



**Planning Board  
Regular Meeting Agenda  
April 25, 2017 - 6:30 PM**

**Town Hall**

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- A. Call to Order/Roll Call**
- B. Approval of Minutes**
  - 1. Consider approval of the March 28, 2017 Special Meeting Minutes
  - 2. Consider approval of the March 28, 2017 Regular Meeting Minutes
- C. Public Comments**
- D. Action Agenda**
  - 1. **Rezoning:** #R16-12 Anchor Mill Conditional Rezoning, a request by Nate Bowman to rezone parcel 01902201 (+/- 30 acres), from Neighborhood Residential (NR) to Town Center Conditional District (TC-CD).
- E. Other Business**
- F. Adjourn**

**Town of Huntersville  
PLANNING BOARD  
4/25/2017**

**To:** Planning Board Members  
**From:** Michelle V. Haines  
**Subject:** Consider Approval of Minutes

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Consider approval of the March 28, 2017 Special Meeting Minutes

**ACTION RECOMMENDED:**

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

| Description   | Type    |
|---|---------|
|  Draft Minutes - Special | Exhibit |



**Planning Board  
Special Meeting Minutes  
March 28, 2017 - 5:30 PM**

**Town Hall**

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- A. Call to Order/Roll Call**
  - B. Action Agenda**
  - C. Other Business**

- 1. Workshop Session

**Absent: Sailors, Smith**

**Stephen Trott, Town Transportation Engineer (also referred to herein as “staff”), opened the workshop session with a summary of the revisions to the Traffic Impact Analysis (“TIA”) ordinance. A copy of the summary is attached hereto as Exhibit A, and incorporated herein by reference. Each proposed change to Article 14, as outlined in the summary, was reviewed by staff. The Chairman requested a copy of the summary be delivered to the members of the Planning Board.**

**Three (3) questions by the Planning Board had been submitted to the Engineering Department in preparation of the workshop, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference. In summary, Max Buchanan, Director of Public Works and Engineering, felt there was confusion about how a TIA is analyzed. There is nothing in the TIA that is a function of dollar amounts. It is as measured by the ICU capacity. A developer, under the new TIA, could invest less money to adequately mitigate traffic impacts. There are intersections that are “candidates” for surplus capacity, and to be considered for mitigation a developer taking surplus capacity and offsetting other impacts must be an impacted intersection. The determination of what intersections are candidates for that surplus application is an engineering judgement. Staff, in concert with NCDOT, and a developer’s engineer will discuss intersections that will have surplus capacity applied, and is a project that makes sense; not because a developer gets off cheaper, but because it makes sense from an engineering judgement.**

**The CIP (Capital Improvement Projects) and TIP (Transportation Improvement Projects) projects are always considered along with any TIA. Everything is measured by the ICU capacity percentage. It was noted that the new TIA has the option of funding a project in lieu of mitigation. Mr. Buchanan noted that a contribution can be offered if it is being proposed to accelerate an adopted project.**

Engineering will define a project and make a cost estimate, and advise the Boards of the scope of the project. The Town Board can accept, or not, the contribution and accelerate the adopted CIP project. Through example of a recent project with a developer contributing funds for the McCoy/Gilead Road intersection, it was noted that the Planning Board was not given an engineering staff report that would contain engineering's findings.

Multiple intersections being identified in a TIA as impacted by a development was discussed, and staff noted the CIP project list is reviewed to determine the worse intersections. Mr. Buchanan noted that engineering will not propose to the Town Board to invest public dollars for an intersection that is not on the CIP. Development will not dictate need, and where the dollars go. If an intersection is impacted 17%, a developer can mitigate that intersection, or offset somewhere else to provide enough capacity to offset the original 17% impact. Projects have to be a valuable improvement, and there is a cumulative ICU. An example: six intersections being impacted, and three intersections are mitigated to offset the total of all six. The CIP is what identifies the greatest need. A developer should only mitigate what is impacted by its project.

The Planning Board wants more information in the staff reports for any remediation to give the members more knowledge to make the very best decision. Traffic management/remediation is a basis for approval of a request and it is important that the members feel comfortable moving ahead. Max Buchanan noted that members should have confidence in staff to make a decision, and administer the TIA Ordinance, and identify projects that are in the best interest of Huntersville. The Chairman noted that the members do have confidence in staff, and reminded the Director that the members are constituted to review decisions. If a Planning Board was rubber stamp for everything in a staff report there would not be a need for a Planning Board. Questions to staff are not personal or professional attacks.

Jack Simoneau, Planning Department, showed the CIP map that is online, and was provided to the Planning Board. The State of North Carolina changed the funding of how the State proportions money, and there are now protected projects for Huntersville. Mr. Simoneau and Mr. Buchanan noted that staff will get information to the members. The Chairman noted that the new ordinance leaves much more to professional judgement, and there are highly qualified members on the Board who may do their due diligence in making a decision on how to vote on any particular application. Members noted that the Board is in support of the additional flexibility, and does not question staff's ability to execute the ordinance; however, there is now an option for a developer to fund improvements and a decision then becomes subjective. Max Buchanan informed how cost estimates are determined by staff versus what a developer may offer to invest. The example of the Gilead Road at McCoy Road project was again used as an example.

Bill Coxe, Transportation Planner, noted that the origins of the TIA is not to get funding from the private sector to do improvements to the transportation system. The purpose, like the Adequate Public Facilities Ordinance, was to sequence the delivery of transportation improvements with the impacts of development. It is a sequencing tool. It does not matter who delivers the improvements; it matters that

**the improvements come along roughly concurrent with the impacts.**

**The Engineering Department welcomed the members to contact them with any upcoming questions or concerns. The Chairman thanked staff. There was no further discussion.**

**D. Adjourn**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chairman or Vice Chairman

\_\_\_\_\_  
Michelle V. Haines, Board Secretary

**Town of Huntersville  
PLANNING BOARD  
4/25/2017**

**To:** Planning Board Members  
**From:** Michelle V. Haines  
**Subject:** Consider Approval of Minutes

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Consider approval of the March 28, 2017 Regular Meeting Minutes

**ACTION RECOMMENDED:**

**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

|   | Description   | Type    |
|---|---------------|---------|
| □ | Draft Minutes | Exhibit |



**Planning Board  
Regular Meeting Minutes  
March 28, 2017 - 6:30 PM**

**Town Hall**

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**A. Call to Order/Roll Call**

**B. Approval of Minutes**

1. Consider approving the Minutes for the February 28, 2017 Regular Meeting.

A Motion was made by Stephen Swanick and seconded by Catherine Graffy. The Motion Carried by a vote of 7 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Swanick, Thomas

Absent: Sailers, Smith

**C. Public Comments**

**D. Action Agenda**

Absent: Sailers, Smith

Jack Simoneau, Planning Director, explained the Anchor Mill project not being on the agenda. The continued joint public hearing will be April 3, 2017.

**E. Other Business**

1. Discuss proposal of term limits

A Motion to recommend a text amendment for term limits was made by Stephen Swanick and seconded by Jennifer Davis. The Motion Carried by a vote of 7 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Swanick, Thomas

Absent: Sailers, Smith

See attached Exhibit for the proposed language.

2. Modify deferral option for the Planning Board

A Motion to recommend a text amendment to include a second deferral option by the Planning Board was made by Catherine Graffy and seconded by Jennifer Davis. The Motion Carried by a vote of 7 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Swanick, Thomas

Absent: Sailers, Smith

See attached Exhibit for the proposed text amendment.

**F. Adjourn**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chairman or Vice Chairman

\_\_\_\_\_  
Michelle V. Haines, Board Secretary



**Town of Huntersville  
PLANNING BOARD  
4/25/2017**

**To:** Planning Board Members  
**From:** Alison Adams, Senior Planner  
**Subject:** R16-12 Anchor Mill Conditional Rezoning

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**Rezoning:** #R16-12 Anchor Mill Conditional Rezoning, a request by Nate Bowman to rezone parcel 01902201 (+/- 30 acres), from Neighborhood Residential (NR) to Town Center Conditional District (TC-CD).

