Mayor
John Aneralla

Mayor Pro-Tem
Danny Phillips

Commissioners
Melinda Bales
Dan Boone
Mark Gibbons
Charles Guignard
Rob Kidwell

Town Manager
Gregory H. Ferguson

Town of Huntersville
NORTH CAROLINA

AGENDA
Regular Town Board Meeting
June 20, 2016 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

Department Heads
Max Buchanan, Public Works
Bill Coxe, Transportation
Jackie Huffman, Finance
Michael Jaycocks, Parks&Rec
Jack Simoneau, Planning
Cleveland Spruill, Police Chief

Assistant Town Manager
Gerry Vincent

Town Clerk
Janet Pierson

Town Attorney
Bob Blythe

I. Pre-meeting

A. NONE

II. Call to Order

III. Invocation - Moment of Silence

IV. Pledge of Allegiance

V. Mayor and Commissioner Reports-Staff Questions

A. Mayor Aneralla (Metropolitan Transit Commission, Commerce Station Management Team)

B. Commissioner Bales (Lake Norman EDC, Lake Norman Transportation Commission, Lake Norman Education Collaborative)

C. Commissioner Boone (Public Safety Liaison, Land Development Ordinances Advisory Board)

D. Commissioner Gibbons (NC 73 Council of Planning, Veterans Liaison)

E. Commissioner Guignard (Centralina Council of Governments, Planning Coordinating Committee)

F. Commissioner Kidwell (Charlotte Regional Transportation Planning Organization, Olde Huntersville Historic Society)

G. Commissioner Phillips (Lake Norman Chamber Board, Visit Lake Norman Board)

VI. Public Comments, Requests, or Presentations

VII. Agenda Changes

A. Agenda changes, if any.

B. Adoption of Agenda.

VIII. Public Hearings

A. Conduct public hearing to consider the sale of a portion of Tax Parcel No. 019-311-04

containing 9.11 acres of unimproved land in Commerce Station. *(Greg Ferguson)*

B. Conduct public hearing on Bond Order authorizing the issuance of $865,000 General Obligation Street Bonds. *(Jackie Huffman/Greg Ferguson)*

IX. Other Business

A. Consider adopting Bond Order authorizing the issuance of $865,000 General Obligation Street Bonds and direct the Town Clerk to publish a notice of adoption of Bond Order. *(Jackie Huffman/Greg Ferguson)*

B. Consider approval of refunding 2008 GO Bonds. *(Jackie Huffman/Greg Ferguson)*

C. Consider suspending a portion of Rule 18, Motion 16 of the Rules of Procedure in order that the decision made on Petition #R16-04 on June 6, 2016 may be reconsidered. *(Bob Blythe/Brad Priest)*

D. Consider authorizing reconsideration of the decision made on Petition #R16-04 on June 6, 2016. *(Bob Blythe/Brad Priest)*

E. Consider decision on Petition #R16-04, a request by Lake Norman Charter School on behalf of the property owners to conditionally rezone 39 acres (parcels 01723306 & 01723312) from Corporate Business to Campus Institutional Conditional District. *(Brad Priest)*

F. Conduct an evidentiary hearing and consider a decision on the McIlwaine Subdivision Sketch Plan. *(Jack Simoneau)*

G. Consider appointments to the Board of Adjustment. *(Jack Simoneau)*

H. Consider appointments to the Planning Board. *(Jack Simoneau)*

X. Consent Agenda

A. Approve budget amendment recognizing insurance revenue in the amount of $1,114.00 and appropriate to the Police Department's insurance account. *(Jackie Huffman/Chief Spruill)*

B. Approve budget amendment recognizing insurance revenue in the amount of $153.45 and appropriate to the Police Department's repair and maintenance building account. *(Jackie Huffman/Chief Spruill)*

C. Approve budget amendment recognizing insurance revenue in the amount of $1,874.43 and appropriate to the Police Department's insurance account. *(Jackie Huffman/Chief Potter)*

D. Approve budget amendment appropriating Police Donation revenue in the amount of $1,500.00 from Electricities Corporate to the Crime Prevention account to offset the cost of National Night Out. *(Jackie Huffman/Chief Spruill)*

E. Approve budget amendment transferring $153,713 from Capital Outlay and $86,000 from Salaries and Benefits to other Electrical System Expenditures ($180,018) and Purchase of Electricity ($59,695). *(Jackie Huffman/Kathy Moyer)*

F. Approve SL362 Property Tax Refund Report No. 58. *(Jackie Huffman/Greg Ferguson)*

G. Approve SL362 Property Tax Refund No. 59. *(Jackie Huffman/Greg Ferguson)*

H. Approve SL362 Property Tax Refund Report No. 60. *(Jackie Huffman/Greg Ferguson)*

I. Approve SL362 Property Tax Refund Report No 61. *(Jackie Huffman/Greg Ferguson)*

XI. Closing Comments

XII. Adjourn

To speak concerning an item on the Agenda, please print your name and address on the sign-up sheet on

the table outside the Board Room prior to the meeting. If you wish to speak concerning an item that is added to the Agenda during the meeting, please raise your hand during that item. Each speaker will be limited to no more than 3 minutes. The Mayor, as the presiding officer may, at his discretion, shorten the time limit for speakers when an unusually large number of persons have signed up to speak.

AS A COURTESY, PLEASE TURN CELL PHONES OFF WHILE MEETING IS IN PROGRESS

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Greg Ferguson, Town Manager
Subject: Sale of Portion of Unimproved Land in Commerce Station

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Conduct public hearing to consider the sale of a portion of Tax Parcel No. 019-311-04 containing 9.11 acres of unimproved land in Commerce Station.

ACTION RECOMMENDED:
Conduct Public Hearing

FINANCIAL IMPLICATIONS:

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Greg Ferguson
Subject: Conduct a Public Hearing Regarding Authorizing $865,000 GO Bonds

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As approved at the June 6 Town Board meeting, allow the public an opportunity to speak on authorizing the issuance of $865,000 General Obligation Street Bonds. These bonds are to be used on the Main Street Upgrades and providing connections to NC 115 at Mount Holly-Huntersville Road and Fourth Street in Town, including related improvements and the acquisition of land, rights-of-way and easements in land required therefor.

ACTION RECOMMENDED:
Hold Public Hearing.

FINANCIAL IMPLICATIONS:
See calculations of net debt.

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Greg Ferguson
Subject: Adopt the Bond Order

At the conclusion of the public hearing the Town Board will need to approve the attached bond order. This Notice of Bond Order approves the issuance of $865,000 General Obligation Street Bonds.

ACTION RECOMMENDED:
Approve Adoption of Bond Order

FINANCIAL IMPLICATIONS:
See Statement of Debt

ATTACHMENTS:

Description	Type
Notice of Bond Order	Backup Material
Extract of Minutes	Backup Material

BOND ORDER AUTHORIZING THE ISSUANCE OF $865,000
GENERAL OBLIGATION STREET BONDS
OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

WHEREAS, the Board of Commissioners of the Town of Huntersville, North Carolina deems it advisable to make the improvements hereinafter described; and

WHEREAS, an application has been filed with the Secretary of the Local Government Commission of North Carolina requesting Commission approval of the bonds hereinafter described as required by the Local Government Bond Act, and the Secretary of the Local Government Commission has notified the Board of Commissioners that the application has been accepted for submission to the Local Government Commission.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the Town of Huntersville, North Carolina, as follows:

Section 1. The Board of Commissioners of the Town of Huntersville, North Carolina has ascertained and hereby determines that it is necessary to pay the capital costs of upgrading Main Street and providing connections to NC 115 at Mount Holly-Huntersville Road and Fourth Street in the Town, including related improvements and the acquisition of land, rights-of-way and easements in land required therefor.

Section 2. In order to raise the money required to pay the costs of making the improvements described above, in addition to funds which may be available for such purpose from any other source, bonds of the Town of Huntersville, North Carolina are hereby authorized and shall be issued pursuant to the Local Government Bond Act of North Carolina. The maximum aggregate principal amount of such General Obligation Street Bonds authorized by this bond order shall be $865,000.

Section 3. A tax sufficient to pay the principal of and interest on said General Obligation Street Bonds when due shall be annually levied and collected.

Section 4. A sworn statement of the Town's debt has been filed with the Town Clerk and is open to public inspection.

Section 5. No debt shall be contracted during any fiscal year by the issuance of bonds pursuant to this bond order if the amount of such debt and if all other debt contracted during such fiscal year shall exceed 2/3rds of the amount by which the outstanding indebtedness of the Town shall have been reduced during the next preceding fiscal year, unless the incurring of such debt shall be submitted to a vote of the people of the Town and shall be approved by a majority of those who vote thereon.

Section 6. This bond order shall take effect 30 days after its publication following its adoption, unless it is petitioned to a vote of the people within 30 days after its publication as introduced, as provided in N. C. G. S. Section 159-60, and in that event, the bond order will take effect when approved by the voters of the Town.

The foregoing order was adopted on the 20th day of June, 2016 and is hereby published this ___ day of June, 2016. The Finance Officer of the Town has filed a statement estimating that the total amount of interest that will be paid on the bonds over the expected term of the bonds, if issued, is $354,650. The estimate is preliminary, is for general informational purposes only, and may differ from the actual interest paid on the bonds. Any action or proceeding in any court to set aside this bond order, or to obtain any other relief, on the ground that the bond order is invalid must be begun within 30 days after the date of publication of this notice. After the expiration of this period of limitation, no right of action or defense based upon the invalidity of the bond order shall be asserted, nor shall the validity of the bond order be open to question in any court upon any ground whatever, except in an action or proceeding begun within the period of limitation described herein.

/s/ Janet Pierson
Janet Pierson
Town Clerk

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, Janet Pierson, Town Clerk of the Town of Huntersville, North Carolina, *DO HEREBY CERTIFY*, as follows:

1. A regular meeting of the Board of Commissioners of the Town of Huntersville, a municipal corporation of the State of North Carolina, was duly held on Tuesday, June 20, 2016, proper notice of such meeting having been given as required by North Carolina statute, and minutes of said meeting have been duly recorded in the Minute Book kept by me in accordance with law for the purpose of recording the minutes of said Board of Commissioners.

2. I have compared the attached extract with said minutes so recorded and said extract is a true copy of said minutes and of the whole thereof insofar as said minutes relate to matters referred to in said extract.

3. Said minutes correctly state the time when said meeting was convened and the place where such meeting was held and the members of said Board of Commissioners who attended said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and have hereunto affixed the corporate seal of said Town, this 20th day of June, 2016.

(SEAL)

_____
Town Clerk
Town of Huntersville, North Carolina

EXTRACTS FROM MINUTES OF THE BOARD OF COMMISSIONERS

A Regular Meeting of the Board of Commissioners of the Town of Huntersville was held on Tuesday, June 20, 2016, at 6:30 p.m. at the Town Hall, 101 Huntersville-Concord Road, Huntersville, North Carolina 28078, Mayor John Aneralla presiding and the following members present:

The following members were present:

The following members were absent:

Also present:

The Town Clerk reported to the Board of Commissioners that the bond order entitled, **"BOND ORDER AUTHORIZING THE ISSUANCE OF $865,000 GENERAL OBLIGATION STREET BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA"** which was introduced at the regular meeting of the Board of Commissioners on June 6, 2016, was published on June __, 2016, with notice that the Board of Commissioners would hold a public hearing thereon on June 20, 2016 at 6:30 p.m.

Commissioner _____ moved that the Board of Commissioners hold a public hearing on the street bond order. The motion was seconded by Commissioner _____ and was unanimously adopted.

At __:__ o'clock p.m., the Mayor announced that the Board of Commissioners would hear anyone who wished to be heard on the questions of validity of the street bond order and the advisability of issuing the General Obligation Street Bonds. At the direction of the Mayor, the Town Clerk distributed the bond order and the published notice of hearing to all requesting them.

After the Board of Commissioners had heard all persons who requested to be heard in connection with the foregoing question, Commissioner _____ moved that the public hearing be closed. The motion was seconded by Commissioner _____ and was unanimously adopted.

Commissioner _____ moved that the Board of Commissioners adopt without change or amendment, and direct the Town Clerk to publish a notice of adoption as prescribed by The Local Government Bond Act, the bond order entitled, **"BOND ORDER AUTHORIZING THE ISSUANCE OF $865,000 GENERAL OBLIGATION STREET BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA"** which was introduced at the meeting of the Board of Commissioners held on June 6, 2016.

The motion was seconded by Commissioner _____ and was unanimously adopted by the following vote:

AYES:

NAYS:

READ, APPROVED AND ADOPTED this 20th day of June, 2016.

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Greg Ferguson
Subject: Refund 2008 GO Bonds

Town Staff has met with the Town's Financial Advisor Davenport & Company regarding the potential to save future interest costs by advanced refunding the 2008 GO Bonds. The remaining principal balance on the bonds is $2,975,000 and in the current interest rate environment, Davenport estimates we can save approximately $325,000 in future years' debt service. Also, by refunding these bonds with this summer's 2016 issue, we minimize issuance costs. If interest rates shift later this summer resulting in less or no savings, we can cancel the refunding. Staff recommends advanced refunding the bonds. The following four items are required to advance refund the bonds:

1) Statement of Estimated Interest
2) Sworn Statement of Debt
3) Resolution Making Certain Statements of Fact
4) Introduction, Adoption and Publishing of Bond Order

ACTION RECOMMENDED:

Approve
1) Resolution Making Certain Statements of Fact
4) Introduction, Adoption and Publishing of Bond Order

FINANCIAL IMPLICATIONS:

Lower interest on 2008 Bonds

ATTACHMENTS:

	Description	Type
	Resolution	Backup Material
	Statement of Estmated Interest	Backup Material
	Sworn Statement of Debt	Backup Material
	Notice of Adoption of Bond Order	Backup Material

EXTRACTS FROM MINUTES OF THE BOARD OF COMMISSIONERS

A regular meeting of the Board of Commissioners of the Town of Huntersville, North Carolina, was duly held on June 20, 2016 at 6:30 p.m. at the Town Hall, 101 Huntersville-Concord Road, Huntersville, North Carolina 28078. Mayor John Aneralla presiding.

The following members were present:

The following members were absent:

The following members of the Board were absent:

Also present:

Commissioner _____ introduced the following resolution (the "*Resolution*"), a summary of which had been provided to each Commissioner, a copy of which was available with the Town Clerk and which was read by title:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING PROPOSED BOND ISSUE

WHEREAS, the Board of Commissioners (the "*Board*") is considering the issuance of bonds of the Town of Huntersville, North Carolina (the "*Town*") which shall be for the following purpose and in the following maximum amount:

> Not to exceed $3,750,000 of general obligation refunding bonds to pay the costs of refunding in advance of their maturities $2,975,000 aggregate principal amount of the Town of Huntersville, North Carolina General Obligation Bonds, Series 2008 maturing on and after June 1, 2019.

WHEREAS, certain findings of fact by the Board must be presented to enable the Local Government Commission of the State of North Carolina to make certain determinations as set forth in Article 4 of Chapter 159 of the General Statutes, Section 52.

NOW, THEREFORE, BE IT RESOLVED that the Board meeting in open session on the 20th day of June, 2016, has made the following factual findings in regard to this matter:

A. ***Facts Regarding Necessity of Proposed Financing.*** The proposed bonds are necessary and expedient to lower debt service costs to the Town.

B. ***Facts Supporting the Amount of Bonds Proposed.*** The sums estimated for these bonds are adequate and not excessive for the proposed purpose.

C. ***Past Debt Management Polices.*** The Town's debt management policies have been carried out in compliance with law. The Town employs a Finance Director to oversee compliance with applicable laws relating to debt management. The Board requires annual audits of Town finances. In connection with these audits, compliance with laws is reviewed. The Town is not in default in any of its debt service obligations. The Town Attorney reviews all debt-related documents for compliance with laws.

D. ***Past Budgetary and Fiscal Management Policies.*** The Town's budgetary and fiscal management policies have been carried out in compliance with laws. Annual budgets are closely reviewed by the Board before final approval of budget ordinances. Budget amendments changing a function total or between functions are presented to the Board at regular Board meetings. The Finance Director presents financial information to Board which shows budget to actual comparisons annually and otherwise as the Town Manager deems necessary or as a member of the Board may request.

E. ***Retirement of Debt.*** The schedule for issuing the bonds does not require a property tax increase. The Town expects to issue all of the bonds in fiscal year 2017, though the Town may delay issuing the bonds until such issuance will generate sufficient net present value savings for the Town.

F. ***Financing Team.*** The Town Manager and the Finance Director, with advice from the Town Attorney, are hereby authorized and directed to retain Parker Poe Adams & Bernstein LLP, as bond counsel, and Davenport & Company, LLC, as financial advisor.

Upon motion of Commissioner _____, the foregoing order titled: **"A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING PROPOSED BOND ISSUE"** was adopted by the following vote:

AYES:

NAYS:

PASSED, ADOPTED AND APPROVED this 20th day of June, 2016.

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, Janet Pierson, Clerk to the Board of Commissioners of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the resolutions titled **"A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA MAKING CERTAIN STATEMENTS OF FACT CONCERNING PROPOSED BOND ISSUE"** adopted by the Board of Commissioners of the Town of Huntersville, North Carolina in regular session convened on the 20th day of June, 2016, as recorded in the minutes of the Board of Commissioners of the Town of Huntersville, North Carolina.

WITNESS my hand and the seal of the Town of Huntersville, North Carolina, this the 20th day of June, 2016.

(SEAL)

_____
Janet Pierson
Clerk to the Board of Commissioners
Town of Huntersville, North Carolina

EXTRACTS FROM MINUTES OF THE BOARD OF COMMISSIONERS

A regular meeting of the Board of Commissioners of the Town of Huntersville, North Carolina, was duly held on June 20, 2016 at 6:30 p.m. at the Town Hall, 101 Huntersville-Concord Road, Huntersville, North Carolina 28078. Mayor John Aneralla presiding.

The following members were present:

The following members were absent:

The following members of the Board were absent:

Also present:

Commissioner _____ introduced the following bond order, a summary of which had been provided to each Commissioner, a copy of which was available with the Town Clerk and which was read by title:

BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $3,750,000 GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

WHEREAS, the Town of Huntersville, North Carolina (the "*Town*") has issued $5,000,000 aggregate principal amount of its General Obligation Bonds, Series 2008 (the "*2008 Bonds*");

WHEREAS, the Board of Commissioners (the "*Board*") of the Town deems it advisable to refund $2,975,000 in aggregate principal amount of the 2008 Bonds maturing on and after June 1, 2019;

WHEREAS, an application has been filed with the Secretary (the "*Secretary*") of the Local Government Commission of North Carolina (the "*Commission*") requesting Commission approval of the bonds hereinafter described as required by the Local Government Bond Act.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the Town of Huntersville, North Carolina, as follows:

Section 1. The Board deems it advisable to refund $2,975,000 in aggregate principal amount of the 2008 Bonds maturing on and after June 1, 2019.

Section 2. To raise the money required to pay the costs of refunding the 2008 Bonds as set forth above, general obligation refunding bonds of the Town of Huntersville, North Carolina are hereby authorized and shall be issued pursuant to the Local Government Bond Act of North Carolina. The maximum aggregate principal amount of such general obligation refunding bonds authorized by this bond order shall not exceed $3,750,000.

Section 3. A tax sufficient to pay the principal of and interest on said general obligation refunding bonds when due shall be annually levied and collected.

Section 4. A sworn statement of the Town's debt has been filed with the Clerk to the Board and is open to public inspection.

Section 5. This bond order shall take effect on its adoption.

The Clerk to the Board is directed to publish a notice of adoption as prescribed by The Local Government Bond Act, the bond order titled, **"BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $3,750,000 GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA"**, which was introduced at the meeting of the Board held on June 20, 2016.

Upon motion of Commissioner _____, the foregoing order titled: **BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $3,750,000 GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA"**, was adopted by the following vote:

AYES:

NAYS:

PASSED, ADOPTED AND APPROVED this 20th day of June, 2016.

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, Janet Pierson, Clerk to the Board of Commissioners of the Town of Huntersville, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the bond order titled **"BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $3,750,000 GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA"**, which was adopted by the Board of Commissioners of the Town of Huntersville, North Carolina in regular session convened on the 20th day of June, 2016, as recorded in the minutes of the Board of Commissioners of the Town of Huntersville, North Carolina.

WITNESS my hand and the seal of the Town of Huntersville, North Carolina, this the 20th day of June, 2016.

(SEAL)

_____
Janet Pierson
Clerk to the Board of Commissioners
Town of Huntersville, North Carolina

STATEMENT OF ESTIMATED INTEREST AMOUNT ON GENERAL OBLIGATION BONDS

The Board of Commissioners (the "*Board*") of the Town of Huntersville, North Carolina (the "*Town*") will consider the introduction of the following bond order of the Town at its June 20, 2016 meeting:

> **"BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $3,750,000 GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA"**

Section 159-55 of the General Statutes of North Carolina requires the Town's Finance Director to file with the Clerk to the Board at the time the bond order is introduced a statement estimating the total amount of interest that will be paid on the general obligation refunding bonds over the expected term of the bonds, if issued, and a summary of the assumptions on which the estimate is based.

The total interest on the refunding bonds is estimated to be $921,541.67, based on the assumption that the refunding bonds will be issued in the aggregate principal amount of $2,720,000 in September of 2016 at an interest rate of 1.80%, with principal amortization beginning in fiscal year 2017 and ending in fiscal year 2028. Such assumptions are estimates based on advice from the Town's financial advisor about current market conditions.

The total estimated interest amount is preliminary and is for general informational purposes only. There is no assurance that the assumptions on which the estimate is based will occur, and the actual occurrence of certain of the facts on which the assumptions are based is beyond the Town's control. Differences between the actual circumstances at the time the bonds are issued from the assumptions included in the estimate could result in significant differences between the estimated interest and the actual interest on the bonds. The validity of the bonds authorized by the bond order is not subject to challenge on the grounds that the actual interest cost of the bonds when issued proved to be different than the amount set forth in this statement. This statement will be filed with the North Carolina Local Government Commission and maintained by the Clerk to the Board.

June __, 2016

_____
JACKIE HUFFMAN
Finance Director
Town of Huntersville, North Carolina

STATE OF NORTH CAROLINA)
) SS:
TOWN OF HUNTERSVILLE)

I, *Janet Pierson*, Clerk to the Board of Commissioners of the Town of Huntersville, North Carolina, a municipal corporation of the State of North Carolina, hereby certifies that the foregoing statement and accompanying affidavit were filed in my office on the ___ day of June, 2016.

_____
JANET PIERSON
Clerk to the Board of Commissioners
Town of Huntersville, North Carolina

SWORN STATEMENT OF DEBT

Made pursuant to the Local Government Bond Act, as Amended,

For the Town of Huntersville, North Carolina

I, *Jackie Huffman*, Finance Director of the Town of Huntersville, North Carolina (the "*Town*"), having been designated by the Board of Commissioners (the "*Board*") for the Town to make and to file in the office of the Clerk to the Board a statement of debt of the Town pursuant to the Local Government Bond Act, as amended, *DO HEREBY CERTIFY* that the following is a true statement as shown by the books in my office, not taking into consideration any debt incurred or to be incurred in anticipation of bonds other than funding and refunding bonds.

_____
Jackie Huffman, Finance Director
Town of Huntersville, North Carolina

Sworn to and subscribed before me
on the day of the date of said statement.

_____
(Notary Public)

My commission expires
the ___day of _____, _____.

STATEMENT OF DEBT OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA, MADE AND FILED PURSUANT TO SECTION 159-55 OF THE LOCAL GOVERNMENT BOND ACT, AFTER THE INTRODUCTION OF THE BOND ORDER AUTHORIZING THE ISSUANCE OF $3,750,000 GENERAL OBLIGATION REFUNDING BONDS INTRODUCED AT A MEETING OF THE GOVERNING BODY OF SAID TOWN, HELD ON THE 20TH DAY OF JUNE, 2016.

(A)	Gross debt as listed in the attached "Schedule of Gross Debt".	$65,427,000
(B)	Deductions to be made from Gross Debt as listed in the attached "Schedule of Deductions".	$27,985,000
(C)	Net Debt being the difference between the Gross Debt (A) and Deductions (B).	$37,442,000
(D)	Appraised Value of property subject to taxation.	$6,476,182,746
(E)	Percentage that net debt bears to the appraised value of property subject to taxation.	.5781%

Town of Huntersville, North Carolina

SCHEDULE OF GROSS DEBT

(The debt described below should not include debt incurred or to be incurred in anticipation of the collection of taxes or other revenues or in anticipation of the sale of bonds other than funding and refunding bonds. The debt described below should not include revenue bonds.)

