

Mayor
John Aneralla

Mayor Pro-Tem
Danny Phillips

Commissioners
Melinda Bales
Dan Boone
Mark Gibbons
Charles Guignard
Rob Kidwell

Town Manager
Gregory H. Ferguson



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

Assistant Town Manager
Gerry Vincent

Town Clerk
Janet Pierson

Town Attorney
Bob Blythe

AGENDA
Regular Town Board Meeting
January 4, 2016 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

I. Pre-meeting

- A. Meet and Greet with applicants for the Parks and Recreation Commission and the Greenway, Trail and Bikeway Commission. (5:45 p.m.)

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)
- 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

- A. Carolina Diving Academy and SwimMac of the Carolinas Achievement Awards.

VII. Agenda Changes

- A. Agenda changes, if any.
- B. Adoption of Agenda.

VIII. Public Hearings

- A. Conduct public hearing on Street Name Change Petition for Seigle Drive, a request by the Town of Huntersville to rename all of Seigle Drive to Seagle Street. *(Meredith Miller)*

IX. Other Business

- A. Consider decision on Street Name Change Petition for Seigle Drive, a request by the Town of Huntersville to rename all of Seigle Drive to Seagle Street. *(Meredith Miller)*
- B. Consider decision on Petition #TA15-05, a request by Primal Brewery and the Town of Huntersville to amend Articles 3.2.9 (a) and 3.2.10 (a) of the Zoning Ordinance to allow temporary mobile food sales as a use permitted with conditions in the Corporate Business and Special Purpose Zoning Districts. *(Meredith Miller)*
- C. Consider decision on Bryton Single Family Subdivision. *(Quasi-judicial) (David Peete)*
- D. Consider appointing Commissioner Dan Boone as Chairman of the Land Development Ordinances Advisory Board. *(Mayor Aneralla)*

X. Consent Agenda

- A. Approve minutes of the December 21, 2015 Regular Town Board Meeting. *(Janet Pierson)*
- B. Approve SL362 Property Tax Refund Report No. 51. *(Janet Stoner/Greg Ferguson)*
- C. Approve budget amendment appropriating loan proceeds (refunding of 2004 GO Bonds) in the amount of \$50,807.28 to provide for issuance costs (attorney fees, financial advisors fees, advertising, Local Government Commission costs, etc.). *(Janet Stoner/Greg Ferguson)*
- D. Call a public hearing for Monday, February 1, 2016 at 6:30 p.m. at Huntersville Town Hall on Petition #R15-03, a request by Ethan Wakeman to rezone property located at 16516 and 16508 Old Statesville Road from Corporate Business to Highway Commercial - Conditional District for a pet daycare. *(Brian Richards)*
- E. Call a public hearing for Monday, February 1, 2016 at 6:30 p.m. at Huntersville Town Hall on Petition #TA15-07, a request by the Town of Huntersville to update Article 9.37.2, Temporary Mobile Food Sale Condition, to remove the up to a maximum of four (4) days per week and major holiday operating condition for temporary mobile food sales that are permitted as an accessory use on non-residential lots. *(Meredith Miller)*

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
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Meredith Miller, Planner I
Subject: Street Name Change Petition, Seigle Drive

Street Name Change Petition, Seigle Drive is a request by the Town of Huntersville to rename all of Seigle Drive to Seagle Street, a length of 0.28 miles, beginning at Ramah Church Road and ending south of Hord Drive.

ACTION RECOMMENDED:

Hold a public hearing for Monday January 4, 2016.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

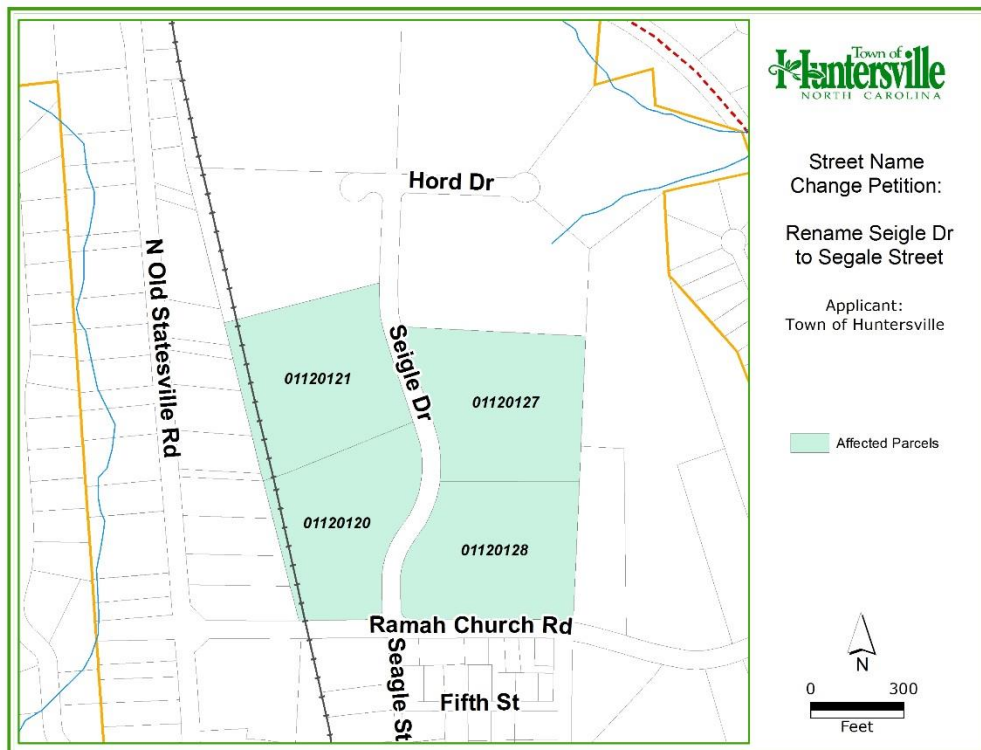
Description		Type
<input type="checkbox"/>	Staff Report	Staff Report
<input type="checkbox"/>	Attachment A	Exhibit
<input type="checkbox"/>	Attachment B	Exhibit
<input type="checkbox"/>	Attachment C	Exhibit

Street Name Change Petition: Seigle Drive to Seagle Street

PART 1: DESCRIPTION

Street Name Change Petition request by Town of Huntersville to rename all of Seigle Drive to Seagle Street, a length of 0.28 miles, beginning at Ramah Church Road and ending south of Hord Drive. The reason for this petition is to maintain street name consistency along the corridor, as the road south of Ramah Church Road is named Seagle Street and the road north of Ramah Church Road is named Seigle Drive.

PART 2: LOCATION



PART 3: PETITION SUBMITTAL STANDARDS

1. Authorized Submission Criteria: The Board of Commissioners, a department of the Town, or any property owner along a subject street may initiate a request to change the street name. The applicant of this petition is the Town of Huntersville (therefore, is qualified to submit the name change petition).
2. Application & Fee: The petition application was submitted in full (Attachment A). Fees are not required if the applicant is the Board of Commissioners or Town staff.
3. Availability of Street Name: Staff confirmed with Mecklenburg County Addressing that the proposed street name is available for use.

4. Petition: Applicant must submit a petition in favor of the name change signed by the owners of 75% or more of the lots that directly abut the subject street. The Town of Huntersville submitted a petition signed by 75% of the property owners abutting the street (Attachment B). However, 100% of the property owners whose lot is addressed on the subject street (therefore would be directly affected by the name change) signed the petition.
5. Notification: Notice of the January 4, 2016 public hearing was published on December 23rd in *The Charlotte Observer*. Property owners abutting the subject street also received a notice of the hearing by first class mail, in accordance with §97.07 of the Code of Ordinances (Attachment C).

PART 4: EVALUATION CRITERIA

§97.03 of the Code of Ordinances states “the Town Board of Commissioners shall consider the following criteria when evaluating any resolution for a street name change under their respective authority:

1. The delivery of personal, public and emergency services;
2. The similarity to existing street names;
3. Pronunciation and spelling;
4. Any condition, which may confuse the traveling public;
5. Place, name association or history;”

STAFF COMMENT – The street name change would affect the four (4) lots, and four (4) property owners, fronting Seigle Drive. Mecklenburg County Addressing does not believe renaming the subject street will cause conflict with existing street names. County Addressing also feels the street name change is beneficial, eliminating the current duplicate of Seigle Drive and Seigle Avenue, which is a larger street in Charlotte.

If the Board does approve the name change staff will immediately notify the postmaster, town police, fire, and Mecklenburg County GIS. Once Mecklenburg County GIS is notified, they will update the emergency dispatch list. In addition, staff will notify property owners abutting the subject street of the approved name change and provide an installation timeframe for the new street signs.

PART 5: PLANNING STAFF RECOMMENDATION

The petition meets the evaluation criteria set forth in §97.03 of the Code of Ordinances, for street name changes. Therefore, staff recommends approval of the street name change from Seigle Drive to Seagle Street.

PART 6: PUBLIC HEARING

The Public Hearing will be held on January 4, 2016. In accordance with §97.03 of the Code of Ordinances the “Board of Commissioners may elect to make a decision on this item at either the current or a subsequent meeting”.

PART 7: ATTACHMENTS AND ENCLOSURES

Attachment A: Application

Attachment B: Street Name Change Petition

Attachment C: Code of Ordinances, Chapter 97: *Street Name Changes*



PART I

STREET NAME CHANGE APPLICATION

Refer to the Fee Schedule for Current Processing Fee.			
1	This petition was submitted by		
Name <u>Town of Huntersville</u>			
Address <u>PO Box 664</u>			
City <u>Huntersville</u>		State <u>NC</u>	Zip <u>28070</u>
Phone <u>704 766 2220</u>		Fax # <u>704 992 5528</u>	
Email		Today's Date <u>9/28/15</u>	
2	Description of portions of street to be changed		
<u>Between Ramah Church Road and Hord Drive</u>			
3	Reason for changing the name of this street		
<u>Street name consistency along the corridor</u>			
4	Existing Name <u>Seigle Drive</u>	Requested Name <u>Seagle Street</u>	
5	Map— Attach a copy of a map which shows the subject street or alley and abutting properties. Each property is to be identified by a parcel ID.		
Please include all of the following (check off) – If any information is missing from the application package, you will be asked to complete the application and re-submit:			
	Application Fee. This fee is intended to cover the cost of advertising and public notification.		
	Sign Fee. This fee is intended to cover the purchase and installation of new street signs. If the proposed street name is not approved by the Town Board of Commissioners this fee will be returned to the applicant in full.		
	List of Property Owners. Provide a list of the names and addresses of all property owners abutting the street in question.		
	Signed Petition. The petition in favor of the proposed name change must be signed by the owners of 75% or more of the lots which directly abut the subject street. Petition begins on page 2 of the application. Please print out additional sheets if needed.		

Office Use Only

File # _____ Fee _____ Amount Paid _____

Check # _____ Received Date _____ Received By _____

Planning

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

STREET NAME CHANGE APPLICATION

PART II

A	Please read the petition and all other information carefully. It is important that you understand what you are signing and how it will affect you.
B	Sign the petition as signed on the deed. If there are multiple owners, signatures must be listed in the same manner as on the deed.
C	If you are signing on behalf of a corporation, give your title and place your corporate seal over your signature.
<p>Note: Incorrect signatures are not binding on the petition and may cause delay in processing. If you have any questions, call the Planning Department at 704-875-7000.</p>	
<p>We, the undersigned property owners, owning land abutting the street or alleys shown on the attached map, hereby petition the Town of Huntersville Board of Commissioners to change the street name</p> <p>from <u>Seigle Drive</u></p> <p>to <u>Seagle Street</u></p>	

Parcel Identification Number 01120120		
Property Owner KWK Realty, LLC		
Mailing Address 20417 Staghorn Court		
City Cornelius	State NC	Zip 28031
Signature <i>Kathy H. Kiser</i>		
Parcel Identification Number 01120121		
Property Owner Town and Country Storage of Huntersville, LLC		
Mailing Address PO Box 751		
City Statesville	State NC	Zip 28887
Signature		
Parcel Identification Number 01120127		
Property Owner Town of Huntersville		
Mailing Address PO Box 664		
City Huntersville	State NC	Zip 28070
Signature		
Parcel Identification Number 01120128		
Property Owner SAS Holdings, LLC		
Mailing Address 11801 Ramah Church Road		
City Huntersville	State NC	Zip 28078
Signature		
Parcel Identification Number		
Property Owner		
Mailing Address		
City	State	Zip
Signature		

STREET NAME CHANGE APPLICATION

PART II

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from Seigle Drive

to Seagle Street

Parcel Identification Number 01120120		
Property Owner KWK Realty, LLC		
Mailing Address 20417 Staghorn Court		
City Cornelius	State NC	Zip 28031
Signature		
Parcel Identification Number 01120121		
Property Owner Town and Country Storage of Huntersville, LLC		
Mailing Address PO Box 751		
City Statesville	State NC	Zip 28887 28108-7
Signature Michael A. Clarke	MANAGING MEMBER	
Parcel Identification Number 01120127		
Property Owner Town of Huntersville		
Mailing Address PO Box 664		
City Huntersville	State NC	Zip 28070
Signature		
Parcel Identification Number 01120128		
Property Owner SAS Holdings, LLC		
Mailing Address 11801 Ramoth Church Road		
City Huntersville	State NC	Zip 28078
Signature		
Parcel Identification Number 01120122		
Property Owner Huntersville Commercial Properties LLC		
Mailing Address P.O. Box 751		
City Statesville	State NC	Zip 28687
Signature Michael A. Clarke	MANAGING MEMBER	

STREET NAME CHANGE APPLICATION

PART II

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Parcel Identification Number <u>01120120</u>		
Property Owner <u>KWK Realty, LLC</u>		
Mailing Address <u>20417 Staghorn Court</u>		
City <u>Cornelius</u>	State <u>NC</u>	Zip <u>28031</u>
Signature _____		
Parcel Identification Number <u>01120121</u>		
Property Owner <u>Town and Country Storage of Huntersville, LLC</u>		
Mailing Address <u>PO Box 751</u>		
City <u>Statesville</u>	State <u>NC</u>	Zip <u>28887</u>
Signature _____		
Parcel Identification Number <u>01120127</u>		
Property Owner <u>Town of Huntersville</u>		
Mailing Address <u>PO Box 664</u>		
City <u>Huntersville</u>	State <u>NC</u>	Zip <u>28070</u>
Signature <u>[Signature]</u>		
Parcel Identification Number <u>01120128</u>		
Property Owner <u>SAS Holdings, LLC</u>		
Mailing Address <u>11801 Ramah Church Road</u>		
City <u>Huntersville</u>	State <u>NC</u>	Zip <u>28078</u>
Signature _____		
Parcel Identification Number _____		
Property Owner _____		
Mailing Address _____		
City _____	State _____	Zip _____
Signature _____		

STREET NAME CHANGE APPLICATION

PART II

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B	Sign the petition as signed on the deed. If there are multiple owners, signatures must be listed in the same manner as on the deed.
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Note: Incorrect signatures are not binding on the petition and may cause delay in processing.
If you have any questions, call the Planning Department at 704-875-7000.

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from Seigle Drive

to Seagle Street

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City <u>Cornelius</u>	State <u>NC</u>	Zip <u>28031</u>
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Signature _____		
Parcel Identification Number <u>01120127</u>		
Property Owner <u>Town of Huntersville</u>		
Mailing Address <u>PO Box 664</u>		
City <u>Huntersville</u>	State <u>NC</u>	Zip <u>28070</u>
Signature _____		
Parcel Identification Number <u>01120128</u>		
Property Owner <u>SAS Holdings, LLC</u>		
Mailing Address <u>11801 Ramah Church Road</u>		
City <u>Huntersville</u>	State <u>NC</u>	Zip <u>28078</u>
Signature <u>Sam. A. Stanley</u> <u>Managing Member</u>		
Parcel Identification Number _____		
Property Owner _____		
Mailing Address _____		
City _____	State _____	Zip _____
Signature _____		

[Print](#)Attachment C - Code of Ordinances,
Chapter 97 Street Name Changes

Huntersville, NC Code of Ordinances

CHAPTER 97: STREETS NAME CHANGES

Section

- 97.01 Purpose
- 97.02 Approval authority
- 97.03 Evaluation criteria
- 97.04 Authorized submission
- 97.05 Application
- 97.06 Fees
- 97.07 Procedure

Cross-reference:

Streets and sidewalks, see Ch. 90

§ 97.01 PURPOSE.