**ACTION RECOMMENDED:**

Introduction to the project; no action to be taken

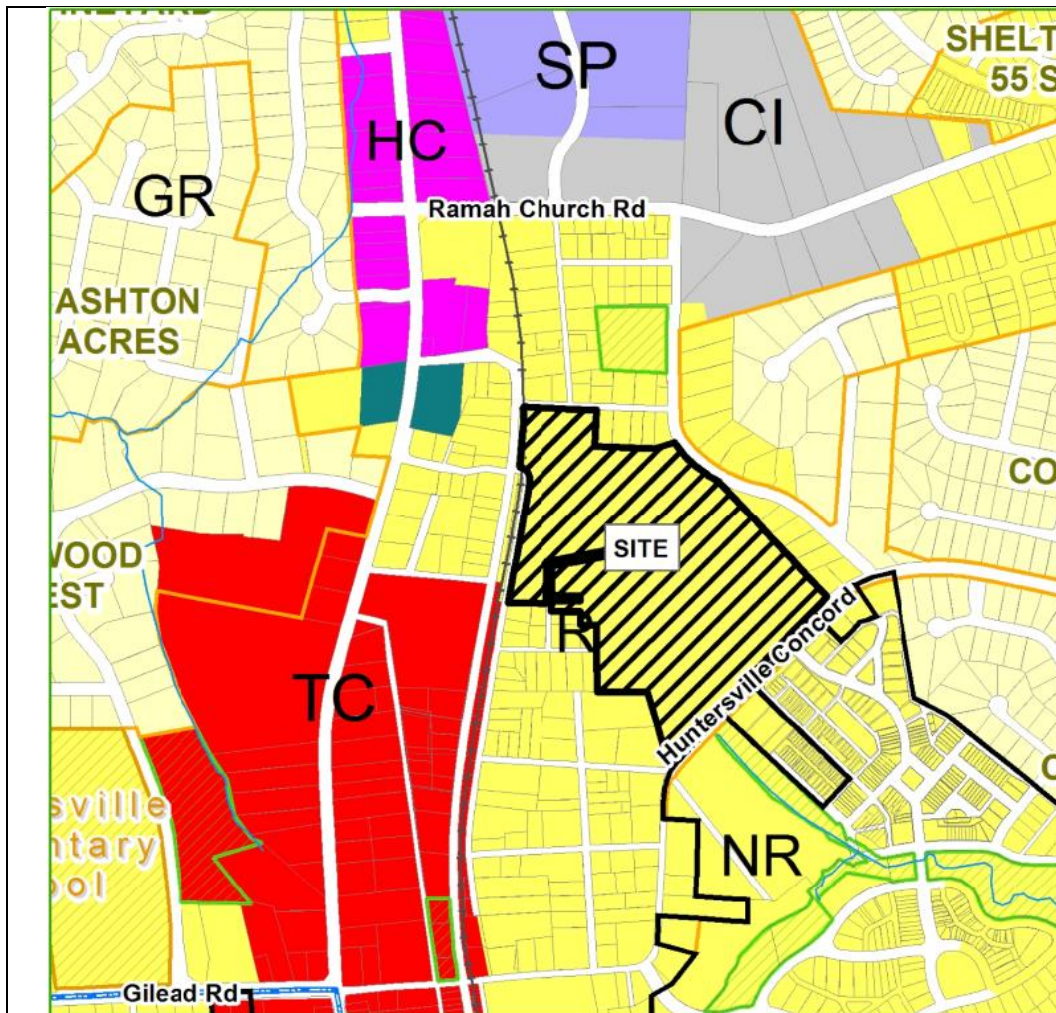
**FINANCIAL IMPLICATIONS:**

**ATTACHMENTS:**

| Description  | Type            |
|--|-----------------|
| □ R16-12 Anchor Mill Planning Board FYI Staff Report           | Staff Report    |
| □ R16-12 Anchor Mill Attachment A Application                  | Backup Material |
| □ R-16 Anchor Mill Attachment B Site Plan                      | Exhibit         |
| □ R16-12 Anchor Mill Attachment C Neighborhood Meeting Minutes | Backup Material |
| □ R16-12 Anchor Mill Attachment D APO Determination            | Backup Material |

## Petition R16-12 Vermillion Village Conditional District Rezoning

### PART 1: PROJECT SUMMARY



**Applicant:** Nate Bowman,  
Bowman Development  
(Attachment A:  
Application)

**Property Owner:** Town of  
Huntersville

**Property Address:** N/A

**Project Size:** (+/-) 30 acres

**Parcel Numbers:**

01902201

**Current Zoning:**  
Neighborhood Residential  
(NR)

**Current Land Use:** vacant

**Proposed Zoning:** Town  
Center—Conditional  
District (TC-CD).

**Proposed Land Use:**  
Mixed Use Development

1. Purpose: Rezone 30 acres north of Huntersville-Concord Road (west of Vermillion Subdivision) from Neighborhood Residential to Town Center – Conditional District (TC-CD). The purpose of the rezoning is to create a mixed use center with 165,000 square feet of commercial and 400 residential units. A Subdivision Sketch Plan and a Special Use Permit for this project has also been submitted concurrent with this Rezoning Plan and will go to the Planning Board on May 23, 2017 for a recommendation. Attachment B: Conditional Rezoning Plan. The plan is constructed to be flexible allowing for administrative modifications.

2. Adjoining Zoning and Land Uses.

North: *Neighborhood Residential (NR) – single-family Mill Village.*

South: *Neighborhood Residential (NR) - single-family lots.*

East: *Neighborhood Residential – Traditional Neighborhood Development Overlay (NR TND- O) – mixed use development (Vermillion Subdivision).*

West: *Neighborhood Residential (NR) – single-family and Town Center (TC) – Civic and Residential development.*

3. A neighborhood meeting was held on January 26, 2016. The complete meeting summary is provided in Attachment C. Questions/concerns centered mainly on traffic and transportation improvements.
4. Notice for this rezoning petition was given via letters sent to adjoining property owners, a legal ad placed in the Charlotte Observer and posting rezoning signs on the property in four (4) locations.

## **PART 2: REZONING/SITE PLAN ISSUES**

The proposed Conditional District Plan is generally compliant with the Zoning Ordinance and Subdivision Regulations, significant elements include:

- Public Street Connections are being made to Huntersville-Concord Road, Fourth Street, North Church Street, and Seagle Street to aid traffic to and from the site, as well as support the network of streets being created by the northern most round-about.
- Mixed Use: Residential (Townhomes, Condos and Apartments), Office, Retail, Civic and Recreational.
- Greenway land is being dedicated to aid the connection of the greenway in Vermillion to the Carolina Thread Trail (Mooresville to Charlotte Trail). Along the western property boundary abutting the rail line the Carolina Thread Trail is being installed.
- A Special Use Permit is being requested by the applicant to obtain a retail use over 50,000 sq. ft. within a Shopfront Building located in Town Center.

The rezoning plan submitted on April 12, 2017 has been briefly reviewed to ensure that previous comments have been addressed. There are several minor items to be corrected.

## **PART 3: TRANSPORTATION ISSUES**

A TIA for the development was received on 1/31/17 with review comments provided to the applicant on 2/17/17. The review identified major issues with the results of the TIA to require a resubmittal. A revised TIA was received on 2/21/17 with review comments provided on 3/9/17. The review identified that the mitigation proposed did not meet the intent of the Ordinance and that a resubmittal was required. Town and NCDOT staff met with the Applicant team on 3/17/17 to review both agencies comments. The Applicant's TIA consultant is currently working with Town and NCDOT staff to meet both agencies minimum requirements for mitigation prior to resubmission of a final TIA.

Comments on the site plan submitted 1/24/17 included:

- Revisions to the preliminary stormwater layout to comply with design standards
- Revisions to the Huntersville-Concord Road typical section
- A concept of how to reroute the existing sewer line that goes across the middle of the site

- A list of roadway improvements to meet the requirements of Article 14 (Traffic Impact Analysis) of the Zoning Ordinance
- Bike lane to be added along entire site frontage
- Phasing plan not provided
- Revisions to parallel parking space locations due to sight distance issues
- Revisions to site access driveways along Seagle/Walters Street
- Revisions and additional information needed regarding Church Street connection and Glendale Drive connections
- Revisions to the public street in front of Retail Building A
- Minimum of 7 feet of sidewalk needed between parking spaces directly adjacent to the sidewalk
- Depict how improvements to Huntersville-Concord Road will conceptually tie into existing Huntersville-Concord Road.
- Additional improvements will likely be required to existing Cinnabar Place. Those need to be conceptually shown on the plans
- Access to Hill Street from Huntersville Concord Road to be revised to right-in/out only with a median
- Version 1 of the TIA recommended a mini-circle at the intersection of Glendale Drive at Cinnabar Place
- Revisions and additional site plan notes

Review of the site plan submitted on 4/13/17, by Town Engineering, is not complete at the time of this report.

#### **PART 4: ADEQUATE PUBLIC FACILITIES (APF)**

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 station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. The proposed CD Rezoning met the required threshold for submission of an APF application, and the proposed subdivision is subject to the requirements of the APFO.

A Determination of Adequacy (DOA) has been issued for the following public facilities: Fire Vehicles, Fire Stations, Police Vehicles, Stations, Indoor Park & Recreation Facilities and Park Acreage.

#### **PART 5: REZONING CRITERIA**

**Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".**

Vermillion Village Charrette Master Plan (below left) was completed in 2000 showing the importance of a grid street network, combination of uses and an increase in density were prescribed to aid development. This area was believed to

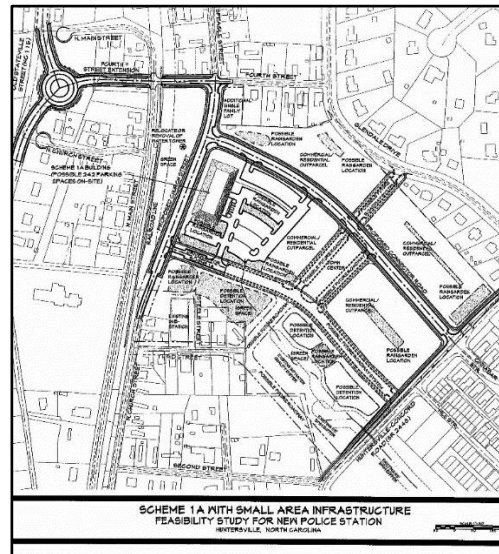
be the home of a transit station. Through the incorporation of parks, greenway connections and green space a sense of place was to be created. The design promoted multi-modal development with a focus on walkability.



In 2005, the Downtown Master Plan (above right) was completed stating the Vermillion Village site could have a multitude of uses. As an example, the plan showed the site to be redeveloped into higher density age targeted residential design. The transit station at that time had moved from Vermillion Village to just south within a  $\frac{1}{4}$  mile of downtown (approximately Veteran's Park).

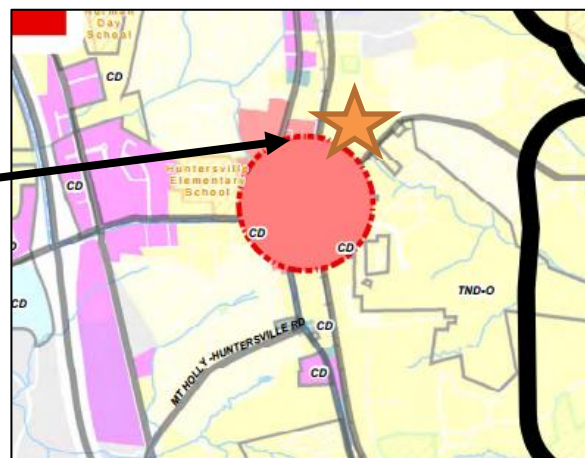
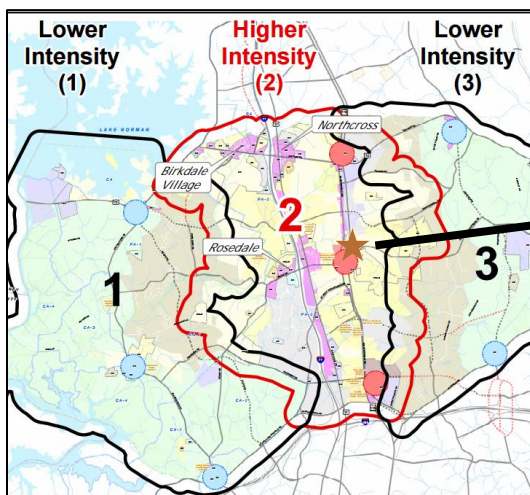
Upon the completion of the East Huntersville Plan (2007, shown below on the left), the area was labeled as an appropriate Transit-Oriented Development location, with a layout showing a network of streets, multiple uses, and green space.





