proposed roundabout scenario, the analysis will be performed using Sidra Intersection. Measures of Effectiveness (MOEs) for intersections will include level of service (LOS), delay, and volume to capacity (v/c) ratio. In addition, for future year scenarios, queue lengths will also be reported. For signalized intersections, SimTraffic will also be used to evaluate queuing.

A brief memo will be prepared to document the traffic operations analysis methodology and results. The traffic scope of work assumes that one traffic staff member will attend up to two coordination meetings with the Town.

Deliverables: Traffic Memo

C. NCDOT Coordination

This scope does not include NCDOT coordination.

D. Surveys

Final surveys will be covered under a future task order.

E. Geotechnical Investigation and Pavement Design (Town)

The Town has decided Geotechnical investigation tasks are not needed for this project. Pavement design to be provided by Town in accordance with Town and/or NCDOT Standards.



F. Environmental Document (Town)

The Town has indicated that an environmental document is not needed for this project.

G. Conceptual Design

RS&H will develop a conceptual roadway design for each of the two traffic analysis scenarios that was determined to be feasible. The conceptual design will be developed for each of these, utilizing existing Lidar, that will include horizontal alignments, high level right-of-way impacts, lane configurations and multimodal accommodations as determined. A consistent ROW width will be applied beyond the plan view linework to be used for ROW estimating purposes. RS&H will coordinate with the Town in development of design criteria, typical sections, and review of all roadway designs. The Town will review all submittals prior to them being sent to NCDOT for review. It is anticipated that the Town will have approximately 3 weeks of review time. The desired design vehicle(s) for the Town at this location are a delivery truck (SU-30), trash truck, school bus, and/or fire truck, will be used for all intersection turning movement designs.

Design criteria, typical sections and roadway designs will be prepared based on the capacity analysis, A Policy on Geometric Design of Streets and Highways, AASHTO 2018 (Green Book), and the NCDOT Roadway Design Manual. Plans will be developed using MicroStation and GEOPAK V8i.

Deliverables: Design Criteria, Typical Sections & Conceptual Designs (2)

H. Utility Coordination (V&M)

V&M to perform field reconnaissance of the project location to determine existing utilities for major potential design concept conflicts. V&M to contact utility owners about major existing utility infrastructure for relocation costs and timeline at their discretion or in coordination with concerns brought up by RS&H.

I. Design Concepts Cost Estimate

RS&H will develop a cost estimate for up to two concept designs. Conceptual Design Cost Estimates will be provided, to include estimated right-of-way and construction costs. Construction cost estimates will be created using a cost per mile table, provided by the NCDOT cost estimating group, used for determining costs for long range transportation projects.

Right-of-way estimates will be produced by researching the Mecklenburg County tax parcel values and applying a cost per acre according to the anticipated right-of-way needs for each concept design. Impacted buildings will be included in this estimate.

Deliverable: Conceptual Design Cost Estimates (2)

J. Administration and Coordination

1. Schedule

RS&H will prepare a milestone-driven Microsoft Project schedule. The Town will review the schedule and provide comments.



Deliverables: Microsoft Project Schedule (electronic copy)

2. Progress Reports and Invoices

RS&H will prepare monthly progress reports and invoices in a format suitable for meeting the requirements of the Town for a period of 3 months, anticipated to be October 2020 to December 2020.

Deliverables: Monthly Progress Reports and Invoices (3 months)

3. Meetings and Coordination

RS&H will maintain general coordination with the Town for 3 months, anticipated to be October 2020 to December 2020. RS&H will meet periodically with the Town for progress updates and review of submittals. Each meeting will be conducted virtually. This scope of services includes the following meetings:

- Traffic Analysis and recommendation review meeting, anticipated to include one Traffic Engineer and the Project Manager.
- Concept Design Review meeting, anticipated to include one Roadway Design Engineer and the Project Manager.