(1) Bonds authorized by orders introduced but not yet adopted:

Purpose	Amount
GO Street Bonds (Two-Thirds)	$865,000
GO Refunding Bonds	$3,750,000
Total	$4,615,000

(2) Unissued bonds authorized by adopted orders:

Purpose	Amount
Transportation, Parks, Municipal Buildings & Streetscape	$23,370,000
Total	$23,370,000

(3) Outstanding debt not evidenced by bonds:

Purpose	Amount
Industrial Park Installment Financing	$1,200,000
Police Building Installment Financing	$4,930,000
Total	$6,130,000

(4) Outstanding debt evidenced by bonds:

Purpose	Amount
GO Series 2004 (Refunded 2015)	$2,016,000
GO Series 2008	$3,425,000
GO Series 2010 A	$1,455,000
GO Series 2010 B	$5,170,000
GO Series 2012	$12,020,000
GO Series 2013	$7,226,000
Total	$31,312,000

Total Gross Debt $65,427,000

Town of Huntersville, North Carolina

SCHEDULE OF DEDUCTIONS

(A)	Funding and refunding bonds authorized by orders introduced but not yet adopted.	$4,615,000
(B)	Funding and refunding bonds authorized but not issued.	$23,370,000
(C)	Amount held in sinking funds or otherwise for the payment of gross debt other than debt incurred for water, gas, electric light or power purposes or sanitary sewer purposes (to the extent deductible by subsection (b) of Section 159-55 of the Local Government Bond Act).	$0
(D)	Bonded debt included in gross debt and incurred or to be incurred for water, gas or electric light or power purposes.	$0
(E)	Bonded debt included in gross debt and incurred or to be incurred for sanitary sewer system purposes (to the extent deductible by subsection (b) of Section 159-55 of the Local Government Bond Act).	$0
(F)	Uncollected special assessments levied or to be levied for local improvements for which gross debt was or is to be incurred, to the extent to be applied to the payment of such gross debt.	$0
(G)	Estimate of special assessments to be levied for local improvements for which any part of gross debt (that is not otherwise deducted) was or is to be incurred, to the extent that the special assessments, when collected, will be applied to the payment of any part of debt.	$0
	Total	$27,985,000

STATE OF NORTH CAROLINA	)	
	)	SS:
TOWN OF HUNTERSVILLE	)	

I, *Janet Pierson*, Clerk to the Board of Commissioners of the Town of Huntersville, North Carolina, a municipal corporation validly organized and existing under the Constitution and laws of the State of North Carolina, hereby certifies that the foregoing statement and accompanying affidavit were filed in my office on the ___ day of June, 2016.

_____

Janet Pierson
Clerk to the Board of Commissioners
Town of Huntersville, North Carolina

BOND ORDER AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $3,750,000
GENERAL OBLIGATION REFUNDING BONDS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

WHEREAS, the Town of Huntersville, North Carolina (the "*Town*") has issued $5,000,000 aggregate principal amount of its General Obligation Bonds, Series 2008 (the "*2008 Bonds*");

WHEREAS, the Board of Commissioners (the "*Board*") of the Town deems it advisable to refund $2,975,000 in aggregate principal amount of the 2008 Bonds maturing on and after June 1, 2019;

WHEREAS, an application has been filed with the Secretary (the "*Secretary*") of the Local Government Commission of North Carolina (the "*Commission*") requesting Commission approval of the bonds hereinafter described as required by the Local Government Bond Act.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the Town of Huntersville, North Carolina, as follows:

Section 1. The Board deems it advisable to refund $2,975,000 in aggregate principal amount of the 2008 Bonds maturing on and after June 1, 2019.

Section 2. To raise the money required to pay the costs of refunding the 2008 Bonds as set forth above, general obligation refunding bonds of the Town of Huntersville, North Carolina are hereby authorized and shall be issued pursuant to the Local Government Bond Act of North Carolina. The maximum aggregate principal amount of such general obligation refunding bonds authorized by this bond order shall not exceed $3,750,000.

Section 3. A tax sufficient to pay the principal of and interest on said general obligation refunding bonds when due shall be annually levied and collected.

Section 4. A sworn statement of the Town's debt has been filed with the Clerk to the Board and is open to public inspection.

Section 5. This bond order shall take effect on its adoption.

The foregoing order was adopted on the 20th day of June, 2016 and is hereby published this _____ day of June, 2016. Any action or proceeding questioning the validity of the order must be begun within 30 days after the date of publication of this notice. The Finance Director of the Town has filed a statement estimating that the total amount of interest that will be paid on the bonds over the expected term of the bonds, if issued, is $921,541.67. The estimate is preliminary, is for general informational purposes only, and may differ from the actual interest paid on the bonds.

/s/ Janet Pierson
Janet Pierson,
Clerk to the Board of Commissioners
Town of Huntersville, North Carolina

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Bob Blythe, Town Attorney
Subject: Suspend the Rules

Consider suspending that portion of Rule 18, Motion 16 of the Rules of Procedure which reads ".....and at the meeting at which the original vote was taken, including any continuation of that meeting through recess (or adjournment) to a time and place certain" in order that the decision made on Petition #R16-04 on June 6, 2016 may be reconsidered. This motion requires a 2/3 vote of the total Board to pass.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Bob Blythe/Brad Priest
Subject: Authorize Reconsideration of Petiton #R16-04

Consider authorizing reconsideration of the decision made on Petition #R16-04 on June 6, 2016. This motion must be made by a Member on the prevailing side at the original vote.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Brad Priest, Senior Planner
Subject: R16-04 Lake Norman Charter Elementary School

On June 6, 2016 the Town Board denied R16-04, the rezoning request by the The Lake Norman Charter School. The reason for the denial was the plan did not include the traffic improvements recommended by the Planning Board to conform to Article 14 of the Huntersville Zoning Ordinance. However, the school has submitted an agreement proposal for the traffic improvements required by the zoning ordinance for their development. The school requests the Town Board review the new agreement and conduct a reconsideration and re-vote of the Town Board Action.

Rezoning: R16-04 is a request by Lake Norman Charter School on behalf of the property owners to conditionally rezone 39 acres (parcels 01723306 and 01723312) from Corporate Business to Campus Institutional Conditional District. The purpose of the rezoning is to build a new elementary school. The properties are located approximately 300 feet east of the intersection of Hambright Road and Swansboro Lane.

ACTION RECOMMENDED:
Consider reviewing the new agreement proposal and reconsidering the action on June 20, 2016.

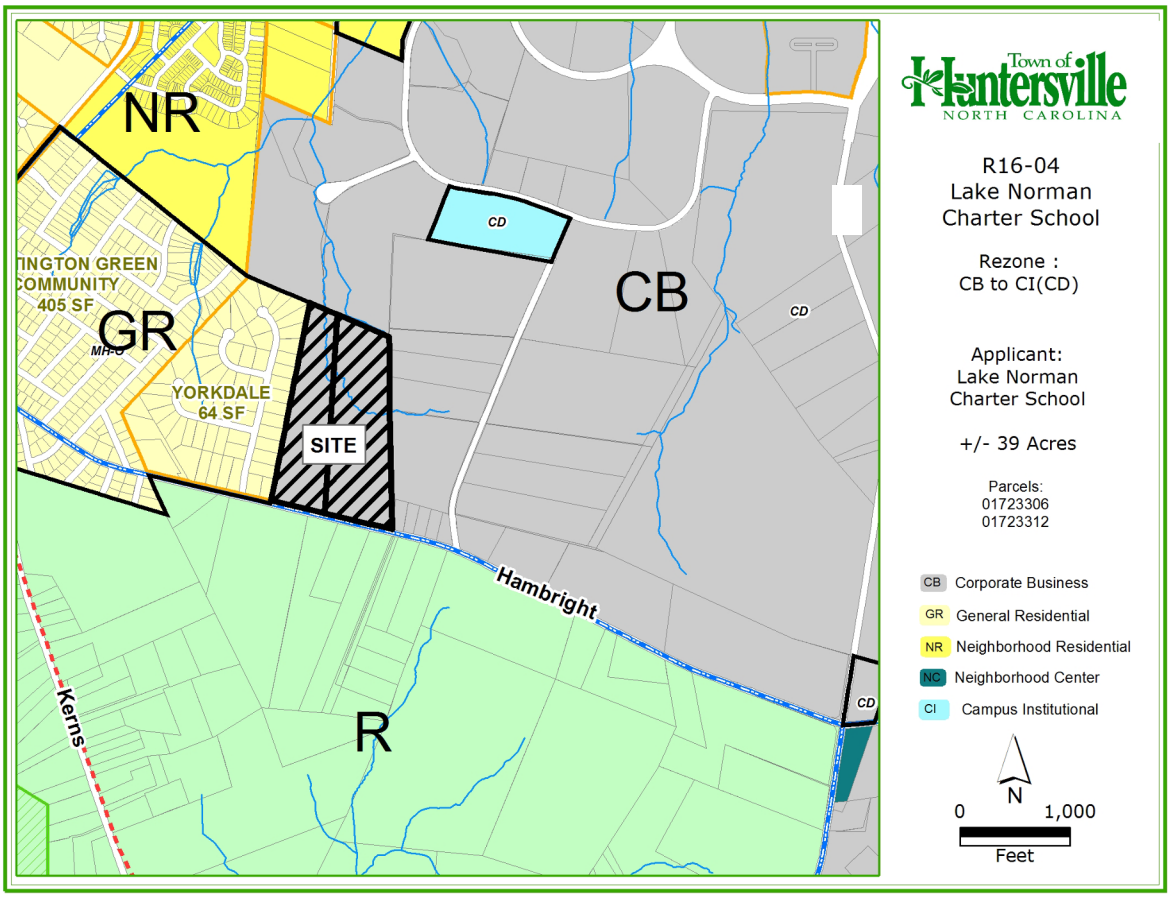
FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:

Description	Type
Staff Report	Staff Report
Proposed Traffic Improvement Agreement	Exhibit
Updated Rezoning Plan	Exhibit
Final Street Elevations	Exhibit

Petition R16-04 Lake Norman Charter Elementary School
Reconsideration of Decision

PART 1: PROJECT SUMMARY



Applicant: Lake Norman Charter School

Property Owner: Samuel Venable / Robert Norman Sharp and Margaret Sharp, and others.

Property Address: 10019 Hambright Road and N/A

Project Size: 39 acres

Parcel Numbers: 01723312 and 01723306

UPDATE: 6/14/16

The Lake Norman Charter School has requested a reconsideration of the decision taken on 6/6/16. Please see page 10 for details.

Application Summary:

1. Lake Norman Charter School has applied to rezone the property from Corporate Business (CB) to Campus Institutional Conditional District (CI-CD) in order to develop a 500 student elementary school. The school would have a phased opening with 300 students in 2017 located in temporary modular building units. In 2018 the number of students would increase to 500 in the modular units. Thereafter a permanent gymnasium may be constructed with the modular units. Then the permanent facility would be built in 2022 on Hambright Road accommodating a maximum of 500 students.
2. R16-04 modified the withdrawn R16-01 application by transferring one of the proposed development tracts from Patterson Road to Hambright Road.
3. Adjoining Zoning and Land Uses

   North: *Corporate Business (CB),* Office/Industrial/Undeveloped Land: Huntersville Business Park
   South: *Rural Residential (R),* Single Family Residential/Horse Farm and Stables.
   East: *Corporate Business (CB)*, Undeveloped land and five small single family residential lots.
   West: *General Residential (GR), Manufactured Home Overlay (MHO),* Yorkdale Subdivision: Single family residential/manufactured home neighborhood.

4. The subject parcels are a portion of 330 acres that were rezoned by the Town of Huntersville from Transitional Residential (TR) and Rural Residential (R) to Corporate Business (CB) on September 5, 2006 (R06-07). The rezoning was in response to the North Mecklenburg County Economic Development Strategy plan (2002) that identified this area as appropriate for light industrial and other economic development type uses (please see page 3).
5. The subject parcels are included in the area the Town of Huntersville Strategic Economic Development Plan (2014) identifies as a "Major Employment Area" (see page 3). It also identifies this area as both a "Medium-Term" and "Long-Term" Opportunity area in regard to economic commercial development. Portions of the economic development plan are included separately in the agenda package for reference.
6. When R06-07 was under consideration for a rezoning to CB, there was discussion at the time to leave these two subject properties residential. In response to the protest petitions filed in the "Yorkdale Subdivision", the Planning Board recommended that these two far western tracts remain residential in order to create a transition or buffer of less intense uses between the single family residential Yorkdale subdivision and the Patterson Road parcels that were deemed appropriate for industrial. Please see the R6-07 informational map on page 4. However, it was noted then that the property owner of the eastern Hambright tract desired that their parcel be rezoned to CB. Ultimately, the whole area under consideration was rezoned to CB.
7. A neighborhood meeting for this application was advertised for and held on April 11, 2016. An invitation list, attendance list and summary report for the meeting are included in the agenda packet. Since this meeting was held prior to the new R16-04 site plan being officially submitted, another neighborhood meeting was held on April 26, 2014. The April 26 meeting summary report and invitation list is included in the packet for review. Per the report of the April 11 meeting, the moving of the driveway away from the back of the single family homes on Hambright Road was positively received by the neighbors. Concerns were still relayed however in regard to the widening of Hambright Road and the need for additional right of way. At the April 26 meeting, neighbors continued to be concerned about traffic improvements in front of the facility, as well as special event parking, and proposed lighting of the fields adjacent to the residential development.
8. Currently all the properties are similarly zoned Corporate Business (CB), thus no buffers are required between existing and future development in the area. However once a school is developed, Article 7 of the Huntersville Ordinance will require that future, adjacent, commercial/industrial uses establish a minimum 10 foot visual buffer on their property adjacent to the lesser intense school use.
9. Phase 1 of the development includes only modular classrooms as shown in the attached photos uploaded into the agenda package for reference. The modular classrooms would accommodate 300 students starting in the 2017-2018 school year. In 2018 the amount of students in the modular classrooms would increase to 500. After that time the gymnasium may or may not be built on the site depending on needs and funding (Phase 1A). Phase 2 of the school would include the main facility and gymnasium in the 2022-2023 school year. The maximum number of students would be 500; the size of the facility will be an estimated 45,000 sqft. After phase 2 is complete, the modular units would be removed.
10. Sewer connection for the development is dependent on the Huntersville Business Park allowing a utility easement north of the property to Herbert Wayne Court. Water utilities are being extended by the school west along Hambright Road in coordination with Charlotte Water.
11. The Huntersville Park and Recreation Department has expressed interested in entering into a joint use agreement with the school on their proposed gymnasium and fields, wherever the Lake Norman Charter Elementary School is ultimately located.

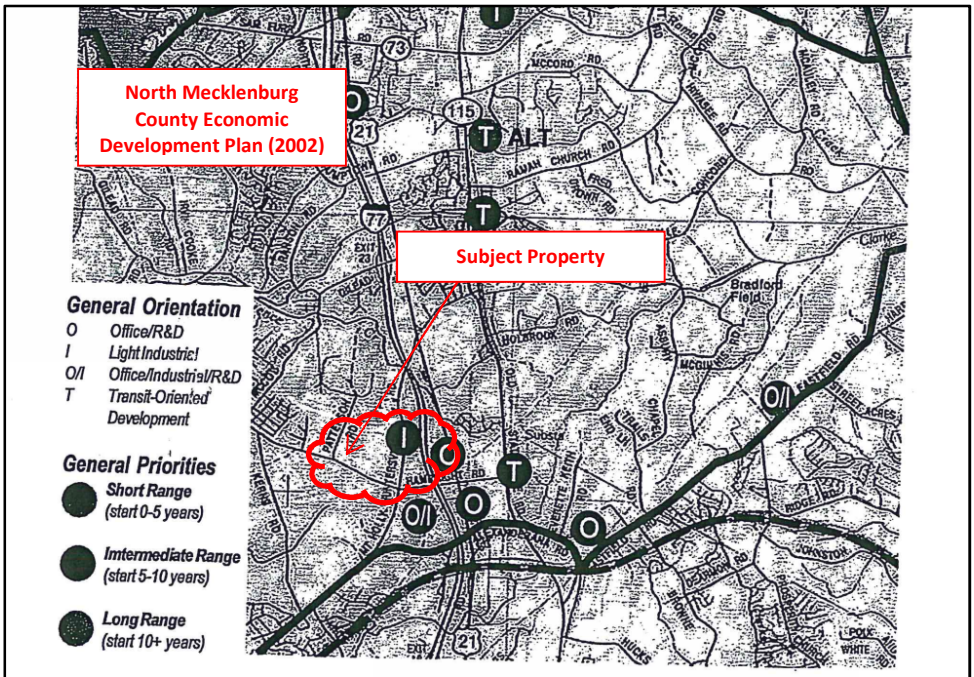
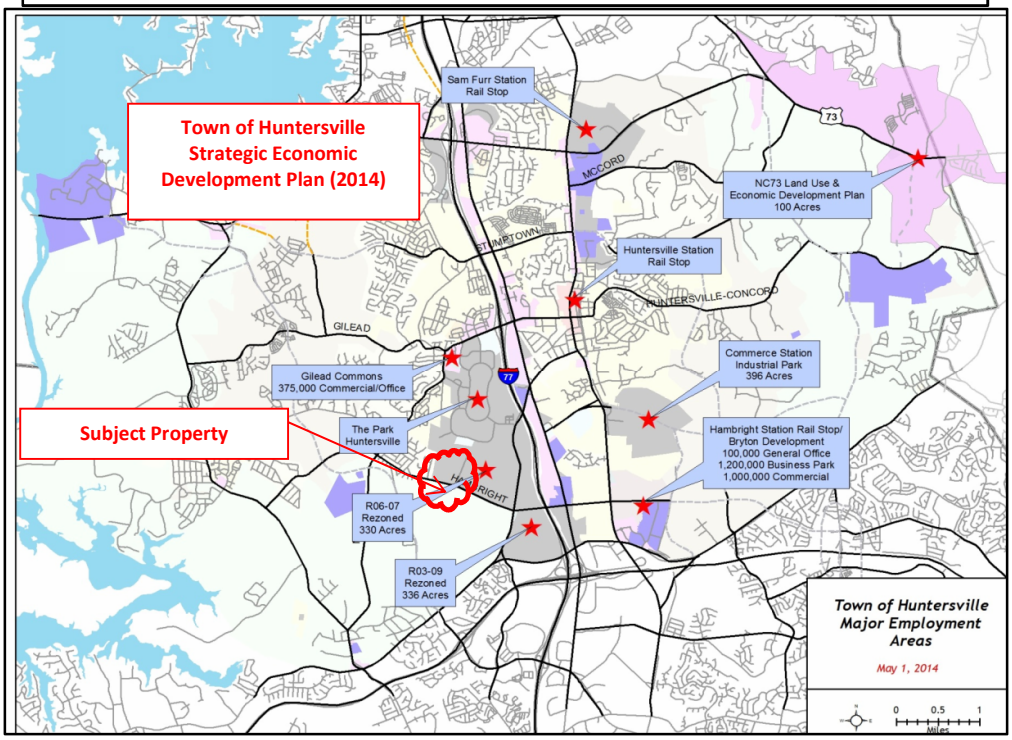
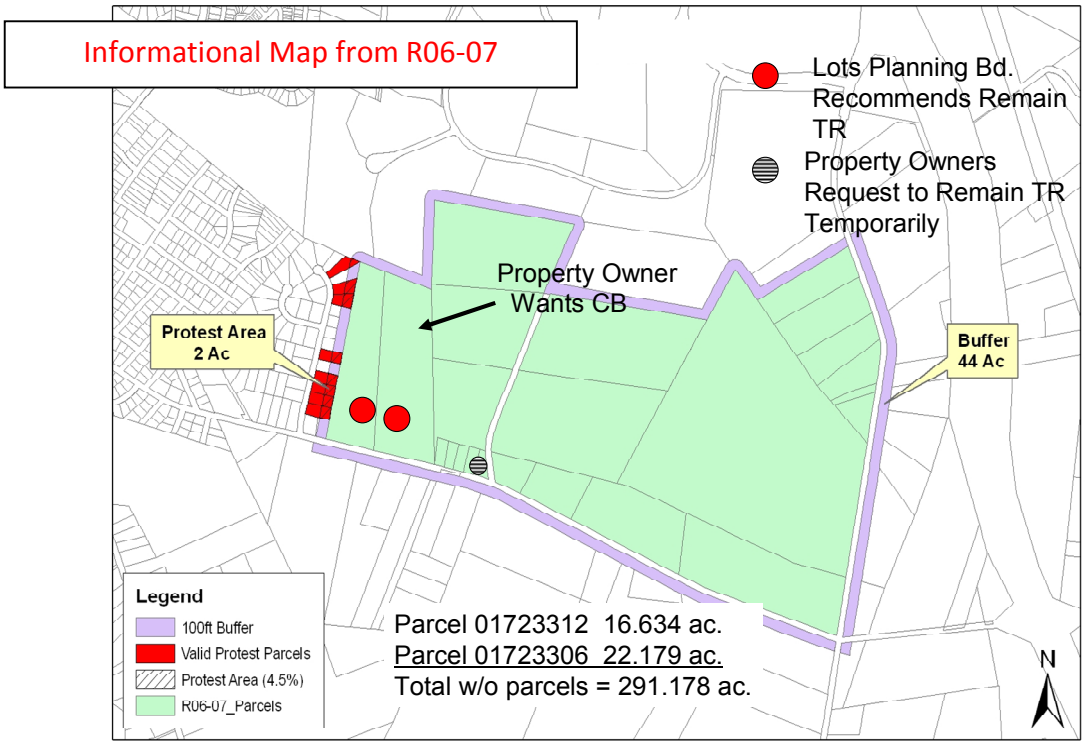
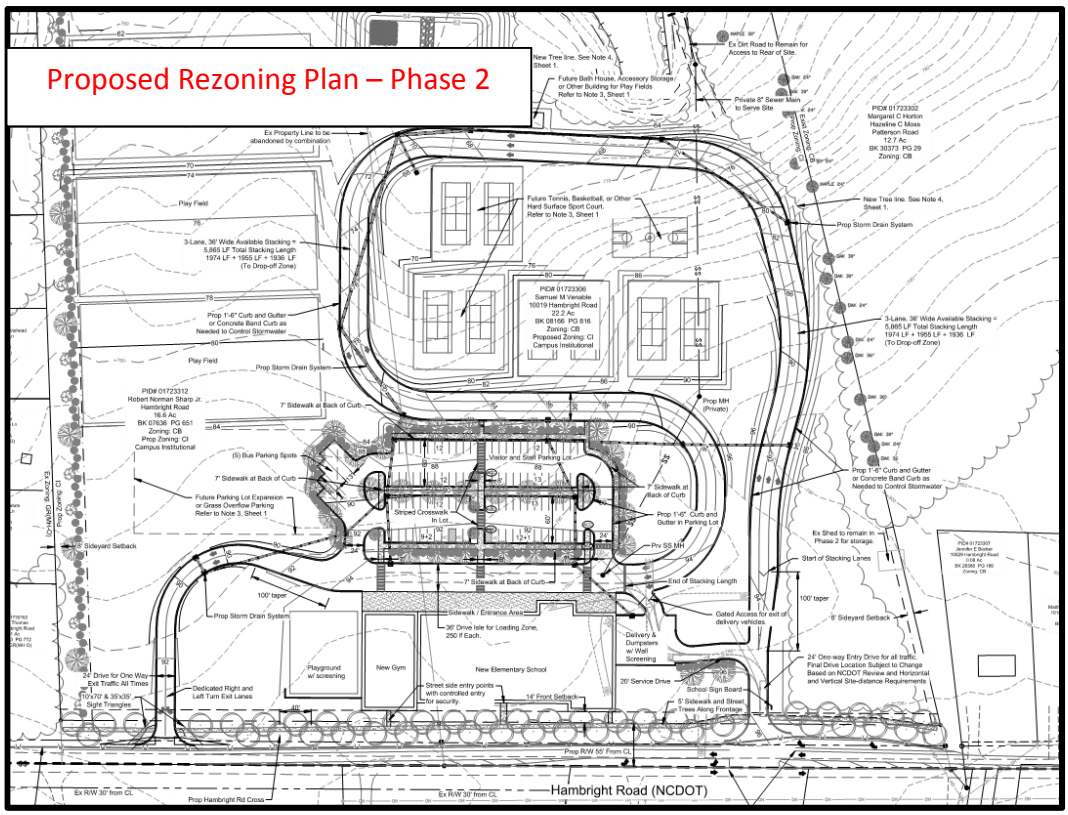


