



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

Town Hall

A. Call to Order/Roll Call

B. Approval of Minutes

1. Consider Approval of the June 27, 2017 Regular Meeting Minutes

C. Public Comments

D. Action Agenda

1. **Rezoning:** Petition R16-07, a request by Skybrook, LLC to revise the existing Conditional District rezoning plan for 175.05-acres to add 4-acres (currently zoned R) and to revise the Transitional Residential Conditional District (TR-CD) to increase density, adjust open space, streets and other site plan changes. TR-CD zoning is requested for the entire site to permit 225 single-family lots located north of Huntersville-Concord Road and west of Poplar Tent Church Road. Property is vacant, with a few single-family homes.
2. **Sketch Plan:** A request by Skybrook, LLC to revise the Sketch Plan for 175.05-acres to add 4-acres (currently zoned R) to increase density, adjust open space, streets and other site plan changes. The Sketch Plan would permit 225 single-family lots located north of Huntersville-Concord Road and west of Poplar Tent Church Road. Property is vacant, with a few single-family homes.
3. **Sketch Plan:** Ranson Road Residential Subdivision Sketch Plan proposed by applicant, Larry Burton with Classica Homes, is a request to subdivide parcel numbers 01714205 and portions of 01714247, 01714207, 01714204, and 01714214 in to 94 single family residential homes within the Neighborhood Residential Zoning District.
4. **Sketch Plan:** Bellterre Subdivision located in the rural zoning district is being requested by Bowman Development. Eighteen (18) single family residential homes are being proposed on parcel numbers 01115104 and 0115121.
5. **Rezoning:** R17-03 is a request by Donald and Vicki Shew to generally rezone 12.66 acres from Corporate Business (CB) to Special Purpose (SP) at 15746 Old Statesville Road (Parcel #01101235).
6. **Tree Mitigation:** Request by the developers of Bellamor at the Park, a Senior Living Apartment building, to preserve less than the required amount of canopy and specimen tree save on their Old Statesville Road site and to mitigate the shortage per Article 7.4 of the Huntersville Zoning Ordinance.

E. Other Business

1. Elections for Chairman and Vice Chairman
2. Adjusted TIA Results Reporting Format

F. Adjourn

**Town of Huntersville
PLANNING BOARD
7/25/2017**

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

Consider Approval of the June 27, 2017 Regular Meeting Minutes

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
 Draft Minutes	Backup Material



**Planning Board
Regular Meeting Minutes
June 27, 2017 - 6:30 PM**

Town Hall

A. Call to Order/Roll Call

DRAFT MINUTES ARE SUBJECT TO CHANGE UPON APPROVAL
The Chairman determined quorum and called the meeting to order.

B. Approval of Minutes

1. Consider approval of Minutes of the May 23, 2017 Regular Meeting

A Motion to Approve was made by Stephen Swanick and seconded by Ron Smith. The Motion Carried by a vote of 8 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Smith, Swanick, Thomas

Absent: Sailers

C. Public Comments

D. Action Agenda

1. **Text Amendment:** TA17-03, Section 1 is a request by the Town of Huntersville Planning Board to amend Article 11.4.2(b).1 to modify the term limits for members from within the Town Limits.

A Motion to Deny was made by Jennifer Davis and seconded by Adam Planty. The Motion Failed by a vote of 3 Ayes and 5 Nays. Board Members voting Ayes: Davis, Miller, Planty

Nays: Bankirer, Graffy, Smith, Swanick, Thomas

Absent: Sailers

A Motion to Approve was made by Stephen Swanick and seconded by Susan Thomas. The Motion Carried by a vote of 5 Ayes and 3 Nays. Board Members voting Ayes: Bankirer, Graffy, Smith, Swanick, Thomas

Nays: Davis, Miller, Planty

Absent: Sailers

Meredith Nesbitt, Planner I, gave an overview of the application for the text amendment requested by the Planning Board to modify the term limits for its members, and entered the Staff Report into the record, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference. The Board deliberated the pros and cons of term limits for

volunteering as a Planning Board member.

Included in the Motion to Approve, as amended, it is consistent with Policy ED-14 of the 2030 Community Plan; it is reasonable and in the public interest to amend the Zoning Ordinance because periodic changes in the Planning Board members allows a balance of needs of experience membership, fresh ideas, and brings us in line with the policies of other municipalities.

2. **Text Amendment:** TA17-03, Section 2, is a request by the Town of Huntersville Planning Board to amend Article 11.4.7(b) to modify the number of times the Planning Board may defer action on a request.

A Motion to Approve was made by Jennifer Davis and seconded by Stephen Swanick. The Motion Carried by a vote of 8 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Smith, Swanick, Thomas

Absent: Sailers

Meredith Nesbitt, Planner I, gave an overview of the application for the text amendment requested by the Planning Board to modify the number of times the Planning Board may defer action, and entered the Staff Report into the record, a copy of which is attached hereto as Exhibit B, and incorporated herein by reference. The Board discussed its support of the amendment.

Included in the Motion to Approve, it is consistent with the Long Range Plans, and is reasonable and in the public interest to amend the Zoning Ordinance because it approves the efficiency and responsiveness of development review process for developmental proposals.

3. **Text Amendment:** TA17-03, Section 3 is a request by the Town of Huntersville request to amend Article 4: Lot and Building Type for Detached House to modify a reference to Transitional Residential sideyard setback, which was change on February 6, 2017.

A Motion to Approve was made by Jennifer Davis and seconded by Ron Smith. The Motion Carried by a vote of 8 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Smith, Swanick, Thomas

Absent: Sailers

Meredith Nesbitt, Planner I, gave an overview of the application for the text amendment requested by the Town to modify a reference to Transitional Residential sideyard setbacks, and entered the Staff Report into the record, a copy of which is attached hereto as Exhibit C, and incorporated herein by reference. The Board discussed its support of the amendment.

Included in the Motion to Approve, it is consistent with the Long Range Plans, and is reasonable and in the public interest to amend the Zoning Ordinance because it makes the remaining Ordinance consistent.

4. **Text Amendment:** TA17-04 is a request by the Town of Huntersville to amend Article 3.3.2.2(b) and ARTICLE 3.3.3.2(b) of the Huntersville Zoning Ordinance to modify the exceptions to applicability section of the Mountain Island Lake and Lake Norman Watershed regulations.

A Motion to Approve was made by Susan Thomas and seconded by Jennifer Davis. The Motion Carried by a vote of 9 Ayes and 0 Nays. Board Members voting Ayes: Bankirer,

Davis, Graffy, Miller, Planty, Sailers, Smith, Swanick, Thomas

Meredith Nesbitt, Planner I, gave an overview of the application for the text amendment requested by the Town to modify the exceptions of the Mountain Island Lake and Lake Norman Watershed regulations, and entered the Staff Report into the record, a copy of which is attached hereto as Exhibit D, and incorporated herein by reference. The Board questioned development of parcels with more than two lots under the current and proposed Ordinance, and questioned other areas in the Town's jurisdiction; specifically Westminster Park. Staff explained the history of the Ordinance, and clarified the bases of the amendment.

Included in the Motion to Approve, it is consistent with the 2030 Community Plan, and is reasonable and in the public interest to amend the Zoning Ordinance because since the adoption of the Watershed Overlay District regulations existing lots of record have been exempt from the Built Upon Area development standards, and it provides flexibility and supports the needs of the citizens.

5. **Special Use Permit:** SUP 17-02 is a request by Godley Group of Charlotte, LLC for the issuance of a special use permit for Frankie's Fun Park. The purpose of the special use permit is to allow lighting that exceeds some standards of Article 8.26 of the Zoning Ordinance per Article 8.26.1(M).

A Motion to Defer was made by Stephen Swanick and seconded by . The Motion Died for lack of Second by a vote of 0 Ayes and 0 Nays. Board Members voting

A Motion to Approve was made by Jennifer Davis and seconded by Joe Sailers. The Motion Failed by a vote of 0 Ayes and 0 Nays. Board Members voting

A Motion to Approve as amended was made by Ron Smith and seconded by Joe Sailers. The Motion Carried by a vote of 7 Ayes and 2 Nays. Board Members voting Ayes: Davis, Graffy, Miller, Planty, Sailers, Smith, Thomas

Nays: Bankirer, Swanick

Included in the Motion to Approve: With conditions that there is continued landscape care on the buffers; that the applicant must resubmit an SUP to change any rides higher than the existing rides; that they reduce the pit area canopy lighting to an average 20' candles and not to exceed 20'; that no ride lighting with the exception of the two swinging rides exceed 40'; and that a lighting report be submitted after installation of lights; and that it is reasonable and does not pose injurious effect on injurious properties and that it finds the character of the neighborhood and the health, safety and general welfare of the community will be minimized, and this decision is supported by the fact that the mature landscaping coverage will cover the lights and that the lighting selected is adequate for the safety of the public. The staff analysis, including all materials of applicant, are including in this decision.

Included in the amended Motion: The post development lighting (by independent third party) be administered by staff with payment by the owner.

DISCUSSION:

Jack Simoneau, Planning Director, gave an overview of the application for the Special Use

Permit ("SUP") for Frankie's Fun Park; to allow lighting that exceeds some standards of the Zoning Ordinance, and entered the Staff Report into the record, a copy of which is attached hereto as Exhibit E, and incorporated herein by reference. Staff recommended approval.

The Board expressed its concerns with the SUP concerning future and potential changes in the amusement rides, and the lighting and height requirements. In support of the SUP, Austin Watts, Civil Engineer with Kimley Horn, represented the Godley Group of Charlotte, LLC, and described the proposed SUP. The original proposed location was across the street, but has since been decided that this use is much better suited across the street. There is a 35' retaining wall being installed on the west side, and there is a SWIM buffer to the left on the site. The ride locations are in the center of the site and are wrapped with the go-carts and a building that screens it from Bryton Corporate Center Drive, and a mini-golf course. The grade level will be at least 25' below the site for the residential side. Aluminum fencing will be installed in the back of the property. There is "Disney-level" landscaping to be installed on site. On the western side trees installed will be 20' tall to give extremely good screening from day one, and throughout the rest of the site there will be massive amounts of landscaping. The proposed rides and lighting to the west was described (lighting to the east is screened by the building and landscaping). In example, a ride 30' tall will be screened by trees, and another ride will run about 5-6 times per night and last about 90 seconds. In summer when it is getting dark at 8:00 p.m. to 9:00 p.m., there is only about 30 minutes per day for the ride/lights to be seen in the dark since the park closes at 9:00 p.m. The rides are typically open from April to September. A ride, Mega-Disco, that faces toward Wal-Mart will have lights turned off on that particular side. It is 43' tall without the disc on top and last about 90 seconds. Staff recommended 22 foot candles, and that is not a problem, and to have a maximum of 40' tall for the light. It is not practicable for this type of ride (ride spins upside down). The other rides are substantially smaller (30' tall and under). All of which is in trying to mitigate the impact and keeping in the spirit of the SUP, its process, and making sure they are keeping an amusement park.

The owner was asked if they would be willing for staff to contact a lighting expert to verify the lighting, and pay for that service. Mr. Watts acknowledged they have the ability to do in-house by the Daniels firm since they are electrical engineers. Mr. Sailors requested it be a third party, and staff can choose the firm. Doug Godley, owner and applicant, agreed. Mr. Watts stated that by in large the lights are for effect, and they have worked intensely with staff regarding the lighting within the pits and on the go-cart track. They have tried not only to meet the intent of keeping a lower light level but to also provide a safe environment for both employees and patrons. If it is associated for a ride, it is for effect, and if associated with the go-cart track, or similar, that is more a safety standpoint.

It was questioned if sounds were considered in the SUP, and Mr. Watt's indicated the landscaping itself will provide some attenuation. Staff stated the SUP is about lighting, and the Town has a Noise Ordinance. Mr. Watts noted that in regards to condition #1, it is respectfully requested that the original proposal (lights that face to the west) be the last part of their mitigation in addition to the trees, clustering of the rides and pushing them up against the SWIM buffer so a fun park feel can be made within the interior of the site. Staff indicated that when a ride is over 40' it is being mitigated by the applicant (no lights on that side, no flashing lights, etc.). The east side of the road is zoned for light manufacturing. It was asked about having a time limitation on the SUP, to which staff felt the Town Attorney would need to weigh in. Staff included that the amount of money being spent on this project and to have it limited in time makes the project a tough deal, and is not recommended by staff, but the Town Board could re-verify the lighting in x number of years (7-10 years). The members continued to express opinions about the lighting and rides, and having the SUP reviewed at a

later date. Mr. Godley, owner and applicant, stated that rides are switched out in 5-10 years, and it would be practical that if the rides were over a certain height they would need to come back, but if they are 30' or less then why care what ride is put in? The Chairman requested a Motion.

6. **Rezoning:** R17-01 Sherrill Subdivision Conditional Rezoning is requested by Nate Bowman to rezone parcel numbers 01920320, 01920313, and 01937101 from Neighborhood Residential and Transitional Residential to Neighborhood Residential Conditional District.

A Motion to Approve was made by Joe Sailors and seconded by Ron Smith. The Motion Carried by a vote of 9 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Sailors, Smith, Swanick, Thomas

Included in the Motion to Approve: Based on staff recommendation that all required TIA and NCDOT requirements be approved and in place before Town Board recommendations; and that the buffer and block length waivers be approved as suggested by staff. The plan is consistent with the 2030 Community Plan; it is in the interest of the public and reasonable and should be approved because it meets the 2030 Plan, zoning requirements and all necessary TIA and DOT requirements.

DISCUSSION:

Alison Adams, Senior Planner, gave the overview of the rezoning plans, and entered the Staff Report into the record, a copy of which is attached hereto as Exhibit F, and incorporated herein by reference. Staff described the location of the site along Holbrooks Road, and the surrounding areas, and indicated that the subdivision is also a component of Valencia, which is a component of Vermillion. There are 77 single family lots proposed, with 2.04 units per acre. The future roads were described, and two waiver requests have been made by the applicant. One is to remove the buffer between the adjoining neighborhood for high quality design, and the other is for a block length waiver (895'), and staff is in support of the waiver. All staff comments have been addressed since the public hearing. Staff is in favor of approving the subdivision, and the applicants meets all the requirements. It is in compliance with the 2030 Community Plan, and the East Huntersville Plan.

Stephen Trott indicated he received a third version of the TIA, and based on the numbers in the report, no off site mitigation would be warranted.

The members commented about the landfill on Holbrooks Road, connecting roads, the buffers, and the farm pond located on site. Staff further described and clarified the pond, which is not jurisdictional, and it will become a square to meet the Urban Open Space requirement. Nate Bowman stated that the pond drains silt into his property, and it will be filled in. Drainage of the pond was discussed, and Nate Bowman indicated the creek will be substantially protected, and the pond will be handled. Bike lanes were asked about and staff indicated that they are not required on Holbrooks Road, which is not a designated street for bike lanes. There will be required sidewalks and street trees. The Greenway was questioned and discussed by Nate Bowman, who has given much land to Mecklenburg County for this purpose (from Mirabella to the future Asbury Chapel Road). Jack Simoneau, Planning Director, showed the location of the landfill and the Greenway, which is not part of this rezoning plan.

7. **Sketch Plan:** Proposal by Bowman Development, Sherrill Subdivision, on 37.77 acres (+/-) including parcels 01920320, 01920313, and 01937101 to construct 77 single-family residential homes.

A Motion to Approve was made by Joe Sailers and seconded by Adam Planty. The Motion Carried by a vote of 9 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Sailers, Smith, Swanick, Thomas

Included in the Motion to Approve: The application is complete; it meets all necessary requirements; it is consistent with TIA requirements, DOT requirements, both with the waiver of the buffers and the block lengths being approved; and that it is very un-impactful to the community and in the best interest to the community and it meets and exceeds the 2030 Community Plan recommendations.

8. **Rezoning:** Petition R16-07, a request by Skybrook, LLC to revise the existing Conditional District rezoning plan for 175.05-acres to add 4-acres (currently zoned R) and to revise the Transitional Residential Conditional District (TR-CD) to increase density, adjust open space, streets and other site plan changes. TR-CD zoning is requested for the entire site to permit 225 single-family lots located north of Huntersville-Concord Road and west of Poplar Tent Church Road. Property is vacant, with a few single-family homes.

A Motion to Defer, as agreed upon by applicant was made by Joe Sailers and seconded by Ron Smith. The Motion Carried by a vote of 7 Ayes and 2 Nays. Board Members voting Ayes: Bankirer, Graffy, Miller, Sailers, Smith, Swanick, Thomas

Nays: Davis, Planty

Included in the Motion to Deny: It is consistent with the parts of the 2030 Community Plan; it is not reasonable, and not in the public interest to approve the zoning plan because of staff recommendations in Part 6, the lot count may not exceed 220 units or require a TIA; Town and NCDOT requirements are provided to include the curb radii adjustments; all outstanding transportation comments must be addressed and street trees are in the appropriate locations for on-street parking cross sections; the Mecklenburg County LUESA, Charlotte Water and USPS approval of plans; all outstanding redline comments addressed, and the recommendation based on staff.

Included in the substitute Motion to Defer: To postpone for 30 days giving the applicant and staff time to communicate.

DISCUSSION:

David Peete, Principal Planner, presented the rezoning and sketch plan together. Staff entered the Staff Reports into the record, a copy of which are attached hereto as Exhibit G, collectively, and incorporated herein by reference. Staff noted the existing conditional district plan and the applicant is asking to revise the plan and add about 4 acres to the site (Rural to TR). Staff gave the history of Skybrook back to 2006. Staff recommends the lot count not to exceed 220 units; that all required (original) TIA requirements are provided, and transportation comments are provided, to include curve radii adjustments; add street trees in appropriate locations for on-street parking cross-section; that Mecklenburg County (LUESA), Charlotte Water, and USPS approvals be obtained, and all outstanding redline comments are addressed. It is further recommended that the build-to range of 5 to 10' between homes, and identify trail to connect subdivision to future greenway along western boundary. The applicant indicates the property will be offered for annexation. The applicant has proposed five additional lots (225). There is a block length waiver from the original plan that staff supports, and a waiver eliminating curb and guttering on Huntersville-Concord Road, which staff supports. Staff indicates the applicant is code compliant.

The members discussed the lot sizes and increase of the 5 units; the block lengths and mail kiosks and parking for the kiosks, including the old TIA requirements. The Chairman noted his residence in Skybrook Parkside, and noted he is not affected financially by this project and not asking to be recused. Scott Moore with Skybrook, LLC presented on behalf of the project, and noted that since 2010 there are only 16 platted lots. Mr. Moore indicated minor changes were made to incorporate staff's recommendations, prior requirements, and focus on the open space. When grouping together lot sizes and transition to the surrounding communities, and laying out the roads is how the number of lots were arrived. The applicant is not attempting to maximize the density of the previously approved plan, which was set at 258 lots. The average lot is being proposed at 71.7, and the average lot size will be over 11,386 square feet. Open space is almost doubled in size at 1.67, and there are two pocket parks added and will preserve specimen trees. 3.5 acres have been added to the tree save. There are two gas line easements through the property with proposed walking areas, and will be maintained by the HOA as common area. Mr. Moore further noted that the all TIA (Town and NCDOT) will be meet, and further noted there are two (2) different radiuses; 90' radius (allowed in 2006 and 2010), and a 150' radius. If the radii is changed it will redesign the site. In 2006 and 2010 these areas were compliant, and have been used already in Skybrook, and have been safe and enjoyable to use. The applicant wants to continue to use and utilize the same on this plan.

It was asked if there was an agreement between the HOA and the gas pipeline company for the maintenance of the grass strip(s), and Mr. Moore confirmed they have permission, and explained the use of the easement as a grassy area with no hard improvements. Mr. Moore was asked by a member about compliance with the radius in 2006 and 2010 versus current amount of units, and Mr. Moore replied that he was not made aware that radius had anything to do with a denser product.

Mr. Moore further presented and stated that the transportation redline comments will be addressed, and street trees will be added. It will be noted for the recommendation of 5 – 10' between homes, and a trail will be identified to connect with the future greenway. The property will be petitioned to be annexed into the Town of Huntersville. The primary issues are the difference in the five units and the curb radius. The street trees will be compliant with on-street parking are the park area. Jack Simoneau, Planning Director stated that 180 lots were previously approved and 220 was discussed, and staff would be comfortable with that amount if the UOS was improved. Staff suggested the large park. Mr. Moore responded that in looking at staff's suggestion, it were areas that were not identified by staff, and there is significant value to improving those areas. Skybrook is very much under all of the TR density requirements and the originally approved plan. Mr. Moore clarified that a kiosk will be centralized in the community, and will have parking. Mr. Bankirer wanted to see the approval containing pull-in areas where the kiosks are located. Mr. Moore advised the Board that developer typically show USPS where mail kiosks will be installed. USPS does not dictate the location of kiosks. It was asked by the Board if Mr. Moore will agree to show the pull-off area, and Mr. Moore again noted that most of the streets have on-street parking, and a pull off lane could be utilized, if necessary. However, Mr. Moore has never had the USPS recommend another lane to be provided. Many people get out and walk, and kiosks are not usually congested areas. Stephen Trott spoke to the Board concerning a question about a turn-out lane, which is not an officially parking spot but within the public right of way, and would have to be maintained by the public. Other communities have recently provided parallel parking spaces near the kiosk locations. As Scott Moore pointed out the kiosk locations are done at the construction planning stage with staff review, and not during the concept sketch plan of the development. Maintenance and enforcement with turn-out lanes could be a

potential conflict.

Mr. Trott was asked to speak about the TIA, and he noted there was a TIA in 2006, which preceded the Town's Ordinance. There was a left turn lane into the neighborhood entrances; one being on Poplar Tent, and one being on Huntersville-Concord Road. There were off-site improvements identified in the TIA, but have since been done by another development (i.e. stop light). NCDOT does not require a new TIA or further improvements, and based on the Town's Ordinance, the increase in the proposed falls below the threshold. There is nothing in the current Ordinance that says how long a TIA is valid. The number of lots or density has nothing to do with radii. The 2009 Standards & Procedures Manual (after approval of this project), all developments are looked to meet the minimum standards based on the design speed of a street, and two of the curves proposed in this subdivision are below that threshold (centerline radius of 200). Staff indicated that adjustments to this plan have been made to the 2006 and 2010 plans. Installing speed bumps was questioned. Mr. Trott indicated that a mini-circle was suggested for traffic calming. It is suggested to change the radii in the two curves.

Scott Moore noted the cul-de-sacs being offered with turn-around areas for fire access. He further noted that the Town Board approved this plan in 2006, then adopted different standards, and again approved in 2010. Mr. Moore feels they have a good design, and have incorporate as many things that staff wanted to see in the current proposal for safety, and aesthetics. Mr. Sailors indicated there are still two problems; five additional lots and the radius, and asked about a postponement. Mr. Moore indicated that if this plan is not approved they still have a development plan that contains the same radiuses, and the density has not been an issue. Outside of doing a complete redevelopment of those two items, which completely changes the complexity of the site plan, they have made it clear with staff that they want to stick to something that the Town Board approved twice. Brian Pace, Skybrook LLC, addressed the Board and stated that this project is in a better place now than in the 2006. This project transitions very nicely from the Parkside to the Villages site, has connected amenities, and a mix of products. The street patterns have been held almost identical to what they were, and the two radiuses work with the land the way it is. There are other radius like this throughout Skybrook. He stated he would be happy to give it another month, but felt the same plan would be seen. There may not be another solution. They have walked every street, identified additional tree save, none of which have been staff requirements or requests, and was not sure that staff had been on the property. He could not promise that any changes could be made. Staff set a number, and the proposed plan came up with five more lots. The schedule for submission, review and meetings was discussed. Mr. Pace concluded with a comment about the off-site improvements (stop light at the intersection).

9. **Sketch Plan:** A request by Skybrook, LLC to revise the Sketch Plan for 175.05-acres to add 4-acres (currently zoned R) to increase density, adjust open space, streets and other site plan changes. The Sketch Plan would permit 225 single-family lots located north of Huntersville-Concord Road and west of Poplar Tent Church Road. Property is vacant, with a few single-family homes.

A Motion to Defer, as agreed upon by applicant was made by Joe Sailors and seconded by Ron Smith. The Motion Carried by a vote of 7 Ayes and 2 Nays. Board Members voting Ayes: Bankirer, Graffy, Miller, Sailors, Smith, Swanick, Thomas

Nays: Davis, Planty

10. **Sketch Plan:** A proposed Sketch Plan for 3.84-acres to create 6 lots zoned HC-

CD. The parcels would be for commercial uses and located abutting Preysing St., Cane Creek Dr., and Bryton Town Center Dr. Property is vacant, with some parking.

A Motion to Approve was made by Stephen Swanick and seconded by Catherine Graffy. The Motion Failed by a vote of 0 Ayes and 0 Nays. Board Members voting

Included in the Motion to Approve: The application is complete, and complies with all applicable requirements pending addressing intersections for Lots 2D and 2E in regards to the intersections, also pending a Willingness to Serve letter provided by Charlotte Water. It is in the public interest in regards to helping Bryton fulfill its potential.

DISCUSSION:

David Pete, Principal Planner, presented the request, and entered the Staff Report into to record, which is attached hereto as an Exhibit, and incorporated herein by reference. It is compliant, and staff recommends approval. There is no TIA or APFO required. A Willingness to Serve letter to be provided by Charlotte Water. The building on Lots 2D and 2E need to address the intersection better, and staff is working with the applicant on this. There are other minor comments to be addressed. Cross access easements will be provided for the shared parking.

A Motion to Approve as amended was made by Harold Bankirer and seconded by Ron Smith. The Motion Carried by a vote of 9 Ayes and 0 Nays. Board Members voting Ayes: Bankirer, Davis, Graffy, Miller, Planty, Sailers, Smith, Swanick, Thomas

Included in the amended Motion: To indicate that minor comments to the notes on the site plan should be completed to the staff's satisfaction.

E. Other Business

1. Adjusted TIA Results Reporting Format

This item was not discussed and will be placed on the next Agenda

F. Adjourn

Approved this _____ day of _____, 2017.

Chairman or Vice Chairman

Michelle V. Haines, Board Secretary

Town of Huntersville
PLANNING BOARD
7/25/2017

To: Planning Board Members
From: David Peete, AICP, Principal Planner
Subject: Oaks at Skybrook North CD Rezoning Revision

Rezoning: Petition R16-07, a request by Skybrook, LLC to revise the existing Conditional District rezoning plan for 175.05-acres to add 4-acres (currently zoned R) and to revise the Transitional Residential Conditional District (TR-CD) to increase density, adjust open space, streets and other site plan changes. TR-CD zoning is requested for the entire site to permit 225 single-family lots located north of Huntersville-Concord Road and west of Poplar Tent Church Road. Property is vacant, with a few single-family homes.

ACTION RECOMMENDED:

Recommendation on July 25, 2017

FINANCIAL IMPLICATIONS:

TBD

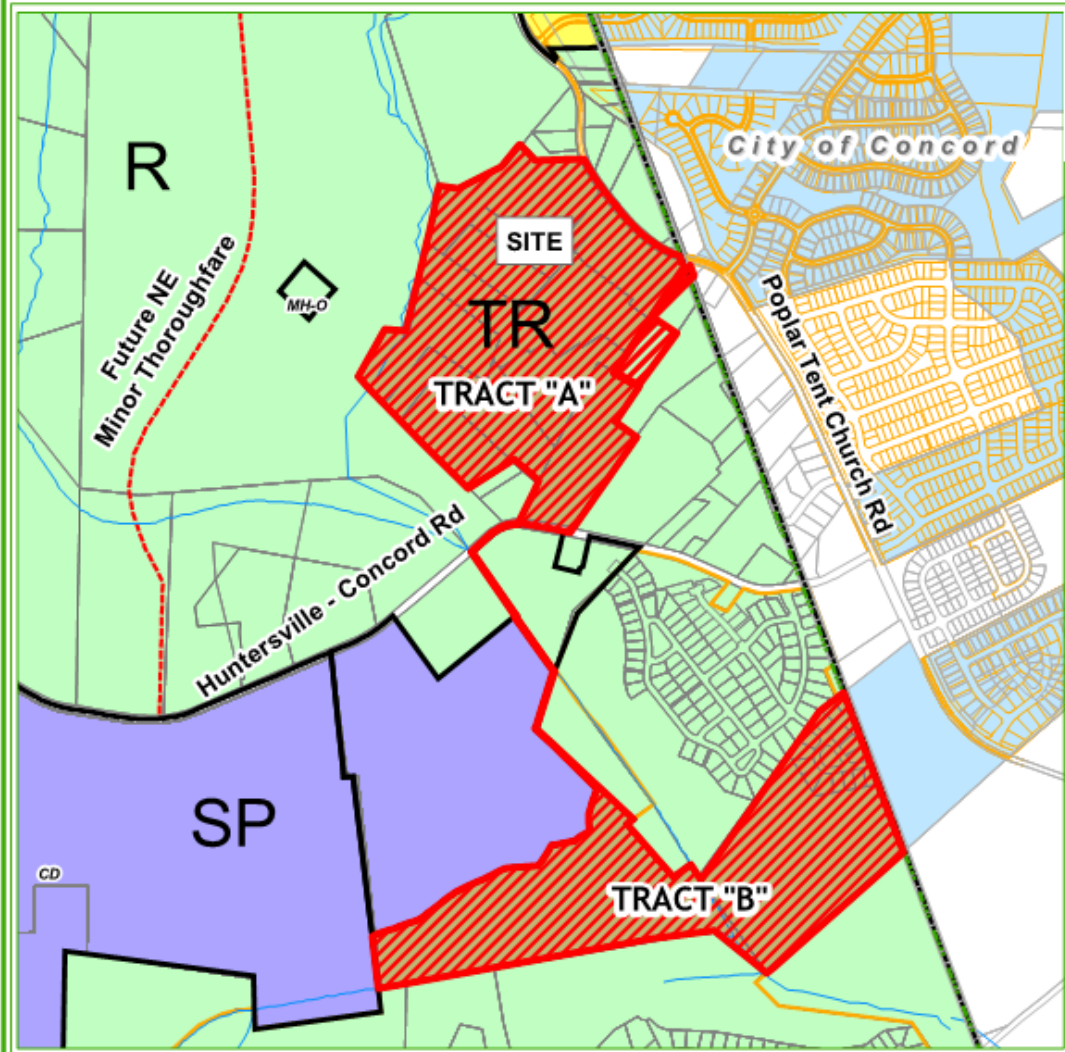
ATTACHMENTS:

Description	Type
❑ Oaks at Skybrook North Rezoning Staff Report	Cover Memo
❑ Attachment A - Rezoning Application	Cover Memo
❑ Attachment B - CD Rezoning Plan	Cover Memo
❑ Attachment C - Neighborhood Mtg Report	Cover Memo
❑ Attachment D - APF Letter of Determination	Cover Memo

Petition R16-07
Oaks at Skybrook North Conditional District Rezoning

(7-25-17 updates are underlined)

PART 1: PROJECT SUMMARY



Applicant: Skybrook, LLC

Property Owner: John T. Coley IV and Jordan Real Estate Holdings, LLC (see Attachment A).

