# AGENDA
# Regular Planning Board Meeting
# February 22, 2022 - 6:30 PM

**Town Hall 101 Huntersville-Concord Road**

**Live Stream:** *https://www.facebook.com/HuntersvilleNCTownGovernment*

**1. Call to Order/Roll Call**

**2. Approval of Minutes**

2.A. Consider approval of the January 25, 2022 Minutes of the Meeting *(Tracy Barron)*

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

**4. Action Agenda**

4.A. Consider Recommendation for Petition #R21-16, a request by Mosaic Development Group to rezone +/- 9.8 acres at 9102 Beatties Ford Road from Rural District to Neighborhood Residential Conditional District for age restricted multi-family housing (Parcel # 01526437). *(Brian Richards)*

4.B. Consider making a recommendation on Petition #R21-14, a request by Mecklenburg County to amend the conditional district rezoning plan for their recycling facility at 12230 Statesville Road (Parcel # 01720403) to expand the boundaries of the active area of the facility. *(Brad Priest)*

**5. Other Business**

**6. Adjourn**

# Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met virtually at 6:30 p.m. on Tuesday, January 25, 2022.

**Call to Order/Roll Call**
Chairman Swanick called the virtual meeting to order at 6:30 pm.
**Present:** S. Swanick, J. Sny, J. Davis, S. Hensley, G. Baber, F. Gammon, C. Boyd, T. Loomis, and J. Wright (connected at 6:48 pm due to technical difficulties)

**Approval of Minutes**
**Item 2A. Consider approval of the December 14, 2021, Regular Meeting Minutes**
**Motion:** S. Hensley made a Motion to Approve the December 14, 2021, minutes. C. Boyd seconded the motion.
**Vote:** The motion passed unanimously (8-0).

**Public Comments**
No public comments.

**Action Agenda**
**Item 4A: SUP21-06 Solar Installation is a request by RSRV Power on behalf of Karen Butler to place solar panels on the front roof slope at 11913 Henderson Hill Rd (Tax parcel #s 01533303).**
N. Farber, Planner I entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff provided a summary of the request to install solar panels on front slope of roof. Staff recommends approval as the applicant has provided information that the solar panels are glare resistant as well as all applicable local, state and federal approvals will be obtained, and local energy company provider will be notified.

S. Swanick confirmed the Planning Board is hearing this request because it on a front facing slope and requested a review of why this was deemed a Special Use Permit process versus an administrative decision. Staff responded that when the standards were adopted it was determined that anything on a slope of a roof or façade facing a public street could potentially be an eyesore and must go through a Special Use Permit process. Staff is proposing a modification to the Ordinance Advisory Board to amend this ordinance and make this an administrative review.

C. Boyd asked staff to confirm that all adjacent neighbors were notified and if there were any concerns/complaints from this notification. Staff responded that the notices were sent out and we have not received any concerns/complaints.

G. Baber asked if the applicant will be required to get approval by their own homeowner's association. Staff responded that we do not require that information to be provided, it would be managed by their association if they have one.

**Motion:** S. Hensley made a Motion to Approve SUP 21-06, Solar Panels for 11913 Henderson Hill Road, we the Planning Board find the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on the adjoining properties and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings: 1) The proposed solar installation is located on the roofs slope above the façade and therefore complies with Article 3.2.1 a; 2) The proposed equipment is not considered roof top equipment and therefore does not require screening; and 3) The proposed PV modules have a reflective value less than that of a normal window or water and therefore has limited reflective light toward the reflective street. F. Gammon seconded the motion.

**Amendment:** F. Gammon made a recommendation to amend the motion and include: "and is consistent with Huntersville 2040 Community Plan EOS 9.1 which promotes the use of energy efficient building design and neighborhood design." S. Hensley and F. Gammon accepted the amendments.

S. Hensley commented that he believes regulation in place for solar panels is important and he would support an amendment to make the review an administrative decision.

G. Baber commented that he agrees that this is a growing request, and we should review the guidelines. It may be that the HOA's will restrict placement on front-slope of roof.

T. Loomis commented that she would support a simpler more streamlined path to promote different types of energy as indicated in the Huntersville 2040 Plan.

**Vote:** The amended motion passed unanimously (9-0).

**Item 4B:Petition #R21-15 is a request by Kathy Day on behalf of TLO Properties LKN of Parcel ID 01540105 to rezone the rear portion of the property from Rural-Conditional District and Transitional Residential to Rural.**
N. Farber, Planner I entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff provided a summary of the request to rezone the land to return it to its original zoning of rural and return the single parcel to one zone. The request is consistent with the 2040 Plan and is recommended by staff as it is consistent with all adjacent parcels.

S. Swanick asked staff if there were any submitted site plans or proposed development. Staff confirmed that there have been none submitted.

**Motion:** F. Gammon made a Motion to Approve R21-15, 14520 Beatties Ford Road from Rural Conditional District and Transitional Residential to Rural zoning. The Planning Board finds that the rezoning is consistent with Huntersville Zoning Articles 11.4.7 d and 11.4.7 e and the Huntersville 2040 Plan policies LU 2.2, LU 3.1 as outlined in part 4 of the staff report. It is reasonable and in the public interest to rezone this property because the rural zoning will be consistent with the character and uses adjacent to the subject property and the entire property will have one zoning district instead of three. J. Sny seconded the motion.
**Vote:** The motion passed unanimously (9-0).

**Item 4C: Petition #TA21-14, an application to amend Sections 2.100: Definitions, Section 6.300: Sketch Plan Required for Major Subdivisions, Section 6.310: Sketch Plan Not Required for Minor Subdivisions. Section 6.520: Exceptions: When Preliminary Plan Not Required.**
B. Priest, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff clarified that multi-building sites would be included in the major subdivision definition, right-of-way is stricken out, minor subdivision is simply not a major subdivision, and a farmhouse cluster definition is now located in one place.

F. Gammon asked if a multi-building site definition is already included in the zoning ordinance. Staff responded that the definition is already in the zoning ordinance.

S. Hensley asked staff if the complexity of the farmhouse cluster process has been intensified. Staff confirmed that these requirements are not new they are simply being clarified to make it simpler for an applicant to view all the requirements in one place.

**Motion:** J. Sny made a Motion to Approve TA21-14 to amend Sections 2.10, 6.30, 6.31, and 6.52 of the Subdivision Ordinance, the Planning Board recommends approval based on the amendment being consistent with Policies EV 1.4, LU 9 and 9.2, and LU 10. It is reasonable and in the public interest to amend the Zoning Ordinance for the following reasons: 1)It does clean up the approval process while ensuring that items are addressed, and rules are met; 2)It establishes a proper path forward for farmhouse clusters that ensures that all of those processes and requirements are met; 3)It encourages in-fill development which often brings with it diverse housing options. G. Baber seconded the motion.
**Vote:** The motion passed unanimously (9-0).

**Other Business**
J. Davis announced that she is resigning from the Planning Board and thanked her fellow board members and staff. Board members and Staff thanked J. Davis for her service and stated she will be missed.

**Adjourn**
**Motion:** J. Davis made a Motion to Adjourn. S. Swanick seconded the motion.
**Vote:** The motion passed unanimously (9-0).

# Town of Huntersville
# Planning Board
# February 22, 2022

**To:** Town Board

**From:** Brian Richards, Assistant Director

**Date:** February 22, 2022

**Subject:** Consider Recommendation for Petition #R21-16, a request by Mosaic Development Group to rezone +/- 9.8 acres at 9102 Beatties Ford Road from Rural District to Neighborhood Residential Conditional District for age restricted multi-family housing (Parc

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## EXPLAIN REQUEST:

Consider Recommendation for Petition #R21-16, a request by Mosaic Development Group to rezone +/- 9.8 acres at 9102 Beatties Ford Road from Rural District to Neighborhood Residential Conditional District for age restricted multi-family housing (Parcel # 01526437).

## ACTION RECOMMENDED:

Consider Recommendation for Petition #R21-16, a request by Mosaic Development Group to rezone +/- 9.8 acres at 9102 Beatties Ford Road from Rural District to Neighborhood Residential Conditional District for age restricted multi-family housing (Parcel # 01526437).

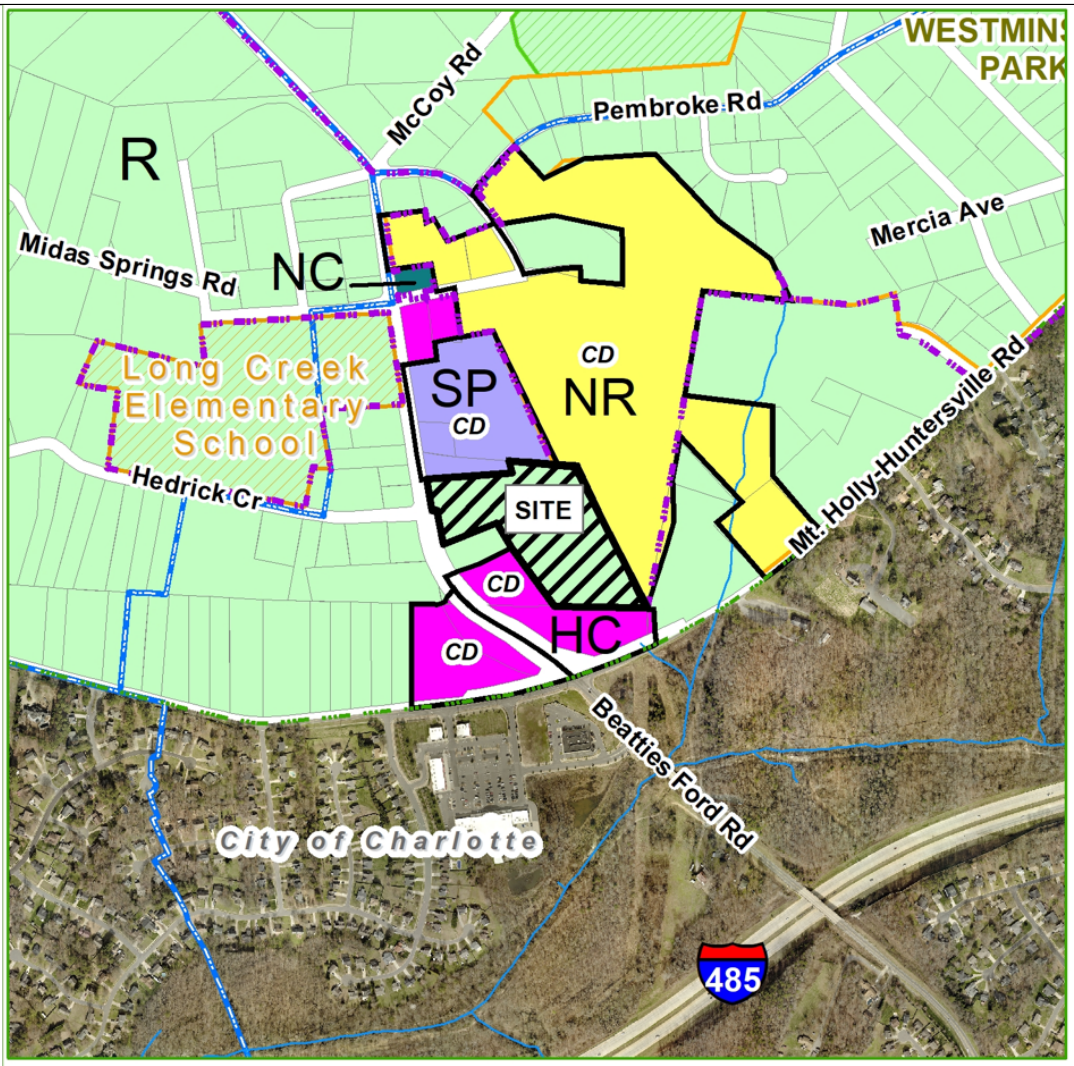
## FINANCIAL IMPLICATIONS:

## ATTACHMENTS:

1. R21-16 PB Staff Report 2-22-22
2. A - Rezoning Application
3. B - R21-16 Rezoning Plan3rdSubmittal
4. C - Neighborhood Meeting (12.16.2021)
5. D - CMS Student Response Email
6. E - Charlotte Water Willingness R21-16
7. F - Mosaic Parking Data 1-27-22

# Petition R21-16
# Mosaic Senior Living

## PART 1: PROJECT SUMMARY




**Applicant**: Mosaic Development Group

**Property Owner**: Marvin Cathey

**Property Address**: 9102 Beatties Ford Rd

**Project Size**: (+/-) 9.8 acres

**Parcel Numbers**: 01526437

**Current Zoning**: Rural (R)

**Current Land Use**: Single Family.

**Proposed Zoning**: Neighborhood Residential Conditional District (NR-CD)

**Proposed Land Use**: Multi-Family (Age Restricted).

1. Purpose: Rezone 9.8 acres East of Beatties Ford Rd. from Rural to Neighborhood Residential Conditional District (NR-CD) for up to 130 Units Multi-Family Development (age restricted). The Rezoning plan currently shows 123 units (12.5 DUA).

2. Adjoining Zoning and Land Uses.
   - North: Special Purpose – West Mecklenburg Self Storage.
   - South: Highway Commercial - Approved Rezoning R08-01 Long Creek Retail– Currently Vacant & Single Family.
   - East: Neighborhood Residential – Single Family (Oak Grove Hill Subdivision Under Construction).
   - West: Rural – Long Creek Elementary & Single Family.

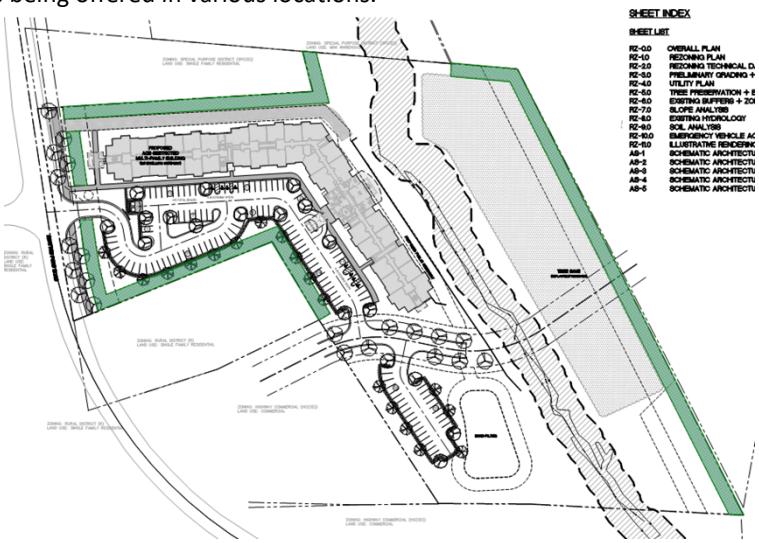
3. A neighborhood meeting was held on December 16, 2021, and the questions asked by residents and the responses from the applicants are summarized in the Neighborhood Meeting Report (see Attachment C).

4. Notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Beatties Ford Rd.

## PART 2: REZONING/SITE PLAN

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

- One age restricted multifamily building is being proposed.
- A 20' Vegetated Buffer is being offered in various locations.




- Approximately 343' LF of side path will be installed along Beatties Ford Rd.
- Approximately 500' of Public Right of Way will be reserved between the approved Long Creek Retail Development (undeveloped) and the Oak Grove Hill Subdivision (under construction) for a future public street.
- Minimum Tree Preservation (canopy tree save) for the Neighborhood Residential District is 10%. The applicant is proposing to save 32% (3.15 Ac) of existing canopy.
- Minimum Tree Preservation (specimen tree save) for the Neighborhood Residential District is 10%. The Rezoning Plan contains 25 specimen trees and proposes to save 13 trees (52%).
- There are no identified Heritage Trees on site.
- Building elevations for the proposed structure have been submitted. Architectural renderings have been provided (Attachment B).
- The applicant has offered to voluntarily annex the site.
- Planning, Transportation, and Storm Water Engineering staff have site plan comments outstanding that need to be addressed prior to final plan approval.

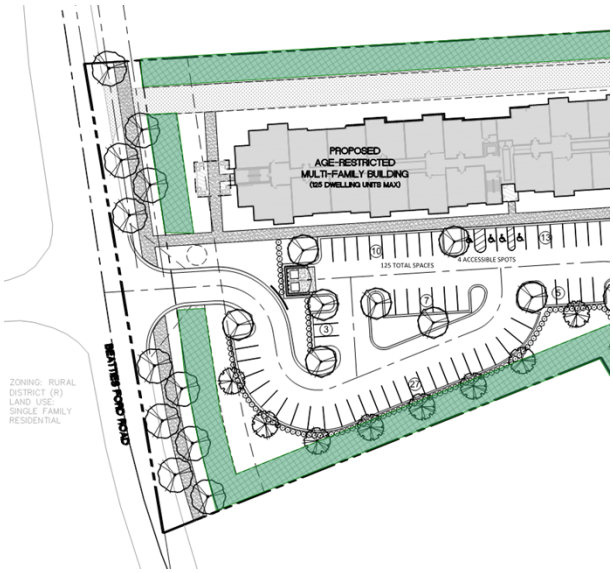
- <u>Two (2) Ordinance Modifications</u> are proposed:

    1. Article 6: Off- Street Parking – Requires a minimum Residential parking of 1 space per 1 bedroom dwelling unit and 1.5 spaces for dwelling units with more than one bedroom. The applicant is requesting to reduce the required number of parking spaces from 139 to 125 (-14 spaces = 1.02 space per unit). (Attachment F)

       **STAFF COMMENT** – Given the low car per unit study, the applicants utilization of volunteer car/van service, and flexibility recommend in 2040 Community Plan LU 8.1. <u>Staff DOES SUPPORT the modification request</u> as this is in keeping with the Spirit of the Ordinance. Additionally, Staff and Applicant have reached out to CATS to discuss the possibility of utilizing Micro transit as an option for the development.

    2. Article 4 Apartment Building Type – Building Placement/Parking/Vehicle Access "4. Parking shall be located to the rear of the building." The Applicant is requesting to allow for parking to be in the side yard along Beatties Ford Rd. A 20' vegetated buffer and evergreen plantings are being offered to screen the parking spaces (Image below).

**STAFF COMMENT** – The buffer offerings and separation in grade will provide adequate screening and separation to mitigate the visual impact of the side yard parking. This is in keeping with the Spirit of the Ordinance, staff DOES SUPPORT this modification request.




## PART 3: TRANSPORTATION ISSUES

**Traffic Impact Analysis (TIA)**

A Town TIA for the Mosaic Senior Living was not required.

NCDOT requirements are to be determined at the time of this report.

## PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan

| Future Land Use Character Area | Residential Subdivision Design | | | | Residential Type | | | |
|---|---|---|---|---|---|---|---|---|
| | Town-scale Subdivi-sion | Traditional Neighbor-hood Design (TND) | Conserva-tion (Cluster) Subdivision | Farm-house Cluster | Live-work Unit | Apart-ments & Condos | Attached (Townhomes, Duplex, Tri-plex) | De-tached |
| **Walkable, Mixed-Use Center (WMU)** | - | ☑ | - | - | ☑ | ☑ | ☑ | ☑ |
| **Activity Center (AC)** | - | ☑ | ☑ | * | ☑ | * | ☑ | ☑ |
| **Employment Center (EC)** | * | * | - | - | * | * | * | - |

**Legend:**
☑ = Allowed / Encouraged
* = If Contextually Appropriate, Potential Limitations, Design Criteria or Utility Availability
- = Discouraged

STAFF COMMENT – The 2040 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within 2 miles of the I77/NC115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.

- **Policy LU 5.1:** Allow for more intense development only where transportation infrastructure and utilities already exist.

- **Policy LU 6.1:** A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

- **Policy LU 7.1:** Require all new development to adhere to the following design principles: In Mixed Use Centers, Activity Centers, Town Core, and Moderate Density Areas, Streets and sidewalk are meant to be attractive and inviting. New development in these areas shall follow these principles:
    - In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
    - All buildings shall front a public street or open space.
    - Streets should be connected, have short blocks and sidewalks on both sides of streets.
    - Improve connectivity, particularly for pedestrians and vehicles.
    - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
    - In lower intensity areas (including MD, RE, RC, CW) preservation of rural character and natural resources are prioritized.
    - In these areas, structures can be set back further from the road and should blend into the landscape and the scenic nature of roadways should be preserved.

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

- **Policy LU 10.1**: Align housing options with resident needs and promote attainable housing options.
    - Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.

- **Policy T 3.1**: Continue to enhance street connectivity by requiring connections among different uses.

- Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.
- Street connectivity should be emphasized during the review of all development proposals for consistency with the proposed street map and the Zoning Ordinance.
- Context-sensitive street design should be applied.

Beatties Ford Rd & Mt. Holly-Huntersville Rd Small Area Plan (2005)

**POTENTIAL DEVELOPMENT TOTALS**

Although the market study indicates attached housing units could be accommodated in the area by the year 2015, the historical development of Long Creek has been at low intensity. Therefore, at this time the Plan does not recommend attached housing units in the area. However, given changes in the market and future development of surrounding areas, it may be appropriate to incorporate some attached housing units in the area provided there is a high level of design quality and the intensity of adjoining development is respected. Elderly housing may provide an excellent opportunity for attached housing in the community. With respect to non-residential development, it is recommended that the area can accommodate between 25,000 to 50,000 sq. ft of office and between 25,000 to 50,000 sq. ft. of commercial (not including an anchor).

**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 rezoning for the Mosaic Senior Living Development is consistent with envisioned uses and development pattern set forth in the 2040 Community Plan and Beatties Ford Rd. & Mt. Holly-Huntersville Rd 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 not required – see Part 3 of this report.
   - CMS has provided an impact statement (Attachment D)
   - Charlotte water has provided a "Willingness-to-serve" letter (Attachment E). Storm water drainage, water supplies and wastewater and refuse disposal are all available to serve this project and there is capacity to do so. A PCO-1 storm water approval from Town Engineering is required, as well.

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, or cultural resources. Staff and applicant are awaiting a final determination from the Historic Landmarks Commission. Currently the site is not encumbered by any historic easements or deed restrictions.

## PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R21-16, Mosaic Senior Living Staff can recommend approval if all outstanding Staff comments and potential NCDOT comments are addressed. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.1, LU 10.1 and T3.1 and Beatties Ford Rd & Mt. Holly-Huntersville Rd Small Area Plan.

It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan and Beatties Ford Rd. & Mt. Holly-Huntersville Rd. Small Area Plan. Modification #1 (Off Street Parking Reduction) and Modification #2 (Side Yard Parking) are in keeping with the Spirit of the Ordinance and therefore supported.

## PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on February 7, 2022.

## PART 7: PLANNING BOARD RECOMMENDATION

Planning Board is scheduled for February 22, 2022.

## PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for March 21, 2022.

## PART 9: ATTACHMENTS/ENCLOSURES

Attachments
A – Rezoning Application
B – R21-16 Rezoning Plan
C – Neighborhood Meeting Report (December 16, 2021)
D – CMS Student Response Email
E – Charlotte Water WTS Letter
F – Mosaic Parking Data

**PART 10: CONSISTENCY STATEMENT – R21-09 Caldwell Crossing Mixed Use**

| Planning Department | Planning Board | Board of Commissioners |
|---|---|---|
| APPROVAL: In considering the proposed rezoning petition R21-16, Mosaic Senior Living Staff can recommend approval if all outstanding Staff comments and potential NCDOT comments are addressed. The amendment being consistent with the Huntersville 2040 Community Plan policies LU 2.1, LU 5.1, LU 6.1, LU 7.1, LU 8.1, LU 10.1 and T3.1 and Beatties Ford Rd & Mt Holly-Huntersville Rd Small Area Plan.<br><br>**It is reasonable and in the public interest to amend the Zoning Ordinance because the rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan and Beatties Ford Rd. & Mt. Holly-Huntersville Rd. Small Area Plan. Modification #1 (Off Street Parking Reduction) and Modification #2 (Side Yard Parking) are in keeping with the Spirit of the Ordinance and therefore supported.** | APPROVAL: In considering the proposed rezoning application R21-16, Mosaic Senior Living, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**.<br><br>**It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)** | APPROVAL: In considering the proposed rezoning application R21-16, Mosaic Senior Living, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**.<br><br>**It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)** |
| | DENIAL: In considering the proposed rezoning application R21-16, Mosaic Senior Living, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).**<br><br>**It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)** | DENIAL: In considering the proposed rezoning application R21-16, Mosaic Senior Living, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).**<br><br>**It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)** |

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

## 2. Project Data

Date of Application November 1, 2021

Name of Project 9102 Beatties Ford Senior Housing Phase # (if subdivision) _____

Project Address 9102 Beatties Ford Road

Parcel Identification Number(s) (PIN) 01526437

Current Zoning District R Proposed District (for rezoning only) NR-CD

Property Size (acres) 9.8 Street Frontage (feet) 343 LF

Current Land Use vacant / SF residential

Proposed Land Use(s) senior housing

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

## 3. Description of Request

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

This is a request to rezone the parcel to NR in order to develop tax credit funded senior housing.

## 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 Mosaic Development Group Phone 704-342-3316

☒Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☒Other: non-profit

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

Signature James Royster Printed Name: James Royster

Title Project Manager Email jroyster@mosaicdevelopmentgroup.com

Address of Applicant 4600 Park Road, Charlotte, NC

## 7. Property Owner (if different than applicant)

*Printed Name Marvin Cathey Phone

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership Other ☒ individual

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

Signature see attached Printed Name

Title Email

Address of Property Owner P.O. Box 2367, Huntersville, NC 28070

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

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

## 8. Development/Design Firm Contact Information

| Development Firm | Name of Contact | Phone | Email |
|---|---|---|---|
| Cole, Jenest, Stone | Jacob Bachman | 864-354-6964 | jbachman@colejeneststone.com |
| Design Firm | Name of Contact | Phone | Email |
| Tise Kiester | Phil Kiester | 919-967-0158 | pkiester@tisekiester.com |

## Contact Information

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

## JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 29th day of Oct, 2021, by Marvin Hipp Cathey ("Owner") in connection with that one certain General Application for a Conditional Rezoning and Sketch Plan (the "Application"), and for Mosaic Senior 9102 Beatties Ford Senior Housing filed by Mosaic Development Group ("Applicant") in connection with the property identified as Parcel Number 01526437 as in the Town of Huntersville, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desires to join in and consent to the rezoning and provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

4. **Quasi-Judicial Proceeding.** Owner does hereby acknowledge that the Sketch Plan Application will be considered in a quasi-judicial proceeding and that neither I or anyone on my behalf may contact the Board of Commissioners except through sworn testimony.

5. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

6. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

**Marvin Hipp Cathey**

Signature: Marvin Hipp Cathey (CK)

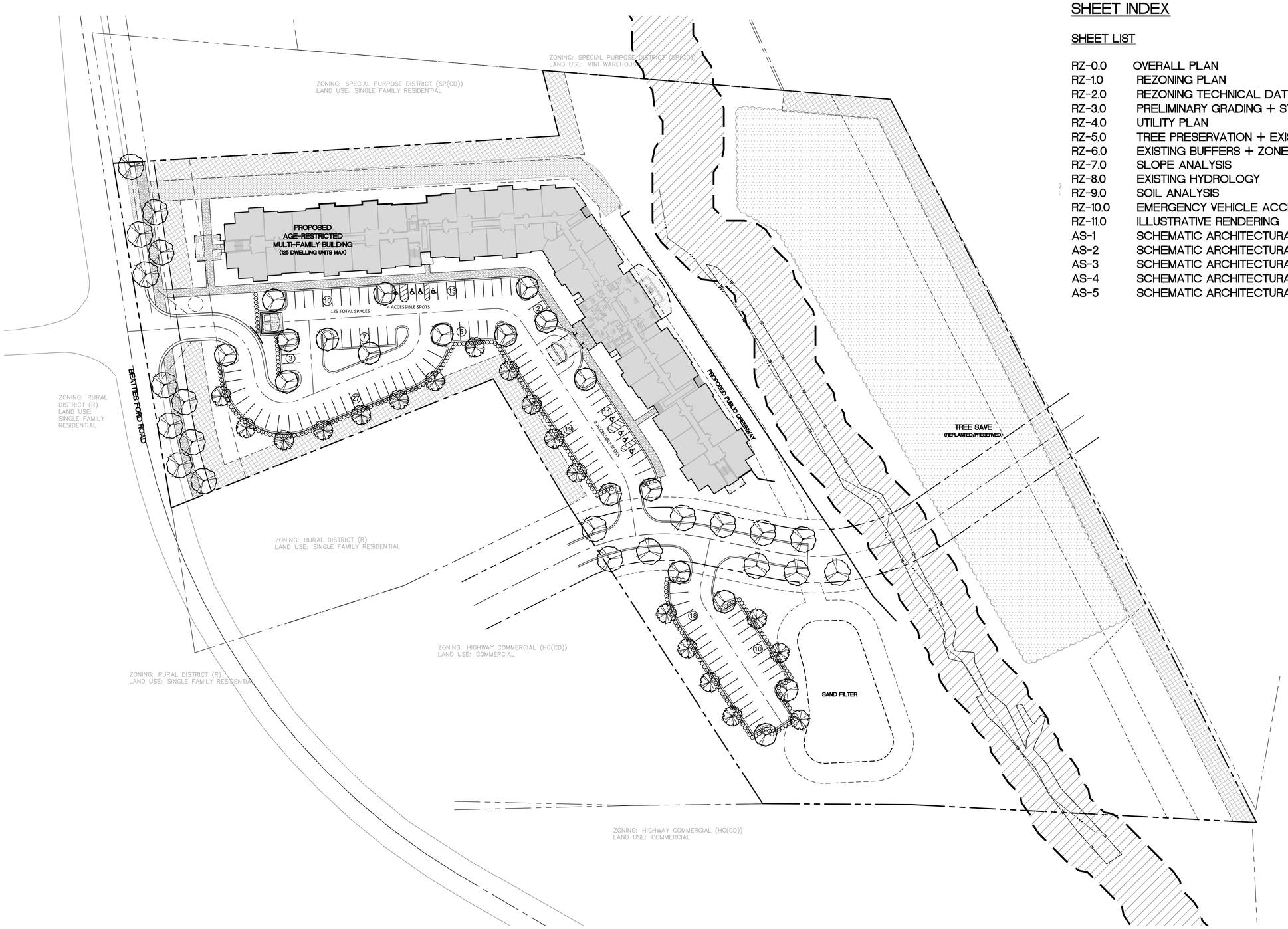
Printed Name: Marvin Hipp Cathey

# 9102 BEATTIES FORD SENIOR HOUSING

## MOSAIC DEVELOPMENT GROUP

## CONDITIONAL DISTRICT REZONING - R21-16 △1

**EPM# 429817** △1



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## SHEET INDEX

### SHEET LIST


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| RZ-0.0 | OVERALL PLAN |
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| RZ-2.0 | REZONING TECHNICAL DATA SHEET |
| RZ-3.0 | PRELIMINARY GRADING + STORMWATER CONCEPT PLAN |
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| AS-5 | SCHEMATIC ARCHITECTURAL ELEVATIONS |


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


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**MOSAIC DEVELOPMENT GROUP**

**4600 PARK ROAD, SUITE 390**
**CHARLOTTE, NC 28209**
**704-763-1727**

**9102 BEATTIES FORD SENIOR HOUSING**

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

**OVERALL PLAN**

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**
△1 12/10/21 – REZONING AMENDMENT

BOLTON & MENK, INC. CORPORATE SEAL C-1409 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2053 BRIAN D. GRAHAM

01/19/22

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042085 DAVID S. MCALEY

01/19/22

SCALE: 1"=40'
0 20' 40' 80'

N

**RZ-0.0**


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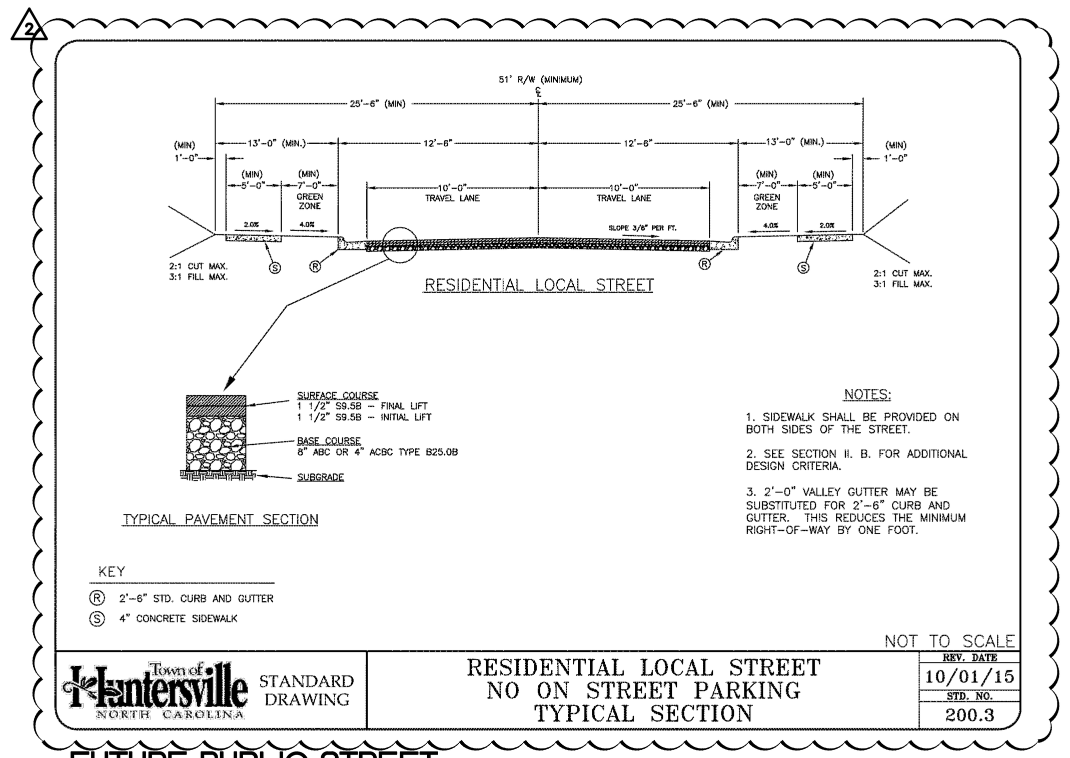
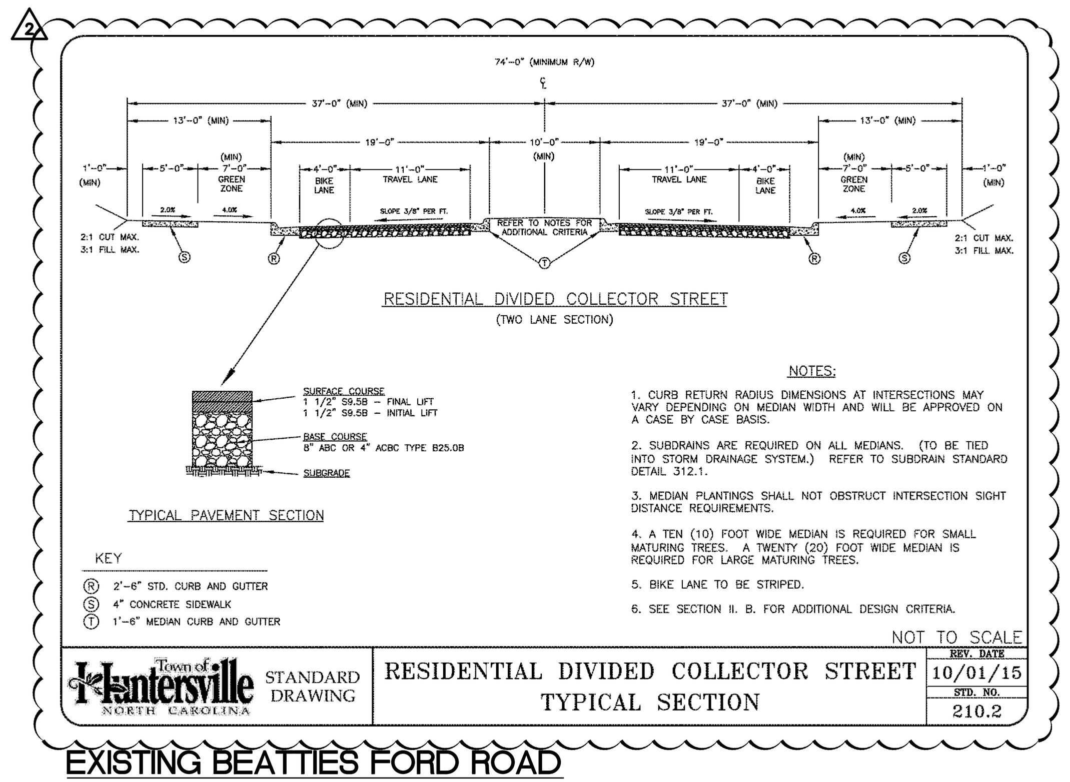
## GENERAL REZONING NOTES