Figure 8. Recommended Business and Industrial Locations and Priorities




Informational Map from R06-07
Lots Planning Bd. Recommends Remain TR
Property Owners Request to Remain TR Temporarily
Property Owner Wants CB
Protest Area 2 Ac
Buffer 44 Ac
Legend
100ft Buffer
Valid Protest Parcels
Protest Area (4.5%)
R06-07_Parcels
Parcel 01723312 16.634 ac.
Parcel 01723306 22.179 ac.
Total w/o parcels = 291.178 ac.
N


Proposed Rezoning Plan – Phase 2
Hambright Road (NCDOT)

PART 2: REZONING/SITE PLAN ISSUES

- Article 7 of the Zoning Ordinance requires that developments in the Campus Institutional (CI) zoning district establish an 80 foot buffer adjacent to residential zoning districts. The proposed development is now directly adjacent to the Yorkdale subdivision which is zoned Transitional Residential (TR). Therefore, an 80 foot buffer is required along the school's western property boundary. No buffer is shown on the plan and the proposed fields encroach into the 80 feet. The plan would need to be modified to move the fields out of the required buffer and landscape it per Article 7.
    - The school may also request that the buffer requirements be "modified" as part of the conditional rezoning process per Article 11.4.7 K as long as the spirit of the regulation is maintained. Staff would support the modification of the buffer to reduce its width. Schools are an allowed use in many other residential zoning districts such as Rural, General Residential, Neighborhood Residential, etc. If the school requested the rezoning to one of these zones, only a 10 foot buffer in between the school and the residential neighborhood would be required. However adjacent Corporate Business (CB) development would have then been required to establish an 80 foot buffer between the CB uses and those residential zones; imposing a hardship on adjacent development. The CI district was chosen because it allows schools and does not require an 80 foot buffer between it and CB development.
    - UPDATE 5/13/16: The updated plan shows a 40 foot buffer rather than 80 feet; with a note request that through the conditional rezoning process, the buffer requirements be modified. Staff supports this reduction of the buffer width for the reasons outlined above. However the note on the plan does not mention the required plantings in the buffer, where existing vegetation is insufficient to meet the separation intent of the ordinance. Staff recommends the note be amended to address the required landscaping.
        - **UPDATE 5/27/16**: The applicants have added a note stating the buffer will conform to Article 7.5 of the Huntersville Zoning Ordinance.
- Article 4 of the Huntersville Zoning Ordinance requires that the front elevations along the street of Civic Building Types (such as schools, churches and government buildings) "communicate an emphasis on the human scale and pedestrian environment". Staff will work with the applicant to slightly modify the Hambright Road elevation for compliance with this section, consistent with other civic building types.
    - UPDATE: 5/13/16: An updated elevation has been submitted, however many of staff's concerns have not been fully addressed. Staff will continue to work with the applicant to update the elevations.
    - **UPDATE: 5/27/16**: Staff is still working with the applicant on updating the elevations at the time of the agenda deadline. A final and updated elevation will be presented at the Town Board meeting for review.
- Article 4 of the ordinance requires that dumpsters be located in the parking area. The applicants are requesting a modification of the ordinance in order to allow the dumpster to be located next to the building, visible from Hambright Road. A note on the plan states that the dumpster will be screened, but there is no detail as to how. Staff recommends the dumpster screening be included in the submittal to ensure that the intent of the ordinance is achieved.
    - **UPDATE: 5/13/16**: On the updated elevations submitted, there is a note on the plan stating that the delivery area will be screened "using stepped brick veneer building walls, height will alternate between 6 feet and 8 feet high panels". It is also conceptually shown on the building elevations as well. Staff is supportive of this added condition.
- Staff recommends a note stating that per Article 9.35.3, no stacking will be permitted on the public right of way. And if there is stacking on the public right of way for whatever reason, it will be incumbent upon the school to take whatever necessary measures needed to cease the offsite stacking.
    - **UPDATE: 5/13/16**: The new plan has a note that states "LNCS shall ensure stacking will not take place on Hambright Road or any other public right of way". Staff finds this note acceptable.

- When the application shifted to the Hambright Road property, the tree save requirements and calculations changed based on the new existing conditions of the site. The submitted plan has not been updated to show the new tree save requirements and calculations for the new property.
    - **UPDATE: 5/13/16**: The new plan shows a tree save area that completely protects the back wooded portion of the westernmost Hambright Road property, therefore saving all the specimen trees located on it. Thus staff is confident the entire project as a whole will meet the required 30% specimen tree save requirement as shown.
- With the change in the location of the driveway and left turn lane, the proposed cross section of Hambright Road does not quite match the plan layout. It is recommended that the cross section be amended to match what the site plan generally shows.
    - **UPDATE 5/13/16:** The street cross section has been updated to match the rezoning plan.
- Although the Traffic Impact Analysis (TIA) was resubmitted to the Town on 4/13/16, it has not yet been accepted and approved by Huntersville Engineering staff. Per Article 14.2.3 the zoning ordinance, the TIA is required to be completed and accepted by town staff prior to final action by the Town Board. Also, the latest TIA submittal does call for mitigation improvements to several intersections (see transportation comments on page 4) but the rezoning plan does not match the TIA improvements listed. Once the TIA is accepted and approved, any mitigation required by the ordinance should be committed to by the applicant on the rezoning plan.
    - **UPDATE 5/13/16**: The updated TIA has been accepted by Town Engineering staff. However the applicant has added notes on the rezoning plan requesting that some of their required offsite improvements be modified to allow less than what the TIA shows is needed to meet the standards of Article 14 of the Huntersville Zoning Ordinance. Staff recommends all the improvements required by the TIA to meet the Zoning Ordinance be committed to by the applicant (with one of them being escrowed). Please see transportation issues below in Part 3.
- Part of the requirements for all road improvements is ensuring that there is enough right of way or public land for the road improvements to be placed in. One of the road improvements that is needed is a left turn lane from Hambright Road into the school. It is unknown at this time however whether or not there is sufficent right of way width to accommodate this left turn lane or any other traffic improvement required by the TIA. It is incumbent upon the applicant to prove that sufficient ROW exists for the improvements and if it does not, obtain it from adjacent property owners prior to permitting.
- Staff has reviewed the updated submitted plan and has several minor deficiencies still outstanding. It is recommended that final comments be addressed prior to final rezoning plan review by the Town Board.
- **UPDATE 5/13/16**: Two new notes have been added to the plan.
    - On sheet one, note number 5 has been added that states that the school reserves the right to light the tennis courts per Huntersville Ordinance.
    - On sheet one, note 25 has been added stating the developer will install fencing "commensurate with surrounding elementary schools".
        - Staff has no issue with these added notes as the lighting note specifically addresses the tennis courts and not the open fields immediately adjacent to the residential lots. It would be difficult to light those fields and not have glare and light spillage at such a close proximity to the residential homes. In addition, the ordinance does not require any specific fencing for schools.

PART 3: TRANSPORTATION ISSUES – UPDATE – 5/16/16

Traffic Impact Analysis (TIA)

A second revised TIA was submitted by the applicant on May 9th to address Town staff comments. After review, the TIA is found to be acceptable. Below is a comparison of the roadway improvements required to meet Article 14 of the Zoning Ordinance, improvements recommended by the TIA, and improvements recommended on the site plan.

Improvements Required to Meet Article 14 of the Zoning Ordinance	Improvements Recommended by the TIA (Recommended by Applicant's Engineer)	Applicant Proposal:
Hambright Road at Mt Holly-Huntersville Road - Eastbound right-turn lane on Hambright Road with 150 feet of storage - Westbound right-turn lane on Hambright Road with 150 feet of storage	Hambright Road at Mt Holly-Huntersville Road - Eastbound right-turn lane on Hambright Road with 150 feet of storage - Westbound right-turn lane on Hambright Road with 150 feet of storage	- See agreement proposed by Lake Norman Charter School, attached in the Town Board agenda package.
Hambright Road at Statesville Road - Eastbound left-turn lane on Hambright Road with 175 feet of storage - Westbound left-turn lane on Hambright Road with 150 feet of storage	Hambright Road at Statesville Road - Add protected/permitted signal phasing to the existing northbound left-turn lane on Statesville Road -	- Local agreement
Mt Holly Huntersville Road at NC 115 (Old Statesville Road) - Southbound right-turn lane on NC 115 with 100 feet of storage	Mt Holly Huntersville Road at NC 115 (Old Statesville Road) - Southbound right-turn lane on NC 115 with 100 feet of storage -	- Local agreement
Mt Holly Huntersville Road at US 21 (Statesville Road) Southbound Ramps - Southbound left-turn lane on Mt Holly Huntersville Road with 125 feet of storage	Mt Holly Huntersville Road at US 21 (Statesville Road) Southbound Ramps - Northbound right-turn lane on Mt Holly Huntersville Road with 100 feet of storage -	- Local agreement
Hambright Road at Site Driveway #1 (Inbound) - Eastbound left-turn lane on Hambright Road with 125 feet of storage - Westbound right-turn lane on Hambright Road with 125 feet of storage	Hambright Road at Site Driveway #1 (Inbound) - Eastbound left-turn lane on Hambright Road with 125 feet of storage - Westbound right-turn lane on Hambright Road with 125 feet of storage	Hambright Road at Site Driveway #1 (Inbound) - Eastbound left-turn lane on Hambright Road with 125 feet of storage Westbound right-turn lane on Hambright Road with 125 feet of storage

Based on the results of the TIA, it is Engineering and Public Works staff recommendation to require the improvements identified to meet Article 14 of the Zoning Ordinance with one exception. The exception is to utilize an escrow agreement for the estimated cost

of construction for the southbound right-turn lane on NC 115 (Old Statesville Road) at Mt Holly Huntersville Road due to the future Town Main Street Upgrade Project.

NCDOT's review comments on the TIA: As of 5/16/16, NCDOT has only provided an email to the Town stating that the information provided by the applicant to NCDOT is insufficient and/or incomplete for NCDOT to complete their review.

Site Plan
Based on the site plan sealed May 9, 2016, minor site plan errors on notes and sight triangles remain and should be corrected.

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 – Staff finds the proposed use consistent with the following policies of the ***2030 Huntersville Community Plan***:

- **Policy CD-2: Focus higher intensity development generally within 2 miles of the I-77 and NC 115 corridor**. The elementary school facility is appropriately located inside the 2 mile radius and is very close to Interstate 77.

STAFF COMMENT – Staff finds the proposed use *not* consistent with the following policies of the ***2030 Huntersville Community Plan***:

- **Policy ED-2**: **Preservation of Land Area for Non-Residential Development**: Both the Town of Huntersville Stategic Economic Development Plan (2014) and the 2030 Community Plan state that the Town should preserve areas that are "suitable for business and industrial development". The subject properties were specifically rezoned for economic development purposes. Rezoning the property for an elementary school would remove at least 39 acres of property out of the Corporate Business zoning area. Please see the staff comment on page 8 note 1 however in regard to the propozed zoning's consisentcy with the overall character of existing development.

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 Campus Institutional (CI) zoning and school use would be adjacent to Corporate Business (CB) zoning to the north, and east. Therefore in the future, the proposed elementary school could potentially be directly adjacent to industrial uses. Staff is concerned that in a general sense, an elementary school use would not be best served in an industrial area due to potential noise, traffic, emissions, and safety issues.

   Specifically as to this location; to the west the school would be adjacent to a single family residential subdivision. The establishment of the required vegetative or undisturbed buffer though will sufficiently separate the uses and create an opaque screen between them.

If the Town Board is amenable to reducing the inventory of economic development land within the Town, staff considers the proposed location the most suitable of the CB zoned land in the area for a school use. Although the use would reduce the Corporate Business (CB) inventory of land, the use would be on the very edge of the CB area, leaving no residual or stand-alone CB pieces that may be difficult to market and develop. Also, the school location on these two parcels would act as a "transition" use in between the less intense Yorkdale single family neighborhood to the west and the Corporate Business area to the east (consistent with the Planning Board recommendation back in 2006).

- **UPDATE 5/27/16**: Lake Norman Economic Development can also support this application as a "transitional" use at this specific location.

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:

   - In regard to the adequacy of the roadway system, the Traffic Impact Analysis (TIA) has been accepted by the Town Engineering department. However the applicant is requesting a modification of the requirements of the Ordinance to be able to install less off-site improvements than required. Please see the transportation comments on Part 3 Page 6 for details. On April 11, 2016 the Planning Department issued a "Determination of Adequacy (DOA)" for Fire Vehicles and Station Space, Police Vehicles and Station Space, and Parks and Recreation Gym and Parks.

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 resources.

PART 7: PUBLIC HEARING – UPDATE 5/13/16

The Public Hearing was held on May 2, 2016. Several individuals at the public hearing spoke both for and against the school and its rezoning application. Several neighbors communicated concerns about traffic, the ROW needed for traffic improvements in front of the site, the rezoning not being consistent with the 2030 Community plan, and other various concerns. Please find the drafted minutes of the May 2 meeting included in your packet for your reference.

PART 6: STAFF RECOMMENDATION

Planning Staff finds the application acceptable with the following conditions:

1. All the improvements in the approved TIA are committed to by the applicant to meet the requirements of Article 14 of the Huntersville Zoning Ordinance.
2. The rezoning plan is amended to address staff comments as described above in Part 2.

PART 7: PLANNING BOARD RECOMMENDATION – UPDATE 5/27/16

The Planning Board discussed the application at their May 24, 2016 regular meeting. Several neighbors spoke in opposition to the proposed school location for various reasons. Reduction of the Corporate Business (CB) inventory, traffic concerns, right of way needs, inconsistency with the 2030 Community Plan, among other things was discussed. During the Board discussion, the inconsistency with the 2030 plan was highlighted as well as the applicant's proposal to install less traffic improvements than required by the zoning ordinance. It was also discussed however that even though the rezoning was inconsistent with the 2030 plan policy, it made sense from a land use perspective in buffering the residential developments on Hambright Road from the Corporate Business zones.

After further Board discussion, the motion was made to recommend that the Town Board approve the application with the following conditions:

1. The applicant commit to all the traffic mitigation required by the Huntersville Zoning Ordinance, including the recommended escrow contribution.
2. The note regarding the buffer is amended to add the planting requirements of the zoning ordinance.
3. Any future comments from NCDOT are addressed in the applicant's development plan.
4. The sewer connection proposed through the Huntersville Business Park is approved and provided per the zoning plan.
5. No lighting of the ball fields adjacent to the residential development is permitted (lighting of the tennis courts is acceptable per the Huntersville Zoning Ordinance).
6. The remaining site plan comments as indicated by staff are addressed.

After further discussion, the motion passed by a 5-3 vote.

PART 8: TOWN BOARD FINAL ACTION – UPDATE 6/14/16

On June 6, 2016 the Town Board denied R16-04, the rezoning request by the Lake Norman Charter School. The reason for the denial was the plan did not include the traffic improvements recommended by the Planning Board to conform to Article 14 of the Huntersville Zoning Ordinance. However, the school has submitted an agreement proposal for the traffic improvements required by the zoning ordinance for their development. The school requests the Town Board review the new agreement and conduct a reconsideration and re-vote of the Town Board Action.

PART 8: CONSISTENCY STATEMENT - R 16-04: Lake Norman Charter Elementary School

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning of Petition R16-04, Lake Norman Charter Elementary School, located on Hambright Road, the **Planning Staff** finds that the application is consistent with policy CD-2 of the Town of Huntersville 2030 Community Plan. Further, although the rezoning is inconsistent with Policy ED-2 of the Town of Huntersville 2030 Community Plan, the location of the proposed school fits into the Hambright Road area as a "transition use" between current low intensity residential use to the west, and proposed high intensity commercial development to the east**.** Staff finds the conditional rezoning plan for the Lake Norman Charter Elementary School as shown in Rezoning Petition R16-04 acceptable, with the conditions that the applicant agree to all transportation improvements required, and the remaining staff comments be addressed on the updated rezoning plan. It is reasonable and in the public interest to rezone the property at this time because the school will act as a transition use on Hambright Road between low and high intensity uses.	**APPROVAL**: In considering the proposed rezoning of Petition R16-04, Lake Norman Charter Elementary School, located on Hambright Road, the **Planning Board** finds that the rezoning is consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans**.** The Planning Board recommends approving the conditional rezoning plan for the Lake Norman Charter Elementary School with several noted conditions as described in part 7. It is reasonable and in the public interest to rezone this property because with the conditions met, it's in the public interest of the Town to rezone the property.	**APPROVAL**: In considering the proposed rezoning of Petition R16-04, Lake Norman Charter Elementary School, located on Hambright Road the **Town Board** finds that the rezoning is consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. We recommend approving the conditional rezoning plan for the Lake Norman Charter Elementary School as shown in Rezoning Petition R16-04. It is reasonable and in the public interest to rezone this property because… *(Explain)*
DENIAL: N/A	**DENIAL:** N/A	**DENIAL:** In considering the proposed rezoning of Petition R16-04, Lake Norman Charter Elementary School, located on Hambright Road, the **Town Board** finds that the rezoning is not consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. We recommend denial of Rezoning Petition R16-04. It is not reasonable and not in the public interest to rezone this property because…… *(Explain)*

AGREEMENT REGARDING ROAD OFF-SITE ROAD IMPROVEMENTS

(Rezoning Application R16-04)

This Agreement Regarding Road Off-Site Road Improvements (this "Agreement"), is entered into as of this _____ day of June, 2016, by and between the **TOWN OF HUNTERSVILLE** (the "Town") and **LAKE NORMAN CHARTER SCHOOL, INC.** ("LNCS").

Background

LNCS intends to purchase property located at tax parcels 01723306 and 01723312 (the "Property") and construct an elementary school (the "Elementary School Project").

In connection with Rezoning Application R16-04, and as requested by the Town, LNCS secured the services of Ramey Kemp & Associates to assess the potential impacts of the Elementary School Project on traffic in the surrounding area, and prepare a "Traffic Impact Study" (the "TIA").

The TIA recommends construction of certain road improvements directly serving the driveways for the Elementary School Project (the "Driveway-Related Improvements") and construction of certain off-site road improvements (hereinafter the "Off-Site Road Improvements") as summarized on Exhibit A attached hereto and incorporated herein by reference.

The parties agree that the Off-Site Road Improvements will benefit the public and have agreed upon a reasonable and equitable plan for coordinating and paying for the Off-Site Road Improvements – specifically the Town has agreed to be responsible for the planning, design and construction of the Off-Site Road Improvements and LNCS has agreed to pay $400,000 toward the cost of such Off-Site Road Improvements.

Agreement

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. Purpose: The purpose of this Agreement is to coordinate and fund the completion of the Off-Site Road Improvements for the benefit of the public. This Agreement is a part of and incorporated into Rezoning Application R16-04.

2. Responsibilities of LNCS: LNCS shall be responsible for the design, any needed right of way/easement acquisition and construction of the Driveway-Related

Improvements to be completed in connection with the development of Elementary School Project. LNCS shall contribute a total of Four Hundred Thousand Dollars ($400,000) towards completion of the Offsite Off-Site Road Improvements (the "Contribution") in two installment payments to the Town as follows: LNCS agrees to make an installment payment of $200,000 upon the closing for the purchase of the Property, expected to be summer 2016 (the date of closing referred to herein as the "Closing Date") and another installment payment of $200,000 two years from the Closing Date.

3. Responsibilities of the Town: The Town shall be responsible for the design, any needed right of way/easement acquisition and construction of the Off-Site Road Improvements, to be completed in a commercially reasonably time, no later than five years from the date hereof. The Town furthermore agrees to be responsible for all remaining costs for the Off-Site Road Improvements in excess of the Contribution.

4. Duration: The responsibilities of LNCS pursuant to this Agreement shall be complete upon the full payment of the Contribution, and the responsibilities of the Town shall be complete upon the completion of the Off-Site Road Improvements.

5. Conditions Precedent**:** Each party's obligations under this agreement are fully conditioned upon LNCS's acquisition of the Property.

6. Default and Remedies: If either party shall fail to perform its obligations under this Agreement, the other party shall have and may exercise any rights and remedies available at law or in equity, including, without limitation, the right to require specific performance. Prior to exercising any such rights or remedies, a party shall provide written notice of default to the other and provide a minimum 30 days' opportunity for the defaulting party to cure any such default.

7. Notices: All notices required or permitted to be given hereunder shall be deemed given if emailed, hand delivered or faxed with a mailed copy to follow, or mailed in a sealed wrapper and deposited in the United States Mail, registered or certified, return receipt requested, postage prepaid, properly addressed as follows:

   If to the Town: [insert]

   If to LNCS: [insert]

   Either party may change its notice address by giving written notice of the change to the other party in the manner specified above ten (10) days prior to the effective date of such change.

8. Miscellaneous.

a. No Third Party Rights: This Agreement is entered into by and between the parties hereto for their exclusive benefit. The parties do not intend to create or establish by this Agreement any third-party beneficiary status or rights, and no such third-party shall be entitled to enforce any right of obligation or enjoy any benefit created or established by this Agreement.

b. Binding Effect: This Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns.

c. Applicable Law: This Agreement shall be enforced, interpreted and construed by and under the laws of the State of North Carolina.

d. Entire Agreement: The terms and provisions set forth in this Agreement shall constitute the entire agreement between the Town and LNCS.

e. Severability: The invalidity or unenforceability of any one or more phrases, sentences, clauses or provisions of this Agreement shall not affect the validity or enforceability of the remaining portion of this Agreement or any part hereof.

f. Amendments: this Agreement may be amended only by written amendment duly executed by both the Town and LNCS.

g. Statutory Required Notice; Charter School Indebtedness: No indebtedness of any kind incurred or created by LNCS shall constitute an indebtedness of the State or its political subdivisions, and no indebtedness of LNCS shall involve or be secured by the faith, credit, or taxing power of the State or its political subdivisions.

h. Compliance with Laws: LNCS and the Town agree to comply with all laws in performance of the Agreement.

i. Captions: The captions and headings set forth in this Agreement are for convenience of reference only and shall not be construed as part of this Agreement.

j. Multiple Originals: This Agreement is executed in multiple originals, one of which is being retained by each of the parties hereto and each of which shall be deemed an original hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

ATTEST: TOWN OF HUNTERSVILLE

By: _____

_____

Title: _____

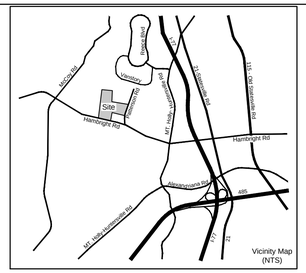
ATTEST: LAKE NORMAN CHARTER SCHOOL, INC.

