



November 17, 2017

To: Janet Pierson, Town of Huntersville

From: Scott Moore, Skybrook Project Manager

CC: David Peete, Town of Huntersville
John Coley, Laureldale, LLC
Brian Pace, Laureldale, LLC
Marc Houle, YW&H

**RE: Community Meeting Minutes for Rezoning Case R#17-12
(Villages at Skybrook North Phase 4)**

The R#17-12 community meeting was held at Huntersville Town Hall on Thursday, November 16, 2017 and was opened at 6:08 PM.

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

In attendance, representing the Town of Huntersville:
David Peete, Principal Planner

In attendance, representing the Town of Huntersville Planning Board:
Mr. Hal Bankirer

Representing the Adjacent Property Owners and/or Homeowners Associations:
Ms. Valerie Neal- Adjacent Owner
No HOA Representatives were in attendance.

Summary of items discussed at the meeting:

- Overview of the history of the plan including an update on the development process. All of the lots have been graded and the final plat is currently being reviewed for approval.
- Scott Moore stated that the purpose of this amendment is to (1) remove the 10' recess requirement on front load garages for single family homes (which was previously required by the town's ordinance at the time of the 2014 rezoning). Scott pointed out that the town has since revised the ordinance removing this requirement and this amendment will remove the note bringing it into compliance with the current ordinance; (2) the applicant is evaluating the removal of a note that limits direct driveway access for Lots 1, 2, 13, 14 on Trailside Road near the community's entrance. If it is permissible by the applicable review agents, the applicant will remove the note as a part of this request.
- David Peete provided an overview of the next steps and stated that the town will send out a notice to all adjacent property owners making them aware of the upcoming public hearing.
- No additional feedback or recommendations was provided by the planning board or adjacent property owner(s).

The meeting was adjourned at 6:30 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 November 21, 2017.



November 2, 2017

Re: Rezoning Case R#17-12 Villages at Skybrook North- Note Revisions
5.90 Acres on Poplar Tent Road in Huntersville, NC. (Parcel ID# 011-301-09)

