



February 28, 2017

To: Janet Pierson, Town of Huntersville  
From: Scott Moore, Skybrook Project Manager  
CC: David Peete, Town of Huntersville  
John Coley, Skybrook, LLC  
Brian Pace, Skybrook, LLC  
Marc Houle, YW&H

**RE: Community Meeting Minutes for Rezoning Case R#16-07 (Skybrook North Plan Revision)**

*The R#16-07 community meeting was held at Huntersville Town Hall on Monday, February 27, 2017 and was opened at 6:03 PM.*

In attendance, representing the Petitioners:  
Scott Moore, Skybrook Project Manager

In attendance, representing the Town of Huntersville:  
David Peete, Principal Planner  
Dan Boone, Board of Commissioners  
Charles Guignard, Board of Commissioners  
Jennifer Davis, Planning Board

Representing the Adjacent Property Owners and/or Homeowners Associations:  
Annie Dixon  
Cheryl Milam  
Steve & Teresa Duffy  
Joey Donnell  
Matt Siegel

Summary of items discussed at the meeting:

- Overall review of the plan's history and design which includes minor revisions to the layout, an increase in open space and tree save areas, an increase in density from 180 to 220 single-family lots, and the removal of an internal road crossing over a Piedmont Natural Gas line.
- How will drainage from this site affect the neighboring properties?
  - All drainage and run off will be directed to the water quality basins on site. By design there will be no issues with any drainage adversely affecting the adjacent properties.
- What is the minimum lot size being proposed for this project?
  - All lots will be above the minimum 10,000 square foot requirement (as stipulated in the TR Zoning District).
- Will this development be a part of Parkside at Skybrook North community?
  - There are no plans on making this a part of Parkside at Skybrook North. This will be a separate neighborhood which is currently named the Oaks at Skybrook North.
- How many total lots will there be for Parcel A (as identified on the plan) of the project?
  - The original approval shows 164 lots for Parcel A; this proposal will increase that number to 204. The other 16 lots were part of the overall original approval to the Skybrook North Plan (and they are located within the Parkside at Skybrook North community). These 16 lots are currently developed and recorded.
- You have identified and shown two entrances into the community, which entrance are you planning on installing first, once you start construction?
  - The first entrance has not been finalized but we are leaning towards starting on Huntersville-Concord Road.

- David Peete explained that as a part of the review, road improvements are looked at by staff and NCDOT. He stated that the original plan in 2006 required a TIA (Traffic Improvement Analysis). The TIA had identified several improvements including a stop light and turn lanes on Poplar Tent and Huntersville-Concord Roads. Those improvements have been installed due to development in adjacent communities. The staff and NCDOT have reviewed the TIA in reference to developing this section (Parcel A) in Skybrook North and have concluded that the increase in density of 40 lots will not warrant a change in recommendations on the roadway improvements that are required in developing this land.
  - Scott had explained that the improvements for this project call for roadway widening and turn lanes across the areas in front of community. The plan also will have a bike lane and sidewalks along the frontage.
  - There was a follow up question if these improvements will extend to Highway 73.
    - Scott explained that these improvements will be directly in front of the land that is owned for this project and that the improvements are not called for beyond those boundaries.
- A resident had pointed out that there was a plan for Poplar Tent was to be a four lane road in the future. They asked if the city will build this as a result of this community being developed.
  - David Peete had explained that these roads are owned by NCDOT and they would be responsible for constructing the future designs of these streets. (There was no timeline set or determined at the meeting that indicated when Poplar Tent would be widened to a four lane road. There were further comments about NCDOT straightening out a curve in the road near the site).
- There was a comment, that the traffic volume on Poplar Tent and Huntersville-Concord Roads was very high. One resident commented that they would prefer that the plan remain at 164 single family lots and not increase to 204 specifically just related to traffic volume.
- Given the lot sizes that are being provided, what is the developer projecting for a price point in this community?
  - This project is very similar to what we are developing in Parkside at Skybrook North with 70' and 85' wide lots. As of today and with this market we are seeing homes close in the \$400s.
- When do you plan on starting construction on these lots?
  - We are currently going through the rezoning process and if everything is approved, we would have to go through construction plan approvals. We are projecting that a start will take place in October 2017 with homes being constructed in spring 2018.
  - David Peete explained the current track of the plans going through the rezoning revision and all the steps that remain before construction could start.
- Will city water be extended to this site?
  - Yes, we are making arrangements with Charlotte Water for all pipes to be extended to deliver service to this site.
- Will the zoning of our property (adjacent properties outside of this proposal) change from R-1?
  - David Peete explained that R-1 was an old Mecklenburg County Zoning Designation that the current zoning for this proposal is TR-CD. He explained the zoning districts and concluded that this proposal will not change their current zoning designation.
  - David also explained that part of the development process requires that the proposed plan be annexed into the town limits. This will not affect parcels outside of the proposal, but they could also consider annexing their properties into the town as well. Further discussion was held regarding what would need to take place and the benefits of annexing their property.
- David Peete explained that the town staff is still reviewing the current proposal and that if anyone is interested, the staff report will be available to them one week before the public hearing. David also explained the notification process that the town provides regarding the hearings and that they will be invited to participate.