By: _____

Title: _____

By: _____

EXHIBIT A



Legend

- Watershed Bndry
- Project Boundary
- Adjoining Parcels
- SWIM Buffer
- PCO Buffer
- CL Creek
- Grass / Dirt Drive
- 760 Ex Major Topo
- 758 Ex Minor Topo
- Setback Line
- Property Bufferyard
- Existing Treeline
- Existing Road R/W
- Existing Paved Road
- Existing Gravel Road
- x" Tree Existing Specimen Tree

Site Data:
PID#:.....01723306 & 01723312
Site Area (Combined):.....38.8 Ac
Ex Zoning:.....CB
Proposed Zoning:.....CI(CD)

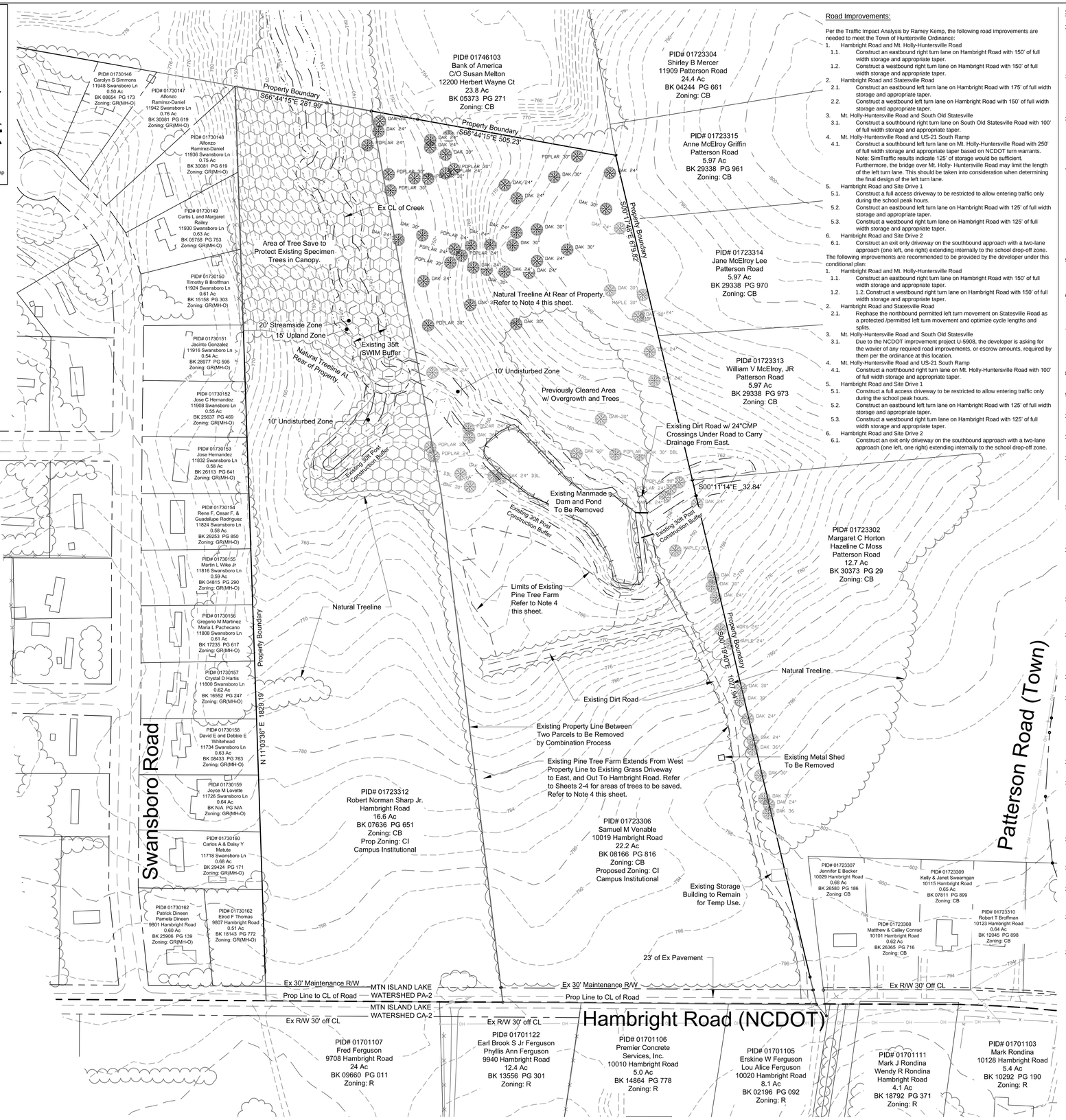
Tree Coverage
Ex Pine Tree Farm:.....9.0 Ac.
Natural Forest:.....15.6 Ac.
Total Tree Coverage:..24.6 Ac.
% Tree Coverage:.....63.4%
Tree Save:...+/-12.0 Ac. (30.9% of Total Ac.)
Remaining Natural Trees: 11.2 / 15.6 = 71.8%
(0.8 Ac in Pines Remaining)
Existing Specimen Trees:.....78
Remaining Specimen Trees:.....36 (46.2%)
Specimen Tree Requirement...24 (30%)

Parking Tabulation
# of Faculty / Visitor Spaces:.....95 to 100 spaces
HC Spaces Required:....2 spaces
HC Spaces Provided:.....3 spaces (Van Acc)
Total Spaces Provided.....98 to 103 spaces

Special Event Parking:
Space Within Loop Road:....185 cars
Space Within Play Fields:....433 cars

Capacity for Special Events:.....716 cars

Watershed Calculations
Watershed:....PA-2 (70% BUA with BMP)
Site Acerage:....38.8Ac
Prop Impervious Area....335,450 sqft (7.7Ac)
Schematic BUA:....7.7 Ac (19.9% Total Site)
DA to BMP:.....13.3 Ac
BUA to Schematic BMP:....7.7 Ac (58.0%)
(Includes Impervious Areas for Future Parking Lots, Hard Courts, Accessory Structures, etc.)
Method of Treatment:.....Above Ground Sand Filter System
WQ Requirement:.....1" Rainfall
CPv Requirement:..... 1-yr, 24 Hr Storm
Detention Requirement:.....2-yr and 10-yr, 24 Hr Storms



Road Improvements:

Per the Traffic Impact Analysis by Ramey Kemp, the following road improvements are needed to meet the Town of Huntersville Ordinance:

1. Hambright Road and Mt. Holly-Huntersville Road
   - 1.1. Construct an eastbound right turn lane on Hambright Road with 150' of full width storage and appropriate taper.
   - 1.2. Construct a westbound right turn lane on Hambright Road with 150' of full width storage and appropriate taper.
2. Hambright Road and Statesville Road
   - 2.1. Construct an eastbound left turn lane on Hambright Road with 175' of full width storage and appropriate taper.
   - 2.2. Construct a westbound left turn lane on Hambright Road with 150' of full width storage and appropriate taper.
3. Mt. Holly-Huntersville Road and South Old Statesville
   - 3.1. Construct a southbound right turn lane on South Old Statesville Road with 100' of full width storage and appropriate taper.
4. Mt. Holly-Huntersville Road and US-21 South Ramp
   - 4.1. Construct a southbound left turn lane on Mt. Holly-Huntersville Road with 250' of full width storage and appropriate taper based on NCDOT turn warrants. Note: SimTraffic results indicate 125' of storage would be sufficient. Furthermore, the bridge over Mt. Holly- Huntersville Road may limit the length of the left turn lane. This should be taken into consideration when determining the final design of the left turn lane.
5. Hambright Road and Site Drive 1
   - 5.1. Construct a full access driveway to be restricted to allow entering traffic only during the school peak hours.
   - 5.2. Construct an eastbound left turn lane on Hambright Road with 125' of full width storage and appropriate taper.
   - 5.3. Construct a westbound right turn lane on Hambright Road with 125' of full width storage and appropriate taper.
6. Hambright Road and Site Drive 2
   - 6.1. Construct an exit only driveway on the southbound approach with a two-lane approach (one left, one right) extending internally to the school drop-off zone.

The following improvements are recommended to be provided by the developer under this conditional plan:

1. Hambright Road and Mt. Holly-Huntersville Road
   - 1.1. Construct an eastbound right turn lane on Hambright Road with 150' of full width storage and appropriate taper.
   - 1.2. 1.2. Construct a westbound right turn lane on Hambright Road with 150' of full width storage and appropriate taper.
2. Hambright Road and Statesville Road
   - 2.1. Rephase the northbound permitted left turn movement on Statesville Road as a protected /permitted left turn movement and optimize cycle lengths and splits.
3. Mt. Holly-Huntersville Road and South Old Statesville
   - 3.1. Due to the NCDOT improvement project U-5908, the developer is asking for the wavier of any required road improvements, or escrow amounts, required by them per the ordinance at this location.
4. Mt. Holly-Huntersville Road and US-21 South Ramp
   - 4.1. Construct a northbound right turn lane on Mt. Holly-Huntersville Road with 100' of full width storage and appropriate taper.
5. Hambright Road and Site Drive 1
   - 5.1. Construct a full access driveway to be restricted to allow entering traffic only during the school peak hours.
   - 5.2. Construct an eastbound left turn lane on Hambright Road with 125' of full width storage and appropriate taper.
   - 5.3. Construct a westbound right turn lane on Hambright Road with 125' of full width storage and appropriate taper.
6. Hambright Road and Site Drive 2
   - 6.1. Construct an exit only driveway on the southbound approach with a two-lane approach (one left, one right) extending internally to the school drop-off zone.

Site Development Notes:

1. All development shall conform to the 2015 *Town of Huntersville Zoning Ordinance*, The Town of Huntersville *Water Quality Design Manual* June 2013 Edition, *The Town of Huntersville Engineering Standards and Procedures Manual* October 1, 2015 Edition, 2016 Mecklenburg County Land Use and Environmental Agency standards and specifications, and 2016 North Carolina Department of Environmental Quality standards for Private Water and Sanitary Sewer Systems, & 2016 Charlotte Water Public Water Specifications and Details.
2. The proposed school building shown is schematic and subject to minor footprint changes as architectural designs and programming of classroom space are developed. The main facility depicted on this plan shall be 2-story footprint of approximately 35,000 sqft, with a 10,000 sqft gym, however those numbers are subject to change depending upon the needs of LNCS and/or agreements with the Town of Huntersville.
3. The layout and types of recreational play fields, courts, accessory structures, etc. and their associated parking lots, are only shown as a representation of possible uses within the property. All are subject to change depending upon the needs of the Lake Norman Charter School (LNCS) and/or agreements formed between LNCS and The Town of Huntersville Parks and Recreation Department. Recreational layouts shall conform to the Town of Huntersville Zoning Ordinance. All impervious surfaces shall be treated and detained as required by LUESA and The Town of Huntersville.
4. The storm drainage systems, proposed grading, and tree line shown are subject to change depending on field conditions encountered, joint plans with the Town of Huntersville, and development of final construction documents. The final development plans shall meet the current Town of Huntersville tree save requirements. Said changes shall still maintain the site drainage basins and ensure impervious areas created by the project will be treated by an approved method. Some trees within the existing property were planted for timber and are not natural growth. By this plan and the conditional rezoning to Campus Institutional, Tree Save Areas shown on this plan are areas in which Lake Norman Charter School will attempt to save during development, however Campus Institutional Zoning has no requirement for Tree Save Area, except for requirements specifically related to Heritage and Specimen trees. By this plan, LNCS reserves the right to clear trees in the future, as long as the minimum requirements for preservation of Heritage and Specimen Trees are met and bufferyards remain in compliance with Town of Huntersville Ordinances.
5. LNCS reserves the right to install lighting at the Tennis Courts depending upon their needs and partnerships with the Town of Huntersville. Any request for future lighting within the tennis court area would be designed per Town of Huntersville ordinance and would be submitted for approval prior to installation. The practice play fields shall not have any lighting installed in the future.
6. The Lake Norman Charter School reserves the right to limit the amount of standard curb and gutter used in order to promote Low Impact Development within the site. Curbs, or other barriers, shall be used as required by the Town of Huntersville to protect pedestrian walkways, landscaping, etc. Parking lot islands shall be 1'-6" standard curb and gutter.
7. Per the Municipal School Transportation Assistance (MSTA) guidelines, an Urban Charter School with 500 students, plus additional staff, requires a High Demand Length of 3,927 lf for stacking. This plan provides for 5,865 lf of total stacking length within the property boundary at completion, and 4,153 lf total stacking length in Phase 1 Development. LNCS shall ensure stacking will not take place on Hambright Road or any other public right of way.
8. Per FEMA FIRM Panel #4549, Map #3710454900J, The two subject parcels lie outside of the 0.2% Annual Chance Floodplain. (Zone X)
9. All work within the Right of Way on Hambright Road will require an encroachment agreement with NCDOT.
10. Final location of school signs to be determined during the signage permitting process with the Town of Huntersville.
11. Road Improvements along Hambright Road, as recommended by Ramey Kemp in the TIA, are shown on sheets 2-4. They shall be installed prior to the opening of Phase 1 operations.
12. The School shall begin operations in the 2017-2018 school year with 300 elementary school students. Enrollment will increase to 500 students in the 2018-2019 school year. Enrollment shall be capped at 500 students in all phases. The school shall operate out of temporary Modular Classrooms thru the 2021-2022 school year. Starting with the 2022-2023 school year, the school shall operate out of the new facility, at which time, the temporary mobile units shall be removed from the site. The grades taught will be K thu 4. The 5th grade will still continue to be taught at the existing LNCS Middle School.
13. Phase 1 shall consist of all site work, electrical, plumbing, etc. necessary to operate out of the 6 Modular Classrooms as shown on Sheet 2, Phase 1 Development. This work includes the construction of roadway improvements along Hambright Road per the TIA. The sidewalk along Hambright Road shall be installed within Phase 1 of the development in order to create a safe pedestrian way along Hambright Road when the School first opens.
14. An alternate Phase 1A shall include all work within Phase 1, but will also include the construction of a stand alone Gymnasium along Hambright Road, per Sheet 2, Phase 1 Development. The timing of construction for the Gym is dependent upon agreements with the Town of Huntersville, and/or the needs of the Lake Norman Charter School. At the option of LNCS, the Gym may not be constructed until the main facility is constructed in Phase 2 Development. If constructed in Phase 1A, then street trees shall be installed along the gym frontage as well.
15. Phase 2 shall include all site work, electrical, plumbing, etc. necessary to open the new facility, with gym, along Hambright Road as shown on Sheets 3 and 4. Temporary facilities shall be removed from the site. Construction is expected to begin in June of 2021 in order to move into the new facility and begin use in the 2022-2023 school year.
16. The new school and gym shall meet the 2016 Town of Huntersville Zoning Ordinance requirements for being pedestrian oriented on Hambright Road, shall include a pedestrian entrance and functional door on street side, no mechanical equipment, meters, transformers, etc. shall be in front of the building, rooftop equipment shall be screened from view anywhere at grade. For security reasons, all doors on the school shall be locked, buzzer type with security cameras for allowing entry into the facility.
17. Parking lots shall be planted with trees and shrubs in Phase 1, as required by the Ordinance. Parking lots shall include pedestrian corridors within all lots on the campus.
18. As part of the Conditional Rezoning to Campus Institutional, LNCS request the location of dumpster / recycle containers be allowed on the east side of the facility as depicted on Sheets 2, 3 and 4. This is requested in the interest of safety, so as not to allow trash trucks into the main ring road. The exit drive from the delivery area is to be closed at all times and only opened by LNCS when it is safe for delivery trucks to exit the property. LNCS shall take the appropriate measures to screen the area and containers from the view of Hambright Road and the neighboring properties. All screen walls shall match the exterior of the main building, and have elevation steps, bump-outs, or other architectural features.
19. The site will conform to Article 8.26 of the Huntersville Zoning Ordinance in regard to lighting requirements.
20. The design and construction of the water quality sand filter systems shall meet the 2016 standards of The Town of Huntersville and LUESA for water quality and detention. The water quality sand filter system depicted on this plan uses a dual bay sand filter system, in which each bay handles approximately 6.65 Ac of drainage area. The total drainage area for treatment is approximately 13.3 Ac. The impervious area for the drainage area is approximately 7.7 Ac. That area is for the conceptual site plan and is subject to change depending on the final designs. The maximum drainage area to one sand filter bay is 10 Ac.
21. Specimen Trees, Boundary Work and other limited surveying of the existing site features for the development of this plan was field run by Merrick and Company. The topo shown is from LIDAR data, LNCS shall provide field run topo as necessary for engineering designs.
22. Sanitary Sewer service shall be provided via an 8" sanitary sewer main privately owned by LNCS, to a MH within the Huntersville Business Park, by way of a private utility easement within the park.
23. Based on ongoing discussions with Charlotte Water, Future water service shall be via a 12" Charlotte Water Public Main along Hambright Road. Water services will consist of domestic, fire, and irrigation services, the sizes of which are to be determined during design.
24. As part of the Conditional Rezoning to Campus Institutional, LNCS request the 80' buffer yard along the western property line be reduced to a 40' buffer yard. LNCS shall not install any hard surfaces within 80' of the western property line. The buffer shall be planted per Article 7.5 of the Huntersville Zoning Ordinance.
25. The developer shall install fencing commensurate with surrounding elementary schools.

MERRICK® & COMPANY
1001 MOREHEAD SQUARE DRIVE SUITE 500
CHARLOTTE, NC 28203
PHONE: 704.509.6500 FAX: 704.509.6508

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Lake Norman Charter School

12435 Old Statesville Rd
Huntersville, NC 28078

REV	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:

REVISIONS:

DESIGN BY:
DRAWN BY:
CHECKED BY: MM/DD/YR
APPROVED BY: MM/DD/YR

DATE:

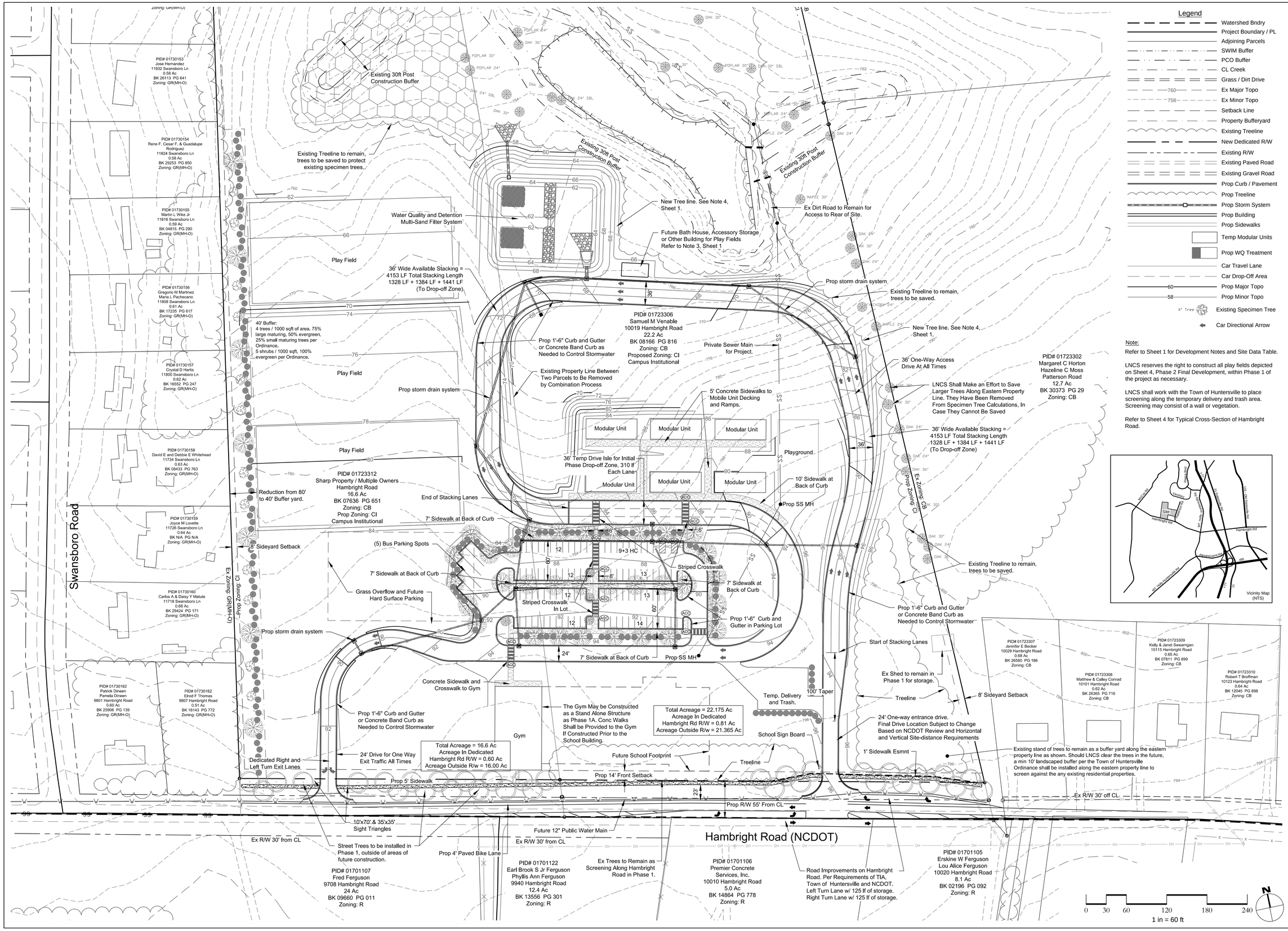
Lake Norman Charter Elementary School

Huntersville, NC

Existing Conditions Plan

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23305 JAMES E. BEAVER
May 27, 2016

JOB NO: 8872-00
DATE: 12/1/15
SHEET 1



Note:

Refer to Sheet 1 for Development Notes and Site Data Table.

LNCS reserves the right to construct all play fields depicted on Sheet 4, Phase 2 Final Development, within Phase 1 of the project as necessary.

LNCS shall work with the Town of Huntersville to place screening along the temporary delivery and trash area. Screening may consist of a wall or vegetation.

Refer to Sheet 4 for Typical Cross-Section of Hambright Road.

MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 550
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PHONE: 704.509.6500
FAX: 704.509.6508

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Lake Norman Charter School

12435 Old Statesville Rd
Huntersville, NC 28078

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

REVISIONS:

DESIGN BY:	
DRAWN BY:	
CHECKED BY:	MM/DD/YR
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DATE:	

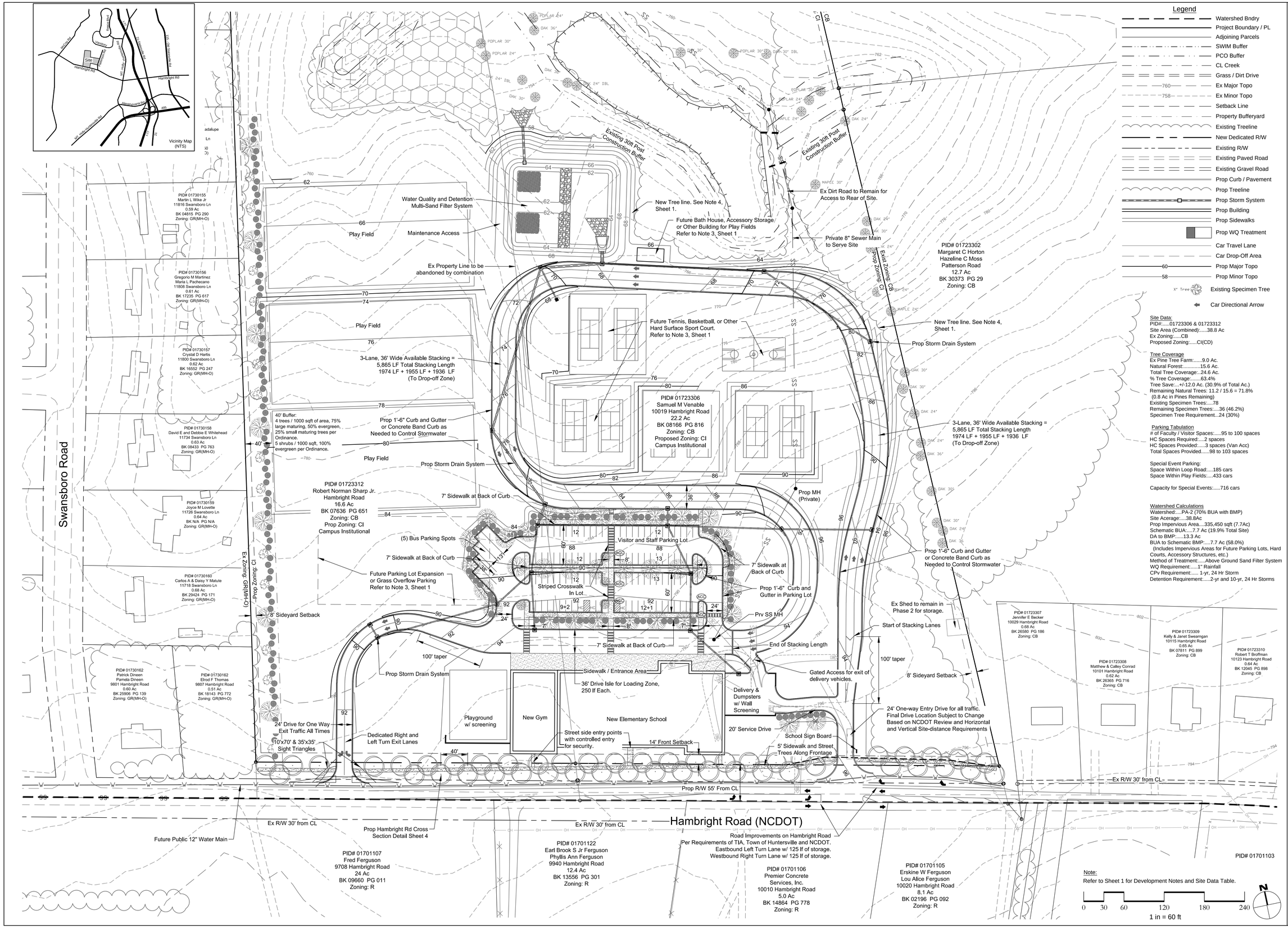
Lake Norman Charter Elementary School

Huntersville, NC

Phase 1 Development Detailed Site Plan

NORTH CAROLINA PROFESSIONAL SEAL 23305 ENGINEER JAMES E. PHILLIPS
May 27, 2016

JOB NO: 8872-00
DATE: 12/1/15
SHEET 2



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CPv Requirement:.....1-yr, 24 Hr Storm
Detention Requirement:.....2-yr and 10-yr, 24 Hr Storms

