

Mayor
John Aneralla

Mayor Pro-Tem
Danny Phillips

Commissioners
Melinda Bales
Dan Boone
Mark Gibbons
Charles Guignard
Rob Kidwell

Town Manager
Gerry Vincent



Department Heads
Vickie Brock, HR Director
Max Buchanan, Public Works
Jackie Huffman, Finance
Michael Jaycocks, Parks&Rec
Jack Simoneau, Planning
Cleveland Spruill, Police Chief

Town Clerk
Janet Pierson

Town Attorney
Bob Blythe

AGENDA
Regular Town Board Meeting
November 6, 2017 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

I. Pre-meeting

A. Legal Services Discussion. (5:45 p.m.)

II. Call to Order

III. Invocation - Moment of Silence

IV. Pledge of Allegiance

V. Mayor and Commissioner Reports-Staff Questions

- A. Mayor Aneralla (Metropolitan Transit Commission, Commerce Station Management Team, North Meck Alliance)
- B. Commissioner Bales (Lake Norman EDC, Lake Norman Education Collaborative)
- C. Commissioner Boone (Public Safety Liaison, Huntersville Ordinances Advisory Board)
- D. Commissioner Gibbons (NC 73 Council of Planning, Veterans Liaison)
- E. Commissioner Guignard (Centralina Council of Governments, Planning Coordinating Committee)
- F. Commissioner Kidwell (Charlotte Regional Transportation Planning Organization, Olde Huntersville Historic Society)
- G. Commissioner Phillips (Lake Norman Chamber Board, Visit Lake Norman Board)

VI. Public Comments, Requests, or Presentations

A. Dr. Michael Brennan - Ocular Melanoma Update.

VII. Agenda Changes

- A. Agenda changes, if any.
- B. Adoption of Agenda.

VIII. Public Hearings

- A. Conduct public hearing on Petition #S17-01, a request by Doug Godly to revise the Bryton Special Sign District for Frankie's Fun Park at 10621 Bryton Corporate Center Drive. *(Brian Richards)*
- B. Conduct public hearing on Annexation Petition #ANNEX17-01, a request by Blackwood Knoll, LLC to annex 37.81 non-contiguous acres, PIN 01124111, into the Town of Huntersville. *(Alison Adams)*
- C. Conduct continuation of public hearing on proposed economic development incentives to Daumar Corporation relating to their establishment of new manufacturing facilities in Huntersville. *(Ryan McDaniels/Gerry Vincent)*

IX. Other Business

- A. Consider adopting resolution authorizing the execution of a Business Investment Program Agreement with Daumar Corporation. *(Ryan McDaniels/Gerry Vincent)*
- B. Conduct evidentiary hearing and consider decision on Bryton - Corporate Center Sketch Plan. *(David Peete)*
- C. Consider approving naming the Holbrook Park Playground "The Scott Treon Playground." *(Michael Jaycocks)*
- D. Discuss and consider possible solutions for pedestrian accommodations from the Cobblestone Manor entrance to the existing sidewalk on the east side of Ranson Road. *(Max Buchanan)*

X. Consent Agenda

- A. Approve the minutes of the October 16, 2017 Regular Town Board Meeting. *(Janet Pierson)*
- B. Approve budget amendment recognizing insurance revenue in the amount of \$33,706.15 and appropriate to the Police Department's auto insurance account. *(Jackie Huffman/Chief Spruill)*
- C. Approve budget amendment recognizing insurance revenue in the amount of \$4,468.50 and appropriate to the Parks & Recreation auto insurance account. *(Jackie Huffman/Michael Jaycocks)*
- D. Approve budget amendment appropriating sponsorship revenue in the amount of \$22,000 to Non-capitalized equipment for bleachers and signage for the Huntersville Recreation Center from Novant Health sponsorship agreement. *(Jackie Huffman/Michael Jaycocks)*
- E. Adopt resolution appointing Finance Director and Deputy Finance Director and ratifying their prior actions. *(Jackie Huffman/Gerry Vincent)*
- F. Approve the write-off of electric fund uncollected final accounts in the amount of \$31,019.75. *(Tim Kopacz)*
- G. Authorize awarding bid for construction of the transmission connection at Commerce Station Substation to Davis H. Elliot in the amount of \$284,955.00. *(Tim Kopacz)*
- H. Call a public hearing for Monday, December 4, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #R17-10, a request by the Town of Huntersville to rezone 2.25 acres from Town Center Conditional District to Town Center on Gilead Rd. (PIN: 01711619, 01711618, 01711643, 01711617, 01711616, 01711615 (a portion of)). *(Brian Richards)*
- I. Call a public hearing for Monday, December 4, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #R17-11, a request by Skybrook, LLC to revise the existing Oaks at Skybrook North Conditional District rezoning plan to remove a note regarding garage placement. *(David Peete)*
- J. Call a public hearing for Monday, December 4, 2017 at 6:30 p.m. at Huntersville Town

Hall on Petition #R17-12, a request by Laureldale, LLC to revise the existing Villages at Skybrook North Conditional District rezoning plan to remove notes regarding garage placement and driveway access. (*David Peete*)

XI. Closing Comments

XII. Adjourn

To speak concerning an item on the Agenda, please print your name and address on the sign-up sheet on the table outside the Board Room prior to the meeting. If you wish to speak concerning an item that is added to the Agenda during the meeting, please raise your hand during that item. Each speaker will be limited to no more than 3 minutes. The Mayor, as the presiding officer may, at his discretion, shorten the time limit for speakers when an unusually large number of persons have signed up to speak.

**AS A COURTESY, PLEASE TURN CELL PHONES
OFF WHILE MEETING IS IN PROGRESS**

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Brian Richards
Subject: S17-01 Frankie's Fun Park - Bryton Special Sign District

Sign District: S17-01 is a request by the Doug Godly to revise the Bryton Special Sign District for Frankie's Fun Park at 10621 Bryton Corporate Center Dr. Special Purpose-Conditional District (SP-CD).

ACTION RECOMMENDED:

Conduct a Public Hearing on 11/06/2017

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

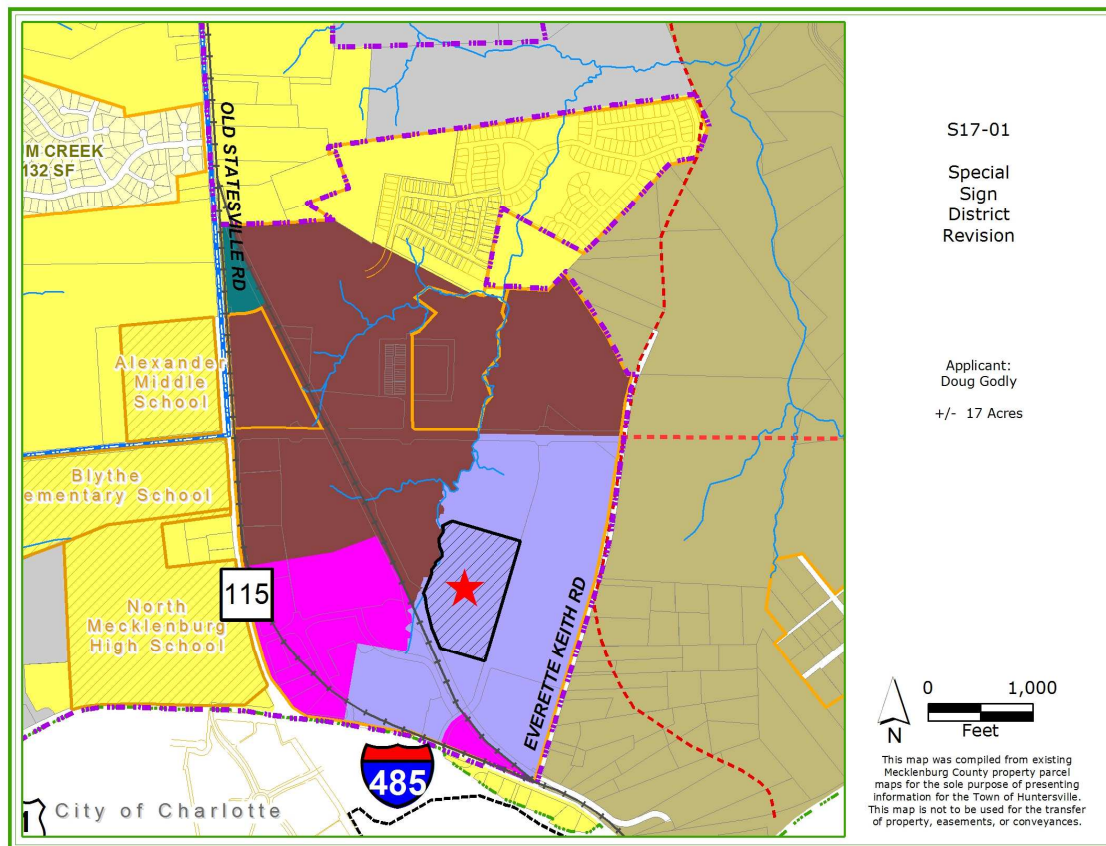
Description	Type
▣ S17-01 Staff Report	Staff Report
▣ A - Application	Exhibit
▣ B - Article 10.11 Sign Ordinance	Exhibit
▣ C - Frankie's Sign Plan	Exhibit
▣ D - Neighborhood Meeting	Exhibit
▣ E - Bryton Sign Plan	Exhibit

Frankie's Fun Park - Bryton Special Sign District Overlay

Project Description

Frankie's Fun Park (Frankie's) is requesting to amend the Bryton Special Sign District per Article 10.10.11. The Special Sign District was established to provide sign design flexibility for areas of unique character and special development potential.

Bryton is located to the northeast of the intersection of Eastfield Rd and Old Statesville Rd (NC 115). The subject property is zoned Special Purpose Conditional District (SP-CD).



Details of the Special Sign District Overlay

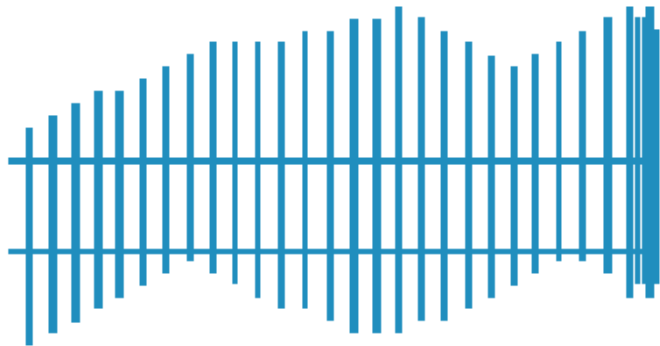
Due to the unique architecture of Frankie's and the Zoning Ordinances definition of a Sign (see below) the blue "Fin" accent features are deemed to be a sign and are included in the requested sign area. Staff and the Petitioner have also provided the dimensions of a Typical Sign design for a percentage comparison.

Definition:

Sign. Any object, device, structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words,

letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, city, or of any fraternal, religious or civic organization; works of art which in no way identify a product; or scoreboards located on athletic fields.

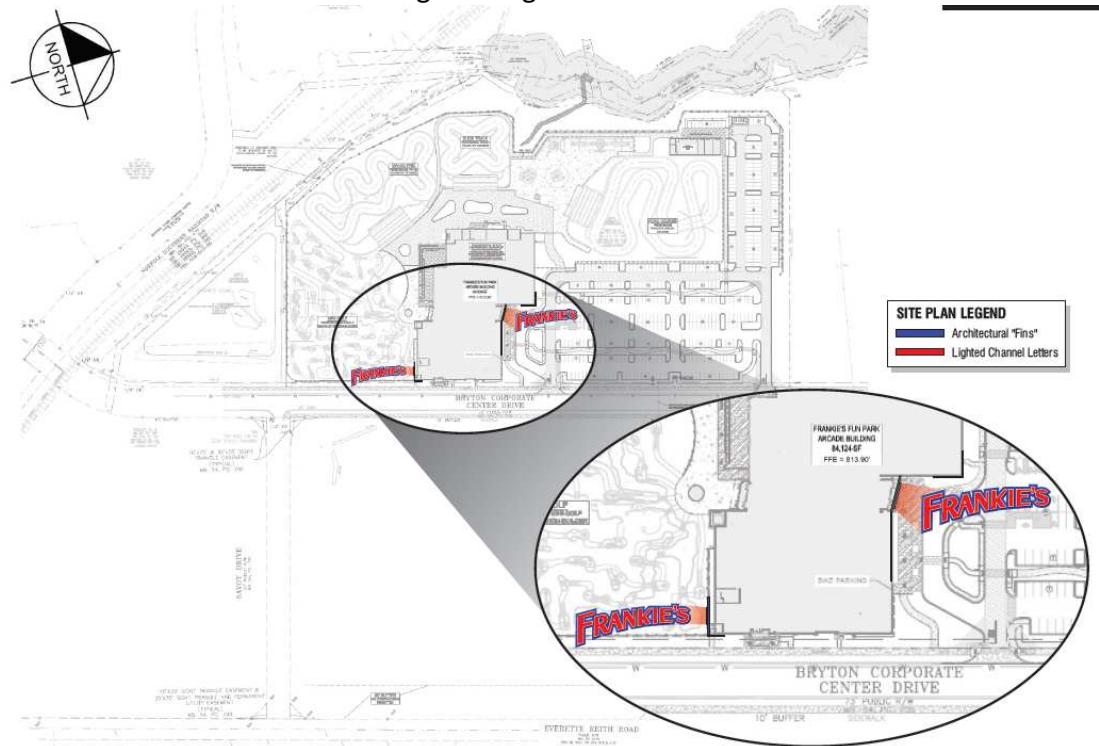
Fin Sign Example:

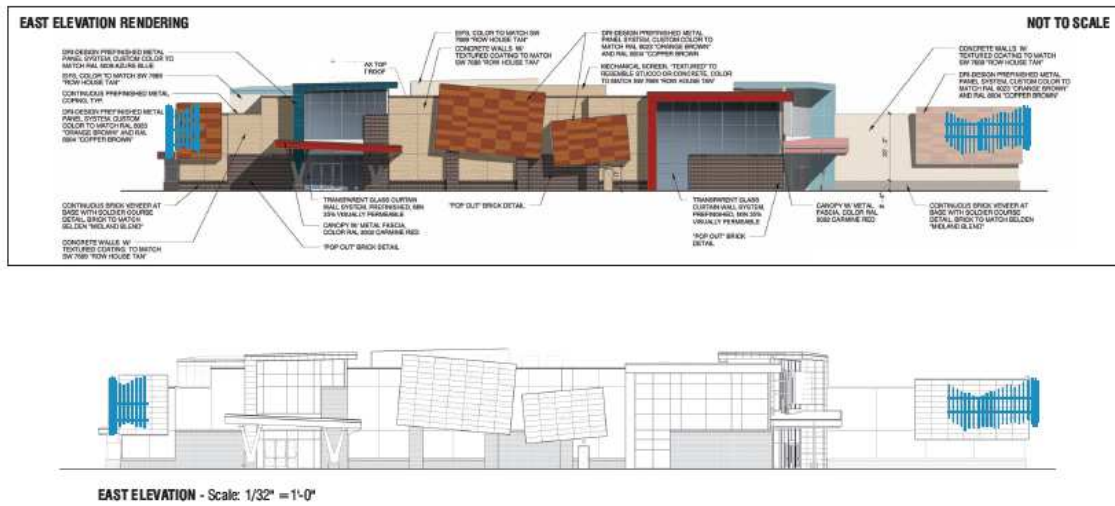


Typical Sign Example:



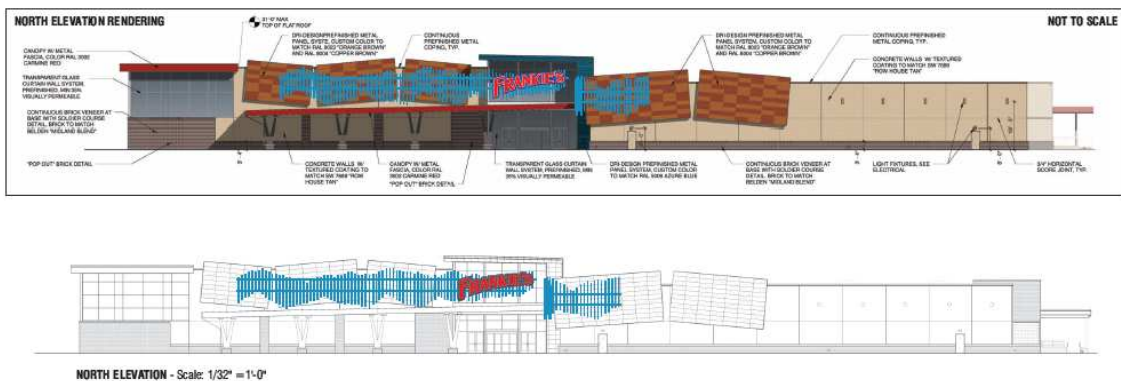
1. **Street fronting Wall Signs (East Facing Wall).** Frankie's is requesting to allow for an increased size of Street fronting Wall Signs.





The East Elevation is 6,507 sf in area. The requested “Fin” sign area is 664 sf or 10.2%. The Sign Ordinance standard is 10% of the Wall Face area not to exceed 128 sf.

2. **Non Street fronting Wall Signs (North and South Facing Walls).** Frankie’s is requesting to allow for an increased size of two Non Street fronting Wall Signs.



The North Elevation is 10,800 sf in area. The requested “Fin” sign area is 2,072 sf or 19.2%. The “Frankie’s” sign area is 304 sf or 2.8%. The Sign Ordinance allows for Non Street fronting Walls allows for up to 32 sf of sign area.



The South Elevation is 10,800 sf in area. The requested “Fin” sign area is 672 sf or 6.2%. The “Frankie’s” sign area is 118 sf or 1%. The Sign Ordinance allows for Non Street fronting Walls allows for up to 32 sf of sign area.

3. All other signs at Frankie's would comply with current ordinance.

Staff Recommendation

As a prerequisite to the establishment of such a special sign district, it must be determined that the modified rules established for said district shall:

- a) Preserve and enhance the special character of the particular area; and
- b) Not contravene the intent of this ordinance; and
- c) Cause no disturbance to neighboring property lying outside the proposed district.

Due to the unique nature and architecture of Frankie's Staff supports the increase in allowed sign area. In doing so would not cause a disturbance to neighboring properties outside of the Bryton development.

Planning Board Recommendation

TBD.

Attachments/Enclosures

Attachments

- A – Application
B – Zoning Ordinance Article 10.11.1
C – Frankie’s Fun Park Sign Plan
D – Neighborhood Meeting
E – Bryton Special Sign District

STATEMENT OF CONSISTENCY

Per the North Carolina General Statutes § 160A-383 and Article 11.4.7 b-d of the Town of Huntersville Zoning Ordinance, rezoning actions must be accompanied by a *Statement of Consistency*. Two statements are provided below that need to be incorporated into the motion either to approve or deny the petitioner's request.

[Approve]

In considering the proposed Special Sign District Overlay for the Bryton development the Town Board of Commissioners finds that it is consistent with the Town of Huntersville Zoning Ordinance and Community Plan. We recommend approving the Special Sign District, Petition S11-01, as presented. It is reasonable and in the public interest to approve the Special Sign District plan because..... (*Explain*)

OR

[Deny]

In considering the proposed Special Sign District Overlay for the Bryton development the Town Board of Commissioners finds that it contravenes the intent of the Town of Huntersville Zoning Ordinance and Community Plan. We recommend denial of the Special Sign District, Petition S11-01, as presented. It is not reasonable and not in the public interest to approve the Special Sign District plan because..... (*Explain*)



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>

- | | |
|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> CHANGE OF USE<input type="checkbox"/> COMMERCIAL SITE PLAN<input type="checkbox"/> CONDITIONAL REZONING<input type="checkbox"/> GENERAL REZONING<input type="checkbox"/> MASTER SIGNAGE PROGRAM<input checked="" type="checkbox"/> REVISION to <u>BRYTON MASTER SIGNAGE PROGRAM</u><input type="checkbox"/> SPECIAL USE PERMIT | <p>SUBDIVISION CATEGORIES: <i>Per the Huntersville Subdivision Ordinance</i></p> <ul style="list-style-type: none"><input type="checkbox"/> SKETCH PLAN<input type="checkbox"/> PRELIMINARY PLAN<input type="checkbox"/> FINAL PLAT(includes minor and exempt plats)<input type="checkbox"/> FINAL PLAT REVISION<input type="checkbox"/> FARMHOUSE CLUSTER |
|---|--|

2. Project Data

Date of Application 07.31.17

Name of Project Frankie's of Huntersville Phase # (if subdivision) n/a

Location 10621 Bryton Corporate Center Drive Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 019-131-49

Current Zoning District SP(CD) - Special Purpose District Proposed District (for rezonings only) n/a

Property Size (acres) 18.73 acres Street Frontage (feet) 1230 ft

Current Land Use HC

Proposed Land Use(s) HC

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.

Revision to the Master Sign program for Bryton to include the signage design for Frankie's, a family entertainment venue located within the development.

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 Carol Bacon

Address of Applicant 2815 Coliseum Centre Drive, Suite 500 Charlotte, NC 28217

Email cbacon@adwarchitects.com

Property Owner's Signature (if different than applicant) 

Printed Name Doug Godley

Property Owner's Address 667 E. Bay St Charleston, SC 29403 Email dgodley@frankies.com

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

AAC	David Jarrett	7042954005	djarrett@aacusa.com
Development Firm	Name of contact	Phone	Email
ADW Architects	Carol Bacon	7043791923	cbacon@adwarchitects.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.

n/a

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:	http://www.huntersville.org/Departments/Planning.aspx

10.11 Master Signage Programs

Master signage programs establish two alternatives in providing latitude to develop appropriate signage designs for new or existing areas with special unifying features. The alternatives are the Special Sign Districts and the Planned Development Flexibility option. Special Sign Districts require approval by the Board of Commissioners following review and recommendation by the Huntersville Planning Board.

10.11.1 Special Sign Districts

For the purpose of establishing, enhancing, preserving, and developing the character, quality, and property values of areas of unique character and special development potential, districts in which signs are regulated by special provisions may be established subject to the following conditions:

.1 As a prerequisite to the establishment of such a special sign district, it must be determined that the modified rules established for said district shall:

a) Preserve and enhance the special character of the particular area; and

b) Not contravene the intent of this ordinance; and

c) Cause no disturbance to neighboring property lying outside the proposed district.

.2 Without changing the basic structure of this ordinance, the modified rules for a special sign district may impose sign regulations which provide greater latitude or more stringent limitations than those provided elsewhere in this ordinance.

.3 The special sign district constitutes an overlay district and shall conform to the procedures of [Article 11](#) for purposes of adoption and administration. Districts for which special sign regulations may be imposed include, but shall not be limited to the Town Center District, the Neighborhood Center District, the TND-U and TND-R districts, and any future Historic District Overlay(s).

FRANKIE'S

CHARLOTTE, NORTH CAROLINA

EXTERIOR SIGNAGE SUBMITTAL

Submitted: July 28, 2016
Revised: September 22, 2017

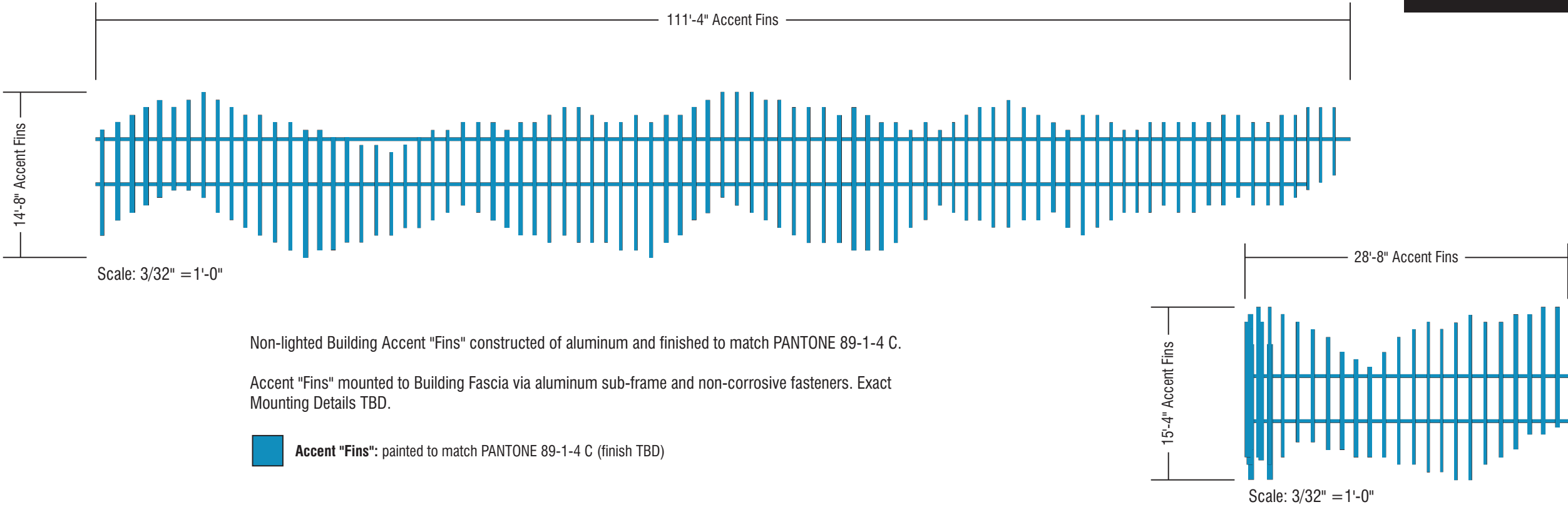
Submitted By:



adwarchitects
environmentsforlife

$(14'-8" \times 111'-4" = 1,632.89 \text{ Sq Ft}) + (15'-4" \times 28'-8" = 439.56 \text{ Sq Ft}) = 2,072.45 \text{ Sq Ft PROPOSED}$

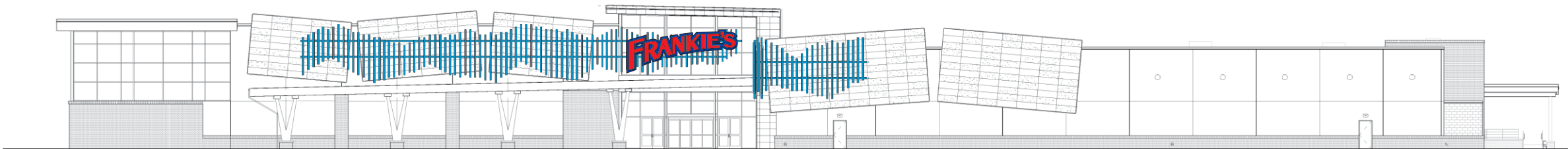
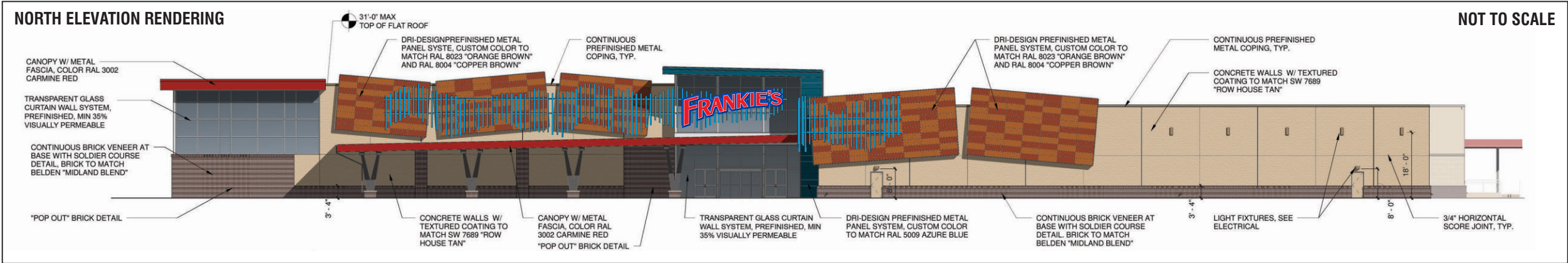
NORTH ELEVATION



Non-lighted Building Accent "Fins" constructed of aluminum and finished to match PANTONE 89-1-4 C.

Accent "Fins" mounted to Building Fascia via aluminum sub-frame and non-corrosive fasteners. Exact Mounting Details TBD.

Accent "Fins": painted to match PANTONE 89-1-4 C (finish TBD)



NORTH ELEVATION - Scale: 1/32" = 1'-0"



5800 McHines Place, Suite 110
Raleigh, NC 27616
Office 919 789-1452 | Cell 919 825-6917
www.capitalsignsolutions.com

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Client:

FRANKIE'S

Filename:

**Frankies Charlotte
Exterior Signage (5)**

Date:

07-27-16

Designer:

HH

Drawing No:

H-QT4678-1

Scale:

As Noted

Revision 1:

09/14/16

Revision 2:

09/29/16

Revision 3:

03/28/17

Revision 4:

04/03/17

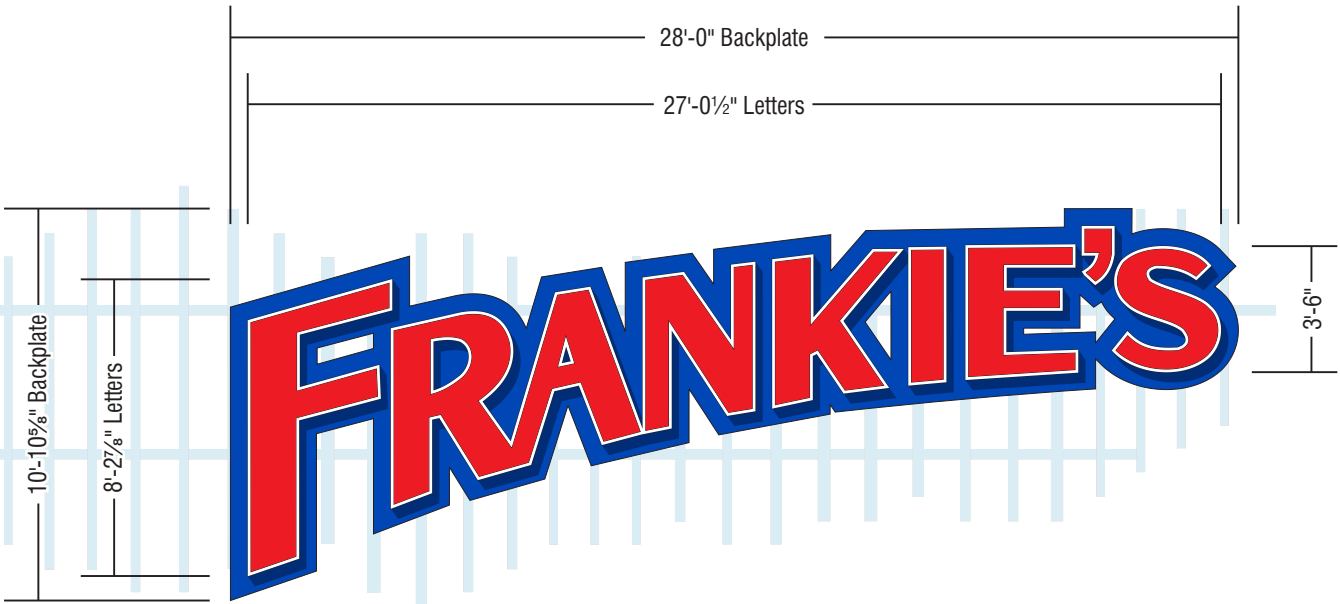
Revision 5:

Revision 6:

Client Approval:

Landlord Approval:

10'-10 5/8" x 28'-0" = 304.79 Sq Ft PROPOSED
(Note that this Letter Sq Ft is contained within the Accent "Fins" Sq Ft)

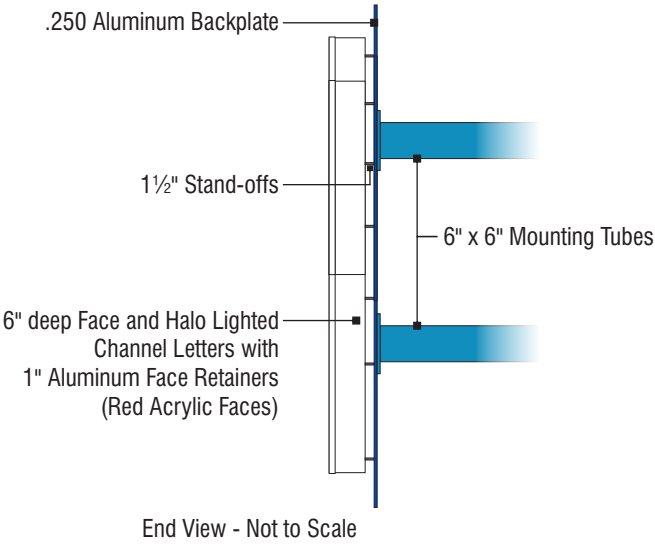


Scale: 3/16" = 1'-0"

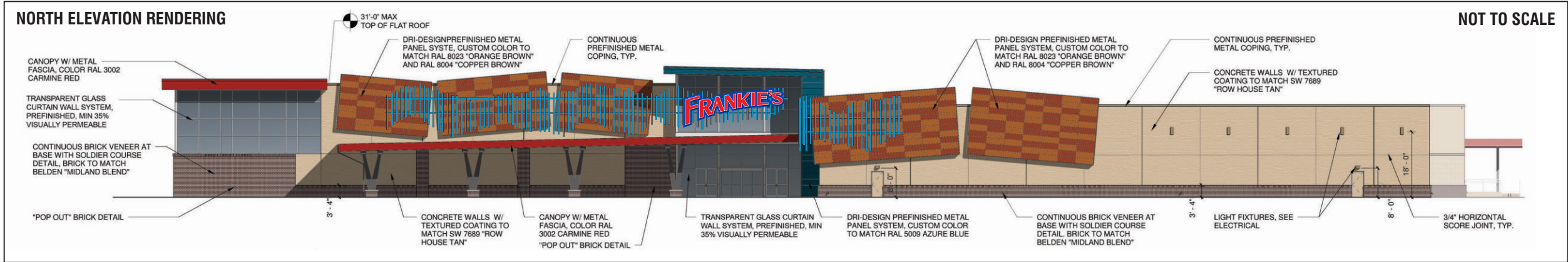
(1) Set of Face/Halo Lighted Channel Letters constructed of aluminum (6" deep). Letters finished in White. Letter faces of Red Acrylic. Faces held in place via 1" aluminum face retainers, finish in White. Letter Backs of Clear Lexan (for Halo Illumination). Face and Halo illumination via White LEDs. 120 Volts. All wiring UL approved.

Letters mounted to .250 Aluminum Backplate. Backplate with 1 1/2" stand-off spacers. Backplate mounted to curved fascia via 6" x 6" Sq Tubes with non-corrosive fasteners. Specific Mounting Details TBD.