To establish a procedure to allow interested parties to submit requests for street name changes and evaluation criteria for the review of such requests as either:

- (A) Recognizing a person, group, place or historic event as being noteworthy to the community and meriting a street being named after that subject; or
- (B) Addressing an existing street-naming issue that a local government agency has identified as a concern.

(Ord. passed 2-20-12)

§ 97.02 APPROVAL AUTHORITY.

Proposed name changes for public and private streets shall be submitted to Planning Department staff. After completion of application is verified, staff will request that the Board of Commissioners take action to set a public hearing.

(Ord. passed 2-20-12)

§ 97.03 EVALUATION CRITERIA.

(A) The Board of Commissioners shall consider the following criteria when evaluating any resolution for a street name change under its respective authority:

- (1) The delivery of personal, public and emergency services;
- (2) The similarity to existing street names;
- (3) Pronunciation and spelling;
- (4) Any condition that may confuse the traveling public;
- (5) Place, name association or history;
- (6) The expense to abutting property owners; and

(7) The expense to affected governmental agencies, including but not limited to, the town, the county, N.C. Department of Transportation, and the U.S. Postal Service.

(Ord. passed 2-20-12)

§ 97.04 AUTHORIZED SUBMISSION.

The Board of Commissioners, a department of the town, or any property owner along the subject street may initiate a request to change the name of that street. The term **PROPERTY OWNER** shall constitute the person(s), firm or corporation as listed in the county tax records and referenced by the deed description on the applicable parcel card. Where a lot is held in joint, common or other form of multiple ownership, all the owners having title or interest in the lot must sign the petition.

(Ord. passed 2-20-12)

§ 97.05 APPLICATION.

Any property owner, public body or agency authorized to request a street name change may complete an application form provided by the Planning Department and submit it to staff. In order to be processed, applications must include all requested information.

(Ord. passed 2-20-12)

§ 97.06 FEES.

The town may establish an application fee to help defray the expenses of processing the request, as well as a fee for the purchase and installation of new street signs. All applicants, except the Board of Commissioners or staff, must submit the application and sign fees with the application. If the proposed street name is not approved, the fee for new signs will be returned to the applicant in full.

(Ord. passed 2-20-12)

§ 97.07 PROCEDURE.

(A) Prior to processing any street name change request, staff must confirm with the county that the name is available for assignment.

(B) Applications to change a street name that are submitted by property owners must state the reason for the proposed change. Applications shall also include a list with the names and addresses of every person owning property abutting the road, and a petition in favor of the name change signed by the owners of 75% or more of the lots directly abutting the subject street.

(C) If staff confirms the name is available and the petition is sufficient, staff shall request a public hearing and publish notice of the proposed street name change. Notice of the public hearing shall be published once in a newspaper of general circulation. The notice shall be published not less than ten days nor more than 25 days before the public hearing. Staff will also notify by first class mail all persons owning property abutting the road of the time and place of the public hearing.

(D) At the time of the Board of Commissioners hearing, interested parties may sign up to speak to the proposed name change. The Board may elect to make a decision on the item at either the current or a subsequent meeting.

(E) After renaming a road, staff shall notify the postmaster with jurisdiction over the road and the following agencies: Mecklenburg County GIS, Town Police Department and Fire Department.

(Ord. passed 2-20-12)

Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Meredith Miller, Planner I
Subject: Street Name Change Petition, Seigle Drive

Street Name Change Petition, Seigle Drive is a request by the Town of Huntersville to rename all of Seigle Drive to Seagle Street, a length of 0.28 miles, beginning at Ramah Church Road and ending south of Hord Drive.

ACTION RECOMMENDED:

Take Action on Street Name Change Petition, Seigle Drive for Monday January 4, 2015.

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

Description	Type
☐ Code of Ordinances Chapter 97 Street Name Changes	Ordinance

[Print](#)Attachment C - Code of Ordinances,
Chapter 97 Street Name Changes

Huntersville, NC Code of Ordinances

CHAPTER 97: STREETS NAME CHANGES

Section

- 97.01 Purpose
- 97.02 Approval authority
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To establish a procedure to allow interested parties to submit requests for street name changes and evaluation criteria for the review of such requests as either:

- (A) Recognizing a person, group, place or historic event as being noteworthy to the community and meriting a street being named after that subject; or
- (B) Addressing an existing street-naming issue that a local government agency has identified as a concern.

(Ord. passed 2-20-12)

§ 97.02 APPROVAL AUTHORITY.

Proposed name changes for public and private streets shall be submitted to Planning Department staff. After completion of application is verified, staff will request that the Board of Commissioners take action to set a public hearing.

(Ord. passed 2-20-12)

§ 97.03 EVALUATION CRITERIA.

(A) The Board of Commissioners shall consider the following criteria when evaluating any resolution for a street name change under its respective authority:

- (1) The delivery of personal, public and emergency services;
- (2) The similarity to existing street names;
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(Ord. passed 2-20-12)

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The town may establish an application fee to help defray the expenses of processing the request, as well as a fee for the purchase and installation of new street signs. All applicants, except the Board of Commissioners or staff, must submit the application and sign fees with the application. If the proposed street name is not approved, the fee for new signs will be returned to the applicant in full.

(Ord. passed 2-20-12)

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(A) Prior to processing any street name change request, staff must confirm with the county that the name is available for assignment.

(B) Applications to change a street name that are submitted by property owners must state the reason for the proposed change. Applications shall also include a list with the names and addresses of every person owning property abutting the road, and a petition in favor of the name change signed by the owners of 75% or more of the lots directly abutting the subject street.

(C) If staff confirms the name is available and the petition is sufficient, staff shall request a public hearing and publish notice of the proposed street name change. Notice of the public hearing shall be published once in a newspaper of general circulation. The notice shall be published not less than ten days nor more than 25 days before the public hearing. Staff will also notify by first class mail all persons owning property abutting the road of the time and place of the public hearing.

(D) At the time of the Board of Commissioners hearing, interested parties may sign up to speak to the proposed name change. The Board may elect to make a decision on the item at either the current or a subsequent meeting.

(E) After renaming a road, staff shall notify the postmaster with jurisdiction over the road and the following agencies: Mecklenburg County GIS, Town Police Department and Fire Department.

(Ord. passed 2-20-12)

Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Meredith Nesbitt, Planner I
Subject: TA 15-05, Temporary Mobile Food Sale

Text Amendment: TA 15-05 is a request by Primal Brewery & the Town of Huntersville to amend Article 3.2.9 (a) and 3.2.10 (a) of the Zoning Ordinance to allow temporary mobile food sales as a use permitted with conditions in the Corporate Business (CB) and Special Purpose (SP) Zoning Districts.

ACTION RECOMMENDED:

Consider final action on January 4, 2016.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Attachment A - 9.37.2 Conditions	Exhibit
▣ Attachment B - Text Amedment Application	Exhibit
▣ Attachement C - Proposed Language	Exhibit
▣ Attachment D - Map of Zoning District	Exhibit

TA #15-05 Amend Article 3.2.10(a) and Article 3.2.9(a) of the Zoning Ordinance to allow Temporary Mobile Food Sales in the Special Purpose (SP) and Corporate Business (CB) Districts

PART 1: DESCRIPTION

Text Amendment TA #15-05 is a request by Primal Brewery to amend Article 3.2.10(a) of the Huntersville Zoning Ordinance to allow temporary mobile food sales as a use permitted with conditions in the Special Purpose (SP) zoning district. Additionally, Planning Staff requests to amend Article 3.2.9(a) of the Zoning Ordinance to allow temporary mobile food trucks as a use permitted with conditions in the Corporate Business (CB) zoning district.

PART 2: BACKGROUND

Temporary mobile food sales are permitted by-right (staff approval) in the Town Center (TC) and Highway Commercial (HC) zoning districts. In these zoning districts, temporary mobile food sales are permitted subject to the conditions found in Article 9.37.2, *Temporary Uses and Structures*, of the Zoning Ordinance (see Attachment A, Article 9.37.2).

Primal Brewery is located at 16432 Old Statesville Road and is zoned Special Purpose (SP). The owners would like to allow temporary mobile food sales, with conditions found in Article 9.37.2, in the Special Purpose zoning district because it is complimentary to Primal Brewery's business (see Attachment B, Text Amendment Application).

The operation of mobile food sales has rapidly expanded and are commonly utilized to support large employment centers and as a tool for community economic development. The text amendment was provided to the Lake Norman Economic Development staff for feedback. They agreed with the owners of Primal Brewery that temporary mobile food sales would complement the allowed uses in the Special Purpose (SP) district.

In reviewing Primal Brewery's text amendment request, Planning Staff believes temporary mobile food sales would also be a complimentary use in the Corporate Business (CB) zoning district. Therefore, Planning Staff proposes to add temporary mobile foods as a use permitted by right with conditions (Article 9.37.2) in to the Corporate Business (CB) district.

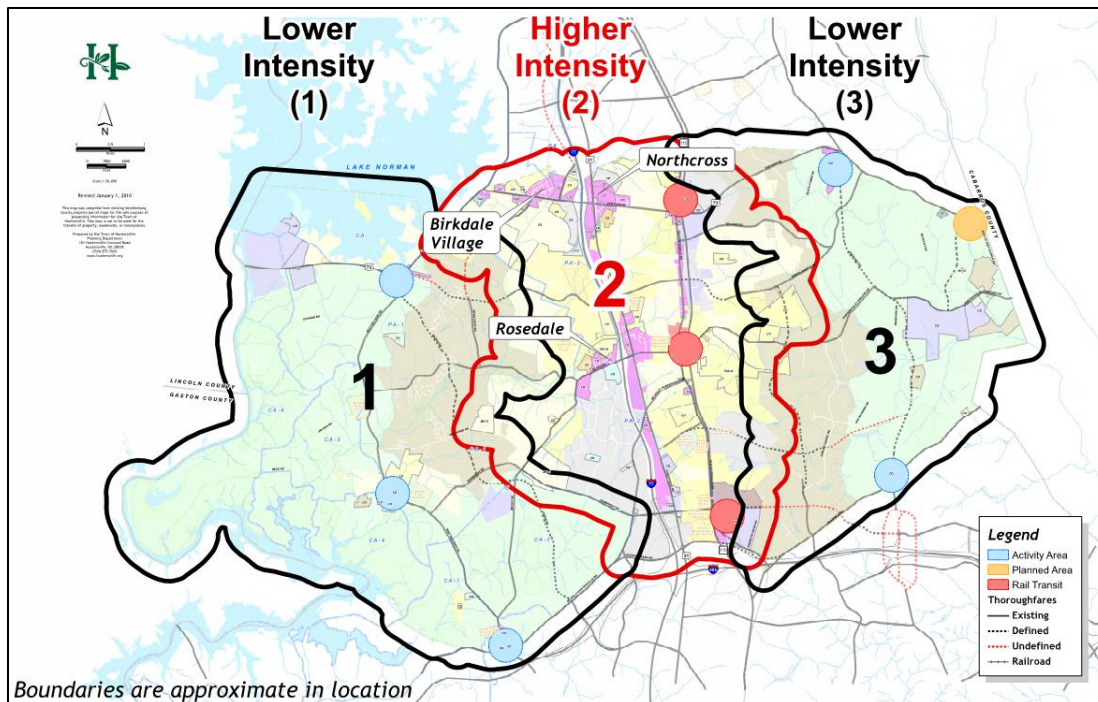
PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLANS

The following are examples of relevant plans and policies from the 2030 Huntersville Community Plan that may be incorporated into the Board's statement of consistency for approval or denial of the request.

Policy CD-2: Commercial Development Pattern

Promote a mixed-use development pattern that focuses higher intensity development generally within two miles of the I-77/NC-115 core. Outside the core area, this more intense commercial development pattern shall be focused in identified nodes and centers.

NOTE: The High Intensity area is where a majority of SP and CB zoning is located.



Policy ED-12: Business Retention and Expansion (BRE)

Support "Business Retention & Expansion (BRE)" program of Lake Norman Economic Development.

PART 4: STAFF RECOMMENDATION

Staff recommends amending Article 3.2.10(a) *SPECIAL PURPOSE PERMITTED USES WITH CONDITIONS* and Article 3.2.9(a) *CORPORATE BUSINESS PERMITTED USES WITH CONDITIONS*. The recommendation is based on:

Consistency with policies of the Huntersville Community Plan listed above.

Adding temporary mobile food sales would complement the uses of the SP and CB zoning districts.

Temporary mobile food sales would provide added economic activity in the SP and CB zoning districts.

PART 5: PUBLIC HEARING

The Public Hearing was held on December 7, 2015. No comments were received from the public. Town Board members were interested in understanding why the operation of temporary mobile food sales is restricted to a maximum of four days per week (Article 9.37.2). Staff indicated the condition were adopted in 2011 and at the time, there was concern over the impact temporary mobile food sales would have on traditional restaurants. Town Board members discussed the concern and directed staff to prepare another text amendment removing the four day per week operating restriction on temporary mobile food sales. Staff will address Town Board's direction to remove the four day per week operating restriction in a separate text amendment in January 2016.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board, on December 15, 2015, recommended approval by a 7-0 vote, as written.

PART 7: ATTACHMENTS AND ENCLOSURES

Attachment A: Article 9.37.2, *Temporary Uses and Structures*

Attachment B: Text Amendment Application

Attachment C: Proposed Ordinance

Attachment D: Map of Zoning Districts allowing Temporary Mobile Food Sales,
Existing and Proposed

PART 8: STATEMENT OF CONSISTENCY – TA #15-05

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment, TA 15-05, to amend Article 3.2.10(a) (Special Purpose Zoning District) and Article 3.2.9(a) (Corporate Business Zoning Districts) of the Zoning Ordinance, the Planning Staff recommends approval based on the amendment being consistent with policies CD-2 & ED-12 of the Community Plan.</p> <p>It is reasonable, and in the public interest to amend the Zoning Ordinance because, the amendment provides economic benefit and complimentary uses to the Special Purpose and Commercial Business Zoning Districts.</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-05, to amend Article 3.2.10(a) (Special Purpose Zoning District) and Article 3.2.9(a) (Corporate Business Zoning Districts) of the Zoning Ordinance, the Planning Board recommends approval based on the amendment being consistent with policies CD-2 & ED-12 of the Community Plan.</p> <p>It is reasonable, and in the public interest to amend the Zoning Ordinance because, the amendment provides economic benefit and complimentary uses to the Special Purpose and Commercial Business Zoning Districts.</p>	<p>APPROVAL: In considering the proposed amendment, TA 15-05, to amend Article 3.2.10(a) (Special Purpose Zoning District) and Article 3.2.9(a) (Corporate Business Zoning Districts) of the Zoning Ordinance, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...(Explain)</p>
		<p>DENIAL: In considering the proposed amendment, TA 15-05, to amend Article 3.2.10(a) (Special Purpose Zoning District) and Article 3.2.9(a) (Corporate Business Zoning Districts) of the Zoning Ordinance, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....(Explain)</p>

Attachment A: Article 9.37.2, Temporary Uses and Structures

Article 9.37, Temporary Uses and Structures

.2 The establishment of temporary mobile food sales are permitted as an accessory use for up to a maximum of four (4) days per week and major holidays upon issuance of a temporary use permit by the Zoning Administrator. The following conditions apply.

- (a) Trailers, carts and related storage shall be removed by the close of each business day.
- (b) The use may only be located on a lot occupied by a non-residential use.
- (c) The use shall be located a minimum of 15' behind existing road right-of-way, shall not impede the flow of pedestrian traffic, nor shall be located in any required parking space, loading space, or vehicle maneuvering area.
- (d) Off-street parking may be provided in existing parking spaces, as long as they are not part of the required number of spaces for the principal use.
- (e) No signage shall be permitted, except signs that are painted on or applied directly to the mobile food unit.
- (f) All applicable local and state regulations, including, but not limited to, Health Department and Environmental Protection, shall be met.
- (g) All discharge, waste and trash shall be properly disposed of in accordance with the applicable regulations by the close of each day.
- (h) A temporary use permit shall be required and is valid for one year and may be renewed annually.
- (i) At the issuance and renewal of a temporary use permit, the applicant shall supply the Zoning Administrator with a schedule of the days of operation of the business along with permission from the property owner to locate on the property.
- (j) The use shall not create any additional non-conformities on the existing site.