Note:
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Lake Norman Charter School

12435 Old Statesville Rd
Huntersville, NC 28078

REV	REVISION / DESCRIPTION	DATE:	DRAWN BY:	CHECKED BY:	APPROVED BY:

REVISIONS:

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DRAWN BY:	MM/DD/YR
CHECKED BY:	MM/DD/YR
APPROVED BY:	MM/DD/YR
DATE:	

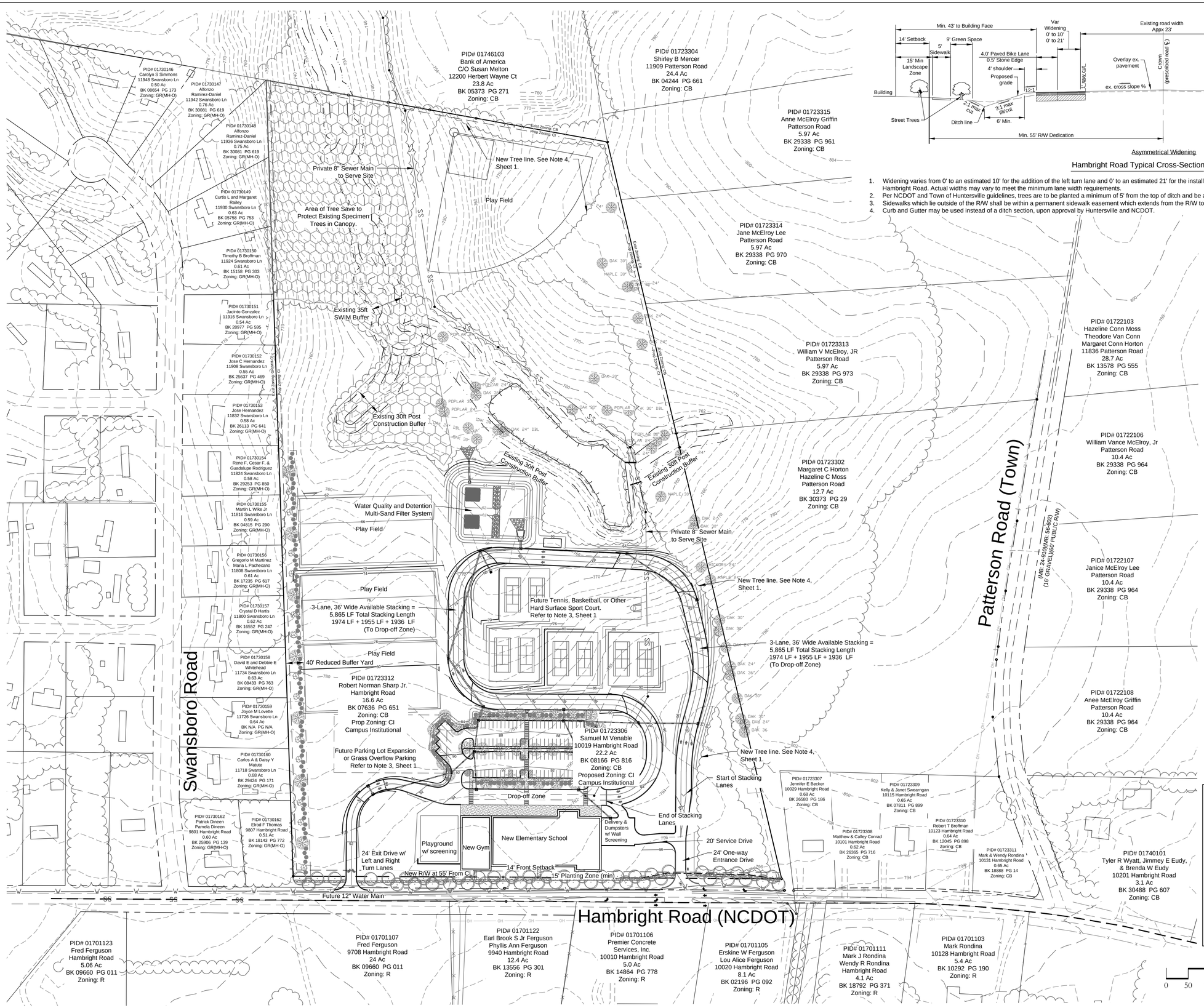
Lake Norman Charter Elementary School

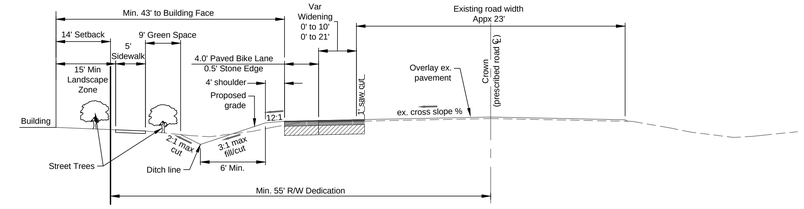
Huntersville, NC

Phase 2 Final Development Detailed Site

NORTH CAROLINA PROFESSIONAL SEAL 23315 ENGINEER
May 27, 2016

JOB NO: 8872-00
DATE: 12/1/15
SHEET 3





Asymmetrical Widening

Hambright Road Typical Cross-Section

1. Widening varies from 0' to an estimated 10' for the addition of the left turn lane and 0' to an estimated 21' for the installation of a right turn lane and left turn lane on Hambright Road. Actual widths may vary to meet the minimum lane width requirements.
2. Per NCDOT and Town of Huntersville guidelines, trees are to be planted a minimum of 5' from the top of ditch and be a minimum of 3.5' from the edge of the sidewalk.
3. Sidewalks which lie outside of the R/W shall be within a permanent sidewalk easement which extends from the R/W to a point 1 ft behind the sidewalk.
4. Curb and Gutter may be used instead of a ditch section, upon approval by Huntersville and NCDOT.

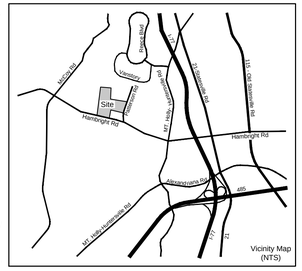
Legend

- Watershed Bndry
- Project Boundary
- Adjoining Parcels
- SWIM Buffer
- PCO Buffer
- CL Creek
- Grass / Dirt Drive
- Ex Major Topo
- Ex Minor Topo
- Setback Line
- Property Bufferyard
- Existing Treeline
- Existing Road R/W
- Prop Road R/W
- Existing Paved Road
- Existing Gravel Road
- Prop Curb / Pavement
- Prop Treeline
- Prop Storm System
- Prop Building
- Prop Sidewalks
- Prop WQ Treatment
- Car Travel Lane
- Car Drop-Off Area
- Prop Major Topo
- Prop Minor Topo
- Existing Specimen Tree
- Car Directional Arrow

Note:
Refer to Sheet 1 for Development Notes and Site Data Table.

Playground and delivery & dumpster areas are to be screened with a wall of similar color and material type of the building, enhanced with landscaping as necessary to create screen. Screen walls shall have elevation steps, bump-outs, or other architectural features. LNCS shall work with Huntersville Staff to ensure the areas are properly screened.

The building facade and screen walls shall incorporate some offsets or variation along the face as per Town of Huntersville Architectural Requirements.



MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 550
CHARLOTTE, NC 28203
PHONE: 704.509.6500 FAX: 704.509.6508

THIS AND ANY OTHER ELECTRONIC MEDIA CONTAINED IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF MERRICK & COMPANY. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OR MODIFICATION OF MY UTILIZATION IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION OF MERRICK & COMPANY, SHALL BE AT THE USE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LEGAL EXPOSURE TO MERRICK & COMPANY.

Lake Norman Charter School

12435 Old Statesville Rd
Huntersville, NC 28078

REV	REVISION DESCRIPTION	DATE	DRAWN BY	CHECKED BY	APPROVED BY

REVISIONS:

DESIGN BY:	
DRAWN BY:	MM/DD/YR
CHECKED BY:	MM/DD/YR
APPROVED BY:	MM/DD/YR

DATE:

Lake Norman Charter Elementary School

Huntersville, NC

Phase 2 Final Development Overall Site Plan

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23305 BRIAN E. TAYLOR

May 27, 2016

JOB NO: 8872-00
DATE: 12/1/15
SHEET 4

CONCEPTUAL RENDERING: SOUTH ELEVATION

LNCHARTER
LAKE NORMAN CHARTER

CLARKNEXSEN

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jack Simoneau, Planning Director
Subject: McIlwaine Subdivision

Sketch: McIlwaine Subdivision is a request by Hopper Communities to subdivide approximately 80.48 acres to develop 120 single family homes in the Transitional (TR) zoning district. The property is located on McIlwaine Road and is identified as PINs 01513107, 01513108, 01513109, 01513113, 01513120, 01513121, 01513122, 01513124, 01513126, 01513127, 01513130, 01512198.

ACTION RECOMMENDED:
Conduct an evidentiary hearing and consider a decision on the McIlwaine Subdivision Sketch Plan at the June 20, 2016 Town Board Meeting.

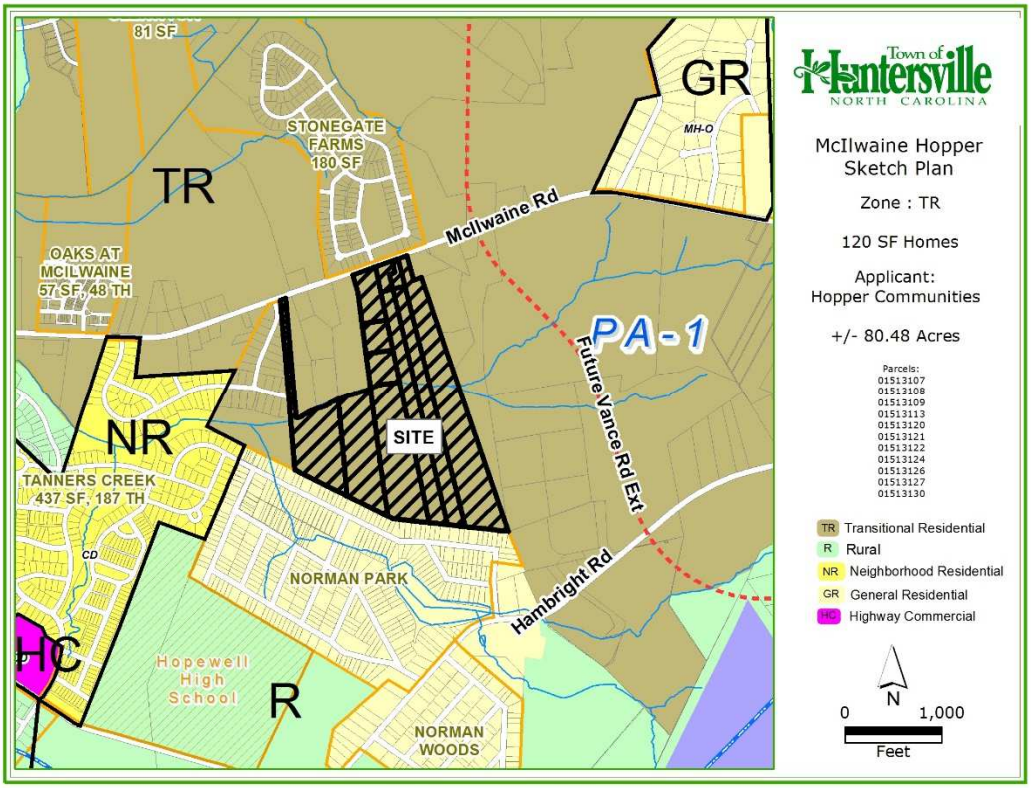
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
Staff Report McIlwaine Hopper TB 6.20.16	Staff Report
Attachment A - McIlwaine Application	Exhibit
Attachment B - McIlwaine Subdivision Plan Set	Exhibit
Attachment C - McIlwaine Subdivision Neighborhood Meeting Minutes	Exhibit
Attachment D - McIlwaine Subdivision TIA Determination	Exhibit
Attachment E - McIlwaine Subdivision APFO Determination	Exhibit
Attachment F - McIlwaine Subdivision CMS Report	Exhibit

McIlwaine Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: JBH Development, LLC and Hopper Communities, INC

Project Size: +/- 80.48 acres

Parcel Number: 01513107, 01513108, 01513109, 01513113, 01513120, 01513121, 01513122, 01513124, 01513126, 01513127, 01513130, 01512198

Current Zoning: Transitional (TR)

Current Land Use: Majority of the land is vacant, several single family homes abut McIlwaine Road

Proposed Land Use: 120 single-family lots

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

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Adjacent Properties:
   North: *Transitional (TR) single-family*: Stonegate Farms Subdivision
   South: *General Residential (GR)*, *single-family*: Norman Park Subdivision
   East: *Transitional (TR) single-family*: Large lot single-family residential
   West: *Transitional (TR) single-family:* Aberdeen Park Subdivision
2. A neighborhood meeting was held on April 20, 2016, see Attachment C, Neighborhood Meeting Summary.
3. The proposed project is located in the MIL-PA I protected watershed. A maximum impervious of 70% is allowed; developer is proposing 26.6%
4. Max density allowed is 1.5 units an acre with 40 % open space. The project has 1.5 units per acre with 40.78% open space.
5. 35% of the existing tree canopy and 35% of the existing specimen trees are required to be saved. The developer is saving 36% of the tree canopy and 39% of the specimen trees onsite.
6. Street standards, connectivity and setbacks are all compliant with the zoning and subdivision ordinance.
7. The developer is asking the Town Board to approve a block length wavier, due to an expansive creek crossing (1067 linear feet), per Article 5: Streets.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis

Based on the land use and intensity proposed, a Traffic Impact Analysis (TIA) was required. A final TIA was submitted by the developer's consultant on May 25th and was found to be acceptable with comments provided on June 2nd. The TIA was phased with 83 units in the first phase and 42 units in the second phase for a total of 125 units. Based on the phasing of the TIA, the offsite roadway improvements would be needed once the 84th unit is built. Based on the TIA, the following roadway improvements are required to be constructed prior to the 84th unit:

McCoy Road at McIlwaine Road

- Construct a southbound right-turn lane on McCoy Road with 100 feet of storage

McCoy Road at Hambright Road

- Construct a westbound right-turn lane on Hambright Road with 100 feet of storage

It would further be the Engineering and Public Works Department's recommendation to require the following additional roadway improvement:

McIlwaine Road at Thistlebrook Lane/Proposed Street

- Construct eastbound/westbound left-turn lanes on McIlwaine Road with 100 feet of storage

NCDOT has provided feedback on the TIA and agree with the above listed roadway improvements with the exception that 150 feet of storage would be required for left-turn lanes on McIlwaine Road at Thistlebrook Lane/Proposed Street.

Attachment D, Traffic Impact Analysis Determination

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 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.
- **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 Transitional (TR) zoning district requires thirty-five (35%) percent of the existing tree canopy to be preserved; the developer is saving 36% (24.81 acres). As required thirty-five (35%) of all specimen trees are required to be saved. The applicant is saving thirty-nine (39%) percent of the specimen trees. The 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 internal street cross-section proposed is appropriate for residential use. There are 10' travel lanes. Curb and gutter, with 7' green zones (planting strips) and 5' sidewalk on each side of the

street. The total right-of way width is 51'. Block length is allowed to be no longer than, 800' in major residential subdivisions. Per Article 5: Streets, the developer is requesting a waiver from the Town Board to approve a block length due to a large creek crossing. The block length to cross the creek is 1,067 linear feet.

- **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 is providing sidewalk on both sides of all internal subdivision streets that will tie into abutting neighborhood streets. A sidewalk and bike lanes will be installed on McIlwaine Road to comply with future plans and ordinance. The developer has agreed to dedicate land for the Town greenway as called for on the adopted 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 proposed development has one entrance located on McIlwaine Road. An internal street within the subdivision will connect to the stub street, Journeys End Trail, in the Aberdeen Park as called for in the Beatties Ford Road Corridor Plan as a connector street. A stub street will be accommodated on the southern property line abutting Norman Park Subdivision parcels. There will be two stubs abutting properties to the East, one to accommodate the future collector and the other south of the creek.
- **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 122 single-family units. The development will be able to accommodate the proposed 120 single family lots, if the open space calculations are revised on the plan set. See #19 of this section for further details.

2. Conformity.
The proposed development is in keeping with the density in other major subdivisions in this area (Stonegate Farms 2.68 units to the acre and Aberdeen Park 1.39 units to the acre, both subdivision are currently zoned Transitional (TR), but were developed under OPS zoning. The McIlwaine Subdivision proposes to develop 120 single family homes.

3. Access between Adjoining Properties.
The proposed development is providing multiple right of way extensions, one to the south, two to the east and one to the west. The subdivision is also tying into an existing street, Journeys end trail located within Aberdeen Park. The developer is asking the Town Board to approve a block length wavier due to an expansive creek crossing (1067 linear feet), per Article 5: Streets.

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 thirty-five (35%) percent of the tree canopy, thirty-five (35%) percent of the specimen trees and one hundred (100%) percent of the heritage trees and these requirements are being met. 36.1% of the tree canopy is being saved; thirty-nine (39%) percent of the specimen trees are being saved; and there are no heritage trees on site. There is an existing storm water buffer that permanently protects a significant portion of natural vegetation.

6. Access to parks, schools, etc.

The applicant is providing sidewalks on both sides of the street for all internal streets. Connection of sidewalks will be made into Journeys End Trail (Aberdeen Park Subdivision). The developer has agreed to dedicate the land for a future Town greenway as called for in the Town of Huntersville Greenway and Bikeway Master plan.

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 McIlwaine Subdivision have not been identified for a public school or park site.

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

13. Proposed street names
Street names are not required at this review level. They will be reviewed at the preliminary plan stage.

14. Easements.
No easements have been identified

15. Proposed water and sewerage system.
A *Willingness to Serve* Letter has been issued by Charlotte Water.

16. Restrictions on the subdivision of land subject to flooding.
No flood plain exist onsite.

17. Reserved.

18. Open Space
The applicant is required to provide forty (40%) percent open space to achieve 1.5 units yielding 120 lots. The current plan is providing 40.78% open space.

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 E: Determination of Adequacy.

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

PART 5: STAFF RECOMMENDATION

In considering McIlwaine Subdivision, staff finds:

- The application is complete.
- Staff recommends approval of a waiver request for block length due to the topography and the nature at which the creek crossing occurs (see map to right for location).
- Staff recommends approval of the subdivision, once final comments have been made and the applicant makes corrections.

Planning Site Plan Comments:

1) Minor plan revisions: note and labeling corrections need to be made.

Engineering Site Plan Comments:

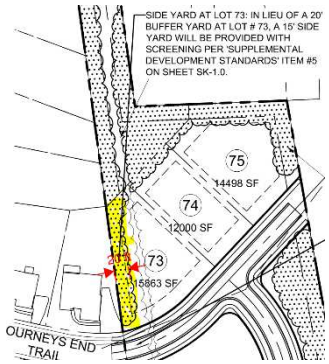
1) Minor site plan revisions needed.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board recommend Denial (6-1) based upon the below not being met:

Planning Site Plan Comments:

1) Open space calculations are incorrect and will not support the density requested. The urban open space parks are being counted as 1.5 larger than their actual area. The only opportunity to acquire 1.5X open space credit within this project is if the **developer builds, dedicates and the Town/County accepts the greenway**. The notes and open space calculations will need to be corrected to ensure the plan meets the ordinance.
2) A detail of the buffer reduction request along lot #73 is needed. The applicant is proposing 10' evergreen buffer (evergreen trees planted 30' on center and shrubs every 5' and a 15' building side yard setback). The ordinance requires a standard 20' undisturbed residential buffer. The Town Board does have the ability to waive or reduce the buffer, per Article 7, but at this time staff feels the intent of the ordinance is not being met.
3) An 80' buffer along existing state maintained roads (McIlwaine) is required to start at the proposed/future right-of-way. Due to the TIA not being vetted and NCDOT not commenting, there are road improvements that may need to be made thus requiring more right of way. If that is the case, the 80' buffer would need to be pushed back affecting the developments open space. Due to the lack of information on the plan staff cannot determine if the plan will meet the ordinance.
4) Minor plan revisions: note and labeling corrections need to be made on multiple plan sheets.



Subsequently the applicant has addressed all of the above.

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 (a 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 – Traffic Impact Analysis Determination
E – Determination of Adequacy
F – CMS School Assessment

Petitioner's Application

General Application

Town of Huntersville NORTH CAROLINA

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

1. Application Type

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

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 March 1, 2016 Revised 5/11/2016

Name of Project McIlwaine Road Subdivision - Name TBD Phase # (if subdivision) 1 of 1

Location 7531 McIlwaine Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01513107, 01513108, 01513109, 01513113, 01513120, 01513121, 01513122, 01513124, 01513126, 01513127, 01513130, 01513198

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

Property Size (acres) +/- 80.48 Street Frontage (feet) +/-650

Current Land Use Single Family Residential - Rural Acreage / Vacant

Proposed Land Use(s) Single Family Residential

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.
Major Subdivision Sketch Plan Review for a 120 lot subdivision.

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 .

Last updated on 9/15/2015

(c) 2010, Town of Huntersville, All Rights Reserved/FO-PL-092310-2; Updated 7-17-2013

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 J. Bart Hopper

Address of Applicant JBH Development, LLC, 229 E. Kingston Ave.

Email bhopper@hoppercommunities.com Charlotte, NC 28203

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

Printed Name _____

Property Owner's Address _____ Email _____

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

Development Firm	Name of contact	Phone	Email
Hopper Communities, Inc.	Clay McCullough	704-805-4802	cmccullough@hoppercommunities.com

Design Firm	Name of contact	Phone	Email
Landworks Design Group	Matt Langston	704-841-1604 x701	mlangston@landworkspa.com

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:

_____

_____

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

Last updated on 9/15/2015

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Application for: John and Marie Beard - Parcel 01513107

Town of Huntersville NORTH CAROLINA

General Application

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Last updated on 9/15/2015

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6. Signatures

*Applicant's Signature J. Bart Hopper Printed Name J. Bart Hopper

Address of Applicant JBH Development, LLC, 229 E. Kingston Ave.

Email bhopper@hoppercommunities.com Charlotte, NC 28203

Property Owner's Signature (if different than applicant) John F Beard/Marie W. Beard

Printed Name JOHN F/MARIE W. BEARD

Property Owner's Address 7722 McAlpine Rd. Email beard418@bellsouth.net

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

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Application for: David B. Williams - Parcels 01513108, 01513120, 01513127

Town of Huntersville NORTH CAROLINA

General Application

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- ☐ CONDITIONAL REZONING
- ☐ GENERAL REZONING
- ☐ MASTER SIGNAGE PROGRAM
- ☐ REVISION to _____
- ☐ SPECIAL USE PERMIT

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

- ☑ SKETCH PLAN
- ☐ PRELIMINARY PLAN
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*Applicant's Signature J. Bart Hopper Printed Name J. Bart Hopper

Address of Applicant JBH Development, LLC, 229 E. Kingston Ave.

Email bhopper@hoppercommunities.com Charlotte, NC 28203

Property Owner's Signature (if different than applicant) David B. Williams

Printed Name David B. Williams

Property Owner's Address 7700 McILWAINE Rd. Email

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

Development Firm	Name of contact	Phone	Email
Hopper Communities, Inc.	Clay McCullough	704-805-4802	cmccullough@hoppercommunities.com

Design Firm	Name of contact	Phone	Email
Landworks Design Group	Matt Langston	704-841-1604 x701	mlangston@landworkspa.com

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

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

Last updated on 9/15/2015

(c) 2010. Town of Huntersville. All Rights Reserved/FO-PL-092310-2; Updated 7-17-2013

dotloop signature verification: dotloop.com/my/verification/DL-147009731-3-3D2T

Application for: Bryant and Ava McGee - Parcels 01513109, 01513121, 01513122

Town of Huntersville NORTH CAROLINA

General Application

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1. Application Type

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

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- ☐ 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 March 1, 2016 Revised 5/11/2016

Name of Project McIlwaine Road Subdivision - Name TBD Phase # (if subdivision) 1 of 1

Location 7531 McIlwaine Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01513107, 01513108, 01513109, 01513113, 01513120, 01513121, 01513122, 01513124, 01513126, 01513127, 01513130, 01513198

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

Property Size (acres) +/- 80.48 Street Frontage (feet) +/-650

Current Land Use Single Family Residential - Rural Acreage / Vacant

Proposed Land Use(s) Single Family Residential

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.
Major Subdivision Sketch Plan Review for a 120 lot subdivision.

