AGENDA
Regular Planning Board Meeting
October 27, 2020 - 6:30 PM

TOWN HALL (101 Huntersville-Concord Road)

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

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the September 22, 2020 Minutes of the Meeting ()

2.B. Consider approval of the September 30, 2020 Minutes of the Special Meeting ()

2.C. Consider approval of the October 14, 2020 Minutes of the Special Meeting ()

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. Hollins Grove Major Revision to Approved Plans - Sketch Plan, a request by Blue Heel Development to revise the approved plans for the Hollins Grove Sketch to add an additional three (3) lots to the already approved 40 lot subdivision and add approximately two (2) acres of open space. (Sierra Saumenig)

4.B. Consider recommendation on Petition #R19-18 - Huntersville Market REVISION, a request by Cambridge Properties, LLC to rezone +/- 28.569 acres located north of the Eastfield Road and Prosperity Church Road intersection (Parcel #s 02119101, 02119168, 0211969, 02119170, 02119171, 02119172, 02119173, 02119174, 02119175) from an existing Highway Commercial - Conditional District (HC-CD) to a REVISED Highway Commercial - Conditional District (HC-CD) to permit 175 age-restricted, active adult housing units and to eliminate a proposed public street. (David Peete)

4.C. Consider recommendation on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center (TC), Neighborhood Residential (NR) & General Residential (GR) to Town Center - Conditional District (TC-CD) to permit a mixed-use development with 138 apartments, 53 townhomes, 7 detached-homes and12,000 sq. ft. of non-residential space. (David Peete)

4.D. Consider making a recommendation of the 2040 Community Plan (David Hill)

5. Other Business

6. Adjourn

Planning Board
Regular Planning Board Meeting Minutes
September 22, 2020 - 6:30 PM

Virtual Meeting

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A. Call to Order/Roll Call

The Chairman determined quorum, and opened the meeting.
Members Present: Stephen Swanick, Chairman, Jennifer Davis, Vice-Chairman; Catherine Graffy, Scott Hensley, Greg Baber, Jeff Sny, Derek Partee, Christopher Boyd, and Frank Gammon.

S. Swanick made a Motion to Move item E1 ahead of item D1 on the agenda. D. Partee seconded the motion. The motion passed unanimously.

J. Davis made a Motion to Add an item to the agenda to consider a tree subcommittee for review of tree save ordinance. S. Swanick seconded the motion. The motion passed unanimously.

B. Approval of Minutes

B.1 Consider Approval of August 25, 2020 Minutes

J. Davis made a Motion to Approve the August 25, 2020 Minutes. C. Graffy seconded the motion. The motion passed unanimously.

C. 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.*

D. Action Agenda

D.1 TA 20-07: 100% Attached Housing in Highway Commercial Zoning District - Consider a text amendment to allow 100% attached houses in the Highway Commercial zoning district on one lot or a combination of lots that are less than or equal to 3 acres net of any SWIM Buffer. The maximum density is proposed to be limited to 10 units per acre net of any SWIM Buffer and the Building Lot Types.

J. Simoneau, Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference. Staff provided an overview of the current ordinance which allows for 30% attached and the three exemptions to achieve greater than 30%.

Staff reviewed the 243 total parcels affected by this with most of those lots already developed. Within those affected parcels, 15 of the lots currently are single-family homes that could potentially develop under this amendment in the future. The Ordinance Advisory Board recommended denial at the August 6, 2020 meeting.

Applicant, Donovan Barnes, 15533 N Old Statesville Road stated that he would appreciate the Board considering it given it affects only a few lots in the area and he would be happy to answer any questions.

J. Davis asked if the actual acreage for the 15 lots was available. Staff replied that it would be approximately 45 acres total and the 20 vacant lots would be another 60 acres. Staff confirmed that doesn't mean they all will develop in this way and the remaining affected lots could consider this but are not likely to given the current existing development or plans for development.

S. Swanick asked if there was a single greatest reason for recommendation for denial by Staff. Staff stated that the 2040 plan is looking at a broader perspective and this text amendment is very specific, which can be a good thing, but the broader perspective may look at the outcome for the Town as a whole.

S. Hensley asked if the rail-transit station described in section 4.A exists within the Town and expressed his repeated concern with a text amendment proposal being used to benefit a singular development and would like to know if staff already proposed rezoning as a better option to the applicant. Staff replied that there are designated unbuilt rail-transit stations, rezoning would not achieve the 100% attached that the applicant is seeking and Staff has reviewed with the applicant that the current zoning does allow one building/one lot similar to Bellamoor at the Park on Old Statesville Road. Staff found that a text amendment was the best way to seek approval for what the applicant was seeking which was 100% attached townhomes.

F. Gammon requested clarification that there is no alternative for the applicant to achieve his proposed development without a text amendment and why is staff opposed to similar development of adjoining properties. Staff confirmed there is no alternative. Staff then expressed that the concern is a developer could develop two or three adjoining properties individually as a way to subvert ordinance requirements for a major subdivision. Staff stated that it is likely the applicant is favorable to including wording in the amendment to address this. The applicant expressed he would be in support of adjusting the wording of the amendment as indicated.

J. Davis asked if adding subdivision standards to this text amendment would be possible. Staff responded that as a multi-building site it would fall under subdivision standards and the wording would not need to be added.

S. Hensley made a Motion to Deny the proposed amendment TA20-07 to amend Article 3.2.7 subsection D4 of the Huntersville Zoning Ordinance, based on the amendment being consistent with Policy H1 and H7 of the Huntersville 2030 Community Plan but inconsistent with Policy H2, H3, H4 and CD-3 in that the proposed amendment would not require the attached housing to be part of a mixed-use development as provided in Article 3.2.7 (D)(4), (B) and (C). It is reasonable and in the public's interest to deny the amendment because the Zoning Ordinance already allows more than 30% attached housing in mixed-use developments and on individual lots with one building. Further,

the Town is in the process of preparing the 2040 Plan that will take a more comprehensive view of affordable housing and in-fill development in light of other community goals. D. Partee seconded the Motion.

S. Hensley commented that there is limited Highway Commercial and he does not believe it is the intent of Highway Commercial to have multi-family as a sole development versus a mixed-use development. He looks forward to the applicant finding another way to develop this site.

S. Swanick commented that he is in support of affordable housing but also sees the importance of protecting Highway Commercial and he hopes that there is a profitable way for the applicant to develop this in another way.

J. Sny commented that mixed-use development in Highway Commercial versus strictly residential or apartments is important to him and the public as seen by their recent comments.

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

D.2 TA20-01: Tree Save Mitigation - Consider a text amendment to Articles 7.2, 7.4, and 12 of the Huntersville Zoning Ordinance to modify the required tree save mitigation requirements.

B. Priest, Principal Planner entered the Staff Report into the record, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference. Staff provided an overview of the proposed amendment to adjust tree save mitigation based on the review of the Canopy/Tree-Save Committee. The Committee met through 2019 with a goal to encourage mature tree preservation, and discourage mitigation as a first resource and instead preserve mitigation as a final resource. To achieve this goal the Tree Committee is recommending increasing mitigation to 100% caliper, define a specimen tree as 18-inch caliper, allow a maximum of 0% of buffer trees for mitigation, and require plantings to be from the zoning ordinance approved species list.

The Tree Committee presented to the Ordinance Advisory Board and the recommendation of that Board was to increase mitigation to 50% caliper, define a specimen tree as 18-inch caliper, allow a maximum of 75% of buffer trees for mitigation, and require plantings to be from the zoning ordinance approved species list.

Planning Staff recommends increasing mitigation to 100% caliper, define a specimen tree as 24-inch caliper, allow a maximum of 0% of buffer trees for mitigation, and require plantings to be from the zoning ordinance approved species list.

The recommendation for 100% caliper is from the fundamental principle to encourage mature tree save and discourage mitigation. Currently Staff notes that developers do not take a position of pausing to consider how to save a tree prior to requesting mitigation or when they receive the calculated total for mitigation. Therefore, the goal is to create a “cause pause” with a significant enough mitigation requirement to cause the developer to pause and consider if a redesign of their plan would be more beneficial then mitigation. The value is also not arbitrary but is direct correlation to the tree size.

The recommendation for 0% buffer trees for mitigation recommendation is to discourage mitigation as the first resource. This method of “double-dipping” allows trees to be counted twice which ultimately reduces the value of mature trees.

The recommendation for 24-inch caliper is the result of comparing to neighboring communities. Cornelius defines 18-inches as a ‘significant’ tree and Pineville defines 12-inches as a ‘protected’ tree; whereas, the term ‘specimen’ tree is defined in Mooresville as 36-inches, with Charlotte, Davidson, Raleigh and Statesville each measuring at 24-inches.

Additionally, Staff reviewed samples of how this would affect the dollar amount proposed for mitigation. Staff used recent projects as a sample and reviewing the difference in mitigation between an 18-inch, 50% caliper mitigation verses a 24-inch, 100% caliper. Staff found that the later produced fewer trees that would need to be mitigated. In Staff’s opinion, this resulted in a more reasonable mitigation fee compared to current standards, which may be a good compromise in contribution costs.

F. Gammon, Chair of the Tree Save Committee commented that the Committee met about twelve times to work through how this matrix would achieve its goal and test out how altering percentages and inches would affect things on the big picture because each adjustment has an effect on other areas. The goal of the committee was to save trees, not make money. The current proposed 18-inch specimen is the desire of the Tree Committee. Whether or not the goal of the Town Board is to increase the mitigation fee to that level or not remains to be seen but hopefully Staff’s presentation helps everyone to be able to make a clear and informed decision.

G. Baber asked Staff to confirm if the proposed 100% caliper meant planting back or mitigating inch for inch, did the Committee consider having a minimum tree caliper for replacement, and was it determined how to maintain the approved tree list. Staff confirmed that inch-for-inch mitigation was correct and provided a commonly used example by developers; removing one 24-inch tree would require planting twelve 2-inch trees or mitigating that cost. Staff confirmed that there was not a lot of discussion regarding a minimum caliper given the current focus of mitigation. Some applicants have planted 3” trees in the past, allowing them to plant fewer trees, but that is a fine line given that typically 5-6” caliper trees have a much more difficult time transplanting. In the past Staff have maintained the approved tree list informally in comparison with the Land Institute and National Forestry lists.

C. Boyd asked if the mitigation cost was the only factor in recommending the 24-inch versus 18-inch specimen tree definition and if anyone discussed this with a developer. Staff responded that the initial reason was the quantity of trees to be mitigated and the cost was the secondary reason. Staff also stated that an Engineer, Landscape Architect consultant who works locally in Huntersville was invited to discussions with the Tree Committee. The consultant did not have a specific response to this because it is relative to each developer and the overall project. Scott Moore also reviewed this who is a developer and a member of the Huntersville Ordinance Advisory Board. He voted for the Ordinance Advisory Boards recommended numbers.

S. Swanick asked if previous applicants had decided to contribute a higher number to the Tree Bank in a good faith effort of mitigation. Staff confirmed that there had been a few applicants in the past who had chosen to contribute a higher amount.

S. Hensley asked if there is an industry definition for a specimen tree and stated that if there is not then he is most comfortable with being consistent with surrounding municipalities as it relates to 24-inch tree caliper. Staff responded that to the best of our knowledge there is not.

F. Gammon made a Motion to Approve the proposed amendment TA 20-01 to amend Article 7.2.1 - Landscaping Requirements, Article 7.4.2(f) note 2 - Specimen Tree Mitigation of the Huntersville Zoning Ordinance as stated in the TA 20-01 Staff Report, Part 4 Staff Recommendations. This recommendation is based upon the amendment being consistent with Policies E-1 and E-3 of the 2030 Huntersville Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the increased mitigation encourages preservation, distinct aesthetic, economic and environmental significance, and value as a natural resource of the Town. J. Sny seconded the Motion.

S. Swanick commented on how much thought and effort has gone into this by the Tree Committee and how well founded these recommendations appear to be by the work that has gone in to this.

J. Sny commented that he is glad to see the recommendation of an approved list so that we are eliminating plantings that we do not want to encourage, he is in support of removing the ability to "double-dip" and he would have liked to see the 18-inch caliper implemented but it appears to be a fair compromise.

J. Davis commented as a member of the Tree Committee that she appreciates the support of the Planning Board and while she in favor of the 18-inch caliper she too finds it to be a reasonable compromise.

C. Graffy commented as a member of the Tree Committee and was a strong proponent of the 18-inch caliper but find it a reasonable compromise to maintain the balance of the work done.

G. Baber supports the 24-inch caliper and asked if any Board members were leaning towards maintaining some of the percentage in the buffer being allowed since the current proposal is from 100% to 0%. F. Gammon responded that a percentage of the buffer was the initial approach but if you start adding percentages of the buffer then you reduce the amount that must be mitigated because one number affects the other and you reduce the overall value. Staff commented that currently we are allowing mature trees to be removed and only getting back 30% and Frank's point is the shared opinion, counting the buffer dilutes the value to be mitigated.

The motion passed unanimously.

D.3 TA20-02: Planning Board Deferral - Consider a recommendation to allow the Planning Board to have control of one deferral with or without applicant consent.

J. Simoneau, Planning Director entered the Staff Report into the record, a copy of which is attached hereto as Exhibit C, and incorporated herein by reference. Staff provided an overview of the proposed language which would allow the Planning Board to defer a proposal one time, without the applicants agreement, based on a deficiency in accord with the Zoning Ordinance. The Ordinance Advisory Board recommended approval of the proposed language as presented today.

C. Graffy made a Motion to Approve TA20-02 to amend Article 11.4.7(b) of the Huntersville Zoning Ordinance, the Planning Board recommends approval based on the amendment being consistent with Policy ED-14. It is reasonable and in the public interest to amend the Zoning Ordinance because allowing one deferral by the Planning Board without the applicants consent allows time for plan adjustment by the applicant to avoid having the Planning Board take action on a plan with numerous conditions or recommending denial because there are many deficiencies in that plan. Furthermore, the amendment contains a limit of no more than two deferrals; efficiency of the development process depends on the review of completed plans and studies prior to the Planning Board recommendation. J. Davis seconded the motion.

C. Graffy commented that this started quite some time ago and this seems to be a reasonable compromise in the interest of time and completion of plans prior to plans being moved on to the Town Board without deterring the process.

S. Swanick stated that he is in support of this as there have been times that developers have effectively bypassed the Planning Board with a view that only what they presented to the Town Board needed to be in its complete version.

F. Gammon stated that this has been a topic of conversation for more than the two years that he has served and this is not an automatic action, it requires a motion, second, discussion and a vote for the Board to utilize it, which he is in support of.

S. Hensley stated that he was not initially in favor of it because it seemed like a slow down for development, however; there have been times that the Planning Board has been powerless to require an applicant to submit a more complete plan to send to the Town Board.

The motion passed unanimously.

D.4 Consider a Tree Subcommittee for Review of Tree Save Ordinance

F. Gammon commented that there are still outstanding issues within the Tree Save ordinance that need to be addressed and he recommends a standing Tree Save Subcommittee.

J. Davis agreed that the original Subcommittee focused on mitigation to accomplish a goal within a reasonable amount of time with the knowledge that additional review would need to be done. She recommended that a new Subcommittee be established on a rotating basis because it is likely going to need a large investment of time.

Staff reviewed the rules of procedure related to standing or ad hoc committees.

S. Swanick asked if there were volunteers for this standing Subcommittee to begin meeting in early 2021. F. Gammon, J. Davis, C. Graffy and D. Partee volunteered.

S. Swanick made a Motion to Approve a standing Huntersville Tree Committee with members F. Gammon, J. Davis, C. Graffy and D. Partee to begin meeting in early 2021 to review and recommend improvements to the Huntersville Tree Ordinance and related ordinances. S. Hensley seconded the motion.

The motion passed unanimously.

E. Other Business

E.1 Huntersville Greenway Bike & Trail Committee (GTBC) Presentation - "30 x 30 Plan"

Diane McClaine, Chair of the Greenway Trail and Bikeway Commission presented the 30x30 Vision, which includes connecting west from Latta to Skybrook in the east, south at N Meck High School to Birkdale in the north. The objective is to connect all parks, schools, neighborhoods, major shopping into the Greenway system by 2030 by using what they have to incrementally connect over the next 10 years. This would include greenways, sidewalks, multi-use paths, trails and dirt ways.

The commission has identified the existing connections and the gaps that need to be completed. A review of the existing connections was provided.

A comparison model was provided to show the current Cornelius/Davidson greenway/connection projects along with the current status of Huntersville's greenways and in-process projects which have 9,611 or 31% of homes connected. When the current in-process projects are completed 16,010 or 52% of homes will be connected to the greenway/connections.

If the identified gaps of a few .2 mile sections are filled between Huntersville projects and the existing Cornelius/Davidson projects then it would be possible to have a full 20-mile loop of greenways and sidewalks which would make it possible to connect 21,412 or 70% of homes by 2023.

The additional proposed or recommended improvements could allow for 27,974 or 91% of homes to be connected by 2026 and 30,749 or 100% of homes connected into the greenway system. This includes all homes, schools, and shopping.

S. Swanick asked what the process would be to obtain the rights for the proposed greenway systems. D. McLaine commented that recommendations were made with this in mind and focused on County owned land. Where there are challenges the Commission is working with the County on options for resolving this.

F. Gammon asked how the shortfall in NCDOT funding is impacting the multi-use paths and greenways. Staff agreed that as NCDOT continues to update their plans the goals will have to be adjusted and what has been presented is based on current information available.

G. Baber asked for clarification on what the 30x30 name represents and what multi-use represents as it relates to pedestrians and bicycles. D.McLaine confirmed that it has evolved and could be 30,000 people or homes connected by 2030 and a multi-use path is typically 10 feet wide to accommodate a variety of traffic. The Greenway master plan includes much more extensive trails. The goal of the commission is to find reasonable methods to

implement and achieve the goals given what the land acquisition and financial needs are in conjunction with making it as accessible to as many people as possible.

E.2 Update on 2040 Draft Plan

D. Hill, Senior Planner provided an update stating that the Public Survey closed on September 21 with approximately 395 digital responses and paper responses received still to be entered. Staff noted that people wanting to comment at the October 5 Town Board meeting would likely need to be in attendance in person at the Recreation Center. It is likely that the public will likely want an additional opportunity for comments at the October 27 Planning Board meeting. Staff recommended that the Planning Board set aside time for two special meeting dates to consider the review of the 2040 Plan with one tentative date for a potential third meeting.

S. Swanick asked when the review and comparison document of the 2030 and 2040 Community Plans will be available. Staff responded that it will be prior to the September 29 or 30 meeting.

S. Hensley asked what determined the proposed timeline for the approval of the Plan, if there was any need to adjust contractual obligations with Contractors given COVID-19 delays, and if it was possible to have any of the meetings be in-person. Staff replied that the timeline is a recommendation and there is not a desire to rush things, just to keep things on track. As the discussion begins, if there is a hot-button issue that demands more attention, than schedule adjustments will be made.

F. Adjourn

J. Sny made a Motion to Adjourn. C. Boyd seconded the motion. The motion passed unanimously.

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Stephen Swanick, Chairman

Planning Board
Special Planning Board Meeting Minutes
September 30, 2020 - 6:30 PM

Virtual Meeting

SPECIAL MEETING NOTICE

Virtual Meeting Information - *Members of the public may view the meeting on Facebook Live at https://www.facebook.com/HuntersvilleNCTownGovernment.*

A. Call to Order/Roll Call

The Chairman determined quorum and opened the meeting.
Members Present: Stephen Swanick, Chairman, Jennifer Davis, Vice-Chairman; Catherine Graffy, Scott Hensley, Greg Baber, Jeff Sny, Derek Partee, Christopher Boyd, and Frank Gammon.

B. Approval of Minutes

C. 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.*

D. Action Agenda

D.1 2040 Huntersville Community Plan Review Session #1
Jake Petrosky, Stewart Consulting presented a review of the 2040 Community Plan. The presentation kicked off with an overview of the differences between the 2030 and 2040 Community Plans. The 2040 Plan will include a Future Land Use Map and Character Areas which includes more detail to highlight employment centers, critical watershed area, and high/low intensity area (to replace the Moderate Density area). This will replace the 2030 Plan General Intensity Plan.

A draft of the Land Use Map was presented, significant features included the Town core continuing to be the high intensity area, overlap would be moderate intensity and the residential edge and rural conservation area are breaking up the low intensity areas. The legend on the map provides explanation for the new more detailed features.

More specifics related to urban design, transitions and improvement priorities were considered for the Downtown area. Environment and Open Space policy recommendations stemming from a study that looked at pre-2003 and post-2003 local area developments has been included to encourage better design and open space outcomes in new development on the edges through lot flexibility to achieve more, high quality open space.

Infrastructure, Public Services and Transportation remain a theme of concurrency, coordination and connectivity of the network, inter-department goals and neighboring municipalities. More specific design related to streets, bike lanes, pedestrian uses, and transit was provided given the current and future growth of Huntersville.

Public Engagement survey results showed that survey #1 had 1,724 responses, survey #2 for the plan framework included watching the video or PowerPoint then commenting had 216 responses, and survey #3 for the draft plan included reviewing the draft had 395 responses. The survey results were documented and are available in the digital appendix at www.huntersville2040.com/plan-documents.

Survey #1 asked participants had decent geographic distribution of participants with the top concern being traffic and congestion. Top policies supported included maintaining high quality commercial designs, discouraging dense growth in sensitive watersheds, and stabilizing tax base through balancing development.

Survey #1 also included housing preferences, flexibility in site design was the preferred method of protecting sensitive environmental resources, current travel methods versus preferred travel methods.

Survey #2 covered top three priority goals of residents, resident's opinion regarding continued inclusion of commuter rail in future planning and how should the current land use plan be changed.

Survey #3 respondents indicated by 52% that the Town should encourage affordable housing by encouraging a mix of new development and supporting existing homeowners and less support was given to Town-led policies or actions that would be targeted at increasing the amount of affordable or workforce housing which would be something similar to community land trusts or incentives for development on Town owned land.

Street improvements (sidewalks and on-street parking) were the #1 priority improvement request for Downtown, safe pedestrian connection from surrounding neighborhoods, and public-private partnerships to encourage redevelopment. The top three quality of life investment priorities included greenways, trails, biking, and sidewalk improvements, roadway improvements, and parks and environmental preservation.

Chapter 1 of the Plan provides an introduction of the current plan's purpose, background information, and the Town's process. Chapter 2 reviews Existing Conditions that informed the Plan and Chapter 3 includes the public input and the Vision and Goals of the Plan.

Projected Growth is forecasted to increase by 74% between 2018 and 2040 to 106,567 people which will impact demand for housing and services.

The vision, "by 2040, Huntersville will be the most livable community in North Carolina" was identified and livability was defined as the sum of all factors that add up to a communities quality of life in different stages of life (economic opportunity, transportation choices, equitable housing, health, environment, and community). This is mirrored in the goals which focus on activated downtowns, growth management, transportation, public services and schools, economic development, greenways and trails, inclusive government, housing choice, and environment and open space.

Character areas are identified on the Future Land Use map and detailed to identify the recommended scale, design and overall intensity.

S. Hensley asked if there were models that allow us to review the Future Land Use map with 2040 growth to identify if we are planning to maintain balanced tax base growth. J. Petrosky confirmed that the modeling software exists but requires a lot of assumptions. One statistic specifically researched for the Plan included the vacant land which currently exists within our employment centers which would allow

employment growth to double. Maintaining that residential and non-residential balance will be important to maintain that balanced tax base.

S. Hensley followed up and asked if the Plan speaks specifically to the importance of that. The Economic Vitality section mentioned the need for the balanced growth and the Existing Conditions identifies the land use by area and total value which currently reflects Commercial use at 17% but only 8-9% land use value. As an outlying city with residents that commute, 17% is a good amount. A long-term goal to maintain what we have and stretch a few additional percent would be a good accomplishment.

S. Hensley asked if this should be called out specifically in the 2040 Community Plan so that the focus of that goal is not lost. The content is there but the interpretation is not spelled out and that can be reviewed with staff as a potential call out box. That goal should be focused on being part of a larger plan not to make a hard rule that all vacant land must be used in one specific way but rather that complimentary and supporting uses should be reviewed on a case-by-case situation to achieve a good balance.

C. Boyd asked if the location of the activity centers has been reviewed as still the most viable location. J. Petrosky stated that no new activity centers were added to the Plan, these were pre-existing, through some kind of development, zoning or small-area plans. The Plan highlights what identified them to be an activity center and what the intended scale is of the area. These are mostly relatively small-scale development with limited commercial development opportunity, locations at Beatties Ford Road and Poplar Center have the potential for being larger.

C. Boyd followed up with questions about who controls the design and choices for an area like Hopewell Village which is largely rural to make sure that if 62,000 square feet of commercial is the scale of development that could go in that area, that it matches the area. This information is largely in the small-area plan and rests on the Planning Staff to work with the applicant. Staff commented that this particular area is already zoned for this, with any proposed changes to this must go through the rezoning process.

C. Boyd asked if the ‘circles’ on the map are specific or general indicators and is there any further definition included to indicate when/where these ‘circles’ start and stop. Staff replied that these are meant to overlay the intersections and be used as general indicators of development.

F. Gammon asked for clarification on the lines for critical area watershed that overlay the high intensity or low intensity area since in that has previously created challenges in decision making. J. Petrosky stated that this is a good point and will be reviewed with staff.

Land Use policies govern the overall pattern of development in conjunction with the Land Use Map. They are geared towards creating the Huntersville Transect which is a description of the relative development intensity and expected built and natural forms. The higher intensity development would be focused in mixed-use centers and activity centers with moderate and lower density development traveling out that preserve open space and support critical area watersheds.

Housing continues to encourage a mix of lot sizes even in rural areas. Housing scale can encourage diversity and neighborhood character. Strategies to support existing neighborhoods have also been included in the new Plan.

The framework for Downtown development is identified on the Downtown character and connections map along with the policy recommendations identified under the Big Moves for Downtown Huntersville and Downtown Concept Plan which seeks to convey that there are limited commercial opportunities, primarily

just what lies within the active frontage areas and the remaining is primarily residential and residential redevelopment. The addition of the greenway trailhead in Downtown will be a great added amenity and thinking about where that goes and how it connects to area neighborhoods. How pedestrian access and public parking can be increased or maximized and destinations and people within walking distance to walk and have a comfortable environment.

Designating and setting priorities for Open Space continue to be clarified, encouragement of conservation design and how it is tied tree canopy and land preservation. The call out on this page highlights the benefits of flexible site design including more open space and better open space as illustrated. The size of the open space is important to the flora and fauna as well as the potential water quality benefits from greater stream buffering and protected vegetative repairing corridor.

Additional topics covered include maintaining the rural character, keeping pollution levels low, partnerships with Mountain Island Lake, access to parks and greenways. The greenway and bike plan both work in conjunction with this topic.

Public Services and Infrastructure highlight the continued importance of quality services and sound fiscal policies while tracking development to enable police, fire and parks to evaluate impacts on use. Everyone sees that there is a pressing need for more school capacity in the Town and County. How the Town will support public, private, charter school growth will remain to be seen.

Transportation map will link land use with street design, planned connections, priority design elements, transit framework, premium transit routes and local transit priority corridors. The Town is well served currently by express bus routes but looking at areas for alternate transportation growth and opportunity is also included.

Draft Action Plan Items can be discussed following some of these review sessions to identify which pieces of the 2040 Plan can be implemented within the next 1, 3, 5 years to help implement the Plan. This may include a local mobility plan given NCDOT's forecasted delays, how the Downtown concept plan will be prioritized and how low-density development such as farmhouse clusters will be encouraged in critical watershed areas.

C. Boyd expressed concern about 4-story multi-use in the Downtown concept plan given the public's feedback and lack of interest in seeing additional development of apartments, is there another similar Town that has implemented this already. S. Swanick asked if the downtown active frontages which states 'require vertical mix' would discourage redevelopment if it could not support vertical growth. Staff stated that they would send out samples of development in Carmel, Indiana and Woodstock, Georgia. D. Partee cited Greenville, SC.

C. Graffy commented that in addition to restaurants and cafes you also need daytime retail, office and residential to create the Downtown use that can sustain itself. She cited West Hartford Connecticut which developed Blue Back Square and cautioned about becoming too restaurant oriented.

S. Hensley thanked J. Carbonell for all his effort and hard-work volunteering with the Steering Committee. J. Carbonell replied that in the discussion this evening there have been statements regarding schools, 55+ communities and the Highway 73 corridor. While all of these are areas of concern, schools and the Highway 73 are largely affected by outside entities and what options will be available to those 55 and over does remain a concern and he recommends continued discussion.

E. Other Business

F. Adjourn

D. Partee made a Motion to Adjourn, F. Gammon seconded the motion. The motion passed unanimously.

Planning Board
Special Planning Board Meeting Minutes
October 14, 2020 - 6:30 PM

Virtual Meeting

SPECIAL MEETING NOTICE

Virtual Meeting Information - *Members of the public may view the meeting on Facebook Live at https://www.facebook.com/HuntersvilleNCTownGovernment.*

A. Call to Order/Roll Call

The Chairman determined quorum and opened the meeting.
Members Present: Stephen Swanick, Chairman, Jennifer Davis, Vice-Chairman; Catherine Graffy, Scott Hensley, Jeff Sny, Derek Partee, Christopher Boyd, and Frank Gammon.

Members absent: Greg Baber

B. Approval of Minutes

C. 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.*

D. Action Agenda

D.1 2040 Huntersville Community Plan Review Session #2

D. Hill, Senior Planner introduced that tonight's presentation would follow the discussion from September 30, 2020 with a goal to complete the review of the 2040 Draft Plan.

Jake Petrosky, Stewart Consulting stated that Jay McLeod and Allison Evans of Stewart Consulting as well as Jessica Rossi, Kimley Horn who served as the Economic Development subconsultant are also all in attendance for the discussion and to answer questions.

J. Petrosky presented an agenda for the discussion to include additional points related to Downtown, Economic Development, Historic Preservation, NC 73 and Housing as well as the next steps/options for recommendations.

The currently proposed schedule following this meeting include possible recommendation from the Planning Board at the October 27 meeting for consideration by the Town Board.

Downtown improvements have been identified as a top priority in plans dating back to the 1990's. The current survey rated Downtown as priority #5 out of 14. Survey results showed renovation and reuse of buildings, streetscape improvements, quality architectural design standards for buildings, and new walkable, mixed-use development all scored over 80% in response rates.

Promotion of culture, public space and daytime population, creating an attractive, walkable place, critical mass of retail and restaurants, and housing – for sale and rental are each key to a strong Downtown. Veterans Park is doing a great job and succeeding in promoting culture, public space and daytime population. Holbrook Park is also a great nearby asset that could use enhancements. The evening/nighttime destination use needs to grow.

The walking tour during the charette was well attended and it is evident that there are improvements needed to achieve that walkable, attractive place that is a key to a successful Downtown. Older, narrow sidewalks, areas without sidewalks, maintenance and accessibility issues all need to be addressed to make this area more accessible for older ones, ones in wheelchairs or with strollers.

Critical mass of retail and restaurants could use increase. There is a lot of room to grow for boutiques, services, restaurants, workplaces and civic/institutional use. An interesting goal from the NC Meet Street Conference is the 10/10/10 goal to achieve 10 places that sell food, 10 retail shops, and 10 places open after 6pm within 3 blocks of Downtown. Currently Huntersville has room to grow in all of these areas.

S. Hensley asked if this specific item would be included as an Action Item versus just a discussion item so that it is measurable and there is a way to encourage action to achieve these goals. J. Sny agreed that something measurable would be important. J. Petrosky commented that an implementation committee or some overall approach to all of the keys to making Downtown may be a more useful approach to achieving the balance of all of the identified necessary goals for Downtown.

J. Petrosky continued to highlight that residential is a critical component in a successful downtown. It brings activity to the street, customers to support local businesses particularly in the early mornings and evenings and offers labor force. Even in small downtown revitalizations residential is typically a key component. A comparison of neighboring town's population and housing within a half-mile showed that Huntersville has room for growth in this area. Currently there is no real estate available for sale or rent within a half-mile of Downtown. To identify the overall goals to focus on to accomplish this Downtown goal, it was recommended to review the 12 steps to Downtown Revitalization and Strategy Timeline from the Brookings Institute.

Downtown transit is a long-term option that the public would like to see us included in the current plan despite only being a long-term option. Bus, bus rapid transit stops could be a more short-term service. Walkable places that do not need transit are a good option.

Policy DT-2 has been included to help clarify scale and compatibility within Downtown through the Tier 1 and Tier 2 identified areas.

Suggested plan edits that have been recommended include reprioritizing the historical preservation policy, adding precedents of what we want and do not want, trimming Tier 2 to honor existing larger-lot neighborhoods, revisiting/refining Tier 1 and Tier 2 in future studies, modifying concepts, particularly edges. D. Partee asked if the neighboring home values would be affected negatively by these proposed improvements. J. Petrosky responded that it is most likely that neighboring homes would benefit and see increased home values.

F. Gammon asked if its been 25 years that we've been talking about rail and it's likely that it's another 25 years until it would be implemented, and while 53% wanted it to be included that still seems split that 47% either didn't want to continue to plan for this or had some other response. Staff responded that the Steering Committee considered the possible removal of mention of rail and voted it down 11-2 with a desire to keep

rail in the plan since this is a long-range planning document while acknowledging that this is a long-term option at best.

F. Gammon responded that he agrees with that vision however, if you look at Land Use 5.3 on page 62 which speaks to development options related to location to transit. Staff responded that this also speaks to rapid transit bus stops and could be further clarified if needed. F. Gammon asked if transit stations would continue to be identified on the Premium Transit map in the 2040 Plan and if we would continue to plan around something that is currently only a vision when this document is used to approve/disapprove development and using something totally visionary is concerning. J. Petrosky stated that the vision with the right criteria could be a good fit for items such as 100% attached housing and it is reasonable to consider for the Downtown location but maybe not the Sam Furr location so reviewing how to implement it with the ordinances may be good to look at.

J. Sny asked about critical mass and density levels and how neighboring towns are succeeding in this development. J. Rossi, Kimley Horn commented that community goals and the appetite for development are unique to each area and create the benchmark for each Town. Currently Huntersville has large room for growth in this area. J. Petrosky commented that the growth has been incremental with interest in development and community leadership finding what is right for their Town.

S. Hensley asked if a metric of residents for Downtown can be identified and included in the Plan to establish the importance of encouraging the right amount of residential. J. Petrosky agreed that something more specific to the residential goals and 10/10/10 goals for Downtown implementation could be considered by Staff. Staff responded that the 2040 Plan would be the right location for this as it is the reference point when talking with developers about what is envisioned.

F. Gammon asked if there is a percentage of housing in Downtown that should be apartments. Staff responded that there is no magic number, currently there are about 10 attached houses. J. Petrosky responded that currently Downtown is about 60% owner occupied, a mix is what you are looking to achieve so there is room for more rental properties to achieve that diversity.

F. Gammon asked how many units have been recently approved in Downtown. Staff stated that Vermillion Village recently had 99 townhomes approved, Anchor Mill has up to 400 units proposed and some of those units would fall within that half-mile radius of Downtown, which if connected to Downtown correctly would be within walking distance.

J. Rossi, Kimley Horn shared that approximately 23% of land within the sphere of Huntersville is commercial. If Huntersville is looking to move the needle and increase commercial then a lot of the right things are in place to accomplish that, including quite a bit of business and industrial land that is still available. J. Sny asked if the overall goal for this should be stated in the 2040 Plan. J. Petrosky reviewed the methods that were used to incorporate the overall goal within the Plan.

C. Boyd asked if there needs to be a plan for recruitment of businesses for Downtown. J. Rossi responded that the Economic Development group would be a good resource for recommending and working on a goal like this.

J. Petrosky spoke of the Architectural Survey of historic buildings which is very thorough and current. There are structures that meet the criteria both within town and in the rural areas. Land Use policy 12 (LU-12) is a recommendation as a method to preserve historic structures and landscapes in Huntersville.

Road improvements for NC73 have been delayed as of now to begin in 2023. The Steering committee considered a number of land use alternatives for the NC73 corridor. Future Land Use Map shows a land use pattern that most closely follows the Growth Management option. There are three growth management options that were discussed, 1. Growth Management similar to the 2030 Plan; 2. Moderate growth option of moderate density; 3. High growth option of expanding with the future development fully in consideration. The Steering Committee selected the Growth Management option largely supported by the public surveys to control traffic. This area may warrant a small area plan for more specific policy recommendations and to clarify types of housing and impacts on this area.

D. Partee if there is a maximum amount of residential development that Huntersville will allow and how that will be determined. J. Petrosky stated that market demand and land availability in conjunction with the Future Land Use Map control how much development could be allowed.

C. Boyd followed up and asked how much development could be sustained given the current state of our roads and traffic. J. Petrosky stated that was a large factor for the Steering Committee to recommend Growth Management option so as not to encourage large scale development along NC73 given it's current capacity.

51% of those surveyed said that the Town should do at least a little bit more to increase diversity of housing. Support for greater mix of housing and programs to assist homeowners was also supported. The Land Use descriptions are key to implementing this so that Mixed-Use Centers, Town Core and Activity Centers provide more flexibility in housing options.

The 2040 Plan is suggesting considering updates to design standards and ordinances for multi-family design, revisiting attached allowances, flexibility in areas to preserve quality open space, and considering allowances for "house scale", missing middle types along with design requirements.

Senior housing and age restricted housing is a topic that should be considered by Town or Planning Board or subcommittees to identify which types of facilities make sense for our Town due to impact, design, pricing and locations or if additional studies are needed. There are also some statutory restrictions that need to be taken into consideration.

The Planning Board considered if there was a need for a third review prior to considering the Plan for recommendation and determined that they were prepared to hear the Plan at the October 27, 2020 meeting.

D. Other Business

E. Adjourn

J. Davis made a Motion to Adjourn, F. Gammon seconded the motion. The motion passed unanimously.

Town of Huntersville
Planning Board
October 27, 2020

To: Town Board

From: Sierra Saumenig, Senior Planner

Date: October 27, 2020

Subject: Hollins Grove Major Revision to Approved Plans - Sketch Plan, a request by Blue Heel Development to revise the approved plans for the Hollins Grove Sketch to add an additional three (3) lots to the already approved 40 lot subdivision and add approximately two (2) acres of open space.

EXPLAIN REQUEST:

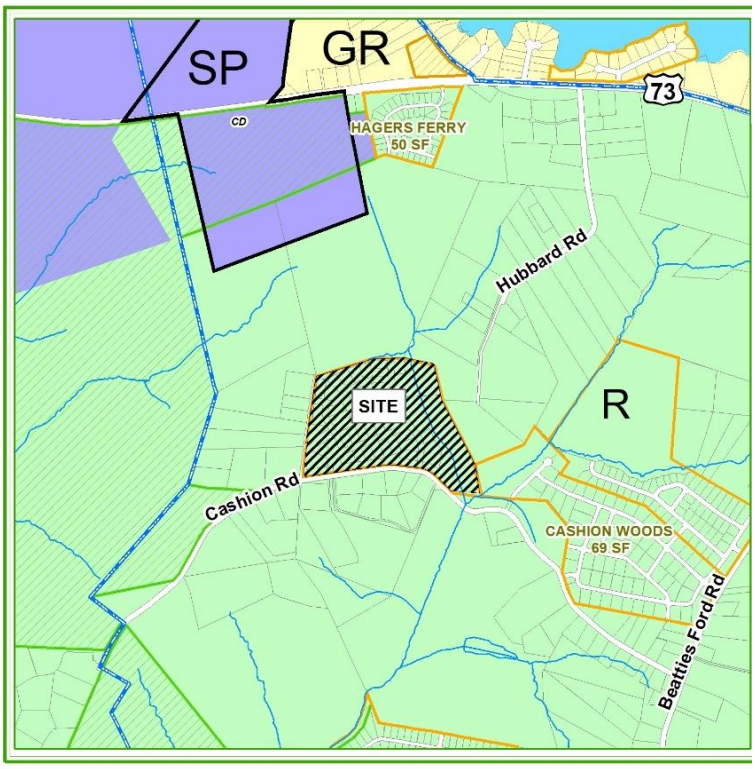
ACTION RECOMMENDED:
Consider making a recommendation to the Town Board on Hollins Grove Major Revision to Approved Plans - Sketch Plan, a request by Blue Heel Development to revise the approved plans for the Hollins Grove Sketch to add an additional three (3) lots to the already approved 40 lot subdivision and add approximately two (2) acres of open space.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. Attachment A - Application
2. Attachment B - Site Plan
3. Attachment C - Neighborhood Meeting Letter and Summary
4. Attachment D - DOA
5. Attachment E - CMS Report

Hollins Grove Sketch Plan *(formally Cashion Road Subdivision)*

PART 1: PROJECT SUMMARY



Applicant/Owner: Blue Heel Development, LLC

Property Address: 5917 Cashion Road

Project Size: +/- 48.28 acres

Parcel Number: 01319111

Current Zoning: Rural (R)

Current Land Use: Residential

Proposed Land Use: 43 single-family lots

The application is Attachment A. The site plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Proposal: This request is for a major revision to the approved plans *(previously Cashion Tract)* that was approved on March 7, 2016. If approved, this revision would include adding an additional three (3) lots as well as approximately 2 acres of common open space to the Hollins Grove subdivision.
2. On July 20, 2020, the Town Board approved the text amendment (TA20-05) proposal to change the Rural Zoning district requirements (see below). With the addition of approximately 2 acres of open space and the approval of this text amendment, the applicant can increase their density to .9 units per acre as allowed in the Rural zoning district.

d) General Requirements

e. Lot sizes shall average at least ~~18,000~~ **15,000** sq. ft., but in no case shall any lot be less than ~~15,000~~ **8,000** sq. ft. The front yard setback for residential lots shall be a minimum of ~~20'~~ **25'** *(NOTE: 25' added by staff to correct inconsistency with Article 4, Detached House Type)*. The side yard setback shall be ~~12'~~ **8'** and the rear yard setback shall be a minimum of 25'.

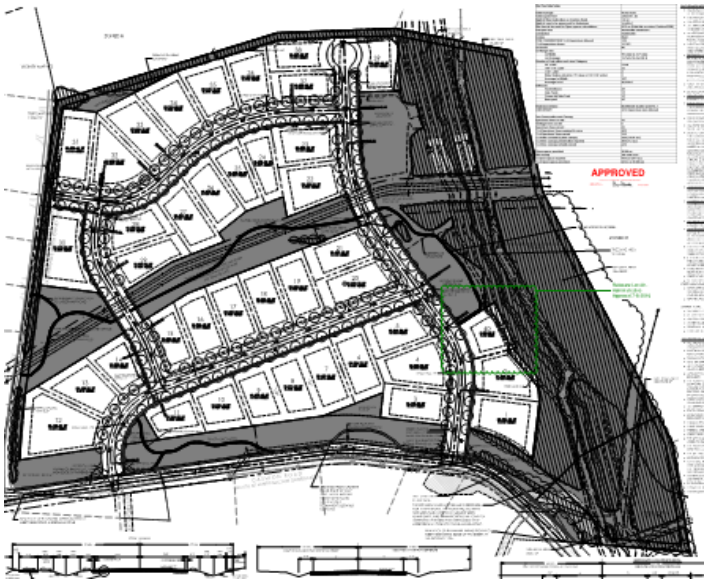
f. Lot widths shall average at least ~~100~~ **70'** feet (excluding cul-de-sac lots), but in no case shall any lot be less than ~~80'~~ **60'** wide. On cul-de-sac or turn-arounds, lots shall have at least 80% of the minimum lot width required when measured to a point 50' back from the street right-of-way. Further, these lots shall have a minimum 35' of frontage along the street right-of-way.

3. Adjacent Properties:

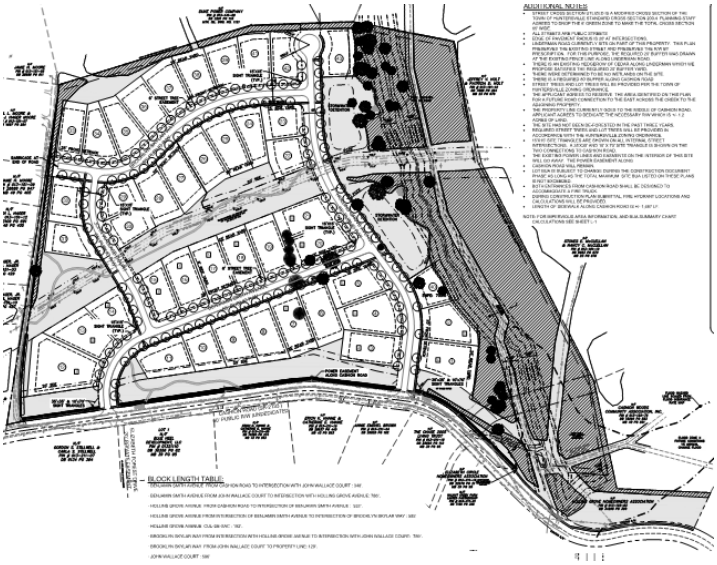
North: *Rural (R) single-family*: Vacant land, owned by Duke Energy
South: *Rural (R)*, *single-family*: Elizabeth Circle Farmhouse Cluster
East: *Rural (R) single-family*: Large lot single-family residential
West: *Rural (R) single-family:* Large lot single-family residential

4. A neighborhood meeting was held on September 28, 2020 see Attachment C, Neighborhood Meeting Summary.
5. The proposed project is in the Mountain Island Lake Protected Area -1 (MIL-O, PA-1). The proposed impervious area is 17.4%
6. Max density allowed is .9 units an acre with 45% open space. The project has provided .9 units an acre with 47% open space.
7. 50% of the existing tree canopy and 50% of the existing specimen trees are required to be saved. The developer is saving 68% of the tree canopy and 71% of the specimen trees onsite.
8. Buffers, block length, street standards, connectivity and setbacks are all compliant with the zoning and subdivision ordinance.
9. This sketch plan would replace the existing 2016 Sketch Plan for a 40-lot subdivision. Below compares the approved Cashion Tract Sketch Plan (on the left) and the current proposed revision to the Hollins Grove subdivision (on the right).

Cashion Rd. Site Sketch (2016)



Hollins Grove Sketch Revision (2020)



Site Details:	**Zoning Ordinance Reqs.**	**Cashion, 2016**	**Hollins Grove, 2020**
Lot Count	-	40	43
Total Acreage	-	46.52 acres	48.28 acres
Density	.9 units per acre maximum	.88 units/acre	.9 units/acre
Specimen Tree Save/Tree Canopy Save	50% canopy and 50% specimen tree req. to be saved	76% specimen tree save / 66% tree canopy save	71% specimen tree save / 68% tree canopy save
Open Space	45% with .9 units per acre	46%	47%
Lot Width Range*	60' minimum	90' to 217'	80' to 170'
Lot Size Range*	8,000 sq. ft. minimum	15,763 sq. ft. - 36,188 sq. ft.	13,910 sq. ft. - 36,188 sq. ft.
Setbacks*	-	Front – 25' Side – 12' Corner Lot Side – 15' Rear – 25'	Front – 25' Side – 8' Corner Lot Side – 15' Rear – 25'

**Changes consistent with the approved text amendment (TA20-05)*

PART 3: TRANSPORTATION ISSUES

No transportation issues. NCDOT reviewed the updated site plan and is not requiring road improvements for this revision.

PART 4: PLANNING STAFF ANALYSIS

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

1. Consistency with adopted public plans and policies.

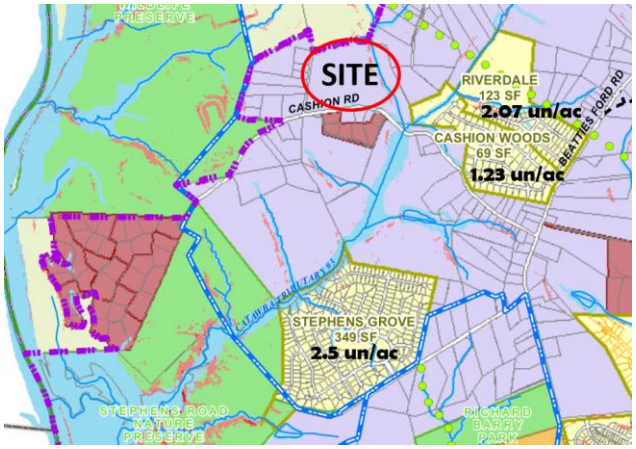
The following sections of the 2030 Huntersville Community Plan apply to this request:

- **Policy H-1: Development Pattern.** Continue to follow existing residential development pattern as reflected in "Map of Zoning Districts," focusing higher intensity development generally within two miles of the I-77/NC 115 corridor and lower development from the east and west of this corridor extending to the Town boundaries.
  STAFF COMMENT: The proposed density of Cashion Subdivision is .9 units per acre which is consistent with this policy of the 2030 Community Plan and the Rural (R) zoning district.
- **Policy E-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.
  STAFF COMMENT: Planning staff has no indication that the request will adversely affect known cultural, scenic or environmental resources. On sheet L-4, the applicant has provided an updated 4-step design process, which is required by Section 6.300.14 of the Subdivision Ordinance.
- **Policy E-3: Environmental Regulations**. Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetland and stream protection.
  STAFF COMMENT: The Rural (R) zoning district requires fifty (50%) percent of the existing tree canopy to be preserved; the developer is providing sixty-eight (68%). As required 50% of all specimen trees are required to be saved. The applicant is saving seventy-one (71%) percent of the specimen trees. There is flood plain and storm water buffers located on the property are not being encroached upon. The site was designed using the 4-step design process per Section 6.300.14 of the Subdivision Ordinance and includes open space that meets the evaluation criteria found in Article 7.13 of the Zoning Ordinance.
- **Policy T-5: Context-sensitive Design of Streets.** Continue to support "context-sensitive" design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments applications.
  STAFF COMMENT: The street cross section used is appropriate for residential use. There are 10' travel lanes. On one side of the street is a ditch (total 12'), 6' green zone (planting strip) and 5' sidewalk and on the other side of the street is a ditch (total 12') and a 6' tree easement. The total right-of way width is 65'.
- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
  STAFF COMMENT: The applicant has provided sidewalks on one side of the street on all internal subdivision streets. A meandering sidewalk is installed along Cashion totaling 1,712 linear feet. The plan is also showing a proposed sidewalk along Cashion Rd. adjacent to the additional open space. Internal to the subdivision the developer has constructed soft surface natural trails. There are no public greenways called for within the boundaries of the subdivision; however depending on future development a connection to the North could be made as called for in the adopted Beatties Ford Corridor Plan and the Town of Huntersville Greenway and Bikeway Master Plan.
- **Policy T-8: Street Connectivity.** Promote and require street connectivity in the Town of Huntersville among residential, commercial, employment, recreational and institutional uses.
  STAFF COMMENT: The development has two separate entrances from Cashion Road. Internal to the subdivision a stub street located on the western property line provides a right of way extending to Linderman

Street (private easement) to provide for future connectivity. A connection to the east, due to the creek provides restraints. A connection to the north into Duke Energy property is not warranted, but the developer has extended the right-of-way to the property line to provide for future connectivity should development occur. The developer, as called for in Beatties Ford Corridor Plan, is reserving area within the southeast corner of the subdivision to allow for a north-south collector street.

- **Policy PF-2: Adequate Public Facilities Ordinance (APFO).** Continue use of "Adequate Public Facilities Ordinance (APFO)" to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.
  STAFF COMMENT: An APFO application was submitted for 43 single-family units. See #19 of this section for further details.

2. Conformity.
The proposed development is lower density than other major subdivisions in this area of Beatties Ford (Cashion Woods, Riverdale and Stephen's Grove). The Cashion Subdivision proposes to develop 43 single family homes at rural density of .9 units per acre.



3. Access between Adjoining Properties.
The development is providing a right of way extending to Linderman Street (private easement) to provide for future connectivity. A connection to the north into Duke Energy property is not warranted, but the developer has extended the right of way to allow for future connectivity, should development occur. Block length and cul-de-sac requirements have been met. Reservation of future right-of-way for the north-south collector street has been established.

4. Relation to topography.
The street network is designed to respect the general topography, foliage and avoid sensitive streams and wetlands.

5. Mature trees and natural vegetation.
The proposed project is required to save fifty (50%) percent of the tree canopy, fifty (50%) percent of the specimen trees and one hundred (100%) percent of the heritage trees and these requirements are being met. Sixty-eight (68%) percent of the tree canopy is being saved; Seventy-one (71%) percent of the specimen trees are being saved; and there are no heritage trees on site. There is an existing flood plain and storm water buffers, which permanently protects a significant portion of natural vegetation.

6. Access to parks, schools, etc.
The applicant has provided sidewalks on one side of the street for all internal streets. Installation of a meandering sidewalk on Cashion Road has been installed at a total of 1,712 linear feet. The plan is also showing a proposed

sidewalk along Cashion Rd. adjacent to the additional open space. Future development will aid tying the sidewalk network together.

7. Discourage through traffic.
All streets are appropriately sized for residential traffic and there is no straight access to any adjoining property. There is no direct access to a thoroughfare.

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

9. Half streets.
Not Applicable

10. Parallel streets along thoroughfares.
Not Applicable

11. Public School and Public Park Sites
The parcels associated with the Cashion Subdivision have not been identified for a public school or park site.

12. Public Facilities
The parcels associated with Cashion Subdivision have not been identified for a public facility.

13. Proposed street names
Street names were established at the preliminary/construction level.

14. Easements.
A 100 ft. gas line easement runs east/west through the property.

15. Proposed water and sewerage system.
A *Willingness to Serve* Letter has been provided by the developer from Charlotte Water.

16. Restrictions on the subdivision of land subject to flooding.
Flood plain is present on the south east corner of the property and has been labeled open space.

17. Reserved.

18. Open Space
The applicant is required to provide forty-five (45%) percent open space onsite. There are 22.2 acres (47%) of open space proposed on site. The applicant is reserving an adequate amount of area for the proposed north-south collector street to be engineered and installed. This area being reserved is allowed to count toward the open space total. Should the collector street not be built, then the reserved area will return back to the homeowners association.

19. Impact of Development on Public Facilities
Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a "Determination of Adequacy (DOA)" for the following public facilities: fire vehicles, fire station, police station, police vehicles, indoor park and recreation facilities, and parks acreage. A DOA letter has been issued for all of the facilities, see Attachment D: Determination of Adequacy.

Additionally, staff has contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of this project, see Attachment E: CMS School Assessment.

PART 5: STAFF RECOMMENDATION

In considering Hollins Grove Residential Subdivision revision to approved plans, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town's future land use plans.
- The Hollins Grove Residential Subdivision revision to approved plans, can be supported by staff subject to the following:
    1. All minor site plan comments be addressed.

Hollins Grove Residential Subdivision revision to approved plans, complies with all applicable requirements once the conditions listed above are addressed. Staff recommends approval of the proposed Subdivision Sketch Plan revision with the requirement to address all other minor site plan comments.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for October 27, 2020 at 6:30pm.