Text Amendment Application

Incomplete submissions will not be accepted.

Applicant Data

Date of Application 10/1/2015

Name Primal Brewery LLC, Ray Stempel

Address 16432 Old Statesville rd.

Phone Number (home) 704-305-9549 (work) 704-947-2920.

Email Ray@Primalbrewery.com

Fee

Text Amendment to the Zoning/Subdivision Ordinance Fee

\$400.00

Type of Change

☒ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☐ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change (If possible, please provide a Word document of the proposed text change)

Proposed text amendment will affect the following:

Ordinance: Zoning Article: 3.2.10 Section: a - uses w conditions

Current Text: _____

Proposed Text: Add - Temporary mobile food sales (9.37)

Reason for requested change (attach additional sheets if necessary): _____

Desire to allow for mobile food sales in the
Special purpose district. The SP district
allows for retail sales and for breweries this
use would compliment these uses.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Signatures

I hereby certify that the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Applicant Signature: 

Date: 10-1-15

Contact Information

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

Phone:

704-875-7000

Fax:

704-875-6546

Physical Address:

105 Gilead Road, Third Floor

Website:

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

AN ORDINANCE TO AMEND ARTICLE 3.2.10 (a) *SPECIAL PURPOSE DISTRICT (SP) PERMITTED USES* AND ARTICLE 3.2.9 (a) *CORPORATE BUSINESS (CB) PERMITTED USES* WITH CONDITIONS TO ADD TEMPORARY MOBILE FOOD SALES

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that the Zoning Ordinance is hereby amended as follows:.

Article 3.2.10 (a) [Special Purpose] “Uses permitted with Conditions”

- amusement facilities, outdoor, (9.5)
- commercial communication towers, (9.9)
- commercial kennels, indoor and outdoor (9.10)
- essential services 1 and 2, (9.14)
- inorganic residential household waste, intake and transfer off-site, (9.16)
- internet sweepstakes, (9.58)
- residential recycling center, (9.16)
- yard waste intake and processing, (9.16)
- junk yards, (9.20)
- outdoor storage, (9.26)
- outdoor storage of construction equipment, (9.27)
- petroleum storage facilities, (9.30)
- **temporary mobile food sales (9.37)**
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)
- trucking terminals, (9.40)
- all other uses permitted with conditions in the CB District

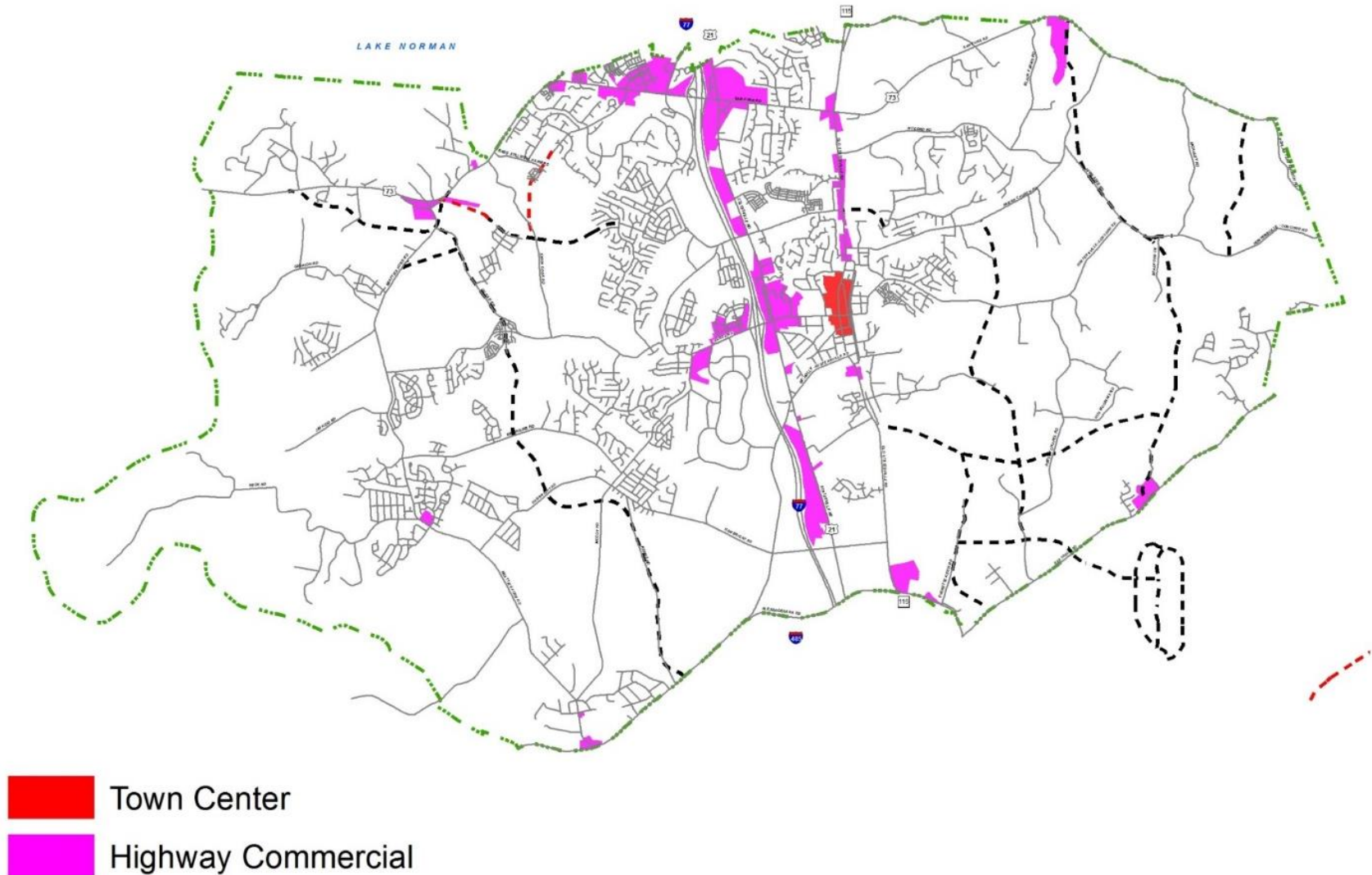
Article 3.2.9 (a) [Corporate Business] “Uses permitted with Conditions”

- Automotive Country Club (9.57)
- Day Care Center, (9.11)
- commercial communication tower, (9.9)
- essential services 1 and 2, (9.14)
- hotels and motels spaced 250' or more from residential or mixed use zones, (9.45)
- parks, (9.29)
- **temporary mobile food sales (9.37)**
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (9.39)

Section 2. That this ordinance shall become effective upon adoption.

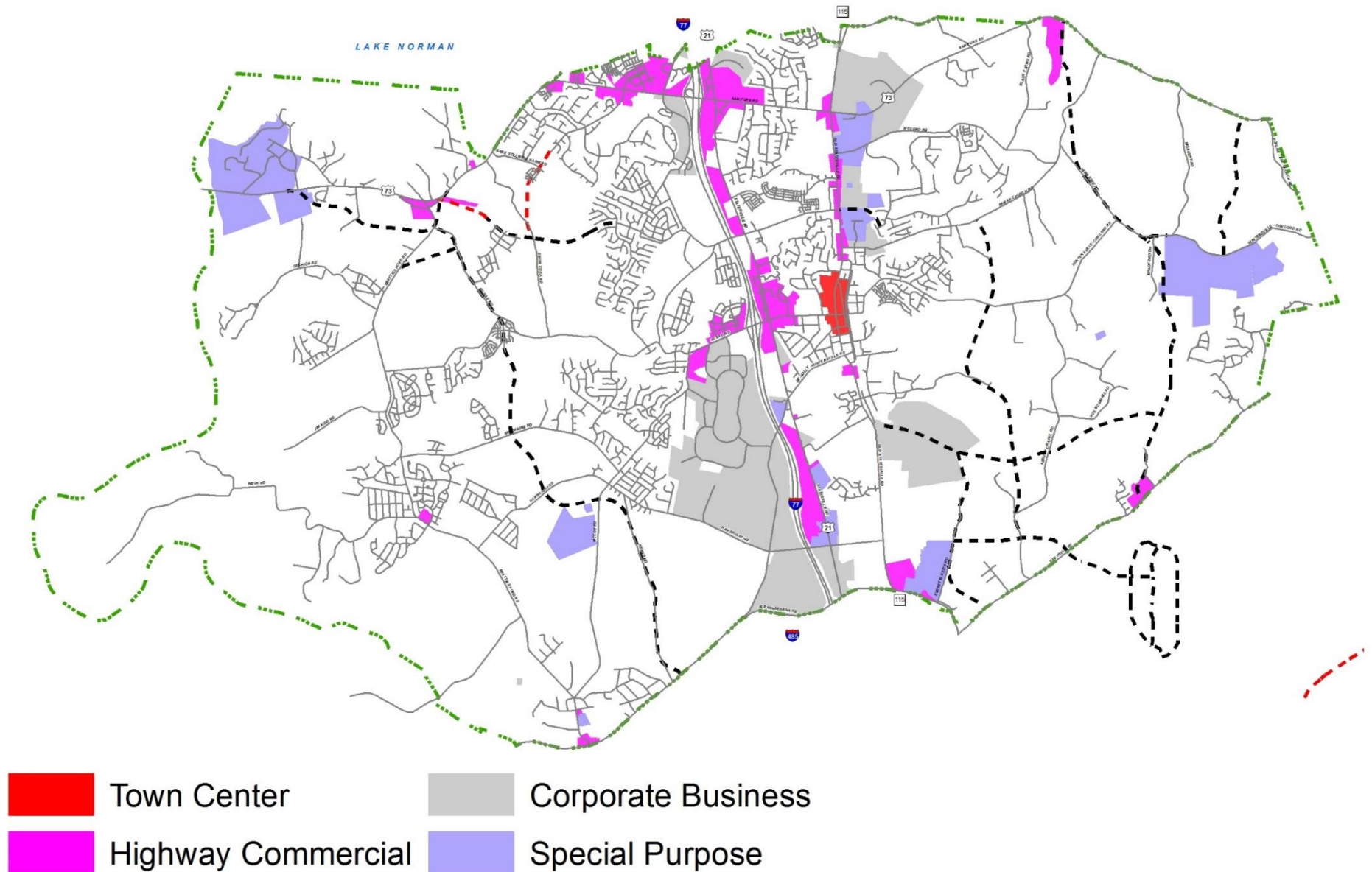
PUBLIC HEARING DATE: **December 7, 2015**
PLANNING BOARD MEETING: **December 15, 2015**
PLANNING BOARD RECOMMENDATION:
TOWN BOARD DECISION:

Map of Zoning Districts Currently Allowing Temporary Mobile Food Sales



Map of Zoning Districts Allowing Temporary Mobile Food Sales

As Proposed in Text Amendment Request



Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: David Peete, AICP
Subject: Bryton - Single Family Sketch Plan

Bryton - Single Family Subdivision is a request by LStar Management, LLC to subdivide approximately 85.96 acres to develop 202 single family homes in the Neighborhood Residential (NR) zoning district. The property is located east of NC 115, north of Hambright Rd. and northwest of Everett Keith Rd. (PIN 019-11-108, 019-11-117, 019-11-118).

ACTION RECOMMENDED:

Consider Final Action on Sketch Plan

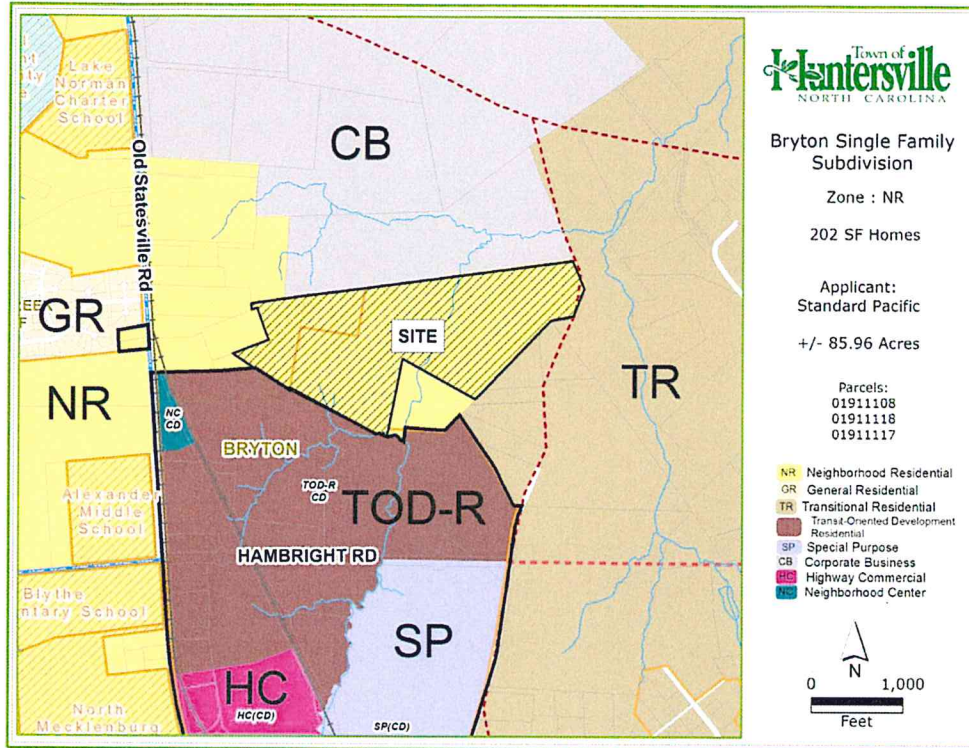
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
▣ Final Action packet 1-4-16	Cover Memo
▣ Sketch Plan 1-4-16	Cover Memo

Bryton – Single Family Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: LStar Management, LLC

Property Owner: Development Solutions BRY, LLC

Property Address: East of NC 115, North of Hambright Rd. & Northwest of Everett Keith Rd.

Project Size: 85.96 acres

Parcel Number: 019-11-108, 019-11-117 & 019-11-118

Current Zoning: Neighborhood Residential (NR)

Current Land Use: vacant, forested

Application is [Attachment A](#) and Site Plan is [Attachment B](#).

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Adjoining Zoning and Land Uses
 - North: Corporate Business (CB) – vacant property.
 - South: Neighborhood Residential (NR) & Transit Oriented Development-Residential (TOD-R) – vacant property.
 - East: Transitional Residential (TR) residential: large-lot single family homes & vacant property.
 - West: Neighborhood Residential (NR) & Transit Oriented Development-Residential (TOD-R) – vacant property.
2. A neighborhood meeting was held on December 1, 2015. The meeting summary is provided ([Attachment C](#)).
3. In 2006, a Subdivision Sketch Plan for the majority of this property was approved by the Town for 198 homes on 69.7 acres ([Attachment D](#)).
4. The proposed subdivision has 202 lots on 85.96 acres, with lots ranging in size from 7,320 sq. ft. to 19,404 sq. ft.
5. The site plan shows a 20' undisturbed buffer around the perimeter.
6. There are 96 specimen trees on the site. In the NR zoning district, 10 percent (9.6 trees) of the specimen trees are required to be saved and the developer proposes to save 32 trees (33.3%). There are no known heritage trees on the site. Eighty percent (80%) of the site is covered by tree canopy and the developer proposes to save 19 percent (19%) of the canopy (10% required).

7. A water quality concept plan is being reviewed by Mecklenburg County Engineering (LUESA). The applicant is proposing several sand filters (a water quality measure) throughout the subdivision.
8. A “Willingness to Serve” letter has been provided by Charlotte Water, dated 11-24-15.
9. Urban Open Space Park is provided by two (2) sections of Greenway to be built as part of this subdivision, and dedicated to Mecklenburg County. The western section of greenway (UOPS 1) is located off-site and will run between two different developments – both owned by Lstar. The developer will full-build a 12-wide section thru the powerline easement. The eastern greenway (UOPS 2) is proposed to dedicate 5.66 acres located on either side of Cane Creek which runs north/south through the middle of the subdivision. The developer will full-build a 12 ft wide section of Town/County greenway along the west side of the creek from the north boundary to the south boundary.
10. No block-length modifications are requested, as no blocks exceed the maximum block length of 800 feet. The proposed block layout remains very similar to the 2006 subdivision block plan (see Attachment D).

