

# BELLETERRE SUBDIVISION NEIGHBORHOOD MEETING REPORT

DATE: MAY 24, 2017

- LOCATION: BOWMAN DEVELOPMENT GROUP OFFICES, HUNTERSVILLE, NC
- LIST OF ADJACENT PROPERTY OWNERS WITHIN 250 FT OF PROPERTY COPY OF NOTICE ATTACHED
- COPY OF NOTIFICATION LETTER ATTACHED

## List of Attendees:

1. Rodney Shinn, 13800 Ramah Church Road, 704-661-8074, [Rod62@bellsouth.net](mailto:Rod62@bellsouth.net)
2. Jonathan Hess, 14023 McCord Road, 704-840-6050, [JNHess@bellsouth.net](mailto:JNHess@bellsouth.net)
3. Jean Edwards, 14001 McCord Road, 704-875-0450, [jeant.edwards@gmail.com](mailto:jeant.edwards@gmail.com)
4. Dave Casavecchia, 13880 McCord Road, 704-401-4038, [DCCasa@bellsouth.net](mailto:DCCasa@bellsouth.net)
5. Gail Sarett, 14300 Black Farms Road, 704-996-9282, [gsarett@bellsouth.net](mailto:gsarett@bellsouth.net)
6. Joe and Beth Henry, 14211 Black Farms Road, 704-875-6831
7. Darrell Hinklin, 13711 McCord Road, [dhinklin8@yahoo.com](mailto:dhinklin8@yahoo.com)
8. Dan Boone, no other information provided
9. Scott Kinney, 13735 Ramah Oaks Lane, [carolina8hiker@yahoo.com](mailto:carolina8hiker@yahoo.com)
10. Nate Bowman, Bowman Development Group
11. TJ Pecorak, Bowman Development Group
12. Allison Adams, Town of Huntersville Planning

## Issues Discussed:

1. Gail Sarett requested that additional landscaping be provided as a buffer between the proposed development and her property. The plan currently meets the required 20' buffer from adjacent properties in the R-Rural zoning and provides an additional approximately 45' of open space buffer which will be left undisturbed. With the rear yard setbacks of 25' the closest any future home or structure will be allowed to the common property line will be +/- 90'. Nate Bowman indicated that he will look at the situation.
2. Dave Casavecchia asked if the town was going to annex Belleterre. Explanation was provided by Allison Adams that the landowner (developer in this case ) had to apply and request annexation and that it was voluntary. Nate Bowman indicated he has applied for annexation into the town which would then provide the property with police and fire/rescue, and trash services.
3. Dave Casavecchia asked about plans to improve McCord Road and that with the existing traffic, narrowness of the road and deteriorating condition that it was unsafe. Allison

explained the threshold requirements that result in TIA's being conducted and indicated Belleterre was not required to do a TIA. She went on to explain how several recent plan submittals and rezonings had, as a condition of their approvals, committed to quite a few road improvements in this area which incrementally will be implemented over time to improve the transportation/traffic network. McCord Road has no specific plan identified right now for major improvements.

# MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 04/11/2017

Buffer Distance: 250 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	01115102	1. GORDON, ROBERT W II	10615 TWIN LAKE PKWY CHARLOTTE NC 28269	NA	24311	490	13.15 AC
2	01115102	1. GORDON, ROBERT W II	10615 TWIN LAKE PKWY CHARLOTTE NC 28269	NA	24311	490	13.15 AC
3	01115103	1. BLACK, PHILIP L	4171 NICHOLS CT SW LILBURN GA 30047	PTR 3 M1958-446	05062	986	0.182 GIS Acres
4	01115104	1. KBR PROPERTIES LLC,	13800 RAMAH CHURCH RD HUNTERSVILLE NC 28078	L1 M31-425	19976	806	22.99 AC
5	01115105	1. HINKLIN, DARRELL W	13711 MCCORD RD HUNTERSVILLE NC 28078	LB M54-189	27990	921	1.74 AC
6	01115106	1. LEMLY, HOYT K JR	2014 OSBORNE RD KANNAPOLIS NC 28083	NA	14049	192	4.55 AC
7	01115109	1. SHINN, JANIE C 2.SHINN, KENNETH EUGENE	14215 RAMAH CHURCH RD HUNTERSVILLE NC 28078	N/A	04122	943	9.32 AC
8	01115110	1. RAMAH PRESBYTERIAN CHURCH,	14401 RAMAH CHURCH RD HUNTERSVILLE NC 28078	N/A	07094	478	30 AC
9	01115120	1. SARETT, GAIL 2.SARETT, JOSHUA	14300 BLACK FARM RD HUNTERSVILLE NC 28078	M31-143 & TRACT	20142	548	5.344 AC
10	01115121	1. KBR PROPERTIES LLC,	13800 RAMAH CHURCH RD HUNTERSVILLE NC 28078	L2 M31-425	19976	809	1.91 AC
11	01115122	1. WALLACE, JUDITH G	14214 BLACK FARMS RD HUNTERSVILLE NC 28078	L2 M35-473	10537	662	3.16 AC
12	01115124	1. EDWARDS, ROGER G	14001 MCCORD RD HUNTERSVILLE NC 28078	NA	12064	100	2.02 AC
13	01115125	1. CARRELLI, ARLENE 2.CARRELLI, FRANCIS J	14204 BLACK FARMS RD HUNTERSVILLE NC 28078	L1 M35-473	18844	600	1 AC
14	01115128	1. HESS, JONATHAN R 2.HESS, HOLLY E	9630 HILLSPRING DR HUNTERSVILLE NC 28078	L1 M56-867	30056	239	4.03 AC
15	01115129	1. BARGA, RUTH A 2.BARGA, MATTHEW P	14508 WESTGREEN DR HUNTERSVILLE NC 28078	L2 M56-867	30056	609	4.04 AC

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

**MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT**

Date Printed: 04/11/2017

Buffer Distance: 250 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
16	01116106	1. REINHART, SCOTT E 2. REINHART, HOLLIE B	10521 CASTLEHILL DR HUNTERSVILLE NC 28078	L5 M26-577	30962	369	5.39 AC
17	01116108	1. BARBEE, AUBREY C 2. BARBEE, JOSIEK	13610 MCCORD RD HUNTERSVILLE NC 28078	N/A	02463	190	10.58 AC
18	01116117	1. CASAVECCHIA, GAYLE L 2. CASAVECCHIA, DAVID C	13800 MCCORD RD HUNTERSVILLE NC 28078	L4 M26-252	08023	597	4.21 AC
19	01124110	1. HENRY, JOSEPH WYATT	14211 BLACK FARM RD HUNTERSVILLE NC 28078	NA	04854	144	5.8 AC
20	01124111	1. BLACKWOOD KNOLL LLC,	141 HOBBS LN MOORESVILLE NC 28115	M60-510	30645	949	37.81 AC

*This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.*

**Bowman Development Group, Inc.**

May 8th , 2017

**SUBJECT: Notice of neighborhood meeting for a subdivision conditional rezoning and sketch plan review of approximately +/- 24.9 acres located on McCord Road and Black Farms Road in Huntersville, North Carolina.**

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being either adjacent landowners or neighborhood organizations with at least a portion of their residents located within 250 ft. of the subject property.

**MEETING DETAIL:**

5:30 p.m.  
May 24<sup>th</sup>, 2017  
Bowman Development Group  
13815 Cinnabar Place  
Huntersville, NC 28078

You are welcome to attend the above-mentioned neighborhood meeting. There will be an opportunity to ask questions about the proposed subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Bowman', with a long horizontal flourish extending to the right.

Robert Bowman