



NOTIFICATION FOR SERVICE FOR THE
TOWN OF HUNTERSVILLE
LAND DEVELOPMENT ORDINANCES
ADVISORY BOARD

Please type or print in black ink

BACKGROUND INFORMATION

NAME ROBERT B. BOWMAN HOME PHONE 704-875-2194
HOME ADDRESS 205 S. CHURCH ST CELL PHONE 704-609-6109
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? IN TOWN LIMITS
PRESENT OCCUPATION REAL ESTATE DEVELOPER WORK PHONE 704-875-9764 Ext 101
PLACE OF EMPLOYMENT BOWMAN DEVELOPMENT GROUP
EMAIL ADDRESS BOWMAN 31 @ GMAIL . COM

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD AS NEEDED

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY
SERVING ON:

N/A EXPIRATION DATE _____
EXPIRATION DATE _____

EDUCATION B.A. DAVIDSON COLLEGE

BUSINESS AND CIVIC EXPERIENCE SEE ATTACHED RESUME

AREAS OF EXPERTISE AND INTERESTS/SKILLS SEE ATTACHED RESUME

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

[Signature]
(Signature of Applicant)

1/4/16
(Date)



QUESTIONNAIRE

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

Overview: The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

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

A. SERVE ON LAST COMMITTEE TO REWRITE ZONING
ORDINANCE & SUBDIVISION REFS
B. TREE COMMITTEE
C. ALEXANDER MILL COMMITTEE

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

SEE CHARTER OF THE NEW URBANISM

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

SEE ABOVE

OTHER COMMENTS:



Robert B. Bowman CCIM, ALC, GRI, CRS

Developer

704-875-9704 ext.101 13815 Cinnabar Pl Huntersville, NC 28078 maribethbowman@gmail.com

Education

Davidson College, Davidson, NC Graduated 1974 with BA in History

Accredited Land Consultant (ALC)

Certified Commercial Investment Member (CCIM)

Graduate of Realtors' Institute (GRI)

Certified Residential Specialist (CRS)

Member, Congress of New Urbanism

Professional Experience

1984-PRESENT

North Carolina Real Estate Broker

President, Bowman Development Group

President, Davidson Land Company

President, Huntersville Land Company

General Partner, Lake Point Limited Partnership

Member, Monument Park. LLC

Member, Vermillion Phase I, LLC

General Partner, Stoney Point Ltd. Part.

Member, SMB Auburn LLC

Member, New Vermillion LLC

Member, Roundabout LLC

Member, Southside Neighborhood LLC

Member, Belmont Properties LLC

Member, VCM Bowman LLC

Member, Rosegate Bowman LLC

Selected Projects

Broker & Director of Sales, River Run, Davidson, NC - 1987

Assembled/Planned 848 acres with +/- 1,100 lots

Golf course community - 1988

Custom Builders - D.R. Horton & Wieland Homes

Developer, Pages Pond, Davidson, NC (completed) - 1987

48 residential lots; 27 acres common area; 4 acre pond

Lender - Bank of America & First Union

Custom Builder

Developer, Plum Creek, Huntersville, NC (completed) - 1993

172 residential lots in four phases

Lender - BB&T

Ryan Homes

Developer, Lake Point, Belews Creek, NC (completed) - 1991

25 residential lots; waterfront with private boat slips

Lender - SunTrust Bank (previously Central Carolina Bank)

Custom Builders

Developer, Stoney Point, Belews Creek (completed) - 1995

50 residential lots; waterfront with private boat slips

Lender - SunTrust Bank (previously Central Carolina Bank)

Custom Builders

Developer, Vermillion, Huntersville, NC (under construction) - 1998

400 acre Traditional Neighborhood Development

Approximately 1400 units

Lenders - Wachovia, BB&T, First Carolina Bank, Bank of the Ozarks, and Self Financing

Inland Homes, Turnberry Homes, Ryan Homes, David Weekley Homes, Mattamy Homes, Z.L. Metz Homes, AV Homes, and Simonini

Developer, Monument Park, Mooresville, NC (completed) - 1994

37 residential lot golf course community

Lender - Wachovia

Ryan Homes

Developer, Centennial, Huntersville, NC (completed) - 2003

362 residential lots in three phases

Lender - SunTrust Bank (previously Central Carolina Bank)/

Now Self Financed

MI Homes & Pulte Homes

Developer, Southside, Greensboro, NC (completed) - 2001

10 acre/130 unit Traditional Neighborhood Development, mixed-use renovation and redevelopment. Private/public venture with City of Greensboro. Lender - Central Carolina Bank

Custom Builders and Greensboro Contracting Corp.

Developer, Shelton Ridge Phase 2, Huntersville, NC (completed) - 2010

20 residential lots

Lender - Piedmont Bank

Z.L. Metz Homes

Developer, Cannon Crossing, Concord, NC (completed) - 2012

75 residential lots in two phases

Lender - Self Financed

Ryan Homes

Developer, Signature Ridge, Charlotte, NC (completed) - 2014

29 townhome lots

Lender - Self Financed

Ryan Homes

Developer, Rosegate, Gastonia, NC (under construction) - 2012

108 residential lots in five phases

Lender - Self Financed

Ryan Homes

Developer, Morgan's Branch, Belmont, NC (under construction) - 2013

154 residential lots in four phases

Lender - Self Financed

AV Homes

Developer, Mirabella, Huntersville, NC (under-construction)-2014

58 residential lots

Lender - Bank of the Ozarks

Meritage Homes

Developer, Villages at Cramerton Mills, Cramerton, NC - 2013

Phase 1 - 127,000 sq/ft commercial/290 apartments

104 residential lots

Lender - Bank of the Ozarks

Green Street Cottages LLC

Developer, Torance, Huntersville, NC - (under-construction)