*The meeting was adjourned at 6:40 PM.*

All neighborhood meeting notifications, materials, and minutes along with all items described in Article 11.4.3 (d) were delivered to the Huntersville Town Clerk's office on February 28, 2017.



February 9, 2017

Re: Rezoning Case R#16-07 Revisions to the Skybrook North Conditional Rezoning & Subdivision Sketch Plans; 175.05 Acres on Poplar Tent Road & Huntersville-Concord Road in Huntersville, NC. (Parcel IDs# 011-102-01, 13, 011-103-01, 03, 04, 07, 09, 10, 11, 13, 16, 17, 18, 19, 021-081-04)

Dear Property Owner,

On behalf of the applicants, we would like to invite you to attend a Neighborhood Meeting scheduled for February 27, 2017 at 6:00 PM at the Huntersville Town Hall (101 Huntersville-Concord Road) in Huntersville, NC to review revisions to the approved rezoning and subdivision sketch plans on the above-referenced properties. These plans are currently being reviewed by the Town of Huntersville Planning staff to make minor revisions to the overall layout including an increase in open space and tree save areas, to increase the overall density from 180 to 220 single family lots and to remove an internal road crossing over a Piedmont Natural Gas line. Please note that we have attached a site plan of the proposal on the back of this letter for your review.

If you have any questions or need additional information, please call me at 704.995.2507 or email me at [scott@bpropnc.com](mailto:scott@bpropnc.com). We look forward to seeing you there.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Moore", with a long horizontal flourish extending to the right.

Scott Moore  
Project Manager  
Skybrook Subdivision



Rt 16-07 Skybrook North  
Neighborhood Meeting Mailing List  
Mailed: USPS 2/9/17 12:30PM