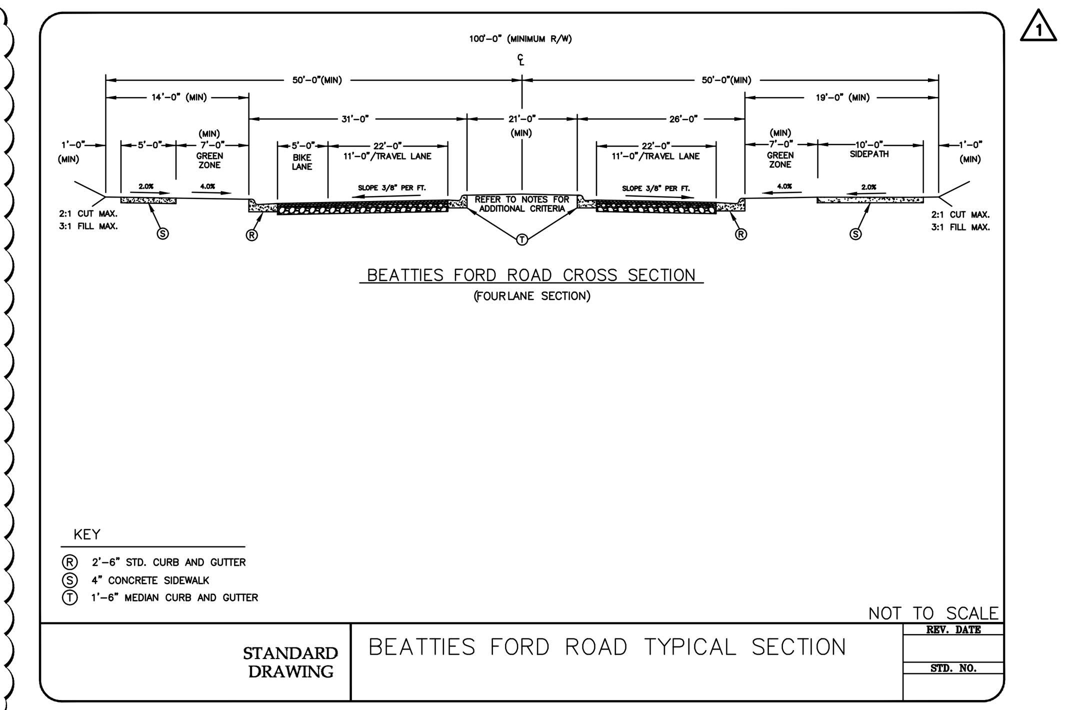
1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT



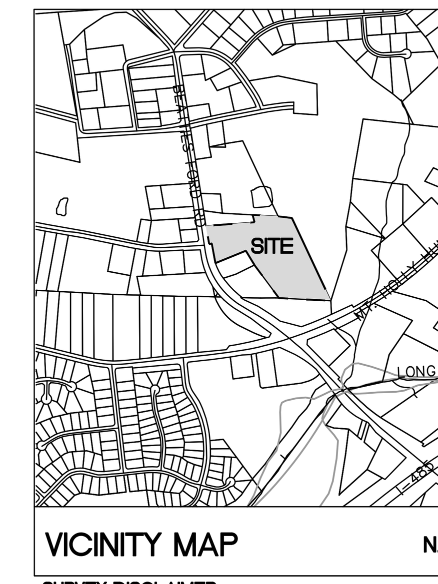

FUTURE PUBLIC STREET




EXISTING BEATTIES FORD ROAD




FUTURE BEATTIES FORD ROAD

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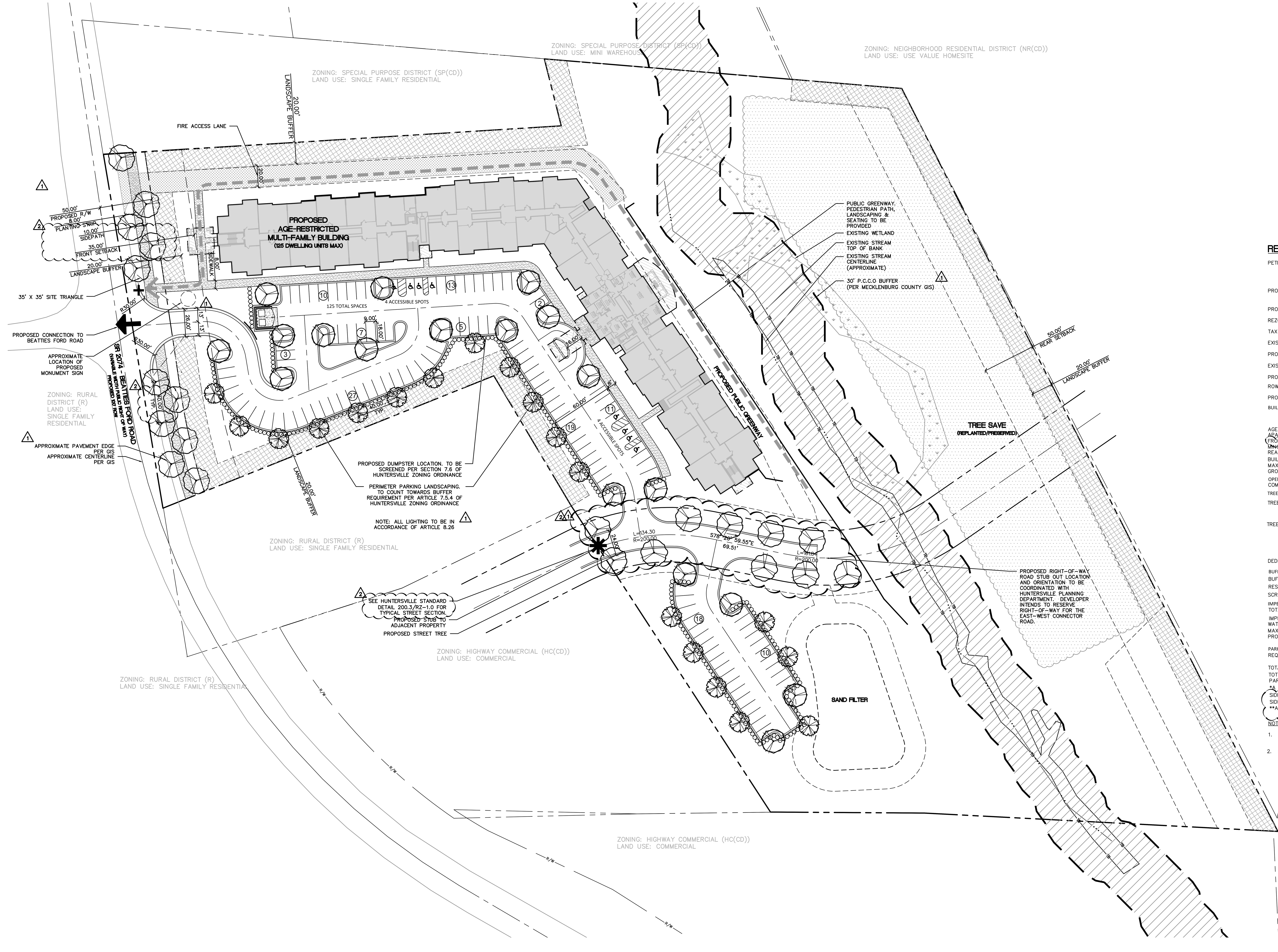
## LEGEND

SYMBOL

- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- STREET CONNECTION
- DRIVEWAY CONNECTION
- PEDESTRIAN CONNECTION
- POTENTIAL TREE SAVE AREA
- 30' P.C.C.O. BUFFER
- POTENTIAL FUTURE GREENWAY




## REZONING SUMMARY:

| | |
|---|---|
| PETITIONER: | MOSAIC DEVELOPMENT GROUP<br>4600 PARK ROAD<br>SUITE 390<br>CHARLOTTE NC, 28209 |
| PROPERTY OWNER: | MARVIN AND MAKEEBY CATHEY<br>PO BOX 2367<br>HUNTERSVILLE NC, 28070 |
| PROJECT NAME: | 9102 BEATTIES FORD SENIOR HOUSING |
| REZONING SITE AREA: | 10.136± ACRES |
| TAX PARCEL #: | 015-26-437 |
| EXISTING ZONING: | R |
| PROPOSED ZONING: | NR (CD) |
| EXISTING USE: | SINGLE FAMILY RESIDENTIAL |
| PROPOSED USE[1]: | MULTI-FAMILY HOMES (AGE RESTRICTED – ELDERLY) |
| ROW TO BE DEDICATED: | ±0.308 AC |
| PROPOSED SITE AREA: | 9.828± ACRES |
| BUILDING AND LOT TYPE SUMMARY: | APARTMENT BUILDING TYPE<br>PER ARTICLE 4 OF HUNTERSVILLE ZONING ORDINANCE<br>FOR SIDE AND REAR SETBACK REQUIREMENTS, SEE BUILDING TYPE DIAGRAMS (SEE SHEET SP 2.0). |
| AGE-RESTRICTED APARTMENT BUILDING: | |
| FRONT BUILD TO LINE: | 35' |
| ~~MINOR THOUROUGHFARE SETBACK:~~ | ~~70'~~ |
| REAR YARD SETBACK: | 50' MINIMUM (PARKING IS PERMITTED IN REAR SETBACK) |
| BUILDING LOT DIAGRAMS: | SEE RZ-2.0 FOR DETAILS |
| MAX. BUILDING HEIGHT: | 36' MAX |
| GROSS FLOOR AREA: | 135,425 SF |
| OPEN SPACE SUMMARY: | |
| COMMON OPEN SPACE PROVIDED: | ± 2,500 SF |
| TREE SAVE SUMMARY: | |
| TREE SAVE REQUIRED: | PER ARTICLE 7.4 OF HUNTERSVILLE ZONING ORDINANCE |
| | HERITAGE TREES 100 % — N/A<br>SPECIMEN TREES 30 % — 7 |
| TREE SAVE PROVIDED: | EXISTING / SAVED / MITIGATED*<br>HERITAGE TREES 100 % — 0 / 0 / 0<br>SPECIMEN TREES 30 % — 23 / 13 / 0<br>*TO BE MITIGATED ON PRELIMINARY PLAN IN ACCORDANCE WITH HUNTERSVILLE ZONING ORDINANCE 7.4 |
| DEDICATED TREE SAVE: | REQUIRED: 1.014 AC (10%)<br>PROVIDED: 1.014 AC MIN. |
| BUFFERS/SCREENING: | |
| BUFFERS REQUIRED/PROVIDED: | PER ARTICLE 7.5 OF HUNTERSVILLE ZONING ORDINANCE |
| RESIDENTIAL TO RESIDENTIAL USES: | 20' |
| SCREENING REQUIRED/PROVIDED: | PER SECTION 7.6 OF HUNTERSVILLE ZONING ORDINANCE |
| IMPERVIOUS CALCULATIONS: | |
| TOTAL SITE PROPOSED IMPERVIOUS: | TO BE DETERMINED DURING LAND DEVELOPMENT PERMITTING |
| IMPERVIOUS PERCENTAGE ALLOWED: | TO BE DETERMINED DURING LAND DEVELOPMENT PERMITTING |
| WATERSHED: | LONG WATERSHED |
| MAX. NO. DWELLING UNITS: | 130 |
| PROPOSED DENSITY: | 12.82 DUA |
| PARKING SUMMARY: | |
| REQUIRED: | AGE-RESTRICTED: ±92 1 BR UNITS (1.0 SP/UNIT)=92 SP<br>AGE-RESTRICTED: ±31 2 BR UNITS (1.5 SP/UNIT)=47 SP |
| TOTAL REQUIRED: | 139 SPACES* |
| TOTAL PROVIDED: | 125 SPACES* |
| PARKING RATIO: | ELDERLY: 1.02/UNIT |
| *A REDUCTION OF TOTAL REQUIRED PARKING IS BEING REQUESTED | |
| SIDE YARD PARKING ALLOWED: | 0% |
| SIDE YARD PARKING REQUESTED: | 40%** |
| **A MODIFICATION FOR ALLOWED SIDE YARD PARKING IS BEING REQUESTED | |

NOTES:

1. THE PROPOSED APARTMENT BUILDING WILL BE DEVELOPED AS HOUSING INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS AGED 55 AND OLDER.
2. PROPOSED DENSITY = PROPOSED NO. DWELLING UNITS / EXISTING SITE AREA

North Carolina 811 www.nc811.org

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# MOSAIC DEVELOPMENT GROUP

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**704-763-1727**

# 9102 BEATTIES FORD SENIOR HOUSING

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

# REZONING PLAN

**Project No.**
**32674.21**

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**

1. 12/10/21 – REZONING AMENDMENT
2. 01/19/22 – REZONING AMENDMENT

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA d/b/a ColeJenest & Stone

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2053 JACOB D. BACHMAN
01/19/22

N

**SCALE: 1"=40'**
0 20' 40' 80'

# RZ-1.0


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**REZONING NOTES**
9102 BEATTIES FORD SENIOR HOUSING
AGE RESTRICTED-ELDERLY

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY MOSAIC DEVELOPMENT GROUP ("PETITIONER") ON NOVEMBER 1, 2021 (THE "FILING DATE") AS REZONING PETITION R-21-16 & SKETCH PLAN (THE "REZONING PLAN") FOR THAT APPROXIMATELY 9.8 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS 9102 BEATTIES FORD SENIOR HOUSING (THE "PROJECT") IN CONNECTION TAX PARCEL NUMBER 01526437 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE RURAL ZONING DISTRICT TO NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE CONFIGURATION, PLACEMENT, AND SIZE OF THE BUILDINGS AND PROPOSED IMPROVEMENTS, INCLUDING PARKING AREAS, DRIVEWAYS, COMMON AREAS AND STORM PONDS, SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, ARCHITECTURE, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS BUILDINGS AND IMPROVEMENTS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CD REZONING AND SKETCH PLANS.

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

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, 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 AS PERMITTED BY N.C. GEN. STAT. § 160D-108.1.

2

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) SHOWN ON THE REZONING PLAN, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS.

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

9. LANDSCAPING/BUFFERS. DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE.

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

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

12. 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.

1

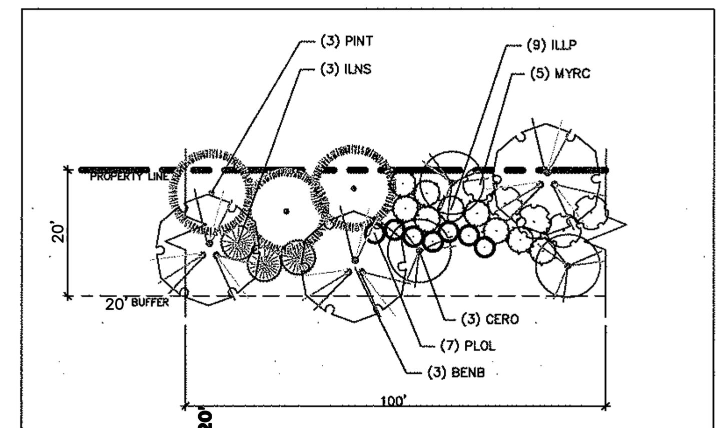
REQUESTED MODIFICATIONS TO STANDARDS
PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

MODIFICATION FROM ARTICLE 6, OFF STREET PARK PARKING: 1 SPACE PER UNIT FOR UNITS WITH 2 BEDROOMS. THE ORDINANCE REQUIREMENT IS 1 SPACE PER BEDROOM. DWELLING UNITS WITH MORE THAN ONE BEDROOM ARE REQUIRED TO HAVE 1.5 SPACES. THIS MODIFICATION WILL BE EXCLUSIVELY FOR THE PARKING FOR SENIOR (55+) APARTMENTS.

MODIFICATION FROM ARTICLE 4 APARTMENT BUILDING TYPE WHICH REQUIRES PARKING TO BE LOCATED TO THE REAR OF THE BUILDING. THE PARKING WILL BE SCREENED SO AS TO MINIMIZE THE VIEW OF PARKING FROM THE ADJACENT STREET.

## PARCEL LEGEND

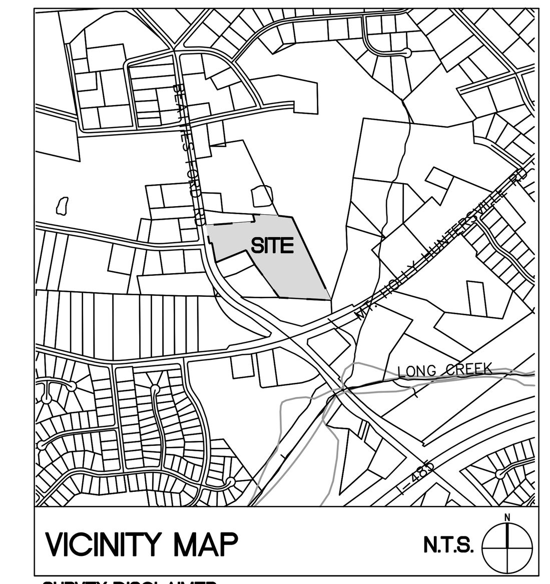
| PARCEL # | PARCEL I.D. | PARCEL OWNER | MAILING ADDRESS | ZONING |
|---|---|---|---|---|
| 1 | 02306306 | CATHERINE W BULLA | 9101 BEATTIES FORD RD HUNTERSVILLE NC 28078 | R |
| 2 | 02306220 | JEFFREY S BARNETTE | 1900 OLD BRIER LN CHARLOTTE NC 28216 | R |
| 3 | 01526436 | JEFFREY S BARNETTE | 1900 OLD BRIAR LN CHARLOTTE NC 28216 | R |
| 4 | 02306219 | MARGIE P BARNETTE | 9003 BEATTIES FORD RD HUNTERSVILLE NC 28078 | R |
| 5 | 01526435 | ROBERT P HOUSTON | 9000 BEATTIES FORD RD HUNTERSVILLE NC 28078 | (HC(CD)) |
| 6 | 02306255 | RUSHER OIL CO | PO BOX 1483 SALISBURY NC 28145 | (HC(CD)) |
| 7 | 01526434 | TA & S ENTERPRISES OF NC INC | 7801 BRIDLE CT CHARLOTTE NC 28216 | (HC(CD)) |
| 8 | 01526433 | CONRAD DEWEY JR PUCKETT | 8411 MT HOLLY HUNTERSVLLE RD HUNTERSVILLE NC 28078 | R |
| 9 | 01526443 | CARVER BOWMAN LLC | 13815 CINNABAR PL HUNTERSVILLE NC 28078 | (NR(CD)) |
| 10 | 01526440 | LONG CREEK ENTERPRISES, INC | PO BOX 2873 HUNTERSVILLE NC 28070 | (SP(CD)) |
| 11 | 01526438 | SAMUEL M WILSON | PO BOX 2873 HUNTERSVILLE NC 28070 | (SP(CD)) |
| 12 | 02306307 | NANCY P THOMPSON | 8104 CHRISTMAS CT CHARLOTTE NC 28216 | R |
| 13 | 01526437 | MARVIN AND MAKEEBY CATHEY | PO BOX 2367 HUNTERSVILLE NC 28070 | R |




PLANT SCHEDULE: LANDSCAPE BUFFER

| TREES | QTY | BOTANICAL | COMMON | SIZE |
|---|---|---|---|---|
| BENB | 3 | BETULA NIGRA 'BNMTF' | DURA HEAT RIVER BIRCH | 2" CAL. |
| CERO | 3 | CERCIS CANADENSIS 'OKLAHOMA' | OKLAHOMA REDBUD | 8'-10' HT. |
| ILNS | 3 | ILEX X 'NELLIE R. STEVENS' | NELLIE STEVENS HOLLY | 6'-8' HT. |
| PINT | 3 | PINUS TAEDA | LOBLOLLY PINE | 8'-10' HT |
| **SHRUBS** | **QTY** | **BOTANICAL** | **COMMON** | **SIZE** |
| ILLP | 9 | ILLICIUM PARVIFLORUM | YELLOW ANISETREE | 30"-36" HT. |
| MYRC | 5 | MYRICA CERIFERA | WAX MYRTLE | 30"-36" HT. |
| PLOL | 7 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN CHERRY LAUREL | 30"-36" HT. |

TYPICAL BUFFER PLANTING SCALE 1"=30'




VICINITY MAP N.T.S.

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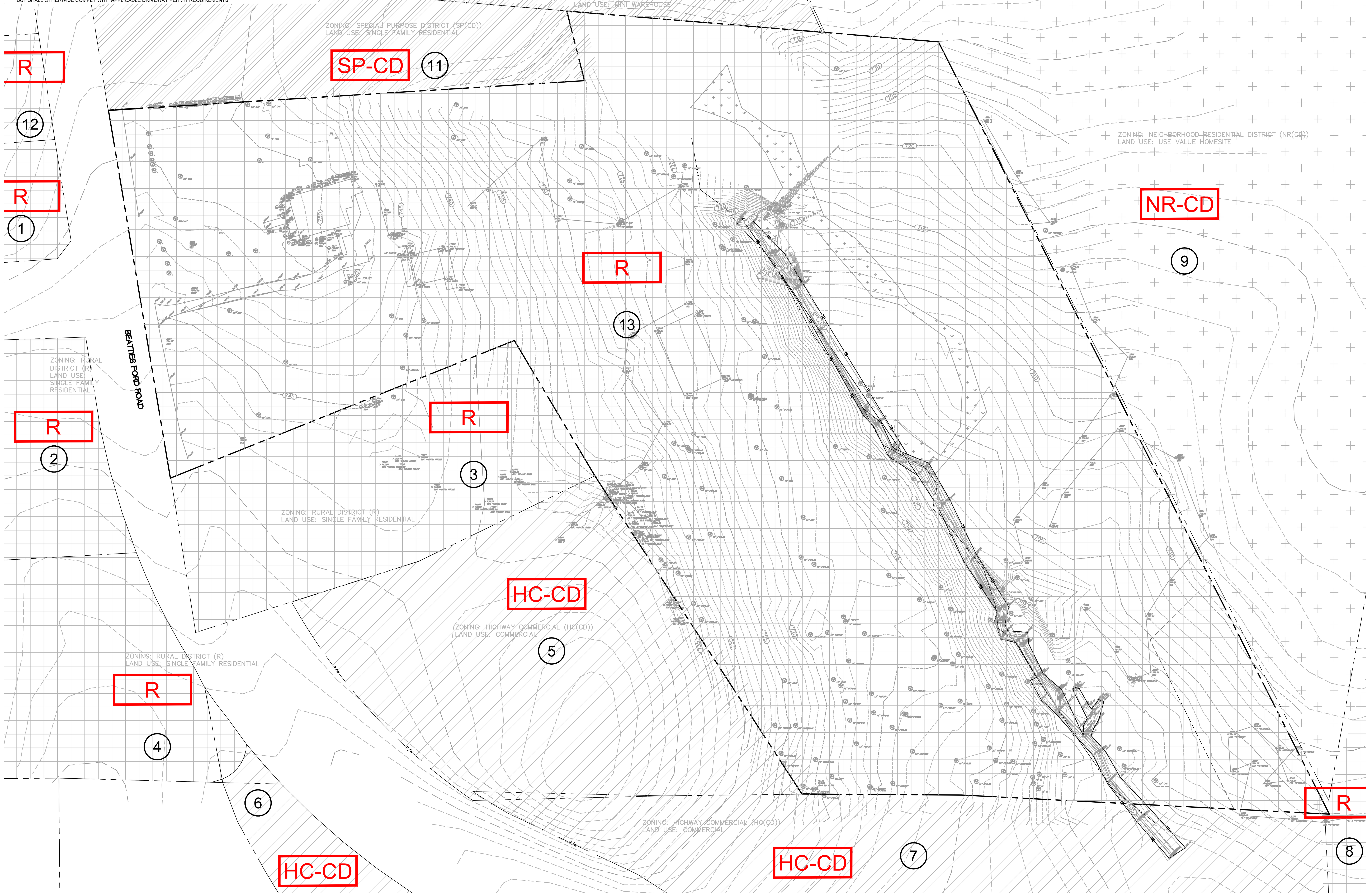
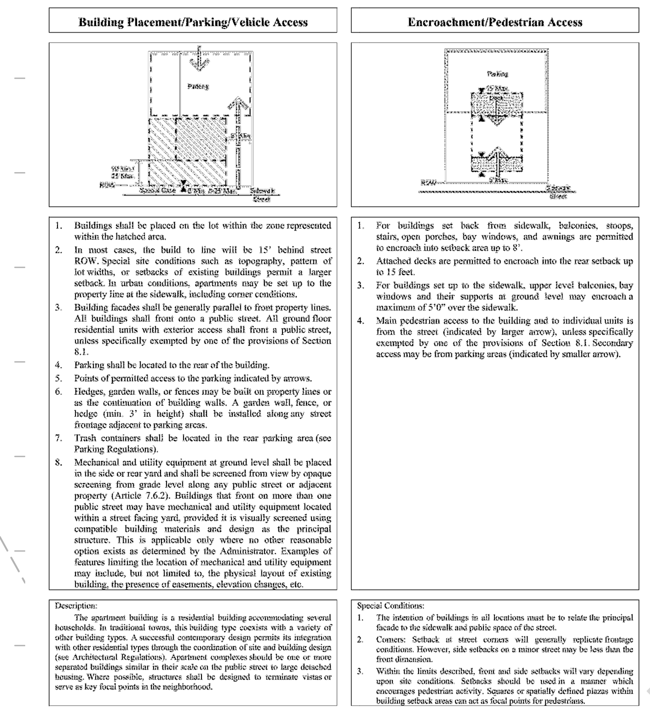
## LEGEND

HIGHWAY COMMERCIAL (HC(CD))
SPECIAL PURPOSE (SP(CD))
RURAL (R)
NEIGHBORHOOD RESIDENTIAL (NR(CD))



ARTICLE 4 BUILDING AND LOT TYPES

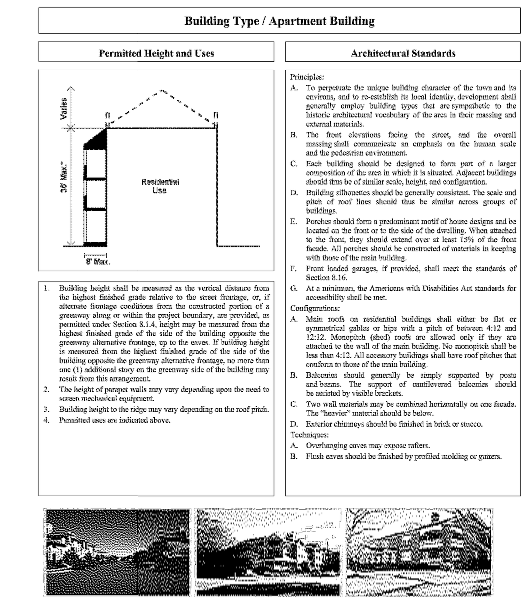
Lot Type / Apartment Building

| Building Placement/Parking/Vehicle Access | Encroachment/Pedestrian Access |
|---|---|
| 1. Buildings shall be placed on the lot within the zone represented within the hatched area. 2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions. 3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1. 4. Parking shall be located to the rear of the building. 5. Points of permitted access to the parking indicated by arrows. 6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas. 7. Trash containers shall be located in the rear parking area (see Parking Regulations). 8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc. | 1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'. 2. Attached decks are permitted to encroach into the rear setback up to 15 feet. 3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk. 4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow). |
| Description: The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood. | Special Conditions: 1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street. 2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension. 3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians. |

4-8

APARTMENT BUILDING/LOT DIAGRAM
(PER ARTICLE 4 OF THE ZONING ORDINANCE)

1



ARTICLE 4 BUILDING AND LOT TYPES

Building Type / Apartment Building

| Permitted Height and Uses | Architectural Standards |
|---|---|
| 1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, or, if alternate frontage conditions from the constructed portion of a greenway along or within the project boundary, are provided, as permitted under Section 8.1.4, height may be measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, up to the eaves. If building height is measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, no more than one (1) additional story on the greenway side of the building may result from this arrangement. 2. The height of parapet walls may vary depending upon the need to screen mechanical equipment. 3. Building height to the ridge may vary depending on the roof pitch. 4. Permitted uses are indicated above. | Principles: A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials. B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment. C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration. D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings. E. Porches should form a predominant motif of house designs and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building. F. Front loaded garages, if provided, shall meet the standards of Section 8.16. G. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met. Configurations: A. Main roofs on residential buildings shall either be flat or symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building. B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets. C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below. D. Exterior chimneys should be finished in brick or stucco. Techniques: A. Overhanging eaves may expose rafters. B. Flush eaves should be finished by profiled molding or gutters. |

4-9

APARTMENT BUILDING/LOT DIAGRAM
(PER ARTICLE 4 OF THE ZONING ORDINANCE)

2

North Carolina 811
www.nc811.org

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

4600 PARK ROAD, SUITE 390
CHARLOTTE, NC 28209
704-763-1727

# 9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

# REZONING TECHNICAL DATA PLAN

Project No.
32674.21

Issued
10/29/21

**PRELIMINARY**
NOT FOR CONSTRUCTION

Revised
1 12/10/21 – REZONING AMENDMENT
2 01/19/22 – REZONING AMENDMENT

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA d/b/a ColeJenest & Stone

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2053 JACOB D. BACHMAN
01/19/22

N

SCALE: 1"=40'
0 20' 40' 80'

RZ-2.0


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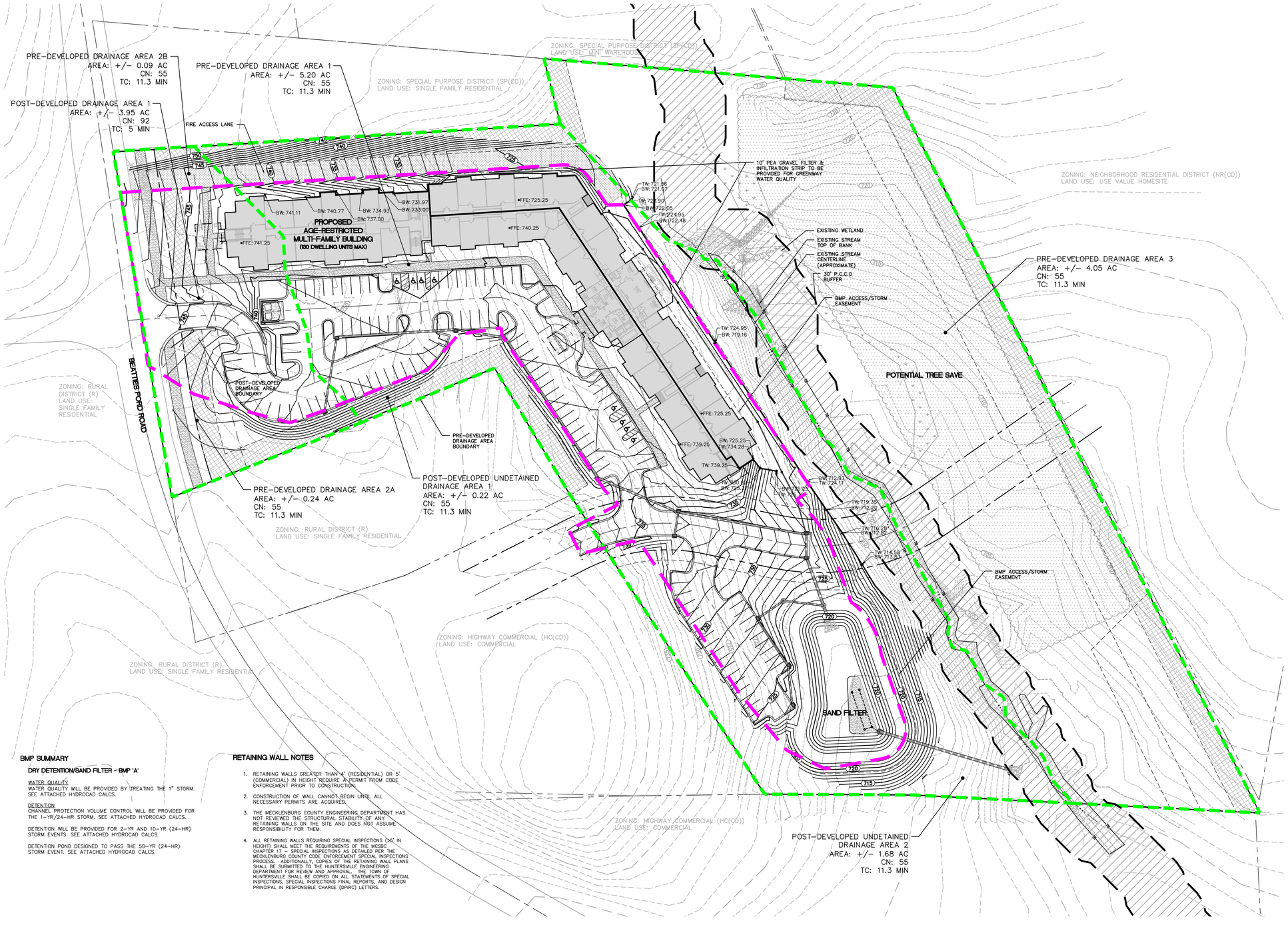


## BMP SUMMARY

**DRY DETENTION/SAND FILTER - BMP 'A'**

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

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

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

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

## RETAINING WALL NOTES

1. RETAINING WALLS GREATER THAN 4' (RESIDENTIAL) OR 5' (COMMERCIAL) IN HEIGHT REQUIRE A PERMIT FROM CODE ENFORCEMENT PRIOR TO CONSTRUCTION.
2. CONSTRUCTION OF WALL CANNOT BEGIN UNTIL ALL NECESSARY PERMITS ARE ACQUIRED.
3. 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.
4. ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>6' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.

