



NOTIFICATION FOR SERVICE FOR THE
TOWN OF HUNTERSVILLE
BOARD OF ADJUSTMENT

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BACKGROUND INFORMATION

NAME Jason K. Loucks HOME PHONE (704) 274-9756
HOME ADDRESS 12804 Forrester Ave. CELL PHONE (704) 287-7448
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Yes
PRESENT OCCUPATION Architect WORK PHONE (704) 561-4568
PLACE OF EMPLOYMENT Little Diversified Architectural Consulting, Inc.
EMAIL ADDRESS jason.loucks@littleonline.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD As Needed.

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY
SERVING ON:
n/a. EXPIRATION DATE _____
EXPIRATION DATE _____

EDUCATION Bachelor of Architecture & Bachelor of Arts in Architecture
University of North Carolina at Charlotte

BUSINESS AND CIVIC EXPERIENCE As a Registered Architect and Principal of the Retail Marketplace
Studio, I work closely with national retailers and developers to create aesthetic and responsible designs
that improve and add value to their communities.

AREAS OF EXPERTISE AND INTERESTS/SKILLS Compassionate leader & mentor/ advocate of responsible
site planning & place-making/ design implementor that positively influences.

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.


(Signature of Applicant)

September 25th, 2017
(Date)



QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Board of Adjustment, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview: The Board of Adjustment consists of Regular and Alternate Members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, and one (1) extraterritorial member. The number of Regular members appointed who reside in the extraterritorial zoning jurisdiction ("ETJ") shall at a minimum meet the requirement of NCGS §160A-362 for proportional representation, but shall in no instance be less than one (1). The Alternate membership shall consist of at least two (2) members who reside within the corporate limits, with the remaining alternate member residing in either the corporate limits or the ETJ.

The Board's primary function is to act upon variances, which are specific requests for deviation from the strict letter of the law of the Huntersville Zoning Ordinance. As an example, picture a property with a stream running through it thirty feet back from the road. If the Zoning Ordinance requires that every new house must be set back thirty feet from the road, the property owner is faced with a hardship and may request a variance. The Board of Adjustment acts quite literally as a court, with evidence presented, petitioners sworn in, and strict rules followed to determine if indeed a hardship exists. The Board considers the facts relative to the petition and formulates a legally-binding ruling.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Event planning and fundraising committee for United-Way of Central Carolinas (multiple years).

Event planning and fundraising committee for Arts and Science Council (multiple years).

'Be-There-Dad' (HES HEROS): Huntersville Elementary School volunteer & mentorship program.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

As Mecklenburg Co. and the surrounding areas continue to grow, it is imperative that Huntersville is able to develop in a proactive manor that welcomes new ideas and opportunities all within an attractive yet flexible set of guidelines. Responsible transportation and development in all market-segments (residential, commercial, industrial, etc.) will be key to Huntersville's ability to continue offer the beautiful live-work-play atmosphere that I have loved for the better part of my life.

3. Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, how will you ensure that your decisions are formed objectively?

As is our oath: Architects are charged to protect the health, safety, and welfare of the general public. An architect's primary mission is not artistic, and our primary responsibility is not aesthetic. It is an architect's job to be concerned with the structural integrity and safety of the built environment and those that occupy. As a practicing architect, I am frequently called upon to act as an impartial mediator to conflicting parties. Having preformed architecture within many jurisdictions throughout the United States, I have witnessed a vast degree and variance to local, regional and state-level ordinance, code and governance. In all such conditions, architects are expected to make sound designs and decisions that are responsibly reflecting these rules, regulations and guidelines. Due to my experience and profession, I find myself uniquely qualified to provide fair and objective decisions that would represent the Huntersville Board of Adjustment in an unbiased and impartial manor.



4. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Having participated in some of the early ordinance development of Huntersville & Cornelius, during my college-days, I feel that since that initial conception, Huntersville has lost some of its identity. Additionally, Huntersville has suffered with consideration to transporation (e.g.: light rail & I-77). I am hopeful that we, as a community, can get back on track (pun intended) towards a responsibly balanced growth that supports our beautiful town.

OTHER COMMENTS:

I have had the luxury and opportunity to live and grow in Huntersville since 1989. I attended North Meck H.S., UNC Charlotte, and now my two daughters attend Huntersville Elementary. I look forward to living many more years in Huntersville. For all these reasons, past and future, I feel a sense of responsibility to get involved and offer my abilities to help responsibly shape the future of the town I, and so many others, love.

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE
ATTN: Michelle Haines
P.O. BOX 664
HUNTERSVILLE, NC 28070

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at (704) 875-7000.

**Thank you for completing the application and questionnaire.
Please return them to the Huntersville Planning Department**

Little Diversified Architectural Consulting, Inc.



Jason Loucks, AIA, NCARB

STUDIO PRINCIPAL, MARKETPLACE

Jason has compiled over 20 years of professional experience and expertise in multiple fields of architecture. As Principal of the Retail Marketplace Studio he leads a talented team of architects, designers and staff who are focused on partnering with and providing successful projects for several national know retail clients. As a member of Little's retail team, Jason works collectively with his colleagues and clients in developing and responding to each program need for multiple project-types, including industrial, commercial, ground-up retail, and developer driven project types. He works closely with Little's design team to ensure the client, and their visions, are actively involved and answered in every phase to assure the design intent and quality of construction is executed throughout the project.

SELECT PROJECT EXPERIENCE:

- Multiple Developer Driven Retail Neighborhood Centers and Mixed-Use Project Types. Project listings available upon request
 - Lidl-US, LLC., Prototype Development; Multiple Project Types for new US-Grocer Prototype Concept, Prototype Rollout Program at Multiple Locations and Distribution Center Program at Multiple Locations.
 - The Fresh Market, Ground-up New Exterior Store Designs and Remodel and Takeover Program, Multiple Locations.
 - Publix Supermarkets, "Unique"/Complex Urban and/or Mixed-Use Design Types and Remodel Program, Multiple Locations
 - Ingles Markets, New Prototype Development: Grocery, Gas-Express, Carwash & I-Markets, and Cold Storage Distribution Center, Black Mountain, NC
 - Food Lion, Remodel Program, Multiple Locations
 - Milam's Markets- New Store Fixture Planning, Brand and Graphics, Multiple Locations
 - Wild Oats Natural- Foods, Prototype Development, Boulder, CO
 - Whole Foods- Prototype Design, Takeover and Remodel Programs, Multiple Locations
 - The Baby Grocery Store- New Store, Fixture Planning, Brand & Graphics for Concept Store, Charlotte, NC.
 - Golf Galaxy, New Prototype Development, Multiple Locations
 - True Runner (Dick's Sporting Goods), New Prototype Development, Multiple Locations
- * Projects completed prior to joining Little, available upon request

EDUCATION:

- Bachelor of Architecture, Bachelor of Arts in Architecture, The University of North Carolina at Charlotte, Charlotte, NC
- Universidad de Cantabria, Santander, Spain

PROFESSIONAL REGISTRATIONS:

- National Council of Architectural Registration Boards (NCARB)
- NCARB Mentor for Multiple Interns Within the Intern Development Program (IDP)
- International Council of Shopping Centers (ICSC)
- Retail Design Institute (RDI)
- Urban Land Institute (ULI)
- Construction Specification Institute

PROFESSIONAL AFFILIATIONS:

- American Institute of Architects (AIA)

PROFESSIONAL EXPERIENCE:

- Little, Charlotte, NC
- MBAJ Architecture, Charlotte, NC
- DMR Architects, Charlotte, NC
- O'Shaughnessy Planning & Development, Charlotte, NC