EXHIBIT C**FIRM'S FEE SCHEDULE**

Services	Fee Type	Fee
Data Collection	Lump Sum	\$750.00
Traffic Analysis	Lump Sum	\$11,780.00
Develop Design Concepts	Lump Sum	\$12,620.00
Utility Coordination	Lump Sum	\$1,391.25
Design Concepts Cost Estimate	Lump Sum	\$4,510.00
Administration and Coordination	Lump Sum	\$6,090.00
Expenses	Lump Sum	\$570.00
	SUB TOTAL	\$37,711.25
Additional Items – optional		
	SUB TOTAL	
NOT TO EXCEED TOTAL =		\$37,711.25

EXHIBIT D

FIRM'S HOURLY RATES FOR ADDITIONAL SERVICES

[Attach a copy]

EXHIBIT D

FIRM'S HOURLY RATES FOR ADDITIONAL SERVICES

Prime Consultant – RS&H		
<i>Job Classification</i>	<i>Employee Name</i>	<i>Hourly Rate</i>
Project Manager	Scott Cole, PE	\$225.00
Project Manager	Jennifer Farino, PE	\$225.00
Senior Traffic Engineer	Tom Kelly, PE	\$165.00
Senior Traffic Engineer	Regina Bowman, PE, PTOE	\$165.00
Senior Engineer	Allison Drake, PE	\$145.00
Senior Engineer	Sean Kortovich, PE	\$145.00
Traffic Engineer	Samantha Schober	\$125.00
Traffic Engineer	Ondrej Drobny, EI	\$125.00
Project Engineer	Eric Bush, EI	\$105.00
Project Engineer	Sean Kane, EI	\$105.00
Technician	Allison Harris	\$95.00
Technician	Justin Gerasimou	\$95.00
Subconsultant 1 – Vaughn and Melton		
<i>Job Classification</i>	<i>Employee Name</i>	<i>Hourly Rate</i>
Project Manager	Nick Asaro	\$132.50

Scoring Chart for RFLOI

Beatties Ford at McCoy, Beatties Ford at Gilead, David Kenny Farm Rd					LOI Due: 6/12/20			Date Posted: 5/18/20						
#:	Firm Name	Contact	Electronic:	1 Copy of Letter of Interest: *	1 Letter of Interest Loose Leaf: *	Cover Letter 2 page max:	Eval Factors 7 page max:	Supportive Info 6 page max:	Small/ Minority Business (Main, Sub, Both, None)	HUB (Main, Sub, Both, None)	15 page max:	Signed RS2 Form:	Total Score:	Avg. Total Score:
1	AECOM	Chris Petterson	Y	N	N	Y	Y	Y	Sub	Sub	Y	Y	116.00	38.67
2	Alpha & Omega	Michael Young	Y	N	N	Y	Y	Y	Main	None	Y	Y	100.00	33.33
3	American	Chris Johnson	Y	N	N	Y	Y	Y	None	None	Y	Y	107.00	35.67
4	AMT	Nick Ramirez	Y	N	N	Y	Y	Y	Sub	Sub	Y	Y	117.50	39.17
5	Dewberry	Nathan Chapman	Y	N	N	Y	Y	Y	None	None	Y	Y	110.50	36.83
6	Gresham Smith	Robert Moser	Y	N	N	Y	Y	Y	None	None	Y	Y	98.00	32.67
7	KCI	Dewayne Sykes	Y	Y	Y	Y	Y	Y	None	None	Y	Y	99.00	33.00
8	Kimley Horn	Frank Masterson	Y	Y	Y	Y	Y	Y	None	None	Y	Y	122.00	40.67
9	LJB	Scott Cooke	Y	N	N	Y	Y	Y	Main	None	Y	Y	112.50	37.50
10	Mott McDonald	David Waller	Y	N	N	Y	Y	Y	None	None	Y	Y	113.00	37.67
11	NV5	David Booker	Y	N	N	Y	Y	Y	None	None	Y	Y	110.00	36.67
12	Ramey Kemp	Alan Morrison	Y	N	N	Y	Y	Y	None	None	Y	Y	109.00	36.33
13	RK&K	Roman Prokopvych	Y	N	N	Y	Y	Y	None	None	Y	Y	112.00	37.33
14	RSH	Scott Cole	Y	N	N	Y	Y	Y	None	None	Y	Y	127.00	42.33
15	Stewart	Doug Taylor	Y	N	N	Y	Y	Y	None	Main	Y	Y	103.00	34.33
16	STV	Nikki Honeycutt	Y	N	N	Y	Y	Y	None	None	Y	Y	127.00	42.33
17	Summit	Brandon Johnson	Y	N	N	Y	Y	Y	Sub	None	Y	Y	117.00	39.00
18	TGS	Jimmy Terry	Y	Y	Y	Y	Y	Y	None	None	Y	Y	102.00	34.00
19	Timmons	Jeff Hochanadel	Y	Y	Y	Y	Y	Y	None	None	Y	Y	95.50	31.83
20	Vaughn & Melton	Jon Ford	Y	N	N	Y	Y	Y	None	None	Y	Y	111.00	37.00
21	VHB	Jonathan Soika	Y	N	N	Y	Y	Y	None	None	Y	Y	106.00	35.33
22	Weston & Sampson	Kevin Hutchens	Y	N	N	Y	Y	Y	Sub	None	Y	Y	117.00	39.00
23	Wetherill	Greg Purvis	Y	N	N	Y	Y	Y	Main	Main	Y	Y	109.50	36.50
24	Wood	Tim Greene	Y	N	N	Y	Y	Y	Sub	Sub	Y	Y	84.50	28.17
25	(Firm Name) 25	(Name) 25							None	None			0.00	0.00
26	(Firm Name) 26	(Name) 26							None	None			0.00	0.00