PART 7: DECISION STATEMENTS

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

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

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

A – Application
B – Site Plan
C – Neighborhood Meeting Summary
D – Determination of Adequacy
E – CMS School Assessment

Town of Huntersville
NORTH CAROLINA

General Application

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

1. Application Type

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

☐ Change of Use	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
☐ Commercial Site Plan	☐ Sketch Plan
☐ Conditional Rezoning	☐ Preliminary Plan
☐ General Rezoning	☐ Final Plat (Includes Minor Subdivision)
☐ Master Signage Program	☐ Exempt Subdivision
☐ Special Use Permit	☐ Final Plat Revision
■ Revision to Preliminary – Major Revision	☐ Farmhouse Cluster
Original Project # 365564	
☐ Other _____	

2. Project Data

Date of Application September 3, 2020

Name of Project Hollins Grove Phase # (if subdivision) _____

Project Address 5917 Cashion Road

Parcel Identification Number(s) (PIN) 013-191-11

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

Property Size (acres) 48.28 ac Street Frontage (feet) 1723

Current Land Use Residential

Proposed Land Use(s) Residential

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

3. Description of Request

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

revise lots to add 3 lots to overall subdivision

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 Blue Heel Development

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

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

Signature _____

Title _____ Email matt@blueheeldevelopment.com

Address of Applicant ~~442 South Main Street, Suite 100 Davidson NC~~ 9096 Bailey Rd, Suite 265, Cornelius, NC 28031

7. Property Owner (if different than applicant)

* Printed Name _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

7. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
Urban Design Partners	Brian Smith	704-334-3303	brian@urbandesignpartners.com

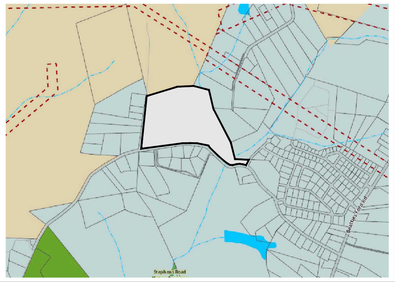
Design Firm	Name of Contact	Phone	Email

Contact Information

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

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

Last updated June 2019



VICINITY MAP

HOLLINS GROVE
SKETCH PLAN REVISION

5917 CASHION ROAD HUNTERSVILLE, NC
EPM NO: 419580

DEVELOPER: BLUE HEEL DEVELOPMENT
9606 BAILEY ROAD, SUITE 265
CORNELIUS, NC 28031

SHEET INDEX

L-1	COVER SHEET
L-2	EXISTING FEATURES PLAN - SITE SURVEY
L-3	SITE ANALYSIS
L-4	FOUR STEP PROCESS
L-5	SITE PLAN
L-6	PLANTING PLAN
L-7	GRADING PLAN
SF-EXHIBIT 1	SAND FILTER EXHIBIT

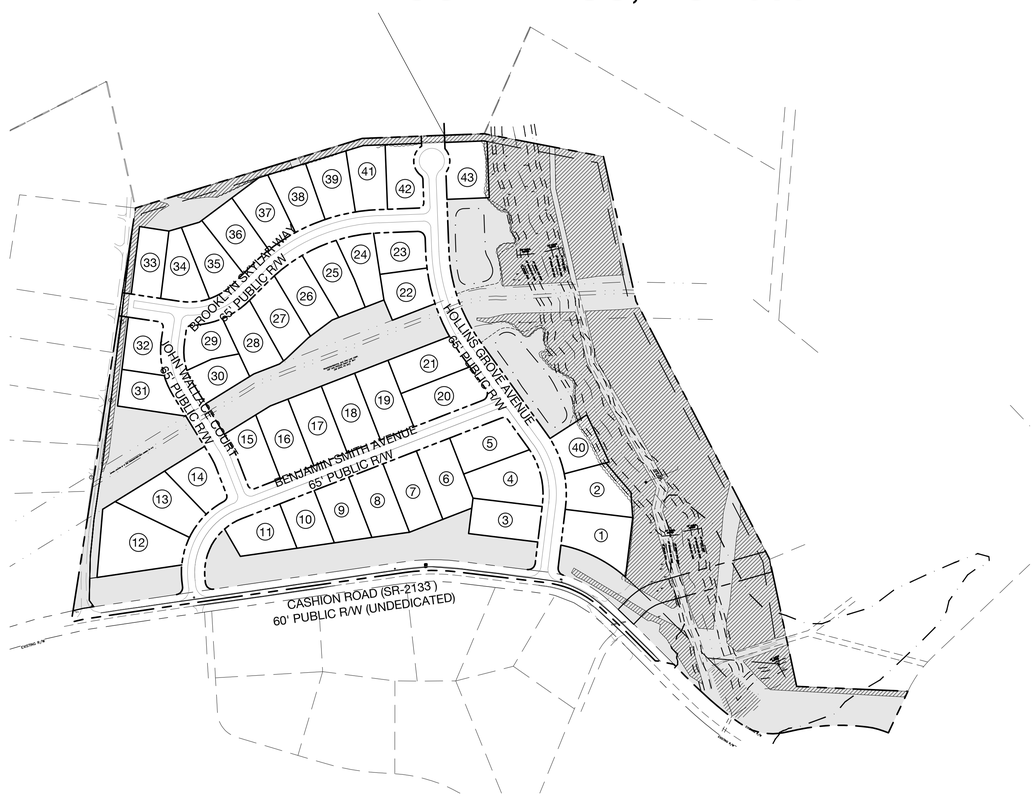
NOTES:

1. APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY, AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

2. RETAINING WALLS: ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (> 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17–SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.

3. THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.

4. UPON APPROVAL OF THE AMENDED SKETCH PLAN ALL APPLICABLE CONSTRUCTION PLANS AND PLATS WILL BE REVISED TO REFLECT THE AMENDED SKETCH PLAN.



PROJECT REFERENCES

360482	SUBDIVISION CONCEPTUAL/SKETCH PLAN REVIEW
365564	LARGE SUBDIVISION >10 AC, CONSTRUCTION DOCUMENTS
375049	CASHION ROAD WATER LINE, EROSION CONTROL PERMIT ONLY
382866	RTAP, MINOR CHANGES TO APPROVED PLANS
419850	SKETCH PLAN REVISION

BUA SUMMARY

LOT NO.		LOT AREA (SF)	LOT WIDTH (FT)	BUA AT COMPLETION	RESERVE BUA (SF)	TOTAL MAX BUA (SF)
1		23,732	101	6,100	200	6,300
2		21,309	100	6,100	200	6,300
3		19,475	100	5,273	200	5,473
4		23,680	166	6,100	200	6,300
5		19,846	114	6,100	200	6,300
6		20,330	100	6,100	200	6,300
7		20,495	100	6,100	200	6,300
8		19,861	103	5,775	200	5,975
9		17,422	103	5,775	200	5,975
10		14,920	103	5,775	200	5,975
11		18,462	170	5,750	200	5,950
12		36,188	80	6,100	200	6,300
13		22,199	80	5,605	200	5,805
14		16,989	80	6,100	200	6,300
15		16,950	91	5,190	200	5,390
16		19,796	100	6,100	200	6,300
17		20,000	100	6,100	200	6,300
18		20,000	100	6,100	200	6,300
19		20,000	100	5,070	200	5,270
20		21,804	102	6,100	200	6,300
21		19,427	103	6,100	200	6,300
22		15,560	102	5,905	200	6,105
23		15,007	104	5,865	200	6,065
24		15,642	107	4,596	200	4,796
25		18,985	104	6,155	200	6,355
26		18,990	97	6,205	200	6,405
27		18,979	97	6,075	200	6,275
28		17,901	92	5,828	200	6,028
29		14,106	120	5,168	200	5,368
30		13,910	107	5,266	200	5,466
31		15,721	128	6,300	200	6,500
32		15,158	100	4,973	200	5,173
33		15,579	83	4,671	200	4,871
34		17,523	138	5,333	200	5,533
35		18,073	120	5,493	200	5,693
36		18,432	97	6,020	200	6,220
37		18,781	89	5,935	200	6,135
38		17,127	91	5,935	200	6,135
39		17,194	87	5,915	200	6,115
40		15,336	107	5,605	200	5,805
41		18,012	97	5,935	200	6,135
42		16,915	102	5,113	200	5,313
43		18,284	159	5,875	200	6,075
TOTAL MAX LOT BUA (SF):						256,279
AVERAGE LOT AREA						18,700
AVERAGE LOT WIDTH						105

R/W ALLOWABLE BUA SUMMARY CHART

ROAD:	81,878 SF
SIDEWALK	28,021 SF
TOTAL:	109,899 SF
	2.52 AC
LOT BUA:	256,279 SF
TOTAL BUA:	366,178 SF
	8.41 AC (17.4%)

NOTE: BUA AS-BUILT OF THE RIGHT-OF-WAY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE C.O. FOR THE LAST LOT TO BE CONSTRUCTED.

GRAPHIC SCALE
200 0 100 200 400
1 INCH = 200 FEET

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27890 BRIAN D. SMITH

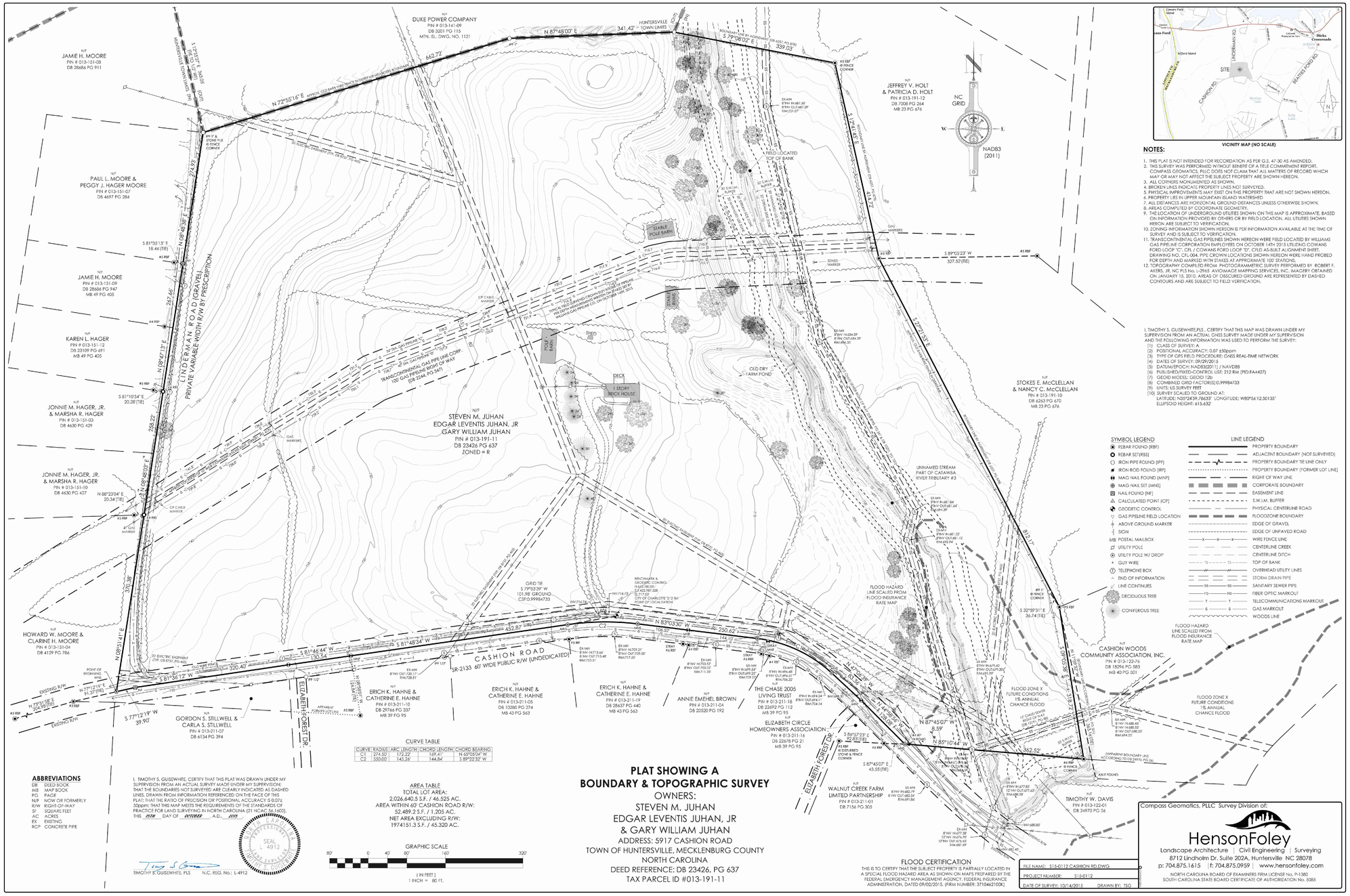
10.09.2020

Blue Heel Development
Matt Gallagher
9606 Bailey Road, Suite 265
Cornelius, NC 28031

Hollins Grove
Cover Sheet
Cashion Road Huntersville, NC

NO.	DATE:	BY:	REVISIONS:
1	10.09.20	bds	per town comments

Project No: 20-047
Date: 09.01.20
Designed By: bds
Checked By: bds
Sheet No:
L-1



VICINITY MAP (NO SCALE)

NOTES:

1. THIS PLAT IS NOT INTENDED FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. COMPASS GEOMATICS, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
3. ALL CORNERS MONUMENTED AS SHOWN.
4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
5. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
6. PROPERTY LIES IN UPPER MOUNTAIN ISLAND WATERSHED
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.
8. AREAS COMPUTED BY COORDINATE GEOMETRY.
9. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. ALL UTILITIES SHOWN HEREON ARE SUBJECT TO VERIFICATION.
10. ZONING INFORMATION SHOWN HEREON IS PER INFORMATION AVAILABLE AT THE TIME OF SURVEY AND IS SUBJECT TO VERIFICATION.
11. TRANSCONTINENTAL GAS PIPELINES SHOWN HEREON WERE FIELD LOCATED BY WILLIAMS GAS PIPELINE CORPORATION EMPLOYEES ON OCTOBER 14TH 2015 UTILIZING COWANS FORD LOOP "C", CFL / COWANS FORD LOOP "D", CFLD AS-BUILT ALIGNMENT SHEET DRAWING NO. CFL-004. PIPE CROWN LOCATIONS SHOWN HEREON WERE HAND PROBED FOR DEPTH AND MARKED WITH STAKES AT APPROXIMATE 100' STATIONS.
12. TOPOGRAPHY COMPILED FROM PHOTOGRAMMETRIC SURVEY PERFORMED BY ROBERT F. AKERS, JR, NC PLS No. L-2965. AVIOMAGE MAPPING SERVICES, INC., IMAGERY OBTAINED ON JANUARY 15, 2015. AREAS OF OBSCURED GROUND ARE REPRESENTED BY DASHED CONTOURS AND ARE SUBJECT TO FIELD VERIFICATION.

I, TIMOTHY S. GUSEWHITE,PLS., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A
(2) POSITIONAL ACCURACY: 0.07 ±50ppm
(3) TYPE OF GPS FIELD PROCEDURE: GNSS REAL-TIME NETWORK
(4) DATES OF SURVEY: 09/29/2015
(5) DATUM/EPOCH: NAD83(2011) / NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: 212 RM (PID:FA4427)
(7) GEOID MODEL: GEOID 12b
(8) COMBINED GRID FACTOR(S):0.99984733
(9) UNITS: US SURVEY FEET
(10) SURVEY SCALED TO GROUND AT:
LATITUDE: N35°24'39.78633" LONGITUDE: W80°56'12.50135"
ELLIPSOID HEIGHT: 615.63Z

ABBREVIATIONS

DB DEED BOOK
MB MAP BOOK
PG PAGE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
SF SQUARE FEET
AC ACRES
EX EXISTING
RCP CONCRETE PIPE

I, TIMOTHY S. GUSEWHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES. DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.07± 50ppm; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 19TH DAY OF OCTOBER, A.D., 2015

SEAL L-4912

TIMOTHY S. GUSEWHITE, PLS N.C. REG. No.: L-4912

SYMBOL LEGEND

- REBAR FOUND (RBF)
- REBAR SET (RBS)
- IRON PIPE FOUND (IPF)
- IRON ROD FOUND (IRF)
- MAG NAIL FOUND (MNF)
- MAG NAIL SET (MNS)
- NAIL FOUND (NF)
- CALCULATED POINT (CP)
- GEODETIC CONTROL
- GAS PIPELINE FIELD LOCATION
- ABOVE GROUND MARKER
- SIGN
- POSTAL MAILBOX
- UTILITY POLE
- UTILITY POLE W/ DROP
- GUY WIRE
- TELEPHONE BOX
- END OF INFORMATION
- LINE CONTINUES
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE LEGEND

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY (NOT SURVEYED)
- PROPERTY BOUNDARY TIE LINE ONLY
- PROPERTY BOUNDARY (FORMER LOT LINE)
- RIGHT OF WAY LINE
- CORPORATE BOUNDARY
- EASEMENT LINE
- S.W.I.M. BUFFER
- PHYSICAL CENTERLINE ROAD
- FLOODZONE BOUNDARY
- EDGE OF GRAVEL
- EDGE OF UNPAVED ROAD
- WIRE FENCE LINE
- CENTERLINE CREEK
- CENTERLINE DITCH
- TOP OF BANK
- OVERHEAD UTILITY LINES
- STORM DRAIN PIPE
- SANITARY SEWER PIPE
- FIBER OPTIC MARKOUT
- TELECOMMUNICATIONS MARKOUT
- GAS MARKOUT
- WOODS LINE

NOTE: PLAN SCALE IS 1"=100'-0"

DESIGN CRAFT P.A.
landscape architecture.urban design
planning.healthcare

704.999.1203
2029 east 9th Street
Charlotte, NC 28204
www.designcraftpa.com
TG8TG

Blue Heel Development
442 South Main Street, Suite 100
Davidson, North Carolina

HOLLINS GROVE
5917 Cashion road
Huntersville, North Carolina

EXISTING FEATURES
PLAN SITE SURVEY

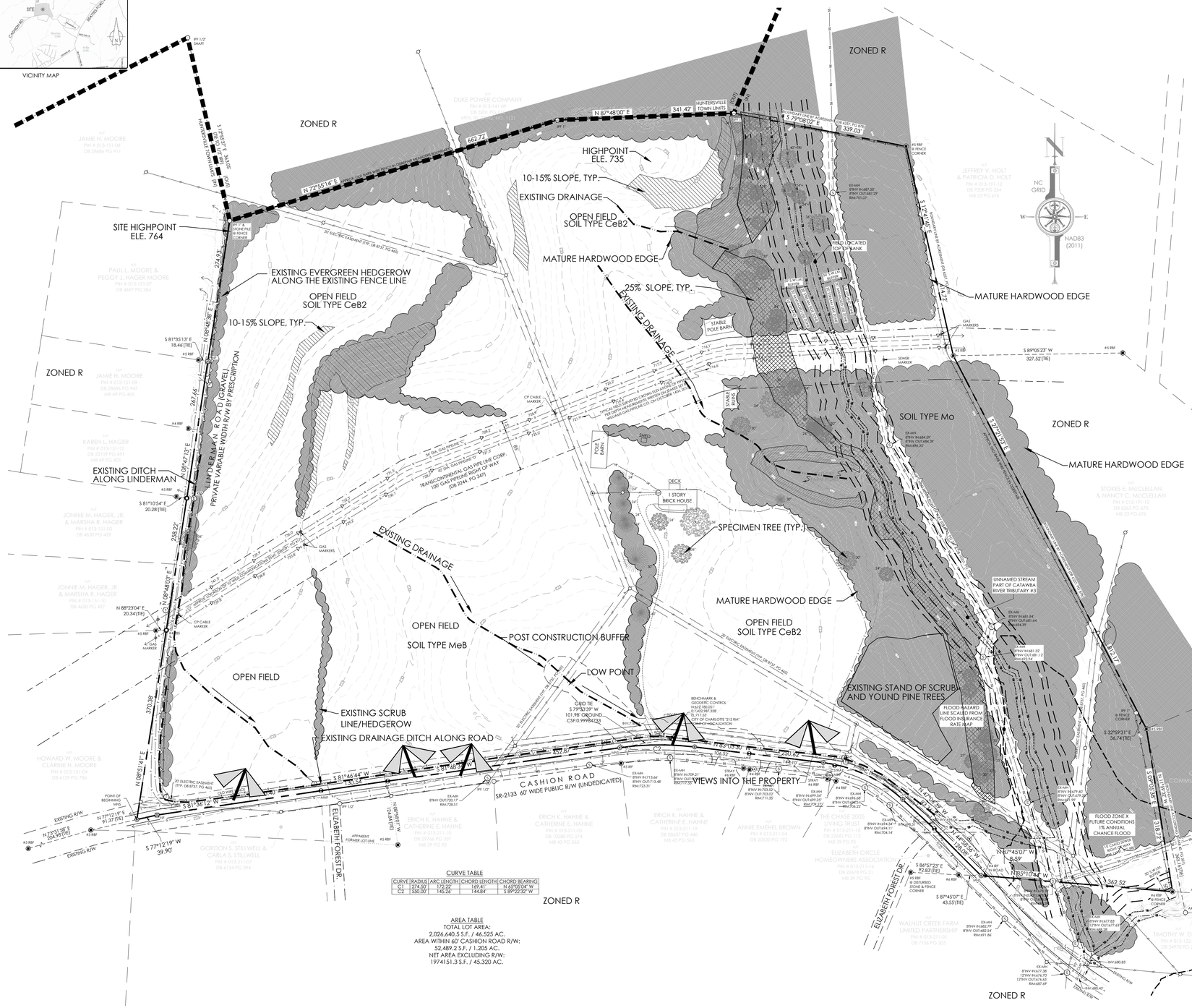
Revisions: 00.00.00

Town of Huntersville NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 02/16/2017

Date: 05/04/126
Project No. 1370
Sheet #
L-2

VICINITY MAP



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	574.50'	172.22'	169.41'	N 60°05'56" W
C2	550.00'	145.26'	144.84'	S 89°22'32" W

AREA TABLE
TOTAL LOT AREA:
2,026,640.5 S.F. / 46.525 AC.
AREA WITHIN 60' CASHION ROAD R/W:
52,489.2 S.F. / 1.205 AC.
NET AREA EXCLUDING R/W:
1974151.3 S.F. / 45.320 AC.

SITE ANALYSIS: NOTES
SITE DESCRIPTION:

- SITE IS COMPRISED OF MOSTLY VACANT PASTURE AND OR OPEN FIELDS. THERE IS AN OLD HOME SITE WITH VARIOUS FARM BUILDINGS IN VARIOUS STATES OF DECAY.
- THE SITE TERRAIN IS MOSTLY WITHIN THE 1%-10% SLOPE RANGE. THE EXCEPTION IS THE AREA ADJACENT THE CREEK WHERE SLOPES FALL OFF SIGNIFICANTLY AT A SLOPE OF 25% OR MORE.
- THERE ARE NO WETLANDS ON THE SITE, BUT THERE IS ONE CREEK THAT IS SHOWN WITH THE ASSOCIATED 50' BUFFER, TOP OF BANK LOCATION AND SWIM BUFFER LINES.
- THE LAND EAST OF THE CREEK IS WOODED WITH THE EXCEPTION OF A GAS EASEMENT AND VARIOUS UTILITIES THAT CUT THROUGH THAT SECTION OF THE SITE. THE FORESTED AREA IS COMPRISED OF MATURE HARDWOODS ALONG THE EAST FACING SLOPES AND DOWN TO THE CREEK, ALONG WITH NUMEROUS SPECIMEN TREES WHICH ARE NOTED ON THIS PLAN.
- DRAINAGE AREAS ON THE SITE FLOW AS NOTED ON THE PLAN. THERE ARE EXISTING DITCHES ALONG LINDERMAN ROAD AND CASHION ROAD THAT RECEIVE RUNOFF FROM THE SITE. TOPOGRAPHICALLY, THE NORTHERN BOUNDARY OF THE SITE FORMS A DRAINAGE BREAKLINE THAT SEPARATES THIS SITE FROM THE SITE TO THE NORTH. ONE FEATURE OF NOTE IS AN OLD FARM POND THAT IS NOW DRAINED THAT COULD SERVE AS A DETENTION FEATURE FOR THE DEVELOPED SITE.
- THE TRANSCO GAS EASEMENT IS A SIGNIFICANT FEATURE OF THE SITE IN REGARDS TO HOW THE SITE CAN BE DEVELOPED. THE EASEMENT IS 100' WIDE AND GENERALLY CUTS EAST - WEST ACROSS THE SITE. THE GAS EASEMENT CANNOT BE GRADED OR PLANTED WITH LARGE TREES OR SHRUBS. HOWEVER, WE CAN PROVIDE PEDESTRIAN TRAILS WITHIN THE EASEMENT.

AREAS OF SIGNIFICANCE

- THE EXISTING STEEP TERRAIN, MATURE WOODED EDGE AND CREEK AREAS ARE SET ASIDE AS OPEN SPACE. THERE ARE MORE THAN 40 SPECIMEN TREES IN THIS WOODED AREA. VISUALLY, THE STAND OF TREES ALONG THIS EDGE IS THE MOST SIGNIFICANT VIEW ON THE SITE. THE REMAINDER OF THE SITE IS COMPRISED OF OLD FARM LAND AND IS GENERALLY VOID OF LARGE TREES, WITH THE EXCEPTION OF THE AREA AROUND THE OLD FARM HOUSE. THERE IS ONE SPECIMEN TREE ON THE WESTERN EDGE ADJACENT TO LINDERMAN WORTH NOTING. THE EXISTING ROAD SIDE EDGE ALONG CASHION IS VOID OF ANY TREES, AS THEY WERE CUT BY THE LOCAL UTILITY AGENCY.
- OUR GOAL IS TO LEAVE THE EXISTING STAND OF TREES ALONG THE EASTERN PORTION OF THE SITE UN-TOUCHED AND UTILILZE THE VISUAL APPEAL OF THIS AREA AS A COMMUNITY ASSET. NOT ONLY AS OPEN SPACE, BUT ALSO AS A DESIGN FEATURE THAT PRESERVES THE FORESTED EDGE AND HELPS CREATE IDENTITY FOR THIS NEIGHBORHOOD.

LEGEND

SPECIMEN TREES SYMBOLS

HARDWOOD

PINE

VIEW SYMBOL

TREE COVER

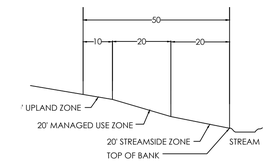


DIAGRAM OF 50' SWIM BUFFER

SLOPE ANALYSIS
NOTE: SLOPES BETWEEN 1% AND 10% COVER MOST OF THE SITE. FOR THAT REASON, ANY AREA NOT HATCHED FALLS WITHIN THAT CATEGORY.

SLOPE 10% - 15%

SLOPE 15% - 25%

SLOPE 25% +

SOILS:
CeB2 CECIL SANDY CLAY LOAM, 2%-8% SLOPES, ERODED
MeB MECKLENBURG FINE SANDY LOAM, 8%-15% SLOPES
MO MONOCAN SOILS

SYMBOL LEGEND
- REBAR FOUND (RBF)
- REBAR SET(RBS)
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- IRON ROD FOUND (IRF)
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SITE ANALYSIS

Revisions:

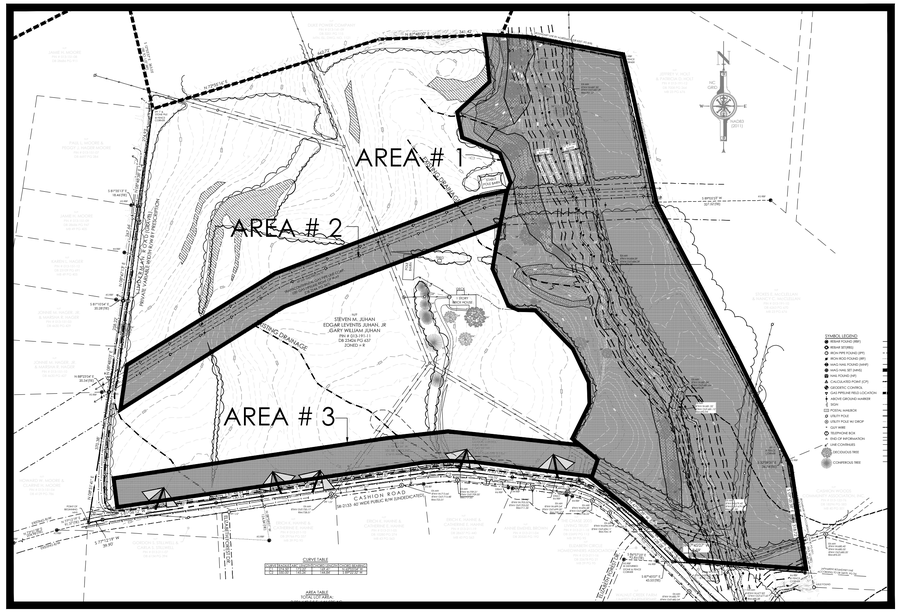
Town of Huntersville NORTH CAROLINA
Plan Sheet Is Part Of The Overall Approval As Of The Following Date 02/16/2017

STATE OF NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1233 WILLIAM E. CONNER
05/04/16

0 50 100 200
1"=100'-0"

Date: 05/04/16
Project No. 1370
Sheet #
L-3

VICINITY MAP

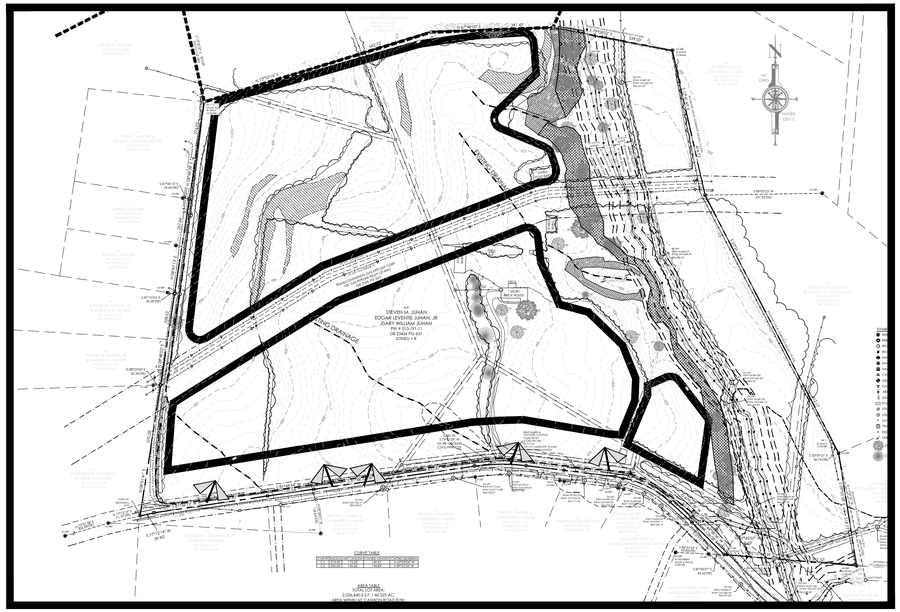


STEP 1: IDENTIFY OPEN SPACE

SHADED AREA #1 REPRESENTS OPEN SPACE THAT IS OF HIGH NATURAL VALUE AND THE MOST SIGNIFICANT SCENIC FEATURE OF THE SITE. THE AREA IS A MATURE HARDWOOD FOREST, CONTAINS STEEP SLOPES, A CREEK, AND A SIGNIFICANT NUMBER OF SPECIMEN TREES.

AREA #2 IS OPEN SPACE BY DEFAULT-THE GAS EASEMENT THAT CANNOT BE BUILT UPON. IT PROVIDES A CONTIGUOUS EXTENSION OF THE FORESTED AREA ON THE EASTERN SIDE OF THE SITE.

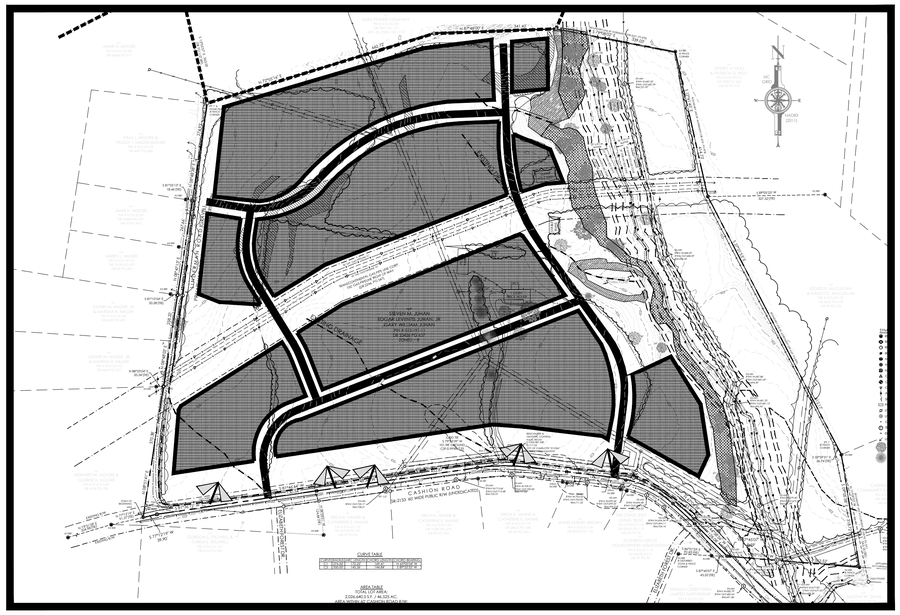
AREA #3 REPRESENTS THE REQUIRED 80' BUFFER ALONG CASHION ROAD. THESE COMBINED OPEN SPACES DEFINE THE BUILDABLE AREAS.



STEP 2: LOCATION OF HOUSE SITES

THE TWO AREAS IDENTIFED FOR HOUSING SITES ARE LARGER OPEN FIELDS, WITH A FEW SCRUB HEDGE ROWS. THERE ARE SEVERAL SPECIMEN TREES LOCATED AROUND THE OLD HOME SITE THAT ARE A MIX OF PINE AND HARDWOOD. THE EXISTING POWER EASEMENTS THAT RUN THROUGH THIS AREA WILL EITHER GO AWAY COMPLETELY OR BE RE-REOUTED AROUND OR THROUGH THE SITE AT APPROPRIATE LOCATIONS.

WE ALSO IDENTIFIED AS HOME SITES A STAND OF SCRUB GROWTH AND YOUNG PINES ON GOOD TERRAIN THAT WAS NOT IN KEEPING WITH THE AESTHETIC QUALITY AND NATURAL SIGNIFICANCE OF THE HARDWOOD AREA.

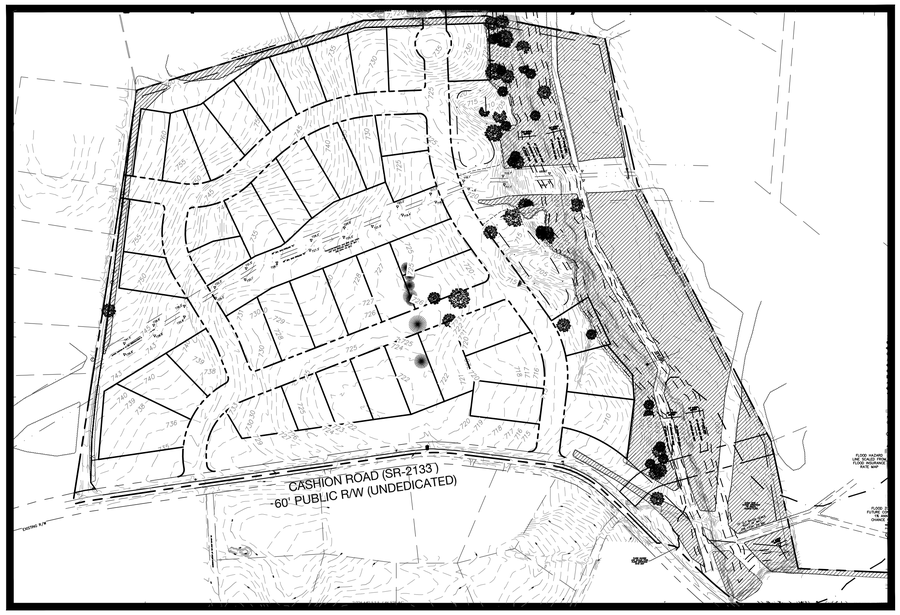


STEP 3: STREET AND LOT LAYOUT

THE ROAD NETWORK BUILDS UPON THE PREVIOUS 2 STEPS. BY PRESERVING THE LARGE WOODED AREA TO THE EAST, WE UTILIZED THE VIEW OF THE WOODLAND EDGE TO CREATE THE SIGNATURE MOMENT IN THE DESIGN OF THE NEIGHBORHOOD. WE CREATED A "CREEK SIDE DRIVE" OF SORTS BY LOCATING THE DRIVE ALONG THE OPEN SPACE, WITH ONLY A FEW SELECT HOME SITES ON THE OPEN SPACE SIDE OF THE DRIVE. THOSE HOME SITES WERE SELECTED BECAUSE OF THE POORER QUALITY OF THE TREES AND THE TOPOGRAPHIC LIMITATIONS WERE NOT AN ISSUE. THE LOTS ON THE OPPOSITE OF THE STREET COULD FACE INTO THE OPEN SPACE. THIS CREATES A FRONT DOOR TO THE NEIGHBORHOOD THAT IS BUILT ENTIRELY AROUND THE VIEWS OF THE EXISTING FOREST EDGE.

FURTHER, WITH THIS APPROACH, WE WERE ABLE TO ALIGN THE MAIN DRIVE TO FOCUS ON A SPECIMEN TREE, WITH THE WOODED EDGE IN THE BACKGROUND.

WE ORIGINALLY CROSSED THE GAS EASEMENT IN TWO AREAS, BUT IT WAS CLEAR FROM DISCUSSIONS WITH THE GAS COMPANY, THAT ONE CROSSING WOULD BE TO EVERYONE'S ADVANTAGE. THIS PUTS MORE EMPHASIS ON OUR MAIN DRIVE ALONG THE FORESTED EDGE, AND ALLOWS FOR A PEDESTRIAN CIRCULATIOIN PATTERN TO ACCESS THE OPEN SPACE AT SEVERAL LOCATIONS



STEP 4: DRAW THE LOT LINES

A TOTAL OF 43 LOTS ARE CREATED WITHIN THE DEVELOPMENT. THE LOTS RANGE IN SIZE FROM 80' TO 170' IN WIDTH. THE LOT SIZE AND SHAPES VARY THROUGHOUT THE DEVELOPMENT WHICH CREATES VARIETY WITHIN THE NEIGHBORHOOD.

Blue Heel Development
442 South Main Street, Suite 100
Davidson, North Carolina

HOLLINS GROVE

5917 Cashion Road
Huntersville, North Carolina

FOUR STEP PROCESS

Revisions:

0 50 100 200
1"=100'-0"

Date: 05/04/16

Project No. 1370

Sheet #

L-4

ADDITIONAL NOTES

- STREET CROSS SECTION UTLIZED IS A MODIFIED CROSS SECTION OF THE TOWN OF HUNTERSVILLE STANDARD CROSS SECTION 200.4 PLANNING STAFF AGREED TO DROP THE 6' GREEN ZONE TO MAKE THE TOTAL CROSS SECTION 65' WIDE.
- ALL STREETS ARE PUBLIC STREETS
- EDGE OF PAVEMENT RADIUS IS 20' AT INTERSECTIONS.
- LINDERMAN ROAD CURRENTLY SITS ON PART OF THIS PROPERTY. THIS PLAN PRESERVES THE EXISTING STREET AND PRESERVES THE R/W BY PRESCRIPTION. FOR THIS PURPOSE, THE REQUIRED 20' BUFFER WAS DRAWN AT THE EXISTING FENCE LINE ALONG LINDERMAN ROAD.
- THERE IS AN EXISTING HEDGEROW OF CEDAR ALONG LINDERMAN WHICH WE PROPOSE SATISFIES THE REQUIRED 20' BUFFER YARD.
- THERE WERE DETERMINED TO BE NO WETLANDS ON THE SITE.
- THERE IS A REQUIRED 80' BUFFER ALONG CASHION ROAD
- STREET TREES AND LOT TREES WILL BE PROVIDED PER THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.
- THE APPLICANT AGREES TO RESERVE THE AREA IDENTIFIED ON THIS PLAN FOR A FUTURE ROAD CONNECTION TO THE EAST ACROSS THE CREEK TO THE ADJOINING PROPERTY.
- THE PROPERTY LINE CURRENTLY GOES TO THE MIDDLE OF CASHION ROAD. APPLICANT AGREES TO DEDICATE THE NECESSARY R/W WHICH IS +/- 1.2 ACRES OF LAND.
- THE SITE HAS NOT BEEN DE-FORESTED IN THE PAST THREE YEARS.
- REQUIRED STREET TREES AND LOT TREES WILL BE PROVIDED IN ACCORDANCE WITH THE HUNTERSVILLE ZONING ORDINANCE.
- 15'X15' SITE TRIANGLES ARE SHOWN ON ALL INTERNAL STREET INTERSECTIONS. A 35'X35' AND 10' X 70' SITE TRIANGLE IS SHOWN ON THE TWO CONNECTIONS TO CASHION ROAD.
- THE EXISTING POWER LINES AND EASMENTS ON THE INTERIOR OF THIS SITE WILL GO AWAY. THE POWER EASEMENT ALONG
- CASHION ROAD WILL REMAIN.
- LOT BUA IS SUBJECT TO CHANGE DURING THE CONSTRUCTION DOCUMENT PHASE AS LONG AS THE TOTAL MAXIMUM SITE BUA LISTED ON THESE PLANS IS NOT EXCEEDED.
- BOTH ENTRANCES FROM CASHION ROAD SHALL BE DESIGNED TO ACCOMMODATE A FIRE TRUCK.
- DURING CONSTRUCTION PLAN SUBMITTAL, FIRE HYDRANT LOCATIONS AND CALCULATIONS WILL BE PROVIDED.
- LENGTH OF SIDEWALK ALONG CASHION ROAD IS +/- 1,687 LF.

NOTE: FOR IMPERVIOUS AREA INFORMATION, AND BUA SUMMARY CHART CALCULATIONS SEE SHEET L-1

DEVELOPMENT SUMMARY

TOTAL SITE AREA:	48.28AC 2,102,984 SF
R/W DEDICATION ON CASHION RD	1.2 AC
R/W TO BE PRESERVED FOR LINDERMAN	16,168 SF
SITE AREA USED FOR OPEN SPACE	47.29 AC
PRINCIPLE USE	RESIDENTIAL SUBDIVISION
JURISDICTION	HUNTERSVILLE
ZONING:	RURAL
DENSITY	
ALLOWABLE	0.9 DUA = 43 LOTS
PROVIDED	0.89 DUA
LOT COUNT	43
LOT RANGE SIZE	
LOT WIDTH:	80' - 170'
LOT AREA:	13,910 - 36,188
NUMBER OF LOTS WITHIN EACH SIZE CATEGORY	
WIDTH RANGES	
80'-99'	13
100'-110'	22
110'+	8
AREA RANGES	
10,000 - 19,999	32
20,000 - 29,999	10
30,000 - 39,999	1
AVERAGE LOT WIDTH:	18,700 SF
AVERAGE LOT AREA:	105 FT
SETBACKS:	
FRONT:	25'
CORNER:	15'
SIDE:	8'
REAR:	25'
WATERSHED DISTRICT:	MOUNTAIN ISLAND LAKE PA
LOW DENSITY:	36% IMPERVIOUS ALLOWED
TREE PRESERVATION & CANOPY	
SPECIMEN TREES ON SITE	55
HERITAGE TREES ON SITE	0
SPECIMEN TREES SAVED	39
% OF SPECIMEN TREES REQ. TO SAVE	50%
% OF SPECIMEN TREES SAVED	71%
% OF SITE COVERED BY TREE CANOPY:	33% (15.07 AC)
% OF TREE CANOPY PRESERVATION REQ:	50% (7.5 AC)
% OF TREE CANOPY SAVED	68% (10.31 AC)
OPEN SPACE PROVIDED	
REQUIRED OPEN SPACE	45% = 21.7 AC
PROVIDED OPEN SPACE	47% = 22.8 AC
ORIGINAL APPROVAL INCLUDED 20.8 AC OPEN SPACE	

SKETCH PLAN GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT.
- SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- MAIL DELIVERY AND GARBAGE PICK UP WILL BE FROM THE PUBLIC STREETS WITHIN THE SUBDIVISION.
- ALL LOTS WITHIN THE SUBDIVISION ARE GREATER THAN 60 FEET IN WIDTH, THEREFORE FRONT LOADING GARAGES SHALL BE RECESSED AT LEAST 10 FEET BEHIND THE PRIMARY PLANE OF THE FRONT FACADE OF THE STRUCTURE.
- A TIA APPLICATION WAS SUBMITTED TO THE TOWN OF HUNTERSVILLE AND WAS IT WAS DETERMINED ON 8/19/15 THAT A TIA WAS NOT REQUIRED.
- THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
- THE MINIMUM DISTANCE REQUIRED BY THIS ORDINANCE OR ESTABLISHED BY RECORDED PLAT BETWEEN THE STREET RIGHT-OF-WAY LINE AND THE FRONT BUILDING LINE OF A PRINCIPAL BUILDING OR STRUCTURE, PROJECTED TO THE SIDE LINES OF THE LOT. FOR FLAG LOTS, THE MINIMUM SETBACK SHALL BE MEASURED BETWEEN THE FRONT PROPERTY LINE OF THE BUILDABLE PORTION OF THE LOT AND THE FRONT BUILDING LINE OF THE PRINCIPAL STRUCTURE, PROJECTED TO THE SIDE LINES OF THE LOT.

BLOCK LENGTH TABLE:

· BENJAMIN SMITH AVENUE FROM CASHION ROAD TO INTERSECTION WITH JOHN WALLACE COURT : 348'.

· BENJAMIN SMITH AVENUE FROM JOHN WALLACE COURT TO INTERSECTION WITH HOLLINS GROVE AVENUE: 786'.

· HOLLINS GROVE AVENUE FROM CASHION ROAD TO INTERSECTION OF BENJAMIN SMITH AVENUE : 532'.

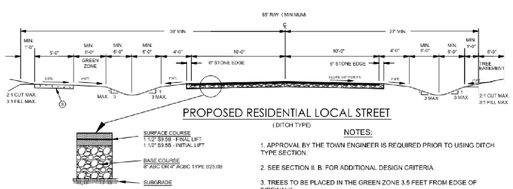
· HOLLINS GROVE AVENUE FROM INTERSECTION OF BENJAMIN SMITH AVENUE TO INTERSECTION OF BROOKLYN SKYLAR WAY : 585'

· HOLLINS GROVE AVENUE CUL-DE-SAC : 192'.

· BROOKLYN SKYLAR WAY FROM INTERSECTION WITH HOLLINS GROVE AVENUE TO INTERSECTION WITH JOHN WALLACE COURT: 789'.

· BROOKLYN SKYLAR WAY FROM JOHN WALLACE COURT TO PROPERTY LINE: 129'.

· JOHN WALLACE COURT : 586'



PROPOSED RESIDENTIAL LOCAL STREET
(DITCH TYPE)

TYPICAL PAVEMENT SECTION

NOTES:

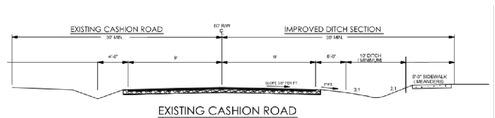
1. APPROVAL BY THE TOWN ENGINEER IS REQUIRED PRIOR TO USING DITCH TYPE SECTION.

2. SEE SECTION II. B. FOR ADDITIONAL DESIGN CRITERIA.

3. TREES TO BE PLACED IN THE GREEN ZONE 3.5 FEET FROM EDGE OF SIDEWALK.

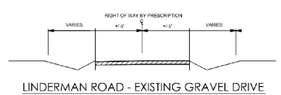
KEY

Ⓢ 4" CONCRETE SIDEWALK

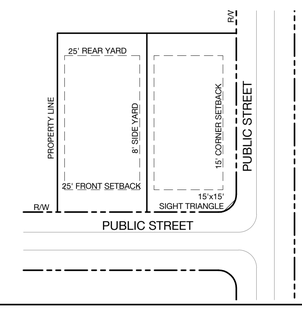


EXISTING CASHION ROAD
(DITCH TYPE)

NOTE: SIDEWALK MAY BE LOCATED IN A PERMANENT EASEMENT OUTSIDE OF THE RIGHT OF WAY



LINDERMAN ROAD - EXISTING GRAVEL DRIVE
(DITCH TYPE)



LOTS WHICH WERE COMPLETE OR UNDER CONSTRUCTION AT THE TIME OF THIS REVISION

OPEN SPACE

TREE SAVE

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

URBAN DESIGN PARTNERS
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charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

NORTH CAROLINA PROFESSIONAL SEAL 27890 ENGINEER BRIAN D. SMITH

10.16.2020

Blue Heel Development

Matt Gallagher
9606 Bailey Road, Suite 265
Cornelius, NC 28031

Hollins Grove

Overall Site Plan

Cashion Road Huntersville, NC

NO.	DATE:	BY:	REVISIONS:
1	10.09.20	bds	per town comments
2	10.16.20	bds	sidewalk along Cashion Road

Project No: 20-047

Date: 09.01.20

Designed By: bds

Checked By: bds

Sheet No:

L-5

STREET IMPROVEMENTS TO CASHION ROAD

- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT.
- SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- STREET TREES WILL BE PLACED WITHIN A 6' STREET TREE EASEMENT ON THE SIDE OF THE STREET THAT DOES NOT HAVE A SIDEWALK.
- ALL PLANTING WILL COMPLY WITH THE TOWN OF HUNTERSVILLE REQUIREMENTS.
- THE REQUIRED 20' BUFFER YARD IS SATISFIED WITH EXISTING VEGETATION ALONG THE PERIMETER OF THE SITE, WITH THE EXCEPTION OF CASHION ROAD, WHICH WILL BE PLANTED AS THE REQUIRED 80' BUFFER.
- RESIDENTIAL LOT TREES WILL BE PROVIDED PER THE HUNTERSVILLE ORDINANCE

LOTS LESS THAN 10,000 - 15,000 SF	1 FRONT YARD, 2 REAR YARD TREES
LOTS LESS THAN 15,001 - 20,000 SF	2 FRONT YARD, 2 REAR YARD TREES
MORE THAN 20,000 SF	3 FRONT YARD, 3 REAR YARD TREES

- SPECIMEN TREES SHOWN ARE NOTED WITH THE SIZE LISTED BUT SPECIES NAMES WERE NOT PROVIDED ON THE SURVEY.
- SPECIMEN TREES TO BE REMOVED ARE NOTED ON THIS SHEET.

80' OPAQUE SCREEN ALONG CASHION ROAD (SEE DIAGRAM BELOW)
3 TREES/1000 SF OF AREA
100 LF EXAMPLE (80'X100'=8000SF)
24 TREES REQUIRED (50% TO BE EVERGREEN)
6 LARGE MATURING
6 SMALL MATURING
12 EVERGREEN

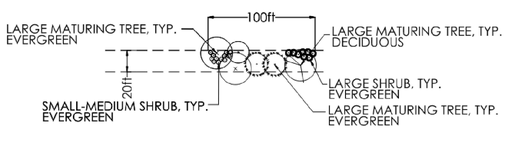
SHRUBS
10 SHRUBS/1000 SF (75% EVERGREEN)
80 SHRUBS REQUIRED PER 100 LF OF 80' BUFFER

NOTE REGARDING THE BUFFER AREA IMPACTED BY THE POWER EASEMENT. WE REPLACED 2 LARGE EVERGREEN TREES WITH TWO SMALL MATURING TREES TO ACCOMMODATE THE POWER EASEMENT.

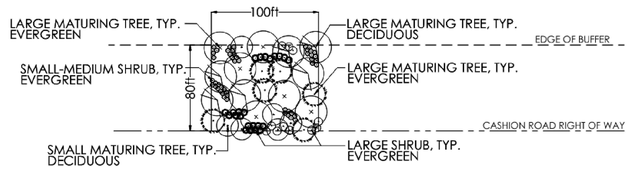
20' BUFFER YARD
3 TREES/100 SF OF AREA
100 LF EXAMPLE (20' X 100'= 2000SF)
6 TREES REQUIRED (25% TO BE EVERGREEN)
20 SHRUBS REQUIRED (100% EVERGREEN)

OPEN SPACE

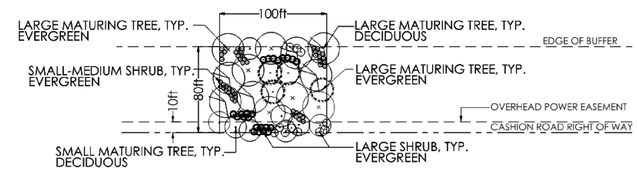
TREE SAVE



20' REQUIRED BUFFER YARD.
THIS TYPICAL SECTION WILL BE USED IN THE EVENT THAT THE EXISTING VEGETATION IS DETERMINED TO BE INSUFFICIENT TO MEET THE TOWNS STANDARD.