Property Address: 15645 Poplar Tent Church Road.

Project Size: (+/-) 175.05-acres

Parcel Numbers:

011-103-01, -03, -04, -07, -09, -10, -11, -13, -16, -17, -18, -19, 011-102-01, -13 and 021-081-04, -06 (owned by Metrolina Greenhouses).

Current Zoning: Transitional Residential Conditional District (TR-CD) & Rural (R).

Current Land Use: vacant & a few homes.

Proposed Zoning: Revised Transitional Residential—Conditional District (TR-CD).

Proposed Land Use:

221 single-family homes:

205 in Tract A;

16 in Tract B

(a 41 home increase over currently approved plan)

1. Purpose: Rezone 175.05-acres from an existing conditional district plan to a revised conditional district plan. The changes are proposed on the 96.39-acre area north of Huntersville-Concord Road and west of Poplar Tent Church Road, near the Cabarrus County line (north of Parkside at Skybrook Subdivision), shown as Tract A,

above. No changes are proposed for Tract B (see above). The specific request is to rezone 175.05 acres from Transitional Residential Conditional District (TR-CD) and Rural (R) to Transitional Residential – Conditional District (TR-CD) to add approximately four (4) acres of land, to increase the lot count from 180 to 221 and to adjust open spaces and street layouts.

It is important to understand that Oaks at Skybrook North, as a whole, includes 175.05-acres broken-out into Tracts A & B. ALL OF THE PROPOSED CHANGES ARE FOR TRACT A ONLY. The addition of a new parcel, street layout changes, open space adjustments and other revisions are all on Tract A. There are no revisions proposed for Tract B.

A Subdivision Sketch Plan for this project has also been submitted concurrent with this Rezoning Plan and will go to the Planning Board on June 27, 2017.

2. Adjoining Zoning and Land Uses.

North: Rural (R) – large-lot single-family & vacant.

South: Rural (R) – single-family (Parkside at Skybrook Subdivision) & agri-business (Metrolina Greenhouses).

East: Rural (R) – mostly vacant & a few large-lot single-family homes (along Cabarrus County line).

West: Rural (R) – regional tourist attraction (Renaissance Festival) & vacant.

3. A neighborhood meeting was held on Monday, February 27, 2017. The complete meeting summary is provided in Attachment C. Questions/concerns centered on possible road improvements and what type and number of homes are proposed to be built.
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 of rezoning signs on the property in two (2) locations.
5. NOTE: This rezoning petition has been continued twice by the applicant, to explore the possibility of developing under the new Transitional Residential (TR) zoning regulations. The applicant ultimately decided not to pursue that route and has continued with their original revision submittal, with some adjustments.

PART 2: REZONING/SITE PLAN ISSUES

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

- The Oaks at Skybrook North subdivision (Tract A) will be developed as one (1) phase.
- Additional right-of-way required along both Huntersville-Concord Road and Poplar Tent Church Road is to be dedicated, along with road improvements for both roads as part of previous approval (see Part 3 for details).
- Required Urban Open Space is provided via a 1.67-acre Park (labeled as a square), a 0.42-acre park, a 0.33-acre park and a 0.71-acre square for a total of 3.13-acres for Tract A. There are a total of 3.55-acres of Urban Open Space provided for both Tracts A & B. Overall open space totals are 97.67-acres (53.8%). Current TR zoning requires 40% open space, minimum, to achieve maximum permitted density.
- An easement is being offered along the northern stream, where a new sewer line was recently installed, to accommodate a section of future County/Town greenway.
- Minimum Tree Preservation for the current TR zone is 35%. The proposed TR-CD Rezoning Plan saves 51% of the overall existing tree canopy, [12.65% for Tract A (Currently 7.6%) & 85.64% (currently 58.1%) for Tract B].
- Grass paths will be maintained along both gas-line easements by the HOA.

- An “emergency-access only” drive / pedestrian path is proposed to cross one of the gas line easements in order to provide multiple accesses to the western portion of the subdivision.

The rezoning plan has been reviewed and several issues must be addressed:

- The total density increase of 41 homes is not supported by staff. Per discussion with the applicant, staff indicated they could support a 40 unit increase, provided all redline comments were addressed, open space deficiencies were addressed and “additional open space features” were incorporated into the CD-Rezoning Plan. These requirements outlined to gain 40 more units were incorporated into the plan, however, five (5) additional units were also added. Staff does not support the added density above 40 units.
- Two (2) waivers are requested:
 - Waiver to increase block length per block length table. This waiver was approved on 10-16-06 and is on the current 2010 version of the CD Rezoning. It should be noted that there were three (3) blocks that required a waiver in 2010, but there are only two (2) on the proposed plan.
 - Waiver to eliminate curb and gutter requirement on Huntersville-Concord Road and Poplar Tent Church Road. This waiver was approved on 10-16-06 and is on the current 2010 version of the CD Rezoning.
- A build-to range of 20 ft. – 50 ft. is proposed. This range is acceptable, however, a provision that there will not be more than 5ft. – 10 ft. of variation from one home to another is recommended.
- Two street centerline radii exceed recommended minimums. These should be adjusted and will result in site plan changes.
- The on-street parking street cross-section (Sheet 217-47A) eliminates street trees on one side. This is not acceptable and must be added back. The right-of-way width would be increased, thus reducing the size of the Park. Updates needed on this item.
- As part of this CD Rezoning, a reservation of land (dedication or easement) is required to be provided to facilitate the development of the greenway, per Article 11.3.7(h) of the Zoning Ordinance, which stipulates that “in approving a petition to reclassify property to conditional zoning district... Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to town ordinances, the officially adopted Huntersville Community Plan, other applicable adopted long range plans and those that address the impacts reasonable expected to be generated by the development or use of the site.” In summary, adequate accommodation, such as a dedication of land (preferred) or an easement should be provided for future greenway development.
- In addition to the greenway-land reservation, the applicant has indicated that they will provide a private trail connection to the proposed subdivision.
- The properties involved in this CD-Rezoning have will be offered for voluntary annexation into the Town of Huntersville. All other sections of Skybrook have been annexed into the Town limits.

PART 3: TRANSPORTATION ISSUES

A TIA is not required by the Town for the proposed increase from 180 to 225 single family detached housing units as it is below the 50 peak hour and 500 daily trip thresholds. A left-turn lane on Huntersville-Concord Road at the site entrance as well as a left-turn lane on Poplar Tent Church Road at the site entrance are recommended by Town staff and are required by NCDOT (both with a minimum of 100 feet of storage).

Two streets centerline radii are proposed to be below the Engineering Standards minimum of 200 feet. It is recommended that both be increased to this minimum. There are a couple of notes that need revising due to inconsistencies with other notes in the plan.

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. An APF Ordinance Determination of Adequacy was not required, as Skybrook North pre-dates the APF Ordinance.

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”.

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

- **Policy E-1, E-2 & E-3: Preservation and Enhancement.** Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.
Comment: The proposed development provides adequate open space buffers (80+ feet wide) along both Huntersville-Concord Road and Poplar Tent Church Road. In addition, 53.8% of the overall site and 27% of Tract A is set aside as open space.
- **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 create short blocks to encourage pedestrian activity. The proposed cross-section to be used through the development follows context sensitive design by providing adequate lane widths, green zones for street trees and sidewalks.
- **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 new TIA was not required for this revision; however 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 existing thoroughfares (Huntersville-Concord Road & Poplar Tent Church Road). In addition, there are six (6) stub streets: two to the north, two to the south, one to the east and one to the west.
- **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 will provide all TIA-required improvements to external public roads, extend public water and sewer, provide two (2) connections to existing roads, provide six (6) stubs for future connections and provide a greenway reservation.

- **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.

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 Oaks at Skybrook North subdivision is supported by the 2030 Comprehensive Plan, as the zoning district is not changing, only the provision of the CD rezoning plan. The Oaks at Skybrook North’s proposed density is ~~2-16~~ 2.13 units per acre for Tract A, which is higher than nearby development Parkside at Skybrook North (1.44), but overall density is ~~1-28~~ 1.26 units per acre. The proposal is also appropriate for the area by providing adequate infrastructure (which includes appropriate new roads, existing road upgrades and other transportation enhancements as well as providing appropriate open space). As long as accommodations are provided for the future greenway, all public infrastructure needs will be provided.

- 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 originally required in 2006, but NOT for this revision – see Part 3 of this report.
- The APF Ordinance Determination of Adequacy was not required, as the initial APF allocation for Skybrook North was not exceeded – see Part 4 of this report.
- Storm water drainage, water supplies and wastewater and refuse disposal and a Willingness-to-serve letter provided by Charlotte Water (which has been issued), as well as PCO-1 storm water approval from Mecklenburg County are conditions of recommended approval.

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

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, historical or cultural resources.

PART 6: STAFF RECOMMENDATION

The Oaks at Skybrook North Conditional District Rezoning Plan can be supported by staff subject to the following:

- Lot count ~~may~~ should not exceed 220 units.
- All required TIA/Town/NCDOT required improvements are provided (see Part 3), to include curve radii adjustments (as listed); **UPDATE 7-25-17 – TOWN ENGINEERING REVIEWING LATEST VERSION AND WILL OFFER COMMENTS AT OR PRIOR-TO JULY PLANNING BOARD MEETING.**
- All outstanding Transportation comments are addressed, Rezoning Plan changes may result;
- ~~Add street trees in appropriate location for on-street parking cross-section;~~ **PROVIDED.**
- Mecklenburg County (LUESA), Charlotte Water, and USPS approval of plans;

- All outstanding redline comments are addressed.
- ~~RECOMMENDATION: Limit variation within build to range to 5 ft. – 10ft. between homes.~~ **PROVIDED.**
- ~~RECOMMENDATION: Identify trail to connect subdivision to future greenway along western boundary;~~ **PROVIDED.**
- ~~RECOMMENDATION: Property should be annexed into the Town limits in exchange for all municipal services.~~ **PROVIDED. (UPDATE 6-27-17 – Applicant indicants property will be offered for annexation into Town.)**

PART 7: PUBLIC HEARING COMMENTS

Public Hearing was held on Monday, June 05, 2017. No specific questions or concerns were raised during the public hearing.

PART 8: PLANNING BOARD RECOMMENDATION

Planning Board continued item on June 27, 2017, with applicant's consent, to address staff's concerns.

Planning Board to review on July 25, 2017.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

A – Rezoning Application

B – Proposed CD Rezoning Plan

C - Neighborhood Meeting Report from February 27, 2017.

D – APF Letter of Determination

PART 10: CONSISTENCY STATEMENT - R 16-07 Oaks at Skybrook North Subdivision

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed rezoning application R16-07; Oaks at Skybrook North Subdivision Conditional District Rezoning, the Planning staff RECOMMENDS CONDITIONAL APPROVAL FOR ONLY 220 units, as overall, it is consistent with Implementation Goals E-1, E-2, E-3, T-5, T-7, T-8, CD-5 and PF-2 of the 2030 Community Plan. The property is located within the low intensity development area of the 2030 Comprehensive Plan and the proposed overall density is consistent with similar surrounding developments (see Part 5). Recommendation of approval is also based on <u>all provisions outlined in Part 6 being addressed.</u></p> <p><u>With those provisions, it is reasonable and in the public interest to approve the Conditional District Rezoning Plan BECAUSE it is consistent with the 2030 Comprehensive Plan (as outlined above) and the applicable provisions of the Zoning Ordinance can be adequately addressed, with staff's recommendations in Section 6 .</u></p>	<p>APPROVAL: In considering the proposed rezoning application R16-07; Oaks at Skybrook North Subdivision Conditional District, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u></p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>APPROVAL: In considering the proposed rezoning application R16-07; Oaks at Skybrook North Subdivision Conditional District, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference).</u></p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>
<p>DENIAL:</p>	<p>DENIAL: In considering the proposed rezoning application R16-07; Oaks at Skybrook North Subdivision Conditional District, the Planning Board recommends denial based on <u>(consistent OR inconsistent) with (insert applicable plan reference).</u></p> <p><u>It is not reasonable and not in the public interest to amend the approved Rezoning Plan because... (Explain)</u></p>	<p>DENIAL: In considering the proposed rezoning application R16-07; Oaks at Skybrook North Subdivision Conditional District, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference).</u></p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>

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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 1/10/17 (Updated from 5/24/16)

Name of Project Skybrook North Phase # (if subdivision) NA

Location Poplar Tent Road and Huntersville-Concord Road

Parcel Identification Number(s) (PIN) 011-102-01,13, 011-103-01,03,04,07,09,10,11,13,16,17,18,19, 021-081-04,06

Current Zoning District TR(CD) & R Proposed District (for rezonings only) TR-CD (New)

Property Size (acres) 175.05 Street Frontage (feet) _____

Current Land Use Vacant

Proposed Land Use(s) Residential (Single Family)

Is the project within Huntersville's corporate limits?

Yes ☐ No ☒ If no, does the applicant intend to voluntarily annex? Yes

3. Description of Request

Briefly explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Remove a road crossing over PNG existing gas line, make minor internal revisions to the overall layout, increase open space & tree save

and increase density from 180 to 220 single family lots.

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 John T. Coley IV Printed Name John T. Coley IV
Address of Applicant P.O. Box 38 Holly Springs, NC 27540
Email coley@bpropnc.com

Property Owner's Signature (if different than applicant) _____
Printed Name John T. Coley IV

Property Owner's Address P.O. Box 38 Holly Springs, NC 27540 Email coley@bpropnc.com

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

Skybrook, LLC.	Brian Pace	704-3651208	bpace@pacedevelop.com
Development Firm	Name of contact	Phone	Email
Yarbrough-Williams & Houle, Inc.	Marc Houle	704-556-1990	march@y-wh.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:

John T. Coley IV, Skybrook, LLC. P.O. Box 38 Holly Springs, NC 27540 919-869-2702 coley@bpropnc.com

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.

John T. Coley IV

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



General Application

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Remove a road crossing over PNG existing gas line, make minor internal revisions to the overall layout, increase open space & tree save

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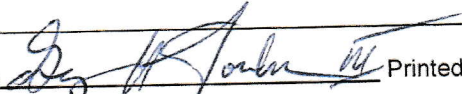
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6. Signatures

*Applicant's Signature



Printed Name

George H. Jordan III

Address of Applicant

P.O. Box 4422 Cary, NC 27519

Email

George@GHIJordan.com

Property Owner's Signature (if different than applicant)

Printed Name

Property Owner's Address

Email

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

↓
Manager of
Jordan Real
Estate Holdings
LLC.

Development Firm

Name of contact

Phone

Email

Design Firm

Name of contact

Phone

Email

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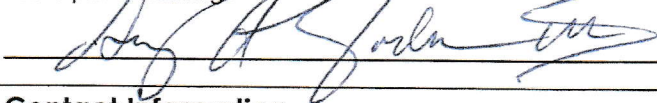
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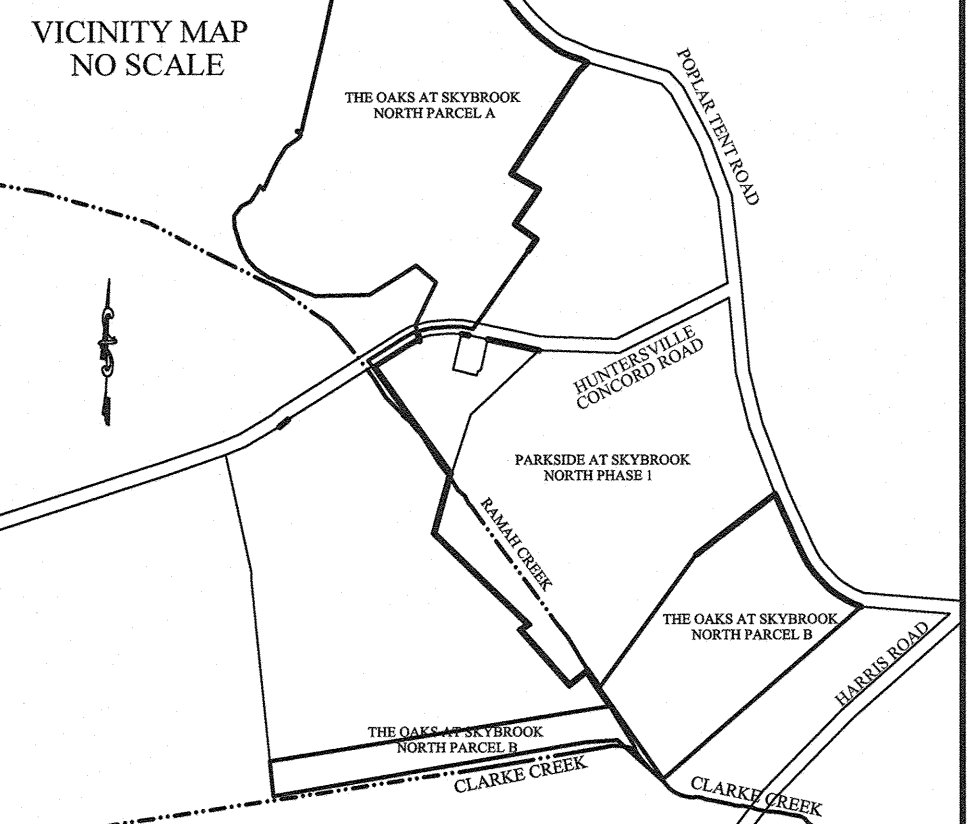
SHEET INDEX
SHEET 1 COVER SHEET
SHEET 2 PARCEL 'A' SKETCH PLAN

PERCENTAGE OF CHANGE

PARCEL	ACREAGE	#LOTS	OPEN SPACE	TREE PRESERVATION TOTAL / SAVED	SPECIMEN TREES TOTAL / SAVED
A	approved revision 93.22 96.39 +3.40%	approved revision 164 205 +25.00%	approved revision 18.39 26.00 +41.38%	approved revision 63.80/4.87 (7.6%) 66.5/8.41 (12.65%) +4.23% / +72.68%	approved revision 269/121 (45%) 269/151 (56%) 24.79%
B	approved revision 78.66 78.66 0.00%	approved revision 16 16 0.00%	approved revision 71.68 71.62 -0.08%	approved revision 75.88/44.11 (58.1%) 75.88/64.99 (85.64%) 0.00% / 47.33%	approved revision 63/27 (42.9%) 63/27 (42.9%) 0.00%
TOTAL	approved revision 171.88 175.05 +1.84%	approved revision 180 221 +22.78%	approved revision 90.07(52.4%) 97.62(55.77%) +8.38%	approved revision 139.68/48.98 (35%) 142.38/73.40 (51.55%) +2.70%/+24.42% (+8.04)	approved revision 332/148 (44.6%) 332/178 (53.6%) 20.27%

THE OAKS AT SKYBROOK NORTH
SKETCH/CONCEPT PLAN
EPM #366626

VICINITY MAP
NO SCALE



FORESTRY
PROGRAM
AREA

OPEN SPACE
AREA

TREE SAVE
AREA

EPM REFERENCE NUMBERS:
#366542 REZONING PLAN
#366626 SKETCH/CONCEPT PLAN

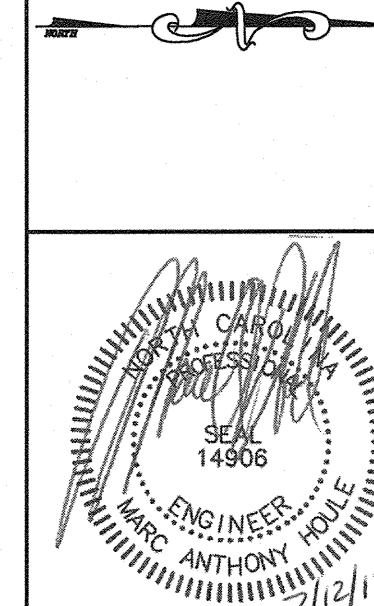
Development Summary for Parcels A & B:
TAX PARCELS: 011-103-01, 011-103-03, 011-103-04, 011-103-07, 011-103-09, 011-103-10, 011-103-11, 011-103-13, 011-103-16, 011-103-17, 011-103-18, 011-103-19, 011-102-01, 011-102-13, 021-081-01, 021-081-04, 021-081-05, 021-081-14
Location: North & South of Huntersville-Concord Road, west of Poplar Tent Church Road.
Principle Use: Single-family detached homes.
Building Type: Detached House.
Existing Zoning: TR(CD) & Rural (R).
Proposed Zoning: TR(CD).
Total (Overall) Site Acreage (Tracts A & B): 175.05 acres.
Lot Data - Parcels A & B:
Total Number of Lots: 221
Minimum Lot Size: 8,400 SF
Average Lot Size: 11,593 SF
Minimum Lot Width: 60'
Average Lot Width: 72.9'
Lot Width Range: 60' - 80'
Open Space Data - Parcels A & B:
Total Open Space: 97.62 AC (55.77%)
Urban Open Space: 3.50 AC (2.00%) (3 squares, 2 pocket parks)
Natural & Recreational Open Space: 85.21 AC (48.68%)
BMP Open Space: 8.91 AC (5.09%)
Tree Preservation Data - Parcels A & B:
Percentage of site covered by Tree Canopy: 61.32% (142.38 AC).
Percentage of tree canopy preservation required by district: 35% (49.83 AC).
Percentage of tree canopy actually saved: 51.55% (73.40 AC).
Specimen Trees: 332 on site.
Required to save: 335 (117 trees)
Actually Saved: 53.6% (178 trees)
No Heritage Trees identified or saved.
Impervious Area Calculations - Parcels A & B:
Site area: 175.05 AC located in Clarke Watershed District.
Impervious area allowed: 50% (87.52 AC).
Impervious area, actual: 21.04% (36.83 AC).
Trails: 0.70 AC
Sidewalk: 3.21 AC
Pavement: 8.49 AC
Lots: 18 lots @ 5,000 SQ. FT./LOT = 90,000 SQ. FT. (1.84 AC).
205 lots @ 4,800 SQ. FT./LOT = 984,000 SQ. FT. (22.59 AC).

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR
GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION
PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED
FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE
REGULATIONS IN EFFECT AT TIME OF SUBMITTAL

NOTES:

- ALL COMMON OPEN SPACE AND TREE SAVE AREAS SHALL REMAIN "IN PERPETUITY" AND A DEED RESTRICTION RECORDED
- A 30' WIDE EASEMENT WITHIN THE CMUD SEWER RIGHT-OF-WAY FOR CONSTRUCTION OF A GREENWAY TRAIL IS TO BE PROVIDED. IF THIS IS ACCEPTABLE, THERE MUST BE CLARIFICATION THAT THE GREENWAY EASEMENT WILL BE ADJUSTED AT THE CONFLUENCE OF THE TWO CREEKS BASED ON DESIGN AND REQUIRED PERMITS (EX. CREEK CROSSING LOCATIONS). ASSIGNMENT OF WHEN EACH SECTION OF THE GREENWAY TRAIL WILL BE CONSTRUCTED, SHALL BE PROVIDED. (EX. AS PART OF TRACT "A"...)

SITE IS LOCATED IN THE CLARKE WATERSHED BASIN



7	6/30/17	PER TOWN OF HUNTERVILLE COMMENTS	BYTGO
6	5/05/17	PER TOWN OF HUNTERVILLE COMMENTS	BYTGO
5	1/13/17	REVISED PER TOWN OF HUNTERVILLE AND LUESA COMMENTS AND ADDED 35 LOTS	WKG
4	5/10/16	REMOVED ROAD/DAS CROSSING, REVISED LOTS 14-18, ADDED LOTS 106-109	BYTGO
3	4/20/14	PER COMMENTS	YWH
2	10/22/13	UPDATED TREE SAVE AREA	YWH
1	3/13/12	ADDED NOTES 1-4 PER TOWN OF HUNTERVILLE COMMENTS	BYTGO
NO.	DATE	REVISION	BY
SHEET TITLE			
REZONING COVER SHEET			
PROJECT			
THE OAKS AT SKYBROOK NORTH SKETCH PLAN REVISION			
TOWN OF HUNTERVILLE, MECK. CO., N.C.			
FOR: SKYBROOK, LLC			
DRAWING NO.			
255-03B			
SHEET 1 OF 2 SHEETS			



YARBROUGH & WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
180 Windsor Oak Court
Charlotte, North Carolina, 28273
704.556.1900 704.556.0000(hq)



SLOPE ANALYSIS

RANGE BEG.	RANGE END	PERCENT
25.00	50.00	0.0
15.00	25.00	3.11
10.00	15.00	7.53
0.00	10.00	89.36

PROPERTY TO BE REZONED				ADJOINING PROPERTIES					
TAXID	DOB	OWNER	ADDRESS	ACREAGE	TAXID	DOB	OWNER	ADDRESS	ACREAGE
09-02-01	2949-028	MPC, LLC AND BRIAN PROPERTIES INC.	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	1.77	09-02-01	2949-028	FARMHILL, LLC	1800 EAST US HIGHWAY 40 GOLD CANTON, NC 27026	207.86
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	4.25	09-02-01	2949-028	FARMHILL, LLC	1800 EAST US HIGHWAY 40 GOLD CANTON, NC 27026	27.50
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	6.35	09-02-01	00874-01	JOEY D DONNELLY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	10
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	1.85	09-02-01	00874-01	JOEY D DONNELLY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	10
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	7.25	09-02-01	00898-042	ALBERTA C. DIXON	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	101
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	12.75	09-02-01	27022-074	ST JAMES AND MANAGEMENT, INC.	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	2.58
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	4.75	09-02-01	00898-042	STEPHEN F. DUFFREY AND THERESA D. DUFFREY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	4.50
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	4.82	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	0.14
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	6.20	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	1.57
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	2.84	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	6.41
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	1.52	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	13.06
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	7.65	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	1.27
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	1.52	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	13.22
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	1.52	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	2.0
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	1.52	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	10.14
09-02-01	2949-028	MPC, LLC	40 MARKET ST., SUITE 400 CHAPEL HILL, NC 27606	1.52	09-02-01	2949-028	WILLIAM MERCEY AND WENDY MERCEY	1800 POLAR TURT ROAD HUNTERVILLE, NC 28078	1.58

Development Summary for Parcel A:

TAX PARCELS:

011-102-01, 011-102-13, 011-103-01, 011-103-03, 011-103-04, 011-103-07, 011-103-09, 011-103-10, 011-103-11, 011-103-13, 011-103-16, 011-103-17, 011-103-18, 011-103-19, 021-081-04

Location: North & South of Huntersville-Concord Road, west of Poplar Tent

Principle Use: Single-family detached homes.

Building Type: Detached houses.

Existing Zoning: TR(0) & Rural (R).

Proposed Zoning: TR(0).

Site Acreage (Tract A): 96.39 acres.

Lot Data:

Total Number of Lots: 205

Minimum Lot Size: 8,400 SF

Average Lot Size: 11,162 SF

Minimum Lot Width: 60'

Lot Width Range: 50' - 90'

Average Lot Width: 71.84'

Open Space Data - Parcel A:

Total Open Space: 26.00 AC (26.97%)

Urban Open Space: 3.08 AC (3.20%) (2 squares, 2 pocket parks)

Natural & Recreational Open Space: 17.16 AC (17.82%)

BMP Open Space: 5.76 AC (5.98%)

Tree Preservation Data - Parcel A:

Percentage of site covered by Tree Canopy: 68.99% (66.5 AC)

Percentage of tree canopy preservation required by district: 35% (23.28 AC)

Percentage of tree canopy actually saved: 12.64% (8.41 AC)

Specimen Trees: 269 on site

Required to save: 35% (94 trees)

Actually Saved: 56.1% (151 trees)

No Heritage Trees Identified or saved.

Impervious Area Calculations - Parcel A:

Site area: 96.39 AC located in Clarke Watershed District.

Impervious area allowed: 50% (48.2 AC)

Actual: 34.57% (33.32 AC)

Sidewalk: 3.07 AC

Pavement: 7.86 AC

Lot: 205 lots @ 4,800 SQ. FT./LOT = 984,000 SQ. FT. (22.59 AC)

NOTES:

Access (ingress/egress) locations and design shown on this sketch plan are subject to achieving vertical and horizontal sight triangles. Minimum sight triangle length shall be determined by the design engineer and shall be consistent with the applicable design speed and sight triangle design criteria. The design engineer shall be responsible for obtaining all necessary permits and approvals for the proposed access points. The design engineer shall be responsible for obtaining all necessary permits and approvals for the proposed access points.