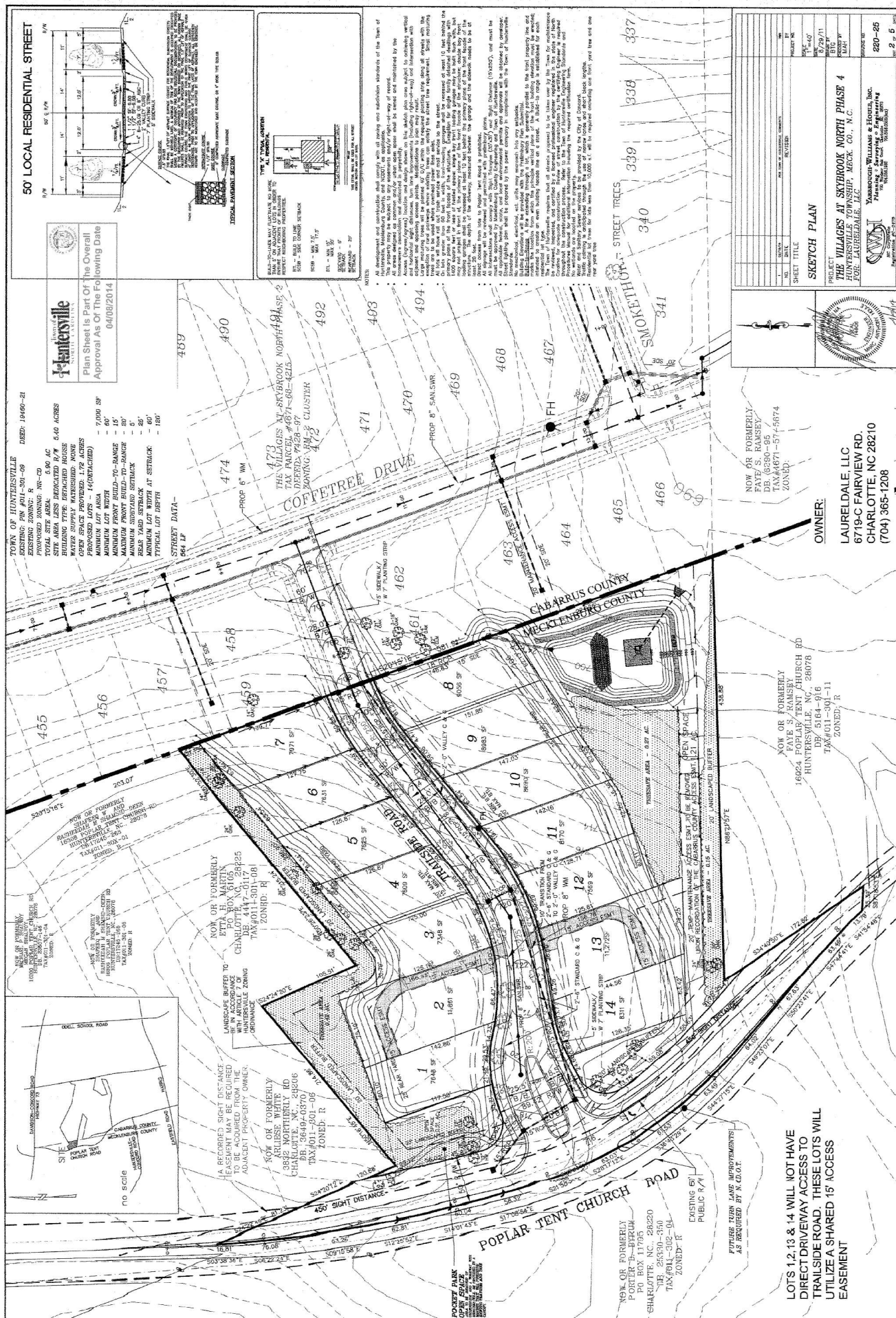
Dear Property Owner,

On behalf of the applicants, we would like to invite you to attend a Neighborhood Meeting scheduled for November 16, 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 property. These plans are currently being reviewed by the Town of Huntersville Planning staff to revise previously approved conditional notes regarding (1) the removal of a 10' recess requirement on front load garages for single family homes (currently not required by the zoning ordinance) and (2) providing direct driveway access for four single family lots on Trailside Road near the community's entrance. I 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. We look forward to seeing you there.

Sincerely,

Scott Moore
Project Manager
Skybrook Subdivision



LOTS 1, 2, 13 & 14 WILL NOT HAVE
DIRECT DRIVEWAY ACCESS TO
TRAILSIDE ROAD. THESE LOTS WILL
UTILIZE A SHARED 15' ACCESS
EASEMENT

JOEY DONNELL
1549 POPLAR TENT RD
HUNTERSVILLE, NC 28078

MICHAEL & MEGAN SHALVOY
16200 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC 28078

KENNETH & VALERIE NEAL
908 MARTHAS VIEW DRIVE
HUNTERSVILLE, NC 28078

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

WAVERLYN RAMSEY REID
16024 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC 28078

BARNIE RAMSEY &
ERICA RAMSEY GASSAWAY
16024 POPLAR TENT RD
HUNTERSVILLE, NC 28078

FAYE SHERRILL RAMSEY
16024 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC 28078

ARLIESE WHITE
3832 NORTHERLY RD
CHARLOTTE, NC 28206

ETTA HOLLEY MARTIN
PO BOX 5105
CHARLOTTE, NC 28225

PARKSIDE AT SKYBROOK
NORTH HOA
1201 STALLINGS ROAD
MATTHEWS, NC 28104

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

TOWN OF HUNTERSVILLE
ATTN: DAVID PEETE
PO BOX 664
HUNTERSVILLE, NC 28070

Mayor John Aneralla
15705 Framingham Lane
Huntersville, NC 28078

Commissioner Dan Boone
317 Southland Road
Huntersville, NC 28078

Commissioner Melinda Bales
15426 Ranson Road
Huntersville, NC 28078

Commissioner Mark Gibbons
13818 Bramborough Road
Huntersville, NC 28078

Commissioner Danny Phillips
14720 Brown Mill Road
Huntersville, NC 28078

Commissioner Rob Kidwell
7603 Rolling Meadows Ln
Huntersville, NC 28078

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

Jennifer Davis
7530 McIlwaine Road
Huntersville, NC 28078

Hal Bankirer
17206 Linksvie Lane
Huntersville, NC 28078

Catherine Graffy
15120 Pavilion Loop Drive
Huntersville, NC 28078

John McClelland
219 Nottingham Drive
Huntersville, NC 28078

JoAnne Miller
13900 Asbury Chapel Road
Huntersville, NC 28078

Joe Sailors
9332 Westminster Drive
Huntersville, NC 28078

Stephen Swanick
203 Mt. Holly-Huntersville Road
Huntersville, NC 28078

Ron Smith
15902 Gathering Oaks
Huntersville, NC 28078

Susan Thomas
10215 Lasaro Way
Huntersville, NC 28078

TOWN OF HUNTERSVILLE
ATTN: JANET PIERSON
PO BOX 664
HUNTERSVILLE, NC 28070

TOWN OF HUNTERSVILLE
ATTN: GERRY VINCENT
PO BOX 664
HUNTERSVILLE, NC 28070

R# 17-12 VSN Text Amendment 1 Rev.
Neighborhood Meeting Mailout List

Mailed USPS November 2, 2017