PART 3: TRANSPORTATION ISSUES

A Traffic Impact Analysis (TIA) was prepared by Kimley-Horn Associates as part of the overall Bryton Development in 2006. The entrance to this project was subject to the relocation of the Norfolk-Southern rail line, which has been completed. In addition, a new access road is to be built running from Hambright Road, north to the southwest entrance of the Bryton – Single Family Subdivision. This new access road has been approved and must be installed prior to issuing permits for this proposed subdivision. A note to that effect must be placed on the Sketch and Preliminary Subdivision Plans.

Nearby Improvements

As part of the 2006 TIA for the overall Bryton development, numerous road improvements have been completed. Improvements with an impact on this proposed subdivision include the widening of NC 115 to 4 lanes and constructing a new 4-lane section of Hambright Road east of NC 115. Both of these required improvements are complete.

Cross Sections

The current Sketch Plan street cross-sections include 50 ft. of right-of-way, which includes 10 ft. travel lanes, 7 ft. green zones (planting strips), 5 ft. sidewalks and curb and gutter. One (1) creek crossing is proposed and will provide an important transportation link to (future) Everette Keith Road.

Future Road Connections

The proposed Sketch Plan shows seven (7) future road connections: four (4) to the east and three (3) to the north. This is the same number of off-site connections that were shown in the 2006 version of the subdivision.

No additional off-site road improvements are required for this proposed Sketch Plan.

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 Bryton – Single Family Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

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

- **Policy H-1: Development Pattern.** Continue to follow existing residential development patterns as reflected in “Map of Zoning Districts”, focusing higher intensity development generally within two miles of the I-77/NC 115 corridor and lower development from the east and west of this corridor extending to the Town boundaries.

- **Policy H-9: Future Residential Development.** Higher intensity residential development will be focused generally within two miles of the I-77/NC-115 corridor and at future mixed use nodes in the eastern and western areas of Huntersville's zoning jurisdiction.
Comment: The proposed rezoning is located in an area where high intensity development is supported by the 2030 Community Plan (see Page 18) and permitted by the Neighborhood Residential (NR) zoning district.
- **Policy E-1: Preservation and enhancement.** Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.
Comment: Over five (5) acres of land are being dedicated to Mecklenburg County as open space straddling both sides of the Cane creek. This area will also provide for a section of County/Town greenway.
- **Policy E-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.
Comment: The proposed Sketch Plan, as stated above, is preserving and locating lots away from Cane Creek in order to preserve as well as provide recreational opportunities via a future greenway.
- **Policy E-3: Environmental Regulations.** Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetland and stream protection.
Comment: Over five (5) acres (which includes the 100' SWIM buffer along Cane Creek) is being dedicated to Mecklenburg County for both open space and for a greenway. The applicant is preserving almost 20% of the tree canopy (10% required by the zoning district).
- **Policy E-5: Vehicle Miles Travelled (VMT).** Support reduction in vehicle miles travelled (VMT), through capital investments in sidewalks, greenways, enhanced connectivity and mass transit (bus & rail).
Comment: Sidewalks are provided on both sides of all new streets and there will be a portion of a greenway installed along Cane Creek, as well easements to provide a greenway connection near the entrance to this subdivision.
- **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.
Comment: The street cross sections proposed are appropriate for residential use. There are 10' travel lanes, a 7' green zone (planting strip) and 5' sidewalk on each side of the streets. All blocks are less than 850 ft. in length, with the majority closer to 500 ft., creating a pedestrian-friendly lot pattern that provides traffic calming, while discouraging future cut-through traffic.
- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
Comment: All proposed streets have sidewalks on both sides. The applicant has proposed to full-build a section of Town/County greenway along Cane Creek and there will be accommodations for future greenways near the entrance to the subdivision (located off-site).
- **Policy T-8: Street Connectivity.** Promote and require street connectivity in the Town of Huntersville among residential, commercial, employment, recreational and institutional uses.
Comment: Proposed subdivision is reserving/dedicating right-of-way for a future section of Everette Keith Road (see Attachment B). Additionally, the Sketch Plan has four (4) street stubs to the east and three (3) street stubs to the north.

- **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.

Comment: An APFO application was not required, as all of Bryton – as originally approved in 2005 / 2006, was accounted for in the original “baseline” APFO level of service for the Town.

2. Conformity.

The proposed project is only adjacent to a few large-lot, single-family homes located along Everette Keith Road. No other development exists adjacent to this property. The 2006 Approved subdivision had a density of 2.84 units per acre on 69.7 acres. The proposed Sketch Plan has a density of 2.34 units per acre on 85.96 acres. There is no maximum density in the Neighborhood Residential (NR) Zoning District. The proposed development has lot ranges from 7, 320 – 19,404 sq. ft. and lot widths ranging from 61 – 90 ft.

3. Access Between Adjoining Properties.

The applicant is building street stubs for seven (7) future connections off-site and dedicating appropriate right-of-way for a portion of future Everette Keith Road.

4. Relation to topography.

The street network is designed to respect the general topography and, with the exception of one key crossing, sensitive streams and wetlands are buffered and not impacted.

5. Mature trees and natural vegetation.

The proposed project is required to save 10 percent of the tree canopy, 10 percent of the specimen trees and 100% of the heritage trees and these requirements are being met.

6. Access to parks, schools, etc.

There is a portion of a Mecklenburg County Greenway that is within the project boundaries. The applicant proposes to dedicate the entire SWIM buffer area to Mecklenburg County for the greenway and will full-build the greenway in order to satisfy the Town/County Greenway Master Plan and to satisfy Urban Open Space requirements. This is a revision from the 2006 plan which provided a centrally-located park as (primary) Urban Open Space.

7. Discourage through traffic.

All streets are appropriately sized for residential traffic. When fully built, the residential connection to the east will not connect, as Everette Keith is not built in this location. However, once built, the appropriately-sized streets and indirect street connections will not encourage “cut-through” traffic.

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 Bryton – Single Family Subdivision have not been identified for a school or park site. A Town/County greenway is proposed to be built along Cane Creek.

12. Public Facilities

The parcels associated with Bryton – Single Family Subdivision have not been identified for a public facility.

13. Proposed street names

The street names for Bryton – Single Family Subdivision will be approved with the Preliminary Plan submission.

14. Easements.

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.

Water and sewer will need to be extended to the development. A “Willingness to Serve” letter from Charlotte Water has been provided (Attachment E).

16. Restrictions on the subdivision of land subject to flooding.

Floodplain has been identified on this site and no lots are proposed within this area. In addition, the entire SWIM buffer area will be dedicated to Mecklenburg County for greenway and conservation.

17. Reserved.

18. Open Space

The proposed development complies with Urban Open Space and common open space requirements.

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, parks acreage. An APFO application was not required, as all of Bryton – as originally approved in 2005 / 2006, was accounted for in the original “baseline” APFO level of service for the Town.

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

Town Staff has reviewed the proposed Sketch plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Bryton – Single Family Sketch Plan complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that staff would like addressed which include:

- Adding a note requiring the greenway (Urban Open Space) along the western boundary as part of this subdivision.
- Dedication of entire area east of Everette Keith Road to be added to right-of-way or a note identifying the area that may provide future connection to adjoining parcels - DONE.
- A note indicating that no permits for Bryton – Single Family will be issued until Bryton Parkway is extended (built) to the subdivision boundary.
- Minor comments to the notes of the site plan

APPROVAL

Bryton – Single Family Sketch Plan complies with all applicable requirements, with the conditions listed above. Once the above items are addressed, staff can recommend approval of the proposed Sketch plan.

PART 6: PLANNING BOARD RECOMMENDATION

On December 15, 2015, Planning Board recommended approval as conditionally recommended by staff, by unanimous vote.

PART 7: ATTACHMENTS AND ENCLOSURES

Attachments

- A - Application
- B - Bryton – Single Family Subdivision Sketch Plan
- C - Neighborhood Meeting Summary
- D – 2006 Subdivision Sketch Plan
- E – Charlotte Water “Willingness to Serve” letter.

PART 8: DECISION STATEMENTS

Please refer to Part 5 and Part 6 of this report for recommendation.

Subdivision Ordinance Section 6.320.5 states, “In considering whether to approve an application for a subdivision Sketch Plan, the Town Board shall proceed according to the following format:”

COMPLETENESS OF APPLICATION

- (a) *the Board shall consider whether the application is complete. If no member moves that the application be found incomplete (specifying either the particular type of information lacking or the particular requirement with respect to which the application is incomplete) then this shall be taken as an affirmative finding by the Board that the application is complete;*

[Complete Application] In considering the Bryton – Single Family Sketch Plan, we, the Town Board, find the application complete.

[Incomplete Application] In considering the Bryton – Single Family Sketch Plan, we, the Town Board find the application lacking the following information: (provide requested information)

COMPLIANCE WITH APPLICABLE REQUIREMENTS

- (b) *the Board shall consider whether the application complies with all of the applicable requirements. If a motion to this effect passes, the Board shall make findings supporting the motion. If such a motion fails or is not made then a motion shall be made that the application be found not in compliance with one or more of the applicable requirements. Such a motion shall specify the particular requirements the application fails to meet. Separate votes may be taken with respect to each requirement not met by the application. It shall be conclusively presumed that the application complies with all requirements not found by the Board to be unsatisfied through this process; and,*

[Complies with all applicable requirements] Bryton – Single Family Sketch Plan complies with all applicable requirements and is supported by the following findings:

- 1)
- 2)

Add if necessary

[Does not comply with all applicable requirements] Bryton – Single Family Sketch Plan does not comply with all applicable requirements and fails to meet the following ordinance requirements:

Subdivision Section _____

Subdivision Section _____

Add if necessary

MOTION OF APPROVAL OR DENIAL

- (c) *if the Town Board concludes that all applicable requirements are met, it shall approve the Sketch Plan. If the Board concludes that the application fails to comply with one (1) or more of the applicable requirements, it shall adopt a*

motion to deny the application for one (1) or more of the reasons set forth within this Ordinance. Such a motion shall propose specific findings, based upon the evidence submitted, justifying such a conclusion.

[Complies with all applicable requirements] Bryton – Single Family Sketch Plan complies with all applicable requirements and is supported by the following findings:

[Does not comply with all applicable requirements] Bryton – Single Family Sketch Plan does not comply with all applicable requirements and I make a recommendation of **DENIAL** based on findings it fails to meet the following ordinance requirements:

Subdivision Section _____

Subdivision Section _____

Add if necessary

The determination of failure to comply with the above ordinance requirements based on the following findings:

1)

2)

Add if necessary



General Application

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

1. Application Type

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

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

- ☐ CHANGE OF USE
- ☐ COMMERCIAL SITE PLAN
- ☐ CONDITIONAL REZONING
- ☐ GENERAL REZONING
- ☐ MASTER SIGNAGE PROGRAM
- ☒ REVISION to _____
- ☐ DENSITY AVERAGING CERTIFICATE
- ☐ 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 8/4/2015

Name of Project Bryton (LSTAR) Single Family Residential

Sketch Plan Revision

Phase # (if subdivision) _____

Location NE of the Intersection of Hambright Rd & Old Statesville Rd

Parcel Identification Number(s) (PIN) 01911108

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

Property Size (acres) 85.96 Street Frontage (feet) 884

Current Land Use Vacant

Proposed Land Use(s) Residential

Is the project within Huntersville's corporate limits?

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

3. Description of Request

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

This application is being submitted as a residential subdivision for the use of single family detached homes.

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/ReviewProcess.aspx>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes copies of plans 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 LStar Management, LLC Agent for Owner

Address of Applicant 516 N. West St. Raleigh, NC 27603

Email steve@lstarland.com

Property Owner's Signature (if applicable) 

Printed Name Development Solutions BRY, LLC By: Judd Gilats, Vice President

Property Owner's Address (if applicable) 90 South 7th St. Minneapolis, MN 55402 Email USAssets@Castlelake.com

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

<u>LStar Management</u>	<u>Steve Vining</u>	<u>919-256-1981</u>	<u>steve@lstarland.com</u>
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Development Firm	Name of contact	Phone	Email
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<u>R Joe Harris & Associates</u>	<u>Daniel Gates</u>	<u>803-802-1799</u>	<u>dgates@rjoe-harris.com</u>
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Design Firm	Name of contact	Phone	Email
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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

BRYTON SINGLE FAMILY – HUNTERSVILLE, NORTH CAROLINA

Public Meeting

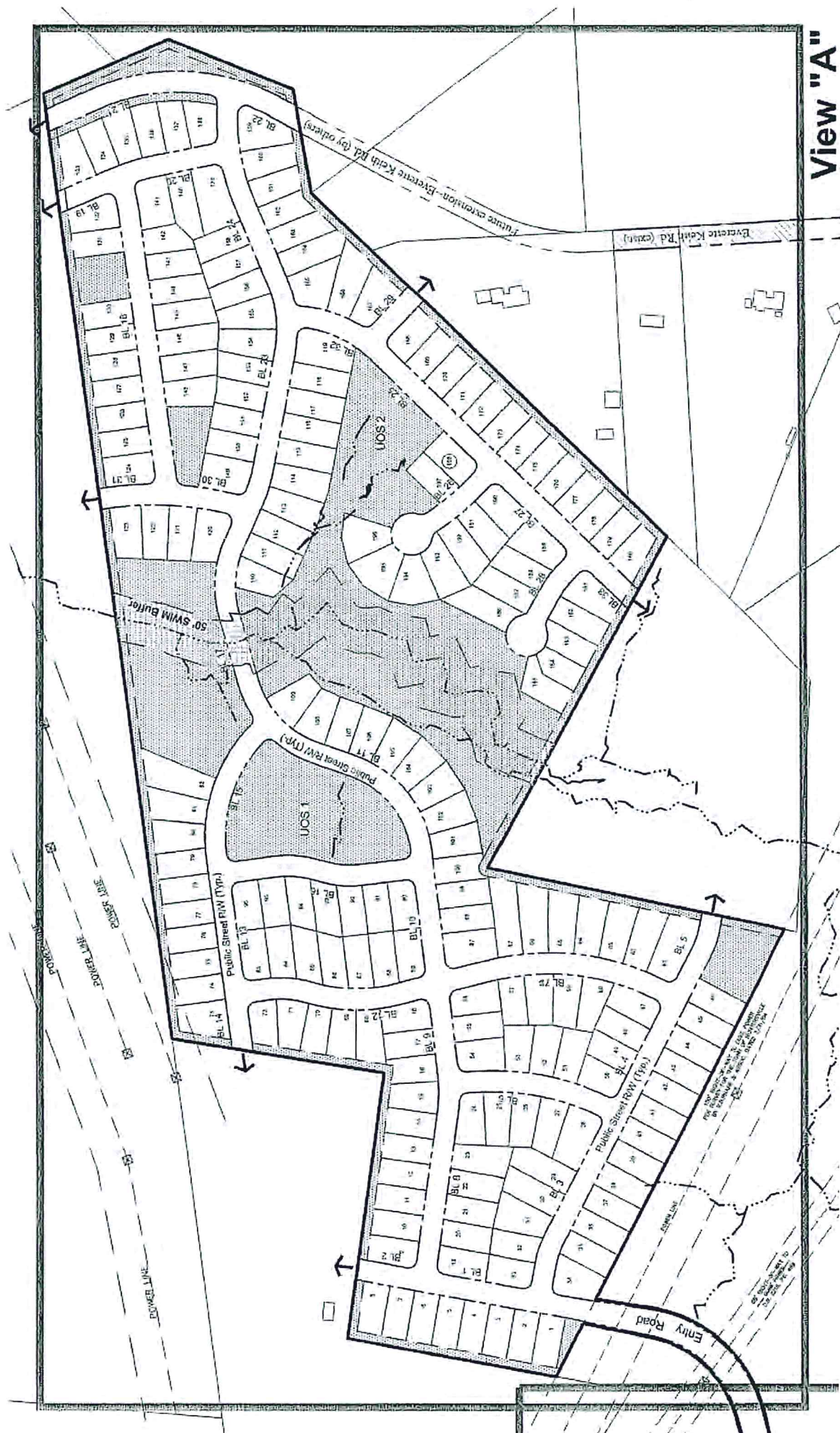
Date: December 1, 2015

Bryton Single Family Master Sketch Plan – Meeting Summary

- A. Scott Munday of LStar did a quick presentation of the community.
- B. Citizen Comments
 - 1. Citizens questioned the stub road locations and how the locations aligned with their properties.
 - 2. Citizens inquired about the timeline of the project regarding the timeliness of the construction. They were informed that the project will be broken into 3 phases and only the last phase will affect the land adjacent to them.
 - 3. Citizens inquired about the price point of the homes to get a feel for the quality of homes to be built but there have been no discussions about home pricing as there is no builder yet.
 - 4. Citizens inquired about whether or not cable television will be extended further towards them along Everett Keith Rd. Cable will be provided within Bryton Single Family but there is no guarantee that it will be extended along Everett Keith Rd.
 - 5. Citizens wanted to know if any improvements to Everett Keith Rd. were proposed. LStar responded no not by them.
 - 6. Citizens questioned how the new project would be accessed. Access will be through Bryton and not through Everett Keith Rd.
 - 7. Comment sheets were provided to all attendees but no written comments were left for record.