80' OPAQUE BUFFER - TYPICAL 100' SECTION WITH NO IMPACT FROM POWER EASEMENT



80' OPAQUE BUFFER - TYPICAL 100' SECTION WITH IMPACT FROM POWER EASEMENT

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

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NORTH CAROLINA PROFESSIONAL SEAL 27890 ENGINEER BRIAN D. SMITH

09.04.20

Blue Heel Development

Matt Gallagher
9606 Bailey Road, Suite 265
Cornelius, NC 28031

Hollins Grove

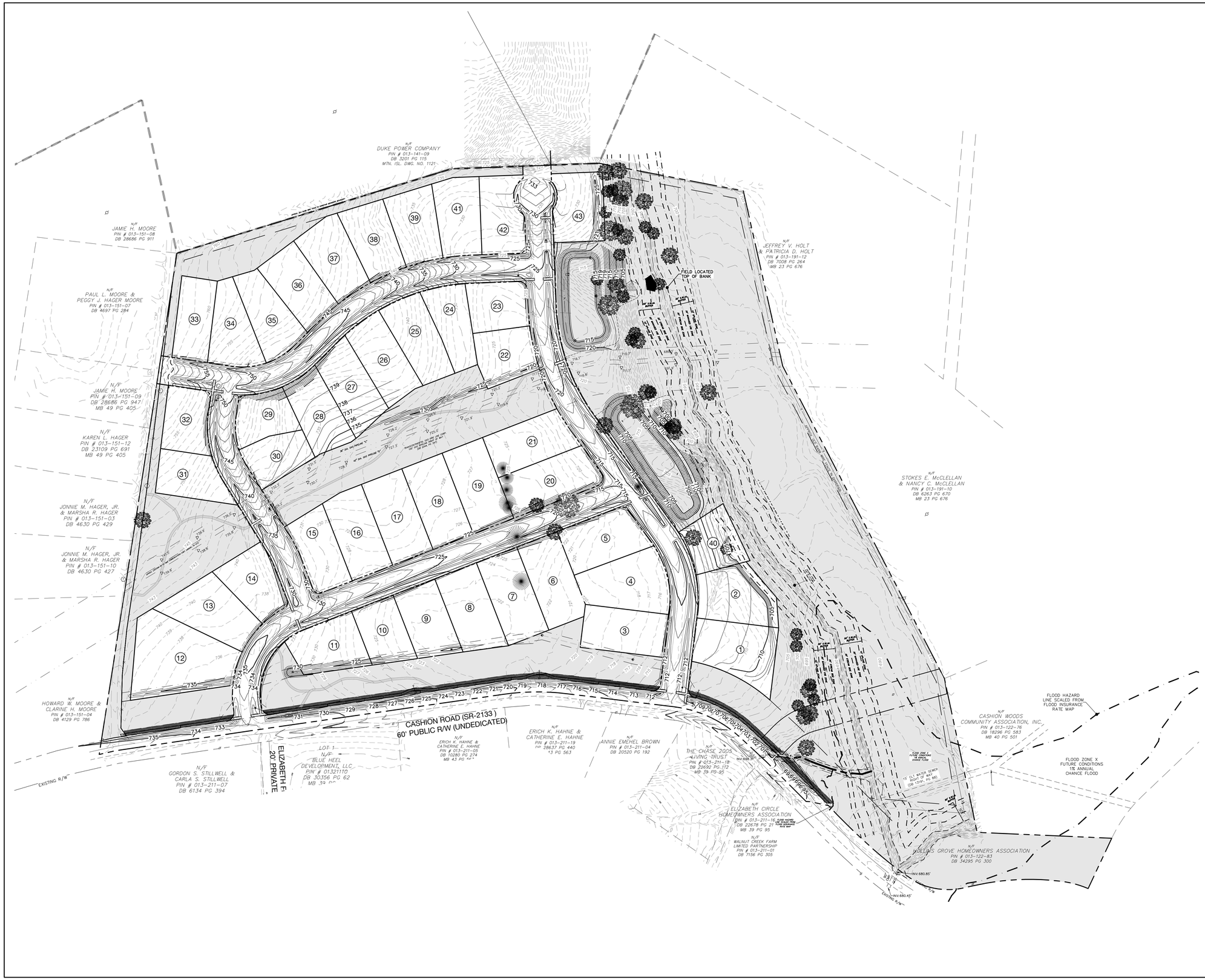
Planting Plan

Cashion Road Huntersville, NC

NO.	DATE:	BY:	REVISIONS:
1	10.09.20	bds	per town comments

Project No: 20-047
Date: 09.01.20
Designed By: bds
Checked By: bds
Sheet No:

L-6



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

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10.09.2020

Blue Heel
Development

Matt Gallagher
9606 Bailey Road, Suite 265
Cornelius, NC 28031

Hollins Grove

Grading Plan

Cashion Road Huntersville, NC

NO.	DATE:	BY:	REVISIONS:
1	10.09.20	bds	per town comments

Project No: 20-047
Date: 09.01.20
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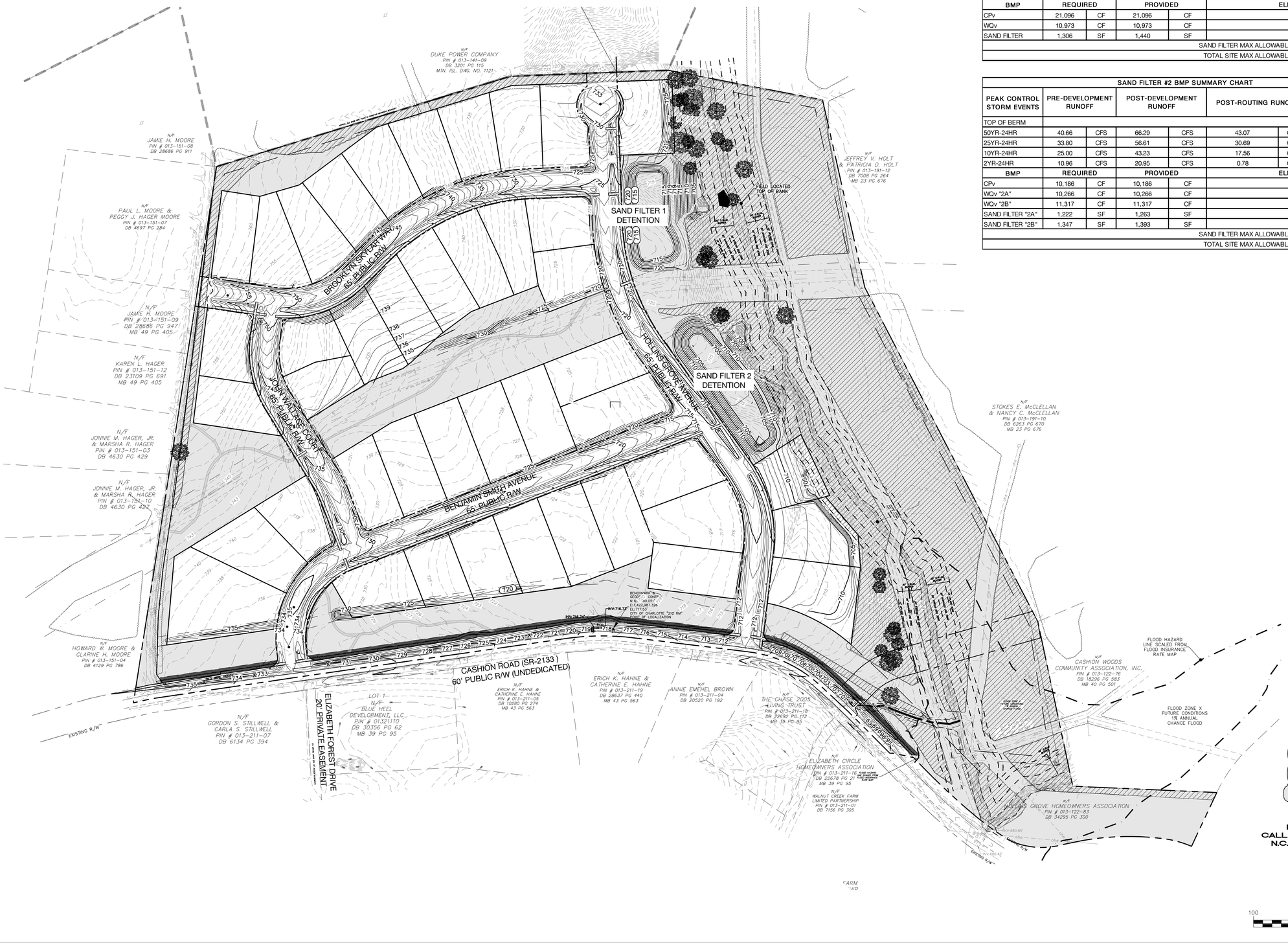

SAND FILTER #1 BMP SUMMARY CHART							
PEAK CONTROL STORM EVENTS	PRE-DEVELOPMENT RUNOFF		POST-DEVELOPMENT RUNOFF		POST-ROUTING RUNOFF		ELEVATION
TOP OF BERM							719.00
50YR-24HR	17.98	CFS	38.84	CFS	16.25	CFS	717.85
25YR-24HR	14.73	CFS	34.03	CFS	11.34	CFS	717.61
10YR-24HR	10.59	CFS	27.15	CFS	4.76	CFS	717.22
2YR-24HR	4.20	CFS	15.13	CFS	0.31	CFS	716.28
BMP	REQUIRED		PROVIDED		ELEVATION		
CPv	21,096	CF	21,096	CF	715.52		
WQv	10,973	CF	10,973	CF	714.81		
SAND FILTER	1,306	SF	1,440	SF	713.15		
					SAND FILTER MAX ALLOWABLE BUA		122,592 SF
					TOTAL SITE MAX ALLOWABLE BUA		364,999 SF

SAND FILTER #2 BMP SUMMARY CHART							
PEAK CONTROL STORM EVENTS	PRE-DEVELOPMENT RUNOFF		POST-DEVELOPMENT RUNOFF		POST-ROUTING RUNOFF		ELEVATION
TOP OF BERM							710.00
50YR-24HR	40.66	CFS	66.29	CFS	43.07	CFS	708.69
25YR-24HR	33.80	CFS	56.61	CFS	30.69	CFS	708.42
10YR-24HR	25.00	CFS	43.23	CFS	17.56	CFS	708.08
2YR-24HR	10.96	CFS	20.95	CFS	0.78	CFS	707.38
BMP	REQUIRED		PROVIDED		ELEVATION		
CPv	10,186	CF	10,186	CF	706.41		
WQv "2A"	10,266	CF	10,266	CF	705.54		
WQv "2B"	11,317	CF	11,317	CF	705.54		
SAND FILTER "2A"	1,222	SF	1,263	SF	703.70		
SAND FILTER "2B"	1,347	SF	1,393	SF	703.70		
					SAND FILTER MAX ALLOWABLE BUA		239,307 SF
					TOTAL SITE MAX ALLOWABLE BUA		364,999 SF

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27890 BRIAN D. SMITH

10.09.2020

Blue Heel Development

Matt Gallagher
9606 Bailey Road, Suite 255
Cornelius, NC 28031

Hollins Grove

Sand Filter Exhibit

Cashion Road Huntersville, NC

NO.	DATE:	BY:	REVISIONS:
1	10.09.20	bds	per town comments

Project No: 20-047
Date: 09.01.20
Designed By: bds
Checked By: bds
Sheet No:

SF-1

blue heel DEVELOPMENT

Raleigh Office
3633 Harden Road, Suite 102
Raleigh, NC 27607

Charlotte Office
9096 Bailey Road, Suite 265
Cornelius, NC 28031

Hollins Grove Community Meeting Minutes and Attendees

Date: September 28, 2020

Time: 6p

Location: Zoom Meeting

Attendees:
Representing Developer – Matt Gallagher, Blue Heel Development & Susan Irvin, Irvin Law Group
Representing Town of Huntersville – Sierra Saumenig, Town Planning & Nick Walsh, Town Commissioner
Representing the Community – Julia Copping, Justin Greer, Michelle Mendoza, Coley O'Shaughnessy

Minutes:

- Meeting start – 6:10p
- Introductions by Blue Heel Development
- Presentation by Matt Gallagher of Blue Heel Development
- Project History
- Inclusion of additional open space along Cashion Road
- Relocating of lots from along Cashion Road to Phase 2 of Hollins Grove – north of the gas line easement – total of 3 additional lots bringing the community from 40 lots to 43
- All aspects of the Town of Huntersville's Rural zoning will be adhered to
- Questions and Answers
    - Will there be sidewalks in the community?
        - Yes, pointed out the locations on one side of the street that sidewalks would be installed and community is designed to have the builders install the sidewalks as they build out.
    - How much more open space and tree save does the new plan include?
        - Pointed out two main locations – the full amount of land added along Cashion Road, an additional section in the northwest corner of the community and an additional sliver along the gas line between the gas line and the lots to the north of the gas line
    - % of tree save added?
        - Unsure of final percentage but the site plan data shows another 2% of tree save and an additional 1 acre (approximately) of open space.
- Meeting finished at 6:30p

Matt Gallagher
Blue Heel Development

Community Attendees
Michelle Mendoza msmendoza60@gmail.com
Justin Greer jugreer@cisco.com
Julia Copping juliagcopping@gmail.com
Coley O'Shaughnessy coleyjohn10@outlook.com

Town of Huntersville
NORTH CAROLINA

October 15, 2020

Blue Heel Development
442 South Main St, Suite 100
Davidson, NC 28036

RE: Adequate Public Facilities (APF) Application – Cashion Rd Juhan/Hollins Grove (File#2015-07)

Dear Blue Heel Development:

The Town has completed its review of the above referenced APF Application and deemed it to be complete, per Article 13.6.3 of the Zoning Ordinance. Based upon your request for an allocation of capital facilities for the above-referenced development proposal, consisting of 43 Single Family Homes, I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

- Fire vehicles and station space
- Police vehicles and station space
- Parks & Recreation gym and parks

Please be advised that this DOA is valid for one (1) year, or until October 15, 2021, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance. Once vesting has been achieved, this DOA is valid for 3 years, at which time it will expire unless a certificate of occupancy or final plat approval has been granted.

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

Sincerely,

Brian Richards

Brian Richards
Assistant Planning Director

CC: Jack Simoneau
Sierra Saumenig

Planning
Post Office Box 664 • 105 Gilead Road, Third Floor • Huntersville, NC 28070
phone 704.875.7000 • fax 704.992.5528 • www.huntersville.org

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Hollins Grove Subdivision

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: 43 single family dwellings under Residential (R) zoning.

CMS Planning Area: North

Average Student Yield per Unit: 0.4624

This development may add 20 students to the schools in this area.

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

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
BARNETTE ELEMENTARY	47	39	836	694	121%	9	**123%**
BRADLEY MIDDLE	57.7	53	1085	997	109%	5	**109%**
HOPEWELL HIGH	92.5	100	1819	1966	93%	6	**93**

The total estimated capital cost of providing the additional school capacity for this new development is $491,000; calculated as follows:

Elementary School: 9x $34,000 = $306,000

Middle School: 5x $37,000 = $185,000

RECOMMENDATION

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

Town of Huntersville
Town Board
October 27, 2020

To: Town Board

From: Janet Pierson, Town Clerk

Date: October 27, 2020

Subject: Consider recommendation on Petition #R19-18 - Huntersville Market REVISION, a request by Cambridge Properties, LLC to rezone +/- 28.569 acres located north of the Eastfield Road and Prosperity Church Road intersection (Parcel #s 02119101, 02119168, 0211969, 02119170, 02119171, 02119172, 02119173, 02119174, 02119175) from an existing Highway Commercial - Conditional District (HC-CD) to a REVISED Highway Commercial - Conditional District (HC-CD) to permit 175 age-restricted, active adult housing units and to eliminate a proposed public street.

EXPLAIN REQUEST:
Consider recommendation on Petition #R19-18 - Huntersville Market REVISION, a request by Cambridge Properties, LLC to rezone +/- 28.569 acres located north of the Eastfield Road and Prosperity Church Road intersection (Parcel #s 02119101, 02119168, 0211969, 02119170, 02119171, 02119172, 02119173, 02119174, 02119175) from an existing Highway Commercial - Conditional District (HC-CD) to a REVISED Highway Commercial - Conditional District (HC-CD) to permit 175 age-restricted, active adult housing units and to eliminate a proposed public street.

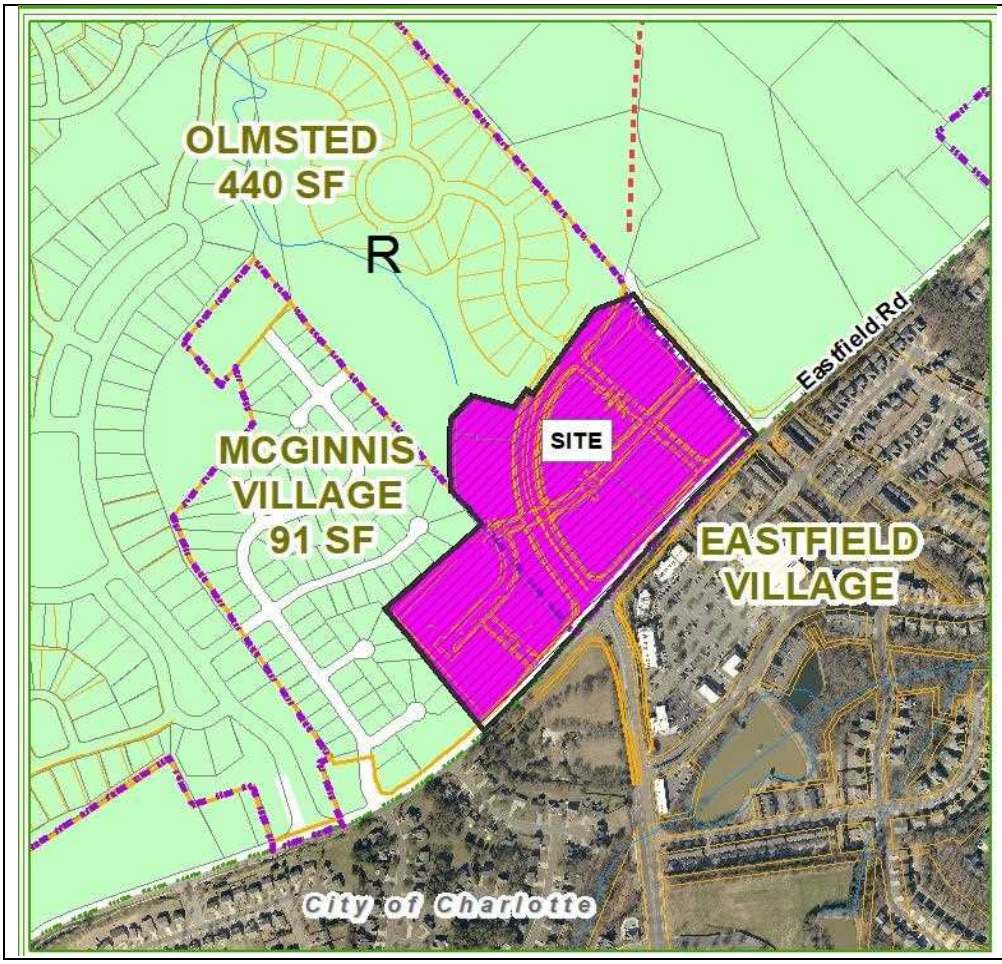
ACTION RECOMMENDED:
Consider recommendation

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. R19-18 2nd Planning Board Staff Report 10-27-20
2. Attachment A - Huntersville Market General_Application
3. Attachment B-1 - Huntersville Market CD Rezoning Plan Revision 10-27
4. Attachment B-2 - Huntersville Market CD Rezoning Plan Revision 10-27
5. Attachment C-1 - 1st & 2nd Neighborhood Mtg. Minutes
6. Attachment C-2 - 3rd Neighborhood Mtg. Minutes
7. Attachment C-3 - 4th Neighborhood Mtg. Minutes
8. Attachment D - CMS Development Impact Statement

Petition R19-18
Huntersville Market Conditional District Rezoning – Revision
(UPDATES IN RED)

PART 1: PROJECT SUMMARY



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

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

Property Address: 4664 Hylas Ln.

Project Size: (+/-) 28.569 -acres

Parcel Number(s):

02119101, 02119168, 02119169, 02119170, 0219171, 02119172, 021119173, 02119174 & 02119175.

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

Current Land Use: Commercial & Medical Office.

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

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

1. Purpose: Proposed third major amendment to the existing Highway Commercial - Conditional District Rezoning Plan that proposes three major changes: 1) to eliminate a portion of general commercial square footage and replace with one (1) age-restricted, active-adult housing building with (up to) 175 ~~190~~ units; 2) eliminate a platted, but un-opened, public street that is no longer required for access; and to allow the apartment building to be four (4) stories in height. No other major amendments are proposed. If the proposed rezoning revision is approved, a coinciding Subdivision Sketch Plan will be reviewed by staff for compliance.
2. *NOTE: This petition was originally submitted in November of 2019, scheduled for a February 2020 Public Hearing. During the second plan-review cycle, the applicant proposed a major change to the rezoning, thus requiring the Public Hearing to be re-scheduled for April 2020. After this deferral action, the COVID-19 quarantine delayed the Public Hearing until June 2020. The June hearing was held, the Planning Board made recommendation and the project was scheduled for Final Action on July 20, 2020 – however, the applicant, again proposed a major revision to the plan – thus a new timeline was established with a October 5, 2020 Public Hearing.*

3. Adjoining Zoning and Land Uses.
   North: *Rural (R) – single-family homes (McGinnis Village & Olmstead Subdivisions) & vacant.*
   South: *– (City of Charlotte) commercial (Eastfield Village Shopping Center), townhomes & vacant.*
   East: *Rural (R) – church (Harvest Community Church).*
   West: *Rural (R) – single-family homes (McGinnis Village Subdivision).*
4. Neighborhood meetings were held on Wed., Feb. 12 and Thurs., Feb. 27, 2020 on the original rezoning plan, on May 21, 2020 for the second version and on Aug. 19, 2020 for the current version. It should be noted that there was almost no attendance at these meetings and no comments were received. Summaries of all meetings are included in Attachments C-1 - C-3.
5. Notice for this rezoning request was provided for each hearing via postcards sent to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property in two (2) locations.

PART 2: REZONING/SITE PLAN ISSUES

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

- Removal of 54,750 square feet of commercial building space, to be replaced by (up to) 175 ~~190~~ age-restricted, active-adult housing units (only 174 units are proposed on the plan);
- Removal of a publicly dedicated, but un-opened, street right-of-way (Street D) and the combination of two parcels into one (to be called Parcel I);
- Request to permit the age-restricted, active-adult housing to be four (4) stories in height;
- The extension of Prosperity Church Road and Rocky Ford Club Road to tie-in at new intersection;
- The addition of an Urban Open Space (Plaza) at the corner of Prosperity Church Road and Hylas Lane;

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

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

achieve the recommended "façade break". It was suggested to add a heavily landscaped "mid-block" gathering area with seating and vertical elements (plantings and/or arbor, etc.) at the removed building entrance to break the line-of-sight along the street. The latest version of the plan provides four (4) sections of the active-adult apartment building; the longest of which is 317 feet in length (see Rezoning Plan Sheet AS-6). In addition, the mid-point of the building has an entrance and a small seating area to create a mid-block access point into the main areas of the building. These elements, combined with the building articulation, streetscape additions along Hylas Lane (including larger-than-minimum street trees) and the traffic calming improvements to Hylas Lane (pedestrian crossing and intersection tables) will all work to diminish the perceived length of the block.
~~It is important to understand that a wider indentation alone would not be enough, as it takes several elements working together to create the effect of a block break, which could include a wider indentation and pedestrian entrance, material changes along the façade, a fully-raised intersection "tabletop" at Hylas Lane and Oyster Lane to calm traffic and provide a pedestrian link across the street and strategic landscaping elements (aside from required street trees). The intersection of Hylas Lane & Oyster Lane is proposed to have a raised-intersection tabletop treatment, which will calm traffic and provide pedestrian access to both sides of the street. Otherwise, the existing plan has not done enough along Hylas Lane to merit consideration of a longer block length and Staff does not support a 250-ft. extension of the Ordinance standard.~~

2) Permit an age-restricted, active-adult apartment building located on Parcel I to have a building height of four (4) stories (not to exceed 50 ft. max.).
<u>STAFF COMMENT</u>: The applicant is requesting a modification to permit one (1) building limited to four (4) stories or fifty (50) feet in height. The proposed modification would not apply to any other buildings - which are limited to 36 feet in height. Staff does not support this modification, as it is not consistent with Zoning Ordinance Article 11.7.k that states, "in approving a conditional district, the Town Board may modify standards established in the zoning or subdivision ordinance provided the spirit of the regulation is maintained". There are no environmental factors, adjacent buildings of similar scale and mass or other factors to justify the request for four (4) stories. The Eastfield Road Small Area Plan recommends that "adjacent to Huntersville Market, higher intensity uses, transitioning from commercial development to low density residential" is supported, but higher intensity development does not, necessarily, mean increased building height (see Part 5 of this report). As proposed, the density of this development would be 29.76 ~~30.95~~-units per acre for Parcel I, or 6.12 ~~6.37~~-units per acre over the entire CD Rezoning area. The adjoining residential developments have low intensity (McGinnis Village = 2.95 & Olmstead = 1.0), but there is no transitional use or spacing from the proposed high-intensity use, to the existing low intensity uses (except for the Prosperity Church Road right-of-way). An essential question of this request is whether that density level is supported in this area. Of additional note, the infrastructure network to support increased density will not be expanded in the near future. While a connection into the Olmstead Subdivision is forthcoming, Prosperity Church Road does not extend north to provide connection to another major thoroughfare and the City of Charlotte has not identified any timeframe for improvements to Eastfield Road or Prosperity Church Road, to the south. Introducing residential uses into a mixed-use node is absolutely supported by the Town's long-range plans, and an increase in density as part of this development is also supported, however no rationale consistent with the "spirit of the regulations" has been offered to justify modification to the height limit. If the four-story height is supported by the Town, it is recommended that the mass of the building should be reduced by setting the top floor back from the street slightly – to create patio space, and reducing the perceived height from the street.

3) To remove approximately 347 linear feet of platted, but unopened, public right-of-way and to combine that right-of-way with the adjoining parcels to create a new "Parcel I".
STAFF COMMENT: If the proposed Conditional District Rezoning Plan Revision to combine Parcels I & J into one parcel is to be approved, the modification request to eliminate this section of platted right-of-way is appropriate, as the right-of-way would not be required to provide access or frontage for the development.

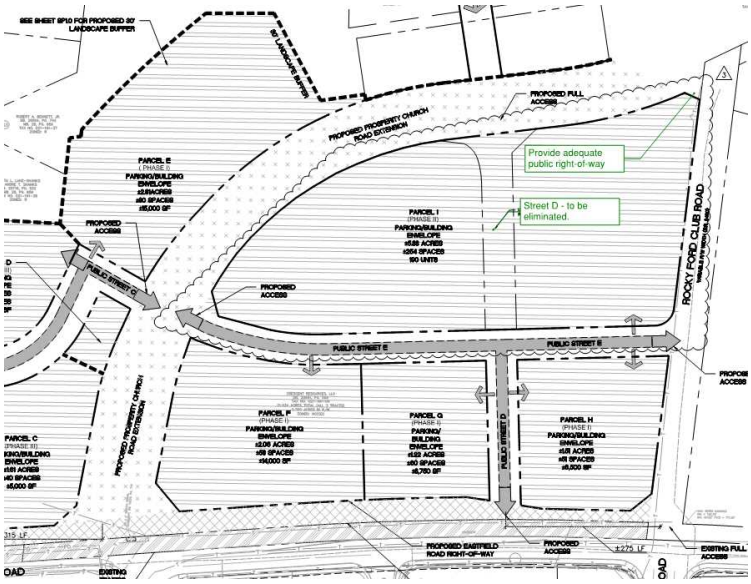
4) To allow side yard parking so long as the parking is screened with either landscape screening or a masonry knee wall a minimum of 3' in height.
STAFF COMMENT: Article 8.16.7 of the Zoning Ordinance requires parking and detached garages to be located in the rear yard. As detached garage clusters would be a permitted accessory use to a building of this type, it is reasonable to permit such buildings, provided they are appropriately screened from view from public right-of-ways. Staff would recommend that the modification request is revised to state the following: "To allow side yard surface parking and garages only along the eastern side of Parcel I, provided they are screened from view from public streets with a combination of landscaping and a masonry knee-wall, a minimum of 3 ft. in height.

Additional items:

- The original Huntersville Market CD Rezoning did not extend the right-of-way for Rocky Ford Club Road to the future alignment of Prosperity Church Road. In working with the adjoining Olmstead Subdivision development, it is possible to extend the public right-of-way to set-up connection to Prosperity Church Road right-of-way. The applicant has proposed to provide this set-up, by dedicating required right-of-way, however, while permission from an adjoining property owner has been verbally agreed-to, the required right-of-way for Prosperity Church Road is not shown as added to the project, nor has written permission been provided. Per Rezoning Plan Sheet SP2.0, all right-of-way required to connect Prosperity Church Road to Rocky Ford Club Road are to be provided and both roads will be constructed to create a new intersection tie-in.
- It is appropriate that road improvements are required along both roads to provide access. The extension of Prosperity Church Road to tie into Rocky Ford Club Road will provide complete fire protection access and will provide circulation options once both the connection to Olmstead Subdivision is complete and to compensate for the eventual turning-movement restrictions that will be required at Prosperity Church Road and Hylas Lane. Per Rezoning Plan Sheet SP2.0, all right-of-way required to connect Prosperity Church Road to Rocky Ford Club Road are to be provided and both roads will be constructed to create a new intersection tie-in.
- The current CD Rezoning provides Urban Open Space via one Plaza A, totaling 3,600 SF. The proposed revision adds a new Plaza B (5,000 ~~2,400~~ SF) at the intersection of Prosperity Church Road and Hylas Lane for a new total of Urban Open Space of 8,600 ~~6,000~~ SF. The type, location and minimum size of the Urban Open Spaces are required at Rezoning / Sketch Plan, but the design is not, unless that design is integral to the overall review at this stage.
- The ground-level units along Hylas Lane need to have enhanced treatments to clearly define the private areas from the public realm. This would involve providing appropriate space from the public sidewalk, combined with knee-walls, decorative fencing, landscape elements and possible grade changes to separate these two areas. As this is senior housing, privacy and security along Hylas Lane will be important and these ground-level enhancements can help to achieve this effect. Rezoning Plan Sheet AS-6 indicates, "every unit shall not have a patio. This is intended to create a varying façade. The ground floor units with patios shall have a sidewalk connecting the balcony to the Hylas Lane sidewalk. The ground floor patios shall have decorative fencing and/or landscaping separating them from the public areas." Staff would recommend that ALL ground-level units have an outdoor seating area, clearly separated from the public sidewalk by decorative fencing or knee-walls and landscaping.

PART 3: TRANSPORTATION ISSUES

A TIA revision was not required by the Town for the proposed CD Rezoning Revision as the elimination of 54,750 sq. ft. of retail space and the addition of a 175 ~~190~~-unit, age-restricted, active-adult housing units, represents a decrease in trips generated from the site. All previously required TIA improvements are still in effect, per the original Approved Conditional District Rezoning Plan and no changes to the Approved TIA are proposed. All remaining improvements are to be installed, per the approved Rezoning/ Sketch Subdivision Plan, with the exception of the installation of public Street D, which is proposed to be eliminated (see Plan below).



- At such time that Prosperity Church Road is extended north, several intersections will no longer have full-access – as this thoroughfare is designed as a median-divided multi-lane facility. It is critical to prepare for this eventuality by making sure adequate right-of-way is provided for all future improvements. Adequate right-of-way at the Prosperity Church Road and Rocky Ford Club Road should be dedicated as part of this revision (see plan above). In addition, to provide adequate access, now and when Prosperity Church Road is upgraded, it is recommended that the 2-lane section of Prosperity Church Road is extended to connect with Rocky Ford Club Road. Per Rezoning Plan Sheet SP2.0, all right-of-way required to connect Prosperity Church Road to Rocky Ford Club Road are to be provided and both roads will be constructed to create a new intersection tie-in.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

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

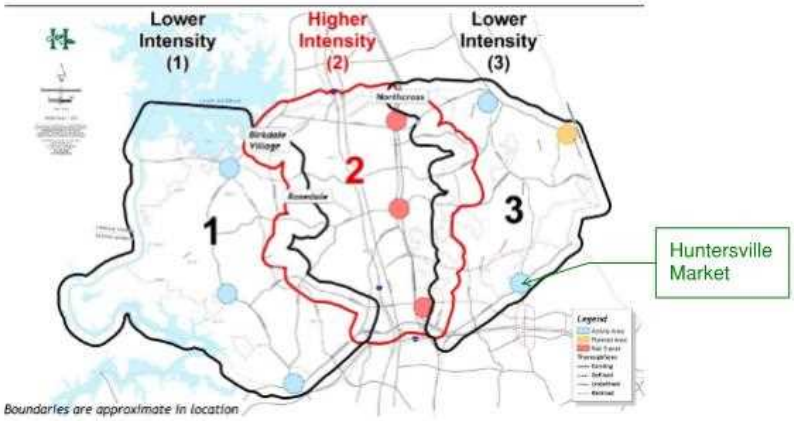
PART 5: REZONING CRITERIA

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

The Town of Huntersville 2030 Community Plan supports the development of "mixed-use nodes" at the intersection of major thoroughfares. Page 30 (Section 10.0) of the 2030 Community Plan states "the new village development pattern is focused in small and large mixed-use centers located at the intersection of major thoroughfares" (see map below). Page 31 of the Plan states that "it is important that future mixed-use village nodes in the eastern and western areas of Huntersville should not be rezoned for speculative purposes but instead be established to meet an existing need after significant public input is received following the development of an area plan". Such public input was provided in the adoption by the Town of the Eastfield Road Small Area Plan (SAP), which is discussed later in this section. The 2030 Community Plan also states, "it is anticipated that future mixed-use village nodes in the eastern and western areas of Town will be characterized by small commercial component, civic uses, a variety of residential types and significant open space with very low density surrounding the village". Page 32 of the Plan states the mixed-use node development pattern "is intended to avoid 'sprawl' development, allowing for the efficient provision of public utilities, roads and services, along with the preservation of open space and recreation areas to serve these nodes". While the Huntersville Market CD Rezoning Plan does not, by itself, represent a node, it is the main component due to its location at the intersection of two thoroughfares and the introduction of residential uses is completely supported by the Town's long-range plans.

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

- **Policy H-2: Continue to encourage mixed-use village development pattern at key nodes as identified in Small Area Plans adopted by the Town.**
  STAFF COMMENT: The Proposed conditional rezoning site is located within an activity node identified in the Town's Long Range Plan. See clip below.



- **Policy H-4: For proposed developments, either in the core or within identified nodes, adhere to the principles set forth in the Zoning Ordinance and adopted small area plans to ensure an approximate mix of residential, commercial, and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.**
  STAFF COMMENT: The proposed Conditional District Rezoning Plan is generally consistent with the requirements of the Zoning Ordinance, and the Small Area Plan adopted for this area, aside from the elements identified in Part 2 of this report. The CD Rezoning Plan can be modified to address comments and redlines.
- **Policy H-5: Encourage housing options which accommodate senior citizens (e.g. age restricted/retirement communities, congregate care/assisted living facilities,) allowing seniors to remain in the community.**
  STAFF COMMENT: The (up to) 175 ~~190~~, age-restricted, active-adult housing units may (but are not required to) provide affordable housing options for senior residents that are not present in large numbers, throughout Town.

- **Policy H-9: Higher intensity residential development will be focused generally within two miles of the I-77/NC-115 corridor and future mixed use nodes in the eastern and western areas of Huntersville's zoning jurisdiction.**
  STAFF COMMENT: Huntersville Market is located within the activity node at Prosperity Church Road and Eastfield Road, identified in the Town's Long Range Plan, therefore increased density would be appropriate in this location. See additional comments regarding the Eastfield Road Small Area Plan below.
- **Policy PF-2: Continue use of "Adequate Public Facilities Ordinance" to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.**
  STAFF COMMENT: see Part 4 of this report.
- **Policy T-6: Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.**
  STAFF COMMENT: The plan proposes sidewalks to be installed along all public streets. Bike-lanes and sidewalks are installed along most of the frontage of Prosperity Church Road (north of Eastfield), but not along the entire frontage. Latest Rezoning Plans extend sidewalks along Prosperity Church Road to tie into Rocky Ford Club Road.
- **Policy T-8: Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.**
- STAFF COMMENT: The proposed development extends one public street (Rocky Ford Club Road) to connect to a future thoroughfare, but does not extend Prosperity Church Road northward to connect with Rocky Ford Club Road. The Olmstead Subdivision will connect into Prosperity Church Road in their last residential phase. Per Rezoning Plan Sheet SP2.0, all right-of-way required to connect Prosperity Church Road to Rocky Ford Club Road are to be provided and both roads will be constructed to create a new intersection tie-in.

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

The Huntersville Market development is located in "Planning Zone 3 - A" of the plan (Pages 31-32) which recommends to "maintain approved development pattern within Huntersville Market. Adjacent to Huntersville Market, higher intensity uses, transitioning from commercial development to low density residential, may be appropriate for consideration".
STAFF COMMENT: Reducing the amount of commercial square-footage allowed and permitting (up to) 175 ~~190~~ age-restricted, active-adult housing units is supported by the provisions of the Eastfield Road Small Area Plan, as the proposed revision represents an intensification and mixing of uses at the intersection of two thoroughfares. As you move away from Huntersville Market, whether east, west, or north, the development pattern quickly becomes less intense (see map below). The boundaries of Huntersville Market are McGinnis Village Subdivision to the west (2.95-units per acre), Olmstead Subdivision to the north (one unit per acre) and Community Harvest Church and large-lot residential (less than one unit per acre) to the east.
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Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed Huntersville Market CD Rezoning Revision is supported by the 2030 Comprehensive Plan, as the proposed use is consistent with the development pattern within a mixed-use node. While the proposed overall density is moderate. (6.12 ~~6.65~~ units per acre), Staff can recommend approval for the age-restricted, senior apartments, as this level of intensity is only appropriate within identified mixed-use nodes and where supported by a Small Area Plan (SAP), both of which apply to this request. The Small Area Plan approved for this area recommends to "maintain the approved development pattern within" the project. Therefore, the key question is whether the removal of approximately 54,000 square feet of commercial space and replacing with (up to) 175 ~~190~~ age-restricted, active-adult housing units is supported for this area. Huntersville Market currently has a drug store, gas station and a medical office with additional retail space currently under construction. Providing senior housing, which would help create a true mixed-use node, would move the development toward satisfying the goals of the Small Area Plan.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis was originally required in 2008, but NOT for this revision, as an update was not required – see Part 3 of this report.
   - An APF Ordinance Determination of Adequacy was issued for the revision on 12-31-19 (see Part 4 of this report).
   - A Willingness-to-serve letter from Charlotte Water was issued for the initial CD Rezoning Plan. An updated letter reflecting the proposed revision was issued by Charlotte Water on 12-9-19.
   - A Conceptual Storm Water Drainage Plan (PCO-1) is under review and must be approved by staff.

- The CD Rezoning Plan revision was sent to Charlotte-Mecklenburg School (CMS) for consideration. CMS found "no significant impact on (their affected) schools" (see Attachment D).

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

PART 6: STAFF RECOMMENDATION

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

- Staff SUPPORTS revising the Huntersville Market CD Rezoning Revision (from HC-CD to REVISED HC-CD) to replace the commercial square footage for Parcel I with one (1), age-restricted, active-adult housing project – not to exceed a set number of units (see bullet items, below), for the reasons outlined in Part 5 of this report;
- Staff DOES NOT SUPPORT Modification #1 (block length) as presented. With additional modifications to the proposed building and improvements along Hylas Lane, staff could support this item (see Part 2 of this report); Numerous enhancements are now provided that, taken all-together, may be viewed as minimizing block length.
- Staff DOES NOT SUPPORT Modification #2 (building height), as no rationale has been given that is consistent with the "spirit of the regulations" to support this request (see Part 2 of this report);
- Staff SUPPORTS Modification #3 (right-of-way abandonment) as the unopened section of public right-of-way (Street D) would not be required if the overall CD Rezoning Revision is approved;
- Staff SUPPORTS Modification #4 (side yard parking) for the surface spaces and garages, as long as they are only located on the east side of Parcel I and screened with both a 3' masonry knee wall AND appropriate landscaping to screen view from adjacent public right-of-ways.
- Provide additional architectural changes and ground-level enhancements near the building indentation to "break" the building length (see Part 2, Item 1 above);
- Dedicate all required right-of-way and extend Prosperity Church Road to connect to Rocky Ford Club Drive to create a new intersection; This is now part of the Rezoning Plan.
- Provide property owner consent to dedicate right-of-way for Prosperity Church Road near Rocky Ford Club Drive; This is now part of the Rezoning Plan.
- Provide public / private separation for ground-level units along Hylas Lane; This is provided for some of the units. Staff recommends all units are provided a treatment, but they should not be identical.
- All outstanding redline comments must be addressed.

PART 7: PUBLIC HEARING COMMENTS

The Public Hearing was held on Monday, October 5, 2020. No comments were received from the public. The Town Board did ask questions of the applicant and staff.

PART 8: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for October 27, 2020.

PART 9: SCHEDULED FINAL TOWN BOARD ACTION

Final Action scheduled for November 16, 2020.

PART 10: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application.
B-1 – Huntersville Market CD Rezoning Plan Revision.
B-2 – Huntersville Market CD Rezoning Plan Revision.
C-1 - Neighborhood Meeting Reports from Wed., Feb. 12, & Thurs., Feb. 27, 2020.
C-2 - Neighborhood Meeting Reports from Thurs. May 21, 2020.
C-3 - Neighborhood Meeting Reports from Wed, Aug. 19, 2020.
D – CMS Development Impact Statement.

PART 11: CONSISTENCY STATEMENT - R 19-18 Huntersville Market Conditional District Rezoning - Revision

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R19-18; Huntersville Market Conditional District Rezoning Revision, the Planning Staff RECOMMENDS CONDITIONAL APPROVAL FOR the rezoning as it is consistent with Implementation Goals H-2, H-4, H-5, H-9, PF-2, T-6 & T-8 of the 2030 Community Plan, as well as the Recommended future land uses for Planning Zone 3 of the Eastfield Road SAP. The property is located within a mixed-use development node of the 2030 Comprehensive Plan and the reduction of commercial space for age-restricted, active adult housing is supported by the Town's long range plans. Recommendation of approval is also based on all provisions outlined in Part 6 being addressed, as indicated. **With those provisions, it is reasonable and in the public interest to revise the Huntersville Market Conditional District Rezoning Plan to remove 54,750 SF of commercial space and permit age-restricted, active-adult housing (max. number to be determined) BECAUSE it is consistent with the 2030 Comprehensive Plan & the Eastfield Road SAP (as outlined above) and the applicable provisions of the Zoning Ordinance can be adequately addressed, with staff's recommendations in Section 6.**	APPROVAL: In considering the proposed rezoning application R18-18; Huntersville Market Conditional District Rezoning Revision, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: In considering the proposed rezoning application R18-18; Huntersville Market Conditional District Rezoning Revision, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
	DENIAL: In considering the proposed rezoning application R19-18; Huntersville Market Conditional District Rezoning Revision, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: In considering the proposed rezoning application R19-18; Huntersville Market Conditional District Rezoning Revision, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **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	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
☐ Commercial Site Plan	☑ Sketch Plan
☑ Conditional Rezoning	☐ Preliminary Plan
☐ General Rezoning	☐ Final Plat (Includes Minor Subdivision)
☐ Master Signage Program	☐ Exempt Subdivision
☐ Special Use Permit	☐ Final Plat Revision
☐ Revision to - Original Project # _____	☐ Farmhouse Cluster
☐ Other _____	

2. Project Data

Date of Application 11/14/19

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

Project Address 4664 Hagler Lane and 10720 Oyster Lane

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

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

Property Size (acres) 28.569 Street Frontage (feet) +/- 835'

Current Land Use Vacant

Proposed Land Use(s) age restricted active adult housing

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

3. Description of Request

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

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

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name Cambridge Properties, Inc.

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

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

Signature John J. Priester Jr.

Title Executive Vice President Email jjp@cambridgeprop.com

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

7. Property Owner (if different than applicant)

* Printed Name Cambridge - Huntersville, LLC

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

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

Signature _____

Title Manager Email glm@cambridgeprop.com

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

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

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

7. Development/Design Firm Contact Information

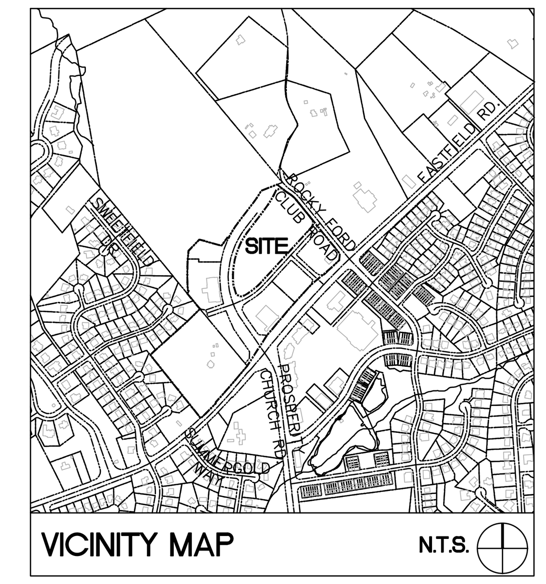
Development Firm	Name of Contact	Phone	Email
Cambridge Properties, Inc	Jay Priester	(704) 333-2393	jjp@cambridgeprop.com
Design Firm	Name of Contact	Phone	Email
Cole Jenest + Stone	Jacob Bachman	(704) 971-4513	jbachman@colejeneststone.com

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

Last updated June 2019

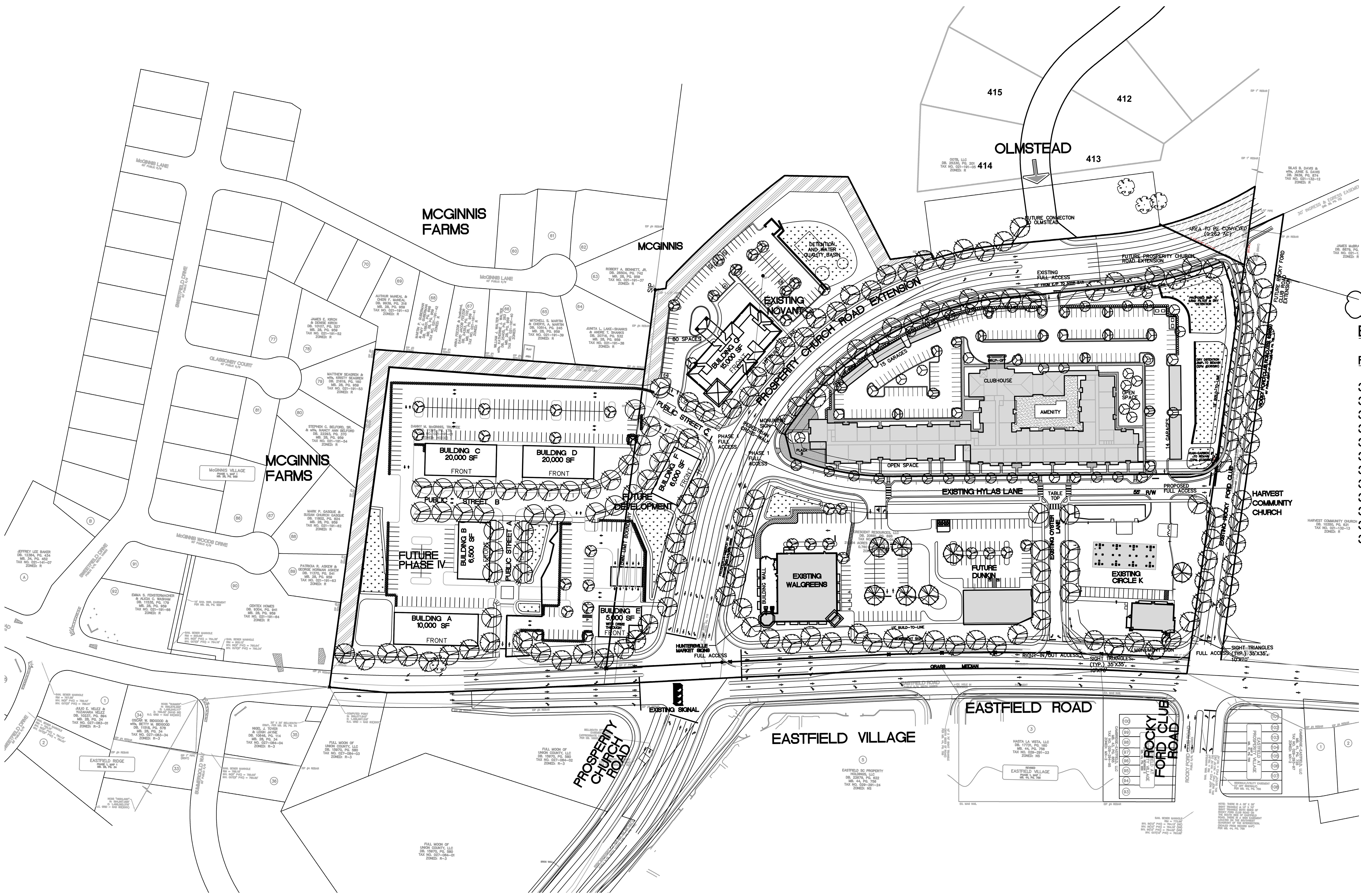
HUNTERSVILLE MARKET
CAMBRIDGE PROPERTIES, INC.
CONDITIONAL DISTRICT REZONING/ SKETCH PLAN
AMENDMENT #3
EPM# 404189



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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



SHEET INDEX

SHEET LIST

SP0.0	OVERALL PLAN
SP1.0	SKETCH PLAN/REZONING PLAN
SP2.0	REZONING TECHNICAL DATA SHEET
SP3.0	PRELIMINARY GRADING + STORMWATER CONCEPT PLAN
SP3.1	PRELIMINARY GRADING + STORMWATER CONCEPT PLAN - REVISED PLAN
SP4.0	TREE PRESERVATION + EXISTING CONDITIONS PLAN
SP5.0	EXISTING BUFFERS + ZONES
SP6.0	SLOPE ANALYSIS
SP7.0	EXISTING HYDROLOGY
SP8.0	SOIL ANALYSIS
SP9.0	EXISTING ZONING ADJACENT PROPERTY OWNER INFORMATION
SP10.0	EMERGENCY VEHICLE ACCESS EXHIBIT
SP10.1	EMERGENCY VEHICLE ACCESS EXHIBIT
AS-1	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-2	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-3	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-4	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-5	SCHEMATIC ARCHITECTURAL ELEVATIONS
AS-6	SCHEMATIC ARCHITECTURAL ELEVATIONS (3)

EPM REFERENCE NUMBERS

PROJECT #	PROJECT NAME
324582	HUNTERSVILLE MARKET
330082	HUNTERSVILLE MARKET
331897	HUNTERSVILLE MARKET WALGREENS
332134	HUNTERSVILLE MARKET - ROCKY FORD CLUB RD. DED.
332243	HUNTERSVILLE MARKET PHASE 1, MAP 1
334980	HUNTERSVILLE MARKET - PARCEL 6
336580	HUNTERSVILLE MARKET MAJOR RTAP
344869	HUNTERSVILLE MARKET
346696	HUNTERSVILLE MARKET PHASE 1, MAP 1 REVISION
350573	HUNTERSVILLE MARKET PH1, MAP 1, LOT #3 REVISED
351962	HUNTERSVILLE MARKET - PARCEL 6
355964	HUNTERSVILLE MARKET - PARCEL 6

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

HUNTERSVILLE MARKET STATEMENT OF PURPOSE

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

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

1) THE BUILDING ON PARCEL I FRONTING HYLAS LANE MAY HAVE A BLOCK LENGTH UP TO 750 FEET

2) THE BUILDING ON PARCEL I SHALL BE ALLOWED TO BE UP TO FOUR STORIES IN HEIGHT

3) TO REMOVE ±350 LINEAR FEET OF PREVIOUSLY PLATTED (BUT UNOPENED) PUBLIC RIGHT-OF-WAY LOCATED BETWEEN HYLAS LANE AND PROSPERITY CHURCH ROAD WILL NOT BE REQUIRED AND WILL BE COMBINED WITH PARCEL I.

(3) 4) TO ALLOW SIDE YARD SURFACE PARKING AND GARAGES ONLY ALONG THE EASTERN SIDE OF PARCEL I, PROVIDED THEY ARE SCREENED FROM VIEW FROM PUBLIC STREETS WITH A COMBINATION OF LANDSCAPING AND A MASONRY KNEE-WALL, A MIN. OF 3 FT. IN HEIGHT.

North Carolina 811 www.nc811.org

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning + Landscape Architecture + Civil Engineering + Urban Design

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

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

CAMBRIDGE PROPERTIES

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

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

OVERALL PLAN

Project No.
4663

Issued
12/02/19

PRELIMINARY NOT FOR CONSTRUCTION

Revised
05/19/20 - REZONING AMENDMENT
(3) 10/16/20 - REZONING AMENDMENT

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 042085 ENGINEER DAVID S. MCAULEY 10/16/20

SCALE: 1" = 100'
0 25' 50' 100'

SP0.0

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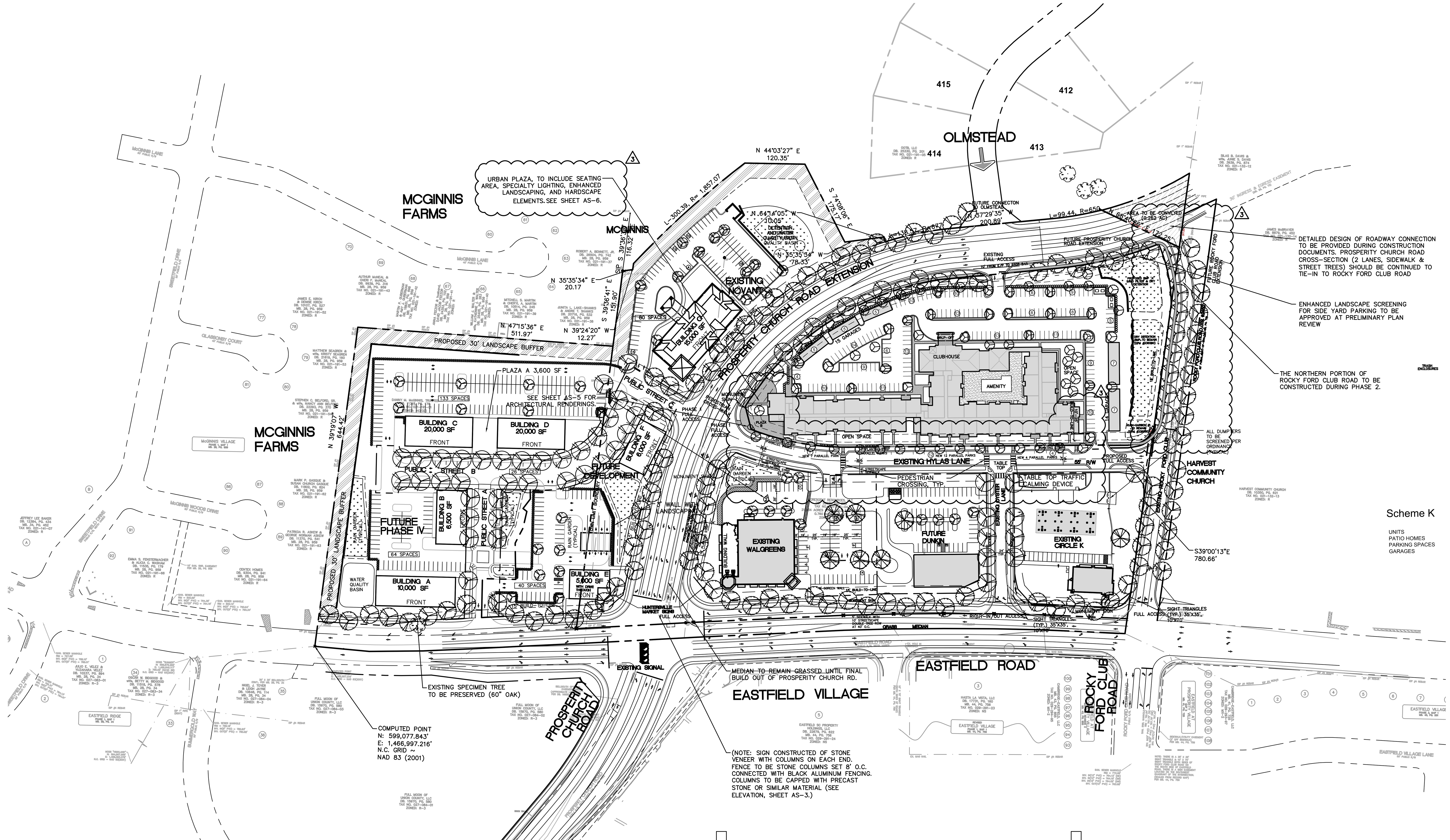
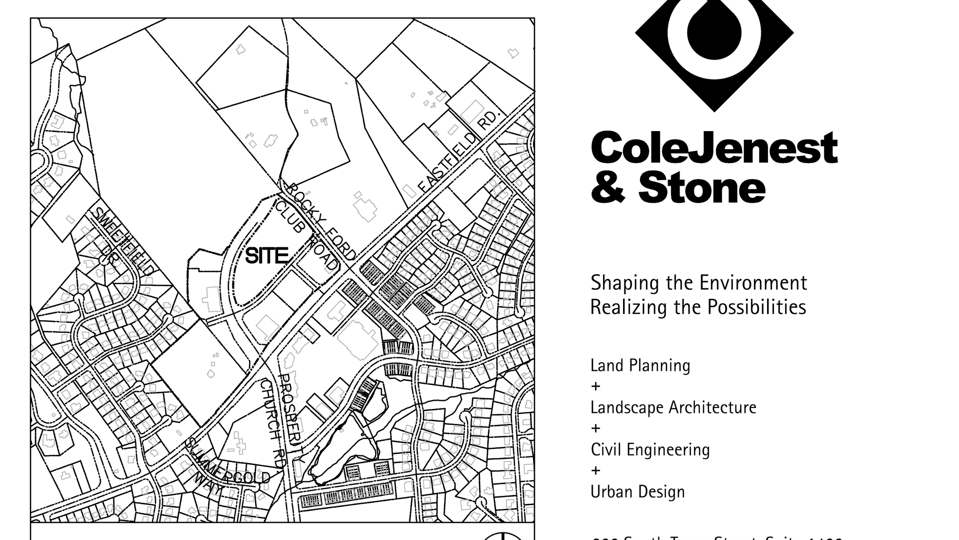
ColeJenest & Stone, P.A. 2020 ©



Scheme K

UNITS
PATIO HOMES
PARKING SPACES
GARAGES



VICINITY MAP N.T.S.