In 2011 a concept was presented to the Town Board to relocate the Huntersville Police Department within the Vermillion Village site (reference plan above on top right). A strategic road network was planned for the development. After discussion and a cost analysis was completed for the needed infrastructure, the Police Department would be located elsewhere.

The Town of Huntersville in 2011 adopted the 2030 Community Plan, stating the downtown area is proposed to be a thriving mixed-use center with a variety of housing types, retail establishments, restaurants, offices, civic and recreational uses. Within the 2030 Community Plan it was recommended that a Downtown Transportation System Plan and the Huntersville Strategic Economic Development Plan be created. The outcome of both plans identified that before tax base would increase investment in the downtown area would be required.



In each of the plans (Vermillion Village Charrette Master Plan, Downtown Master Plan, East Huntersville Plan, Feasibility study for the Police Station, 2030 Community Plan, Downtown Transportation System Plan and the Huntersville Strategic Economic Development Plan) referenced above, there is a consistent desire for street connectivity, mixed use development and green infrastructure to be incorporated on the Vermillion Village site. The rezoning plan is supported by the following policies:

STAFF COMMENT – The 2030 Huntersville Community Plan supports this project through the following sections:

- **Policy H-1 & H-9: Development Pattern.** Continue to follow existing residential development pattern as reflected in “Map of Zoning Districts,” focusing higher intensity development generally within two miles of the I-77/NC 115 corridor.  
Comment: The site is located within a mile of I-77 and adjacent to NC 115. The Vermillion Village site is adjacent to Town Center zoning to the west. Town Center allows for a mix of uses and does not regulate density. To the south east of the site, Vermillion is zoned Neighborhood Residential Traditional Neighborhood Development Overlay (NR TND-O), which allows for an increase in density and a mix of uses due to the proximity of the proposed transit stop. Vermillion Village is in keeping with the surrounding development.
- **Policy H-3: Mixed-Use Development Support** and encourage self-sustained developments, where commercial and employment uses are in proximity to residential uses (see Commercial Development Policy CD-1 & CD-3).  
Comment: Due to the proposed uses within the Vermillion Village Plan a citizen can live, work and play without entering a vehicle.
- **Policy E-5: Vehicle Miles Travelled (VMT)** Support reduction in vehicle miles travelled (VMT), through capital investments in sidewalks, greenways, enhanced connectivity and mass transit (bus & rail).  
Comment: Sidewalks are being installed on all proposed Town Streets and along Huntersville-Concord Road. Greenway connections are being made as prescribed in the Town of Huntersville’s Greenway and Bikeway Master Plan. In the future, the site is in proximity of a transit stop, should the rail line be used in that respect.
- **Policy T-5: Context-sensitive Design of Streets:** Continue to support “context-sensitive” design of streets and the selection of appropriate street section designs for residential, commercial and industrial developments.  
Comment: The internal streets are appropriately sized and block lengths comply with the ordinance. The block breaks help to slow traffic and encourage pedestrian activity. The proposed cross-section for the portion of Huntersville-Concord Road provides context-sensitive design by providing adequate lane widths, bike lane (along the project frontage) and a sidewalk (10’ wide to accommodate the proposed Greenway).

- **Policy T-6: Pedestrian Connections:** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.  
Comment: The proposed cross-sections for Huntersville-Concord Road and the interior Town streets all provide sidewalks and street trees. Huntersville-Concord Road cross-section is providing a sidewalk and a bike lane on the north side along the project frontage. From the proposed signal west past the culvert along the frontage a 10' sidewalk is proposed to serve the greenway connection from Vermillion. The greenway will then head north into the site along the creek as proposed on the Town's Greenway/Bikeway Master Plan and connect the Carolina Thread Trail (Mooresville to Charlotte Trail).
- **Policy T-7: Traffic Impact Analysis Ordinance:** Continue to apply requirements of "Traffic Impact Analysis" Ordinance, including Level of Service and mitigation of impacts generated by new development.  
Comment: A TIA was required and the required transportation enhancements are outlined in Part 3 of this staff analysis.
- **Policy T-8: Street Connectivity:** Promote and require street connectivity in the Town of Huntersville among residential, employment, recreational and institutional uses.  
Comment: The proposed development provides two (2) connections to Huntersville-Concord Road, one connection to Fourth Street, one connection to North Church Street, extends Seagle Street to the southern property line, and realigns Glendale Drive to remove the curve.
- **Policy CD-3: Commercial Development Principles** Encourage mixed-use development pattern at key nodes as identified in Small Area Plans, ensuring an appropriate mix of residential, commercial and employment uses to maximize land use and transportation efficiencies, while minimizing environmental impacts.  
Comment: The plan is proposing a combination of residential, commercial, civic and recreational uses incorporated within a dense design to aid multi-modal travel. The development is not encroaching into storm-water or post-construction buffers. The area to be dedicated to the County for a greenway connection is heavily wooded and will not be compromised.
- **Policy CD-5: Street Infrastructure:** Continue to require that adequate public infrastructure (roads, utilities, etc.) either exist or will be made available to support all new development.  
Comment: The proposed development is providing upgrades to Huntersville-Concord Road, connections to existing roads adjacent the subdivision, realigning Glendale Drive, as well as all other TIA-required improvements. The proposed development will connect to public water and sewer and is providing an adequate greenway easement to accommodate future planning.
- **Policy PF-2: Adequate Public Facilities:** Continue use of "Adequate Public Facilities Ordinance" 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: see Part 4 of this report.
- **Policy DT-1: Downtown Development** Continue to use the Downtown Master Plan, Gilead Road/US-21 Transportation and Land Use Vision Small Area Plan and East Huntersville Area Development Plan to guide future development in downtown.  
Comment: The Downtown Master Plan and the East Huntersville Area Plan both slate the Vermillion Village property to be a mix of uses with an integrated road system (reference plan maps above).



- **Policy DT-6:** Continue to enhance parks and recreation opportunities in the downtown, consistent with the “Downtown Master Plan,” “East Huntersville Area Development Plan,” “Parks & Recreation Master Plan” and “Greenway and Bikeway Master Plan.”

Comment: The proposed plan is accommodating Greenway connections and installation of the Carolina Thread Trail (Mooresville to Charlotte Trail) as prescribed in the Town of Huntersville Greenway and Bikeway Master Plan.

**Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: “in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:**

- 1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

The proposed Conditional District Rezoning for the Vermillion Village is supported by the 2030 Comprehensive Plan, as the property is located within the area eligible for intensification and fills a gap between existing properties. The proposal is also appropriate for the area by providing adequate infrastructure (which includes new roads, existing road upgrades and other transportation enhancements, as well as, providing adequate open space).

- 2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- A Transportation Impact Analysis was required – see Part 3 of this report.
- The APF Ordinance Determination of Adequacy was required – see Part 4 of this report.
- Storm water drainage, water supplies and wastewater and trash disposal and a Willingness-to-serve letter have been provided from Charlotte Water, as well as the applicant is working toward achieving a PCO-1 storm water approval from Mecklenburg County.

- 3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”**

STAFF COMMENT: Per the sketch plan the site is a registered Brownfield site (Book 14424, Page 736-766). There is also an inactive landfill permit for the site (Book 5778, Page 130).

Other than the two registered items mentioned above Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources.

#### **PART 6: STAFF RECOMMENDATION**

The Vermillion Village Property Conditional District Rezoning Plan can be supported by staff subject to the following:

- All required TIA/Town/NC DOT required improvements are provided (see Part 3);
- All outstanding Transportation comments are addressed;

- All outstanding redline comments are addressed;
- The Town Board approves the Special Use Permit to allow for a 78,000 sq. ft. storefront building within the development.

**PART 7: PUBLIC HEARING COMMENTS**

Public Hearing on March 06, 2017 and April 3, 2017 were continued and will now be heard on May 1, 2017

**PART 8: PLANNING BOARD RECOMMENDATION**

Planning Board is scheduled to review the project as an FYI on April 25, 2017. On May 23, 2017 a recommendation should be made to the Town Board.

**PART 9: ATTACHMENTS/ENCLOSURES**

Attachments

- A – Rezoning Application
- B – Proposed Rezoning Plan
- C – Neighborhood Meeting Report
- D – APF Letter of Determination

**PART 10: CONSISTENCY STATEMENT - R 16-12 Vermillion Village**

| Planning Department  | Planning Board<br>(May 23, 2017)   | Board of Commissioners<br>(June 5, 2017)   |
|--|--|--|
| <p>APPROVAL: In considering the proposed rezoning application R16-12; Vermillion Village Subdivision Conditional District Rezoning, the Planning staff recommends conditional approval as it is consistent with Implementation Goals H1, H3, H9, E5, T5-8, CD3, CD5, PF2, DT1 and DT6 of the 2030 Community Plan. The property is also located within the high intensity development area and the proposed density is consistent with surrounding developments (see Part 5). Recommendation of approval is also based on <u>all provisions outlined in Part 6 being addressed.</u></p> <p><b><u>With those provision, it is reasonable and in the public interest to approve the Conditional District Rezoning Plan.</u></b></p> | <p>APPROVAL: In considering the proposed rezoning application R16-12; Vermillion Village Subdivision Conditional District, the Planning Board recommends approval based on the Plan being consistent with <b><u>(insert applicable plan reference).</u></b></p> <p><b><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></b></p>               | <p>APPROVAL: In considering the proposed rezoning application R16-12; Vermillion Village Subdivision Conditional District, the Town Board recommends approval based on the Plan being consistent with <b><u>(insert applicable plan reference).</u></b></p> <p><b><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></b></p>                   |
| <p>DENIAL:</p>   | <p>DENIAL: In considering the proposed rezoning application R16-12; Vermillion Village Subdivision Conditional District, the Planning Board recommends denial based on <b><u>(consistent OR inconsistent) with (insert applicable plan reference).</u></b></p> <p><b><u>It is not reasonable and not in the public interest to amend the approved Rezoning Plan because... (Explain)</u></b></p> | <p>DENIAL: In considering the proposed rezoning application R16-12; Vermillion Village Subdivision Conditional District, the Town Board recommends denial based on the Plan being <b><u>(consistent OR inconsistent) with (insert applicable plan reference).</u></b></p> <p><b><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></b></p> |





# 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 12/1/16

Name of Project ANCHOR MILL Phase # (if subdivision) \_\_\_\_\_

Location 404 N. CHURCH ST

Parcel Identification Number(s) (PIN) 01902201

Current Zoning District NR Proposed District (for rezonings only) TC (CD)

Property Size (acres) 31 Street Frontage (feet) \_\_\_\_\_

Current Land Use VACANT

Proposed Land Use(s) MIXED USE DEVELOPMENT

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.