2006
Approved Sketch

Attachment D





November 24, 2015

Mr. Daniel Gates
Development Solutions BRY, LLC
C/O R. Joe Harris & Associates
127 Ben Casey Dr
Suite 101
Fort Mill, SC 29708

**SUBJECT: WILLINGNESS TO SERVE
BRYTON SINGLE FAMILY – MASTER PLAN**

A Willingness to Serve study was completed and the following has been determined:

The subject property is within the intended service area of Charlotte Water (CLTWater). An analysis of the sanitary sewer associated with the proposed project determined that there is sufficient capacity in Charlotte Water's sanitary sewer system to accommodate the proposed wastewater flow at this time. The sanitary sewer from this project will flow to the *Rocky River Waste Water Treatment Plant; NPDES permit number NC0036269*, located in Cabarrus County, for treatment. Please note that the availability of flow is subject to change and that this willingness to serve review in no way guarantees future capacity.

The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # 0160010, on file with the Public Water Supply Section of NC DENR. However, Charlotte Water cannot guarantee a constant pressure or quality of flow. This agreement is also contingent upon approval by the Division of Environment, Health, and Natural Resources.

Connection to the Charlotte Water and sewer system is accepted on a first come, first served basis, pending review and approval through the Charlotte Water Capacity Assurance Program and Flow Acceptance approval from the Water and Sewer Authority of Cabarrus County.

The applicant should understand that this letter is not an authorization to construct private water or sewer systems, as the appropriate local or State permits are required prior to construction. This willingness to serve is valid for (1) year from the date of issue. If you have any questions, please do not hesitate to contact me at (704) 432-5801.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Gross".

Barbara Gross
Engineering Assistant

BRYTON (LSTAR) SINGLE FAMILY RESIDENTIAL

SKETCH PLAN REVISION

TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

EPM # 357836

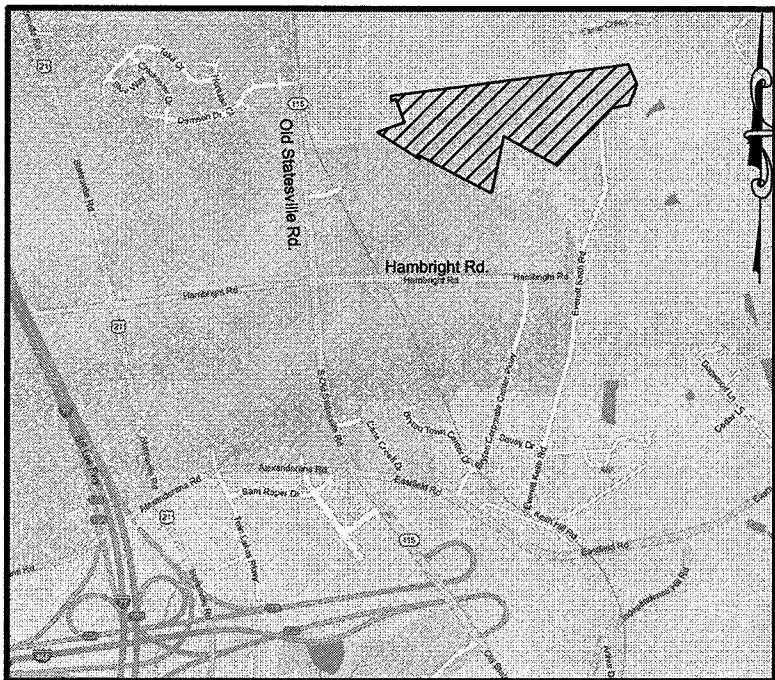
PREPARED FOR :

LStar Management

516 N. West Street
Raleigh, NC 27603

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.

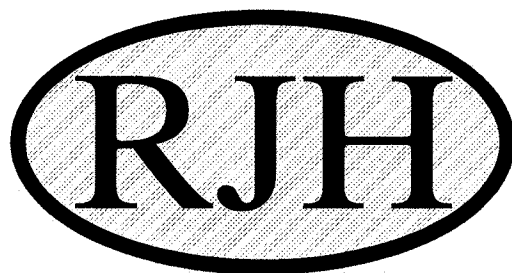
The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the state of North Carolina for adequate construction. Review of street construction by the certifying Engineer is required throughout the construction process. Refer to the Town of Huntersville Engineering Standards and Procedures Manual for additional information including the required certification form.



VICINITY MAP - N.T.S.

DECEMBER 14, 2015

PREPARED BY



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management



127 Ben Casey Dr., Suite 101, Fort Mill, SC 29708 (803) 802-1799 Fax: (803) 802-0886

PLAN SHEET INDEX:


COVER	COVER SHEET
SP-1	OVERALL SITE PLAN
SP-2 - SP-4	SITE PLAN
SP-5	TREE PRESERVATION
SP-6	ZONING NOTES
SP-7	SITE PLAN DETAILS
EX-1 - EX-4	EXISTING CONDITIONS
GP-1 - GP-4	GRADING PLAN
RP-1 - RP-18	ROADWAY PLANS & PROFILES
S-1 - S-7	SIGHT DISTANCES
LP-1 - LP-4	LANDSCAPING PLAN

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

DATE	ISSUED FOR	REV
08/03/15	Initial Submittal to LUESA	0
11/23/15	Second Submittal to LUESA	1
12/14/15	Third Submittal to LUESA	2



Engineer:



R. Joe Harris & Associates, Inc.

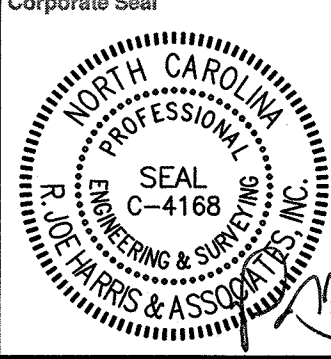
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127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

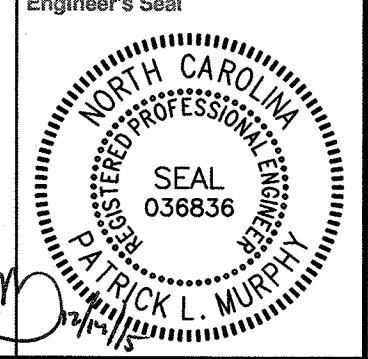
www.rjoe-harris.com


This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal



Engineer's Seal



Project Manager D Gates	Drawn D Gates
Department Manager P Murphy	Checked P Murphy
Print/Plot Date December 14, 2015	
Client  LStarCommunities 516 N. WEST ST. RALEIGH, NC 27603 P: (919) 256-1981	
Project: Bryton Single Family Sketch Revision	
Drawing Title: Cover	
Project No. 2066	Drawing No. -COVER-
DWG File Name: 2066_Cover	

GENERAL NOTES: HUNTERSVILLE

- All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County, and NCDDOT, as applicable.
- This property may be subject to any easements and/or right-of-way of record.
- All applicable federal, state, and local environmental permits and approvals will be obtained by Developer.
- All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.
- Access (ingress/egress) location and design shown on this preliminary plan are subject to achieving vertical and horizontal sight distances, turn lane improvements (including right-of-way) and intersection with adjacent and opposing access points. Modifications to plan may result.
- Large maturing trees will be planted 40' O/C within the required planting strip along all streets with the exception of rural pathways where existing trees can satisfy the street tree requirement.
- Small maturing trees are to be used where overhead power lines exist.
- Residential Garages. There needs to be a minimum of 20 feet between the back of the sidewalk and the face of the garage. On lots greater than 50 feet in width, front-loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. Exception for single family detached dwellings with 1400 square feet or less of heated space: single bay front loading garages may be built flush with, but may not project in front of, the primary plane of the front facade of the structure; double bay front loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. On lots 60 feet or less in width, alley access is required if on-site parking is provided except as provided below. Detached garages may only be placed in the established rear yard. Garages for more than two cars must be detached and located in the established rear yard or be attached side or rear loading. (Article 6.16.1, 6.2 & 6.TOH ZO).
- Once the streets are accepted by the Town, street trees shall be maintained and cared for by the property owner adjacent to the tree except in subdivisions where the property owner association is responsible for maintenance (ZO, Article 7.3.7).
- Block Lengths shall adhere to the approved subdivision sketch plan. (See Block Length Chart this page)
- Side Lot Lines. Side lot lines shall, as nearly as practicable, be at right angles or radial to street lines. Where side lot lines intersect at the rear of the lot, the angle of intersection shall not be less than 60 degrees. (Sect. 7.220 TOH ZO).
- Building Separation. All detached principal structures in all districts shall preserve a minimum building separation of 10 feet. The requirement of the district to conform to an existing pattern of building spacing along a street may require a greater separation or the provision of specified side yards. All detached accessory structures in all districts shall maintain a minimum building separation of 4 feet, as measured from the overhang (Article 8.10 TOH ZO).
- HVAC/Other Utilities must be located outside an established setback, required side yard, and not within 5' of a side or rear lot line. (Article 6.8.2 TOH ZO).
- All signs will be reviewed & approved separately and shall meet Article 10 of the TOH ZO. (Does not apply to street signs or regulatory signs. (Traffic Control/Pavement Markings & Street Lighting Plan) - (1) Standard street markers must be installed by the developer at one corner of all street intersections, including private streets, before any certificates of occupancy may be issued for buildings or residences along those streets. The design, material, location and installation of the signs must be in accordance with standards specified in the Land Development Standards Manual unless an alternative design is approved. (2) Barricades must be installed at the end of all dead-end streets except cul-de-sac streets, which have been improved with a permanent turnaround as required by this Ordinance. Design, material and installation of the barricades must be in accordance with the Land Development Standards Manual. (3) No department, officer, agent, or employee of the town will accept for maintenance, lay out, open, improve, grade, pave or light any streets or authorize the laying of water mains, sewers, electrical service extensions or other facilities or utilities in any street within the town unless: such street has been accepted or opened as, or has otherwise received the legal status of, a public street prior to the effective date of this ordinance; or for any new street, such street corresponds in its location and lines with a street shown on a preliminary subdivision plan, tentatively approved by the Town Manager or Designated Administrative Agent; or such street has been accepted as a public street by a vote of a majority of all the members of the Town Board or by the State of North Carolina; or such street has been accepted as a public street by the State of North Carolina; or such street is an approved private street built in conformance with the provisions of all applicable ordinances. (Section 8.170 & 8.200 TOH ZO)
- Maintenance Guarantee. All improvements required by this ordinance shall be guaranteed against defects in workmanship and materials by the subdivider for a period of one year from the date of the filing of the final plat or the date of the completion of the improvement, whichever is later. The subdivider shall file with the Town a maintenance bond with adequate sureties in an amount determined by the Town of Huntersville/Mecklenburg County to be sufficient to assure proper maintenance and repair of such improvements for the one-year warranty period. (Section 8.400 TOH ZO)
- Water Quality LID. Financial Arrangements are to be made through Meck. County guaranteeing the installation and maintenance of required BMPs until the issuance of CO's for seventy-five percent (75%) of all construction which might reasonably be anticipated to be built within the area which drains into the BMP, allowing credit for improvements completed prior to the submission of the final plat. The approval of the High Density Development Permit will be subject to developer compliance with Section 10.509 paragraph 3 of the Mecklenburg County Zoning Ordinance, the provisions of which, including subsequent amendments, are incorporated herein.
- Water Quality LID Maintenance. BMPs that are constructed on privately owned land and that are not within a public easement shall be maintained by a Property Owners Association or the owner of the subject property. BMPs that are constructed on public land within public rights-of-way, and/or within public easements shall be maintained by the public body with ownership/jurisdiction of the subject property.
- Maintenance Covenants. Prior to the issuance of an Occupancy Permit for any building within a permitted development served by a BMP, the applicant or owner of the BMP shall establish a formal Maintenance Covenant approved by the Mecklenburg County Land Use and Environmental Services Agency and recorded in the Office of the Register of Deeds in which the owner acknowledges the duty of the owner and all subsequent owners of the property to maintain the BMP in accordance with the terms of the Covenant.
- FYI The developer is responsible for contacting CMUD for all water and sewer issues. A parcel with on-site septic, 100% of the repair area does not need to be cleared initially (only the area for the original septic field). Please consider this when looking at tree preservation requirements.
- FYI If you are proposing to subdivide inside the ML-O or LN-O Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.
- FYI Lands that are disturbed during land development activities shall be excluded from open space calculation areas. Examples: Temporary Sediment Basins, Temporary Ditches, Areas where grades push into open space.

NOTES

1. Lots subject to flooding should not be established in subdivisions except as provided in Sections 7.280.
2. Build to Line - A line extending through a lot which is generally parallel to the front property line and marks the location from which the principal vertical plane of the front building elevation, exclusive of porches, bay windows and similar appurtenances, must be erected; intended to create an even building facade line on a street; the build-to line is established on the record plat (final plat).
3. Any construction or use within the areas delineated by Floodway Fringe District Boundary Line and Floodway District Encroachment Line is subject to the restrictions imposed by floodway regulations.
4. All areas designated as common open space shall be owned and maintained by the homeowners association, unless otherwise noted. Landscaping/irrigation within medians of divided public roads to be maintained by the HOA. Street trees within the planting strip of all public roads shall be maintained by the individual homeowner.
5. Access (ingress/egress) location and design shown on this sketch plan area subject to achieving vertical and horizontal sight distances, turn lane improvements (including right-of-way) and intersection with adjacent and opposing access points, coordinating with Petitioner of Rezoning Petition # R-05-10.
6. The developer is responsible for contacting CMUD for all water and sewer issues.
7. If required by NC DOT, developer shall make necessary improvements to Old Statesville Rd. per TIA by Kintley-Home, which accompanies Rezoning # 05-10 only for impacts related to the sketch plan submittal.
8. Proposed water quality measures to be designed to control the 1" rainfall, 2-year volume and 2, 10 year peak flows. All water quality measures shall be greater than per Huntersville water quality design manual.
9. Lots shall not have a depth greater than 4 times the width at the set-back or build-to line except where physical dimensions of the tract provide no other alternative layout.
11. Residential Lot Trees: In order to maintain or replenish the urban tree canopy in areas of new residential subdivision, each lot shall provide canopy trees in accordance with the following schedule:

Lot Size	Required Number of Canopy Trees
Less than 10,000 SF	1 Front yard, 1 Rear yard
10,000-15,000 SF	1 Front yard, 1 Rear yard
15,001-20,000 SF	2 Front yard, 2 Rear yard
More than 20,000 SF	3 Front yard, 3 Rear yard

The use of existing trees to satisfy this requirement is encouraged. Required street trees may not be counted towards the fulfillment of this requirement.
12. Gas, phone, cable and electrical utilities will be provided to site by individual utility providers (underground).
13. There are no historic, archeological and cultural features located on site. There are no significant wildlife habitats, prime agricultural farmland, existing structures, cemeteries, roads, tracks and trails, aquifers located on the property. The site has not been cleared or forested in the past three years.
14. All street intersections shall meet sight distances as per Town of Huntersville Engineering Standards and Procedures Manual.
15. Lots occupied by steep grades may be basement houses or crawl foundations.
16. The development of this parcel is not subject to rezoning and has been carefully designed to work as an integral part of the larger Bryton project. Coordination has and will continue to occur with the Petitioner (American Asset Corporation) of Rezoning Petition # R-05-10. Many of the unknowns with regards to traffic conditions as they relate to assessing this parcel are expected to develop as the Petitioner of Rezoning Petition # 05-10 moves forward with the Town of Huntersville.
17. Developer shall be willing to include Traffic Calming methods as necessary to discourage excessive speeds in neighborhood.
18. Garbage pick-up shall be via roll-out trash and mail delivery shall be to mail kiosks.
19. When Chair Ramps shall follow Town of Huntersville Engineering Standards and Procedures Manual.
20. Street trees shall be located no closer than 40 feet in advance of STOP signs.
21. A new access road is to be built running from Hambright Road, north to the southwest entrance of the Bryton - Single Family Subdivision. This new access road has been approved and must be installed prior to issuing permits for this proposed subdivision. This does not include Bryton Single Family Phase 1, as it has previously been approved for construction.