67 residential lots

Lender - Self Financed

Classica Homes

Broker, Walden, Huntersville, NC - 2013

415 residential lots

Forestar

Developer, Crosswinds Village, Huntersville, NC - (under-construction)

42 residential lots

Livewell Homes

Developer, Southside at Centennial, Huntersville, NC - (under-construction)

53 residential lots

Lender - Bank of the Ozarks

Pulte Homes

Developer, Wellesley West, Mooresville, NC - (under-construction)

66 residential lots

Lender - Bank of the Ozarks

Livewell Homes

Awards and Recognition

Southside, Greensboro, NC

America's Best New Development Projects
The Sierra Club
November 2005

Southside LLC

National Award for Smart Growth Achievement
Awarded to City of Greensboro
Environmental Protection Agency
November 2004

Southside LLC

Outstanding Planning Award for Implementation
Awarded to City of Greensboro
American Planning Association
April 2003

Vermillion, Huntersville, NC

Merit Award
The American Institute of Architecture (Charlotte Section)
November 2001

Vermillion, Huntersville, NC

Smart Growth Award
The Sierra Club
January 2000

Vermillion, Huntersville, NC

Winner, of the "Urby" for smart growth
Mary Newsom, Associate Editor
The Charlotte Observer
September 1998

CHARTER OF THE NEW URBANISM

The Congress for the New Urbanism views disinvestment in central cities, the spread of placeless sprawl, increasing separation by race and income, environmental deterioration, loss of agricultural lands and wilderness, and the erosion of society's built heritage as one interrelated community-building challenge.

We stand for the restoration of existing urban centers and towns within coherent metropolitan regions, the reconfiguration of sprawling suburbs into communities of real neighborhoods and diverse districts, the conservation of natural environments, and the preservation of our built legacy.

We advocate the restructuring of public policy and development practices to support the following principles: neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.

We recognize that physical solutions by themselves will not solve social and economic problems, but neither can economic vitality, community stability, and environmental health be sustained without a coherent and supportive physical framework.

We represent a broad-based citizenry, composed of public and private sector leaders, community activists, and multidisciplinary professionals. We are committed to reestablishing the relationship between the art of building and the making of community, through citizen-based participatory planning and design.

We dedicate ourselves to reclaiming our homes, blocks, streets, parks, neighborhoods, districts, towns, cities, regions, and environment.

The region: Metropolis, city, and town

- 1) Metropolitan regions are finite places with geographic boundaries derived from topography, watersheds, coastlines, farmlands, regional parks, and river basins. The metropolis is made of multiple centers that are cities, towns, and villages, each with its own identifiable center and edges.
- 2) The metropolitan region is a fundamental economic unit of the contemporary world. Governmental cooperation, public policy, physical planning, and economic strategies must reflect this new reality.
- 3) The metropolis has a necessary and fragile relationship to its agrarian hinterland and natural landscapes. The relationship is environmental, economic, and cultural. Farmland and nature are as important to the metropolis as the garden is to the house.
- 4) Development patterns should not blur or eradicate the edges of the metropolis. Infill development within existing urban areas conserves environmental resources, economic investment, and social fabric, while reclaiming marginal and abandoned areas. Metropolitan regions should develop strategies to encourage such infill development over peripheral expansion.
- 5) Where appropriate, new development contiguous to urban boundaries should be organized as neighborhoods and districts, and be integrated with the existing urban pattern. Noncontiguous development should be organized as towns and villages with their own urban edges, and planned for a jobs/housing balance, not as bedroom suburbs.
- 6) The development and redevelopment of towns and cities should respect historical patterns, precedents, and boundaries.
- 7) Cities and towns should bring into proximity a broad spectrum of public and private uses to support a regional economy that benefits people of all incomes. Affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- 8) The physical organization of the region should be supported by a framework of transportation alternatives. Transit, pedestrian, and bicycle systems should maximize access and mobility throughout the region while reducing dependence upon the automobile.
- 9) Revenues and resources can be shared more cooperatively among the municipalities and centers within regions to avoid destructive competition for tax base and to promote rational coordination of transportation, recreation, public services, housing, and community institutions.

The neighborhood, the district, and the corridor

- 10) The neighborhood, the district, and the corridor are the essential elements of development and redevelopment in the metropolis. They form identifiable areas that encourage citizens to take responsibility for their maintenance and evolution.
- 11) Neighborhoods should be compact, pedestrian friendly, and mixed-use. Districts generally emphasize a special single use, and should follow the principles of neighborhood design when possible. Corridors are regional connectors of neighborhoods and districts; they range from boulevards and rail lines to rivers and parkways.
- 12) Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.
- 13) Within neighborhoods, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.
- 14) Transit corridors, when properly planned and coordinated, can help organize metropolitan structure and revitalize urban centers. In contrast, highway corridors should not displace investment from existing centers.
- 15) Appropriate building densities and land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
- 16) Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.
- 17) The economic health and harmonious evolution of neighborhoods, districts, and corridors can be improved through graphic urban design codes that serve as predictable guides for change.
- 18) A range of parks, from tot-lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.

The block, the street, and the building

- 19) A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use.
- 20) Individual architectural projects should be seamlessly linked to their surroundings. This issue transcends style.
- 21) The revitalization of urban places depends on safety and security. The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility and openness.
- 22) In the contemporary metropolis, development must adequately accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.
- 23) Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.
- 24) Architecture and landscape design should grow from local climate, topography, history, and building practice.
- 25) Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. They deserve distinctive form, because their role is different from that of other buildings and places that constitute the fabric of the city.
- 26) All buildings should provide their inhabitants with a clear sense of location, weather and time. Natural methods of heating and cooling can be more resource-efficient than mechanical systems.
- 27) Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of urban society.