VICINITY MAP N.T.S.

**SURVEY DISCLAIMER**

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## LEGEND

| SYMBOL | | DETAIL |
|---|---|---|
| | PROPOSED CONTOUR | -/- |
| 100 | PROPOSED INDEX CONTOUR | -/- |
| | PROPOSED STORM DRAINAGE | -/- |
| | PROPOSED GRAVEL AND RIPRAP APRON | -/- |


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# MOSAIC DEVELOPMENT GROUP

**4600 PARK ROAD, SUITE 390**
**CHARLOTTE, NC 28209**
**704-763-1727**

# 9102 BEATTIES FORD SENIOR HOUSING

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

# PRELIMINARY GRADING AND STORMWATER PLAN

**Project No.**
**32674.21**

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**

1. 12/10/21 – REZONING AMENDMENT
2. 01/19/22 – REZONING AMENDMENT

BOLTON & MENK, INC. CORPORATE SEAL C-1409 C-598 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL No. 2053 DAVID G. BRAGGER

01/19/22

SCALE: 1"=40'
0 20' 40' 80'

RZ-3.0

North Carolina 811 www.nc811.org

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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.
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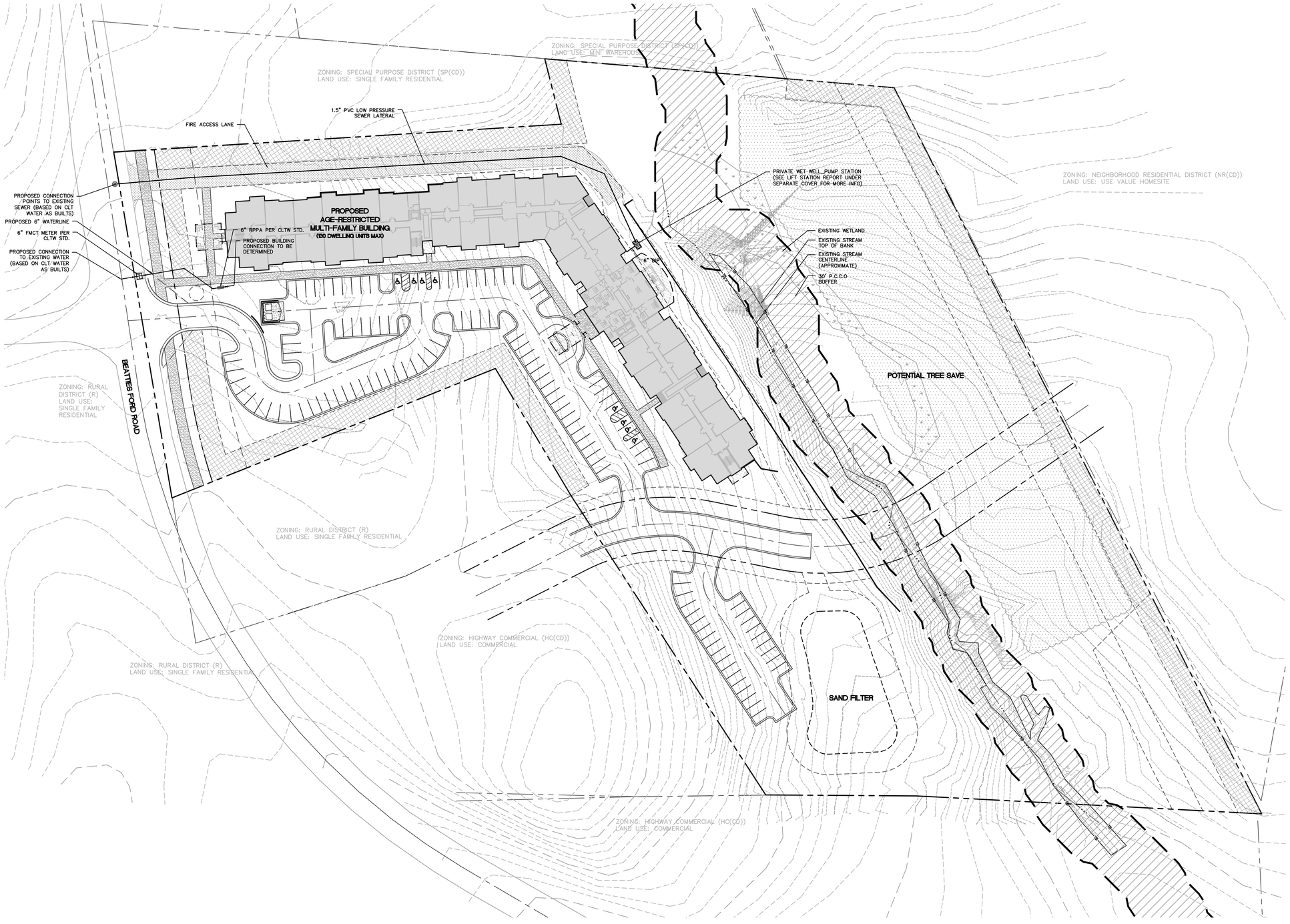

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**CHARLOTTE, NC 28209**
**704-763-1727**

# 9102 BEATTIES FORD SENIOR HOUSING

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

# UTILITY PLAN

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**

BOLTON & MENK, INC. CORPORATE SEAL C-1409 C-598 NORTH CAROLINA

PROFESSIONAL ENGINEER SEAL 042085 DAVID S. MCALEY

01/19/22

SCALE: 1"=40'
0 20' 40' 80'

# RZ-4.0

North Carolina 811 www.nc811.org

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## TREE PRESERVATION:

NR DISTRICT TREE PRESERVATION:

| | |
|---|---|
| REQUIRED TREE CANOPY: | 10% OF TOTAL SITE AREA (EXISTING AND PLANTED) |
| REQUIRED HERITAGE TREES: | 100% |
| REQUIRED SPECIMEN TREES: | 10% |
| PROVIDED TREE CANOPY: | 10% OF TOTAL SITE AREA |
| PROVIDED HERITAGE TREES: | NONE ON SITE |
| PROVIDED SPECIMEN TREES: | 52% |
| EXISTING TREE CANOPY: | ±6.37 AC (64% OF SITE) |
| PROPOSED TREE CANOPY: | ±3.15 AC (32% OF SITE) |

## TREE PROTECTION:

APPLICABILITY

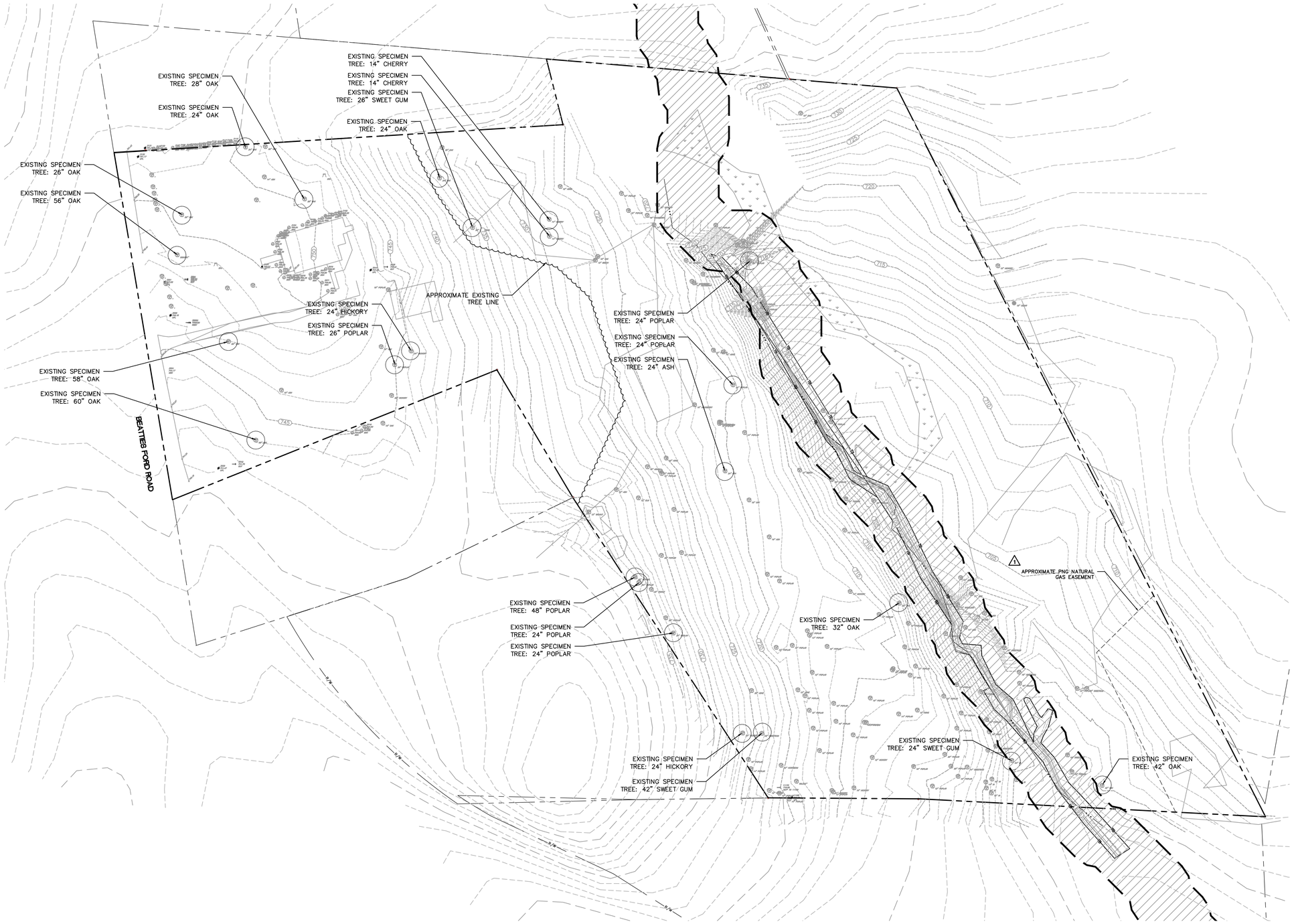
A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION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

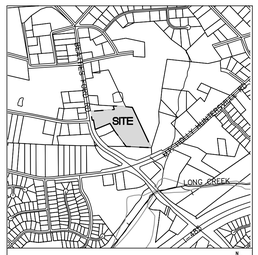
- THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY 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 ROPES, 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.

**SPECIMEN TREE PRESERVATION**

| SPECIES | SIZE | SAVED |
|---|---|---|
| ASH | 24" | N |
| CHERRY | 14" | N |
| CHERRY | 14" | N |
| HICKORY | 24" | N |
| HICKORY | 24" | Y |
| OAK | 60" | Y |
| OAK | 58" | N |
| OAK | 56" | Y |
| OAK | 26" | Y |
| OAK | 28" | N |
| OAK | 24" | Y |
| OAK | 24" | N |
| OAK | 32" | Y |
| OAK | 42" | Y |
| POPLAR | 24" | N |
| POPLAR | 24" | Y |
| POPLAR | 24" | Y |
| POPLAR | 24" | Y |
| POPLAR | 26" | N |
| POPLAR | 48" | Y |
| SWEET GUM | 24" | Y |
| SWEET GUM | 42" | Y |
| SWEET GUM | 26" | N |

TOTAL EXISTING SPECIMEN TREES: 25 TREES
TOTAL PROVIDED SPECIMEN TREES: 13 TREES (52%)

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## LEGEND

SYMBOL

- EXISTING TREES
- EXISTING SPECIMEN TREES*
- EXISTING TREELINE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE

## NOTE:

1. *SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE: LARGE MATURING HARD/SOFTWOODS WITH A DIAMETER BREAST HEIGHT OF 24" OR GREATER. SMALL MATURING HARD/SOFTWOODS WITH A DIAMETER BREAST HEIGHT OF 12" OR GREATER.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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704-763-1727


# 9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

# TREE PRESERVATION AND EXISTING CONDITIONS PLAN

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**
2 12/10/21 – REZONING AMENDMENT
1 01/19/22 – REZONING AMENDMENT

BOLTON & MENK, INC. CORPORATE SEAL F-1439 C-596 NORTH CAROLINA

SCALE: 1"=40'
0 20' 40' 80'

N

# RZ-5.0


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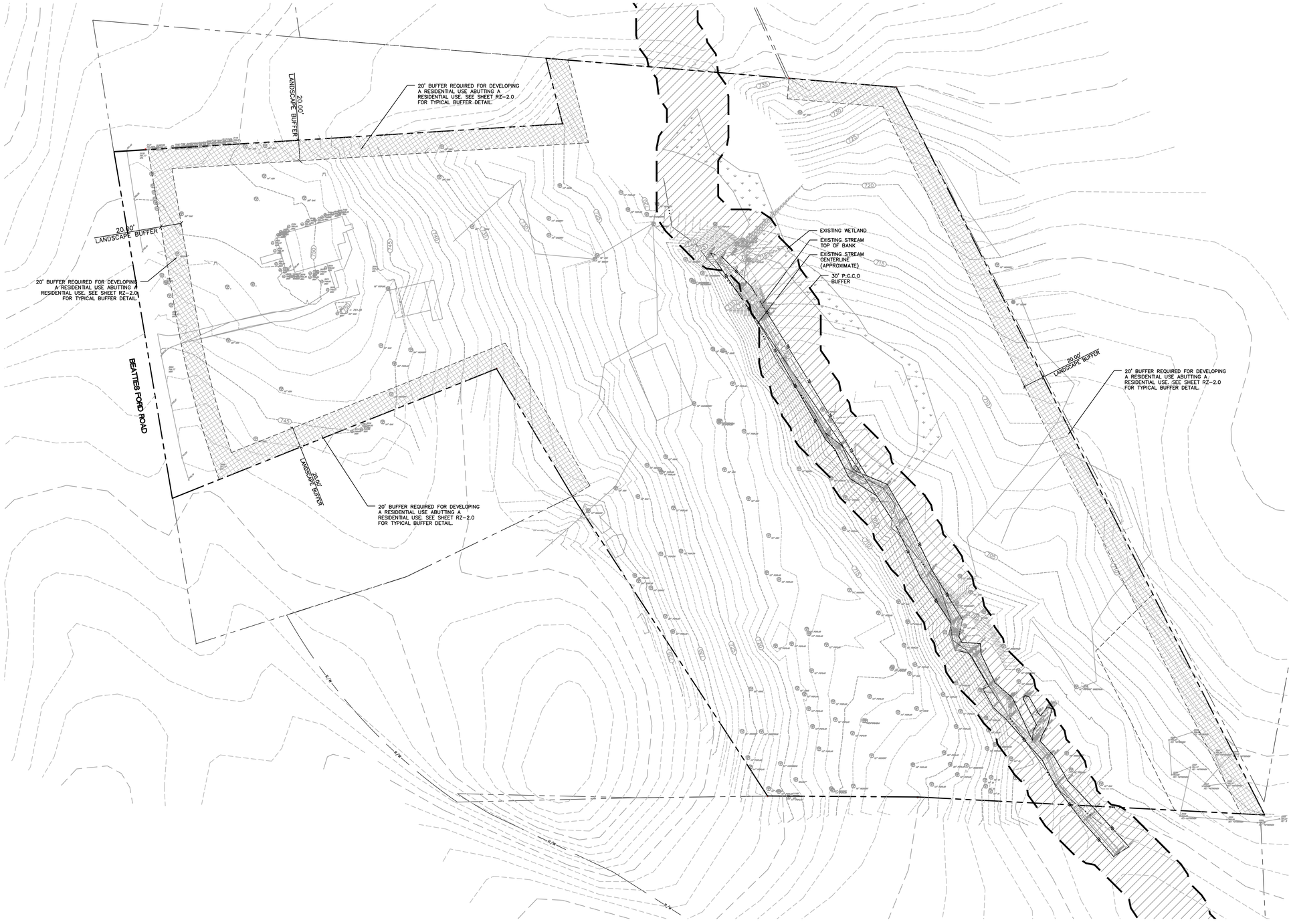

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**CHARLOTTE, NC 28209**
**704-763-1727**

# 9102 BEATTIES FORD SENIOR HOUSING

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

# EXISTING BUFFERS AND ZONES PLAN

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**

BOLTON & MENK, INC.
CORPORATE SEAL
F-1439
C-166
NORTH CAROLINA

SCALE: 1"=40'
0 20' 40' 80'

N

# RZ-6.0

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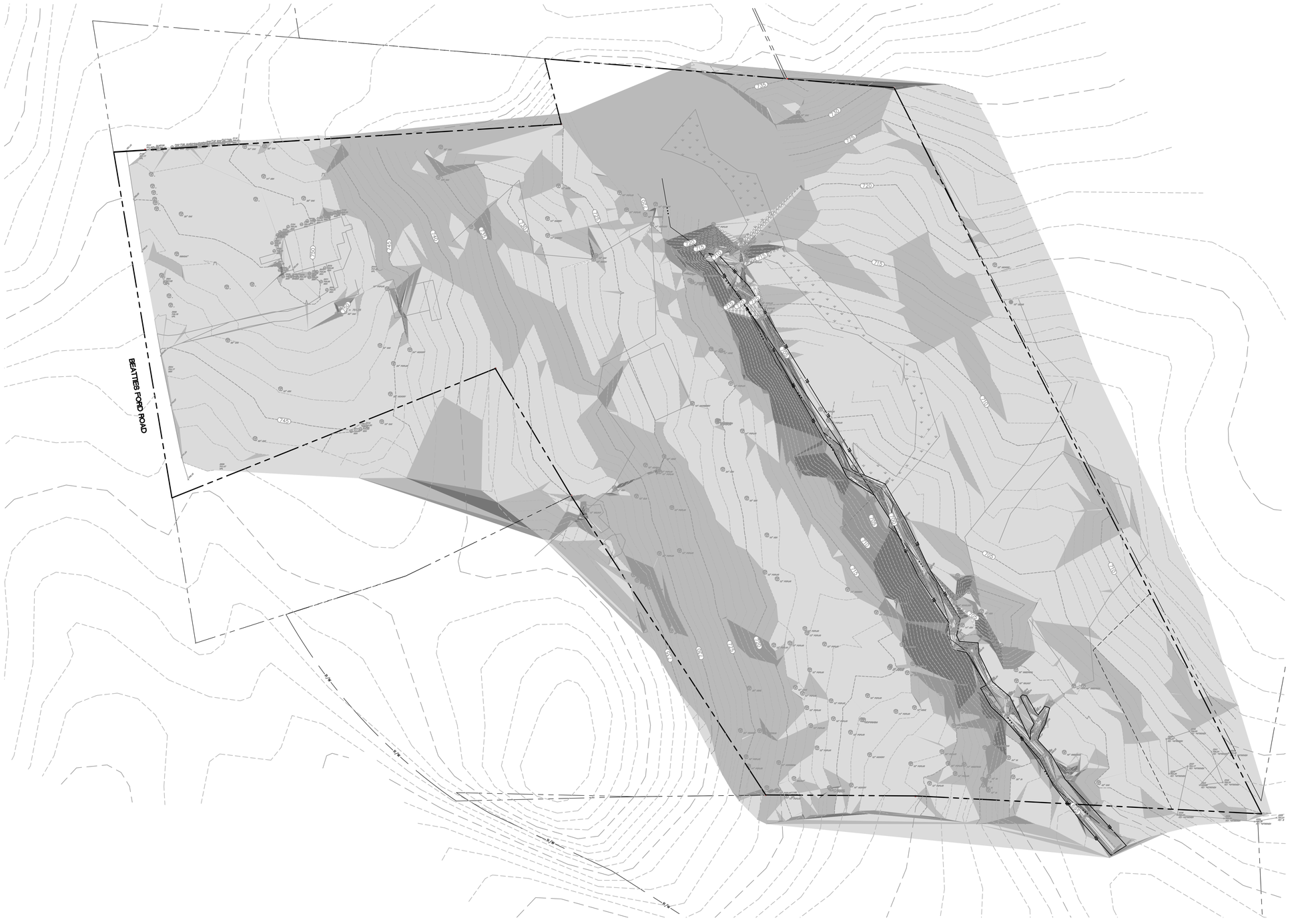

VICINITY MAP N.T.S.

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SLOPE RANGES

| NUMBER | RANGE | COLOR | AREA |
|---|---|---|---|
| 1 | 0% – 10% | | 7.25 |
| 2 | 10% – 20% | | 3.88 |
| 3 | 20% – 30% | | 0.36 |
| 4 | 30% – 100% | | 0.49 |

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# MOSAIC DEVELOPMENT GROUP

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**CHARLOTTE, NC 28209**
**704-763-1727**

# 9102 BEATTIES FORD SENIOR HOUSING

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

# SLOPE ANALYSIS PLAN

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

SCALE: 1"=40'
0 20' 40' 80'

N

# RZ-7.0

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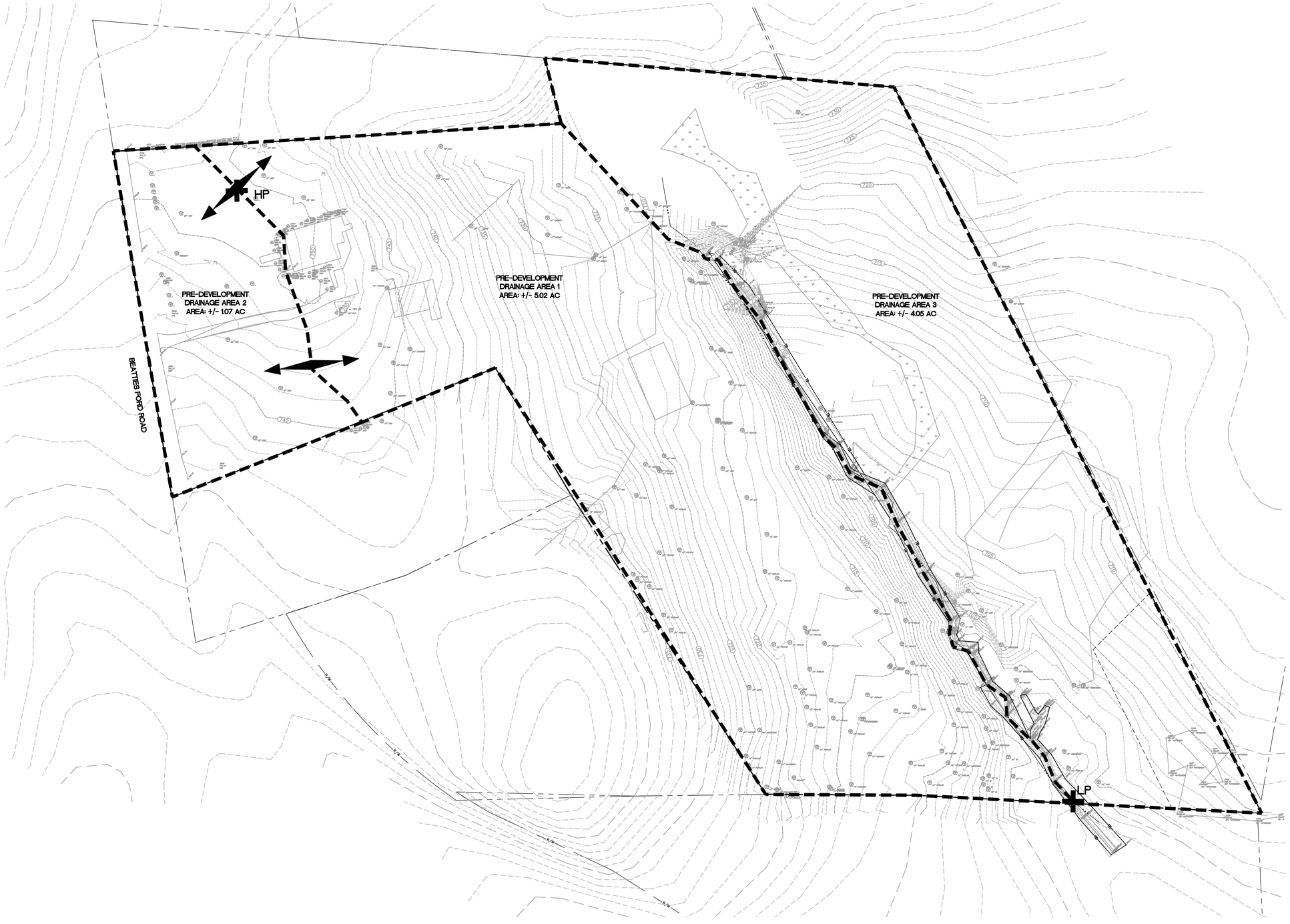

VICINITY MAP N.T.S.

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# MOSAIC DEVELOPMENT GROUP

**4600 PARK ROAD, SUITE 390**
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**704-763-1727**

# 9102 BEATTIES FORD SENIOR HOUSING

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

# EXISTING HYDROLOGY PLAN

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**

BOLTON & MENK, INC. CORPORATE SEAL F-1409 C-596 NORTH CAROLINA

SCALE: 1"=40'
0 20' 40' 80'

N

# RZ-8.0

North Carolina 811 www.nc811.org

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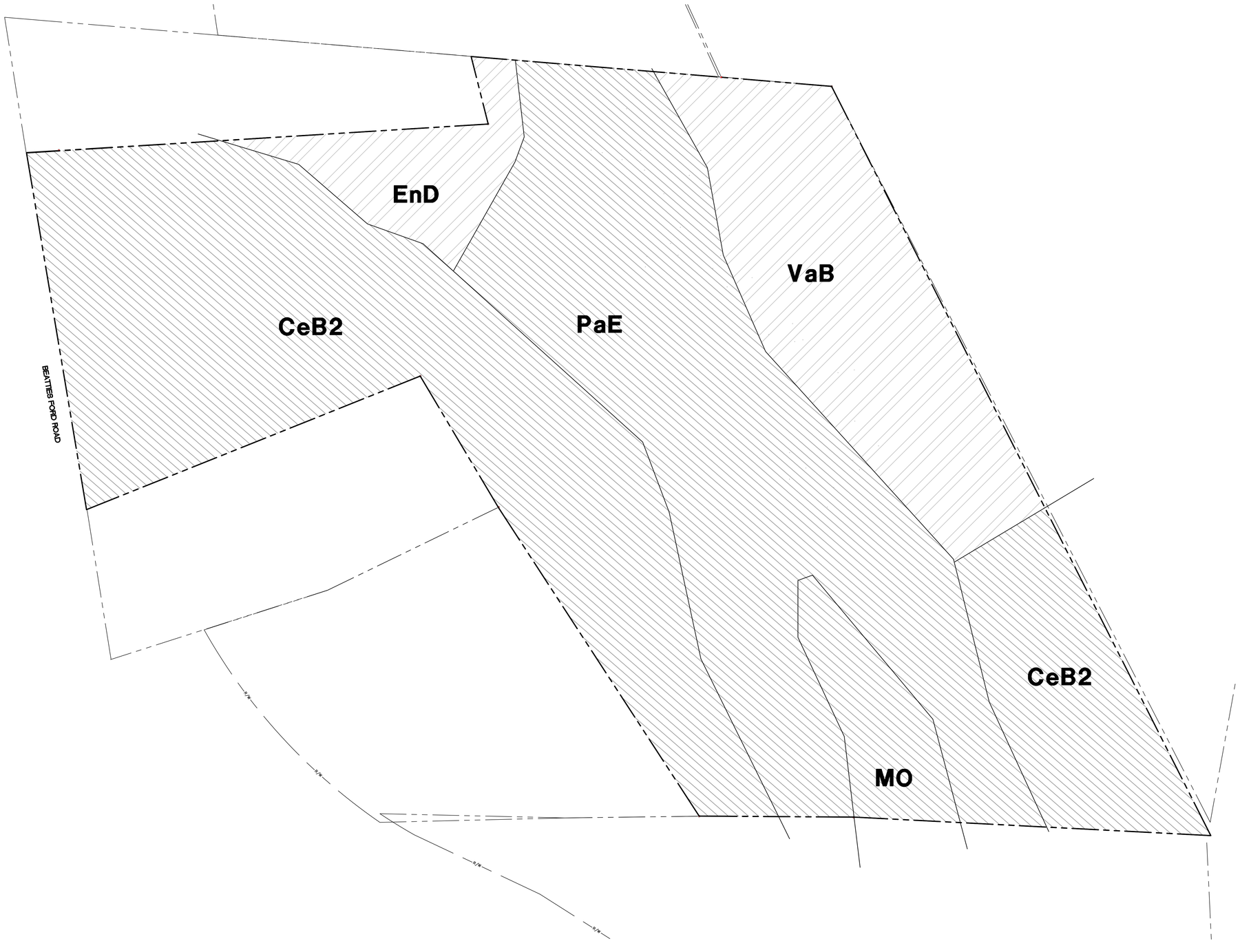

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## LEGEND

HYDROLIC SOILS GROUP 'B'

HYDROLIC SOILS GROUP 'C'

## DESCRIPTIONS

CeB2 – CECIL SANDY CLAY LOAM, 2 TO 8% SLOPES, MODERATELY ERODED (C)

EnD – ENON SANDY LOAM, 8 TO 15% SLOPES (A)

MO – MONACAN LOAM, 0 TO 2% SLOPES, FREQUENTLY FLOODED (B)

PaE – PACOLET SANDY LOAM, 15 TO 25 % SLOPES (A)

VaB – VANCE SANDY LOAM, 2 TO 8% SLOPES (A)

SUMMARY:

HYDROLIC SOILS GROUP 'B' 84.1% OF SITE
CeB2 – 43.2%
MO – 3.1%
PaE – 37.8%

HYDROLIC SOILS GROUP 'C' 15.9% OF SITE
EnD – 3.2%
VaB – 12.7%

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704-763-1727

# 9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

# SOIL ANALYSIS PLAN

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
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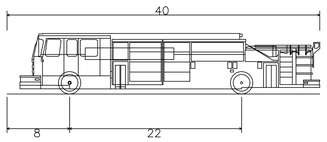
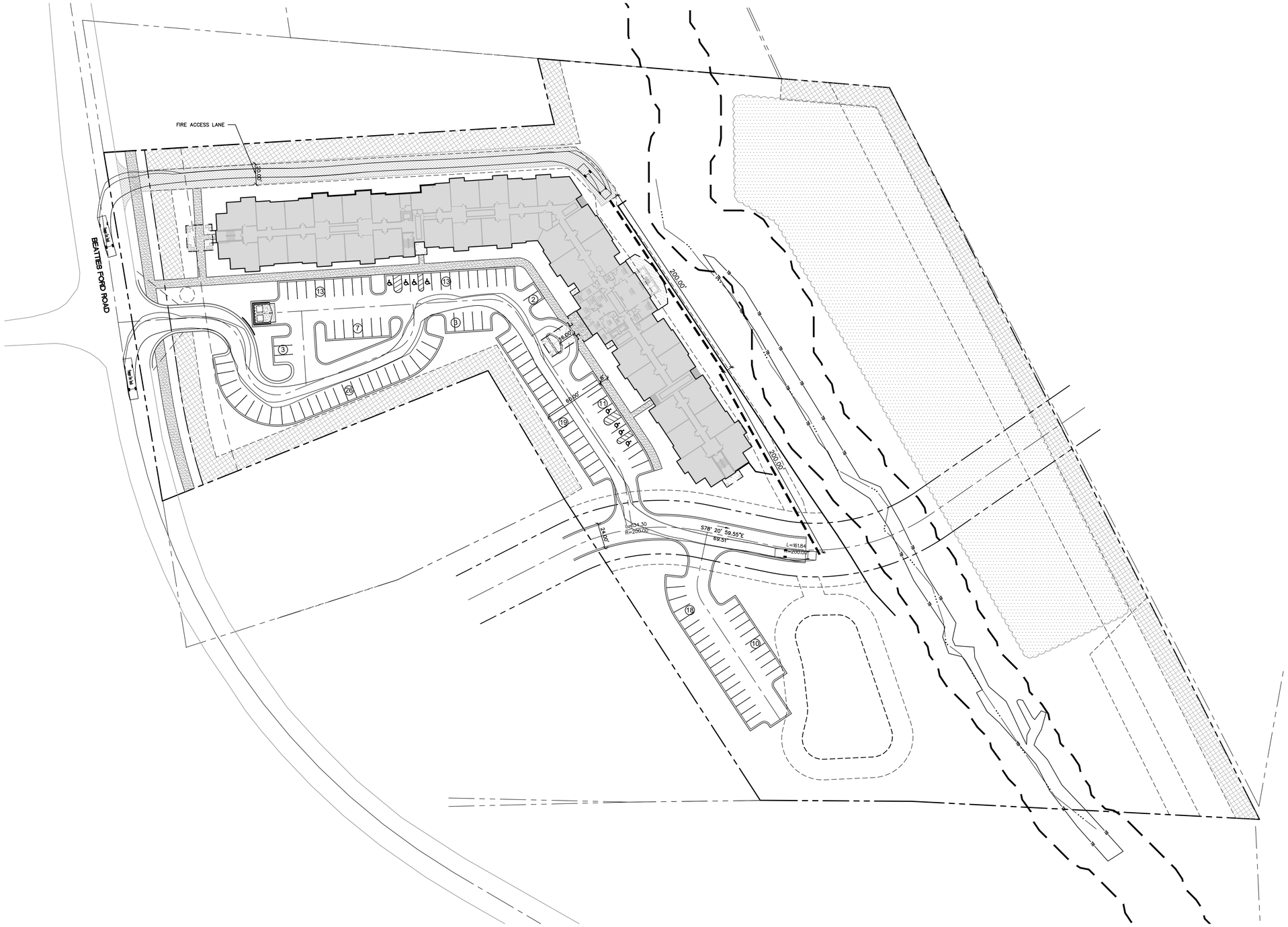



| Pumper Fire Truck | |
|---|---|
| Overall Length | 40.000ft |
| Overall Width | 8.167ft |
| Overall Body Height | 7.745ft |
| Min Body Ground Clearance | 0.656ft |
| Track Width | 8.167ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 45.00° |