1. The proposed access points shall be designed to meet the minimum sight triangle requirements for the applicable design speed and sight triangle design criteria. The design engineer shall be responsible for obtaining all necessary permits and approvals for the proposed access points.

2. The proposed access points shall be designed to meet the minimum sight triangle requirements for the applicable design speed and sight triangle design criteria. The design engineer shall be responsible for obtaining all necessary permits and approvals for the proposed access points.

3. For lots wider than 50 feet, driveway shall be no more than 20 feet wide as measured along the public street right-of-way. For lots wider than 50 feet, driveway shall be no more than 20 feet wide as measured along the public street right-of-way.

4. Large maturing trees shall be planted 40' on center within the required planting strip along both sides of all streets with the exception of rural roads where existing trees are to satisfy the street tree requirement. Small maturing trees shall be planted 20' on center within the required planting strip along both sides of all streets with the exception of rural roads where existing trees are to satisfy the street tree requirement.

5. All signage shall be reviewed and permitted with preliminary plans.

6. Sewer and water services will be provided by Charlotte Water.

7. All intersections shall comply with Sight Triangles (35'x35') and Sight Distance (15'x25') per Town of Huntersville Engineering Standards and Procedures Manual and Article 8.5 for required sight triangles, and must be approved by the Town of Huntersville and Mecklenburg County.

8. All applicable federal, state, and local environmental permits and approvals will be obtained by developer.

9. Street lighting plan shall be prepared by the power company in compliance with the Town of Huntersville Standards.

10. All open space to be dedicated to the HOA. All common open space and tree save areas shall remain "in perpetuity" and a deed restriction recorded.

11. All lots will have rail off from traffic and be screened by cluster mailboxes per USPS.

12. No mechanical, electrical, etc. units may be served by any setbacks.

13. Lots with 10,000 - 15,000 sq ft require 1 front yard tree and 2 rear yard trees.

14. The property is subject to any easement and/or right-of-way of record.

15. Property is being rezoned to TR-0 to match with adjacent parcels at Skybrook North Development. The purpose of this rezoning is to add 41 residential lots, make minor revisions to the open space and road layout.

16. All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville.

17. Building Elevations will be reviewed and approved with permitting of the house on each lot.

18. No mass grading will take place. Existing trees within the lots may be saved in addition to the tree save areas shown.

19. Any construction or use within the areas delineated by floodway lines district boundary line and floodway district encroachment line is subject to all restrictions imposed by floodway regulations.

20. The property shall comply with Town of Huntersville and Mecklenburg County Bicycle and Greenway Master Plan.

21. Lots subject to flooding shall not be established in subdivisions except as provided in Section 7.260.

22. Direct access from lots to a thoroughfare is prohibited.

23. All retaining walls requiring special inspections (6' in height) shall meet the requirements of the MCRS 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 on special inspections, special inspections final reports, and design printed in responsible charge (PRISC) letters.

24. The Town of Huntersville requires that all streets proposed to be taken over by the Town for maintenance be reviewed, inspected, and certified by a licensed professional engineer registered in the State of North Carolina for adequate construction by the certifying Engineer is required throughout the construction process. Refer to the Town of Huntersville Engineering Standards and Procedures Manual for additional information including the required certification form.

25. This property may be subject to any easements and/or right-of-way of record.

26. All areas designated as common and/or urban open space shall be owned and maintained by the homeowners association and dedicated for perpetuity.

REZONING PARCEL "A" SKETCH PLAN

PROJECT: THE OAKS AT SKYBROOK NORTH
TOWN OF HUNTERVILLE, MECK. CO., N.C.
FOR: SKYBROOK, LLC

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
750 Windsor Oak Court
Charlotte, North Carolina, 28273
704.556.1900 704.556.0500 (fax)

255-03C

255-03C

255-03C



February 28, 2017

To: Janet Pierson, Town of Huntersville

From: Scott Moore, Skybrook Project Manager

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

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

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

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

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

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

Summary of items discussed at the meeting:

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

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

The meeting was adjourned at 6:40 PM.

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



February 9, 2017

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

Dear Property Owner,

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

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

Sincerely,

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

Scott Moore
Project Manager
Skybrook Subdivision

NO.	NAME	AREA	PERCENT	ADJ. AREA	ADJ. PERCENT	ADJ. TOTAL
1	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
2	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
3	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
4	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
5	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
6	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
7	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
8	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
9	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
10	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
11	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
12	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
13	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
14	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
15	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
16	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
17	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
18	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
19	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
20	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
21	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
22	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
23	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
24	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
25	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
26	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
27	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
28	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
29	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
30	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
31	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
32	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
33	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
34	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
35	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
36	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
37	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
38	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
39	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
40	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
41	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
42	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
43	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
44	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
45	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
46	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
47	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
48	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
49	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
50	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
51	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
52	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
53	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
54	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
55	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
56	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
57	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
58	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
59	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
60	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
61	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
62	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
63	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
64	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
65	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
66	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
67	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
68	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
69	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
70	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
71	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
72	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
73	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
74	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
75	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
76	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
77	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
78	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
79	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
80	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
81	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
82	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
83	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
84	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
85	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
86	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
87	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
88	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
89	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
90	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
91	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
92	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
93	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
94	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
95	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
96	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
97	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
98	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
99	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00
100	20 RESIDENTIAL	10.00	10.00	10.00	10.00	10.00



SLOPE ANALYSIS

PERCENT	AREA	TOTAL
0.00	0.00	0.00
1.00	10.00	10.00
2.00	20.00	30.00
3.00	30.00	60.00
4.00	40.00	100.00
5.00	50.00	150.00
6.00	60.00	210.00
7.00	70.00	280.00
8.00	80.00	360.00
9.00	90.00	450.00
10.00	100.00	550.00
11.00	110.00	660.00
12.00	120.00	780.00
13.00	130.00	910.00
14.00	140.00	1050.00
15.00	150.00	1200.00
16.00	160.00	1360.00
17.00	170.00	1530.00
18.00	180.00	1710.00
19.00	190.00	1900.00
20.00	200.00	2100.00
21.00	210.00	2310.00
22.00	220.00	2540.00
23.00	230.00	2790.00
24.00	240.00	3060.00
25.00	250.00	3350.00
26.00	260.00	3660.00
27.00	270.00	3990.00
28.00	280.00	4340.00
29.00	290.00	4710.00
30.00	300.00	5100.00
31.00	310.00	5510.00
32.00	320.00	5940.00
33.00	330.00	6390.00
34.00	340.00	6860.00
35.00	350.00	7350.00
36.00	360.00	7860.00
37.00	370.00	8390.00
38.00	380.00	8940.00
39.00	390.00	9510.00
40.00	400.00	10100.00
41.00	410.00	10710.00
42.00	420.00	11340.00
43.00	430.00	12000.00
44.00	440.00	12680.00
45.00	450.00	13390.00
46.00	460.00	14130.00
47.00	470.00	14900.00
48.00	480.00	15700.00
49.00	490.00	16530.00
50.00	500.00	17400.00
51.00	510.00	18300.00
52.00	520.00	19230.00
53.00	530.00	20200.00
54.00	540.00	21200.00
55.00	550.00	22240.00
56.00	560.00	23320.00
57.00	570.00	24440.00
58.00	580.00	25600.00
59.00	590.00	26800.00
60.00	600.00	28050.00
61.00	610.00	29350.00
62.00	620.00	30700.00
63.00	630.00	32100.00
64.00	640.00	33550.00
65.00	650.00	35050.00
66.00	660.00	36600.00
67.00	670.00	38200.00
68.00	680.00	39850.00
69.00	690.00	41560.00
70.00	700.00	43330.00
71.00	710.00	45160.00
72.00	720.00	47050.00
73.00	730.00	49000.00
74.00	740.00	51010.00
75.00	750.00	53090.00
76.00	760.00	55230.00
77.00	770.00	57440.00
78.00	780.00	59720.00
79.00	790.00	62070.00
80.00	800.00	64490.00
81.00	810.00	66990.00
82.00	820.00	69560.00
83.00	830.00	72200.00
84.00	840.00	74910.00
85.00	850.00	77690.00
86.00	860.00	80550.00
87.00	870.00	83490.00
88.00	880.00	86510.00
89.00	890.00	89610.00
90.00	900.00	92790.00
91.00	910.00	96050.00
92.00	920.00	99390.00
93.00	930.00	102800.00
94.00	940.00	106300.00
95.00	950.00	110000.00
96.00	960.00	113800.00
97.00	970.00	117800.00
98.00	980.00	121900.00
99.00	990.00	126200.00
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Rt 16-07 Skybrook North
Neighborhood Meeting Mailing List
Mailed: USPS 2/9/17 12:30 PM

MARY BRADFORD BOST
16418 MCAULEY RD
HUNTERSVILLE, NC 28078

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

EGW ENTERPRISES LLC
38 SALEM ST
THOMASVILLE, NC 27360

H KEVIN GEDNEY
15026 SKYPARK DR
HUNTERSVILLE, NC 28078

DWAYNE NELSON HENSLEY
10120 HARRIS RD
HUNTERSVILLE, NC 28078

GEORGE H III JORDAN
PO BOX 4422
CARY, NC 27519

LANRE M LADIPO
15107 SKYPARK DR
HUNTERSVILLE, NC 28078

DIANNE JONES MCVAY
16241 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

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

ELEASAR NGASSA
15102 SKYPARK DR
HUNTERSVILLE, NC 28078

ROBERT BANNER
1505 BURNING LANTERN LN
KANNAPOLIS, NC 28081

PAUL J CAPALDI
16317 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

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

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

DONNA M GILMORE
16311 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

KENMORE HINKSON
16321 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

BRIAN KEITH
15120 SKYPARK DR
HUNTERSVILLE, NC 28078

GREGG A MATTHIESEN
16329 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

WILLIAM MERCER
15700 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC 28078

MVC LLC
PO BOX 38
HOLLY SPRINGS, NC 27540

EDDIE C PALMER
15114 SYKPARK DR
HUNTERSVILLE, NC 28078

CORA BATTIES
16325 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

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

STEPHEN P DUFFEY
15712 POPLAR TENT RD
HUNTERSVILLE, NC 28078

DAVID N FARACE
15126 SKYPARK DR
HUNTERSVILLE, NC 28078

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

TODD JOHNSON
16959 HUNTERSVILLE-CONCORD RD
HUNTERSVILLE, NC 28078

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

DAVID G MCALEXANDER
14703 LONG IRON DR
HUNTERSVILLE, NC 28078

METROLINA GREENHOUSES INC
16400 HUNTERSVILLE CONCORD RD
HUNTERSVILLE, NC 28078

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

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

KAREN A PORETTI
15034 SKYPARK DR
HUNTERSVILLE, NC 28078

DENNIS R RANAGAN
15018 SKYPARK DR
HUNTERSVILLE, NC 28078

BRYAN REDDING
15108 SKYPARK DR
HUNTERSVILLE, NC 28078

RICHARD O SHIREY
6207 GLENCAIRN CR
CHARLOTTE, NC 28269

SKYBROOK HOA
830 SKYBROOK DR
HUNTERSVILLE, NC 28078

SKYBROOK LLC
PO BOX 38
HOLLY SPRINGS, NC 27540

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

MARY DEOLA SIMMONS WILSON
17117 HUNTERSVILL CONCORD
HUNTERSVILLE, NC 28078

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

Mayor John Aneralla
15705 Framingham Lane
Huntersville, NC 28078

Commissioner Melinda Bales
15426 Ranson Road
Huntersville, NC 28078

Commissioner Dan Boone
317 Southland Road
Huntersville, NC 28078

Commissioner Mark Gibbons
13818 Bramborough Road
Huntersville, NC 28078

Commissioner Rob Kidwell
7603 Rolling Meadows Ln
Huntersville, NC 28078

Commissioner Danny Phillips
14720 Brown Mill Road
Huntersville, NC 28078

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

Hal Bankirer
17206 Linksvlew Lane
Huntersville, NC 28078

Jennifer Davis
7530 McIlwaine Road
Huntersville, NC 28078

Catherine Graffy
15120 Pavilion Loop Drive
Huntersville, NC 28078

JoAnne Miller
13900 Asbury Chapel Road
Huntersville, NC 28078

Adam Planty
12327 Cross Meadow Road
Huntersville, NC 28078

Joe Sailors
9332 Westminster Drive
Huntersville, NC 28078

Ron Smith
15902 Gathering Oaks
Huntersville, NC 28078

Stephen Swanick
12903 Heath Grove Drive
Huntersville, NC 28078

Susan Thomas
10215 Lasaro Way
Huntersville, NC 28078

Gerry Vincent
PO Box 664
Huntersville, NC 28070

Janet Pierson
PO Box 664
Huntersville, NC 28070

David Pecte
PO Box 664
Huntersville, NC 28070



Received: _____
Complete Application: _____
Yes: _____
No: _____

Adequate Public Facilities (APF) Application

Section I: Background Information

Unless otherwise exempt by the terms of the Adequate Public Facilities Ordinance (APFO), this APF Application shall be completed and approved prior to the submission of an application for any of the following "development proposals," which are defined by Section 13.3 of the Town Zoning Ordinance to include the following applications for development:

- apartment building or attached house site plans involving twenty (20) or more dwelling units
- subdivisions involving more than twenty (20) lots
- nonresidential developments or uses of 10,000 square feet or more of floor area or creating fifty (50) or more peak hour vehicle trips or 500 or more daily vehicle trips, whichever is less; and
- developments meeting any one of the thresholds above, which requires any one of the following
 - ◆ a special use permit
 - ◆ any overlay district for which a site specific development plan is required under the provisions of this ordinance
 - ◆ a conditional zoning district
 - ◆ a subdivision sketch plan or a preliminary plan when required by the subdivision ordinance
 - ◆ a final plat when no sketch plan or preliminary plan is required

Note: Please refer to Article 14, Zoning Ordinance, to determine whether a separate Traffic Impact Assessment is required to be submitted with an application for the Development Proposal.

Pursuant to Section 13.6.2, Zoning Ordinance, a Pre-Submittal Meeting with the Zoning Administrator is required prior to submitting this application form. However, it is recommended that the Applicant become familiar with the requirements of this Application and of Article 13, Zoning Ordinance, prior to the Pre-Submittal Meeting

No application for a Development Proposal shall be accepted by the Town, until a Determination of Adequacy has been issued by the Zoning Administrator, pursuant to Article 13 of the Zoning Ordinance and other applicable Town Laws. The APFO tests the capacity of three (3) Public Facilities to determine whether each is sufficient to absorb the impacts of the Development Proposal when it submitted. They are:

- ◆ Law Enforcement
- ◆ Parks and Recreation; and
- ◆ Fire Protection

Section II: Development Project Information

Please provide the following information.

Name of Applicant:	Skybrook LLC.
Address of Applicant:	6719 -C Fairview Road, Charlotte NC 28210
Name of Property Owner:	Skybrook LLC.
Address of Subject Property:	15645 Poplar Tent Church Road
Zoning - Current	TR(CD)
Zoning - Proposed	TR(CD)
Phone Number(s) of Applicant:	704-365-1208
Parcel Number of Subject Property:	011-102-11, 13, 011-103-01, 03, 04, 07, 09, 10, 11, 13, 16
Size of Subject Property:	011-103-17, 18, 19, 021-081-04 96.39 Ac.
Number of Phases & Total Sq. Ft.:	One Phase
(If this Development Proposal will be phased, please see Section III below.)	
Number of Phases & Sq. Ft. Included in this APF Request:	
Number of Phases & Sq. Ft. Included in TIA Request (if applicable)	

(Phases not included in initial calculations for APF and TIA will be subject to APF & TIA requirements prior to development of those phases)

Has any property adjacent to or within 300 feet of the Subject Property been developed by the Applicant or Property Owner since November 20, 2007? If so, please describe the nature, extent, and timing of that development and its location.

None

Describe in detail the nature of the proposed land use. Please address such matters as whether goods or services are to be sold or provided, any special transportation characteristics, the use of all enclosed and unenclosed portions of the property, and the square footage to be allocated to each land use. Space has been provided for indicating the extent of each proposed new land use as well as for a narrative description. Please attach additional pages as needed.

Non-Residential Land Uses Proposed

Square Feet Gross Floor Area

Residential Land Uses Proposed

(please indicate whether single- or multi-family)

Single Family

Number of New Dwelling Units

220

Section III: Phasing

If the Proposed Development is to be completed pursuant to a Phasing Schedule, please indicate when each phase is to be completed and the extent of development proposed for each use within each Phase. Describe when approvals are expected to be sought including preliminary subdivisions, site plans, rezonings, building permits, and certificates of occupancy.

Preliminary Plan Review will begin immediately following the Rezoning and Sketch Plan Approval, with an anticipated approval set for September 2017.

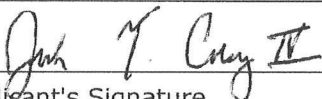
Construction on the site will start in October 2017, with builder permits being sought after in March 2018.

This phasing and takedown of lots is dependent upon the real estate market.

Section IV: Past or Proposed Public Facility Contributions

Please describe any past or proposed dedication, construction, or funding provided by the applicant or the property owner in order to address the impacts of the Proposed Development on Public Facility capacity. Please explain the nature and timing of such contributions and whether or to what extent they will mitigate the impacts of the Proposed Development on Public Facility Capacity.

If the applicant is proposing a Mitigation Plan, as described in Article 13, Zoning Ordinance, where capacity of one or more Public Facility is not otherwise adequate to support the demand resulting from a Proposed Development, please include a draft Mitigation Plan with this Application.


Applicant's Signature

9/13/17

Date

||

Property Owner's Signature

Date

**Town of Huntersville
PLANNING BOARD
7/25/2017**

To: Planning Board Members
From: David Peete, AICP, Principal Planner
Subject: Oaks at Skybrook North Sketch Plan Revision

Sketch Plan: A request by Skybrook, LLC to revise the Sketch Plan for 175.05-acres to add 4-acres (currently zoned R) to increase density, adjust open space, streets and other site plan changes. The Sketch Plan would permit 225 single-family lots located north of Huntersville-Concord Road and west of Poplar Tent Church Road. Property is vacant, with a few single-family homes.

ACTION RECOMMENDED:

Recommendation on June 27, 2017

FINANCIAL IMPLICATIONS:

TBD

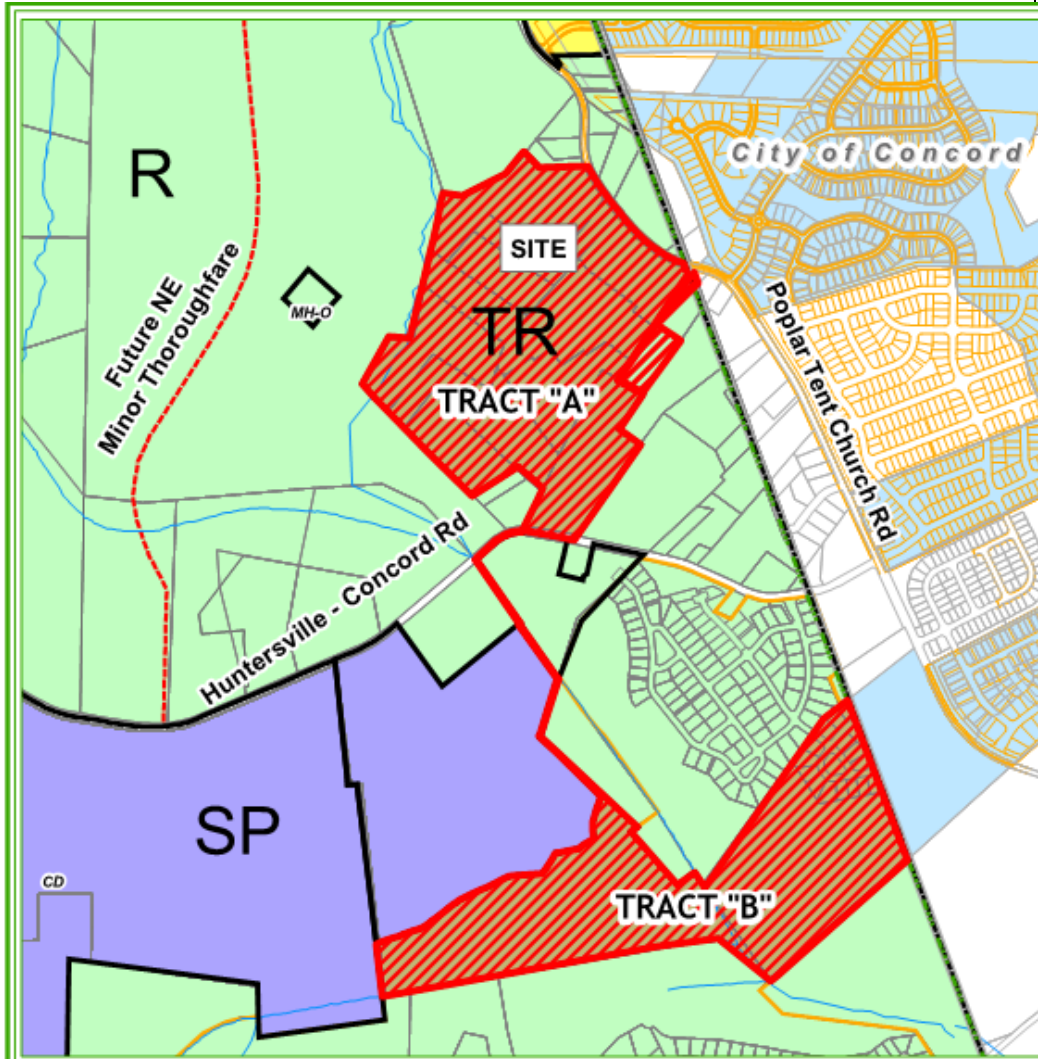
ATTACHMENTS:

Description	Type
❑ Oaks at Skybrook North Subdivision Sketch Plan Staff Report	Cover Memo
❑ Attachment A - Subdivision Sketch Application	Exhibit
❑ Attachment B - Sketch Plan pages 1-4	Cover Memo
❑ Attachment B - Sketch Plan pages 5-8	Cover Memo
❑ Attachment C - Neighborhood Mtg Report	Exhibit

Oaks at Skybrook North Subdivision Sketch Plan

(7-25-17 updates are underlined)

PART 1: PROJECT SUMMARY



Applicant: Skybrook, LLC

Property Owner(s): John T. Coley IV and Jordan Real Estate Holdings, LLC (see Attachment A).

Property Address: 15645 Poplar Tent Church Road

Project Size: (+/-) 175.05-acres.

Parcel Number(s): 011-103-01, -03, -04, -07, -09, -10, -11, -13, -16, -17, -18, -19, 011-102-01, -13 and 021-081-04, -06 (owned by Metrolina Greenhouses).

Current Zoning: Transitional Residential Conditional District (TR-CD) & Rural (R).

Current Land Use: vacant & a few homes.

Proposed Zoning: Revised Transitional Residential—Conditional District (TR-CD).

Proposed Land Use:

221 single-family homes:
205 in Tract A;
16 in Tract B
(a 41 home increase over currently approved plan)

Application is Attachment A and Site Plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

1. Purpose: To REVISE an conditional district rezoning and sketch plan for 175.05-acres of land located north of Huntersville-Concord Road and west of Poplar Tent Church Road, near the Cabarrus County line (north of Parkside at Skybrook Subdivision), shown as Tract A, above.
It is important to understand that Oaks at Skybrook North, as a whole, includes 175.05-acres broken-out into Tracts A & B. ALL OF THE PROPOSED CHANGES ARE FOR TRACT A ONLY. The addition of a new parcel, street layout changes, open space adjustments and other revisions are all on Tract A. There are no revisions proposed for Tract B.
A revised Conditional District Rezoning Plan for this project has also been submitted concurrent with this Sketch Plan and will go to the Planning Board on June 27, 2017.
2. Adjoining Zoning and Land Uses:
North: Rural (R) – large-lot single-family & vacant.
South: Rural (R) – single-family (Parkside at Skybrook Subdivision) & agri-business (Metrolina Greenhouses).
East: Rural (R) – mostly vacant & a few large-lot single-family homes (along Cabarrus County line).
West: Rural (R) – regional tourist attraction (Renaissance Festival) & vacant.
3. A neighborhood meeting was held on Monday, February 27, 2017. The complete meeting summary is provided in Attachment C. Questions/concerns centered on possible road improvements and what type and number of homes are proposed to be built.
4. The proposed subdivision has ~~225~~ 221 single family homes, with lots averaging 11,143 sq. ft.in size.
5. An 80' planted buffers are proposed along both Huntersville-Concord Road and Poplar Tent Church Road.
6. There are 269 specimen trees on the site. In the TR zoning district, 35 percent (95 trees) of the specimen trees are required to be saved and the developer proposes to save 151 specimen trees (56%). There are no known heritage trees on the site. Sixty-nine percent (69%) of the site is covered by tree canopy and the developer proposes to save 8.41-acres (13%) of the canopy (10% required in TR).
7. The subdivision will be developed as one (1) phase.
8. A water quality concept plan is being reviewed by Mecklenburg County Engineering (LUESA), but has not been approved as of the date of this report.
9. A "Willingness to Serve" letter has not been provided by Charlotte Water.
10. Required Urban Open Space is provided via a 1.67-acre Park (labeled as a square), a 0.42-acre park, a 0.33-acre park and a 0.71-acre square for a total of 3.13-acres for Tract A. There are a total of 3.55-acres of Urban Open Space provided for both Tracts A & B. Overall open space totals are 97.67-acres (53.8%). Current TR zoning requires 40% open space, minimum, to achieve maximum permitted density.

PART 3: TRANSPORTATION ISSUES/TRAFFIC IMPACT ANALYSIS(TIA)

A TIA is not required by the Town for the proposed increase from 180 to 225 single family detached housing units as it is below the 50 peak hour and 500 daily trip thresholds. A left-turn lane on Huntersville-Concord Road at the site entrance as well as a left-turn lane on Poplar Tent Church Road at the site entrance are recommended by Town staff and are required by NCDOT (both with a minimum of 100 feet of storage).

Two streets centerline radii are proposed to be below the Engineering Standards minimum of 200 feet. It is recommended that both be increased to this minimum. There are a couple of notes that need revising due to inconsistencies with other notes in the 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 Oaks at Skybrook North Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

There are no Small Area Plan’s that apply to these parcels, however, the following sections of the 2030 Huntersville Community Plan apply to this request:

- **Policy E-1, E-2 & E-3: Preservation and Enhancement.** Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.
Comment: The proposed development provides adequate open space buffers (80+ feet wide) along both Huntersville-Concord Road and Poplar Tent Church Road. In addition, 53.8% of the overall site and 27% of Tract A is set aside as open space.
- **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 create short blocks to encourage pedestrian activity. The proposed cross-section to be used through the development follows context sensitive design by providing adequate lane widths, green zones for street trees and sidewalks.
- **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 new TIA was not required for this revision; however 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 existing thoroughfares (Huntersville-Concord Road & Poplar Tent Church Road). In addition, there are six (6) stub streets: two to the north, two to the south, one to the east and one to the west.
- **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 will provide all TIA-required improvements to external public roads, extend public water and sewer, provide two (2) connections to existing roads, provide six (6) stubs for future connections and provide a greenway reservation.
- **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.

2. Conformity.

The proposed subdivision is not immediately adjacent to any small-lot, single-family home subdivision, however Parkside at Skybrook North subdivision is located across Huntersville-Concord Road, to the south. The project land is also bordered to the east by Poplar Tent Church Road and a few large-lot, single-family homes, to the north and vacant land to the west. The proposed (overall) subdivision has a density of 1.28-units per acre on 175.05-acres. Maximum density in the Transitional Residential (TR) zone is 1.5 units per acre.

3. Access between Adjoining Properties.

The subdivision provides two (2) new connections to existing streets, one (1) to Huntersville-Concord Road and one (1) to Poplar Tent Church Road. In addition, there are six (6) street stubs to the north, south, east and west.

4. Relation to topography.

The 96.39-acres that make up Tract A, are generally flat, except near the creek to the north and the proposed street network generally respects the topography of the site.

5. Mature trees and natural vegetation.

The proposed project is required to save 10 percent of the tree canopy, 10 percent of the specimen trees and 100% of the heritage trees. All three of these requirements are being satisfied, as outlined in Part 2, Item 6.

6. Access to parks, schools, etc.

Not Applicable.

7. Discourage through traffic.

The proposed subdivision has one (1) connection to Huntersville-Concord Road and one (1) to Poplar Tent Church Road and the internal street layout does not provide a direct connection between the two external roads. The internal streets are appropriately sized for residential traffic and are designed to include short blocks. Stopping conditions at intersections are also called for.

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 the Oaks at Skybrook North Subdivision Sketch Plan have not been identified for a school or park site.

12. Public Facilities

The parcels associated with the Oaks at Skybrook North Subdivision Sketch Plan have not been identified for a public facility.

13. Proposed street names

The street names for the Oaks at Skybrook North Subdivision Sketch Plan will be approved with the Preliminary Plan submission (if Sketch Plan is approved).

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 must be provided.

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

No development is proposed within the floodplain of the creek to the north.

17. Reserved.

18. Open Space

Required Urban Open Space is provided via a 1.67-acre Park (labeled as a square), a 0.42-acre park, a 0.33-acre park and a 0.71-acre square for a total of 3.13-acres for Tract A. There are a total of 3.55-acres of Urban Open Space provided for both Tracts A & B. Overall open space totals are 97.67-acres (53.8%). Current TR zoning requires 40% open space, minimum, to achieve maximum permitted density.

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 station, fire vehicles, police station, police vehicles, indoor park and recreation facilities, and parks acreage. An APF Ordinance Determination of Adequacy was not required, as Skybrook North pre-dates the APF Ordinance.

PART 5: STAFF RECOMMENDATION

COMPLETENESS OF APPLICATION

Town Staff has reviewed the proposed Subdivision Sketch Plan and finds the application complete.