- Letter Returns: painted White (gloss finish)
- Letter Retainers: painted White (gloss finish)
- Letter Faces: Red Acrylic to match PANTONE 185 Red
- Face & Halo Illumination: White LEDs
- Backplate: painted to match PANTONE 2728 Blue (gloss finish)
- Mounting Tubes/Plates: painted to match PANTONE 89-1-4 C (finish TBD)



End View - Not to Scale



NORTH ELEVATION - Scale: 1/32" = 1'-0"

NORTH ELEVATION



CAPITAL SIGN SOLUTIONS

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Client:



Filename:

Frankies Charlotte
Exterior Signage (5)

Date:

07-27-16

Designer:

HH

Drawing No:

H-QT4678-2

Scale:

As Noted

Revision 1:

09/14/16

Revision 2:

09/29/16

Revision 3:

03/28/17

Revision 4:

04/03/17

Revision 5:

09/22/17

Revision 6:

Client Approval:

Landlord Approval:

18'-8" x 36'-0" = 672.0 Sq Ft PROPOSED

SOUTH ELEVATION



5800 McHines Place, Suite 110
Raleigh, NC 27616
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Filename:
**Frankies Charlotte
Exterior Signage (5)**

Date:
07-27-16

Designer:
HH

Drawing No:
H-QT4678-3

Scale:
As Noted

Revision 1: **09/14/16**

Revision 2: **03/28/17**

Revision 3: **04/03/17**

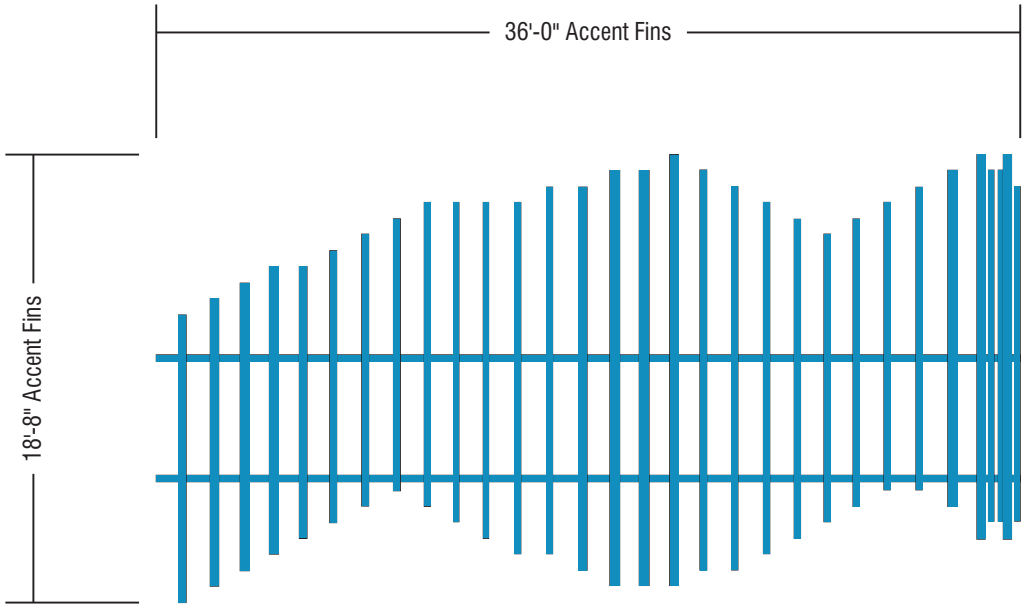
Revision 4:

Revision 5:

Revision 6:

Client Approval:

Landlord Approval:

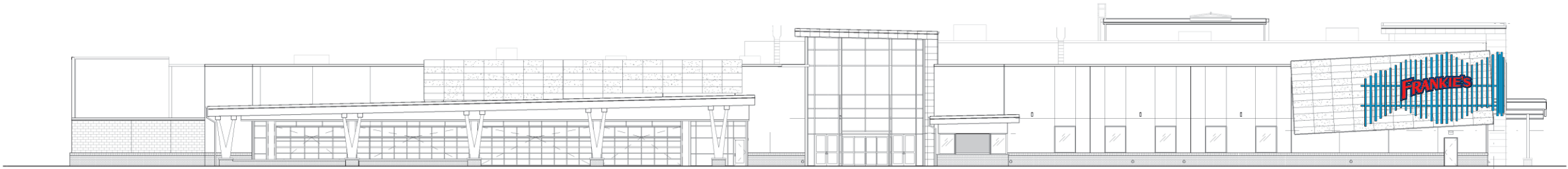
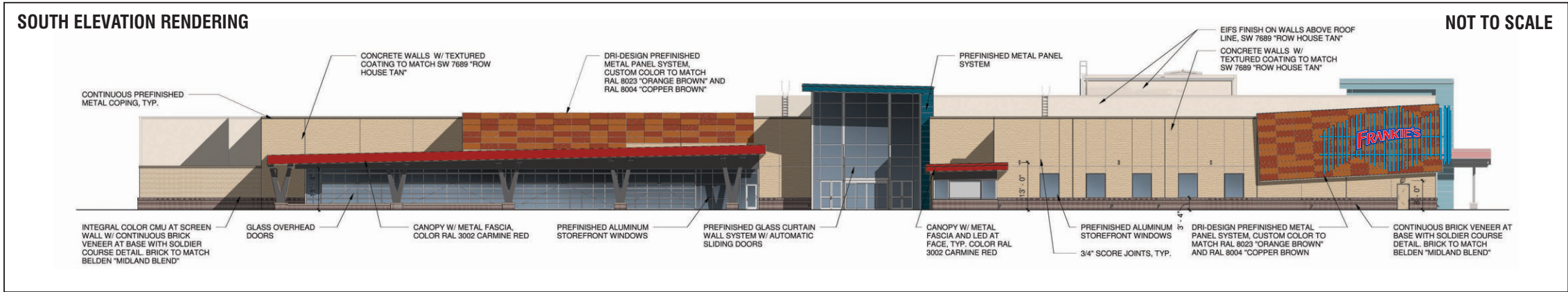


Scale: 1/8" = 1'-0"

Non-lighted Building Accent "Fins" constructed of aluminum and finished to match PANTONE 89-1-4 C.

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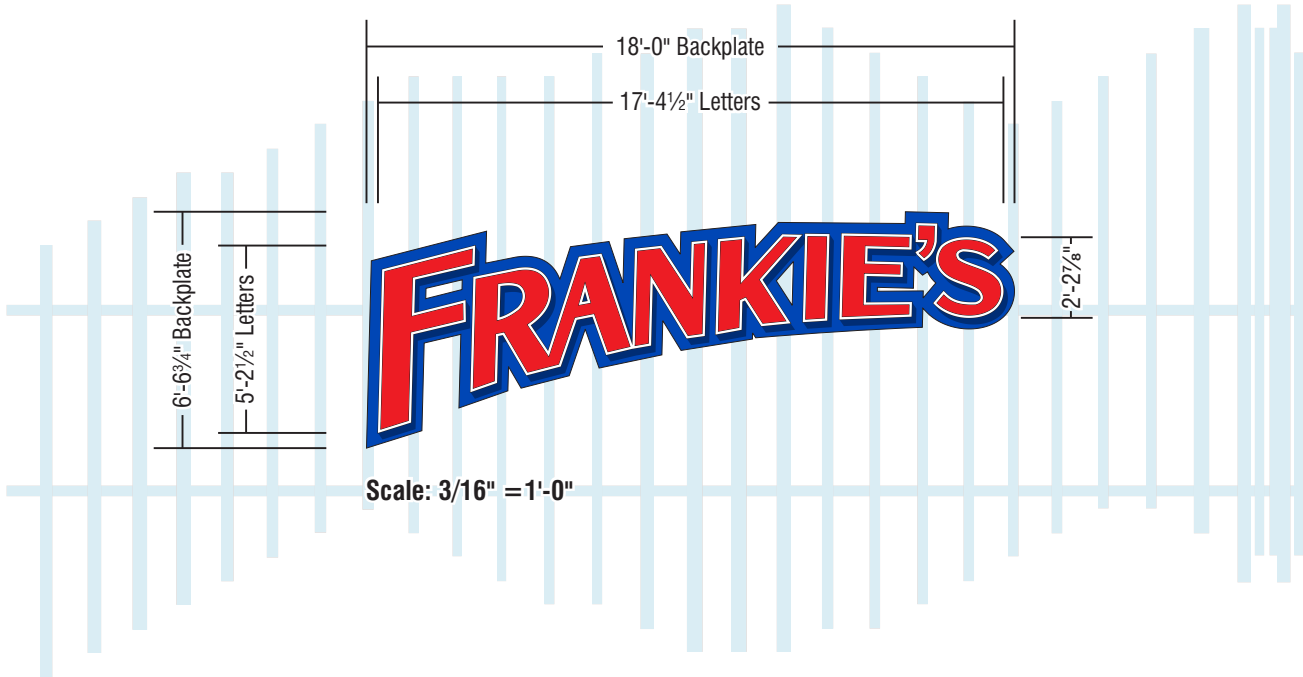
 Accent "Fins": painted to match PANTONE 89-1-4 C (finish TBD)



SOUTH ELEVATION - Scale: 1/32" = 1'-0"

6'-6¾" x 18'-0" = 118.13 Sq Ft PROPOSED
(Note that this Letter Sq Ft is contained within the Accent "Fins" Sq Ft)

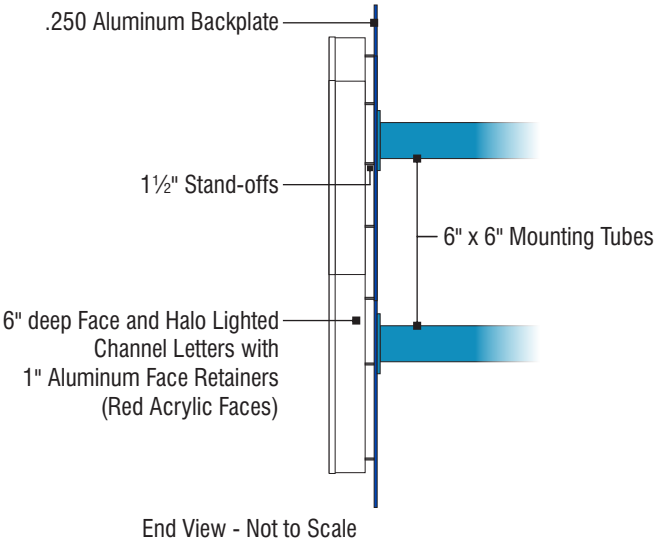
SOUTH ELEVATION



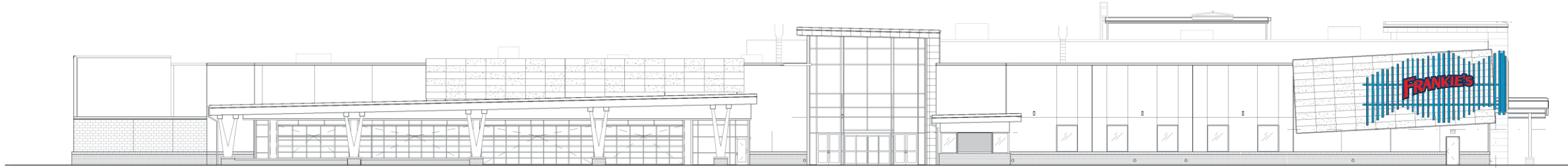
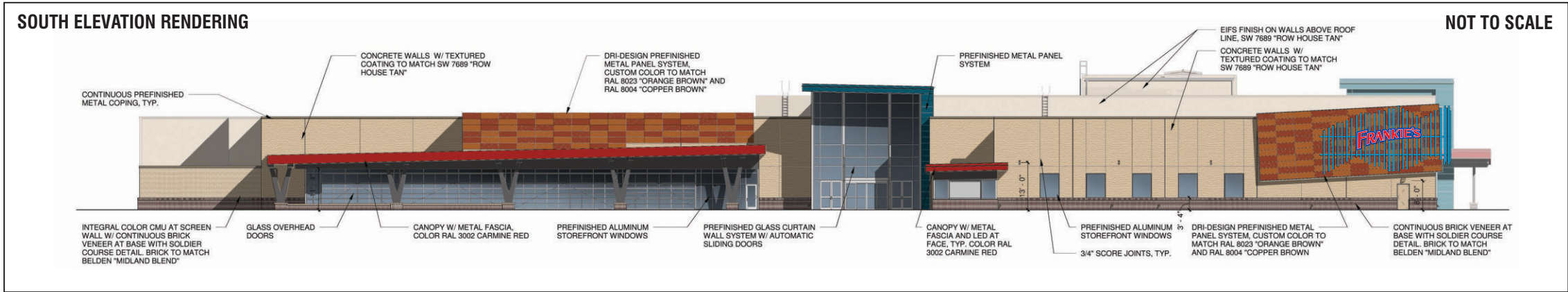
(1) Set of Face/Halo Lighted Channel Letters constructed of aluminum (6" deep). Letters finished in White. Letter faces of Red Acrylic. Faces held in place via 1" aluminum face retainers, finish in White. Letter Backs of Clear Lexan (for Halo Illumination). Face and Halo illumination via White LEDs. 120 Volts. All wiring UL approved.

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- Face & Halo Illumination: White LEDs
- Backplate: painted to match PANTONE 2728 Blue (gloss finish)
- Mounting Tubes/Plates: painted to match PANTONE 89-1-4 C (finish TBD)



SOUTH ELEVATION RENDERING



SOUTH ELEVATION - Scale: 1/32" = 1'-0"



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Filename:
Frankies Charlotte
Exterior Signage (5)

Date:
07-27-16

Designer:
HH

Drawing No:
H-QT4678-4

Scale:
As Noted

Revision 1: 09/14/16

Revision 2: 03/28/17

Revision 3: 04/03/17

Revision 4: 09/22/17

Revision 5:

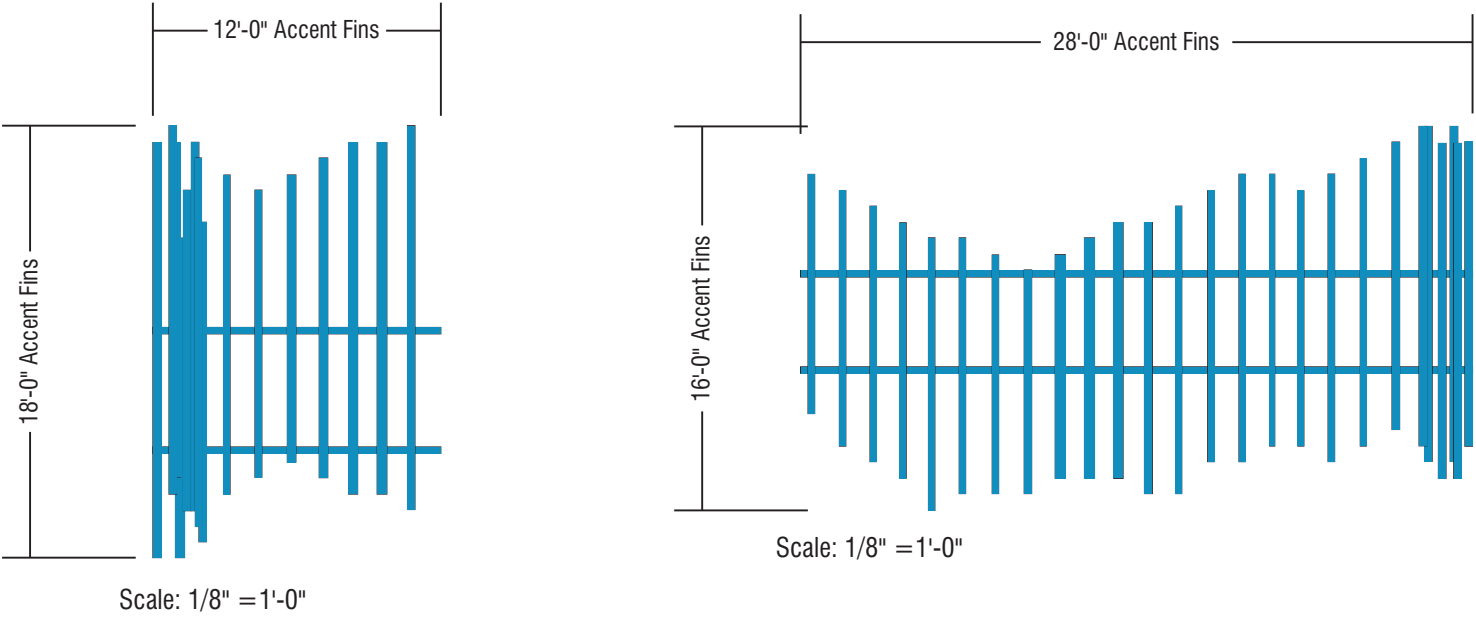
Revision 6:

Client Approval:

Landlord Approval:

$(18'-0" \times 12'-0" = 216.0 \text{ Sq Ft}) + (16'-0" \times 28'-0" = 448.0 \text{ Sq Ft}) = 664.0 \text{ Sq Ft PROPOSED}$

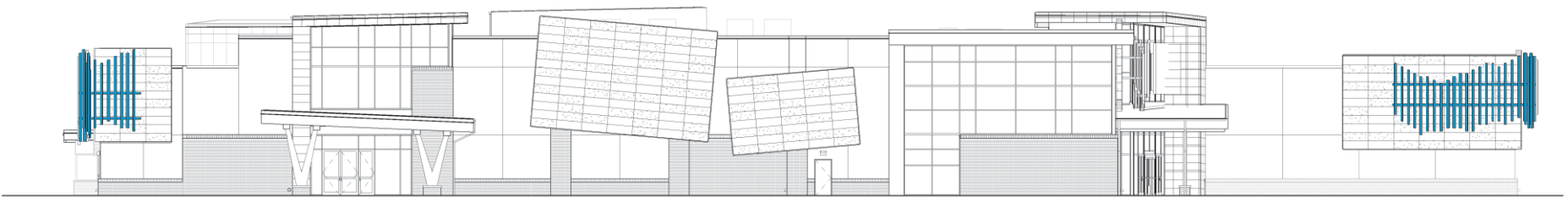
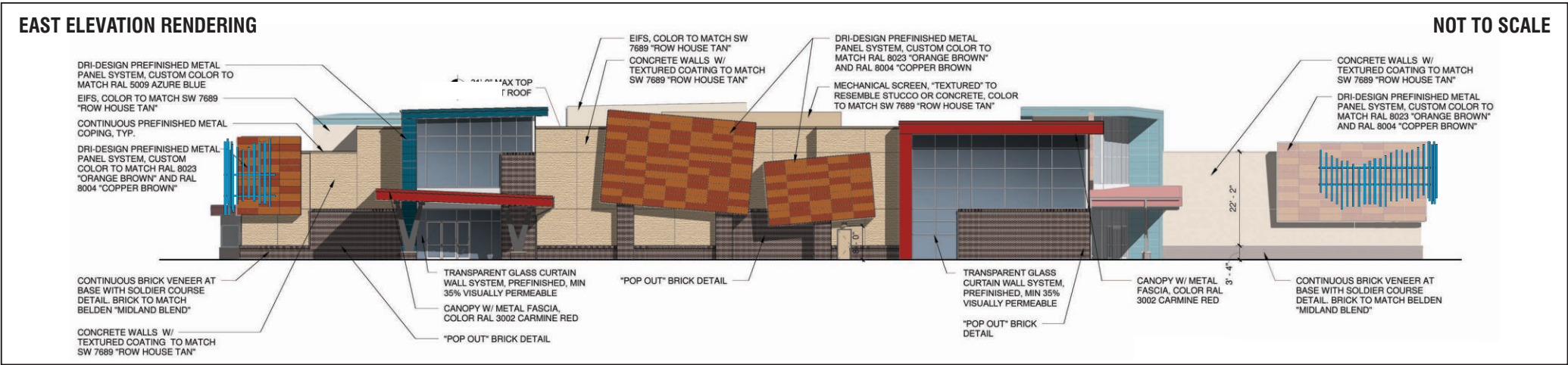
EAST ELEVATION



Non-lighted Building Accent "Fins" constructed of aluminum and finished to match PANTONE 89-1-4 C.

Accent "Fins" mounted to Building Fascia via aluminum sub-frame and non-corrosive fasteners. Exact Mounting Details TBD.

 Accent "Fins": painted to match PANTONE 89-1-4 C (finish TBD)



EAST ELEVATION - Scale: 1/32" = 1'-0"



5800 McHines Place, Suite 110
Raleigh, NC 27616
Office 919 789-1452 | Cell 919 825-6917
www.capitalsignsolutions.com

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Client:


Filename:
Frankies Charlotte
Exterior Signage (5)

Date:
07-27-16

Designer:
HH

Drawing No:
H-QT4678-5

Scale:
As Noted

Revision 1: 09/14/16

Revision 2: 09/29/16

Revision 3: 03/28/17

Revision 4: 04/03/17

Revision 5:

Revision 6:

Client Approval:

Landlord Approval:

“FINS” SUB-FRAME & SUPPORTS FOR LETTERS



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Client:



Filename:

**Frankies Charlotte
Exterior Signage (5)**

Date:

09-14-16

Designer:

HH

Drawing No:

H-QT4678-6

Scale:

Not to Scale

Revision 1:

Revision 2:

Revision 3:

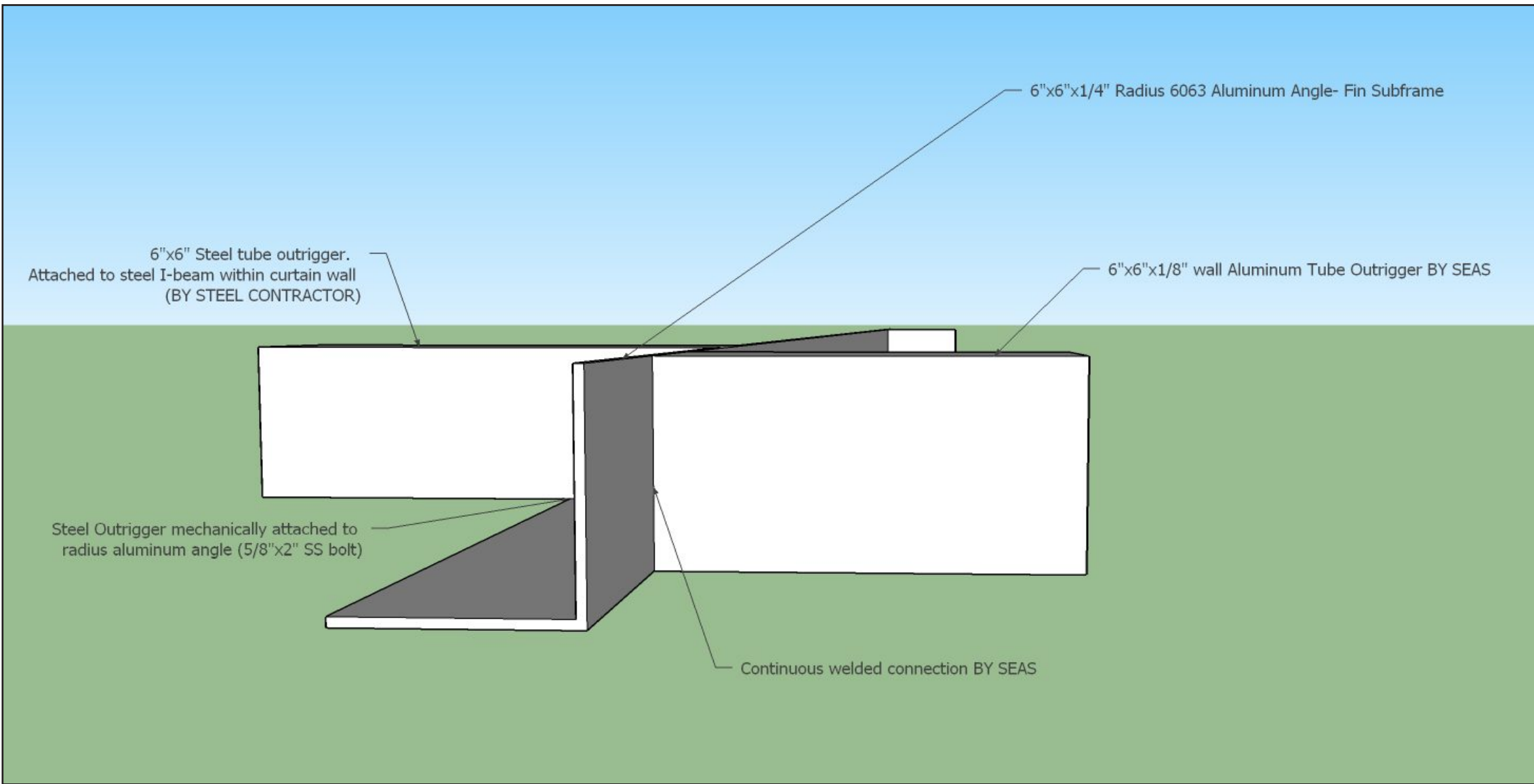
Revision 4:

Revision 5:

Revision 6:

Client Approval:

Landlord Approval:



“FINS” SITE PLAN



5800 McHines Place, Suite 110
Raleigh, NC 27616

Office 919 789-1452 | Cell 919 825-6917

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Client:



Filename:

Frankies Charlotte Exterior Signage (5)

Date:

09-14-16

Designer:

HH

Drawing No:

H-QT4678-7

Scale:

Not to Scale

Revision 1: 04/03/17

Revision 1: **04/03/17**

Revision 2:

Revision 3:

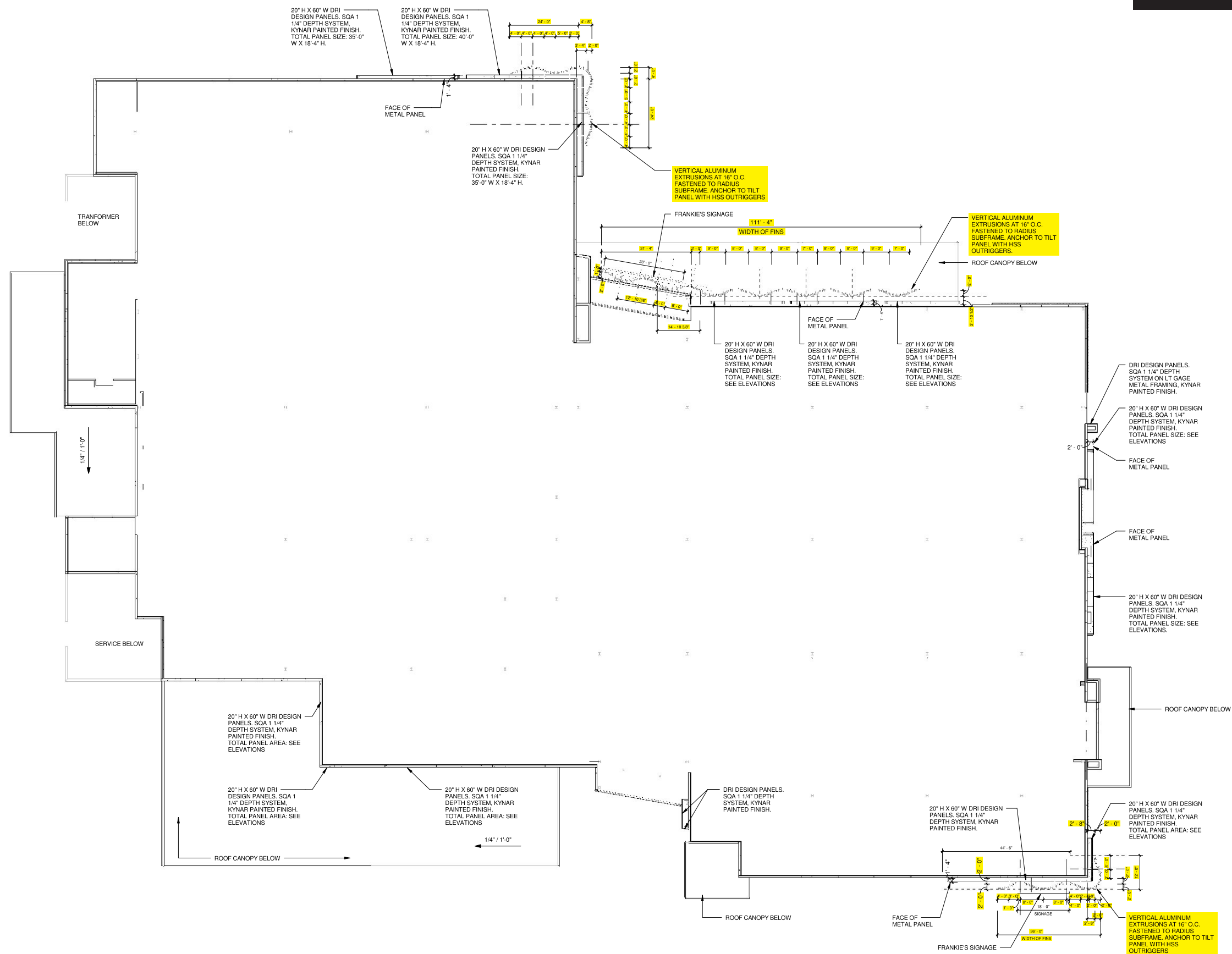
Revision 4:

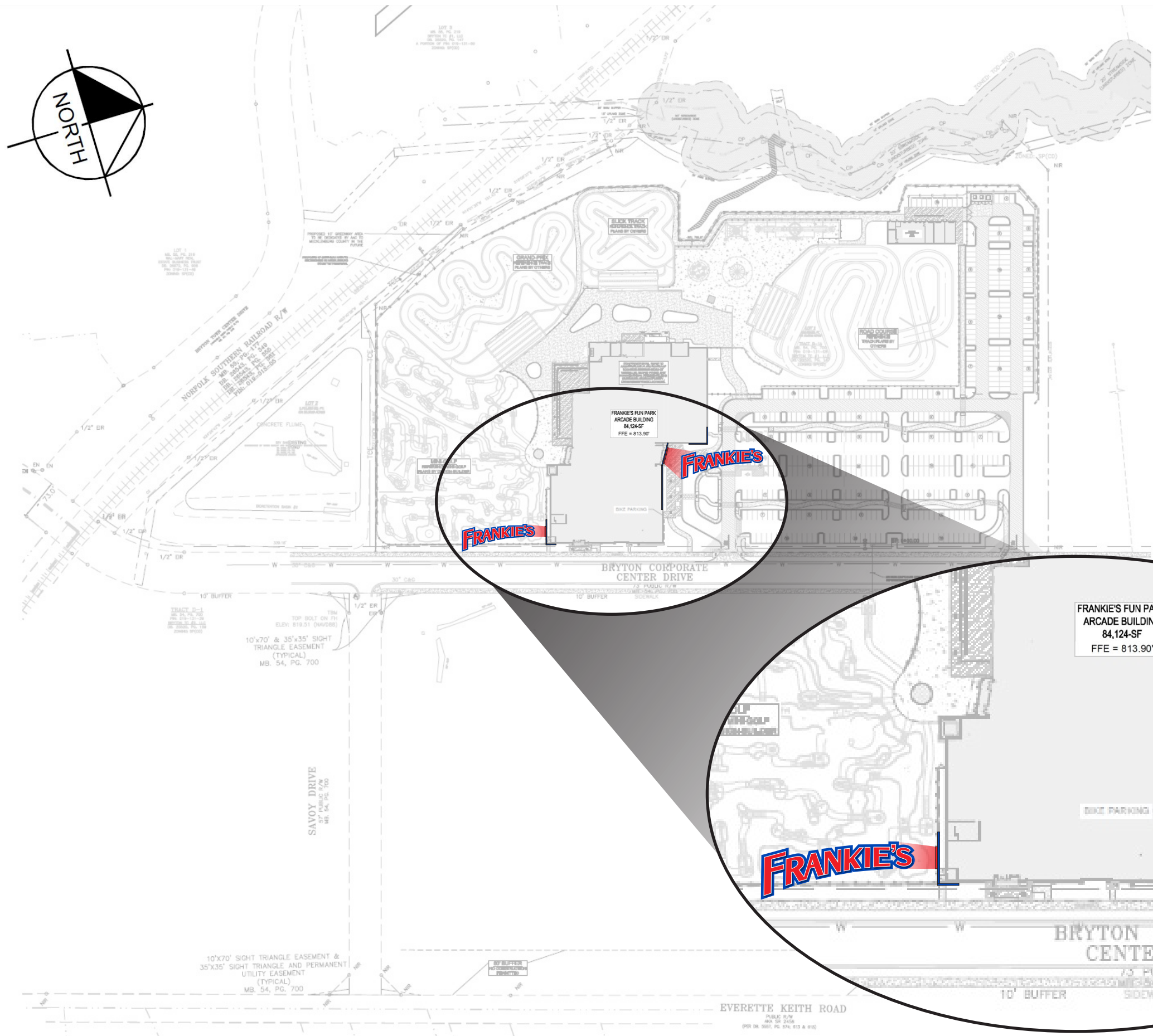
Revision 5:

Revision 6:

Client Approval:

Landlord Approval:





SITE PLAN



CAPITAL SIGN SOLUTIONS

5800 McHines Place, Suite 110
Raleigh, NC 27616

Office 919 789-1452 | Cell 919 825-6917

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Client:

FRANKIE'S

Filename:

**Frankies Charlotte
Exterior Signage (5)**

Date:

07-27-16

Designer:

HH

Drawing No:

H-QT4678-8

Scale:

Not to Scale

Revision 1:

09/14/16

Revision 2:

09/29/16

Revision 3:

03/28/17

Revision 4:

04/03/17

Revision 5:

Revision 6:

Client Approval:

Landlord Approval:

Frankie's Fun Park

Bryton Corporate Center Parkway, Huntersville
#16008

Meeting Minutes

Meeting: Neighborhood Meeting for Proposed Amendment to Bryton Master Signage Program
Date: Monday, September 25, 2017 at 5:30pm
Location: Town of Huntersville – Town Hall
101 Huntersville-Concord Rd
Huntersville, NC 28078
Issue Date: October 10, 2017

Attendees:

Name	Initials	Company	Phone	E-mail
Brian Richards	BR	Town of Huntersville	704.766.2218	Brichards@huntersville.org
Carol Bacon	CB	ADW Architects	704.379.1919	cbacon@adwarchitects.com
Bob Lauer	BL	ADW Architects	704.379.1919	blauer@adwarchitects.com
Dan Boone	DB	Commissioner, Town of Huntersville	704.948.1685	dboone@huntersville.org

The purpose of this meeting was to present the proposed amendment for the Bryton Master Sign Program for the exterior signage at Frankie's for the public to review. This was the first phase of the approval process with the Town of Huntersville Planning Department.

The following is a summary of the major items discussed at this meeting:

	Description	Action
1	<i>Review of Signage</i>	
1.1	CB/BR reviewed with DB the locations of the proposed exterior signage.	
1.2	The group discussed the typical requirements for signage under the Zoning Ordinance. BR explained that the signage amendment goes through the same process as a rezoning item.	
1.3	DB asked BR about any potential concerns or issues with the proposal. BR explained that the uniqueness and scale of the Frankie's project warrants a separate review for exterior signage. BR stated that he does not have any concerns about the proposed signage design.	