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# 9102 BEATTIES FORD SENIOR HOUSING

**9102 BEATTIES FORD RD**
**HUNTERSVILLE NC 28078**

# EMERGENCY VEHICLE ACCESS PLAN

**Project No.**
32674.21

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**
1 12/10/21 – REZONING AMENDMENT

BOLTON & MENK, INC. CAMPBELL, CALIFORNIA SEAL C-1409 NORTH CAROLINA

DAVID S. MCHALE PROFESSIONAL ENGINEER SEAL 042085 NORTH CAROLINA 01/19/22

SCALE: 1"=40'
0 20' 40' 80'

**RZ-10.0** 1


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**704-763-1727**

# 9102 BEATTIES FORD SENIOR HOUSING

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# ILLUSTRATIVE RENDERING

**Project No.**
**32674.21**

**Issued**
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

**Revised**

BOLTON & MENK, INC. CORPORATE SEAL C-1409 C-598 NORTH CAROLINA

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# RZ-11.0

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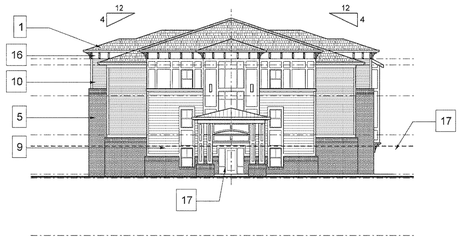
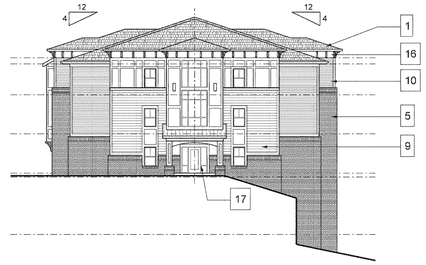
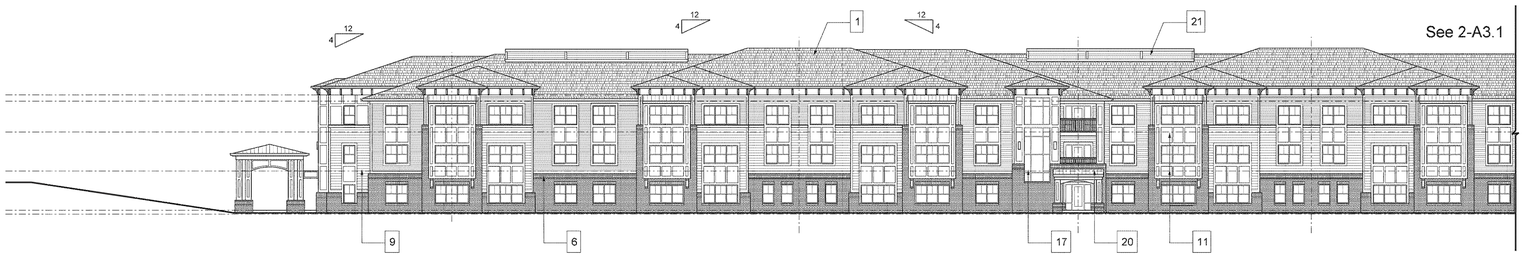



Partial East Elevation – "View from Beatties Ford Road"
Scale: 1/16" = 1'-0"
4




Partial South Elevation
Scale: 1/16" = 1'-0"
3

Partial East Elevation – "View at the Main Entry"
Scale: 1/16" = 1'-0"
2



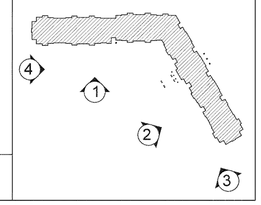

Partial South Elevation – "View from the Parking"
Scale: 1/16" = 1'-0"
1

## ELEVATION KEY NOTES

1. FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY
2. PREFIN SEAMLESS METAL GUTTER OR DOWNSPOUT, TYP. - REFER TO ROOF PLAN FOR LOCS
3. VINYL WINDOW(S) - SEE SCHEDULE
4. SCHEDULED DOOR / FRAME - SEE A9.1
5. BRICK VENEER, RUNNING BOND PATTERN
6. BRICK SOLDIER COURSE / STACKED BOND ACCENT BAND
7. BRICK VENEER ROWLOCK SILL, SLOPED TO DRAIN
8. BRICK PEDESTAL / PIER
9. SOLID CEMENTITOUS LAP SIDING, 8" EXPOSURE
10. SOLID CEMENTITIOUS LAP SIDING, 5" EXPOSURE
11. SOILD CEMENTITIOUS PANEL WITH CEMENTIOUS TRIM
12. CEMENTITOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR, TYP.
13. FIBER CEMENT COL / BEAM WRAP WITH 4" TRIM ON SOLID PANELS
14. PREFINISHED VINYL GUARDRAIL SYSTEM, 42" HIGH, TYP. AT ALL BALCONIES
15. MASONRY CONTROL JOINT, TYP.
16. VINYL DECORATIVE BRACKET
17. ALUMINUM STOREFRONT WINDOW SYSTEM
18. EXTERIOR ACCENT LIGHT
19. LINE OF BUILDING IN FRONT / BEYOND
20. STANDING SEAM METAL ROOF WITH CONT. UNDERLAYMENT
21. ROOFTOP MECHANICAL SCREEN WITH CEMENTITIOUS SIDING AND PREFINISHED FLASHING
22. LINE OF ADJACENT GRADE

## LEGEND

## ELEVATION KEY PLAN





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Long Street Commons

Huntersville, NC

- Job Number: 0000
- Date: 01.19.22
- Revisions:

PHILLIP REID CHESTER REGISTERED ARCHITECT 680 CAROLINA ARCHITECTURE OF NORTH CAROLINA, P.A.
TISE KIESTER ARCHITECTURE / INTERIORS, P.A. REGISTERED ARCHITECT 5040 NORTH CAROLINA CARRBORO, N.C.
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Exterior Elevations

Sheet

A3.1


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704-763-1727

# 9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

# SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
32674.21

Issued
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

Revised

2 01/19/22 – REZONING AMENDMENT

BOLTON & MENK, INC. COMPUTER SEAL F-1409 C-166 NORTH CAROLINA

2 AS-1


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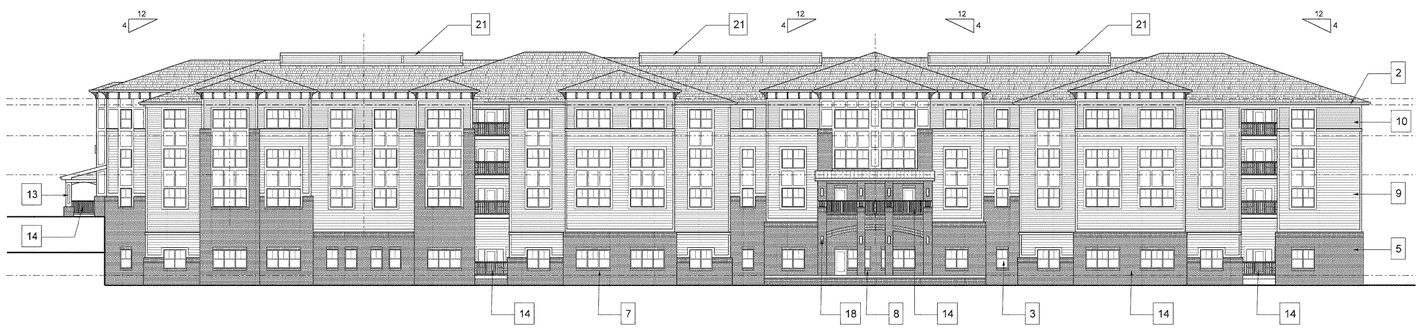
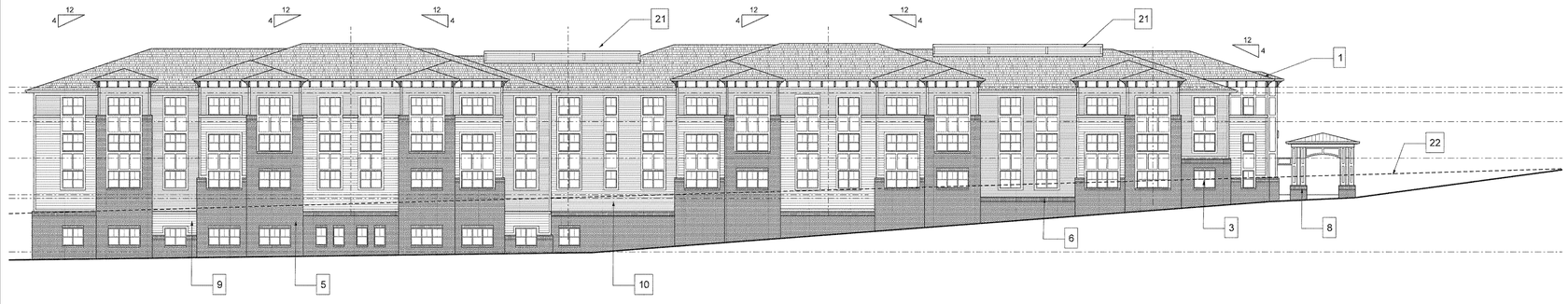



West Elevation – "View from the Creek" 2

Scale: 1/16" = 1'-0"




North Elevation 1

Scale: 1/16" = 1'-0"

## ELEVATION KEY NOTES

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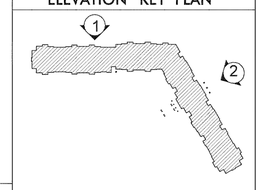
21. ROOFTOP MECHANICAL SCREEN WITH CEMENTITIOUS SIDING AND PREFINISHED FLASHING
22. LINE OF ADJACENT GRADE

## LEGEND

## ELEVATION KEY PLAN





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Long Street Commons

Huntersville, NC

- Job Number: 0000
- Date: 01.19.22
- Revisions:

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Exterior Elevations

Sheet

A3.2


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# MOSAIC DEVELOPMENT GROUP

4600 PARK ROAD, SUITE 390
CHARLOTTE, NC 28209
704-763-1727

# 9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

# SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
32674.21

Issued
10/29/21

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

Revised

2 01/19/22 – REZONING AMENDMENT

AS-2


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$DATE$ $FILE$

NOTE: This image is CONCEPTUAL. Final details may vary.

Partial East Elevation – "View at the Main Entry"

Scale: 1/4" = 1'-0"

1


TISE-KIESTER ARCHITECTS

TKa

119 E. Franklin St., Suite 300
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www.tisekiester.com



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Long Creek Commons

Huntersville, NC

- Job Number: 0000
- Date: 01.21.22
- Revisions:

PRELIMINARY NOT FOR CONSTRUCTION

Exterior Elevations

Sheet

A3.3


ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
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Urban Design

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

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# 9102 BEATTIES FORD SENIOR HOUSING

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HUNTERSVILLE NC 28078

# SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
32674.21

Issued
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**PRELIMINARY**
**NOT FOR CONSTRUCTION**

Revised

2 01/19/22 – REZONING AMENDMENT

AS-3


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Partial East Elevation – "View from Beatties Ford Road"

Scale: 1/4" = 1'-0"

1

TISE-KIESTER ARCHITECTS

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9102 Beatties Ford Senior Housing

Huntersville, NC

- Job Number: 0000
- Date: 12.10.21
- Revisions:

PRELIMINARY – NOT FOR CONSTRUCTION

Exterior Elevations

Sheet

A3.4

ColeJenest & Stone

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9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
32674.21

Issued
10/29/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised

2 01/19/22 – REZONING AMENDMENT

AS-4

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$FILE$

$DATE$

NOTE: This image is CONCEPTUAL. Final details may vary.

Partial West Elevation – "View from the Creek"

Scale: 1/4" = 1'-0"

1


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Long Creek Commons

Huntersville, NC

- Job Number: 0000
- Date: 01.21.22
- Revisions:

PRELIMINARY NOT FOR CONSTRUCTION

Exterior Elevations

Sheet

A3.5


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Realizing the Possibilities

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CHARLOTTE, NC 28209
704-763-1727

# 9102 BEATTIES FORD SENIOR HOUSING

9102 BEATTIES FORD RD
HUNTERSVILLE NC 28078

# SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
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**PRELIMINARY**
NOT FOR CONSTRUCTION

Revised

2 01/19/22 – REZONING AMENDMENT

AS-5


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**R21-16 Mosaic Development – Beatties Ford Neighborhood Meeting**

Date: December 16, 2021

Time: 12:00PM – 1:00PM, 6:00PM – 7:00PM

Location: Virtual (Webex)

**Questions:**

- **Can you provide a guarantee that the residents will be age 55+, and that this cannot be modified later?**
  - Yes, age restriction of 55+ is a restriction of the financing that we use. In addition, this is a condition of this rezoning.
- **Will there be integration between residents of this property and the forthcoming Oak Grove Hill Community?**
  - There is a large undisturbed buffer (+/- 250') between this property and the Oak Grove Community as shown on the zoning plan. There will not be any direct tie-ins or connections between the two developments. Mosaic would welcome opportunities to meet with representatives of Oak Grove and look into opportunities for integration.
- **Are there restrictions on resident guests?**
  - There are strict restrictions on guests. We do not allow long-term guest residents. We do not allow anyone but the age restricted residents to live at the property. The property is only for seniors and residents' children or grandchildren cannot live at the property. Our management team keeps a careful watch on the units and will see if residents have unqualified individuals living with them. In addition, the rezoning conditions are specific to the age restriction.
- **Will this development connect with the Oak Grove development – based on the road stub outs aligning with one another as seen on the two site plans?**
  - We do not plan on connecting to the Oak Grove Development. We are granting the Town of Huntersville the right to connect these two roads in the future.
- **How will the property be staffed?**
  - The property will have a full-time manager and maintenance person. There is a possibility there may also be a part-time assistant manager.
- **Can the building reflect some of the characteristics of the older houses in the neighborhood with aspects like porches, traditional roof-lines, and wide-trim?**
  - Some of the elements of the proposed building reflect natural elements due to the proximity to the Latta nature preserve. This includes corbels, a variety in the brick and detailing, darker trim in different areas, and a variety of more craftsman looks integrated into the building. We will continue to have these conversations with neighbors and town staff and welcome the feedback.
- **Can the building be two stories?**
  - The building will be three-stories as it faces Beatties Ford Road. However, the building will sit down as the site slopes down from Beatties Ford. The height of the building from

Beatties Ford will look two-stories as the road is 8 feet higher in elevation than the building.

- **Will there be balconies?**
  - There will be a large patio on the back of the building facing the creek and a number of common area porches on the wings. There will not be balconies for each individual unit. (11 Total Porches)
- **How long is the lease for residents?**
  - Each resident has a one-year lease that renews automatically month to month after the first year. The age restriction is ongoing.
- **Will there be use of the buffer area such as walking trails etc?**
  - All of the amenities we provide have to be handicap accessible, which makes it challenging to create walking trails. There may be informal trails the residents choose to use and we will have outdoor tables and grills as well as landscaping on all sides of the building.
- **What will be done about the homeless population if they are on property?**
  - Our staff walks the properties regularly, management is on-site, and residents also are good about notifying management about people being on the property that are not supposed to be. We have daily reviews of the property.
- **How many of the units will be low-income?**
  - The property is affordable, the income restrictions are 60% of area median income or less. For example, 60% AMI for a 2-person household is $44,440, and $35,400 for a single individual.
- **How will traffic be impacted, specifically the traffic at the intersection when the school day starts/ends?**
  - The traffic impact will be minimal. The residents will not have children impacting the schools. Studies, and our experience at similar properties, show our senior residents are much less likely to travel during the AM/PM peak hours when school and rush-hour traffic is worse
- **How will residents access the shopping center across the street without sidewalks?**
  - We work closely with management and local churches that help provide transportation for residents such as shopping trips and excursions. We have also seen residents carpool with those that do own vehicles. We will be constructing sidewalks on our parcel and additional sidewalks may be added as the activity center continues to be developed.
- **Is there a bus-stop at the site?**
  - No
- **Is the existing house on the historical registry?**
  - The house is not on the historic registry. It has significant asbestos issues and interior water damage based on our phase 1 environmental assessment. We will have an asbestos containment plan. We will coordinate with Habitat Restore to salvage as much of the house as possible.

**Attendees**

12:00PM – 1:00PM

- **Mosaic Development Group:** Kathy Stilwell, Will Reid
- **Irvin Law Group:** Cindy Reid
- **Cole Jenest and Stone (Project Engineer):** Andy Breit, Jacob Bachman
- **Town of Huntersville:** Mayor Bales, Commissioner Kovacs, Commissioner Phillips, Brian Richards, Frank Gammon
- **Other attendees:** Two unidentified call-in numbers

6:00PM – 7:00PM

- **Mosaic Development Group:** Kathy Stilwell, Will Reid, and Jimmy Royster
- **Irvin Law Group:** Cindy Reid
- **Cole Jenest and Stone (Project Engineer):** Andy Breit
- **Town of Huntersville:** Commissioner Partee, Commissioner Kovacs, Commissioner Phillips, Brian Richards, Anthony Roberts
- **Other attendees:** Gary Knox (The Knox Group – representing land owner), Roger Cathey (land owner), Dee Bailey, Matt Hedrick, six unidentified call-in numbers.

MOSAIC

DEVELOPMENT GROUP

*Enhancing Communities, Improving Lives*

MOSAIC
DEVELOPMENT GROUP
Enhancing Communities, Improving Lives

## Who We Are

- Mosaic Development Group is a 55 year old nonprofit development company based in Charlotte.
- Decades of experience with mission-based development, ownership, and operation of housing in alliance with local organizations.
- Committed to developing and preserving high-quality that is an asset for residents and the community long-term.

## What We Do

- Provide high quality development that best meets the needs of the community at a variety of price points.
- Empower local organizations to address housing needs in their community.
- Collaborate with a wide range of people and organizations to identify a need and provide housing options that are viable and successful.

# Strong Track Record of Public and Private Partnerships

- Nonprofit Organizations
  - Catholic Diocese of Charlotte Housing Corporation
  - Wesley CDC (Methodist Church affiliated)
  - Western Carolina Community Action
  - Better Vision Housing Corporation – New Bern, NC

- Private Foundations
  - Bank of America Foundation
  - Home Depot Foundation
  - Enterprise
  - Truist Foundation

- Financial Institutions
  - Bank of America
  - Truist (formerly BB&T)
  - First Citizens Bank
  - JP Morgan Chase
  - CAHEC
  - RBC

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Enhancing Communities, Improving Lives

Mosaic is committed to creating independent living communities that allow seniors to remain active and thrive

gather

# 2030 Community Plan – Part II – Housing Environment

"One of the major changes likely to occur in the Town of Huntersville over the next 20 years is an increase in the 65 and over population and the associated demand for housing and other services to accommodate that aging population."

"The projected trends for the aging of U.S and NC populations have a number of potential housing implications for Huntersville. First, household sizes, and consequently the size of homes, are likely to decrease. Second, the type of housing for an older population will tend toward multi-family (either apartments or condominiums) rather than single-family."

**Housing Policies and Action Items**

- **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.
- **Policy H-7:** Support appropriate mix of housing for all income levels

Town of Huntersville

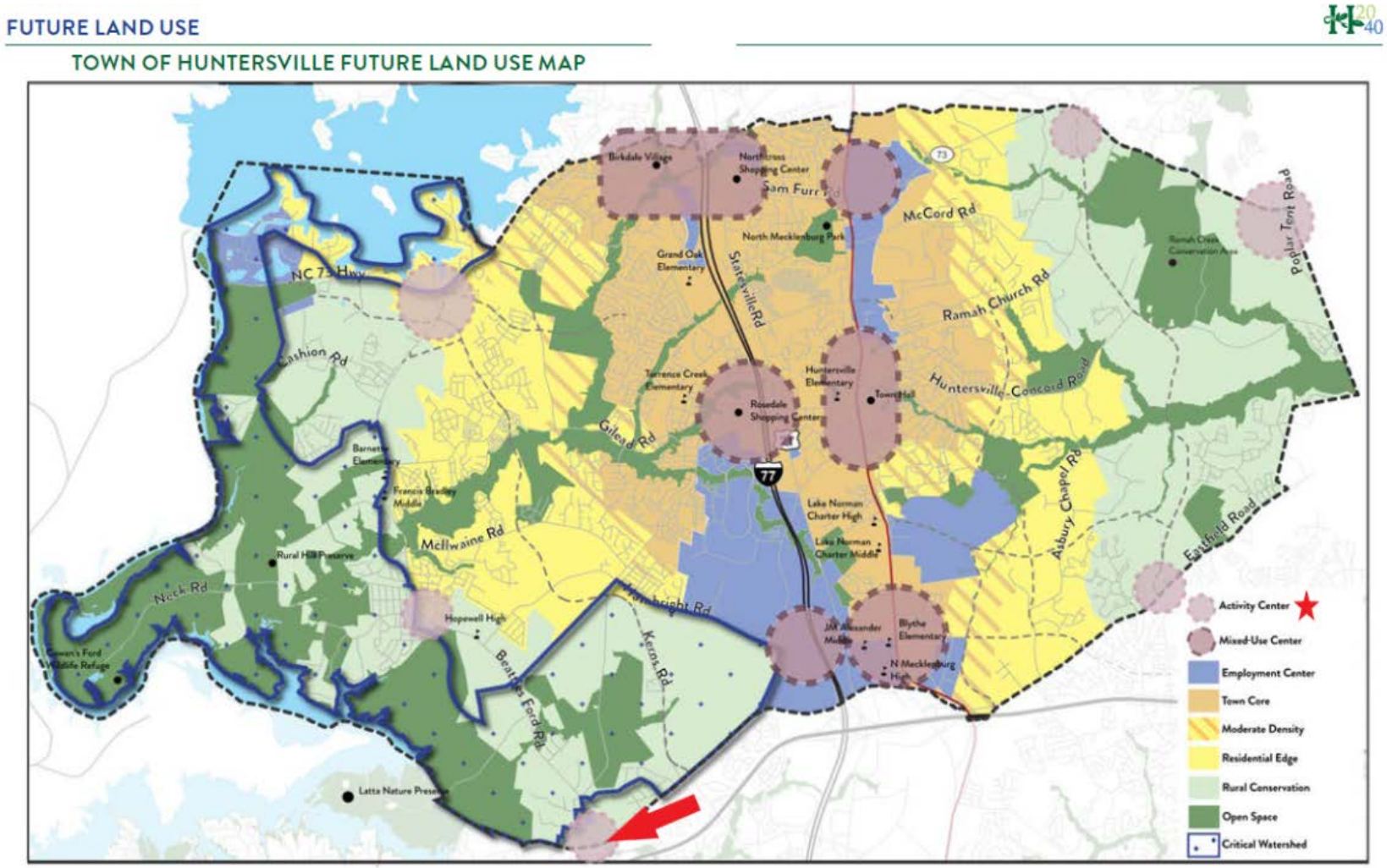
2030 Community Plan

# 2040 Community Plan – Land Use & Housing – Policy Recommendations

**The property is located in an area designated to be an Activity Center**

Policy LU-10: Encourage a diversity of housing options

- LU-10.5: Facilitate the creation of and provide guidelines for senior and age-restricted housing.
  - New, larger-scale senior housing structures (e.g. congregate care facilities, apartments, and condos) should be located within Mixed-Use Centers, **Activity Centers**, or the Town Core future land use areas and should have a maximum height of 4 stories.



Development should follow the approved plan for the area

# 2040 Community Plan

**2040 COMMUNITY PLAN envisions an ACTIVITY CENTER for this area**

**The goal of an ACTIVITY CENTER is to**

"Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses and housing"

McCoy Rd
Trillium Springs Montessori
Oak Grove Hill
Beatties Ford Rd
Long Creek Elementary
SITE
Mt. Holly-Hu
Long Creek Retail
Glenwood Development
CVS
Family Dollar
Food Lion
Long Creek
Long Creek

# 9102 Beatties Ford Senior Housing:

123 Units of age restricted housing for seniors 55+

Independent living

Universal design = aging in place

Professional property management

Locally owned

Substantial Tree buffer (250+ feet) to the east will remain undisturbed

One of the lowest generators of traffic especially as compared to other residential or institutional uses **(AM & PM Peak Hours)**

No TIA Required because of low traffic counts

# Our Residents

**Average age of our residents is 71**

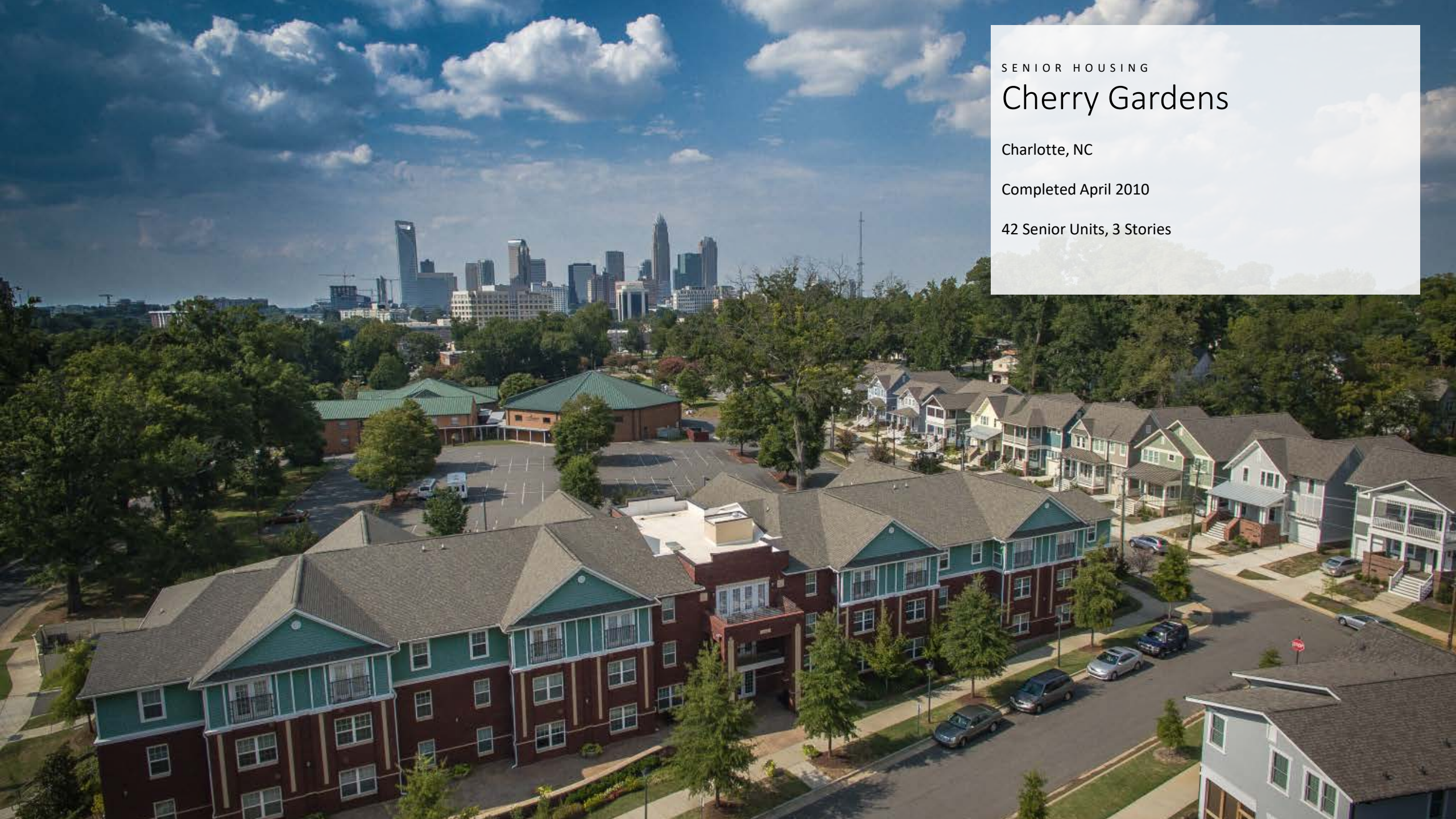
**80% women and 20% men**

**88% of our residents live alone**

East elevation – View at the main entry

East elevation – View from Beatties Ford Road

# Examples of Mosaic’s Properties



SENIOR HOUSING

# Cherry Gardens

Charlotte, NC

Completed April 2010

42 Senior Units, 3 Stories

SENIOR HOUSING

# Glenwood Gardens

Gastonia, NC

Completed Dec 2019
58 Senior Units, 3/4 stories

SENIOR HOUSING

# Magnolia Gardens

Charlotte, NC

Built on 3.72 acres in 2019, a three-story brick building provides 82 affordable senior units.

# For Additional Questions or Information

Mosaic Development Group, Inc.
704-342-3316 – please leave a message
Admin@mosaicdevelopmentgroup.org

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Enhancing Communities, Improving Lives

## Brian Richards

**From:** Brown, Marilyn R. <marilynr.brown@cms.k12.nc.us>
**Sent:** Wednesday, December 15, 2021 12:29 PM
**To:** Brian Richards
**Subject:** CMS Student Generation Report R21-15 Mosaic

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.

Hi Brian,

You requested an impact statement for the Mosaic Development. CMS does not project student impacts from age-restricted/ senior housing. We only comment on age-restricted developments that have an non-senior housing component. If Mosaic is 100% age-restricted/ senior housing, then CMS projects no student impact.

Let me know if you have any questions.
Thanks,
Marilyn

MARILYN R. BROWN
Specialist
Planning Services
Charlotte Mecklenburg Schools
Charlotte-Mecklenburg Schools
4421 Stuart Andrew Blvd. Charlotte, NC 28217
Courier #835
980-343-5735 fax

November 29, 2021

Mr. Andy Breit
ColeJenest & Stone
200 S Tryon St
Charlotte, NC 28202

**SUBJECT: WILLINGNESS TO SERVE**
**9102 BEATTIES FORD ROAD SENIOR HOUSING**
**9102 BEATTIES FORD ROAD, HUNTERSVILLE, NC 28078**

After an analysis by Charlotte Water's Capacity Assurance Program (CAP) of the sanitary sewer system associated with the proposed **9102 BEATTIES FORD ROAD SENIOR HOUSING** development, it was determined that there is currently sufficient capacity within the existing public gravity sewer to accommodate the proposed sewer flow (**17,550** *gallons per day*), at the connection point(s) indicated for transmission to the ***McAlpine*** *Creek Wastewater Treatment Plant* (NPDES Permit # **NC0024970**).

Please note that availability of flow is subject to change, and this **Willingness to Serve (WTS) review does not guarantee future capacity or reserve capacity in the public sewer system. A full CAP application with fully engineered site utility plan must be submitted and approved to reserve sewer capacity for this project**. Please contact New Services at 704-432-2854 for official submittal guidelines to the Capacity Assurance Program.

CLTWater agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # **0160010**, on file with the Public Water Supply Section of NC DEQ. However, CLTWater cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. *Connection to the CLTWater and sewer system is accepted on a first come, first served basis.*

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. The analysis performed determines available capacity within the existing public gravity sewer system. The development is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public sewer.

If you have any questions, please do not hesitate to contact me at (704) 336-1006.

Sincerely,

Gwendolyn Walton

Gwendolyn Walton / *Engineering Assistant*
**CHARLOTTE WATER** / charlottewater.org

## Brian Richards

**Subject:** FW: R21-16 Mosaic Senior Housing
**Attachments:** Mosaic - Senior parking data - 01-27-22.pdf

---

**From:** James Royster <jroyster@mosaicdevelopmentgroup.org>
**Sent:** Thursday, January 27, 2022 4:04 PM
**To:** Brian Richards <brichards@huntersville.org>; Will Reid <wreid@mosaicdevelopmentgroup.org>; Cindy Reid <Cindy@irvinlawgroup.com>
**Cc:** Andrew Cheek <acheek@huntersville.org>; Stephen Trott <strott@huntersville.org>; Johnathan Pruett <jpruett@colejeneststone.com>; Jake Bachman <Jacob.Bachman@bolton-menk.com>; Andy Breit <Andy.Breit@bolton-menk.com>
**Subject:** RE: R21-16 Mosaic Senior Housing

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 afternoon again,

The attached parking data is from Mosaic's existing age restricted senior properties. The spreadsheet is based upon data collected by property management. Mosaic works in a variety of communities with some being rural locations and others being urban. Consistently we see that there is less than one car per unit at senior properties. It's just the nature of the demographic we serve. Our experience at age restricted senior properties is providing 1 parking space per unit provides plenty of parking for the residents, staff, and any visitors. Going over 1 space per unit results in unused spaces that increase impervious surface.

The three properties completed in the last 3 years are Bingham Park, Glenwood Gardens, and Magnolia which show the trend of municipalities allowing us to proceed with fewer parking spaces at senior sites.

NC Housing Finance Agency is our primary financial partner and each year they release a Qualified Allocation Plan that dictates the rules for all LIHTC financed apartments in the State. As part of the QAP, NCHFA includes an Appendix B that is their design standards. NCHFA's minimum parking for a senior property is 1 space per unit and in some circumstances they allow developers to go lower than one space per unit at senior properties if a waiver is requested. See page 13 of the link for the parking requirements Microsoft Word - Final Appendix B (nchfa.com) . NCHFA is very sensitive to the needs of the residents and would not allow us to do 1 space per unit at a senior property if they thought more spaces were necessary.

If you have questions regarding NCHFA's parking or any other design requirements please feel reach out to Russ Griffin.

Russell Griffin
Senior Construction Specialist
Senior Compliance Monitor
NC Housing Finance Agency
3508 Bush Street
Raleigh, NC 27609
Phone: 919-877-5643
Cell: 919-971-5008
Fax: 919-877-5702
www.nchfa.com

Also another detail I will share is the City of Charlotte's parking requirement for senior apartments is the extremely low 0.25 spaces per unit.

We appreciate the consideration.