MARY BRADFORD BOST  
16418 MCAULEY RD  
HUNTERSVILLE, NC 28078

ALBERTA C DIXON  
15924 POPLAR TENT CHURCH RD  
HUNTERSVILLE, NC 28078

EGW ENTERPRISES LLC  
38 SALEM ST  
THOMASVILLE, NC 27360

H KEVIN GEDNEY  
15026 SKYPARK DR  
HUNTERSVILLE, NC 28078

DWAYNE NELSON HENSLEY  
10120 HARRIS RD  
HUNTERSVILLE, NC 28078

GEORGE H III JORDAN  
PO BOX 4422  
CARY, NC 27519

LANRE M LADIPO  
15107 SKYPARK DR  
HUNTERSVILLE, NC 28078

DIANNE JONES MCVAY  
16241 GRASSY CREEK DR  
HUNTERSVILLE, NC 28078

METROLINA GREENHOUSES INC  
17200 HUNTERSVILLE-CONCORD RD  
HUNTERSVILLE, NC 28078

ELEASAR NGASSA  
15102 SKYPARK DR  
HUNTERSVILLE, NC 28078

ROBERT BANNER  
1505 BURNING LANTERN LN  
KANNAPOLIS, NC 28081

PAUL J CAPALDI  
16317 GRASSY CREEK DR  
HUNTERSVILLE, NC 28078

JOEY D DONNELL  
15949 POPLAR TENT CHURCH RD  
HUNTERSVILLE, NC 28078

FAIRHAVEN LLC  
12601 EAST US HIGHWAY 60  
GOLD CANYON, AZ 85118

DONNA M GILMORE  
16311 GRASSY CREEK DR  
HUNTERSVILLE, NC 28078

KENMORE HINKSON  
16321 GRASSY CREEK DR  
HUNTERSVILLE, NC 28078

BRIAN KEITH  
15120 SKYPARK DR  
HUNTERSVILLE, NC 28078

GREGG A MATTHIESEN  
16329 GRASSY CREEK DR  
HUNTERSVILLE, NC 28078

WILLIAM MERCER  
15700 POPLAR TENT CHURCH RD  
HUNTERSVILLE, NC 28078

MVC LLC  
PO BOX 38  
HOLLY SPRINGS, NC 27540

EDDIE C PALMER  
15114 SYK PARK DR  
HUNTERSVILLE, NC 28078

CORA BATTIES  
16325 GRASSY CREEK DR  
HUNTERSVILLE, NC 28078

JOHN T III MARITAL & COLEY  
PO BOX 38  
HOLLY SPRINGS, NC 27540

STEPHEN P DUFFEY  
15712 POPLAR TENT RD  
HUNTERSVILLE, NC 28078

DAVID N FARACE  
15126 SKYPARK DR  
HUNTERSVILLE, NC 28078

HD SPE SKYBROOK LLC  
ONE MARITIME PLAZA  
SAN FRANCISCO, CA 94111

TODD JOHNSON  
16959 HUNTERSVILLE-CONCORD RD  
HUNTERSVILLE, NC 28078

KY INVESTMENT & MANAGEMENT INC  
127 HILLANDALE DR  
CHARLOTTE, NC 28270

DAVID G MCALEXANDER  
14703 LONG IRON DR  
HUNTERSVILLE, NC 28078

METROLINA GREENHOUSES INC  
16400 HUNTERSVILLE CONCORD RD  
HUNTERSVILLE, NC 28078

CHRIST INC NEW DIRECTION CHURCH OF  
JESUS  
8031 GERA EMMA DR  
CHARLOTTE, NC 28215

PARKSIDE AT SKYBROOK NORTH HOA  
6719-C FAIRVIEW RD  
CHARLOTTE, NC 28210

KAREN A PORETTI  
15034 SKYPARK DR  
HUNTERSVILLE, NC 28078

DENNIS R RANAGAN  
15018 SKYPARK DR  
HUNTERSVILLE, NC 28078

BRYAN REDDING  
15108 SKYPARK DR  
HUNTERSVILLE, NC 28078

RICHARD O SHIREY  
6207 GLENCAIRN CR  
CHARLOTTE, NC 28269

SKYBROOK HOA  
830 SKYBROOK DR  
HUNTERSVILLE, NC 28078

SKYBROOK LLC  
PO BOX 38  
HOLLY SPRINGS, NC 27540

COMMUNITY ASSOC INC SKYBROOK  
RIDGE TOWNHOMES  
6719-C FAIRVIEW RD  
CHARLOTTE, NC 28210

MARY DEOLA SIMMONS WILSON  
17117 HUNTERSVILL CONCORD  
HUNTERSVILLE, NC 28078

THE PAVILION HOA  
1910 S BLVD STE 200  
CHARLOTTE, NC 28203

**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 Rob Kidwell**  
7603 Rolling Meadows Ln  
Huntersville, NC 28078

**Commissioner Danny Phillips**  
14720 Brown Mill Road  
Huntersville, NC 28078

**Commissioner Charles Guignard**  
P.O. Box 1766 (201 Sherwood  
Drive)  
Huntersville, NC 28070

Hal Bankirer  
17206 Linksvie Lane  
Huntersville, NC 28078

Jennifer Davis  
7530 McIlwaine Road  
Huntersville, NC 28078

Catherine Graffy  
15120 Pavilion Loop Drive  
Huntersville, NC 28078

JoAnne Miller  
13900 Asbury Chapel Road  
Huntersville, NC 28078

Adam Planty  
12327 Cross Meadow Road  
Huntersville, NC 28078

Joe Sailors  
9332 Westminster Drive  
Huntersville, NC 28078

Ron Smith  
15902 Gathering Oaks  
Huntersville, NC 28078

Stephen Swanick  
12903 Heath Grove Drive  
Huntersville, NC 28078

Susan Thomas  
10215 Lasaro Way  
Huntersville, NC 28078

Gerry Vincent  
PO Box 664  
Huntersville, NC 28070

Janet Pierson  
PO Box 664  
Huntersville, NC 28070

David Pectc  
PO Box 664  
Huntersville, NC 28070