COMPLIANCE WITH APPLICABLE REQUIREMENTS

Oaks at Skybrook North Subdivision Sketch Plan complies with all applicable requirements and is supported by the findings of fact outlined in Parts 2 – 4 of this report, with the following conditions:

There are several site plan issues that **MUST BE ADDRESSED:**

- Lot count should not exceed 220 units.
- All required TIA/Town/NCDOT required improvements are provided (see Part 3), to include curve radii adjustments (as listed); **UPDATE 7-25-17 – TOWN ENGINEERING REVIEWING LATEST VERSION AND WILL OFFER COMMENTS AT OR PRIOR-TO JULY PLANNING BOARD MEETING.**
- All outstanding Transportation comments are addressed;
- ~~Add street trees in appropriate location for on-street parking cross-section;~~ **PROVIDED.**
- Mecklenberg County (LUESA), Charlotte Water, and USPS approval of plans;
- All outstanding redline comments are addressed.

There are several Subdivision Sketch Plan issues that staff makes **RECOMMENDATION** on:

- ~~RECOMMENDATION: Limit variation within build to range to 5 ft. – 10ft. between homes.~~ **PROVIDED.**
- ~~RECOMMENDATION: Identify trail to connect subdivision to future greenway along western boundary;~~ **PROVIDED.**
- ~~RECOMMENDATION: Property should be annexed into the Town limits in exchange for all municipal services.~~ **PROVIDED. (UPDATE 6-27-17 – Applicant indicants property will be offered for annexation into Town.)**

APPROVAL

The Oaks at Skybrook North Subdivision Sketch Plan could comply with all applicable requirements once the conditions listed above are addressed. Staff can recommend approval of the proposed Subdivision Sketch Plan.

PART 6: PLANNING BOARD RECOMMENDATION

Planning Board continued item on June 27, 2017, with applicant’s consent, to address staff’s concerns. Planning Board to review on July 25, 2017.

PART 7: ATTACHMENTS AND ENCLOSURES

A – Subdivision Sketch Plan Application

B – Proposed Oaks at Skybrook North Subdivision Sketch Plan

C – Neighborhood Meeting Report

PART 8: DECISION STATEMENTS

Please refer to Part 5 of this report for recommendation.

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 1/10/17 (Updated from 5/24/16)

Name of Project Skybrook North

Phase # (if subdivision) NA

Location Poplar Tent Road and Huntersville-Concord Road

Parcel Identification Number(s) (PIN) 011-102-01,13, 011-103-01,03,04,07,09,10,11,13,16,17,18,19, 021-081-04,06

Current Zoning District TR(CD) & R

Proposed District (for rezonings only) TR-CD (New)

Property Size (acres) 175.05

Street Frontage (feet) _____

Current Land Use Vacant

Proposed Land Use(s) Residential (Single Family)

Is the project within Huntersville's corporate limits?

Yes ☐ No ☒ If no, does the applicant intend to voluntarily annex? Yes

3. Description of Request

Briefly explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Remove a road crossing over PNG existing gas line, make minor internal revisions to the overall layout, increase open space & tree save
and increase density from 180 to 220 single family lots.

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 John T. Coley IV Printed Name John T. Coley IV

Address of Applicant P.O. Box 38 Holly Springs, NC 27540

Email coley@bpropnc.com

Property Owner's Signature (if different than applicant) _____

Printed Name John T. Coley IV

Property Owner's Address P.O. Box 38 Holly Springs, NC 27540 Email coley@bpropnc.com

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

Skybrook, LLC.	Brian Pace	704-3651208	bpace@pacedevelop.com
Development Firm	Name of contact	Phone	Email
Yarbrough-Williams & Houle, Inc.	Marc Houle	704-556-1990	march@y-wh.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:

John T. Coley IV, Skybrook, LLC. P.O. Box 38 Holly Springs, NC 27540 919-869-2702 coley@bpropnc.com

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.

John T. Coley IV

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



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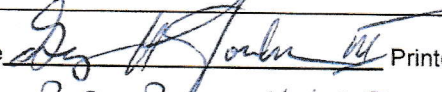
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*Applicant's Signature  Printed Name George H. Jordan III
Address of Applicant P.O. Box 4422 Cary, N.C. 27519
Email George@GHJordan.com
Property Owner's Signature (if different than applicant) _____
Printed Name _____
Property Owner's Address _____ Email _____
* Applicant hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

↓
Manager of
Jordan Real
Estate Holdings
LLC.

Development Firm	Name of contact	Phone	Email
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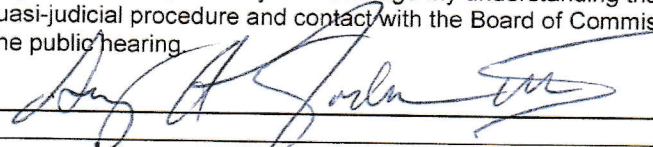
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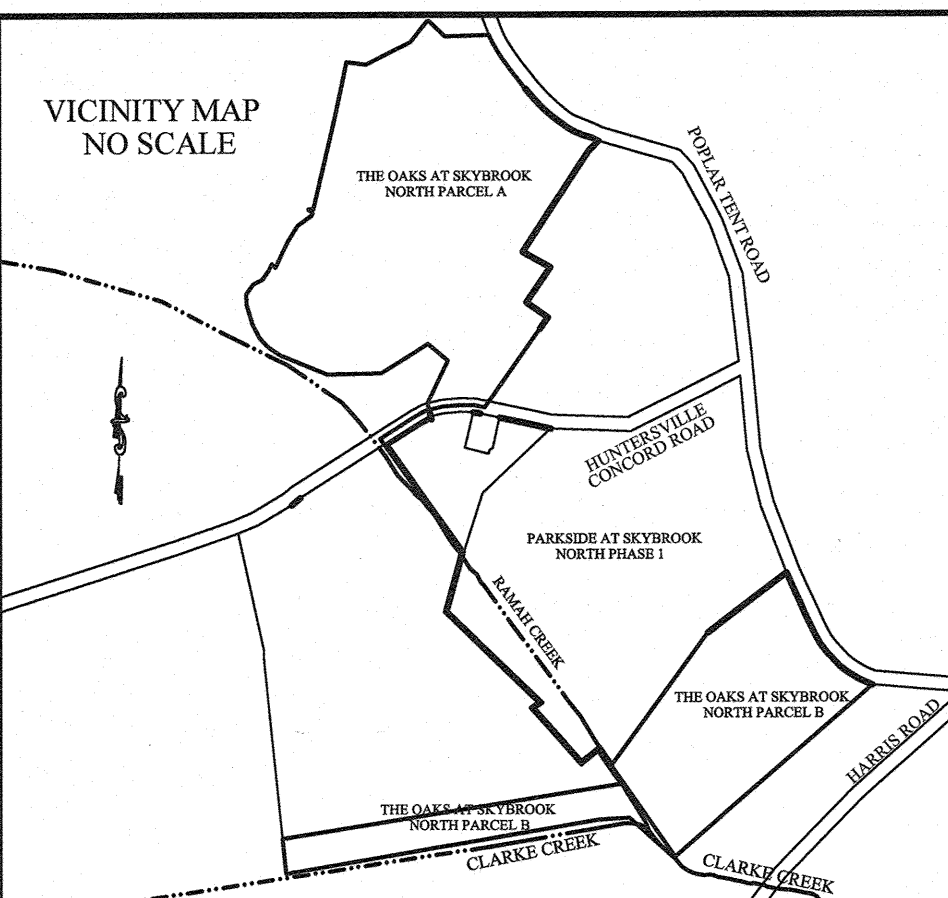
- SHEET INDEX**
SHEET 1 COVER SHEET
SHEET 2 PARCEL 'A' EXISTING FEATURES /
TREE SURVEY PLAN
SHEET 3 PARCEL 'A' SKETCH PLAN
SHEET 4 PARCEL 'A' GRADING/DRAINAGE/
STORMWATER PLAN
SHEET 5 PARCEL 'A' LANDSCAPE PLAN AND
BLOCK LENGTH / DETAIL SHEET
SHEET 6 OPEN SPACE DETAIL SHEET
SHEET 7 PARCEL 'B' SKETCH PLAN
SHEET 8 PARCEL 'B' SKETCH PLAN

PERCENTAGE OF CHANGE

PARCEL	ACREAGE	#LOTS	OPEN SPACE	TREE PRESERVATION TOTAL / SAVED	SPECIMEN TREES TOTAL / SAVED
A	approved revision 93.22 96.39 +3.40%	approved revision 164 205 +25.00%	approved revision 18.39 26.00 +41.38%	approved revision 63.80/4.87 (7.6%) 66.5/8.41 (12.65%) +4.23% / +72.68%	approved revision 269/121 (45%) 269/151 (56%) 24.79%
B	approved revision 78.66 78.66 0.00%	approved revision 16 16 0.00%	approved revision 71.68 71.62 -0.08%	approved revision 75.88/44.11 (58.1%) 75.88/64.99 (85.64%) 0.00% / 47.33%	approved revision 63/27 (42.9%) 63/27 (42.9%) 0.00%
TOTAL	approved revision 171.88 175.05 +1.84%	approved revision 180 221 +22.78%	approved revision 90.07(52.4%) 97.62(55.77%) +8.38%	approved revision 139.68/48.98 (35%) 142.38/73.40 (51.55%) +2.70%/+24.42% (+8.04)	approved revision 332/148 (44.6%) 332/178 (53.6%) 20.27%

THE OAKS AT SKYBROOK NORTH
SKETCH/CONCEPT PLAN
EPM #366626

VICINITY MAP
NO SCALE



FORESTRY
PROGRAM
AREA

OPEN SPACE
AREA

TREE SAVE
AREA

PARCEL B
TRACT 2

19.76

PARCEL B
TRACT 1

APPROVAL OF THIS CONCEPT PLAN DOES NOT IMPLY OR
GUARANTEE APPROVAL OF THE FINAL CONSTRUCTION
PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED
FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE
REGULATIONS IN EFFECT AT TIME OF SUBMITTAL

NOTES:

1. ALL COMMON OPEN SPACE AND TREE SAVE AREAS SHALL REMAIN "IN PERPETUITY" AND A DEED RESTRICTION RECORDED
2. A 30' WIDE EASEMENT WITHIN THE CMUD SEWER RIGHT-OF-WAY FOR CONSTRUCTION OF A GREENWAY TRAIL IS TO BE PROVIDED. IF THIS IS ACCEPTABLE, THERE MUST BE CLARIFICATION THAT THE GREENWAY EASEMENT WILL BE ADJUSTED AT THE CONFLUENCE OF THE TWO CREEKS BASED ON DESIGN AND REQUIRED PERMITS (EX. CREEK CROSSING LOCATIONS). ASSIGNMENT OF WHEN EACH SECTION OF THE GREENWAY TRAIL WILL BE CONSTRUCTED, SHALL BE PROVIDED. (EX. AS PART OF TRACT "A"...)

SITE IS LOCATED IN THE CLARKE WATERSHED BASIN

EPM REFERENCE NUMBERS:
#366542 REZONING PLAN
#366626 SKETCH/CONCEPT PLAN

Development Summary for Parcels A & B:
TAX PARCELS: 011-103-01, 011-103-03, 011-103-04, 011-103-07, 011-103-09, 011-103-10, 011-103-11, 011-103-13, 011-103-16, 011-103-17, 011-103-18, 011-103-19, 011-102-01, 011-102-13, 021-081-01, 021-081-04, 021-081-06, 021-081-14
Location: North & South of Huntersville-Concord Road, west of Poplar Tent Church Road.

Principle Use: Single-family detached houses.
Building Type: Detached House.
Existing Zoning: TR(CD) & Rural (R).
Proposed Zoning: TR(CD).

Total (Overall) Site Acreage (Tracts A & B): 175.05 acres.

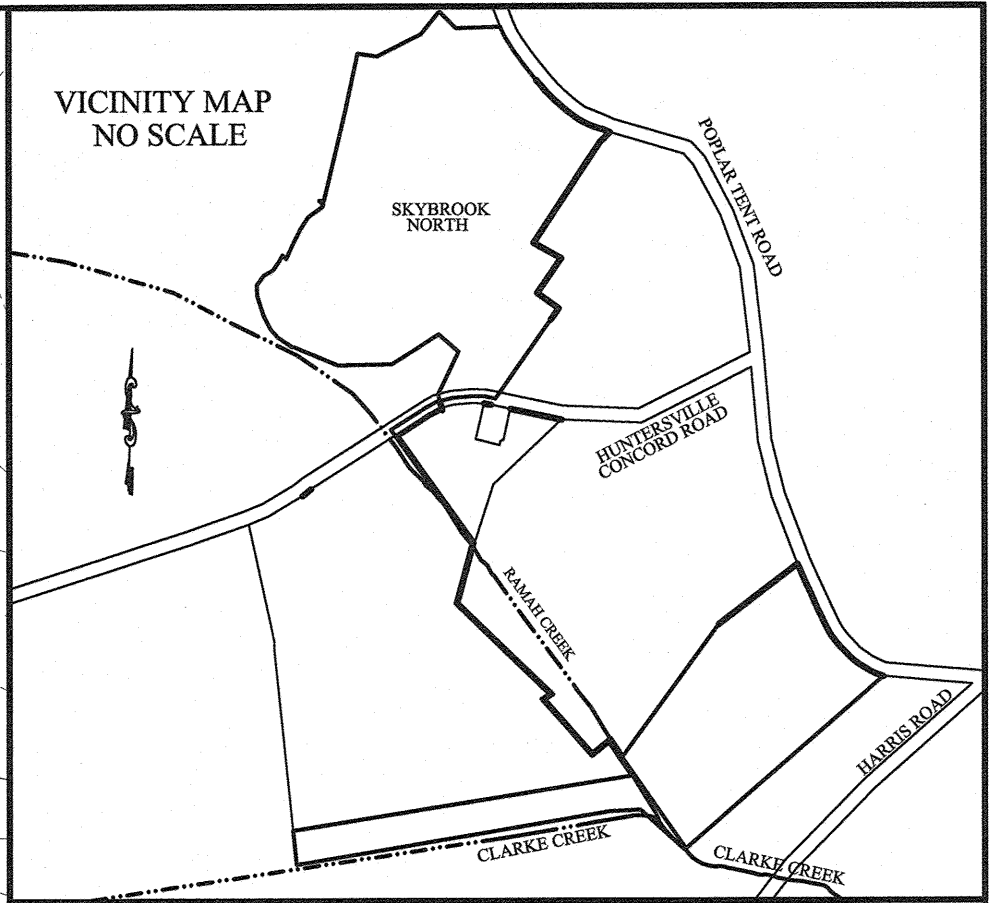
Lot Data - Parcels A & B:
Total Number of Lots: 221
Minimum Lot Size: 8,400 SF
Average Lot Size: 11,593 SF
Minimum Lot Width: 60'
Average Lot Width: 72.9'
Lot Width Range: 60' - 80'

Open Space Data - Parcels A & B:
Total Open Space: 97.62 AC (55.77%)
Urban Open Space: 3.50 AC (2.00%)
Natural & Recreational Open Space: 85.21 AC (48.68%)
BMP Open Space: 8.91 AC (5.09%)

Tree Preservation Data - Parcels A & B:
Percentage of site covered by Tree Canopy: 51.32% (142.38 AC).
Percentage of tree canopy preservation required by district: 35% (49.83 AC).
Percentage of tree canopy actually saved: 51.55% (73.40 AC).
Specimen Trees: 332 on site.
Required to save: 355 (117 trees).
Actually Saved: 53.6% (178 trees).
No Heritage Trees identified or saved.

Impervious Area Calculations - Parcels A & B:
Site area: 175.05 AC located in Clarke Watershed District.
Impervious area allowed: 50% (87.52 AC).
Impervious area, actual: 21.04% (36.83 AC).
Trail: 0.70 AC
Sidewalk: 3.21 AC
Pavement: 8.49 AC
Lots: 16 lots @ 5,000 SQ. FT./LOT = 80,000 SQ. FT. (1.84 AC).
205 lots @ 4,800 SQ. FT./LOT = 984,000 SQ. FT. (22.59 AC).

7	5/20/17	PER TOWN OF HUNTERSVILLE COMMENTS	BTG
6	5/25/17	PER TOWN OF HUNTERSVILLE COMMENTS	BTG
5	1/13/17	REVISED PER TOWN OF HUNTERSVILLE AND LUEBA COMMENTS AND ADDED 35 LOTS	WKO
4	2/10/16	REMOVED ROAD/GAS CROSSING, REVISED LOTS 14-16, ADDED LOTS 166-169	WKO
3	4/20/14	PER COMMENTS	YWH
2	10/02/13	UPDATED TREE SAVE AREA	YWH
1	3/13/12	ADDED NOTES 1-4 PER TOWN OF HUNTERSVILLE COMMENTS	BTG
N/D.	DATE	REVISION	BY
SHEET TITLE			
COVER SHEET			
PROJECT			
THE OAKS AT SKYBROOK NORTH SKETCH PLAN REVISION			
TOWN OF HUNTERSVILLE, MECK. CO., N.C.			
FOR: SKYBROOK, LLC			
YARBROUGH-WILLIAMS & HOULE, INC.			
Planning • Surveying • Engineering			
700 Windsor Oak Court			
Charlotte, North Carolina, 28273			
704.556.1990 704.556.0505(mx)			
255-10			
1 OF 8 SHEETS			



- SITE IS LOCATED IN THE CLARKE WATERSHED BASIN
- THERE ARE NO HERITAGE TREES LOCATED ON-SITE
- THERE ARE NO PERENNIAL STREAMS LOCATED ON-SITE

Existing Features (Site Analysis) Plan

Contours not less than 4 feet	- shown
Wetlands	- shown
Watercourses, streams, floodways & buffers	- shown
Right of ways & Easements (current)	- shown
Right of ways & Easements (future)	- shown
Slopes over 25%	- shown
Woodlands	- shown
Open fields, scenic views	- shown
Watershed divides	- shown
Existing structures, roads, trails, etc.	- shown
Wildlife habitat & farmland	- none
Historic features	- none
Aquifers and recharge areas	- none
Existing Structures	- shown

All future utilities will be within the proposed street right of way

SLOPE ANALYSIS

XRANGE BEG.	XRANGE END	PERCENT
25.00	50.00	0.0
15.00	25.00	1.6
10.00	15.00	8.5
0.00	10.00	89.9

TREE PRESERVATION SUMMARY

% OF SITE COVERED BY TREE CANOPY	- 68.99% (66.5 AC)
% OF TREE CANOPY ACTUALLY SAVED	- 12.64% (8.41 AC)


SPECIMEN TREES
269 ON SITE
151 (56.1%) SAVED

TREES LOCATED - 12" OR GREATER AT DBH

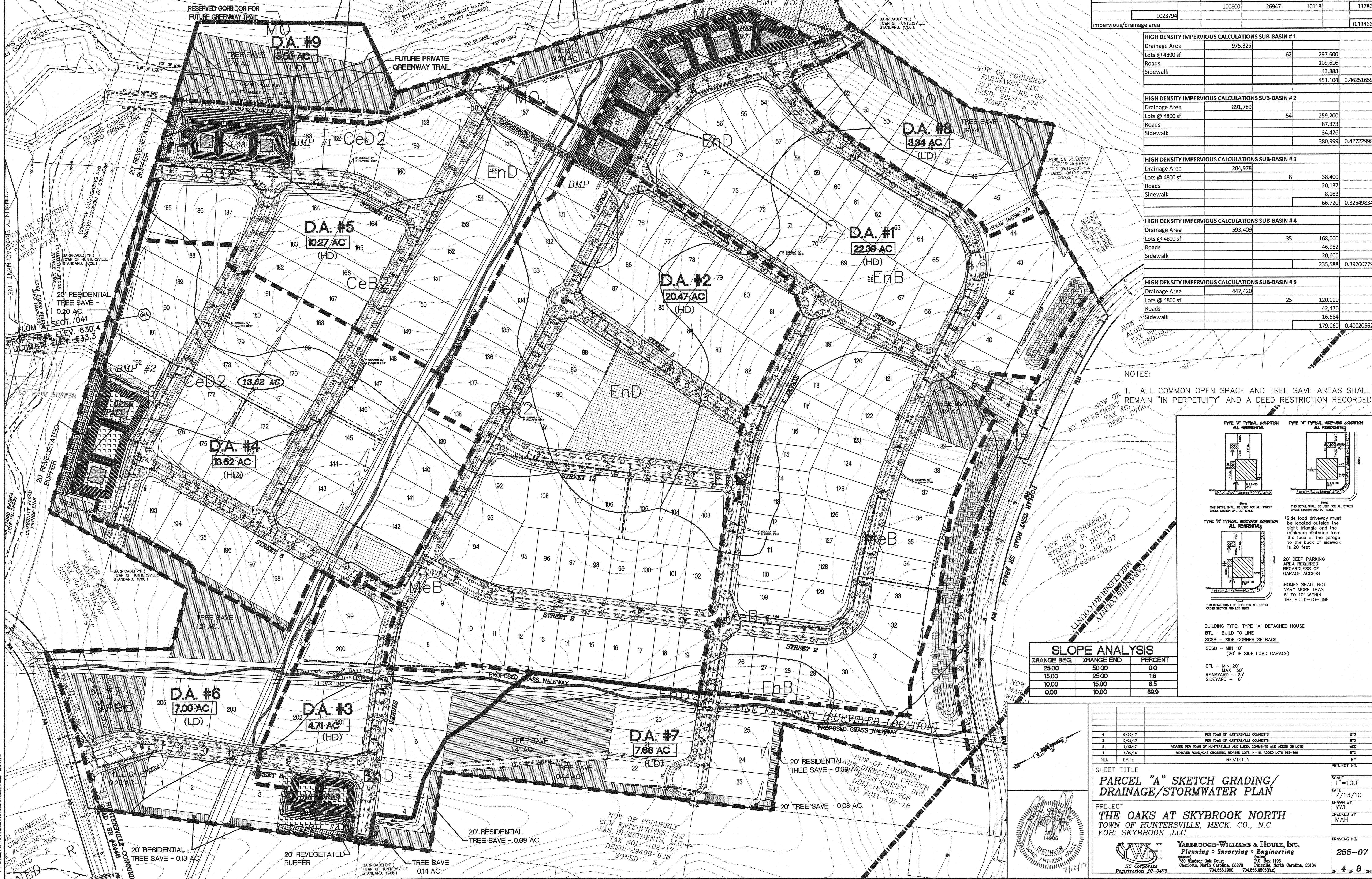
2 5/25/17 PER TOWN OF HUNTERSVILLE COMMENTS		BTG
1 1/23/17 REVISED PER TOWN OF HUNTERSVILLE AND LUSKA COMMENTS AND ADDED 35 LOTS		WMD
DATE REVISION		BY
SHEET TITLE		PROJECT NO.
PARCEL "A" EXISTING FEATURES/TREE SURVEY PLAN		SCALE 1"=100'
PROJECT		DATE 7/13/06
THE OAKS AT SKYBROOK NORTH "A"		DRAWN BY YWH
TOWN OF HUNTERSVILLE, MECK. CO., N.C.		CHECKED BY MAH
FOR: SKYBROOK, LLC		DRAWING NO.
YARBROUGH-WILLIAMS & HOULE, INC.		255-09
Planning • Surveying • Engineering		SHT 2 OF 8
720 Windsor Oak Court, Charlotte, North Carolina, 28275		
P.O. Box 1188, Pineville, North Carolina, 28134		
704.566.1990 704.566.0505(fax)		



6	6/20/17	PER TOWN OF HUNTERSVILLE COMMENTS	ETC
5	5/05/17	PER TOWN OF HUNTERSVILLE COMMENTS	ETC
4	1/13/17	REVISED PER TOWN OF HUNTERSVILLE AND LUESA COMMENTS AND ADDED 35 LOTS	WFO
3	7/19/16	ADDED PARCEL(TAX PARCEL(011-012--01)	
2	5/10/16	REMOVED ROAD/GAS CROSSING, REVISED LOTS 14-18, ADDED LOTS 165-169	ETC
1	3/3/12	ADDED NOTES 1-4 PER TOWN OF HUNTERSVILLE COMMENTS	ETC

SHEET TITLE		PROJECT NO.
<p>PARCEL "A" SKETCH PLAN</p>		<p>SCALE 1" = 100'</p> <p>DATE 7/13/10</p>
<p>PROJECT THE OAKS AT SKYBROOK NORTH TOWN OF HUNTERSVILLE, MECK. CO., N.C. FOR: SKYBROOK, LLC</p>		<p>DRAWN BY YWH</p> <p>CHECKED BY MAH</p>
 <p>NC Corporate Registration #C-0475</p>		<p>BRAWING NO.</p> <p>255-08</p> <p>SHT 3 OF 8 SHTS</p>
<p>YARBOUGH-WILLIAMS & HOULE, INC. <i>Planning • Surveying • Engineering</i> <small>(General)</small> <small>(Surveying)</small> 750 Windsor Oak Court P.O. Box 1198 Charlotte, North Carolina 28134 704.556.1990 704.556.0506(fax)</p>		

X-SECT. 048
FEMA ELEV. 630.4
ULTIMATE ELEV. 633.3



LOW DENSITY IMPERVIOUS CALCULATIONS					
BASIN #	DRAINAGE AREA	#Lots	@ 4800 sf	ROADS	SIDEWALK
# 6	305060	6	28800	13443	6089
# 7	333797	6	28800	13504	4029
# 8	145317	9	43200	0	0
# 9	239620	0	0	0	0
	1023794		100800	26947	10118
impervious/drainage area					0.134661

HIGH DENSITY IMPERVIOUS CALCULATIONS SUB-BASIN # 1			
Drainage Area	975,325		
Lots @ 4800 sf		62	297,600
Roads			109,616
Sidewalk			43,888
			451,104
			0.462516597

HIGH DENSITY IMPERVIOUS CALCULATIONS SUB-BASIN # 2			
Drainage Area	891,789		
Lots @ 4800 sf		54	259,200
Roads			87,373
Sidewalk			34,426
			380,999
			0.427229984

HIGH DENSITY IMPERVIOUS CALCULATIONS SUB-BASIN # 3			
Drainage Area	204,978		
Lots @ 4800 sf		8	38,400
Roads			20,137
Sidewalk			8,183
			66,720
			0.325498346

HIGH DENSITY IMPERVIOUS CALCULATIONS SUB-BASIN # 4			
Drainage Area	593,409		
Lots @ 4800 sf		35	168,000
Roads			46,982
Sidewalk			20,606
			235,588
			0.397007797

HIGH DENSITY IMPERVIOUS CALCULATIONS SUB-BASIN # 5			
Drainage Area	447,420		
Lots @ 4800 sf		25	120,000
Roads			42,476
Sidewalk			16,584
			179,060
			0.400205623

NOTES:
1. ALL COMMON OPEN SPACE AND TREE SAVE AREAS SHALL REMAIN "IN PERPETUITY" AND A DEED RESTRICTION RECORDED IN THE PUBLIC RECORDS.

TYPE "A" TYPICAL SECTION
ALL RESIDENTIAL

TYPE "A" TYPICAL SECTION
ALL RESIDENTIAL

TYPE "A" TYPICAL SECTION
ALL RESIDENTIAL

*Side load driveway must be located outside the sight triangle and the minimum distance from the face of the garage to the back of sidewalk is 20 feet.

