

# Town of **Huntersville** NORTH CAROLINA

## General Application

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

### 1. Application Type

Please indicate the type of application you are submitting. If you are applying for two (2) actions, provide a separate application for each action. **In addition to the application, the submission process for each application type can be found at**  
<http://www.huntersville.org/Departments/Planning/PermitsProcess.aspx>

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

SUBDIVISION CATEGORIES: *Per the Huntersville Subdivision Ordinance*

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

### 2. Project Data

Date of Application 05/01/2017

Name of Project Ranson Road Single-Family Residential

Phase # (if subdivision) 1 and 2

Location Approximately 88 linear feet South of the intersection of Ranson Road and Shiella Caruth Drive.

Parcel Identification Number(s) (PIN) 01714205; 01714247 (PARTIAL); 01714207 (PARTIAL); 01714204; 01714214 (PARTIAL)

Current Zoning District NR Proposed District (for rezonings only) N/A

Property Size (acres) 38.08 +/- Acres\* see attached signature page Street Frontage (feet) 547 +/- LINEAR FEET

Current Land Use VACANT/AGRICULTURAL/SINGLE FAMILY RESIDENTIAL

Proposed Land Use(s) SINGLE FAMILY RESIDENTIAL

Is the project within Huntersville's corporate limits?

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

### 3. Description of Request

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

This request is to facilitate the development of up to 92 single family detached residential dwelling units on a portion of the site area, with appurtenant roadways, sidewalks, utilities stormwater controls, open space, and other features as depicted on the sketch plan. This plan is consistent with the recommendations of the current zoning district of Neighborhood Residential.

### 4. Site Plan Submittals

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

## 5. Outside Agency Information

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

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

## 6. Signatures

\*Applicant's Signature \_\_\_\_\_ Printed Name Larry Burton  
Address of Applicant 2215 Ayrley Town Boulevard, Suite G, Charlotte, North Carolina 28273  
Email LBurton@ClassicaHomes.com

Property Owner's Signature (if different than applicant) \_\_\_\_\_  
Printed Name See attached signature page

Property Owner's Address \_\_\_\_\_ Email \_\_\_\_\_

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

Classica Homes	Larry Burton	704-297-9075	LBurton@ClassicaHomes.com
Development Firm	Name of contact	Phone	Email
ColeJenest & Stone, P.A.	Jacob Bachman	704-971-4513	jbachman@colejeneststone.com
Design Firm	Name of contact	Phone	Email

### If Applying for a General Rezoning:

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

### If Applying for a Conditional Rezoning:

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

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

### 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:	<a href="http://www.huntersville.org/Departments/Planning.aspx">http://www.huntersville.org/Departments/Planning.aspx</a>



Parcel 017-142-04

Property Address: Ranson Rd  
Huntersville, NC 28078

Owner: Tina McAuley McGinnis  
John Calvin McAulay, Jr.

Tina McAuley McGinnis 4/28/17  
Tina McAuley McGinnis Date

John Calvin McAulay Jr. 4/28/17  
John Calvin McAulay Jr. Date

Parcel 017-142-05

Property Address: Ranson Rd  
Huntersville, NC 28078

Owner: Tina McAuley McGinnis  
John Calvin McAulay, Jr.

Tina McAuley McGinnis 4/28/17  
Tina McAuley McGinnis Date

John Calvin McAulay Jr. 4/28/17  
John Calvin McAulay Jr. Date

Parcel 017-142-07

Property Address: 15224 Ranson Rd  
Huntersville, NC 28078

Owner: Judy McAuley

Judy McAuley 4-28-17  
Judy McAuley Date

Parcel 017-142-14

Property Address: Ranson Rd  
Huntersville, NC 28078

Owner: Arthur Daniel McAulay

Arthur Daniel McAulay 4-28-17  
Arthur Daniel McAulay Date

Parcel 017-142-47

Property Address: 15218 Ranson Rd  
Huntersville, NC 28078

Owner: Chad Ryan McAuley

Chad Ryan McAuley 4-28-17  
Chad Ryan McAuley Date

*\*Until the surveyor has completed the survey the exact acreage is unknown. All of the information is based on GIS data. This is just for the application for the submittal application and is just a formality for the application. This isn't committing the family to any acreages per the contract.*