Kind Regards,

Jimmy Royster
Senior Project Manager
Mosaic Development Group
4600 Park Road, Suite 390
Charlotte, N 28209
704-763-1727

# Survey of Parking at Mosaic's Age Restricted Senior Apartment Communities

updated 01/27/2022

| APARTMENT COMPLEX | CITY/COUNTY | # UNITS | RESIDENTS W/ CAR | # PARKING SPACES | Avg Cars per Unit |
|---|---|---|---|---|---|
| BINGHAM PARK | Charlotte/Mecklenburg | 60 | 40 | 60 | 0.67 |
| CHERRY GARDENS | Charlotte/Mecklenburg | 42 | 17 | 22 | 0.40 |
| CURLIN COMMONS | Mooresville/Iredell | 40 | 29 | 50 | 0.73 |
| FOREST HILLS | Burnsville/Yancey | 40 | 30 | 53 | 0.75 |
| GLENWOOD GARDENS | Gastonia/Gaston | 58 | 45 | 60 | 0.78 |
| GRANDVIEW RIDGE | North Wilkesboro/Wilkes | 48 | 27 | 60 | 0.56 |
| KINGS MILL | Newport/Carteret | 44 | 36 | 61 | 0.82 |
| MAGNOLIA | Charlotte/Mecklenburg | 82 | 45 | 68 | 0.55 |
| RENAISSANCE COMMONS | Elizabeth City/Pasquotank | 48 | 24 | 77 | 0.50 |
| TIMBER RIDGE COTTAGES | Spindale/Rutherford | 50 | 33 | 86 | 0.66 |
| WEATHERSTONE | New Bern/Craven | 44 | 25 | 87 | 0.57 |
| WHITE ROCK GARDENS | Granite Quarry/Rowan | 30 | 13 | 38 | 0.43 |
| WILLOW POND | Mocksville/Davie | 50 | 31 | 75 | 0.62 |
| | ***AVERAGE TOTALS*** | 48 | 30 | 61 | 0.62 |
| | *TOTALS* | *636* | *395* | *797* | **0.62** |

# Town of Huntersville
# Town Board
# February 22, 2022

**To:** Town Board

**From:** Brad Priest

**Date:** February 22, 2022

**Subject:** R21-14: Mecklenburg County Recycling Center Expansion

---

**EXPLAIN REQUEST:**
Petition #R21-14 is a request by Mecklenburg County to amend the conditional district rezoning plan for their recycling facility at 12230 Statesville Road (Parcel # 0172040 ). The property is zoned Special Purpose Conditional District (SP-CD) and the purpose of the amendment is to expand the boundaries of the active area of the facility.

**ACTION RECOMMENDED:**
Consider making a recommendation to the Town Board on R21-14.

**FINANCIAL IMPLICATIONS:**
N/A

**ATTACHMENTS:**
1. R21-14 North Meck Recycling PB Staff Report - 2 22 22
2. North_Meck_Recycling_Center_-_Civil_Set
3. North_Meck_Recycling_Center_-_Community_Meeting_Report
4. TIA Determination_North Meck Recycling
5. R21-14 Public Hearing Postcard
6. R21-14 North Meck Recycling Center APO List
7. Legal Ad Proof
8. Approved - North Meck Recycling Rezoning Plan
9. Original Zoning Approval - 1989
10. North_Mecklenburg_Recycling_Center-Hunt_Application_08-01-19

# Petition R21-14: North Mecklenburg Recycling Center Amendment

## PART 1: PROJECT SUMMARY

**Applicant**: Mecklenburg County

**Property Owners**: Same

**Property Address**: 12230 Statesville Road

**Project Size**: 25.36 acres

**Parcel Numbers**: 01720403

**Existing Zoning**:

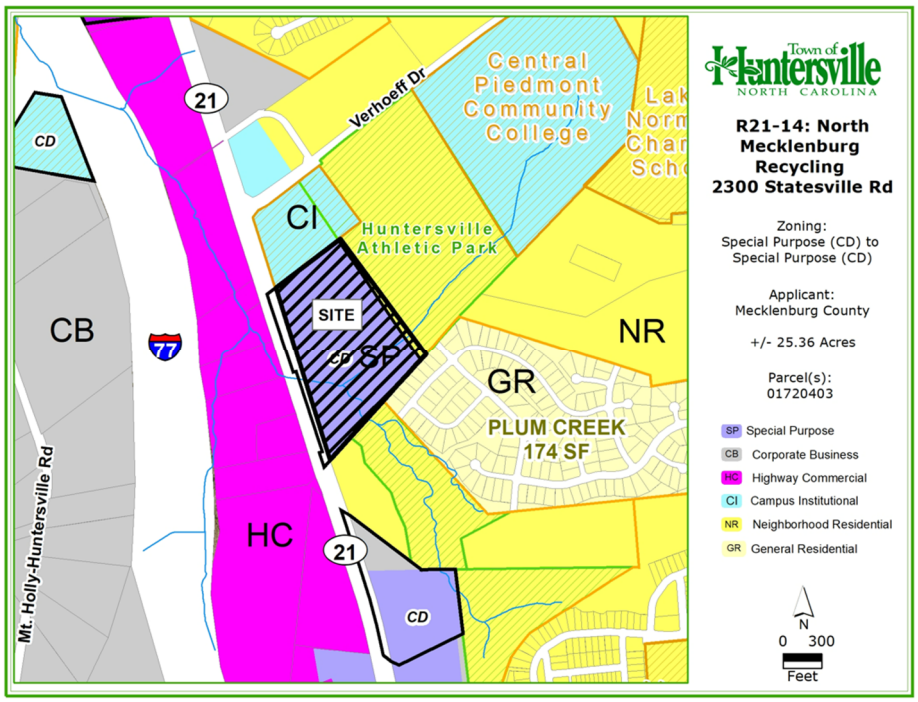
Special Purpose Conditional District (SP-CD)

**Proposed Zoning**:

Special Purpose Conditional District (SP-CD) – Amended Plan

**Application Summary**:

- Petition R21-14 is a request by Mecklenburg County to amend the conditional district rezoning plan for their facility at 12230 Statesville Road (tax ID 01720403). The property is zoned Special Purpose Conditional District (SP-CD) and the purpose of the amendment is to expand the boundaries of the active area of the facility.




1. Adjoining Zoning and Land Uses
   North: *Campus Institutional (CI),* CPCC CDL training facility.
   South: *Neighborhood Residential (NR)*, *General Residential (GR),* Plum Creek Single Family Residential Neighborhood.
   East: *Neighborhood Residential (NR),* Huntersville Athletic Park
   West: *Highway Commercial (HC),* Single Family Residential homes, vacant land.
2. The North Mecklenburg Recycling Center conditional rezoning was originally approved by the Huntersville Board of Commissioners in February 1989. A modification to the rezoning was approved in May 1994. Please find those approved rezoning plans attached in the agenda packet.
3. The recycling facility is considered an inorganic household waste intake and transfer facility in the Zoning Ordinance. This use is a use permitted with conditions in the Special Purpose (SP) zoning district. The conditions for the facility are outlined in Article 9.16 of the Zoning Ordinance.
4. The original rezoning approvals identified specific "active use areas" on the rezoning plan that permitted recycling center activities only within those prescribed limits. The proposed application has been submitted requesting to expand the active use boundaries of the facility. See the proposed site plan on page 4 below.

5. A note on the plan is included that would allow up to 4,000 sqft of accessory office space for the operation of the facility. An added note also exempts these buildings from building type and architectural requirements of Article 4 due to the minimum 80-foot buffers established.
6. The application also requests modifications to the requirements of Article 9.16 of the Zoning Ordinance. The required 100-foot vegetative buffer is being requested to be lowered to 80 feet on some sides. See zoning/site plan issues below.
7. A neighborhood meeting for this application was advertised for and held virtually on Wednesday December 8th, 2021. An invitation list and meeting summary are included in the agenda packet.
8. A Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon review by engineering staff, it was found that a Traffic Impact Analysis was not required. Please find the completed TIA determination form attached in the agenda packet.
9. Brad Priest of the Planning Staff certifies that the required notifications were made for the application's public hearing. Notice was advertised in the local paper; adjacent property owner notice post cards were sent, and a sign was installed at the subject property per state statute requirements.

**PART 2: REZONING/SITE PLAN ISSUES**

- **UPDATE – 2/11/22**: Staff and the applicant agreed that there was not time after the public hearing and before the Planning Board agenda deadline to make changes to the plan. However, the applicant intends to make the following changes between the Planning Board meeting and the Town Board meeting scheduled for March 21.
    - Update the plan with a complete tree survey showing conformance to tree save requirements.
    - Add the following note to the plan stating the County will work with the Town to locate the greenway through the property: *The Town of Huntersville's 2020 Bike Plan and 2014 Master Plan call for a Town greenway trail to be located on the Site within the Applicant's 425-foot buffer located along the southern boundary of the Site. At such time that the Town, in consultation with the Applicant, determines the location and alignment of the Town greenway trail within the buffer area, the Applicant will work with the Town to accommodate the greenway trail. The Applicant shall not be responsible for the construction or maintenance of this greenway trail or any costs relating thereto.*

- Please see the proposed rezoning plan below on page 4.
- Buffer Modification: – Article 9.16 of the Huntersville Zoning Ordinance requires that household recycling centers establish a minimum 100-foot vegetated buffer along the property lines. The applicants are requesting through the conditional rezoning process (Article 11.4.7 K) to reduce the buffer width to 80 feet along the northern (adjacent to CPCC truck facility), eastern (Huntersville Athletic Park), and western property boundaries (HWY 21).
    - Staff supports the buffer modification request as presented for the following reasons.
        - The 80-foot buffer is the standard CB/SP zoning buffer width for other uses and will be sufficient to provide an opaque screen between the facility and adjacent properties.
        - The sides requested for modification are adjacent to county park land and CPCC training facilities. The residential side to the south will have a substantial buffer over and above the required 100 feet (425 feet).
        - An 8-foot wood privacy fence is also proposed around the facility to supplement the vegetative screening.

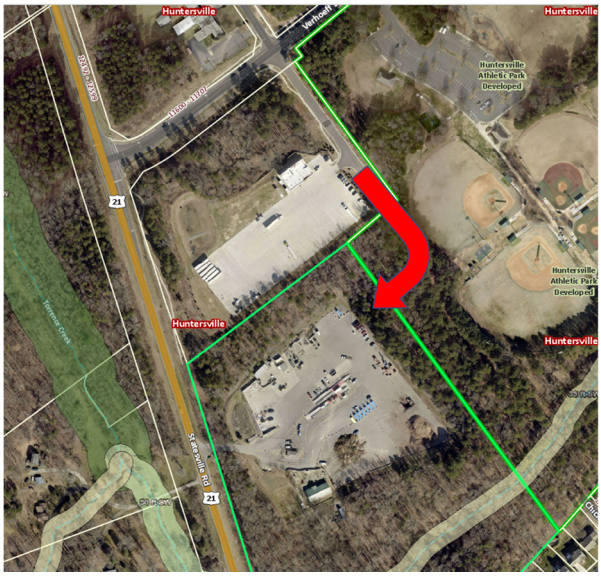
- Tree Save Requirement: Article 7.4 of the Zoning Ordinance requires that SP developments save 30% of their specimen trees on site. Specimen trees are defined as large maturing trees 24 inches in caliper and above (Oak, Maple, Poplar, etc) or small maturing trees 12 inches in caliper and above (Dogwood, Cherry, Redbud, etc). The

applicant's tree survey does not identify the species of all trees less than 24 inches in caliper. Therefore, smaller specimen trees cannot be determined accurately.

- The applicant's intent is to count all trees over 12 inches in caliper as a specimen tree. However, not all trees that size are specimen trees. This results in an inaccurate count and shows many more specimen trees saved than really are.
- With the large number of large specimen trees proposed to remain, it is likely the minimum 30% tree save is being achieved, but staff has not been able to verify that conclusively from the survey submitted. For an accurate tree save percentage, a complete tree survey will be needed.
- UPDATE: See above 2/11/22 update (page 2) on applicant's intent to resubmit an updated tree save plan.

- Verhoeff Drive Connection: In 2017 the Town, County, and CPCC met in Charlotte at the CPCC campus to discuss the joint future development on the corner of Statesville Road and Verhoeff Drive in Huntersville. Due to stacking issues into HWY 21 from the recycling facility and the future of HWY 21 becoming a divided highway with limited access, all parties seemed to agree that providing for a rear connection to Verhoeff Drive was in all parties' interest to achieve.

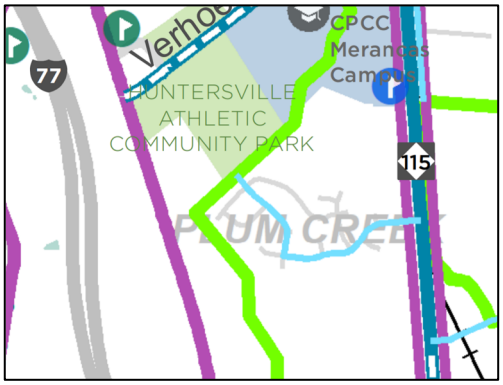
  CPCC has already constructed a public access to Verhoeff in harmony with those discussions with the construction of their CDL facility. The drive was built to public street standards and a public access easement was platted up to the County's northern property line in expectation of the County connection. The Town of Huntersville has invested in traffic light facilities on Verhoeff, and other improvements to accommodate further traffic along Verhoeff. The County facility's updated rezoning plan submitted has removed the discussed connection from their rezoning plan.



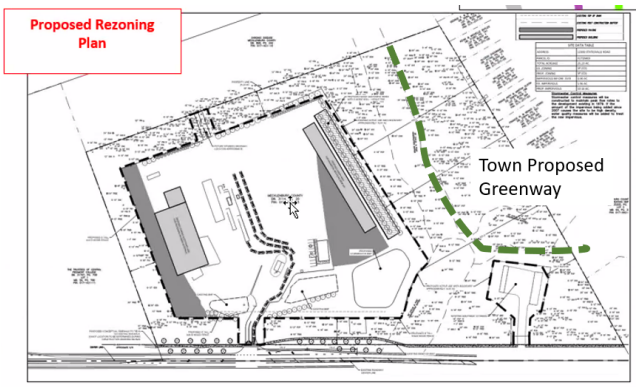

  Staff understands the county is under no formal obligation to make the connection (see the conceptual connection to Verhoeff to the right in red). Installing turn lanes into the facility from Statesville Road may be best for the county's short term logistical needs. However, staff recommends that establishing the rear connection and having additional access as discussed would be beneficial for the site; especially considering HWY21 will likely be a divided highway in the future and access to the facility may then be limited from Statesville Road.

- Greenway – The 2020 Bike Plan and the 2014 Master Plan call for a future greenway to run along the streams that transect the subject property. Please see below on page 4. These greenways would be Town greenways as these routes are not located on the County greenway plan. Therefore, to accommodate the Town's greenways through the property, staff recommends the County either establish easements along the streams for future greenway construction or add a note on the plan stating that when the alignment of the greenway is identified for construction, they will work with the Town to accommodate the trails through the property.
  - UPDATE: Please see above 2/11/22 update (page 2) on the applicant's proposed note to work with the Town to accommodate the greenway.

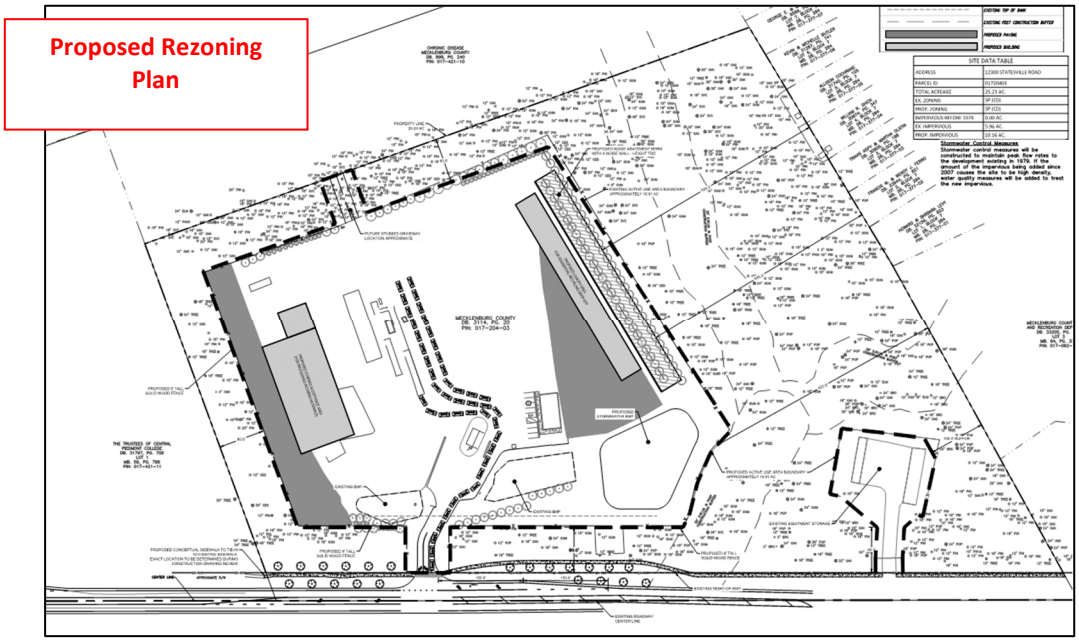
**2020 Huntersville Bike Plan**




**Proposed Greenway through the Property**




- Neighborhood Concerns – Many of the residents of the Plum Creek residential neighborhood to the south have expressed concern about the recycling facility's operation. In 2019 prior to the pandemic, many residents attended the neighborhood meeting and expressed concerns about noise, smells, and the facility encroaching closer to the residential neighborhood. At the updated neighborhood meeting in December, the County discussed proposed conditions to mitigate the neighborhood's concerns. These included adding a noise wall to the south, an elevated landscaped berm, and discussing odor mitigation as an option. The neighborhood meeting summary for the December meeting is included in the agenda package for reference.




## PART 3: TRANSPORTATION ISSUES

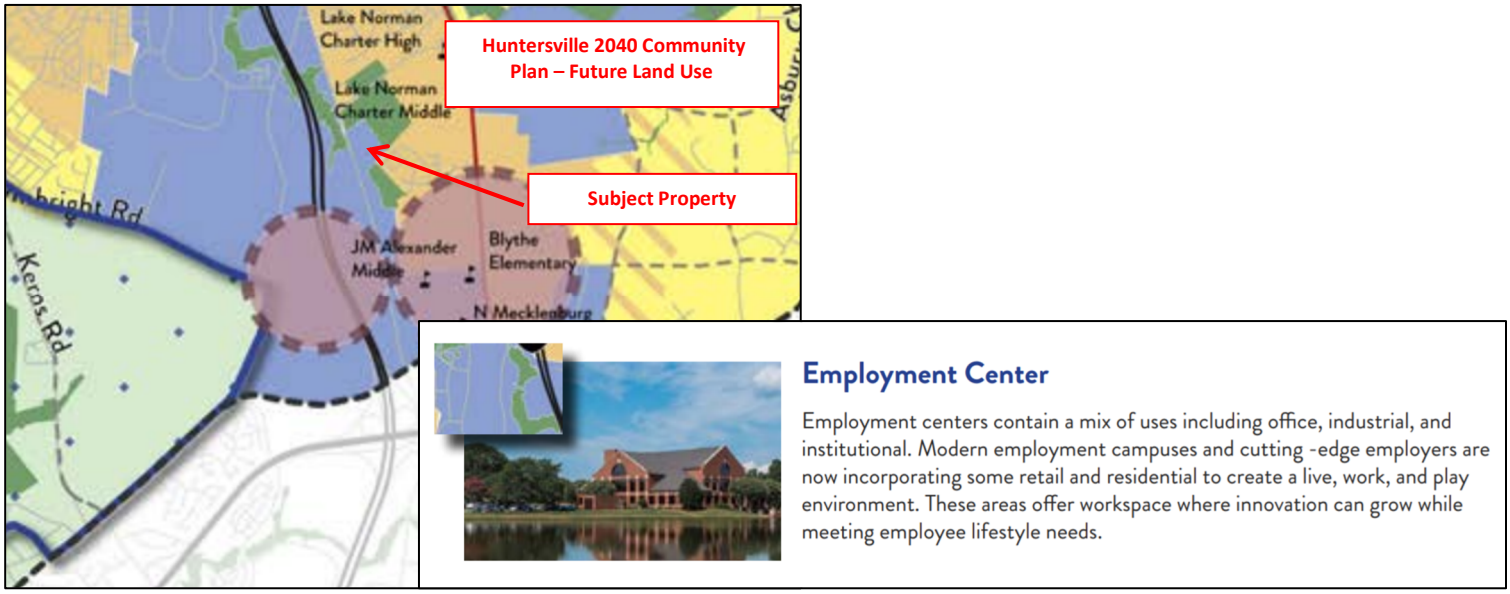
- There are no significant transportation issues currently. Road improvements and turn lanes into the facility are being required by NCDOT for Statesville Road. The improvements are conceptually shown on the rezoning plan and will be subject to review and approval by engineering and NCDOT prior to construction.

## PART 4: REZONING CRITERIA

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

STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the ***Huntersville 2040 Community Plan***:

- **Policy LU 1.1 –** *Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.* STAFF COMMENT: The application for an industrial and institutional use is appropriate for the Employment Center character area of the 2040 plan. See the Employment Center description below.
- **Policy LU 5.1 –** *Allow more intense development only where transportation infrastructure and utilities already exist.* STAFF COMMENT: The recycling facility is an industrial use and an essential service to the residents of Huntersville and North Mecklenburg. The location of the proposed development is appropriately located on Statesville Road very close to Interstate 77. Proposed turn lanes on to Statesville Road will assist to ensure traffic does not back up into Statesville Road and will accommodate the proposed intensification.
- **Policy LU 11.1**: *Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment*. STAFF COMMENT: The adjacent Plum Creek neighborhood has expressed concerns about noise, lights, and smells coming from the facility. The County has worked with the neighbors to address their concerns. The County thus plans to install a noise wall and berm to mitigate potential nuisances coming from the facility.




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

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

STAFF COMMENTS:

- The rezoning application would rezone the property from Special Purpose (SP) to Special Purpose Conditional District (SP-CD). The main purpose of the rezoning is to expand the active use areas of the existing facility. Therefore, the underlying zoning category and uses proposed would not change. The uses proposed then are consistent with existing development that has been in operation since the early 90s.
- The proposed development is bordered by a commercial driving instruction facility to the north and a Huntersville public park to the east.
- Buffers and visual separation between uses can also assist in making uses blend in with the character of existing development. 80-foot buffers are proposed along Statesville Road, the Huntersville Athletic Park, and the commercial driving instruction facility.
    - Along the southern boundary, the facility is keeping a minimum 425 feet of natural area between the proposed use and the adjacent residential development.
    - An additional landscaped berm and noise abatement wall is being proposed along the southern portion of the active area to further mitigate any nuisances for residents to the south.
- Considering the information above, staff recommends that the application is consistent with the overall character of existing development in the immediate vicinity of the subject properties.

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

STAFF COMMENT:

- Regarding the roadway system, a Traffic Impact Analysis (TIA) Determination of Need form was submitted and reviewed by Transportation Staff for the proposed application. Upon review by engineering staff, it was found that a Traffic Impact Analysis was not required. Please find the completed TIA determination form attached in the agenda packet.
- Staff has no findings to show that there would not be adequate public facilities to service the intended development. The concept plan for storm water drainage systems is currently under review and must meet ordinance requirements.

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

STAFF COMMENT:

- Staff has no findings to show that any archeological, environmental, historical or cultural resources will be negatively affected by the application.

**PART 5: PUBLIC HEARING –** UPDATE – 2/11/22

The Public Hearing was held on February 7, 2022. No one spoke for or against the application during the hearing. After discussion between staff, the applicant, and the Board on the Verhoeff Drive connection, tree save, and neighborhood concerns the public hearing was closed. A question from the Board included an inquiry on when the Plum Creek

neighborhood was approved. The Plum Creek Sketch Plan was approved in February 1994. Preliminary Plan and construction documents were approved in October 1995.

## PART 6: STAFF RECOMMENDATION

Staff supports the approval of the application, and recommends the applicant consider updating the plan with the following:

1. Adding the rear connection to Verhoeff Drive as described in Part 2 above.
2. Updating the tree survey to accurately label the species of all trees showing clear conformance with Article 7.4.
3. Provide 30-foot easements along the applicable stream sections for future Huntersville greenways through the property *OR* adding a note stating that the County commits to work with the Town to locate the trails on the property once designed.

## PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is tentatively scheduled for February 22, 2022.

**PART 8 CONSISTENCY STATEMENT – R21-14 North Mecklenburg Recycling Center Expansion**

**Planning Board:**

| **Approve (Consistent w/ Plans)** | **Approve (Inconsistent w/ Plans and Plans Change___?)** | **Deny (Inconsistent w/ Plans)** |
|---|---|---|
| In considering the proposed rezoning petition R21-14, the North Mecklenburg Recycling Center Expansion, the **Planning Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)]<br><br>It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]* | In considering the proposed rezoning petition R21-14, the North Mecklenburg Recycling Center Expansion, the Planning Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended].<br><br>The Planning Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions]<br><br>It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]* | In considering the proposed rezoning petition R21-14, the North Mecklenburg Recycling Center Expansion, the Planning Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)].<br><br>It is not reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]* |

**Town Board:**

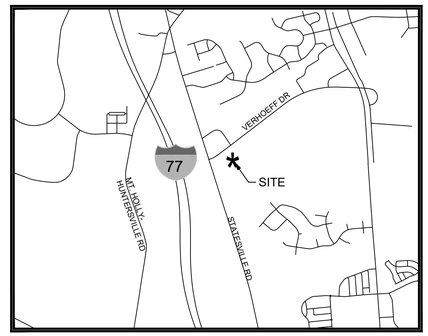
| **Approve (Consistent w/ Plans)** | **Approve (Inconsistent w/ Plans and Plans Change___?)** | **Deny (Inconsistent w/ Plans)** |
|---|---|---|
| In considering the proposed rezoning Petition R21-14, the North Mecklenburg Recycling Center Expansion, the **Town Board** recommends approval based on the amendment being consistent with [insert applicable plan reference(s)]<br><br>It is reasonable and in the public interest to amend the Zoning Ordinance because*…[Explain]* | In considering the proposed rezoning petition R21-14, the North Mecklenburg Recycling Center Expansion, the Town Board recommends approval of the amendment but finds the request inconsistent with [insert applicable plan reference(s)], therefore amends [insert plan reference(s) **AND** detail the ways the policy or reference is to be amended].<br><br>The Town Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: [List and explain the change in conditions]<br><br>It is reasonable and in the public interest to amend the approve the rezoning because*…[Explain]* | In considering the proposed rezoning petition R21-14, the North Mecklenburg Recycling Center Expansion, the Town Board recommends denial based on the amendment being [consistent OR inconsistent] with [insert applicable plan reference(s)].<br><br>It is not reasonable and in the public interest to amend the Zoning Ordinance because…[Explain] |

REZONING SITE PLANS for

# NORTH MECKLENBURG RECYCLING CENTER

## 12300 STATESVILLE RD

## TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA



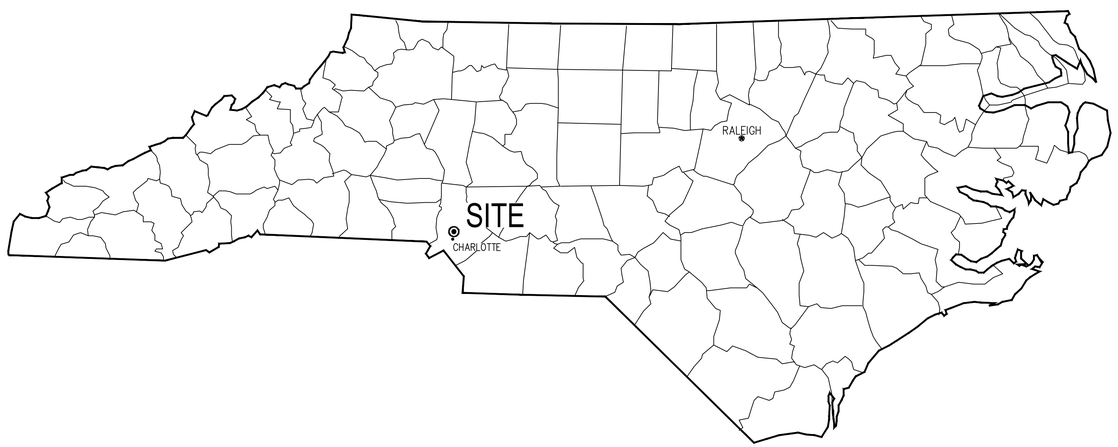

SITE LOCATION MAP

NOT TO SCALE

| Sheet Index | |
|---|---|
| Sheet No. | Sheet Title |
| RZ-01 | COVER SHEET |
| RZ-02 | EXISTING CONDITIONS |
| RZ-03 | DEVELOPMENT STANDARDS |
| RZ-04 | CONDITIONAL REZONING SITE PLAN |
| RZ-05 | CONCEPTUAL GRADING PLAN |
| RZ-06 | STATESVILLE ROAD |
| RZ-07 | CONCEPTUAL LANDSCAPE PLAN |

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

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




Kimley»Horn


OWNER:
MECKLENBERG COUNTY LUESA
2145 SUTTLE AVE,
CHARLOTTE, NC 28208
TEL: 980-314-3857

CONTACT: DARREN STEINHILBER, P.E.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
(704) 333-5131 TEL

CONTACT: MATT EDWARDS, P.E.


| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn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200 SOUTH TRYON STREET SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM


NORTH CAROLINA PROFESSIONAL SEAL 032640 ENGINEER MATTHEW A. EDWARDS

KHA PROJECT 015236042
DATE 01/17/2022
SCALE AS SHOWN
DESIGNED BY MP/ME
DRAWN BY ES/SM/MP
CHECKED BY MP/ME

COVER SHEET

NORTH MECK RECYCLING CENTER
PREPARED FOR
MECKLENBURG COUNTY
MECKLENBURG NC

SHEET NUMBER
RZ-01


Plotted By:Maguire, Shannon Sheet Set:North Meck Recycling Center Layout:RZ-01 COVER SHEET January 17, 2022 01:10:41pm \\kimley-horn.com\SE_CHL1\CHL_PRJ\015236 Mecklenburg County\042 North Meck\02 - DWG\PlanSheets\RZ-01 COVER SHEET.dwg
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## LINE LEGEND:

| | |
|---|---|
| EASEMENT | |
| PROPERTY LINE | |
| PROPERTY LINE (NOT SURVEYED) | |
| RIGHT-OF-WAY | |
| RIGHT-OF-WAY (NOT SURVEYED) | |
| SETBACK | |
| CABLE TV LINE | C |
| FIBER OPTIC LINE | FO |
| GAS LINE | G |
| POWER LINE | E |
| POWER LINE (UNDERGROUND) | UE |
| SANITARY SEWER PIPE | SS |
| STORM DRAIN PIPE | SD |
| TELEPHONE LINE | T |
| TELEPHONE LINE (UNDERGROUND) | UT |
| WATER LINE | W |
| WOOD FENCE | |
| CHAIN LINK FENCE | x |
| GUARD RAIL | |

## UTILITIES:

*POWER*
*DUKE POWER ENERGY*
*1-800-777-9898*

*TELEPHONE*
*BELL SOUTH TELECOMMUNICATIONS*
*1-888-757-6500*

*WATER & SEWER*
*CHAR.-MECK. UTILITY DEPT. (CMUD)*
*(704) 336-2564 WATER*
*(704) 357-6064 SEWER*

*GAS*
*PIEDMONT NATURAL GAS CO.*
*1-800-752-7504*

*CABLE TELEVISION*
*TIME WARNER CABLE*
*1-800-892-2253*

## TREE LEGEND:

*BCH - BEECH*
*BRC - BIRCH*
*BRAD - BRADFORD PEAR*
*CED - CEDAR*
*CHY - CHERRY*
*CRP - CREPE MYRTLE*
*DGW - DOGWOOD*
*HIC - HICKORY*
*HOL - HOLLY*
*LOC - LOCUST*
*MAG - MAGNOLIA*
*MAP - MAPLE*
*PEC - PECAN*
*PIN - PINE*
*POP - POPLAR*
*SYC - SYCAMORE*
*WLN - WALNUT*
*WLC - WILD CHERRY*

**PRELIMINARY PLAT**
NOT FOR RECORDATION
CONVEYANCE OR SALE

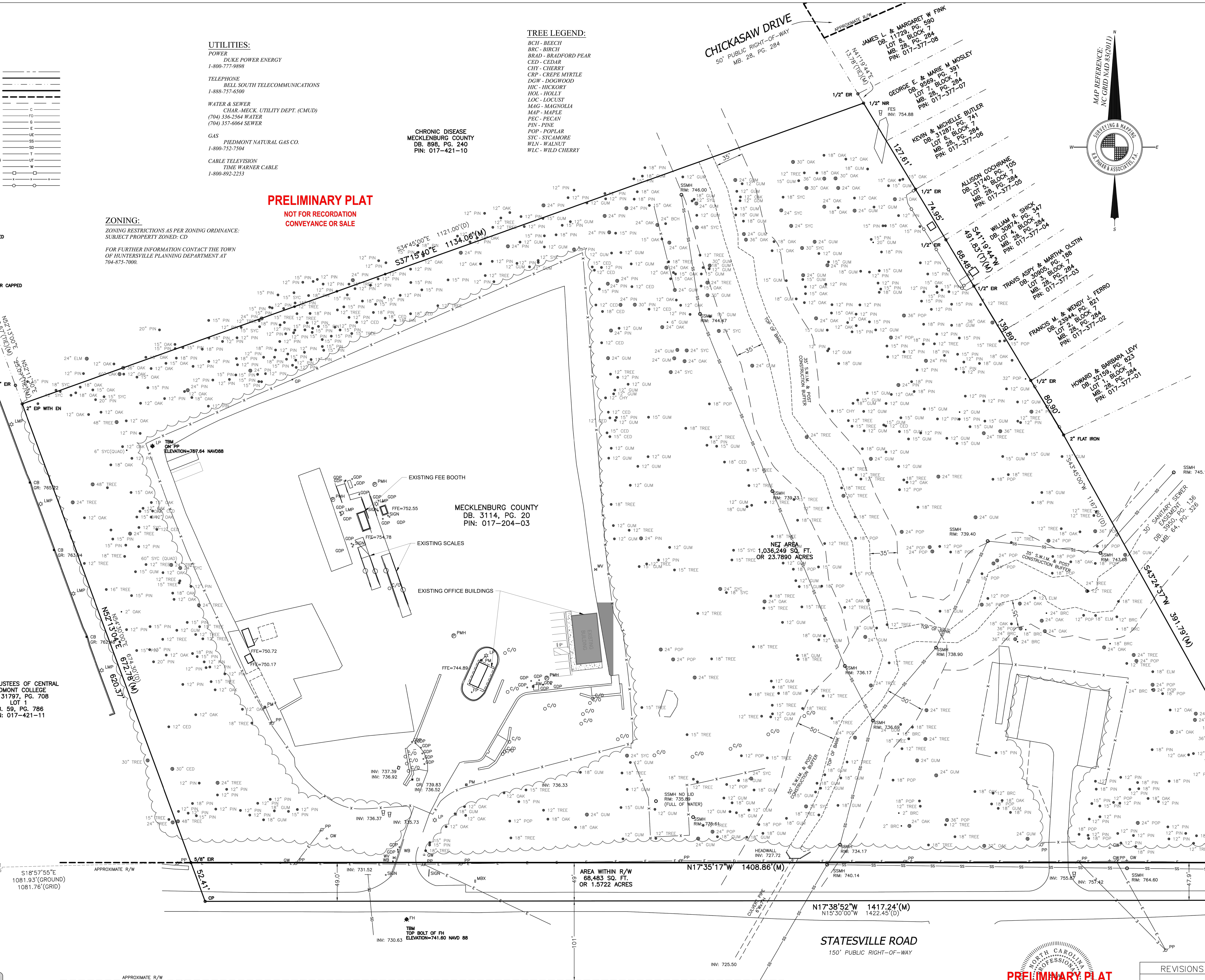
## ZONING:

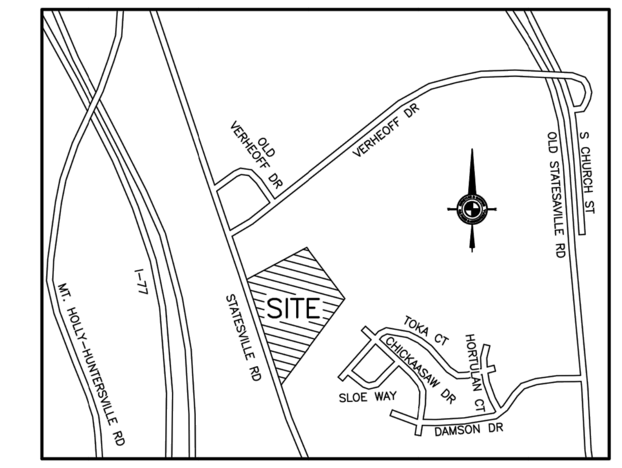
*ZONING RESTRICTIONS AS PER ZONING ORDINANCE:*
*SUBJECT PROPERTY ZONED: CD*

*FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE PLANNING DEPARTMENT AT 704-875-7000.*

## LEGEND:

*BFP - BACK FLOW PREVENTOR*
*C&G - CURB & GUTTER*
*CB - CATCH BASIN*
*CI - CURB INLET*
*CMP - CORRUGATED METAL PIPE*
*CP - CALCULATED POINT*
*CPP - CORRUGATED PLASTIC PIPE*
*C/O - CLEAN OUT*
*DB. - DEED BOOK*
*DI - DROP INLET*
*DIP - DUCTILE IRON PIPE*
*ECM - EXISTING CONCRETE MONUMENT*
*EIP - EXISTING IRON PIPE*
*EIR - EXISTING IRON ROD*
*EMM - EXISTING METAL MONUMENT*
*EN - EXISTING NAIL*
*EPH - EXISTING PUNCH HOLE*
*EOG - EDGE OF GRAVEL*
*EOP - EDGE OF PAVEMENT*
*EU - END UNKNOWN*
*FC - FIRE CONNECTION*
*FH - FIRE HYDRANT*
*FP - FLAG POLE*
*FV - FIRE VALVE*
*GDP - GUARD POST*
*GLT - GROUND LIGHT*
*GM - GAS METER*
*GP - GATE POST*
*GV - GAS VALVE*
*GW - GUY WIRE*
*HVAC - HEATING, VENTILATION, AIR COND.*
*HW - HEADWALL*
*ICV - IRRIGATION CONTROL VALVE*
*JBX - JUNCTION BOX*
*LMP - LAMP POST*
*LP - LIGHT POLE*
*(M) - MEASURED*
*MBX - MAILBOX*
*MB. - MAP BOOK*
*MW - MONITORING WELL*
*N.G.S. - NATIONAL GEODETIC SURVEY*
*NIR - NEW IRON ROD*
*NN - NEW NAIL*
*NPH - NEW PUNCH HOLE*
*O/HANG - OVERHANG*
*PB - POWER BOX*
*PIN - PARCEL IDENTIFICATION NUMBER*
*PM - POWER METER*
*PMH - POWER MANHOLE*
*PP - POWER POLE*
*PG. - PAGE*
*PVC - PLASTIC PIPE*
*R/W - RIGHT-OF-WAY*
*RCP - REINFORCED CONCRETE PIPE*
*RW - RETAINING WALL*
*SBB - BILLBOARD*
*SDMH - STORM DRAIN MANHOLE*
*SMP - MULTI-POST SIGN*
*SSMH - SANITARY SEWER MANHOLE*
*(T) - TOTAL*
*TB - TELEPHONE BOX*
*TBM - TEMPORARY BENCHMARK*
*TERR. - TERRACOTTA PIPE*
*TMH - TELEPHONE MANHOLE*
*TPED - TELEPHONE PEDESTAL*
*TSB - TRAFFIC SIGNAL BOX*
*TVB - CABLE TV BOX*
*WB - WATER BOX*
*WM - WATER METER*
*WSP - WATER SPIGOT*
*WV - WATER VALVE*
*YI - YARD INLET*




VICINITY MAP
NOT TO SCALE

## NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "", ELEVATION = FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. (road name) IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
10. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT; MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF- DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.