REZONE 31 ACRES FROM NR TO TC (CD) WITH CONDITIONS ON THE PLAN

## 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.

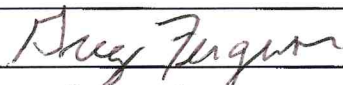
For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

## 6. Signatures

\*Applicant's Signature  Printed Name ROBERT BONMAN

Address of Applicant 13815 CINNABAR PLACE HUNTERSVILLE, NC 28078

Email bonman31@gmail.com

Property Owner's Signature (if different than applicant) 

Printed Name Town of Huntersville Greg Ferguson

Property Owner's Address 101 Huntersville-Concord Rd. Email gferguson@huntersville.org

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

| Development Firm                 | Name of contact    | Phone               | Email                      |
|----------------------------------|--------------------|---------------------|----------------------------|
| <u>COMMERCIAL SITE SOLUTIONS</u> | <u>GENE HINKLE</u> | <u>864-855-5200</u> | <u>ghinkle@css-eng.com</u> |
| 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.

## 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:          | <a href="http://www.huntersville.org/Departments/Planning.aspx">http://www.huntersville.org/Departments/Planning.aspx</a> |



| <b><u>LOCATION / LOT INFORMATION</u></b> |   |
|--|---|
| PROPERTY OWNER (CURRENT):                | TOWN OF HUNTERSVILLE  |
| SITE ADDRESS:                            | 404 NORTH CHURCH STREET   |
| PARCEL ID NUMBER:                        | 01902201  |
| PARCEL SIZE:                             | 29.58 ACRES   |
| EXISTING ZONING:                         | NR (NEIGHBORHOOD RESIDENTIAL)   |
| EXISTING USE:                            | VACANT  |
| EXISTING IMPERVIOUS SURFACE:             | 0.80 AC (DOES NOT INCLUDE PUBLIC ROADS)                               |
| PCCO DISTRICT:                           | HUNTERSVILLE  |
| WATERSHED:                               | CLARKE  |
| FLOOD PLAIN:                             | FEMA PANEL #3710465100J - DATE 03-02-2009<br>(NOT IN FEMA FLOOD ZONE) |

|                               |  |
|-------------------------------|--|
| PROPOSED USE:                 | MIXED USE - COMMERCIAL & RESIDENTIAL     |
| PROPOSED ZONING:              | TC (TOWN CENTER)                         |
| BUILDING USE:                 |  |
| COMMERCIAL:                   | 165,000 SF                               |
| RESIDENTIAL:                  | 400 UNITS (APT. BLDGS, ATTACHED HOUSING) |
| PROPOSED IMPERVIOUS COVERAGE: | 22.80 AC                                 |
| REQUIRED PARKING:             |  |
| COMMERCIAL / OFFICE:          | 1 SPACE / 500 SF (330 REQ'D)             |
| RESIDENTIAL:                  | 1.5 SPACES / UNIT (267 REQ'D)            |
| TOTAL (REQ'D / PROPOSED):     | 597 TOTAL REQUIRED / 863 PROPOSED        |
| URBAN OPEN SPACE:             | 0.87 ACRES                               |
| NATURAL OPEN SPACE:           | 3.75 ACRES                               |

- Construction of a 100-foot westbound left-turn lane

PROPOSED PARKING DECK (2 LEVELS). TOP DECK ENTRANCE OFF OF CHURCH STREET. BOTTOM LEVEL ENTRANCE OFF OF INTERNAL DRIVE.

N/P  
DUKER POWER CO  
PARCEL ID# 019  
DB-1516 PG.45  
422 N CHURCH  
ZONED: NR  
0.18 ACRES +/-

**3RD STREET**  
(APPROXIMATE LOCATION)



|               |         |
|---------------|---------|
| Date:         | 4-10-17 |
| Drawn:        | RM      |
| Checked:      | GDH     |
| <b>RP 1.1</b> |         |
| Sheet         |         |



# **Anchor Mill Neighborhood Meeting 1-26-2017**

Nate opened up with a general overview of the project and discussion of plans

- TIA Study
- Road Improvements Overview
- 165,000 square feet of retail
- 400 Residential units

## **Questions from property owners**

1. Brad Buckingham & Greg Austin - Do you plan to use Glendale as a cut through?  
No, we're going to be providing more connectivity to lessen traffic.
2. Vince - What's the name of the anchor tenant? Unable to disclose at this time.
3. John Lashley - How big is the anchor tenant building? 76,000 sq. ft.
4. Alice Berringer - What's the plan with grade and the removal of trees at the main entrance? There will be a road widening and we'll install landscaping.
5. Alice Berringer - Is there going to be a buffer behind the Glendale residents? Plan to install a retaining wall & landscaping.
6. Tim Robertson - Is there going to a tunnel along the greenway? No, very expensive
7. Cathleen Lauden - Asked about a walking trail behind 4th street? No path. There will be an evergreen buffer.
8. Bill Conger - What were the number of residential units? 400 residential units
9. Bill Conger - What's happening to the Warfield entrance to Vermillion? Realigning Church Street. Will look at connecting Warfield to Church for folks heading south
10. Bill Conger - Concerns about Cinnabar and traffic on Cinnabar? Plan to add more connecting points to lessen traffic.
11. Bill Conger - Does Huntersville - Concord Road have enough right of way for future growth? Providing a 100' buffer
12. How wide will Church Street & Walter Street be in the realignment happens? It'll be a 2 lane collector street.
13. Roger Diedrich - Are the dimensions flexible with the retail buildings? Yes
14. Matt Brink - Will the Cinnabar entrance be used as the main entry for delivery trucks? More than likely it will be.



15. Matt Brink - Will there be a place to lock bikes? Absolutely
16. Matt Brink - Will there be a light at Holbrooks & 115? No
17. Matt Brink - Is this all the phases of the project? This is what the developer has submitted.
18. Greg Dawson - Would the developer consider a roundabout instead of a light at Cinnabar Place? The grocery store will likely require / need a light. A roundabout would use too much land.
19. Is there any proposed signage yet? No. Would have to go through the town approval process. Likely to be low profile signage.
20. John Lashley - Will there be any fuel pumps? Yes, the grocery's pumps
21. Are the plans & uses flexible? Yes, would love live work play concept. Would like some office uses.
22. Charles Gelsanliter - Lives in a house on 3rd Street. Concerned about having 3 streets surrounding his house. Nate suggested a private meeting.
23. Mary Richards - Has concerns regarding the Church Street realignment.
24. Concerns regarding contamination on the land? Environmental studies. Nate mentioned contact Bob Blythe regarding environmental work.
25. Why is the zoning being changed? The Town of Huntersville considers this is the best zoning.
26. What are the proposed heights of the buildings? 30'-40'
27. Are there plans for picnic tables or gazebo? Yes, planning for urban open spaces
28. Greg Dawson - Why loose connectivity to get across the railroad tracks? It's driven by the 2 way pair.
29. Roger Diedrich - Is there any room for a trail along Church Street? Yes, 12' trail
30. Todd Stise - Chairman of Greenway - Concerns about Charlotte Mooresville trail.
31. Matt Brink - Timeline of project? Depends on NCDOT. Could have everything to the Town of Huntersville in April. The project has to go to the NCDOT local division then Raleigh Congestion Management.

32. Sewer line? Plan to tie into and run into this project
33. Any development activity from 3rd Street to Huntersville - Concord? It depends on developers. What property owners want to sale and who doesn't. Nate believes the Town would like to recoup some of their investment of removing the trailers.
34. Bill Conger - Timeframe of the project? 1-2 years to start. 15-18 month construction
35. Will the project have a brewery? Would love to attract one of the bigger brewers in town. We'd show them a box and get the road improvements installed.

## Anchor Mill Neighborhood Meeting

| Name                  | Address                | Email                    | Phone        |
|-----------------------|------------------------|--------------------------|--------------|
| Toribio Urquilla      | 303 WALTERS ST         |                          | 862 452 5345 |
| GREG DAWSON           | 14028 CINNABAR         |                          | 704 578 1614 |
| MARY Richards         | 364 THIRLST            |                          | 764 875 1285 |
| SEAN & SHANNON MALONE | 11322 WARFIELD AVE     |                          | 704-241-6153 |
| Beth Rybb             | 13950 CINNABAR         |                          | 605 592 1513 |
| Pet Barber            | 10122 Vanguard         |                          | 704-668-5922 |
| Jose Cepeda           | 310 N Main St          |                          | 704 745 3656 |
| Abby Cepeda           | 310 N Main St          |                          | 704 288-6932 |
| Kathy Jones           | 104 Walters St         |                          | 704-575-1414 |
| Roger Diedrich        | 10128 Vanguard Pkwy    |                          | 704-727-0554 |
| Tia Robinson          | 10403 Drake Hill Dr.   |                          | 704-464-1644 |
| TERRA ROBINSON        | " " " "                |                          |              |
| KATHLEEN LOUDON       | 200 4TH ST             |                          | 704 948 4004 |
| MARK GIBBONS          | 13818 BRAMBOROUGH RD   |                          | 704 340 5544 |
| Charles Gelsawliter   | 201 Third Street       | cgelsawliter@yahoo.com   | 704-957-9257 |
| Mishell Yates         | 205 N. Main St         | Mishell_Y@hotmail.com    | 704 724-8857 |
| MATT BRINK            | 13019 Serevity St.     | MATT.BRINK@verizon.net   | 704 724-8857 |
| JIM LATA              | 20009 VERLAINE         | WILLIAM LATA@verizon.net | 704 724-8857 |
| DICK KUAPK            | 114 GLENDALE DR.       |                          | 704-728-7894 |
| DREW CODY             | 11317 WARFIELD AVE     | CODYAW@LIVE.COM          | 803.517.2115 |
| JOAnn Miller          | 13500 ASBURY CHAPEL RD | JBM1943@Bellsouth.net    | 980-522-9815 |