20' DEEP PARKING AREA REQUIRED REGARDLESS OF GARAGE ACCESS

HOMES SHALL NOT VARY MORE THAN 5' TO 10' WITHIN THE BUILD-TO-LINE

BUILDING TYPE: TYPE "A" DETACHED HOUSE
BTL - BUILD TO LINE
SCSB - SIDE CORNER SETBACK
SCSB - MIN 10' (20' IF SIDE LOAD GARAGE)
BTL - MIN 20' MAX 50'
REAR YARD - 25'
SIDE YARD - 6'

SLOPE ANALYSIS		
X-RANGE BEG.	X-RANGE END	PERCENT
25.00	50.00	0.0
15.00	25.00	1.6
10.00	15.00	8.5
0.00	10.00	89.9

4 6/20/17 PER TOWN OF HUNTERSVILLE COMMENTS BTG

3 5/26/17 PER TOWN OF HUNTERSVILLE COMMENTS WDO

2 1/23/17 REVISED PER TOWN OF HUNTERSVILLE AND LUESSA COMMENTS AND ADDED 35 LOTS BTG

1 5/19/16 REMOVED ROAD/GAS CROSSING, REVERSED LOTS 14-16, ADDED LOTS 165-169 BTG

ND. DATE REVISION BY

SHEET TITLE
**PARCEL "A" SKETCH GRADING/
DRAINAGE/STORMWATER PLAN**

PROJECT
THE OAKS AT SKYBROOK NORTH
TOWN OF HUNTERSVILLE, MECK. CO., N.C.
FOR: SKYBROOK, LLC

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
700 Windsor Oak Court, Suite 1100, Pineville, North Carolina, 28134
Charlotte, North Carolina, 28279
704.556.1990 704.556.0505(hax)

255-07
SHT 4 OF 8

P:\PAC\Skybrook North\Zoning\Zoning\Map 1702017 2-46-18.dwg

20' RESIDENTIAL
TREE SAVE -
0.20 AC.
ECT. 041
ELEV. 630.4
EV. 633.3

2.30 AC TO BE DEDICATED
- TO MECKLENBURG COUNTY
FOR GREENWAY PARK.

PARCEL "A" OPEN SPACE CALCULATIONS:

URBAN OPEN SPACE: 3.08 AC (SQUARE)

BMP OPEN SPACE: 5.76 AC

OPEN SPACE: 17.16 AC

TOTAL OPEN SPACE: 26.00 AC (26.97%)

* PAVEMENT DETAIL

TACK COAT (SEE THE HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL)

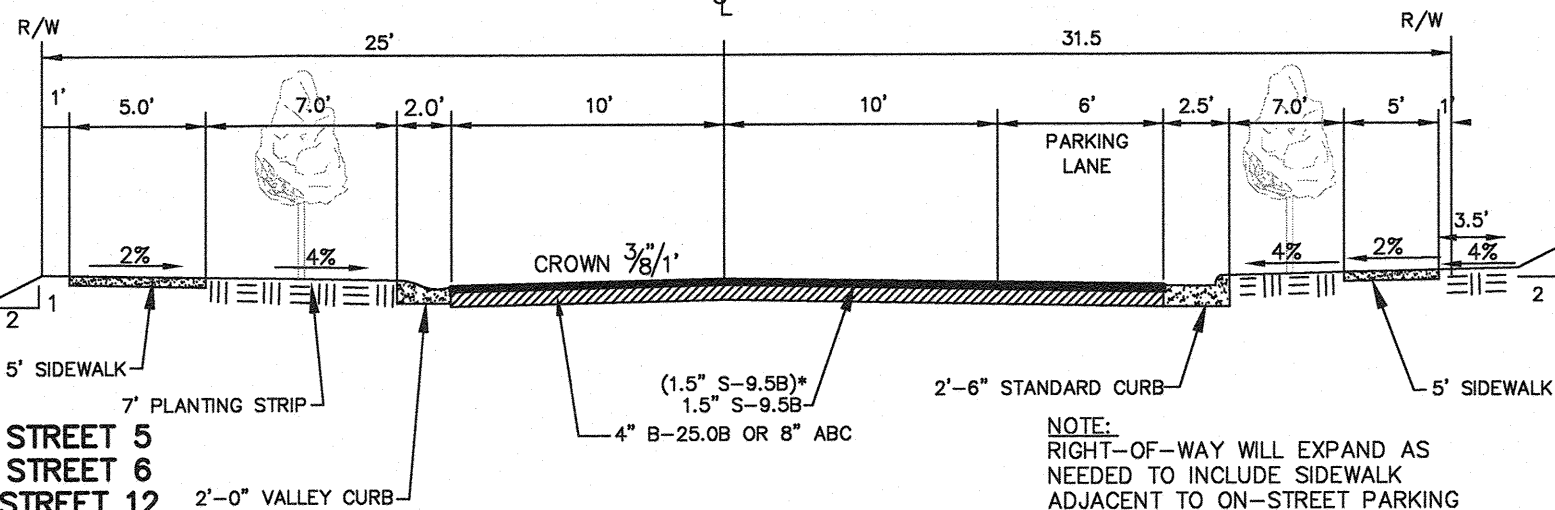
SURFACE COURSE
1-1/2" S9.5B
FINAL LIFT TO BE INSTALLED AS LISTED IS SECTION 1.1 IN THE ENGINEERING STANDARDS AND PROCEDURES MANUAL

INTERMEDIATE COURSE

NOTE:
REFER TO HUNTERVILLE ENGINEERING
STANDARD DRAWING 280.1 FOR MINIMUM
PAVEMENT DESIGN FOR CUL-DE-SACS.

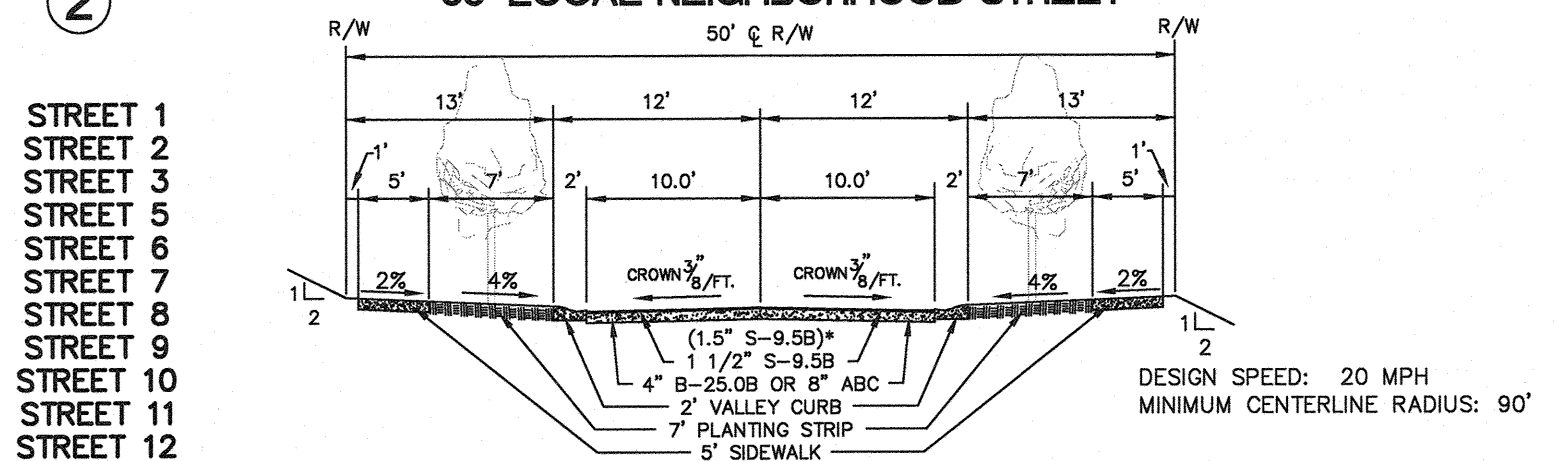
NOW OR FORMERLY
FAIRHAVEN, LLC
TAX #011-302-04
DEED: 28297-174
ZONED - R

① NEIGHBORHOOD PARKWAY
50' LOCAL RESIDENTIAL STREET WITH PARKING

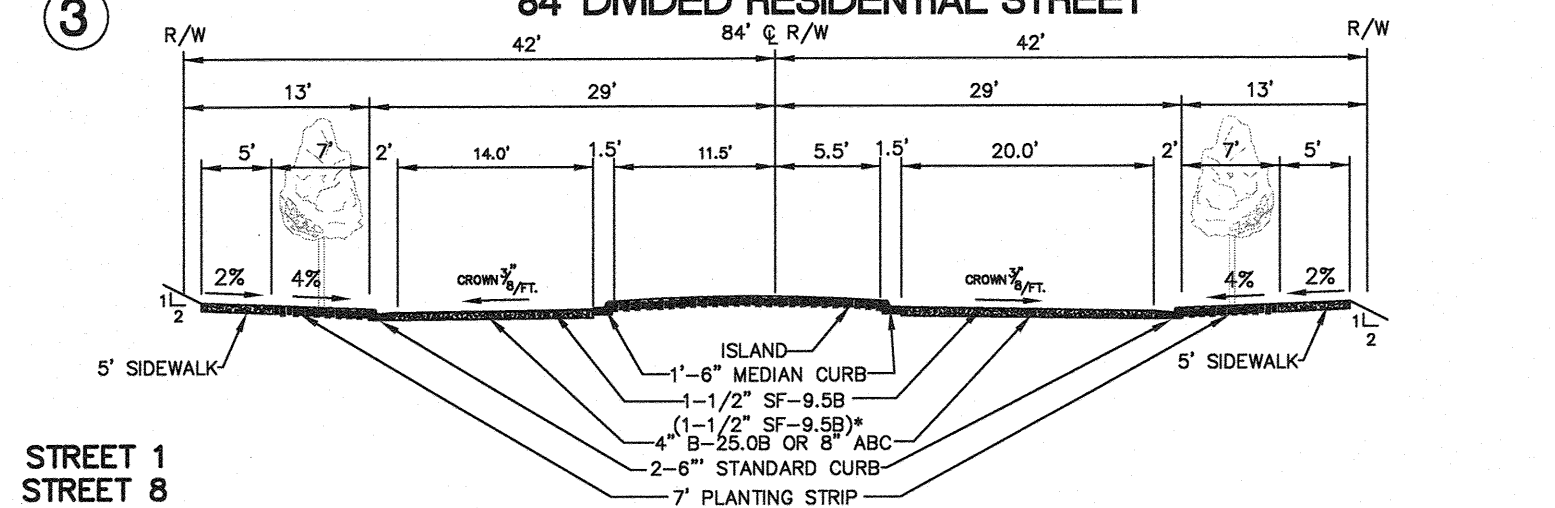


②

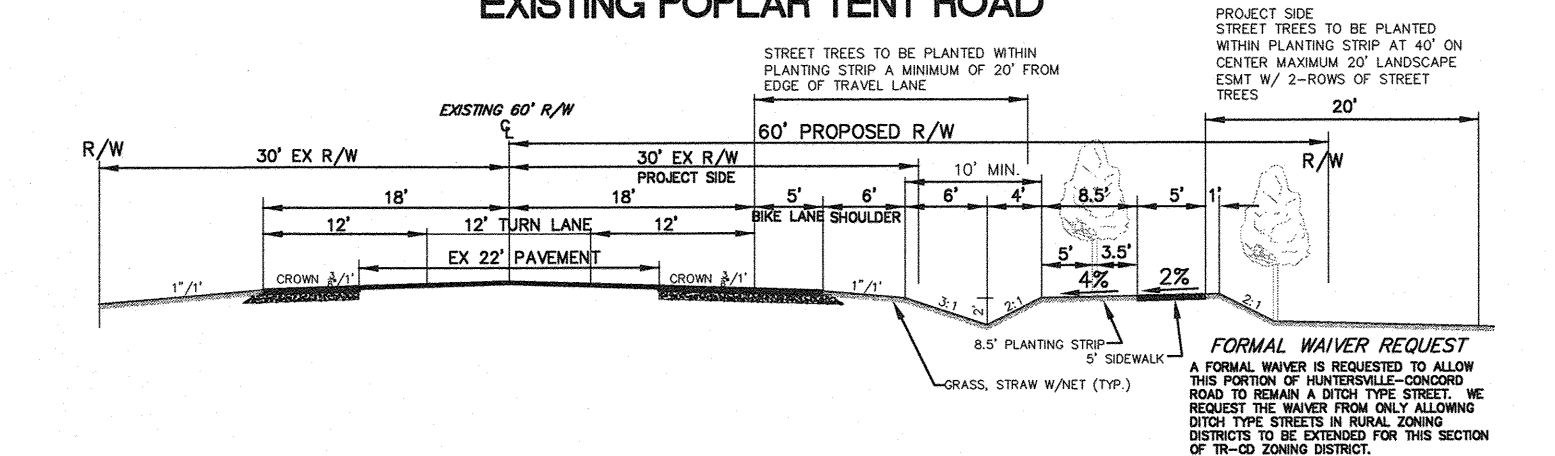
50' | LOCAL NEIGHBORHOOD STREET



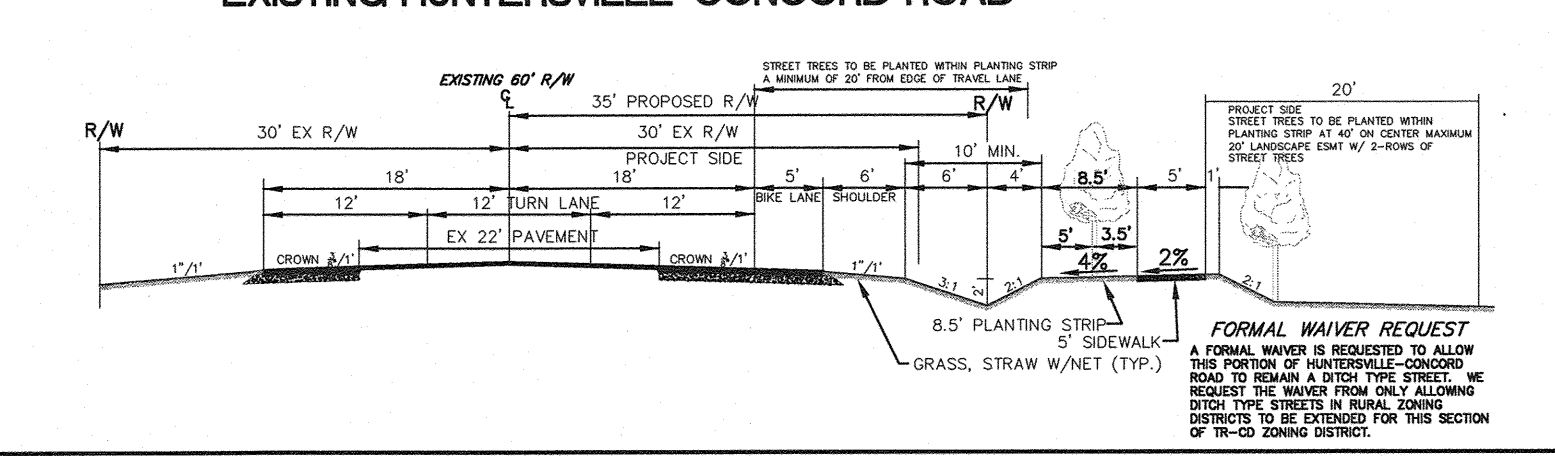
84' DIVIDED RESIDENTIAL STREET



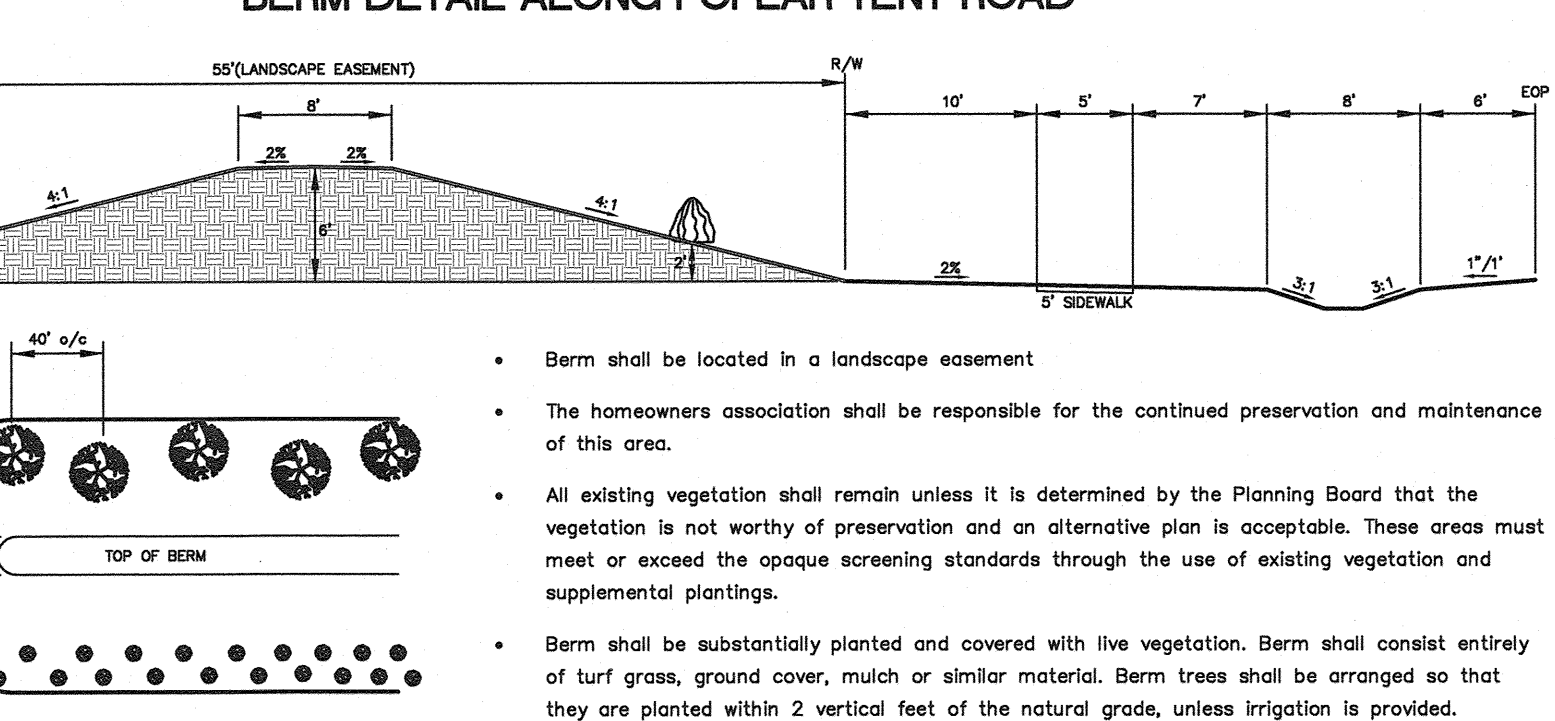
EXISTING BOBLAR TENT ROAD



EXISTING HUNTERSVILLE CONCORD ROAD



BERM DETAIL ALONG POPLAR TENT ROAD

[illegible]

\\PACE\Skybrook North\REZONING\REZONING.dwg, 7/12/2017 2:48:18 PM

NOW OR FORMERLY
EGW ENTERPRISES, LLC
SAS INVESTMENTS, LLC
TAX #011-102-17
DEED: 29466-636
ZONED - R

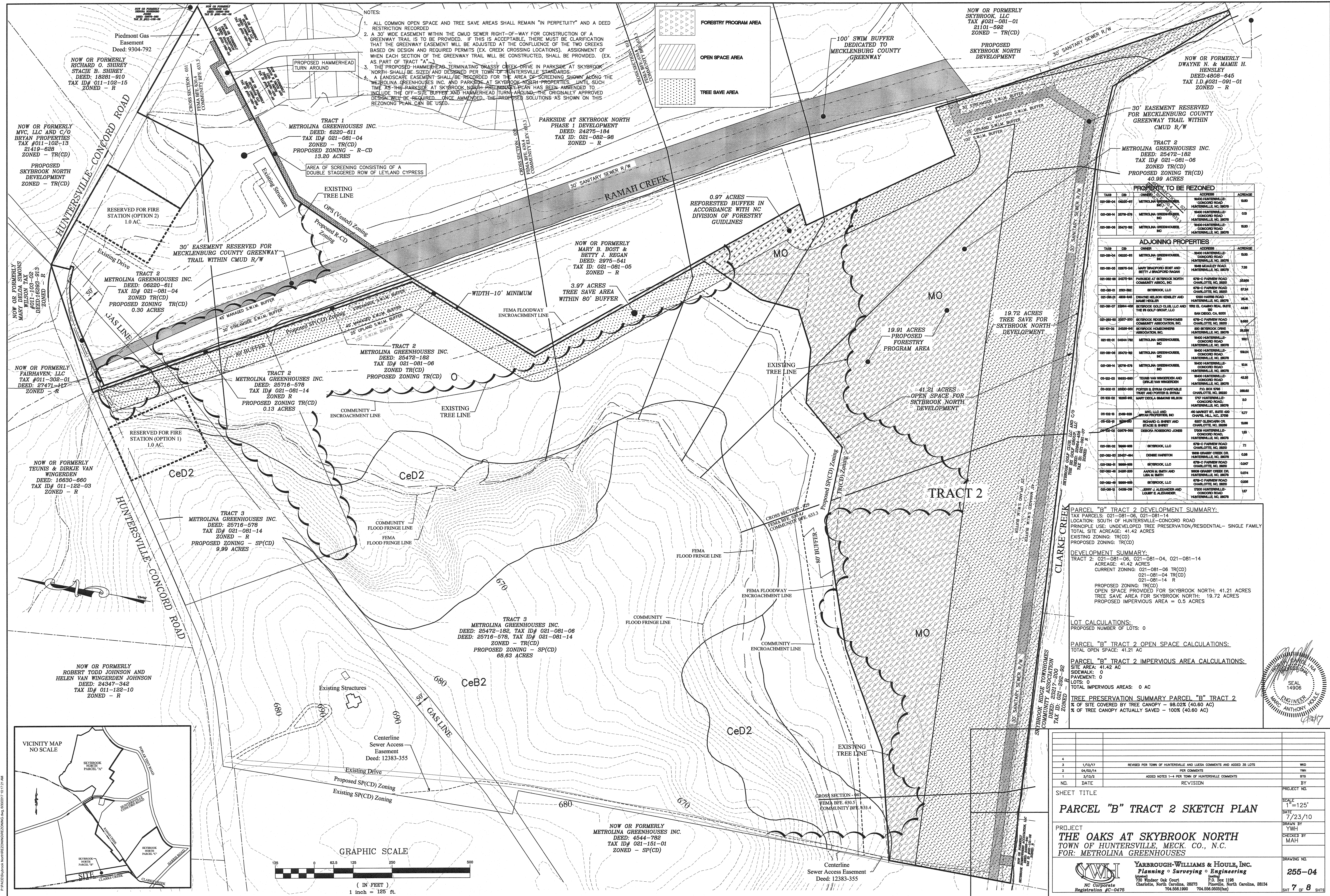
OPEN SPACE
0.08 AC
NOTES:

1. ALL COMMON OPEN SPACE AND TREE SAVE AREAS SHALL REMAIN "IN PERPETUITY" AND A DEED RESTRICTION RECORDED
2. LOCATIONS OF STREET TREES WITHIN THE PLANTING STRIP IS SUBJECT TO CHANGE AT CONSTRUCTION PLAN DEVELOPMENT

 PROPOSED STREET TREES

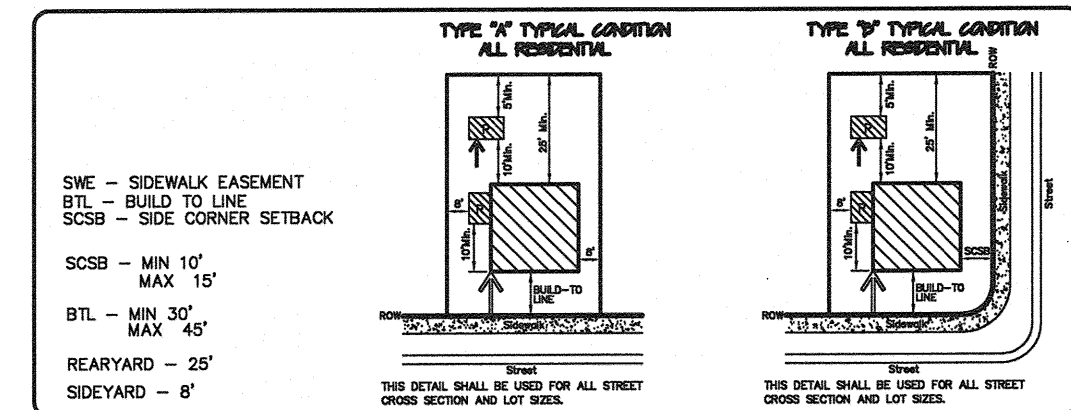
255-06

SAT **5** OF **8** SAT

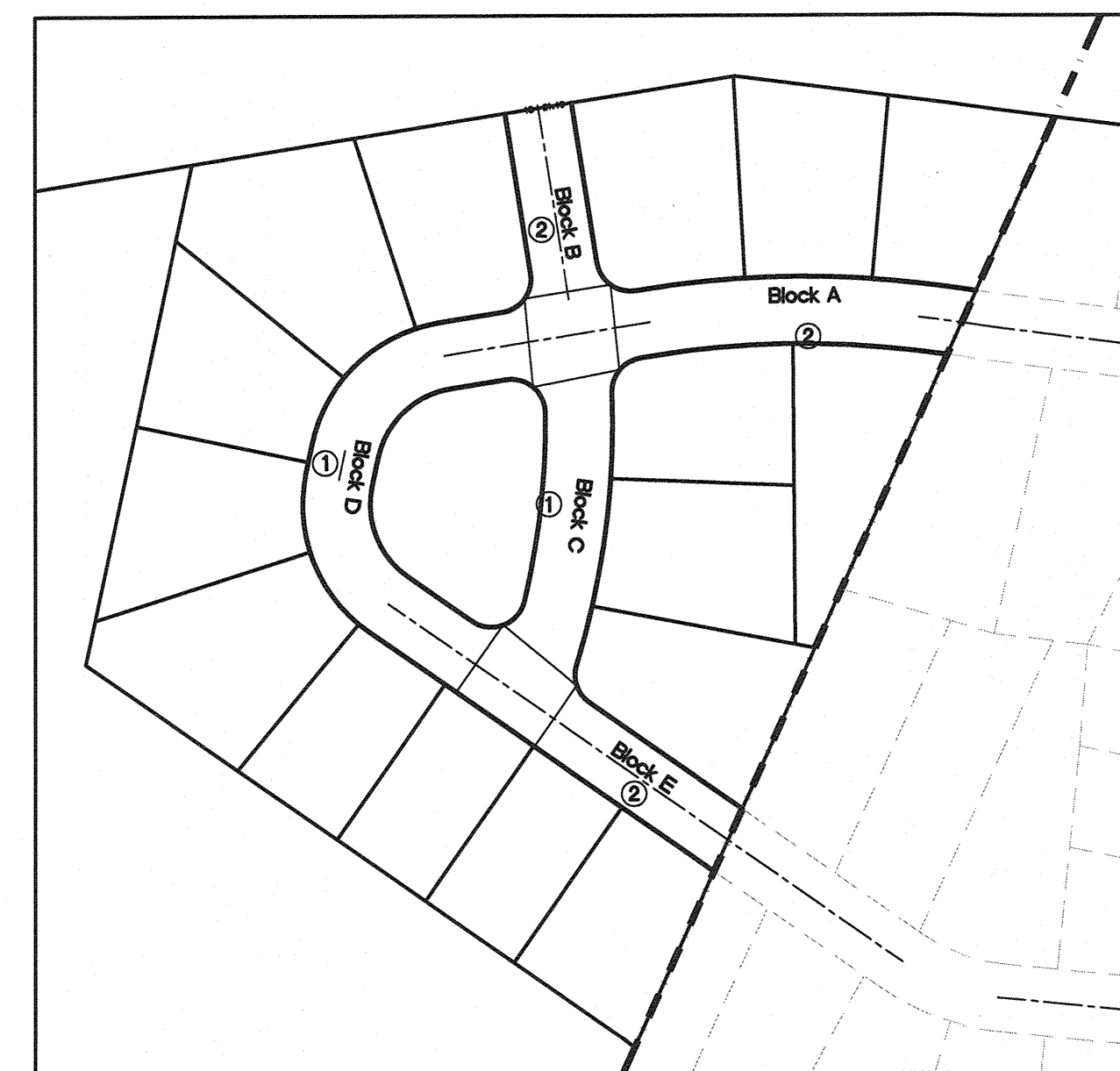


PROPERTY TO BE REZONED				
TAXID	DB	OWNER	ADDRESS	ACREAGE
02-081-01	2501-002	SKYBROOK, LLC	679-C PARKWAY ROAD CHARLOTTE, NC 28203	27.24

ADJOINING PROPERTIES				
TAXID	DB	OWNER	ADDRESS	ACREAGE
4671-72-3595	7039-18	SKYBROOK, LLC	679-C PARKWAY ROAD CHARLOTTE, NC 28203	20.36
4671-81-2723	2502-265	DWAYNE NELSON HENSLEY AND MAMIE HENSLEY	1030 HAVEN ROAD HUNTERVILLE, NC 28078	25.41
02-081-01	4002-645	DWAYNE NELSON HENSLEY AND MAMIE HENSLEY	1030 HAVEN ROAD HUNTERVILLE, NC 28078	25.41
02-081-07	22994-406	SKYBROOK GOLD CLUB, LLC AND THE IV GOLF GROUP, LLC	1802 EL CAMINO REAL SUITE SAN DIEGO, CA 92101	44.88
02-081-04	25472-182	METROLINA GREENHOUSES, INC.	1600 HUNTERVILLE- CONCORD ROAD HUNTERVILLE, NC 28078	103.04
02-082-08	24679-84	PARKSIDE AT SKYBROOK NORTH COMMUNITY ASSOC., INC.	679-C PARKWAY ROAD CHARLOTTE, NC 28203	25.88
02-082-07	25881-034	CORA BATTERS AND HERBERT BATTERS	1835 GRABY CREEK DR. HUNTERVILLE, NC 28078	0.488
02-082-08	25881-032	GRACIE HENSON AND PATRICIA E. HENSON	1835 GRABY CREEK DR. HUNTERVILLE, NC 28078	0.382
02-082-18	24659-305	PAUL J. CAPALDI AND TERRY A. CAPALDI	1837 GRABY CREEK DR. HUNTERVILLE, NC 28078	0.289
02-082-14	25801-762	DONNA M. GILMORE	1837 GRABY CREEK DR. HUNTERVILLE, NC 28078	0.305
02-082-19	25801-427	DEWIS B. RAMANATHAN AND SUJANA M. RAMANATHAN	1838 SKYPARK DRIVE HUNTERVILLE, NC 28078	0.478
02-082-19	25802-076	H. EDWIN GEDNEY AND MICHELLE R. GEDNEY	1838 SKYPARK DRIVE HUNTERVILLE, NC 28078	0.485
02-082-19	25807-258	KAREN A. FORTI	1838 SKYPARK DRIVE HUNTERVILLE, NC 28078	0.345
02-082-19	25889-001	ELEGANT HOMES AND TIMOTHY E. EDE	1838 SKYPARK DRIVE HUNTERVILLE, NC 28078	0.36
02-082-08	25807-367	BRYAN REDONDO AND GINA REDONDO	1838 SKYPARK DRIVE HUNTERVILLE, NC 28078	0.408
02-082-08	25438-086	ROBERT A. DIORIO AND DEBRA R. DIORIO	1838 SKYPARK DRIVE HUNTERVILLE, NC 28078	0.471
02-082-07	25880-046	JENNIFER A. CORRETTI	1838 SKYPARK DRIVE HUNTERVILLE, NC 28078	0.57
4671-72-3595	7039-18	LARRY E. STINSON AND WITA STINSON	1840 POPLAR TEST ROAD HUNTERVILLE, NC 28078	0.57



- NOTES:
- Access (ingress/egress) locations and design shown on this sketch plan are subject to achieving vertical and horizontal sight distance(s), turn lane improvements (including right-of-way) and interaction with adjacent and opposing access points. Modifications to plan may result.
 - Build-to-line: A line extending through a lot, which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation must be erected. Intended to create an even building facade line on a street. A build-to range is established for each residential lot type.
 - On lots greater than 60 feet in width, front-loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure. Exception for single family detached dwellings with 1400 square feet or less of heated space: single bay front loading garages may be built flush with, but may not project in front of, the primary plane of the front facade of the structure; double bay front loading garages shall be recessed at least 10 feet behind the primary plane of the front facade of the structure.
 - Large maturing street trees will be planted 40' on center within the required planting strip along both sides of all streets with the exception of rural pathways where existing trees can satisfy the street tree requirement. Small maturing street trees are to be used where overhead power lines exist.
 - All signage will be reviewed and permitted with preliminary plans.
 - Sewer and water services will be provided by Charlotte-Mecklenburg Utility.
 - Sight triangles will be 35'x35' or 15'x250' at every street intersection.
 - All applicable federal, state, and local environmental permits and approvals will be obtained by developer.
 - Street lighting plan shall be prepared by the power company in compliance with the Town of Huntersville Standards.
 - All open space to be dedicated to the HOA and remain as open space in perpetuity.
 - All lots will have roll out trash service and mail service to the street.
 - No mechanical, electrical, ect. units may encroach into any setbacks.
 - Lots with 15,001sf - 20,000sf require 2 front yard trees and 2 rear yard trees.(Article 7.7.3)
Lots greater than 20,000sf require 3 front yard trees and 3 rear yard trees.(Article 7.7.3)
 - The property is subject to any easement and/or right-of-way of record.
 - Property is being rezoned to TR-CD to match adjacent Skybrook Village Development.
 - All development and construction shall comply with all zoning and subdivision standards of the Town of Huntersville, Mecklenburg County and NCDOT, as applicable.
 - Building Elevations will be provided with the Preliminary Plan Submittal.
 - No mass grading will take place. Existing trees within the lots may be saved in addition to the tree save areas shown.
 - This development within both counties will be constructed as one phase and will commence upon receipt of all approvals.
 - Common Open Space areas will be dedicated to the Homeowners Association.
 - Any construction or use within the areas delineated by floodway fringe district boundary line and floodway district encroachment line is subject to all restrictions imposed by floodway regulations.
 - The property shall comply with Mecklenburg County Bicycle and Greenway Master Plan.
 - Lots subject to flooding shall not be established in subdivisions except as provided in Section 7.280.
 - If adjacent to a thoroughfare, direct access from lots to a thoroughfare is prohibited.