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

LEGEND

SYMBOL

- PROPOSED RAIN GARDEN
- PROPOSED DETENTION
- PROPOSED 30' LANDSCAPE BUFFER
- PROPOSED STREET TREE (40' O.C.)

ZONING CODE SUMMARY

PROJECT NAME:	HUNTERSVILLE MARKET
PARCEL TAX #'S:	021-191-71; 021-191-72; 021-191-73; 021-191-74; 021-191-75; 021-191-01; 021-191-04; PORTION OF 021-191-05
OWNER:	CAMBRIDGE PROPERTIES, INC. JAY PRIESTER — PHONE #: 704-333-2393
PLANS PREPARED BY:	COLEJENEST & STONE, PA — PHONE #: 704-376-1555
EXISTING ZONING:	HC-CD — EXISTING JURISDICTION: TOWN OF HUNTERSVILLE CORPORATE & ETJ
PROPOSED ZONING:	HC-CD
SITE SUMMARY:	
TOTAL SITE ACREAGE:	± 28.569 AC
PARCEL 021-191-01:	± 7.410 AC
PARCEL 021-191-04:	± 19.990 AC
PARCEL 021-191-05 (PORTION OF):	± 1.166 AC (TOTAL PARCEL AREA ±38.34)
STREET FRONTAGE (EASTFIELD):	± 1,625 LF
DEVELOPMENT SUMMARY:	
CURRENT LAND USE:	HIGHWAY-COMMERCIAL/ VACANT
PROPOSED LAND USE:	HIGHWAY-COMMERCIAL/AGE RESTRICTED ACTIVE ADULT HOUSING
PROPOSED OFFICE/RETAIL:	± 113,250 SF (REDUCED BY 54,750 SF FROM AMENDMENT #2
PROPOSED AGE RESTRICTED:	MAX: 175 UNITS 1BR: 87 UNITS (50%) 2BR: 87 UNITS (50%) TOTAL: 174 UNITS
DEVELOPMENT ALLOCATION:	SEE SHEET SP2.0
RIGHT-OF-WAY SUMMARY:	
EXISTING EASTFIELD:	± 1.12 AC
PROPOSED EASTFIELD:	± 1.19 AC
PROPOSED PROSPERITY CHURCH:	± 3.48 AC
PUBLIC STREET A:	± 0.40 AC
PUBLIC STREET B:	± 1.00 AC
PUBLIC STREET C:	± 0.18 AC
PUBLIC STREET D:	± 0.20 AC
PUBLIC STREET E:	± 0.96 AC
	± 8.53 AC
BUILDING AND LOT TYPE SUMMARY:	PER ARTICLE 4 OF HUNTERSVILLE ZONING ORDINANCE FOR SIDE AND REAR SETBACK REQUIREMENTS, SEE BUILDING TYPE DIAGRAMS (SEE SHEET SP 2.0).
HIGHWAY COMMERCIAL:	
FRONT BUILD TO LINE:	0-15'
REAR YARD SETBACK:	50' MINIMUM (PARKING INCLUDED IN REAR SETBACK)
BUILDING HEIGHT:	36' MAXIMUM (PER ARTICLE 4 OF THE ORDINANCE)
SHOP FRONT:	
FRONT BUILD TO LINE:	0-15'
BUILDING HEIGHT:	48' MAXIMUM (PER ARTICLE 4 OF THE ZONING ORDINANCE)
AGE-RESTRICTED APARTMENT BUILDING:	
FRONT BUILD TO LINE:	10' MIN. - 25' MAX.
REAR YARD SETBACK:	50' MINIMUM (PARKING IS PERMITTED IN REAR SETBACK)
BUILDING HEIGHT:	(PER ARTICLE 4 OF THE ORDINANCE)
BUILDING LOT DIAGRAMS:	SEE SP2.0/RZ2.0 FOR DETAILS
BUILDING LOT SIZE (RANGE):	20,000-350,000 SF/LOT (OR) 0.45-8.0 ACRE/LOT
LOT WIDTHS (RANGE):	60'-1,000'
PARKING SUMMARY:	
REQUIRED:	COMMERCIAL: ±113,250 SF (1 SP/500 SF) = 227 SP AGE-RESTRICTED: ±87 1 BR UNITS (1.0 SP/UNIT) = 87 SP AGE-RESTRICTED: ±87 2 BR UNITS (1.5 SP/UNIT) = 131 SP
TOTAL REQUIRED:	445 SPACES
TOTAL PROVIDED:	771 SPACES COMMERCIAL: 539 SPACES AGE-RESTRICTED: 180 SURFACE SPACES 29 DETACHED GARAGE SPACES HYLAS LANE: 23 PARALLEL PARKS
PARKING ALLOCATION:	SEE SHEET SP2.0
URBAN OPEN SPACE SUMMARY:	
URBAN OPEN SPACE PROVIDED:	TOTAL AREA ± 8,600 SF PLAZA A ± 3,600 SF PLAZA B ± 5,000 SF
TREE SAVE SUMMARY:	
TREE SAVE REQUIRED:	PER ARTICLE 7.4 OF HUNTERSVILLE ZONING ORDINANCE HERITAGE TREES 100 % — N/A SPECIMEN TREES 30 % — 3

TREE SAVE PROVIDED:		EXISTING	SAVED	MITIGATED*
	HERITAGE TREES 100 %	0	0	0
	SPECIMEN TREES 30 %	7	1	1

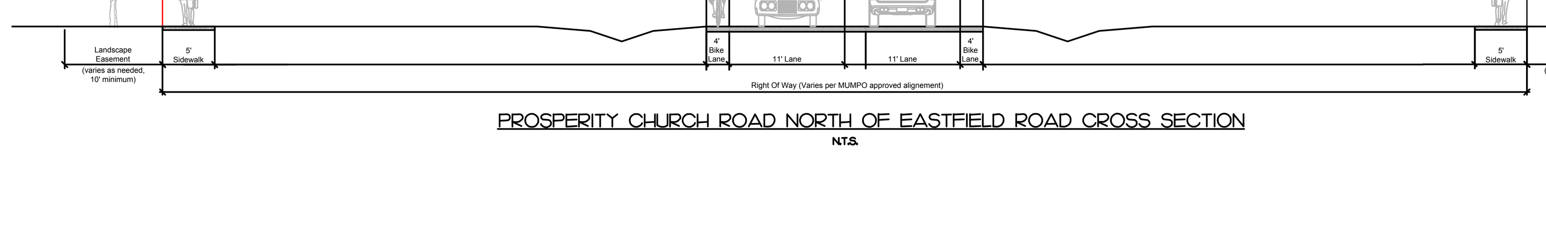
*TO BE MITIGATED ON PRELIMINARY PLAN IN ACCORDANCE WITH HUNTERSVILLE ZONING ORDINANCE 7.4

BUFFERS/SCREENING:	
BUFFERS REQUIRED/PROVIDED:	PER ARTICLE 7.5 OF HUNTERSVILLE ZONING ORDINANCE
COMMERCIAL TO RESIDENTIAL USES:	30'
SCREENING REQUIRED/PROVIDED:	PER SECTION 7.6 OF HUNTERSVILLE ZONING ORDINANCE

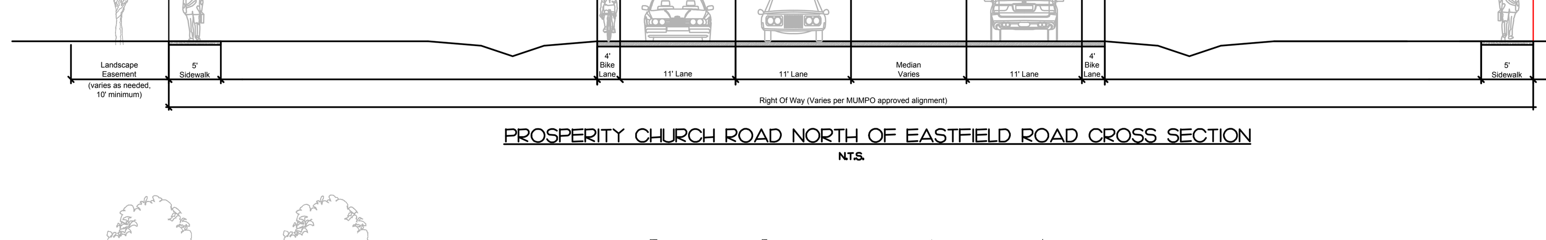
IMPERVIOUS CALCULATIONS:	OPTION 1	OPTION 2
BUILDINGS:	±112,956 SF/±2.59 ACRES	±120,206 SF/±2.76 ACRES
BUILDINGS (FUTURE):	±17,000 SF/±0.39 ACRES	±17,000 SF/±0.39 ACRES
CURB, GUTTER, PARKING:	±422,617 SF/±9.70 ACRES	±392,619 SF/±9.01 ACRES
CURB, GUTTER, PARKING (FUTURE):	±26,000 SF/±0.59 ACRES	±14,000 SF/±0.32 ACRES
TOTAL SITE PROPOSED IMPERVIOUS:	±578,573 SF/±13.28 ACRES ±13.28 AC/22.78 AC = 58.3%	±543,825 SF/±12.48 ACRES ±12.48 AC/22.78 AC = 54.8%

IMPERVIOUS PERCENTAGE ALLOWED: 100% (SITE IS NOT LOCATED WITHIN A WATERSHED SUPPLY OVERLAY)
SEE SHEET SP3.0/RZ3.0 FOR IMPERVIOUS CALCULATIONS PER DRAINAGE AREA

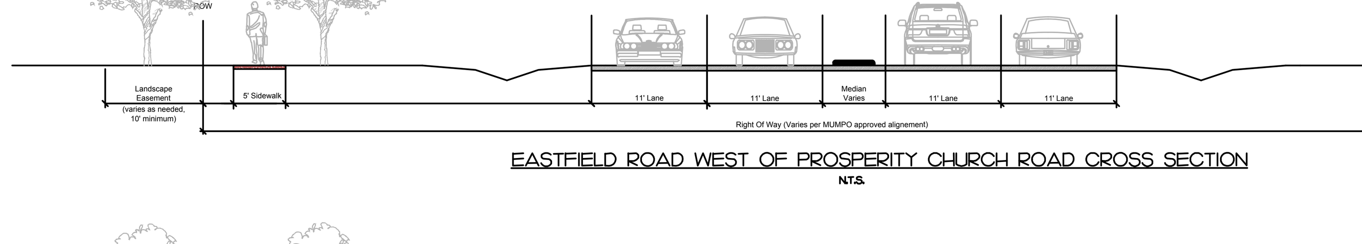
TOTAL SITE:	±28.569 ACRES
PROPOSED DEDICATED NON-SITE R.O.W. (1.12 AC. + 1.19 AC. + 3.48 AC.):	- ±5.790 ACRES
NET SITE ACREAGE:	±22.779 ACRES
BLOCK LENGTH:	
PUBLIC STREET A:	±250-300 LF
PUBLIC STREET B:	±200-450 LF
PUBLIC STREET C:	±250-300 LF
OYSTER LANE:	±250-400 LF
HYLAS LANE:	SEE MODIFICATION ON SHEET SP2.0



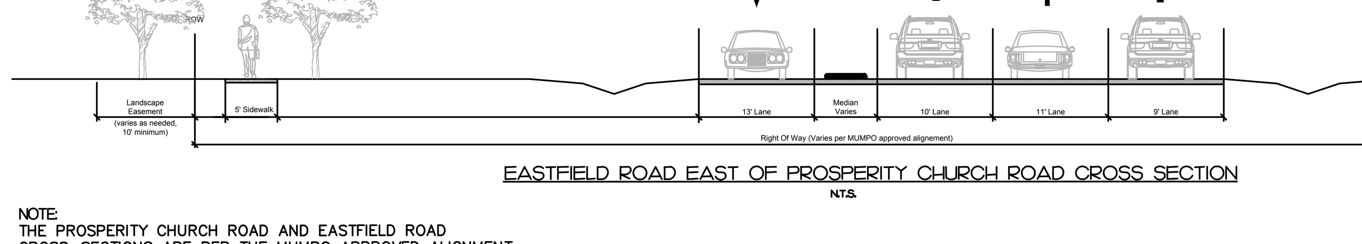
PROSPERITY CHURCH ROAD NORTH OF EASTFIELD ROAD CROSS SECTION
N.T.S.



PROSPERITY CHURCH ROAD NORTH OF EASTFIELD ROAD CROSS SECTION
N.T.S.

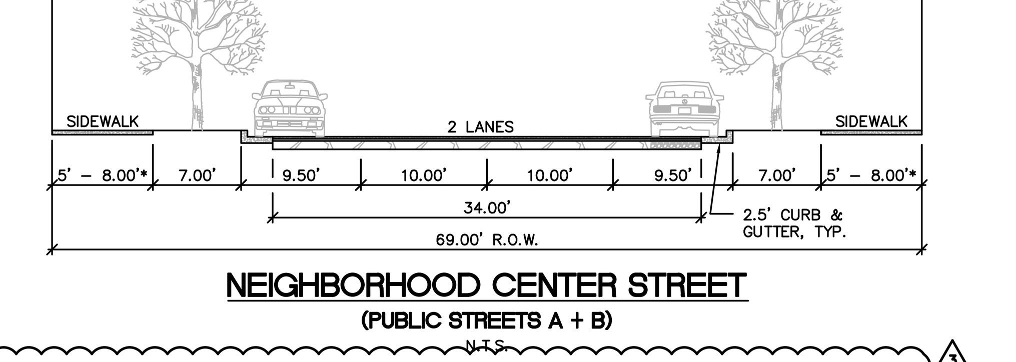


EASTFIELD ROAD WEST OF PROSPERITY CHURCH ROAD CROSS SECTION
N.T.S.

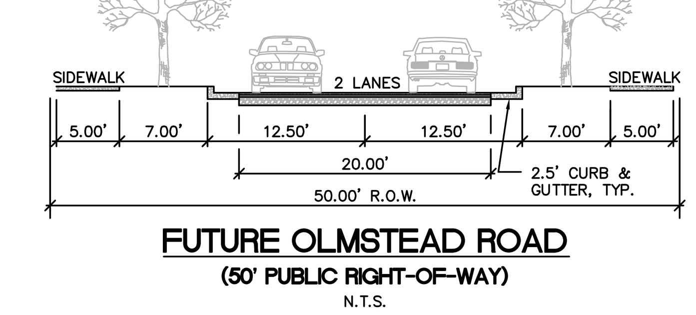


EASTFIELD ROAD EAST OF PROSPERITY CHURCH ROAD CROSS SECTION
N.T.S.

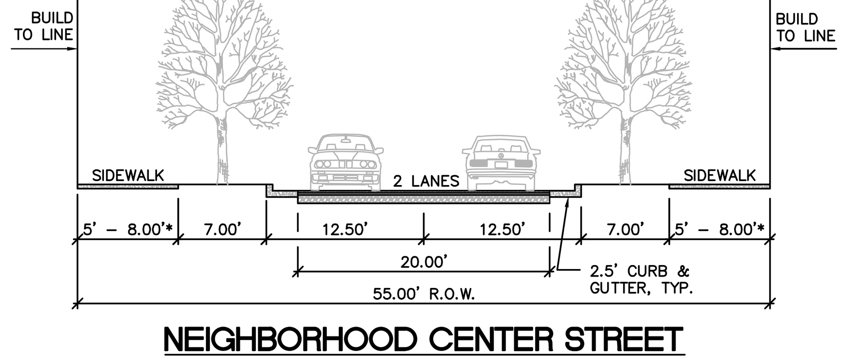
NOTE:
THE PROSPERITY CHURCH ROAD AND EASTFIELD ROAD CROSS-SECTIONS ARE PER THE MUMPO APPROVED ALIGNMENT AND THE TOWN APPROVED TIA. FINAL CROSS-SECTIONS TO BE DETERMINED BY NCDOT AT PRELIMINARY PLAN REVIEW.



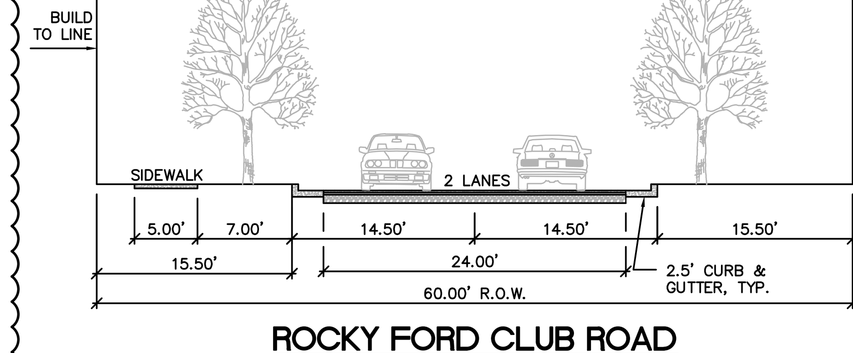
NEIGHBORHOOD CENTER STREET
(PUBLIC STREETS A + B)
N.T.S.



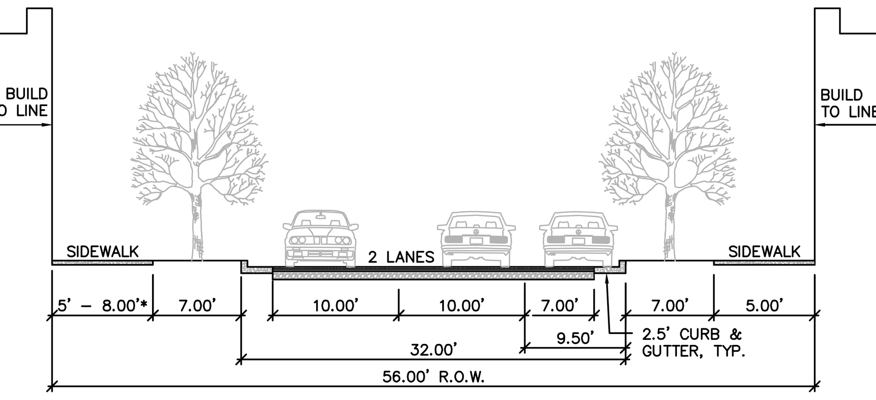
FUTURE OLMSTEAD ROAD
(50' PUBLIC RIGHT-OF-WAY)
N.T.S.



NEIGHBORHOOD CENTER STREET
(PUBLIC STREET C + OYSTER LANE)
N.T.S.



ROCKY FORD CLUB ROAD
(EXISTING 60' PUBLIC RIGHT-OF-WAY)
N.T.S.



NEIGHBORHOOD CENTER STREET
(PUBLIC STREET HYLAS LANE)
N.T.S.

NOTE:
* THE WIDTH OF THE PROPOSED SIDEWALK MAY VARY FROM 5-8' DEPENDING ON LOCATION AND SITE CONDITIONS. THE MINIMUM SIDEWALK WIDTH IS 5'. ALL PROPOSED PUBLIC RIGHT-OF-WAY WILL COMPLY WITH THE TOWN OF HUNTERSVILLE ZONING ORDINANCE AT PRELIMINARY PLAN REVIEW.

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.
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ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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url+ www.colejeneststone.com

CAMBRIDGE PROPERTIES

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

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

REZONING/ SKETCH PLAN - AMENDMENT #3

Project No.
4663

Issued
12/02/19

PRELIMINARY
NOT FOR CONSTRUCTION

Revised

12/16/08 - TOWN OF HUNTERSVILLE COMMENTS
01/12/09 - REVIEW COMMENTS - AGENDA DEADLINE
01/28/09 - REVIEW COMMENTS - PUBLIC HEARING
02/12/09 - REVIEW COMMENTS - PLANNING BOARD
02/24/09 - REVIEW COMMENTS - PLANNING BOARD
03/06/09 - REVIEW COMMENTS - TOWN BOARD
03/16/09 - FINAL REVIEW COMMENTS - TOWN BOARD
03/15/12 - ADMINISTRATIVE AMENDMENT #1
11/01/12 - ADMINISTRATIVE AMENDMENT # 2
10/16/20 - REZONING AMENDMENT

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2053 JACOB D. BACHMAN
10/16/20

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

SP1.0

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

1. REZONING PETITION THESE DEVELOPMENT STANDARDS ARE ASSOCIATED WITH THE REZONING PETITION FILED BY CRESCENT RESOURCES, LLC AND JOINED BY DANNY M. MCGINNIS, TRUSTEE (CRESCENT RESOURCES, LLC, ITS SUCCESSORS AND ASSIGNS SHALL BE REFERRED TO AS "PETITIONER") TO ACCOMMODATE DEVELOPMENT OF THE 28.443 ACRE SITE LOCATED AT THE NORTHEAST AND NORTHWEST QUADRANTS OF THE INTERSECTION OF EASTFIELD ROAD AND THE EXTENSION OF PROSPERITY CHURCH ROAD (THE "SITE").

2. DEVELOPMENT STANDARDS DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION (THE "ZONING PLAN"), AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE TOWN OF HUNTERSVILLE (THE "ORDINANCE"). UNLESS THE ZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE ZONING PLAN, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE HIGHWAY COMMERCIAL, ZONING CLASSIFICATION, GOVERN DEVELOPMENT OF THE SITE AS SHOWN ON THE ZONING PLAN.

3. SUBDIVISION. THE SITE IS ONE DEVELOPMENT AND WILL BE SUBDIVIDED TO ALLOW BUILDINGS AS PRINCIPAL USES ON INDIVIDUAL PARCELS AS GENERALLY DEPICTED ON THE ZONING PLAN. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE.

4. BUILDING PARCELS THE NUMBER AND SIZE OF BUILDING PARCELS AND FOOTPRINTS MAY VARY FROM LARGER TO SMALLER THAN THOSE SHOWN ON THE PLAN (SO LONG AS THE OVERALL PERMITTED BUILDING SQUARE FOOTAGE AS SHOWN ON THE PLAN IS NOT EXCEEDED AND STANDARDS OF THE ORDINANCE ARE MET). THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE") MAY REQUIRE MODIFICATIONS TO PROPOSED BUILDING FOOTPRINTS ONCE FINAL BUILDING DESIGN WORK IS COMPLETE. THE DEVELOPMENT DEPICTED IN THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DESCRIBE THE GENERAL ARRANGEMENT OF BUILDINGS. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDING FOOTPRINTS AND LOTS, AS WELL AS THE LOCATIONS OF STREETS SHOWN ON THE REZONING PLAN, ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE PROVISIONS SET FORTH HEREIN, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES ESTABLISHED ON THE REZONING PLAN AND SUBJECT TO THE STANDARDS OF THE ORDINANCE. SUCH ALTERATIONS AND MODIFICATIONS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE RECONFIGURATION OF THE LARGER ANCHOR BUILDING INTO SMALLER BUILDING(S) AND EXAMPLE LAYOUTS SHOWN; SUCH MODIFICATIONS MAY BE MADE ADMINISTRATIVELY SO LONG AS THE AGGREGATE SQUARE FOOTAGE OF SUCH SMALLER BUILDING(S) DOES NOT EXCEED THE SQUARE FOOTAGE APPROVED FOR THE ORIGINAL ANCHOR AND THE DESIGN REGULATIONS OF THE ORDINANCE ARE MET. PARKING LAYOUTS AND LOCATIONS OF OFF STREET PARKING SPACES MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. PARCEL I AND PARCEL J MAY BE COMBINED INTO ONE ("PARCEL I") AND SHALL BE PERMITTED TO HAVE UP TO 175 UNITS OF AGE RESTRICTED ACTIVE ADULT RETIREMENT HOUSING, AND/OR SENIOR INDEPENDENT LIVING FACILITY.

5. MODIFICATIONS. IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, THE PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS ESTABLISHED PER THE ORDINANCE ONCE THE REZONING PLAN IS APPROVED. THE PETITIONER MAY REQUEST AN AMENDMENT TO THIS REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNERS OF ALL OR ANY PORTION OF THE SITE UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE SITE OWNED BY SUCH OWNER.

6. PHASING THE DEVELOPMENT WILL LIKELY BE PHASED. UTILITIES,BUFFERS, LANDSCAPING, ROADWAY DEDICATION AND CONSTRUCTION, ACCESS, AND INFRASTRUCTURE, AS REQUIRED BY PETITIONER TO SERVE AND INDIVIDUAL PARCEL, WILL BE DELIVERED TO EACH INDIVIDUAL PARCEL AS EACH IS DEVELOPED. GRADING OF THE SITE MAY BE COMPLETED PER PHASE OF THE DEVELOPMENT OR FOR THE ENTIRE SITE. ANY DRIVE-THROUGH, SERVICE, OR LOADING AREAS INCORPORATED AT THE COMMERCIAL SITE PLAN REVIEW STAGE OF PERMITTING SHALL BE DESIGNED IN ACCORDANCE WITH THE ORDINANCE TO PROPERLY SCREEN SUCH AREAS AND ACCOMMODATE THE REQUIRED STACKING AND MANEUVERING SPACE. PHASES II, III, AND IV MAY BE DEVELOPED AS ONE PHASE, OR MAY BE DEVELOPED SEPARATELY AS LONG AS THE INFRASTRUCTURE REQUIRED FOR EACH SEPARATE PHASE IS DELIVERED IN ACCORDANCE WITH APPLICABLE GOVERNMENT REGULATIONS AT THE TIME OF COMPLETION OF SUCH SEPARATE PHASE.

7. ZONING BOUNDARIES DURING THE PRELIMINARY PLAN DEVELOPMENT AND APPROVAL PROCESS, IF SUBSTANTIAL REVISIONS TO DELINEATED ZONING BOUNDARIES MUST OCCUR AS A RESULT OF BUILDING OR ROADWAY ENGINEERING, REVISIONS TO THE APPROVED CONDITIONAL REZONING PLAN MAY BE PRESENTED TO THE TOWN BOARD FOR CONSIDERATION PRIOR TO PRELIMINARY PLAN ADMINISTRATIVE APPROVAL.

8. PERMITTED USES ALL PARCELS MAY BE DEVOTED TO THE USES PERMITTED IN THE HC ZONING CLASSIFICATION AS SHOWN ON THE ZONING PLAN, TOGETHER WITH ANY OTHER INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR WITH CONDITIONS IN THE HC ZONING DISTRICT; EXCEPT THAT THE FOLLOWING USES, AS DEFINED IN THE ORDINANCE, SHALL NOT BE PERMITTED ON THE SITE:

OUTDOOR AMUSEMENT FACILITIES
ARMORIES
AUCTION SALES
BOARDING OR ROOMING HOUSES
OUTDOOR RECREATION
NIGHTCLUBS
PAWNSHOPS AND SECOND-HAND SHOPS
ADULT ESTABLISHMENTS

IN ADDITION TO THE PERMITTED USES ABOVE, PARCEL I SHALL BE PERMITTED TO ALLOW UPTO 175 UNITS OF AGE RESTRICTED ACTIVE ADULT RETIREMENT HOUSING, AND/OR SENIOR INDEPENDENT LIVING. ANY ACTIVE ADULT HOUSE MUST HAVE A MINIMUM OF 80% OF ITS RESIDENCE TO BE 55 YEARS OLD OR OLDER.

9. ACCESS. THE NUMBER OF SITE ACCESS POINTS AND ROADS ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS AND JURISDICTIONAL REVIEW AND APPROVAL.

10. BUFFERS. BUFFER AREAS SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE ORDINANCE. BUFFER AREAS SHALL REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, GRADING, WALLS, FENCES, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS AND BICYCLE PATHWAYS. UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES. NO BUILDINGS, PARKING SPACES, MANEUVERING AREAS OR STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN BUFFER AREAS, HOWEVER, WATER QUALITY/LOW IMPACT DEVELOPMENT (LID) FACILITIES, SUCH AS RAIN GARDENS, MAY BE WITHIN THE BUFFERS, BUT PETITIONER SHALL USE COMMERCIALLY REASONABLE EFFORTS TO AVOID IMPACTING AT LEAST 15' OF THE BUFFER AREA. NOTWITHSTANDING THE FOREGOING, PETITIONER SHALL MAINTAIN A 15' OPAQUE BUFFER IN THE SOUTHWEST CORNER OF THE PROPERTY WHERE PETITIONER'S STORM DRAIN LINES TIE INTO THE EXISTING STORM DRAIN SYSTEM. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE WALLS, GRADING, FENCES, PEDESTRIAN SIDEWALKS OR PATHWAYS OR THE INSTALLATION OF UTILITY LINES OR FACILITIES, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED WITH TREES AND SHRUBS PER THE ORDINANCE.

11. BUILD-TO AND YARD REQUIREMENTS ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE BUILD-TO, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE APPLICABLE DISTRICT UNLESS OTHERWISE SHOWN ON THE ZONING PLAN.

12. LANDSCAPING. THE PETITIONER SHALL INSTALL OR CAUSE TO BE INSTALLED WITHIN THE BUILD-TO/EASEMENT AREAS ESTABLISHED ALONG PUBLIC RIGHTS-OF-WAY, TREES AND OTHER MATERIALS IN ACCORDANCE WITH THE ORDINANCE AND SHALL THEREAFTER MAINTAIN OR CAUSE TO BE MAINTAINED ALL SUCH MATERIALS (INCLUDING REPLACEMENT OF ALL DEAD OR DYING PLANTS). INTERNAL AREAS OF THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. DEFINED AREAS OF LANDSCAPE CLEARING SHALL BE INCLUDED TO ALLOW BETTER VEHICULAR VISIBILITY INTO THE SITE. LANDSCAPE AREAS WILL BE PLANTED ON THE SITE TO MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN THE ORDINANCE. REQUIRED LANDSCAPING OF TREES AND SHRUBS LOCATED WITHIN THE BUFFER AREA SHALL CONFORM TO THE ORDINANCE. TO THE EXTENT ECONOMICALLY FEASIBLE, THE PETITONER SHALL EXERCISE REASONABLE EFFORTS TO PRESERVE ALL TREES 8 INCHES IN CALIPER OR GREATER WITHIN THE SETBACKS ALONG THE ROADWAYS EXCEPT TO THE EXTENT THAT SUCH PRESERVATION CONFLICTS WITH THE INSTALLATION OR REPLACEMENT OF UTILITIES, GRADING ISSUES, DRIVEWAY ACCESS AND OTHER SIMILAR SITE ELEMENTS. ALL BUFFERS AND SETBACKS SHALL BE MAINTAINED BY THE PETITIONER TO ENHANCE THE APPEARANCE OF THE PROJECT. LIKEWISE, BUFFERS AND SETBACKS TO BE MAINTAINED BY THE PETITIONER MAY BE MODIFIED AS ALLOWED IN THE ORDINANCE. THE PLAN INDICATES THAT PETITIONER IS MEETING THE TREE SAVE REQUIREMENTS OF THE ORDINANCE. THE REQUIRED STREET TREES ALONG THE NORTHERN SIDE OF HYLAS LANE SHALL BE A MINIMUM OF 3.5 - 4 INCHES IN CALIPER.

13. PARKING. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. ALL PERMITTED DRIVE-THROUGH FACILITIES LOCATED ON THE SITE SHALL BE SUBJECT TO STACKING REQUIREMENTS OF THE ORDINANCE. BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE. FINAL PARKING LAYOUT MAYBE MODIFIED DURING THE CIVIL AND BUILDING DESIGN FOR EACH PARCEL, SO LONG AS, SUCH MODIFICATIONS MEETS THE PARKING ORDINANCE. REQUIRED PARKING FOR SUBDIVIDED LOTS "MAY BE" LOCATED ON, OR SHARED WITH ADJACENT LOT(S), HOWEVER; THIS IS PROVISION SHALL NOT APPLY TO PARCEL I. PETITIONER SHALL, CONSTRUCT PARALLEL PARKING ALONG THE NORTHERN SIDE OF HYLAS LANE IN CONJUNCTION WITH THE DEVELOPMENT OF PARCEL I.

14. LIGHTING. PETITIONER AGREES TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG INTERNAL STREETS. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 30 FEET. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED ALONG PUBLIC RIGHTS-OF-WAY) SHALL BE FULLY SHIELDED AND DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY EXTERIOR PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND OUTSIDE OF THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE DIRECT ILLUMINATION TOWARDS PUBLIC RIGHTS-OF-WAY AND ADJACENT PROPERTIES. ARCHITECTURAL LIGHTING ON THE BUILDING WILL BE ALLOWED.

15. SIGNAGE. ALL SIGNAGE TO BE PERMITTED SEPARATELY AND DESIGNED IN ACCORDANCE WITH ARTICLE 10 OF THE ORDINANCE.

16. URBAN OPEN AND OPEN SPACE. THE PETITIONER RESERVES THE RIGHT TO UTILIZE THE OPEN SPACE TO ACCOMMODATE PEDESTRIAN WALKWAYS, BICYCLE PATHWAYS, SIDEWALKS, GRADING, SLOPES, WALLS, FENCES, SIGNS AS PERMITTED BY THE ORDINANCE, LIGHTING, DRAINAGE AND UTILITIES.

17. ARCHITECTURAL CONTROLS AND PROTECTIVE COVENANTS. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING). THE FIRST FLOOR OF ALL BUILDINGS SHALL BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN SCALE INTEREST AND ACTIVITY. IF DRIVE-THROUGH WINDOWS AND SERVICES ARE INCLUDED WITHIN THE DEVELOPMENT, THEY MUST COMPLY WITH THE DESIGN STANDARDS OF THE ORDINANCE. BUILDINGS CONSTRUCTED WITHIN THE DEVELOPMENT SHALL HAVE WINDOWS OR SPANDREL GLASS WINDOWS (PROVIDED THAT SPANDREL GLASS SHALL BE REASONABLY LOCATED AS NOTED IN THE ARCHITECTURAL DESIGN STANDARDS LISTED ON AS-1) THAT ORIENT TOWARD PUBLIC AND PRIVATE ROADS AND SHALL AVOID LONG EXPANSES OF SOLID WALLS THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIFICALLY DESIGNED ARCHITECTURAL ELEMENTS. TRASH AND/OR DUMPSTER/COMPACTOR AND RECYCLING AREAS SHALL COMPLY WITH THE ORDINANCE. TRASH OR "DUMPSTER" PADS WILL BE SCREENED FROM VIEW USING MATERIALS SIMILAR TO THOSE USED ON THE RESPECTIVE BUILDING. WHERE JOINT COLLECTION POINTS ARE DEVELOPED, PADS SHALL BE SCREENED WITH BRICK ENCLOSURES. ALL ENCLOSURES WILL HAVE GATES THAT TOTALLY CONCEAL THE INTERIOR OF THE ENCLOSURE. ADDITIONAL ARCHITECTURAL COMMITMENTS FOR PARCEL I ARE NOTED ON SHEET AS-5 AND AS-6 HEREIN.

18. FIRE PROTECTION. FIRE HYDRANTS WILL BE PROVIDED WITHIN THE LANDSCAPE BUILD-TO/SETBACK AREAS AS REQUIRED BY THE FIRE MARSHALL. FOR BUILDINGS ACCESSED THROUGH SCREENED PARKING LOTS, HYDRANTS MUST BE INSTALLED ADJACENT TO THE PARKING LOT AND EASILY ACCESSIBLE BY FIRE FIGHTING EQUIPMENT. HYDRANT LOCATIONS MUST BE APPROVED BY THE FIRE MARSHALL. AN ACCESS AGREEMENT SHALL BE ON FILE FOR ANY BUILDING SO PROTECTED.

19. SIDEWALKS. PETITONER SHALL INSTALL SIDEWALKS WITH PLANTING STRIPS AS SHOWN ON THE ZONING PLAN. AS CONCEPTUALLY DEPICTED ON THE REZONING PLAN, THE PETITIONER SHALL INSTALL INTERNAL SIDEWALKS ON THE SITE THAT WILL PROVIDE PEDESTRIAN CONNECTIONS BETWEEN THE VARIOUS BUILDINGS LOCATED THEREON AND TO THE SIDEWALKS INSTALLED ALONG PUBLIC RIGHTS-OF-WAY. EXCEPT WHERE NECESSARY TO ACCOMMODATE SIGNIFICANT DESIGN AND ARCHITECTURAL ELEMENTS LOCATED ON THE SITE, INTERNAL PRIVATE ROADS SHALL BE DESIGNED TO HAVE PLANTING AREAS FOR STREET TREES AND SIDEWALKS A MINIMUM OF 7 FEET IN WIDTH PROVIDED THAT NO TREE GRATES OR CUTOUTS SHALL BE REQUIRED; HOWEVER, PETITIONER ACKNOWLEDGES THAT AT TIMES TREE GRATES MAY POSE THE BEST DESIGN SOLUTION AND SHALL UTILIZE TREE GRATES WHEN DETERMINED BY PETITIONER TO BE REASONABLY REQUIRED. ANY DEVIATION FROM THE MINIMUM 5 FEET SIDEWALK WIDTH SHALL RELATE TO PEDESTRIAN WALK AREAS OF AN APPROPRIATE WIDTH INCLUDED AS PART OF THE ABOVE DESCRIBED SIGNIFICANT DESIGN FEATURES.

20. TRANSPORTATION. PROSPERITY CHURCH ROAD EXTENSION IS A MAJOR THOROUGHFARE AND MUST BE DESIGNED TO APPLICABLE GOVERNMENTAL STANDARDS. PETITIONER WILL USE ITS BEST EFFORTS TO ACQUIRE ALL RIGHT-OF-WAY FOR NECESSARY ROADWAY IMPROVEMENTS. RIGHT-OF-WAY ACQUIREMENT AND DEDICATION EFFORTS WILL BE PHASED ACCORDING TO THE PROJECT DEVELOPMENT PHASES AS FOLLOWS:

PHASE I:
PUBLIC STREET C
PUBLIC STREET D (SOUTH OF PUBLIC ST. E)
PUBLIC STREET E
PROSPERITY CHURCH ROAD (TO ±250' NORTH OF ST. E)
EASTFIELD ROAD (ABUTTING PHASE I)

EASTFIELD AND PROSPERITY CHURCH ROAD INTERSECTION.

PHASE III:
PUBLIC STREET A
PUBLIC STREET B
EASTFIELD ROAD (ABUTTING PHASE III)

PHASE II:
1. ROCKY FORD CLUB DRIVE FROM HYLAS LANE TO THE POINT IT INTERSECTS WITH THE FUTURE PROSPERITY CHURCH ROAD EXTENSION RIGHT-OF-WAY.
2. PETITIONER SHALL OBTAIN ADDITIONAL RIGHT OF WAY WITHIN THE FUTURE PROSPERITY CHURCH ROAD EXTENSION TO CONNECT PROSPERITY CHURCH ROAD AND ROCKY FORD CLUB ROAD. PETITIONER SHALL CONNECT THE TWO LANE EXTENSION OF PROSPERITY CHURCH ROAD TO ROCKY FORD CLUB ROAD. THE ADDITIONAL RIGHT OF WAY IS APPROXIMATELY SHOWN ABOVE.
3. PETITIONER SHALL INSTALL A RAISED TABLE TOP TRAFFIC CALMING DEVICE AT THE INTERSECTION OF HYLAS LANE AND OYSTER LANE.
4. PETITIONER SHALL INSTALL A MINIMUM OF THREE (3) STRIPED PEDESTRIAN CROSSINGS ACROSS HYLAS LANE.

AS PART OF REZONING PETITION R19-18 THE PLATTED (BUT UNOPENED) PORTION OF PUBLIC RIGHT-OF-WAY (STREET D) BETWEEN HYLAS LANE AND PROSPERITY CHURCH ROAD, SHALL BE ABANDON AND RECOMBINED INTO PARCEL I.

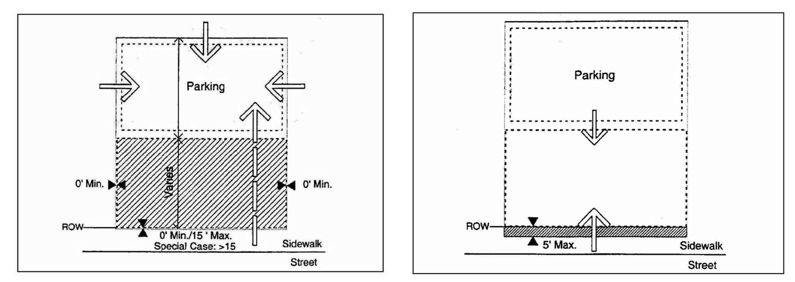
AS OF MARCH 16, 2009, PETITIONER HAS RECEIVED THE REQUIRED COMMENTS FROM THE TOWN OF HUNTERSVILLE, BUT HAS NOT RECEIVED REQUIRED COMMENTS FROM OTHER APPLICABLE GOVERNMENTAL AGENCIES, SO IMPROVEMENTS TO BE MADE BY PETITIONER HAVE NOT BEEN DETERMINED. APPLICANT WILL COORDINATE WITH NCDOT REGARDING ANY CROSSWALKS ON PROSPERITY CHURCH ROAD. THE FIRST INTERSECTION ALONG THE PROSPERITY CHURCH ROAD EXTENSION WILL HAVE FULL ACCESS UNTIL NCDOT REQUIRES OTHERWISE. PETITIONER SHALL CONSTRUCT 10' WIDE MULTI-PURPOSE PATHS IN PLACE OF SIDEWALKS ON EITHER SIDE OF PROSPERITY CHURCH ROAD. THE PROPOSED LANEAGE AND CROSS-SECTIONS AS SHOWN ON PROSPERITY CHURCH ROAD ARE PURSUANT TO THE APPROVED MUMPO ALIGNMENT AND TIA RECOMMENDATIONS; HOWEVER, FINAL LANEAGE AND CROSS-SECTIONS SHALL BE SUBJECT TO NCDOT APPROVAL.

PHASE I CROSS SECTION OF PROSPERITY CHURCH ROAD SHALL BE IN ACCORDANCE TO "OFF- SITE ROADWAY" PLANS PREPARED BY PARSOS BRINCKERHOFF AND APPROVED BY NCDOT AND THE TOWN OF HUNTERSVILLE.

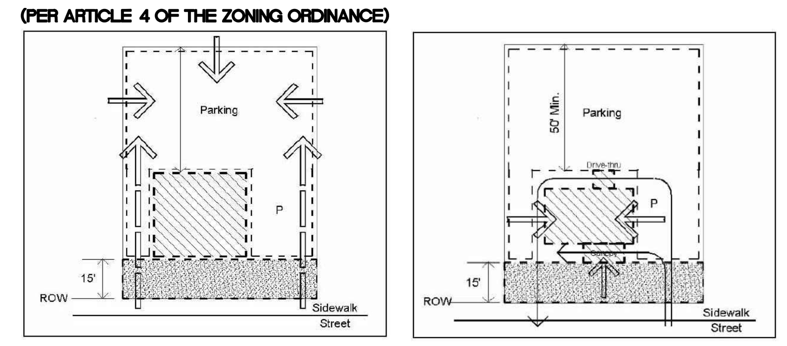
21. SUBDIVISION SKETCH PLAN. THIS ZONING PLAN IS SUBMITTED IN CONJUNCTION WITH SUBDIVISION SKETCH PLAN SP1.0.

22. ANNEXATION PETITIONER HAS ANNEXED ALL OF THE PROPERTY INTO THE TOWN OF HUNTERSVILLE EXCEPT THE PORTION THAT IS CURRENTLY OWNED BY CAMBRIDGE PROSPERITY, LLC AND KNOWN AS TAX PARCEL NUMBER 02-011-9101 (McGINNIS PARCEL). THE McGINNIS PARCEL SHALL BE ANNEXED INTO THE TOWN OF HUNTERSVILLE PRIOR TO FINAL APPROVAL OF PRELIMINARY/CONSTRUCTION PLANS FOR THE "McGINNIS PARCEL".

23. REZONING MODIFICTIONS: PARCEL I SHALL BE PERMITTED TO THE FOLLOWING 3 MODIFICATIONS:
i. THE BUILDING ON PARCEL I FRONTING HYLAS LANE MAY HAVE A BLOCK LENGTH UP TO 750 FEET.
ii. THE BUILDING ON PARCEL I SHALL BE ALLOWED TO BE UP TO FOUR STORIES IN HEIGHT.
iii. TO REMOVE +/-350 LINEAR FEET OF PREVIOUSLY PLATTED (BUT UNOPENED) PUBLIC RIGHT-OF-WAY LOCATED BETWEEN HYLAS LANE AND PROSPERITY CHURCH ROAD WILL NOT BE REQUIRED AND WILL BE RECOMBINED WITH PARCEL I.
iv. TO ALLOW SIDEYARD PARKING SO LONG AS, THE PARKING IS SCREENED WITH EITHER LANDSCAPE SCREENING OR A MASONRY KNEE WALL A MINIMUM OF 3' IN HEIGHT.

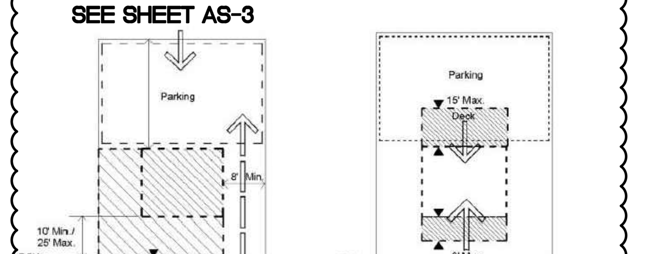


SHOPFRONT BUILDING/LOT DIAGRAM
(PER ARTICLE 4 OF THE ZONING ORDINANCE)

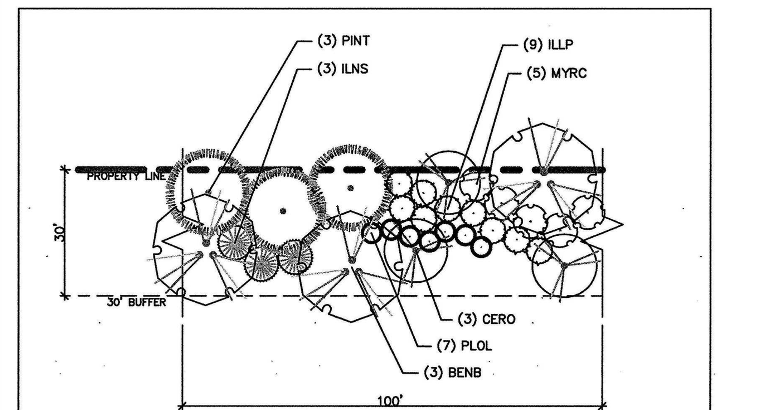


HIGHWAY COMMERCIAL BUILDING/LOT DIAGRAM
(PER ARTICLE 4 OF THE ZONING ORDINANCE)

* FOR RAIN GARDEN PLANTING IN BUFFER SEE SHEET AS-3



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



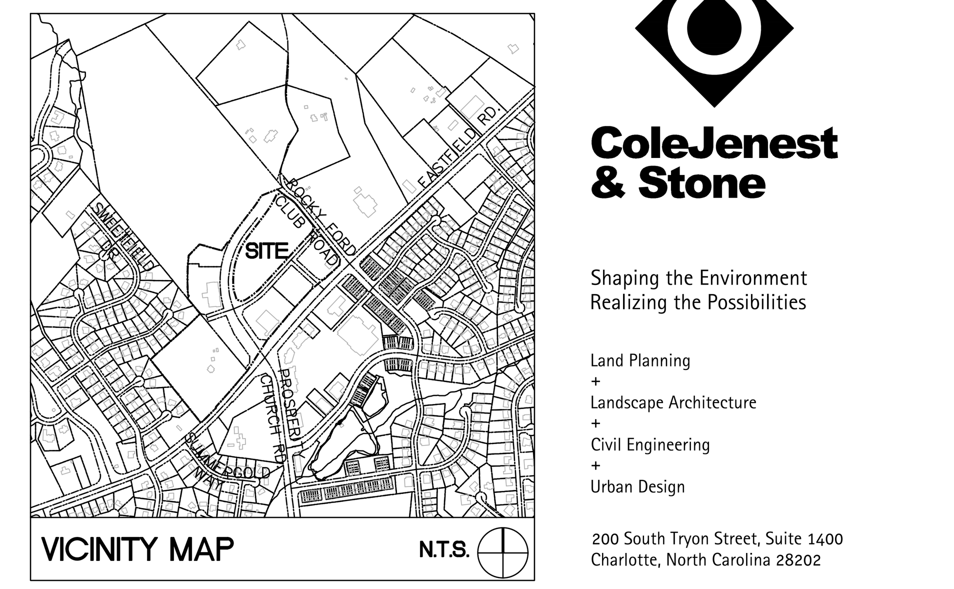
PLANT SCHEDULE: 30' LANDSCAPE BUFFER

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'

GENERAL NOTES FOR SUBDIVISION SKETCH PLAN:

THIS SUBDIVISION SKETCH PLAN IS SUBMITTED IN CONJUNCTION WITH ZONING CASE R19-18
1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE, EXCEPT AS SHOWN.
2. PETITIONER SHALL DEDICATE REQUIRED RIGHT-OF-WAY AS SHOWN ON THE PLAN.
3. LOTS SUBJECT TO FLOODING SHOULD NOT BE EST. IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280 (IF APPLICABLE).
4. TOWN OF HUNTERSVILLE BUILD TO LINE IS SHOWN ON THE PLAN.
5. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
6. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
7. ALL AREAS DESIGNATED AS COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PETITIONER OR PROPERTY OWNERS ASSOCIATION.
8. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY), AS SHOWN, AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
9. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED EXCEPT AS SHOWN.
10. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.



VICINITY MAP N.T.S.