**AREA TABLE**
NET AREA – 1,036,249 SQ. FT. OR 23.7890 ACRES
AREA WITHIN R/W – 68,483 SQ. FT. OR 1.5722 ACRES
TOTAL AREA – 1,104,732 SQ. FT. OR 25.3612 ACRES

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

GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

## GPS CERTIFICATION:

*I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:*
1. *CLASS OF SURVEY: A(1:10,000)*
2. *POSITIONAL ACCURACY: HORIZONTAL N=0.00345', E=0.0052'; VERTICAL=0.021'*
3. *TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE (NCVRS)*
4. *DATES OF SURVEY: FEBRUARY 18, 2019*
5. *DATUM/EPOCH: NAD83(CONUS(2011)), NAVD 88 LOCALIZATION=120, ZONE: NC 3200*
6. *PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "JOLLY"*
7. *GEOID MODEL: GEOID03(CONUS)*
8. *COMBINED GRID FACTOR(S): 0.99984467*
9. *UNITS: US SURVEY FEET*

## FLOOD CERTIFICATION

*THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY* IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED*
370158 4640K (DATED: 09/02/15)(ZONE: X UNSHADED)
COMMUNITY PANEL NO: 370158 4560K (DATED: 11/16/18)(ZONE: X UNSHADED)

*THIS IS TO CERTIFY THAT ON THE* 13TH *DAY OF* MARCH *20* 19 *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

*SIGNED*________________

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4430 JUSTIN F. CLONINGER

**PRELIMINARY PLAT**
NOT FOR RECORDATION
CONVEYANCE OR SALE

REVISIONS

BOUNDARY SURVEY PREPARED FOR:
**MECKLENBURG COUNTY**
12300 STATESVILLE ROAD
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 3114-20
TAX PARCEL #: 017-204-03

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

| CREW: | DRAWN: | REVISED: | SCALE: | DATE: | FILE NO. W-5726 |
|---|---|---|---|---|---|
| DB/GH | CW | | 1" = 60' | MARCH 13, 2019 | JOB NO. 89672 |

PLOTTED: 3/25/2019
C:\CARLSON PROJECTS\89\6\89672\DWG\89672.DWG

# EXISTING CONDITIONS RZ-02

# DEVELOPMENT STANDARDS

JANUARY 1, 2021

A. General Provisions

1. These development standards form a part of the rezoning plan associated with the rezoning application filed by Mecklenburg County solid waste (the "applicant") to accommodate the expansion of the existing area of active use for a recycling center on an approximately 25.36 acre site located on the east side of Statesville road, south of the intersection of Statesville road and Verhoeff drive (the "site"). The site is comprised of tax parcel no. 017–204–03.
2. The development and use of the site will be governed by the rezoning plan, these development standards and the applicable provisions of the Town of Huntersville zoning ordinance (the "ordinance"). Subject to the modifications set out in Section E of these development standards, the regulations established under the ordinance for the special purpose district shall govern the development and use of the site.
3. 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.

B. Permitted Uses/Development Limitations

1. The site may be devoted only to the uses set out below in paragraphs 1(a) through 1(c), together with any incidental or accessory uses associated therewith that are permitted under the ordinance in the special purpose district. permitted accessory uses shall include, without limitation, office uses associated with the uses set out below in paragraphs 1(a) through 1(c), and permitted accessory buildings and structures shall include, without limitation, office building(s) and other accessory buildings and structures.
   - (a) An inorganic household waste, intake, processing and transfer off–site facility.
   - (b) A recycling center.
   - (c) A yard waste intake and processing facility.
2. Notwithstanding anything contained herein to the contrary, a maximum of 4,000 square feet of gross floor area may be devoted to office uses.
3. Except as modified as provided in Section E of these development standards, the uses set out above in paragraphs 1(a) through 1(c) shall comply with the conditions set out in Article 9.16 of the ordinance.
4. Active uses on the site shall occur only within the area of active use delineated on the rezoning plan.
5. Buildings and structures located on the site must be located within the area of active use delineated on the rezoning plan.

C. Access/Parking

1. Vehicular access to the site shall be as generally depicted on the rezoning plan. The placement and configuration of the vehicular access points 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.
2. Off street vehicular parking will meet the minimum standards established under the ordinance.

D. Landscaping And Screening

1. Except as modified as provided in section e of these development standards, the site shall comply with the landscaping and screening requirements of the ordinance.

E. Modifications to Ordinance Standards

1. Pursuant to Article 11.4.7(k) of the ordinance, the standards of the ordinance set out below are modified as described below.
2. Article 9.16.3 of the ordinance provides that a "minimum separation of 100 feet, fully vegetated, shall be provided between the fenced use area and any abutting property line; existing vegetation shall be preserved to the extent practicable and supplemented with new plantings as may be required to provide a year round opaque buffer from abutting properties."The foregoing standard is modified as follows:
   - (a) The minimum separation along the northern boundary line of the site is reduced from 100 feet to 80 feet as depicted on the rezoning plan. 80 feet of existing vegetation will remain along the northern boundary line of the site. The approximately 10 foot change in topography between the area of active use and the adjacent parcel of land to the north of the site will provide additional screening.
   - (b) The minimum separation along the eastern boundary line of the site is reduced from 100 feet to 80 feet as depicted on the rezoning plan. The parcel of land located immediately to the east of the site contains a wooded area along its common boundary line with the site that is at least 20 feet in width, and this wooded area on the adjacent parcel of land when combined with the 80 foot minimum separation on the site provides a minimum 100 foot separation between the area of active use on the site and the use located on the adjacent parcel of land.
   - (c) The minimum separation along the western boundary line of the site is reduced from 100 feet to 80 feet as depicted on the rezoning plan. Furthermore, additional landscaping was added as part of an office expansion project to provide additional screening.
3. The fence required by Article 9.16.2 of the ordinance may be located 80 feet from the northern, eastern and western boundary lines of the site as depicted on the rezoning plan.
4. Since any buildings and structures located on the site will be located a minimum of 80 feet from any boundary line of the site due to the area of active use requirement, and any buildings and structures will be screened by a fully vegetated area, any buildings and structures located on the site shall not be required to meet the following requirements:
   - (b) Building placement and build to line.
   - (c) Location of parking.
   - (d) Pedestrian access.
   - (e) Architectural standards and configurations.
   - (f) Notwithstanding the terms of paragraph E.(4)(d) above, the maximum height of any building or structure located on the Site shall be 40 feet.

F. Lighting

1. Lighting installed on the site shall comply with Article 8.26 of the ordinance.

G. Signs

1. All signs installed on the site shall comply with the requirements of the ordinance.

H. Phasing

1. The construction of future improvements within the rezoning limits on the site may be phased at the option of the applicant.

I. Stormwater Control Measures

Stormwater control measures will be constructed to maintain peak flow rates to the development existing in 1979. If the amount of the impervious being added since 2007 causes the site to be high density, water quality measures will be added to treat the new impervious.

J. Binding Effect of the Rezoning Documents and Definitions

1. 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 applicant and the current and subsequent owners of the site and their respective successors in interest and assigns.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |

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PHONE: 704–333–5131
WWW.KIMLEY–HORN.COM

NORTH CAROLINA PROFESSIONAL SEAL 032640 ENGINEER MATTHEW A. EDWARDS

KHA PROJECT 015236042
DATE 01/17/2022
SCALE AS SHOWN
DESIGNED BY MP/ME
DRAWN BY ES/SM/MP
CHECKED BY MP/ME

DEVELOPMENT STANDARDS

NORTH MECK RECYCLING CENTER
PREPARED FOR
MECKLENBURG COUNTY
MECKLENBURG NC

SHEET NUMBER
RZ-03

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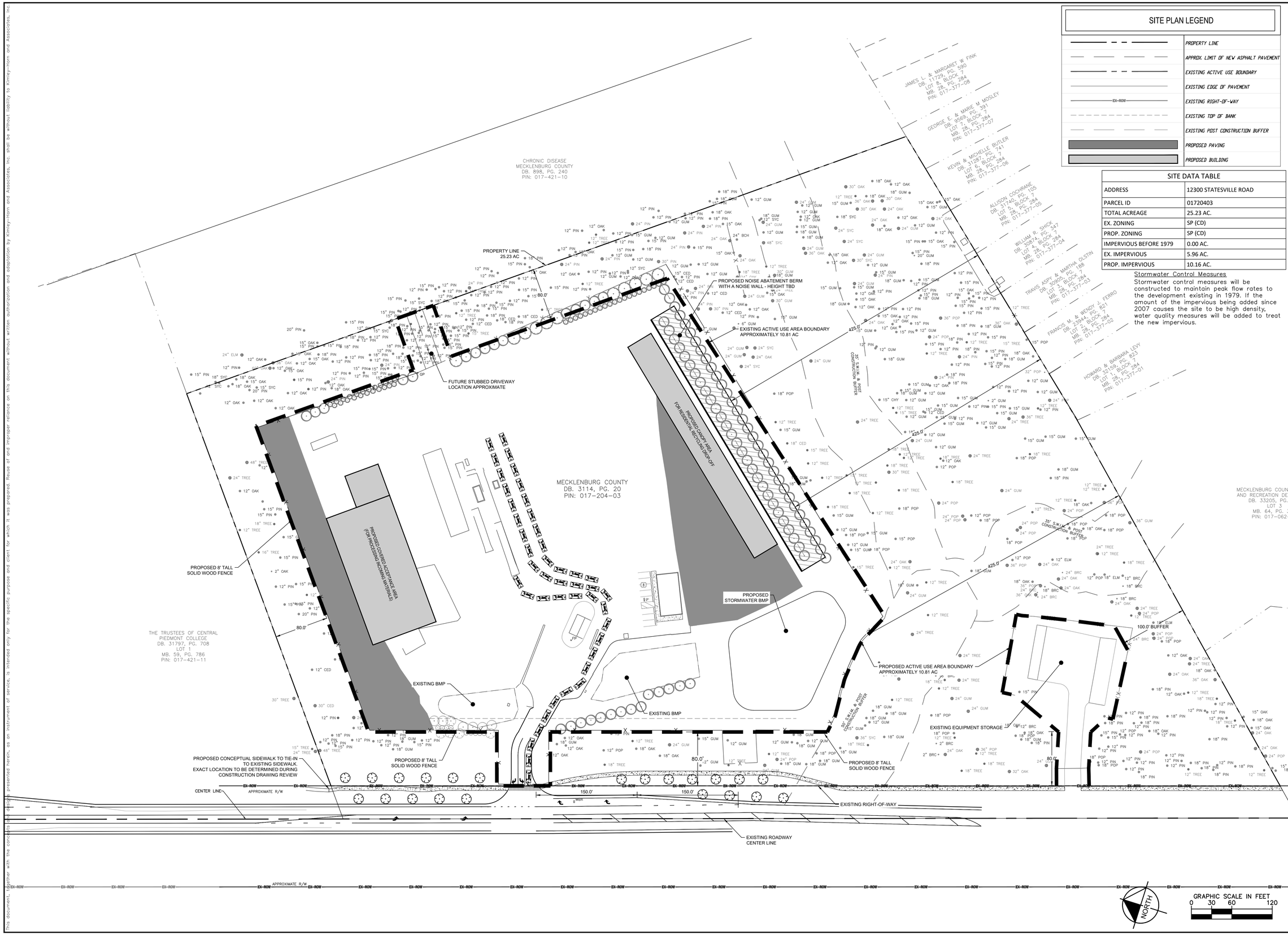


## SITE PLAN LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | APPROX. LIMIT OF NEW ASPHALT PAVEMENT |
| | EXISTING ACTIVE USE BOUNDARY |
| | EXISTING EDGE OF PAVEMENT |
| EX-ROW | EXISTING RIGHT-OF-WAY |
| | EXISTING TOP OF BANK |
| | EXISTING POST CONSTRUCTION BUFFER |
| | PROPOSED PAVING |
| | PROPOSED BUILDING |

## SITE DATA TABLE

| | |
|---|---|
| ADDRESS | 12300 STATESVILLE ROAD |
| PARCEL ID | 01720403 |
| TOTAL ACREAGE | 25.23 AC. |
| EX. ZONING | SP (CD) |
| PROP. ZONING | SP (CD) |
| IMPERVIOUS BEFORE 1979 | 0.00 AC. |
| EX. IMPERVIOUS | 5.96 AC. |
| PROP. IMPERVIOUS | 10.16 AC. |

Stormwater Control Measures

Stormwater control measures will be constructed to maintain peak flow rates to the development existing in 1979. If the amount of the impervious being added since 2007 causes the site to be high density, water quality measures will be added to treat the new impervious.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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NORTH CAROLINA PROFESSIONAL SEAL 032640 ENGINEER MATTHEW A. EDMINGS

| | |
|---|---|
| KHA PROJECT | 015236042 |
| DATE | 01/17/2022 |
| SCALE | AS SHOWN |
| DESIGNED BY | MP/ME |
| DRAWN BY | ES/SM/MP |
| CHECKED BY | MP/ME |

# CONDITIONAL REZONING SITE PLAN

# NORTH MECK RECYCLING CENTER

PREPARED FOR

MECKLENBURG COUNTY

MECKLENBURG NC

SHEET NUMBER

RZ-04

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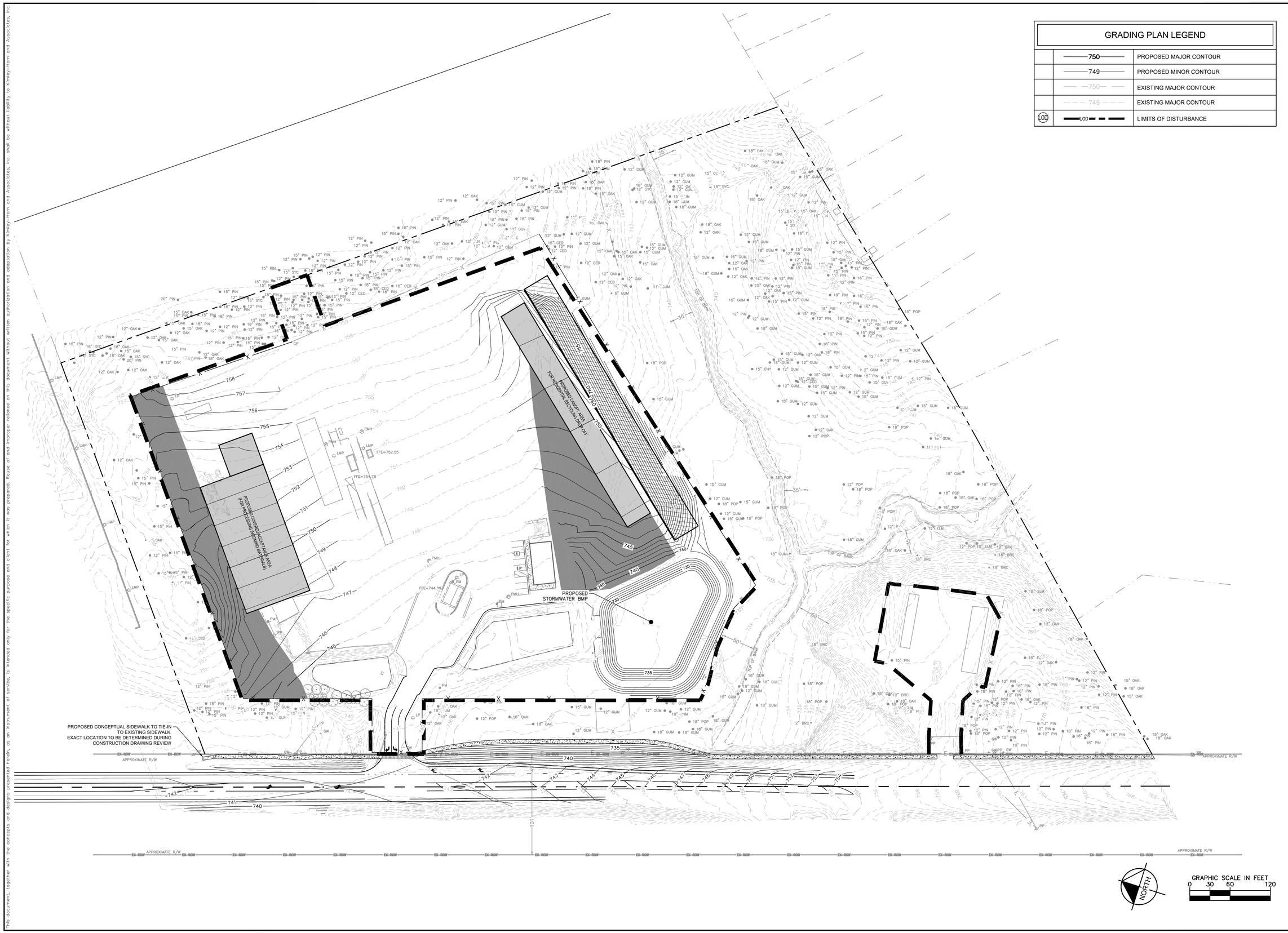


## GRADING PLAN LEGEND

| | | |
|---|---|---|
| | 750 | PROPOSED MAJOR CONTOUR |
| | 749 | PROPOSED MINOR CONTOUR |
| | 750 | EXISTING MAJOR CONTOUR |
| | 749 | EXISTING MAJOR CONTOUR |
| LOD | LOD | LIMITS OF DISTURBANCE |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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| | |
|---|---|
| KHA PROJECT | 015236042 |
| DATE | 01/17/2022 |
| SCALE | AS SHOWN |
| DESIGNED BY | MP/ME |
| DRAWN BY | ES/SM/MP |
| CHECKED BY | MP/ME |

# CONCEPTUAL GRADING PLAN

# NORTH MECK RECYCLING CENTER

PREPARED FOR

MECKLENBURG COUNTY

MECKLENBURG NC

SHEET NUMBER

RZ-05

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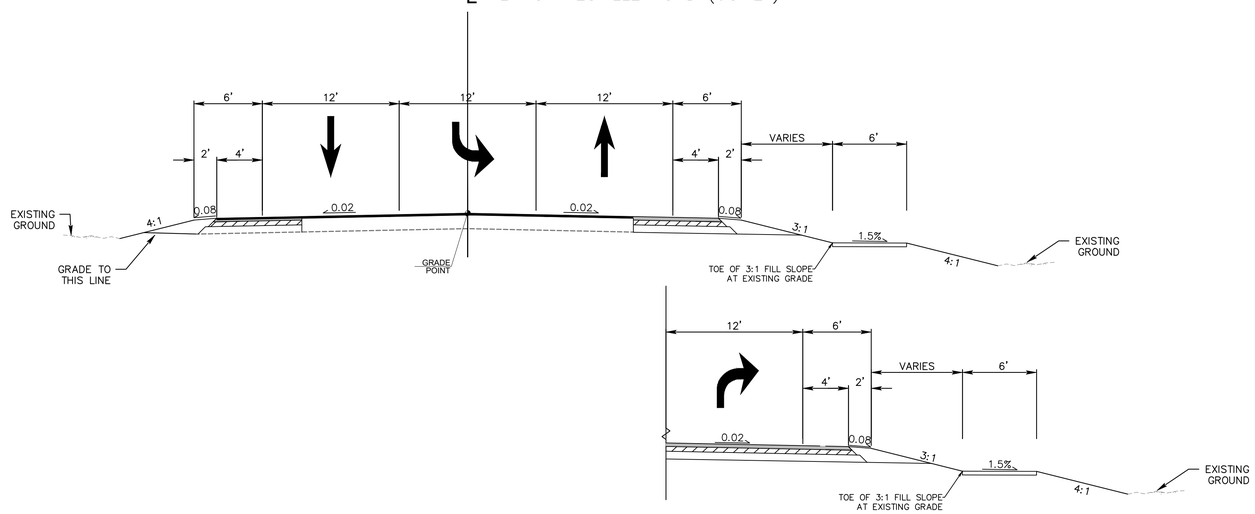
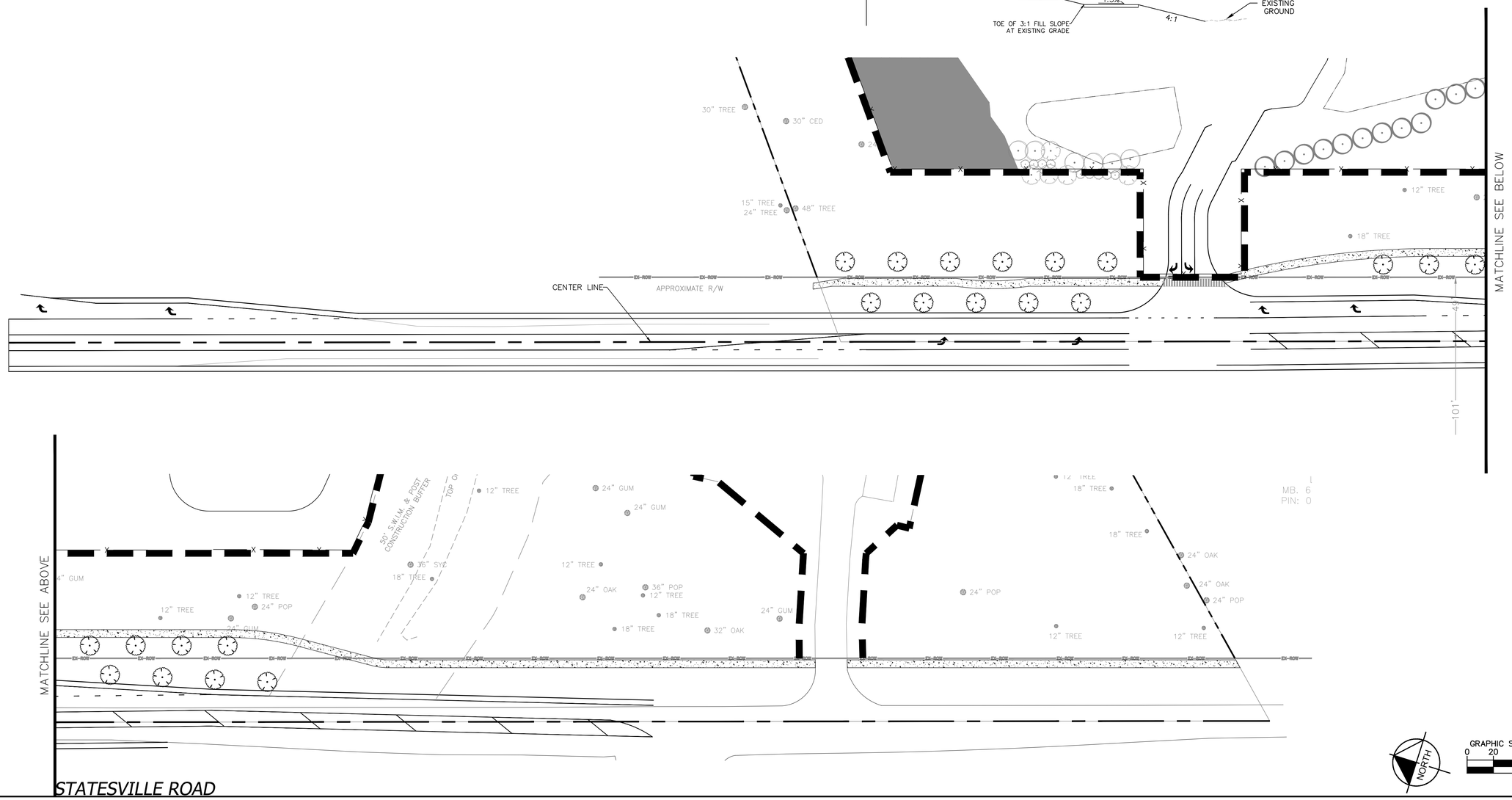
## TYPICAL SECTION
## STATESVILLE ROAD IMPROVEMENTS

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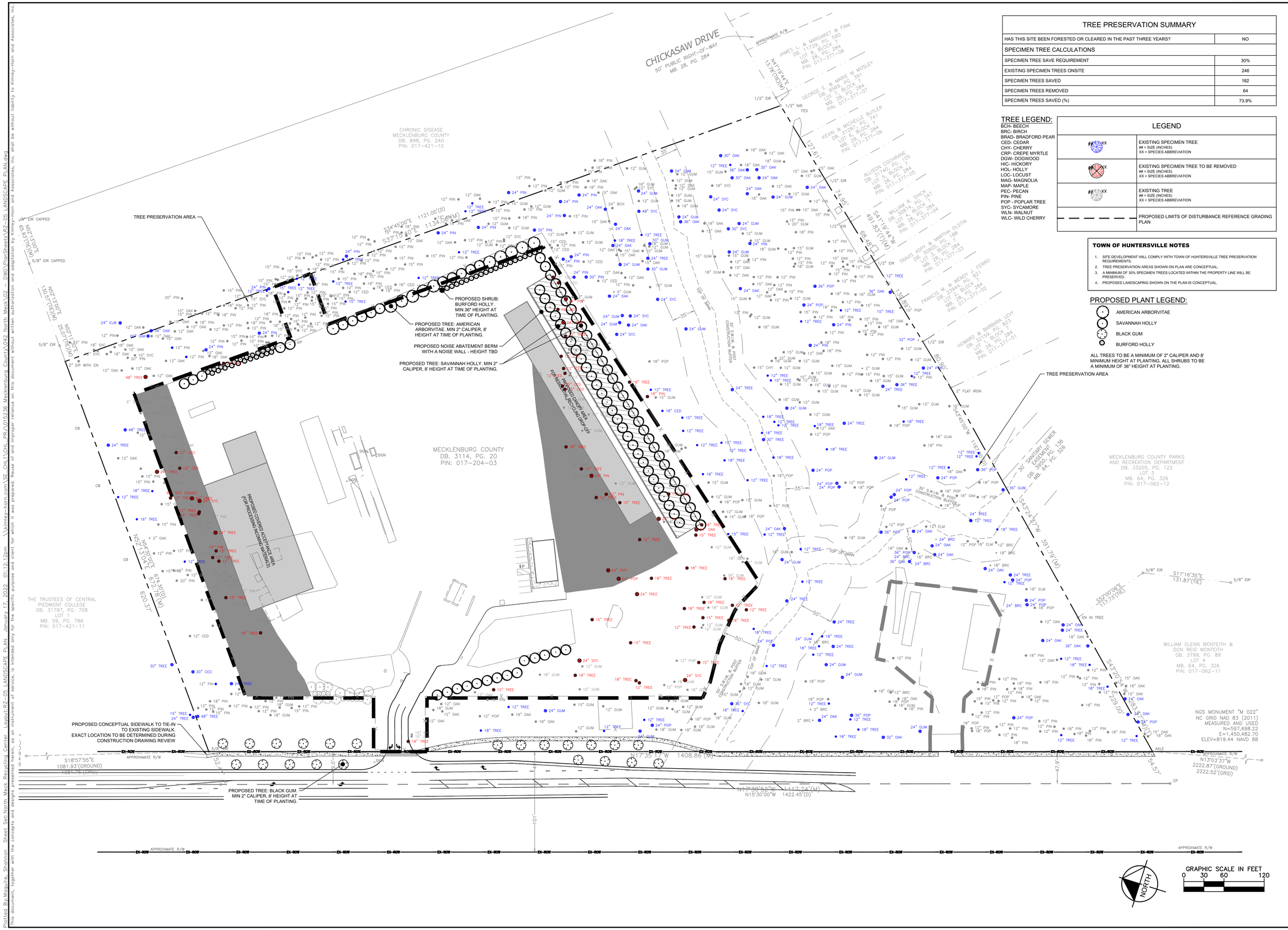
| DATE | 01/17/2022 |
| SCALE | AS SHOWN |
| DESIGNED BY | MP/ME |
| DRAWN BY | ES/SM/MP |
| CHECKED BY | MP/ME |

# STATESVILLE ROAD IMPROVEMENTS

# NORTH MECK RECYCLING CENTER
PREPARED FOR
MECKLENBURG COUNTY
MECKLENBURG NC

SHEET NUMBER
RZ-04




## TREE PRESERVATION SUMMARY

| | |
|---|---|
| HAS THIS SITE BEEN FORESTED OR CLEARED IN THE PAST THREE YEARS? | NO |
| **SPECIMEN TREE CALCULATIONS** | |
| SPECIMEN TREE SAVE REQUIREMENT | 30% |
| EXISTING SPECIMEN TREES ONSITE | 246 |
| SPECIMEN TREES SAVED | 182 |
| SPECIMEN TREES REMOVED | 64 |
| SPECIMEN TREES SAVED (%) | 73.9% |

## TREE LEGEND:

BCH- BEECH
BRC- BIRCH
BRAD- BRADFORD PEAR
CED- CEDAR
CHY- CHERRY
CRP- CREPE MYRTLE
DGW- DOGWOOD
HIC- HICKORY
HOL- HOLLY
LOC- LOCUST
MAG- MAGNOLIA
MAP- MAPLE
PEC- PECAN
PIN- PINE
POP - POPLAR TREE
SYC- SYCAMORE
WLN- WALNUT
WLC- WILD CHERRY

## LEGEND

| | |
|---|---|
| ##-XX | EXISTING SPECIMEN TREE<br>## = SIZE (INCHES)<br>XX = SPECIES ABBREVIATION |
| ##-XX | EXISTING SPECIMEN TREE TO BE REMOVED<br>## = SIZE (INCHES)<br>XX = SPECIES ABBREVIATION |
| ##-XX | EXISTING TREE<br>## = SIZE (INCHES)<br>XX = SPECIES ABBREVIATION |
| | PROPOSED LIMITS OF DISTURBANCE REFERENCE GRADING PLAN |

### TOWN OF HUNTERSVILLE NOTES

1. SITE DEVELOPMENT WILL COMPLY WITH TOWN OF HUNTERSVILLE TREE PRESERVATION REQUIREMENTS.
2. TREE PRESERVATION AREAS SHOWN ON PLAN ARE CONCEPTUAL.
3. A MINIMUM OF 30% SPECIMEN TREES LOCATED WITHIN THE PROPERTY LINE WILL BE PRESERVED.
4. PROPOSED LANDSCAPING SHOWN ON THE PLAN IS CONCEPTUAL.

## PROPOSED PLANT LEGEND:

- AMERICAN ARBORVITAE
- SAVANNAH HOLLY
- BLACK GUM
- BURFORD HOLLY

ALL TREES TO BE A MINIMUM OF 2" CALIPER AND 8' MINIMUM HEIGHT AT PLANTING. ALL SHRUBS TO BE A MINIMUM OF 36" HEIGHT AT PLANTING.