NOW OR FORMERLY
METROLINA GREENHOUSES
DEED: 25472-182
TAX ID. #021-081-05
ZONED - TR(CD)

NOW OR FORMERLY
DWAYNE NELSON HENSLEY AND
MAMIE H. HEGLAR HENSLEY
DEED: 4808-645
TAX ID.#021-091-01
ZONED - R

SUMMARY OF VARIANCES REQUESTED:
-WAIVER TO REDUCE SIDEYARD
SETBACK TO 5FT MINIMUM WITH 16FT
BUILDING SEPARATION

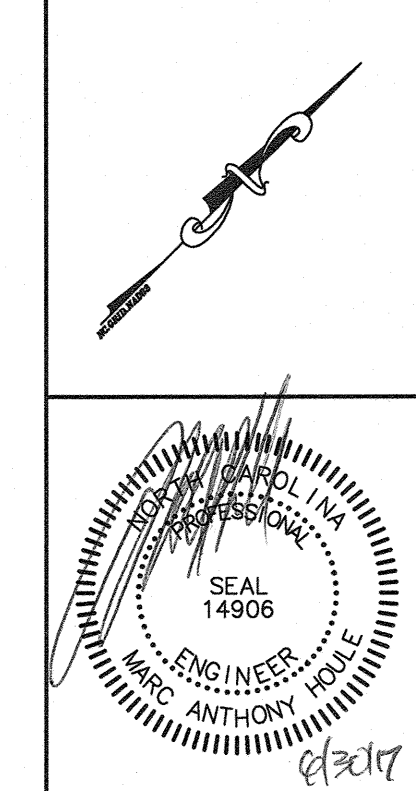
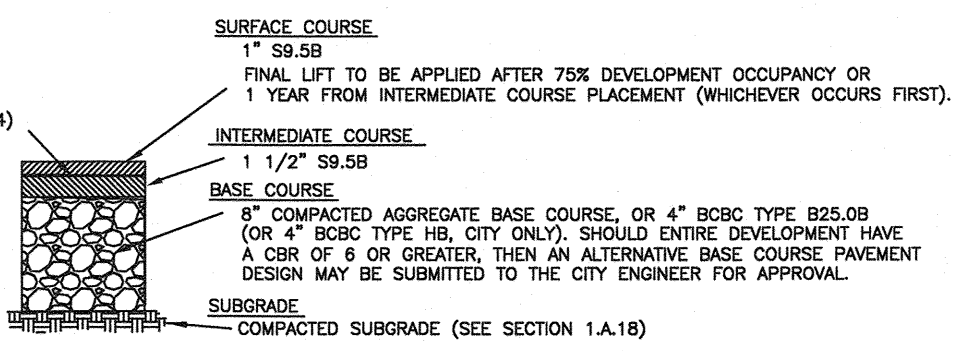
NOW OR FORMERLY
DWAYNE NELSON HENSLEY AND
MAMIE H. HEGLAR HENSLEY
DEED:2330-255
TAX ID.#4671-81-2723
ZONED - LDR

SKYBROOK NORTH
Conditions of Rezoning/Development

1. Type of units expected

As a condition of approval, all homes in Skybrook North will be single-family detached with a minimum of 90% having a side-entry garage. The minimum heated square footage will be 2800 square feet. Homes with brick elevations must feature brick on 3 sides.

PAVEMENT DETAIL



SHEET TITLE			
PARCEL "B" TRACT 1 SKETCH PLAN			
PROJECT			
THE OAKS AT SKYBROOK NORTH			
TOWN OF HUNTERVILLE, MECK. CO., N.C.			
FOR: SKYBROOK, LLC			
YARBROUGH-WILLIAMS & HOULE, INC.			
Planning • Surveying • Engineering			
705 Windsor Oak Court			
Charlotte, North Carolina, 28273			
704.556.1990 704.556.6000(fax)			
NC Corporate Registration #C-0475			
PROJECT NO.			
SCALE			
1"=125'			
DATE			
7/26/10			
DRAWN BY			
YWH			
CHECKED BY			
MAH			
DRAWING NO.			
255-03A			
SHT			
8 of 8			



February 28, 2017

To: Janet Pierson, Town of Huntersville

From: Scott Moore, Skybrook Project Manager

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

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

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

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

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

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

Summary of items discussed at the meeting:

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

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

The meeting was adjourned at 6:40 PM.

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



February 9, 2017

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

Dear Property Owner,

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

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

Sincerely,

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

Scott Moore
Project Manager
Skybrook Subdivision

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

MARY BRADFORD BOST
16418 MCAULEY RD
HUNTERSVILLE, NC 28078

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

EGW ENTERPRISES LLC
38 SALEM ST
THOMASVILLE, NC 27360

H KEVIN GEDNEY
15026 SKYPARK DR
HUNTERSVILLE, NC 28078

DWAYNE NELSON HENSLEY
10120 HARRIS RD
HUNTERSVILLE, NC 28078

GEORGE H III JORDAN
PO BOX 4422
CARY, NC 27519

LANRE M LADIPO
15107 SKYPARK DR
HUNTERSVILLE, NC 28078

DIANNE JONES MCVAY
16241 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

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

ELEASAR NGASSA
15102 SKYPARK DR
HUNTERSVILLE, NC 28078

ROBERT BANNER
1505 BURNING LANTERN LN
KANNAPOLIS, NC 28081

PAUL J CAPALDI
16317 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

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

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

DONNA M GILMORE
16311 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

KENMORE HINKSON
16321 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

BRIAN KEITH
15120 SKYPARK DR
HUNTERSVILLE, NC 28078

GREGG A MATTHIESEN
16329 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

WILLIAM MERCER
15700 POPLAR TENT CHURCH RD
HUNTERSVILLE, NC 28078

MVC LLC
PO BOX 38
HOLLY SPRINGS, NC 27540

EDDIE C PALMER
15114 SYKPARK DR
HUNTERSVILLE, NC 28078

CORA BATTIES
16325 GRASSY CREEK DR
HUNTERSVILLE, NC 28078

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

STEPHEN P DUFFEY
15712 POPLAR TENT RD
HUNTERSVILLE, NC 28078

DAVID N FARACE
15126 SKYPARK DR
HUNTERSVILLE, NC 28078

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

TODD JOHNSON
16959 HUNTERSVILLE-CONCORD RD
HUNTERSVILLE, NC 28078

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

DAVID G MCALEXANDER
14703 LONG IRON DR
HUNTERSVILLE, NC 28078

METROLINA GREENHOUSES INC
16400 HUNTERSVILLE CONCORD RD
HUNTERSVILLE, NC 28078

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

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

KAREN A PORETTI
15034 SKYPARK DR
HUNTERSVILLE, NC 28078

DENNIS R RANAGAN
15018 SKYPARK DR
HUNTERSVILLE, NC 28078

BRYAN REDDING
15108 SKYPARK DR
HUNTERSVILLE, NC 28078

RICHARD O SHIREY
6207 GLENCAIRN CR
CHARLOTTE, NC 28269

SKYBROOK HOA
830 SKYBROOK DR
HUNTERSVILLE, NC 28078

SKYBROOK LLC
PO BOX 38
HOLLY SPRINGS, NC 27540

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

MARY DEOLA SIMMONS WILSON
17117 HUNTERSVILL CONCORD
HUNTERSVILLE, NC 28078

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

Mayor John Aneralla
15705 Framingham Lane
Huntersville, NC 28078

Commissioner Melinda Bales
15426 Ranson Road
Huntersville, NC 28078

Commissioner Dan Boone
317 Southland Road
Huntersville, NC 28078

Commissioner Mark Gibbons
13818 Bramborough Road
Huntersville, NC 28078

Commissioner Rob Kidwell
7603 Rolling Meadows Ln
Huntersville, NC 28078

Commissioner Danny Phillips
14720 Brown Mill Road
Huntersville, NC 28078

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

Hal Bankirer
17206 Linksview Lane
Huntersville, NC 28078

Jennifer Davis
7530 McIlwaine Road
Huntersville, NC 28078

Catherine Graffy
15120 Pavilion Loop Drive
Huntersville, NC 28078

JoAnne Miller
13900 Asbury Chapel Road
Huntersville, NC 28078

Adam Planty
12327 Cross Meadow Road
Huntersville, NC 28078

Joe Sailors
9332 Westminster Drive
Huntersville, NC 28078

Ron Smith
15902 Gathering Oaks
Huntersville, NC 28078

Stephen Swanick
12903 Heath Grove Drive
Huntersville, NC 28078

Susan Thomas
10215 Lasaro Way
Huntersville, NC 28078

Gerry Vincent
PO Box 664
Huntersville, NC 28070

Janet Pierson
PO Box 664
Huntersville, NC 28070

David Pecte
PO Box 664
Huntersville, NC 28070

Town of Huntersville
PLANNING BOARD
7/25/2017

To: Planning Board Members
From: Alison Adams
Subject: Ranson Road Residential Sketch Plan

Sketch Plan: Ranson Road Residential Subdivision Sketch Plan proposed by applicant, Larry Burton with Classica Homes, is a request to subdivide parcel numbers 01714205 and portions of 01714247, 01714207, 01714204, and 01714214 in to 94 single family residential homes within the Neighborhood Residential Zoning District.

ACTION RECOMMENDED:

Make a recommendation to Town Board.

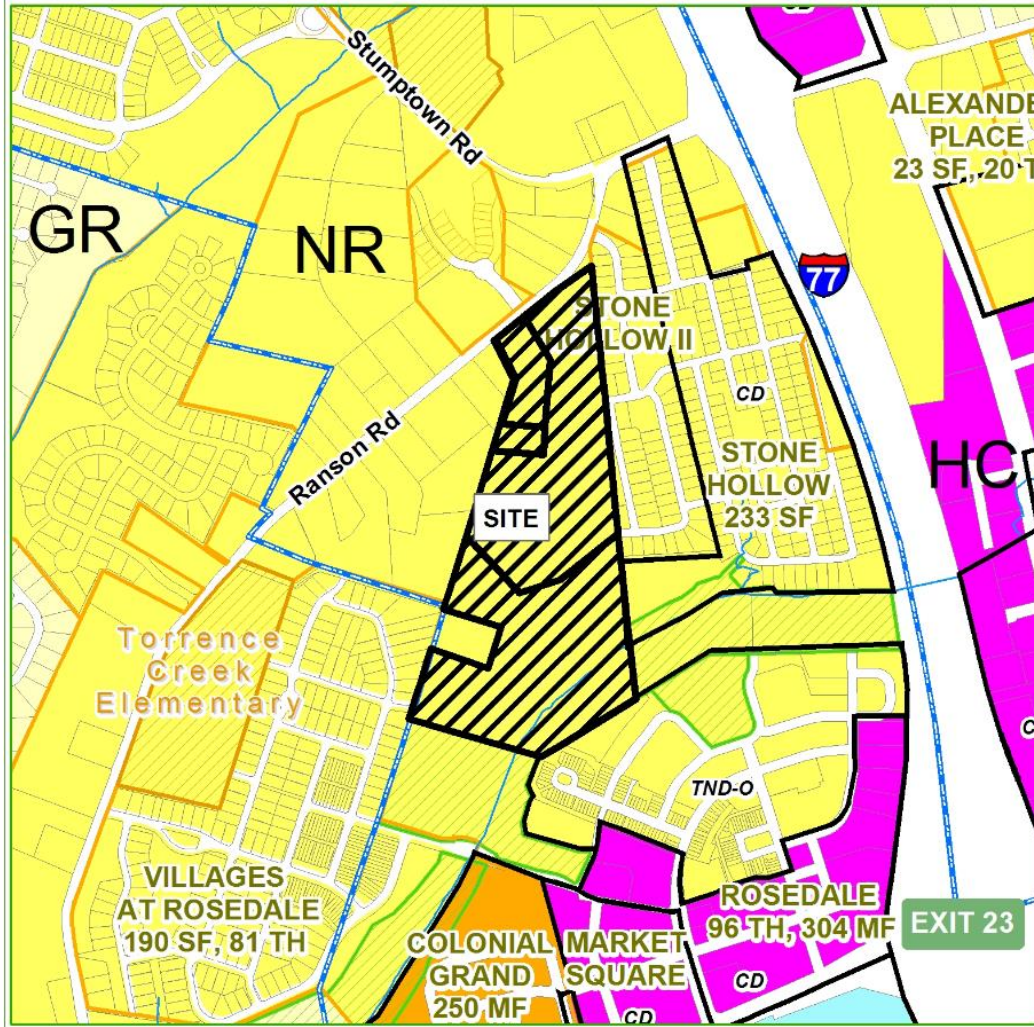
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
☐ Ranson Road Sketch Plan	Cover Memo
☐ Attachment A: Application	Exhibit
☐ Attachment B: Site Plan	Exhibit
☐ Attachment C: Neighborhood Meeting Report	Exhibit
☐ Attachment D: APFO letter	Exhibit

Ranson Road Residential Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Larry Burton,
Classica Homes

Project Size: +/- 38 acres

Parcel Number:
01714205, (partial)
01714247, 01714207,
01714204, 01714214

Current Zoning:
Neighborhood Residential
(NR)

Current Land Use: vacant

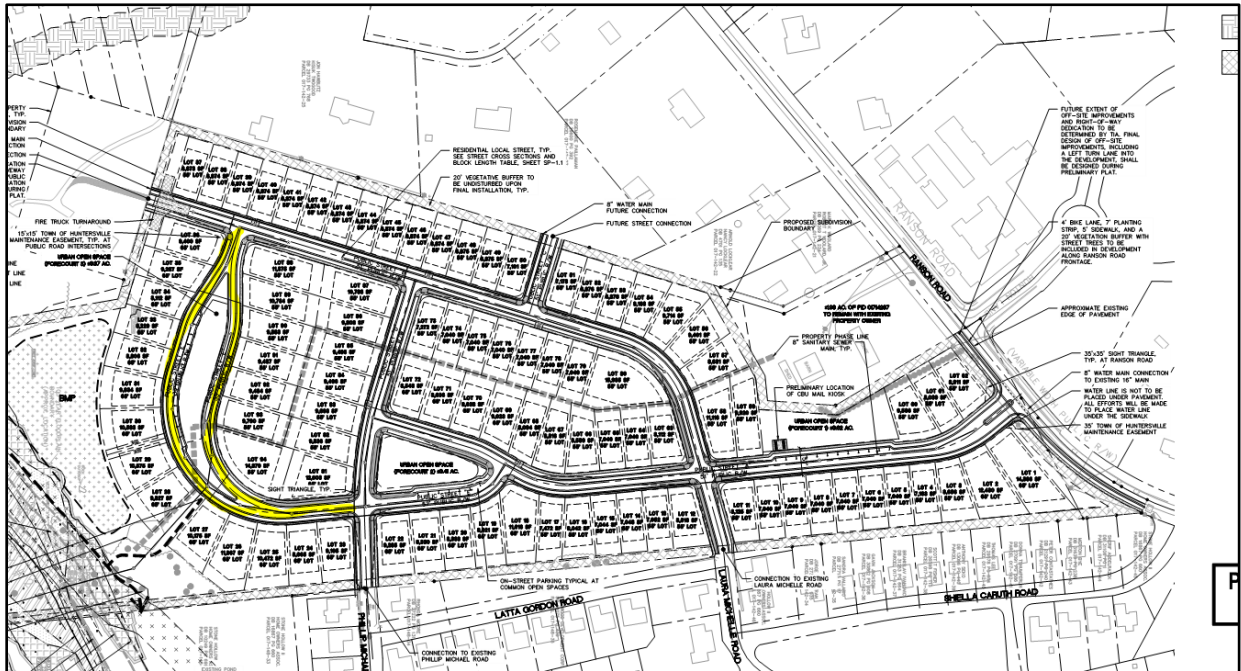
Proposed Land Use: 94
Single Family Residential
lots.

The application is
Attachment A. The site
plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

- Adjacent Properties:**
North: Neighborhood Residential (NR) – single-family Villages of Mecklenburg Assisted Living.
South: Neighborhood Residential (NR) – mixed use – Rosedale Subdivision.
East: Neighborhood Residential (NR) – Single family Stone Hollow Subdivision.
West: Neighborhood Residential (NR) – single-family larger lots and the Villages at Rosedale Subdivision.
- A neighborhood meeting was held on June 20, 2017, see Attachment C, Neighborhood Meeting Summary. The neighbors had concerns about the amount of traffic generated. If there would be an increase in cut-through traffic, noise, and pollution. If buffers will be required along the property boundary.
- The proposed project is located in the Mountain Island Lake – PA2 watershed. 70% of impervious is allowed; 40.65% impervious is proposed.
- The applicant is required to save 10% of the existing tree canopy and 10% of the existing specimen trees. 47.6% of the existing tree canopy and 28% of the existing specimen trees onsite are proposed to be saved.

5. Street standards, connectivity and setbacks are all compliant with the zoning and subdivision ordinance, except the two streets outlined in yellow. The applicant is requesting a block length waiver. Eastbound is a total of 949.41 linear feet and westbound is a total of 829.61 linear feet. Within Article 5 states, "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, the Town Board may authorize greater block lengths at the time of subdivision sketch plan review and approval". Planning Staff is in favor of the block length waiver request. The lengthening of the block creates an opportunity for a larger forecourt – urban open space.



6. Buffer requirements are being met per Article 7.5.
7. Land for a greenway is being dedicated to Mecklenburg County along the south boundary of the property.
8. The updated plan submitted on June 22, 2017 was reviewed. The following comments are to be addressed upon the next submittal:

Planning comments:

- Minor plan corrections – clean up verbiage on the plan to match ordinance language and add a greenway cross-section.

Engineering comments:

- The Town has suggested to add on-street parking, so that there is parking on both sides of the proposed island.
- The Town has suggested a mini-circle be added at the intersection of Street B and Street D, to address any future traffic speed concerns.
- TIA notes are to be added to the plan.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

The revised TIA sealed 6/26/17 has been reviewed and is acceptable as a final version. The following transportation improvements are recommended by the TIA:

Ranson Road at Site Driveway

- Installation of an exclusive southbound left-turn lane on Ranson Road with 100 feet of storage

Based on a preliminary review of the site plan the applicant will have to apply to the Town for a driveway permit off of Ranson Road for the subdivision entrance. As part of that application process it will be a requirement for the developer to install a 100' left turn lane.

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 Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

The following sections of the 2030 Huntersville Community Plan apply to this request:

- **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 less than a mile of I-77. Neighborhood Residential (NR), allows for increased density and smaller lot sizes. The proposed Ranson Road Residential Subdivision is in keeping with the surrounding development by incorporating 55 and 65’ wide lots.
- **Policy E-2: Location of New Development.** Avoid locating new development in areas of significant environmental, scenic or cultural resources.
Comment: Planning staff has no indication that the request will adversely affect known cultural, scenic or environmental resources.
- **Policy E-3: Environmental Regulations.** Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetland and stream protection.
Comment: The Neighborhood Residential (NR) zoning district requires ten (10%) percent of the existing tree canopy to be preserved; the developer is saving 47.6%. As required ten (10%) percent of all specimen trees are required to be saved. The applicant is saving twenty-eight (28%) percent of the specimen trees. The storm water buffers located on the property are not being encroached upon, but yet being dedicated to Mecklenburg County for greenway trail opportunities.
- **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 Ranson Road. A Greenway connection is being made as prescribed in the Town of Huntersville’s Greenway and Bikeway Master Plan. A bike lane is being installed on Ranson Road to aid multi-modal transportation.
- **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 applications.
Comment: The internal streets are appropriately sized and block lengths comply with the ordinance, except for two street in which the applicant is requesting a block length wavier. Block breaks help to slow traffic and encourage pedestrian activity.
- **Policy T-6: Pedestrian Connections.** Support the installation of sidewalks, bikeways and greenway trails connecting residential, commercial, employment, recreational and institutional uses.

Comment: Reference T-5 staff response.

- **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, commercial, employment, recreational and institutional uses.
Comment: The proposed development is providing four (4) connections, two (2) existing stubs into Stone Hollow, one (1) abutting the McAuley Property on the south end of the project, and one to the West allowing for future connection should the adjacent parcel be developed.
- **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 Ranson Road, connections to existing roads adjacent the subdivision (Stone Hollow) and two others for future development. The proposed development will connect to public water and sewer and is dedicating a greenway easement to accommodate future plans.
- **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: Reference below number 19.

2. Conformity.

The proposed development is in keeping with the density in other major subdivisions in this area.

3. Access between Adjoining Properties.

The proposed development is providing five points of access (4 stubs and 1 main entrance).

4. Relation to topography.

The street network is designed to respect the general topography, foliage and avoid sensitive streams and wetlands.

5. Mature trees and natural vegetation.

The proposed project is required to save ten (10%) percent of the tree canopy, ten (10%) percent of the specimen trees and one hundred (100%) percent of the heritage trees and these requirements are being met. 47.6% of the tree canopy is being saved; twenty eight (28%) percent of the specimen trees are being saved; and there are no heritage trees on site. There is an existing storm water buffer that permanently protects a significant portion of natural vegetation and tree save area.

6. Access to parks, schools, etc.

An access point will be accommodated for at the south end of the project by way of a pedestrian easement. The developer has agreed to dedicate the land for a future Mecklenburg County greenway trail as called for in the Town of Huntersville Greenway and Bikeway Master plan.

7. Discourage through traffic.

All streets are appropriately sized for traffic. The stub to the south into the McAuley property can be used to provide connection in to the subdivision for that private residence..

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 the Ranson Road Residential Subdivision have not been identified for a public school or park site.

12. Public Facilities

The parcels associated with Ranson Road Residential Subdivision have not been identified for a public facility.

13. Proposed street names

Street names are not required at this review level. They will be reviewed at the preliminary plan stage.

14. Easements.

Easements are identified on the survey.

15. Proposed water and sewerage system.

A *Willingness to Serve* Letter has been issued by Charlotte Water.

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

Floodplain is located within the natural area, labeled as tree save, on the southern portion of the property. The applicant is dedicating that portion of the property to the County to accommodate the greenway trail.

17. Reserved.

18. Open Space

The applicant is required to provide Urban Open Space within (1/4) one –quarter of a mile to all inhabited structures on site. Three forecourt areas are being proposed to meet the urban open space requirements.

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, and parks acreage. A DOA letter has been issued for all of the facilities, see Attachment D: Determination of Adequacy.

Additionally, staff has contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of this project and received no response.

PART 5: STAFF RECOMMENDATION

In considering Ranson Road Residential Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town’s future land use plans.
- The Ranson Road Sketch Plan can be supported by staff subject to the following:
The block length waiver is approved by Town Board.

Minor plan comments are to be addressed

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for July 25, 2017 at 6:30pm.

PART 7: 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.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

A – Sketch Application

B – Site Plan

C – Neighborhood Meeting Report

D – APF Letter of Determination

Town of **Huntersville** NORTH CAROLINA

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 05/01/2017

Name of Project Ranson Road Single-Family Residential

Phase # (if subdivision) 1 and 2

Location Approximately 88 linear feet South of the intersection of Ranson Road and Shiella Caruth Drive.

Parcel Identification Number(s) (PIN) 01714205; 01714247 (PARTIAL); 01714207 (PARTIAL); 01714204; 01714214 (PARTIAL)

Current Zoning District NR Proposed District (for rezonings only) N/A

Property Size (acres) 38.08 +/- Acres* see attached signature page Street Frontage (feet) 547 +/- LINEAR FEET

Current Land Use VACANT/AGRICULTURAL/SINGLE FAMILY RESIDENTIAL

Proposed Land Use(s) SINGLE FAMILY RESIDENTIAL

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.

This request is to facilitate the development of up to 92 single family detached residential dwelling units on a portion of the site area, with appurtenant roadways, sidewalks, utilities stormwater controls, open space, and other features as depicted on the sketch plan. This plan is consistent with the recommendations of the current zoning district of Neighborhood Residential.

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 Larry Burton
Address of Applicant 2215 Ayrley Town Boulevard, Suite G, Charlotte, North Carolina 28273
Email LBurton@ClassicaHomes.com

Property Owner's Signature (if different than applicant) _____
Printed Name See attached signature page

Property Owner's Address _____ Email _____

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

Classica Homes	Larry Burton	704-297-9075	LBurton@ClassicaHomes.com
Development Firm	Name of contact	Phone	Email
ColeJenest & Stone, P.A.	Jacob Bachman	704-971-4513	jbachman@colejeneststone.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.

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

Parcel 017-142-04

Property Address: Ranson Rd
Huntersville, NC 28078

Owner: Tina McAuley McGinnis
John Calvin McAulay, Jr.

Tina McAuley McGinnis 4/28/17
Tina McAuley McGinnis Date

John Calvin McAulay Jr. 4/28/17
John Calvin McAulay Jr. Date

Parcel 017-142-05

Property Address: Ranson Rd
Huntersville, NC 28078

Owner: Tina McAuley McGinnis
John Calvin McAulay, Jr.

Tina McAuley McGinnis 4/28/17
Tina McAuley McGinnis Date

John Calvin McAulay Jr. 4/28/17
John Calvin McAulay Jr. Date

Parcel 017-142-07

Property Address: 15224 Ranson Rd
Huntersville, NC 28078

Owner: Judy McAuley

Judy McAuley 4-28-17
Judy McAuley Date

Parcel 017-142-14

Property Address: Ranson Rd
Huntersville, NC 28078

Owner: Arthur Daniel McAulay

Arthur Daniel McAulay 4-28-17
Arthur Daniel McAulay Date

Parcel 017-142-47

Property Address: 15218 Ranson Rd
Huntersville, NC 28078

Owner: Chad Ryan McAuley

Chad Ryan McAuley 4-28-17
Chad Ryan McAuley Date

**Until the surveyor has completed the survey the exact acreage is unknown. All of the information is based on GIS data. This is just for the application for the submittal application and is just a formality for the application. This isn't committing the family to any acreages per the contract.*

SKETCH PLAN 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 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. MODIFICATION TO PLAN MAY RESULT.
- LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS.
- MAIL TO BE DELIVERED TO (1) ONE LOCATION WITHIN THE URBAN OPEN SPACE/AMENITY. THIS IS SUBJECT TO CHAIR PENDING FINAL DESIGN AND APPROVALS.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH COLLECTION.
- THE TOWN OF HUNTERSVILLE BUILD TO LINE IS DEFINED AS, "A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE WHICH IS LOCATED WITHIN THE FLOODWAY LOCATED AT THE SOUTHERN PORTION OF THE PROPERTY."
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM WITHIN THE DEVELOPMENT. THE PUBLIC SYSTEM WITHIN THE DEVELOPMENT WILL TIE INTO THE PUBLIC SYSTEM ALREADY IN PLACE WHICH IS LOCATED WITHIN THE FLOODWAY LOCATED AT THE SOUTHERN PORTION OF THE PROPERTY.
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A PUBLIC WATER LINE WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINE LOCATED IN THE RANSON ROAD RIGHT OF WAY. THE PUBLIC WATER LINES WILL SERVE ALL BUILDINGS WITHIN THE DEVELOPMENT.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC 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 (DPRIC) LETTERS.
- THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.
- DIRECT ACCESS FROM LOTS TO A THROUGHFARE IS PROHIBITED.
- THE PROPERTY IS LOCATED WITHIN THE MOUNTAIN ISLAND LAKE PA-2 WATERSHED.
- THE PROJECT IS TO BE CONSIDERED HIGH DENSITY.
- ALL LOTS TO BE WITHIN 0.25 MILES OF URBAN OPEN SPACE.
- THIS PROJECT WILL BE BUILT AS TWO PHASES.
- ALL OUTSTANDING TRANSPORTATION COMMENTS TO BE ADDRESSED DURING PRELIMINARY PLAT DESIGN AND REVIEW.
- APPROXIMATELY 3.67 ACRES TO BE DEDICATED TO MECKLENBURG COUNTY FOR GREENWAY.
- WILLINGNESS TO SERVE LETTER IS REQUIRED PRIOR TO SKETCH PLAN APPROVAL.