To the best of our knowledge, the items above were discussed as indicated. Should there be any additions or corrections necessary, please notify ADW Architects within seven days. We will otherwise consider these meeting minutes an accurate record for proceeding with the necessary "actions", unless informed otherwise.

Prepared by: Carol Bacon, ADW Architects, p.a.

Attachments:
Sign-in Sheet

Copies via e-mail distribution: Attendees, David Jarrett (AAC)

SIGN-IN SHEET

DAN BOONE

317 South Lane Rd.

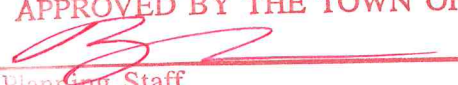
4-6-11

UNIFIED SIGNAGE PACKAGE

BRYTON

Prepared for:

BRYTON
A Transit-Oriented Development
Huntersville, North Carolina

COMMERCIAL SITE PLAN
APPROVED BY THE TOWN OF HUNTERSVILLE
 5/6/11
Planning Staff Date

American Asset Corporation
Charlotte, North Carolina

Rhein Medall Communities
Charlotte, North Carolina

Prepared by:

LandDesign, Inc.
Charlotte, North Carolina

WRG Design, Inc.
Charlotte, North Carolina

April 2008
Revised March 2011

UNIFIED SIGNAGE PACKAGE
BRYTON

Prepared for:



American Asset Corporation
Charlotte, North Carolina

Rhein Medall Communities
Charlotte, North Carolina

Prepared by:

LandDesign, Inc.
Charlotte, North Carolina

WRG Design, Inc.
Charlotte, North Carolina

April 2008
Revised March 2011

UNIFIED SIGNAGE PACKAGE

BRYTON

Table of Contents:	Page:
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III. Signage Concepts	
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C. Retail Signs	
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ii. Secondary Corporate Sign	12
E. Residential Signs	13-14
F. Directional Signs	15-17
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H. Trail Markers	20
I. Traffic Regulatory Signs	21
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K. Building Signage	23-24
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UNIFIED SIGNAGE PACKAGE

BRYTON



Unified Development Sign



Painted Wall Sign



Wall/Plaque Sign



Hanging Sign

SIGNAGE AND WAYFINDING

The family of signs that have been designed for Bryton reflect the community's personality and use common elements to create a cohesive wayfinding system. Stone, concrete, masonry, painted aluminum and the Bryton graphic are combined to present a distinctive look that defines this community.

The maximum amount of allowable wall mounted signage per individually constructed tenant space of on non-street fronting wall shall not exceed 25% of the area of the street fronting sign, up to a maximum of 32 square feet. This 25% increase may only be used on one non-street fronting wall.



Awnings on Main Street



Window Sign



Entry Monument



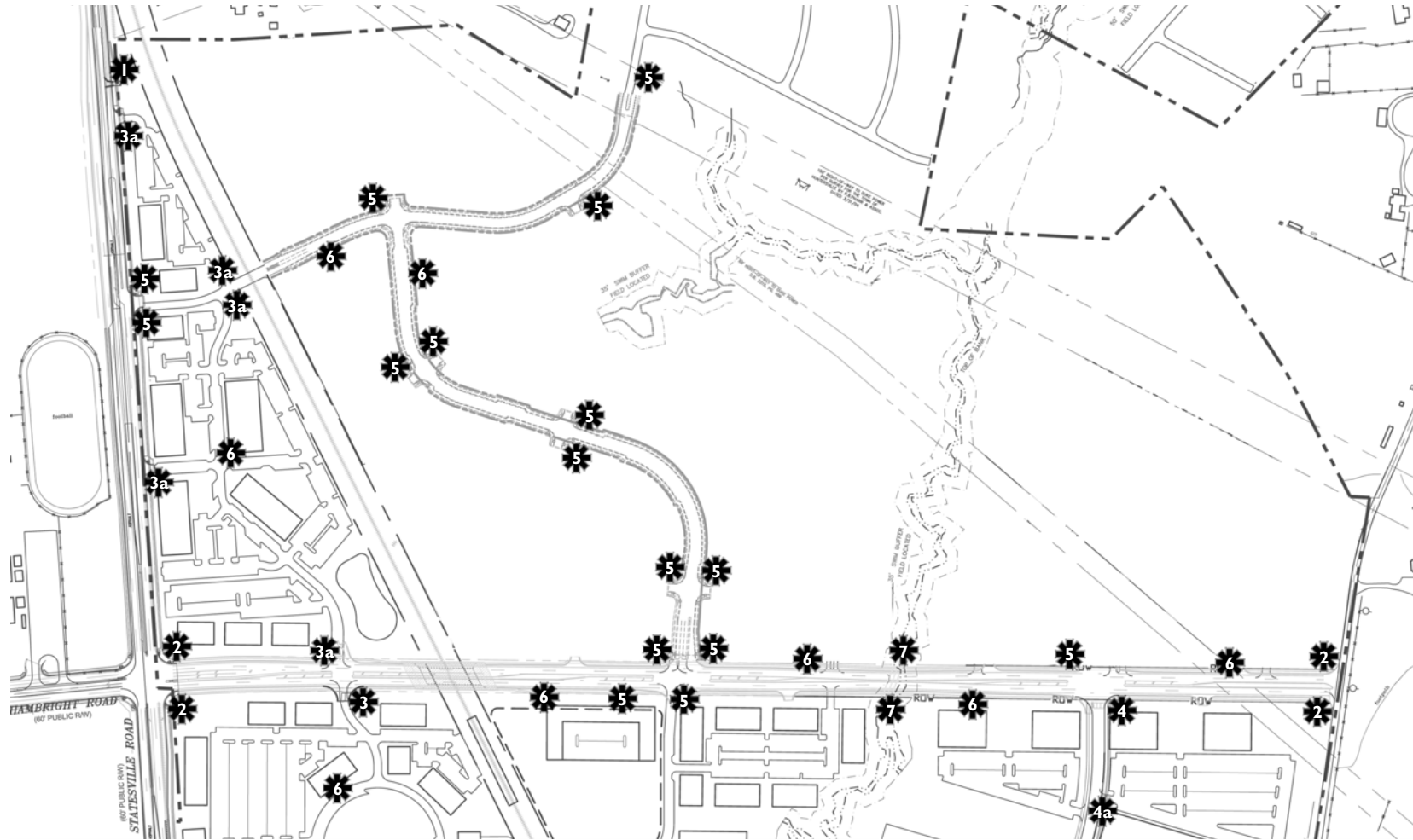
Banners and Awnings



Park Monument

UNIFIED SIGNAGE PACKAGE

BRYTON



LEGEND:

- | | | | | |
|-----------------------------|------------------|---------------------|------------------------|-----------------------|
| Gateway Monument | Primary Retail | Primary Corporate | Residential | Greenway Trail Marker |
| Major Neighborhood Monument | Secondary Retail | Secondary Corporate | Directional/Wayfinding | |

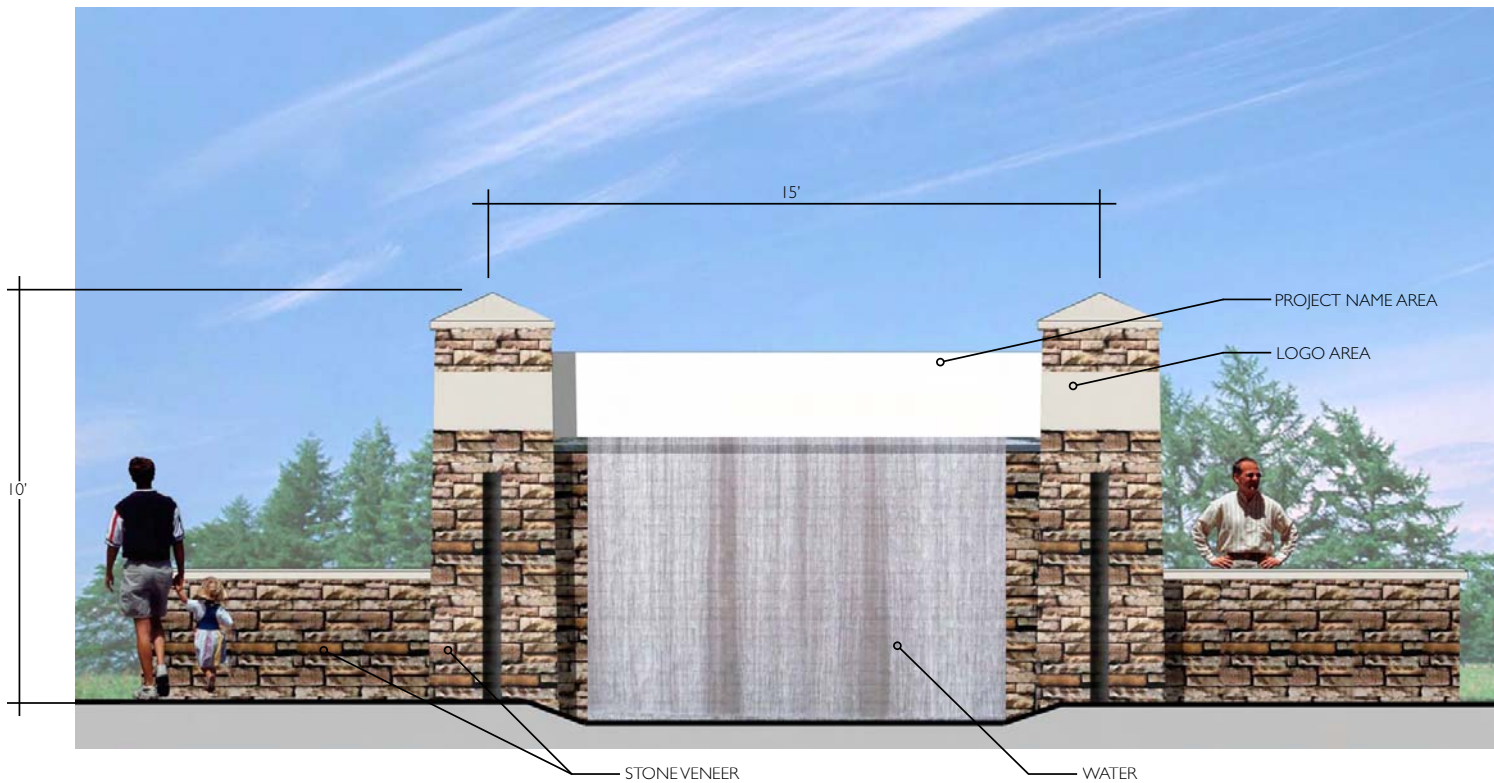
UNIFIED SIGNAGE PACKAGE

BRYTON



UNIFIED SIGNAGE PACKAGE

BRYTON



Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Gateway Monument Sign



UNIFIED SIGNAGE PACKAGE

BRYTON

MAJOR NEIGHBORHOOD MONUMENT SIGN

American Asset Corporation and The developer will construct the primary entry monument located at the intersection of Old Statesville Road and Hambright Road. American Asset Corporation and The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.



Major Neighborhood Monument Sign

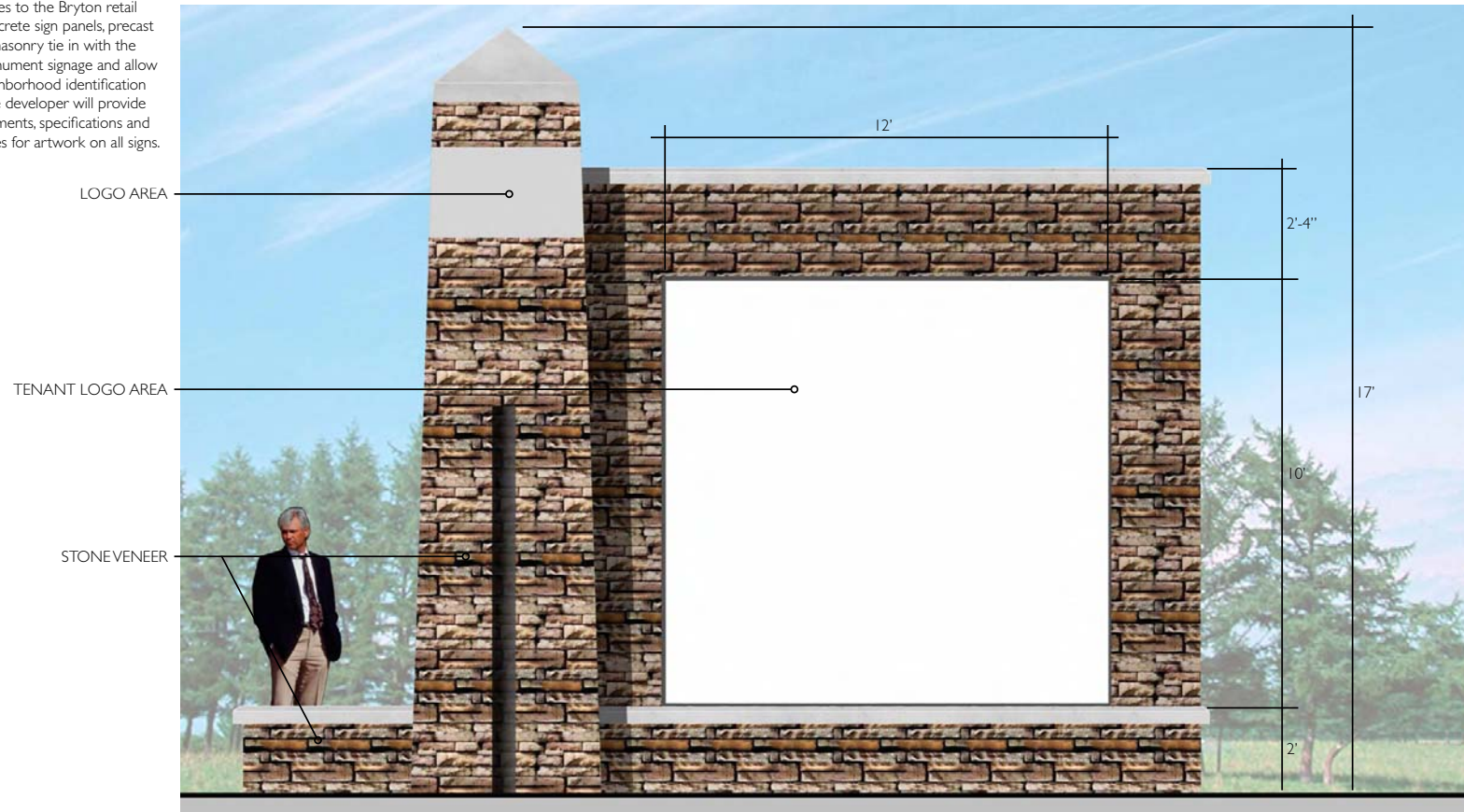
Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

UNIFIED SIGNAGE PACKAGE

BRYTON

PRIMARY RETAIL SIGN

These retail monument signs will be located at primary entrances to the Bryton retail center. Precast concrete sign panels, precast stacked stone or masonry tie in with the neighborhood monument signage and allow for a cohesive neighborhood identification signage system. The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.

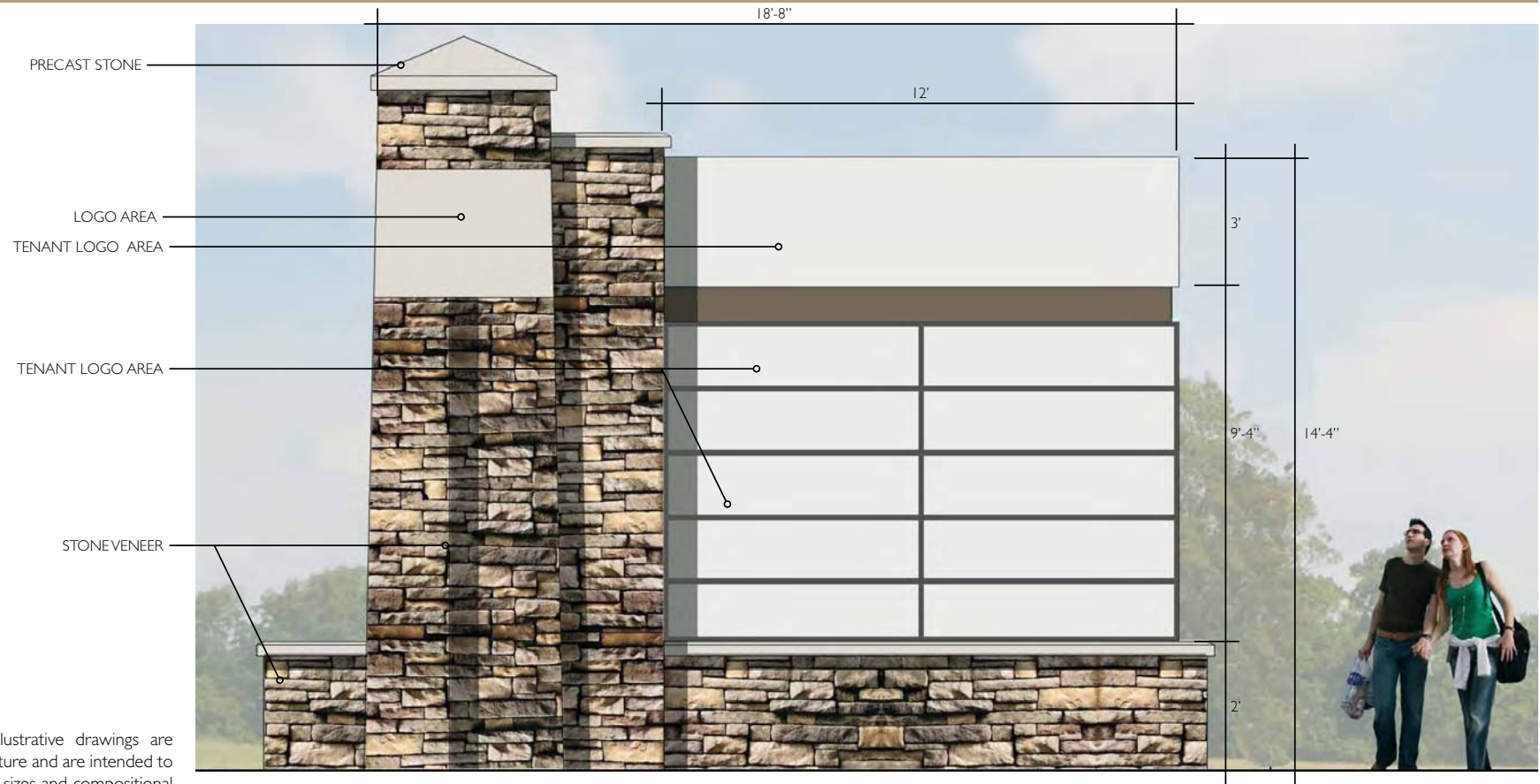


Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Primary Retail Sign - Option 1

UNIFIED SIGNAGE PACKAGE

BRYTON



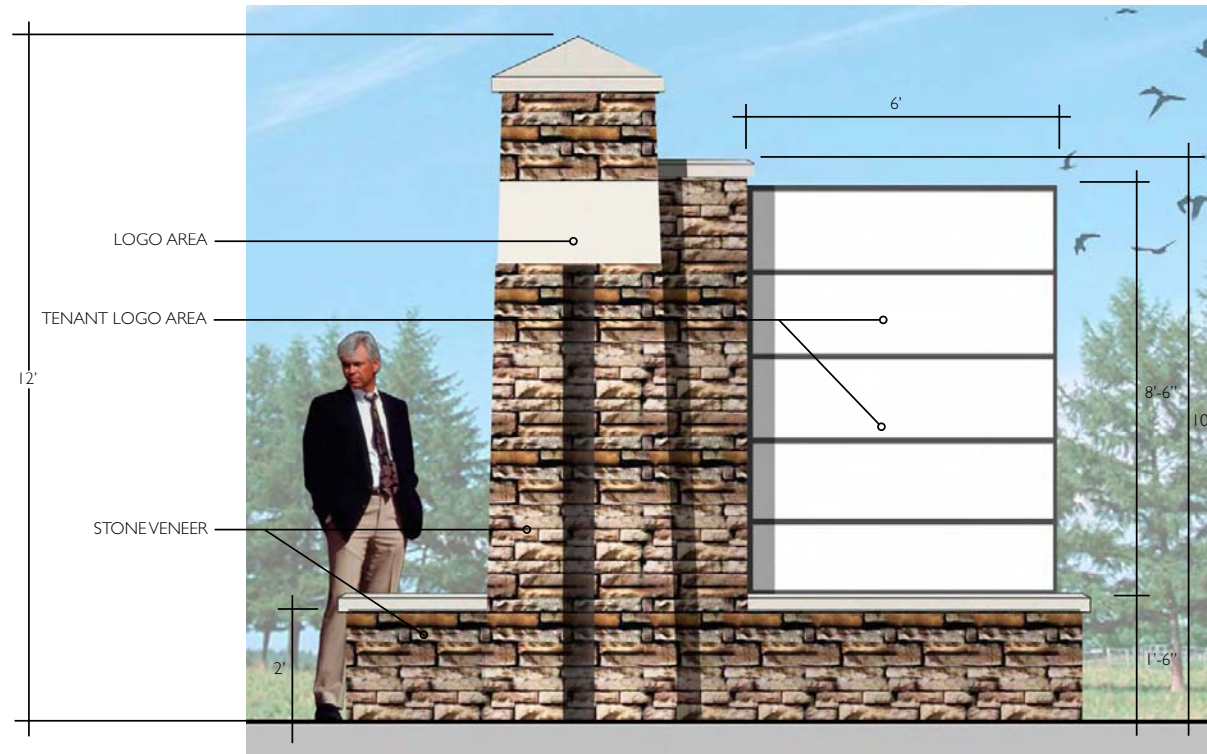
Primary Retail Sign - Option 2

UNIFIED SIGNAGE PACKAGE

BRYTON

SECONDARY RETAIL SIGN

The secondary retail monument signs will be located within the Bryton retail center to identify individual retail establishments. Precast concrete sign panels, precast stacked stone or masonry tie in with the primary retail signage and allow for a cohesive neighborhood identification signage system. The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.

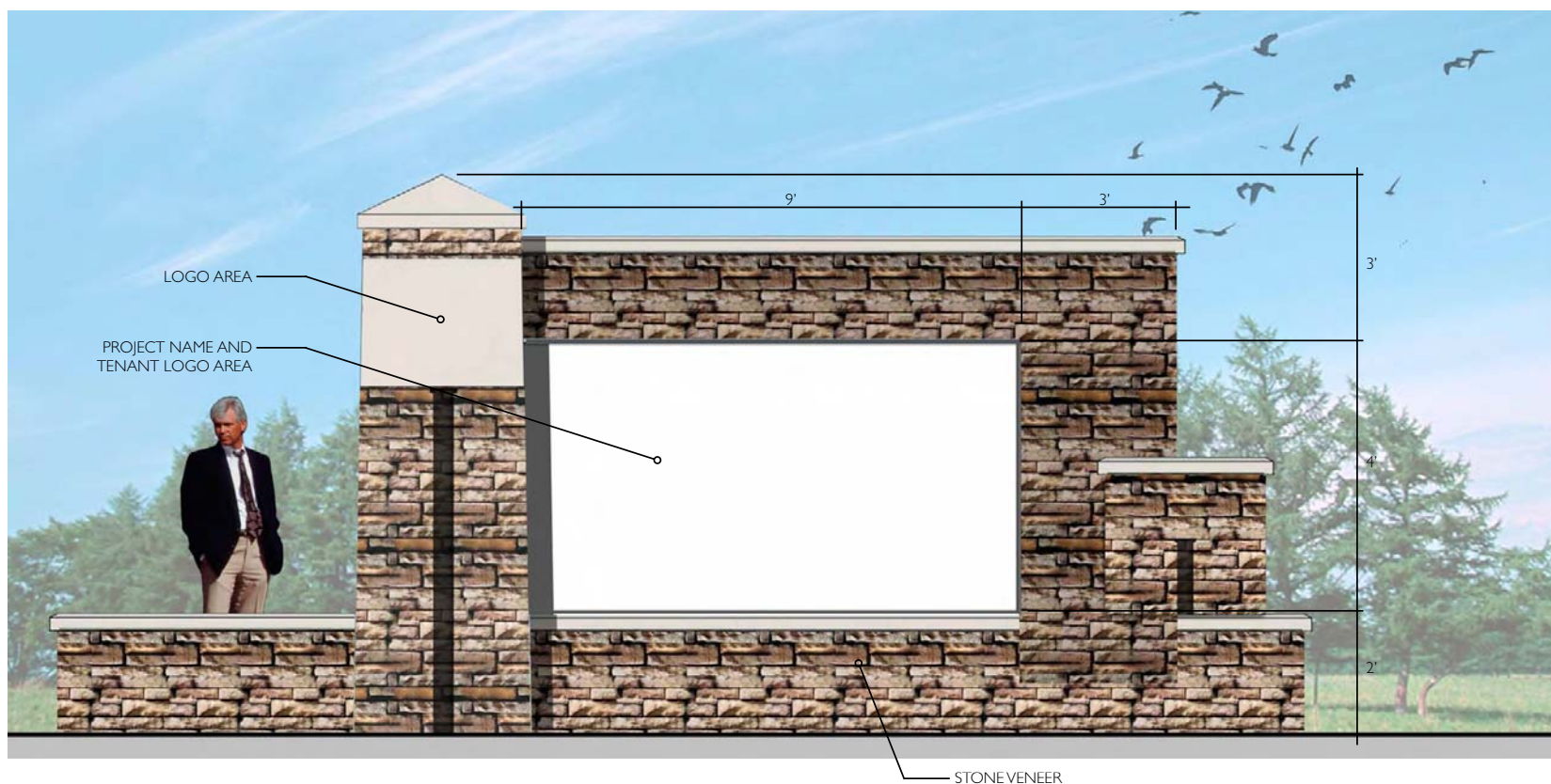


Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Secondary Retail Sign

UNIFIED SIGNAGE PACKAGE

BRYTON

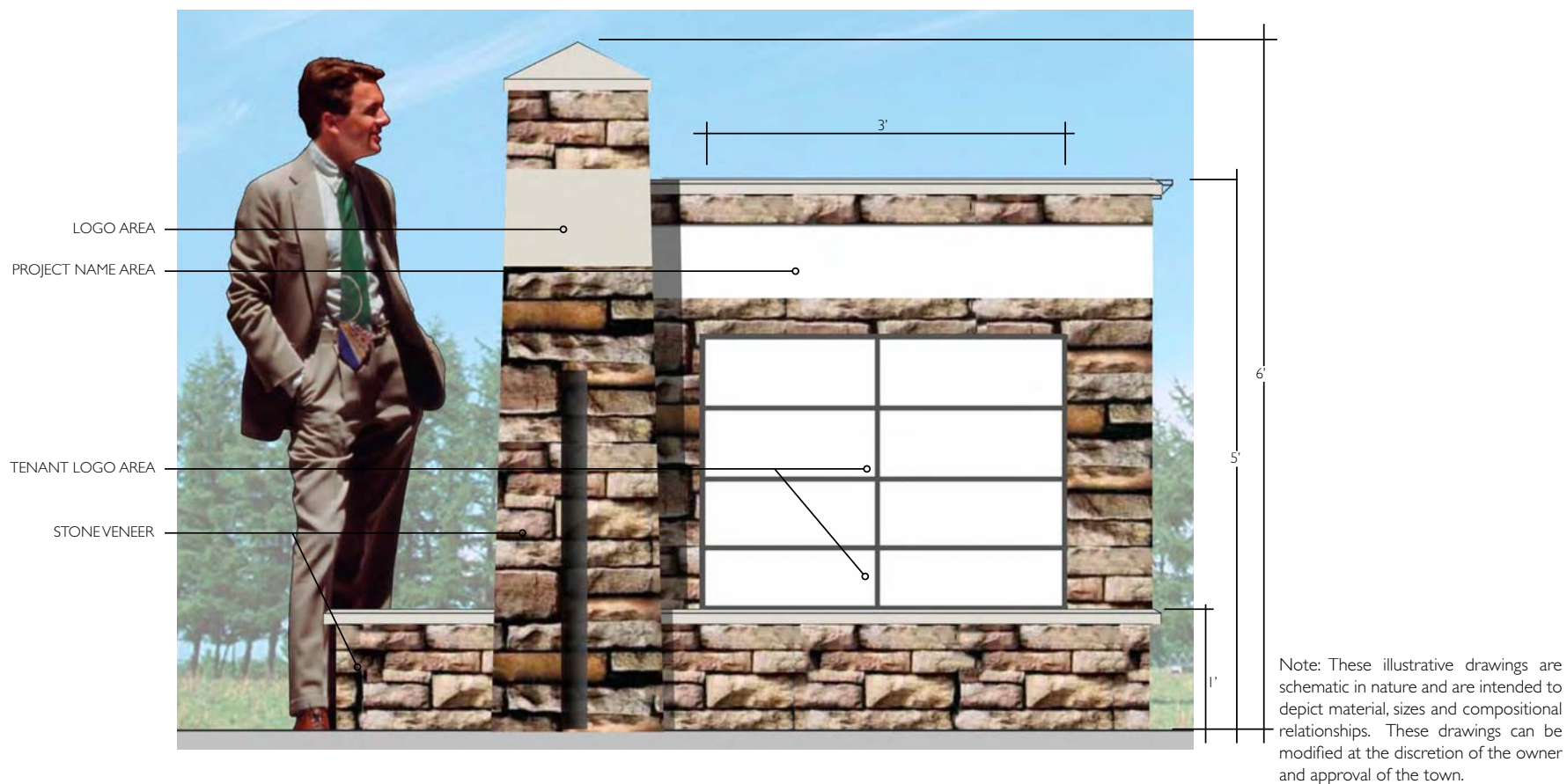


Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Primary Corporate Center/Office Park Sign

UNIFIED SIGNAGE PACKAGE

BRYTON



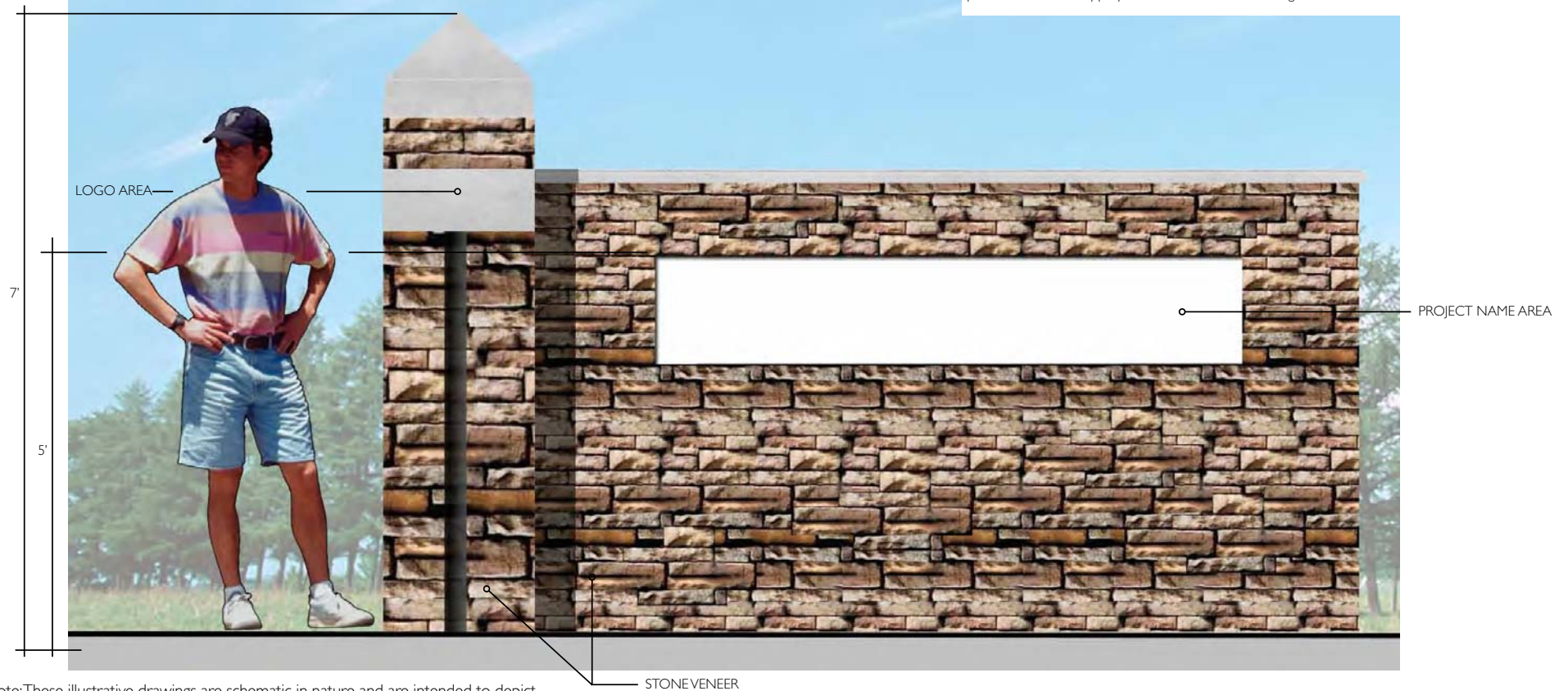
Secondary Corporate Center/Office Park Sign

UNIFIED SIGNAGE PACKAGE

BRYTON

PRIMARY RESIDENTIAL SIGN

These residential monument signs will be located at primary entrances for the Bryton neighborhood. Precast concrete sign panels, precast stacked stone or masonry tie in with the neighborhood monument signage and allow for a cohesive neighborhood identification signage system. The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.