*= Due to COVID-19 Digital Copies are being accepted in lieu of loose leaf/hard copies.

RFLOI posted to the following websites for solicitation

- 1) HUB
- 2) Town of Huntersville

**Town of Huntersville
Town Board
October 5, 2020**

To: Town Board

From: Michael Jaycocks, Director

Date: October 5, 2020

Subject: Adopt Resolution to Amend Capital Improvement Program (CIP) and apply for the Charlotte Regional Transportation Planning Organization (CRTPO) Funding for The Park - Huntersville Greenway Project from existing Torrence Creek Greenway to Mt. Holly Huntersville Road.

EXPLAIN REQUEST:

Adopt Resolution authorizing the Parks & Recreation Department to submit the application to CRTPO's 2020 Fall Call for Projects with a 50% local dollar match and approve updated CIP.

ACTION RECOMMENDED:

Adopt Resolution to Amend Capital Improvement Program (CIP) and apply for the Charlotte Regional Transportation Planning Organization (CRTPO) Funding for The Park - Huntersville Greenway Project from existing Torrence Creek Greenway to Mt. Holly-Huntersville Road.

FINANCIAL IMPLICATIONS:

\$1,750,000 (see attached updated CIP sheet)

ATTACHMENTS:

1. The Park - Huntersville Greenway Project CRTPO application - Resolution Document
2. The Park - Huntersville Greenway Project - Local Match Confirmation
3. The Park- Greenway
4. The Park-Greenway Map



RESOLUTION OF THE TOWN OF HUNTERSVILLE TO AMEND THE CAPITAL IMPROVEMENT PROGRAM (CIP) AND APPLY FOR CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION (CRTPO) FUNDING FOR THE PARK – HUNTERSVILLE GREENWAY PROJECT.

Whereas the Town of Huntersville has identified and selected The Park – Huntersville Greenway Project, from existing Torrence Creek Greenway to Mt. Holly-Huntersville Road., as a project for the CRTPO’s 2020 Fall Call for Projects; and

Whereas the Town of Huntersville hired Alta Engineering to prepare the feasibility study, including cost estimate and suggested trail alignment for the CRTPO’s application requirements; and

Whereas the CRTPO’s total funding is \$8,100,000.00 and no one project can request more than \$2,025,000.00 which equates to 25% of the total funding; and

Whereas the total estimated cost of The Park – Huntersville Greenway Project is \$3,500,000.00 from which the Town of Huntersville is requesting \$1,750,000.00 from CRTPO and will commit \$1,750,000.00 of local dollars which equates to a 50% local match; and

Whereas the Town of Huntersville has amended the FY2021’s CIP for The Park – Huntersville Greenway Project attached as Exhibit A; and

Whereas the Town of Huntersville has prepared the commitment letter for the CRTPO application, formally documenting the local match, attached as Exhibit B;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves The Park – Huntersville Greenway Project to be submitted for CRTPO funding.
2. The Amended of the FY2021 CIP, as shown in Exhibit A, is approved.
3. The amount and percentage for local dollars, per Exhibit B, is approved.
4. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution; and
5. This Resolution shall be effective as of the date its adoption.