4. Site Plan Submittals

4. Site Plan Submittals

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Last updated on 9/15/2015

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dotloop signature verification: dotloop.com/my/verification/DL-147009731-3-3D2T

5. Outside Agency Information

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6. Signatures

*Applicant's Signature J. Bart Hopper Printed Name J. Bart Hopper

Address of Applicant JBH Development, LLC, 229 E. Kingston Ave.

Email bhopper@hoppercommunities.com Charlotte, NC 28203

Property Owner's Signature (if different than applicant) Ava McGee

dotloop verified 03/02/16 10:18am EST W17Q-2G5E-FC4U-LPLL

Printed Name Ava McGee

Property Owner's Address 7620,7622,764 McIlwaine, Huntersville NC Email avaemcgee@bellsouth.net

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

Development Firm	Name of contact	Phone	Email
Hopper Communities, Inc.	Clay McCullough	704-805-4802	cmccullough@hoppercommunities.com

Design Firm	Name of contact	Phone	Email
Landworks Design Group	Matt Langston	704-841-1604 x701	mlangston@landworkspa.com

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Last updated on 9/15/2015

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ABOUT DOTLOOP TERMS OF USE PRIVACY POLICY © 2016 DOTLOOP INC
HELP CENTER CALL 1 (513) 257-0551 MEMBER ID: 6918

Application for: Lori A. Millsap - Parcel 01513198

Town of Huntersville NORTH CAROLINA

General Application

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1. Application Type

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- ☐ CHANGE OF USE
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- ☐ 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 March 1, 2016 Revised 5/11/2016

Name of Project McIlwaine Road Subdivision - Name TBD Phase # (if subdivision) 1 of 1

Location 7531 McIlwaine Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01513107, 01513108, 01513109, 01513113, 01513120, 01513121, 01513122, 01513124, 01513126, 01513127, 01513130, 01513198

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

Property Size (acres) +/- 80.48 Street Frontage (feet) +/-650

Current Land Use Single Family Residential - Rural Acreage / Vacant

Proposed Land Use(s) Single Family Residential

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.
Major Subdivision Sketch Plan Review for a 120 lot subdivision.

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 .

Last updated on 9/15/2015

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6. Signatures

*Applicant's Signature J. Bart Hopper Printed Name J. Bart Hopper

Address of Applicant JBH Development, LLC, 229 E. Kingston Ave.

Email bhopper@hoppercommunities.com Charlotte, NC 28203

Property Owner's Signature (if different than applicant) Lori Milsap Smith

Printed Name Lori Milsap Smith

Property Owner's Address MCKWAINE Rd Pin# 0515 3198 Email

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

Development Firm	Name of contact	Phone	Email
Hopper Communities, Inc.	Clay McCullough	704-805-4802	cmccullough@hoppercommunities.com

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Last updated on 9/15/2015

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Application for: Ray Durham Jr - Parcels 01513113, 01513124, 01513126

Town of Huntersville NORTH CAROLINA

General Application

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- ☐ MASTER SIGNAGE PROGRAM
- ☐ REVISION to _____
- ☐ SPECIAL USE PERMIT

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

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- ☐ PRELIMINARY PLAN
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- ☐ FARMHOUSE CLUSTER

2. Project Data

Date of Application March 1, 2016 Revised 5/11/2016

Name of Project McIlwaine Road Subdivision - Name TBD Phase # (if subdivision) 1 of 1

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Parcel Identification Number(s) (PIN) 01513107, 01513108, 01513109, 01513113, 01513120, 01513121, 01513122, 01513124, 01513126, 01513127, 01513130, 01513198

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

Property Size (acres) +/- 80.48 Street Frontage (feet) +/-650

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3. Description of Request

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Last updated on 9/15/2015

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6. Signatures

*Applicant's Signature _____ Printed Name J. Bart Hopper

Address of Applicant JBH Development, LLC, 229 E. Kingston Ave.

Email bhopper@hoppercommunities.com Charlotte, NC 28203

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

Printed Name Ray Durham

Property Owner's Address 7550 McIlwaine Rd. Email _____

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Last updated on 9/15/2015

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Application for: O'Neal J. Williams Jr. - Parcel 01513130

Town of Huntersville NORTH CAROLINA

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Date of Application March 1, 2016 Revised 5/11/2016

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Proposed Land Use(s) Single Family Residential

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(c) 2010, Town of Huntersville, All Rights Reserved/FO-PL-0923 10-2; Updated 7-17-2013

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*Applicant's Signature J. Bart Hopper Printed Name J. Bart Hopper

Address of Applicant JBH Development, LLC, 229 E. Kingston Ave.

Email bhopper@hoppercommunities.com Charlotte, NC 28203

Property Owner's Signature (if different than applicant) Oneal Say Williams

Printed Name Oneal Say Williams

Property Owner's Address 7700 McIlwaine Rd Email Oneal.Williams@Hughessupply.com

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Last updated on 9/15/2015

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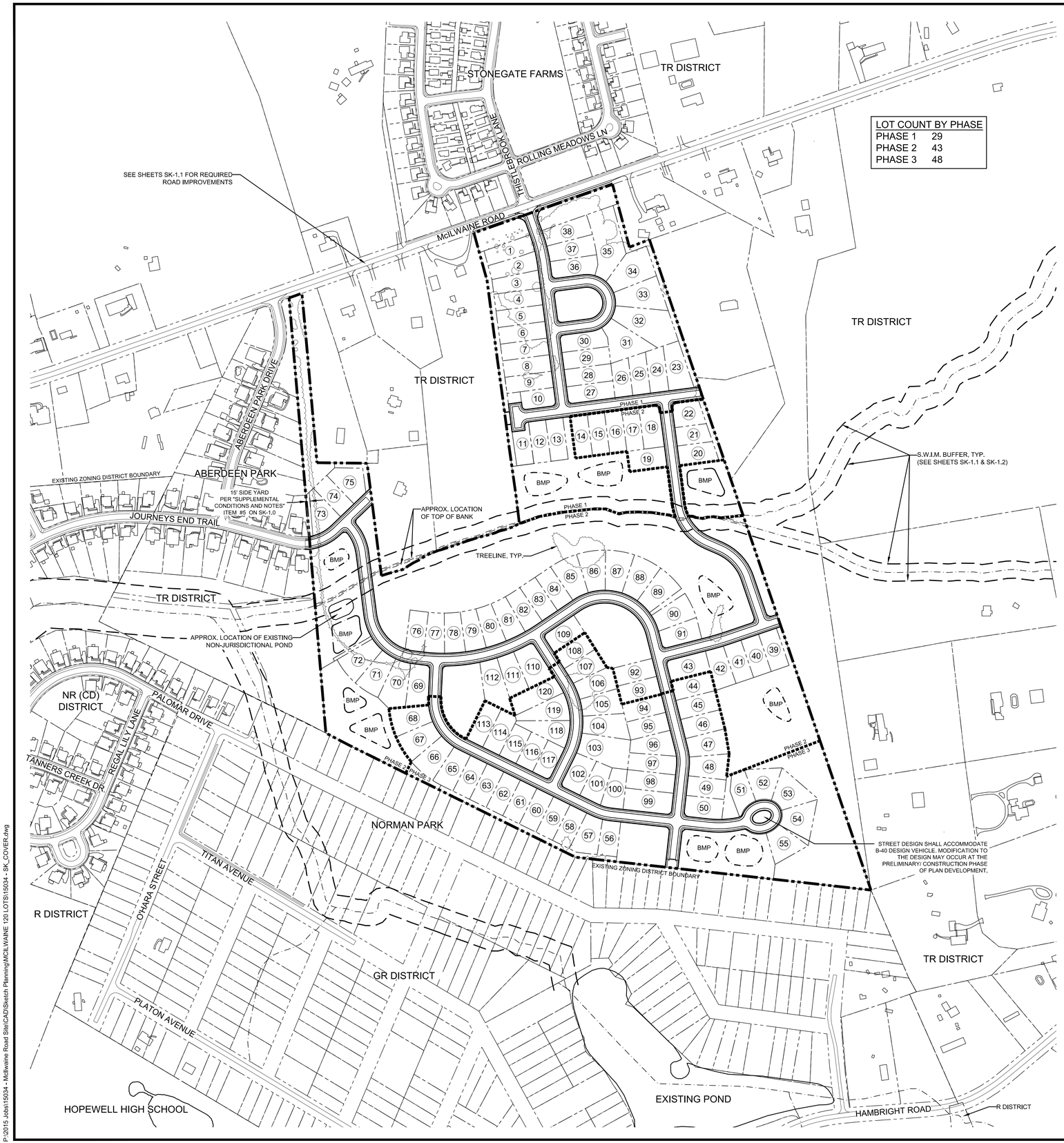
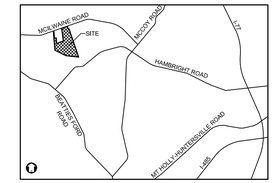


LOT COUNT BY PHASE	
PHASE 1	29
PHASE 2	43
PHASE 3	48



VICINITY MAP - NTS

LEGEND

- PROPERTY LINE / SKETCH PLAN LIMIT
- EXISTING TREELINE
- BMP
- S.W.I.M. BUFFER LINE
- PHASE LINE

NOTES:

1. SEE SHEETS SK-1.1 AND SK-1.2 FOR DETAILED SKETCH PLAN INFORMATION AND DATA.
2. BUILDING ELEVATIONS WILL BE PROVIDED AT THE PRELIMINARY SUBDIVISION PLAN STAGE.

SHEET SET LIST

SK-1.0	MASTER PLAN AND TITLE PAGE
SK-1.1	SKETCH PLAN (NORTH)
SK-1.2	SKETCH PLAN (SOUTH)
SK-1.3	STORMWATER CONCEPT PLAN (NORTH)
SK-1.4	STORMWATER CONCEPT PLAN (SOUTH)
SK-1.5	FIRE TURNING APPARATUS PLAN (NORTH)
SK-1.6	FIRE TURNING APPARATUS PLAN (SOUTH)
SK-2	SKETCH PLAN DETAILS
SK-3	EXISTING FEATURES PLAN (SITE ANALYSIS)
SK-4	FOUR-STEP DESIGN PROCESS (TRANSITIONAL DISTRICT)
SK-5	FOUR-STEP DESIGN PROCESS (TRANSITIONAL DISTRICT)
SK-6	SCHEMATIC UTILITY PLAN

SUPPLEMENTAL CONDITIONS AND NOTES:

1. SCHOOLS: THE TOWN WILL CONTACT A REPRESENTATIVE OF CMS TO DISCUSS POTENTIAL IMPACTS OF THIS DEVELOPMENT ON FUTURE SCHOOL ENROLLMENT.
2. SIDEWALK AT McILWAINE ROAD: THE DEVELOPER SHALL INSTALL A 5 FOOT WIDE SIDEWALK ALONG McILWAINE ROAD FRONTAGE THAT IS PART OF THE PROPOSED DEVELOPMENT. WHEREVER SIDEWALK IS LOCATED OUTSIDE OF DEDICATED NCDOT RIGHT OF WAY, A SIDEWALK EASEMENT WILL BE PROVIDED BETWEEN THE BACK OF THE RIGHT-OF-WAY AND 1' BEYOND EDGE OF SIDEWALK. A BIKE LANE ALONG THE FRONTAGE OF THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
3. ROAD IMPROVEMENTS: REFER TO TRAFFIC IMPACT ANALYSIS (TIA) BY PROGRESSIVE DESIGN GROUP, INC FOR ROADWAY RECOMMENDATIONS.
4. GREENWAY DEDICATION: THE PETITIONER AGREES TO DEDICATE LAND TO THE TOWN OF HUNTERSVILLE FOR A 50' GREENWAY CORRIDOR PARALLEL TO THE EXISTING STREAM, AS SHOWN ON THE SKETCH PLAN.
5. SIDE YARD BUFFER AT LOT 73: IN LIEU OF A 20 FOOT UNDISTURBED PERIMETER BUFFER YARD AT LOT #73, A 15 FOOT SIDE YARD WILL BE PROVIDED AT THE EXTERIOR PROPERTY LINE AND EVERGREEN PLANTINGS (TREES AND SHRUBS) SHALL BE PLANTED WITHIN THE OUTER 10 FOOT OF THE SIDE YARD TO PROVIDE SCREENING. TREES SHALL BE INSTALLED OR RETAINED AT 30 FOOT MAXIMUM SPACING AND EVERGREEN SHRUBS SHALL BE INSTALLED AT 5 FOOT MAXIMUM SPACING WITHIN THE OUTER 10 FOOT OF THE SIDE YARD.
6. 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 ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.

N

0 200 400 800

SCALE: 1"=200'

REVISIONS:

No.	Date	By	Description
1	4/29/16	SDW/ DRW	PER TOWN REVIEW COMMENTS

Landworks Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-841-1604 Fax: 704-841-1604

MCILWAINE ROAD SUDIVISION
HUNTERSVILLE, NC
HOPPER COMMUNITIES, INC

MASTER PLAN AND TITLE PAGE

NORTH CAROLINA PROFESSIONAL SEAL LANDSCAPE ARCHITECTURE C-253 DESIGN GROUP, P.A.

NORTH CAROLINA PROFESSIONAL SEAL 957 MATTHEW D. LAMPINGTON 3-7-16

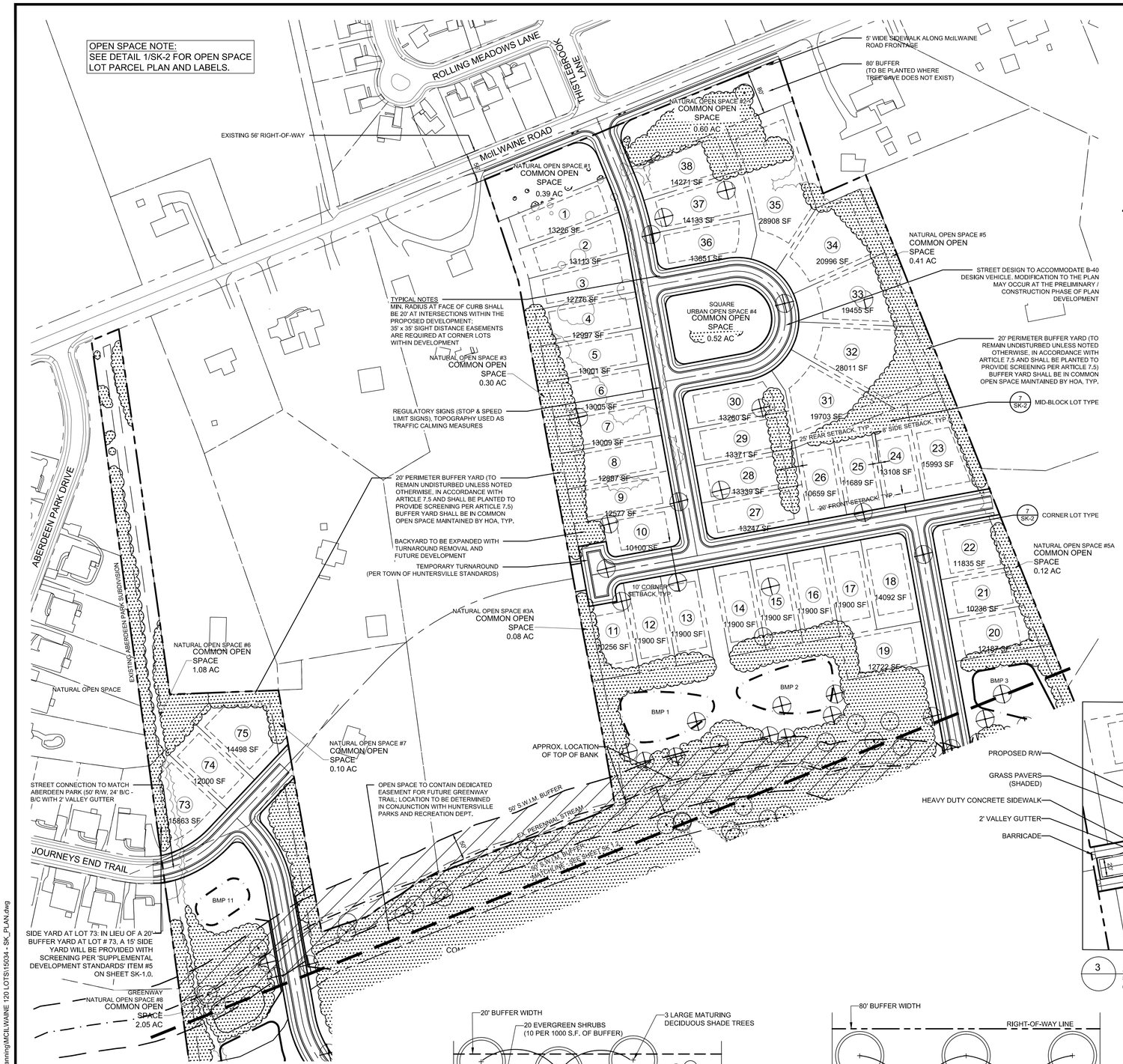
CORPORATE CERTIFICATIONS
NC PE : C–2930 NC LA : C–253
SC ENG : NO. 3599 SC LA : NO. 211

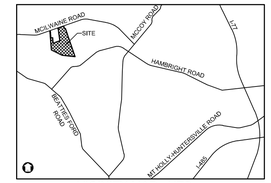
Project Manager:	MDL
Drawn By:	DRW
Checked By:	MDL
Date:	3/1/16
Project Number:	15034

Sheet Number:

SK-1.0

P:\2015 Jobs\15034 - McIlwaine Road Site\CAD\Sketch Planning\MCILWAINE 120 LOTS\15034 - SK_COVER.dwg



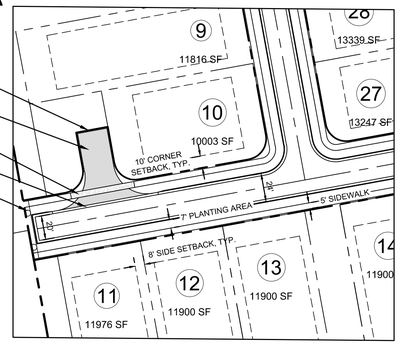


VICINITY MAP - NTS

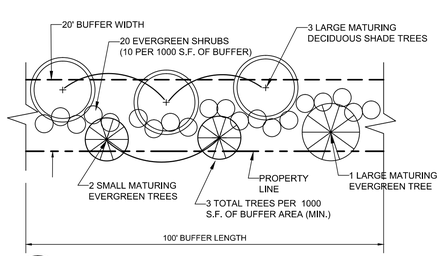
LEGEND

- EXISTING TREELINE
- EXISTING TREES TO REMAIN (TREE SAVE AREA)
- S.W.I.M. BUFFER
- EXISTING STREAM (INTERMITTENT OR PERENNIAL)
- EXISTING CONTOUR
- PROPERTY LINE / SKETCH PLAN LIMIT
- EXISTING SPECIMEN TREE (24" OR LARGER DIA.TO REMAIN)
- EXISTING SPECIMEN TREE TO BE REMOVED
- STORM WATER BMPS (SAND FILTER & ETC.)

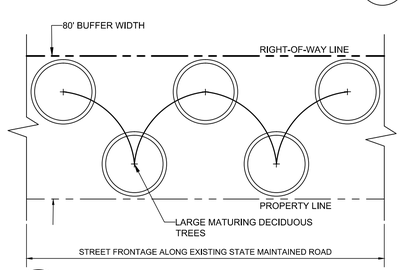
NOTE:
1) IF ANY TREE SAVE AREAS OR SPECIMEN TREES ARE LOCATED IN PRIVATE LOTS RE-PLATTING OF THOSE LOTS AFTER BUILDING PERMITS ARE ISSUED, BUT PRIOR TO CO, MAY BE REQUIRED.
2) GREENWAY IS AN UNIMPROVED C.O.S., TO BE COUNTED 1X.



3 ALTERNATE TEMPORARY TURNAROUND
SCALE: 1" = 60'
(PER TOWN OF HUNTERSVILLE STANDARDS)



1 TYPICAL 20' PERIMETER BUFFER PLANTING DETAIL
SCALE: NOT TO SCALE
NOTE: DETAIL TO BE USED IF, EXISTING BUFFER DOES NOT MEET THE THRESHOLD OF ARTICLE 7.5.



2 TYPICAL 80' LANDSCAPE BUFFER PLANTING DETAIL
SCALE: NOT TO SCALE
(TO BE PLANTED TO SUPPLEMENT TREE CANOPY AS REQUIRED, IF ARTICLE 7.4.2 & 7.6.2 ARE NOT MET.)

CONDITIONS

1. THE PETITIONER REQUESTS A WAIVER FROM THE MAXIMUM BLOCK LENGTH REQUIREMENTS FOR BLOCK A-8, TO ALLOW 1067' BLOCK LENGTH FOR THIS BLOCK (SEE DETAIL 2/SK-2 FOR BLOCK LENGTH PLAN AND DATA).

OPEN SPACE DATA & NOTES

1. OPEN SPACE SHALL BE PROVIDED IN LOCATIONS SHOWN ON THE SKETCH PLAN, TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA)AND DEDICATED FOR PERPETUITY.

2. SUMMARY OF OPEN SPACES:

NATURAL OPEN SPACE #1:	0.39 AC.
NATURAL OPEN SPACE #2:	0.60 AC.
NATURAL OPEN SPACE #3:	0.30 AC.
NATURAL OPEN SPACE #3A:	0.08 AC.
URBAN OPEN SPACE #4 (SQUARE):	0.78 AC. (.52 X 1.5)
NATURAL OPEN SPACE #5:	0.41 AC.
NATURAL OPEN SPACE #5A:	0.12 AC.
NATURAL OPEN SPACE #6:	1.08 AC.
NATURAL OPEN SPACE #7:	0.10 AC.
NATURAL OPEN SPACE #8:	2.05 AC. (DEDICATED FUTURE GREENWAY)
NATURAL OPEN SPACE #8A:	11.78 AC. (DEDICATED FUTURE GREENWAY)
NATURAL OPEN SPACE #8B:	1.85 AC. (DEDICATED FUTURE GREENWAY)
URBAN OPEN SPACE #9: (PARK)	1.41 AC. (.94 X 1.5)
URBAN OPEN SPACE #10: (PARK)	1.86 AC. (1.24 X 1.5)
NATURAL OPEN SPACE #11:	1.96 AC.
NATURAL OPEN SPACE #12:	0.36 AC.
NATURAL OPEN SPACE #13: (PARK)	1.11 AC. (.74 X 1.5)
URBAN OPEN SPACE #14:	1.47 AC.
NATURAL OPEN SPACE #15:	0.07 AC.
NATURAL OPEN SPACE #16:	5.58 AC.
TOTAL OPEN SPACE PROVIDED:	33.36 AC.

3. 40% OF 80.48 AC. = 32.19 ACRES MIN. OPEN SPACE REQ'D
PROPOSED OPEN SPACE: 33.36 AC. TOTAL
% OPEN SPACE PROVIDED: 41.45% (33.36 AC. / 80.48 AC.)