## Anchor Mill Neighborhood Meeting

[illegible]

**Bowman Development Group, Inc.**

January 16, 2017

**SUBJECT: Notice of neighborhood meeting for a subdivision rezoning and sketch plan review of approximately +/- 30.43 acres located on North Church Street and Huntersville-Concord Road.**

To Whom It May Concern:

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

**MEETING DETAIL:**

6:00 p.m.  
January 26<sup>th</sup>, 2017  
Town of Huntersville Town Hall  
101 Huntersville-Concord Road  
Huntersville, NC 28078

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

Sincerely,

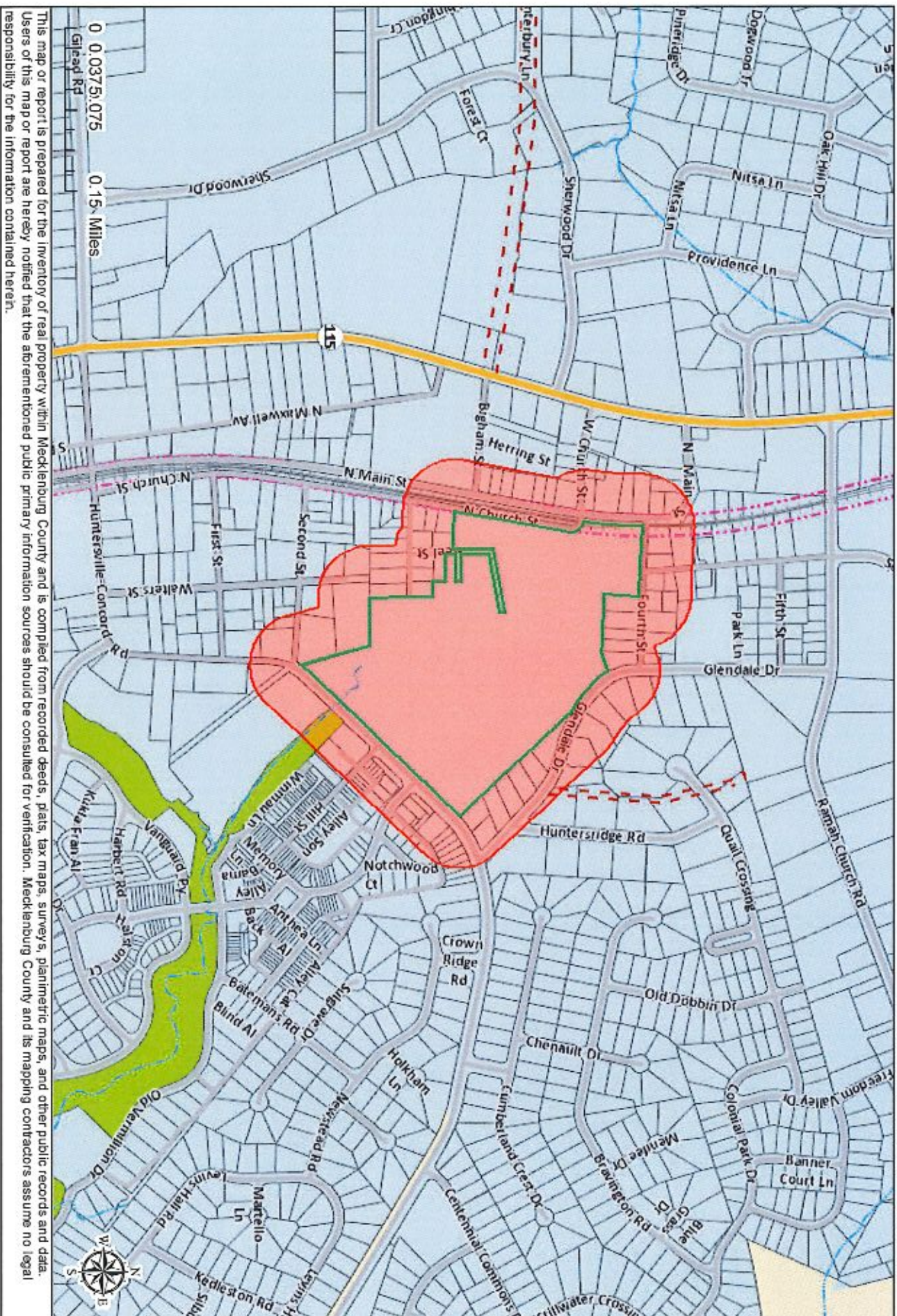
A handwritten signature in black ink, appearing to read 'Robert Bowman', with a long horizontal flourish extending to the right.

Robert Bowman



# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 1/3/2017 2:00:30 PM





# MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 01/03/2017

Buffer Distance: 250 Feet

| No | Parcel ID  | Owner Name  | Mailing Address  | Legal Description                    | Deed Book        | Deed Page      | Land Area                             |
|----|------------|---|--|--------------------------------------|------------------|----------------|---------------------------------------|
| 1  | 01901106 ✓ | 1. CAROLINA BLUE PROPERTIES,                        | 371 CAMINO REAL RD<br>MOORESVILLE NC<br>28117              | L13-15 B A M7-725<br>100 HERRING     | 31297            | 71             | 1 LT (0.736<br>GIS Acres)             |
| 2  | 01901111 ✓ | 1. HUNTERSVILLE<br>ARP CHURCH,                      | PO BOX 316<br>HUNTERSVILLE NC<br>28078                     | L1 BA M7-725                         | 16534            | 897            | 0.161 AC                              |
| 3  | 01901112 ✓ | 1. SWEETWATER<br>ASSETS LLC,                        | PO BOX 673<br>HUNTERSVILLE NC<br>28070                     | L2 M7-273                            | 30999            | 302            | 1 LT (0.151<br>GIS Acres)             |
| 4  | 01901113 ✓ | 1. DAVIS, MISHELL N<br>2.DAVIS, TRINA Y             | 205 N MAIN ST<br>HUNTERSVILLE NC<br>28078                  | L3 M7-273                            | 21822            | 214            | 1 LT (0.171<br>GIS Acres)             |
| 5  | 01901114 ✓ | 1. KENNERLY, TONY<br>F                              | 2720 OLD<br>SPARTANBURG HWY<br>WOODRUFF SC 29388           | L4 & 5 BA M7-273                     | 28034            | 694            | 1 LT (0.292<br>GIS Acres)             |
| 6  | 01901115 ✓ | 1. NORTH<br>MECKLENBURG<br>PROPERTIES LLC,          | 1347 KILLIAN RD<br>STANLEY NC 28164                        | L6 BA M7-725                         | 28023            | 849            | 1 LT (0.163<br>GIS Acres)             |
| 7  | 01901116 ✓ | 1. NORDENSTAM,<br>LORI H<br>2.NORDENSTAM,<br>LARS M | 211 N MAIN ST<br>DAVIDSON NC 28036                         | L7 BA M7-725                         | 22099            | 835            | 1 LT (0.150<br>GIS Acres)             |
| 8  | 01901117 ✓ | 1. CROSS BUILDING<br>LLC,                           | 1050 RIVERSIDE AVE<br>HOPEWELL VA 23860                    | L8 & 9 BA M7-725                     | 28945            | 612            | 1 LT (0.332<br>GIS Acres)             |
| 9  | 01901118 ✓ | 1. TILSON, CHARLES<br>S                             | 22401 TORRENCE<br>CHAPEL RD<br>CORNELIUS NC 28031          | L10 M7-725                           | 15675            | 278            | 1 LT (0.157<br>GIS Acres)             |
| 10 | 01901121   | <del>1. CAROLINA BLUE<br/>PROPERTIES,</del>         | <del>371 CAMINO REAL RD<br/>MOORESVILLE NC<br/>28117</del> | <del>L19 P16&amp;18<br/>M7-725</del> | <del>31297</del> | <del>71</del>  | <del>1 LT (0.437<br/>GIS Acres)</del> |
| 11 | 01901202 ✓ | 1. TOWN OF<br>HUNTERSVILLE,                         | PO BOX 664<br>HUNTERSVILLE NC<br>28078                     | L7 BG M7 649                         | 30555            | 539            | 1 LT (0.118<br>GIS Acres)             |
| 12 | 01901203 ✓ | 1. COOK, CHARLES E<br>JR<br>2.COOK, WANDA K         | 105 N CHURCH ST<br>HUNTERSVILLE NC<br>28078                | L6 BG M7-649                         | 13183            | 308            | 1 LT (0.160<br>GIS Acres)             |
| 13 | 01901204 ✓ | 1. TORRES, ELVIRA C<br>2.TORRES,<br>LEONARDO T      | 301 N MAIN ST<br>HUNTERSVILLE NC<br>28078                  | L5 B G M7-649                        | 19849            | 401            | 1 LT (0.175<br>GIS Acres)             |
| 14 | 01901205 ✓ | 1. GUIGNARD,<br>CHARLES S                           | PO BOX 1766<br>HUNTERSVILLE NC<br>28078                    | NA                                   | 23945            | 858            | 0.51 AC                               |
| 15 | 01901206 ✓ | 1. LEE, ERNIE J<br>2.LEE, ROBERTA S                 | PO BOX 143<br>HUNTERSVILLE NC<br>28070                     | L4 BG M7-649                         | 08180            | 502            | 1 LT (0.320<br>GIS Acres)             |
| 16 | 01901207   | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>             | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28078</del>        | <del>L3 BL G M7 649</del>            | <del>30555</del> | <del>539</del> | <del>1 LT (0.389<br/>GIS Acres)</del> |