Adopted this 5th day of October, 2020.

ATTEST:

TOWN OF HUNTERSVILLE

Town Clerk

Town Mayor

APPROVED AS TO FORM:

Town Attorney



Date: October 5, 2020

To: Mr. Neil Burke
Transportation Program Manager
Charlotte Regional TPO

From: Anthony Roberts
Town Manager – Town of Huntersville

SUBJECT: Local Match Commitment- The Park – Huntersville Greenway

In submitting this application package for The Park – Huntersville Greenway project, the Town of Huntersville would like to formally document its commitment of \$1,750,000.00 toward delivery of the proposed project which equates to 50% of the \$3,500,000.00 total cost. It is our understanding this commitment, of 50%, would result in the award of 25 points within the evaluation criteria.

The Huntersville Town Board took official action on October 5, 2020 committing the \$1,750,000.00 of local funds with both a specific action item as well as the formal adoption of the Town's CIP identifying this matching amount. It is anticipated that the source of local matching funds will be General Fund Balance.

As evident by our financial investment in securing the services of Alta Engineering to prepare the supporting documentation included in this submittal package, the Town of Huntersville considers The Park – Huntersville Greenway, a much-needed improvement in meeting the non-motorized transportation demand in Huntersville.

Thank you for the opportunity to submit this package for consideration and should additional information be needed, please let us know.

Anthony Roberts
Town Manager

Pattie Ellis
Finance Director

Parks&Recreation

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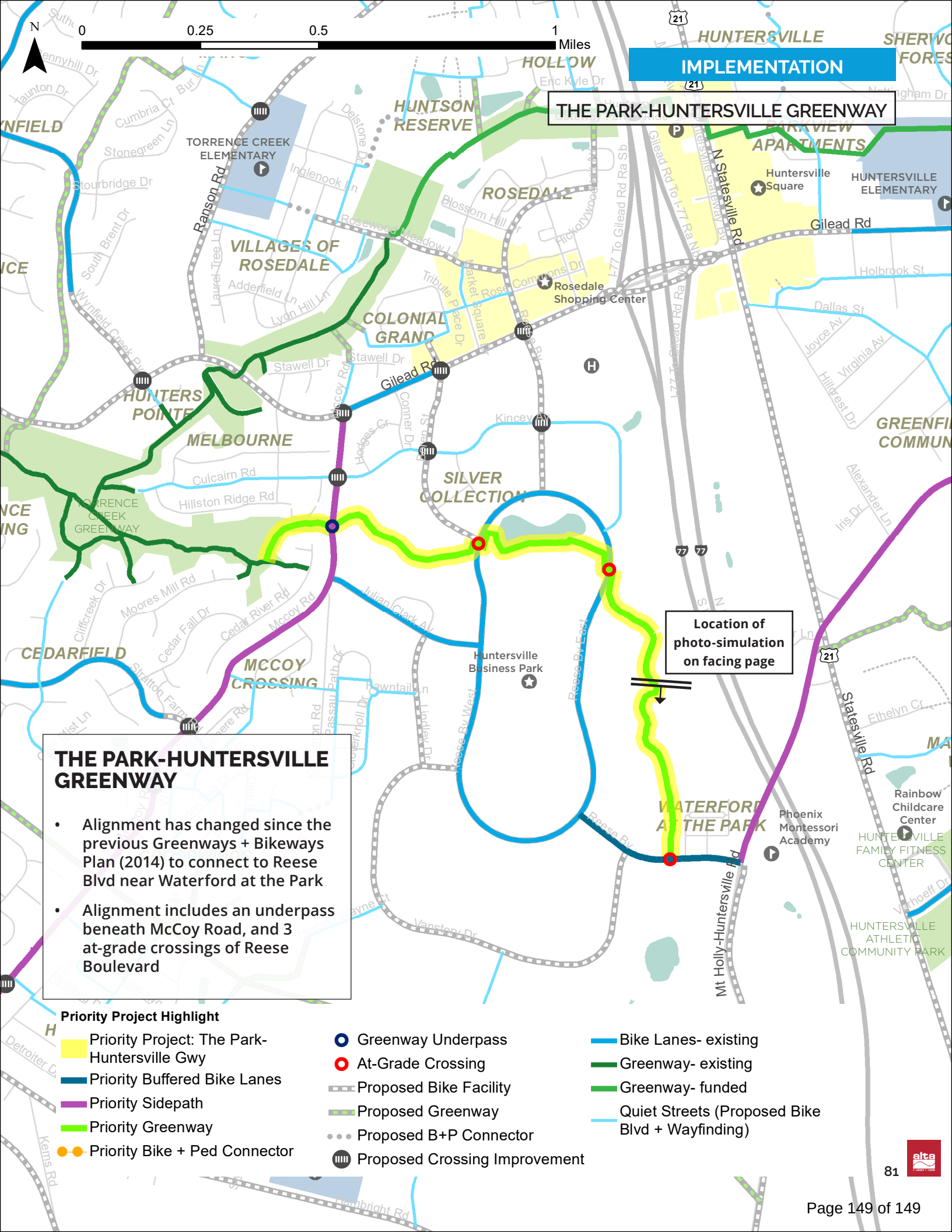
EXHIBIT A - AMENDMENT TO THE PARK - HUNTERSVILLE GREENWAY PROJECT