SITE PLAN DATA TABLE

PROJECT NAME:	RANSON ROAD RESIDENTIAL
PARCEL NUMBER:	017-14-205, 017-14-214, 017-14-247, 017-14-207 & 017-14-204
TOTAL ACREAGE:	37.27 ACRES ±
TOTAL SQUARE FEET:	1,623,811.88 SF ±
PRINCIPAL USES:	SINGLE FAMILY DETACHED RESIDENTIAL
BUILDING TYPE:	DETACHED HOUSE
ZONING DISTRICT:	NR - NEIGHBORHOOD RESIDENTIAL
OVERLAY DISTRICT:	MIL-0
PERCENTAGE OF IMPERVIOUS ALLOWED:	70%
PERCENTAGE OF IMPERVIOUS ESTIMATED:	40.65%
LOT COUNT:	94
TOTAL NUMBER OF DWELLINGS:	94 (DETACHED)
DENSITY UNITS PER ACRE:	2.52
MIXED-USE/# OF LIVE/WORK UNITS:	N/A
TOTAL SQUARE FOOT OF NON RESIDENTIAL:	N/A
LOT SIZE RANGE:	6,875 SF ± - 14,460 SF ±
NUMBER OF LOTS WITHIN EACH RANGE:	94 LOTS
LOT WIDTHS RANGE:	55 FT ± - 65 FT ±
LOT WIDTHS RANGE:	25 LOTS - 65' WIDTH
LOT WIDTHS RANGE:	68 LOTS - 55' WIDTH

SETBACKS AND BUILD-TO- LINES

FRONT BTL RANGE:	15 FT - 30 FT*
CORNER SETBACKS	7.5 FT
REAR SETBACKS	25 FT
SIDE SETBACKS	5 FT
*MINIMUM OF 20 FEET BETWEEN THE FACE OF THE GARAGE AND THE BACK OF THE RIGHT-OF-WAY.	

DEVELOPMENT SUMMARY:

TOTAL SITE AREA:	± 37.27 ACRES
TOTAL DEVELOPABLE AREA:	± 29.94 ACRES
TOTAL YIELD:	94 LOTS (28%) 26 LOTS (28%) 68 LOTS (72%)
TREE CANOPY REQUIREMENT:	10% OF EXISTING CANOPY
URBAN PARK REQUIREMENT:	WITHIN 1/4 MILE OF EACH LOT
URBAN PARKS PROVIDED:	FORECOURT 1: 0.62 ACRES FORECOURT 2: 0.37 ACRES
CURRENT ZONING:	NEIGHBORHOOD RESIDENTIAL
REQUIRED STREET SECTION:	51' PUBLIC RIGHT OF WAY
REQUIRED PERIMETER BUFFER:	20'

ADDITIONAL NOTES:
THIS DESIGN CONTEMPLATES REMOVAL OF THE EXISTING FARM POND. PER PRELIMINARY DISCUSSIONS WITH MEFG, THE FEATURE IS NOT IDENTIFIED AS A JURISDICTIONAL WATER. ADDITIONAL DOCUMENTATION OF THIS ASSESSMENT IS REQUIRED.

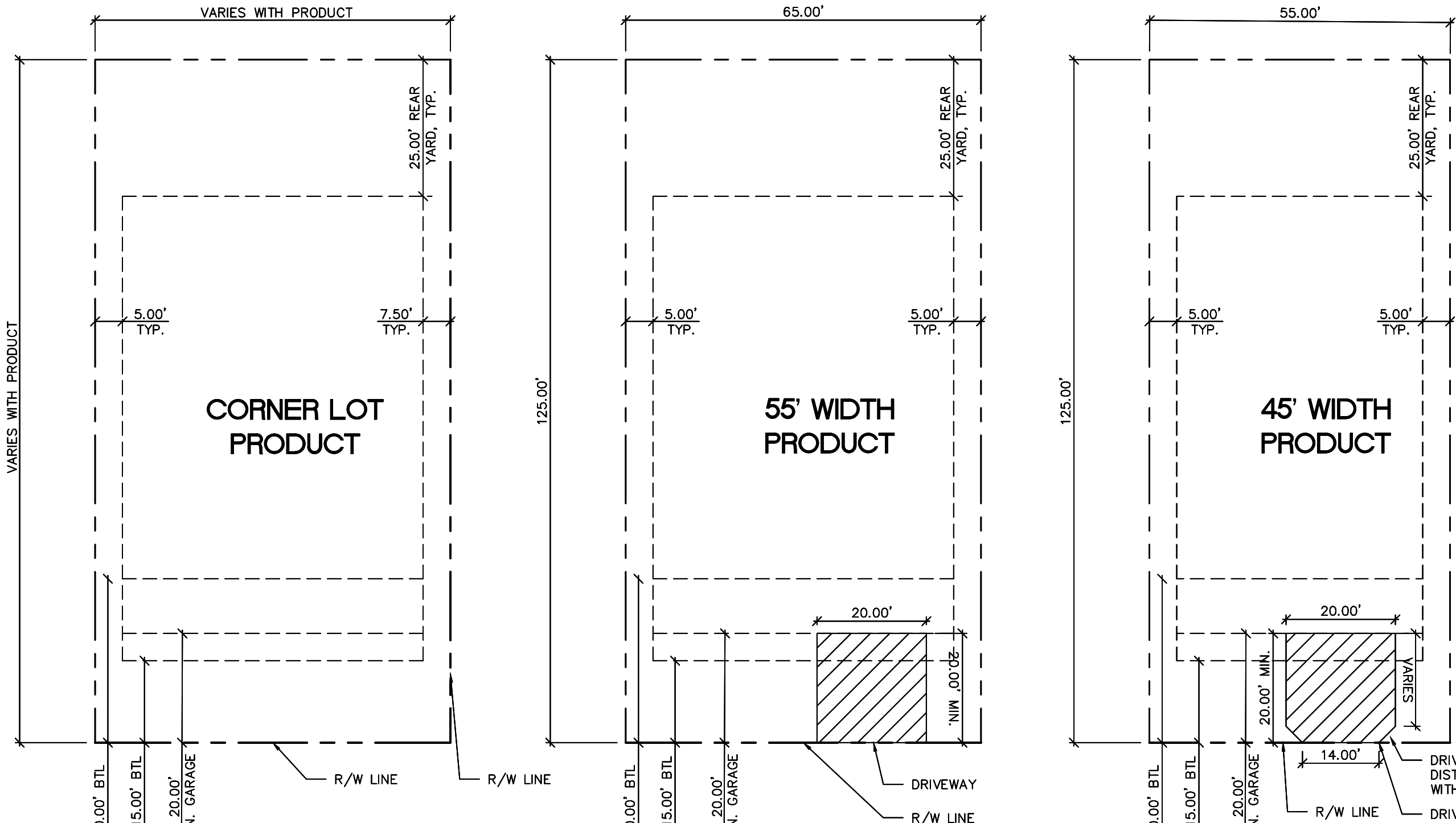
ROCK OUTCROPPINGS WERE ENCOUNTERED IN THE PROXIMITY OF BORING B-8, PER SUMMIT PROJECT NUMBER 2448.24. THIS AREA WAS NOT DEVELOPED AS PART OF THE SINGLE FAMILY SITE DESIGN.

A GREENWAY DEDICATION IS TO BE MADE BETWEEN LOTS 27 AND 28 TO ACCESS THE MECKLENBURG COUNTY GREENWAY. THE CONSTRUCTION OF THE CONNECTION IS THE RESPONSIBILITY OF THE DEVELOPER.

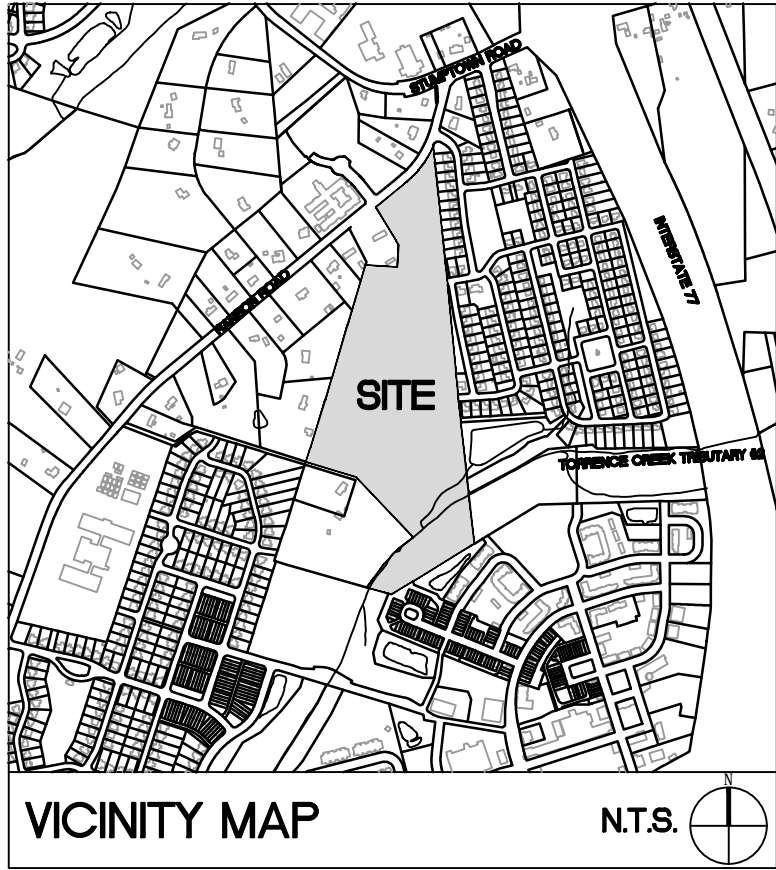
BASED ON PRELIMINARY SITE VISIT, THE REQUIRED VERTICAL AND HORIZONTAL SITE DISTANCE AT THE PROPOSED ENTRANCE TO THE COMMUNITY IS ANTICIPATED TO BE MET. THE DESIGN SPEED OF RANSON ROAD IS 35 MPH, REQUIRING AN APPROXIMATELY 350 LINEAR FOOT SIGHT DISTANCE.

THIS DRAWING IS CONCEPTUAL IN NATURE AND INTENDED TO CONVEY DESIGN INTENT. FURTHER STUDIES MUST BE PERFORMED AND ADDITIONAL DATA OBTAINED TO VERIFY COMPLIANCE WITH LOCAL OF STATE REGULATIONS.

THE COMMUNITY ENCROACHMENT LINE MUST BE CLEARLY MARKED PRIOR TO ANY GRADING AND THE MARKED LINE MUST BE MAINTAINED ON SITE UNTIL FINAL GRADING IS COMPLETED.

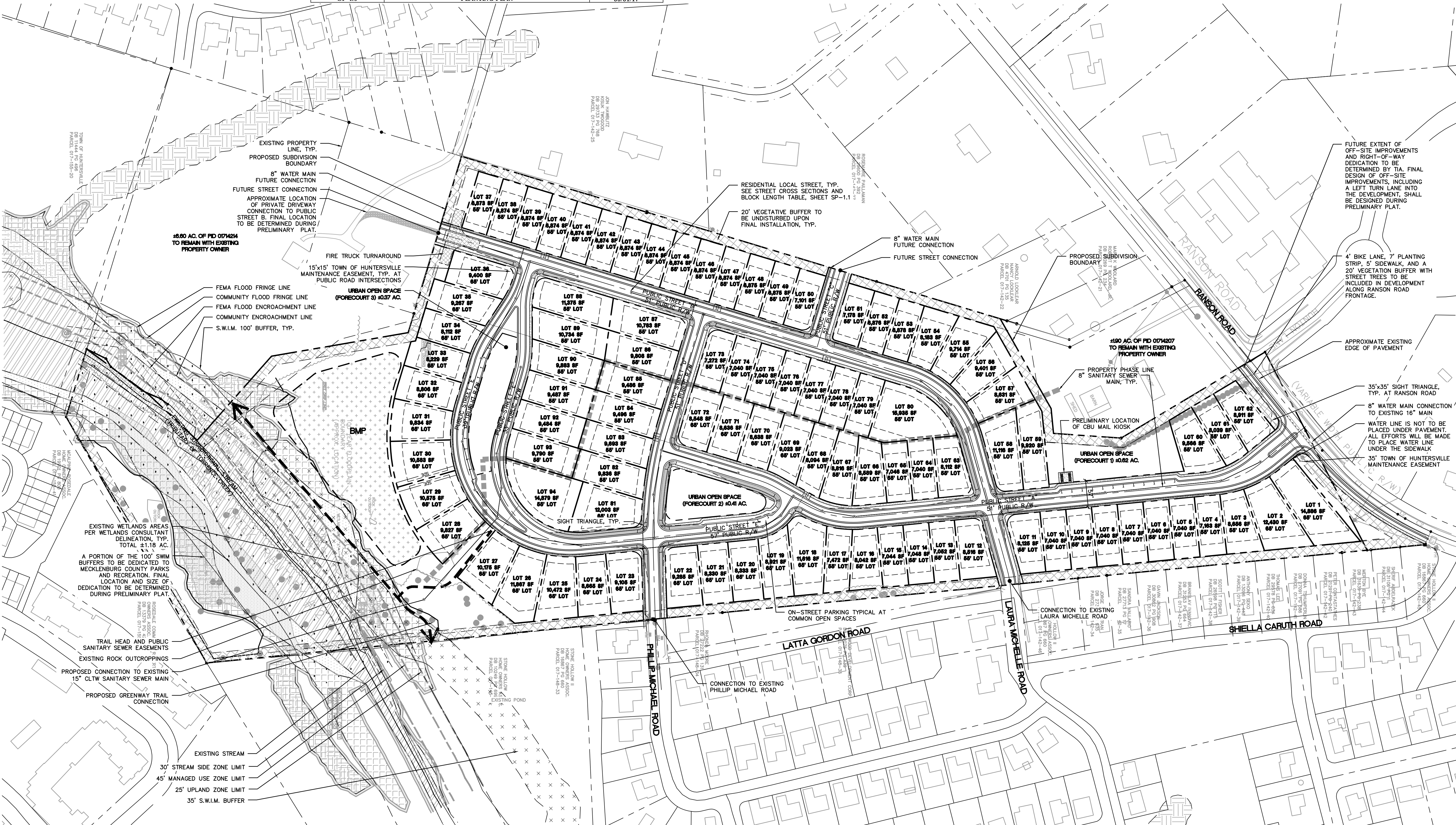


EXAMPLE LOT DIAGRAM



LEGEND

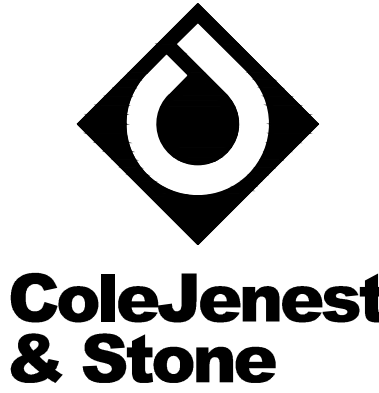
SYMBOL	
[Pattern]	PROPOSED SIDEWALK
[Pattern]	PROPOSED CURB AND GUTTER
[Pattern]	PROPOSED SAND FILTER AND DRY DETENTION AREA
[Pattern]	EXISTING COMMUNITY FLOODPLAIN
[Pattern]	EXISTING FEMA FLOODPLAIN
[Pattern]	EXISTING COMMUNITY FLOODWAY
[Pattern]	EXISTING FEMA FLOODWAY
[Pattern]	EXISTING PCCO BUFFER
[Pattern]	VEGETATED BUFFER



PRELIMINARY
NOT FOR
CONSTRUCTION



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url- www.colejeneststone.com

CLASSICA
HOMES, LLC
2215 Ayersley Town Boulevard
Suite G
Charlotte, North Carolina 28273

RANSON ROAD
RESIDENTIAL

15290 Ranson Road
Huntersville, North Carolina 28078

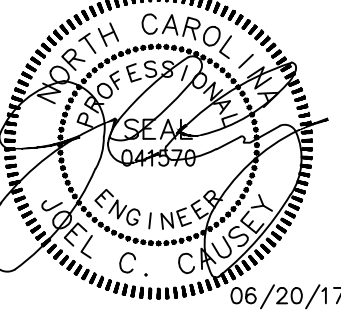
SKETCH PLAN
EPM # 376098

Project No.
4525.01

Issued
05/01/17

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROAD LOTS, TREES, AND OTHER IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

Revised



SCALE: 1"=100'

0 50' 100' 200'

SP-1.0

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*NOTE: SPECIMEN TREES ARE DEFINED PER THE TOWN OF HUNTERSVILLE ORDINANCE:
- SMALL MATURING TREES WITH A CALIPER OF 12" OR GREATER
- LARGE MATURING TREES WITH A CALIPER OF 24" OR GREATER
TOTAL NUMBER OF SPECIMEN TREES ON SITE: 228
NUMBER OF SPECIMEN TREES TO BE REMOVED: 164 (72%)
NUMBER OF SPECIMEN TREES TO BE SAVED: 64 (28%)
CeB2- Cecil Sandy Clay Loom, 2 - 8% slopes (B)
Wd- Wilkes Loom, 8 - 15% slopes (D)
M- Monacan Loom, 0 to - 0-2% slopes (B/D)
CeD2- Cecil Sandy Clay Loom, 1-8% (B)
DaB- Davidson Sandy Clay Loom 2-8% (B)
SUMMARY:
HYDROLOGIC SOIL GROUP B: 31.45 AC (84.4%)
HYDROLOGIC SOIL GROUP D: 5.82 AC (15.6%)
TOTAL ON SITE
WOODLAND AREA: 9.79 AC
WOODLAND AREA: 4.66 AC
TO BE PRESERVED: (47.6% OF TOTAL WOODLAND AREA)
MEADOW AREA: 24.32 AC
TOTAL SITE AREA: 37.27 AC

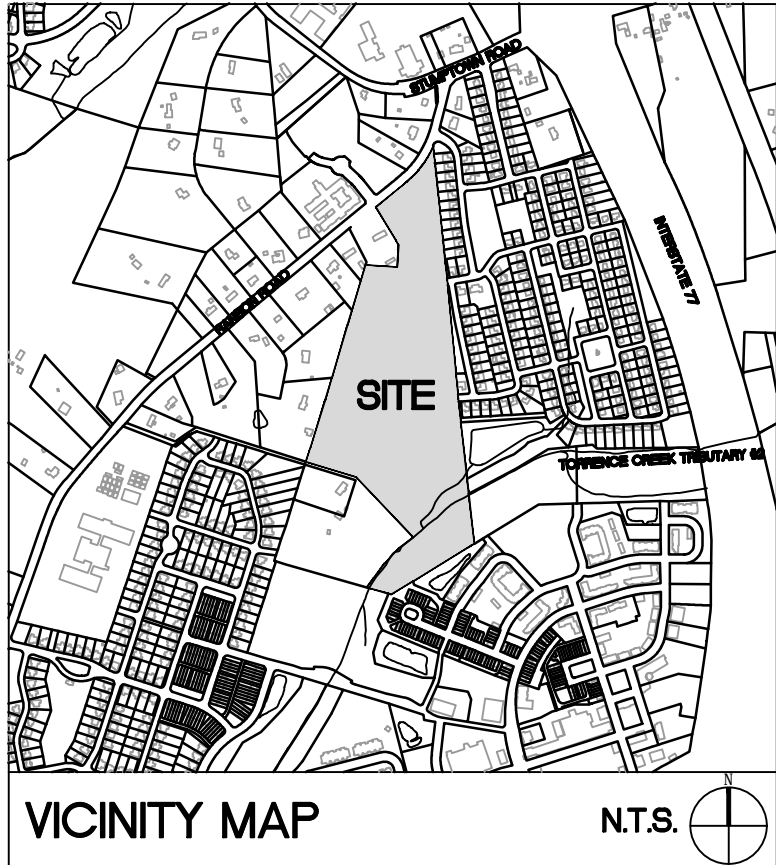
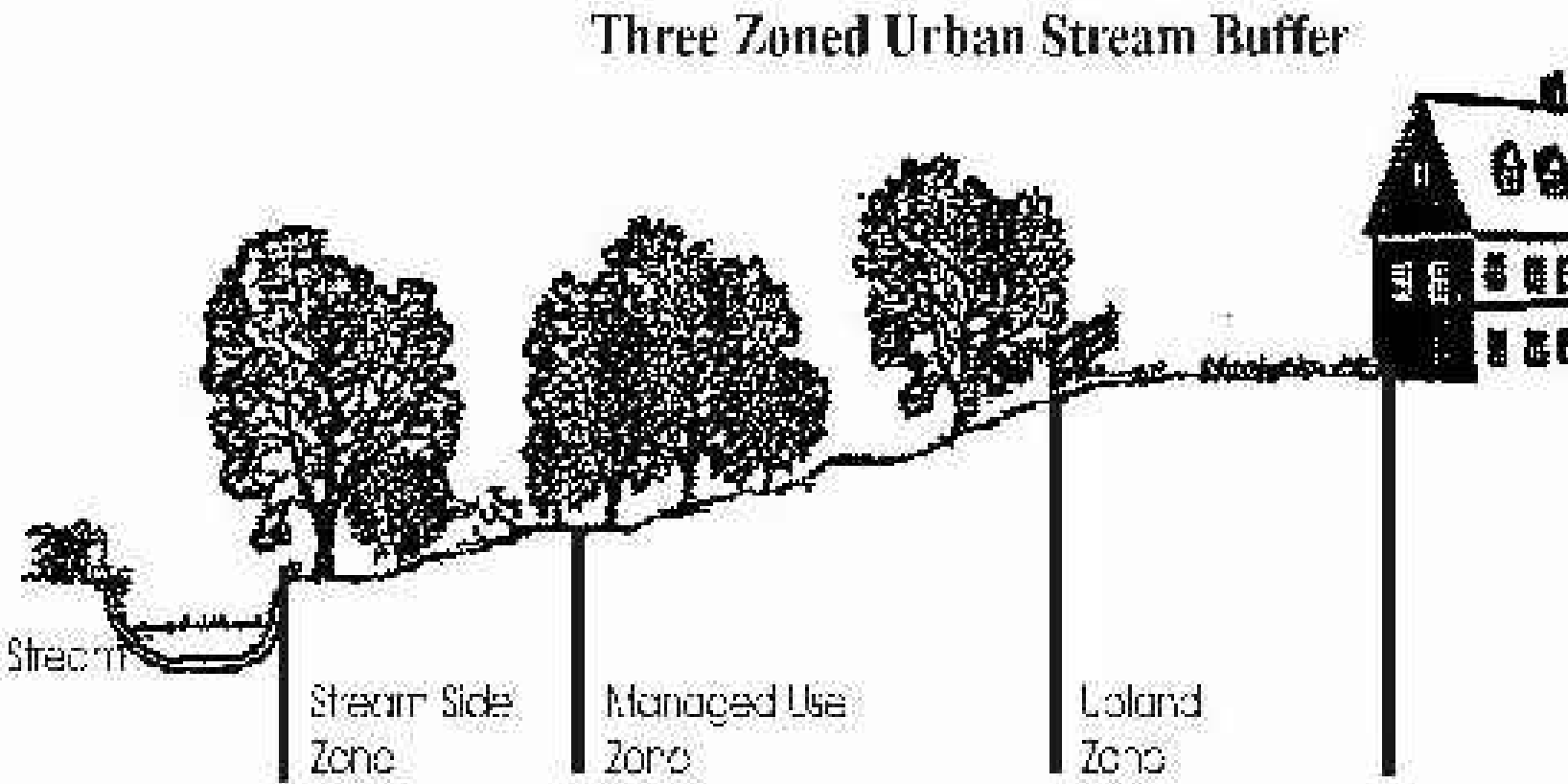
TREE PROTECTION NOTES:

APPLICABILITY:
A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES; TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
- THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (GRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SILT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
- ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH "TREE SAVE AREA SIGNS" POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
- NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
- NO ROPES, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
- ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.

ADJACENT PROPERTY OWNER INFORMATION

PARCEL #	PID #	OWNER	DEEDBOOK	PAGE #	ZONE
1	1747237	ABRAHAM WILLOUGHBY	29302	630	NR
2	1747238	ANNETTE & GEORGE RICHARDSON III & ELISABETH	27640	326	NR
3	1747239	CHRISTOPHER R & JODIE M SCHRANK	29213	19	NR
4	1747240	MATTHEW SKELLY & BRANDY SKELLY	29262	612	NR
5	1747241	PAULA & LEMAURO K DIPIETRO	29863	747	NR
6	1747242	JESSE & LYNN WADDELL	25692	572	NR
7	1747243	SCOTT D MANSKE	23391	670	NR
8	1747244	LISA SEPI	26538	271	NR
9	1747278	JASON KYLE & KIMBERLY M MCMILLAN	31036	977	NR
10	1715541	ASSOC MCAULPINE ROSEDALE HOMEOWNERS & C/O FAITH MANAGEMENT SERVICES	19901	800	NR(TND-O)
11	1714833	HOME OWNERS ASSOC STONE HOLLOW II	16867	660	NR
12	1714834	RHONDA MOORE	27222	131	NR
13	1714835	EASTWOOD DEVELOPMENT CORP	10075	439	NR
14	1714246	HOME OWNERS ASSOC STONE HOLLOW II	16867	660	NR
15	1714234	JORGE JUAN & MARIA OFELIA BELTRAN	27338	935	NR
16	1714235	SANDRA J VALLARIO	27713	17	NR
17	1714236	GAVIN & AMY JACKSON	30862	908	NR
18	1714237	BRANISLAV IVANOVIC & JENNIFER L KUBETZ	31253	664	NR
19	1714238	SCOTT & MICHELLE FISHER	26598	115	NR
20	1714239	ANTHONY D SEKO	13096	442	NR
21	1714240	THOMAS & HEATHER LEE	29578	634	NR
22	1714241	DONNA TSCUMPERLIN	27091	586	NR
23	1714242	PETER J JR CONTASTHES	21291	240	NR
24	1714243	MERTON W BYE JR	31639	238	NR
25	1714244	SHERIF A E ABDELRAZEK	31106	1	NR
26	1714245	HOME OWNERS ASSOC STONE HOLLOW II	16867	660	NR
27	1714204	TINA MCAULAY MCGINNIS & JOHN CALVIN JR MCAULAY	31450	743	NR

S.W.I.M BUFFER CROSS SECTION



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CLASSICA
HOMES, LLC
2215 Ayersley Town Boulevard
Suite G
Charlotte, North Carolina 28273

TRANSON ROAD
RESIDENTIAL

15290 Ranson Road
Huntersville, North Carolina 28078

TREE
PRESERVATION
AND EXISTING
CONDITIONS

Project No.
4525.01

Issued
05/01/17

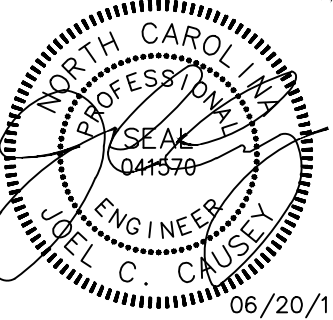
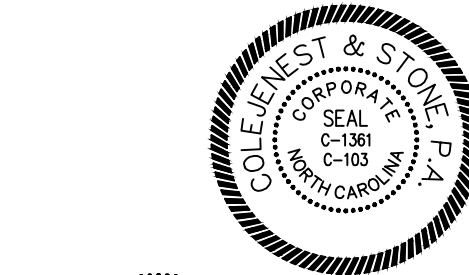
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Revised

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SCALE: 1"=100'
0 50' 100' 200'

SP-3.0

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RANSON ROAD RESIDENTIAL

Neighborhood Meeting Report

June 20, 2017

The neighborhood meeting for Ranson Road Residential project, EPM no. 376098, was held on June 20, 2017 at 5:00 P.M. The notice letter is attached. The sign in sheet had been provided as required prior to and during the meeting, however someone removed the sign in sheets after the meeting, and before the Applicant or Town Staff could retrieve them. There were approximately 45 individuals from the community present at the meeting.

Introduction by Classica, and a short presentation on the background of the company, site plan and typical products that they build. The floor was then opened for questions and comments. The following is a summary of the questions and comments made at the meeting:

1. What will the lot sizes be?

Response: There will be two different lot widths: 55' and 65' based on home product. The lot depth will be 125' for both sizes.

2. How much will the homes cost?

Response: \$500,000+ will be the likely low-end cost range of the homes, but it will depend on the market at that time.

3. Where will the utilities come from?

Response: Ranson Road is where most utilities, including water, will come from. The sewer connection will be made through the south end of the property where the existing sewer line is located within the floodplain.

4. Where will the traffic go?

Response: The main entrance for the neighborhood will be on Ranson Road.

5. Why is the town pushing connectivity between the neighborhoods?

Response: Stub roads and connectivity are requirements by the Town of Huntersville

6. The traffic is excessive on Ranson Road and in the Stone Hollow neighborhood – recent traffic statistics were cited – we are having trouble getting in and out of our neighborhood. Ranson and Stumptown are impassable during school times. What are you going to do to help this problem?