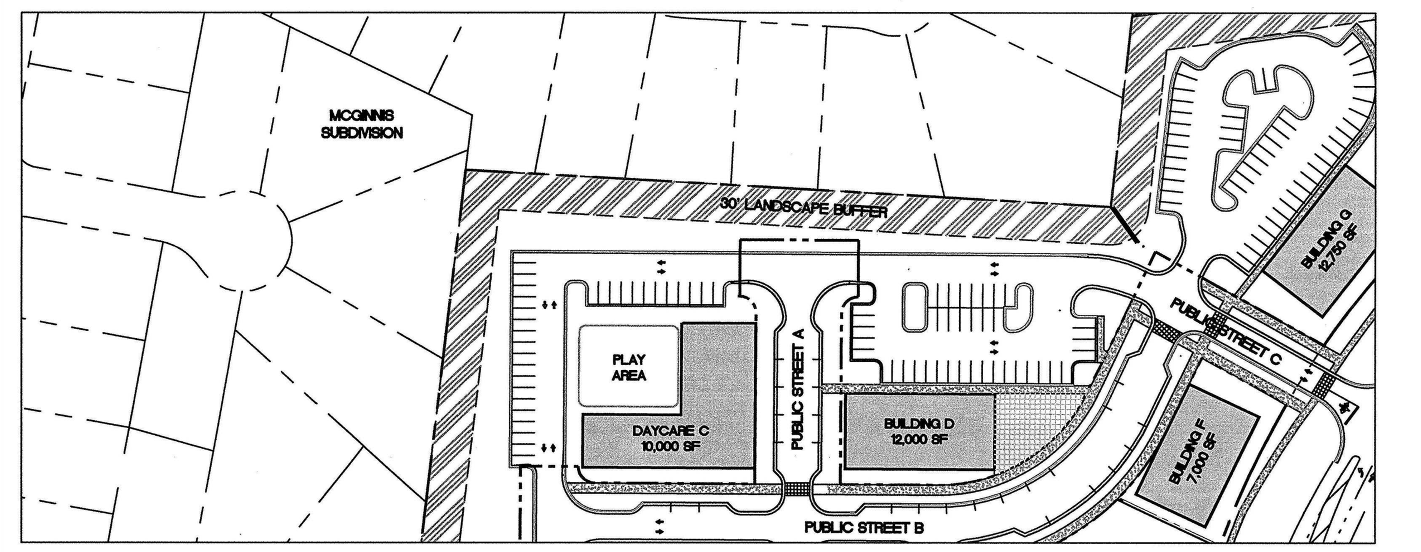
SURVEY DISCLAIMER

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

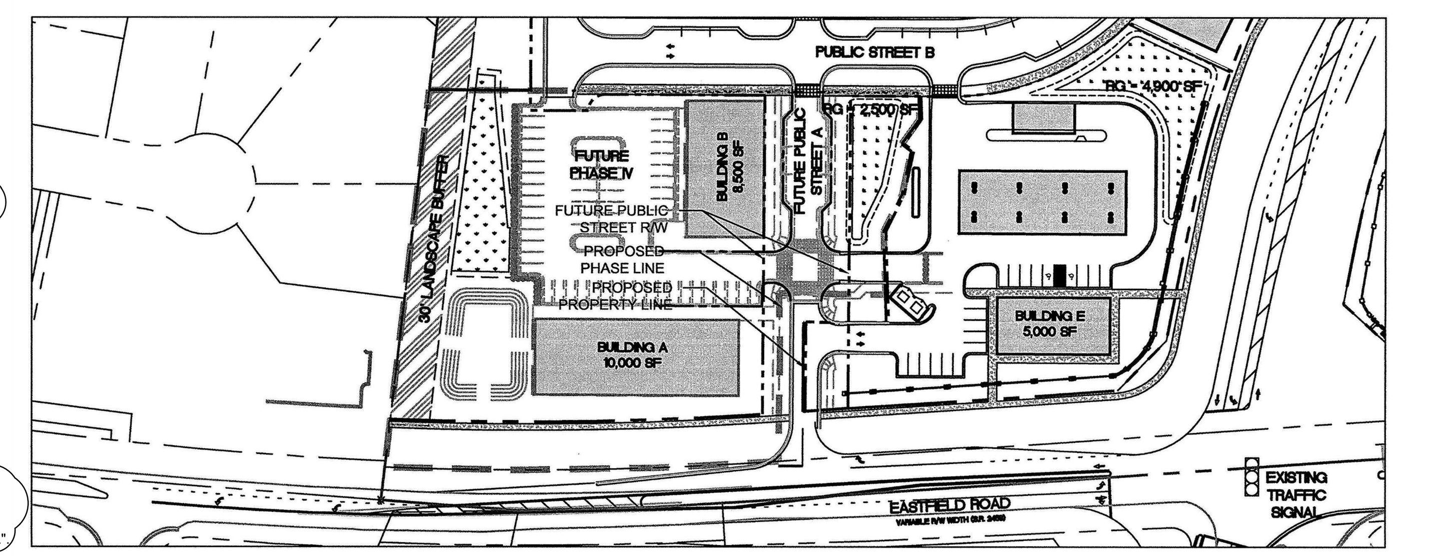
ZONING CODE SUMMARY

ZONING SUMMARY:
CURRENT ZONING: HIGHWAY COMMERCIAL-CONDITIONAL DISTRICT (±28.569 AC)
PROPOSED ZONING: HIGHWAY COMMERCIAL-CONDITIONAL DISTRICT (HC-CD)

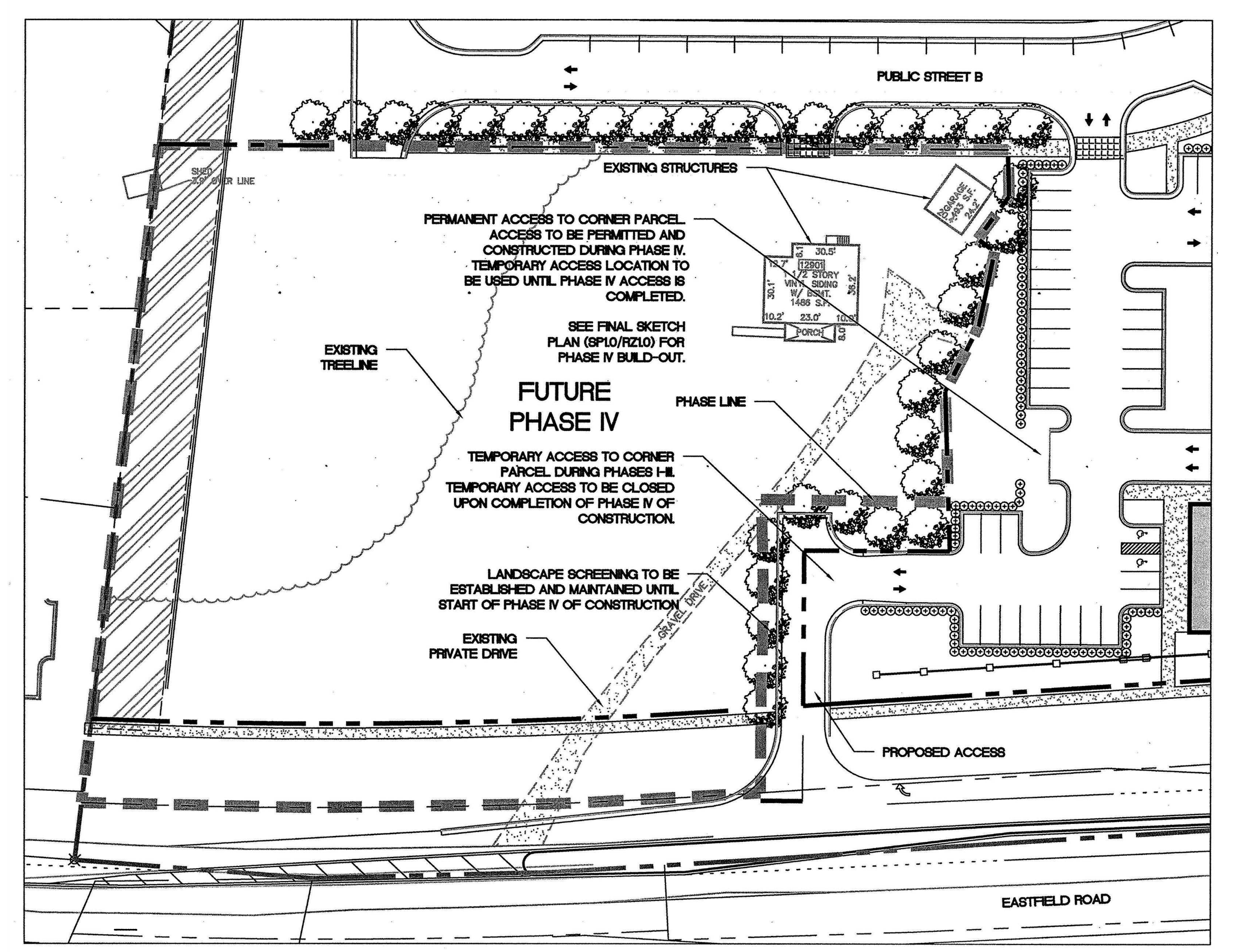
HIGHWAY COMMERCIAL (CD) PARCELS	± 19.88 AC
EXISTING R.O.W. ON EASTFIELD:	± 1.12 AC
PROPOSED R.O.W. EASTFIELD:	± 1.19 AC
PROPOSED PROSPERITY CHURCH:	± 3.48 AC



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



EXAMPLE: OPTIONAL SITE PLAN ALTERNATE BUILDING LAYOUT E SCALE 1"=100'



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

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

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Charlotte North Carolina 28284

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

TECHNICAL DATA SHEET - AMENDMENT #3

Project No.
4663

Issued
12/02/19

PRELIMINARY NOT FOR CONSTRUCTION

Revised
12/16/08 – TOWN OF HUNTERSVILLE
01/12/09 – REVIEW COMMENTS – AGENDA DEADLINE
01/28/09 – REVIEW COMMENTS – PUBLIC HEARING
02/12/09 – REVIEW COMMENTS – PLANNING BOARD
02/24/09 – REVIEW COMMENTS – PLANNING BOARD
03/06/09 – REVIEW COMMENTS – TOWN BOARD
03/13/09 – REVIEW COMMENTS – TOWN BOARD
03/16/09 – FINAL REVIEW COMMENTS – TOWN BOARD
03/15/12 – ADMINISTRATIVE AMENDMENT # 1
11/01/12 – ADMINISTRATIVE AMENDMENT # 2
3 10/16/20 – REZONING AMENDMENT

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2053 JACOB D. BACHMAN 10/16/20

SCALE: 1" = 100'
0 50 100 200

SP2.0

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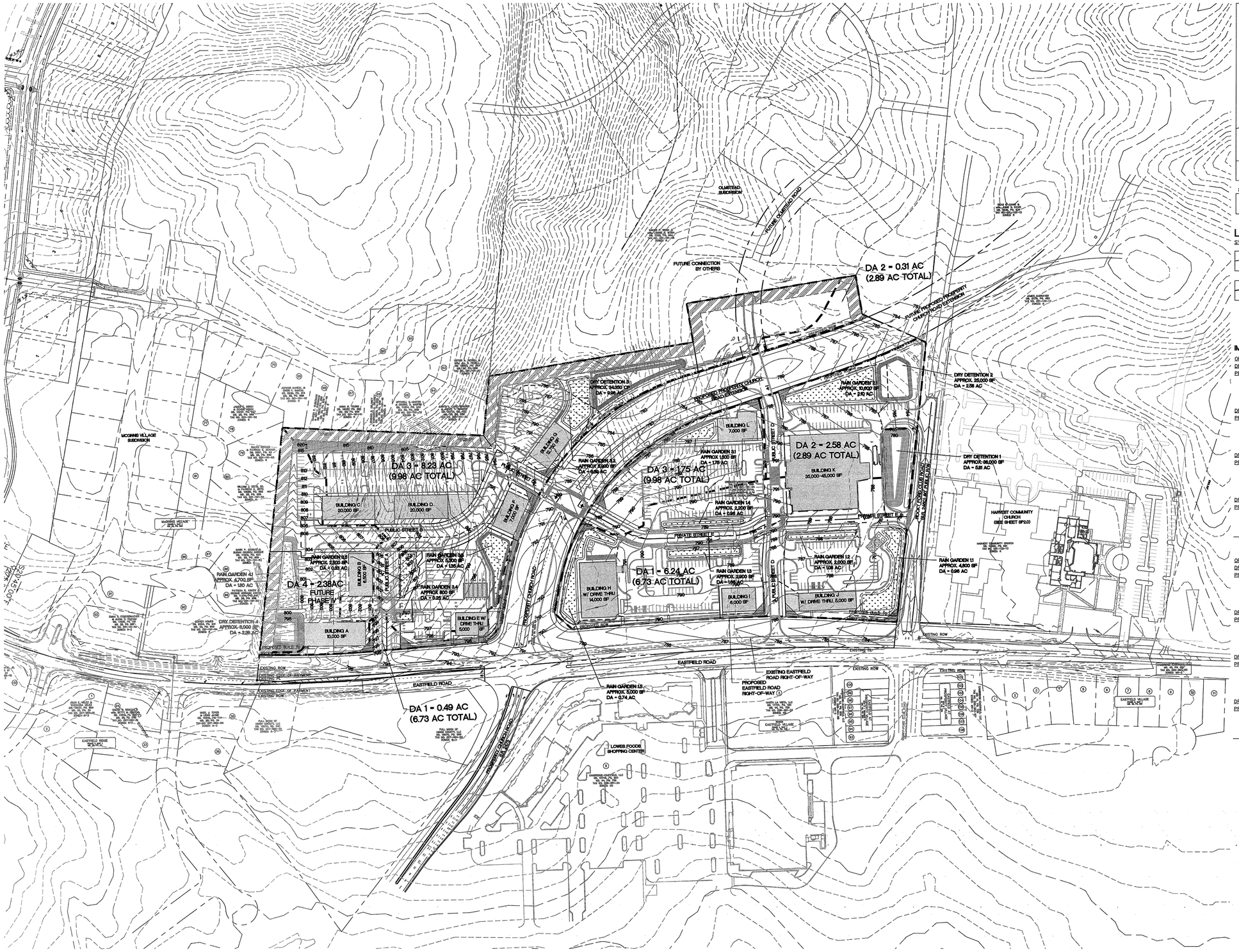

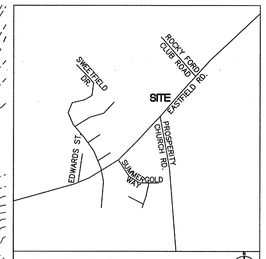

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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

LEGEND

SYMBOL		DETAIL
	PROPOSED CONTOUR	-/-
100	PROPOSED INDEX CONTOUR	-/-

IMPERVIOUS AREA CALCULATIONS:

OPTION 1:

DRAINAGE AREA 1:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	6.41 AC.	PERVIOUS:	2.59 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.14 AC.
TOTAL:	6.41 AC.	TOTAL:	6.73 AC.

DRAINAGE AREA 2:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	3.36 AC.	PERVIOUS:	1.26 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.63 AC.
TOTAL:	3.36 AC.	TOTAL:	2.89 AC.

DRAINAGE AREA 3:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	9.53 AC.	PERVIOUS:	5.29 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.69 AC.
TOTAL:	9.53 AC.	TOTAL:	9.98 AC.

DRAINAGE AREA 4:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	2.68 AC.	PERVIOUS:	1.15 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.23 AC.
TOTAL:	2.68 AC.	TOTAL:	2.38 AC.

TOTAL SITE PROPOSED IMPERVIOUS: ±11.69 ACRES OR 53 %

OPTION 2:

DRAINAGE AREA 1:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	6.41 AC.	PERVIOUS:	2.59 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.14 AC.
TOTAL:	6.41 AC.	TOTAL:	6.73 AC.

DRAINAGE AREA 2:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	3.36 AC.	PERVIOUS:	1.26 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.63 AC.
TOTAL:	3.36 AC.	TOTAL:	2.89 AC.

DRAINAGE AREA 3:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	9.53 AC.	PERVIOUS:	5.19 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	4.79 AC.
TOTAL:	9.53 AC.	TOTAL:	9.98 AC.

DRAINAGE AREA 4:

PRE-DEVELOPMENT:		POST-DEVELOPMENT:	
PERVIOUS:	2.68 AC.	PERVIOUS:	1.15 AC.
IMPERVIOUS:	0.00 AC.	IMPERVIOUS:	1.23 AC.
TOTAL:	2.68 AC.	TOTAL:	2.38 AC.

TOTAL SITE PROPOSED IMPERVIOUS: ±11.79 ACRES OR 54 %

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HUNTERSVILLE VILLAGE

13105 Eastfield Rd.
Huntersville, North Carolina 28078

PRELIMINARY GRADING & STORMWATER CONCEPT PLAN

Project No.
3479

Issued
10/01/08

Revised

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

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1393 C-193 NORTH CAROLINA

SCALE: 1" = 100'
0 50 100 200

SP3.0

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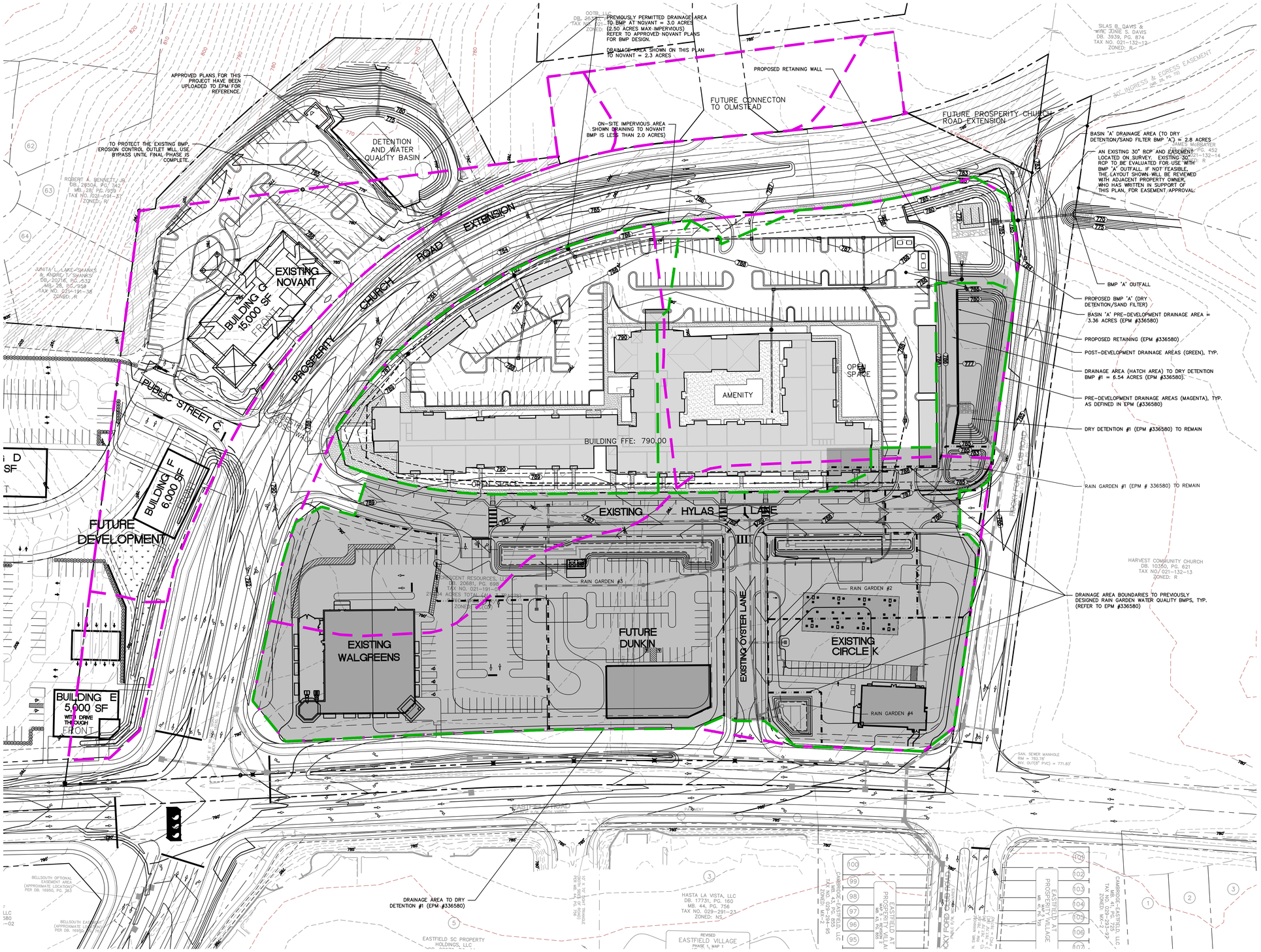

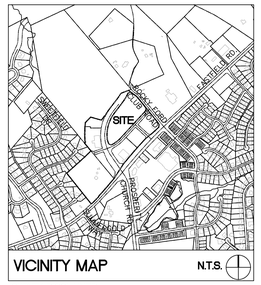

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LEGEND

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

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831 E. MOREHEAD STREET, #245
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HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

GRADING & STORMWATER CONCEPT PLAN - REVISED PLAN

Project No.
4663

Issued
12/02/19

Revised
05/19/20 – REZONING AMENDMENT
3 08/14/20 – REZONING AMENDMENT

PRELIMINARY
NOT FOR CONSTRUCTION

10/16/20

SCALE: 1" = 50'
0 25' 50' 100'

SP3.1 3

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.

DRY DETENTION #1

•SEE EPM #336580 FOR ORIGINAL DRY DETENTION #1 DESIGN. DRY DETENTION #1 TO BE REMAIN.

RAIN GARDEN #1

•SEE EPM #336580 FOR ORIGINAL RAIN GARDEN #1 DESIGN. RAIN GARDEN #1 TO BE REMAIN.

RETAINING WALL NOTES

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 (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.

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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SYMBOL

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

NOTE:

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

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.

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.
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TREE PRESERVATION & EXISTING CONDITIONS PLAN

Project No.
4663

Issued
12/02/19

Revised
01/12/09 – REVIEW COMMENTS – AGENDA DEADLINE
01/28/09 – REVIEW COMMENTS – PUBLIC HEARING
02/12/09 – REVIEW COMMENTS – PLANNING BOARD
02/24/09 – REVIEW COMMENTS – PLANNING BOARD
03/06/09 – REVIEW COMMENTS – TOWN BOARD
03/16/09 – FINAL REVIEW COMMENTS – TOWN BOARD
11/01/12 – ADMINISTRATIVE AMENDMENT # 2
3 05/19/20 – REZONING AMENDMENT

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1" = 60'
0 30 60 120

SP4.0

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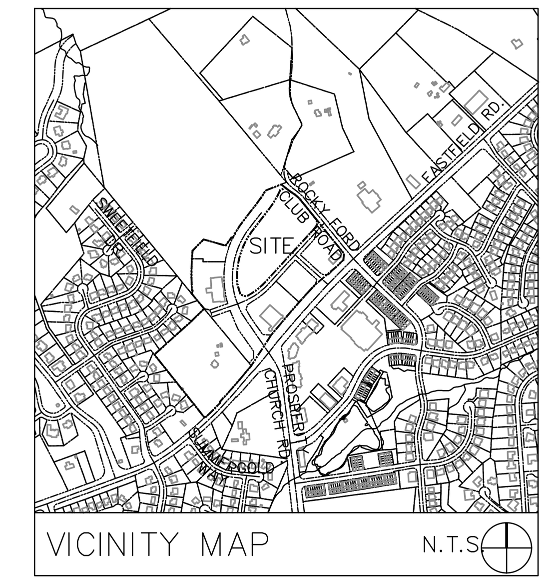

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LEGEND

SYMBOL

BUFFER

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Charlotte North Carolina 28284

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EASTFIELD ROAD
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North Carolina 28284

EXISTING BUFFERS & ZONES

Project No.
4663

Issued
12/02/19

Revised
01/12/09 – REVIEW COMMENTS – AGENDA DEADLINE
01/28/09 – REVIEW COMMENTS – PUBLIC HEARING
02/12/09 – REVIEW COMMENTS – PLANNING BOARD
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03/16/09 – FINAL REVIEW COMMENTS – TOWN BOARD
11/01/12 – ADMINISTRATIVE AMENDMENT # 2
3 05/19/20 – REZONING AMENDMENT

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1" = 60'
0 30 60 120

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.
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SP5.0

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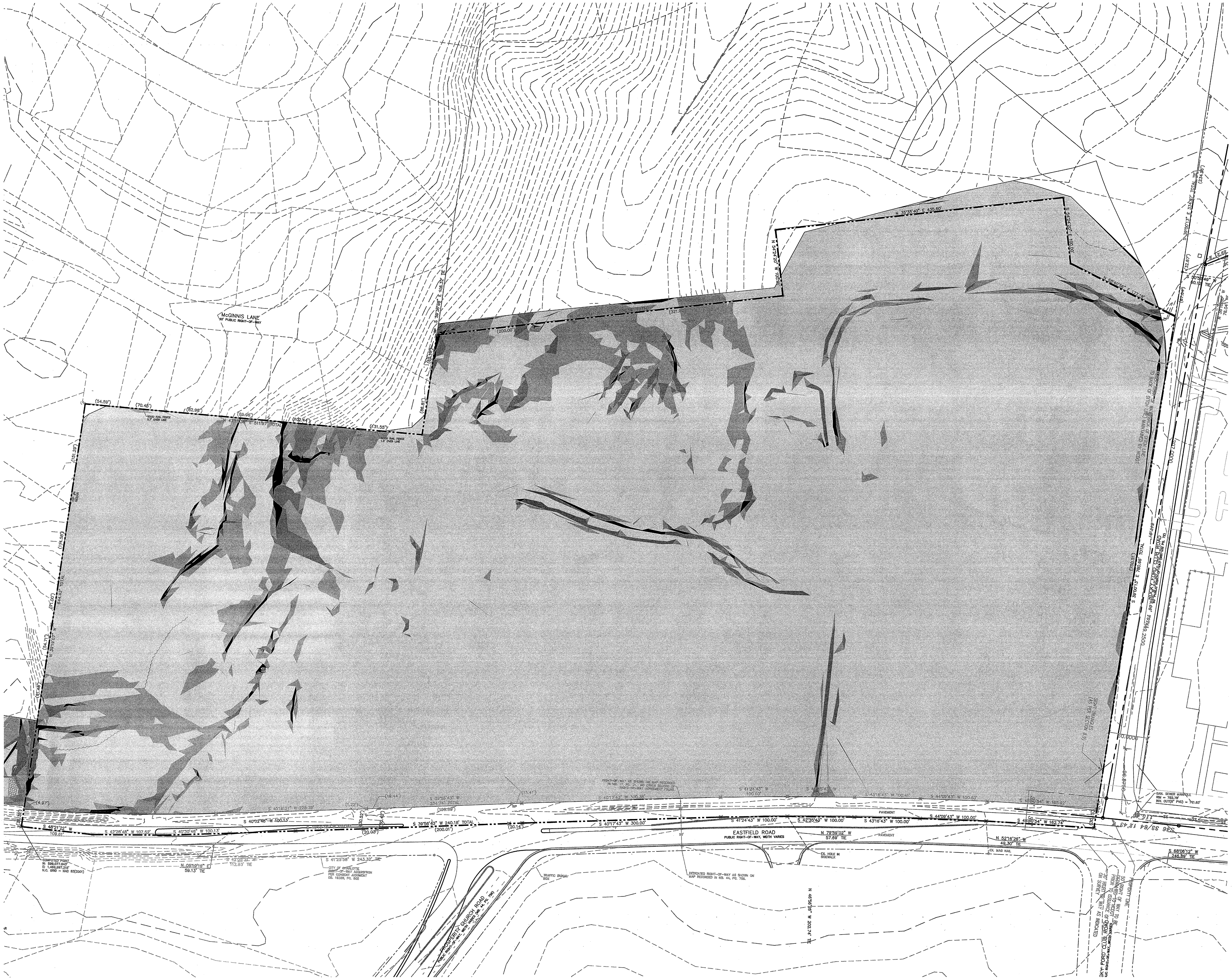

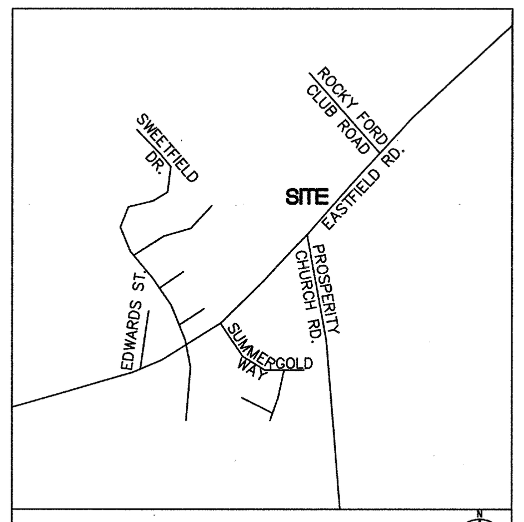

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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

LEGEND

SYMBOL

- SLOPES LESS THAN 10% – 25.76 AC
- SLOPES BETWEEN 10%–15% – 2.19 AC
- SLOPES BETWEEN 15%–25% – 0.75 AC
- SLOPES GREATER THAN 25% – 0.22 AC

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Charlotte, North Carolina 28201

HUNTERSVILLE VILLAGE

13105 Eastfield Rd.
Huntersville, North Carolina 28078

SLOPE ANALYSIS

Project No.
3479

Issued
10/01/08

Revised

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

ADMINSTRATIVE AMENDMENT #2 NOTE: 11/01/12

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

SCALE: 1" = 60'
0 30 60 120

SP6.0

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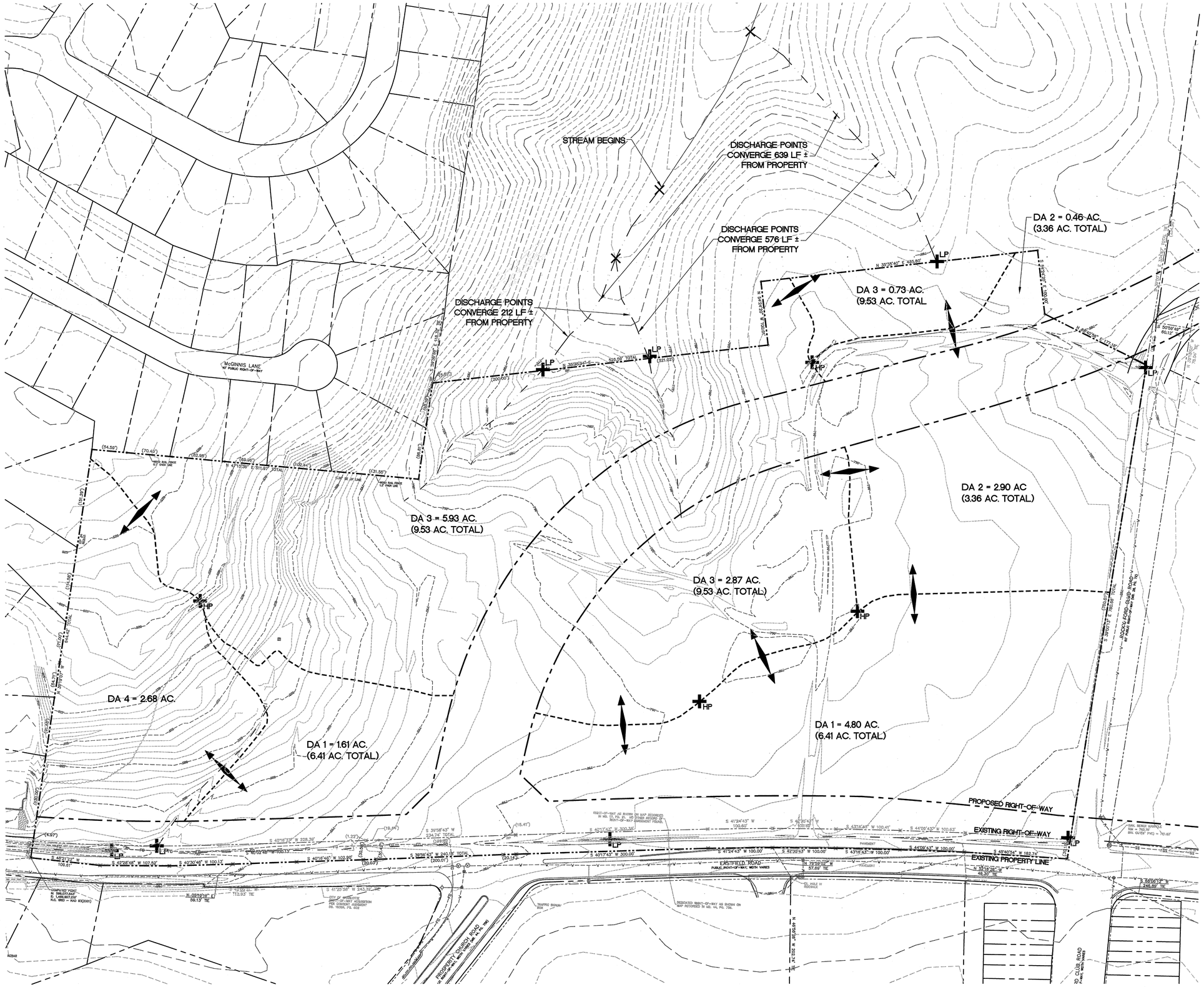

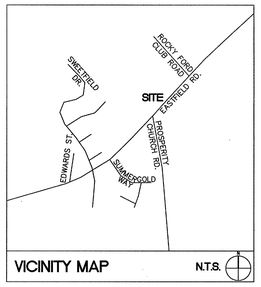

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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

LEGEND

SYMBOL

- HP — LOCAL HIGH POINTS
- LP — LOCAL LOW POINTS
- FLOW DIRECTION
- RIDGELINES
- SWALES

Charlotte
Raleigh
Wilmington

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CRESCENT RESOURCES, LLC

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

HUNTERSVILLE VILLAGE

13105 Eastfield Rd.
Huntersville, North Carolina 28078

EXISTING HYDROLOGY

Project No.
3479

Issued
10/01/08

Revised

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

ADMINISTRATIVE AMENDMENT #2 NOTE: 11/01/12

EXISTING HYDROLOGY SHOWN HERE PER ORIGINAL SKETCH PLAN DOCUMENTS APPROVED ON 04/06/09. EXISTING HYDROLOGY PER REVISED SITE PLAN AS DEPICTED ON SP1.0 (11/01/12) TO MAINTAIN GENERAL DESIGN AND INTENT AS SHOWN HERIN ON ORIGINAL SKETCH PLAN DOCUMENTS APPROVED ON 04/06/09.

SCALE: 1" = 60'
0 30 60 120

SP7.0

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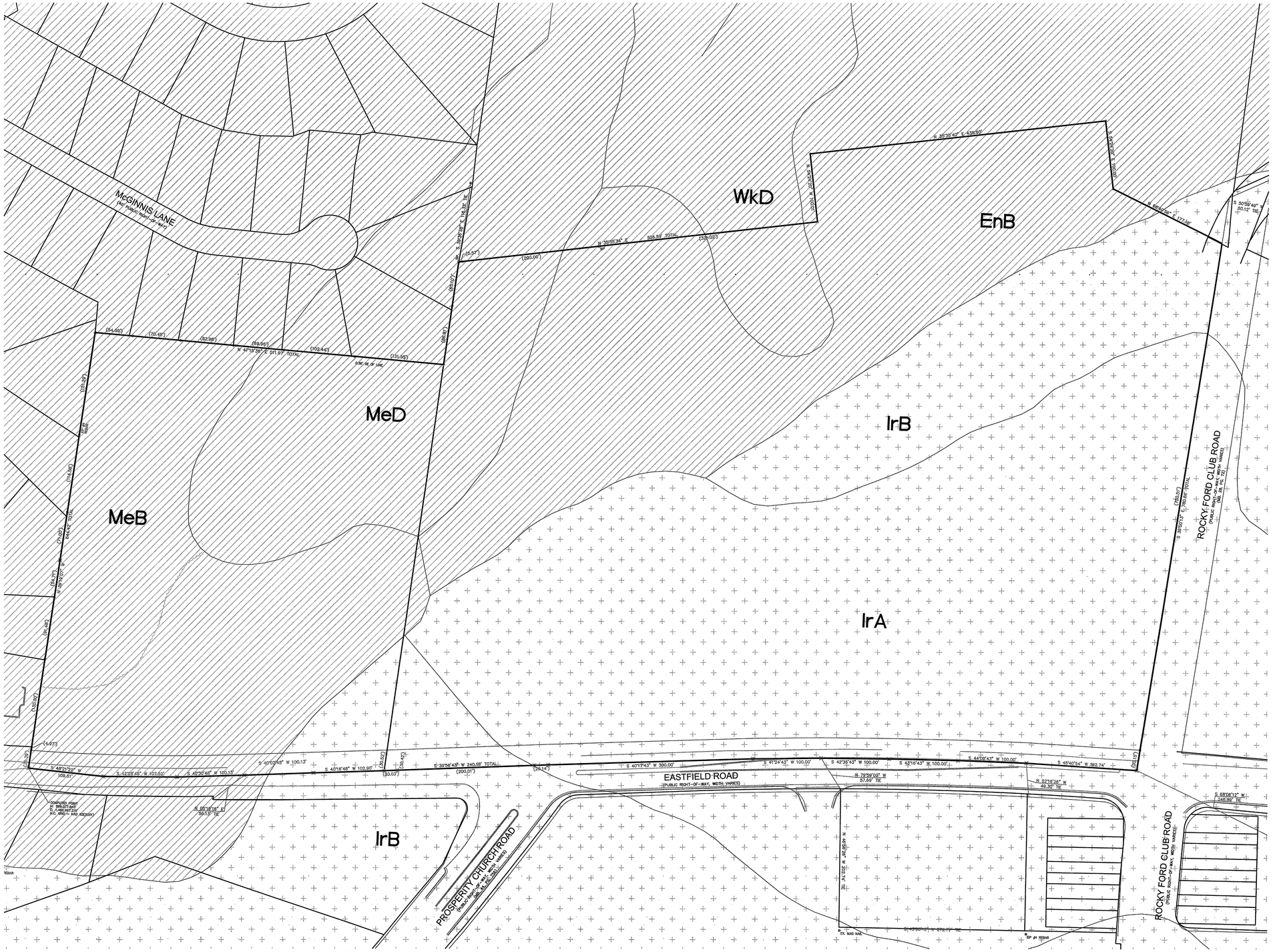

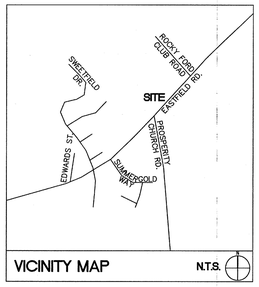

VICINITY MAP N.T.S.

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LEGEND

SYMBOL

HYDROLIC SOILS GROUP 'D'

HYDROLIC SOILS GROUP 'C'

DESCRIPTIONS:

EnB– Enon sandy loam, 2 – 8% slopes (C)

IrA– Iredell fine sandy loam, 0 – 1% (D)

IrB– Iredell fine sandy loam, 1 – 8% (D)

MeB– Mecklenburg fine sandy loam, 2 – 8% slopes (C)

MeD– Mecklenburg fine sandy loam, 8 – 15% (C)

WkD– Wilkes loam, 8 – 15% slopes (C)

SUMMARY:

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

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Charlotte, North Carolina 28201

HUNTERSVILLE VILLAGE

13105 Eastfield Rd.
Huntersville, North Carolina 28078

SOIL ANALYSIS

Project No.
3479

Issued
10/01/08

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03/06/09 – REVIEW COMMENTS – TOWN BOARD
03/16/09 – FINAL REVIEW COMMENTS – TOWN BOARD

ADMINSTRATIVE AMENDMENT #2 NOTE: 11/01/12

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

SCALE: 1" = 60'
0 30 60 120

SP8.0

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PARCEL LEGEND

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

PARCEL LEGEND

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

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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CAMBRIDGE PROPERTIES

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

HUNTERSVILLE MARKET

EASTFIELD ROAD
Charlotte
North Carolina 28284

EXISTING ZONING ADJACENT PROPERTY OWNER INFORMATION

Project No.
4663

Issued
12/02/19

Revised
01/12/09 – REVIEW COMMENTS – AGENDA DEADLINE
01/28/09 – REVIEW COMMENTS – PUBLIC HEARING
02/12/09 – REVIEW COMMENTS – PLANNING BOARD
02/24/09 – REVIEW COMMENTS – PLANNING BOARD
03/06/09 – REVIEW COMMENTS – TOWN BOARD
11/01/12 – ADMINISTRATIVE AMENDMENT # 2
3 05/19/20 – REZONING AMENDMENT

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1" = 60'
0 30 60 120

SP9.0

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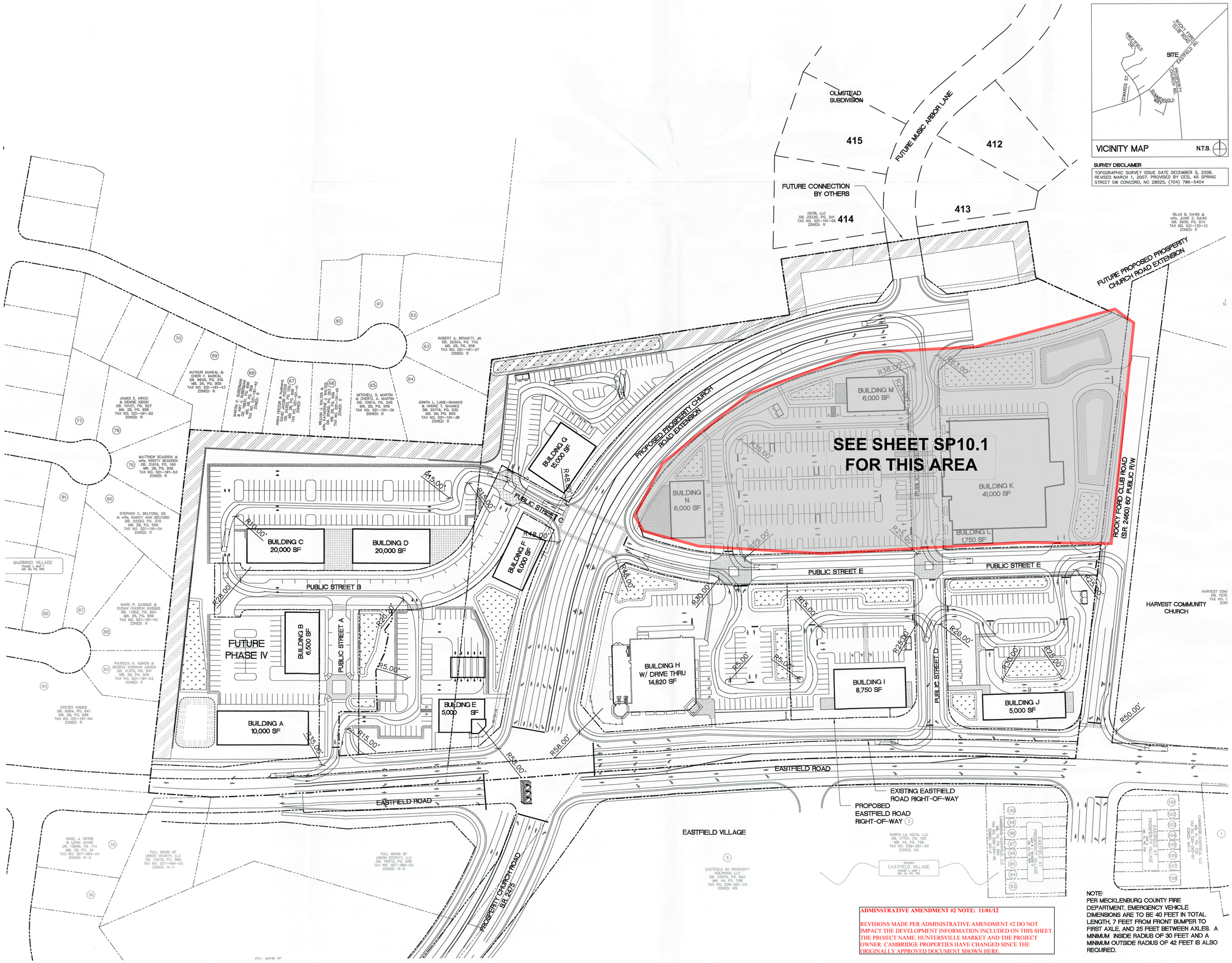

ADMINSTRATIVE AMENDMENT #2 NOTE: 11/01/12

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

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Charlotte, NC 28202

HUNTERSVILLE MARKET

Eastfield Road
Huntersville
North Carolina 28078

EMERGENCY VEHICLE ACCESS EXHIBIT

Project No.
4075.01

Issued
10/01/08

Revised

12/16/08 – TOWN OF HUNTERSVILLE COMMENTS
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03/15/12 – ADMINISTRATIVE AMENDMENT #1

SP10.0

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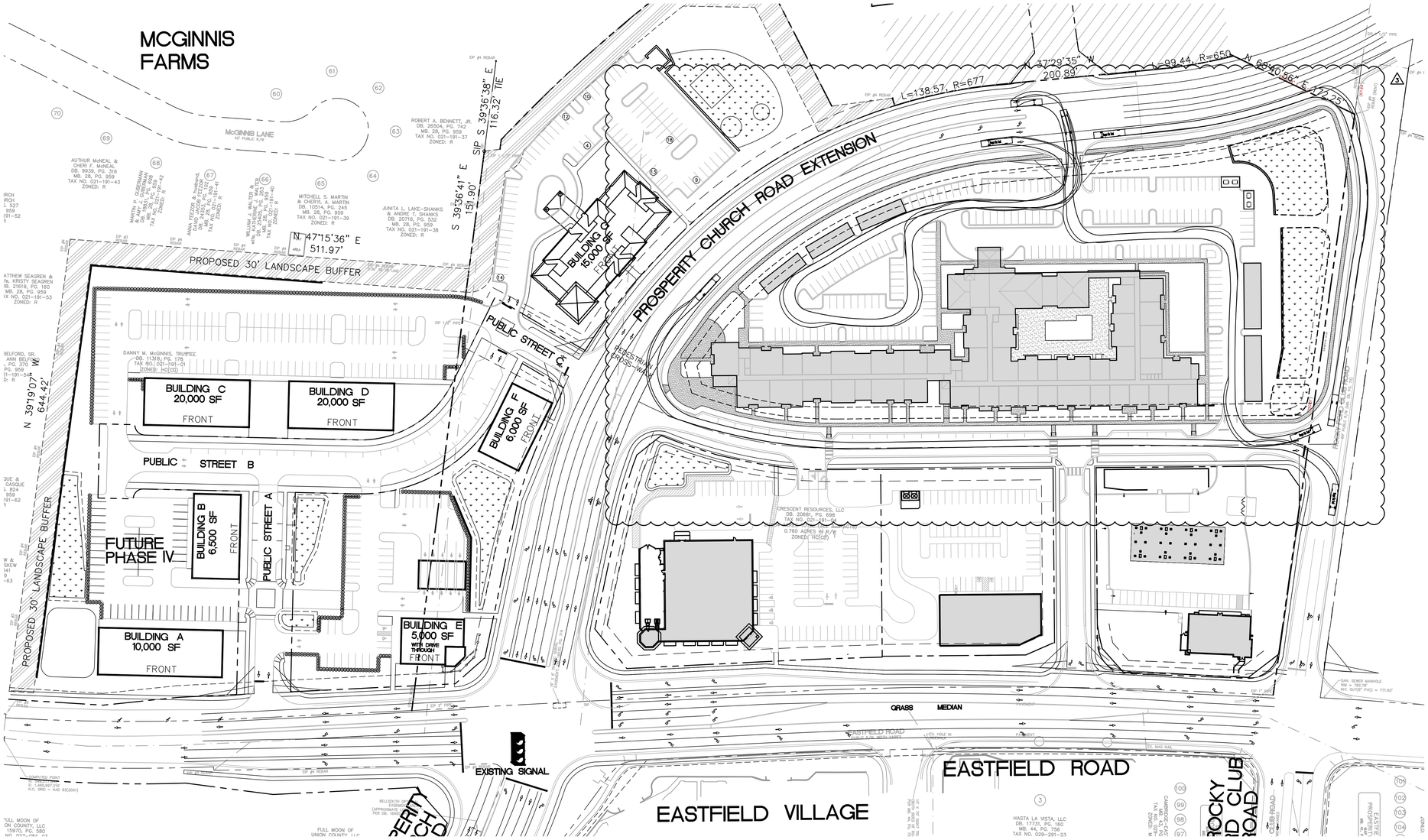

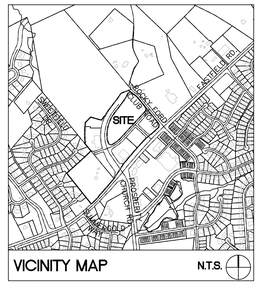

VICINITY MAP N.T.S.

SURVEY DISCLAIMER

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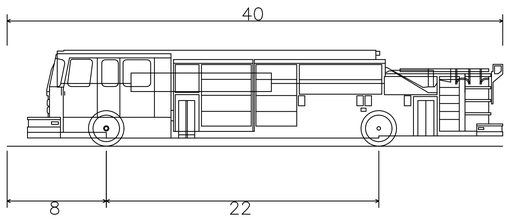

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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CAMBRIDGE PROPERTIES

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Charlotte North Carolina 28284

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

EMERGENCY VEHICLE ACCESS EXHIBIT

Project No.
4663

Issued
12/02/19

PRELIMINARY
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03/15/12 – ADMINISTRATIVE AMENDMENT #1
11/01/12 – ADMINISTRATIVE AMENDMENT # 2
05/19/20 – REZONING AMENDMENT
3 10/16/20 – REZONING AMENDMENT

COLEJENEST & STONE PROFESSIONAL SEAL C-1301 C-103 NORTH CAROLINA

DAVID S. MCALEY PROFESSIONAL SEAL 042085 ENGINEER NORTH CAROLINA
10/16/20

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

SP10.1

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Huntersville Market
Architectural Design Standards

1) All buildings will be 4-sided buildings..

2) Materials allowed will include: brick, split-faced CMU (excluding walls facing public or private streets), stone or synthetic stone, fiber cement EIFS or hard coat stucco, metal (as an accent building material) or canvas awnings, metal or aluminum (as an accent building material) overhangs or sun screens.

3) A combination of brick and stone is encouraged on each building.

4) EIFS or hard coat stucco shall not comprise more than 40% of any particular building.

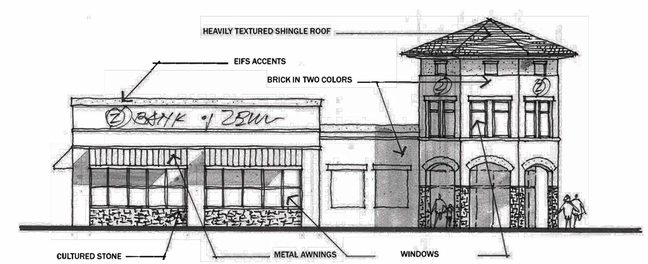
5) An applicant controlled Architectural review committee (ARC) for the development will review specific building designs including material selections. The Town of Huntersville will also review building designs and materials in compliance with the Ordinance. In the event that the (ARC) guidelines are more stringent than the Town of Huntersville requirements, the ARC guidelines will take precedence.

6) Blackened or fully opaque windows, Viracom or similar spandrel glass or displays installed behind glass (collectively, "non-operable false windows) may occur as stated herein. Unless specified on the plan, specific locations for non-operable false windows will be reasonably located and coordinated with Town staff during the preliminary plan review. In addition, specific locations of non-operable false windows as shown on the architectural elevations are approved.

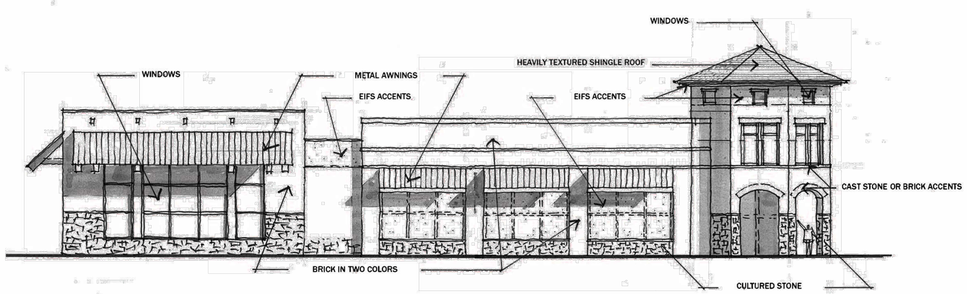
7) Signage will be allowed per Article 10 of the Town of Huntersville Ordinance; however, the Planned Development Flex Option will be allowed and Petitioner may submit for specific individual building sites or for entire project.

8) All elevations are schematic in nature to demonstrate the design intent and proposed material selections. The elevations may be revised prior to preliminary plan review to accommodate architectural/site revisions or future tenant selections. All public street elevations shall be required at preliminary plan review as required by the Ordinance. All final elevations will be approved by Town staff during the preliminary plan review as required by the Ordinance.

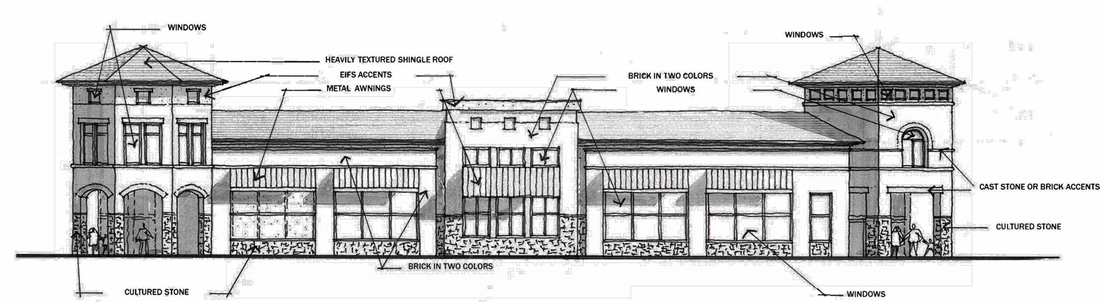
04 BUILDINGS C & D - TYPICAL STREET ELEVATION
3/32" = 1'- 0"



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



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



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

DMR
Architecture
Master Planning
Graphic Design
Interior Design
DMR Architecture II, PLLC
145A Scaleybark Road Charlotte, NC 28209
T: 704.372.0118 F: 704.342.1952 WWW.DMRA.BIZ

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CAMBRIDGE PROPERTIES

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

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
4663

Issued
12/02/19

Revised
03/15/12 – ADMINISTRATIVE AMENDMENT #1
3 05/19/20 – REZONING AMENDMENT

PRELIMINARY
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AS-1

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AS-2

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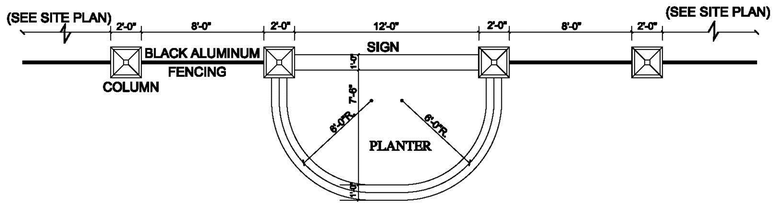
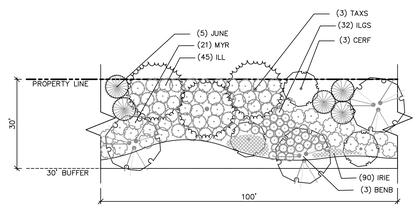
SIGN ELEVATION
SCALE:1/4" = 1'-0"



PLAN VIEW
SCALE:1/4" = 1'-0"

ENTRY SIGN & FENCING



PLANT SCHEDULE: 30' LANDSCAPE BUFFER/ RAIN GARDEN

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
BENB	3	BETULA NIGRA 'BNMTF'	DURA HEAT RIVER BIRCH	B&B	2" CAL. 8'-10' HT.
CERF	3	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	B&B	2"-2.5" CAL., 8'-10' HT.
JUNE	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	2"-2.5" CAL., 8'-10' HT.
TAXS	3	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM	BALD CYPRESS	B&B	2" CAL., 8'-10' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
ILGS	32	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT.	20"-24" HT.
ILL	45	ILLICIUM PARVIFOLIA	SMALL ANISE	CONT.	36"-42" HT.
MYR	21	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	CONT.	20"-24" HT.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
IRIE	90	IRIS ENSATA "BUTTERFLIES IN FLIGHT"	BUTTERFLIES IN FLIGHT JAPANESE WATER IRIS	CONT.	18"-24" HT.

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

TYPICAL RAIN GARDEN PLANTING IN LANDSCAPE BUFFER

VICINITY MAP N.T.S.