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

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|----|-----------|---|---|---|------------------|----------------|---------------------------------------|
| 17 | 01901208  | <del>1. TOWN OF HUNTERSVILLE,</del>                                     | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28070</del>                 | <del>L2 M24-834</del>                         | <del>30204</del> | <del>490</del> | <del>1 LT (0.180<br/>GIS Acres)</del> |
| 18 | 01901209  | <del>1. TOWN OF HUNTERSVILLE,</del>                                     | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28070</del>                 | <del>L1 M24-834</del>                         | <del>30204</del> | <del>490</del> | <del>1 LT (0.189<br/>GIS Acres)</del> |
| 19 | 01901210  | <del>1. TOWN OF HUNTERSVILLE,</del>                                     | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28070</del>                 | <del>L12 M24-594</del>                        | <del>30204</del> | <del>490</del> | <del>1 LT (0.224<br/>GIS Acres)</del> |
| 20 | 01901211  | <del>1. TOWN OF HUNTERSVILLE,</del>                                     | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28070</del>                 | <del>L11 M24-594</del>                        | <del>30204</del> | <del>490</del> | <del>1 LT (0.248<br/>GIS Acres)</del> |
| 21 | 01901307  | ✓ 1. MONTOYA,<br>GRACIELA LOPEZ<br>2. CEPEDA, JOSE M                    | 310 N MAIN ST<br>HUNTERSVILLE NC<br>28078                           | NA  | 25339            | 050            | 1 LT (0.418<br>GIS Acres)             |
| 22 | 01901308  | ✓ 1. BLACKBURN,<br>DEBORAH KAY  | PO BOX 1002<br>HUNTERSVILLE NC<br>28078                             | L1 BB M7-617                                  | 08029            | 937            | 1 LT (0.345<br>GIS Acres)             |
| 23 | 01901309  | <del>1. NORTH MECKLENBURG<br/>PROPERTIES LLC,</del>                     | <del>1347 KILLIAN RD<br/>STANLEY NC 28164</del>                     | <del>L2 BB M7-617</del>                       | <del>28023</del> | <del>849</del> | <del>1 LT (0.197<br/>GIS Acres)</del> |
| 24 | 01901319  | ✓ 1. JHG PROPERTIES<br>LLC,   | 10508 KERNS RD<br>HUNTERSVILLE NC<br>28078                          | L3 BB M7-617                                  | 28793            | 846            | 1 LT (0.463<br>GIS Acres)             |
| 25 | 01901321  | ✓ 1. AUTEN, JOHN E<br>2. AUTEN, ETHEL L                                 | 103 SEAGLE ST<br>HUNTERSVILLE NC<br>28078                           | L4B M27-36                                    | 02962            | 381            | 0.201 AC                              |
| 26 | 01901510  | ✓ 1. GOOD, ELIZABETH<br>A EDENS   | PO BOX 653<br>HUNTERSVILLE NC<br>28070                              | L6 B D M7 617                                 | 04596            | 798            | 1 LT (0.302<br>GIS Acres)             |
| 27 | 01901511  | ✓ 1. DELAGARZA, J<br>ROBERTO<br>2. DELAGARZA,<br>IVETTE                 | 12415 ASBURY<br>CHAPEL RD<br>HUNTERSVILLE NC<br>28078               | P5 BD M7-617                                  | 17791            | 500            | 0.17 AC                               |
| 28 | 01901513  | <del>1. DELAGARZA, JAIME<br/>ROBERTO<br/>2. DELAGARZA,<br/>IVETTE</del> | <del>12415 ASBURY<br/>CHAPEL RD<br/>HUNTERSVILLE NC<br/>28078</del> | <del>L3 BD M7-617</del>                       | <del>19328</del> | <del>674</del> | <del>1 LT (0.358<br/>GIS Acres)</del> |
| 29 | 01901514  | <del>1. DELAGARZA, JAIME<br/>R<br/>2. DELAGARZA,<br/>IVETTE</del>       | <del>12415 ASBURY<br/>CHAPEL RD<br/>HUNTERSVILLE NC<br/>28078</del> | <del>L2 BD M7-617</del>                       | <del>14721</del> | <del>533</del> | <del>1 LT (0.351<br/>GIS Acres)</del> |
| 30 | 01901515  | ✓ 1. PHOENIX<br>HOLDINGS LLC,<br>2. C/O REGINA<br>BARRON,               | PO BOX 36<br>HUNTERSVILLE NC<br>28070                               | LA M34-821                                    | 22738            | 905            | 0.131 AC                              |
| 31 | 01901516  | <del>1. TOWN OF HUNTERSVILLE,</del>                                     | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28078</del>                 | <del>L8-11 BD &amp; P2-5<br/>BE M11-111</del> | <del>02124</del> | <del>223</del> | <del>2 AC</del>                       |

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|----|------------|---|---|---------------------------|------------------|----------------|---------------------------------------|
| 32 | 01901519 ✓ | 1. WILSON, DARLA<br>2. WILSON, BOBBY DALE                     | 98 SEAGLE ST<br>HUNTERSVILLE NC<br>28078                          | P5 BD M7-617              | 09662            | 418            | 0.13 AC                               |
| 33 | 01901519 ✓ | 1. BHANDERI, HITESH<br>S<br>2. BHANDERI, DIPTI H              | 16634 SUTTERS RUN<br>LN<br>HUNTERSVILLE NC<br>28078               | L4B BD M23-571            | 30873            | 549            | 1 LT (0.184<br>GIS Acres)             |
| 34 | 01901520   | <del>1. BHANDERI, HITESH<br/>S<br/>2. BHANDERI, DIPTI H</del> | <del>16634 SUTTERS RUN<br/>LN<br/>HUNTERSVILLE NC<br/>28078</del> | <del>L4A BD M23-571</del> | <del>30873</del> | <del>549</del> | <del>1 LT (0.170<br/>GIS Acres)</del> |
| 35 | 01902107 ✓ | 1. DUKE POWER CO,<br>ATTN: TAX DEPT -<br>PB05B                | 422 S CHURCH ST<br>CHARLOTTE NC 28242                             | M1516-47                  | 01516            | 245            | 1 LT (0.180<br>GIS Acres)             |
| 36 | 01902108   | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                       | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28070</del>               | <del>L3 BI M7-619</del>   | <del>09756</del> | <del>458</del> | <del>0.207 AC</del>                   |
| 37 | 01902110   | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                       | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28078</del>               | <del>L4 BI M7-619</del>   | <del>04887</del> | <del>228</del> | <del>1 LT (0.191<br/>GIS Acres)</del> |
| 38 | 01902111 ✓ | 1. ALBERK EMPIRE<br>LLC,                                      | 17825 PENINSULA<br>CLUB DR N<br>CORNELIUS NC 28031                | L2 BH M7-619              | 28487            | 780            | 1 LT (0.186<br>GIS Acres)             |
| 39 | 01902112 ✓ | 1. GELSANLITER,<br>CHARLES K                                  | 201 3RD ST<br>HUNTERSVILLE NC<br>28078                            | L1 BH M7-619              | 14175            | 848            | 1 LT (0.172<br>GIS Acres)             |
| 40 | 01902113   | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                       | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28078</del>               | <del>L4 BH M7-619</del>   | <del>30620</del> | <del>491</del> | <del>1 LT (0.162<br/>GIS Acres)</del> |
| 41 | 01902115   | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                       | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28078</del>               | <del>L5 BH M7-619</del>   | <del>30620</del> | <del>491</del> | <del>1 LT (0.187<br/>GIS Acres)</del> |
| 42 | 01902116 ✓ | 1. RICHARDS, MARY<br>LOU                                      | PO BOX 32<br>HUNTERSVILLE NC<br>28070                             | L9 BG M7-619              | 10621            | 902            | 1 LT (0.274<br>GIS Acres)             |
| 43 | 01902117   | <del>1. RICHARDS, MARY<br/>LOU</del>                          | <del>PO BOX 32<br/>HUNTERSVILLE NC<br/>28070</del>                | <del>L8 BG M7-619</del>   | <del>10621</del> | <del>902</del> | <del>1 LT (0.310<br/>GIS Acres)</del> |
| 44 | 01902118   | <del>1. RICHARDS, MARY<br/>LOU</del>                          | <del>PO BOX 32<br/>HUNTERSVILLE NC<br/>28070</del>                | <del>L7 BG M7-619</del>   | <del>10621</del> | <del>905</del> | <del>1 LT (0.310<br/>GIS Acres)</del> |
| 45 | 01902119 ✓ | 1. WIRTH, JULIE   | 1814 TIPPAAH AVE<br>CHARLOTTE NC 28205                            | L6 BG M7-619              | 22452            | 872            | 1 LT (0.290<br>GIS Acres)             |
| 46 | 01902120   | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                       | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28078</del>               | <del>L5 BG M7-619</del>   | <del>30620</del> | <del>491</del> | <del>1 LT (0.218<br/>GIS Acres)</del> |
| 47 | 01902121   | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                       | <del>PO BOX 664<br/>HUNTERSVILLE NC<br/>28070</del>               | <del>L4 BG M7-619</del>   | <del>30620</del> | <del>488</del> | <del>1 LT (0.115<br/>GIS Acres)</del> |