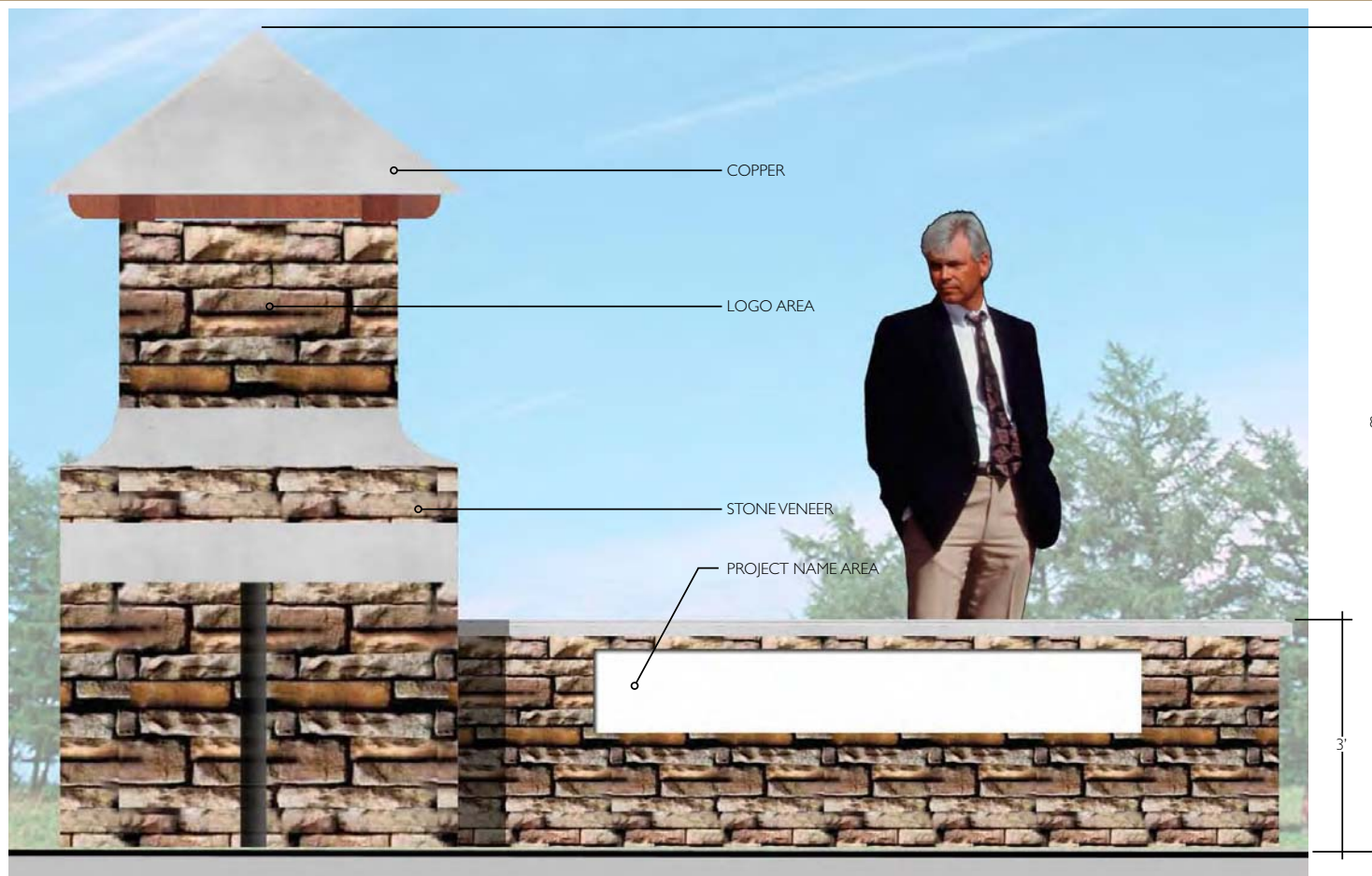


Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Residential Sign - Option I

UNIFIED SIGNAGE PACKAGE

BRYTON



Residential Sign - Option 2

Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

UNIFIED SIGNAGE PACKAGE

BRYTON

DIRECTIONAL SIGN

For the purposes of directing and informing pedestrian and vehicular traffic to parking, shops and other amenities within the Bryton neighborhood a series of signs have been designed to create a cohesive and unified system for wayfinding throughout the community. Directional signs to be painted aluminum panels with vinyl lettering and symbols (typical). American Asset Corporation and The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.

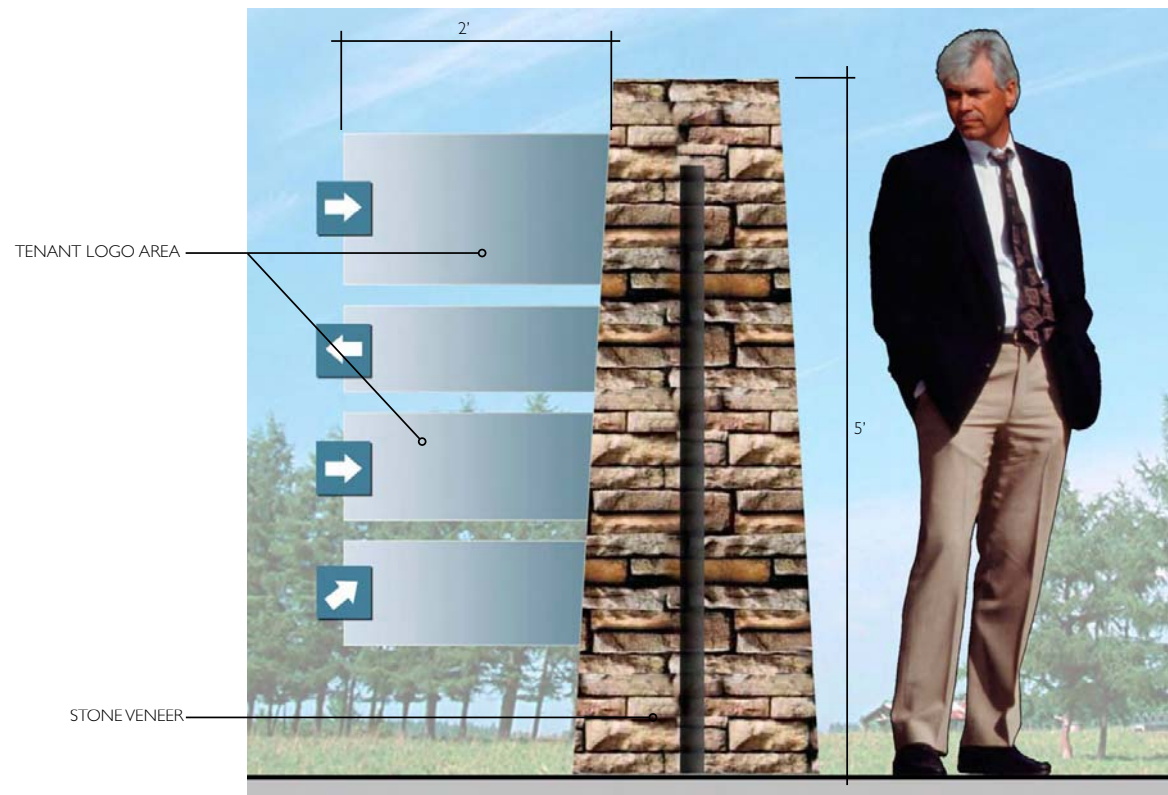


Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Directional Sign - Option I

UNIFIED SIGNAGE PACKAGE

BRYTON

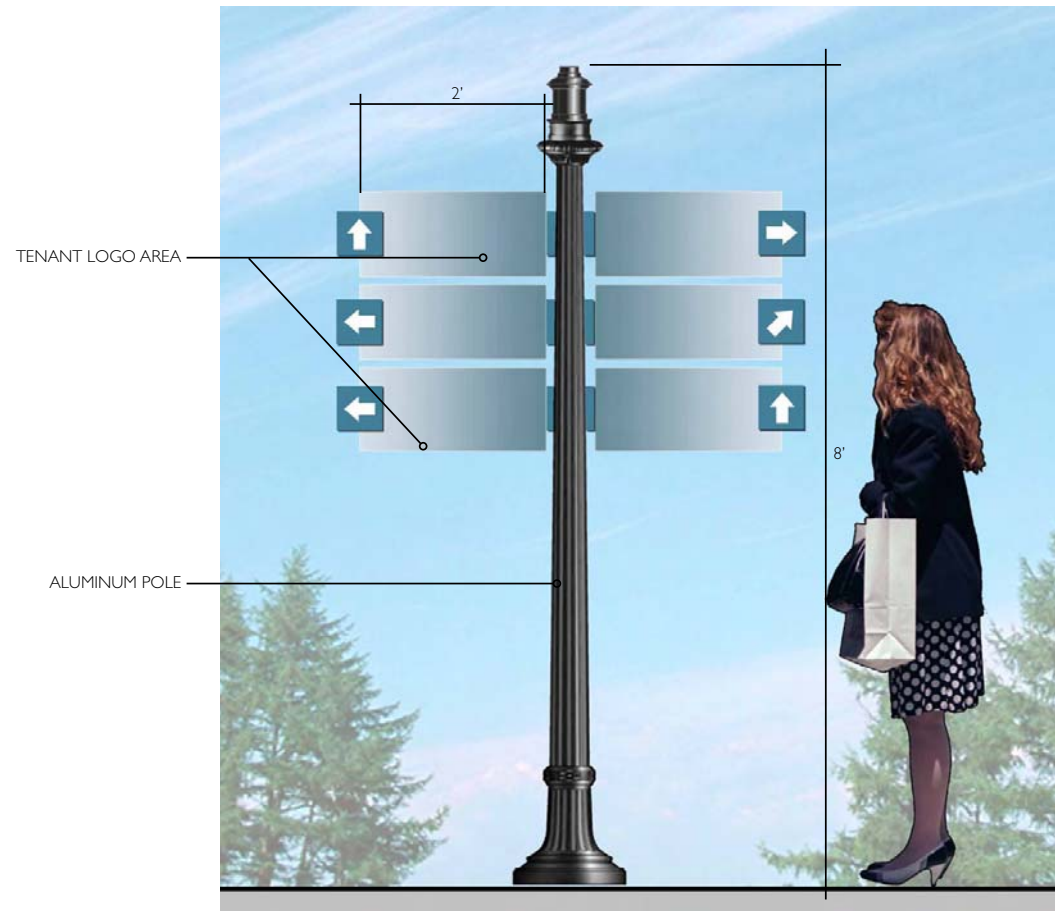


Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Directional Sign - Option 2

UNIFIED SIGNAGE PACKAGE

BRYTON



Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

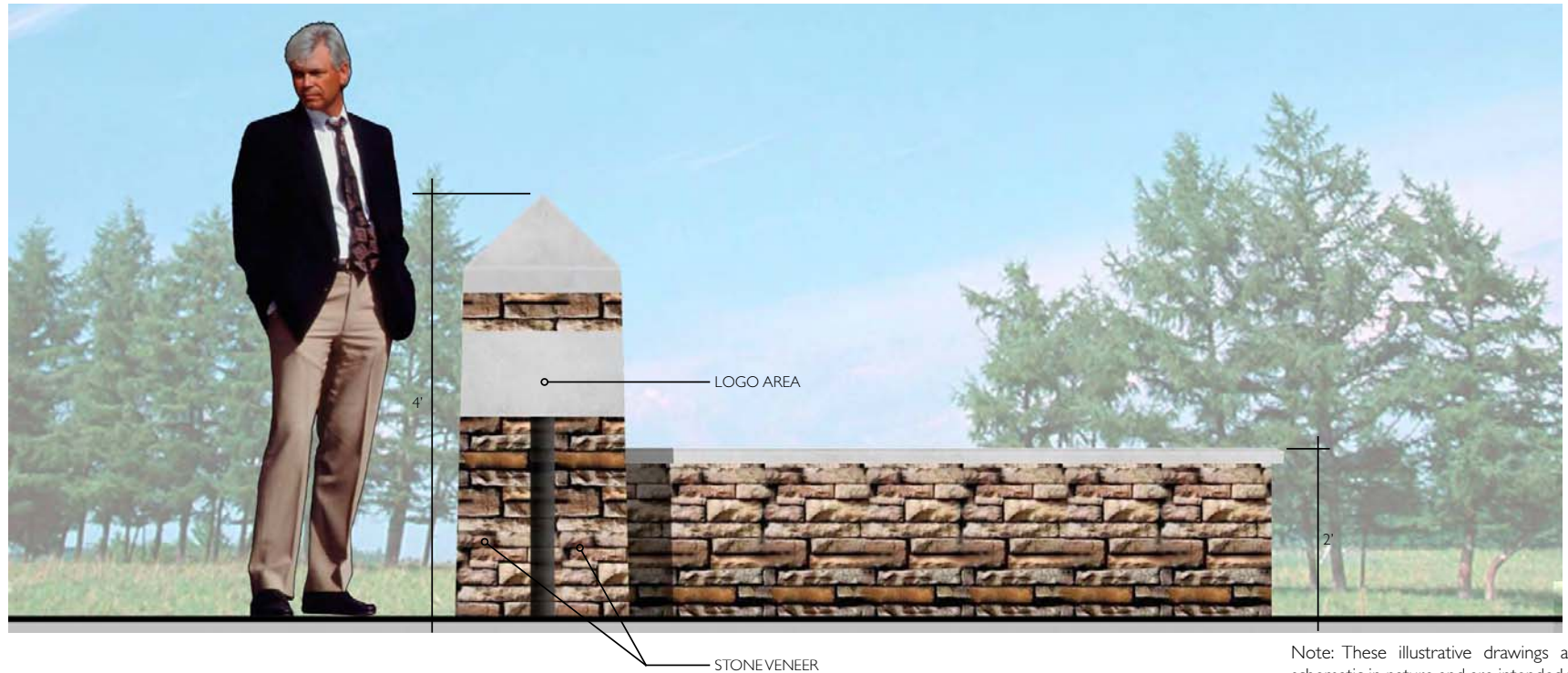
Directional Sign - Option 3

UNIFIED SIGNAGE PACKAGE

BRYTON

WALL DETAIL

Identification signs will be located within the overall neighborhood development to mark property boundaries and reinforce the Bryton brand. Precast concrete sign panels, precast stacked stone or masonry tie in with the neighborhood monument signage and allow for a cohesive neighborhood identification signage system. American Asset Corporation and The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.



Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

Wall Detail - Option I

UNIFIED SIGNAGE PACKAGE

BRYTON



Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

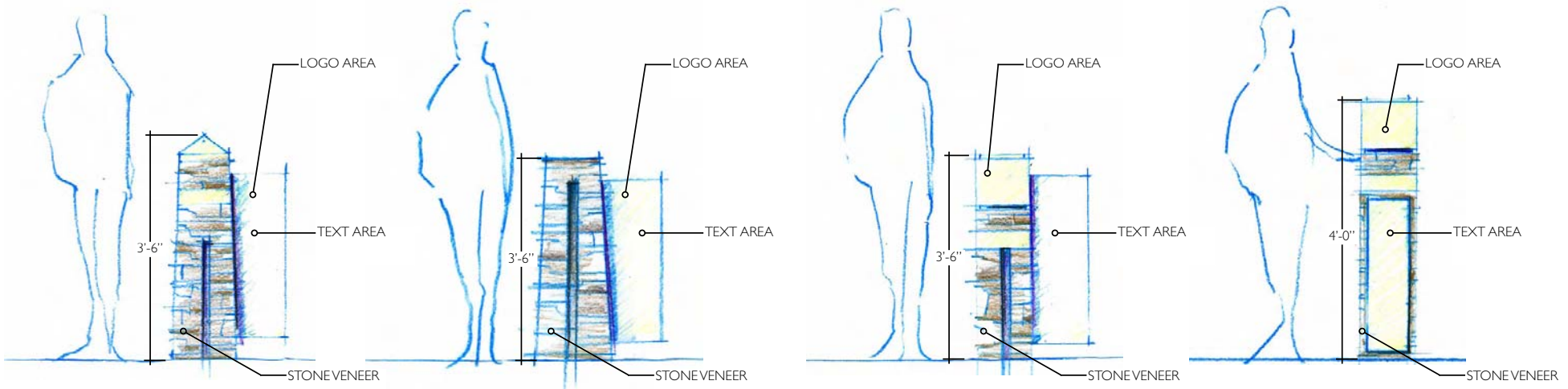
Wall Detail - Option 2

UNIFIED SIGNAGE PACKAGE

BRYTON

TRAIL MARKER SIGN

Trail signs will be located along trail paths to identify trail lengths and locations. A precast concrete sign panel or a stacked stone with a precast concrete sign panel will have a unique look and feel to draw attention and create awareness of the trail system while maintaining the overall style of the wayfinding signage program. American Asset Corporation and The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.



Note: These illustrative drawings are schematic in nature and are intended to depict material, sizes and compositional relationships. These drawings can be modified at the discretion of the owner and approval of the town.

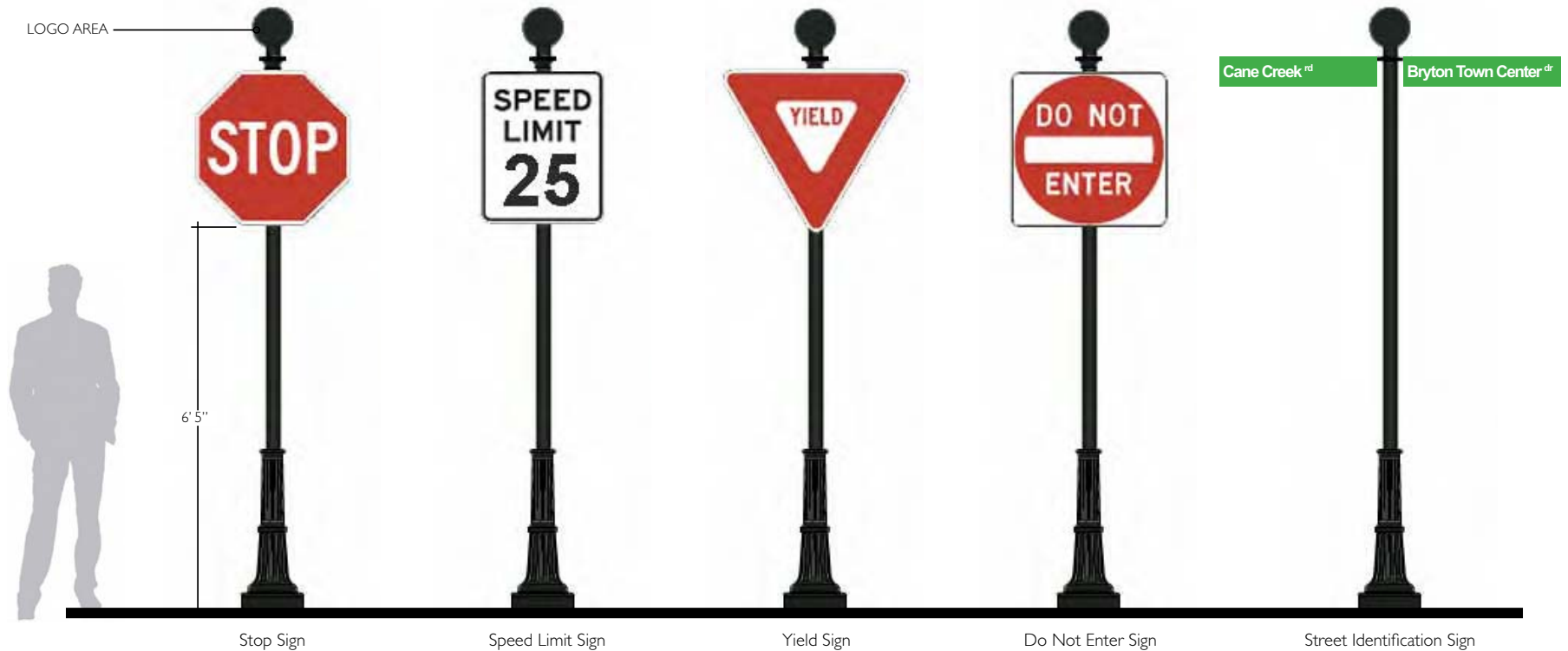
Trail Markers

UNIFIED SIGNAGE PACKAGE

BRYTON

TRAFFIC REGULATORY SIGN

We have designed a series of signs to direct pedestrian and vehicular traffic within Bryton. Sign panels will be painted black aluminum with vinyl lettering and symbols using the Bryton colors and logo. American Asset Corporation and The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.



Traffic Regulatory Signs

UNIFIED SIGNAGE PACKAGE

BRYTON

TEMPORARY SIGNS

Temporary signs will be located along major roadways surrounding the site and within the site to attract potential tenants. Sign panels will be painted black aluminum with vinyl lettering and symbols using the Bryton colors and logo. American Asset Corporation and The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.



Temporary Signs

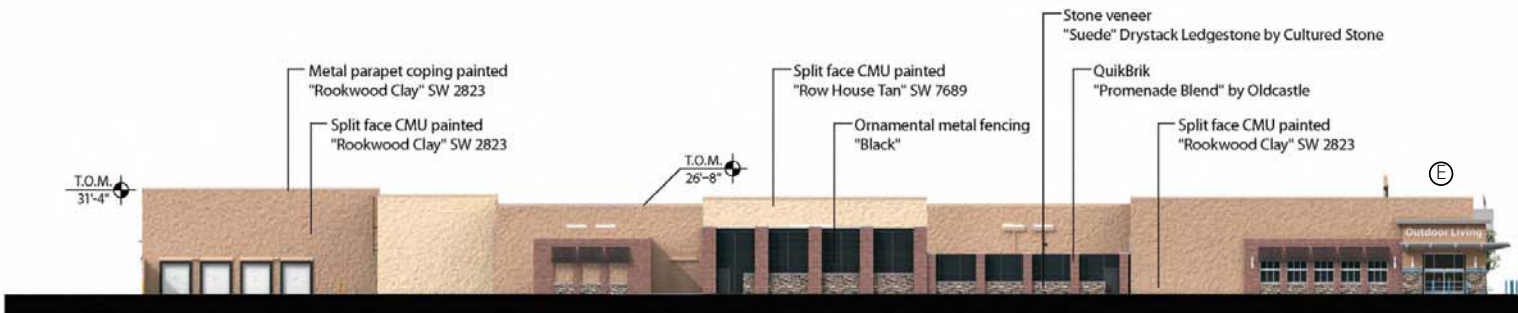
UNIFIED SIGNAGE PACKAGE

BRYTON



Secondary Frontage

	SIGN NAME	AREA (SQFT)
Ⓐ	Walmart	199.38 SQFT
Ⓑ	Market and Pharmacy	102.74 SQFT
Ⓒ	Home & Living	72.60 SQFT
Ⓓ	Outdoor Living	77.17 SQFT
TOTAL SIGNAGE		451.89 SQFT



Public Street Frontage

	SIGN NAME	AREA (SQFT)
Ⓔ	Outdoor Living	77.17 SQFT
TOTAL SIGNAGE		77.17 SQFT

UNIFIED SIGNAGE PACKAGE

BRYTON

BUILDING SIGNAGE

Building signage will be located on primary and/or secondary frontages for tenants located along pedestrian and vehicular entrances to Bryton. Building signage shall meet the requirements of the Town of Huntersville Zoning Ordinance except as noted in these signage guidelines. The developer will provide construction documents, specifications and the appropriate files for artwork on all signs.



Secondary Frontage



Public Street Frontage

Building Signage

UNIFIED SIGNAGE PACKAGE

BRYTON

IDENTIFICATION LOGO

We have designed series of logos and text templates as potential options to be used within Bryton and outside of Bryton. These potential logos along with the text will be a symbol for Bryton and create a strong identity. American Asset Corporation and The developer will provide construction documents, specifications and the appropriate files for artwork on all logos.



BRYTON

BRYTON

BRYTON

BRYTON

BRYTON

Bryton

Identification Logo

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Alison Adams, Senior Planner
Subject: Annexation Petition 17-01 Blackwood Knoll

Annexation:

Hold a public hearing for Annexation Petition 17-01 Blackwood Knoll to annex 37.81 non-contiguous acres, PIN 01124111, into the Town of Huntersville.

ACTION RECOMMENDED:

Hold Public Hearing

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
▣ Annexation 17-01 Blackwood Knoll Staff Report	Staff Report
▣ Exhibit 2: Annex 17-01	Exhibit
▣ Exhibit 1: Annex 17-01	Exhibit
▣ Exhibit 3 Annex 17-01	Exhibit
▣ Exhibit 4 Annex 17-01	Exhibit
▣ Exhibit 5: Annex 17-01	Exhibit

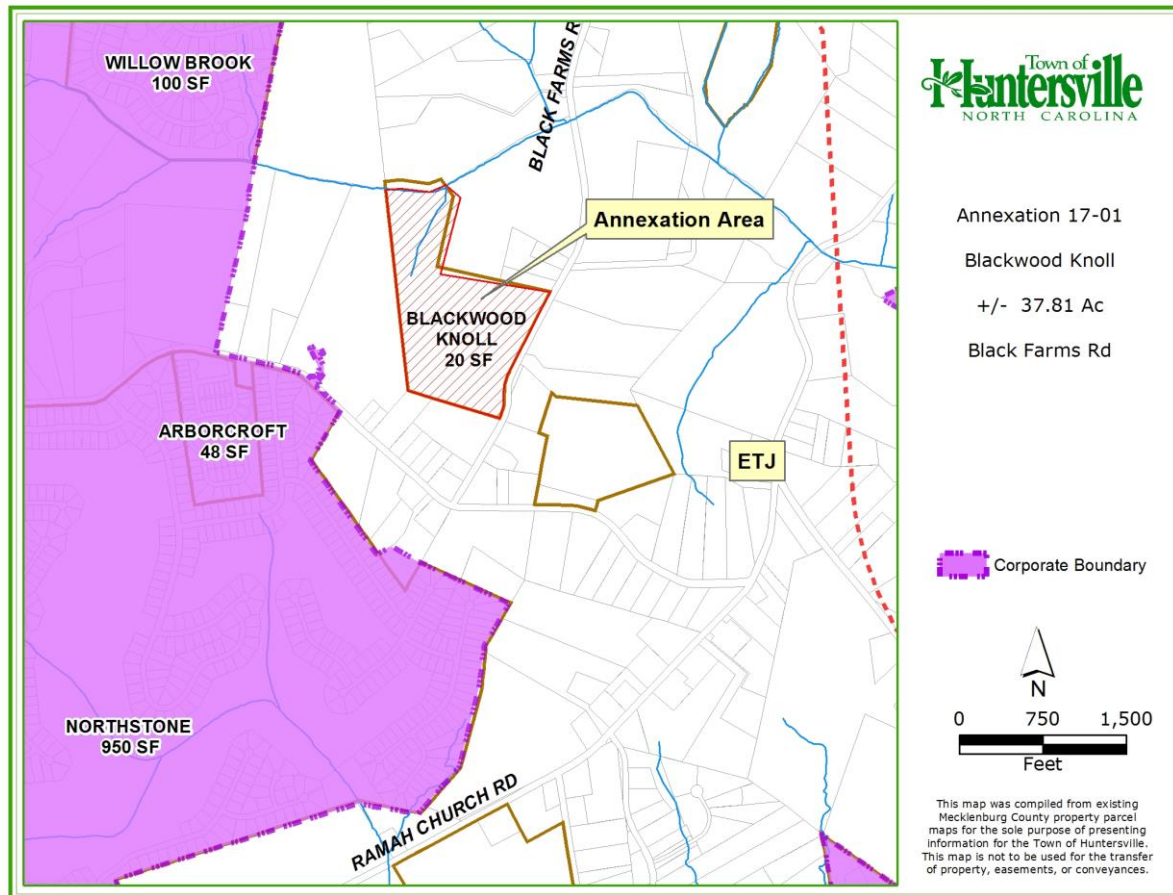
Non-Contiguous Annexation Petition # 17-01

Blackwood Knoll

EXPLANATION OF THE REQUEST

Petition Annex #17-01 for non-contiguous annexation into the Town of Huntersville of 37.81 acres consisting of parcel 01124111 (see Exhibit 1).

LOCATION



BACKGROUND

The property owner Blackwood Knoll, LLC has filed a petition to consider voluntary non-contiguous annexation (see Exhibit 1) pursuant to North Carolina General Statutes Section 160A-31.

All statutory requirements for annexation have been met:

- A petition requesting annexation was received on July 6, 2017 (see Exhibit 1).
- The Town Clerk certified the sufficiency of the petition on October 24, 2017 (see Exhibit 2).
- On October 16, 2017, the Board of Commissioners set the date for the public hearing to be held on November 6, 2017.
- Notice of the public hearing was placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on October 22, 2017 (see Exhibit 3).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Board of Commissioners approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on November 6, 2017, the voluntary non-contiguous annexation would also become effective on November 6, 2017.

ATTACHMENTS


Exhibit 1 – Non- Contiguous Annexation Petition
Exhibit 2 - Certificate of Sufficiency
Exhibit 3 - Public Hearing Ad
Exhibit 4 – Signed Site Plat Map
Exhibit 5 – Non-Contiguous Annexation Ordinance

CERTIFICATE OF SUFFICIENCY

To: The Board of Commissioners of the Town of Huntersville, North Carolina

I, Janet Pierson, Town Clerk, do hereby certify that I have investigated the Petitions of Blackwood Knoll for non-contiguous annexation of certain property, and have found as a fact that said Petitions are signed by all the owners of real property lying in the area described therein in accordance with North Carolina General Statutes §160A-31, *et seq.* The undersigned therefore certifies that the Petition is sufficient for the voluntary annexation of a contiguous area pursuant to NCGS §160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 04th day of October, 2017.



Janet Pierson, Town Clerk

(TOWN SEAL)

PETITION REQUESTING ANNEXATION

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.
2. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

(a) a metes and bounds description of the parcel(s) identified in paragraph 1, and

(b) a plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

3. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

SKETCH PLAN APPROVAL ON 6/6/16

4. This petition may be one of multiple petitions of all owners within the described area and, if so, shall be considered as a single petition. If petitioner is the owner of a portion of described area, a brief description of that portion (for example, lot number on a recorded plat or tax parcel number), as of the date of this petition, is as follows:

TAX PARCEL NUMBER 01124111

BLACKWOOD KNOLL LLC

Property Owner(s)

141 Hobbs Lane, Mooresville, NC 28115

Address of Property Owner(s)

980-253-2078

Telephone Number

dequickster@gmail.com

E-mail address

David J. DeQuick

Signature of Property Owner

7/6/17

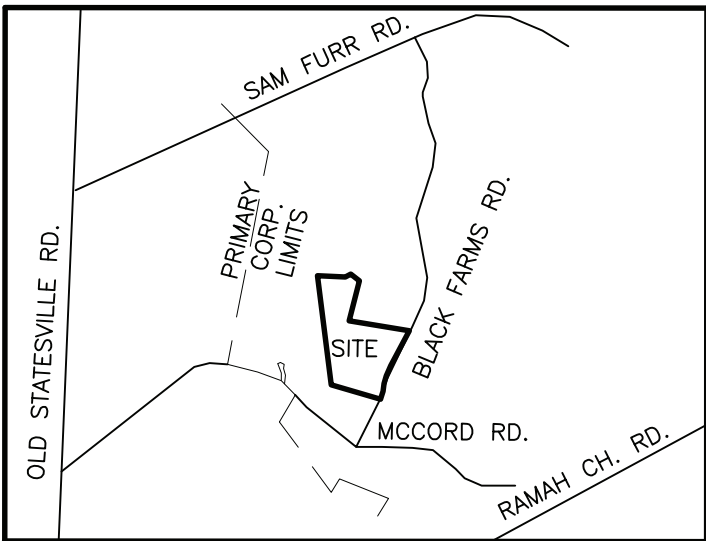
Date

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION

Take notice that the Board of Commissioners of the Town of Huntersville has called a public hearing at 6:30 p.m. on November 6, 2017, at the Town Hall, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-31, as amended, to annex to the Town of Huntersville certain non-contiguous property. The property subject to the Petition consists of approximately 37.81 acres, known as Blackwood Knoll 17-01, PIN 01124111 and described as follows. Documents are on file in the Huntersville Planning Dept. Attached metes and bounds description:

LEGAL DESCRIPTION (ANNEX 17-01)

LYING AND BEING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A EXISTING 1" PIPE DISTURBED AND RUNNING THENCE FROM THE POINT OF BEGINNING N73° 20' 28"W 866.80 FEET TO A EXISTING 1" PIPE AT THE BASE OF A OAK TREE; THENCE RUNNING WITH THE PROPERTY OF SAISBURY LAND HOLDINGS LLC RECORDED AT DEED BOOK 24609 PAGE 862 THE FOLLOWING COURSES AND DISTANCES;
1. N06° 03' 39"W 1121.13 FEET TO A EXISTING 1" PIPE;
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5. S00° 07' 14"E 48.86 FEET TO A POINT;
6. A CURVE TO THE RIGHT HAVING A RADIUS OF 469.60 FEET AND ARC LENGTH OF 157.37 FEET AND CHORD BEARING S11° 38' 53"W CHORD DISTANCE 156.63 FEET TO THE POINT OF BEGINNING CONTAINING 37.81 ACRES.



NOTES:
1. TRAVERSE ADJUSTED BY COMPASS RULE.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE.

REFERENCES:
1.DEEDS AND TAX MAPS SHOWN HEREON.

VICINITY MAP (N.T.S.)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	217.75	464.63	215.76	S13°18'18"W
C2	157.37	469.60	156.63	S11°38'53"W

THIS PLAT REPRESENTS ONE AREA ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-58.1, BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE, ANNEX 16- 03) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION.

THIS _____ DAY OF _____ 20__

JOHN ANERALLA, MAYOR
TOWN OF HUNTERSVILLE

ATTEST: JANET PIERSON
TOWN CLERK

BASIS OF BEARING
DB:30645 PG:949

N/F
SALISBURY LAND HOLDING LLC
PARCEL ID# 01124104
DB:24069 PG:862

37.81 ACRES TO BE ANNEXED

N/F
BLACKWOOD KNOLL LLC
PARCEL ID# 01124111
DB:30645 PG:949
DB:31483 PG:973
MB:60 PG:510

EXISTING WELL

N/F
VIGNESWARAN & ANUSHYA VELAYUTHAN
PARCEL ID# 01124107
DB:28644 PG:956

N/F
JOSEPH WYATT HENRY
PARCEL ID# 01124110
DB:4854 PG:144

N/F
JUDITH G. WALLACE
PARCEL ID# 0115122
DB:10537 PG:662
MB:35 PG:473
LOT# 2

N/F
PHILLIP L. BLACK
PARCEL ID# 0115103
DB:5062 PG:986

N/F
KBR PROPERTIES LLC
PARCEL ID# 0115104
DB:19976 PG:425
MB:31 PG:425
LOT# 1

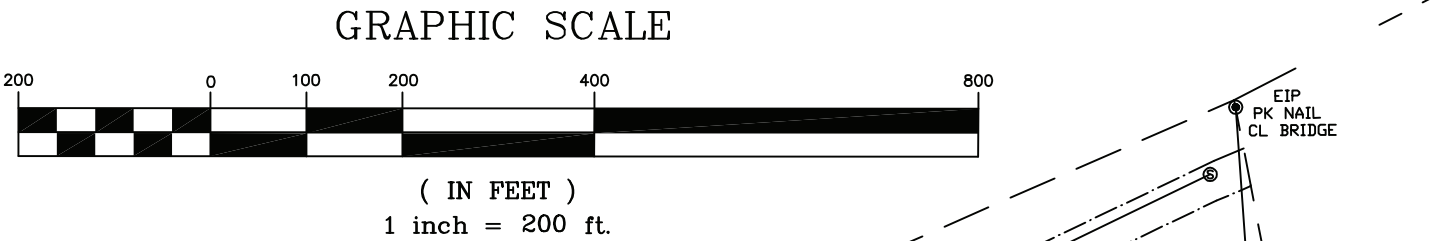
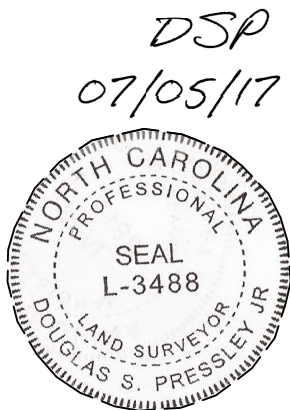
BLACK FARMS ROAD
SR 2428
60' PUBLIC R/W
(DB:2298 PG:318)
(DB:2298 PG:304)

N/F
ROBERT W. II GORDON
PARCEL ID# 0115102
DB:24311 PG:490

N/F
JOSHUA & GAIL SARETT
PARCEL ID# 0115120
DB:20142 PG:548

I, DOUGLAS S. PRESSLEY JR. CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY DONE BY ME ON JULY 5th 2017 FROM INFORMATION FOUND IN DEEDS AS REFERENCED ON THIS PLAT AND IS IN ALL RESPECTS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE RATIO OF PRECISION IS 1:10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND OFFICIAL STAMP OR SEAL THIS THE 5TH DAY OF JULY 2017.