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
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Landscape Architecture
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Civil Engineering
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Urban Design

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

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url+ www.colejenststone.com

CAMBRIDGE PROPERTIES

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

HUNTERSVILLE MARKET

EASTFIELD ROAD
Charlotte
North Carolina 28284

SCHEMATIC SIGN ELEVATION AND RAIN GARDEN PLANTING

Project No.
4663

Issued
12/02/19

Revised
3 05/19/20 – REZONING AMENDMENT

COLEJENEST & STONE PROFESSIONAL CORPORATION SEAL C-1393 NORTH CAROLINA

PRELIMINARY
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AS-3

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AS-4

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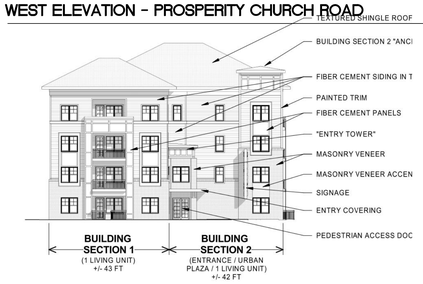
ARCHITECTURAL RENDERING 2

PARCEL I BUILDING

SOUTH ELEVATION - HYLAS LANE

WEST ELEVATION - PROSPERITY CHURCH ROAD



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CAMBRIDGE PROPERTIES

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

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
4663

Issued
12/02/19

Revised
05/19/20 – REZONING AMENDMENT
3 10/16/20 – REZONING AMENDMENT

COLEJENEST & STONE PROFESSIONAL SEAL C-1301 C-1403 NORTH CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

AS-5

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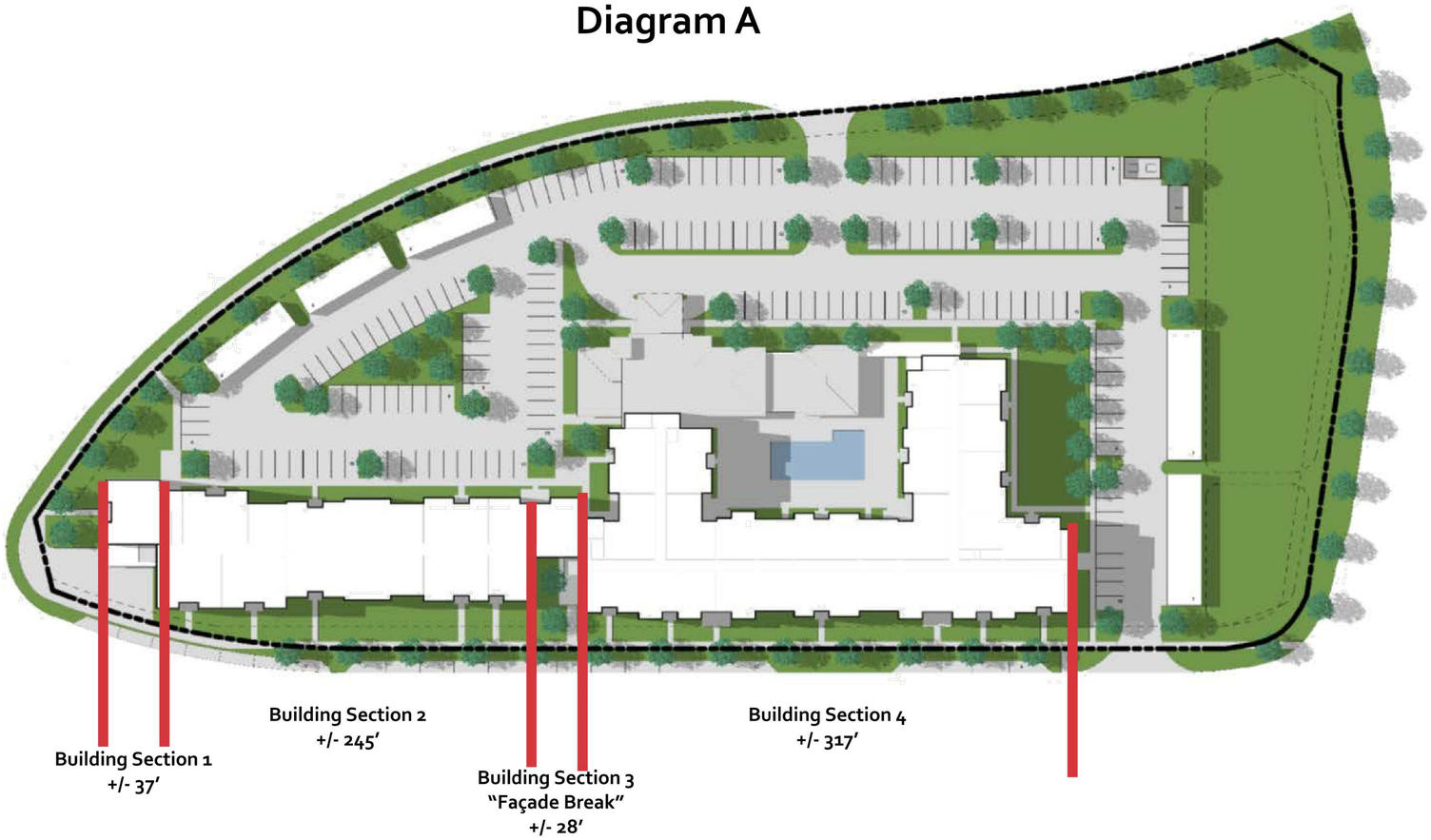
Diagram A



PARCEL I – ADDITIONAL SITE AND BUILDING DESIGN COMMITMENTS

1) THE MAIN BUILDING ON PARCEL I FRONTING HYLAS LANE SHALL HAVE A MINIMUM OF 4 ARTICULATED "BUILDING SECTIONS, AS APPROXIMATELY SHOWN BELOW IN DIAGRAM A.

2) NO BUILDING SECTION FRONTING HYLAS LANE SHALL EXCEED 325' AS APPROXIMATELY SHOWN BELOW IN DIAGRAM A.

3) BUILDING SECTION 1 SHALL HAVE AT LEAST 1 PEDESTRIAN ACCESS, WHICH MAY BE "SECURE ACCESS" CONTROLLED CONNECTING TO THE URBAN PLAZA.

4) BUILDING SECTION 3 SHALL BE A MINIMUM OF 25' WIDE AND THE BUILDING SHALL BE RECESSED BY A MINIMUM OF 15' FROM BUILDING SECTION 2'S FRONT FAÇADE, KNOWN AS A "FAÇADE BREAK".

5) THE "FAÇADE BREAK" SHALL INCLUDE THE FOLLOWING:

   i) A FUNCTIONING COMMON DOOR TO ALLOW PEDESTRIAN ACCESS IN AND OUT OF THE BUILDING, WHICH MAY BE "SECURE ACCESS" CONTROLLED.

   ii) A SIDEWALK SHALL BE CONSTRUCTED CONNECTING THE ACCESS DOOR TO HYLAS LANE SIDEWALK.

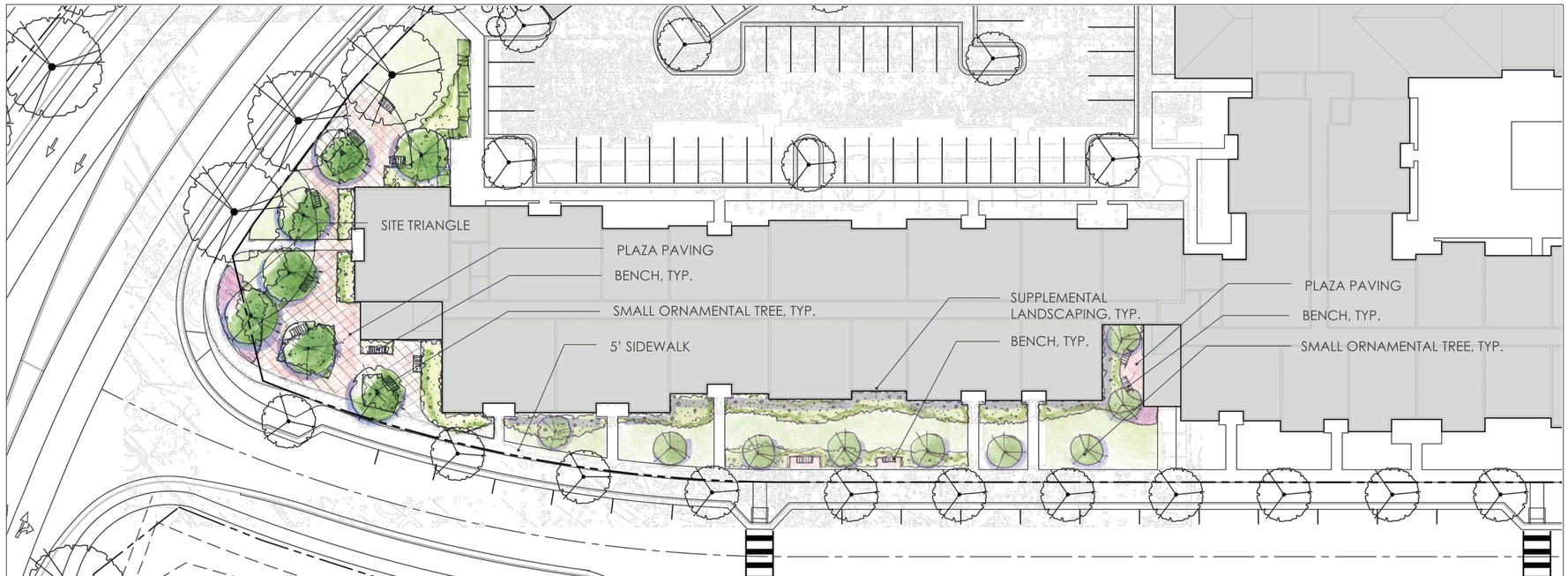
   iii) WITHIN THE FAÇADE BREAK LANDSCAPING, HARDSCAPE, AND OUTDOOR SEATING SHALL BE PROVIDED.

6) THE UNITS ON THE GROUND FLOOR FRONTING HYLAS LANE MAY HAVE PATIOS; BUT EVERY UNIT SHALL NOT HAVE A PATIO. THIS IS INTENDED TO CREATE A VARYING FAÇADE. THE GROUND FLOOR UNITS WITH PATIOS SHALL HAVE A SIDEWALK CONNECTING THE BALCONY TO THE HYLAS LANE SIDEWALK. THE GROUND FLOOR PATIOS SHALL HAVE DECORATIVE FENCING AND/OR LANDSCAPING SEPARATING THEM FROM THE PUBLIC AREAS.

7) ALL LANDSCAPE AREAS FRONTING HYLAS LANE WHICH CALL FOR GRASS SHALL BE SODDED.

8) LANDSCAPING BETWEEN HYLAS LANE AND THE BUILDING SHALL HAVE VARYING HEIGHT AND SHALL INCLUDE PEDESTRIAN BENCHES AND OTHER PEDESTRIAN ACTIVATED FOCAL POINTS.

9) THE ROOF OF THE MAIN BUILDING SHALL BE A MIX OF A PITCHED ROOF WITH ARCHITECTURAL GRADE SHINGLES AND A FLAT ROOF.



URBAN OPEN SPACE CONCEPT DESIGN

SCALE: 1"=20' (1)

NOTE: URBAN PLAZA, TO INCLUDE SEATING AREA, SPECIALTY LIGHTING, ENHANCED LANDSCAPING, AND HARDSCAPE ELEMENTS.

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CAMBRIDGE PROPERTIES

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

HUNTERSVILLE MARKET

EASTFIELD ROAD
HUNTERSVILLE
North Carolina 28284

SCHEMATIC ARCHITECTURAL ELEVATIONS

Project No.
4663

Issued
12/02/19

Revised
3 10/16/20 – REZONING AMENDMENT

COLEJENEST & STONE
LICENSED
SEAL
C-1300
C-103
NORTH CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

AS-6 3

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
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1st Neighborhood Meeting Minutes Summary

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

Location: **Town of Huntersville Town Hall**

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

Introduction:

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

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

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

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

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

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

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

HUNTERSVILLE MARKET – NEIGHBORHOOD MEETING

WEDNESDAY, FEBRUARY 12, 2020, 6:00 PM

TOWN OF HUNTERSVILLE TOWN HALL BOARD ROOM

REZONING PETITION #RZ19-18

SIGN-IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
1.	Bill Walter	12724 McGinnis LN	704.992.2356	elebill@aol.com
2.	Kevin Smith	12820 Glassanby Ct	704 6774006	Kevin.R.Smith87@gmail.com
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

2nd Neighborhood Meeting Minutes Summary

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

Location: **Town of Huntersville Town Hall**

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

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

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

HUNTERSVILLE MARKET – NEIGHBORHOOD MEETING

THURSDAY, FEBRUARY 27, 2020, 6:00 PM

TOWN OF HUNTERSVILLE TOWN HALL BOARD ROOM

REZONING PETITION #RZ19-18

SIGN-IN SHEET

	NAME	ADDRESS	PHONE	EMAIL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
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16.				
17.				
18.				
19.				
20.				

3rd Neighborhood Meeting Minutes Summary

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

Location: **Virtual Zoom Meeting**

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

Introduction:

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

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

Exhibit A

NOTICE TO INTERESTED PARTIES OF THIRD NEIGHBORHOOD MEETING

Regarding:	Proposed Rezoning of +/- 28.57 Acres consisting of Property Parcels 02119172, 02119171, 02119170, 02119169, 02119168, 02119173, 02119174, 02119175, 02119101, located at the intersection of Eastfield Road and Prosperity Church Road.
Site:	4505, 4615, 4625, 4664 and 4715 Hylas Lane; 10720 Oyster Lane; 6909 Prosperity Church Road; 12901 Eastfield Road
Meeting Date:	Thursday, May 21, 6:00 PM
Petition #:	R19-18. For full information, visit www.Huntersville.org
Petitioner:	Cambridge Properties, Inc.
Meeting Place:	As in-person meetings are not permitted at this time, an online-only Zoom Meeting Video Call will be conducted. Join via: https://us02web.zoom.us/j/85684267847 Meeting ID: 856 8426 7847. For Audio call: 646-558-8656
Contact:	Jay Priester (704) 333-2393, ext. 108

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

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

CAMBRIDGE PROPERTIES
INCORPORATED

4th Neighborhood Meeting Minutes Summary

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

Location: **Virtual Zoom Meeting**

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

Introduction:

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

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

831 East Morehead Street • Suite 245 • Charlotte, North Carolina 28202 • 704/333-2393 • Fax 704/333-2394

Exhibit A

NOTICE TO INTERESTED PARTIES OF FOURTH NEIGHBORHOOD MEETING

Regarding:	Proposed Rezoning of +/- 28.57 Acres consisting of Property Parcels 02119172, 02119171, 02119170, 02119169, 02119168, 02119173, 02119174, 02119175, 02119101, located at the intersection of Eastfield Road and Prosperity Church Road.
Site:	4505, 4615, 4625, 4664 and 4715 Hylas Lane; 10720 Oyster Lane; 6909 Prosperity Church Road; 12901 Eastfield Road
Meeting Date:	Wednesday, August 19, 5:30 PM
Petition #:	R19-18. For full information, visit www.Huntersville.org
Petitioner:	Cambridge Properties, Inc.
Meeting Place:	As in-person meetings are not permitted at this time, an online-only Zoom Meeting Video Call will be conducted. Join via: https://us02web.zoom.us/j/88497306183 Meeting ID: 884 9730 6183. For Audio call: 1-301-715-8592
Contact:	Jay Priester (704) 333-2393, ext. 108

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

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

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: Huntersville Market, Cambridge Properties

IMPACT OF THE PROPOSED DEVELOPMENT

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

CMS Planning Group: North

Average Student Yield per Unit: N/A

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

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

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

RECOMMENDATION

There is no significant impact on the schools listed above.

Town of Huntersville
Town Board
October 27, 2020

To: Town Board

From: David Peete, Principal Planner

Date: October 27, 2020

Subject: Consider recommendation on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center (TC), Neighborhood Residential (NR) & General Residential (GR) to Town Center - Conditional District (TC-CD) to permit a mixed-use development with 138 apartments, 53 townhomes, 7 detached-homes and12,000 sq. ft. of non-residential space.

EXPLAIN REQUEST:
Consider recommendation on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center (TC), Neighborhood Residential (NR) & General Residential (GR) to Town Center - Conditional District (TC-CD) to permit a mixed-use development with 138 apartments, 53 townhomes, 7 detached-homes and12,000 sq. ft. of non-residential space.

ACTION RECOMMENDED:
Consider Recommendation

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
1. Attachment A - Rezoning Application
2. Attachment B - UPDATED Proposed CD Rezoning Plan
3. Attachment C - Neighborhood Mtg. Reports from Aug. 26 & Sept. 23, 2020
4. Attachment D - APF Letter of Determination

5. Attachment E - UPDATED CMS Report 10-21-20
6. Attachment F - Plan Updates email from Susan Irvin (9/24/20)
7. Attachment G - Downtown Master Plan Development Analysis
8. Attachemnt H - Citizen comments
9. R20-03 Planning Board Staff Report 10-27-20

Town of Huntersville
NORTH CAROLINA

General Application

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

1. Application Type

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

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

2. Project Data

Date of Application: July 1, 2020

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

Project Address: 109 Gilead Road, Huntersville

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

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

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

Current Land Use: Vacant

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

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.
To accommodate development of a mixed-use project on the site that could contain up to 6,200 SF of non-residential uses, up to 140 multi-family dwelling units, and up to 65 single-family attached dwelling units, as more particularly depicted on the Rezoning Plan.

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name NorthState Development, LLC

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

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

Signature _____

Title MEMBER Email sseagle@northstatedevelopment.com

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

7. Property Owner (if different than applicant)

* Printed Name See attached Property Owner signature pages

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

7. Development/Design Firm Contact Information

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

Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

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

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

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

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

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

Title Town Manager Email aroberts@huntersville.org

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

---

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

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

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

Town of Huntersville NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

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

* ^ Printed Name Cecil D. Bradford, III Phone Number 704-576-0513

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

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

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

Title _____ Email bbidee@aol.com

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

---

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

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Town of Huntersville
NORTH CAROLINA

General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application _____ Application Number _____

Name of Project _____ Phase # (if subdivision) _____

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

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

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

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

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

Title MANAGER Email natebowman15@gmail.com

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

---

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

* ^ Printed Name _____ Phone Number _____

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

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

Signature _____ Parcel ID(s): _____

Title _____ Email _____

Address of Property Owner/Applicant _____

---

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Exhibit A to Rezoning Application
Additional Project Data

Project Addresses, Parcel IDs and Current Zoning District

Tax Parcel #017-116-16
Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-17
Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-18
Address: 111 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-19
Address: 113 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-27
Address: 220 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-43
Address: N/A
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-99
Address: 109 GILEAD RD HUNTERSVILLE NC 28078
Owner: Town of Huntersville
PO Box 664
Huntersville, NC 28070
Zoning: TC (CD)

Tax Parcel #017-116-25
Address: 310 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: NR

Tax Parcel #017-116-26
Address: 228 HOLBROOK ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: NR

Tax Parcel #017-116-32
Address: 102 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-33
Address: 104 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-34
Address: N/A
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-37
Address: N/A
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-38
Address: 205 HILLCREST DR HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-39
Address: 207 HILLCREST DR HUNTERSVILLE NC 28078
Owner: Cecil D. Bradford, III
14610 Huntersville-Concord Road
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-116-40
Address: N/A
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-118-01
Address: N/A
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Tax Parcel #017-118-11
Address: 200 GREENWAY ST HUNTERSVILLE NC 28078
Owner: Gilead Bowman LLC
13815 Cinnabar Place
Huntersville, NC 28078
Zoning: GR

Rezoning Site Street Frontage (approximate)

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

RE-ZONING / SKETCH PLAN

HUNTERSVILLE TOWN CENTER

MIXED- USE DEVELOPMENT

109 GILEAD ROAD, HUNTERSVILLE, NC

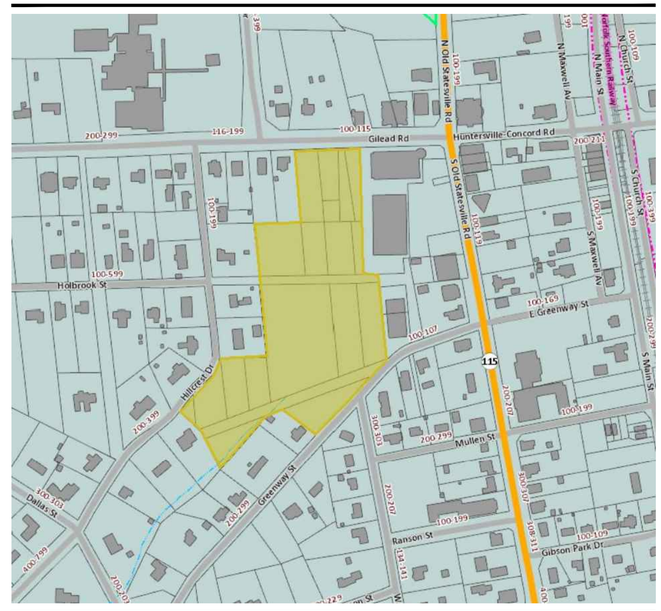
DATE: 10/21/2020

EPM# 411298

CHAPTER INDEX

Sheet Number	Sheet Title
RZ-00	Cover Sheet
RZ-01	Sealed Survey, Tree Survey, and Existing Conditions
RZ-02	Tree Preservation and Canopy
RZ-03	Existing Conditions
RZ-04	Existing Topography Slope Analysis
RZ-05	Adjacent Parcel Zoning Districts
RZ-06	Re-Zoning Site Plan
RZ-07	Re-Zoning Sections
RZ-08	Re-Zoning Sections
RZ-09	Re-Zoning Sections
RZ-10	Re-Zoning Sections
RZ-11	Re-Zoning Grading Plan
RZ-12	Re-Zoning Stormwater-Water Quality Plan
RZ-13	Re-Zoning Storm Pond Enlargement
RZ-14	Conceptual Impervious Area Map
RZ-15	Re-Zoning Notes
RZ-16	Re-Zoning Notes
RZ-17	Architectural Elevations
RZ-18	Architectural Elevations

VICINITY MAP



PROJECT TEAM

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

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

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

ARCHITECT
STUDIO ARCHITECTS
1000 MARIETTA ST. NW
SUITE 244
ATLANTA, GA 30318
678.705.7904

10/21/2020

10/21/2020

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

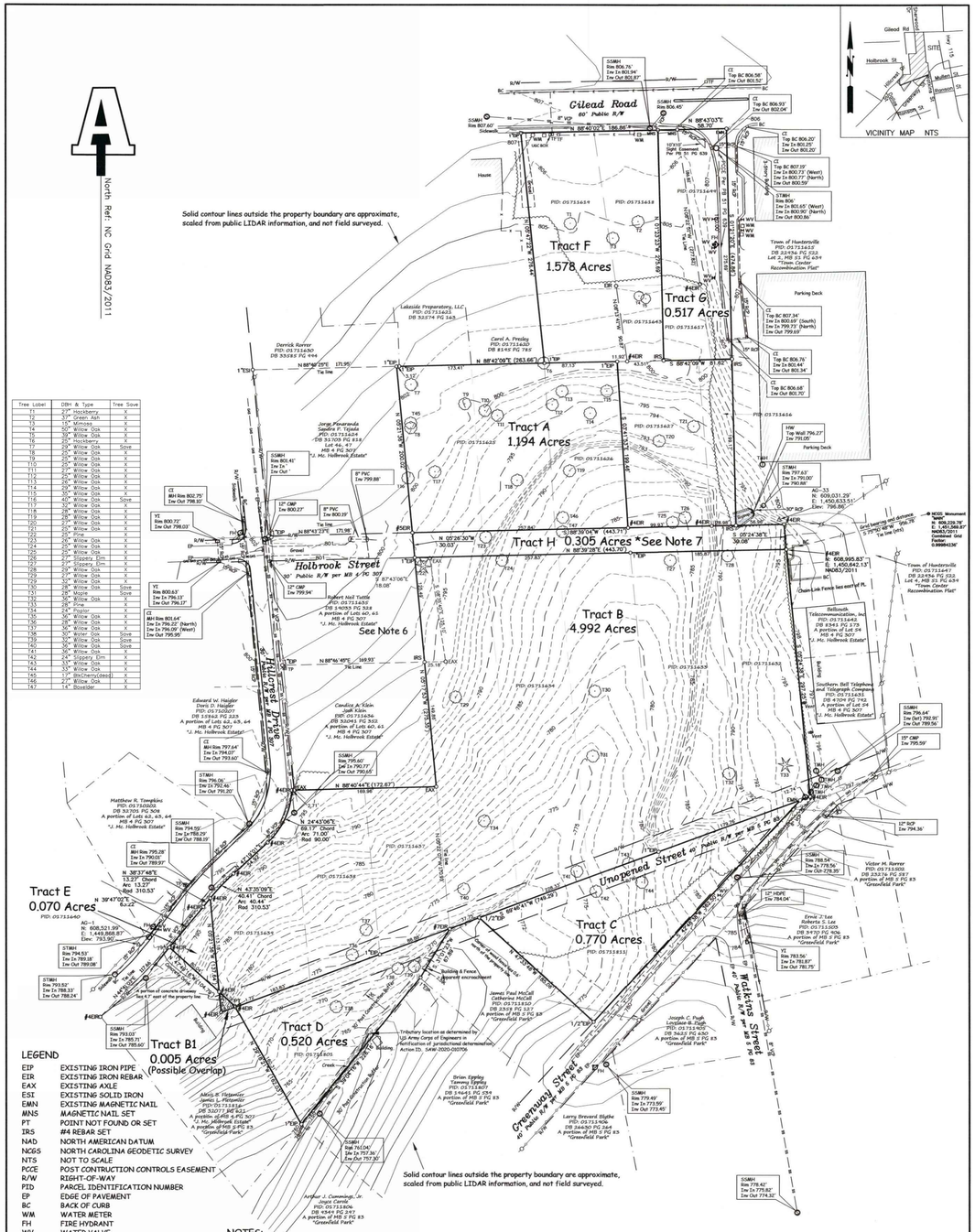
HUNTERSVILLE TOWN CENTER

LD PN 1018017

COVER SHEET

LandDesign.

10/21/2020 6:11 PM CHRIS COOK N:_2018\1018017\CAD\ENTITLEMENTS\1018017_RZN_COVR.DWG



Tree Label	DBH & Type	Tree Save
T1	27" Hackberry	X
T2	33" Green Ash	X
T3	15" Mimosa	X
T4	30" Willow Oak	X
T5	36" Willow Oak	X
T6	29" Hackberry	X
T7	29" Willow Oak	Save
T8	25" Willow Oak	X
T9	25" Willow Oak	X
T10	25" Willow Oak	X
T11	27" Willow Oak	X
T12	25" Willow Oak	X
T13	26" Willow Oak	X
T14	29" Willow Oak	X
T15	40" Willow Oak	X
T16	40" Willow Oak	Save
T17	32" Willow Oak	X
T18	26" Willow Oak	X
T19	28" Willow Oak	X
T20	27" Willow Oak	X
T21	25" Willow Oak	X
T22	25" Pine	X
T23	26" Willow Oak	X
T24	25" Willow Oak	X
T25	25" Willow Oak	X
T26	25" Slippery Elm	X
T27	25" Slippery Elm	X
T28	27" Willow Oak	X
T29	32" Willow Oak	X
T30	28" Willow Oak	Save
T31	28" Maple	Save
T32	36" Willow Oak	X
T33	28" Pine	X
T34	24" Poplar	X
T35	36" Willow Oak	X
T36	28" Willow Oak	X
T37	36" Willow Oak	X
T38	30" Willow Oak	Save
T39	32" Willow Oak	Save
T40	36" Willow Oak	Save
T41	36" Willow Oak	X
T42	24" Slippery Elm	X
T43	33" Willow Oak	X
T44	33" Willow Oak	X
T45	17" Blackcherry(dead)	X
T46	27" Willow Oak	X
T47	14" Boxelder	X

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
EAX	EXISTING AXLE
ESI	EXISTING SOLID IRON
EMN	EXISTING MAGNETIC NAIL
MNS	MAGNETIC NAIL SET
PT	POINT NOT FOUND OR SET
IR5	#4 REBAR SET
NAD	NORTH AMERICAN DATUM
NCGS	NORTH CAROLINA GEODETIC SURVEY
NTS	NOT TO SCALE
PCCE	POST CONTRUCTION CONTROLS EASEMENT
R/W	RIGHT-OF-WAY
PID	PARCEL IDENTIFICATION NUMBER
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
CI	CURB INLET
YI	YARD INLET
STMH	STORM MANHOLE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYTHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
TMH	COMMUNICATIONS MANHOLE
INV	INVERT
TF	TRANSFORMER
UGC	UNDERGROUND COMMUNICATIONS
	UTILITY POLE
— SS — SS —	UNDERGROUND SANITARY SEWER
— T — T —	UNDERGROUND COMMUNICATION
— E — E —	UNDERGROUND ELETEICAL
— W — W —	UNDERGROUND WATER
— GG — GG —	UNDERGROUND GAS
— X — X —	FENCE
	OVERHEAD UTILITY LINE
	ADJOINER LINE
	TREELINE

NOTES:

1. PID: 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811, 01711699, 01711617, 01711618, 01711619, 01711643, 01711627, 01711616.
2. DB 28922 PG 296, DB 34399 PG 657, DB 33419 PG 284 DB 30460 PG 476, DB 31977 PG 660
3. A portion of PB 4 PG 307 and a portion of MB 5 PG 83 A portion of PB 51 PG 639
4. Total Area: 9.946 Acres
5. Subject property is not located in a special flood hazard area as shown on FEMA Map Number: 3710465000J Dated: March 2, 2009
6. It is possible that the two Existing Axles were set in 1962 when a deed was executed in order to specifically convey rights within a supposed unused portion of Jackson Street (now known as Hillcrest Drive). The eastern edge of the property in the deed (DB 2392 Pg 359) is the common line of Lots 59 & 60 of Map Book 4 Pag 307 and shown hereon. The two Existing Axles are currently found east of the line of Lots 59 & 60. These axles are consistent with monuments that would have been set in the early 1960s. This survey honors the title line as the Lot Line of 59 & 60.
7. Tract H is a portion of Holbrook Street, to be abandoned.

I certify that this map was drawn under my direct and responsible charge from an actual ground survey made under my supervision; that this ground survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards; that the original data was obtained 06/04/20–06/30/20; that all elevations are based on NAVD88; that the boundary survey references the deed descriptions and plats of record in Deed Book 2392 Page 296, Book 28922 Page 657, Book 34399 Page 284, Book 30460 Page 476, Book 31977 Page 660, Map Book 4 Page 307, Map Book 5 Page 83, Map Book 51 Page 639; that the ratio of precision does not exceed 1:10,000; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (Title 21 NCAC 56.1600); and that the Global Positioning System (GPS) survey and the following information was performed to meet the "Class A" GPS survey: RTN Network procedure: on 01/23/13 NAD83 Datum / Epoch 2011 / GEOID12; Checked Published NCGS Monument "MAN"; Positional accuracy < 0.10'; US Survey Feet Combined Grid Factor 0.999842236'

Witness my original signature, registration number and seal this 21st day of August, 2020.

PROFESSIONAL LAND SURVEYOR L-3810

NORTH CAROLINA PROFESSIONAL SEAL L-3810 LAND SURVEYOR JEFFREY C. ALLEN

Revised 08/06/20: Edit Note #6 and related drafting near parcel # 01711635
Revised 08/17/20: Add 745-747, SSMH @ SW corner, offsite contours, 30' PC Buffer
Revised 08/21/20: Edit note regarding Wetlands

Boundary / Topographical Survey
North State Development
310, 228 Holbrook Street,
102, 104 Greenway Street,
205, 207 Hillcrest Drive
Town of Huntersville, Mecklenburg County
NORTH CAROLINA

50' 25' 0 50' 100' 150'

SCALE	DATE	JOB #	DRAWN
1"=50'	07/01/20	0872	BRS

Allen geomatics LAND SURVEYING
Allen Geomatics, P.C. (C-3191)
PO Box 89, Advance, NC 27006
(336) 998-0218
www.AllenGeomatics.com

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

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

PROJECT:

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: NOT TO SCALE - FOR REFERENCE ONLY

SHEET TITLE
SEALED SURVEY, TREE SURVEY, AND EXISTING CONDITIONS

SHEET NUMBER
RZ-01

ORIGINAL SHEET SIZE: 24" X 36"

CAD SURVEY BASE INFORMATION IS FROM MECKLENBURG COUNTY GIS LIBRARY

TREE PRESERVATION AND CANOPY

HERITAGE TREES:

- NUMBER OF HERITAGE TREES ON-SITE =	0
- NUMBER OF HERITAGE TREES SAVED =	N/A
- PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE =	N/A
- PERCENTAGE OF HERITAGE TREES SAVED =	N/A

SPECIMEN TREES:

- NUMBER OF SPECIMEN TREES ON-SITE =	47
- NUMBER OF SPECIMEN TREES SAVED =	7
- PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE =	30%
- PERCENTAGE OF SPECIMEN TREES SAVED =	15%

TREE CANOPY

- PERCENTAGE OF SITE COVERED BY TREE CANOPY =	±68%
- PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED =	0%
- PERCENTAGE OF TREE CANOPY SAVED =	±10%

Tree Label	DBH & Type	Tree Save
T1	27" Hackberry	X
T2	37" Green Ash	X
T3	15" Mimosa	X
T4	50" Willow Oak	X
T5	39" Willow Oak	X
T6	25" Hackberry	X
T7	29" Willow Oak	Save
T8	25" Willow Oak	X
T9	25" Willow Oak	X
T10	25" Willow Oak	X
T11	27" Willow Oak	X
T12	25" Willow Oak	X
T13	26" Willow Oak	X
T14	29" Willow Oak	X
T15	35" Willow Oak	X
T16	40" Willow Oak	Save
T17	32" Willow Oak	X
T18	28" Willow Oak	X
T19	28" Willow Oak	X
T20	27" Willow Oak	X
T21	25" Willow Oak	X
T22	25" Pine	X
T23	26" Willow Oak	X
T24	25" Willow Oak	X
T25	25" Willow Oak	X
T26	27" Slippery Elm	X
T27	27" Slippery Elm	X
T28	29" Willow Oak	X
T29	27" Willow Oak	X
T29	32" Willow Oak	X
T30	28" Willow Oak	Save
T31	28" Maple	Save
T32	36" Willow Oak	X
T33	28" Pine	X
T34	24" Poplar	X
T35	36" Willow Oak	X
T36	28" Willow Oak	X
T37	36" Willow Oak	X
T38	30" Water Oak	Save
T39	32" Willow Oak	Save
T40	36" Willow Oak	Save
T41	36" Willow Oak	X
T42	24" Slippery Elm	X
T43	33" Willow Oak	X
T44	33" Willow Oak	X
T45	17" BlkCherry(dead)	X
T46	27" Willow Oak	X
T47	14" Boxelder	X

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

RICHARD J. PETERSEN #958

10/21/2020

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

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT:
HORZ: 1" = 60'

0 30 60 120

SHEET TITLE

TREE PRESERVATION AND CANOPY

SHEET NUMBER

RZ-02

ORIGINAL SHEET SIZE: 24" X 36"

EXISTING PARCEL OWNER / IDENTIFICATION:

1. PARCEL ID: 01710808
OWNER: PHILLIP MORGAN / COLLEEN MORGAN
2. PARCEL ID: 01710803
OWNER: EVELYN M BURGESS
3. PARCEL ID: 01710811
OWNER: WAYNE H / CAROL D BALLARD
4. PARCEL ID: 01710804
OWNER: WAYNE H BALLARD / CAROL D BALLARD
5. PARCEL ID: 01710807
OWNER: MANSUKHLAL KOTHADIA / VILAS KOTHADIA
6. PARCEL ID: 01710812
OWNER: JMPH PROPERTIES LLC
7. PARCEL ID: 01710806
OWNER: JOSE NOEL CELIS
8. PARCEL ID: 01711623
OWNER: ANN P BERRIER
9. PARCEL ID: 01711622
OWNER: JAMES H MOON / PAMELA P MOON
10. PARCEL ID: 01711630
OWNER: DERRICK RORRER
11. PARCEL ID: 01711624
OWNER: JORGE PENARANDA / SANDRA P TEJADA
12. PARCEL ID: 01711625
OWNER: BRADFORD D III CECIL
13. PARCEL ID: 01711621
OWNER: LAKESIDE PREPARATORY LLC
14. PARCEL ID: 01711620
OWNER: CAROL A PRESLEY
15. PARCEL ID: 01711619
OWNER: TOWN OF HUNTERSVILLE
16. PARCEL ID: 01711626
OWNER: CECIL D III BRADFORD
17. PARCEL ID: 01711627
OWNER: TOWN OF HUNTERSVILLE
18. PARCEL ID: 01711643
OWNER: TOWN OF HUNTERSVILLE
19. PARCEL ID: 01711618
OWNER: TOWN OF HUNTERSVILLE
20. PARCEL ID: 01711617
OWNER: TOWN OF HUNTERSVILLE
21. PARCEL ID: 01711699
OWNER: TOWN OF HUNTERSVILLE
22. PARCEL ID: 01711616
OWNER: TOWN OF HUNTERSVILLE
23. PARCEL ID: 01711615
OWNER: TOWN OF HUNTERSVILLE
24. PARCEL ID: 01711645
OWNER: TOWN OF HUNTERSVILLE
25. PARCEL ID: 01711611
OWNER: TOWN OF HUNTERSVILLE
26. PARCEL ID: 01711606
OWNER: TOWN OF HUNTERSVILLE
27. PARCEL ID: 01711605
OWNER: TOWN OF HUNTERSVILLE
28. PARCEL ID: 01711601
OWNER: SWANSTONE PARTNERS LLC
29. PARCEL ID: 01711603
OWNER: TOWN OF HUNTERSVILLE
30. PARCEL ID: 01711647
OWNER: TOWN OF HUNTERSVILLE
31. PARCEL ID: 01711631
OWNER: SOUTHERN BELL TELEPHONE & TELEGRAPH CO.
32. PARCEL ID: 01711642
OWNER: BELLSOUTH TELECOMMUNICATION INC.
33. PARCEL ID: 01711632
OWNER: CECIL D III BRADFORD
34. PARCEL ID: 01711633
OWNER: CECIL D III BRADFORD
35. PARCEL ID: 01711634
OWNER: CECIL D III BRADFORD
36. PARCEL ID: 01711635
OWNER: ROBERT NEIL TUTTLE
37. PARCEL ID: 01711636
OWNER: CANDICE A KLEIN / JOSH KLEIN
38. PARCEL ID: 01710204
OWNER: COLLEEN REDMOND
39. PARCEL ID: 01710208
OWNER: KATHERINE DAVIS DICKINSON
40. PARCEL ID: 01710201
OWNER: GARY MICHAEL TOMPKINS
41. PARCEL ID: 01710207
OWNER: W EDWARD HAIGLER
42. PARCEL ID: 01710202
OWNER: MATTHEW R TOMPKINS
43. PARCEL ID: 01710205
OWNER: CHURCH TRUSTEES OF HUNTERSVILLE METHODIST
44. PARCEL ID: 01711813
OWNER: KATHRYN K DOUGHTY / OLIVER G H PETERS
45. PARCEL ID: 01711816
OWNER: ALEXIS B FLETEMIER / JAMES L FLETEMIER
46. PARCEL ID: 01711640
OWNER: GILEAD BOWMAN LLC
47. PARCEL ID: 01711639
OWNER: CECIL D III BRADFORD
48. PARCEL ID: 01711638
OWNER: CECIL D III BRADFORD
49. PARCEL ID: 01711637
OWNER: CECIL D III BRADFORD
50. PARCEL ID: 01711801
OWNER: GILEAD BOWMAN LLC
51. PARCEL ID: 01711807
OWNER: BRIAN EPPLEY / TAMMY EPPLEY
52. PARCEL ID: 01711810
OWNER: JAMES PAUL MCCALL / CATHERINE MCCALL
53. PARCEL ID: 01711811
OWNER: GILEAD BOWMAN LLC
54. PARCEL ID: 01711905
OWNER: JOSEPH C PUGH / LOVELACE B PUGH
55. PARCEL ID: 01711906
OWNER: LARRY BREVARD BLYTHE
56. PARCEL ID: 01711904
OWNER: ERNIE J LEE / ROBERTA S LEE
57. PARCEL ID: 01711402
OWNER: THE GATHERING CENTER LLC / BEVERLY SMITH MINISTRIES
58. PARCEL ID: 01711504
OWNER: ERNIE J LEE / ROBERTA S LEE
59. PARCEL ID: 01711505
OWNER: HOLDINGS OAK
60. PARCEL ID: 01711503
OWNER: ERNIE J LEE / ROBERTA S LEE
61. PARCEL ID: 01711502
OWNER: VICTOR M RORRER
62. PARCEL ID: 01711501
OWNER: TERRY F MCKNIGHT / DEBORAH P MCKNIGHT
63. PARCEL ID: 01711510
OWNER: COOPER BELL LLC
64. PARCEL ID: 01711513
OWNER: ANGELO N PONCE / LIVING TRUST ANGELO N PONCE REVOCABLE
65. PARCEL ID: 01711506
OWNER: ARAJO INVESTMNETS LLC
66. PARCEL ID: 01711507
OWNER: TERRY E DEWESE / REBECCA A DEWESE
67. PARCEL ID: 01711405
OWNER: PHYLLIS LYNCH UNDERHILL
68. PARCEL ID: 01711404
OWNER: CHARLES H IV WELLS / REBECCA DICKINSON WELLS
69. PARCEL ID: 01904402
OWNER: DOROTHY B FLORENTINE / TRUST DOROTHY B FLORENTINE FAMILY LEGACY
70. PARCEL ID: 01904401
OWNER: DOROTHY B CANADAY
71. PARCEL ID: 01904304
OWNER: CHURCH HUNTERSVILLE PRESBYTERIAN
72. PARCEL ID: 01904303
OWNER: CHURCH HUNTERSVILLE PRESBYTERIAN
73. PARCEL ID: 01904220
OWNER: JAMES RITCHIE DAVIS / JENNIFER DAVIS
74. PARCEL ID: 01904211
OWNER: RENE W SMALL
75. PARCEL ID: 01904213
OWNER: SIDNEY V JR BOONE / TAMLA M BOONE
76. PARCEL ID: 01904210
OWNER: LEMUEL J GARDNER / BRENDA J GARDNER
77. PARCEL ID: 01904209
OWNER: LEMUEL J GARDNER / BRENDA J GARDNER
78. PARCEL ID: 01904214
OWNER: JACKIE CURRANT / GINA MICHELLE STEWART
79. PARCEL ID: 01904215
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
80. PARCEL ID: 01904208
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
81. PARCEL ID: 01904222
OWNER: LAYTON P HOLSINGER / JAN W HOLSINGER
82. PARCEL ID: 01904206
OWNER: TOWN OF HUNTERSVILLE
83. PARCEL ID: 01904216
OWNER: CHARLES S GUIGNARD
84. PARCEL ID: 01904217
OWNER: CHARLES S GUIGNARD
85. PARCEL ID: 01904205
OWNER: CHARLES S GUIGNARD
86. PARCEL ID: 01904204
OWNER: CHARLES S GUIGNARD
87. PARCEL ID: 01904203
OWNER: CHARLES S GUIGNARD
88. PARCEL ID: 01904201
OWNER: CHARLES S GUIGNARD
89. PARCEL ID: 01904218
OWNER: CHARLES S GUIGNARD
90. PARCEL ID: 01904219
OWNER: CYNDEE PROPERTIES LLLP
91. PARCEL ID: 01903117
OWNER: AMANI S TADROSS / RAFIK M HANNA
92. PARCEL ID: 01903116
OWNER: TOWN OF HUNTERSVILLE
93. PARCEL ID: 01903115
OWNER: TOWN OF HUNTERSVILLE
94. PARCEL ID: 01712212
OWNER: CASHION PROPERTIES LLC
95. PARCEL ID: 01712211
OWNER: TOWN OF HUNTERSVILLE
96. PARCEL ID: 01712210
OWNER: TOWN OF HUNTERSVILLE
97. PARCEL ID: 01712245
OWNER: TOWN OF HUNTERSVILLE
98. PARCEL ID: 01712208
OWNER: MARTHA M RAWDON / FRANCES M GARNER / LARRY W GARNER
99. PARCEL ID: 01712207
OWNER: GERALD L INGALLS / RACHEL H INGALLS
100. PARCEL ID: 01712113
OWNER: MECKLENBURG BOARD OF EDUCATION CHARLOTTE

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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

RICHARD J. PETERSIEM #958 NORTH CAROLINA PROFESSIONAL ENGINEER SEAL

10/21/2020

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

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT:
HORZ: 1" = 60'

0 30 60 120

SHEET TITLE

EXISTING CONDITIONS

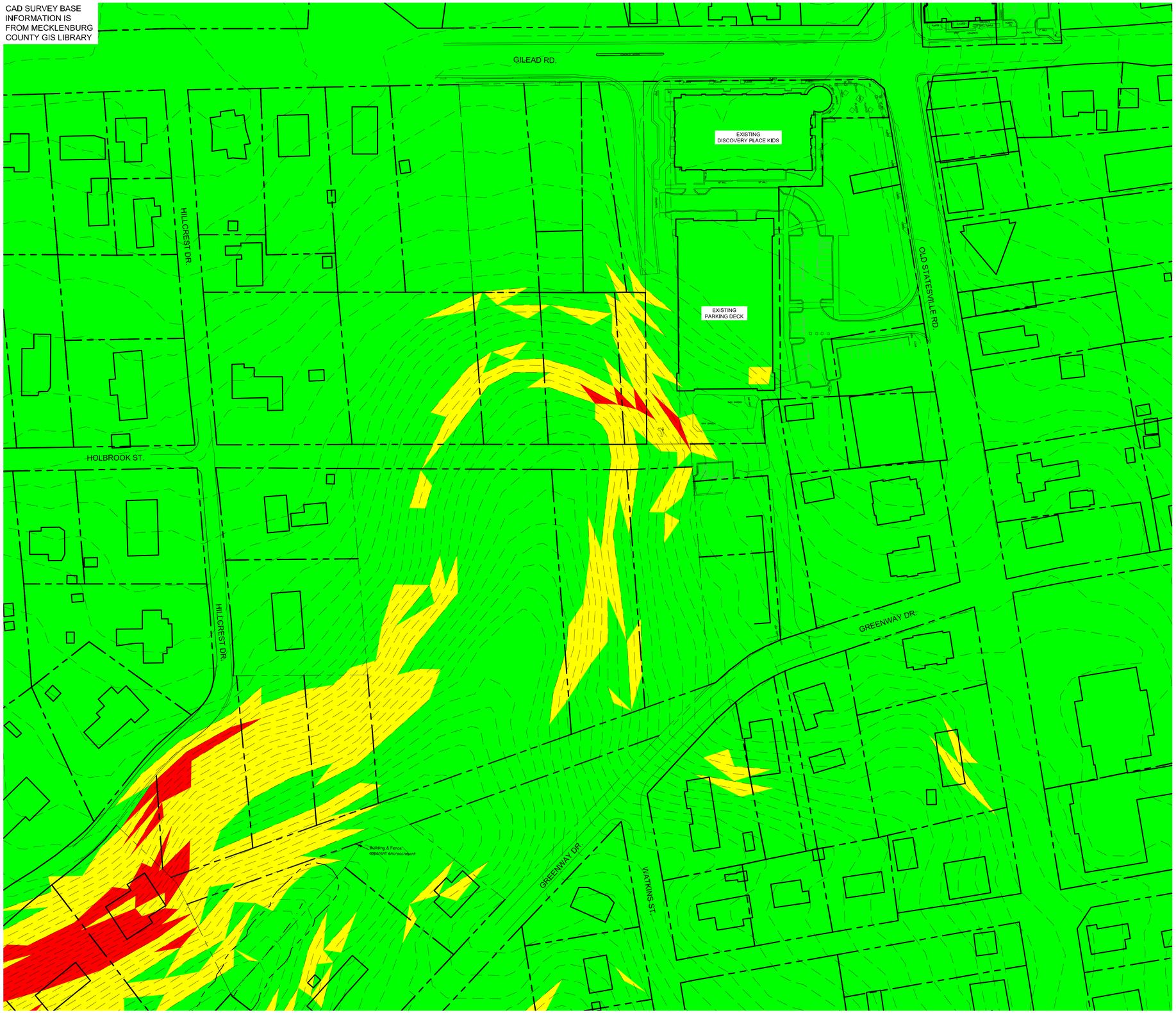
SHEET NUMBER

RZ-03

ORIGINAL SHEET SIZE: 24" X 36"

10/26/2020 8:28 PM CHRIS COOK N:\2018\1018017\CAD\CONTROL\1018017-EXISTING.DWG

CAD SURVEY BASE INFORMATION IS FROM MECKLENBURG COUNTY GIS LIBRARY



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

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KEY MAP

SEAL

#958
RICHARD J. PETERSEN
10/21/2020

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

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

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NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT:
HORZ: 1" = 60'

0 30 60 120

SHEET TITLE

EXISTING TOPOGRAPHY SLOPE ANALYSIS

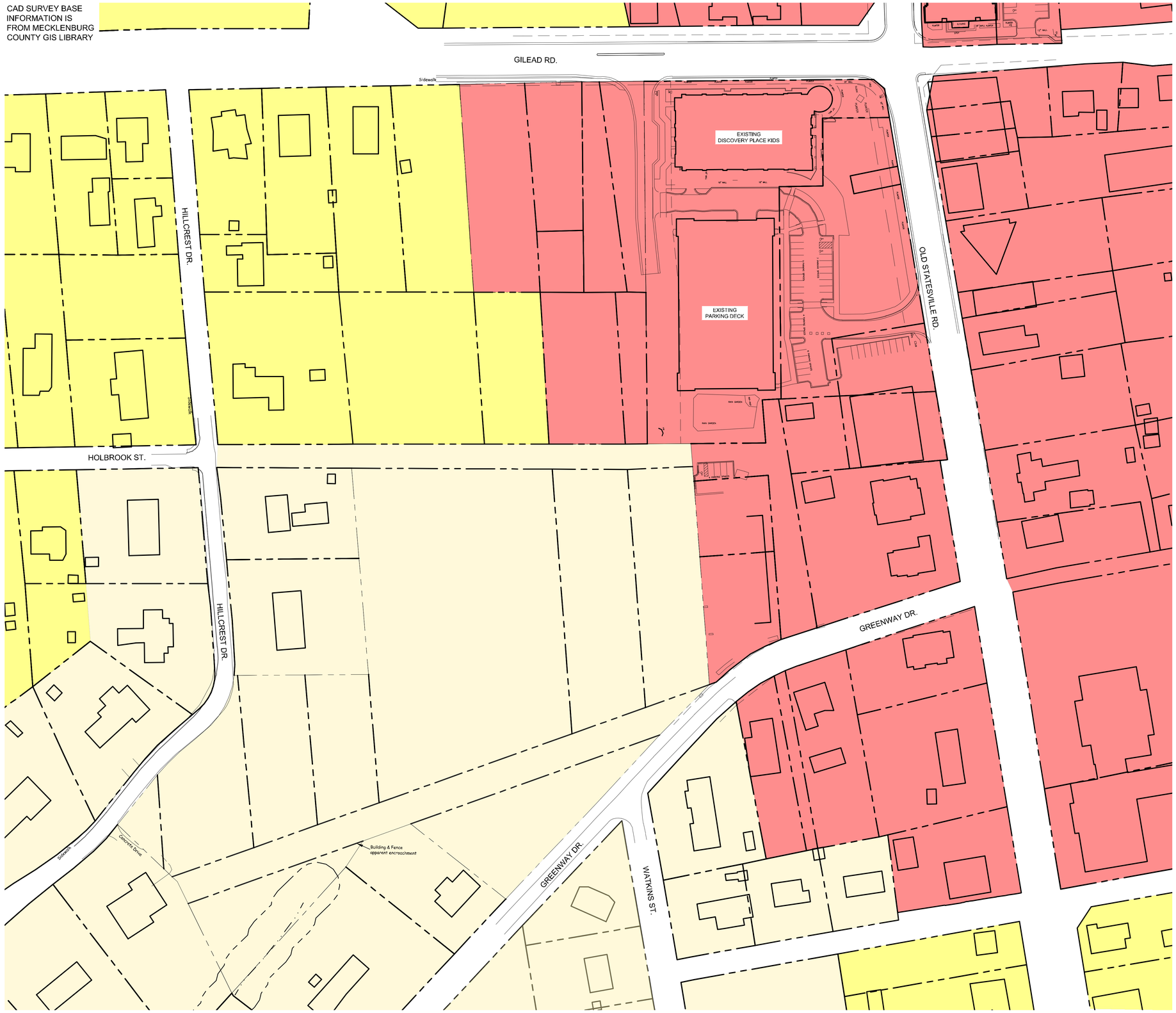
SHEET NUMBER

RZ-04

10/29/2020 8:56 PM CHRISTI COOK N:\2018\1018017\CAD\ENTITLEMENTS\1018017TOPANALYSIS.DWG

ORIGINAL SHEET SIZE: 24" X 36"

CAD SURVEY BASE INFORMATION IS FROM MECKLENBURG COUNTY GIS LIBRARY



ZONING LEGEND

- GENERAL RESIDENTIAL (GR)
- NEIGHBORHOOD RESIDENTIAL (NR)
- TOWN CENTER (TC)

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KEY MAP

SEAL

#958
RICHARD J. PETERSHEIM
10/21/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#: 1018017

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NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT:
HORZ: 1" = 60'

0 30 60 120

SHEET TITLE

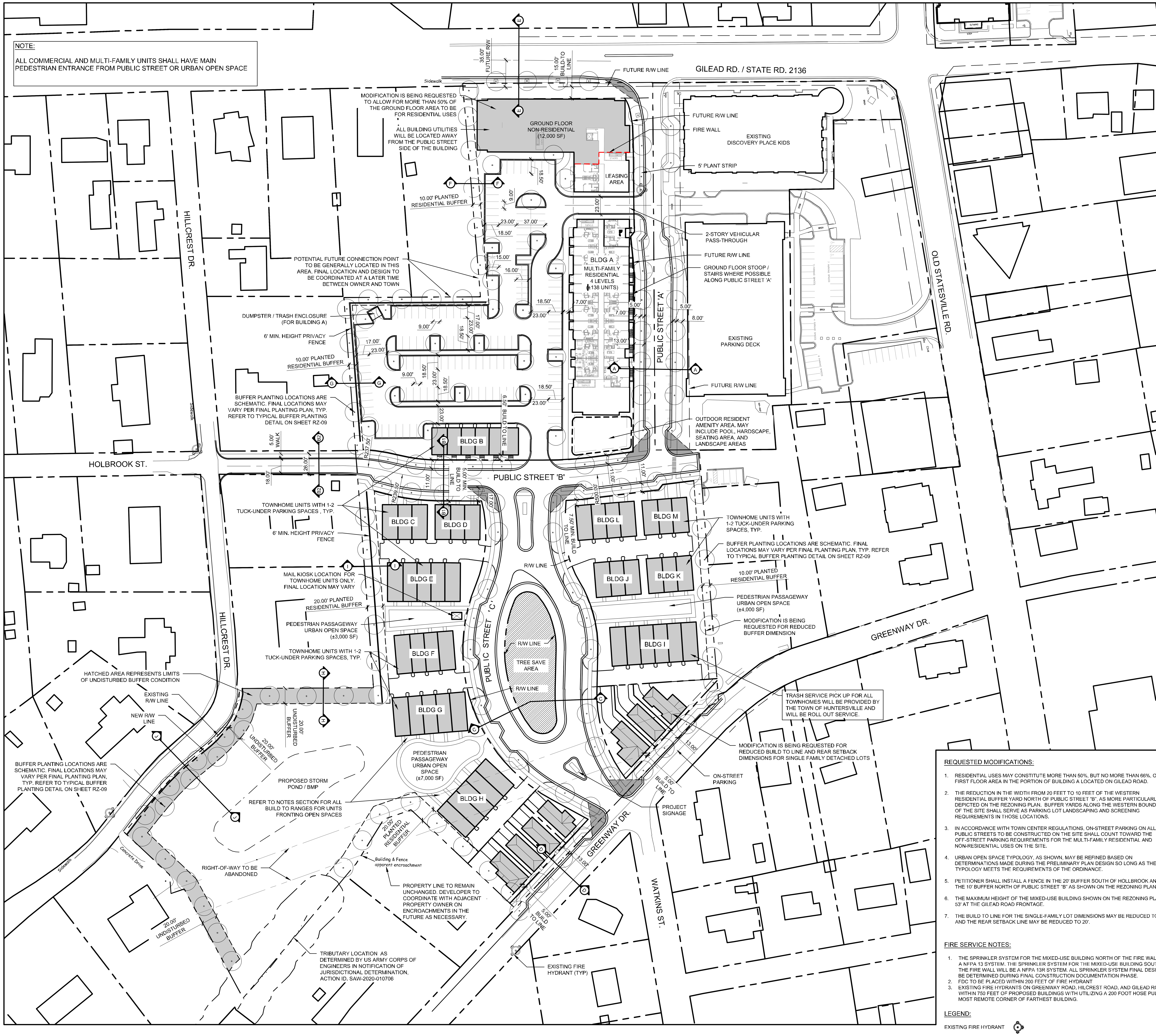
ADJACENT PARCEL ZONING DISTRICTS

SHEET NUMBER

RZ-05

10/26/2020 9:27 PM CHRIS COOK N:\2018\185017\DESIGN\PLANS\185017-RZN-DWG.DWG

ORIGINAL SHEET SIZE: 24" X 36"



REQUESTED MODIFICATIONS:

1. RESIDENTIAL USES MAY CONSTITUTE MORE THAN 50%, BUT NO MORE THAN 66%, OF THE FIRST FLOOR AREA IN THE PORTION OF BUILDING A LOCATED ON GILEAD ROAD.
2. THE REDUCTION IN THE WIDTH FROM 20 FEET TO 10 FEET OF THE WESTERN RESIDENTIAL BUFFER YARD NORTH OF PUBLIC STREET "B", AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. BUFFER YARDS ALONG THE WESTERN BOUNDARY OF THE SITE SHALL SERVE AS PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS IN THOSE LOCATIONS.
3. IN ACCORDANCE WITH TOWN CENTER REGULATIONS, ON-STREET PARKING ON ALL NEW PUBLIC STREETS TO BE CONSTRUCTED ON THE SITE SHALL COUNT TOWARD THE OFF-STREET PARKING REQUIREMENTS FOR THE MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL USES ON THE SITE.
4. URBAN OPEN SPACE TYPOLOGY, AS SHOWN, MAY BE REFINED BASED ON DETERMINATIONS MADE DURING THE PRELIMINARY PLAN DESIGN SO LONG AS THE FINAL TYPOLOGY MEETS THE REQUIREMENTS OF THE ORDINANCE.
5. PETITIONER SHALL INSTALL A FENCE IN THE 20' BUFFER SOUTH OF HOLLBROOK AND IN THE 10' BUFFER NORTH OF PUBLIC STREET "B" AS SHOWN ON THE REZONING PLAN.
6. THE MAXIMUM HEIGHT OF THE MIXED-USE BUILDING SHOWN ON THE REZONING PLAN IS 53' AT THE GILEAD ROAD FRONTAGE.
7. THE BUILD TO LINE FOR THE SINGLE-FAMILY LOT DIMENSIONS MAY BE REDUCED TO 5' AND THE REAR SETBACK LINE MAY BE REDUCED TO 20'.