TREE PRESERVATION

Note: Urban open spaces shall include one or more of the following: landscaping, walks, seating, fountains, playground equipment, statues, etc. Materials used shall be a combination of brick pavers, stamped asphalt, stone, wrought iron, wood, crushed gravel or stone etc.

UOS	Area	Type
UOS 1	154,029 SF	Park (Multi-Use Fields & Connectivity)
UOS 2	1,130 LF; 246,474 SF	Greenbelt
UOS 3	29,222 SF	Forecourt

EXISTING DATA

Soil Types:	CaB2	- Cecil sandy clay loam, 2 to 8 percent slopes	VaB	- Vance sandy loam, 2 to 8 percent slopes
	EnB	- Enon sandy loam, 2 to 8 percent slopes	VaD	- Vance sandy loam, 8 to 15 percent slopes
	EnD	- Enon sandy loam, 8 to 15 percent slopes	WkB	- Wilkes loam, 4 to 8 percent slopes
	MO	- Monacan loam, 0 to 2 percent slopes	WkD	- Wilkes loam, 8 to 15 percent slopes
	PB3	- Pacolet - Gullied land complex, 10 to 15 percent slopes	WkE	- Wilkes loam, 15 to 25 percent slopes

Soil Hydrologic Groups: (% of site area)	
Group A	0%
Group B	12.7% (10.8 AC.)
Group C	40.4% (34.7 AC.)
Group D	46.9% (40.3 AC.)

FEMA Panel:	3710455800J 3710465000J
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Watershed: Clarke

TREE PRESERVATION

Specimen trees - A tree (or group of trees) that may be considered important community assets due to their unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance and may also meet the following criteria:

- Large hardwood (e.g. oaks, poplars, maples, etc.) and softwoods (e.g. pines) in good or better or better condition with a DBH of 24" or greater.
- Smaller understory trees (e.g. dogwoods, redbuds, sourwoods, persimmons, etc.) in good or better condition with a DBH of 12" or greater.
- Lesser-sized trees of rare species or special intrinsic value as approved by staff.

Heritage tree - A tree that is listed in the North Carolina Big Tree List, the American Forest Association's Champion Tree list, the Mecklenburg County treasure Tree List or any tree that would meet 80% of the points of a tree on North Carolina's Big Tree List.

% of Site covered by Tree Canopy:	Total Site: 80.9% (69.5Ac.)
% of Tree Canopy Preservation required by District:	10.0% (6.95Ac.)
% of Tree Canopy actually saved (min.):	15.7% (10.9Ac.)

Number of Specimen Trees on-site:	96
% of Specimen Trees required to be saved:	10.0% (9.6)
% of Specimen Trees actually saved:	33.3% (32)

Number of Heritage Trees on-site:	0
% of Heritage Trees required to be saved:	100%
% of Heritage Trees actually saved (min.):	0

TREE LEGEND

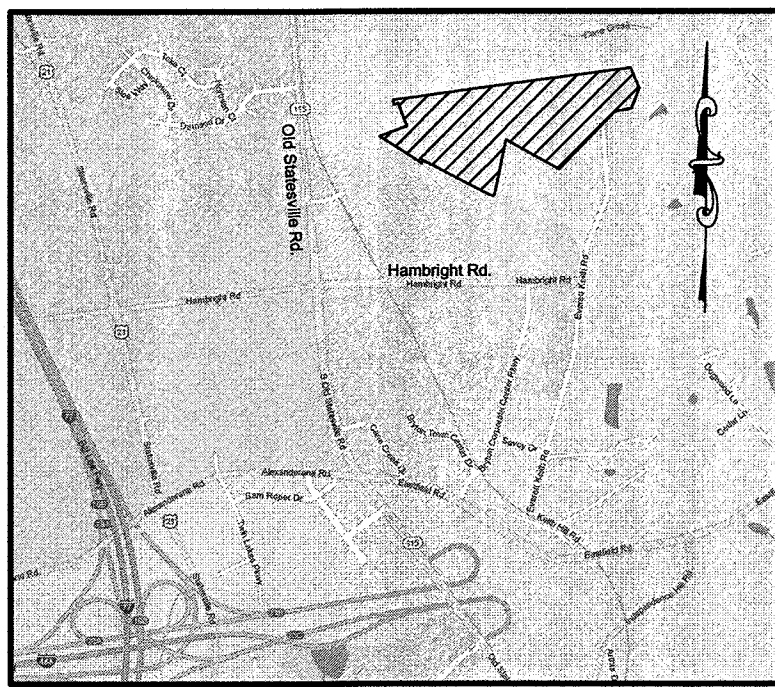
TR - Tree	GU - Gum
EL - Elm	MA - Maple
BE - Beach	PE - Pecan
P - Pine	WA - Walnut
PO - Poplar	HI - Hickory
OA - Oak	

SITE TOPOGRAPHY & LOCATE FIELD RUN BY R. JOE HARRIS & ASSOCIATES, LLC. SUPPLEMENTAL TOPOGRAPHY PROVIDED FROM MECKLENBURG COUNTY AERIAL TOPOGRAPHY (OFF-SITE).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS DEFINED ON COMMUNITY PANEL 370158-4559-J OF THE FLOOD INSURANCE RATE MAPS FOR MECKLENBURG COUNTY DATED MARCH 2, 2009.

BOUNDARY SURVEY AS PROVIDED BY R. B. PHARR & ASSOCIATES, P.A. BOUNDARY INFORMATION FROM SURVEY ENTITLED BOUNDARY SURVEY OF HANDSMILL ENTERPRISES, LLC PROPERTY AND DATED APRIL 2013. SURVEY MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "A" SURVEY, OR MAXIMUM ERROR OF CLOSURE IS 1:10,000.

HORIZONTAL DATUM TIED TO NAD 83 AND VERTICAL DATUM BASED ON NAVD 88. CONTACT R. JOE HARRIS & ASSOCIATES, LLC FOR BENCHMARKS AND CONTROL INFORMATION.



VICINITY MAP - N.T.S.

Development Information:

Project Name: Bryton Single Family Sketch Revision
Huntersville, NC (Mecklenburg County)

Owner: Development Solutions BRY, LLC
90 South 7th Street
Minneapolis, MN 55402
Email: usassets@castlelake.com

Developer: LStar Communities
516 N. West Street
Raleigh, North Carolina 27603
Phone: (919) 256-1981

Tax I.D.: A portion of 01911108,
01911118, 01911117

Site Acreage: 85.96 Ac.± (Total Acreage)

Zoning: Neighborhood Residential (NR)

Land Use: Single Family Residential (Proposed)

Building Type: Detached House

Build To Range: Front - 15 - 30 Ft.
Side - 5 Ft.
Rear - 7.5 - 15 Ft. (@ Corner)
- 25 Ft.

Min. Lot Width: 61 Ft.

Lot Width Range: 61 Ft. - 65 Ft. (148 Lots)
66 Ft. - 71 Ft. (32 Lots)
72 Ft. - 90 Ft. (22 Lots)

Min. Lot Size: 7,320 Sqft.

Lot Size Range: 7,320 Sqft. - 8,000 Sqft. (119 Lots)
8,001 Sqft. - 10,000 Sqft. (58 Lots)
10,001 Sqft. - 19,404 Sqft. (25 Lots)

Lots Proposed: 202 Lots (Total)

ROAD NAME	LENGTH
BRYTON PARKWAY	2091LF
RODERICK DRIVE	3,365LF
CHANTREY WAY	957LF
GILROY LANE	440LF
MAHER LANE	646LF
ROAD A	452LF
ROAD B	630LF
ROAD C	442LF
ROAD D	741LF
ROAD E	458LF
ROAD G	1139LF
ROAD H	165LF
ROAD I	559LF

CONSTRAINING FEATURES

Slopes 25-100%	15.5% (13.36 Ac.)
SWIM Buffer	3.69 Ac.
Soil Analysis:	0% - 10% - 36.0%
(% of Site Area)	10% - 15% - 20.3%
	15% - 25% - 25.2%
	25% - 100% - 15.5%

BLOCK LENGTHS

BL 1 279'	BL 9 328'	BL 17 489'	BL 25 165'	BL 33 160'
BL 2 259'	BL 10 184'	BL 18 452'	BL 26 741'	BL 34 559'
BL 3 512'	BL 11 128'	BL 19 464'	BL 27 290'	
BL 4 496'	BL 12 161'	BL 20 612'	BL 28 168'	
BL 5 440'	BL 13 522'	BL 21 368'	BL 29 259'	
BL 6 283'	BL 14 772'	BL 22 391'	BL 30 165'	
BL 7 204'	BL 15 292'	BL 23 139'	BL 31 410'	
BL 8 646'	BL 16 166'	BL 24 277'	BL 32 310'	

*In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets.

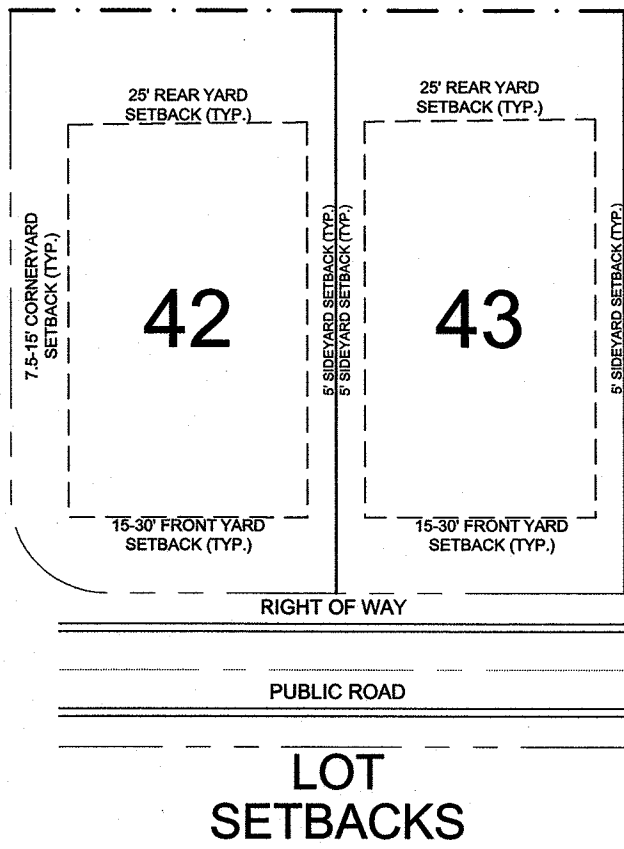
GRAPHIC SCALE

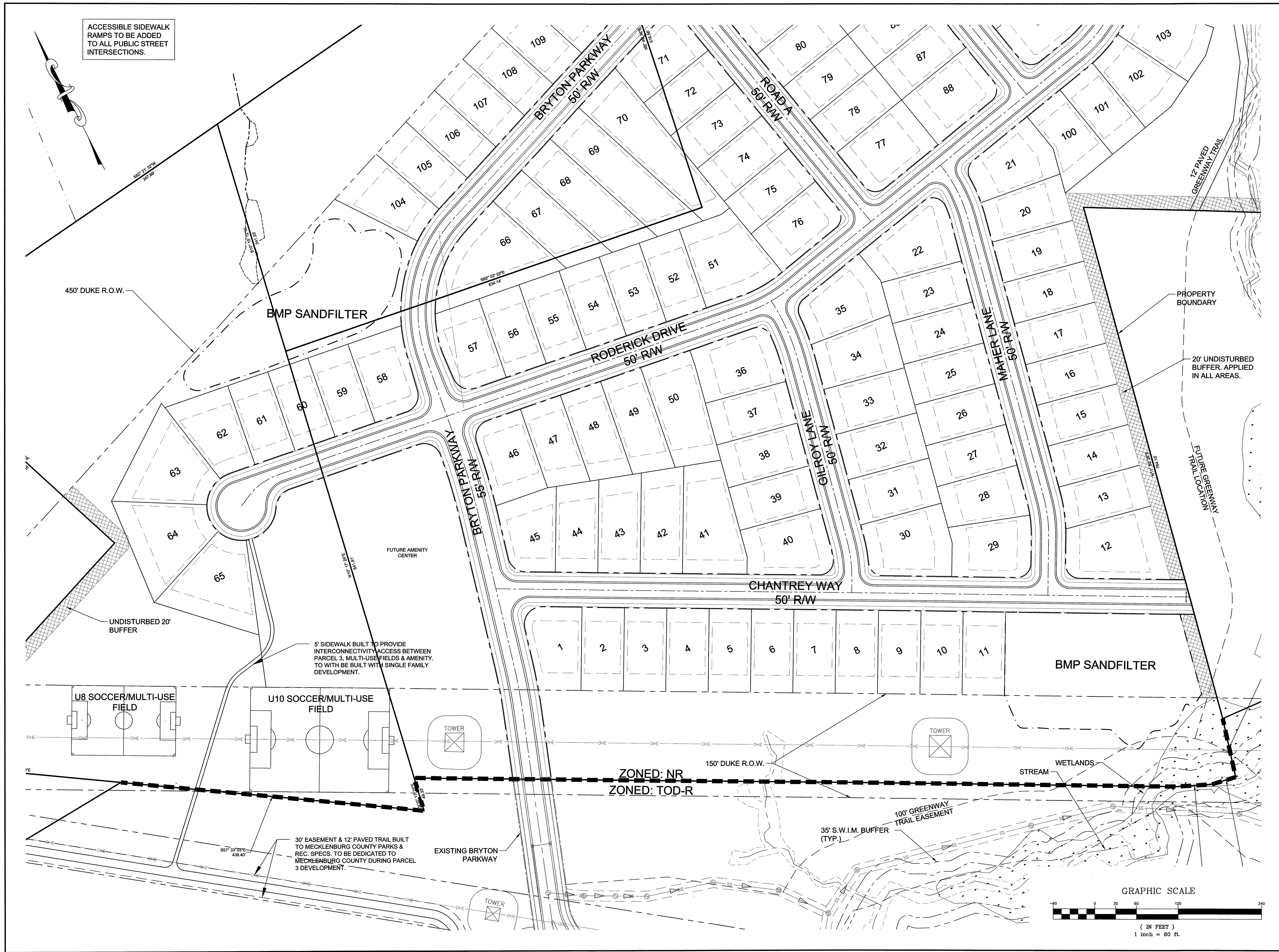


(IN FEET)
1 inch = 200 ft.

NOTES

- Mail delivery and garbage pick-up to be provided by public entities.
- As parcels develop, Urban open space to comply with Section 7.10 of the Huntersville Zoning Ordinance.