DOUGLAS S. PRESSLEY JR. 07/05/17
SURVEYOR DATE
PLS-3488



LEGEND

- PROPOSED CORPORATE LIMIT
- TIE LINE
- SET BACK
- RIGHT-OF-WAY
- TOWN OF HUNTERSVILLE
- PRIMARY CORPORATE LIMITS
- EXISTING IRON
- MONUMENT
- NPS NO POINTS SET

PROPOSED ANNEXATION:
ANNEXATION ORDINANCE: 00-00
PROPERTY OWNERS: BLACKWOOD KNOLL LLC
LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY NC

CURRENT OWNERSHIP: SITE ADDRESS
BLACKWOOD KNOLL LLC 14301 BLACK FARMS ROAD
PARCEL ID# 01124111 HUNTERSVILLE N.C. 28078
DB:30645 PG:949
DB:31483 PG:973
MB:60 PG:510

PREPARED BY:
SOUTH POINT SURVEYING PLLC
2006 SILVER ROAD OAKBORO, NC 28129
(704) 622-3626
DATE: JULY 5th, 2017
SCALE: 1"=200'

AN ORDINANCE TO ANNEX CERTAIN NON-CONTIGUOUS AREAS
TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

ANNEXATION ORDINANCE 2017-01
(Blackwood Knoll Subdivision)

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:30 p.m. on the 6th day of November 2017, after due notice by publication in The Charlotte Observer in the October 22, 2017 issue; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-31; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville, North Carolina;

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 6th day of November, 2017:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 6th of November 2017.

Mayor: _____

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney

Exhibit A:

LEGAL DESCRIPTION (ANNEX 17-01)

LYING AND BEING IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A EXISTING 1" PIPE DISTURBED AND RUNNING THENCE FROM THE POINT OF BEGINNING N73° 20' 28"W 866.80 FEET TO AN EXISTING 1" PIPE AT THE BASE OF AN OAK TREE; THENCE RUNNING WITH THE PROPERTY OF SAISBURY LAND HOLDINGS LLC RECORDED AT DEED BOOK 24609 PAGE 862 THE FOLLOWING COURSES AND DISTANCES;

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S11° 38' 53"W CHORD DISTANCE 156.63 FEET TO THE POINT OF BEGINNING CONTAINING 37.81 ACRES.

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Ryan McDaniels/Gerry Vincent
Subject: Economic Development Incentives - Daumar

Conduct continuation of public hearing to receive comments on proposed economic development incentives to Daumar Corporation relating to their establishment of new manufacturing facilities in Huntersville. The grant will be for a period of 3 years and be equal to 50 percent of new ad valorem tax revenue created by the development. The public will benefit from the additional employment opportunities and additional tax base for the Town.

ACTION RECOMMENDED:

Conduct Continuation of Public Hearing

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
□ Project Details	Backup Material



Daumar

- Project Details
 - Manufactures knitted net and printed film for North, Central and South American Markets
 - Company based in Barcelona, Started in 1950's by two brothers
 - \$5.6M in Real Property
 - \$6.6M of Personal Property
 - 36 new jobs by 2022
 - 94 new jobs by 2028
 - Average Salary of \$39,480 (2022)
 - Total Projected Project Investment of over \$24M
 - Site is in Park-Huntersville

- 3 year 50% Tax grant
 - \$155,338 Taxes Paid (5 yr.)
 - \$44,886 Grant to Company (3 yr.)
 - \$110,452 Net to Town (5 yr.)



Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Ryan McDaniels/Gerry Vincent
Subject: Economic Development Incentives - Daumar

Consider decision on proposed economic development incentives to Daumar Corporation relating to their establishment of new manufacturing facilities in Huntersville. The grant will be for a period of 3 years and be equal to 50 percent of new ad valorem tax revenue created by the development. The public will benefit from the additional employment opportunities and additional tax base for the Town.

ACTION RECOMMENDED:

Approve Incentives

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

	Description	Type
□	Resolution	Resolution

**RESOLUTION AUTHORIZING THE EXECUTION
OF A BUSINESS INVESTMENT PROGRAM AGREEMENT**

The Board of Commissioners of the Town of Huntersville, having opened a public hearing on October 16, 2017, and continued to November 6, 2017, at the Town Hall in Huntersville, North Carolina, on the consideration of a grant of certain economic incentives to Daumar Corporation, or its affiliates, as described in its Business Investment Program Grant Application to the Town (the "BIP"), and having considered the economic benefits to be derived from the agreement, does hereby find and determine:

1. That the grant will be for a period of three (3) years and in an amount equal to up to 50% of new *ad valorem* tax revenue; and
2. That the incentives granted in the BIP will help stimulate the local economy, promote business, and result in the creation of approximately 35 new jobs within three (3) years; and
3. That the public will benefit from the additional tax base for the Town.

Therefore, it is hereby RESOLVED by the Board of Commissioners of the Town of Huntersville that the Town enter into a Business Investment Program Agreement with Daumar Corporation, and the Town Manager is authorized and directed to execute and deliver such documents as are necessary to carry out the intent of this Resolution.

Adopted by the Board of Commissioners at its regular meeting on the 6th day of November, 2017.

ATTEST:

John Aneralla, Mayor

Janet Pierson, Town Clerk

Approve as to Form:

Robert B. Blythe, Town Attorney

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: David Peete, AICP, Principal Planner
Subject: Bryton - Corporate Center Sketch Plan

Sketch Plan: A proposed Sketch Plan for 35.95-acres to create 5 new lots zoned SP-CD. The parcels would be for light industrial uses and located abutting Bryton Corporate Center Drive, Hambright Road, and Savoy Drive. Property is vacant.

ACTION RECOMMENDED:

Final Action on November 6, 2017

FINANCIAL IMPLICATIONS:

TBD

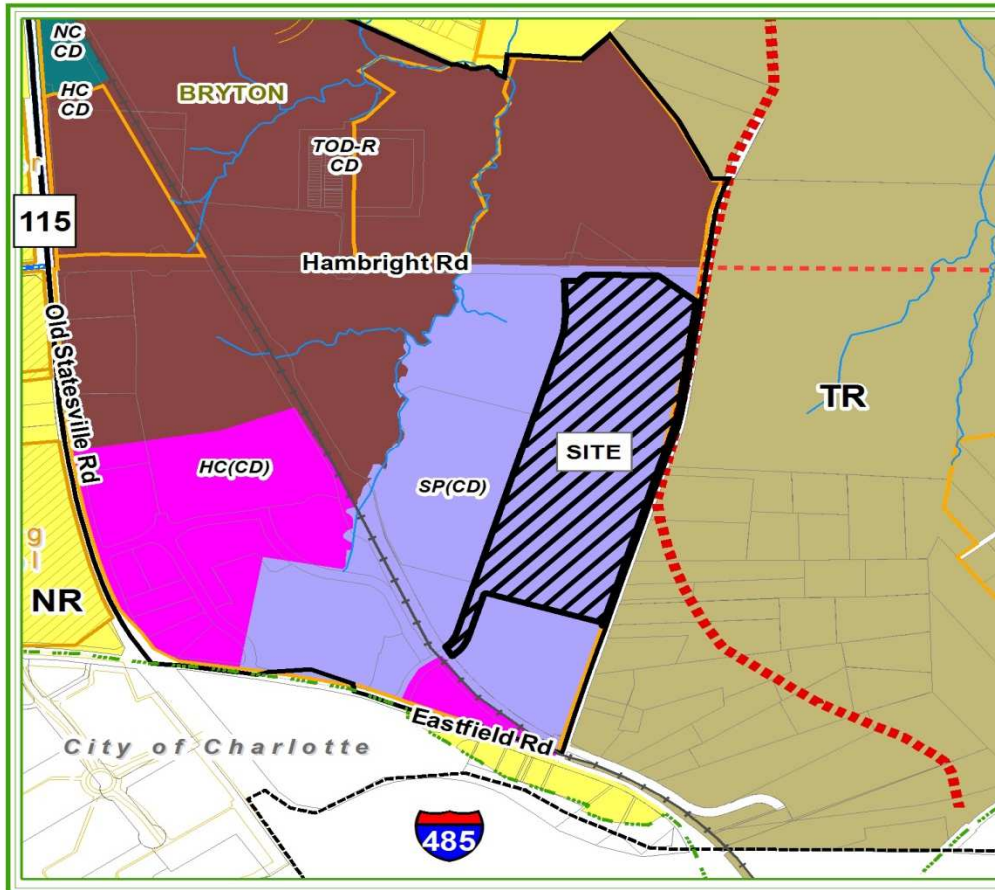
ATTACHMENTS:

Description	Type
▣ Bryton - Corporate Center Drive Staff Report (TB)	Cover Memo
▣ Attachment A - Sketch Plan Application	Cover Memo
▣ Attachment B - Subdivision Sketch Plan	Cover Memo
▣ Attachment C - Neighborhood Mtg Report	Cover Memo

Bryton – Corporate Center Subdivision Sketch Plan

PART 1: PROJECT SUMMARY

Application is Attachment A and Site Plan is Attachment B.



Applicant: Foundry Commercial.

Property Owner: American Asset Corp.

Property Address: Abuts Corporate Center Drive, Hambright Road & Everette Keith Road.

Project Size: 35.95-acres

Parcel Number: 019-13-105.

Current Zoning: Special Purpose Conditional District (SP-CD)

Current Land Use: vacant.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. The proposed subdivision sketch plan has 5 lots on 35.95-acres, as shown in the hatched area above. The subdivision sketch plan also includes an existing 13.4-acre lot south of Savoy Drive, which is an existing lot of record, created in 2012 when the two (2) new streets were platted. The new lots range in size from 6.4-acres to 7.8-acres.
2. This subdivision sketch plan is a proposal to create five (5) new lots, one (1) new street, add additional area into public right-of-way and dedicate land for a (section) of public greenway. The buildings, vehicle loading areas, parking lots and other aspects of the site will be reviewed based on all applicable regulations and is not a part of this action.
3. Adjoining Zoning and Land Uses
North: Transit Oriented Development-R Conditional District (TOD-R-CD) – vacant property.
South: Highway Commercial Conditional District (HC-CD) & Neighborhood Residential (NR) – vacant.
East: Transitional Residential (TR) – several large-lot, single-family homes & vacant.

West: Special Purpose Conditional District (SP-CD – commercial (Frankie’s Fun Park) & vacant.

4. A neighborhood meeting was held on October 5, 2017. The meeting summary is provided (Attachment C).
5. In 2005, an illustrative plan for this property was approved as part of the overall Bryton Conditional District rezoning. The rezoning plan allows for 1,104,000 square feet of (light) industrial and this subdivision will not exceed the permitted amount.
6. In addition, in December 2012, a sketch plan was approved for two (2) new roads to serve the Special Purpose (SP) portion of Bryton. This Sketch Plan created both Bryton Corporate Center Drive and Savoy Drive., The creation of these two (2) public roads created 3 lots for the area zoned SP.
7. There are 41 specimen trees on the site and 5 are proposed to be saved (see Attachment B, Sheet SUB 5.0). Bryton is permitted to mitigate trees on a project-wide basis, rather than for each individual site, therefore, greater tree removal may occur on some sites.
8. A water quality concept plan is being reviewed by Mecklenburg County Engineering (LUESA), and their approval is required. The applicant is proposing several sand filters (a water quality measure) throughout the subdivision.
9. A “Willingness to Serve” letter from Charlotte Water is required and has not been provided.
10. To address Urban Open Space, two (2) plazas were proposed and are shown on Sheet SUB 2.0 (see Attachment B). However, continued discussion between the Applicant and Staff has led to the applicant looking to build a section of Carolina Thread Trail greenway (from the adopted Greenway Master Plan) which will run along the railroad right-of-way on the southern boundary of Lot 1 (south of Savoy Drive). This section of greenway will be built to Mecklenburg County standards and dedicated for their maintenance. The details of the greenway will be required as part of the Preliminary Plan set.
11. A buffer is required along both Hambright Road and Everette Keith Road since Hambright Road is a thoroughfare and Everette Keith Road separates non-residential uses from residential uses. The applicants have requested to use the Alternate Buffer Yard Plan option, as outlined in Article 7.5.7 of the Zoning Ordinance. As stated in Article 7.5.7, “unusual topography or elevation of a development site, soil or other sub-surface condition on the site, or the presence of existing vegetation, the Zoning Administrator may alter the buffer yard requirements as long as the existing features of the development site comply with the spirit and intent if this Article”. The Applicant and Staff have been working on an alternate buffer yard plan and will approve such plan prior to the Planning Board meeting.
12. The block length between Savoy Drive and the proposed new street is greater than 1,500 ft.; therefore a block length waiver would be required to approve the new street alignment. Article 5 allows for greater blocks lengths “where longer blocks will result in an arrangement of street connections, lots and public space more consistent with this Article and Article 7 of these regulations”... Since an off-set street connection may one-day result, the proposed street location is located in a location that will avoid “intersection lock-up”.

PART 3: TRANSPORTATION ISSUES

A Traffic Impact Analysis (TIA) was prepared by Kimley-Horn Associates as part of the overall Bryton Development in 2006.

Nearby Improvements.

Numerous road improvements have been completed. Improvements with an impact on this proposed subdivision include the construction of Hambright Road, Bryton Corporate Center Drive and Savoy Lane.

Cross Sections and Future Road Connections.

One new road is proposed between proposed lots 5 and 6 and its cross-section is required for this subdivision. The proposed new road will be similar to Savoy Drive, with the exception that the right-of-way will be slightly wider, due to grading issues. The adjoining public streets are fully constructed, however, only Everette Keith Road is 100% public. The other three (3) roads are in process of becoming public via Town of Huntersville or NCDOT.

No additional off-site road improvements are required for this proposed Sketch Plan.

PART 4: PLANNING STAFF ANALYSIS

Section 6.200 of the Subdivision Ordinance outlines the “general requirements and policies to be used in the design, review, and approval” of subdivisions in the Town of Huntersville. The following staff findings are provided for the Board’s consideration of the Bryton – Corporate Center Drive Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

There is no small area plan to reference for this subdivision, however, due to its size; the Bryton Conditional District Rezoning Plan represents a comprehensive, long-term guide for development of this acreage. The proposed subdivision sketch plan is consistent with the approved conceptual plan.

In addition, the following sections of the 2030 Huntersville Community Plan apply to this request:

- **Policy E-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.
Comment: The site does not have any significant environmental, scenic or cultural resources present, as far as staff can determine.
- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.
Comment: All existing public streets have sidewalks on both sides and the proposed new street will also provide sidewalks on both sides. Along Everette Keith Road, a sidewalk will be installed on the west side of the right-of-way. A section of Master Plan greenway will be constructed just north of the railroad right-of-way as part of this subdivision to serve as Urban Open Space.
- **Policy T-8: Street Connectivity.** Promote and require street connectivity in the Town of Huntersville among residential, commercial, employment, recreational and institutional uses.
Comment: The proposed subdivision is surrounded on three (3) sides by existing public streets and one (1) new public street will be constructed to provide another connection to Everette Keith Road.
- **Policy PF-2: Adequate Public Facilities Ordinance (APFO).** Continue use of “Adequate Public Facilities Ordinance (APFO)” to ensure that demand generated by existing and future growth and development for police, fire and parks & recreation capital facilities can be met by available supply of facilities.
Comment: An APFO application was not required, as all of Bryton – as originally approved in 2005 / 2006, was accounted for in the original “baseline” APFO level of service for the Town.

In addition to the above, the Lake Norman Economic Development Commission (LKNEDC) has expressed support for this project as a means to provide much-needed light industrial “flex space” that is in high demand and will support both business “incubator” sectors of the local economy, but will also provide allied-business opportunities for Huntersville’s existing light-industrial base.

2. Conformity.

The proposed Special Purpose (SP) lots will be adjacent to other SP-zoned parcels along the west. However, the proposed lots are on the eastern boundary of the Bryton development and therefore require the creation of a buffer along Everette Keith Road to separate the light industrial use from the adjoining low-density residential..

3. Access between Adjoining Properties.

The proposed subdivision will create one (1) new street and will have curb-cuts along the new street, as well as on existing Bryton Corporate Center Drive and Savoy Drive. No curb-cuts will be permitted from Hambright Road or Everette Keith Road.

4. Relation to topography.

Some grading has occurred in the middle of the site, as it was used by Frankie's Fun Park to level their site. Additional grading will be required on this site in order to accommodate the large building footprints, truck-loading areas and associated parking lots.

5. Mature trees and natural vegetation.

The proposed project is not required to save tree canopy, as Bryton has 100 percent coverage ability, but must – over the entire project – save the required percentage of trees. This requirement is being met.

6. Access to parks, schools, etc.

Not Applicable.

7. Discourage through traffic.

Bryton Corporate Center Drive, Hambright Road, Savoy Drive and the proposed new street will be appropriately-sized for light-industrial traffic. None of this traffic is intended to use Everette Keith Road.

8. Relationship to railroad rights-of-way.

Not Applicable.

9. Half streets.

Not Applicable.

10. Parallel streets along thoroughfares.

Not Applicable.

11. Public School and Public Park Sites

The parcels associated with Bryton – Corporate Center Drive Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcels associated with Bryton – Corporate Center Drive Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

One (1) new street is proposed, to be located between Bryton Corporate Center Drive and Everette Keith Road. No street name has been approved at this stage. A Mecklenburg County -approved street name will be required as part of Preliminary Plan.

14. Easements.

Easements have been identified and the plans have been sent to the respective Engineering and Utility Departments.

15. Proposed water and sewerage system.

Water and sewer will need to be extended to the development. A "Willingness to Serve" letter from Charlotte Water is required and has not been provided.

16. Restrictions on the subdivision of land subject to flooding.

No floodplain has been identified on this site.

17. Reserved.

18. Open Space

The proposed development complies with open space requirements for Bryton.

19. Impact of Development on Public Facilities

Under the provisions of the APF Ordinance, all residential development greater than twenty (20) lots are required to receive a “Determination of Adequacy (DOA)” for the following public facilities: fire vehicles, fire station, police station, police vehicles, indoor park and recreation facilities, parks acreage. An APFO application was not required, as all of Bryton – as originally approved in 2005 / 2006, was accounted for in the original “baseline” APFO level of service for the Town.

PART 5: STAFF RECOMMENDATION

Town Staff has reviewed the proposed Sketch plan and finds:

1. The Subdivision Sketch Plan Application is complete.
2. Compliance with applicable requirements has been satisfied, with the following exceptions:
 - Incorporate Town Staff-approved Alternate Buffer Yard Plan;
 - A block-length waiver is required for new road placement, which can be supported by staff;
 - A note and graphic depiction of the section of greenway that will be provided;
 - Provide “Willingness to Serve” letter from Charlotte Water;
 - Address all remaining redline comments on the subdivision sketch plan.

Once the above items are addressed, staff can recommend approval of the proposed Subdivision Sketch plan.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board meeting was held on October 24, 2017 and the Planning Board recommended approval by unanimous (9-0) vote to recommend approval of the subdivision sketch plan, as presented, subject to the conditions listed in Staff’s recommendation (Part 5, above) and with the additional condition that a storm water plan would be provided for LUESA’s review and approval.

PART 7: ATTACHMENTS AND ENCLOSURES

Attachments

- A - Application
- B - Bryton – Corporate Center Drive Sketch Plan
- C - Neighborhood Meeting Summary

PART 8: DECISION STATEMENTS

In considering whether to approve an application for a subdivision sketch plan, the Planning and Town Board must complete the following (a full version can be found in [Section 6.320.5](#) of the Subdivision Ordinance).

- Is the application complete (lacking any particular requirement)? *If no member of the Board moves that the application is incomplete, then this inaction is taken as an affirmative finding that the application is complete.*
- Does the application comply with all the applicable requirements? *A statement must be made that the application complies or does not comply that includes the support documentation of the particular motion.*
- Lastly, the Board must make a motion to approve or deny based on the previous statements.

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 August 4, 2017

Name of Project Bryton Corporate Center Phase # (if subdivision) _____

Location Bryton Corporate Center Dr.

Parcel Identification Number(s) (PIN) 019-131-05

Current Zoning District SP-CD Proposed District (for rezonings only) N/A

Property Size (acres) 35.9487 Street Frontage (feet) 5,900 LF +/-

Current Land Use Vacant / Wooded

Proposed Land Use(s) Industrial / Flex

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.

Sketch plan for multi-building site

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 William D. Simerville
Address of Applicant 121 West Trade St, Ste 2500 Charlotte, NC 28202
Email bill.simerville@foundrycommercial.com

Property Owner's Signature (if different than applicant) 
Printed Name Paul Hernandez

Property Owner's Address 5950 Fairview Rd Suite 800 Email djavarrete@aacusa.com
* Applicant hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application. 704-763-6557

Development Firm Foundry Commercial Name of contact Jason Oriol Phone 704-553-8881 Email Jason.oriol@foundrycommercial.com

Design Firm Burton Engineering Assoc. Name of contact Burton Phone 704-553-8881 Email cburton@burtonengineering.com

N/A 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.

N/A 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.

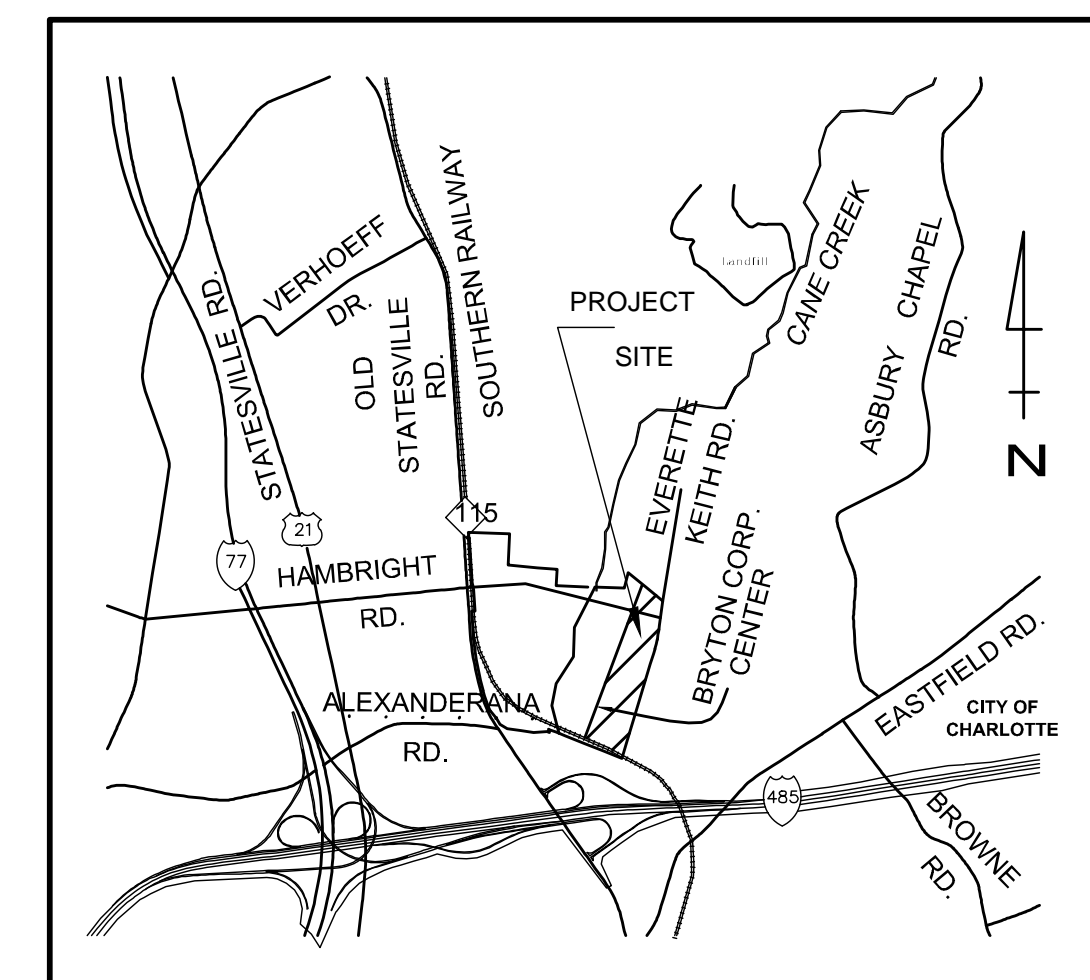
Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: <http://www.huntersville.org/Departments/Planning.aspx>

ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (6-5 IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MSCSB CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DP/RC) LETTERS. "RETAINING WALLS THAT ARE IN AND/OR AFFECT THE PUBLIC RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY THE TOWN."

SUBDIVISION SKETCH PLAN
BRYTON CORPORATE CENTER
TOWN OF HUNTERSVILLE, NORTH CAROLINA
EPM # 378935



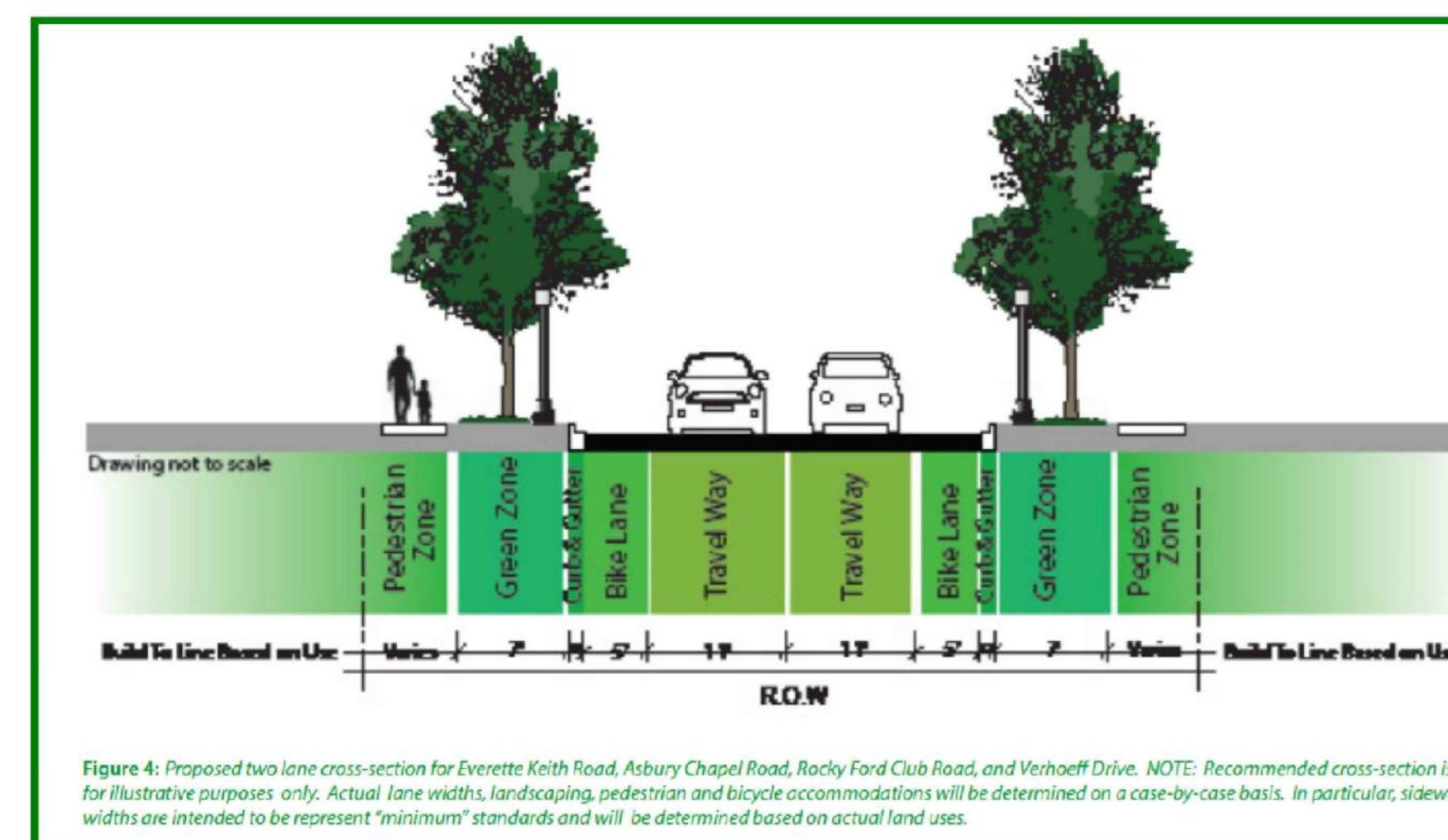
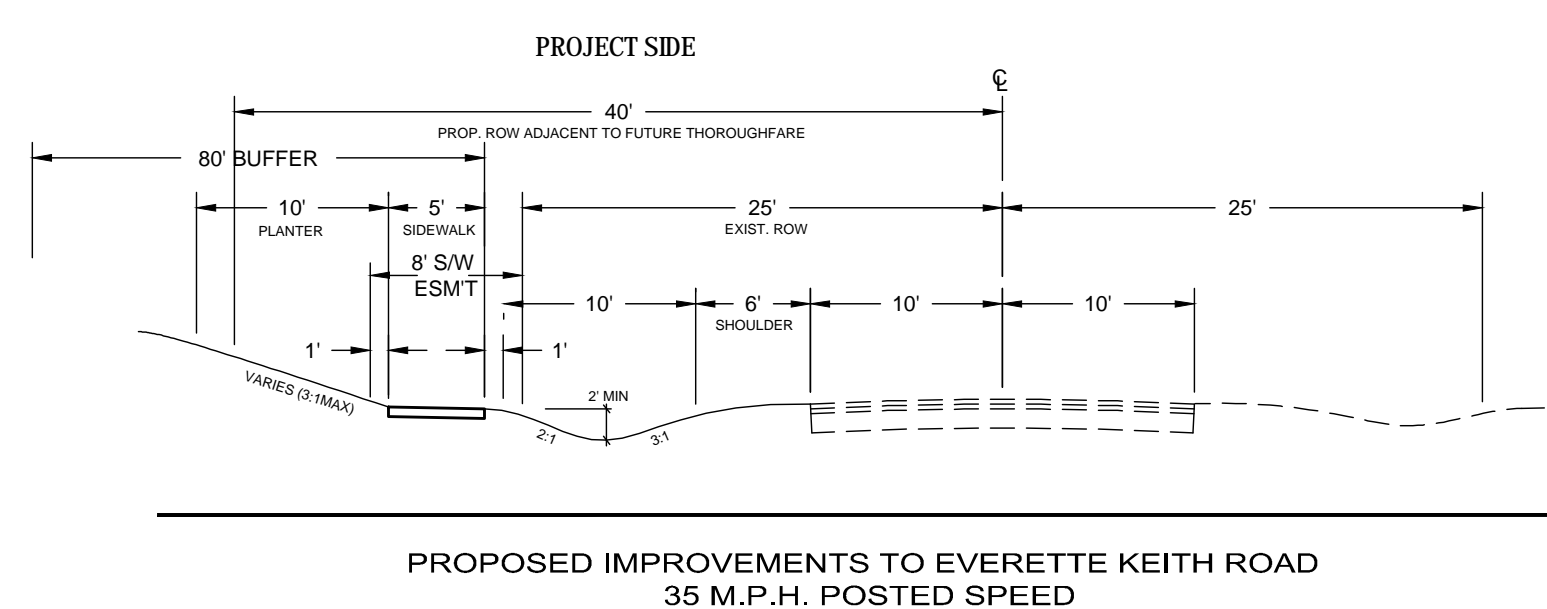
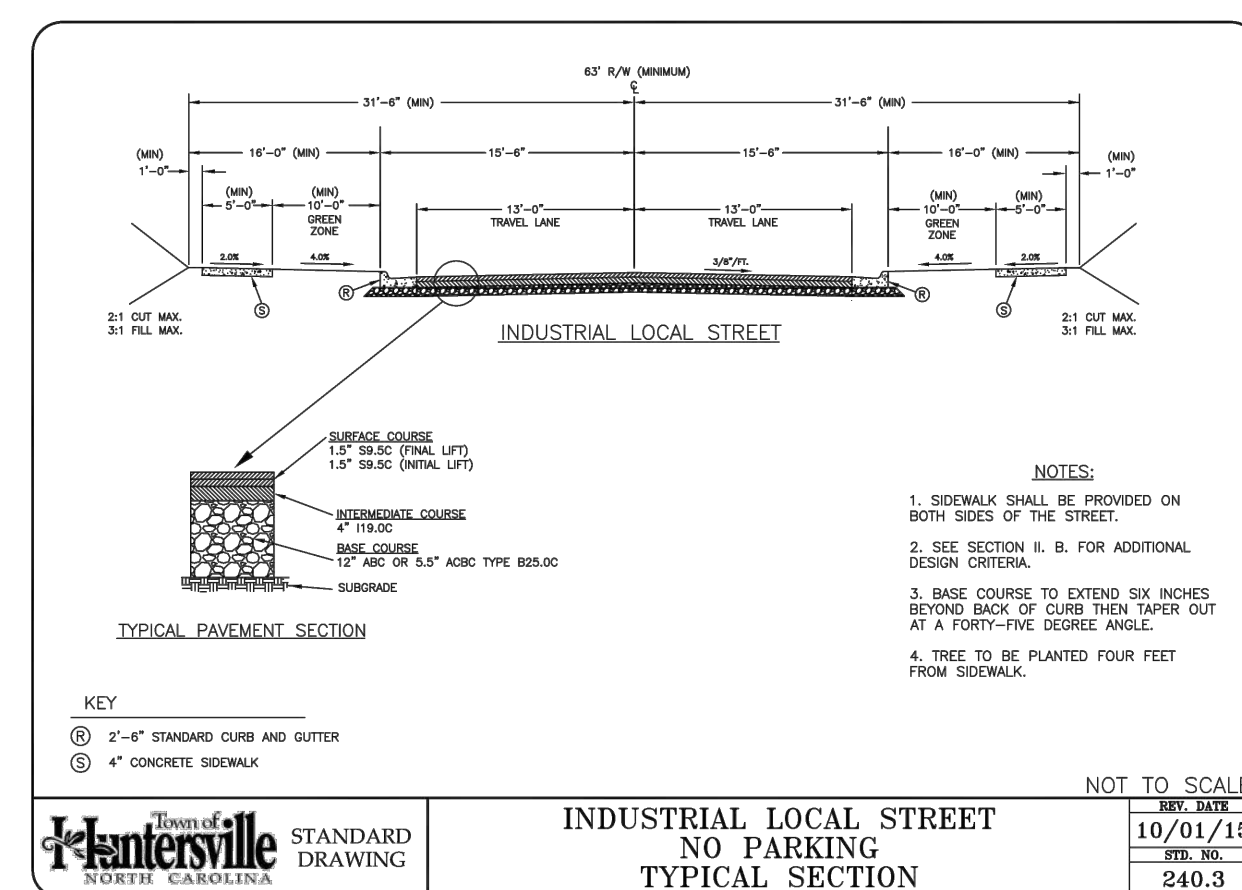
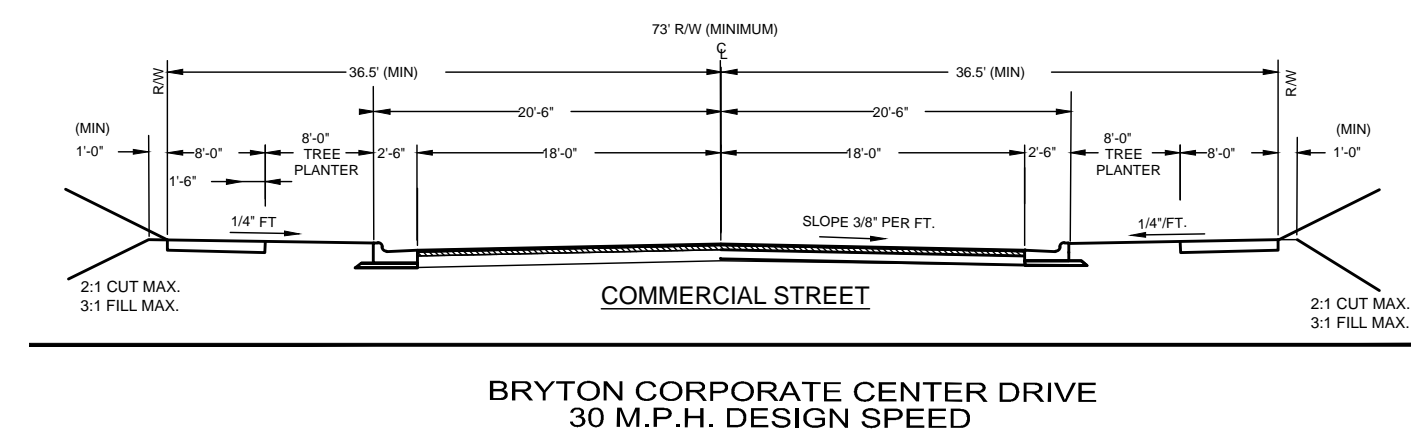
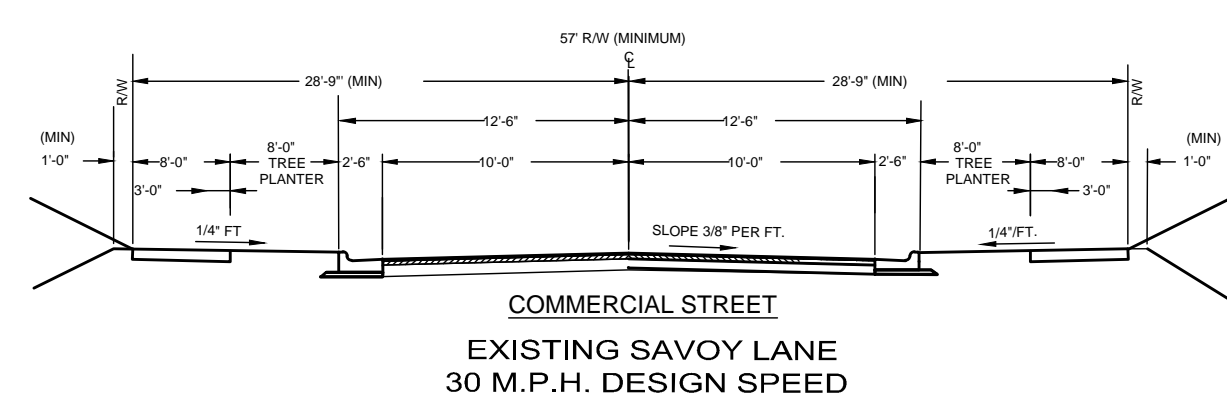
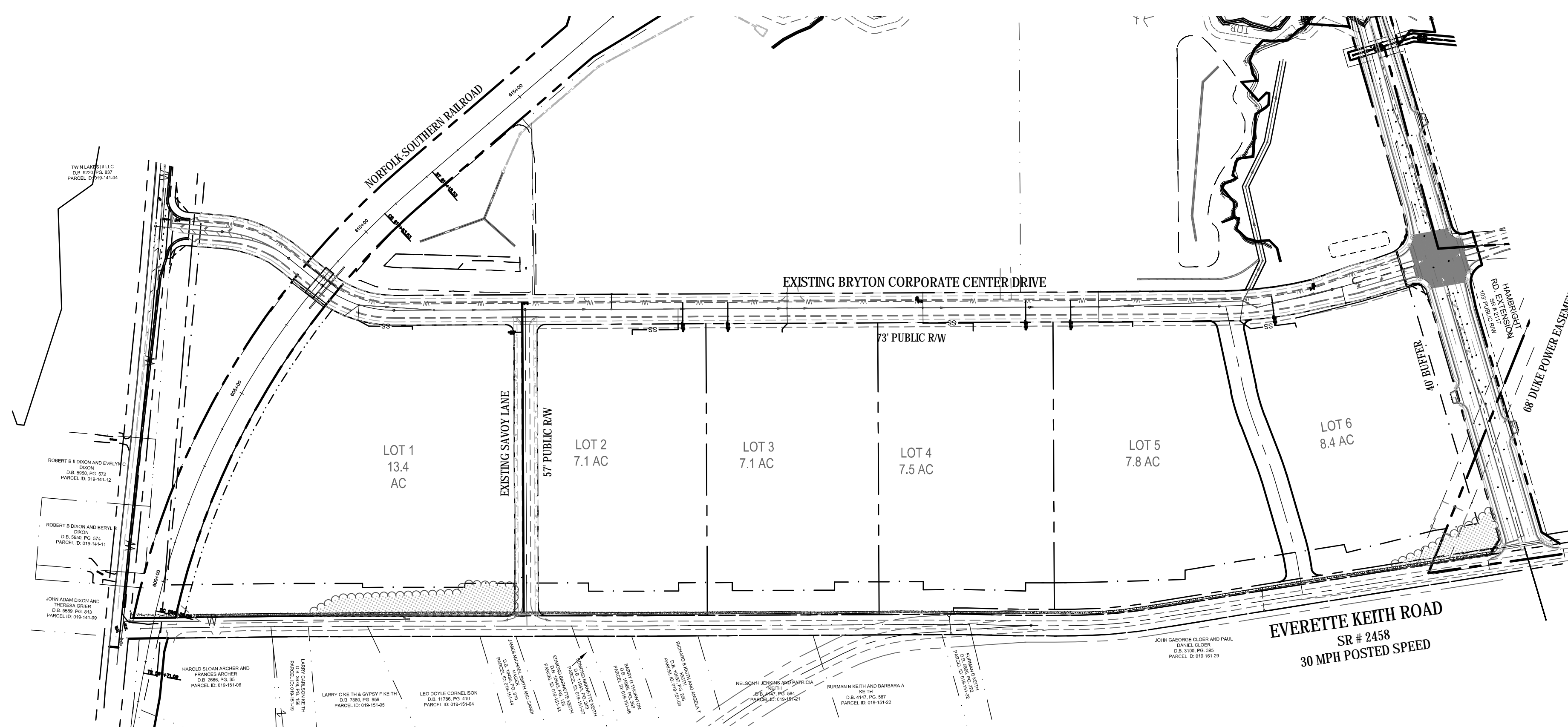
N.T.S.