PROJECT NAME: The Park Huntersville Greenway		DEPT: Parks and Recreation	
PROJECT DESCRIPTION: This Greenway segment is one of the top three ranked greenway segments in Huntersville. This greenway will extend the existing Torrence Creek Greenway under the new McCord Road Bridge and connect into the The Park at Huntersville and then up to Mt. Holly-Huntersville Road.		SERVICE IMPACT: This greenway will connect thousands of residences to numerous places of employment, the hospital, and many commerical areas in the Park at Huntersville.	

PART A: TOTAL PROJECT BUDGET		\$3,500,000				
<u>DESCRIPTION/DETAIL</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>Total</u>
Design/Engineering/Construction/Land Acquistion etc.	\$ -		\$ 500,000		\$ 3,000,000	\$ 3,500,000
TOTAL	\$ -	\$ -	\$ 500,000	\$ -	\$ 3,000,000	\$ 3,500,000

PART B: FUNDING SOURCES						
<u>DESCRIPTION/DETAIL</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>Total</u>
General Fund Appropriation	\$ -		\$ 500,000		\$ 1,250,000	\$ 1,750,000
CRTPO Grant	-	-			1,750,000	1,750,000
TOTAL	\$ -	\$ -	\$ 500,000	\$ -	\$ 3,000,000	\$ 3,500,000

PART C: OPERATING IMPACTS						
<u>DESCRIPTION/DETAIL</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>Total</u>
Debt Service	\$ -	\$ -				\$ -
Facility Operating Cost						
Personnel						
Other Operation Cost; Grounds Maintenance						
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



IMPLEMENTATION

THE PARK-HUNTERSVILLE GREENWAY

THE PARK-HUNTERSVILLE GREENWAY

- Alignment has changed since the previous Greenways + Bikeways Plan (2014) to connect to Reese Blvd near Waterford at the Park
- Alignment includes an underpass beneath McCoy Road, and 3 at-grade crossings of Reese Boulevard

Location of photo-simulation on facing page

Priority Project Highlight

- Priority Project: The Park-Huntersville Gwy
- Priority Buffered Bike Lanes
- Priority Sidepath
- Priority Greenway
- Priority Bike + Ped Connector

- Greenway Underpass
- At-Grade Crossing
- Proposed Bike Facility
- Proposed Greenway
- Proposed B+P Connector
- Proposed Crossing Improvement

- Bike Lanes- existing
- Greenway- existing
- Greenway- funded
- Quiet Streets (Proposed Bike Blvd + Wayfinding)