

Huntersville Sports Village Meeting Minutes

Date: 08/22/16

Time: 6:00 PM

Location: Huntersville Town Planning Office

Introduction:

Skip Notte: Sports Village, Inc. has submitted a rezoning application to change the 24 acre parcel from Corporate Business (CB) to Special Purpose (SP). The intent is to develop three structures: a 60,000 SF flex-space building, a 120,000 SF sports complex, and a 45,000 SF building for office and/or retail space.

Questions and Discussion:

Attendee: What will be the use of the flex space?

Skip Notte: It has the potential for many different uses. Nothing has been decided on, but it could provide space for weight rooms, indoor recreation, teaching spaces, etc..

Skip Notte: The food services available, along with the outdoor amenities, offer a total package for families.

Attendee: Are the eight basketball courts full size?

Skip Notte: Yes.

Attendee: Will they all have permanent seating?

Jay Martin: The seating will be temporary. The space will primarily be an open recreation space and could service gymnastics, wrestling, dance, etc...

Skip Notte: The floor plan has not been finalized, but will likely be such that the seating could be situated for a variety of events and purposes.

Attendee: Nothing stops the space from being a banquet room that seats 1500 people?

Skip Notte: The parking limits the number of people

Jay Martin: If our original plan were to fail it could easily become a distribution center.

Skip Notte: A text amendment was submitted on August 1, 2016 to allow for indoor recreation in Special Purpose zoned areas. The goal is for rezoning to be completed by December 5, 2016.

Attendee: Does that include the text amendment and board vote?

Brad Priest: Yes, we hope the site plan approval and rezoning to be complete by December 5, 2016. A public hearing meeting will be held in November.

Skip Notte: We are in the process of preparing the traffic impact analysis, which we hope to be submitted by late September.

Skip Notte: Sewer service is in the proximity of the site, and water service exists along Mt. Holly-Huntersville Road. We have been in contact with Duke Energy about the overhead power easement to make sure we meet all of their requirements.

Skip Notte: Approximately 450 parking space will be needed to serve the intended uses of the site. We are currently planning to provide 510 spaces with an additional 100 through the use of grass.

Skip Notte: We have had our stormwater management plan looked at by Mecklenburg county.

Skip Notte: The 60,000 SF and 120,000 SF buildings will utilize the 80' natural buffer. The 45,000 SF building will address the street.

Skip Notte: We have performed a tree survey to identify any necessary mitigation requirements.

Attendee: Are there any other buildings adjacent to the property?

Skip Notte: Burkert is the only one.

Attendee: Are there any structures on this property presently?

Skip Notte: There is one small house on the western side of the property.

Attendee: What is the size of the pond?

Tim Derylak: 0.9 acres.

Attendee: Does Duke have issue with a 3-story building near their easement?

Skip Notte: We have shared this with them, and their only comment was with the entrance on the NE corner.

Attendee: Where does the road between the two large buildings lead.

Skip Notte: This road is designed to serve as a loading dock for the 120,000 SF building.

Attendee: The entrance to the building will not face Hambright Road?

Skip Notte: Yes, the entrance to the building will be on the far side facing away from Hambright.

Attendee: There are four road accesses?

Skip Notte: Yes.

Brad: The accesses are currently under review.

Skip Notte: Yes, that is a part of the traffic impact analysis.

Attendee: What is the plan for construction?

Skip Notte: If rezoning is completed as planned, there is a possibility of construction beginning in 2017.

Attendee: Will the corner office building be built concurrently with the main building?

Jay Martin: Construction of the 60,000 SF and 45,000 SF buildings depend on demand. We are currently working right now with tenants and possible lease arrangements for those buildings.

Attendee: Will the corner building be retail or strictly office space?

Jay Martin: Right now we do not know.

Attendee: Is retail allowed?

Brad Priest: Yes, Special Purpose zoning allows retail.

Attendee: Will there be a restaurant in the main building?

Jay Martin: Food service will be provided but not a restaurant.

Attendee: Could a drive-through window be a part of the retail space in the corner building?

Brad Priest: I do not believe that Special Purpose zoning allows for drive-through windows.

Attendee: How much is the total potential investment?

Jay Martin: We are looking at spending \$10-12 million on the sports complex building. We are not sure about the corner building.