PROJECT CONTACT INFORMATION

ENGINEER:
Burton Engineering Associates
Carlton Burton
Bryan Linton & Glenn Morris
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
glenn@burtonengineering.com
blinton@burtonengineering.com

OWNER
Foundry Commercial
 Bill Simmerville
 Jason Oriol
 121 West Trade St
 Ste. 2500
 Charlotte, NC 28202
 M: 704-763-6557

ARCHITECT:
MSA
Craig Flemming
610 East Morehead St.
Charlotte, NC 28202
Phone: 704-377-1177

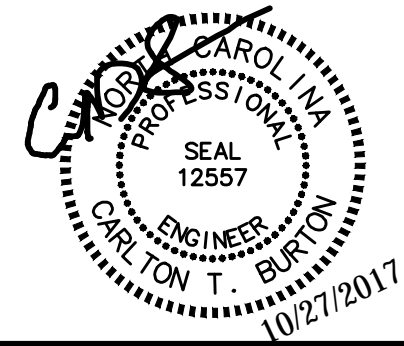


THIS PROJECT WILL REFERENCE THE ORIGINAL BRYTON TIA FOR THIS SUBDIVISION

SHEET	SHEET TITLE	ORIGINAL DATE	LATEST REV.
1.0	COVER SHEET		
2.0	SITE & UTILITY PLAN		
3.0	GRADING AND DRAINAGE PLAN		
4.0	STORMWATER MANAGEMENT CONCEPT PLAN		
5.0	TREE INVENTORY PLAN		
6.0	TYPICAL FIRE TRUCK TURNING PATHS		
7.0	BUFFER PLAN		



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(T) 704.553.8881
burtonengineering.com
FIRM #C-1157



BRYTON CORPORATE CENTER
10506 BRYTON CORPORATE CENTER DRIVE
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

COVER SHEET

	CHB
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	09/20/2017
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PROJECT NUMBER
017.629.009

SUB1.0
Sheet 1 of 7

SITE PLAN DATA TABLE

TOTAL ACREAGE: 36.9487
TOTAL SITE SQUARE FEET: 1,585,927
PRINCIPLE USE(S): INDUSTRIAL/FLEX
BUILDING TYPE: URBAN WORKPLACE
ZONING DISTRICT: SP (CD)
OVERLAY DISTRICT: BRYTON ZONING OVERLAY
PERCENT IMPERVIOUS ALLOWED: 100%
PERCENT IMPERVIOUS SHOWN: 85%
LOT COUNT: 6
TOTAL SQUARE FEET OF NON RESIDENTIAL: 703,200 SF
LOT SIZE RANGE: 6.9 TO 11.5 ACRES
NUMBER OF LOTS WITHIN EACH RANGE: 6 LOTS
LOT WIDTH RANGE: 400-500 LF
NUMBER OF LOTS WITH EACH WIDTH: 6 LOTS 400-500 LF

SETBACKS AND BUILD-TO LINES
FRONT BUILD TO RANGE: 0'-25'-BTR
CORNER SETBACKS: N/A
REAR SETBACKS: N/A
RIGHT SIDE SETBACK: N/A
LEFT SIDE SETBACK: N/A

WATERSHED INFORMATION
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT? NO
WATERSHED DISTRICT: HUNTERSVILLE
LOW DENSITY/HIGH DENSITY: HIGH DENSITY

GENERAL NOTES

- ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND DEDICATED FOR PERPETUITY.
- ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
- MAIL DELIVERY TO BE TO A COMMUNAL BOX FOR THE ENTIRE PROJECT. GARBAGE TO BE COLLECTED FROM COMMON SCREENED ENCLOSURES EVENLY SPACED WITHIN THE TRUCK COURTS.

BUFFERS & SCREENING TO BE ACCORDING TO THE APPROVED REZONING PETITION: R 05-10 PAGE TDS1.1B.

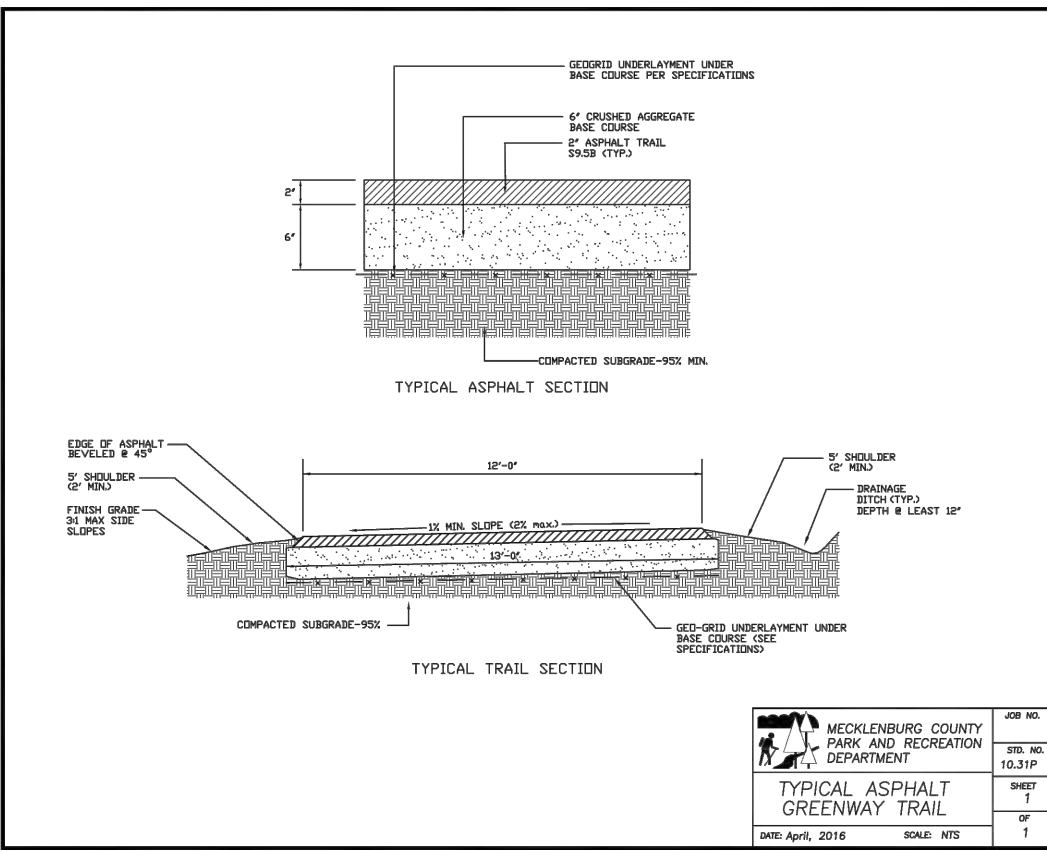
THE 80' BUFFER ALONG EVERETTE KEITH ROAD MAY BE GRADED TO ACCOMMODATE WALLS, BERMS & SIDEWALK. DISTURBED AREAS TO BE REPLANTED AT 4 TREES PER 1,000 SF OF BUFFER AREA (75% LARGE MATURING, 50% EVERGREEN, 25% SMALL MATURING).

HUNTERSVILLE PLANNING DEPARTMENT APPROVED MODIFICATIONS

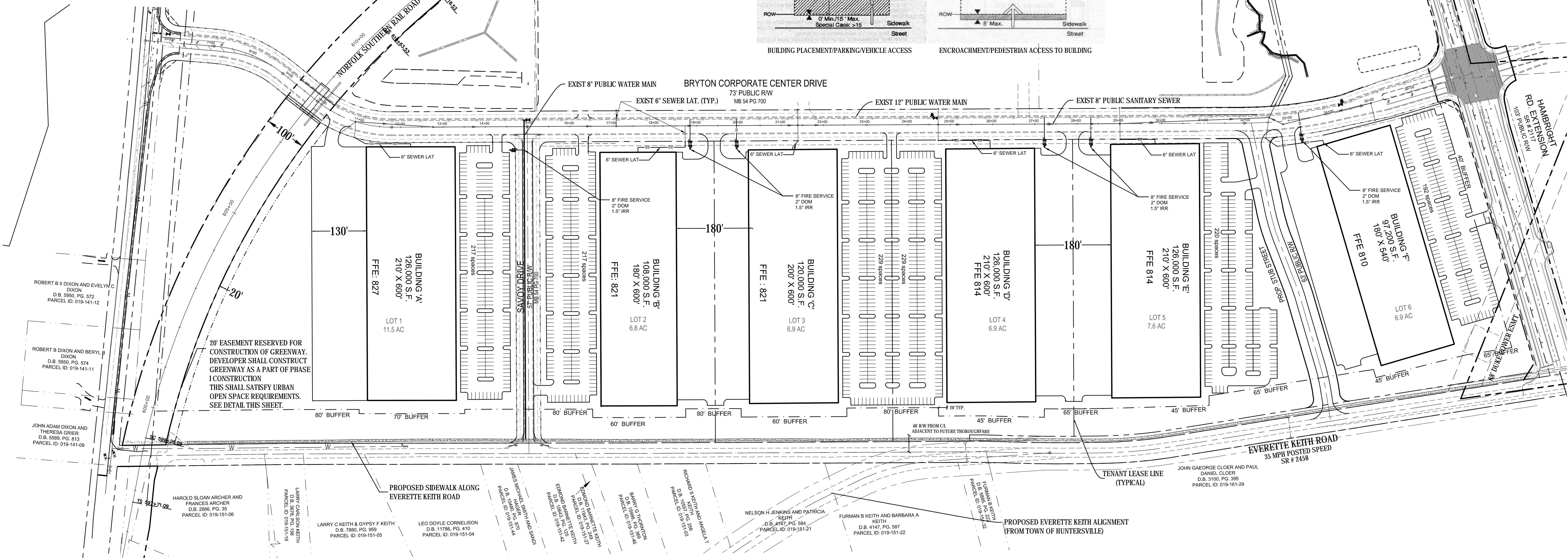
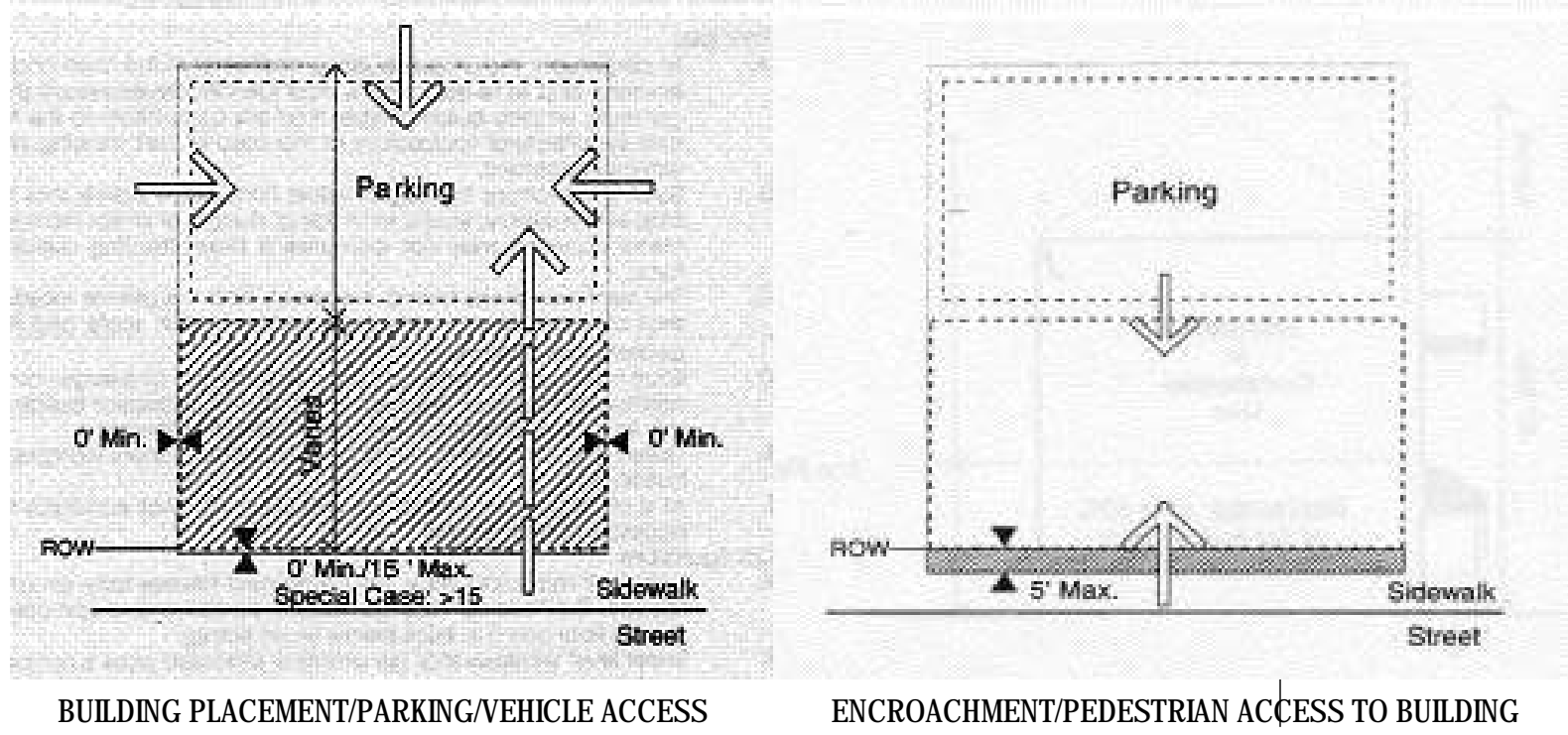
- MODIFICATIONS TO 80' HAMBRIGHT ROAD BUFFER. REDUCTION OF 80' UNDISTURBED BUFFER TO 40' UNDISTURBED BUFFER FROM HAMBRIGHT RD. DUE TO SEVERE TOPOGRAPHY CHANGE BETWEEN PROPERTY LINE AND FINISHED FLOOR ELEVATION. (ALTERNATIVE BUFFER YARD PLAN SECTION 7.5.7)
- MODIFICATIONS TO 80' EVERETTE KEITH RD BUFFER. REDUCTION OF 80' UNDISTURBED BUFFER TO 60' UNDISTURBED BUFFER EXTENDING WIDTH OF BUILDING + 20 LF ON EACH SIDE OF BUILDINGS B, C, D, E & F. REMAINDER OF BUFFER REMAINS 80' AND UNDISTURBED EXCEPT WHERE INSTALLATION OF RETAINING WALL IS REQUIRED. AREA DISTURBED DURING INSTALLATION OF RETAINING WALLS WILL BE LANDSCAPED AND PLANTED TO RESTORE OR ENHANCE BUFFER PER TOWN OF HUNTERSVILLE UDO AND BRYTON MASTER PLAN LANDSCAPING REQUIREMENTS. (ALTERNATIVE BUFFER YARD PLAN SECTION 7.5.7)
- ALTERNATIVE OFFSET FROM THE BUILD-TO-LINE BRYTON CORPORATE CENTER DRIVE. BUILDINGS PLACED BETWEEN 0' AND 10' BEHIND STREET ROW AS NEEDED GIVEN TOPOGRAPHY AND ELEVATION CHANGE BETWEEN PEDESTRIAN SIDEWALK AND BUILDING FLOOR ELEVATION. INCREASED SETBACK WILL BE ATTRACTIVELY LANDSCAPED PER TOWN OF HUNTERSVILLE UDO AND BRYTON MASTER PLAN LANDSCAPING REQUIREMENTS. (LOT AND BUILDING TYPES - URBAN WORKPLACE / BUILDING PLACEMENT - SECTION 4.1)

REQUESTED CHANGES TO BE APPROVED BY THE TOWN COUNCIL.

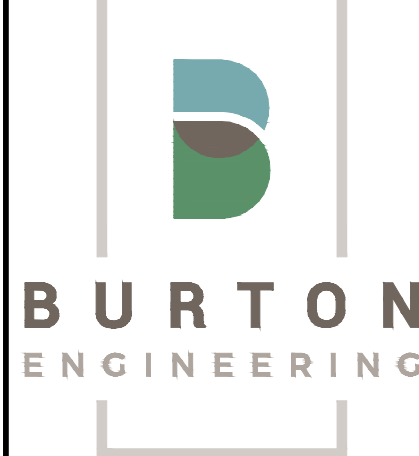
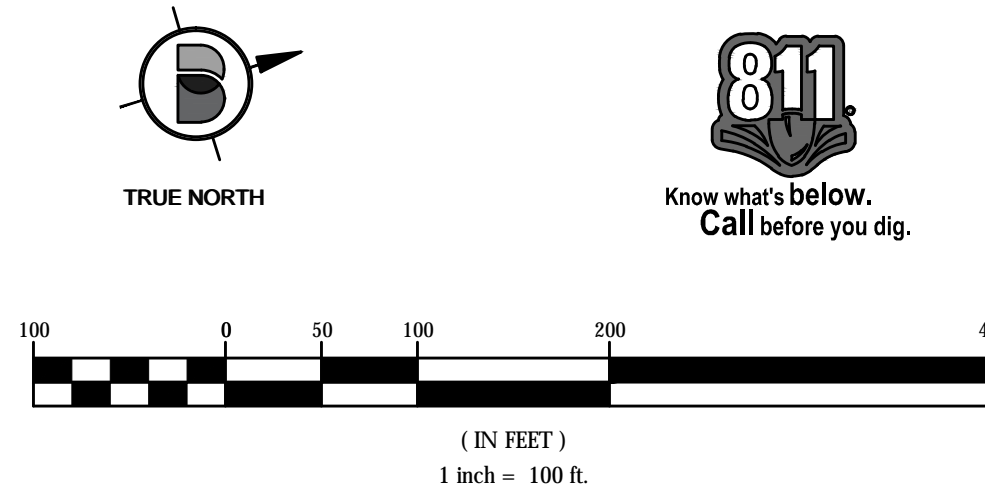
- APPLICANT IS REQUESTING A 210' VARIANCE TO EXCEED THE 1,500 LF BLOCK LENGTH REQUIREMENT UNDER SECTION 5A STREET REGULATIONS, BLOCK LENGTH.



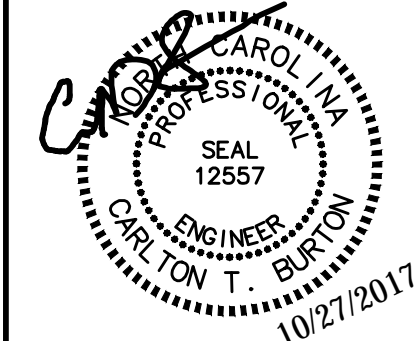
LOT TYPE/URBAN WORKPLACE



DRAWING INFORMATION



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FIRM #C-1157



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HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SITE & UTILITY PLAN

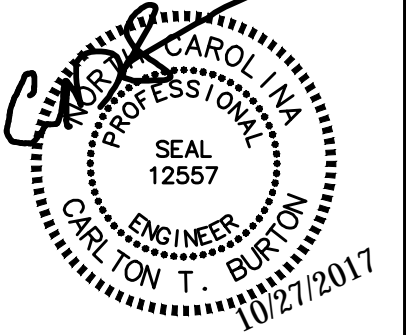
DATE: 09/20/2017
DRAWN BY: CJB
CHECKED BY: CTB
DESIGNED BY: PM

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PROJECT NUMBER
017.629.009

SUB2.0

Sheet 2 of 7



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GRADING & DRAINAGE PLAN

ChB
PM

CTB
ENG

ChB
DRAWN BY

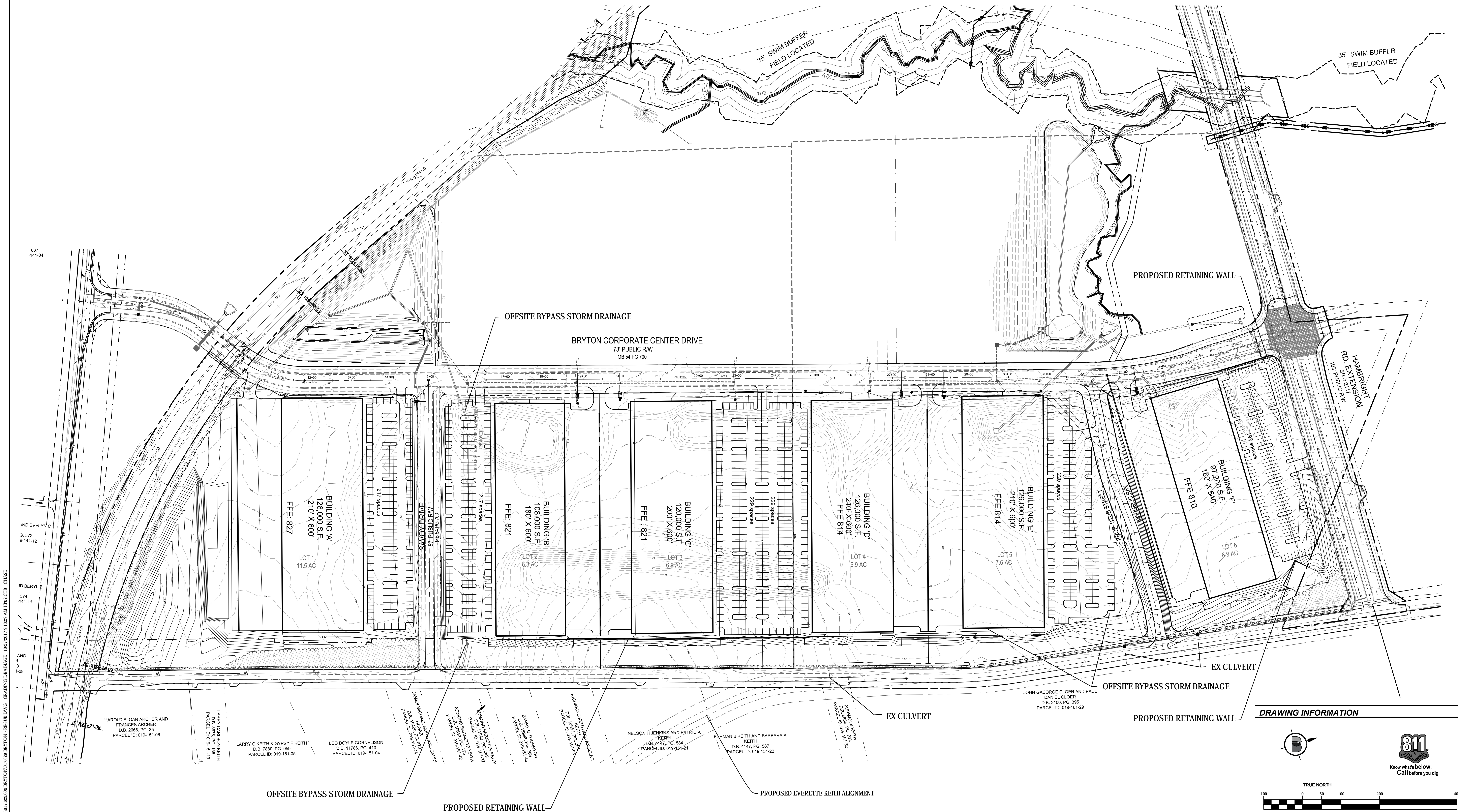
09/20/2017
DATE

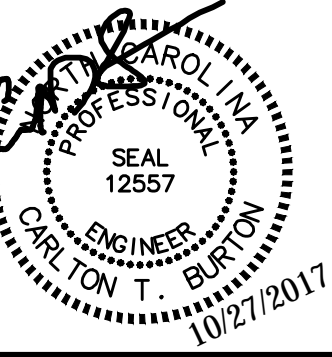
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SUB3.0
Sheet 3 of 7





BRYTON CORPORATE CENTER
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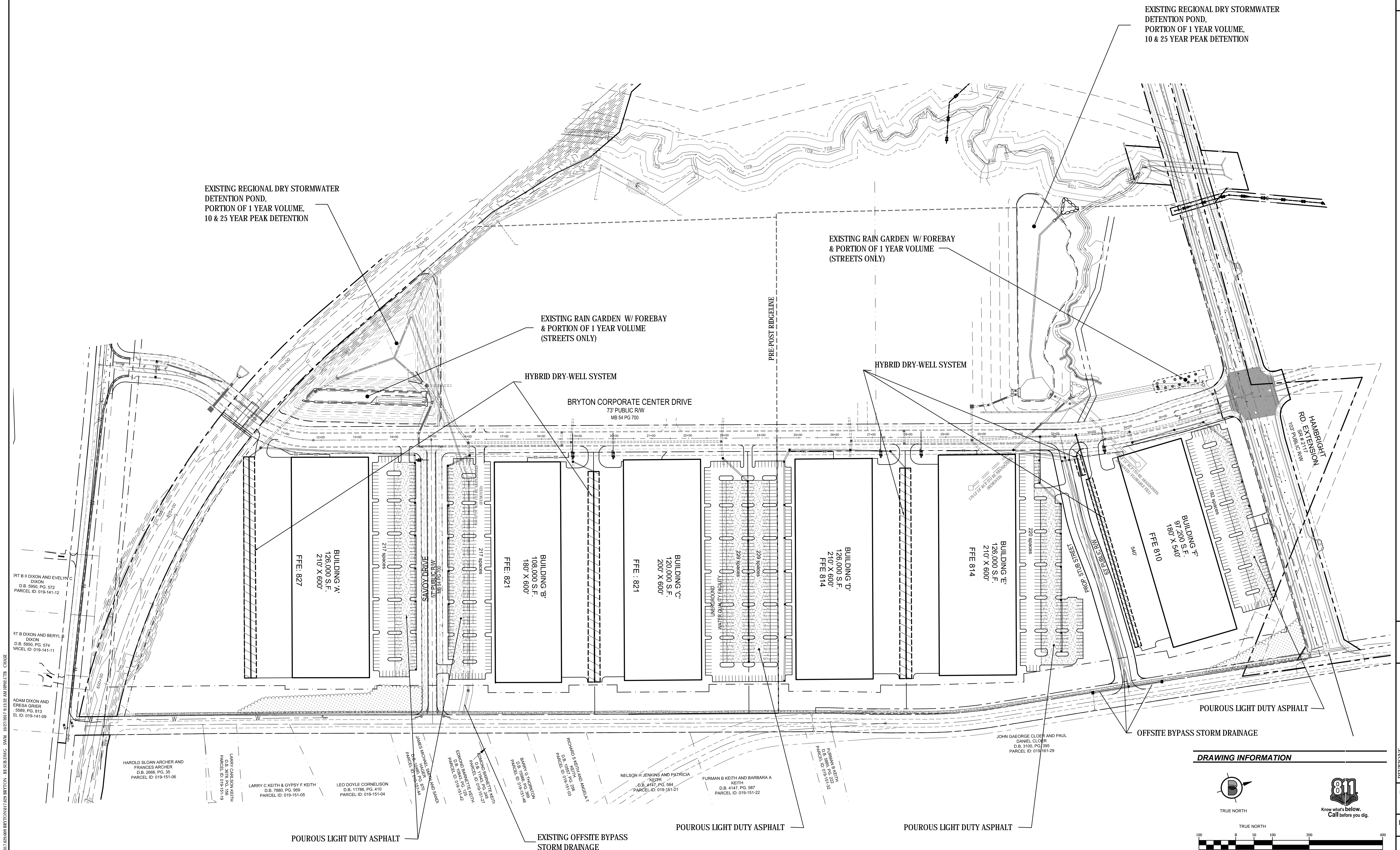
STORMWATER MANAGEMENT CONCEPT PLAN

PM	CHB
ENG	CTB
	CHB
	DRAWN BY
	09/27/2017
	DATE

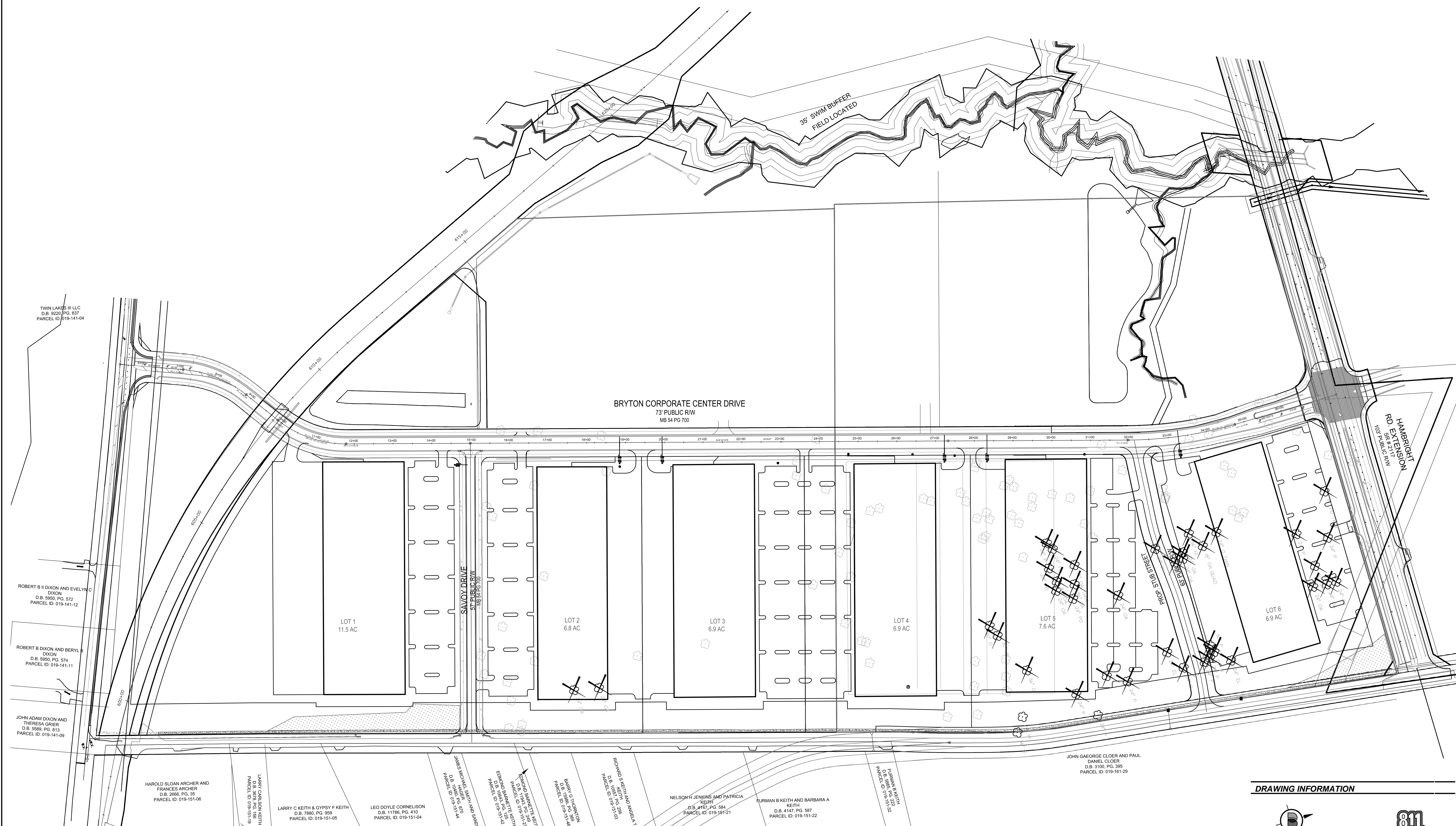
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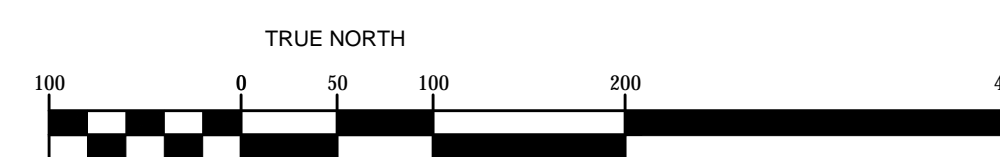
Sheet 4 of 7



EXISTING TREE TO BE REMOVED THIS
PROJECT = 39



TRUE NORTH



(IN FEET)
1 inch = 100 ft



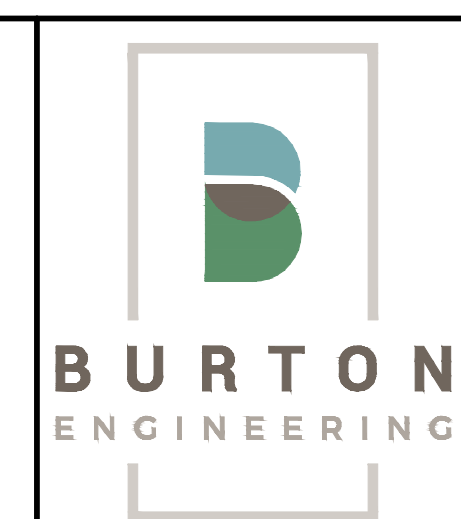
Know what's below.
Call before you dig.