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

Date Printed: 01/03/2017

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|----|-----------|--|---|---------------------------|-----------|-----------|---------------------------|
| 48 | 01902122  | <del>1. C/O REGINA BARRON,<br/>2. PHOENIX HOLDINGS LLC,</del>                | PO BOX 36<br>HUNTERSVILLE NC<br>28070                 | L3 BG M7-619              | 22738     | 903       | 1 LT (0.123<br>GIS Acres) |
| 49 | 01902125  | ✓ 1. WOODS, BEVERLY<br>B   | 14024 SIMS RD<br>HUNTERSVILLE NC<br>28078             | NA                        | 28922     | 339       | 0.579 AC                  |
| 50 | 01902127  | ✓ 1. CHURCH OF GOD<br>OF THE BIBLE THE,<br>INCORPORATED                      | PO BOX 1002<br>HUNTERSVILLE NC<br>28078               | L1 & 2 B4 M230-19         | 08093     | 092       | 1 LT (0.398<br>GIS Acres) |
| 51 | 01902128  | ✓ 1. URQUILLA, ANA M<br>2. URQUILLA, TORIBIO                                 | 9019 DETROITER DR<br>HUNTERSVILLE NC<br>28078         | L3 & 4 B4 M230-19         | 29537     | 850       | 2 AC                      |
| 52 | 01902129  | <del>1. URQUILLA,<br/>TORIBIO<br/>2. URQUILLA, ANA M</del>                   | 9019 DETROITER DR<br>HUNTERSVILLE NC<br>28078         | L5&6 B4 M230- 19          | 29537     | 850       | 1 LT (0.396<br>GIS Acres) |
| 53 | 01902130  | ✓ 1. BRADY, ADELINE<br>CAMILLE   | 4348 WOODSBURY LN<br>LINCOLNTON NC 28092              | L4 & 5 ETC B5<br>M20-19   | 02664     | 380       | 1 AC                      |
| 54 | 01902131  | ✓ 1. ROBINETTE, BILLY<br>A JR<br>2. KARI A CHILDERS,                         | 210 2ND ST, UNIT A<br>HUNTERSVILLE NC<br>28078        | L7 & 8 P1-3 B5<br>M230-19 | 08181     | 691       | 0.89 AC                   |
| 55 | 01902139  | ✓ 1. MOWRY, MARY<br>ELIZABETH  | PO BOX 422<br>HUNTERSVILLE NC<br>28070                | P1-3 & P7-8 B5<br>M230-19 | 24291     | 308       | 0.57 AC                   |
| 56 | 01902140  | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                                      | PO BOX 664<br>HUNTERSVILLE NC<br>28078                | L1 BI M7-619              | 30620     | 491       | 0.18 AC                   |
| 57 | 01902201  | <del>1. TOWN OF<br/>HUNTERSVILLE,</del>                                      | PO BOX 664<br>HUNTERSVILLE NC<br>28070                | M7-623 & M12-1<br>& ETC   | 09756     | 458       | 3.043 AC                  |
| 58 | 01902203  | ✓ 1. WEBSTER,<br>VINCENT ROY JR  | 14721 GLENDALE RD<br>HUNTERSVILLE NC<br>28078         | L2 M23-307                | 08676     | 475       | 1 LT (0.380<br>GIS Acres) |
| 59 | 01902204  | ✓ 1. TORRES,<br>CONSTANTINO<br>JESUS RAZO                                    | 208 FOURTH ST<br>HUNTERSVILLE NC<br>28078             | L1 BC M7-617              | 22700     | 896       | 1 LT (0.255<br>GIS Acres) |
| 60 | 01902205  | ✓ 1. DELAGARZA-RODRIG<br>UEZ, JAIME R  | 12415 ASBURYCHAPEL<br>RD<br>HUNTERSVILLE NC<br>28078  | L2 BC M7-617              | 13594     | 164       | 1 LT (0.224<br>GIS Acres) |
| 61 | 01902206  | <del>1. RODRIGUEZ, J<br/>ROBERTO DELAGARA<br/>2. DELAGARZA,<br/>IVETTE</del> | 12415 ASBURY<br>CHAPEL RD<br>HUNTERSVILLE NC<br>28078 | L3 BC M7-617              | 30807     | 559       | 1 LT (0.210<br>GIS Acres) |
| 62 | 01902207  | ✓ 1. SUMMEROUR,<br>PATSY C   | PO BOX 148<br>HUNTERSVILLE NC<br>28070                | L4 BC M7-617              | 03929     | 508       | 1 LT (0.321<br>GIS Acres) |

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|----|-----------|--|---|------------------------|-----------|-----------|---------------------------|
| 63 | 01902208  | 1. LOUDON, MICHAEL<br>DENVER<br>2. LOUDON, KATHLEEN  | 200 FOURTH ST<br>HUNTERSVILLE NC<br>28078                   | L5BC M7-617            | 29145     | 373       | 1 LT (0.306<br>GIS Acres) |
| 64 | 01902210  | 1. BLYTHE, RICHARD<br>DALE<br>2. BLYTHE, VONDA W     | PO BOX 216<br>HUNTERSVILLE NC<br>28078                      | L5 M23-307             | 05058     | 641       | 1 LT (0.344<br>GIS Acres) |
| 65 | 01902211  | 1. SPARKS, DARLENE<br>J<br>2. SPARKS, JAMES R        | 625<br>HUNTERSVL-CONCOR<br>D RD<br>HUNTERSVILLE NC<br>28078 | L8 M23-307             | 07369     | 616       | 1 LT (0.257<br>GIS Acres) |
| 66 | 01902212  | 1. COCHRANE,<br>JACKIE R<br>2. COCHRANE,<br>CHERYL S | PO BOX 496<br>HUNTERSVILLE NC<br>28070                      | L7 M23-307             | 05046     | 301       | 1 LT (0.290<br>GIS Acres) |
| 67 | 01902213  | 1. FITZGERLAD,<br>MARY FRANCES                       | 14705 GLENDALE RD<br>HUNTERSVILLE NC<br>28078               | L4 M23-307             | 11250     | 572       | 1 LT (0.332<br>GIS Acres) |
| 68 | 01902240  | 1. HUNTER, TRACY F<br>2. HUNTER, TIMOTHY<br>R        | 14609 GLENDALE RD<br>HUNTERSVILLE NC<br>28078               | L6 M23-307             | 06070     | 352       | 1 LT (0.361<br>GIS Acres) |
| 69 | 01902241  | 1. LANKFORD, JUNE<br>2. LANKFORD, BARRY              | 14713 GLENDALE RD<br>HUNTERSVILLE NC<br>28078               | L3 M23-307             | 08645     | 718       | 1 LT (0.293<br>GIS Acres) |
| 70 | 01902305  | 1. MAGLA PRODUCTS<br>INC **,<br>2. GLATT, HERBERT    | 700 SHUNPIKE RD<br>CHATHAM NJ 07928                         | NA                     | 07119     | 610       | 0.582 AC                  |
| 71 | 01903202  | 1. HUNTERSVILLE A R<br>P CHURCH                      | PO BOX 316<br>HUNTERSVILLE NC<br>28078                      | NA                     | 02045     | 471       | 4.329 AC                  |
| 72 | 01903426  | 1. HUNTERSVILLE<br>ARP CHURCH,                       | PO BOX 316<br>HUNTERSVILLE NC<br>28078                      | NA                     | 02045     | 471       | 0.334 AC                  |
| 73 | 01903602  | 1. NORRIS, STACY<br>DENISE                           | PO BOX 1602<br>HUNTERSVILLE NC<br>28070                     | L5 B2 M230-19          | 11485     | 259       | 1 LT (0.221<br>GIS Acres) |
| 74 | 01903606  | 1. BOWMAN<br>DEVELOPMENT<br>GROUP INC,               | 13815 CINNABAR<br>PLAGE<br>HUNTERSVILLE NC<br>28078         | L11 & 12 B2<br>M230-19 | 28154     | 890       | 2 LT (0.519<br>GIS Acres) |
| 75 | 01903607  | 1. HINES REAL<br>ESTATE GROUP LLC,                   | PO BOX 673<br>HUNTERSVILLE NC<br>28078                      | L8-10 B2 M230-19       | 29968     | 995       | 2 LT (0.521<br>GIS Acres) |
| 76 | 01903612  | 1. HINES REAL<br>ESTATE GROUP LLC,                   | PO BOX 673<br>HUNTERSVILLE NC<br>28078                      | L7A M31-557            | 28877     | 459       | 0.128 AC                  |

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

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|----|-----------|--|---|-------------------------|-----------|-----------|------------------------|
| 77 | 01903613  | <del>1. LINES REAL ESTATE GROUP LLC,</del>                         | PO BOX 673<br>HUNTERSVILLE NC<br>28078            | L7B M31-557             | 28877     | 459       | 0.122 AC               |
| 78 | 01905210  | <del>1. BOWMAN DEV GROUP INC, WILLIAM J BOWMAN JR &amp; WIFE</del> | 13815 CINNABAR PL<br>HUNTERSVILLE NC<br>28078     | L42 & 43 M3-342 & STRIP | 11558     | 258       | 2 LT (0.427 GIS Acres) |
| 79 | 01905211  | 1. STINSON, W O (ET AL)  | 3550 DOGWOOD CT<br>SALISBURY NC 28144             | L40&41 M3- 342          |           |           | 2 LT (0.455 GIS Acres) |
| 80 | 01905212  | <del>1. BOWMAN DEVELOPMENT GROUP INC,</del>                        | 13815 CINNABAR PL<br>HUNTERSVILLE NC<br>28078     | L24-36 U/M & P M3-342   | 22699     | 750       | 5.8 AC                 |
| 81 | 01905258  | 1. VERMILLION COMMUNITY ASSOCIATION INC,                           | 130 BEN CASEY DR<br>STE 100<br>FORT MILL SC 29708 | C/A M29-441             | 28550     | 235       | 0.28 AC                |
| 82 | 01905259  | 1. RAMSAY, JENNIFER R<br>2. MCGLOTHLIN, JONATHAN J                 | 14040 ALLEY SON<br>HUNTERSVILLE NC<br>28078       | L18 M29-441             | 28532     | 685       | 0.11 AC                |
| 83 | 01905260  | 1. GREY, CORRIE L  | 11915 MOONSHADOW LN<br>HUNTERSVILLE NC<br>28078   | L19 M30-693             | 30920     | 433       | 0.1 AC                 |
| 84 | 01905261  | 1. LAFFERTY, JANINE M  | 6614 GLENLIVET CT<br>CHARLOTTE NC 28278           | L20 M29-441             | 11223     | 371       | 0.1 AC                 |
| 85 | 01905273  | 1. MUNETON, NANCY  | 14058 ALLEY SON ST<br>HUNTERSVILLE NC<br>28078    | L175 M33-109            | 23968     | 48        | 0.03 AC                |
| 86 | 01905274  | 1. BARRINGER, LILLIAN A  | 14054 ALLEY SON<br>HUNTERSVILLE NC<br>28078       | L176 M33-109            | 11623     | 627       | 0.03 AC                |
| 87 | 01905275  | 1. COLORACCI, ROSEMARIE  | 14050 ALLEY SON<br>HUNTERSVILLE NC<br>28078       | L177 M33-109            | 11623     | 741       | 0.03 AC                |
| 88 | 01905276  | 1. HALL, JAMES F   | 14046 ALLEY SON<br>HUNTERSVILLE NC<br>28078       | L178 M33-109            | 11648     | 763       | 0.03 AC                |
| 89 | 01905281  | 1. MECKLENBURG COUNTY,   | 600 E 4TH ST<br>CHARLOTTE NC 28202                | LD M53-608 THRU 613     | 27002     | 556       | 5.225 AC               |
| 90 | 01905301  | <del>1. BOWMAN DEVELOPMENT GROUP INC,</del>                        | 13815 CINNABAR PLACE<br>HUNTERSVILLE NC<br>28078  | L16-23 U/M              | 22699     | 750       | 1.38 AC                |
| 91 | 01905601  | <del>1. VERMILLION COMMUNITY ASSOCIATION INC,</del>                | 130 BEN CASEY DR<br>STE 100<br>FORT MILL SC 29708 | C/A M33-109             | 28550     | 235       | 0.09 AC                |
| 92 | 01905602  | 1. DAGGETT, SALLY BERNARD  | 14032 CINNABAR PL<br>HUNTERSVILLE NC<br>28078     | L17 M33-109             | 28140     | 165       | 0.14 AC                |

