



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. If you are applying for two (2) actions, provide a separate application for each action. **In addition to the application, the submission process for each application type can be found at**

<http://www.huntersville.org/Departments/Planning/PermitsProcess.aspx>

- ☐ CHANGE OF USE
- ☐ COMMERCIAL SITE PLAN
- ☐ CONDITIONAL REZONING
- ☐ GENERAL REZONING
- ☐ MASTER SIGNAGE PROGRAM
- ☐ REVISION to _____
- ☐ SPECIAL USE PERMIT

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

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

2. Project Data

Date of Application 9/1/2016

Name of Project Magnolia Walk Phase # (if subdivision) _____

Location Intersection of Statesville Road and Ethelyn Circle North of Huntersville Family Fitness Center

Parcel Identification Number(s) (PIN) 017-07-227, 017-07-228, & 017-41-101

Current Zoning District NR Proposed District (for rezonings only) _____

Property Size (acres) +/- 71 Acres Street Frontage (feet) +/- 400 LF along Statesville Road

Current Land Use Vacant Land

Proposed Land Use(s) Master Planned Single Family Residential Community.

Is the project within Huntersville's corporate limits?

Yes ☒ No ☐ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

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

A Major Subdivision Sketch Plan Review for a Master Planned Single Family Residential Community.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <http://www.huntersville.org/Departments/Planning/PermitsProcess.aspx>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies.

For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Signatures

*Applicant's Signature   Printed Name Mr. Bob Wiggins
Address of Applicant 2127 Ayrsley Town Boulevard, Suite 201, Charlotte, NC 28273
Email Bob.Wiggins@mattamygroup.com

Property Owner's Signature (if different than applicant) See Attached Joinder Agreements _____
Printed Name See Joinder Agreements

Property Owner's Address See Attached Joinder Agreements Email _____
* Applicant hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Mattamy Homes	Bob Wiggins	(704)604-8424	Bob.Wiggins@mattamygroup.com
Development Firm	Name of contact	Phone	Email
ESP Associates, P.A	Matt Levesque	(704)634-2056	mlevesque@espassociates.com
Design Firm	Name of contact	Phone	Email

If Applying for a General Rezoning:

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

If Applying for a Conditional Rezoning:

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

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

See Attached Joinder Agreements

If Applying for a Subdivision:

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

Contact Information

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

Tax Parcel ID: 01741101

Petitioner Joinder Agreement- Town of Huntersville- Major Subdivision Sketch Plan Process

The undersigned, as the owner of the parcel of land located at **13124 Statesville Road** in Huntersville, North Carolina that is designated as Parcel Identification Number **01741101** on the Mecklenburg County Tax Map and which is the subject of the attached Major Subdivision Sketch Plan Process, hereby join and give permission to Mattamy Homes to request and file this Major Subdivision Sketch Plan with the Town of Huntersville for the Parcel referenced above.

This 4 day of August 2016
(day) (month)

By: Charles Richard Fite Jr.
(Owner Signature)

Charles Richard Jr. Fite
PO Box 2385
Huntersville, NC 28070

North Carolina
County of Mecklenburg
Charles Richard Fite Jr. appearing before the undersigned
Name of Property Owner (printed)

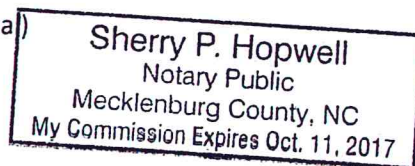
Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 4th day of August, 2016.

(Official Seal)



Sherry P Hopwell
Official Signature of Notary

Sherry P Hopwell Notary Public
Notary's Name (printed)

My commission expires: October 11, 2017

Tax Parcel ID: 01707228

Petitioner Joinder Agreement- Town of Huntersville- Major Subdivision Sketch Plan Process

The undersigned, as the owner of the parcel of land located along Verholf Drive in Huntersville, North Carolina that is designated as Parcel Identification Number 01707228 on the Mecklenburg County Tax Map and which is the subject of the attached Major Subdivision Sketch Plan Process, hereby join and give permission to Mattamy Homes to request and file this Major Subdivision Sketch Plan with the Town of Huntersville for the Parcel referenced above.

This 7th day of Aug. 2016
(day) (month)

Mary Davis
By: ATF for William Davis
(Owner Signature)

Mary and William Davis
333 Mayberry Lane
Mooresville, NC 28115

North Carolina

County of Mecklenburg

Mary & William Davis
Name of Property Owner (printed)

appearing before the undersigned

Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 7th day of August 2016.

(Official Seal)

Donna B. Hildreth
Official Signature of Notary

DONNA B. Hildreth Notary Public
Notary's Name (printed)

My commission expires: April 29 2021

RECEIVED AUG 10 2016

Tax Parcel IDs: 01707227

Petitioner Joinder Agreement- Town of Huntersville- Major Subdivision Sketch Plan Process

The undersigned, as the owner of the parcel of land located along Old Statesville Road in Huntersville, North Carolina that is designated as Parcel Identification Number 01707227 on the Mecklenburg County Tax Map and which is the subject of the attached Major Subdivision Sketch Plan Process, hereby join and give permission to Mattamy Homes to request and file this Major Subdivision Sketch Plan with the Town of Huntersville for the Parcel referenced above.

This 3 day of August 2016
(day) (month)

Jerry W. Sanders
By: Martha Sims Sanders
(Owner Signature)

Martha Sims Sanders & Rebecca Ellen Holdway
98 McArthur Ave SE
Concord, NC 28025

North Carolina

County of Cabarrus

JERRY W. SANDERS

Martha Sims Sanders, appearing before the undersigned
Name of Property Owner (printed)

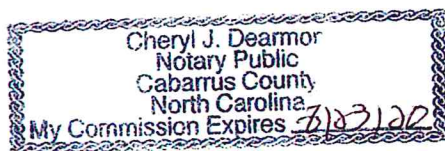
Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 3 day of August, 2016.

(Official Seal)



Cheryl J. Dearmor
Official Signature of Notary

Cheryl J. Dearmor, Notary Public
Notary's Name (printed)

My commission expires: 8/23/20

Tax Parcel IDs: 01707227

Petitioner Joinder Agreement- Town of Huntersville- Major Subdivision Sketch Plan Process

The undersigned, as the owner of the parcel of land located along Old Statesville Road in Huntersville, North Carolina that is designated as Parcel Identification Number 01707227 on the Mecklenburg County Tax Map and which is the subject of the attached Major Subdivision Sketch Plan Process, hereby join and give permission to Mattamy Homes to request and file this Major Subdivision Sketch Plan with the Town of Huntersville for the Parcel referenced above.

This 3rd day of August 2016
(day) (month)

By:

Rebecca S. Holdway
(Owner Signature)

Martha Sims Sanders & Rebecca Ellen Holdway
98 McArthur Ave SE 120 Ironwoods Drive
Concord, NC 28025 Chapel Hill, NC 27516

North Carolina

County of Orange

Rebecca Holdway, appearing before the undersigned
Name of Property Owner (printed)

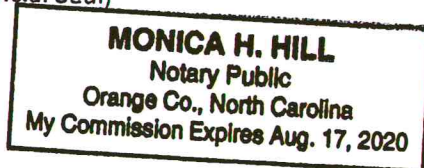
Notary and being duly sworn, says that:

1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature

Sworn to (or affirmed) and subscribed before me this the 3 day of Aug, 2016.

(Official Seal)



Monica H. Hill
Official Signature of Notary

Monica H. Hill, Notary Public
Notary's Name (printed)

My commission expires: 8-17-2020