REVISIONS	_____	ChB
	_____	PM
	_____	CTB
	_____	ENG
	_____	ChB
	_____	DRAWN BY
	_____	09/20/2017
	_____	DATE

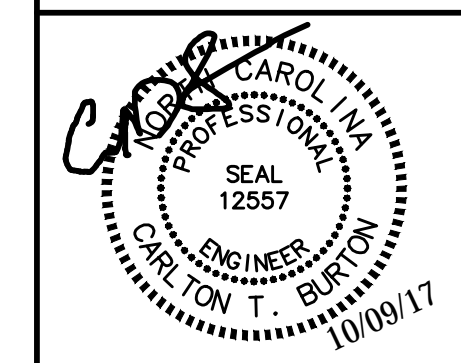
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SUB5.0



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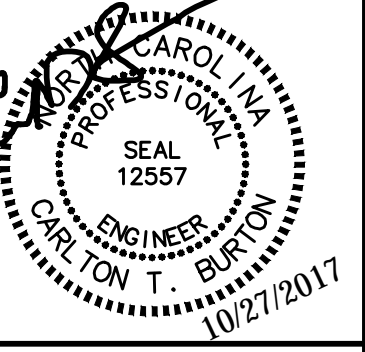


BRYTON CORPORATE CENTER
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10306 BRYTON CORPORATE CENTER DRIVE
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

10306 BRYTON CORPORATE CENTER DRIVE
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

TREE INVENTORY PLAN



BRYTON CORPORATE CENTER
10506 BRYTON CORPORATE CENTER DRIVE
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

TYPICAL FIRE TRUCK TURNING PATHS

ChB
PM

CTB
ENG

ChB
DRAWN BY

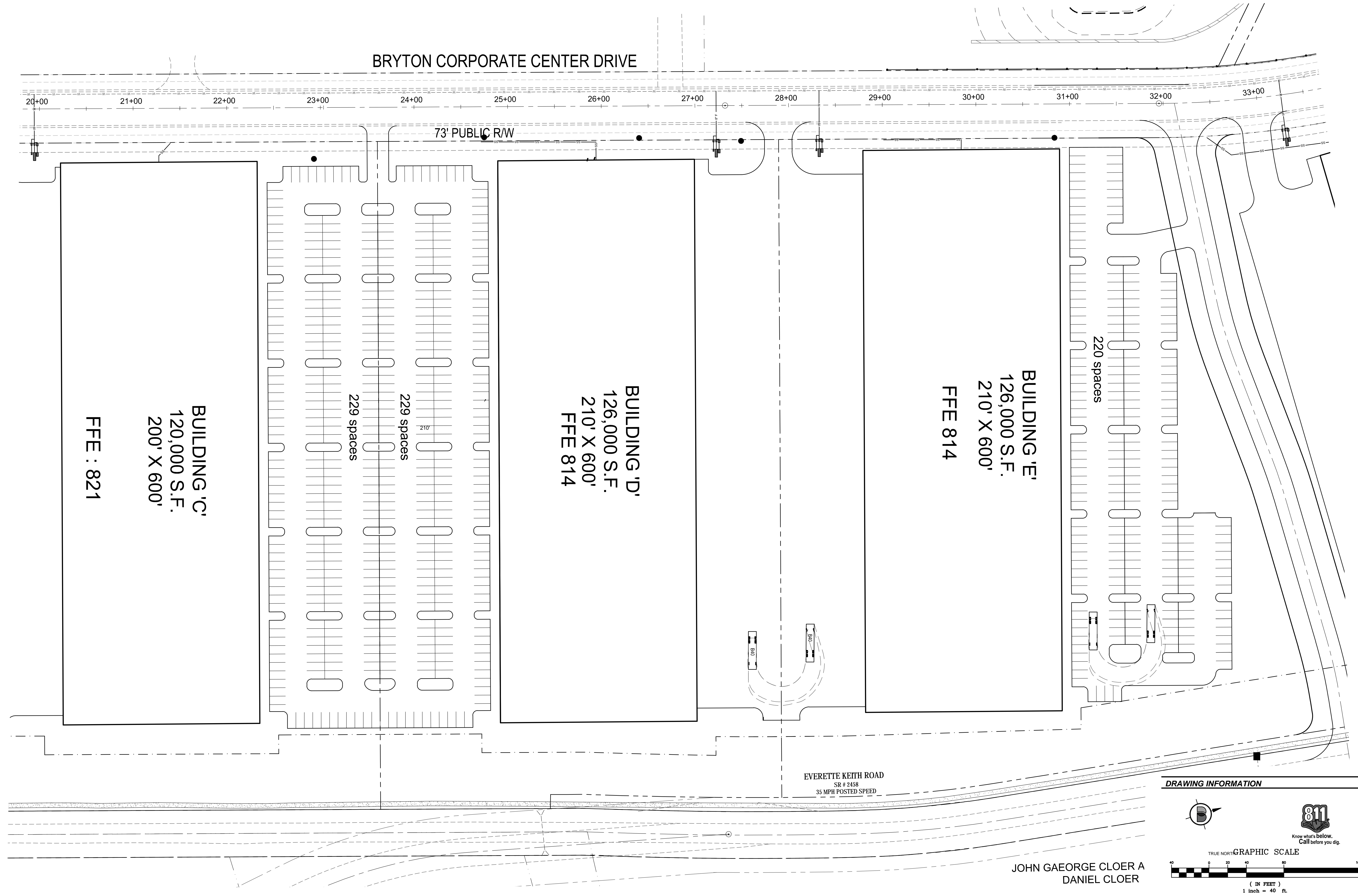
09/21/2017
DATE

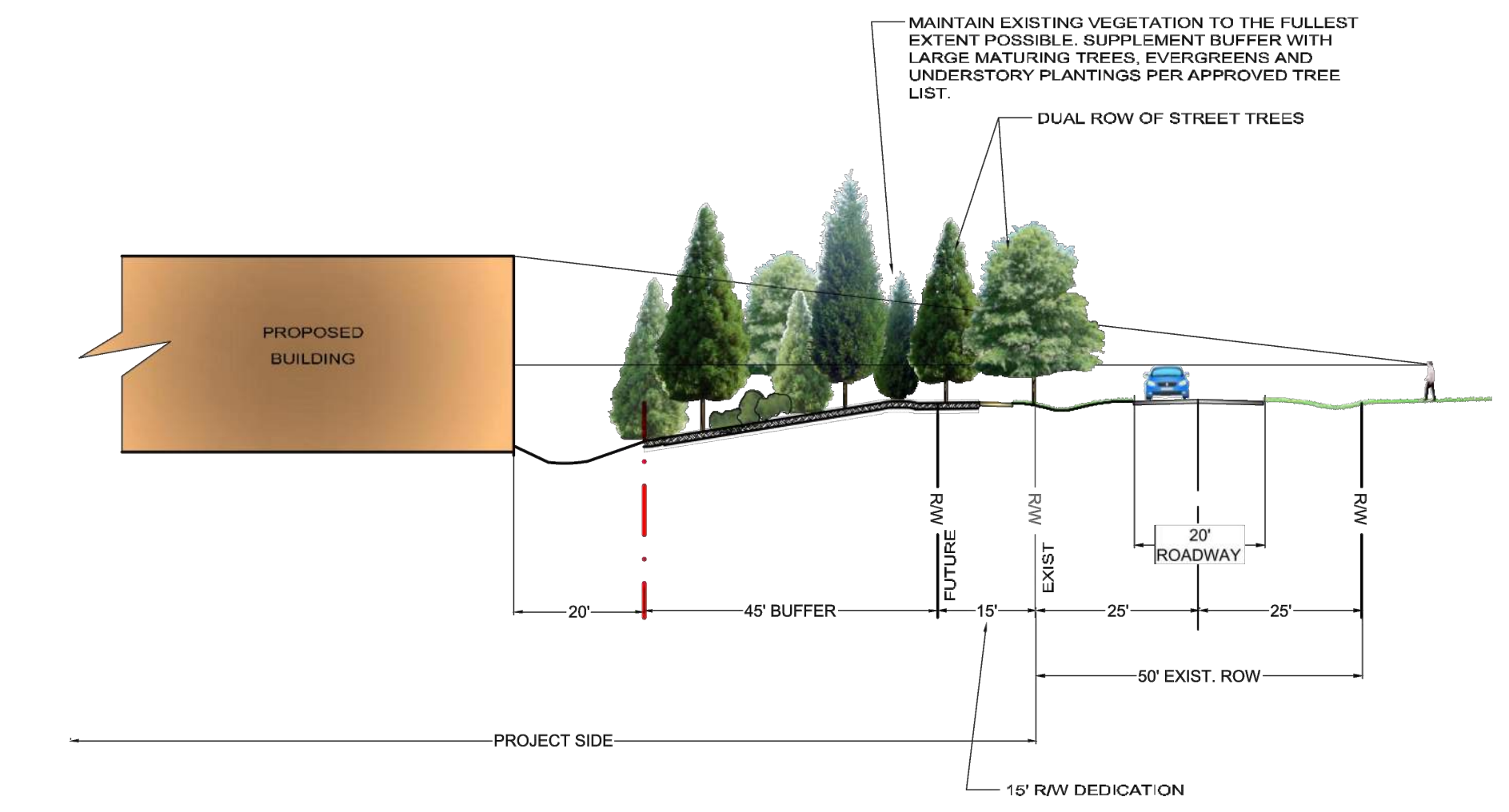
ANSWERING

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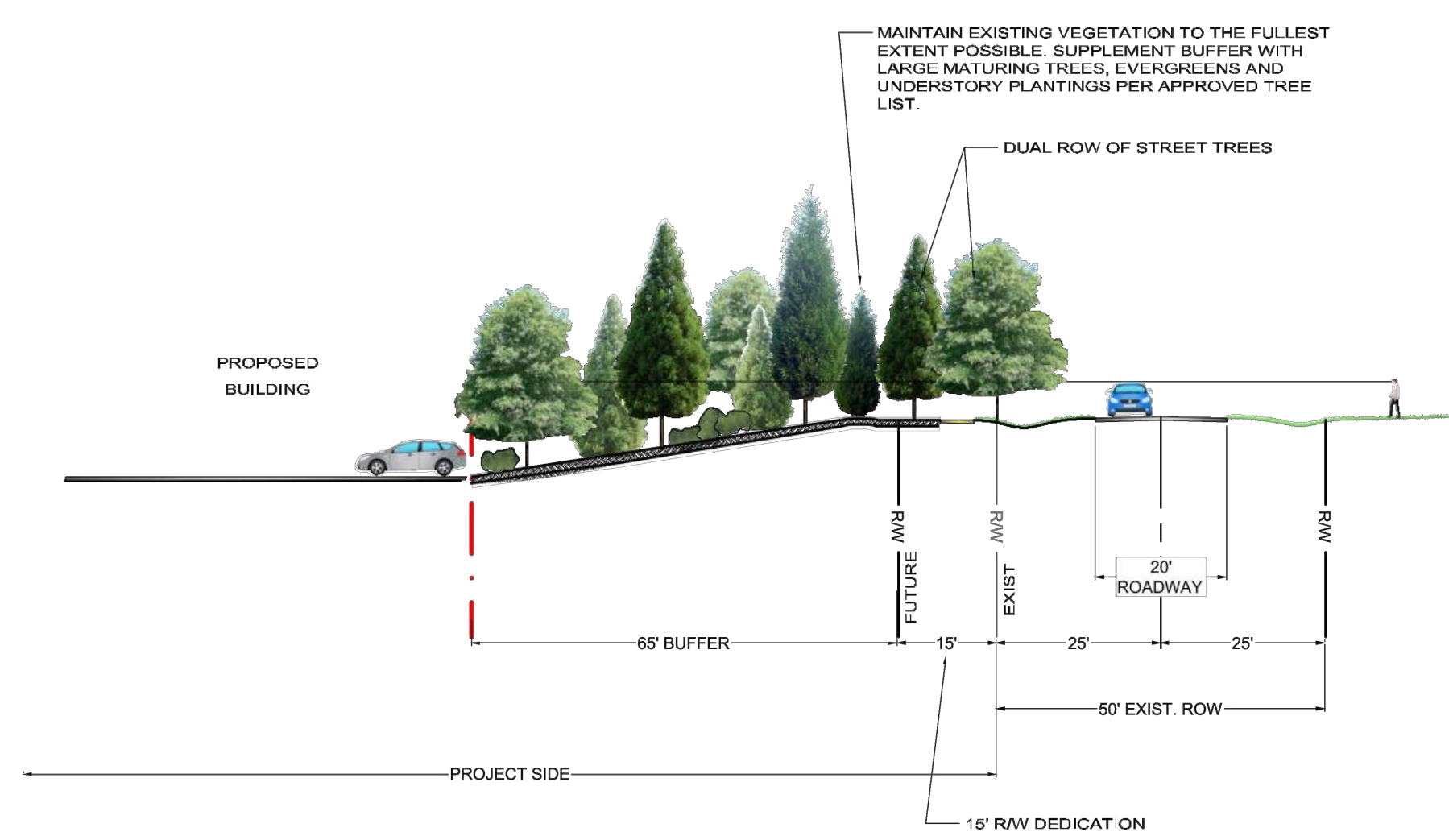
PROJECT NUMBER	017.629.009
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SUB6.0
Sheet 6 of 7

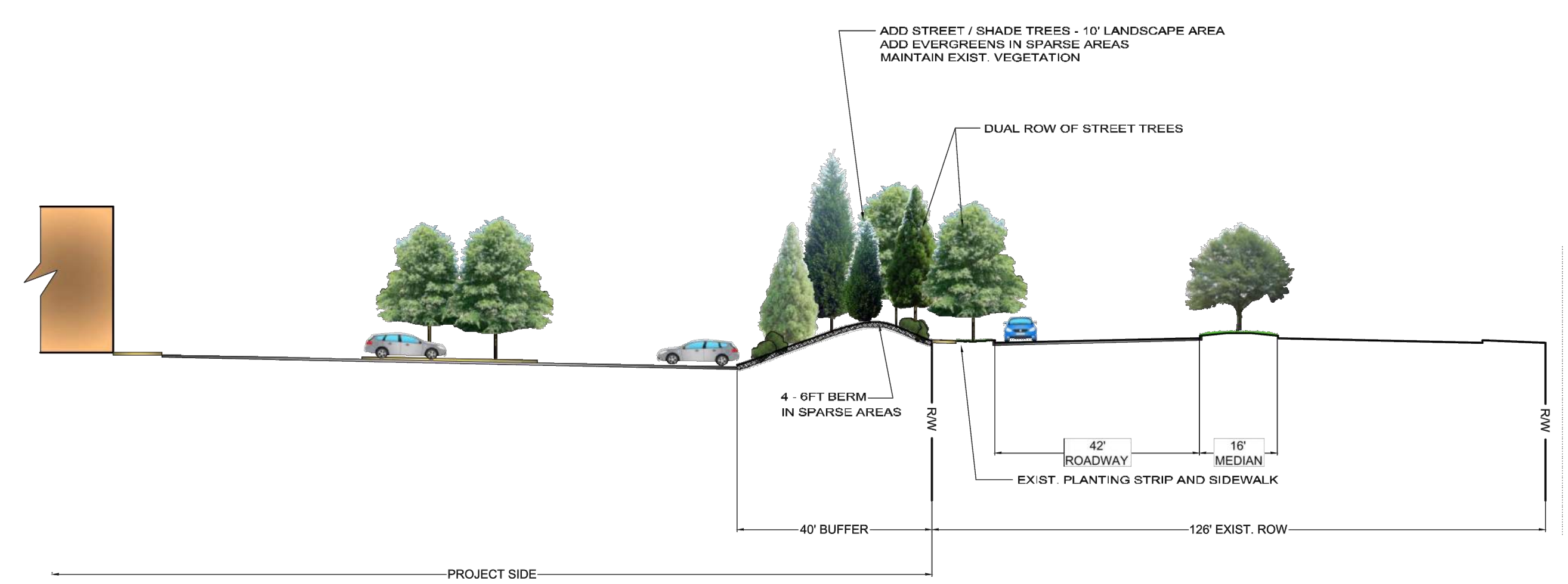




FUTURE MINOR THOROUGHFARE @ EVERETTE KEITH ROAD
ILLUSTRATIVE CROSS-SECTION - **45' BUFFER**



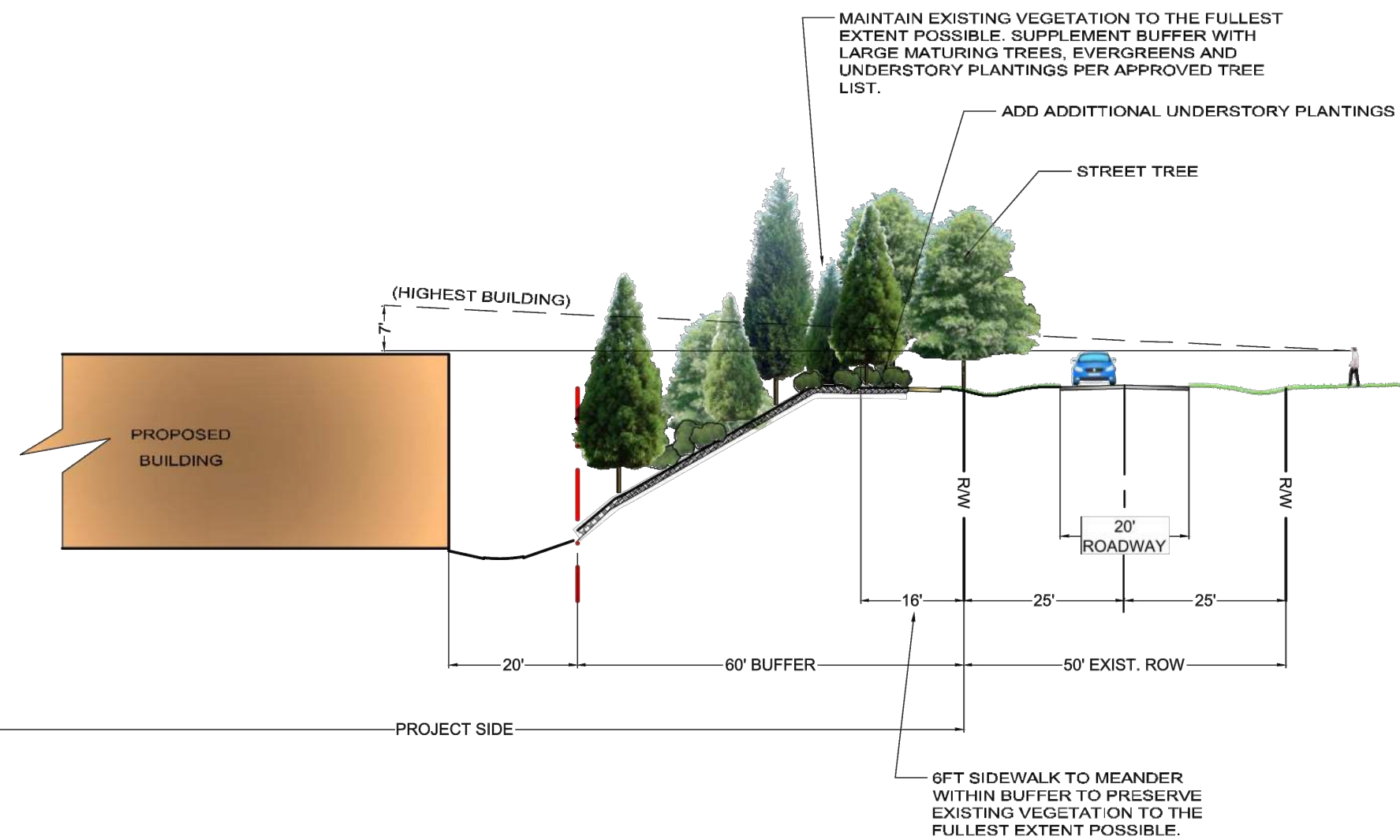
FUTURE MINOR THOROUGHFARE @ EVERETTE KEITH ROAD
ILLUSTRATIVE CROSS-SECTION - **65' BUFFER**



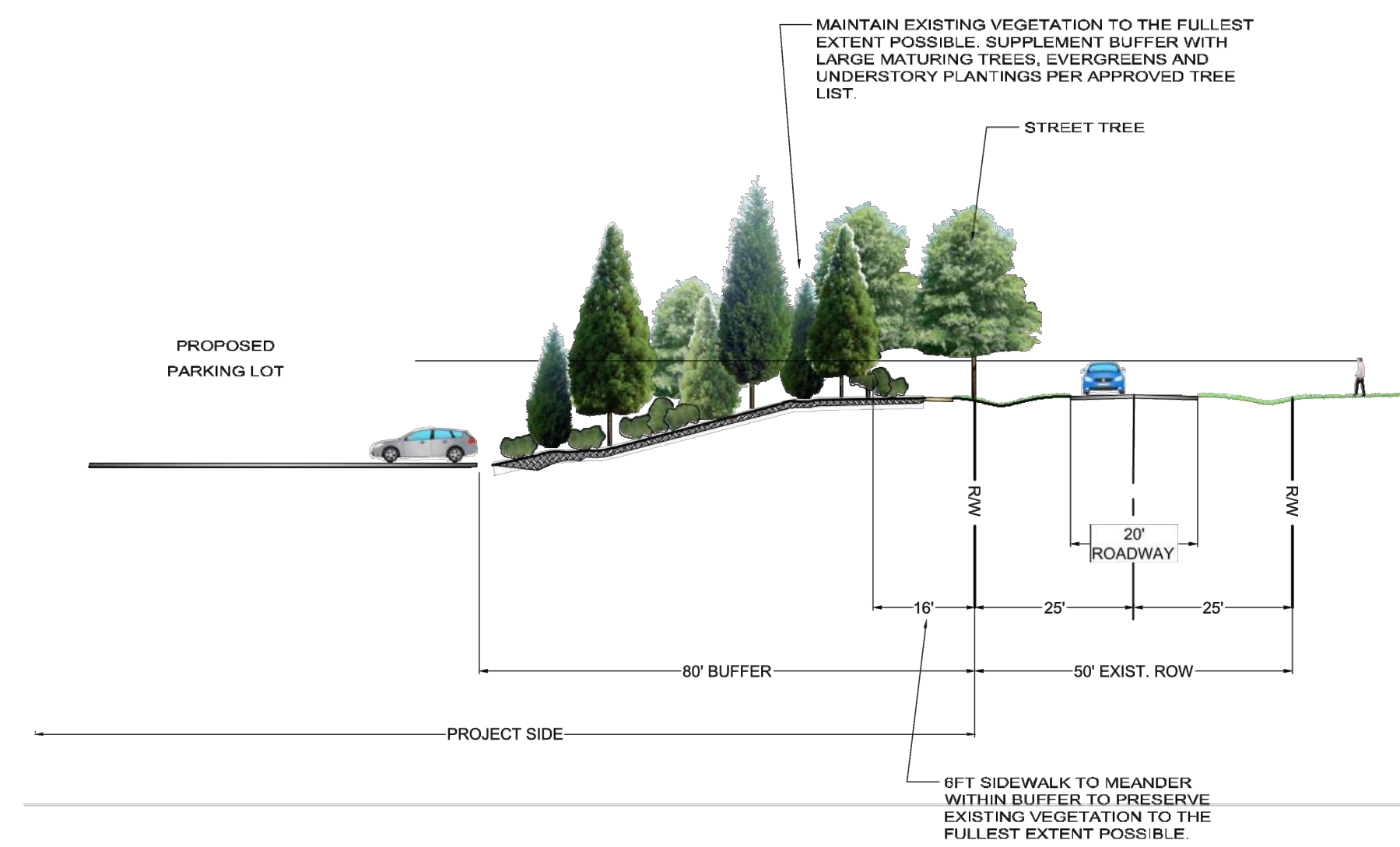
HAMBRIGHT ROAD
ILLUSTRATIVE CROSS-SECTION - **40' BUFFER**

LANDSCAPE SPECIES

NAME	HT (ft)	SPREAD (ft)
Japanese Cedar	30-40	20-30
Leyland Cypress	60-70	10-15
Pin Oak	50-70	40-60
Laurel Oak	40-60	40-60
NAME	HT	SPREAD
Dwarf Burford Holly	4-6	4-6
English Holly	10-12	8-10
Hetzl Juniper	10-12	10-12
Pfitzer Juniper	5-7	8-10



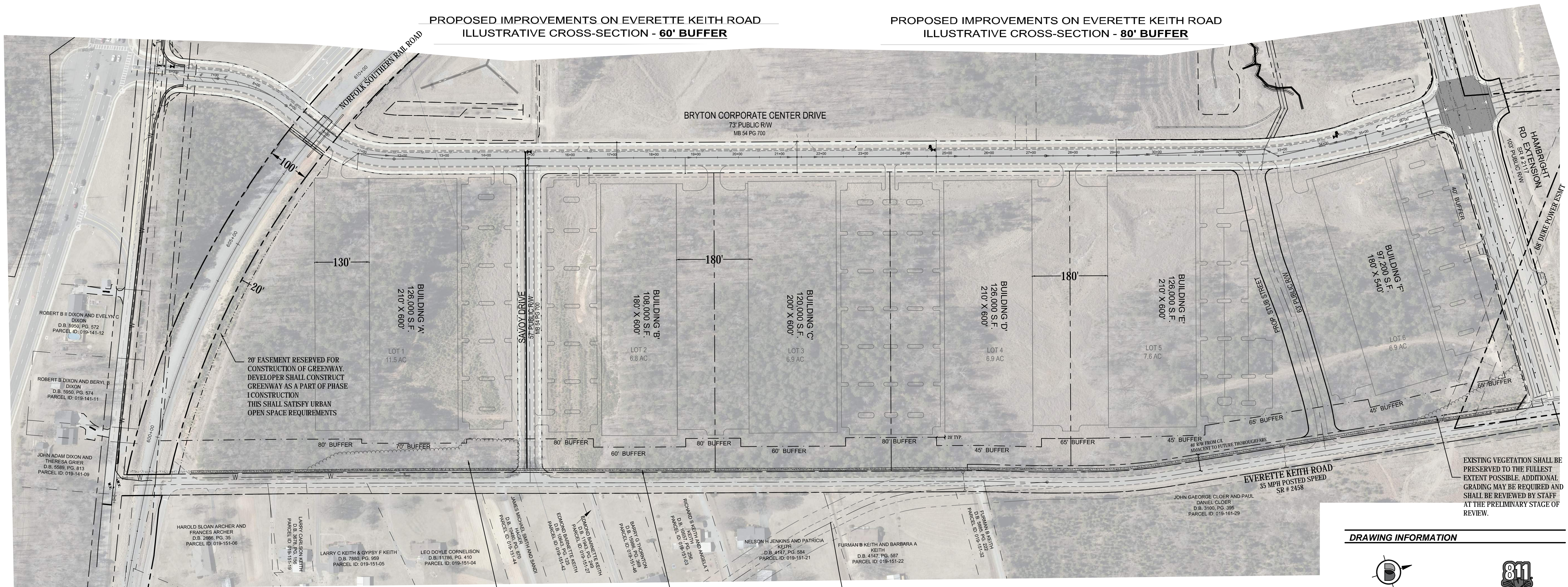
PROPOSED IMPROVEMENTS ON EVERETTE KEITH ROAD
ILLUSTRATIVE CROSS-SECTION - **60' BUFFER**



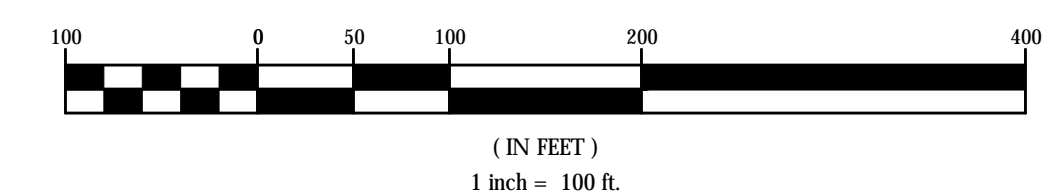
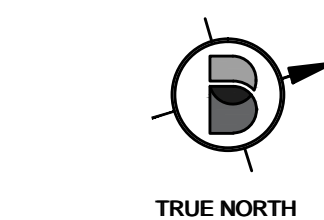
PROPOSED IMPROVEMENTS ON EVERETTE KEITH ROAD
ILLUSTRATIVE CROSS-SECTION - **80' BUFFER**

NOTES

- BUFFERS & SCREENING TO BE ACCORDING TO THE APPROVED REZONING PETITION: R 05-10 PAGE TDS1.1B.
- THE 80' BUFFER ALONG EVERETTE KEITH ROAD MAY BE GRADED TO ACCOMMODATE WALLS, BERMS & SIDEWALK. DISTURBED AREAS TO BE REPLANTED AT 4 TREES PER 1,000 SF OF BUFFER AREA (75% LARGE MATURING, 50% EVERGREEN, 25% SMALL MATURING) PER SECTION 7.5 OF THE ZONING ORDINANCE.
- EXISTING VEGETATION WITHIN BUFFERS TO BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE WITH REGARDS TO GRADING.
- ALTERNATIVE BUFFER SECTIONS SHALL MEET THE REQUIREMENTS OF THE BUFFER ORDINANCE SECTION 7.5.7 UTILIZING APPROVED SPECIES AS LISTED ON THIS SHEET AND EXISTING VEGETATION WHERE ABLE.
- ALL TREES SHOWN ON CROSS SECTIONS ARE AT APPROXIMATELY 40%-60% MATURITY.