DATE	ISSUED FOR	REV
08/03/15	Initial Submittal to LUESA	0
11/23/15	Second Submittal to LUESA	1
12/14/15	Third Submittal to LUESA	2

--	--

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708
P: (803) 802-1799

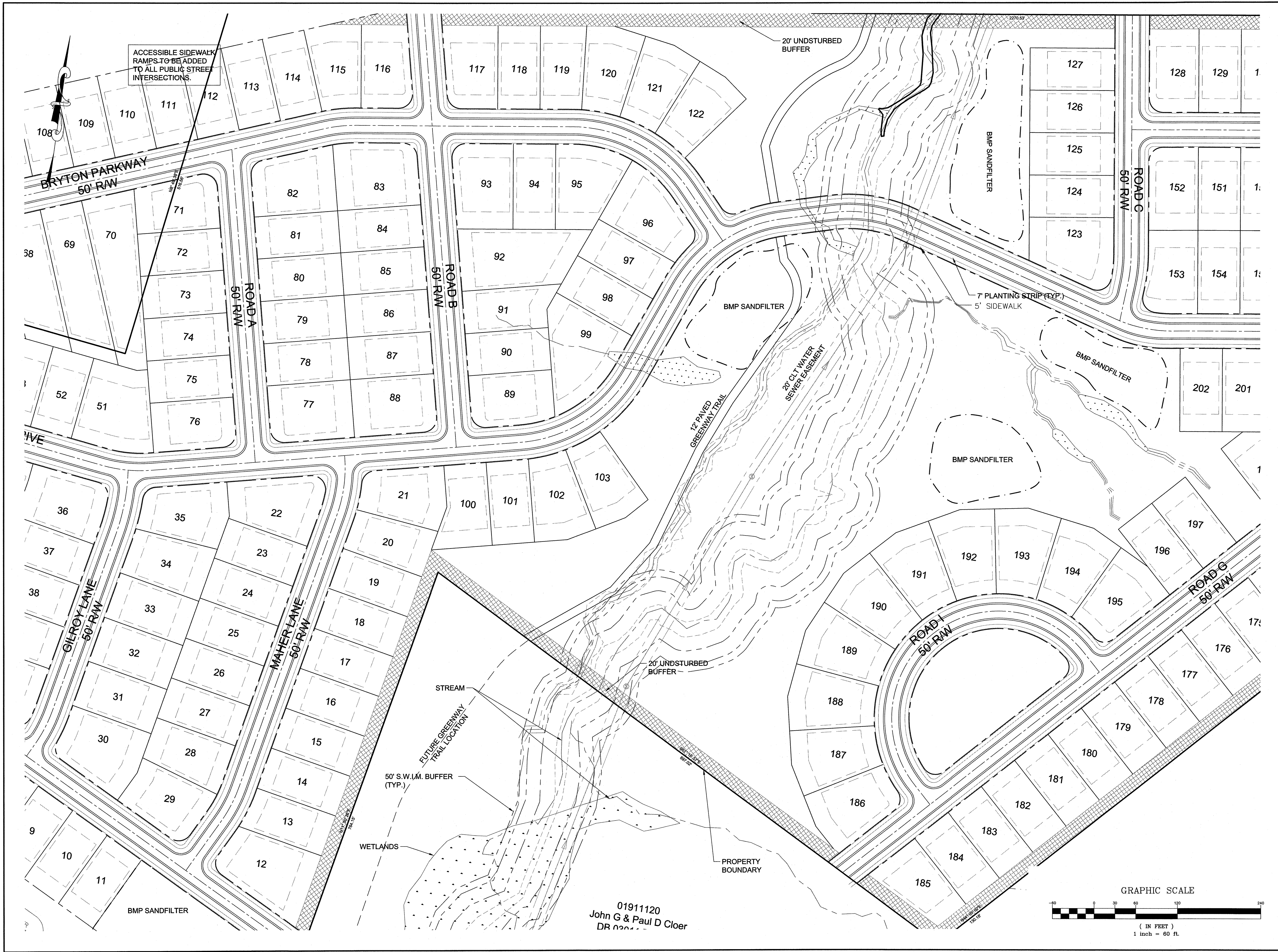
www.rjoe Harris.com

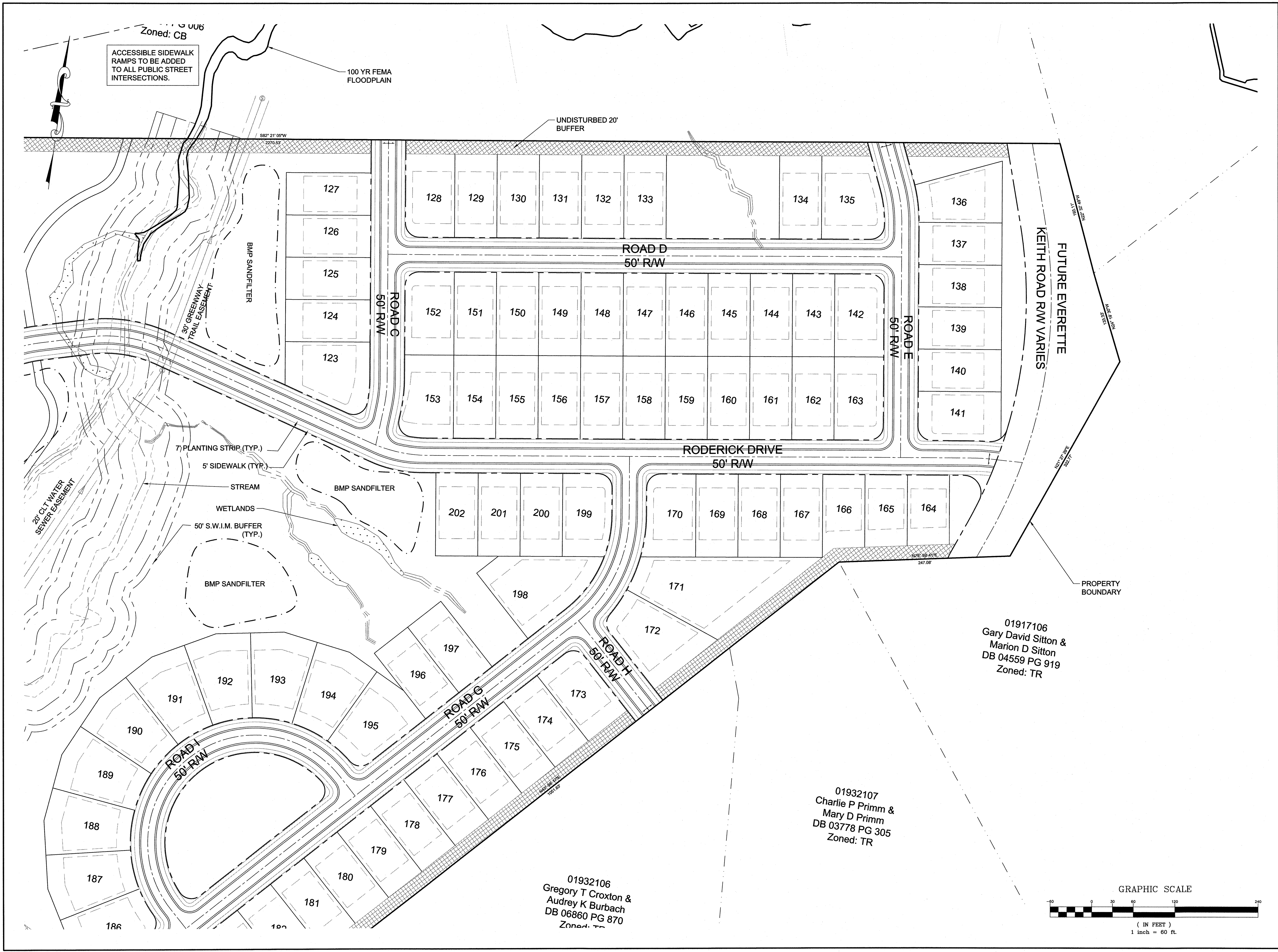
This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal



Project Manager	Drawn
D Gates	D Gates
Department Manager	Checked
P Murphy	P Murphy
Print/Plot Date	
December 14, 2015	
Client	
<p>LStarCommunities 516 N. WEST ST. RALEIGH, NC 27603 P: (919) 256-1981</p>	
Project:	
Bryton Single Family Sketch Revision	
Drawing Title:	
Site Plan 1	
Project No.	Drawing No.
2066	
DWG File Name:	
2066_Site Plan	

SP-2






DATE	ISSUED FOR	REV
08/03/15	Initial Submittal to LUESA	0
11/23/15	Second Submittal to LUESA	1
12/14/15	Third Submittal to LUESA	2



Know what's below.
Call before you dig.

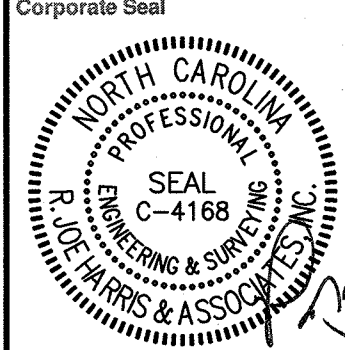
Engineer:



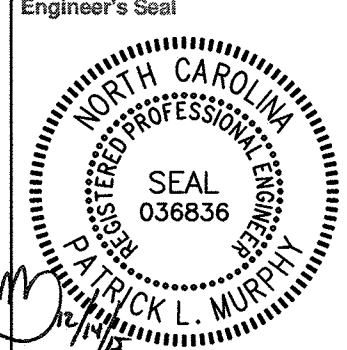
R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
127 Bea Casey Drive, Suite 101, Port Mill, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com


This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



CORPORATE SEAL
NORTH CAROLINA PROFESSIONAL SEAL
P.C. 4168
R. JOE HARRIS & ASSOCIATES, INC.



ENGINEER'S SEAL
NORTH CAROLINA PROFESSIONAL SEAL
P.C. 036836
PATRICK L. MURPHY

Project Manager	Drawn
D Gates	D Gates
Department Manager	Checked
P Murphy	P Murphy
Print/Plot Date	
December 14, 2015	
Client	
 <p>LStarCommunities 516 N. WEST ST. RALEIGH, NC 27603 P: (919) 256-1981</p>	
Project:	
Bryton Single Family Sketch Revision	
Drawing Title:	
Site Plan 3	
Project No.	Drawing No.
2066	
DWG File Name:	
2066_Site Plan	

SP-4

Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Janet Pierson, Town Clerk
Subject: Approval of Minutes - December 21

Consider approving minutes of the December 21, 2015 Regular Town Board Meeting.

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

Description	Type
□ Draft Minutes	Backup Material

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**December 21, 2015
6:30 p.m. – Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:15 p.m. on December 21, 2015.

Governing Body Members Present: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

Closed Session. Commissioner Kidwell made a motion to go into closed session for property acquisition. Commissioner Bales seconded motion. Motion carried unanimously.

The Board returned from Closed Session.

Anchor Mill Update. Nate Bowman reviewed his proposal for the Anchor Mill site. *PowerPoint Presentation attached hereto as Attachment No. 1.*

There being no further business, the pre-meeting was adjourned.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:30 p.m. on December 21, 2015.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- Commended Parks & Recreation staff for their work on A Huntersville Christmas.

Commissioner Bales

- The Lake Norman Transportation Commission will be attending the Charlotte Regional Transportation Planning Organization's Orientation at the Government Center on January 13.
- Commended Parks & Recreation for their work on A Huntersville Christmas.

Commissioner Boone

- The Police Department collected toys for the less fortunate people in the area.
- Fire insurance rates for Huntersville businesses went down effective November 1.

Commissioner Gibbons

- As Veterans Liaison for the Town will work with Veteran service organizations in the county to provide assistance to area veterans.

Commissioner Guignard

- The next meeting of Centralina Council of Governments is January 13.
- Commended the two officers who stepped in to help collect items from the Police Department toy drive.
- Commended Parks & Recreation for their work on A Huntersville Christmas.

Commissioner Kidwell

- The next meeting of the Olde Huntersville Historic Society is January 6.
- Charlotte Regional Transportation Planning Organization Orientation is January 13. On December 15 the Federal Highway Administration was in town for the certification review of CRTPO.

Commissioner Phillips

- Rural Hill is having fundraising campaign.
- Encourage people to shop local.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

None

AGENDA CHANGES

Commissioner Guignard made a motion to adopt the agenda.

Commissioner Phillips seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Petition #TA15-06. Mayor Aneralla called to order public hearing on Petition #TA15-06, a request by the Town of Huntersville to amend Article 3, Article 4 and Article 8 removing residential building design standards to conform to North Carolina Statute Amendment, Senate Bill 25.

Joe Padilla, 1201 Greenwood Cliff, Charlotte, Executive Director Real Estate and Building Industry Coalition, requested that the rear alley requirement be removed from the proposed language before voting for approval.

Rob Nanfelt, 1201 Greenwood Cliff, Homebuilders Association of Greater Charlotte Area, requested that the rear alley requirement be removed from proposed language.

Mayor Aneralla recognized Planning Board members present: Janice Lewis, Joe Sailers and Joanne Miller.

Jack Simoneau, Planning Director, reviewed Staff Report and updated adjustments based on input from REBIC. *Full Staff Report attached hereto as Attachment No. 2. Staff PowerPoint Presentation attached hereto as Attachment No. 3. Updated Amendment attached hereto as Attachment No. 4.*

On June 19, 2015 Session Law 2015-86 was approved clarifying when municipalities can enact zoning ordinances related to design and aesthetic controls for one and two-family dwellings under the North Carolina Residential Code. The Town of Huntersville's Zoning Ordinance must be amended to comply with Session Law 2015-86.

The Town of Huntersville adopted a new zoning ordinance in 1996 and some of those original provisions must be modified to comply with Session Law 2015-86. A summary of the major changes are as follows:

1. In Article 3, clarify the "Compatibility with Surrounding Development" provisions do not apply to structures subject to the North Carolina Residential Code for One- and Two- Family Dwellings.
2. Adjust the Principles under Architectural Standards for Detached and Attached House types so there is no reference to a mandate.
3. Modify the provisions of Section 8.16 (Standards for Residential Garages and Parking in Residential Districts).
 - a. Since 1996, front loaded garages on lots greater than 60' in width have been required to be recessed at least 10' behind the primary plane of the structure. Because Session Law 2015-86 precludes the ability of municipalities to establish the location of garage doors (considered a "building design element" that cannot be regulated), the recessed garage provision will be removed and replaced with recommended techniques to minimize the emphasis on front loaded garages.
 - b. Developers have the choice to establish build-to-lines as close as 10' to the public street right-of-way for detached and attached homes types. However, a driveway depth of at least 20' is needed so cars can park in the driveway without blocking the sidewalk. Therefore, a minimum driveway depth of 20' from the public right-of-way was established.
 - c. Since 1996, alley access has been required on lots 60' wide or less with some exceptions that have been adjusted over the years. Unlike most communities who establish a minimum lot width, Huntersville has allowed the development community to set the lot width (and lot area) in most zoning districts to meet market demands and allow a variety of housing choices (excluding Rural and Transitional Zoning Districts). The choice of lot widths comes with the requirement that an alley must be provided when lots are 60' or less in width. Requiring an alley be provided was based on several reasons, including:
 - Multiple driveway cuts along public streets on lots less than 60' wide make it difficult to provide on-street parking, a recommendation for attached house types and detached house types on lots 60' wide or less. It can also make it more difficult to provide areas for curbside trash pick-up depending on lot widths established.

- Multiple driveway cuts close to one another increase points of conflict for pedestrians using the sidewalk and vehicles traveling on the street.
- Reduces construction costs when repair work is done in the public street right-of-way.
- Provides adequate area along public streets to install street trees and street lights.

At this time, staff recommends detached and two unit attached house types have a lot width greater than 60'. Further, staff supports providing developers an option to choose lot widths of 60' or less for detached and two unit attached house types if an alley is provided.

- d. For three or more unit attached house types, it is not possible to achieve lot widths greater than 60'. Therefore staff supports strongly encouraging the use of alleys.
- e. When driveway access is provided from a public street, the widths of those driveways at the public right-of-way is recommended to be limited to 30% for detached and two-unit attached house types and 50% for three or more unit attached housing types. The reason for limiting driveway widths at the street right-of-way is to better accommodate on-street parking and curbside trash service, to minimize conflicts between pedestrians using the sidewalk and vehicles on the street, provide appropriate space for street trees and street lights, and minimize construction costs when repair work is done in the public street right-of-way.

In summary, the staff recommendation is:

- All lots required to be over 60' wide for detached and two unit attached homes (excluding TR and R districts).
- Option for 60' wide or less if alley is provided to detached and two unit attached homes.
- Alley recommended for 3+ attached homes.
- Maximum driveway 30% width at right-of-way for detached and two unit attached house.
- Delete 10' garage recess from house front.

In response to a question if staff had considered driveways that go behind the house and opens up where the garage is instead of alleyways, Mr. Simoneau explained with the limitation on the driveway width at the right-of-way, staff does envision that once somebody gets onto their property they may want to go further back to access the garage.