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|-----|-----------|---|---|-------------------------|-----------|-----------|---------------------------|
| 93  | 01905603  | 1. BLEVINS, ANDREW L<br>2. BLEVINS, AMY FURCHES       | 14026 CINNABAR PL<br>HUNTERSVILLE NC<br>28078     | L16 M33-109             | 28934     | 594       | 0.11 AC                   |
| 94  | 01905604  | 1. SKIPPER, KATRINA S<br>2. SKIPPER, DONALD J         | 16320 MCAULEY RD<br>HUNTERSVILLE NC<br>28078      | L72 & 73 P74<br>M3-342  | 13596     | 875       | 0.334 AC                  |
| 95  | 01905681  | 1. SPEANBURG, JEFFREY<br>2. CRAVETZ-SPEANBURG, JORGAN | 12203 LOFTYWOOD CT<br>HUNTERSVILLE NC<br>28078    | L15 M29-441             | 28488     | 662       | 0.15 AC                   |
| 96  | 01905682  | 1. BLACKMON, CLARA E                                  | 15018 HOLSBROOKS RD<br>HUNTERSVILLE NC<br>28078   | L14 M29-441             | 11298     | 269       | 0.11 AC                   |
| 97  | 01905683  | 1. JACOBS, JAMES S                                    | 12211 LOFTYWOOD CT<br>HUNTERSVILLE NC<br>28078    | L13 M29-441             | 30994     | 173       | 0.1 AC                    |
| 98  | 01905684  | 1. DENETRE, PATRICK<br>2. LEDWELL, REBECCA            | 12221 NOTCHWOOD CT<br>HUNTERSVILLE NC<br>28078    | L12 M29-441             | 21183     | 646       | 0.2 AC                    |
| 99  | 01905687  | 1. VERMILLION COMMUNITY ASSOCIATION INC.              | 130 BEN CASEY DR<br>STE 100<br>FORT MILL SC 29708 | C/A M33-109             | 28550     | 248       | 0.05 AC                   |
| 100 | 01905688  | 1. VERMILLION COMMUNITY ASSOCIATION INC.              | 130 BEN CASEY DR<br>STE 100<br>FORT MILL SC 29708 | ACCESS ESMT.<br>M33-109 | 28550     | 235       | 0.02 AC                   |
| 101 | 01905722  | 1. DUFFY, CAITLIN E                                   | 13844 HILL ST<br>HUNTERSVILLE NC<br>28078         | L171 M33-109            | 28653     | 777       | 0.05 AC                   |
| 102 | 01905723  | 1. ELLIOTT, JOYCE CHAMPION                            | 13846 HILL ST<br>HUNTERSVILLE NC<br>28078         | L172 M33-109            | 14017     | 979       | 0.05 AC                   |
| 103 | 01905724  | 1. HANELINE, JULIE L                                  | 13848 HILL STREET<br>HUNTERSVILLE NC<br>28078     | L173 M33-109            | 29252     | 998       | 0.05 AC                   |
| 104 | 01905725  | 1. NIEMIEC, NICHOLE LEIGH                             | 13850 HILL ST<br>HUNTERSVILLE NC<br>28078         | L174 M33-109            | 29629     | 717       | 0.05 AC                   |
| 105 | 01928107  | 1. BUCKINGHAM, BRADLEY J<br>2. BUCKINGHAM, SUSIE P    | 200 GLENDALE DR<br>HUNTERSVILLE NC<br>28070       | L16 M22-481             | 23616     | 484       | 1 LT (0.605<br>GIS Acres) |
| 106 | 01928108  | 1. KVAPIL, ROBYN LYNN<br>2. KVAPIL, RICHARD T         | 114 GLENDALE DR<br>HUNTERSVILLE NC<br>28078       | L17 M22-481             | 30662     | 187       | 1 LT (0.600<br>GIS Acres) |

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|-----|-----------|---|---|---------------------------|-----------|-----------|---------------------------|
| 107 | 01928109  | 1. FRANCISCA<br>CHAVEZ RODRIQUEZ,<br>2.MARTINEZ, ALEJOS<br>RODRIGEZ | 112 GLENDALE DR<br>HUNTERSVILLE NC<br>28078         | L18 M22-481               | 12023     | 037       | 1 LT (0.522<br>GIS Acres) |
| 108 | 01928110  | 1. SILVEA, TROY<br>ODELL  | 110 GLENDALE DR<br>HUNTERSVILLE NC<br>28078         | L19 M22-481               | 11879     | 743       | 1 LT (0.513<br>GIS Acres) |
| 109 | 01928111  | 1. KELVINGTON,<br>JONATHAN PATRICK                                  | 108 GLENDALE DR<br>HUNTERSVILLE NC<br>28078         | L20 M22-481               | 25427     | 374       | 1 LT (0.577<br>GIS Acres) |
| 110 | 01928112  | 1. MCTAGGART,<br>KERICE H<br>2.MCTAGGART,<br>STEPHEN D              | 14710 GLENDALE DR<br>HUNTERSVILLE NC<br>28031       | L21 M34-609               | 13349     | 658       | 0.43 AC                   |
| 111 | 01928113  | 1. COLEMAN,<br>DERRICK<br>2.COLEMAN,<br>TANGANYIKA                  | 19608 FERIBA PL.<br>CORNELIUS NC 28031              | L1 M22-481                | 29551     | 874       | 1 LT (0.756<br>GIS Acres) |
| 112 | 01928124  | 1. JOHNSON,<br>CYNTHIA VICTORIA                                     | 104 GLENDALE DR<br>HUNTERSVILLE NC<br>28078         | L22 M34-609               | 17278     | 935       | 0.428 AC                  |
| 113 | 01928207  | 1. GIBSON, ANDREW<br>STEVENSON                                      | 110 CARR RD<br>DALLAS NC 28034                      | L1 M21-960 & TR<br>M3-342 | 03422     | 315       | 1 LT (1.065<br>GIS Acres) |
| 114 | 01929131  | 1. SOUTHSIDE<br>NEIGHBORHOOD<br>LLC,                                | 13815 CINNABAR<br>PLACE<br>HUNTERSVILLE NC<br>28078 | L3 M59-367                | 30810     | 322       | 0.1 AC                    |
| 115 | 01929132  | 1. SOUTHSIDE<br>NEIGHBORHOOD<br>LLC,                                | 13815 CINNABAR<br>PLACE<br>HUNTERSVILLE NC<br>28078 | L4 M59-367                | 30810     | 322       | 0.1 AC                    |
| 116 | 01929133  | 1. SOUTHSIDE<br>NEIGHBORHOOD<br>LLC,                                | 13815 CINNABAR<br>PLACE<br>HUNTERSVILLE NC<br>28078 | L5 M59-367                | 29168     | 518       | 0.11 AC                   |
| 117 | 01929134  | 1. SOUTHSIDE<br>NEIGHBORHOOD<br>LLC,                                | 13815 CINNABAR<br>PLACE<br>HUNTERSVILLE NC<br>28078 | L6 M59-367                | 29168     | 518       | 0.1 AC                    |
| 118 | 01929135  | 1. SOUTHSIDE<br>NEIGHBORHOOD<br>LLC,                                | 13815 CINNABAR<br>PLACE<br>HUNTERSVILLE NC<br>28078 | L7 M59-367                | 29168     | 518       | 0.1 AC                    |
| 119 | 01929136  | 1. SOUTHSIDE<br>NEIGHBORHOOD<br>LLC,                                | 13815 CINNABAR<br>PLACE<br>HUNTERSVILLE NC<br>28078 | L8 M59-367                | 29168     | 518       | 0.09 AC                   |

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December 13, 2016

Mr. Nate Bowman  
15815 Cinnabar Pl  
Huntersville, Nc 28078

**Re: Adequate Public Facilities (APF) Application – Anchor Mill (File #2016-17)**

Dear Mr. Bowman:

The Town has completed its review of the above referenced APF Application and deemed it to be complete, per Article 13.6.3 of the Zoning Ordinance. Based upon your request for an allocation of capital facilities for the above-referenced development proposal, consisting of 165,000 sf of Commercial development and 400 Multi-Family Units. I am issuing a "Determination of Adequacy (DOA)" for the following public facilities:

- Fire Vehicles
- Fire Facilities
- Police Facilities
- Police Vehicles

Please be advised that this DOA is valid for one (1) year, or until December 13, 2017, by which date this development proposal must have achieved vesting, per Section 2.2 of the Zoning Ordinance.

Please feel free to contact me with any questions @ [brichards@huntersville.org](mailto:brichards@huntersville.org) or by phone: (704) 766-2218.

Sincerely,

*Brian Richards*

Brian Richards  
GIS Administrator

Cc: Jack Simoneau, AICP, Planning Director  
Gerry Vincent, Assistant Town Manager  
Robert Blythe, Town Attorney  
Alison Adams, Planner