DRAWING INFORMATION



BRYTON CORPORATE CENTER
10506 BRYTON CORPORATE CENTER DRIVE
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

BUFFER PLAN

CIB
PM
CTB
ENG
CIB
DRAWN BY
DATE

REVISIONS

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017.629.009

SUB7.0

Sheet 7 of 7

Bryton Neighborhood Meeting

October 5, 2017

Huntersville Professional Building, 6:00pm

Attendees from Foundry Commercial:

Bill Simerville

Fermin Deoca

Casey Mulhern

Kenlie Berry

Lauren Kalaw

See additional attendee sign-up sheet

Summary of Applicant's items to address:

- Explore possibility of advancing Everett Keith improvements earlier in the construction process to provide desired sidewalks on Everett Keith
- Insure visual and sound buffer along Everett Keith either through existing woods or constructed landscaped berm, make as high as possible for benefit of residents
- Within security contract have Foundry include the roving patrol to include the end of Everett Keith to try and minimize further dumping

MEETING NOTES

Review of proposed land use. David Peete asked about the orange border in site plans vs. orange shading on site plans. Bill explained that the orange border just indicated our portion of the development. On the Master Plan, Bill explained that residential is north of Hambright in the overall Bryton plan, and that American Asset Corporation (AAC) is the owner of the overall Bryton development. New road tied into Everett State Road, which is the reason we're meeting tonight. Bill pointed out where Hambright, the railroad, Bryton Corporate Center (our development), the proposed new road, Everett Keith Rd, and Savoy Rd were on the map so that all attendees could orient themselves with the maps and site plans.

Bill pointed out that 10 buildings were originally planned, but there are now only 6 with 30' high/clear ceiling, 20-30% office space (which will be non-warehouse/lighting showroom space most likely). We have already received interest from a granite supplier. The buildings will be concrete wall tilt panels,

higher end tenants, no or little visibility to buildings from the east, glass wraps around corners and sides of buildings on the west with attractive curb appeal from Bryton Corporate Center Drive.

David Peete added that we are creating more lots – 2 lots originally being made into 6, which is the reason for this meeting, this was not a rezoning and Foundry can develop this product “by right”. We are here to go through the details of this change. Bill agreed. Bill explained the Everette Keith improvements were DOT requirements – Foundry would clean up the shoulder, add a ditch, sidewalk, and street trees along Everett Keith Road, with 20-25’ clear of road, per DOT regulations. Also constructing a landscaped berm where existing dense trees can’t be preserved. We will retain as much of the existing, dense trees as possible.

Question: What will remain on the end of Everett Keith/Keith Hill? What is the plan for storm water treatment? Do you know what business will be right there? Bill answered that the buildings will be speculative – we are expecting NASCAR or homebuilder vendors/suppliers, or Lowes vendors as ideal tenants of the space. Peete commented that a large list of permitted uses are available via the Town of Huntersville, on their website or at their office.

Question: (asked before Bill could further answer previous question): Will there be noise? Bill responded that yes, during construction, but no heavy industrial use should be anticipated (as far as noise caused by everyday tenant) - we won’t lease to tenants who use heavy equipment outside. All tenants will be required to comply with the Huntersville noise ordinance.

Question: How far will railroad tracks be from first building? Bill answered that he can get back with them on that, but doesn’t have the exact specifications on hand – a couple hundred feet, best guess. As soon as our plans are uploaded on EPM they are public and can be reviewed by anyone.

Question: Will there be any trees left? Bill answered yes, that’s the plan. We’ll clear about 15 feet of trees and leave everything after that. Someone commented: please take out the trees near the stoplight (because it causes an obstructed view).

Question: You mentioned a sandbar... what is that? And the storm water... where does it go? Bill answered that storm water will be treated onsite – the first inch of water collected is a requirement. The sandbar is a sand “filter”, essentially a dry retention pond that catches water, sends it under ground, under the street, and through to the rain garden. Water is treated onsite. We will not be constructing a massive deep wetpond like across the street at Frankies and on the corner of Hambright, our water flows there after we treat it in the sand filters.

David Peete added that this is expected to be a landscaped rain garden, which can be made to look aesthetically pleasing in general.

Question: Will the storm water cross the railroad tracks? Bill answered that no, it shouldn't, and explain the drain pattern through the development. The individual who asked the question stated that the water crosses the railroad tracks now, and Bill further noted that our drain pattern should be taking water in from Everett Keith, and that he's not sure where that water comes from. Follow up discussion with Mr. Dixon and his son who detailed that after AAC, DOT on Everett Keith and DOT on 485 took all their land they're left with nothing worth anything and a bunch of water flows under the railroad onto their property.

Question: Will there be any late night deliveries? The individual who asked the question further expressed their concern for 2am deliveries, and the lights generated by overnight working? Bill answered that the location of the truck courts versus the location of the residential homes is roughly 200', the to be preserved thick stand of trees provides a natural sound buffer and we are required to construct a natural landscaped berm where the existing visual buffer was lost resulting from the Everett Keith Road improvements required by NCDOT. We would be willing to insure that where applicable, the berm would be raised to the maximum height possible. Further, zoning limits the available uses within the development as well as the Town of Huntersville noise ordinance which both owner and tenants are required to comply. We discussed there would be no heavy manufacturing of any kind (not permitted) and any business that operated with any level of noise emission would be limited to business hours.

David Peete added that the noise ordinance will apply. Police will investigate if there are any violations to Town of Huntersville laws.

Question: How will you light the parking lot at night? Bill answered that we will work with Town of Huntersville to do what is allowed and appropriate. We expect LED, not "ballpark lights." Attendee Brian Richards mentioned that they would be a zero footcandle to the buffer. These lights are designed and typically installed by Duke Power and are non-glare, non-reflective shining down and under hoods to prevent visibility from offsite.

Question: When will they stop building? Bill answered that it will take Foundry 90-100 days to get permitted, then we will proceed with clearing in March, expecting a January 2019 delivery. We will complete the first three buildings, then once they are halfway leased, we will commence Phase Two.

Question: When will we get sidewalks? We need (are excited about) sidewalks! Bill answered that Foundry may be able to help facilitate getting these added sooner rather than later, if it's a strong preference. It may depend on the flow of construction and where equipment will need to be, but we may be able to stage it where the sidewalks are added fairly early. While no construction schedule has been determined at this stage as we don't even have assurance our plan will be approved, we would be willing to explore advancing the timing of the Everett Keith road improvements earlier in the schedule.

Concern voiced to David Peete by attendee: People started dumping refrigerators off of Everett Keith. David said that AAC has been notified and are monitoring that more closely. Fermin added that hopefully once we start construction it will deter the folks dumping. Bill added that our development may be able to provide more security once established as we will have roving 24 hour security and we would include driving Everett Keith in their route of roving patrols.

Bill commented that the development should increase the value of neighboring properties, and that Foundry is open to hearing any further questions or concerns, because we are committed to being good neighbors. We are going before the planning board and then the town board. The Carolina Thread Trail will be going alongside the development and there will be noise buffer at the corner.

Question: Where will the trucks come in? What road will they use? Fermin answered that likely the trucks will use 115, Hambright, or the road behind Walmart. The individual who asked the question (Hal – Chairman of the Planning Board) voiced concern about traffic circulation and any smells from garbage trucks or dumpsters. Bill said that vehicular circulation maps can be provided. Bill also mentioned that the truck court is required to be screened. Fermin added that the truck court will be landscaped and more visibly appealing than chain link fence-style.

Lastly, Bill said that we believe there is demand for a product like this, and this will be an excellent addition to Huntersville, and will bring jobs.

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Michael Jaycocks
Subject: Holbrook Park Playground

The Huntersville Parks and Recreation Commission and Parks and Recreation Staff have recommended naming the Holbrook Playground - The Scott Treon Playground. Scott who served as the department's Assistant Director for almost nine years before passing away from a brain tumor. Scott was not only a town employee, but was very active in the community through his work volunteering at his church and as a volunteer coach in numerous organizations in Huntersville. Scott had a passion for bringing the community together for many community projects. Scott's strength and faith during his fight with cancer has left a lasting impression on the Huntersville community.

The Parks and Recreation Commission and the Parks and Recreation staff thought it would be appropriate to name the playground after Scott due to his leadership role in making this playground possible through acquiring a grant. This playground was the first community build playground in the town's park system and it was due to Scott's knowledge of installing playgrounds as well as Scott's ability to encourage members of the community to support the community building process for the playground. Scott's church was the main participant in the community build activities that took place.

ACTION RECOMMENDED:

Consider approving the naming of the Holbrook Park Playground- The Scott Treon Playground.

FINANCIAL IMPLICATIONS:

\$250

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Max L. Buchanan
Subject: Ranson Road - Sidewalk/Crosswalk Discussion

Numerous requests have been received by the Engineering and Public Works Department, as well as by Town Board officials, requesting pedestrian accommodations (crosswalk) from the Cobblestone Manor entrance to the existing sidewalk on the east side of Ranson Road. Discussion and consideration for possible projects and subsequent funding is warranted.

ACTION RECOMMENDED:

Discuss and consider possible solutions for pedestrian accommodation and determine the appropriate course of action.

FINANCIAL IMPLICATIONS:

Powell Bill Reserve

ATTACHMENTS:

Description	Type
▣ Ranson.Cobblestone.Discussion.Bullets	Cover Memo
▣ Ranson.Cobblestone.Exhibit.1	Cover Memo
▣ Ranson.Cobblestone.Exhibit.2	Cover Memo

Ranson Road Crosswalk Discussion:

Pedestrian Accommodations Cobblestone Manor and Torrence Creek Elementary

PART 1: DESCRIPTION

Numerous requests have been received by the Engineering and Public Works Department, as well as by Town Board officials, requesting pedestrian accommodations (crosswalk) from the Cobblestone Manor entrance to the existing sidewalk on the east side of Ranson Road. Discussion and consideration for possible projects and subsequent funding is warranted.

PART 2: LOCATION



PART 3: BACKGROUND

For discussion:

- Ranson Road is a town-maintained street. Posted Speed 30 MPH (School 25 MPH)
- Ranson Road, along Torrence Creek Elementary parcel, has curb & gutter and sidewalk accommodations along the entire frontage. This existing curb and gutter represents the southern limit of the “ultimate” 3-lane section for Ranson Road.
- All widening to achieve final 3-lane section would need to occur on the west side of Ranson Road.

- Acquisition of right of way would be required if roadway is to be widening and/or new sidewalk constructed.
- Buses currently utilize the northern most parking area for operational circulation.
- Conflicting traffic movements currently exist between left-turning buses into the school parking and the left-turning movement into Cobblestone Manor.
- Would Torrence Creek Elementary be supportive of pedestrian accommodations?
- Police presence during peak times.
- Actual pedestrian volume demand vs. Pedestrian volume warrants.
- Vehicle delay vs. pedestrian delay
- Alternative Solutions – **Do Nothing** vs **HAWK Signal** vs **RRFB**
- Design Considerations – Posted Speed, Sight Distance, Street Tree Removal, etc.
- Benefit/Cost
- Crosswalk alone (without signal or beacon) is **NOT** the solution. (Safety studies at un-signalized and/or mid-block crosswalks reflect higher risk than no crosswalk)
- Available funding
- Process / Next Step

PART 4: PLANNING STAFF RECOMMENDATION

If engineering design elements can all be satisfied, minimum pedestrian volumes met (benefit/cost) and required sight distances achieved (safety), staff recommends consideration be given to the installation of the RRFB solution on the north side of the Cobblestone Manor entrance.

PART 7: ATTACHEMENTS

Attachment A: PowerPoint Exhibit

Ranson Road

Cobblestone - Torrence Creek
Elementary



Ranson Road

Cobblestone - Torrence Creek
Elementary

0 20 40 80 Feet
| | | | |





HAWK Signal Option (High Intensity Activated Crosswalk)

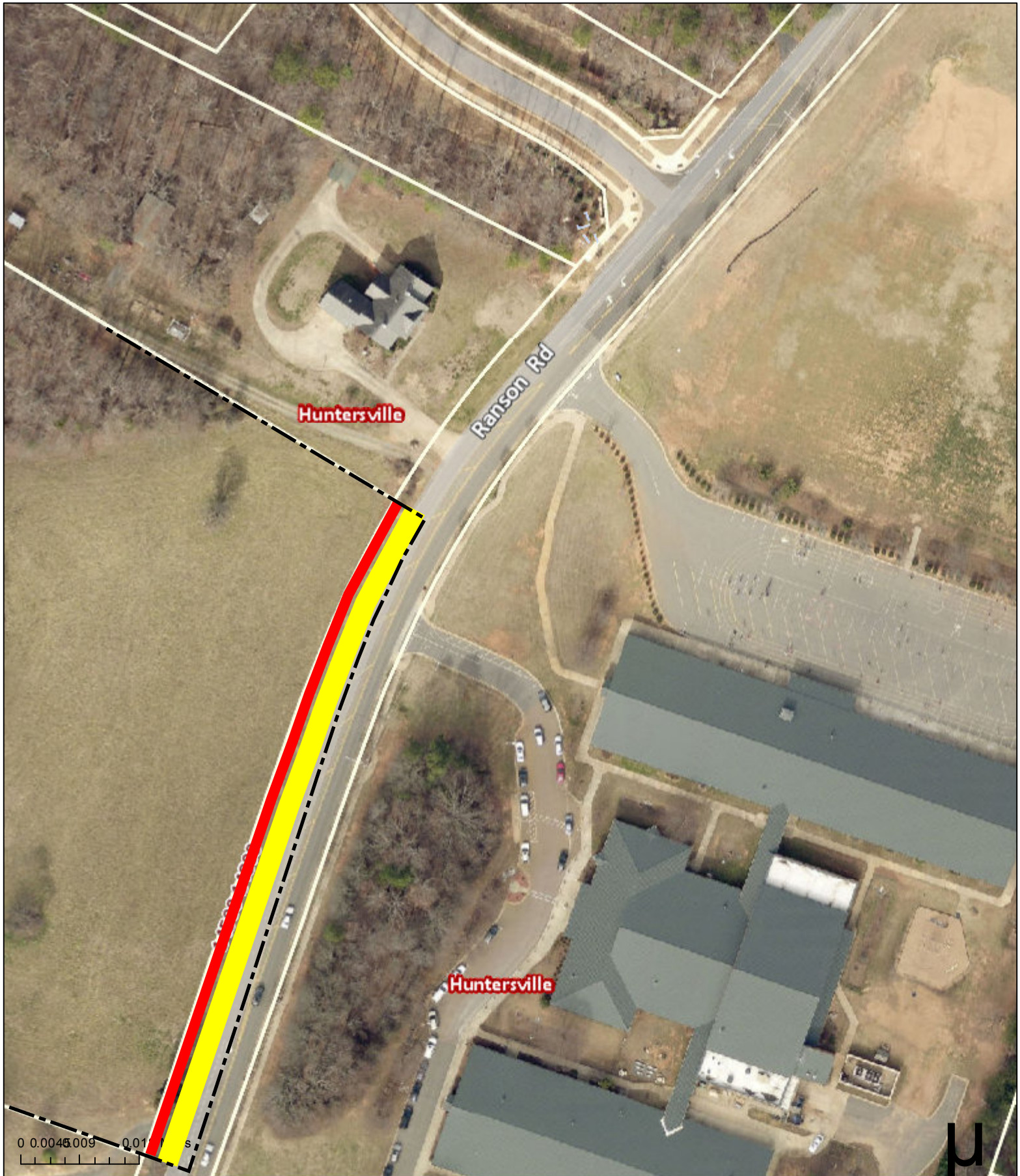
- 525' C&G
- 525' Sidewalk
- Drainage
- Asphalt
- Grading
- Incidentals
- Right of Way
- HAWK Signal

\$175,000 - \$180,000

0 20 40 80 Feet
| | | | |

Polaris 3G Map – Mecklenburg County, North Carolina Ranson

Date Printed: 10/30/2017 10:47:11 AM



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.

Rapid Repeating Flashing Beacon (RRFB)

Concrete Island & Wheel Chair Ramps
Crossing Walk Striping/Restriping
Installation of RRFB
Standard Signage

\$30,000 - \$35,000



0 12.525 50 Feet
| | | | |

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Janet Pierson, Town Clerk
Subject: Approval of Minutes

Consider approving the minutes of the October 16, 2017 Regular Town Board Meeting.

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

Description	Type
□ Draft Minutes	Backup Material

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**October 16, 2017
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:15 p.m. on October 16, 2017.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

Northwest Huntersville Transportation Study. Bill Coxe, Transportation Planner, presented update on the Northwest Huntersville Transportation Study. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

Closed Session. Commissioner Kidwell made a motion to go into three closed sessions for instructions for negotiations for acquisition of real estate or interest in real estate as follows: (1) some or all of Tax Parcels 01120130 and 01120126 (2) easements or rights-of-way for portions of Tax Parcels 01721106 and 01705101 (3) parcels or interest in parcels necessary for the Main Street project.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

Upon return from Closed Session, there being no further business, the pre-meeting was adjourned.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:30 p.m. on October 16, 2017.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Representatives from the Mecklenburg County Young Marines led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- The next meeting of the Metropolitan Transit Commission is next Wednesday.
- Commissioner Gibbons attended the North Meck Alliance Meeting. They received an update from Bill Coxe on the Northwest Transportation Study.

Commissioner Bales

- The Lake Norman EDC is going to be hosting a CEO roundtable discussion on workforce development on November 1.

Commissioner Boone

- Recognized new hires in the Police Department.
- Huntersville Fire Department is still selling breast awareness t-shirts.
- The Huntersville Fire Department has been awarded a grant in the amount of \$19,460 from Firehouse Subs.

Commissioner Gibbons

- The next meeting of the NC 73 Council of Planning has not been scheduled.
- Participated in the first Queen City Honor Flight.

Commissioner Guignard

- Requested update on Veterans Park. Mecklenburg County Commissioner Jim Puckett donated time to paint the caboose.
- Commissioner Bales attended the Centralina Council of Governments meeting and provided updated of that meeting.

Commissioner Kidwell

- The next meeting of the Charlotte Regional Transportation Planning Organization is October 18.

Commissioner Phillips

- Updated the Board on Lake Norman Chamber and Visit Lake Norman events.
- Expressed appreciation to the Lake Norman Chamber for supporting the opposition of the CMS school bonds.

Michael Jaycocks, Parks & Recreation Director, updated the Board on Veterans Park. Charlotte Water put a new water line in, however it cannot be pressurized and tested until Charlotte Water repairs a leak at a gate valve up the line on Huntersville-Concord Road.

Commissioner Kidwell commended Parks & Recreation for their Start Smart Soccer program.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Mayor Aneralla proclaimed October 23-31, 2017 as Red Ribbon Week in the Town of Huntersville.

Town of Huntersville
Proclamation

WHEREAS, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them; and

WHEREAS, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Mecklenburg County Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

WHEREAS, governments and community leaders know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

WHEREAS, the red ribbon has been chosen as a symbol commemorating the work of Enriqu   “Kiki” Camarena, a Drug Enforcement Administration Special Agent who was murdered in the line of duty, and represents the belief that one person can make a difference; and

WHEREAS, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

WHEREAS, October 23-31 has been designated National Red Ribbon Week, which encourages Americans to wear a red ribbon to show their support for a drug-free environment.

NOW, THEREFORE, I, John Aneralla, Mayor of the Town of Huntersville, do hereby proclaim October 23-31, 2017 as **“RED RIBBON WEEK”** in the Town of Huntersville.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Huntersville to be affixed this the 16th day of October, 2017.

Mayor Aneralla proclaimed October 24, 2017 as World Polio Day in the Town of Huntersville.

Town of Huntersville
Proclamation

WHEREAS, in 1985 Rotary International launched PolioPlus and spearheaded the Global Polio Eradication Initiative with the World Health Organization, U.S. Centers for Disease Control and Prevention, and UNICEF that has immunized over 2.5 billion children to date; and

WHEREAS, polio cases have dropped by 99.9 percent since 1979 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed nearly US \$1.7 billion and is working to raise an additional \$150 million to be matched with a \$300 million grant from the Bill & Melinda Gates Foundation; and

WHEREAS, the Rotary Club of Lake Norman-Huntersville is one of over 58 clubs throughout our Rotary District 7680 with over 3,000 members sponsoring service projects to address such critical issues as poverty, health, hunger, illiteracy, and the environment in their local communities, and abroad.

NOW, THEREFORE, I, John Aneralla, Mayor of the Town of Huntersville, do hereby proclaim October 24, 2017 as **“WORLD POLIO DAY”** in Huntersville, North Carolina, and encourage all citizens to join me and Rotary International in the fight for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 16th day of October, 2017.

Doug Youngblood updated the Board on the Partners for Parks program.

Jeanie Welch, 7838 Ashby Glen, invited everyone to attend Fall Festival at Huntersville United Methodist Church on Saturday.

BeeJay Caldwell, 14521 New Haven Drive, addressed the Board concerning institutional racism. *Refer to written comments attached hereto as Exhibit No. 2.*

Todd Steiss, 8932 Deerland Court, announced that the October 17 Greenway Committee had been canceled due to staff not being available to facilitate.

Zach Brown, Interim Executive Director of HFFA, updated the Board on results of membership survey. Also noted they have been collecting past due balances.

AGENDA CHANGES

Commissioner Guignard made a motion to adopt the agenda.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Daumar Economic Development Incentives. Mayor Aneralla called to order public hearing on proposed economic development incentives to Daumar Corporation relating to their establishment of new manufacturing facilities in Huntersville.

Commissioner Phillips made a motion to continue the public hearing to the November 6, 2017 Regular Town Board Meeting to allow for additional advertising.

Commissioner Guignard seconded motion.

Motion carried unanimously.

OTHER BUSINESS

Daumar Economic Development Incentives. Commissioner Kidwell made a motion to defer decision on resolution authorizing the execution of a Business Investment Program Agreement with Daumar Corporation to November 6, 2017.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Petition #TA17-07. Petition #TA17-07 is a request by the Town of Huntersville to amend Section 8.17.15 of the Zoning Ordinance offering additional options to meet Huntersville's Water Quality Ordinance.

Jack Simoneau, Planning Director, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 3.*

Commissioner Boone made a motion in considering the proposed amendment TA17-07, Water Quality, the Town Board grants approval based on the amendment being consistent and reasonable and in the public interest to amend the Zoning Ordinance because it allows additional options to meet Huntersville's Water Quality Ordinance for development of smaller lots and redevelopment projects in the TC zone without significantly diminishing the effectiveness of the ordinance in protecting water quality. An exception to the location of the mitigation project can be made if the Storm Water Administrator determines there are no viable mitigation projects in that watershed provided mitigation is done in the Town of Huntersville zoning jurisdiction.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

Communication and Record Management Services. Gerry Vincent, Town Manager, explained in February 2017 the Town received information from the City of Charlotte CMPD indicating an increase in dispatch from the current contract of \$289,212 to \$688,613. The proposed increase led staff to consider options available with neighboring jurisdictions. The neighboring jurisdictions were narrowed down to two, Iredell County and the Town of Cornelius. Both jurisdictions were willing to accommodate the Town of Huntersville's request, but there were significant costs to provide the infrastructure ranging from \$500,000 to \$700,000 plus.

Discussions remained between the City of Charlotte and the Town of Huntersville, mainly with Marcus Jones, City Manager and his staff. This agreement provides the final negotiated offer establishing a 5-year term with fiscal year 2018-19 at \$300,000 and increases of 3 percent each year thereafter. The proposed offer establishes known budget amounts for the next 5 years and significant savings from the one-time costs of infrastructure ranging from \$500,000 to \$700,000 with our neighboring jurisdictions.

Commissioner Phillips made a motion to authorize the Town Manager to execute Second Amendment to Agreement to Provide Communication and Record Management Services.

Commissioner Kidwell seconded motion.

Commissioner Guignard said I am vehemently opposed to staying with Charlotte. We will eventually be sued over the fact that they do not respond to us in a timely fashion. I was aware of that just recently at 6 a.m., 40' from where I am sitting. Charlotte 911 does not provide the service to Huntersville that the Huntersville citizens deserve. I was opposed to it before. I'm opposed to it now and one of these days it's going to come back and bite us. I personally have been a victim twice of irresponsible 911 service. I've personally been involved in three others, one that took 44 minutes to respond to a 2 year old and a 4 year old that were without any adults around them findable or seeable. That was not all dispatch but I blame a lot of that on the dispatch. I don't think that they picked me out. I think it's a pandemic situation and fluoride doesn't cause it. We will regret staying with Charlotte before these 5 years are up. All you have to do is look and see what they did to us with the Charlotte-Mecklenburg Schools bonds. It's all the same mentality. They get our money and they don't care. We are going down the wrong path. Money is not always the bottom line.

Mayor Aneralla called for the vote to authorize the Town Manager to execute Second Amendment to Agreement to Provide Communication and Record Management Services.

Motion carried 5 to 1, with Commissioner Guignard opposed.

Amendment attached hereto as Exhibit No. 4.

Board of Adjustment Appointment. As historically practiced, when filling a vacancy of a Regular member, it is suggested to rotate the Alternate members up and into Regular membership. In this case example, Alternate 1 would be appointed to fill the Town Seat 6 position left vacant, and the current Alternates 2 and 3 would move up into the Alternate 1 and 2 seats, respectively; thus leaving Alternate 3 (Town or ETJ) open for the new appointment with a term expiration of June 2019. Alternate 1 has

indicated his desire, and would like to be considered for appointment to fill the vacant seat of Town Seat 6, as a Regular member.

Commissioner Bales made a motion to move Edward Cecil up to the Town Seat 6 vacant seat and I would like to add Mr. Marshburn, it was the application we received unfortunately it was slightly late due to an error at the post office.

Commissioner Kidwell said could I amend that to moving the second alternate and third alternate over as well.

Commissioner Bales said yes.

Commissioner Boone said the term historically really bothers me on here because specifically I was on the Board of Adjustment as Seat 4 and there was a vacancy open on the board and that particular night the board voted and the next morning I found not only was I not Seat 4 but I was an alternate, so the historic thing of everything flowing up does not always happen.

Commissioner Kidwell seconded motion.

Commissioner Guignard made a substitute motion to appoint Steve Genenbacher to Seat 6 as the representative on the Board of Adjustment

Commissioner Phillips seconded motion.

Mayor Aneralla called for the vote on the substitute motion.

Motion carried 4 to 2, with Commissioners Bales and Kidwell opposed.

CONSENT AGENDA

Approval of Minutes. Commissioner Guignard made a motion to approve the minutes of the October 2, 2017 Regular Town Board Meeting. Commissioner Gibbons seconded motion. Motion carried unanimously.

Budget Amendment – Parks & Recreation. Commissioner Guignard made a motion to approve budget amendment appropriating Signage revenue in the amount of \$3,000 to the Parks & Recreation Department's non-capital expense to purchase AED's for Huntersville Athletic Park and the new Recreation Center. Commissioner Gibbons seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Commissioner Kidwell invited everyone running for office to a fundraiser at the Kilted Buffalo for the Lotta Foundation on October 24.

Jack Simoneau, Planning Director, announced there will be a charrette at Town Hall October 17-19 for a 400 acre parcel near Metrolina Greenhouses that has a potential to be a residential age restricted development.

Mayor Aneralla announced the Mayor's Luncheon is tomorrow.

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2017.

DRAFT

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Chief Spruill
Subject: Budget Amendment

Recognize insurance revenue (103820.9999) in the amount of \$33,706.15 and appropriate to the Police Department's auto insurance account (105100.0452).

This \$33,706.15 in claims represents 6 vehicle claims, none of which the Town driver was at fault and one property claim related to a water heater failure.

ACTION RECOMMENDED:

Approve Budget Amendment.

FINANCIAL IMPLICATIONS:

Additional revenue and expense of \$33,706.15.

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Michael Jaycocks
Subject: Budget Amendment

Recognize insurance revenue (103810.9999) in the amount of \$4,468.50 and appropriate to the Parks and Recreation auto insurance account (106200.0452). This reimbursement involves one vehicle claim.

ACTION RECOMMENDED:

Approve Budget Amendment.

FINANCIAL IMPLICATIONS:

Additional revenue in the amount of \$4,468.50 and offsetting expense repair to vehicle.

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman/Michael Jaycocks
Subject: Budget Amendment

Appropriate Sponsorship revenue (103505.9999) in the amount of \$22,000 to Non-capitalized equipment (106200.0280) for bleachers and signage for the Huntersville Recreation Center from Novant Health sponsorship agreement.

ACTION RECOMMENDED:

Approve Budget Amendment.

FINANCIAL IMPLICATIONS:

Additional revenue in the amount of \$22,000 and related expense.

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Jackie Huffman / Gerry Vincent
Subject: Appoint Finance Officer and Deputy Finance Officer

General Statutes 159-27 and 159-28 require that the Town Board officially acknowledge with appoint the Finance Officer authority to approve Town purchase orders, contracts, and checks/drafts for Town payments. The statute also requires that in the absence of the Finance Director (unplanned sick day or vacation day, for example), a Deputy Finance Director be authorized to act on behalf of the Finance Director. Approval of the attached resolution is the official designation of those authorities.

ACTION RECOMMENDED:

Approve resolution

FINANCIAL IMPLICATIONS:

No financial impact of resolution approval

ATTACHMENTS:

	Description	Type
▯	Resolution	Resolution

**RESOLUTION APPOINTING FINANCE DIRECTOR AND DEPUTY FINANCE DIRECTOR
AND RATIFYING THEIR PRIOR ACTIONS**

WHEREAS, certain public officials are required by GS 159-27 and 159-28 to be appointed by the Town Board; and

WHEREAS, external officials such as financial institutions frequently require documentation in Town Board minutes of signature authority granted by the Board to act on behalf of the Town; and

WHEREAS, effective internal controls necessitate cross training and duties statutorily be performed by finance officials specifically designated by the Town Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Huntersville that the following public officials are hereby appointed: Jackie Huffman appointed Finance Director to the date of her Huntersville employment April 1, 2016; Pattie Ellis appointed as a properly designated Deputy Finance Director effective October 23, 2017.

BE IT FURTHER RESOLVED that all prior actions lawfully taken within the course and scope of employment by the above appointed public officials are hereby ratified and affirmed by the Town Board as if said officials had been appointed at the time of such actions.

Adopted this 6th day of November, 2017.

John Aneralla, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Tim Kopacz
Subject: Electric Fund Write-offs

Approve the write-off of electric fund uncollected final accounts in the amount of \$31,019.75.

ACTION RECOMMENDED:

Approve the write-off of electric fund uncollected final accounts in the amount of \$31,019.75.

FINANCIAL IMPLICATIONS:

Loss of revenue uncollected from final accounts.

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Tim Kopacz
Subject: Commerce Station Substation Transmission Line Construction

Five proposals were received for the construction of the transmission line tap from the Duke line to the substation. After review by Southeastern Consulting Engineers, recommendation to award the contract has been made to Davis H. Elliot Co. as a successful bidder.

ACTION RECOMMENDED:

Recommend accepting the recommendation to award bid for construction of the transmission connection at Commerce Station Substation to Davis H Elliot in the amount of \$284,955.00.

FINANCIAL IMPLICATIONS:

Budgeted FY18.

ATTACHMENTS:

Description	Type
▣ Award Recommendation Letter	Cover Memo



Southeastern Consulting Engineers, Inc.

October 16, 2017

Mr. Tim Kopacz
Electric System Manager
Electricities of North Carolina
P. O. Box 2819
Huntersville, North Carolina 28070-2819

Ref.: Commerce Station 115 kV Transmission Line

Dear Tim:

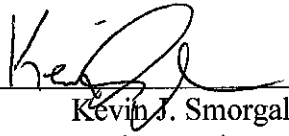
Five proposals were received from contractors solicited for the construction of the project referenced above. A tabulation of the bids received and checked for mathematical errors is enclosed.

The lowest proposal was submitted by Davis H. Elliot Co., Inc. of Lexington, Kentucky, in the amount of \$284,955.00. Davis H. Elliot has the proper licensing to perform this work and appears to have an understanding of the project.

We would recommend that you accept the proposal submitted by Davis H. Elliot Co., Inc. in the amount of \$284,955.00 and authorize us to prepare the necessary contract documents.

Very truly yours,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

By 
Kevin J. Smorgala
Design Engineer

KJS/lc

Enclosure

BID TABULATION

Construction of 115 KV Transmission Line

Commerce Substation

ElectriCities of North Carolina
c/o Town of Huntersville
Huntersville, North Carolina

Date: October 10, 2017
Time: 2:00 PM, EDST

C.W. Wright

Davis H. Elliot

Lee Electrical

Southeast

Williams Electric

Installation Units - Transmission

Steel Pole Concrete

Foundation Units

Steel Pole Units

Insulator and Conductor

Hardware Units

Conductor Units

Miscellaneous Units

Total, All Units

Optional Price Adder

Rock Excavation per

Cubic Yard

(In excess of Rock indicated
in Boring Reports)

Bid Bond

\$128,860.80

105,906.90

26,232.00

29,786.90

2,317.30

\$293,103.90

\$185,900.00

32,005.00

35,850.00

26,070.00

5,130.00

\$284,955.00

\$217,500.00

81,000.00

31,500.00

26,950.00

5,900.00

\$362,850.00

\$179,227.21

23,595.12

63,026.76

58,503.12

16,615.42

\$340,967.63

\$270,480.00

46,000.00

46,500.00

47,410.00

3,740.00

\$414,130.00

\$270,480.00

46,000.00

46,500.00

47,410.00

3,740.00

\$414,130.00

\$2,000.00/cu. yd.

\$3,000.00/cu. yd.

\$3,575.02/cu. yd.

\$3,000.00/cu. yd.

Yes, 5%

Yes, 5%

Yes, 5%

Yes, 5%

Yes, 5%

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: Brian Richards
Subject: R17-10 Town of Huntersville - Town Center

R17-10 a request by the Town of Huntersville to rezone 2.25 acres from Town Center Conditional District to Town Center on Gilead Rd. (PIN: 01711619, 01711618, 01711643, 01711617, 01711616, 01711615 (a portion of)).

ACTION RECOMMENDED:

Call Public Hearing for Monday, December 4, 2017

FINANCIAL IMPLICATIONS:

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: David Peete, AICP, Principal Planner
Subject: Call for Public Hearing - Oaks at Skybrook North CD Rezoning Revision

Request to call a public hearing for Monday, December 4, 2017 at 6:30 PM, Huntersville Town Hall on Petition # R17-11, a request by Skybrook, LLC to revise the existing Oaks at Skybrook North Conditional District rezoning plan to remove a note regarding garage placement. The Oaks at Skybrook North is located along Huntersville-Concord Road and west of Poplar Tent Church Road.

ACTION RECOMMENDED:

Call Public Hearing for December 4, 2017

FINANCIAL IMPLICATIONS:

TBD

Town of Huntersville
REQUEST FOR BOARD ACTION
11/6/2017

REVIEWED:

To: The Honorable Mayor and Board of Commissioners
From: David Peete, AICP, Principal Planner
Subject: Call for Public Hearing - Villages at Skybrook North CD Rezoning Revision

Request to call a public hearing for Monday, December 4, 2017 at 6:30 PM, Huntersville Town Hall on Petition # R17-12, a request by Laureldale, LLC to revise the existing Villages at Skybrook North Conditional District rezoning plan to remove notes regarding garage placement and driveway access. The Villages at Skybrook North is located east of Poplar Tent Church Road (south of Hwy 73).

ACTION RECOMMENDED:

Call Public Hearing for December 4, 2017

FINANCIAL IMPLICATIONS:

TBD