TREE SAVE DATA

NUMBER OF HERITAGE TREES ONSITE:	0
NUMBER OF HERITAGE TREES SAVED:	0
% OF HERITAGE TREES REQUIRED TO SAVE:	100%
% OF HERITAGE TREES ACTUALLY SAVED:	N/A
% OF SITE COVERED BY EXISTING TREE CANOPY: (75.05 AC. / 80.48 AC.)	93% OF TOTAL SITE
% OF EXISTING TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: (26.27 ACRES REQUIRED / 75.05 ACRES TOTAL EXISTING)	35% OF EXISTING CANOPY REQ'D
Z.O. ARTICLE 7.4.2(c): ADDITIONAL CREDITS SHALL BE GIVEN TO PRESERVE SPECIMEN TREES AT A RATE OF 1½ TIMES THE ACTUAL TREE SAVE AREA.	SPECIMEN TREE ASSUMED CANOPY (20' RADIUS, TYP.)
% OF EXISTING TREE CANOPY ACTUALLY SAVED: (24.81 AC. SAVED / 75.05 AC. EXISTING = 33%) (π(20')²=1257 SF X 53 X 1.5 = 99,903 SF (2.29 AC) (24.81 AC. SAVED + 2.29 SPECIMEN TREE CREDIT = 27.10 AC) (27.10 AC. SAVED / 75.05 AC. EXISTING)	36.1% OF EXISTING CANOPY SAVED
NUMBER OF EXISTING SPECIMEN TREES ON-SITE:	136
NUMBER OF SPECIMEN TREES SAVED:	53 (2.25 AC OF TREE SAVE)
% OF EXISTING SPECIMEN TREES ACTUALLY SAVED: (X SAVED / X EXISTING = X%)	39%
% OF EXISTING SPECIMEN TREES REQ'D TO SAVE:	35% (48/136)

SKETCH PLAN SITE DATA

PETITIONER:	HOPPER COMMUNITIES, INC
TAX PARCEL ID:	01513107, 01513108, 01513109, 01513113, 01513120, 01513121, 01513122, 01513124, 01513126, 01513127, 01513130, 01513198
TOTAL SITE AREA:	±80.48 ACRES
TOTAL SQUARE FEET:	3,505,709 SF
PRINCIPAL USES:	SINGLE FAMILY
BUILDING TYPE:	DETACHED HOUSE
EXISTING ZONING:	TR (TRANSITIONAL DISTRICT)
OVERLAY DISTRICT:	MIL-O, PA-1
% IMPERVIOUS ALLOWED:	24% LOW DENSITY; 70% HIGH DENSITY
% IMPERVIOUS PROPOSED:	26.6% (HIGH DENSITY)
PROPOSED # OF LOTS	120 SINGLE-FAMILY DETACHED HOMES TOTAL
PROPOSED LOT SIZES:	A. LARGER LOTS = 9 MIN. WIDTH: 90' (AT SETBACK LINE) B. SMALL TO MEDIUM SIZE LOTS = 111 68' MIN. WIDTH (AT 20' SETBACK LINE) = 39 75' MIN. WIDTH (AT 20' SETBACK LINE) = 72
MINIMUM LOT SIZE REQUIRED:	10,000 S.F.
MINIMUM AVERAGE LOT SIZE REQ'D:	12,000 S.F.
RANGE OF LOT SIZES PROPOSED:	10,000 TO 15,000 S.F.: 91 15,001 TO 20,000 S.F.: 25 20,001 TO 30,000 S.F.: 4 30,001 TO 90,000 S.F.: 0
MINIMUM LOT WIDTH ALLOWED:	60'
MINIMUM AVERAGE LOT WIDTH REQ'D:	75'
AVERAGE LOT WIDTH PROPOSED:	75' MIN. (FOR ALL LOTS AVERAGED)
RANGE OF LOT WIDTHS:	60' TO 69' WIDTH: 13 71' TO 79': 70 80' TO 89': 26 90' TO 99': 4 >100': 7
LOT SETBACKS AND YARD STDS:	20' MIN. FRONT SETBACK 8' MIN. SIDE SETBACK (RIGHT AND LEFT SIDE) SEE LOT TYPE DETAILS ON SHEET SK-2 FOR ADDITIONAL REQUIREMENTS 25' MIN. REAR YARD
MINIMUM SIDE YARD AT CORNER LOT:	10'
MAX. DENSITY ALLOWED:	1.5 UNITS / AC NET (WITH 40% MIN. OPEN SPACE)
MIN. OPEN SPACE REQ'D:	40% OF 80.48 AC. = 32.19 ACRES
PROPOSED DENSITY:	1.49 UNITS / ACRE NET (120 / 80.48 AC.)
PROPOSED OPEN SPACE:	33.36 AC
% OPEN SPACE PROVIDED:	41.45% (33.36 AC. / 80.48 AC.)
WATERSHED DISTRICT:	SITE IS WITHIN MIL- PA-1 PROTECTED WATERSHED DISTRICT
LOW OR HIGH DENSITY:	HIGH DENSITY (OVER 24% BUA)
% OF ALLOWABLE IMPERVIOUS:	70% HIGH DENSITY
WATER QUALITY STANDARDS:	BEST MANAGEMENT PRACTICES (BMPS) (INCLUDING RAIN GARDENS AND PLANTINGS) MUST BE INSTALLED TO ACHIEVE THE FOLLOWING REMOVAL EFFICIENCIES FOR ALL BUA ON THE LOT (NOT JUST THE BUA IN THE BUFFER): I. 85% REMOVAL OF TOTAL SUSPENDED SOLIDS (TSS) II. 60% REMOVAL OF TOTAL PHOSPHORUS (TP)
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS BY HOMEOWNER: IMPERVIOUS AREA PROPOSED:	1% OF LOT AREA BUT NOT LESS THAN 150 S.F. PER LOT (EACH LOT SHALL SUBMIT AN IMPERVIOUS AS-BUILT SURVEY PRIOR TO C.O.) SEE SHEET SK-1.3 & SK-1.4, "STORMWATER CONCEPT PLAN"
S.W.I.M BUFFER REQ'D:	SEE SKETCH PLAN FOR SIZES AND LOCATIONS

REVISIONS:

No.	Date	By	Description
1	4/29/16	SDW/ DRW	PER TOWN REVIEW COMMENTS

Landworks Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-841-1604 Fax: 704-841-1604

MCILWAINE ROAD SUDIVISION
HUNTERSVILLE, NC
HOPPER COMMUNITIES, INC

SKETCH PLAN - NORTH

NORTH CAROLINA C-253 LANDSCAPE ARCHITECTURAL DESIGN GROUP, P.A.

NORTH CAROLINA 957 MATTHEW R. LAWSON 3-1-16

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	DRW
Checked By:	MDL
Date:	3/1/16
Project Number:	15034

Sheet Number:

SK-1.1

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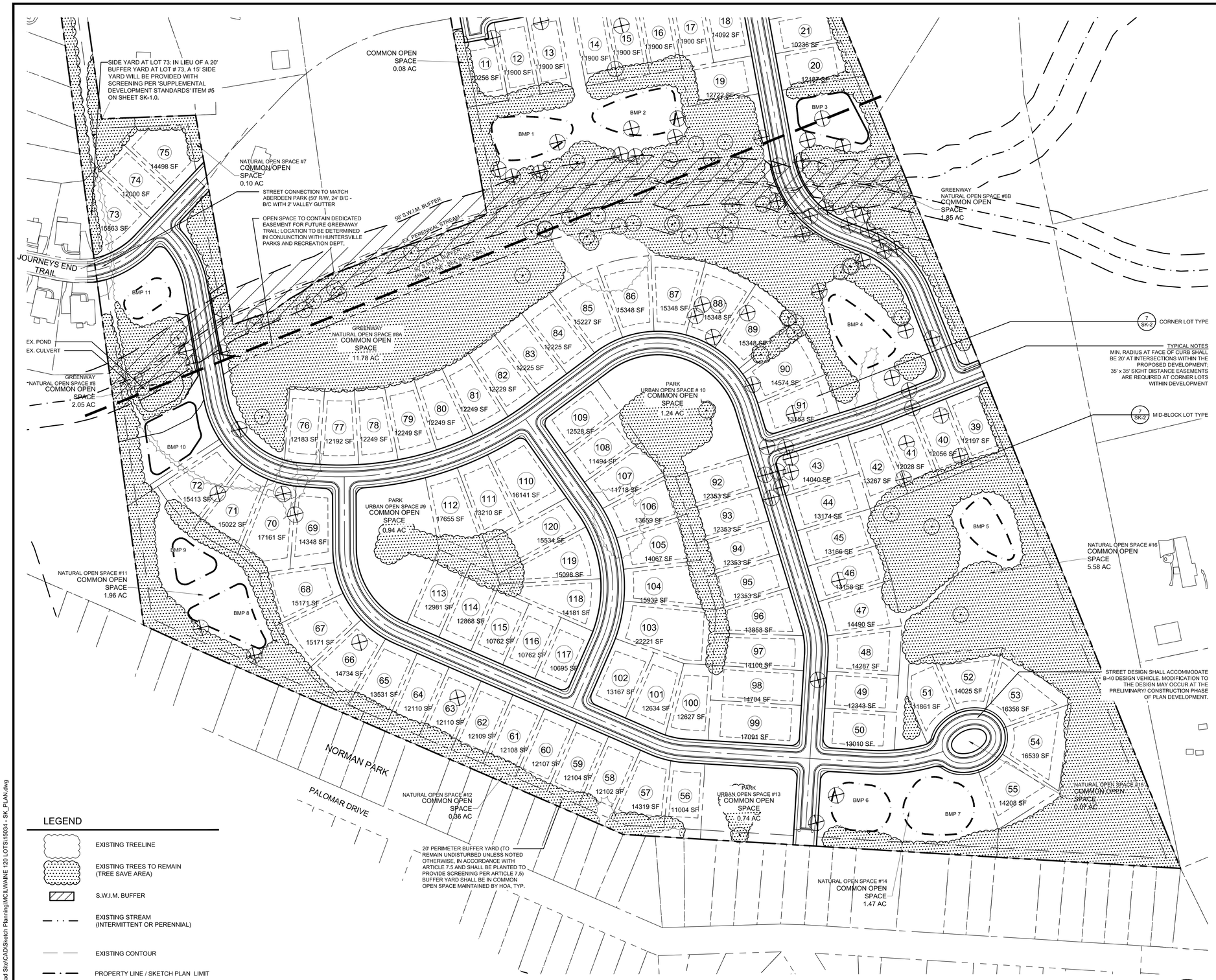

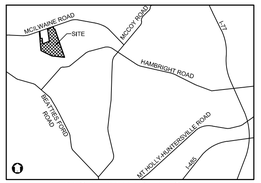

VICINITY MAP - NTS

SKETCH PLAN NOTES

1. Trash collection: Roll-out trash containers will be placed along the street curb.
2. Mail delivery: Cluster mailboxes required.
3. All development and construction shall comply with all zoning and subdivision standards of the town of Huntersville, Mecklenburg County, NCDOT, as applicable.
4. Lots subject to flooding will not be established in subdivisions except as provided in Section 7.280.
5. The following build-to line definition shall apply: A line extending through a lot which is generally parallel to the front property line and makes the location from which the principle vertical plane of the front building elevation exclusive of porches, bay windows and similar facade line on a street. The build-to line is established on the record plat (final plat). (Zoning ordinance Article 12.2)
6. This property may be subject to any easements and/or right-of-way of record.
7. The following articles from the town of Huntersville zoning ordinance shall apply.
   TA 15-06, Amendment to Residential Design Standards - There should be at least 20' from the face of the garage to the back of the sidewalk.
8. Any construction or use within the area delineated by floodway fringe district boundary line and floodway district encroachment line is subject to the restrictions imposed by floodway regulations.
9. All areas designated as natural, urban or common open space shall be owned and maintained by the Homeowners Association. Open space is irrevocable.
10. Access (ingress/egress) location and design shown on this sketch plan area 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.
11. Direct access from lots to McIlwaine Road is prohibited.
12. 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.
13. Residential Lot Trees: (Article 7.7.3 of Zoning Ordinance)
    a. New Trees
       In order to maintain or replenish the urban tree canopy in areas of new residential subdivision, each lot shall have canopy trees in accordance with the following schedule:

Lot Size	#Lots	Required Number of Canopy Trees
10,000-15,000 sq./ft.	91	1 Front Yard, 2 Rear Yard
15,001-20,000 sq./ft.	25	2 Front Yard, 2 Rear Yard
More than 20,000 sq./ft.	4	3 Front Yard, 3 Rear Yard

14. Perimeter Buffer Yards: 20' undisturbed perimeter buffer yard shall be located along the perimeter of the subdivision, unless otherwise approved through the waiver process. The buffer shall meet Article 7.5, by remaining undisturbed with natural vegetation or should vegetation not exist or is lacking then be supplemented through planting per the detail on Sheet SK-1.1.
15. Sight distance triangles shall be provided at street intersections in accordance with the Town Engineering Standards and Procedures Manual.
16. The Developer will provide the following improvements to McIlwaine Road:
    a. 5' wide sidewalk along McIlwaine Road: as defined in "Supplemental Development Standards and Notes" item #2 on Sheet SK-1.0.
    b. (NOT USED)
    c. Adequate right of way will be required prior to grading permit approval.
    d. Temporary traffic control during construction of improvements
    e. All improvements required by NCDOT and Mecklenburg County Engineering Department and the Town of Huntersville for driveway permit approval.
17. 1% of each lot, or 150 s.f. of impervious area (which ever is greater) will be reserved for future homeowner use.
18. Design of the streets may be modified to meet the minimum design requirements in the Town of Engineering Standards and Procedures manual for a 25 mph posted street. Modification to the design may occur at the preliminary/construction phase of plan development.
19. Adequate access to each BMP shall be reviewed more closely in storm water management plan review.
20. Tree save areas in private lots will be recorded on the final plat as well as with the deeds and covenants. Any tree mitigation for removal of the tree save areas will follow the most current mitigation requirements of the Huntersville Zoning Ordinance.
21. Charlotte-Mecklenburg Utilities willingness to serve has been submitted for review.
22. S.W.I.M. Buffers in private lots: Where S.W.I.M. buffers are located within private residential lots, the location of the S.W.I.M. buffers shall be permanently marked with a concrete survey monument at each point where it crosses a side or rear lot line. In addition, S.W.I.M. buffer locations within each private lot shall be recorded on the subdivision record maps as permanent conservation easements.
23. 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.
24. This project is reviewed and approved only as conceptual. A more detailed drawing is required to be reviewed by the Fire Marshal's Office to verify compliance with apparatus access and fire hydrant locations.
25. A total of 120 lot is proposed by this Sketch Plan. The Developer understands that some lot reduction may occur as a result of final engineering design of the site.
26. Proposed road stubs shall terminate with End of Roadway barricade per Town Standards.

LEGEND

- EXISTING TREELINE
- EXISTING TREES TO REMAIN (TREE SAVE AREA)
- S.W.I.M. BUFFER
- EXISTING STREAM (INTERMITTENT OR PERENNIAL)
- EXISTING CONTOUR
- PROPERTY LINE / SKETCH PLAN LIMIT
- EXISTING SPECIMEN TREE (24" OR LARGER DIA.TO REMAIN)
- EXISTING SPECIMEN TREE TO BE REMOVED
- STORM WATER BMPS (SAND FILTER & ETC.)

REVISIONS:

No.	Date	By	Description
1	4/29/16	SDW/ DRW	PER TOWN REVIEW COMMENTS

Landworks Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226
704-841-1604 Fax: 704-841-1604

MCILWAINE ROAD SUDIVISION
HUNTERSVILLE, NC
HOPPER COMMUNITIES, INC

SKETCH PLAN - SOUTH

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL C-253 DESIGN GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 957 MATTHEW D. LANGSTON

3-1-16

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: DRW
Checked By: MDL
Date: 3/1/16
Project Number: 15034

Sheet Number:

SK-1.2

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Landworks Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226

Telephone: 704-841-1604
Facsimile: 704-841-1604

MEETING NOTES

Date of Report:	April 21, 2016
Date of Meeting:	April 20, 2016, 5:00PM
Project:	McIlwaine Road Subdivision
Location:	Huntersville Town Hall - Chambers
Attendees:	Matt Langston, PLA, ASLA – Landworks Design Group
	Clay McCullough – Hopper Communities
	Alison Adams – Town of Huntersville
	Neighbors (See attached list of attendees)

The Petitioner held the neighborhood meeting in accordance with subdivision rules and regulations. The neighbors were invited to the 4/20/16 meeting to learn about the project and ask questions.

Matt Langston provided an overview of the project, noting the acreage, lot size, connection points, and road network. After a brief summary, the question & answer session began.

Questions/Comments included:

- Concern that the McCoy/McIlwaine Road intersection is a problem. *Petitioner stated that a Traffic Impact Analysis (TIA) (Draft) has been prepared and is being reviewed by the Town.*
- Concern about the proposed connection to Journey's End Trail. *Petitioner indicated that two points of egress are required by Ordinance, and J.E. Trail is an existing road stubbed to the subject property, so the connectivity is required to extend.* Additional discussion about connectivity and the Town's desire to disperse traffic in different directions rather than funneling out one exit.
- Questions about schedule. *Petitioner stated that the project would be on the May Planning Board Agenda and the June Town Board Agenda for a decision. Upon approval, design and permitting will likely take into early 2017, and grading would likely commence in/around March 2017.*
- Question about the price point of the homes & style of architecture. *Petitioner stated that no builder has been selected and any architecture would need to comply with Town requirements as appropriate.*
- Question about the Norman Park subdivision to the south of the subject property. Town Staff provided some background about that subdivision, as well as some of the challenges it faces with regard to road and infrastructure construction.

The meeting concluded around 6PM.

Landworks Design Group, P.A.
7621 Little Avenue, Suite 111
Charlotte, NC 28226

Telephone: 704-841-1604
Facsimile: 704-841-1604

SIGN-IN SHEET

NAME	ADDRESS	PHONE
Shirley Chiles	1816 Russell Ave Char.	(704) 377-1457
Doug & Barbara Bustic	8300 Lurning Pl	
Richard & Kevin Shaw	7807 McIlwaine Rd	
George M. Barnetta, SR,	7600 McIlwaine Rd.	704-875-6396 U.L.
Dawn Suthard	Journeys End Trail	
Cameron Gardner	12427 Swan Wings	980-253-0344
Charles Guagnano	201 Sherwood Dr	
Steve Blailloy	8067 Hambright Road	
Dan Boone	317 Southland Rd.	
Tim & Candy Nowack	12205 Journeys End Trl	
Bobby Thompson		
Jennifer Davis	7727 Prairie Rose Ln	704-916-9857
Ava McGee	7515 McIlwaine Road	
Sonnie Baskins		
Jean Baskins	704606 3735	
	4034 Raccoon Run Ct Matthews NC 28105	

Town of Huntersville
NORTH CAROLINA

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

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

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

Applicant: **Hopper Communities**

Project Name: **McIlwaine Road Site - Subdivision Name TBD**

Location: **7531 McIlwaine Road, Huntersville, NC 28078**

Project Description (including square footage for each proposed land use):

+/-79 acre (3,468,344 SF) single family, detached home subdivision consisting of approximately 119 homesites averaging 12,000 SF located in a Transitional zoning district on the south side of McIlwaine Road across from Stonegate Farms Subdivision.

Clay A. Colby / V.P. — **11/30/2015**

Applicant's Signature — **Date**

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

Project file#: _____

Date Submitted: 12/4/15

Daily Trips Anticipated: 1,232

Peak Hour Trips Anticipated: AM 93 **PM** 123

TIA Required (Yes/No): Yes

Date of Determination: 12/7/15

TIA Determination based on 119 single-family homes (LU#210)

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February 15, 2016

JBH Development, LLC
229 East Kingston Ave
Charlotte, NC 28203

RE: Adequate Public Facilities (APF) Application – Hopper McIlwaine Subdivision (File#2016-03)

Dear JBH 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 a Single family Home Subdivision (122 units), 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 February 15, 2017, 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
GIS Administrator
APFO Administrator

CC: Jack Simoneau
Alison Adams

Town of Huntersville: McIlwaine Subdivision

RECOMMENDATION

We have the following comments that are critical to CMS' support of this petition:

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

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

TOTAL IMPACT FROM PROPOSED DEVELOPMENT

Proposed Housing Units: 120 single family homes on Black Farm Road.

CMS Planning Area: 4, 17, 18, 19

Average Student Yield per Unit: 0.4905

This development will add 59 students to the schools in this area.

The following data is as of 20th Day of the 2015-16 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 ELEMEN	35	39	636	709	90%	31	94%
BRADLEY MIDDLE	56	53	1059	1002	106%	12	107%
HOPEWELL HIGH	88.5	100	1669	1862	89%	16	89%

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jack Simoneau, Planning Director
Subject: Consider appointment for the Boad of Adjustment

Consider Appointments for the Board of Adjustment.

There is one (1) Regular Member, and three (3) Alternate Member Seats to be considered, as follows:

1. Regular Member, Town Seat 3, expires June 30, 2016, and Mr. Farley would like to be considered for reappointment.

2. Alternate 1 (Town) is vacant with a term expiration of June 30, 2017.

3. Alternate 2 (Town) expires June 30, 2016, and Mr. Evans would like to be considered for reappointment. He was recently appointed in February 2016.

4. Alternate 3 (Town or ETJ) expires June 30, 2016, and Ms. Primiano would like to be considered for reappointment. She was recently appointed in February 2016.

It is suggested that Alternate Members be moved up closer and/or into Regular membership, when applicable.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
Attendance 2014-2015	Exhibit
Attendance 2015-2016	Exhibit
Membership Chart	Exhibit

Board of Adjustment Attendance Chart
July 1, 2014 – June 30, 2015

Regular Member	July 2014	August	Sept	Oct	Nov	Dec	Jan 2015	Feb	March	April	May	June
	CANCEL	CANCEL	CANCEL	CANCEL			CANCEL	CANCEL				CANCEL
Town 1: D. Brewer					X	X			A	A	X	
Town 2: R. Berman					A	X			X	X	X	
Town 3: R. Kudlak					A	X						
---B. Farley (3/15)									X	X	A	
Town 4: J. Kluttz					X	A			X	X	X	
Town 5: M. Schutrum					X	A				X	X	
Town 6: J. Melvin					Resign	Vacant						
---D. Boone (2/15)									X	X	X	
ETJ	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant		
W. Smith (5/15)											X	

Alternate Member	July 2014	August	Sept	Oct	Nov	Dec	Jan 2015	Feb	March	April	May	June
	CANCEL	CANCEL	CANCEL	CANCEL			CANCEL	CANCEL				CANCEL
Town 1: J. Sturch			Resign		Vacant	Vacant						
---B. Farley (2/15)												
---B. Welch (3/15)									X vote	X vote	A	
Town 2: D. Boone					X vote	X vote						
---B. Welch (2/15)												
---G. Notara (3/15)									X vote	X vote	X	
ETJ or Town: Bill Farley					X vote	X vote						
---Eric Rowell									X	A	X vote	

Board of Adjustment Attendance Chart
July 1, 2015 – June 30, 2016

Regular Member	July 2015	August	Sept	Oct	Nov	Dec	Jan 2016	Feb	March	April	May	June
Town 1: D. Brewer	X	X	CANCEL	CANCEL	CANCEL	x	CANCEL	CANCEL	x	CANCEL	CANCEL	CANCEL
Town 2: R. Bermam --B. Welch (2/16)	ABSENT	ABSENT				x	Resigned		Now B. Welch x			
Town 3: B. Farley	ABSENT	ABSENT				x			ABSENT			
Town 4: J. Kluttz	X	X				A (conflict)			x			
Town 5: M. Schutrum --E. Rowell (2/16)	X	X			Resigned	----			Now E. Rowell x			
Town 6: D. Boone	X	X				x			x			
ETJ : W. Smith	X	X				x			x			

Alternate Member	July 2015	Aug	Sept	Oct	Nov	Dec	Jan 2016	Feb	March	April	May	June
Town 1: B. Welch G. Notara (2/16)	X - VOTE	X-VOTE	CANCEL	CANCEL	CANCEL	X -Vote	CANCEL	CANCEL	Now G. Notara ABSENT	CANCEL	CANCEL	CANCEL
Town 2: G. Notara G. Evans (2/16)	ABSENT	ABSENT				ABSENT			New: G. Evans x			
ETJ or Town: Eric Rowell T. Primiano (2/16)	ABSENT	ABSENT				X-Vote			New: T. Primiano x			

Board of Adjustment Membership

Effective February 15, 2016
Updated 5/20/2016

Town Seat 1

Dennis Brewer
15820 Hubbard Road
Huntersville, NC 28078
704-274-5768
Clbrew22@gmail.com

Appointed: 7/12; 7/15
Term Expires June 2018

Town Seat 2

Bethany Welch
6515 Torrence Trace Drive
Huntersville, NC 28078
704-507-5237
Bwelch@aquestabank

Appointed: 1/15; 7/15
Term Expires June 2018

Town Seat 3

Bill Farley
14300 MacLauren Lane
Huntersville, NC 28078
704-274-5405
Bill.farley@roadrunner.com

Appointed: 6/13
Term Expires June 2016

Town Seat 4

Joseph Kluttz, III
Post Office Box 3171
Huntersville, NC 28078
704-875-7633
Joseph.kluttz@duke-energy.com

Appointed 7/12, 7/15
Term Expires June 2018

Town Seat 5

Eric Rowell
7847 Horseshoe Creek Drive
Huntersville, NC 28078
919-618-5792
ericrowell@gmail.com

Appointed 3/2015
Term Expires June 2017

Town Seat 6

Dan Boone
317 Southland Road
Huntersville, NC 28078
704-948-1685
danbooneNC@aol.com

Appointed: 6/09; 7/12; 1/15;
Term Expires June 2017

ETJ Seat 1

Wilbur Smith
9200 Carver Avenue
Huntersville, NC 28078
704-391-0504
Snackyoo7@aol.com

Appointed 4/15; 7/15
Term Expires June 2018

Alternate 1 (Town)

Vacant
**
Huntersville, NC 28078

@ .com

Appointed:
Term Expires June 2017

Alternate 2 (Town)

Gregory Evans
6405 Alba Rose Lane
Huntersville, NC 28078
704-299-5497
Gregevans1969@gmail.com

Appointed 2/2016
Term Expires: June 2016

Alternate 3 (Town or ETJ)

Toniann Primiano
215 Quail Crossing
Huntersville, NC 28078
720-840-9556
toniannprimianoesq@gmail.com

Appointed 2/2016
Term Expires: June 2016

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jack Simoneau, Planning Director
Subject: Consider Appointments for the Planning Board

Consider Appointments for the Planning Board.