FIRE SERVICE NOTES:

1. THE SPRINKLER SYSTEM FOR THE MIXED-USE BUILDING NORTH OF THE FIRE WALL WILL BE A NFPA 13 SYSTEM. THE SPRINKLER SYSTEM FOR THE MIXED-USE BUILDING SOUTH OF THE FIRE WALL WILL BE A NFPA 13R SYSTEM. ALL SPRINKLER SYSTEM FINAL DESIGN WILL BE DETERMINED DURING FINAL CONSTRUCTION DOCUMENTATION PHASE.
2. FDC TO BE PLACED WITHIN 200 FEET OF FIRE HYDRANT
3. EXISTING FIRE HYDRANTS ON GREENWAY ROAD, HILCREST ROAD, AND GILEAD ROAD ARE WITHIN 750 FEET OF PROPOSED BUILDINGS WITH UTILIZING A 200 FOOT HOSE PULL TO MOST REMOTE CORNER OF FARTHEST BUILDING.

LEGEND:

EXISTING FIRE HYDRANT

SITE DEVELOPMENT DATA:

TOTAL SITE AREA =	9.947
EXISTING ZONING DISTRICTS	TOWN CENTER / NEIGHBORHOOD RESIDENTIAL / GENERAL RESIDENTIAL
PROPOSED ZONING DISTRICT	TOWN CENTER - CONDITIONAL DISTRICT (TC-CD)

TOTAL LOT COUNT:

MULTI-FAMILY LOTS =	1
TOWNHOME LOTS =	53
SINGLE FAMILY LOTS =	7
TOTAL LOTS =	61

TOTAL NUMBER OF DWELLINGS:

MULTI-FAMILY DWELLINGS =	138 TOTAL UNITS (MAX)
TOWNHOME UNITS =	53 TOTAL UNITS (MAX)
SINGLE FAMILY UNITS =	7
TOTAL DWELLING UNITS =	198 TOTAL UNITS (MIX OF DWELLING TYPES MAY VARY - NOT TO EXCEED 198 TOTAL UNITS)

MULTI-FAMILY UNITS (APARTMENT BUILDING TYPE):

TOTAL MULTI-FAMILY UNITS =	138 TOTAL UNITS (UNIT MIX MAY VARY - NOT TO EXCEED 138 UNITS)
MULTI-FAMILY PARKING REQUIRED =	142 PARKING SPACES (MAY VARY DEPENDING ON FINAL UNIT COUNT AND MIX)
MULTI-FAMILY PARKING PROVIDED =	142 PARKING SPACES

NON-RESIDENTIAL USES (APARTMENT BUILDING TYPE):

TOTAL NON-RESIDENTIAL AREA =	12,000 SF (±34%)
NON-RESIDENTIAL PARKING REQUIRED =	1 SPACE / 500 SF = 24 PARKING SPACES
NON-RESIDENTIAL PARKING PROVIDED =	24 PARKING SPACES
TOTAL PARKING REQUIRED = (FOR MULTI-FAMILY LOT)	166 PARKING SPACES (MAY VARY DEPENDING ON FINAL UNIT COUNT AND MIX OF MULTI-FAMILY UNITS)
TOTAL PARKING PROVIDED = (FOR MULTI-FAMILY LOT)	166 PARKING SPACES (FINAL PARKING COUNTS SHALL MEET OR EXCEED THE AMOUNT REQUIRED PER THE TOWN OF HUNTERSVILLE ORDINANCE)

TOWNHOME UNITS (ATTACHED HOUSE BUILDING TYPE):

TOTAL TOWNHOME UNITS =	53 TOWNHOME UNITS (MAX)
TOWNHOME PARKING REQUIRED =	1.5 SPACES / UNIT = 80 PARKING SPACES (MAY VARY DEPENDING ON FINAL UNIT COUNT AND MIX)
TOWNHOME PARKING PROVIDED =	91 PARKING SPACES (FINAL PARKING COUNTS SHALL MEET OR EXCEED THE AMOUNT REQUIRED PER THE TOWN OF HUNTERSVILLE ORDINANCE)

ON-STREET PARKING (GREENWAY ST.):

ON-STREET PARKING SPACES =	10 PARKING SPACES
TOTAL SITE PARKING REQUIRED =	**246 PARKING SPACES**
TOTAL SITE PARKING PROVIDED =	**267 PARKING SPACES**

PROPOSED ROAD MAINTENANCE RESPONSIBILITIES

- PUBLIC STREET 'A' =	PUBLIC STREET MAINTAINED BY TOWN OF HUNTERSVILLE
- PUBLIC STREET 'B' =	PUBLIC STREET MAINTAINED BY TOWN OF HUNTERSVILLE
- PUBLIC STREET 'C' =	PUBLIC STREET MAINTAINED BY TOWN OF HUNTERSVILLE

SITE IMPERVIOUS %

TOTAL SITE AREA =	±433,291 SF (9.95 AC)
TOTAL SITE IMPERVIOUS =	±244,960 SF (±5.62 AC)
TOTAL PERCENT IMPERVIOUS (ON THIS PLAN) =	±56% (FINAL AMOUNT WILL VARY DEPENDING ON FINAL DESIGN. PERCENTAGE NOT TO EXCEED 70% MAX. PER ORDINANCE)
PERCENTAGE OF OF IMPERVIOUS ALLOWED =	70% MAX (HIGH DENSITY OPTION, MOUNTAIN ISLAND LAKE WATERSHED PROTECTED AREA 2 (PA-2))

BUILDING TYPE SIDEYARD AND BUILD-TO LINE DIMENSIONS

- APARTMENT TYPE = (1 LOT)	SIDE YARD: 8' MIN. BUILD TO: 0'- 0" MIN - ±14'- 6" MAX.
- ATTACHED HOUSE TYPE (AT STREET R/W) = (19 TOTAL LOTS)	SIDEYARD: 0'-0" MIN. - ±29'-0" MAX. BUILD TO: ±5'- 0" MIN - ±13'- 6" MAX.
- ATTACHED HOUSE TYPE (AT OPEN SPACE) = (31 TOTAL LOTS)	SIDEYARD: 0'-0" MIN. - ±29'-0" MAX. BUILD TO: ±5'- 6" MIN - ±17'- 6" MAX.
- SINGLE FAMILY DETACHED TYPE = (7 TOTAL LOTS)	SIDEYARD: 5'-0" MIN. - ±50'-0" MAX. BUILD TO: 5'-0"

OPEN SPACE SUMMARY:

1. PEDESTRIAN PASSAGEWAY 1 = ±3,000 SF
2. PEDESTRIAN PASSAGEWAY 2 = ±4,000 SF
3. PEDESTRIAN PASSAGEWAY 3 = ±7,000 SF

GENERAL NOTES:

1. THIS DEVELOPMENT FALLS WITHIN THE 1/4 MILE DISTANCE TO A RAIL TRANSIT STATION AS CALLED OUT IN THE ORDINANCE (ARTICLE 3.2.6 SECTION D) WHICH ALLOWS FOR MORE THAN 30% ATTACHED UNITS
2. ALL BUILDINGS WILL FRONT EITHER THE PUBLIC STREET OR AN URBAN OPEN SPACE AREA
3. FINAL ADDRESS VERIFICATION LETTER IS FORTHCOMING. LETTER TO BE SUBMITTED AFTER COORDINATION TAKES PLACE BETWEEN THE TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY TO RESOLVE THE NAMING AND ADDRESSING FOR THE PORTION OF HOLBROOK STREET LOCATED ON THIS SITE.
4. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
5. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND / OR RIGHT-OF-WAY OF RECORD.
6. ALL AREAS DESIGNATED AS COMMON AND / OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
7. ACCESS (INGRESS / EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGH DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
8. LARGE MATURING TREES WILL BE PLANTED 40'-0" O.C. WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
9. PROPOSED GARBAGE PICK-UP FOR BUILDINGS B, C, D, L, AND M SHALL OCCUR ALONG PUBLIC STREET 'B'. PROPOSED GARBAGE PICK-UP FOR SINGLE-FAMILY DETACHED LOTS ALONG GREENWAY DR. SHALL OCCUR ALONG GREENWAY DR. ALL OTHER GARBAGE PICK-UP FOR BUILDINGS E, F, G, H, I, J, AND K SHALL OCCUR ALONG PUBLIC STREET 'C'. ALL GARBAGE PICK-UP REQUIREMENTS SHALL BE LAID AND ENFORCED THROUGH FUTURE HOA DOCUMENTS. ALL GARBAGE WILL BE ROLL OUT SERVICE. PICK UP SERVICE TO BE PROVIDED BY TOWN OF HUNTERSVILLE
10. ALL MAIL DELIVERY FOR BUILDING 'A' WILL HANDLED VIA A MAIL ROOM LOCATED INSIDE THE BUILDING. ALL MAIL DELIVERY FOR THE TOWNHOME UNITS AND SINGLE FAMILY DETACHED LOTS WILL BE HANDLED BY A CENTRALLY LOCATED MAIL KIOSK.
11. NOTE ARTICLE 8.16.1 AND 2 OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE ONLY IF THE SUBDIVISION IS RESIDENTIAL.
12. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
13. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280
14. ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED BY FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY FLOODWAY REGULATIONS.
15. BUILD-TO LINE (DEFINITION): A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).

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KEY MAP

SEAL

RICHARD J. PETERSHEIM #958 NORTH CAROLINA LANDSCAPE ARCHITECT

10/21/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

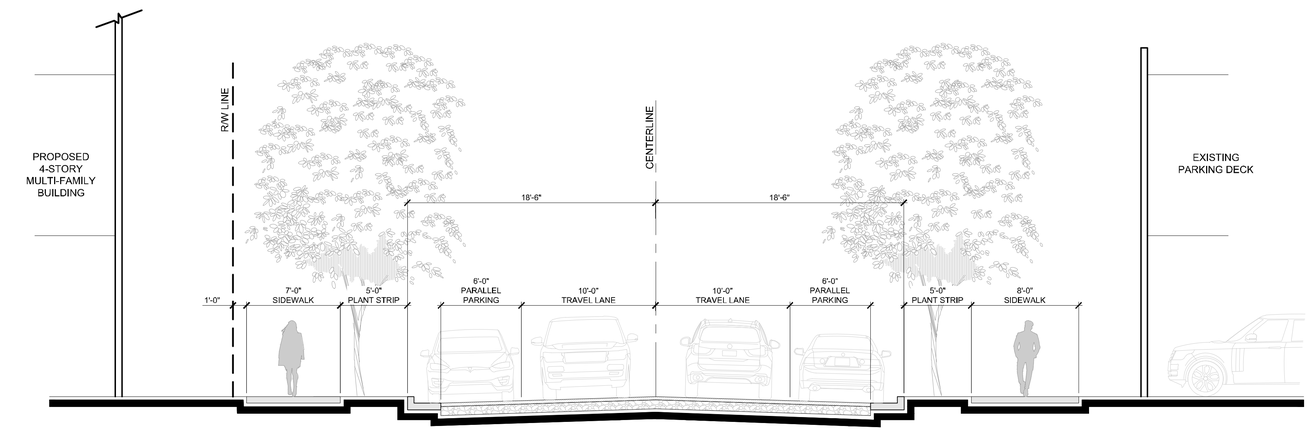
SCALE
VERT:
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
RE-ZONING SITE PLAN

SHEET NUMBER
RZ-06

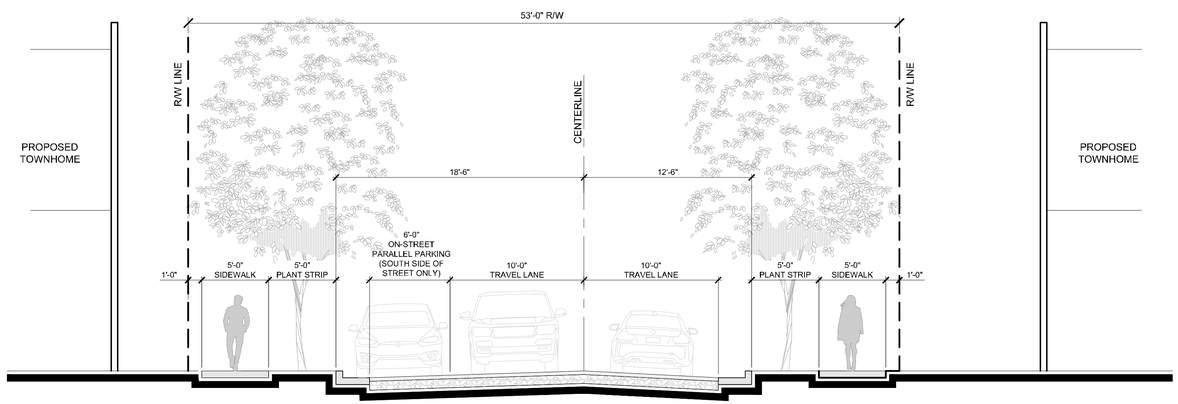
ORIGINAL SHEET SIZE: 24" X 36"



01 SECTION A - PUBLIC STREET 'A'

RESIDENTIAL LOCAL STREET - PARKING ON ONE SIDE OF STREET TYPICAL SECTION

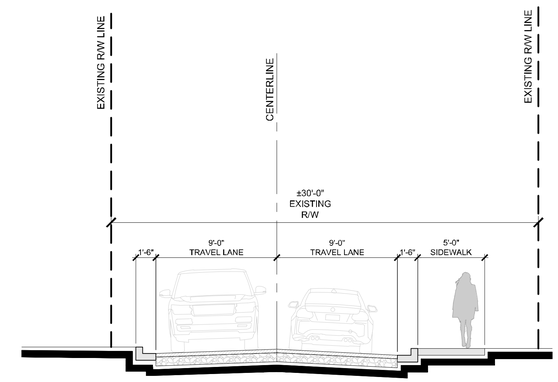
3/16" = 1'-0"



02 SECTION B1 - PUBLIC STREET 'B'

RESIDENTIAL LOCAL STREET - PARKING ON ONE SIDE OF STREET TYPICAL SECTION - DETAIL 200.2

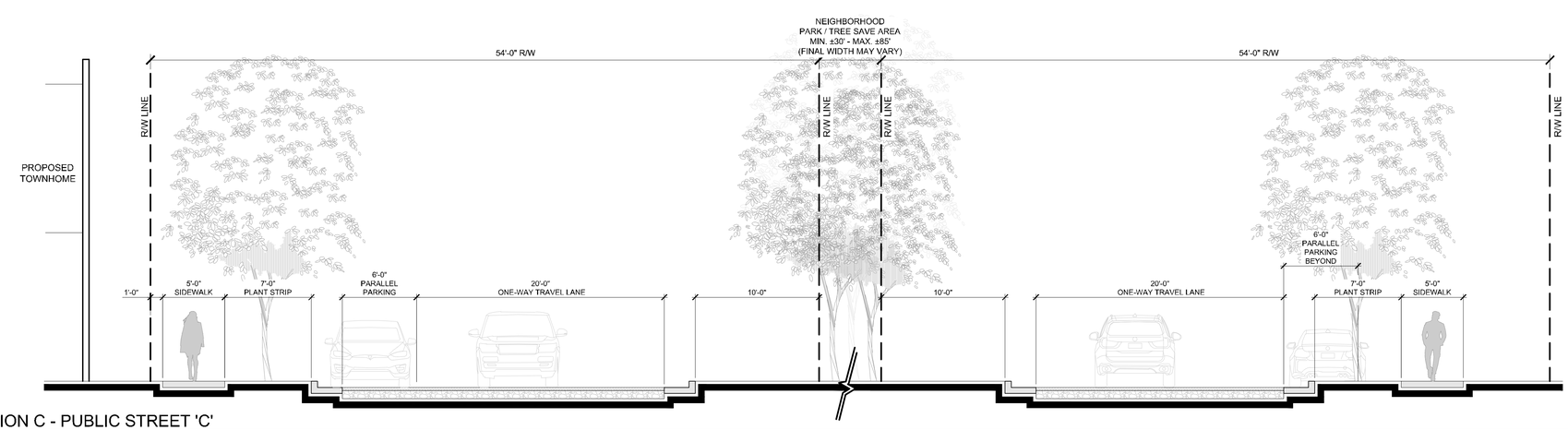
3/16" = 1'-0"



03 SECTION B2 - PUBLIC STREET 'B'

RESIDENTIAL LOCAL STREET

3/16" = 1'-0"



04 SECTION C - PUBLIC STREET 'C'

RESIDENTIAL LOCAL STREET - ONE-WAY WITH PARKING ON ONE SIDE OF STREET

3/16" = 1'-0"

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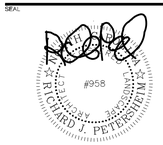
KEY MAP

SEAL



10/21/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE — NORTH

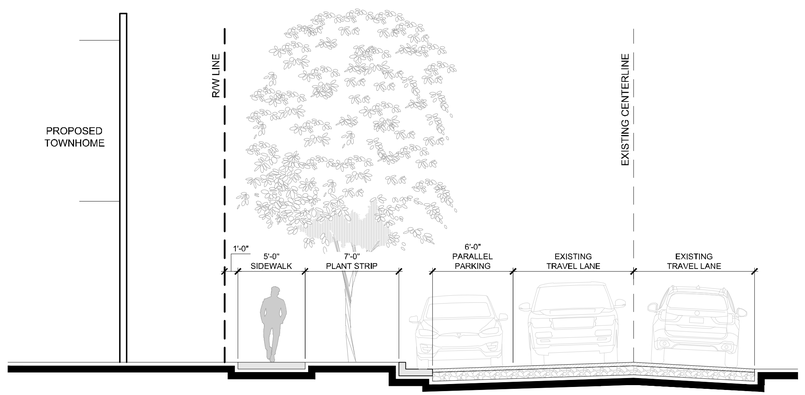
VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING SECTIONS

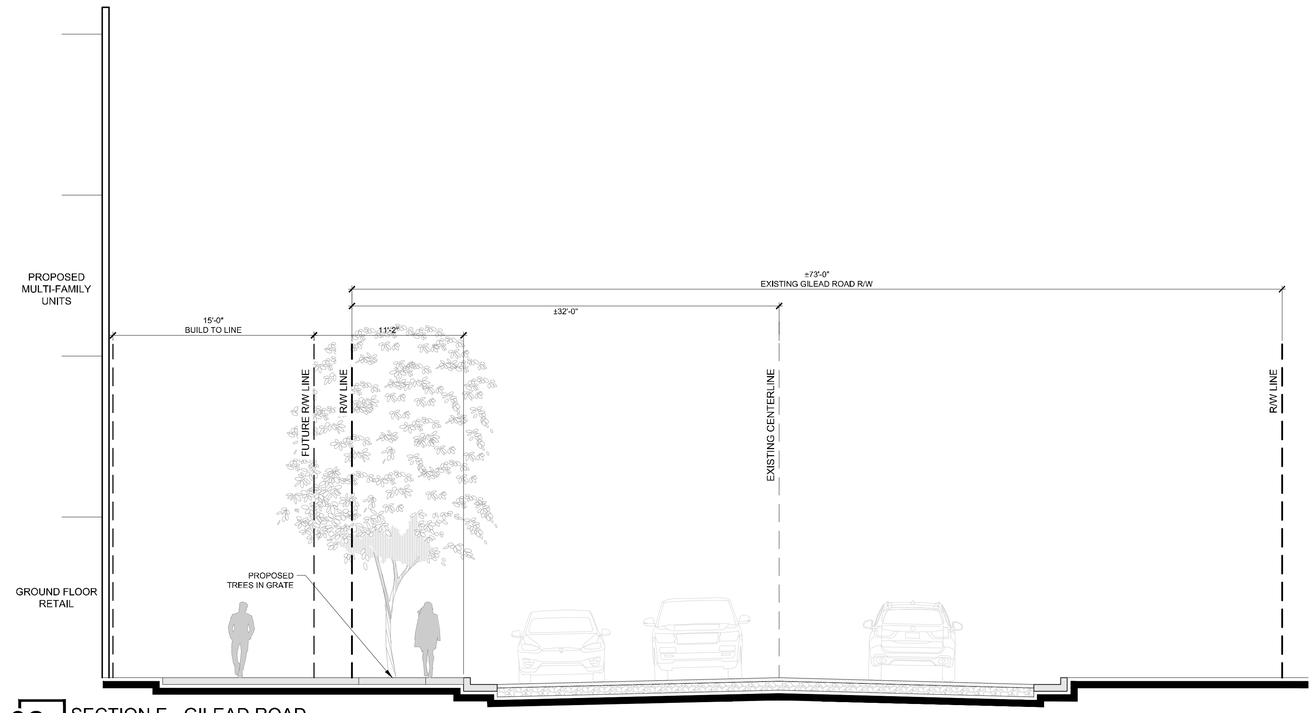
SHEET NUMBER

RZ-07



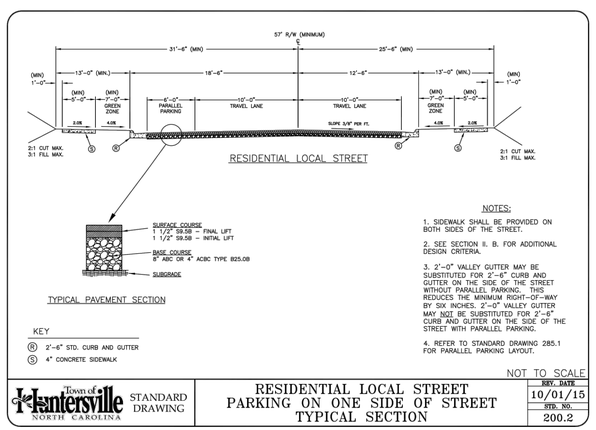
01 SECTION D - GREENWAY DRIVE

3/16" = 1'-0"



02 SECTION E - GILEAD ROAD

3/16" = 1'-0"



03 RESIDENTIAL LOCAL STREET TYPICAL SECTION

NOT TO SCALE

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KEY MAP

SEAL

#958
RICHARD J. PETERSHEIM
10/21/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
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CHECKED BY:

SCALE NORTH

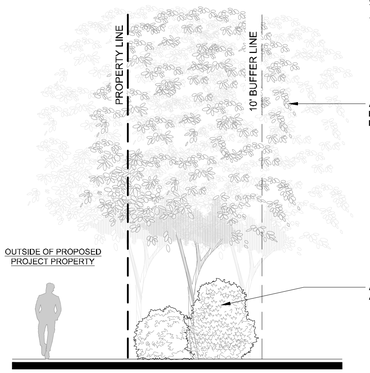
VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

RZ-08



GENERAL NOTES:

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

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

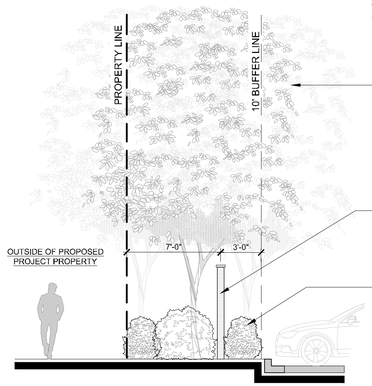
- 3 TREES PER 1,000 SF OF BUFFER AREA
- 25% LARGE MATURING TREES
- 25% SMALL MATURING TREES
- 25% EVERGREEN TREES
- TREES TO BE MIN. 2" CAL. AND 8'-0"-10'-0" TALL AT TIME OF PLANTING

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

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

01 SECTION F - TYPICAL 10' PLANTED RESIDENTIAL BUFFER

PLANTED RESIDENTIAL TYPE BUFFER — 3/16" = 1'-0"



GENERAL NOTES:

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

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

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

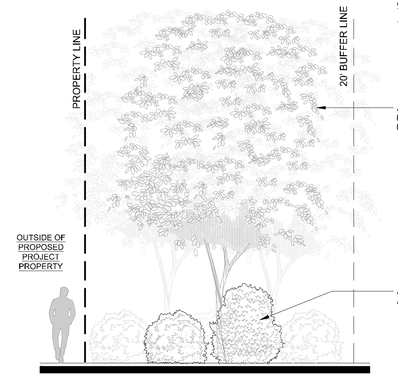
6'-0" MIN. HEIGHT PRIVACY FENCE

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

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

02 SECTION G - TYPICAL 10' PLANTED RESIDENTIAL BUFFER W/ FENCE

PLANTED RESIDENTIAL TYPE BUFFER — 3/16" = 1'-0"



GENERAL NOTES:

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

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

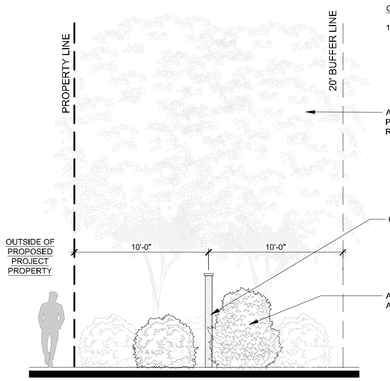
- 3 TREES PER 1,000 SF OF BUFFER AREA
- 25% LARGE MATURING TREES
- 25% SMALL MATURING TREES
- 25% EVERGREEN TREES
- TREES TO BE MIN. 2" CAL. AND 8'-0"-10'-0" TALL AT TIME OF PLANTING

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

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

03 SECTION H - TYPICAL 20' PLANTED RESIDENTIAL BUFFER

PLANTED RESIDENTIAL TYPE BUFFER — 3/16" = 1'-0"



GENERAL NOTES:

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

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

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

6'-0" MIN. HEIGHT PRIVACY FENCE

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

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

04 SECTION I - TYPICAL 20' PLANTED RESIDENTIAL BUFFER W/ FENCE

PLANTED RESIDENTIAL TYPE BUFFER — 3/16" = 1'-0"

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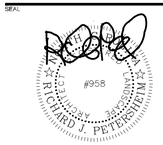
KEY MAP

SEAL



10/21/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE — NORTH

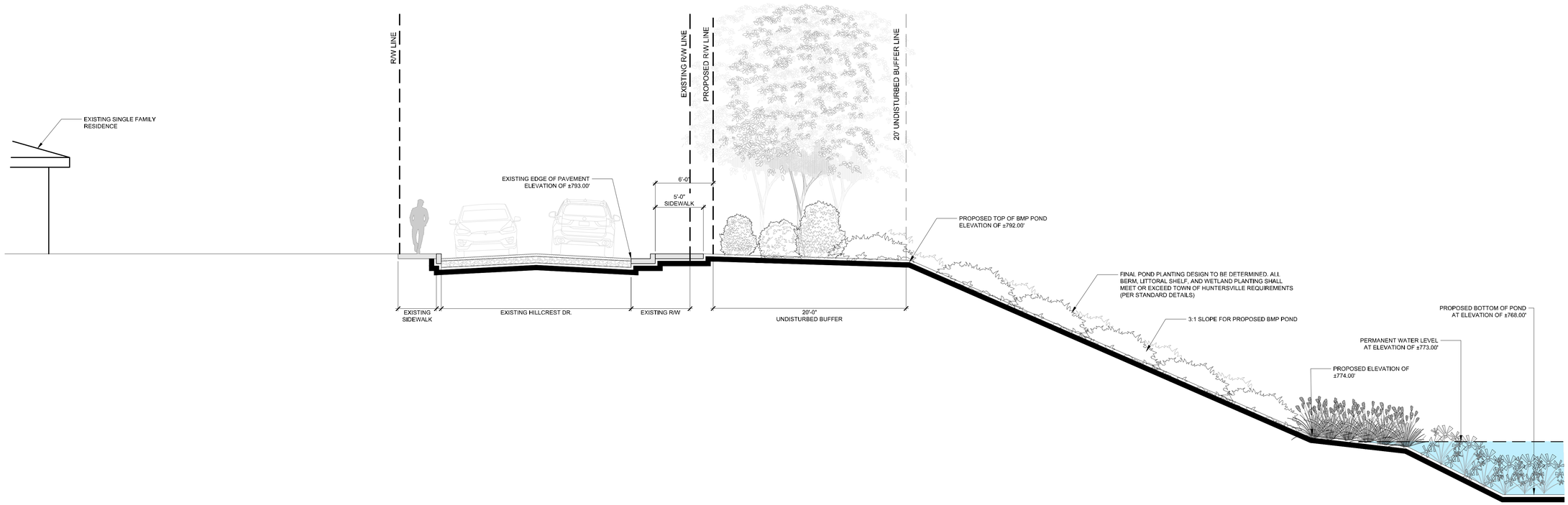
VERT:
HORZ. AS NOTED

SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

RZ-09



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

3/16" = 1'-0"

LandDesign.

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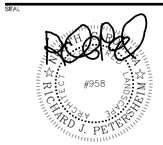
KEY MAP

SEAL



10/21/2020

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HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

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HUNTERSVILLE, NC

LANDDESIGN PROJ.#
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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING SECTIONS

SHEET NUMBER

RZ-10

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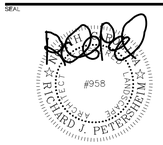
KEY MAP

SEAL



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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

RE-ZONING GRADING PLAN

SHEET NUMBER

RZ-11

10/22/2020 9:28 AM CHRISTOPHER NUNN

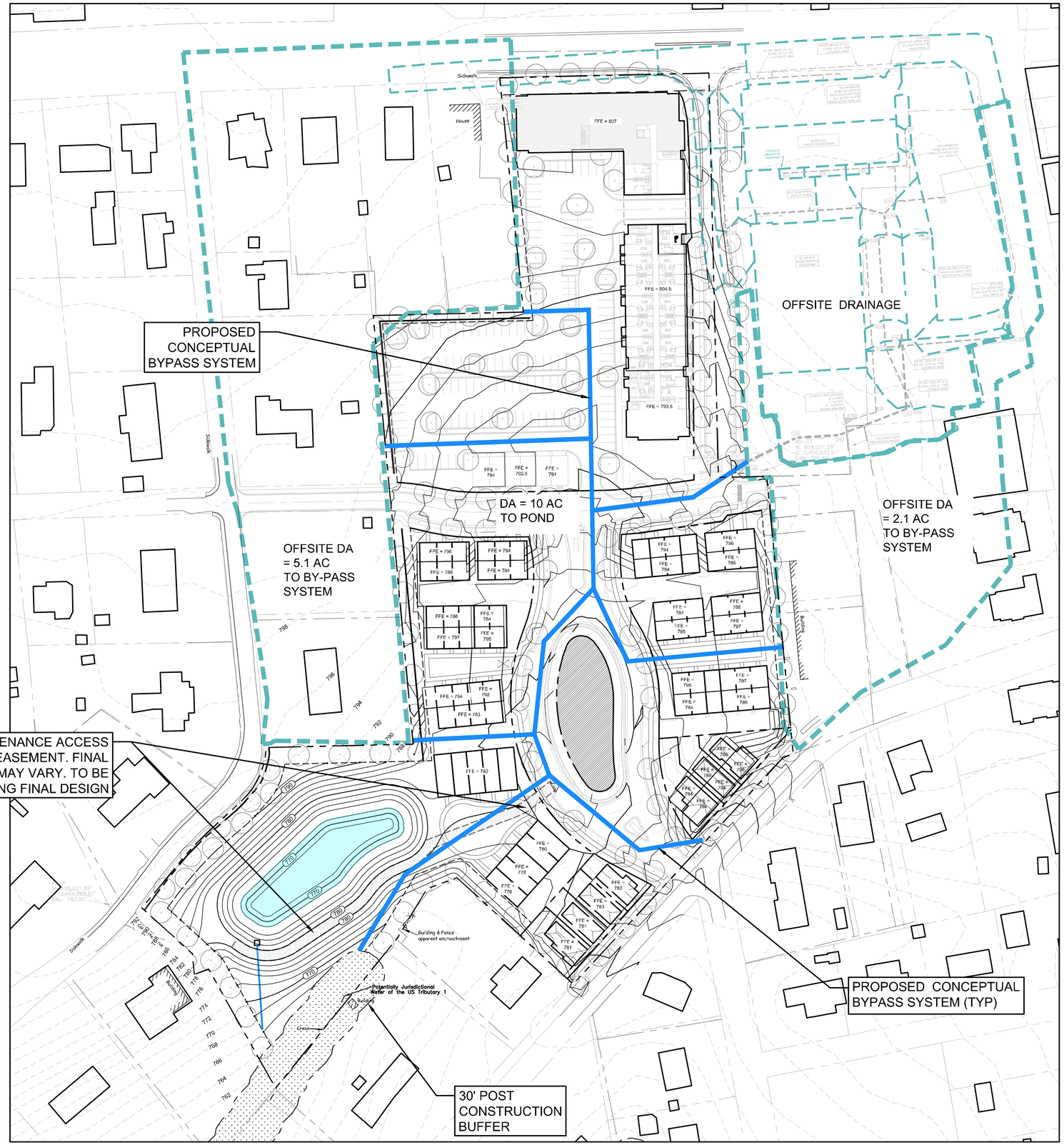
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:

1. STORM POND SIZE AND SHAPE ARE NOT FINAL. INTENT IS TO REDUCE THE SIZE OF THE POND TO THE EXTENT POSSIBLE DURING CONSTRUCTION DOCUMENTATION PHASE.
2. ALL FUTURE STORM AND BY-PASS SYSTEM PIPES WILL BE LOCATED OUTSIDE OF ALL BUFFERS AND WILL NOT CONFLICT WITH ANY REQUIRED BUFFER PLANTING
3. WATER AND SEWER WILL BE PROVIDED BY AN EXTENSION OF THE CHARLOTTE WATER PUBLIC FACILITIES.
4. STORM POND DESIGN IS CONCEPTUAL. FINAL SIZE , SHAPE, AND CALCULATIONS FOR THE STORM POND MAY CHANGE DURING FINAL CONSTRUCTION STAGE OF DESIGN.

STORM POND DATA:

- TOP OF DAM = 780.5
- BOTTOM OF POND = 768
- PERMANENT POOL ELEVATION = 773
- E.S. = 779
- TOTAL STORAGE VOLUME PROVIDED = 110, 500 CF



LandDesign.
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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 21704 ENGINEER KEVIN W. VOGEL

10/21/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

RE-ZONING STORMWATER-WATER QUALITY PLAN

SHEET NUMBER

RZ-12

ORIGINAL SHEET SIZE: 24" X 36"

NOTES:

1. STORM POND SIZE AND SHAPE ARE NOT FINAL. INTENT IS TO REDUCE THE SIZE OF THE POND TO THE EXTENT POSSIBLE DURING CONSTRUCTION DOCUMENTATION PHASE.
2. ALL FUTURE STORM AND BY-PASS SYSTEM PIPES WILL BE LOCATED OUTSIDE OF ALL BUFFERS AND WILL NOT CONFLICT WITH ANY REQUIRED BUFFER PLANTING
3. WATER AND SEWER WILL BE PROVIDED BY AN EXTENSION OF THE CHARLOTTE WATER PUBLIC FACILITIES.
4. STORM POND DESIGN IS CONCEPTUAL. FINAL SIZE , SHAPE, AND CALCULATIONS FOR THE STORM POND MAY CHANGE DURING FINAL CONSTRUCTION STAGE OF DESIGN.

STORM POND DATA:

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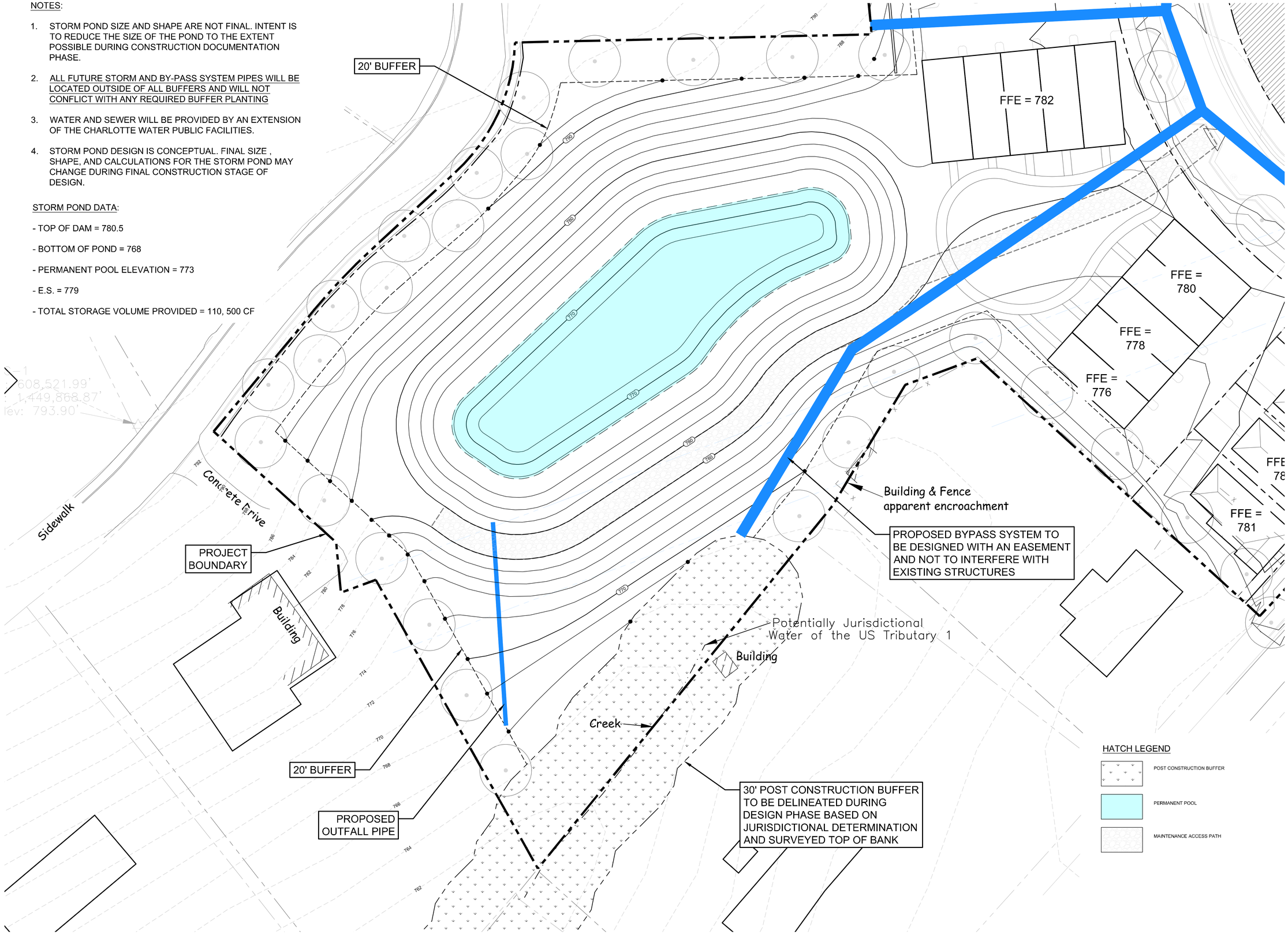
- BOTTOM OF POND = 768
- PERMANENT POOL ELEVATION = 773
- E.S. = 779
- TOTAL STORAGE VOLUME PROVIDED = 110, 500 CF



LandDesign.
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704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 21104 ENGINEER KEVIN W. VOGEL

10/21/2020

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PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

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HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 20'

0 10 20 40

NORTH

SHEET TITLE

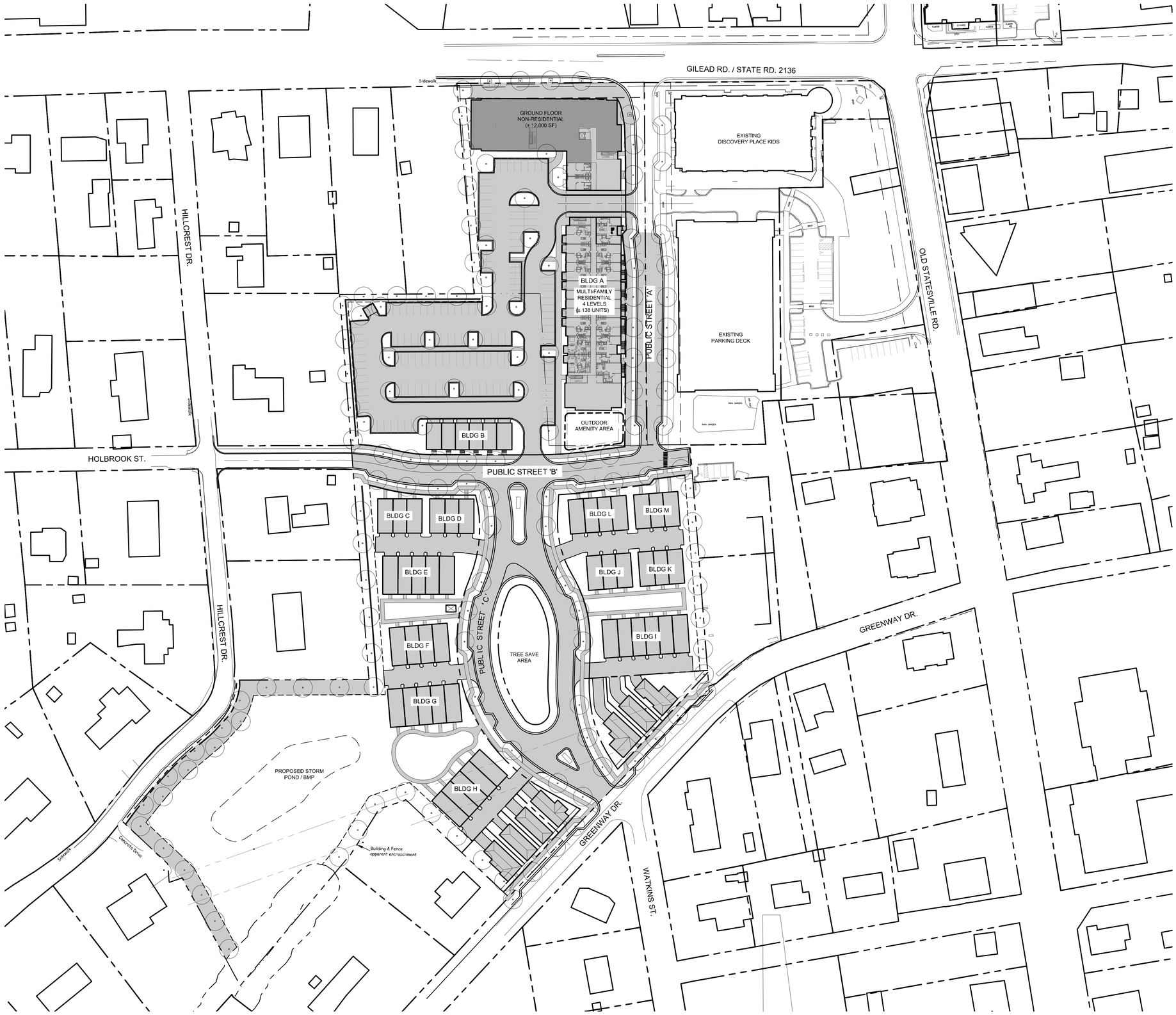
RE-ZONING STORM POND ENLARGEMENT

SHEET NUMBER

RZ-13

10/21/2020 6:59 PM CHRIS.COCK N:\2018\1018017\DESIGN\PRELIMINARY\1018017RZ-STORMPONDENLARGE.DWG

ORIGINAL SHEET SIZE: 24" X 36"



SITE IMPERVIOUS %

TOTAL SITE AREA =	±433,291 SF (9.95 AC)
TOTAL SITE IMPERVIOUS (ON THIS PLAN) =	±244,960 SF (±5.62 AC)
TOTAL PERCENT IMPERVIOUS (ON THIS PLAN) =	±56% (FINAL AMOUNT WILL VARY DEPENDING ON FINAL DESIGN. PERCENTAGE NOT TO EXCEED 70% MAX. PER ORDINANCE.)
PERCENTAGE OF OF IMPERVIOUS ALLOWED =	70% MAX (HIGH DENSITY OPTION, MOUNTAIN ISLAND LAKE WATERSHED PROTECTED AREA 2 (PA-2))

LEGEND

IMPERVIOUS AREA

LandDesign.

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KEY MAP

SEAL

RICHARD J. PETERSEN #958

10/21/2020

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT:
HORZ: 1" = 60'

0 30 60 120

NORTH

SHEET TITLE

CONCEPTUAL IMPERVIOUS AREA MAP

SHEET NUMBER

RZ-14

10/29/2020 6:02 PM

ORIGINAL SHEET SIZE: 24" X 36"

DEVELOPMENT STANDARDS

October 21, 2020

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by NorthState Development, LLC (the "Petitioner") for an approximately 9.947 acre site located between Gilead Road and Greenway Street, east of Hillcrest Drive, in Huntersville, North Carolina, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 01711616, 01711617, 01711618, 01711619, 01711627, 01711643, 01711699, 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, and 01711811.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Huntersville Zoning Ordinance in place on the date of approval of the Rezoning Plan by the Town Board (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center ("TC") zoning district shall govern all development taking place on the Site.

4. The configuration, placement and size of the building, parking areas, streets, driveways, common areas and storm ponds depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases so long as such modifications are compatible with the approximate layout and location of lots and improvements shown on the Rezoning Plan. The exact alignments of the internal drives and internal public streets have not been determined and are subject to final design and engineering plans, and minor modifications or alterations of these alignments may take place during design development and construction phases. The development of the Site as generally depicted on the Rezoning Plan may be phased. Any proposed phasing must align with required infrastructure and stormwater improvements; provided, however, each phase or sequence of improvements in the Site will meet all Ordinance requirements. Utilities, infrastructure and grading shall be delivered to each individual phase as each is developed.

5. The parcels of land that comprise the Site may be recombined or further subdivided provided that any such recombination or subdivision meets the requirements of the Ordinance. Single family attached (townhome) lots are subdivided lots and association property and common areas may be subdivided without rezoning. In addition, condominiumization or reduction in the number of parcels may occur in accordance with the regulations of the Ordinance.

6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of

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

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

Permitted Uses

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

1. Commercial uses, restaurants and entertainment facilities permitted in the Town Center zoning district, and, provided the required conditions are met pursuant to 3.2.6 a), temporary mobile food sales, outdoor sales and markets and parks.

2. Multi-family homes, not to exceed 138 such dwelling units, as more particularly depicted on the Rezoning Plan.

3. Single-family attached houses (townhomes), not to exceed 53 such dwelling units, as more particularly depicted on the Rezoning Plan.

4. Single-family detached houses, not to exceed 7 such dwelling units, as more particularly depicted on the Rezoning Plan.

Transportation/Access/Parking

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Huntersville and/or the North Carolina Department of Transportation.

2. Off-street vehicular parking will meet the minimum standards established under the Ordinance, subject to the Modifications to Standards identified below.

3. Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed realigned public street that is identified on the Rezoning Plan as "Public Street "B"," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on

the Rezoning Plan; provided, however, that the Town of Huntersville shall first have abandoned the existing right-of-way on the Site reserved for the future extension of Public Street "B". Off-site construction and all streetscape requirements for Public Street "B" shall be subject to the Modifications to Standards identified below.

4. Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed public street to be constructed on the Site that is identified on the Rezoning Plan as "Public Street "A"," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan. Petitioner shall be responsible for and bear the cost of construction of Public Street "A", which shall include but not be limited to installation of on-street parking, curb and gutter, planting strip, street trees, utilities, and sidewalk.

5. Petitioner shall dedicate and convey to the Town of Huntersville that portion of the Site located immediately adjacent to the proposed public street to be constructed on the Site that is identified on the Rezoning Plan as "Watkins St. Extension," as required to provide right-of-way measuring, where feasible, to one foot behind the back of sidewalk, as more particularly depicted on the Rezoning Plan.

6. The Town of Huntersville shall abandon existing right-of-way in the area more particularly depicted on the Rezoning Plan.

7. Streetscape improvements shall be installed along all road frontages in accordance with the requirements of the Ordinance, subject to the Modifications to Standards identified below.

8. The alignments of the internal drives and parking areas to be located on the Site are subject to any minor modifications or alterations required during the design development and construction permitting processes.

9. Petitioner, shall, at its own expense, construct all transportation and streetscape improvements for all portions of the new Public Street "B" beginning at the western boundary of the Site and intersecting Hillcrest Drive (the "Off-Site Holbrook St."). The streetscape requirements for that portion of the new Public Street "B" to be constructed on the Site shall be the same as those constructed by the Town of Huntersville for the Off-Site Holbrook St.

10. Petitioner shall be responsible for and bear the cost of construction of the extension of Public Street "A" as shown on the Rezoning Plan, which shall include installation of on – street parking, curb and gutter, planting strip, street trees, utilities, and sidewalk.

11. Petitioner's improvements along Hillcrest shall include curb and gutter and sidewalk on the east side and a 20' undisturbed buffer east of the sidewalk.

STORMWATER/WATER QUALITY:

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

Landscaping and Screening

Development of the Site shall comply with the landscaping and screening requirements of the Ordinance; provided, however, the buffer yards along the western boundary of the Site shall serve as parking lot landscaping and screening requirements in those locations.

Buffer Yard

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

Lighting

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

Signs

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

Water and Sewer.

The Site shall be served with public water and sewer.

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:

1. Residential uses may constitute more than 50%, but no more than 66%, of the first floor area in the portion of Building A located on Gilead Road.

2. The reduction in the width from 20 feet to 10 feet of the western residential buffer yard north of Public Street "B", as more particularly depicted on the Rezoning Plan. Buffer yards along the western boundary of the Site shall serve as parking lot landscaping and screening requirements in those locations.

3. In accordance with Town Center regulations, on-street parking on all new public streets to be constructed on the Site shall count toward the off-street parking requirements for the multi-family residential and non-residential uses on the Site.

4. Urban open space typology, as shown, may be refined based on determinations made during the preliminary plan design so long as the final typology meets the requirements of the Ordinance.

5. Petitioner shall install a fence in the 20' buffer south of Holbrook and in the 10' buffer north of Public Street "B" as shown on the Rezoning Plan.

6. The maximum height of the mixed-use building shown on the Rezoning Plan is 53' at the Gilead Road frontage.

7. The build to line for the single-family lot dimensions may be reduced to 5' and the rear setback line may be reduced to 20'.