Commissioner Kidwell suggested instead of an alleyway to have a detached garage in the back that can be accessed by the driveway.

Mr. Simoneau explained that it is not staff's recommendation to do that. If the Town feels like the alley requirement should be changed, staff suggests in the Neighborhood Residential district to mandate a 60' wide lot and if anybody wants something less, then they could rezone to a zoning district that would allow any size lot and it could go through the conditional rezoning process.

A question was raised concerning public safety with the on-street parking. Police Chief Spruill explained that he did not think the narrowness of the street was the issue, that it's an issue of people choosing not to park in their driveway for convenience reasons. Fire Chief Irvin indicated he wasn't aware of a situation where the fire department could not get to a call because of on-street parking.

Mr. Simoneau stated Staff will continue to work with REBIC to resolve any issues. The Planning Board will hear this petition on January 26.

There being no further comment, Mayor Aneralla closed the public hearing

OTHER BUSINESS

Architectural and Construction Administration Services Contract. As part of the General Obligation Bonds to be sold in the Summer of 2016, Fire Station No. 4 was authorized by voter approval in 2012. Staff submitted a Request for Qualifications to potential firms for the design and construction administration. The RFQ was advertised on the Town's website (including Facebook) and on the Dodge Reports from October 30 to November 24.

On November 24, staff received five proposals from the following firms:

- | | |
|----------------------------------|---------------|
| 1. Little | Charlotte, NC |
| 2. Bergmann & Associates | Charlotte, NC |
| 3. Garner & Brown Architects, PA | Charlotte, NC |
| 4. Zapata | Charlotte, NC |
| 5. ADW Architects | Charlotte, NC |

ADW and Garner & Brown Architects, PA were selected to be interviewed for the design and construction administration services. Assistant Town Manager Gerry Vincent, Fire Chief Larry Irvin, Assistant Fire Chief Mark Auten, and Deputy Chief Jim Dotoli conducted the interviews and unanimously recommends Garner & Brown Architects, PA based on the firm's previous experience with the Town of Huntersville (Fire Station No. 3 Design and Construction Administration services), over 50 years of combined, proven experience in designing fire stations across North Carolina, a history of keeping projects on schedule and budget, and a leader in design smart fire stations.

Commissioner Kidwell made a motion to authorize the Town Manager to negotiate a contract with Garner & Brown Architects, PA for Architectural and Construction Administration Services for Huntersville Fire Station No. 4.

Commissioner Bales seconded motion.

Gerry Vincent, Assistant Town Manager, clarified that the request is just to negotiate a contract. The final contract will come back to the Board for approval.

Motion carried unanimously.

Land Development Ordinances Advisory Board. Commissioner Boone reviewed the proposed bylaws. *Proposed bylaws attached hereto as Attachment No. 5.* Commissioner Boone pointed out that Item 2-1 should read "nine (9) voting members" instead of eight and Item 2-1(D) should read "Six (6) At Large Members" instead of five. Commissioner Boone also pointed out that any references to Closed Session will be removed from the document.

Commissioner Guignard made a motion to approve bylaws for a Land Development Ordinances Advisory Board.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

Video Streaming Meetings. Staff has researched several options of various prices and complexities. Staff recommends moving forward with UStream due to the low cost of usage (not requiring on site storage) and ease of set up. The UStream option is also scalable as our needs change. A budget amendment is not needed for equipment at this time. Staff will use an iPad for the camera.

The other options include using our agenda software system and indexing the video to the minutes. The third option was a quote provided by our AV consultant to outfit the Board Room with more professional grade equipment. Staff would not recommend this option at this point.

Commissioner Phillips made a motion to authorize the use of UStream to video stream meetings.

Commissioner Guignard seconded motion.

Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Guignard made a motion to approve the minutes of the December 7, 2015 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Reports. Commissioner Guignard made a motion to approve SL362 Property Tax Refund Reports Nos. 49 and 50. Commissioner Bales seconded motion. Motion carried unanimously.

Property Tax Refund Reports attached hereto as Attachment No. 6.

Call for Public Hearing – Traffic Calming. Commissioner Guignard made a motion to call a public hearing for Tuesday, January 19, 2016 at 6:30 p.m. at Huntersville Town Hall on the installation of traffic calming devices on Castledown Drive in Gilead Ride based on the completion of the traffic calming study. Commissioner Bales seconded motion. Motion carried unanimously.

CLOSING COMMENTS

None

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2015.

Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Janet Stoner/Greg Ferguson
Subject: SL362 Property Tax Refunds

Attached is Report 51 from Mecklenburg County of SL362 refunds. The report contains 50 refunds. To date the Town of Huntersville has processed 9,691 refunds for a total of \$422,010.90 (\$379,930.55 without interest).

ACTION RECOMMENDED:

Approve SL362 property tax refund report.

FINANCIAL IMPLICATIONS:

Decrease in revenue.

ATTACHMENTS:

Description	Type
☐ Tax Refund Report	Backup Material

Tax Year	Bill Number	Parcel #	Source Type	Adjustment #	Adjustment Reason	Date of Adjustment	Refund Recipient Name	Address Line 1	Address Line 2	City	State	Zip Code	Payment Date for Interest Calculation	Total Refund (\$)	Total Interest if pd by 1/6/2016 (\$)
2011	0001436340-2011-2011-0000-00	00504402	REI		498165 BER SL362 Decision	9/22/2015	S W PARTNERS	PO BOX 020783		MIAMI	FL	33102-0783	1/6/2012	1,139.89	228.13
2012	0001436340-2012-2012-0000-00	00504402	REI		498166 BER SL362 Decision	9/22/2015	S W PARTNERS	PO BOX 020783		MIAMI	FL	33102-0783	1/8/2013	1,139.89	170.67
2013	0001436340-2013-2013-0000-00	00504402	REI		498167 BER SL362 Decision	9/22/2015	S W PARTNERS	PO BOX 020783		MIAMI	FL	33102-0783	1/7/2014	1,139.89	113.83
2014	0001436340-2014-2014-0000-00	00504402	REI		498169 BER SL362 Decision	9/22/2015	S W PARTNERS	PO BOX 020783		MIAMI	FL	33102-0783	1/6/2015	1,412.76	70.64
2011	0001436341-2011-2011-0000-00	00504403	REI		498155 BER SL362 Decision	9/22/2015	NORTHCROSS, LAND & DEVELOPMENT	5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210	1/11/2012	483.51	96.44
2012	0001436341-2012-2012-0000-00	00504403	REI		498156 BER SL362 Decision	9/22/2015	NORTHCROSS, LAND & DEVELOPMENT	5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210	1/8/2013	474.03	70.97
2013	0001436341-2013-2013-0000-00	00504403	REI		498157 BER SL362 Decision	9/22/2015	NORTHCROSS, LAND & DEVELOPMENT	5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210	1/7/2014	474.03	47.34
2014	0001436341-2014-2014-0000-00	00504403	REI		498159 BER SL362 Decision	9/22/2015	NORTHCROSS, LAND & DEVELOPMENT	5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210	1/6/2015	511.79	25.59
2014	0001444001-2014-2014-0000-00	00536104	REI		501660 BER SL362 Decision	10/6/2015	BEF REIT INC	3776 S HIGH ST		COLUMBUS	OH	43207-4012	1/6/2015	1,451.19	72.56
2011	0001462175-2011-2011-0000-00	00933120	REI		498205 BER SL362 Decision	9/22/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/6/2012	369.22	73.89
2012	0001462175-2012-2012-0000-00	00933120	REI		498171 BER SL362 Decision	9/22/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/8/2013	369.22	55.28
2013	0001462175-2013-2013-0000-00	00933120	REI		498183 BER SL362 Decision	9/22/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/7/2014	369.22	36.87
2014	0001462175-2014-2014-0000-00	00933120	REI		498206 BER SL362 Decision	9/22/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/6/2015	398.64	19.93
2011	0001462179-2011-2011-0000-00	00933121	REI		498207 BER SL362 Decision	9/22/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/6/2012	345.50	69.15
2012	0001462179-2012-2012-0000-00	00933121	REI		498208 BER SL362 Decision	9/22/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/8/2013	345.50	51.73
2013	0001462179-2013-2013-0000-00	00933121	REI		498209 BER SL362 Decision	9/22/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/7/2014	345.50	34.50
2014	0001462179-2014-2014-0000-00	00933121	REI		500759 BER SL362 Decision	9/28/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/6/2015	373.02	18.65
2011	0001462186-2011-2011-0000-00	00933123	REI		500768 BER SL362 Decision	9/28/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/6/2012	1,369.84	274.16
2012	0001462186-2012-2012-0000-00	00933123	REI		500769 BER SL362 Decision	9/28/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/8/2013	1,369.84	205.10
2013	0001462186-2013-2013-0000-00	00933123	REI		500770 BER SL362 Decision	9/28/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/7/2014	1,369.84	136.80
2014	0001462186-2014-2014-0000-00	00933123	REI		500771 BER SL362 Decision	9/28/2015	STEGALL PROPERTIES OF CHARLOTTE	PO BOX 98		MATTHEWS	NC	28106	1/6/2015	1,478.95	73.95
2013	0001464617-2013-2013-0000-00	01101225	REI		495929 BER SL362 Decision	9/18/2015	TYSON, MARY KATHERINE	5408 PARKWOOD SCHOOL RD		WAXHAW	NC	28173	1/7/2014	131.93	13.17
2011	0001466078-2011-2011-0000-00	01120119	REI		498214 BER SL362 Decision	9/22/2015	WALSH, MAUREEN	250 LIVINGSTON ST		NEW HAVEN	CT	06511	2/23/2012	106.24	20.56
2012	0001466078-2012-2012-0000-00	01120119	REI		498212 BER SL362 Decision	9/22/2015	WALSH, MAUREEN	250 LIVINGSTON ST		NEW HAVEN	CT	06511	1/8/2013	103.40	15.48
2013	0001466078-2013-2013-0000-00	01120119	REI		498211 BER SL362 Decision	9/22/2015	WALSH, MAUREEN	250 LIVINGSTON ST		NEW HAVEN	CT	06511	1/7/2014	103.40	10.33
2014	0001466078-2014-2014-0000-00	01120119	REI		498210 BER SL362 Decision	9/22/2015	WALSH, MAUREEN	250 LIVINGSTON ST		NEW HAVEN	CT	06511	3/26/2015	115.54	4.53
2011	0001481944-2011-2011-0000-00	01713414	REI		498096 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/6/2012	334.20	66.89
2012	0001481944-2012-2012-0000-00	01713414	REI		498097 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/8/2013	334.20	50.04
2013	0001481944-2013-2013-0000-00	01713414	REI		498098 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/7/2014	334.20	33.37
2014	0001481944-2014-2014-0000-00	01713414	REI		498099 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/6/2015	360.81	18.04
2011	0001481947-2011-2011-0000-00	01713416	REI		498100 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/6/2012	900.61	180.25
2012	0001481947-2012-2012-0000-00	01713416	REI		498101 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/8/2013	900.61	134.84
2013	0001481947-2013-2013-0000-00	01713416	REI		498102 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/7/2014	900.61	89.94
2014	0001481947-2014-2014-0000-00	01713416	REI		498103 BER SL362 Decision	9/22/2015	FERRELL, JAMES R	17110 FRESHWATER LN		CORNELIUS	NC	28031-5523	1/6/2015	972.34	48.62
2011	0001482652-2011-2011-0000-00	01715284	REI		501367 BER SL362 Decision	10/5/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	1/9/2012	266.25	53.18
2012	0001482652-2012-2012-0000-00	01715284	REI		501368 BER SL362 Decision	10/6/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	1/8/2013	261.03	39.08
2013	0001482652-2013-2013-0000-00	01715284	REI		501369 BER SL362 Decision	10/6/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	4/9/2014	272.13	23.75
2014	0001482652-2014-2014-0000-00	01715284	REI		501370 BER SL362 Decision	10/6/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	1/6/2015	281.82	14.09
2011	0001482653-2011-2011-0000-00	01715285	REI		501371 BER SL362 Decision	10/6/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	1/9/2012	259.04	51.74
2012	0001482653-2012-2012-0000-00	01715285	REI		501372 BER SL362 Decision	10/6/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	1/8/2013	253.96	38.02
2013	0001482653-2013-2013-0000-00	01715285	REI		501373 BER SL362 Decision	10/6/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	4/9/2014	265.12	23.13
2014	0001482653-2014-2014-0000-00	01715285	REI		501374 BER SL362 Decision	10/6/2015	ROSEDALE OFFICE LLC	9624 BAILEY RD STE 270		CORNELIUS	NC	28031	1/6/2015	274.20	13.71
2011	0001483283-2011-2011-0000-00	01718107	REI		496050 BER SL362 Decision	9/22/2015	BANK OF AMERICA (BY	13801 REESE BLVD	SUITE 300	HUNTERSVILLE	NC	28078	8/17/2012	178.15	30.19
2012	0001483283-2012-2012-0000-00	01718107	REI		496051 BER SL362 Decision	9/22/2015	BANK OF AMERICA (BY	13801 REESE BLVD	SUITE 300	HUNTERSVILLE	NC	28078	1/8/2013	166.11	24.87
2013	0001483283-2013-2013-0000-00	01718107	REI		496052 BER SL362 Decision	9/22/2015	BANK OF AMERICA (BY	13801 REESE BLVD	SUITE 300	HUNTERSVILLE	NC	28078	1/7/2014	166.11	16.59
2014	0001483283-2014-2014-0000-00	01718107	REI		496053 BER SL362 Decision	9/22/2015	BANK OF AMERICA (BY	13801 REESE BLVD	SUITE 300	HUNTERSVILLE	NC	28078	1/6/2015	179.34	8.97
2011	0001483286-2011-2011-0000-00	01718203	REI		498131 BER SL362 Decision	9/22/2015	KELLER CAROLINA LLC	PO BOX 103		BUFFALO	NY	14217	1/6/2012	1,399.78	280.15
2012	0001483286-2012-2012-0000-00	01718203	REI		498132 BER SL362 Decision	9/22/2015	KELLER CAROLINA LLC	PO BOX 103		BUFFALO	NY	14217	1/8/2013	2,683.75	401.83
2013	0001483286-2013-2013-0000-00	01718203	REI		498133 BER SL362 Decision	9/22/2015	KELLER CAROLINA LLC	PO BOX 103		BUFFALO	NY	14217	1/7/2014	2,683.75	268.01
2014	0001483286-2014-2014-0000-00	01718203	REI		498134 BER SL362 Decision	9/22/2015	KELLER CAROLINA LLC	PO BOX 103		BUFFALO	NY	14217	1/6/2015	2,897.50	144.88
														34,817.40	4,064.42

Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Janet Stoner/Greg Ferguson
Subject: Budget Amendment

Appropriate loan proceeds (refunding of 2004 GO Bonds) in the amount of \$50,807.28 to provide for issuance costs (attorney fees, financial advisors fees, advertising, Local Government Commission costs, etc).

ACTION RECOMMENDED:

Approve Budget Amendment.

FINANCIAL IMPLICATIONS:

Additional loan proceeds revenue.

Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Brian Richards GIS Administrator
Subject: R15-03 Dreaming Tree

Call a public hearing for Monday February 1, 2016 at 6:30pm on Petition #R15-03, a request by Ethan Wakeman to rezone property located at 16516 & 16508 Old Statesville Rd (PID 01102109 & 0112108) from Corporate Business (CB) to Highway Commercial - Conditional District (HC-CD) for a pet daycare.

ACTION RECOMMENDED:

Call Public Hearing.

FINANCIAL IMPLICATIONS:

N/A

Town of Huntersville
REQUEST FOR BOARD ACTION
1/4/2016

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Meredith Miller, Planner I
Subject: TA 15-07 - Update 9.37.2, Temporary Mobile Food Sale Condition

TA 15-07, Update 9.37.2, Temporary Mobile Food Sale Condition, is a request by the Town of Huntersville to remove the up to a maximum of four (4) days per week and major holiday operating condition for temporary mobile food sales that are permitted as an accessory use on non-residential lots.

ACTION RECOMMENDED:

Call for Public Hearing on February 1, 2016 at 6:30pm.

FINANCIAL IMPLICATIONS:

None.