There are four (4) Seats for consideration, three (3) of which have terms that expire on June 30, 2016, and one (1) vacancy due to a resignation. They are as follows:

1. Janice Lewis (would like to be considered)
2. Joe Sailers (would like to be considered)
3. Chris Price (would like to be considered)
4. Vacant Seat with term expiration of June 30, 2018

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
Attendance	Exhibit
Membership Chart	Exhibit

Planning Board Attendance – Regular Meetings
2015 – 2016

Name	July 28 2015	Aug 25	Sept 22 cancel	Oct 27	Nov 17 cancel	Dec 15	Jan. 26 2016	Feb 23	March 22 cancel	Apr 26 cancel	May 24	Jun 28
Bankirer, Hal	x	x	-	x	-	x	x	x	-	-	x	
Boone, Dan --Davis, Jennifer	x	x	-	x	-	Vacant as of 12/7/15	-	Now J. Davis x	-	-	x	
Janice Lewis	x	x	-	x	-	x	x	x	-	-	x	
Miller, JoAnne	x	A	-	x	-	x	x	x	-	-	x	
Price, Chris	x	x	-	x	-	x	x	x	-	-	x	
Sailers, Joe	x	A	-	x	-	x	x	x	-	-	x	
Swanick, Stephen	x	x	-	x	-	A	x	x	-	-	x	
Thomas, Susan	x	x	-	x	-	x	x	x	-	-	x	
Walsh, Bill	A	x	-	x	-	x	x	x	-	-	resigned	

x = Present A = Absent

Planning Board Membership

Terms Through 2018
Updated 5/3/2016 mvh
Effective 2/15/2016

TOWN SEAT:
Harold Bankirer
17206 Linksview Lane
Huntersville, NC 28078
704-274-9680
Term Beginning: August 2009
Term expires June 30, 2017
Email hbankirer@aol.com

Jennifer Davis
7727 Prairie Rose Lane
Huntersville, NC 28078
704-918-9357
Term Beginning: February 2016
Term expires June 30, 2018
E-mail: jenniferdavis078@gmail.com

Janice Lewis
10203 Halston Circle
Huntersville, NC 28078
Term Beginning: April 2015
Term expires June 30, 2016
Email: janicelewis4@gmail.com

Vacant
**

Huntersville, NC 28078
Term expires June 30, 2018
Email: @ .com

Stephen Swanick
12903 Heath Grove Drive
Huntersville, NC 28078
704-618-0435
Term Beginning July 2015
Term expires June 30, 2017
E-mail stephen.swanick@gmail.com

Chris Price
8310 Misty Lilac Drive
Huntersville, NC 28078
704-619-8889
Term Beginning July 2013
Term expires June 30, 2016
E-mail cprice8889@gmail.com

Joe Sailers
9332 Westminster Drive
Huntersville, NC 28078
(704) 661-8275
Term Beginning June 2008
Term expires June 30, 2016
E-mail jwscws@bellsouth.net

TOWN (OR ETJ SEAT):
Susan Thomas
10215 Lasaro Way
Huntersville, NC 28078
704-987-7962
Term Beginning April 2015
Term Expires June 30, 2017
E-mail: set0525@bellsouth.net

ETJ SEAT:
JoAnne Miller
13900 Asbury Chapel Road
Huntersville, NC 28078
980-522-9855
Term Beginning: August 2000
Term expires June 30, 2018
E-mail joannebmiller@bellsouth.net

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Chief Spruill
Subject: Budget Amendment

Recognize insurance revenue (103820.9999) in the amount of $1,114.00 and appropriate to the Police Department's insurance account (105100.0452).

ACTION RECOMMENDED:
Approve Budget Amendment

FINANCIAL IMPLICATIONS:
Additional revenue in the amount of $1,114.00.

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Chief Spruill
Subject: Budget Amendment

Recognize insurance revenue (103820.9999) in the amount of $153.45 and appropriate to the Police Department's repair and maintenance building account (105100.0351).

ACTION RECOMMENDED:
Approve Budget Amendment.

FINANCIAL IMPLICATIONS:
Additional revenue in the amount of $153.45.

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Chief Spruill
Subject: Budget Amendment

Recognize insurance revenue (103820.9999) in the amount of $1,874.43 and appropriate to the Police Department's insurance account (105100.0452).

ACTION RECOMMENDED:
Approve Budget Amendment.

FINANCIAL IMPLICATIONS:
Additional revenue in the amount of $1,874.43.

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Chief Spruill
Subject: Budget Amendment

Appropriate Police Donation revenue (103995.9999.05100) in the amount of $1,500.00 from Electricities Corporate to the Crime Prevention account (105100.0293) to offset the cost of National Night Out.

ACTION RECOMMENDED:
Approve Budget Amendment.

FINANCIAL IMPLICATIONS:
Additional revenue in the amount of $1,500.00.

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Kathy Moyer
Subject: Budget Amendment

Transfer $153,713 from Capital Outlay and $86,000 from Salaries and Benefits to other Electrical System Expenditures ($180,018) and Purchase of Electricity ($59,695). The Electric fund is adopted in 4 major expense categories - Purchase of Electricity, Salaries and Benefits, Capital Outlay and Other Electrical System Expenditures. Board approval is required to transfer from one category to another.

ACTION RECOMMENDED:
Approve Budget Amendment.

FINANCIAL IMPLICATIONS:
None

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Greg Ferguson
Subject: SL 362 Property Tax Refunds

Attached is Report #58 from Mecklenburg County of SL 362 refunds. The report contains 9 refunds. To date, the Town of Huntersville has processed 10,228 refunds for a total amount of $453,969.21 which includes $45,514.40 interest.

ACTION RECOMMENDED:
Approve SL 362 property tax refund report.

FINANCIAL IMPLICATIONS:
Decrease revenue.

ATTACHMENTS:

Description	Type
Report #58	Cover Memo

Parcel #	BOCC Month	Refund Recipient Name	Address Line 1	City	State	Zip Code	Total Refund	Interest if pd by 6/30/16
00502415	8/1/2014	BUMGARDNER, SYLVIA	10466 TROLLEY RUN DR	CORNELIUS	NC	28031	0.28	0.06
00535521	8/1/2014	CARMONA, DOLORES SANCHEZ	8073 HAMBRIGHT RD	HUNTERSVILLE	NC	28078	0.28	0.06
00901236	9/1/2014	AROOJI, ROBERT F	8244 DUMPHRIES DR	HUNTERSVILLE	NC	28078	5.37	1.20
00923414	5/1/2014	KELLO, EDITH T	175 NOTTINGHAM RD	SALISBURY	NC	28147	29.38	6.59
00923414	5/1/2014	MINGES, RYAN L	8930 PARKCREST ST	HUNTERSVILLE	NC	28078	29.38	5.11
00934420	7/1/2014	ALLEN, JENNY L	8056 PINE LAKE RD	DENVER	NC	28037	17.51	3.93
00934437	7/1/2014	BENBERRY, CHARLES D SR	8653 SW 76TH PL	GAINESVILLE	FL	32608	12.15	1.51
02111560	7/1/2014	BAGNALL, PAMELA S	6104 CASTLECOVE RD	CHARLOTTE	NC	28278	89.56	20.08
02111560	7/1/2014	BAGNALL, PAMELA S	6104 CASTLECOVE RD	CHARLOTTE	NC	28278	89.56	15.57
							273.47	54.11

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Greg Ferguson
Subject: SL 362 Property Tax Refunds

Attached is Report #59 from Mecklenburg County of SL 362 refunds. The report contains 62 refunds for $4,521.67. To date, the Town of Huntersville has processed 10,290 refunds for a total of $458,490.88 which includes $46,087.64 interest.

ACTION RECOMMENDED:
Approve SL 362 property tax refund report.

FINANCIAL IMPLICATIONS:
Decrease revenue

ATTACHMENTS:

Description	Type
Refund Report #59	Cover Memo

Parcel #	BOCC Month	Refund Recipient Name	Address Line 1	City	State	Zip Code	Total Refund	Interest if paid by 6/30/2016
00502419	8/1/2014	KLIPOWICZ, ZACHARY	2577 S MEMPHIS WAY	AURORA	CO	80013	0.29	0.07
00535522	8/1/2014	GARCIA, RUBEN D	17639 TROLLEY CROSSING WY	CORNELIUS	NC	28031	0.28	0.06
00535526	8/1/2014	BLACKMON, BRADLEY ALLEN	279 GLEN ALLEN RD	MOORESVILLE	NC	28115	0.28	0.06
00535532	8/1/2014	BRASWELL, ANDREA M	620 6TH ST N	SAINT PETERSBURG	FL	33701	0.28	0.06
00544623	8/1/2014	LITWIN, RICHARD A	9112 CREEKWALK PL	GLEN ALLEN	VA	23060	11.30	2.53
00544623	8/1/2014	LITWIN, RICHARD A	9112 CREEKWALK PL	GLEN ALLEN	VA	23060	11.30	1.96
00544623	8/1/2014	BLUE SKY PROPERTIES 5 LLC	PO BOX 3725	MOORESVILLE	NC	28117	11.30	1.40
00544624	8/1/2014	MICHAEL E LOMBARD & CAROL LOMBARD & JEREMY M LOMBARD	7124 JEFFREY DR ,UNIT 24	RALEIGH	NC	27603	11.30	1.96
00901211	9/1/2014	WARE, JOSEPH	6 WENCZEL DR	LAWRENCE TOWNSHIP	NJ	10314	1.98	0.44
00906109	3/1/2014	BANKS, RICHARD TORRANCE	8524NEW OAK LN	HUNTERSVILLE	NC	28078	66.67	11.59
00923413	5/1/2014	KIRBY, PAUL	13347 CRYSTAL SPRINGS DR ,UNIT 140	HUNTERSVILLE	NC	28078-6711	27.41	6.15
00934319	7/1/2014	KASSAY, MARK F	71 CRANBERRY CIRCLE	MEDFORD	NY	11763	16.10	2.00
00934326	7/1/2014	CHESHIRE, TAMMY LYNN	14922 SHINNER DR	HUNTERSVILLE	NC	28078	45.20	7.86
00934408	7/1/2014	CANON, MONETTE	PO BOX 3340	FORT MILL	SC	29708	15.54	2.70
00934408	7/1/2014	FEDERAL NATIONAL MORTGAGE ASSOC	PO BOX 650043	DALLAS	TX	75265	15.54	1.93
00934410	7/1/2014	ROUSE, CRYSTAL M	13530 COPLEY SQUARE DR	HUNTERSVILLE	NC	28078	16.10	2.80
00934418	7/1/2014	JULLIAN NUNN & MATTHEW BOSSEMEYER	150 NILE CIRCLE UNIT G	CHARLOTTE	NC	28117	16.11	2.80
00934418	7/1/2014	JULLIAN NUNN & MATTHEW BOSSEMEYER	150 NILE CIRCLE UNIT G	CHARLOTTE	NC	28117	16.11	2.00
00934438	7/1/2014	VANSPRANGE, CYNTHIA MARIE	9470 PRAIRIE DR SE	ALTO	MI	49302	12.15	2.72
00934438	7/1/2014	VANSPRANGE, CYNTHIA MARIE	9470 PRAIRIE DR SE	ALTO	MI	49302	12.15	2.11
00934438	7/1/2014	VANSPRANGE, CYNTHIA MARIE	9470 PRAIRIE DR SE	ALTO	MI	49302	12.15	1.51
00934679	4/1/2014	BAKER, JACOB G	3518 NICOLLET AVE APT 202	MINNEAPOLIS	MN	55408	59.61	13.37
01301344	7/1/2014	VAN LANDINGHAM PAMELA LEE	6504 PAMELA ST	HUNTERSVILLE	NC	28078	24.86	5.57
01301406	7/1/2014	KELLY, ALICA M	256 GIFFORD AVE	SOMERSET	MA	2726	23.45	5.26
01301406	7/1/2014	KELLY, ALICA M	256 GIFFORD AVE	SOMERSET	MA	2726	23.45	4.08
01301407	7/1/2014	KELLY, ALICA M	256 GIFFORD AVE	SOMERSET	MA	2726	28.44	6.21
01301407	7/1/2014	KELLY, ALICIA M	256 GIFFORD AVE	SOMERSET	MA	2726	27.68	4.81
01301622	7/1/2014	TRUESDALE JESSICA E	12213 CANAL ST	HUNTERSVILLE	NC	28078	23.45	5.26
01302107	7/1/2014	TITUS, DAISY	13048 LONG COMMON PKWY	HUNTERSVILLE	NC	28078	85.72	13.54
01302107	7/1/2014	TITUS, DAISY	13048 LONG COMMON PKWY	HUNTERSVILLE	NC	28078	37.00	3.68
01302114	7/1/2014	LATTIMORE, VERGEL JR	614 GEORGETOWN DR	CHARLOTTE	NC	28213	26.29	3.97
01302115	7/1/2014	LATTIMORE, VERGEL JR	PO BOX 561101	CHARLOTTE	NC	28256-1101	23.30	3.52
01505131	4/1/2014	BADER, WILLIAM L	182 ISLEWORTH DR	ADVANCE	NC	27006	2.54	0.57

Parcel #	BOCC Month	Refund Recipient Name	Address Line 1	City	State	Zip Code	Total Refund	Interest if paid by 6/30/2016
01505702	8/1/2014	WHEBY, JANE B	4420 BANBURY LN, APT G	ROANOKE	VA	24018	2.26	0.51
01505724	8/1/2014	WOHLERS, JENNIFER D	13947 WAVERTON LN	HUNTERSVILLE	NC	28078	5.65	1.27
01516538	8/1/2014	MCNULTY, MATTHEWS J	100 BRAEWICK RD	COLUMBIA	SC	29212	0.28	0.06
01525210	5/1/2014	DEAL, CLINTON W	9536 PEMBROKE RD	HUNTERSVILLE	NC	28078	0.28	0.06
01715657	8/1/2014	MEETING STREET COMPANIES LLC	1930 ABBOTT ST STE 400	CHARLOTTE	NC	28203	11.30	1.40
01730120	3/1/2014	JORDAN, TREVA SHOUP	9611 RODANTHE PL	HUNTERSVILLE	NC	28078	15.54	2.18
01746313	8/1/2014	D'OLIVO, WENDY L	105 GLENORA DR	HUNTERSVILLE	NC	28078	12.14	2.72
01746313	8/1/2014	D'OLIVO, WENDY L	105 GLENORA DR	HUNTERSVILLE	NC	28078	12.14	1.51
01746324	8/1/2014	RODRIGUEZ, YAUMARA	72 SO CHARLES ST	HOPELAWN	NJ	8861	12.43	2.79
01746324	8/1/2014	RODRIGUEZ, YAUMARA	72 SO CHARLES ST	HOPELAWN	NJ	8861	12.43	2.16
01746324	8/1/2014	DAVID GISI & JENNA GISI	33 CORNELL DR	HANOVER	PA	17331	12.43	1.54
01746340	8/1/2014	HIPPLE, DOUGLAS	9524 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	13.00	2.92
01746377	8/1/2014	BALDRIDGE, JENNIFER K	616 FROSTWOOD DR	NEW BRAUNFELS	TX	78130	1.13	0.25
01746441	8/1/2014	NEWTON, MOLLY L	12406 STONE GARDEN DR	HUNTERSVILLE	NC	28078	12.15	2.72
01746459	8/1/2014	BROWN, CHELSEA T	12434 STONE GARDEN DR	HUNTERSVILLE	NC	28078	12.15	2.72
01905450	3/1/2014	WOODS, MARK JR	14118 GARDEN DISTRICT ROW	HUNTERSVILLE	NC	28078	3.39	0.76
02111523	7/1/2014	SKYBROOK TOWNHOMES COMMUNITY ASSOC .	PO BOX 4810	DAVIDSON	NC	28036	30.23	3.75
02111529	7/1/2014	HILL, GERALD R.	231 STARCROSS LN, STE 20318	JASPER	GA	30143	44.07	9.88
02111529	7/1/2014	HILL, GERALD R.	231 STARCROSS LN, STE 20318	JASPER	GA	30143	44.07	5.46
02118101	1/1/2015	JW HOMES LLC	4125 ATLANTA RD SE	SMYRNA	GA	30080	251.70	31.20
02118101	1/1/2015	JW HOMES LLC	4125 ATLANTA RD SE	SMYRNA	GA	30080	271.76	20.14
02119105	1/1/2015	JW HOMES LLC	4125 ATLANTA RD SE	SMYRNA	GA	30080	1,154.58	143.14
02119105	1/1/2015	JW HOMES LLC	4125 ATLANTA RD SE	SMYRNA	GA	30080	1,242.27	92.06
02119167	1/1/2015	JW HOMES LLC	4125 ATLANTA RD SE	SMYRNA	GA	30080	37.51	2.78
02124477	5/1/2014	FRESHWATER, BLAKE T	8350 BARONY PT	MATTAWAN	MI	49071	200.30	44.92
02124477	5/1/2014	FRESHWATER, BLAKE T	8350 BARONY PT	MATTAWAN	MI	49071	200.30	34.82
02129245	7/1/2014	THE HOLDEN FAMILY TRUST, .	202 HOPE TRACE WAY	IRMO	SC	29063	66.95	15.01
02129245	7/1/2014	HOLDEN, RANDALL G. & HOLDEN, CAROLYN E.	202 HOPE TRACE WAY	IRMO	SC	29063	66.95	11.64
02129245	7/1/2014	JAMES, KAREN L	10206 LINKSLAND DR	HUNTERSVILLE	NC	28078	66.95	8.30
							4,521.67	573.24

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie huffman/Greg Ferguson
Subject: SL 362 Property Tax Refunds

Attached is Report #60 from Mecklenburg County of SL 362 refunds. The report contains 30 refunds totaling $1,379.71. To date, the Town of Huntersville has processed 10,320 refunds for a total of $459,870.09 which includes $154.29 interest.

ACTION RECOMMENDED:
Approve SL 362 property tax refund report.

FINANCIAL IMPLICATIONS:
Decrease Revenue

ATTACHMENTS:

Description	Type
Report No 60	Cover Memo

Parcel #	Refund Recipient Name	Address Line 1	City	State	Zip Code	Total Refund ($)	Total Interest if pd by 6/30/2016 ($)
00502324	BRAZIL, PATRICIA G	821 VILLA LN #4	MORAGA	CA	94556	0.28	0.06
00502401	IRWIN, SHARON & JACOBOWITZ, ROBERTA	17731 TRAIN STATION DR	HUNTERSVILLE	NC	28078	0.28	0.06
00502420	MENDENHALL, COURTNEY D	2013 CHESTNUT ST EXT	HIGH POINT	NC	27262	20.90	4.69
00504249	NORTHCROSS II LLC	3700 ARCO CORPORATE DR 350	CHARLOTTE	NC	28273	873.21	64.71
00535566	PEARCE, MICHAEL DAVID	17550 CALDWELL TRACK DR	CORNELIUS	NC	28031	0.28	0.06
00908104	HAYWARD, WILLIAM L & JACQUELINE M	15300 TIMBERVIEW LN	HUNTERSVILLE	NC	28078	38.43	2.85
01505724	WOHLERS, JENNIFER D & DAVID L	13947 WAVERTON LN	HUNTERSVILLE	NC	28078	5.36	0.93
01505724	WOHLERS, JENNIFER D & DAVID L	13947 WAVERTON LN	HUNTERSVILLE	NC	28078	5.36	0.66
01525214	STEPHENS, CHARLES WILLIAM	9424 PEMBROKE RD	HUNTERSVILLE	NC	28078	0.14	0.03
01715277	ROSEDALE PSYCHIATRY PA, .	13123 ROSEDALE HALL AVE	HUNTERSVILLE	NC	28078	2.26	0.51
01715277	ROSEDALE PSYCHIATRY PA, .	13123 ROSEDALE HALL AVE	HUNTERSVILLE	NC	28078	2.02	0.35
01715277	ROSEDALE PSYCHIATRY PA, .	13123 ROSEDALE HALL AVE	HUNTERSVILLE	NC	28078	2.03	0.25
01715277	ROSEDALE PSYCHIATRY PA, .	13123 ROSEDALE HALL AVE	HUNTERSVILLE	NC	28078	2.17	0.16
01715657	MEETING STREET COMPANIES LLC	1930 ABBOTT ST #400	CHARLOTTE	NC	28203	11.61	2.24
01733208	J M AUTOMOTIVE ENTERPRISES	503 OLD STATESVILLE RD	HUNTERSVILLE	NC	28078	150.58	33.77
01733208	J M AUTOMOTIVE ENTERPRISES	503 OLD STATESVILLE RD	HUNTERSVILLE	NC	28078	146.29	24.41
01746235	KUMBALEK, MICHAEL D	910 OAKMONT LOOP NE	ALBANY	OR	97322	0.85	0.19
01746236	KUMBALEK, MICHAEL	910 OAKMONT LOOP NE	ALBANY	OR	97322	0.84	0.19
01746313	D'OLIVO, WENDY L	105 GLENORA DR	HUNTERSVILLE	NC	28078	12.14	2.11
01746333	ADAMS, YONG CHA	14535 CORDIAL LN UNIT 218	HUNTERSVILLE	NC	28078	0.85	0.19
01746337	SPENCER, BRYAN E & CAROL E	1131 MCNEIL DR	BLACKLICK	OH	43004	12.15	2.11
01746337	SPENCER, BRYAN E & CAROL E	1131 MCNEIL DR	BLACKLICK	OH	43004	12.15	1.51
01746340	HIPPLE, DOUGLAS	9524 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	12.71	2.21
01746340	HIPPLE, DOUGLAS	9524 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	12.71	1.58
01746441	NEWTON, MOLLY L & CAMPBELL, MATT	12406 STONE GARDEN DR	HUNTERSVILLE	NC	28078	12.15	2.11
01746441	NEWTON, MOLLY L & CAMPBELL, MATT	12406 STONE GARDEN DR	HUNTERSVILLE	NC	28078	12.15	1.51
01746459	BROWN, CHELSEA T	12434 STONE GARDEN DR	HUNTERSVILLE	NC	28078	12.15	2.11
01746459	BROWN, CHELSEA T	12434 STONE GARDEN DR	HUNTERSVILLE	NC	28078	12.15	1.51
01913104	BRYTON TOWN PROJECT LLC	3700 ACRO CORPORATE DR #350	CHARLOTTE	NC	28273	5.37	1.20
01926543	BURRILL, RONALD W	14327 OLD DOBBIN DR	HUNTERSVILLE	NC	28078	0.14	0.03
						1,379.71	154.29

Town of Huntersville
REQUEST FOR BOARD ACTION
6/20/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Greg Ferguson
Subject: SL 362 Property Tax Refunds

Attached is Report #61 from Mecklenburg County of SL 362 refunds. The report contains 5 refunds for a total of $153.03 including $18.51 interest. To date, the Town of Huntersville has processed 10,325 refunds totaling $460,023.12 which includes $46,260.44 interest.

ACTION RECOMMENDED:
Approve SL 362 property tax refund report.

FINANCIAL IMPLICATIONS:
Decrease revenue

ATTACHMENTS:

Description	Type
Report #61	Cover Memo

Tax Year	Parcel #	Refund Recipient Name	Address Line 1	City	State	Zip Code	Refund Amount ($)	Total Interest if pd by 6/24/2016 ($)
2011	00907615	FOLLMER, JOSEPH E AND LISA R	14027 HARVINGTON DR	HUNTERSVILLE	NC	28078	29.66	6.63
2012	00907615	FOLLMER, JOSEPH E AND LISA R	14027 HARVINGTON DR	HUNTERSVILLE	NC	28078	29.66	5.13
2013	00907615	FOLLMER, JOSEPH E AND LISA R	14027 HARVINGTON DR	HUNTERSVILLE	NC	28078	29.66	3.65
2014	00907615	FOLLMER, JOSEPH E AND LISA R	14027 HARVINGTON DR	HUNTERSVILLE	NC	28078	32.02	2.35
2015	00907615	FOLLMER, JOSEPH E AND LISA R	14027 HARVINGTON DR	HUNTERSVILLE	NC	28078	32.03	0.75
							153.03	**18.51**