Skip Notte: That does not include the site work, which will be \$3-4 million dollars.

Attendee: Will the basketball courts be leased out long-term to other organizations:

Jay Martin: That is not our plan. Our plan is to run those operations ourselves.

Mayor Aneralla: Are you still looking at after-school programs and tutoring?

Jay Martin: Yes.

Skip Notte: We like this parcel for its location. It provides a transition between the economic development to the north and the residential areas to the south.

Attendee: Where is Burkert in relation to this site?

Skip Notte: (identifies the location of Burkert)

Attendee: Does Burkert own up to the backside property line of this site?

Skip Notte: Yes.

Attendee: Is there any possibility of utilizing Burkert's parking for large events?

Skip Notte: Sports Village has been in conversation with Burkert. They are aware of what we are doing and appear to be in support, but their campus belongs to them.

Huntersville Sports Village - Neighborhood Meeting Invitees

Owner	Address
Linda S. Hofler Dickerson	10516 Hambright Road Huntersville, NC 28078
Burkert System Haus LLC	2915 Whitehall Park Drive Suite 650 Charlotte, NC 28273
Piraino Investments LLC	5137 Parkview Drive Charlotte, NC 28226
Moores Cabinet Shop	627 Pinnacle Drive Iron Station, NC 28280
Linda S. Hofler Dickerson	10516 Hambright Road Huntersville, NC 28078
Linda S. Hofler Dickerson	10516 Hambright Road Huntersville, NC 28078
Tammy Birmongham	6542 Rumble Road Charlotte, NC 28262
Karen Denise Lewis Brenda Ellen Moore Elaine Renee Bowers Susan Annette Moretz	627 Pinnacle Drive Iron Station, NC 28080
SB Land LLC	9911 Rose Commons Drive Huntersville, NC 28078
NC State Prison	P.O. Box 605 Huntersville, NC 28078
INC United Oil of the Carolinas	P.O. Box 68 Gastonia NC 28053
Linda S. Hofler Dickerson	10516 Hambright Road Huntersville, NC 28078
Howard J. Foy	201 Keats Road Mooresville, NC 28117
Mayor John Aneralla	15705 Framingham Lane Huntersville, NC 28078
Commissioner Melinda Bales	15426 Ranson Road Huntersville, NC 28078
Commissioner Dan Boone	317 Southland Road Huntersville, NC 28078

Commissioner Mark Gibbons	13818 Bramborough Road Huntersville, NC 28078
Commissioner Charles Guignard	P.O. Box 1766 (201 Sherwood Drive) Huntersville, NC 28070
Commissioner Rob Kidwell	7603 Rolling Meadows Ln Huntersville, NC 28078
Commissioner Danny Phillips	14720 Brown Mill Road Huntersville, NC 28078
Town of Huntersville Attn: Mr. Gerry Vincent Assistant Town Manager	P.O. Box 664 Huntersville NC 28070
Town of Huntersville Attn: Ms. Janet Pierson Town Clerk	P.O. Box 664 Huntersville NC 28070
Town of Huntersville Attn: Mr. Greg Ferguson Town Manager	P.O. Box 664 Huntersville NC 28070
Town of Huntersville Attn: Mr. Brad Priest Planning Department Project Coordinator	P.O. Box 664 Huntersville NC 28070
Harold Bankirer	17206 Linksvie Lane Huntersville, NC 28078
Catherine Graffy	15120 Pavilion Loop Drive Huntersville, NC 28078
Stephen Swanick	12903 Heath Grove Drive Huntersville, NC 28078
Joe Sailers	9332 Westminster Drive Huntersville, NC 28078
Jennifer Davis	7727 Prairie Rose Lane Huntersville, NC 28078
Adam Planty	12327 Cross Meadow Road Huntersville, NC 28078
Ron Smith	15902 Gathering Oaks Huntersville, NC 28078
Susan Thomas	10215 Lasaro Way Huntersville, NC 28078

JoAnne Miller	13900 Asbury Chapel Road Huntersville, NC 28078
Cedar Management Attn: Plum Creek HOA	9500 Statesville Road Charlotte, NC 28269
Hawthorned Management Attn: Cedarfield HOA	PO Box 11906 Charlotte, NC 28220