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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| | |
|---|---|
| KHA PROJECT | 015236042 |
| DATE | 01/17/2022 |
| SCALE | AS SHOWN |
| DESIGNED BY | MP/ME |
| DRAWN BY | ES/SM/MP |
| CHECKED BY | MP/ME |

# CONCEPTUAL LANDSCAPE PLAN

# NORTH MECK RECYCLING CENTER

PREPARED FOR

MECKLENBURG COUNTY

MECKLENBURG NC

SHEET NUMBER

RZ-07

Plotted By:Maguire, Shannon Sheet Set:North Meck Recycling Center Layout:RZ-05 LANDSCAPE PLAN January 17, 2022 01:12:12pm \\kimley-horn.com\SE_CHL\CHL_PR\015236 Mecklenburg County\042 North Meck\02 - DWG\PlanSheets\RZ-05 LANDSCAPE PLAN.dwg
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COMMUNITY MEETING REPORT

**Applicant: Mecklenburg County (Mecklenburg County Land Use and Environmental Services Agency)**

Rezoning Application No. R21-14

This Community Meeting Report is being filed with the Town of Huntersville Planning Department pursuant to the provisions of the Town of Huntersville Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Applicant mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 23, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, December 8, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Applicant's representatives at the Community Meeting were Jeff Smithberger, Joe Hack, Sr., Darren Steinhilber, Martin Sanford, Steve Hoffman and Derrick Harris of the Applicant, Maitri Meyer of Actually Done, Matt Edwards of Kimley Horn and Associates and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

Maitri Meyer, the meeting facilitator, opened the meeting and welcomed everyone. Maitri Meyer stated that there would be a presentation and then a question and answer session. Maitri Meyer instructed the attendees how to ask questions and provide comments.

Jeff Smithberger also welcomed everyone and introduced the Applicant's representatives. Jeff Smithberger provided a preview or summary of the presentation. He stated that the purpose of the meeting is to discuss the rezoning request for the North Mecklenburg Recycling Center, and he stated that some of you may remember that we held a meeting a little over two years ago, in October of 2019, to talk about the rezoning and expanding the recycling center.

We heard quite a lot from folks at that meeting and we went back to revise the design. COVID then happened, which significantly delayed our design work. We have re-designed the project based primarily upon the things that we heard from the last community meeting, and we want to talk tonight about some of those things that have changed.

We did reach out to the Plum Creek HOA, and we talked to those nice folks in July of this year, so they had advanced notice of the things that we are planning. Now we have entered the official rezoning process, and this meeting tonight is part of that process. The proposed improvements

are going to enhance safety, and allow for greater separation of recyclables, meaning we can recycle a few more things than we can now because we will have more space.

Jeff Smithberger shared an aerial photograph that shows the existing conditions on the site. Jeff Smithberger shared a slide that summarizes what has changed since the last public meeting. He stated that we heard loud and clear that you want us to reduce the size, so we have reduced the proposed expansion by approximately 125 feet, so we are 125 feet further from the community of Plum Creek than we were before. That leaves us an average of about a 425-foot buffer from the Plum Creek neighborhood. We are using some of the proposed active use area as buffer, so from the active use area of our facility, we will be more than 500 feet away from any structures in Plum Creek. We have also added a canopy and a noise wall, which we believe will significantly reduce noise that folks would hear from our facility. We have eliminated the driveway that would be connecting to Verhoeff Drive, and we are showing only a stub-out for perhaps future needs, but if we do that, it would likely take another rezoning from my understanding. We will be adding additional roadway improvements on Statesville Road, basically turn lanes. A left turn lane and a right turn lane coming into the facility. Statesville Road is planned for a future expansion, but until that expansion occurs, we have committed as part of this process to add turn lanes into the facility.

Jeff Smithberger shared a site plan of the proposed improvements to the site and he stated that we mailed this to folks on the adjacent property owners list prior to this meeting and if you need a larger copy, we can certainly get you a larger copy. This site plan shows that we will be about 500 feet away, and it shows the noise wall all along the backside of our facility. We are proposing a large canopy area that will be similar to the canopy that we use at our compost central facility, and we will show you shortly pictures of what that canopy will look like.

This next slide contains the north section site line, and the north section site line shows what the visual view would be from Plum Creek towards our facility. If you look towards the right-hand side of the screen, it shows that we will be constructing a noise wall and an earthen embankment on which we will plant evergreen trees. These are meant to both defer visual content so that you do not see us and to mitigate noise.

The next slide is the south section site line. This is a look from the homes in Plum Creek to the facility. Once again, we are adding a noise wall and an earthen embankment with evergreen trees to help visually screen our use and to mitigate noise from our operations.

Jeff Smithberger reviewed the site plan again. The total area in gray over towards the right-hand side that we are adding is almost zero feet at the very top of the site plan, so we will be staying within our current active use boundary there. Going down to the bottom of the site plan, we are adding approximately 270 feet in width. The entirety of that gray triangle is approximately 1.85 acres, so that is the area of the expansion of the active use area. That means that we would also have to have additional storm water controls, and those are shown at the bottom of the drawing in the blue color.

Jeff Smithberger then shared the October 2019 site plan that was shared at the last public meeting. Once again, this is not what we are currently proposing. As you can see, it was bigger, it was more substantial. What we have done is we have pared down the expansion area to be more reflective of what we heard from the community, and to better react by placing different infrastructure on the side of the site near Plum Creek to be a better neighbor.

Jeff Smithberger stated that this is a three-phase construction project. Phase 1 was that we built a new office building on the site for our employees. That office facility has been completed and it is located within the existing active use area, so it did not require a rezoning. Jeff Smithberger shared a picture of the new office building.

Jeff Smithberger shared a picture of the proposed canopy. This is the canopy that we have at our compost central facility. The canopy is sort of a lean-to looking facility. It provides cover and structure for some of the operations that we need to keep out of the weather. Those things include recycling items like televisions and refrigerators.

Jeff Smithberger shared another picture of the canopy that focuses more on the area under the canopy. A difference between this picture and the canopy that would be on the site is that there would be a taller noise wall behind the canopy on the site. We envision that we will lower the back of the canopy structure to match the noise wall.

Jeff Smithberger shared a slide that provides information on the rezoning process. He stated that we will be submitting a revised site plan to the Town. The neighborhood meeting is tonight. The planning board meeting is on January 25 and the Town Board final action is on February 21.

Jeff Smithberger shared a slide about the short term and long-term future of the facility on the site. The new office building was completed in April of 2021. Phase 2 requires that we modify the zoning of the site. We had a public meeting nearly two years ago that I mentioned, and now we are meeting again to talk to the community about the proposed revisions to the site. If our rezoning request is approved, we will prepare detailed construction drawings. We do not have detailed construction drawings at this point because we are going through the rezoning process. We think it will take approximately two years to construct the proposed improvements if the rezoning is approved. Jeff Smithberger discussed other solid waste facilities in Mecklenburg County.

Jeff Smithberger shared a slide that speaks to the desire of Mecklenburg County to be a good neighbor, and he stated that we are committed to being a good neighbor. We are the only solid waste organization in the State of North Carolina to have an Environmental Management System. What that means is that we have an environmental management program with the State of North Carolina that is one-step above the permitting process. We have annual external audits to review our environmental compliance and stewardship. We actively research equipment and processes to have low emission footprints. We also are actively concerned with the noise that comes from our facility, and that is why we have made the revisions to the site plan that we shared tonight.

Jeff Smithberger shared a slide that provides contact information for the County and John Carmichael. Jeff Smithberger thanked everyone for attending the meeting and stated that the presentation has concluded. He stated that the slide deck will be uploaded to the WipeOutWaste.com website. He stated that if you have any questions regarding the rezoning process, you can reach out to John Carmichael.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question regarding what types of materials will be worked on under the canopy, Jeff Smithberger stated that it would be the same materials that we process at the site

now. We are not talking about doing anything differently. It is just doing them in a different spot and location with better cover. We will be extracting freon and we will be storing paper bags. It will be the area where we collect various things like paints and used motor oil.

- An attendee asked if the County would expand its use of mulch and the grinding of trees and would this occur in that area. Jeff Smithberger stated that it would remain towards the central area, about where it is now.

- An attendee asked if the County would implement a system to mitigate odors from the site, and Jeff Smithberger stated that if we need to do so we will. You have our commitment on that. We are not sure that we will need to do it, but we have a contract with a company that can come in and put that in very quickly. The only place that we have that is our compost central facility. Compost central processes about six times as much mulch as this site does, and it has active composting piles, so we did add that system there. However, we will not be doing active composting at this facility. Basically, we grind and haul out at this facility.

- An attendee stated that we asked this question at the last meeting, and the reason that we were given for the expansion and the buffer was to expand that operation, and that was one of the things that brought major concern to the community, not only because of smells, but noise as well. Jeff Smithberger stated that he understands that completely. You have our commitment that if we need to add a system to mitigate odors, we certainly will. At this facility, we have contracted with additional trucks to move the material out, and so one of the things that we are going to do operationally differently, that we have been doing up there now, is that we are not expanding our footprint to process the yard and leaf materials. We will keep that as it is, and we will move things out in a more timely manner.

- An attendee asked what the County is proposing to process or accept for processing in Section 3. Jeff Smithberger stated the things that we are processing now. You have our commitment that we are really not going to take anything different than we take now. If you are familiar with our site now, folks dump things out on the ground and these materials are in the weather. In Section 3, we would be adding a large covered structure where folks would go inside and dump those things out. We envision that we will also be working towards trying to more actively separate things, like wood and cardboard and things that people throw away, so it's going to be the same type of operation but it's going to be covered up to be out of the weather, so if you do happen to go up and throw something away on a rainy day, you won't get wet, and on a sunny day, you won't get nearly as much sun. It will also cut down on some of the noise that you hear from our operation because things will be inside.

- An attendee stated that our concern, at least in my opinion, was your mulching operation, and if you could move that operation closer to Verhoeff and shift some of your other operations back in that area, that would create a lot less angst for the community, because there is virtually nothing going on other than a parking lot for trucks on the Verhoeff side and on the Statesville side. There's no reason, there's plenty of room on that site, there's no reason that you should be doing that operation on the Toka Court side of your site. You have more than enough room to shift that operation on the Verhoeff side of the site and keep it away from the community. There is nothing on Verhoeff over there and there's virtually nothing behind.

Jeff Smithberger stated that we will look into that to see if we can possibly reconfigure, but I guess the way that we were thinking about it is that the grinding takes place up there about once every two weeks, whereas we get materials that come into the site every day, and we felt that by putting anything that may be noisy, which would be a daily activity, in Section 3 it would

be furthest away from the community, but we can certainly look at retooling the covered area into perhaps a different location on the site, and then moving the grinding operation back over towards where the truck driving school is located.

This attendee stated that would make the community happier.

- In response to a question, Jeff Smithberger stated that the noise wall will be a concrete wall or a masonry wall.

- An attendee asked whether the trees in the vegetation barrier would be mature, and how tall the trees would be at installation. Jeff Smithberger stated that it really depends upon the requirements of the Town. We will meet the requirements of the Town, which are fairly prescriptive. They are not going to be seedlings. They will probably be in the 6-to-8-foot-tall evergreen size, I would imagine.

- An attendee asked why the County abandoned the idea of the exit to Verhoeff. Jeff Smithberger stated that we heard loud and clear from the community that they didn't want that potential access going back there, and we looked at the cost that it would take for us to perfect the easement with the community college and the type of roadway construction, and it would be very expensive. We looked at what the turn lanes on Statesville Road would cost, and it was actually about the same cost, and so when we heard from the residents that they didn't want that we thought that we would apply that money to the Statesville Road turn lanes. It seemed logical. We would just continue the circular traffic flow. It makes it an easier site for us to manage when we have only one way in and one way out. In a perfect world, yes, we would like to have an emergency exit, but we can certainly manage this facility. We would be enhancing the size of the entrance road into the site.

- An attendee asked where these documents will be for their review and if they could review the approval timeline again. Jeff Smithberger stated that the documents could be reviewed on the Town's website and that we will put the documents on our website as well, which is WipeOutWaste.com. The Town does not have the final version of the site plan yet because we wanted to get your input first. Jeff Smithberger shared the approval timeline slide again.

- An attendee thanked Jeff Smithberger for the presentation and stated that she thinks that the County has provided a lot of accommodations based on community input. Some of her concerns circle back to how the trees and the plantings of the berm wall are back under the thumb of the Town instead of you guys, so I was going to propose that the trees be planted first, hearing that this is a two-year process. I don't know if that's something that you guys would be able to accommodate, since a lot of those environmental things seem to be pushed back to the Town and Brad. She asked what can we do to help with getting that evergreen berm established.

Jeff Smithberger stated that where that berm is going to be located, we have to do some additional grading out there, so it's not to the right grade that we need to have it at to build other things on. The infrastructure that we need to put in place to get to that, that would likely be one of the first things that we do, but there's a little bit that has to happen before that. However, I will commit to you that when we go do the construction, obviously, the number 2 portion is first, that we will design the construction so that the wall and the berm and the plantings go in first. Now, I don't have an arborist degree, but there are certain times of the year that you can plant trees and certain times of the year that you can't plant trees, and so what we'll try to do is get that

timing down to have that done asap. However, the planting of those trees would be according to the seasonality of what we are dealing with.

This attendee stated that she respects that, and that she will help in any way possible with that, since that is a little bit of her background.

Jeff Smithberger stated that he appreciates that and that we want to plant something that has a long life. He also stated that it has been a challenge to procure larger trees due to supply chain issues.

This attendee reiterated that she is happy to provide assistance. Jeff Smithberger reiterated his commitment to be a good neighbor and to continue to work with the community.

This attendee stated that she appreciates Jeff Smithberger's comment. She stated that many of us that back up to the recycling center could have jumped ship over this past year or two and made a nice chunk of change on the way out, but only one or so I think did that, and not for reasons related to this. She said I know that Rome wasn't built in a day, but I do see that a lot of environmental plantings are done incorrectly or just idiotically, and you wonder who talked to who about the plantings, or did they just find what looked pretty. My other question concerns the grinder. The grinder has increased in frequency to more like two days every couple of weeks, so like back-to-back days. In which Section is the grinder located?

Jeff Smithberger stated that the grinder would be in that large central area, right there where the Number 1 is located on the site plan. That's about where it is now, and so what we've done is we've moved different stuff over towards the Plum Creek neighborhood, but as we heard from another attendee (George), we're going to actively look into what we can do to move that back over to the CPCC side.

This attendee stated that the grinder produces noise that can be heard.

Jeff Smithberger stated that he completely understands. He stated that he has been up there on days when the grinder runs, and he has come over into your neighborhood when the grinder runs and he has listened to it from your neighborhood. Jeff Smithberger stated that while not promising anything, we are looking at a different type of grinder that we could possibly use that might not make as much noise. We are currently using a high speed grinder at this site, and we might try a slow speed grinder. The difference with the slow speed grinder is that it grinds slower and it does not have that deep reverberating sound that the high speed grinder has, but it would require a longer grinding process. Therefore, if we use a slow speed grinder, we might have to grind for three or four days. If we try out a slow speed grinder we could get with your neighborhood to see if you can tell a difference or if you hear a difference.

- In response to a question about the date of the next grinding on the site, Jeff Smithberger stated that I think we just finished up, and so it would likely be sometime toward the very first of January that we have our next grinding. We can certainly schedule that with you all so that you can give it a test listen to see if it sounds better to you.

- In response to a question, Jeff Smithberger stated that Brad Priest is the Town Planner the County is working with on this rezoning request. Brad Priest provided his contact information under the Q & A icon. Brad Priest is on the meeting.

Since there were no further questions, Jeff Smithberger concluded the meeting and thanked everyone for their attendance.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 17th day of January, 2022.

John Carmichael

John Carmichael, Attorney for the Applicant, Mecklenburg County (Mecklenburg County Land Use and Environmental Services Agency)

CFI Properties, LLC
267 Hempstead Place
Charlotte, NC 28207

Plum Creek HOA Contact:
Linda Hopkins
13510 Damson Drive
Huntersville, NC 28078

Plum Creek Management Company
Kendall Murphy
Hawthorne Management Company
PO Box 11906
Charlotte, NC 28220

Monteith Place Management Company:
Becky Miller
William Douglas Property Management
4523 Park Road, Suite 201A
Charlotte, NC 28209

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Huntersville, NC 28070

Ms. Melinda Bales, Mayor Pro-Tem
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Commissioner Lance Munger
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Commissioner Brian Hines
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Commissioner Stacy Phillips
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Commissioner Nick Walsh
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Ms. Janet Pierson, Town Clerk
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Mr. Anthony Roberts, Town Manager
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Ms. Jackie Huffman
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Mr. Jeff Sny, Planning Board Member
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Mr. Stephen Swanick, Chair of the Planning Board
Town of Huntersville
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Monteith Place Homeowners Assoc. Inc.
c/o Tom Murphy, President
Faith Management Services, LLC
Post Office Box 5476
Mooresville, NC 28117

Residential Homeowners Association for Magnolia Walk Mecklenburg
2127 Ayrsley Town Boulevard, Suite 201
Charlotte, NC 28273

Stoneybrook Station Homeowners Association, Inc.
13925 Ballantyne Corporate Place, Suite 300
Charlotte, NC 28777

Mecklenburg County
c/o Real Estate/Finance Department
600 East 4th Street, 11th Floor
Charlotte, NC 28202

Plum Creek Property Owners Association, Inc.
c/o Hawthorne Management
4530 Park Road
Charlotte, NC 28209

EXHIBIT
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c/o Real Estate/Finance Department
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Lillian U. Barnette
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Anne S. Edwards
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Linda S. Hurd
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Huntersville, NC 28078

Vipperman Holdings, LLC
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Sundance Real Estate Investment Group
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William Glenn Monteith
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Curtis Schiller
Kelli Schiller
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Martha Olstin
Travis Aspy
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Kristen Martel
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Sean Colas
Jennifer Colas
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Su Su Hlaing
Kyaw Min Tun
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Diane E. Meadows
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Huntersville, NC 28078

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Belinda J Howie
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Ida Jean Porter
Maurice B. Porter
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Lynn C. Dowell
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Huntersville, NC 28078

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PO Box 15087
Santa Ana, CA 92735

Plum Creek Property Owner's Association Inc.
PO Box 87
Huntersville, NC 28078

CFI Properties, LLC
267 Hempstead Place
Charlotte, NC 28207

**NOTICE TO INTERESTED PARTIES**
**OF VIRTUAL COMMUNITY MEETING**

**Subject:** Virtual Community Meeting -- **Rezoning Application No. R21-14** filed by Mecklenburg County (Mecklenburg County Land Use and Environmental Services Agency) to request the rezoning of an approximately 25.36 acre site located on the east side of Statesville Road, just south of the intersection of Statesville Road and Verhoeff Drive (**12230 Statesville Road -- Tax Parcel No. 017-204-03 -- the North Mecklenburg Recycling Center**) from the SP (CD) zoning district to the SP (CD) zoning district

**Date and Time of Meeting:** Wednesday, December 8, 2021 at 6:30 p.m. – 8 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

Mecklenburg County (the "Applicant") has filed a Rezoning Application with the Town of Huntersville requesting the rezoning of an approximately 25.36 acre site located on the east side of Statesville Road, just south of the intersection of Statesville Road and Verhoeff Drive (**12230 Statesville Road -- Tax Parcel No. 017-204-03 -- the North Mecklenburg Recycling Center**) from the SP (CD) zoning district to the SP (CD) zoning district. The purpose of this rezoning request is to accommodate the expansion of the existing area of active use and the construction of accessory buildings and structures for the center. The expansion is necessary to safely accept and process materials in a more modern and efficient manner, while offering better protection to the community with noise abatement infrastructure and turn lanes.

The Applicant (Mecklenburg County) will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Mecklenburg County Tax Records or the Homeowners Association List from the Town of Huntersville indicate that you are an owner of property that is located near the site or a nearby homeowner or property owners association.

Accordingly, you are invited to participate in the virtual Community Meeting regarding this Rezoning Application on Wednesday, December 8, 2021 at 6:30 p.m. to 8 p.m. Area residents and representatives of area organizations or associations who would like to participate in the virtual Community Meeting must register at https://bit.ly/NMeckDec8 to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Application will be provided. After the presentation, attendees will have an opportunity to ask questions.

Additionally, for more information on this rezoning request, visit the Town of Huntersville Planning Department's webpage for this Rezoning Application at https://www.huntersville.org/2732/R21-14-North-Mecklenburg-Recycling-Cente.

We look forward to sharing this rezoning proposal with you and to answering your questions.

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We have also attached the proposed site plan layout with this letter for you to review prior to the meeting. In the meantime, should you have any questions or comments, please call:

John Carmichael at (704) 377-8341 or

email John Carmichael at jcarmichael @robinsonbradshaw.com.

Robinson, Bradshaw & Hinson, P.A.

Date Mailed: November 23, 2021

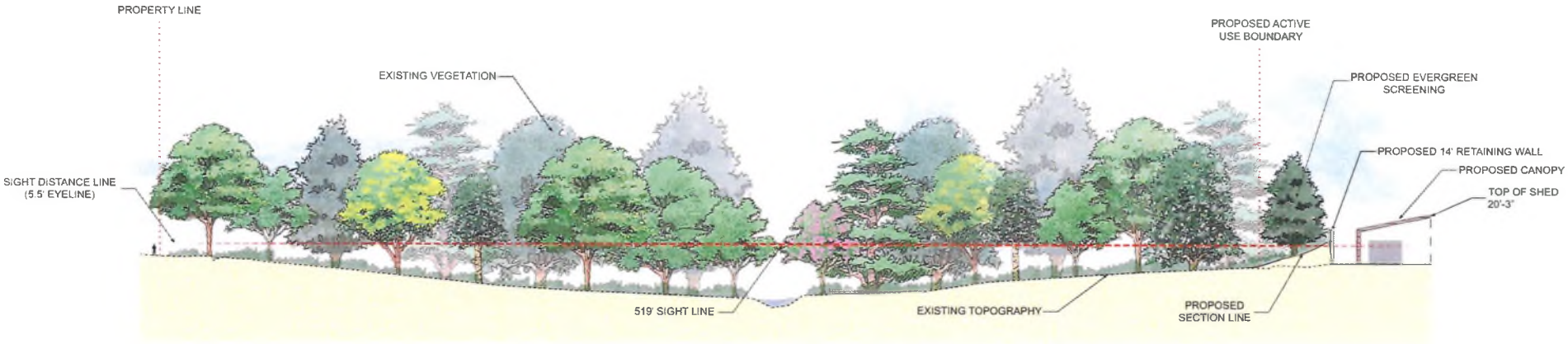
**NORTH MECKLENBURG RECYCLING CENTER | SITE PLAN EXHIBIT**

DECEMBER 2021 • 12300 STATESVILLE ROAD

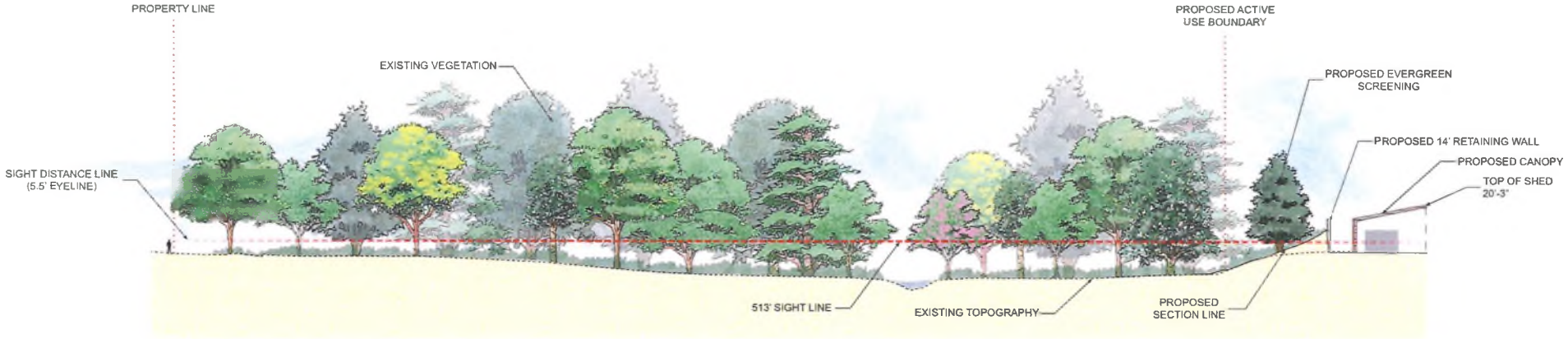
**MECKLENBURG COUNTY**

NORTH CAROLINA

Kimley»Horn




NORTH SECTION




SOUTH SECTION

**NORTH MECKLENBURG RECYCLING CENTER | SIGHT DISTANCE SECTIONS**

DECEMBER 2021 • 12300 STATESVILLE ROAD

**MECKLENBURG COUNTY**

NORTH CAROLINA

Kimley»Horn

# PUBLIC MEETING: North Mecklenburg Full Service Center Exp

Dec 08, 2021 06:30 PM EST
Attendee Report: 30 Registrants/22 Attendees

| First Name | Last Name | Email | Attended? | Joined Time | Duration atter | Address | City | Zip | Phone |
|---|---|---|---|---|---|---|---|---|---|
| Travis | Aspy | travisaspy@gmail.com | Yes | 08 Dec 2021 6:23 PM | 52 | 13303 Toka Court | Huntersville | 28078 | (704) 728-5259 |
| Uni | Brown Smith | ubsmith@mindspring.com | Yes | 08 Dec 2021 6:21 PM | 55 | 13537 Toka Court | Huntersville | 28078 | (704) 577-8050 |
| John | Carmichael | jcarmichael@robinsonbradshaw.com | Yes | 08 Dec 2021 6:25 PM | 51 | 101 North Tryon Street, Suite 1900 | Charlotte | 28246 | (704) 377-8341 |
| Catherine | Carter | ccarter@raftelis.com | Yes | 08 Dec 2021 6:29 PM | 47 | | | | |
| allison | cochrane | abcochrane13@gmail.com | Yes | 08 Dec 2021 6:32 PM | 44 | 13315 Toka Ct. | Huntersville | 28078 | (704) 619-7040 |
| William | Flythe | newbern1998@gmail.com | Yes | 08 Dec 2021 7:01 PM | 15 | 13615 Damson Drive | Huntersville | 28078 | (252) 670-6272 |
| Ebenezer | Gujjarlapudi | ebenezer.gujjarlapudi@mecklenburgcountync.gov | Yes | 08 Dec 2021 6:29 PM | 46 | 2145 Suttle Ave | Charlotte | 28208 | (980) 314-3629 |
| Derrick | Harris | derrick.harris@mecklenburgcountync.gov | Yes | 08 Dec 2021 7:00 PM | 3 | 12300 Statesville Road | Huntersville | 28078 | (704) 577-2365 |
| steve | hoffman | steve.hoffman@mecklenburgcountync.gov | Yes | 08 Dec 2021 6:13 PM | 64 | 20722 Bethel Church Rd | CORNELIUS | 28031 | (704) 777-1162 |
| Linda | Hopkins | linda.hopkins2010@yahoo.com | Yes | 08 Dec 2021 6:31 PM | 45 | 13510 Damson Dr | Huntersville | 28078 | (252) 343-2348 |
| Leslie | Johnson | leslie.johnson@mecklenburgcountync.gov | Yes | 08 Dec 2021 6:23 PM | 52 | | | | |
| Jacques | Martel | jacquesmartel10@gmail.com | Yes | 08 Dec 2021 6:49 PM | 27 | 13327 Toka Ct | Huntersville | 28078 | (561) 302-2173 |
| Jacqueline | McNeil | jacqueline.mcneil@mecklenburgcountync.gov | Yes | 08 Dec 2021 6:32 PM | 44 | 3205 Freedom Drive | Charlotte | 28208 | |
| James | Meadows | ayeayecapn@hotmail.com | Yes | 08 Dec 2021 6:46 PM | 31 | 13310 Toka Court | Huntersville | 28078 | (828) 896 6111 |
| Jeremy OBrien | OBrien | jercarobrien@hotmail.com | Yes | 08 Dec 2021 6:21 PM | 54 | 13715 Portpatrick Lane | Matthews | 28105 | (704) 906-7269 |
| Elaine | Powell | Elaine.Powell@mecklenburgcountync.gov | Yes | 08 Dec 2021 6:26 PM | 49 | | | | |
| Brad | Priest | bpriest@huntersville.org | Yes | 08 Dec 2021 6:26 PM | 51 | 105 Gilead Road - Third Floor | Huntersville | 28070 | (704) 766-2214 |
| Pamela | Schwarz | pamela.r.schwarz@gmail.com | Yes | 08 Dec 2021 6:47 PM | 23 | 13235 Toka Ct. | Huntersville | 28078 | (919) 607-0236 |
| George | Solomon | wallst71@gmail.com | Yes | 08 Dec 2021 6:28 PM | 48 | 13600 Toka Court, | Huntersville | 28078 | (516) 380-6001 |
| Erin | Stanforth | erin.stanforth@mecknc.gov | Yes | 08 Dec 2021 6:57 PM | 3 | | | | |
| Robyn | Sullivan | robyn.mcdowell@gmail.com | Yes | 08 Dec 2021 6:25 PM | 51 | 13619 DAMSON DR | HUNTERSVILLE | 28078 | (609) 784-2342 |
| Michael | Whiteman | mike.whiteman@cpcc.edu | Yes | 08 Dec 2021 6:29 PM | 47 | | | | |
| Michelle | Butler | Michelle.r.butler@gmail.com | No | | | 13321 Toka Ct | Huntersville | 28078 | (305) 790-1273 |
| Catherine | Costner | chcostner@earthlink.net | No | | | 12204 Santa Rosa Court | Huntersville | 28078 | (704) 604-7958 |
| Lynn | Dowell | lynn.dowell@yahoo.com | No | | | 13206 Sloe Way | Huntersville | 28078 | (704) 650-7206 |
| Amber | Grzymski | amber.grzymski@mecklenburgcountync.gov | No | | | 2145 Suttle Ave | Charlotte | 28208 | (980) 314-3855 |
| Jason | Hinsch | jhinsch@carolina.rr.com | No | | | 13525 Toka Court | Huntersville | 28078 | |
| Diane | Meadows | diane_e_reynolds@yahoo.com | No | | | 13310 Toka Court | Huntersville | | |
| Tramaine | Mills | Mills.tramaine@yahoo.com | No | | | 11806 Kennon Ridge Lane | Huntersville | 28078 | (980) 297-1704 |
| Gale | Wactor | Gale.wactor@gmail.com | No | | | | | | |

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# Mecklenburg County

## Solid Waste Management Program

COMMUNITY MEETING

DECEMBER 8, 2021

# Community Meeting Welcome

- **Virtual Facilitator:** Maitri Meyer, President, Actually Done
- **Agenda:** Presentation followed by Q&A/participant comments
- **Technology:**
  - **Per County policy, this public meeting is being recorded.**
  - **All attendees are on mute to minimize background noise.**

**To ask a question or comment, please click on the "Q&A" button to submit for moderated verbal response after the presentation. If you prefer to verbally ask your question, please use the use the "Raise Hand" button to be unmuted.**

# Introductions

***Mecklenburg County Staff:***

- Jeff Smithberger, Solid Waste Director
- Martin Sanford, Project Mgr.
- Steve Hoffman, Manager of Field Operations
- Derrick Harris, Site Manager-North Meck Center

Joe Hack, Sr. Project Mgr.

Darren Steinhilber, Project Mgr.

***External Support:***

- Matt Edwards, Kimley-Horn
- John Carmichael, Robinson, Bradshaw & Hinson, P.A.

Maitri Meyer, Actually Done

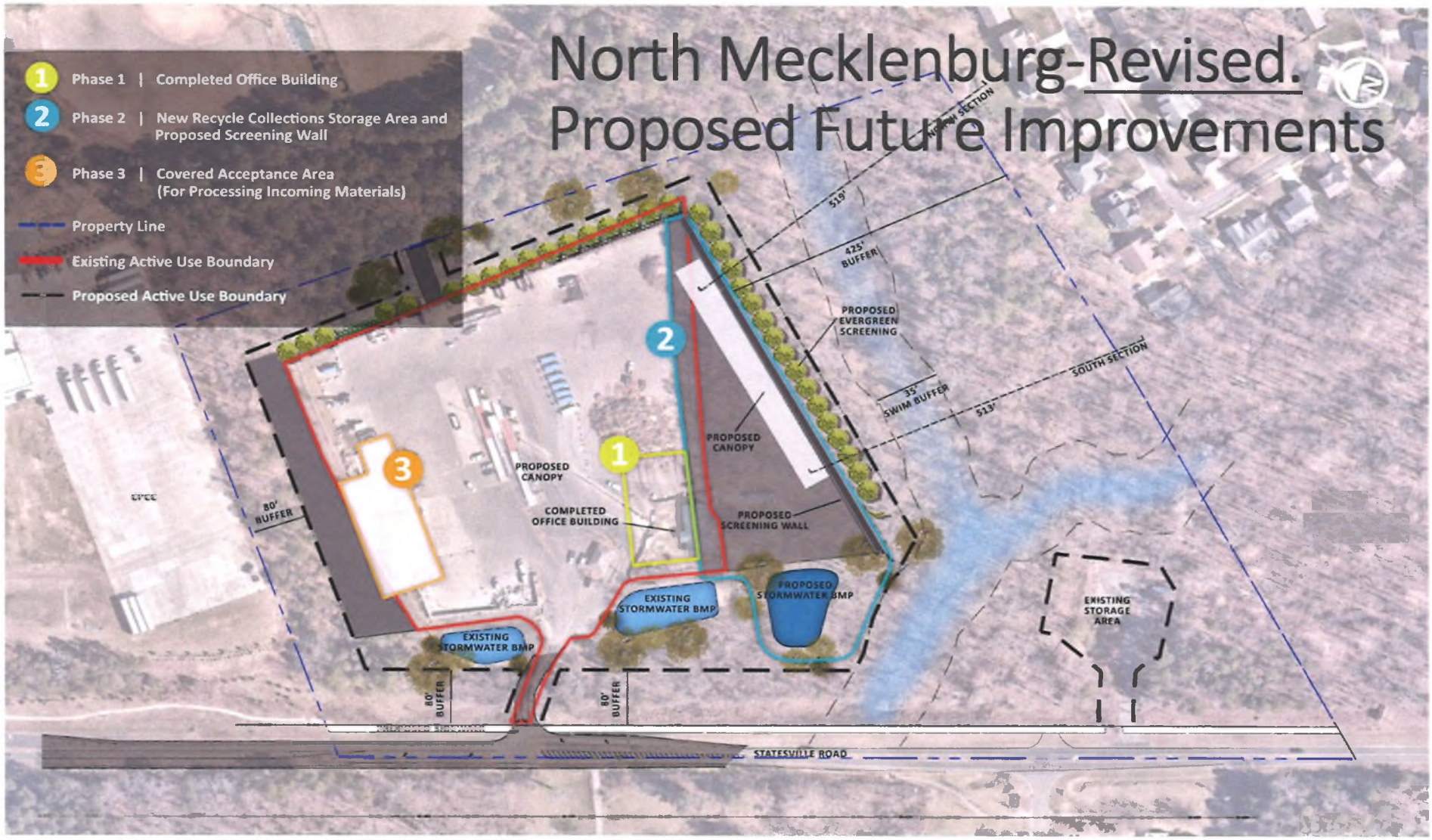
# Discussion Overview

- Purpose of this Meeting.
  - To discuss the Rezoning of the North Mecklenburg Recycling Center
  - What has changed since our last Community Meeting?
  - Proposed Improvements are for safety, allow greater separation of recyclables and ease of use.
- Rezoning Process
- Questions & How to Contact us
- This presentation will be recorded

North Mecklenburg Recycling Center
Chickasaw Dr
Toka Ct
Sioe Wy
CPCC
Truck
Training
County Property in
Green
Statesville Rd

# What has Changed since our Last Public Meeting?

- We reduced the original proposed expansion by an average of 125 feet, leaving 425 feet of buffer from Plum Creek neighborhood.
- We have incorporated an earth berm and noise wall with vegetative buffer after listening to your concerns.
- Added a canopy, similar to Compost Central, to the 'expansion zone', which is believed will further reduce noise.
- Eliminated driveway connecting to Verhoeff Drive
- Will be adding additional roadway improvements on Statesville Road (turnlanes).