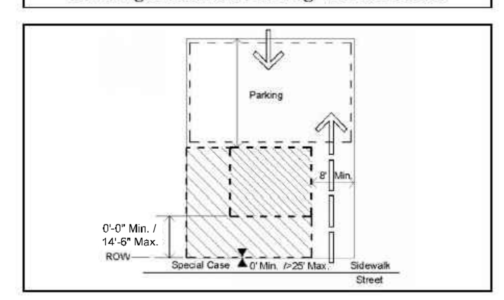
Binding Effect of the Rezoning Documents and Definitions

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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

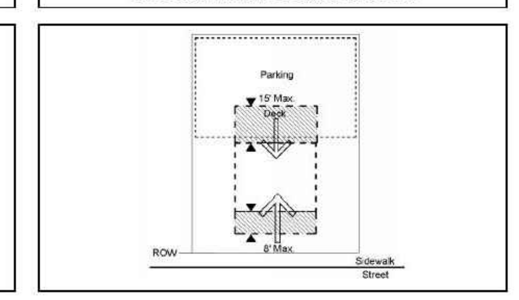
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access

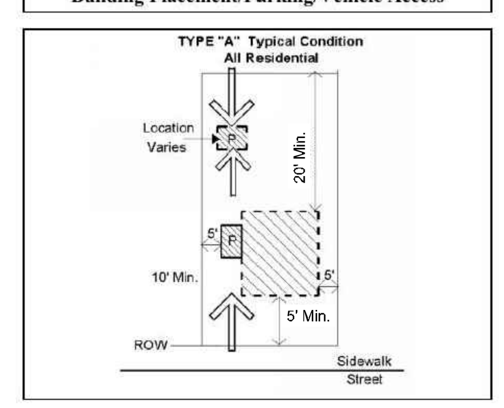


Encroachment/Pedestrian Access

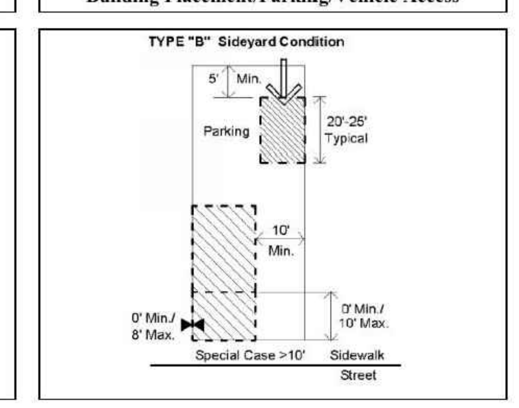


Lot Types / Detached House

Building Placement/Parking/Vehicle Access

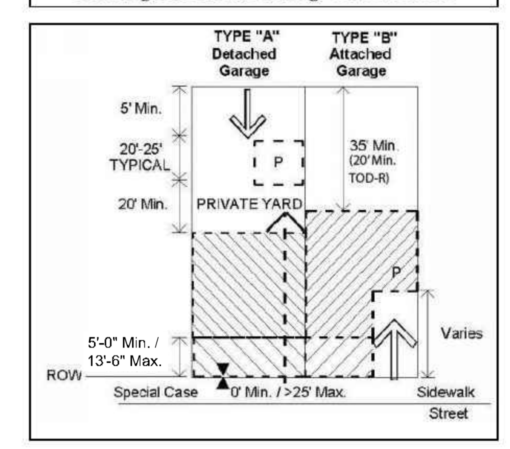


Building Placement/Parking/Vehicle Access

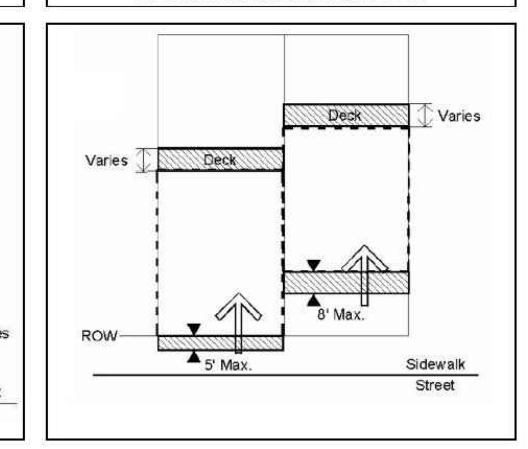


Lot Type / Attached House (Facing Public Street R/W)

Building Placement/Parking/Vehicle Access

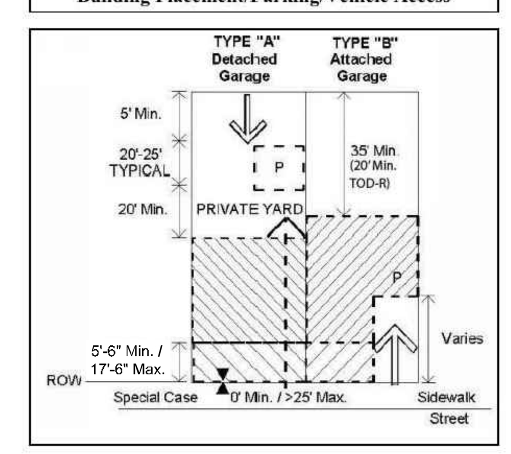


Encroachment/Pedestrian Access

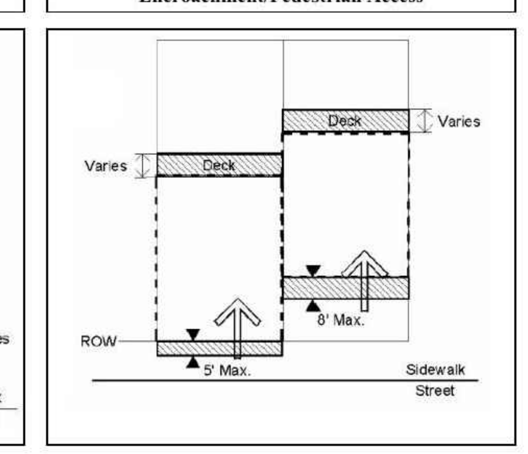


Lot Type / Attached House (Facing Urban Open Space)

Building Placement/Parking/Vehicle Access



Encroachment/Pedestrian Access



RESIDENTIAL LOT TREE REQUIREMENT:

All lots shall satisfy the ordinance requirements for residential lot trees based on the following ratios:

Lot Size	Required Number of Canopy Trees
Less than 10, 000 sq./ft.	1 Front yard, 1 Rear Yard
10,000 –15,000 sq./ft.	1 Front yard, 2 Rear Yard
15,001 – 20,000 sq./ft.	2 Front yard, 2 Rear Yard
More than 20,000 sq./ft.	3 Front yard, 3 Rear Yard

LandDesign.

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NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #958 RICHARD J. PETERSHEIM

10/21/2020

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

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING NOTES

SHEET NUMBER

RZ-15

Adjacent Property Owner Listing

Properties petitioned for rezoning

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Page 1

Owner of each abutting (touching) property

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Page 2

Owner of each property within 250'

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Page 3

Owner of each property within 250'

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Page 4

Owner of each property within 250'

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Page 5

Owner of each property within 250'

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

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

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

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

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

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

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

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

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Page 6

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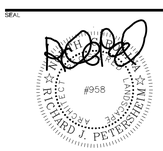
KEY MAP

SEAL



10/21/2020

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

PROJECT

HUNTERSVILLE TOWN CENTER

NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

RE-ZONING NOTES

SHEET NUMBER

RZ-16

PROPOSED TOWNHOME ELEVATION / PRECEDENT IMAGERY

PROPOSED MULTI-FAMILY BUILDING PERSPECTIVE

NOTE:

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

LandDesign.

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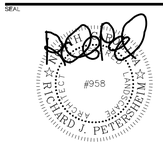
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL



10/21/2020

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NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

RZ-17

GILEAD ROAD BUILDING ELEVATION

PUBLIC STREET 'A' BUILDING ELEVATION

PUBLIC STREET 'A' BUILDING HEIGHT EXHIBIT

LandDesign.

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CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

#958
RICHARD J. PETERSEN
10/21/2020

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NORTH STATE DEVELOPMENT, LLC

109 GILEAD ROAD
HUNTERSVILLE, NC

LANDDESIGN PROJ.#
1018017

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

RZ-18

Huntersville Town Center Mixed-Use

Neighborhood Meeting Report

FIRST NEIGHBORHOOD MEETING – 8.26.20

<u>Summary of Main Topics & Questions</u>

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

SECOND NEIGHBORHOOD MEETING – 9.23.20

Summary of Main Topics & Questions

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

Appendix I

First Neighborhood Meeting

Attendees

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

Developer Presentation

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

Questions

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

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

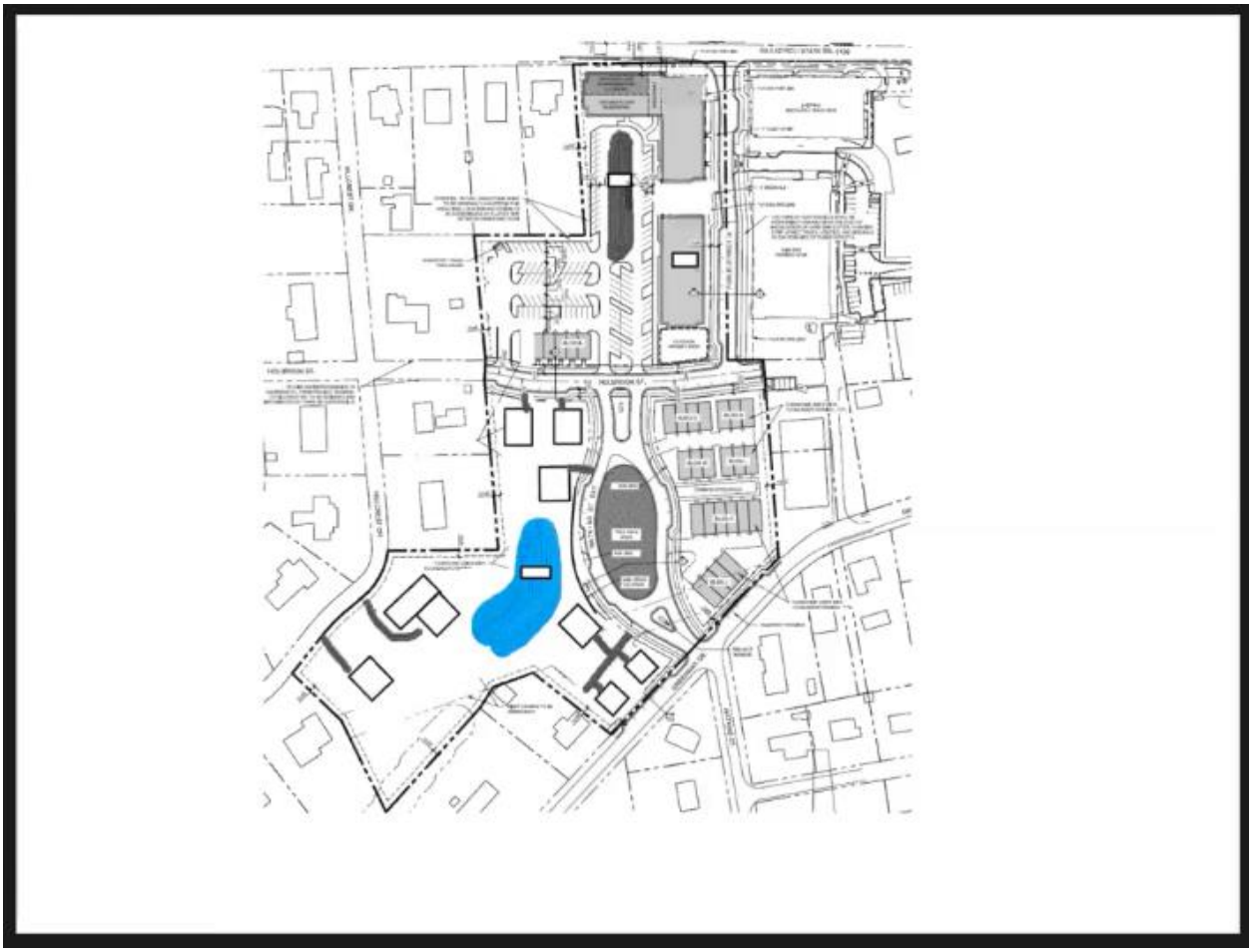
        - **The Town Ordinance and plans require these connections to these streets and the developer**
    - *My concern here is not about the Town, its about my street. They moved from Florida and built a house here for the way it is now. They purposely avoided Vermillion and moved here because it is a community.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

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

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

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

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



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

ADDITIONAL QUESTIONS/COMMENTS FROM THE CHAT

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

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

Appendix II

Second Neighborhood Meeting

Attendees:

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

Developer Presentation:

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

September 24, 2020

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

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

To Whom It May Concern:

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

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

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

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

Sincerely,

Brian Richards

Brian Richards
Assistant Planning Director

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

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217
Phone: 980-343-6246
Email: planning@cms.k12.nc.us

Town of Huntersville: 2020-10-21 Huntersville Town Center - Revised

IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: Up to 198 total dwelling units (138 multi-family units, 53 townhome units, and seven single family dwelling units) under Town Center - Conditional district (TC-DC) zoning

CMS Planning Area: North

Average Student Yield per Unit: 0.1209 (multi-family) = 16
0.1577 (townhomes) = 8
0.4623 (single family) = 3

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

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

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	44	37	818	688	119%	16	**122%**
BAILEY MIDDLE	80.35	57	1673	1187	141%	8	**141%**
WILLIAM A. HOUGH HIGH	120.0	100	2493	2078	120%	3	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $972,000; calculated as follows:

Elementary School: **16** x $34,000 = $544,000

Middle School: **8** x $37,000 = $296,000

High School: **3** x $44,000 = $132,000

RECOMMENDATION

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

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

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

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

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

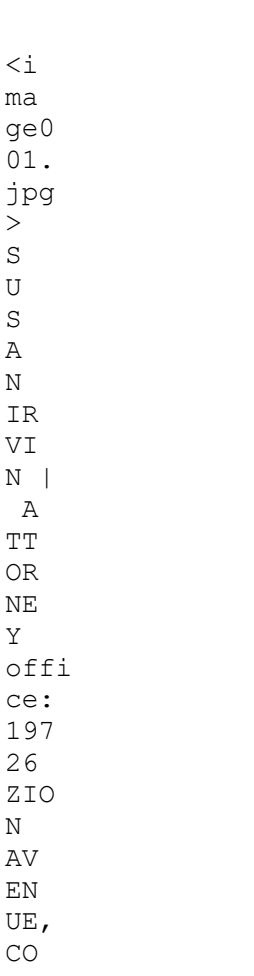
comments will be addressed, but below are the major changes that will be made:

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

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

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

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



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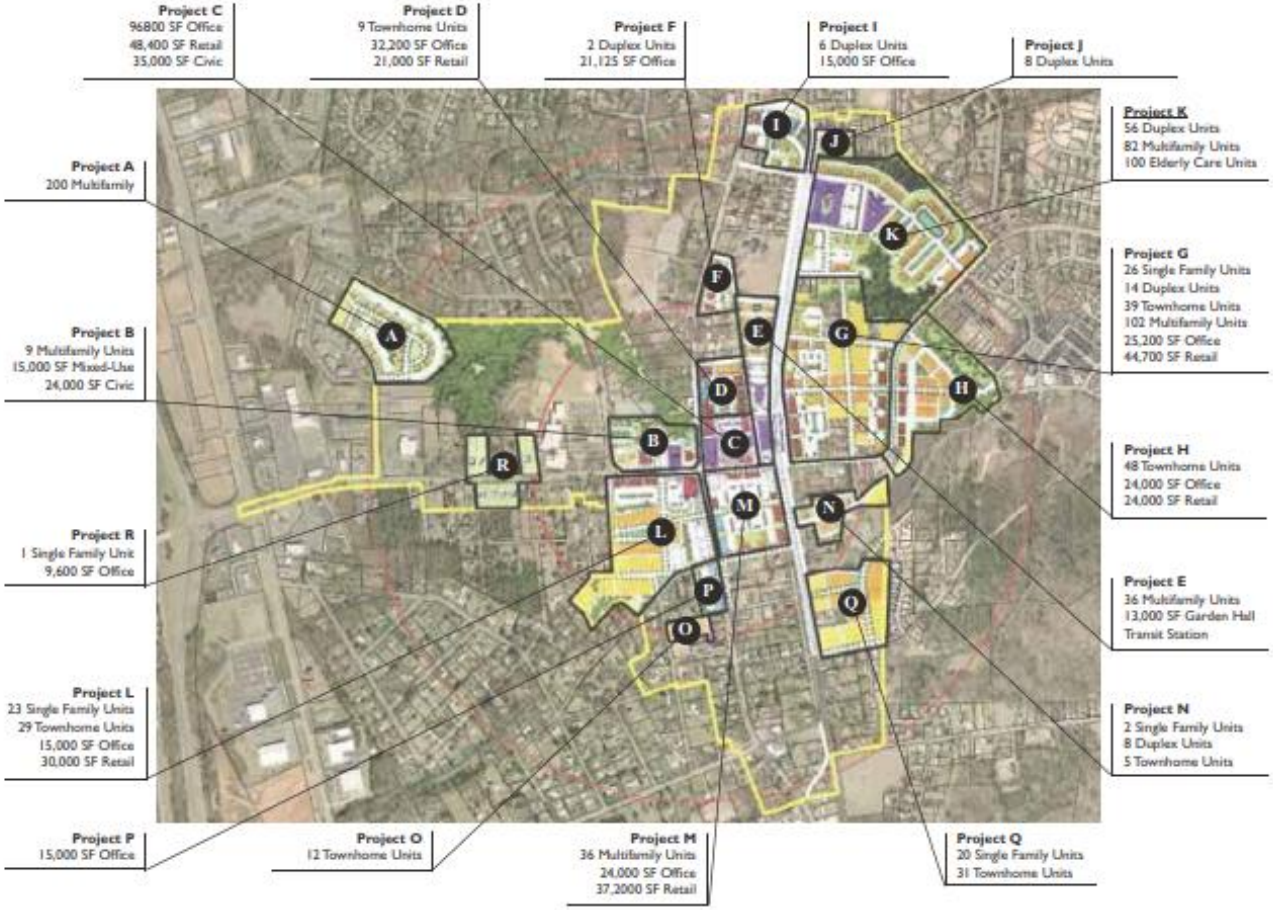
Development Analysis

Downtown Plan New Development Totals

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

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



Huntersville DOWNTOWN

Attachment H

Citizen Comments

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

David Peete

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

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

Regards,

Marie Hicks

Sent from my iPhone

David Peete

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning,

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

Thank you
Carrie

David Peete

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

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

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

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

David Peete

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

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

All,

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

- Without this project Gilead, 115, Greenway and all streets in the Greenfield Park neighborhood are already at, or close to capacity. If built, travel through that area will be nearly impossible and make life miserable for the Greenfield community, not to mention the safety issues it will create. Cut through traffic has already negatively impacted this neighborhood where parents and children routinely walk on streets that aren't wide enough for two cars to pass without one going off the side of the road. I personally won't take my grandson to the neighborhood park (where I played as a child) because I'm afraid if he were to get into the road he'd get run over before I could grab him. The park is already dangerous for younger children and really should be surrounded by a fence. What about when the children go back to school? Will they still be able to walk to the bus stop and be safe? Probably not.

- This project is touted as creating retail/commercial that will bring people to a walkable, unique, bustling downtown, but it doesn't offer anything for people to look at, much less visit. The apartment leasing office and apartment gym amenity don't count as a destination. By using this land for apartments and apartment related services, you significantly decrease the space you have to actually have those shops, restaurants and places that will achieve your goal of a vibrant downtown. The people in those apartments can only eat at Slice House or have lunch at Café 100 so many times before they're over it. Currently, those are our only 2 options for dining downtown. Wouldn't recruiting more businesses in the food service industry be a better choice than apartments?

- There has ALWAYS been problems with flooding in the Greenfield area. Always. This project will intensify the issue and cause devastating problems for homeowners property.

- From what I've been told, this developer does a lot of college housing projects. What's the range of the rent? What will be the quality of these buildings? Will they become easily run down due to inexpensive building materials? How will they age? Will they be allowed to become dilapidated without consequences like other properties in downtown?

- Based on the design of the parking lot, will people opt to park in the Discovery Kids parking deck instead of driving down and around to get to their parking area? Will this increase crime? Who wants to be in a dark parking deck at night. Perfect breeding ground for crime. I guess we'll need those auxiliary police officers to handle it.

- During the community meeting the attorney for the developer said that the Main St and 21 road projects will alleviate some of the traffic, thereby the neighborhood would be able to accommodate the increase in traffic from this project. Yeah, ok. Tell me another one. She really should've rethought that before she said it. Utterly ridiculous. Don't even get me started on the Holbrooks Rd extension. Crazy. Hillcrest? Oh, yeah. Narrow, curvy, perfect for accidents.

- The citizens in Greenfield Park and surrounding communities do not want this type of project in downtown. People move here for the small hometown atmosphere. Not the Birkdale experience. We want the quaint, walkable, unique downtown with cute shops, restaurants, murals/art, etc. This area would be an awesome spot for a combination of these types of shops and greenspace where people can come sit, socialize and have a sense of being part of a community. Grab a bite to eat and hang out with friends and family or just sit and read a book. Other towns have managed to achieve this (Davidson, Mt Holly, Kannapolis, Mooresville.) Why can't we? Don't let dollar signs cloud your judgment and lead you to make poor design decisions.

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

Thank you for listening.

Kathy Jones
704-575-1414

David Peete

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

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

Dear Sir or Madam,

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

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

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

PLEASE take a pause.

Thank you,

Amy Hallman

David Peete

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

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

David Peete

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

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

Dear David Peete, Stephen Swanick, and Jennifer Davis,

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

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

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

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

Sincerely,

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

David Peete

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

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

Dear Mayor and commissioners, and other town staff,

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

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

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

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

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

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

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

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

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

I firmly ask that you deny the proposed rezoning.

Sincerely,
Rachel Johnson Haungs

David Peete

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

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Mr. Peete,

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

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

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

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

Kathy Jones
704-575-1414

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

Mrs. Jones,
Thank you for your input regarding the proposed development.
Your comments have been added to the project file and will be shared with the Town Board & Planning Board at the Public Hearing.

Thank you for your participation in the process!

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

Connect with Town of Huntersville!

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From: Jones, Kathy <Kathy_Jones@PremierInc.com>
Sent: Sunday, September 20, 2020 4:12 PM
To: Board Members <BoardMembers@huntersville.org>
Cc: John Aneralla <janeralla@huntersville.org>; Jack Simoneau <jsimoneau@huntersville.org>; Anthony Roberts <aroberts@huntersville.org>; David Peete <dpeete@huntersville.org>; Jennifer Davis <jenniferdavis078@gmail.com>; Stephen Swanick <stephen.swanick@gmail.com>; Janet Pierson <jpierson@huntersville.org>
Subject: North State Development Project

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

- Without this project Gilead, 115, Greenway and all streets in the Greenfield Park neighborhood are already at, or close to capacity. If built, travel through that area will be nearly impossible and make life miserable for the Greenfield community, not to mention the safety issues it will create. Cut through traffic has already negatively impacted this neighborhood where parents and children routinely walk on streets that aren't wide enough for two cars to pass without one going off the side of the road. I personally won't take my grandson to the neighborhood park (where I played as a child) because I'm afraid if he were to get into the road he'd get run over before I could grab him. The park is already dangerous for younger children and really should be surrounded by a fence. What about when the children go back to school? Will they still be able to walk to the bus stop and be safe? Probably not.

- This project is touted as creating retail/commercial that will bring people to a walkable, unique, bustling downtown, but it doesn't offer anything for people to look at, much less visit. The apartment leasing office and apartment gym amenity don't count as a destination. By using this land for apartments and apartment related services, you significantly decrease the space you have to actually have those shops, restaurants and places that will achieve your goal of a vibrant downtown. The people in those apartments can only eat at Slice House or have lunch at Café 100 so many times before they're over it. Currently, those are our only 2 options for dining downtown. Wouldn't recruiting more businesses in the food service industry be a better choice than apartments?

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- From what I've been told, this developer does a lot of college housing projects. What's the range of the rent? What will be the quality of these buildings? Will they become easily run down due to inexpensive building materials? How will they age? Will they be allowed to become dilapidated without consequences like other properties in downtown?

- Based on the design of the parking lot, will people opt to park in the Discovery Kids parking deck instead of driving down and around to get to their parking area? Will this increase crime? Who wants to be in a dark parking deck at night. Perfect breeding ground for crime. I guess we'll need those auxiliary police officers to handle it.

- During the community meeting the attorney for the developer said that the Main St and 21 road projects will alleviate some of the traffic, thereby the neighborhood would be able to accommodate the increase in traffic from this project. Yeah, ok. Tell me another one. She really should've rethought that before she said it. Utterly ridiculous. Don't even get me started on the Holbrooks Rd extension. Crazy. Hillcrest? Oh, yeah. Narrow, curvy, perfect for accidents.

- The citizens in Greenfield Park and surrounding communities do not want this type of project in downtown. People move here for the small hometown atmosphere. Not the Birkdale experience. We want the quaint, walkable, unique downtown with cute shops, restaurants, murals/art, etc. This area would be an awesome spot for a combination of these types of shops and greenspace where people can come sit, socialize and have a sense of being part of a community. Grab a bite to eat and hang out with friends and family or just sit and read a book. Other towns have managed to achieve this (Davidson, Mt Holly, Kannapolis, Mooresville.) Why can't we? Don't let dollar signs cloud your judgment and lead you to make poor design decisions.

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

Thank you for listening.

Kathy Jones
704-575-1414

David Peete

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

As new neighbor and owner in Vermillion, the news that there is a development planned for downtown Huntersville does sit very well with me and my family.
Therefore, I recommend that you take a good look at those the requests sent by the citizens affected and make sure that we keep the downtown area looking as such without the extra residences and traffic that will congest the area. We need more walking friendly businesses and commercial development instead of more cars to make traffic unbearable.

Thanks for taking the time to give this your attention.

Iaiela Dumitrescu
BS Business Admin.

David Peete

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

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

Mr. David Peete,

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

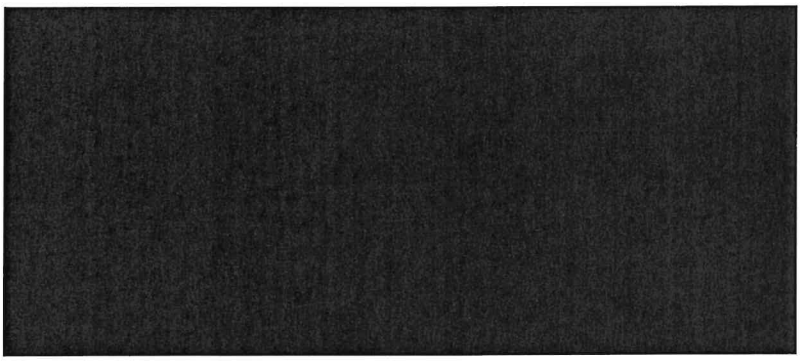
Thanks for taking the time to give this your attention.

Regards,
Marian Dumitrescu
704-778-2026

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

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

Sign the Petition



Sign the Petition

Save Downtown Huntersville

David Peete

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

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

Good morning, Mr. Peete.

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

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

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

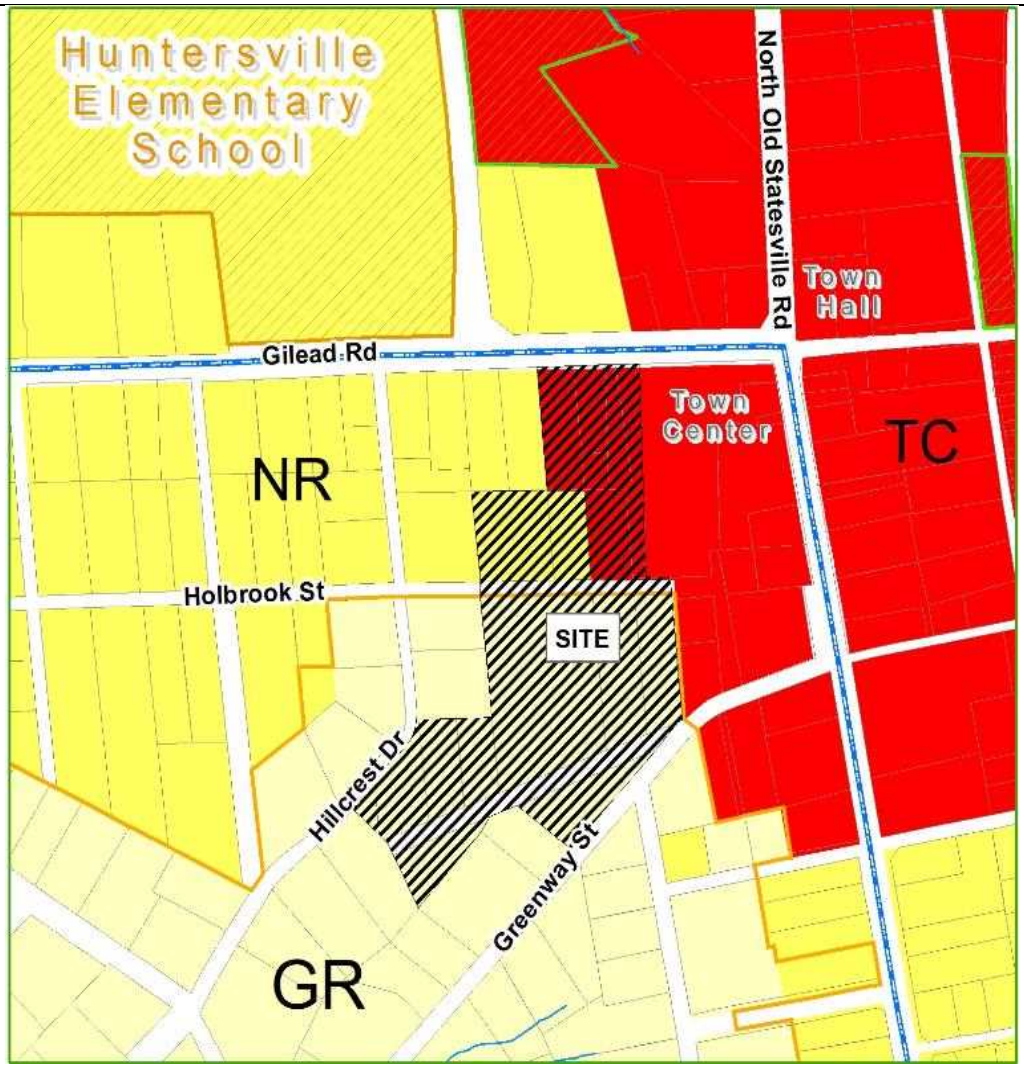
Thank you.

Regards,

Robert Blumenthal
8828 Oakham St.
Huntersville, NC 28078

Petition R20-03
Town Center Mixed-Use Conditional District Rezoning
(UPDATES IN RED)

PART 1: PROJECT SUMMARY



Applicant: NorthState Development, LLC

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

Property Address: 109 Gilead Road

Project Size: (+/-) 9.947-acres

Parcel Numbers:

01711616, 01711699, 01711617, 01711618, 01711643, 01711619,

01711627, 01711626, 01711625, 01711632, 01711633, 01711634,

01711637, 01711638, 01711639, 01711640, 01711801, 01711811

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

Current Land Use: vacant.

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

Proposed Land Use: 138 ~~140~~ apartments, 53 ~~61~~ townhomes, 7 detached homes & 12,000 ~~10,900~~ sq. ft. non-residential uses (TC permitted uses).

1. Purpose: Petition to rezone 9.947-acres generally located at 109 Gilead Road from General Residential (GR), Neighborhood Residential (NR) and Town Center (TC) Zoning Districts to Town Center – Conditional District (TC-CD) to create a mixed-use development consisting of 138 ~~140~~ apartments, 53 ~~61~~ townhomes, 7 detached homes and 12,000 ~~10,900~~ sq. ft. of non-residential (Town Center permitted) uses (see Attachments B). <u>If the CD Rezoning Plan is approved, a corresponding Subdivision Sketch Plan will be reviewed by staff for compliance.</u>

2. Adjoining Zoning and Land Uses.

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

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

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

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

PART 2: REZONING/SITE PLAN ISSUES

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

- Proposed Uses: 138 ~~140~~ Apartments, 53 ~~61~~ Townhomes, 7 Detached Homes and 12,000 ~~10,900~~ sq. ft. of first floor, non-residential space.
- Three (3) Urban Open Spaces are proposed – all three are "Pedestrian Passageway" spaces (see below).

- Additional right-of-way to be dedicated along Gilead Road, as required by NCDOT and Town. New public streets (and all required right-of-way) are proposed: the street west of 3-story building (DPK) is to be extended south; Holbrook Street is to be extended to the east (from Hillcrest Dr.); and a new "Street C" to be added from the new section of Holbrook Drive to Greenway Street. (see Part 3 for details).

- Minimum Tree Preservation for Specimen Trees in the Town Center zoning district is 30%. The proposed TC-CD Rezoning Plan saves 11.7% of existing specimen trees, with a proposal to mitigate the rest of the trees per the Zoning Ordinance; however, overall tree-save data is not clear.
- If the Rezoning Plan is approved, Staff, at the construction document phase, will review the plans for compliance with the Water Quality Ordinance, Erosion Control Ordinance and Stream Buffer Requirements, as found in the Zoning Ordinance.
- The subdivision is to be developed as one (1) phase.

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

- Seven (7) Ordinance Modifications are proposed (see Sheet RZ-06):
    1. Article 4 Shopfront Building – "A note in the Permitted Height and Uses chart indicates "residential up to 50% of first floor or non-residential only."
       PROPOSED – "Residential uses may constitute more than 50%, but no more than 66% of the first floor area in the portion of Building A located on Gilead Road. The applicant has proposed to provide 12,000 ~~10,900~~ sq. ft. of non-residential space from the approx. 35,497 total sq. ft. of the mixed-use building (approx. 34% of ground-floor square footage).
       STAFF COMMENT – The applicant has increased the amount of non-residential space from an initial 6,100 sq. ft. to 12,000 sq. ft. and has excluded the leasing office and other apartment-related uses from this space. Now that a minimum of 34% of the first-floor square footage is to be non-residential in use, Staff can support this modification.

    2. **PROPOSED** – "The reduction in the width from 20 feet to 10 feet of the western residential buffer yard north of Public Street B, as more particularly depicted on the Rezoning Plan. Buffer yards along the western boundary of the site shall serve as parking lot landscaping and screening requirements in those locations."
       STAFF COMMENT: The proposed buffers along the western edge are supported as presented, with the exception of the buffer-option closest to Gilead Road. If the buffer abutting 115 Gilead Road is only proposed to be 10 ft. wide, it is recommended to also include a screen wall – similar to the other buffers.

    3. **PROPOSED** - "In accordance with Town Center regulations, on-street parking on all new public streets to be constructed on the Site shall count toward the off-street parking requirements for the multi-family residential and non-residential uses on the Site.
       STAFF COMMENT: Article 6 (Off-Street Parking Design Standards) Exemption B already provides for this, therefore this modification is not required.

    4. **PROPOSED** - "Urban open space typology, as shown, may be refined based on determinations made during the Preliminary Plan design so long as the final typology meets the requirements of the Ordinance.
       STAFF COMMENT: ~~While any Ordinance-compliant Urban Open Space type may be utilized for the purposes of the Rezoning Plan, provided no major changes result – however, it is required at Sketch Plan level (which this Rezoning Plan will directly influence) that the type, size and location of all Urban Opens Spaces are provided. Moreover, if relevant to overall plan approval, significant design of the spaces may be required (i.e. BMP path proposed to run thru an Urban Open Space).~~ Full Urban Open Space designs must be submitted as part of Sketch Plan review, which this Rezoning Plan will influence. Staff cannot support this modification.

5. PROPOSED – "Petitioner shall install a fence in the 20' buffer south of Holbrook and in the buffer north of public Street B as shown on the Rezoning Plan."
   STAFF COMMENT – Buffers are permitted, by Ordinance, to be planted or undisturbed. If they are planted, they may incorporate fences or walls, assuming there is adequate room to do so. The proposed fences within the buffers listed are permitted and do not require an Ordinance modification.

6. PROPOSED – "The maximum height of the mixed-use building shown on the Rezoning Plan is 53' at the Gilead Road frontage."
   STAFF COMMENT – Permitted height for a Shopfront Building type is 48 ft. The Rezoning Plan labels the mixed-use building as "Apartment Type", which will not work for this development. Assuming the development uses the Shopfront Building Type, Staff can support the five additional feet in height at this location.
7. PROPOSED – "The Build-to line for the single-family lot dimensions may be reduced to 5' and the rear setback line may be reduced to 20'.
   STAFF COMMENT – Staff is reviewing this modification request.

   ~~**PROPOSED** - There are two (2) notes on the Rezoning Plan that state that certain transportation improvements will be provided by the Town of Huntersville. While they are required, the Town will not provide either of the improvements. The improvements include the extension of Holbrook Street from Hillcrest Drive to the eastern project boundary and the east side of Street A (along the Town parking garage).~~
   ~~**STAFF COMMENT**: Both improvements outlined above are required by Town Ordinance and must be provided. Staff will not recommend approval without both improvements being provided by the applicant.~~ The Rezoning Plan was revised to show that the Applicant is to build the connection to Holbrook Street and the required improvements to Street A.

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

- ~~All perimeter buffers consist of either undisturbed existing trees & vegetation or they are cleared and replanted. It is not clear, particularly along the western boundary of the project, which buffers are proposed to be undisturbed, natural buffers and which are to be planted.~~
  ~~STAFF COMMENT: While the Ordinance permits both types of buffers, it is important for adjoining property owners to understand what the buffers closest to them will consist of. If mature trees/vegetation exist, it is generally recommended that buffers save the existing trees/vegetation and are wide enough to provide appropriate buffers. UPDATE (9/24/20) – All buffers will be planted or undisturbed."~~

- A compliant parking plan must be provided.
  STAFF COMMENT: The Rezoning Plan must show that all Ordinance-required parking can be provided on site.

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

STAFF COMMENT: The BMP must meet all Ordinance requirements. The applicant will continue to review storm water BMP size options and will comply with required regulations, however, the BMP area has been reduced to accommodate a (min.) 20 ft. wide planted buffer along the western project boundary.

- The storm water bypass-system is shown in the vegetated buffers along the project boundaries (see Sheet RZ-12). STAFF COMMENT: This system cannot be located in vegetated buffers - unless they are large enough to accommodate both plantings and the bypass system. Pipes will need to be re-routed.

- The BMP access path, as shown, does not connect to a public street.
  STAFF COMMENT: While there is a note that the "conceptual access path (is) to be determined during design", it is important to show that viable options exist to connect the path to public Street C. Concerns relate to whether the route to the public street will fit between the proposed townhomes and the mail kiosk. In addition, on-street parking, which is highly recommended, is located along this section of street. A clearer understanding of how the BMP will-be-accessed is required.

- Tree preservation data is not clear. The summary of tree preservation in Sheet RZ-02 does not show compliance for specimen tree-save. The plan states that the applicant "reserves the right to mitigate/buyout of tree preservation requirements according to the Ordinance". While there is a mitigation provision in the Ordinance, it is to be applied when "site conditions are not conducive for healthy tree replacement". Buffer areas are identified on the plan, as well as open spaces where trees can be saved and the tree preservation plan should be updated to minimize mitigation.

- A public sidewalk should be added to the east side of Hillcrest Drive along the frontage of the project.
  STAFF COMMENT: A five (5) feet-wide public sidewalk is shown along the project frontage of Hillcrest Drive.

- Site plan provisions to handle roll-out garbage collection have not been provided.
  STAFF COMMENT: A site plan that explains and provides for the orderly collection of trash roll-out cans must be provided, as this could impact the new public streets. UPDATE (9/24/20) – "Applicant will provide that roll-out garbage and recycling for townhomes along Holbrook Street will be on Holbrook Street and that roll-out garbage and recycling for townhomes along Greenway Street will be on Greenway to address concerns about roll out along the internal roads."

- RECOMMENDATION: the full elevations for the mixed-use building should be provided for both Gilead Road and Street A. Elevations for both the north side (Gilead Road) and the east side (Street A) have been provided (see Sheet RZ-18).

- RECOMMENDATION: On-street parking should be added along the east side Street A. On-street parking has been added along the east side of Street A (see Sheet RZ-06).

- RECOMMENDATION: sidewalks along both sides of Street A should be 8 ft. wide. While 7ft. is required for "mixed-use sidewalks", per Zoning Ordinance, 8 ft. provides additional width and matches the sidewalks next to the existing Town Center/DPK building. Seven (7) feet sidewalks along both sides of Street A have been provided. This is consistent with the requirements in the Town Center District.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

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

were required to be studied, a TIA was not required. The TIA Scoping is being updated to reflect the intensity changes and will be re-assessed by Town Engineering. Staff will provide those to Planning Board once complete.

PART 4: ADEQUATE PUBLIC FACILITIES (APF)

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

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

PART 5: REZONING CRITERIA

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

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

- **Policy H-1 & H-9: Development Pattern**. Continue to follow existing residential development pattern as reflected in "Map of Zoning Districts," focusing higher intensity development generally within two miles of the I-77/NC 115 corridor.
  Comment: The proposed CD Rezoning Plan is located entirely within the High Intensity Area of the 2030 Community Plan, which is the area the Comprehensive Plan supports considering increases in density.
- **Policy H-3: Mixed-Use Development**. Support and encourage self-sustained developments, where commercial and employment uses are in close proximity to residential uses.
  Comment: 12,000 square feet of the first floor of the mixed-use building is proposed to be non-residential and will not be used for apartment-related uses, such as leasing office, gym or clubhouse. The 12,000 sq. ft. represents 34% of the first floor area.
- **Policy H-7: Housing Affordability**. Support appropriate mix of housing for all income levels.
  Comment: Proposed rezoning plan provides a mix of housing types that includes apartments, townhomes and small, detached homes that will add additional variety of housing types, as well as increase the number of apartments and townhomes in the Town Center District.
- **Policy H-10: Redevelopment Areas**: Support redevelopment of older established residential areas, consistent with adopted plans, Zoning Ordinance and Subdivision regulations.
  Comment: This project is located along the edge of one of the oldest residential communities in Huntersville and while re-development in this area is supported by the Town's long-range plans, it is also important to transition from the proposed higher density, mixed-use development into the existing fabric of the adjoining neighborhood. Buffer widths, location of housing types, and screening techniques are all methods to effectively transition from this project to the neighboring homes. The housing units along Greenway Street are now detached homes.
- **Policy T-5: Context-sensitive Design of Streets**: Continue to support "context-sensitive" design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments.
  Comment: The internal streets are appropriately sized and create short blocks to encourage pedestrian activity. On-street parking is provided to accommodate guests and visitors, and additional on-street

spaces are recommended, where feasible. The proposed streets also provide adequate lane widths, green zones for street trees and sidewalks.

- **Policy T-6: Pedestrian Connections**: Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
  Comment: The proposed site plan provides sidewalks along all public streets. The 2014 Greenway and Bikeway Master Plan does not call for a trail through this property, however, the Town is building a public greenway just north of Gilead Road that the project residents can access.
- **Policy T-8: Street Connectivity**: Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.
  Comment: The proposed development provides one (1) connection to an existing thoroughfare (Gilead Road) and two (2) connections to existing Town streets: one to the western boundary to connect to Hillcrest Street and one to the southern boundary to connect to Greenway Street. Another stub will be provided to the eastern boundary to a Town-owned private drive.
- **Policy CD-2: Commercial Development Pattern**: Promote a mixed-use development pattern that focuses higher intensity development generally within two miles of the I-77/NC-115 core.
  Comment: As the project is located in the southeast quadrant of Gilead Road and Old Statesville Road (NC-115), it is completely within the I-77/NC-115 core.
- **Policy CD-3: Commercial Development Principles**: Encourage mixed-use development pattern at key nodes as identified in Small Area Plans, insuring an appropriate mix of residential, commercial and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.
  Comment: The downtown area around the future rail station is an identified mixed-use node in the 2030 Community Plan. A significant portion of this project is located within the node and a mix of uses and housing types are proposed for development.
- **Policy CD-5: Infrastructure**: Continue to require that adequate public infrastructure (roads, utilities, etc.) either exist or will be made available to support all new development.
  Comment: The proposed development must provide all required improvements to create three (3) connections to existing streets and one (1) stub for future connection. This project will also tie into existing public water and sewer.
- **Policy DT-1: Downtown Development**: Continue to use the Downtown Master Plan, Gilead Road/US -21 Transportation and Land Use Vision Small Area Plan and East Huntersville Are Development Plan to guide future development in downtown.
  Comment: The proposed project is generally consistent with the Downtown Master Plan, as referenced below. The pending Gilead Road improvements by NCDOT should refer to the Gilead Road/US-21 Transportation Plan; however, the East Huntersville Plan does not address these parcels directly.
- **Policy PF-2: Adequate Public Facilities Ordinance**: Continue use of "Adequate Public Facilities Ordinance" to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.
  Comment: see Part 4 of this report.

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

- **Policy CD-6: Architecture and Place-Making**: Consistent with Zoning and Subdivision Ordinances (as well as "Town of Huntersville Design Manual") maintain high design standards for development.
  Comment: Elevations are shown on Sheet RZ-18 and provides a good indication as to what the mixed-use building will look like. As stated in the Article 3.2.6.d.1 (Town Center District General Requirements), "New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in

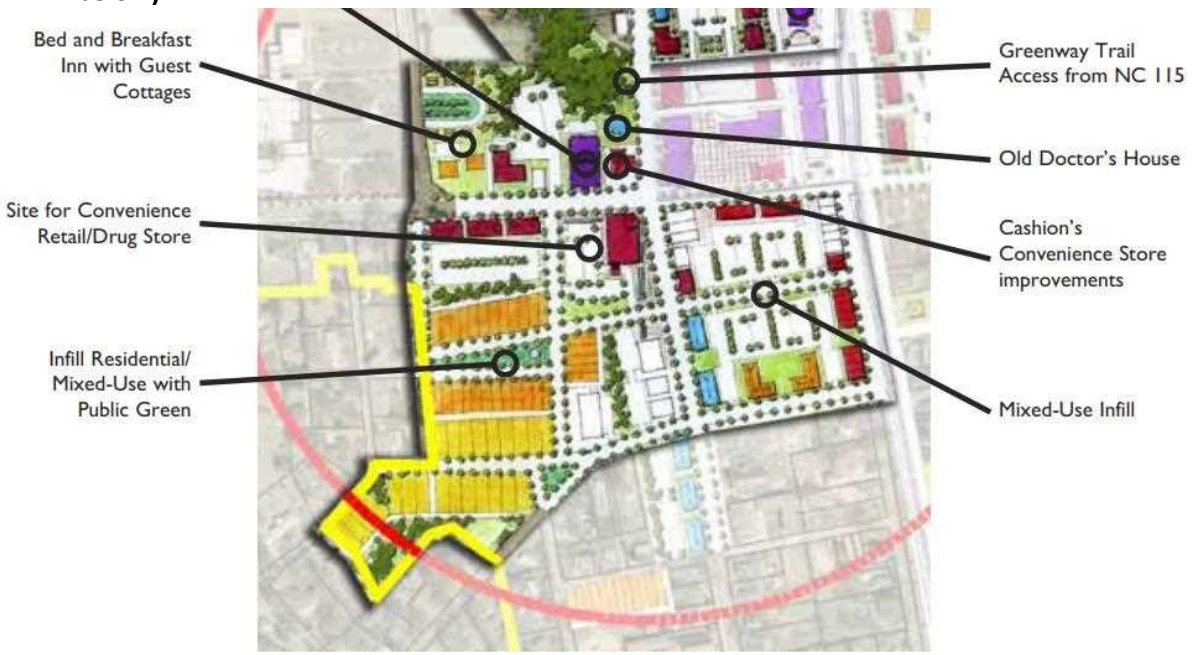
Article 12 illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings". A vehicular drive-thru has been added , mid-block along Street A, to help break the overall length of the building.

- **Policy DT-2: Architectural Design Standards**: Promote high-quality architectural design standards for new development and redevelopment projects in the downtown.
  Comment: The overall proposed architecture for the mixed-use building is appealing and complimentary to the existing Town Center / DPK building located to the east. Elevations for both the Gilead Road and Street A side are provided on Sheet RZ-18. Fine-grain review of the building's architecture would come at Construction Plan stage. In addition, the first floor, non-residential space has incorporated high-ceilings, to facilitate effective utilization of the ground floor spaces.

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

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

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



Map of the Town Center area

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

- "To the rear of this block, the Plan recommends the tapering of development towards Greenway Drive and Hillcrest Drive. This area is presently vacant with two undeveloped right-of-ways (a portion of Holbrook Street and an extension of Greenway Drive) and twelve individual lots. The Plan shows an opportunity for the development of an urban residential infill neighborhood with a variety of housing types and a public open space."
  Comment**:** Except for the townhomes along Greenway Street, this build-out scenario is generally provided on the proposed plan. The homes along Greenway Street have been revised to be detached homes.

- "The Plan shows the connection of the two north/south streets with the developed extension of Holbrook Street and the new east/west street crafting a green square surrounded by townhomes. One building of the new townhomes terminates the vista at the end of the Holbrook Street extension."
  Comment**:** Expanded north/south and east/west street connections are proposed, as well as townhomes fronting on green spaces. The proposed Rezoning Plan is generally consistent with the illustrative Downtown Master Plan**.**

- "On the north and south sides of the square, townhome buildings enclose the space and create a comfortable outdoor room. In the southern half, the realigned right-of-way off Greenwood (Greenway) Street provides the opportunity for single-family homes and a small open space. This open space includes the preservation of trees behind the existing homes fronting Greenway Street, behind the proposed single-family homes."
  Comment**:** All of these components are generally provided in the proposed Rezoning Plan**.**

- "To help foster this pedestrian environment, it is necessary to improve the block structure in the area to give both pedestrians and automobiles more choice for circulation."
  Comment: The proposed Rezoning Plan establishes new, pedestrian-friendly blocks, consisting of local streets with sidewalks throughout.

- **When the Downtown Master Plan was approved in 2005, a market study was performed to evaluate the feasibility of future development**. That Plan included a Development Analysis identifying new development opportunities for the downtown area: In that analysis, 180,950 sq. ft. of retail, 208,400 sq. ft. of office, 79 single-family residential units, 178 attached single-family units and 459 multi-family residential units were identified for build-out of the downtown area (see Attachment G).
  Comment: While the Development Analysis estimates were established in 2005 and are for the entire downtown area, the proposed densities and unit counts, with regard to housing type and non-residential square footage, are within the build-out projections provided in the Plan.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed Conditional District Rezoning for the Town Center Mixed-Use Conditional District Rezoning is supported by the 2030 Comprehensive Plan and the Downtown Master Plan, as the property is located within the area eligible for higher intensity. Proposed density is 19.9 ~~20.2~~ units per acre, which is higher than nearby developments, however the stated goals of the referenced Plans is to permit increased density, where appropriate, while ensuring that adequate transitions in land use and densities are provided. The Town Center zoning district, if applied to the entire project, does not have a density limit, and is permitted to have 100% attached units, as the project is within a ¼ mile of the future downtown rail transit station (per Article 3.2.6.d.4.).

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis was not required – see Part 3 of this report.
   - The APF Ordinance Determination of Adequacy was required and issued – see Part 4 of this report.
   - Storm water plan approval, water and sewer and refuse disposal and a Willingness-to-serve from Charlotte Water, must all be provided.
   - The Conditional District Rezoning site plan was reviewed by Charlotte-Mecklenburg School District (CMS). CMS indicates the proposed Rezoning Plan would add approximately 27 students to the schools in this area and indicate approval of the project "may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above". (see below & see Attachment E for the full CMS report).
     While CMS schools are over-crowded, the proposal is consistent with the 2030 Community Plan call for higher intensity downtown, as well as the Downtown Master Plan redevelopment recommendations.

The following report from CMS was updated on October 21, 2020 to reflect the revised housing types. The distribution of estimated students changed, but not the overall number of students.

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

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

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
HUNTERSVILLE ELEMENTARY	44	37	818	688	119%	16	**122%**
BAILEY MIDDLE	80.35	57	1673	1187	141%	8	**141%**
WILLIAM A. HOUGH HIGH	120.0	100	2493	2078	120%	3	**120%**

The total estimated capital cost of providing the additional school capacity for this new development is $972,000; calculated as follows:

Elementary School: 16 x $34,000 = $544,000
Middle School: 8 x $37,000 = $296,000
High School: 3 x $44,000 = $132,000

RECOMMENDATION

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

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

PART 6: STAFF RECOMMENDATION

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

- Modification # 1 to provide less than 50% non-residential square footage on the ground floor of the Gilead Road Mixed-Use building can be supported by Staff. 12,000 sq. ft. (34% of first-floor area) has been designated for non-residential and non-apartment use (see Part 2);
- Modification # 2 to allow the 10 ft. buffer north of Holbrook Street to count for parking lot landscaping can be supported by Staff.
- Modification # 3 to allow on-street parking to count for minimum required parking is permitted by Ordinance. This modification is not required.
- Modification # 4 to provide Urban Open Space plans at Construction Plan stage is NOT supported by Staff and must be provided during the Rezoning Plan review.
- Modification # 5 to place a fence within external buffers is permitted by Ordinance. This modification is not required.
- Modification # 6 to permit a maximum height for the mixed-use building of 53 ft. can be supported by Staff.
- Modification # 7 to reduce front and side yard setbacks for the seven (7) detached-homes along Greenway Street can be supported by Staff.
- ~~Provide street connection to Hillcrest Drive and improvements on both sides of Street A (see Part 2)~~; These two connections are now part of the proposed Rezoning Plan and will be provided by the applicant.
- ~~De-emphasize the mass and scale of the mixed-use building on Gilead Road. Recommend developing as two buildings or by providing vehicular access to the parking lot thru the building (see Part 2)~~; Vehicular access through the building has been provided.
- ~~Provide appropriate buffers along western edge of project and behind adjoining daycare. Suggest 20 feet wide minimum or a combination of fence/wall with plantings~~; Both 20 ft. wide and 10 ft. wide with fence/wall buffers are proposed along the external boundaries.
- ~~Clarify whether buffers are to be undisturbed existing vegetation or replanted and the location of each type~~; Buffer types have been clarified on the site plan.
- Provide clear tree-save data and review locations to preserve additional existing trees with Staff; The minimum number of specimen trees are not proposed to be saved and will require mitigation, per Ordinance.
- Provide overall open space summary; Not provided.
- ~~Substitute detached single-family homes along Greenway Street instead of townhomes~~; Seven (7) detached homes are proposed along Greenway Street.
- Provide data to ensure required parking is provided; Required parking cannot be evaluated without unit type breakdown.
- Show Ordinance-compliant, reduced BMP area and enhanced buffer along Hillcrest Drive; Buffer along Hillcrest now shown as 20 ft. wide. BMP area is slightly smaller.
- Provide details on how/where roll-out garbage & recycling bins will be handled and located on collection days so as not to impact public streets;
- All outstanding redline comments must be addressed.

PART 7: PUBLIC HEARING COMMENTS

A Public Hearing was held on Monday, October 05, 2020 and was continued to the Monday, November 2, 2020 regular Board meeting. The minutes of the first Public Hearing are being prepared and will be provided to Planning Board once they are ready.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board scheduled to review on October 27, 2020. As the public hearing has been continued to Nov. 2, 2020, it is unlikely the Planning Board will offer a recommendation at the Oct. 27, 2020 meeting. A recommendation should be made on Nov. 17, 2020.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

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

Town of Huntersville
Planning Board
October 27, 2020

To: Town Board

From: Tracy Barron, Exec Asst

Date: October 27, 2020

Subject: Consider making a recommendation of the 2040 Community Plan

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EXPLAIN REQUEST:
Please visit www.huntersville2040.com for the latest version of the 2040 Draft Plan. This will be updated and available on Thursday, October 22, 2020

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:
None