North Mecklenburg-Revised.
Proposed Future Improvements
1 Phase 1 | Completed Office Building
2 Phase 2 | New Recycle Collections Storage Area and Proposed Screening Wall
3 Phase 3 | Covered Acceptance Area (For Processing Incoming Materials)
Property Line
Existing Active Use Boundary
Proposed Active Use Boundary
NORTH SECTION
519'
425' BUFFER
PROPOSED EVERGREEN SCREENING
SOUTH SECTION
35' SWIM BUFFER
513'
PROPOSED CANOPY
PROPOSED CANOPY
COMPLETED OFFICE BUILDING
PROPOSED SCREENING WALL
80' BUFFER
EXISTING STORMWATER BMP
EXISTING STORMWATER BMP
PROPOSED STORMWATER BMP
EXISTING STORAGE AREA
80' BUFFER
80' BUFFER
STATESVILLE ROAD

# Revised Improvements North Section Site Line

Plum Creek

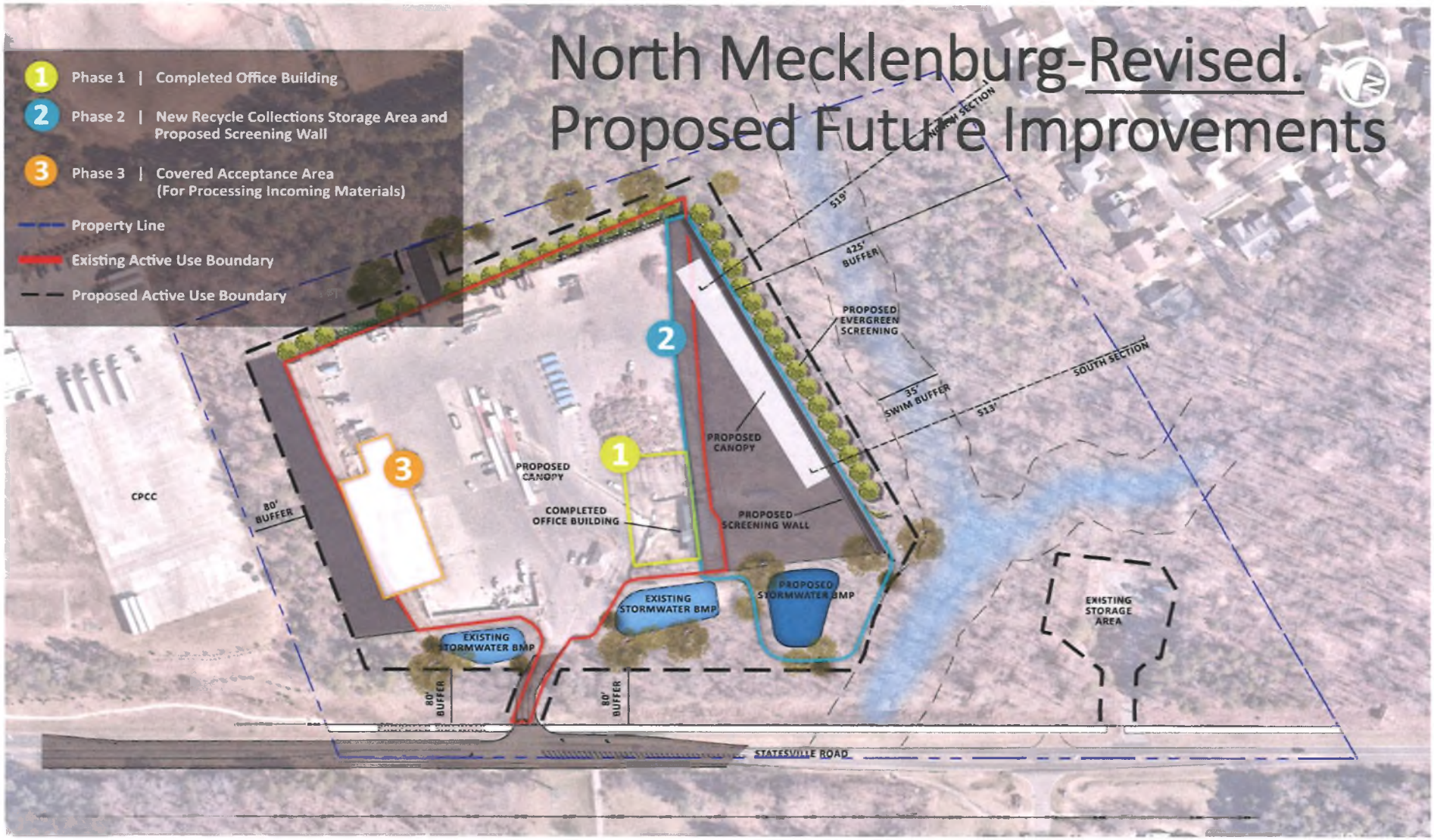
County Center

# Revised Improvements South Section Section Site Line

Plum Creek

County Center

# North Mecklenburg-Revised.
# Proposed Future Improvements



# North Mecklenburg Recycling Center- "Old" Proposed Improvements

# North Mecklenburg Recycling Center-Improvements – Phase 1

Compost Central Facility and Canopy Area

Existing Canopy Area
North Meck will follow a similar design

# Rezoning Process

| Process Type | Pre-Submittal Meeting & APFO/TIA 1 | Plan Submission Deadline 2 | Neighbor-hood Meeting 3 | Call Public Hearing 4 | Agenda Deadline 5 | Town/ Planning Joint Public Hearing 6 | Planning Board Meeting 7 | Town Board Final Action 8 |
|---|---|---|---|---|---|---|---|---|
| Rezoning/Text Amend | | Nov 1 | | Dec 6 | Dec 13 | Jan 3, 2022 | Jan 25, 2022 | Feb 21, 2022 |
| Special Use Permit | Anytime prior to plan submission date | Nov 1 | | | | | **Dec 21** | **Jan 18, 2022** |
| Conditional Rezoning | | Nov 1 | prior to Jan 3, 2022 | Jan 3, 2022 | **Jan 18, 2022** | Feb 7, 2022 | Feb 22, 2022 | Mar 21, 2022 |
| Subdivision | | Nov 1 | **prior to Dec 21** | | | | Jan 25, 2022 | Feb 21, 2022 |

# Solid Waste Future – Short and Long Term

New Office Building was completed in April 2021 at North Meck as part of Phase I to support staff at the facility with ADA Compliant facilities.

North Meck Phase II requires that we modify our Zoning Use Agreement with the Town of Huntersville. We had a Public Meeting nearly 2 years ago, and then met with the HOA in July as a re-start of this Rezoning process.

If approval is granted by the Town of Huntersville, the County will initiate work on detailed construction drawings and initiate work for the expansion area and Statesville Roadway Improvements with NC DOT. Estimated to take approximately 2 years.

The County is planning for the future needs for waste recycling/disposal at all of our staffed Drop Off Centers. The rezoning request for the North Meck facility is part of that process.

# Mecklenburg County Solid Waste is Committed to be a "Good Neighbor"

Mecklenburg County Solid Waste is the **ONLY** Solid Waste Organization in the State of North Carolina to have an Environmental Management System Program (EMS) with State approval.

We have annual external audits to review our Environmental Compliance and Stewardship.

We actively research equipment & processes to have low emission footprints and our selection preference references that.

We will commit to giving you access to provide ongoing feedback to us.

NC Environmental Stewardship Initiative

# Thanks for your time.
# What questions can we answer?

Contact Mecklenburg County Solid Waste for assistance at:

Email us at: SolidWaste@MeckNC.gov

Jeff Smithberger, Director

Joe Hack, Sr. Project Manager

**www.WipeOutWaste.com**

Questions about the Rezoning Application should be addressed to:

John Carmichael at (704) 377-8341 or

email John Carmichael jcarmichael@robinsonbradshaw.com.

Robinson, Bradshaw & Hinson, P.A.

Town of Huntersville
NORTH CAROLINA

# Traffic Impact Analysis (TIA)
## Application for Determination of TIA Need

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create ~~fifty (50)~~ 100 or more peak hour vehicle trips or ~~500~~ 1,000 or more daily trips.

In order to determine whether a TIA will be required for your proposed development, please fill out the form below and submit to the Planning Department. A "Determination of TIA Need" will be made within 10 working days.

**Applicant:** Darren Steinhilber, Mecklenburg County Solid Waste

**Project Name:** North Mecklenburg Recycling Center - Facility Expansion

**Location:** 12300 Statesville Rd, Huntersville, NC 28078

**Project Description** (including square footage for each proposed land use):
The existing site consists of an approximate 5.98 AC (260,488 sf) recycling facility. This project proposes to increase the active use area to ~~14.6 AC~~ 10.17ac (635,976 sf) to allow for better accommodation of customers and safer vehicle movement on the site. A 2000 SF building is proposed as part of the Conditional Rezoning to provide ADA-compliant facilities for staff.

**Applicant's Signature** **Date** 5/24/19

Please feel free to contact the Planning Department @ (704) 875-7000 if you have any questions.

Project file#: _____

**Date Submitted:** 7/22/19

**Daily Trips Anticipated:** 866

**Peak Hour Trips Anticipated: AM** 47 **PM** 0

**TIA Required (Yes/No):** NO

**Date of Determination:** 7/25/19

Determination made based on daily and hourly customer data at existing facility.



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Town of Huntersville
NORTH CAROLINA
PO Box 664 | Huntersville North Carolina 28070

## PUBLIC HEARING

Date: February 7, 2022
Time: 6:00 pm
Location: **Virtual Meeting:** Town Hall 101 Huntersville-Concord Road
**(subject to change please view meeting agenda posted prior to meeting for current COVID-19 restrictions)**

Applicant: Mecklenburg County
Project: R21-14 North Meck Recycling Center

### Public Meeting Dates

| Meeting Type | Purpose | Date & Time |
|---|---|---|
| Neighborhood Meeting | Informational | December 8, 2021 |
| **PUBLIC HEARING** | **Public Meeting** | **February 7, 2022 @ 6 pm** |
| Planning Board | Recommendation | February 22, 2022 @ 6:30 pm |
| Town Board | Approval/Denial | March 21, 2022 @ 6 pm * |

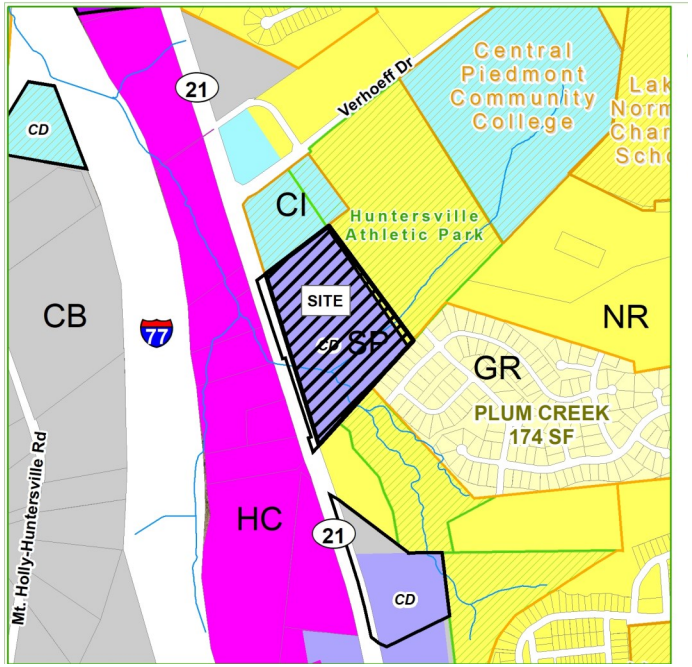
* Tentative—check www.huntersville.org for latest dates

**OFFICIAL TOWN OF HUNTERSVILLE PUBLIC HEARING NOTICE**

**PUBLIC NOTICE DATE FEBRUARY 7, 2022 | R21-14 NORTH MECK RECYCLING CENTER**

# NOTICE OF PUBLIC HEARING FOR REZONING REQUEST

Town of Huntersville NORTH CAROLINA




**Zoning Map Legend:**

GR = General Residential  Site = Location for rezoning
CB = Corporate Business  HC = Highway Commercial
NR = Neighborhood Residential  CI = Campus Institutional

An application has been submitted to rezone the 'Site' at 12230 Statesville Road.

**CURRENT ZONING** is Special Purpose Conditional District (SP-CD)

**PROPOSED ZONING** is Special Purpose Conditional District (SP-CD) for the purpose of amending conditional rezoning to expand the active area of the facility.

The Town Board meeting will be held virtually. Members of the public may attend the meeting via livestream at https://www.facebook.com/HuntersvilleNCTownGovernment. The public is invited to comment during public comments or during public hearings by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. on February 7, 2022 to speak by telephonic communication. The 3-minute time limit for speakers still applies. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. Emailed comments should be received by 3 p.m. on February 7, 2022. The Town Clerk may be reached by email to jpierson@huntersville.org or by phone at (704) 766-2202.

Please check the meeting agenda for all final meeting arrangements which may be adjusted to address public safety due to risks associated with COVID-19.

**FOR ADDITIONAL INFORMATION**

**Contact:** Brad Priest, Principal Planner

**Phone:** 704-766-2214

**Email:** bpriest@huntersville.org

**Online:** www.huntersville.org - search: **R21-14**

**OFFICIAL TOWN OF HUNTERSVILLE PUBLIC HEARING NOTICE**

| ownerlastn | ownerfirst | cownerfirs | cownerlast | mailaddr1 | city |
|---|---|---|---|---|---|
| ASPY | TRAVIS | MARTHA | OLSTIN | 13303 TOKA CT | HUNTERSVILLE |
| BARNETTE | B ALEX JR | LILLIAN U | BARNETTE | 7218 BUD HENDERSON RD | HUNTERSVILLE |
| BUTLER | KEVIN | MICHELLE | BUTLER | 13321 TOKA CT | HUNTERSVILLE |
| CFI PROPERTIES LLC | | | PATRICK HIGHWAY 49 LLC | 267 HEMPSTEAD PLACE | CHARLOTTE |
| COCHRANE | ALLISON | | | 13315 TOKA CT | HUNTERSVILLE |
| COLAS | JENNIFER | SEAN | COLAS | 12502 CHICKASAW DR | HUNTERSVILLE |
| EDWARDS | RAYMOND H | ANNE S | EDWARDS | 12303 STATESVILLE RD | HUNTERSVILLE |
| FINK | JAMES L | | MARGARET W FINK | 13333 TOKA CT | HUNTERSVILLE |
| HURD | LINDA S | | | 12221 STATESVILLE RD | HUNTERSVILLE |
| LEMMOND | DAVID A | | | 13302 TOKA CT | HUNTERSVILLE |
| MARTEL | JACQUES | KRISTEN | MARTEL | 13327 TOKA CT | HUNTERSVILLE |
| MEADOWS | DIANE E | JAMES | MEADOWS | 13310 TOKA CT | HUNTERSVILLE |
| MECKLENBURG COUNTY | | | C/O REAL ESTATE /FINANCE DEPT | 600 E 4TH ST 11TH FLOOR | CHARLOTTE |
| MECKLENBURG COUNTY PARKS AND F | | | | 5841 BROOKSHIRE BLVD | CHARLOTTE |
| MITZEL | BEVERLY A | | SONJA L AUSTIN | 13326 TOKA CT | HUNTERSVILLE |
| MONTEITH | WILLIAM GLENN | | DON REID MONTEITH | 8908 CARLETO CT | CHARLOTTE |
| PHELAN | SEAN C | ELLEN J | PHELAN | 13332 TOKA CT | HUNTERSVILLE |
| PLUM CREEK PROPERTY OWNERS ASS | | | | PO BOX 87 | HUNTERSVILLE |
| PORTER | MAURICE B | | IDA JEAN PORTER | 13200 SLOE WAY | HUNTERSVILLE |
| SCHILLER | CURTIS | KELLI | SCHILLER | 13241 TOKA CT | HUNTERSVILLE |
| SCHWARZ | BROCK RYAN | PAMELA RUTH | SCHWARZ | 13235 TOKA CT | HUNTERSVILLE |
| SHICK | WILLIAM R | | | 13309 TOKA CT | HUNTERSVILLE |
| STEINBAUER | TROY A | | | 12508 CHICKASAW DR | HUNTERSVILLE |
| SUNDANCE REAL ESTATE INVESTMENT | | | /O JOSEPH R LISTMAN CPA,PC | 5802 STARBOARD DR | GREENSBORO |
| THE TRUSTEES OF CENTRAL PIEDMON | | | | PO BOX 35009 | CHARLOTTE |
| TUN | KYAW MIN | SU SU | HLAING | 2251 PASO VERDE DRIVE | HUNTERSVILLE |
| VIPPERMAN HOLDINGS LLC | | | | 12125 STATESVILLE RD | HUNTERSVILLE |
| YOUNG | MARTHA H | | | 5250 MASON FERRY RD | LAKE WYLIE |
| RESIDENTIAL HOMEOWNERS ASSOCIATION FOR MAGNOLIA WALK MECKLE | | | C/O MATTAMY CAROLINA CORPORA | 2127 AYRSLEY TOWN BLVD S | CHARLOTTE |

| state | zipcode |
|---|---|
| NC | 28078 |
| NC | 28078 |
| NC | 28078 |
| NC | 28207 |
| NC | 28078 |
| NC | 28078 |
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| NC | 28078 |
| NC | 27410 |
| NC | 28235 |
| NC | 28078 |
| NC | 28078 |
| SC | 29710 |
| NC | 28273 |

Column

# OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Charlotte Observer** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(202) 713-5613**.

Notice ID: Ax2S18T1AaEirDyl0uux | **Proof Updated: Jan. 20, 2022 at 12:47am EST**
Notice Name: February 7 | Publisher ID: CLM_000259

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

| FILER | FILING FOR |
|---|---|
| Tracy Barron | Charlotte Observer |
| tbarron@huntersville.org | |
| (704) 766-2202 | |

**Columns Wide:** 1 **Ad Class:** Legals

| | |
|---|---|
| 01/24/2022: Other Public Notices Notice | 31.45 |
| 01/31/2022: Other Public Notices Notice | 31.45 |

| | |
|---|---|
| Subtotal | $62.90 |
| Tax % | 0.00 |
| Processing Fee | $6.29 |
| **Total** | **$69.19** |

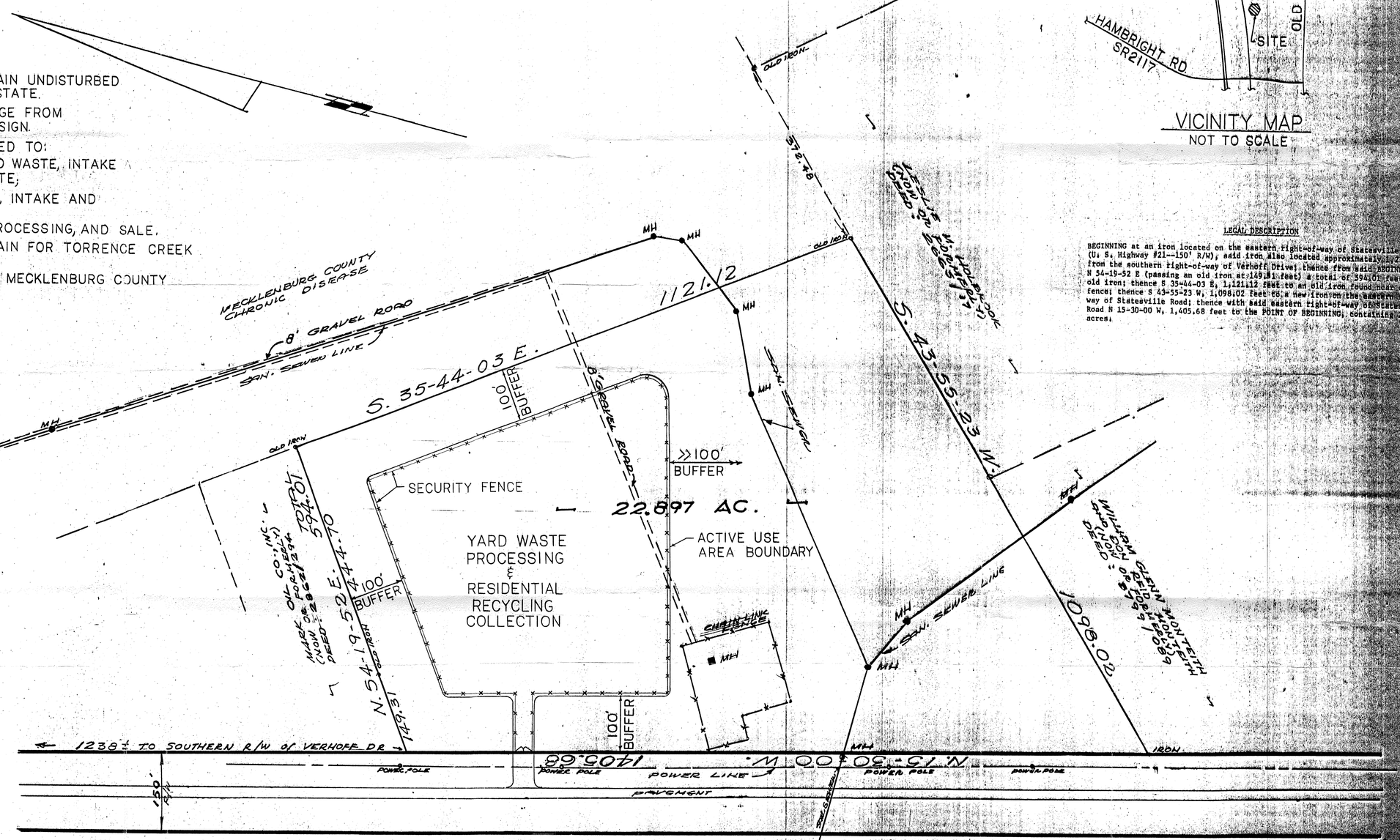
**NOTICE OF PUBLIC HEARING**
**The public is put on notice that the Town of Huntersville will hold a public hearing on Monday, February 7, 2022 at 6PM on the following petitions. This public hearing will be held in person or virtually at Town Hall located at 101 Huntersville-Concord Road Huntersville NC 28078. Please confirm the meeting format and how to participate in public comments, if you so choose, on the published meeting agenda one week prior to the meeting. COVID-19 protocols will be in place for an in-person meeting. R21-14, a request by Mecklenburg County to amend the SP-CD rezoning plan for their facility at 12230 Statesville Road (tax ID 01720403) to expand the boundaries of the active area of the facility. R21-16, a request by Mosaic Development Group to rezone (+/- 9.8 acres) 9102 Beatties Ford Rd from Rural District (R) to Neighborhood Residential Conditional District (NR-CD) for age restricted multifamily housing. The public is invited to attend the hearing and comment on the proposed changes. Substantial changes may occur to the request based on comments. For further information please contact the Planning Dept. at 704-875-7000 or go to www.huntersville .org.**
CLM_000259
Published Jan 24 and 31, 2022

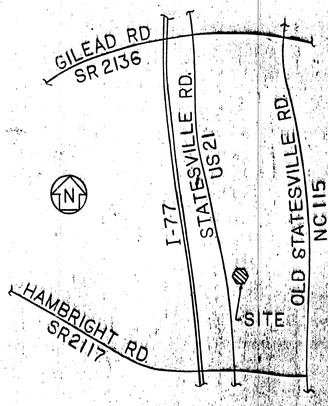
EXISTING ZONING: I-2 (C.U.P.)
REVISED ZONING : I-2 (CD)

# MECKLENBURG COUNTY REZONING PLAN
FOR
# YARD WASTE AND RESIDENTIAL RECYCLING
# US21 NORTH

NOTES

1. EXISTING BUFFER TO REMAIN UNDISTURBED IN NATURAL VEGETATIVE STATE.
2. DRIVEWAY WILL NOT CHANGE FROM PREVIOUSLY APPROVED DESIGN.
3. ACTIVITIES WILL BE LIMITED TO:
   - RESIDENTIAL HOUSEHOLD WASTE, INTAKE AND TRANSFER OFF-SITE;
   - RESIDENTIAL RECYCLING, INTAKE AND TRANSFER OFF SITE;
   - YARD WASTE, INTAKE, PROCESSING, AND SALE.
4. THE REGULATED FLOODPLAIN FOR TORRENCE CREEK DOES NOT IMPACT SITE.
5. OWNED AND OPERATED BY MECKLENBURG COUNTY GOVERNMENT




VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

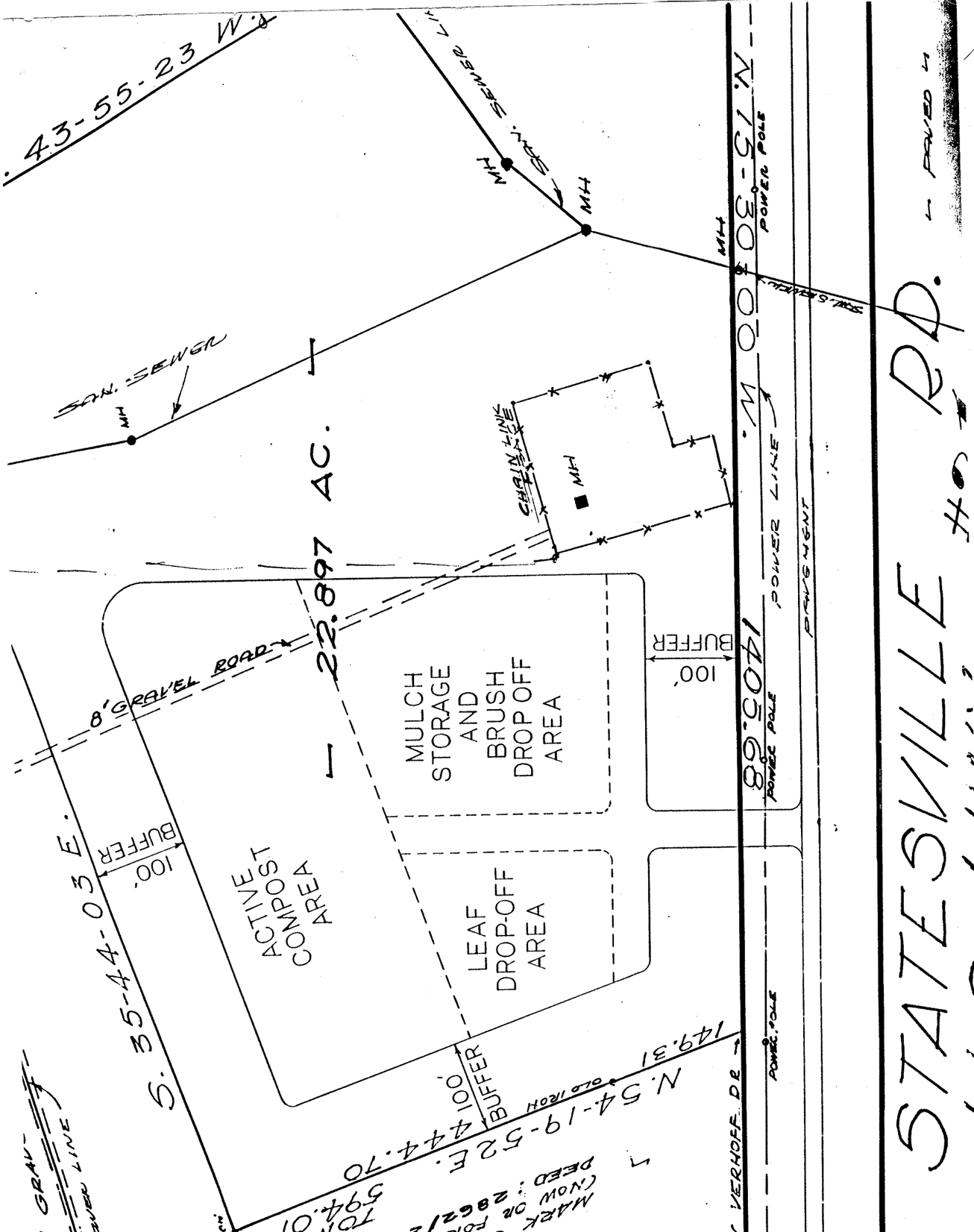
BEGINNING at an iron located on the eastern right-of-way of Statesville Road (U. S. Highway #21--150' R/W), said iron also located approximately 1,238± feet from the southern right-of-way of Verhoff Drive; thence from said BEGINNING point N 54-19-52 E (passing an old iron at 1491.31 feet) a total of 594.01 feet to an old iron; thence S 35-44-03 E, 1,121.12 feet to an old iron found near an old fence; thence S 43-55-23 W, 1,098.02 feet to a new iron on the eastern right-of-way of Statesville Road; thence with said eastern right-of-way of Statesville Road N 15-30-00 W, 1,405.68 feet to the POINT OF BEGINNING, containing 22.897 acres.

APPROVED by Approved Huntersville Board of Commissioners 5/17/94 Planner

DATE APPROVED: _____
REVISION 1 : 4-22-94

NORTH MECKLENBURG
YARD WASTE PROCESSING
&
RESIDENTIAL RECYCLING
FACILITY
SITE PLAN

MECKLENBURG COUNTY
NORTH CAROLINA
ENGINEERING DEPARTMENT




# TOWN OF HUNTERSVILLE

P.O. BOX 664
PHONE 875-6541
HUNTERSVILLE, NORTH CAROLINA 28078

March 1, 1989

Mr. Alan Giles
Mecklenburg County Engineering
700 N. Tryon Street
Charlotte, NC 28202

Dear Mr. Giles:

This is to confirm that on February 21, 1989 the Board of Commissioners of the Town of Huntersville approved rezoning of Tax Parcel 017-061-03 from Highway Business to Heavy Industrial, with a conditional use permit to allow Mecklenburg County to establish a yard waste processing center.

The approval was for the original site plan submitted with Mecklenburg County's rezoning application (partial photo copy attached). In addition, the following conditions were placed upon the property to ensure its compatibility with adjoining properties and minimize any adverse impacts:

- development to be restricted to the development area shown on the site plan, submitted by Mecklenburg County as a part of this petition;

- 100 foot buffer surrounding the site to remain undisturbed, except for access road illustrated on the site plan;

- security fence to surround the active site; adjacent to U.S. 21, fence to be screened from U.S. 21 by placement east of the 100 foot buffer area;

If you have any questions or need additional information about this decision, please do not hesitate to call.

Very truly yours,

Ann Hammond
Town Planner

# General Application

Town of Huntersville
NORTH CAROLINA

***Incomplete submissions will not be accepted. Please check all items carefully.***

## 1. Application Type

Please indicate the type of application you are submitting. If you are applying for two (2) actions, provide a separate application for each action. **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
- ☐ REVISION to _____
- ☐ SPECIAL USE PERMIT
- ☐ Other _____

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

- ☐ SKETCH PLAN
- ☐ PRELIMINARY PLAN
- ☐ FINAL PLAT(includes minor and exempt plats)
- ☐ FINAL PLAT REVISION
- ☐ FARMHOUSE CLUSTER

## 2. Project Data

Date of Application August 1, 2019

Name of Project North Mecklenburg Recycling Center - Safety Improvements Phase # (if subdivision) _____

Location 2300 Statesville Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 017-204-03

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

Property Size (acres) 25.3612 Street Frontage (feet) 1,408

Current Land Use Recycling Facility

Proposed Land Use(s) Recycling Facility

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

## 3. Description of Request

Briefly explain the nature of this request. If a separate sheet is necessary, please attach to this application.
This project proposes to increase the active use area for future facility improvements.

## 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. Signatures

*Applicant's Signature _____ Printed Name Ebenezer Gujjarlapudi

Address of Applicant 2145 Suttle Avenue, Charlotte, NC 28208

Email ebenezer.gujjarlapudi@MeckNC.gov

Property Owner's Signature (if different than applicant) _____

Printed Name _____

Property Owner's Address _____ Email _____

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

| Development Firm | Name of contact | Phone | Email |
|---|---|---|---|
| Kimley-Horn | Matt Edwards | 704-954-7493 | matt.edwards@kimley-horn.com |
| Design Firm | Name of contact | Phone | Email |

**If Applying for a General Rezoning:**
Please provide the name and Address of owner(s) of fee simple title of **each** parcel that is included in this rezoning petition. If additional space is needed for signatures, attach an addendum to this application.

**If Applying for a Conditional Rezoning:**
Every owner of each parcel included in this rezoning petition, or the owner (s) duly authorized agent, must sign this petition. If signed by an agent, this petition MUST be accompanied by a statement signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in filing this petition. 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 PETITION. **If additional space is needed for signatures, attach an addendum to this application.**

Signature, name, firm, address, phone number and email of Duly Authorized Agent by owner needed below:

| | | | |
|---|---|---|---|
| | Ebenezer Gujjarlapudi | Mecklenburg County<br>2145 Suttle Avenue<br>Charlotte, NC 28208 | Email: ebenezer.gujjarlapudi@MeckNC.gov<br>Phone: 980-314-3628 |

**If Applying for a Subdivision:**
By signature below, I hereby acknowledge my understanding that the Major Subdivision Sketch Plan Process is a quasi-judicial procedure and contact with the Board of Commissioners shall **only** occur under sworn testimony at the public hearing.

_____

## 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 |