Response: A Traffic Impact Analysis (TIA) is being done, though not yet finalized. Currently it indicates that a left turn lane into the neighborhood with 100' of stacking will be required.

7. What is the benefit to us? We have overburdened roads and difficulty getting to our neighborhoods. I-77 has issues and presents air quality issues. We need some benefit.

Response: The Town of Huntersville, Mecklenburg County, and NCDOT are responsible for global

traffic concerns. This proposed development is required to study and mitigate traffic impacts associated with this proposed new construction.

8. Traffic backs up, can you put a right turn lane in?

Response: A right turn lane has not been identified as a roadway improvement in the TIA, and will likely not shorten length of traffic.

9. When was the traffic study done?

Response: Ramey Kemp Representative – traffic study done while school is in session, during peak hours.

10. Who pays for the traffic study?

Response: It is required by town that the applicant secure a consultant and finance the traffic study. The study must be completed per the guidelines of the Town of Huntersville, and be reviewed and approved by the Town of Huntersville. There was a public comment regarding conflict of interest. There is no conflict of interest. This study is monitored by the Town and prepared by a licensed professional bound by the professional ethics.

Town interjected: The Town has a list of engineers who are qualified and approved by the Town for applicants to use. The Town does not pay for applicant's traffic studies.

11. I have lived on Ranson Road since 1989. Once development of the area started, we had to go through all of this with every project. The trouble isn't with Classica, it is with the town. The Town has to deal with this.

12. Are you going to have 20' buffer or more?

Response: The development will provide a 20' buffer around the perimeter of the project, and will be maintaining the required buffer. Existing trees will be saved where practical and additional planting will be installed. The buffer is intended to be very attractive and provide privacy for both the residents and adjoining property owners.

13. Do you have to connect both streets? (Laura Michelle Rd and Phillip Michael Rd)

Response: The Town responded that it is required connectivity per the Ordinance.

14. Will there be connectivity to the South, a connection to the Greenway?

Response: The Town responded that the greenway will be dedicated to Mecklenburg County along the creek. The timeframe for construction of this section of Greenway is unknown.

15. Are there plans to widen Ranson road?

Response: The Town responded that Stephen Trott, the Town transportation engineer, is not present at the meeting, and that he would be the appropriate representative to answer this question.

16. What is the distance between the adjoining neighborhood entrances?

Response: Approximately 400'

17. Will the turn lane extend to our neighborhood?

Response: The turn lane is intended to extend only to the limits established to mitigate traffic of this proposed development.

18. When will construction occur?

Response: Construction is planned to occur in 2018-2019

19. Will you build front to back?

Response: Classica explained their phasing approach, which starts at the connection to Ranson Road, and bisects the site into two phases.

20. Because of existing topography, the height of the homes will be pronounced.

Response: The height of homes vary with the product. The proposed grading along the property boundary to the East also contemplates lowering the grade at the property line.

21. Where will stormwater runoff go?

Response: All stormwater runoff must be captured and treated through the use of a dry detention facility and surface sand filter at the Southern portion of the project.

22. There is a sliver of land still owned by Eastwood, not by the Stone Hollow neighborhood, which abuts the project. A resident in attendance mentioned that she had discussed with the owner the opportunities to deed this land to the HOA as a buffer.

23. There is concern with exiting on Ranson Road, particularly in the morning. Will you reduce accidents?

Response: The Applicant is required to provide a Traffic Study which will identify improvements required to be constructed as part of this development.

24. Streets are backed up. Roads are not adequate. Why doesn't the town improve this and fix the problem?

Response: The Town representative asked to pass along the contact information for all concerned citizens to the Town Transportation Engineer for a more detailed response.

25. How does the sketch plan process work?

Response: The Town representative detailed the dates for all future meetings that the neighbors may attend, and gave a brief overview of the process.

26. What trees will be preserved?

Response: Old growth trees located in the required buffers will be preserved to the greatest possible extent.

27. A safety concern was raised regarding the driveway connection to Ranson Road

Response: The connection will meet all Town guidelines.

28. Will the street connections to the East be the same section?

Response: The cross section of the proposed street connection is very similar to the existing street section.

29. What will the buffer look like?

Response: Evergreen and deciduous screening will be provided to supplement any existing vegetation that is currently in the buffer.

30. Can Classica help with traffic calming devices?

Response: The Town representative asked questioner to send an email so that they can communicate with the Town Transportation Engineer regarding traffic calming devices.

31. Is land already bought?

Response: The land is currently under contract, but not yet purchased.

32. Can we attend planning board meeting?

Response: Yes, and town board meeting

33. Is there a potential for street connectivity to adjacent homes at rosewood meadow?

Response: This will not be financially feasible for future developer/town/county because of the greenway connection and stream crossing.

34. Why are there street stubs?

Response: The town requires stub streets to connect to future, unplanned development on adjacent properties.

35. Is this a rezoning?

Response: No, this is a "by-right" development. The applicant must meet all requirements of the Ordinance.

36. There is concern about traffic coming out onto stumptown through adjacent neighborhoods. Roads are in poor conditions already, and something needs to be done before building new developments.

Response: Comment acknowledged.

37. How is this going to benefit us?

Response: This will benefit the community by bringing high quality homes with a lower density plan, common open space, screening, and potentially increasing property values.

38. A resident closed with thanking the Applicant for not bringing in townhomes and apartments, and thanked them for being open with us.

39. 6:29 Meeting closed.



June 5, 2017

RE: Property Owner: John Calvin McAulay
 Tina McAulay McGinnis
 Judy McAulay
 Arthur Daniel McAulay
 Chad Ryan McAulay

Applicant: Larry Burton, Classica Homes
EPM No.: 376098

A portion of parcel numbers 01714247, 01714207, 01714214 and the entire parcel numbers 01714205 and 01714204, approximately 38.08 acres proposed for subdivision under the current zoning district of Neighborhood Residential (NR); 15290 Ranson Road, Huntersville, North Carolina.

Dear Property Owner:

Classica Homes would like to invite you to attend a neighborhood meeting scheduled for June 20, 2017 from 5:00 p.m. to 6:00 p.m. to review our proposed Subdivision Sketch Plan in connection with the above referenced property. The meeting will be held at the Huntersville Town Hall located at 101 Huntersville-Concord Road in Huntersville.

We look forward to seeing you there.

Sincerely,


Bill Saint
President, Classica Homes
704-499-9400

4525.01_Ranson Road Residential - Neighborhood Meeting Mailing List - 05/31/17

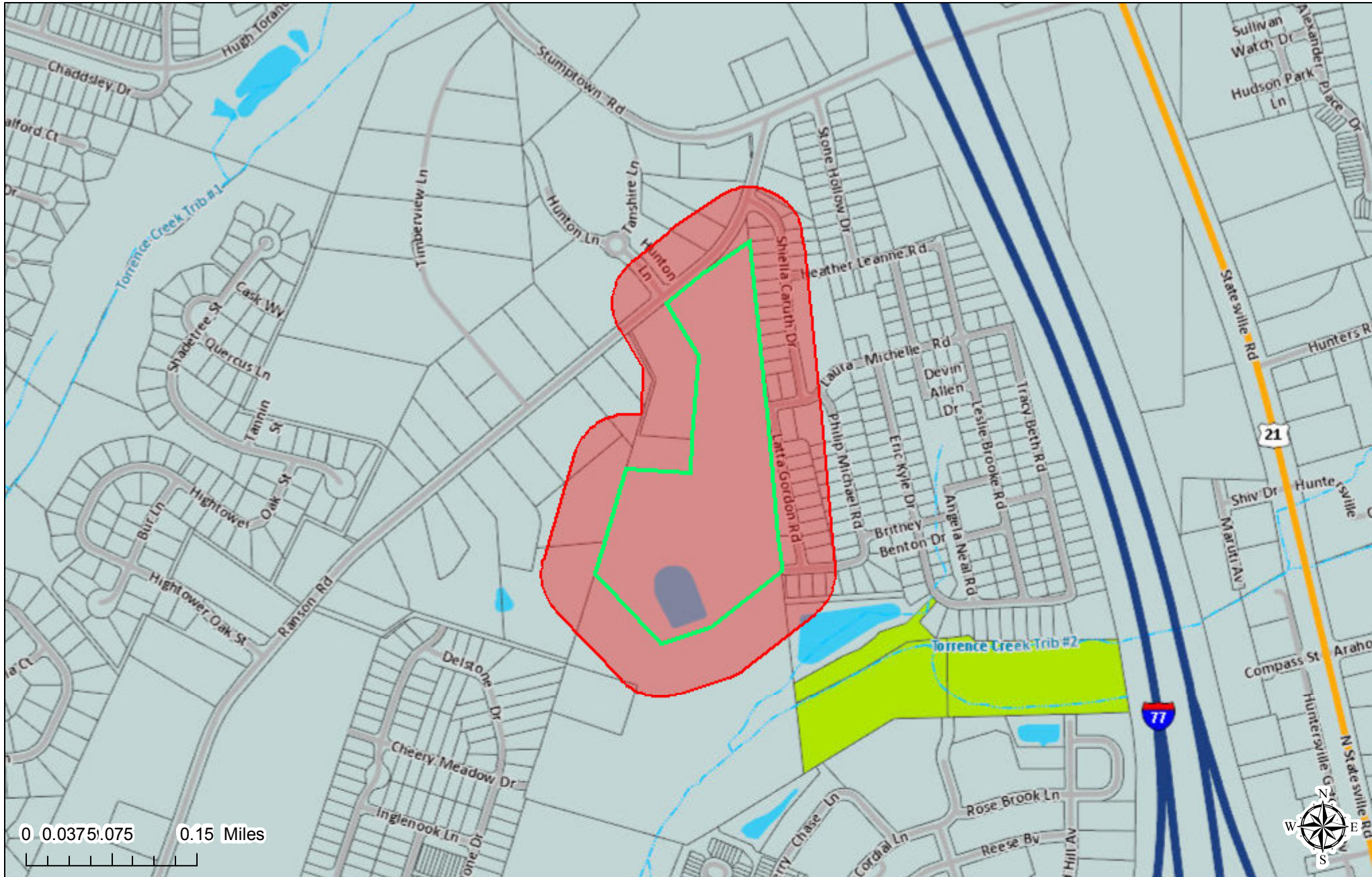


PARCEL ID	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS	LEGAL DESCRIPTION	DEED BOOK	DEED PAGE	LAND AREA
00080105	VILLAGES OF MECKLENBURG ASSISTED LIVING LLC	ATTN:MICHAEL P. RAUCHWARG 500 RIDGEFIELD CIRCLE ASHVILLE NC 28806	ASHEVILLE	NC	28806	13910 HUNTON LN HUNTERSVILLE	L2 M58-637	28871	485	8.883 AC
00080106	DUCKSON ADMINISTRATOR OF THE ROMAN CATHOLIC DCH/CH WEST, MAURICIO W	PO BOX 36776 CHARLOTTE NC 28276	CHARLOTTE	NC	28276	15113 RANSON RD HUNTERSVILLE	NA	14122	459	1.72 AC
00080113	BROOKS BOY A JR,BROOKS, DANNE B	15111 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15111 RANSON RD HUNTERSVILLE	N/A	7839	184	2 AC
00080127	ZARAGOZA, JOSUE J ZARAGOZA, SANDRA L	PO BOX 57 HUNTERSVILLE NC 28070	HUNTERSVILLE	NC	28070	15103 RANSON RD HUNTERSVILLE	L3 M44-820	10026	231	1.216 AC
00080161	SKILLED NURSING CARE SERVICES OF MECKLENBURG, LLC C/O OLDF. INDY COMMONS AT THE VILLAGES OF MECKLENBURG	1108 ARDLEY RD CHARLOTTE NC 28207	CHARLOTTE	NC	28207	13825 HUNTON LN HUNTERSVILLE	P1 M58-637	19470	124	3.618 AC
00080164	ZARAGOZA, SANDRA L ZARAGOZA, JOSUE J	15409 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15409 RANSON RD HUNTERSVILLE	L4 M44-820	10025	231	1.386 AC
01714204	MCGINNIS, TINA MCAULAY MCAULAY, JOHN CALVIN JR	417 DINGLER AVE MOORESVILLE NC 28115	MOORESVILLE	NC	28115	RANSON RD HUNTERSVILLE	NA	31450	763	0.377 AC
01714205	MCGINNIS, TINA MCAULAY MCAULAY, JOHN CALVIN JR	417 DINGLER AVE MOORESVILLE NC 28115	MOORESVILLE	NC	28115	RANSON RD HUNTERSVILLE	NA	31450	745	19.84 AC
01714205	MCAULAY, JOHN CALVIN JR MCGINNIS, TINA MCAULAY	417 DINGLER AVE MOORESVILLE NC 28115	MOORESVILLE	NC	28115	RANSON RD HUNTERSVILLE	NA	31450	745	19.84 AC
01714207	MCAULAY, RUDY M	15224 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15224 RANSON RD HUNTERSVILLE	L6 M39-288	3299	557	2.908 AC
01714213	MCAULAY, ARTHUR DANIEL	14850 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14850 RANSON RD HUNTERSVILLE	OFF RANSON RD #2139	3785	535	2.01 AC
01714214	MCAULAY, ARTHUR DANIEL	14850 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14850 RANSON RD HUNTERSVILLE	N/A	3825	561	22.13 AC
01714221	WOODARD, MARY KAY WOODARD, ROBERT T JR	15300 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15300 RANSON RD HUNTERSVILLE	NA	17249	218	0.88 AC
01714222	LOCKLEAR, ANNOLO LOCKLEAR, NANCY	15136 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15136 RANSON RD HUNTERSVILLE	N/A	4701	135	1.5 AC
01714233	BROGGIETS, SHARON J BROGGIETS, RICHARD E	15104 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15104 RANSON RD HUNTERSVILLE	N/A	7816	206	2.758 AC
01714235	TWOGOOD, KISHU HAWBOLT, JON	15020 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15020 RANSON RD HUNTERSVILLE	NA	28733	789	4 AC
01714237	PALLAMAN, ROSEMARIE	12607 CALPURN DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15024 RANSON RD HUNTERSVILLE	NA	29600	392	2.997 AC
01714238	HESTER, HAROLD W JR HESTER, JULIE R	15418 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15418 RANSON RD HUNTERSVILLE	M20-854	5602	26	0.770 GUS Acres
01714232	JENNIFER, JENNIFER JENNIFER, ROBERT	14736 LAURA MICHELLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14736 LAURA MICHELLE RD HUNTERSVILLE	L205 M54-745	12306	382	0.175 AC
01714233	THE PROPERTY NORTH CAROLINA LP	1777 MAIN ST STE 2000 DALLAS TX 75201	DALLAS	TX	75201	14730 LAURA MICHELLE RD HUNTERSVILLE	L206 M54-745	30418	628	0.202 AC
01714234	BELTRAN, MARIA CELIA BELTRAN, JORGE JUAN	13615 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13615 SHEILA CARUTH DR HUNTERSVILLE	L207 M53-953	27738	935	0.198 AC
01714235	VALLARID, SANDRA J	13619 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13619 SHEILA CARUTH DR HUNTERSVILLE	L208 M53-953	27713	17	0.191 AC
01714236	KURSON, GAVIN JACKSON, AMY	13623 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13623 SHEILA CARUTH DR HUNTERSVILLE	L209 M53-577	30862	969	0.187 AC
01714237	JUBERT, JENNIFER L JUBOVIC, BRANISLAV	13627 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13627 SHEILA CARUTH DR HUNTERSVILLE	L210 M54-745	31253	664	0.188 AC
01714238	EWER, MICHELLE M EWER, SCOTT T	13647 ARTHUR AUTEN RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13643 SHEILA CARUTH DR HUNTERSVILLE	L211 M53-577	26598	115	0.175 AC
01714239	SEGO, ANTHONY D	13635 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13635 SHEILA CARUTH DR HUNTERSVILLE	L212 M54-745	13095	443	0.179 AC
01714240	LEE, THOMAS LEE, HEATHER	MC 66 BOX 483 MOUNTAINAIR NM 87036	MOUNTAINAIR	NM	87036	13639 SHEILA CARUTH DR HUNTERSVILLE	L213 M54-745	29578	634	0.179 AC
01714241	TSCHUMPERLIN, CONNIE	13703 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13703 SHEILA CARUTH DR HUNTERSVILLE	L214 M53-953	27901	586	0.179 AC
01714242	CONSTANTINES, PETER J JR	13729 PENNINGTON DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13707 SHEILA CARUTH DR HUNTERSVILLE	L215 M53-953	21281	240	0.179 AC
01714243	BYE, NIKIA BYE JR, MERTON W	13711 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13711 SHEILA CARUTH DR HUNTERSVILLE	L216 M53-953	31639	218	0.179 AC
01714244	ABDELRAZAK, SHEFI A E	13717 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13717 SHEILA CARUTH DR HUNTERSVILLE	L217 M53-953	31106	1	0.175 AC
01714245	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	SHEILA CARUTH DR HUNTERSVILLE	C/A M54-745	16867	660	0.135 AC
01714246	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	LAURA MICHELLE RD HUNTERSVILLE	C/A M54-745	16867	660	0.034 AC
01714247	MCAULAY, CHAD FIANE	15224 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	RANSON RD HUNTERSVILLE	L6 M39-288	15179	703	1.179 AC
01714311	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	SHEILA CARUTH DR HUNTERSVILLE	C/A M54-745	16867	660	0.135 AC
01714312	RIESE, TYLER D RIESE, ERICA K	13718 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13718 SHEILA CARUTH DR HUNTERSVILLE	L218 M54-745	31228	189	0.211 AC
01714313	HINKIN, JASON A	13712 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13712 SHEILA CARUTH DR HUNTERSVILLE	L219 M54-745	24210	635	0.209 AC
01714314	OWAHABU, PURNIMA DAS KELKAR, AMIT S	13708 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13708 SHEILA CARUTH DR HUNTERSVILLE	L220 M54-745	30946	874	0.227 AC
01714315	KAMMELER, ANGELA M KAMMELER, DEAN A	13704 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13704 SHEILA CARUTH DR HUNTERSVILLE	L221 M54-745	26664	450	0.248 AC
01714328	STONE HOLLOW HOMEOWNERS ASSOC	2847 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	ERIC KYLE DR HUNTERSVILLE	L1/COS M47-997	10249	699	3.165 AC
01714557	MECKLENBURG COUNTY	608 E 4TH ST CHARLOTTE NC 28202	CHARLOTTE	NC	28202	ERIC KYLE DR HUNTERSVILLE	L2 M47-997	22128	400	1.585 AC
01714598	MECKLENBURG COUNTY	600 EAST FOURTH ST CHARLOTTE NC 28202	CHARLOTTE	NC	28202	STAMPTOWN RD HUNTERSVILLE	L1 M47-995	22305	150	3.396 AC
01714731	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	SHEILA CARUTH DR HUNTERSVILLE	OPEN SPACE M53-953	16867	660	2.103 AC
01714739	DEHAVEN, KEVIN STEUART EVANS, REBECCA M	13118 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13118 PHILP MICHAEL RD HUNTERSVILLE	L100 M54-743	31009	645	0.166 AC
01714810	BEVES, ANDREW BEVEL, JIMBERLY	13114 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13114 PHILP MICHAEL RD HUNTERSVILLE	L101 M54-743	30739	779	0.152 AC
01714811	ENGLISH, LEE	13110 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13110 PHILP MICHAEL RD HUNTERSVILLE	L102 M54-743	29831	981	0.153 AC
01714832	LYNCH, SHAWN W LYNCH, KEVIN PATRICK	13106 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13106 PHILP MICHAEL RD HUNTERSVILLE	L103 M54-743	29623	820	0.153 AC
01714833	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	PHILP MICHAEL RD HUNTERSVILLE	C/A M54-743	16867	660	0.406 AC
01714834	MOORE, RHONDA THE RHONDA MOORE REVOCABLE LTV	13305 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13305 PHILP MICHAEL RD HUNTERSVILLE	L104 M54-743	27122	131	0.226 AC
01714835	EASTWOOD DEVELOPMENT CORP	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	LATTA GORDON RD HUNTERSVILLE	M54-743	10075	419	0.418 AC
01714836	SAVLER, RENE A	13314 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13314 LATTA GORDON RD HUNTERSVILLE	L203 M54-743	14635	694	0.188 AC
01714837	CHIN, RONG	13306 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13306 LATTA GORDON RD HUNTERSVILLE	L202 M54-743	29839	569	0.173 AC
01714838	C/O AMERICAN HOMES 4 RENT, LAMH 2014-3 BORROWER LLC	10001 AGOURA RD SUITE 200 AGOURA HILLS CA 91301	AGOURA HILLS	CA	91301	13302 LATTA GORDON RD HUNTERSVILLE	L201 M54-743	29607	269	0.175 AC
01714839	BASS, MARVIN D BASS, DELOIS H	13404 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13426 LATTA GORDON RD HUNTERSVILLE	L200 M54-743	14294	680	0.177 AC
01714840	SHAMONS, SHAMON A ALEXANDRIA	13422 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13422 LATTA GORDON RD HUNTERSVILLE	L109 M54-743	31536	493	0.179 AC
01714841	NORTON, CHRISTINE AMN NORTON, STEPHEN FRANCOIS	13418 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13418 LATTA GORDON RD HUNTERSVILLE	L108 M54-743	14086	400	0.182 AC
01714842	MOYSENI, ERIC	13414 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28208	13414 LATTA GORDON RD HUNTERSVILLE	L107 M54-743	14634	832	0.184 AC
01714843	RUDISIL, NICKY	13408 LATTA GORDON RD CHARLOTTE NC 28078	CHARLOTTE	NC	28078	13408 LATTA GORDON RD HUNTERSVILLE	L106 M54-743	13947	265	0.186 AC
01714844	ADAMS, LINDA R IDER, WENDY ADAMS, ALBERT	13402 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13402 LATTA GORDON RD HUNTERSVILLE	L105 M54-743	23839	923	0.24 AC
01714846	BISSE, SCOTT C	13417 SPRUCE KNOL IN CHARLOTTE NC 28214	CHARLOTTE	NC	28214	13401 PHILP MICHAEL RD HUNTERSVILLE	L104 M54-743	22143	129	0.171 AC
01714847	CULVER, SARAH BLAKER MENZ, LAURA E THOMPSON, KATHY L	13407 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28031	13407 PHILP MICHAEL RD HUNTERSVILLE	L103 M54-743	29430	666	0.171 AC
01714848	ZITO, STEVEN P ZITO, JAMIE L	13411 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13411 PHILP MICHAEL RD HUNTERSVILLE	L102 M54-743	13675	282	0.171 AC
01714849	DAVE, DEPTIEN AMIT DAVE, AMIT VINODCHANDRA	13415 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13415 PHILP MICHAEL RD HUNTERSVILLE	L101 M54-743	28524	641	0.171 AC
01714850	RICHMOND, MELVIN GREGORY	13419 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13419 PHILP MICHAEL RD HUNTERSVILLE	L100 M54-743	21002	743	0.171 AC
01714851	SMITH, MARCO J	13425 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13425 PHILP MICHAEL RD HUNTERSVILLE	L179 M54-743	28827	449	0.171 AC
01714852	AMATO, MELISSA B AMATO, NICHOLAS M	13505 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13505 PHILP MICHAEL RD HUNTERSVILLE	L178 M54-743	31719	670	0.171 AC
01714853	SIMONIC, BARBARA A	13509 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13509 PHILP MICHAEL RD HUNTERSVILLE	L177 M54-743	14934	764	0.171 AC
01714854	GEORGE, DAVID SCOTT GEORGE, SHERRY M	14725 LAURA MICHELLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14725 LAURA MICHELLE RD HUNTERSVILLE	L176 M54-302	30362	293	0.661 AC
01714855	CHIVERALLS, DANIEL P CHACHER, JAMIE L	14733 LAURA MICHELLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14733 LAURA MICHELLE RD HUNTERSVILLE	L104 M54-743	29243	851	0.265 AC
01715220	TOWN OF HUNTERSVILLE	PO BOX 664 HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	RANSON PARK DR HUNTERSVILLE	L1 M53-611	11444	495	1.016 AC
01715231	ROSEDALE COMMONS PROPERTY OWNERS ASSOC INC	3900 ARCO COMPANY DR SUITE 200 % ARC REAL ESTATE SERVICES INC CHARLOTTE NC 28273	CHARLOTTE	NC	28273	RANSON PARK DR HUNTERSVILLE	L/A M53-611	13379	418	1.875 AC
01715293	WNC CHARLOTTE LLC	3915 A STILLMAN FRY GLEN ALLEN VA 22060	GLEN ALLEN	VA	22060	14535 MERRY CHASE IN HUNTERSVILLE	AREA 6 BLD 3 M53-981	11986	599	2.23 AC
01715510	HELLS WILLIAM L III C/O MICHAEL ARVIN	9622 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9622 BLOSSOM HILL DR HUNTERSVILLE	L65 M57-673	25449	339	0.033 AC
01715511	ZEQUEIRA, TONY	9618 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9618 BLOSSOM HILL DR HUNTERSVILLE	L46 M57-673	22029	66	0.033 AC
01715512	BEVER, FRANK WILLIAM III	9614 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9614 BLOSSOM HILL DR HUNTERSVILLE	L47 M57-673	30247	653	0.034 AC
01715513	HOWELL, MARY A HOWELL, CLARK G	9610 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9610 BLOSSOM HILL DR HUNTERSVILLE	L48 M57-673	15097	189	0.041 AC
01715514	BAVER, LANDRA LEWIS BAVER, DAVID MICHAEL	2700 UNIVERSITY BLVD APT 403 TUSCALOOSA AL 35405	TUSCALOOSA	AL	35405	9606 BLOSSOM HILL DR HUNTERSVILLE	L49 M57-673	25280	201	0.041 AC
01715515	ROACH, MICHELLE T	11740 HICKORY FOREST LN DAVIDSON NC 28036	DAVIDSON	NC	28036	9584 BLOSSOM HILL DR HUNTERSVILLE	L50 M57-673	16005	747	0.037 AC
01715516	WATTS, AMY E	9580 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9580 BLOSSOM HILL DR HUNTERSVILLE	L51 M57-673	21691	492	0.034 AC
01715517	LITTLE, MELISSA	1127 E MOREHEAD ST CHARLOTTE NC 28204	CHARLOTTE	NC	28204	9576 BLOSSOM HILL DR HUNTERSVILLE	L52 M57-673	16005	791	0.033 AC
01715518	TANG, TAO WU, NINGTING	9572 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9572 BLOSSOM HILL DR HUNTERSVILLE	L53 M57-673	30912	857	0.034 AC
01715519	ELWELL, SUSAN E	9568 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9568 BLOSSOM HILL DR HUNTERSVILLE	L54 M57-673			

01715522	ROBSON, KIMBERLY ANN	9550 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9550 BLOSSOM HILL DR HUNTERSVILLE	157 MS7-673	28888	841	0.035 AC
01715523	CAULDER, STEPHEN WESLEY	9546 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9546 BLOSSOM HILL DR HUNTERSVILLE	158 MS7-673	30511	547	0.035 AC
01715524	TOMZA, ANNA	9542 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9542 BLOSSOM HILL DR HUNTERSVILLE	159 MS7-673	28788	863	0.035 AC
01715525	WILLIAMS, ERIC J	1329 E MOREHEAD ST CHARLOTTE NC 28204	CHARLOTTE	NC	28204	9538 BLOSSOM HILL DR HUNTERSVILLE	160 MS7-673	15641	960	0.037 AC
01715526	LAINE, TODD A LAINE, LAURA W	9534 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9534 BLOSSOM HILL DR HUNTERSVILLE	161 MS7-673	31285	148	0.046 AC
01715527	CHERRY, LINDA L	9539 BLOSSOM HILL DR UNIT 10 HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9530 BLOSSOM HILL DR HUNTERSVILLE	162 MS7-673	29693	488	0.049 AC
01715528	PINKLEY, TYLER S	9520 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9520 BLOSSOM HILL DR HUNTERSVILLE	163 MS7-673	30356	243	0.037 AC
01715529	WALKER, JILL D	9516 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9516 BLOSSOM HILL DR HUNTERSVILLE	164 MS7-673	27454	973	0.037 AC
01715530	C/O INVITATION HOMES, 12015-2 H/2 BORROWER LP	1717 MAIN ST STE 2000 DALLAS TX 75201	DALLAS	TX	75201	9512 BLOSSOM HILL DR HUNTERSVILLE	165 MS7-673	29885	1	0.035 AC
01715531	SANTOS, MICHELLE SANTOS, LARA	9508 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9508 BLOSSOM HILL DR HUNTERSVILLE	166 MS7-673	30318	49	0.041 AC
01715536	GARBER LIVING TRUST, (GARBER, DANIEL THOMAS	1053 LIVERLY RIDGE RD CONCORD NC 28027	CONCORD	NC	28027	13518 MERRY CHASE LN HUNTERSVILLE	171 MS7-673	36840	89	0.032 AC
01715537	MICHAEL, JACKLYN J	13514 MERRY CHASE LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13514 MERRY CHASE LN HUNTERSVILLE	172 MS7-673	16391	47	0.032 AC
01715538	318 REALTY CORP.	94 SURVEY DR CENTER MORICHES NY 11934	CENTER MORICHES	NY	11934	13510 MERRY CHASE LN HUNTERSVILLE	173 MS7-673	19683	486	0.041 AC
01715541	MICALPINE ROSEDALE HOMEOWNERS, ASSOCI C/O FAITH MANAGEMENT SERVICES,	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	1.019 AC
01715542	C/O FAITH MANAGEMENT SERVICES, (MICALPINE ROSEDALE LLC,	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673			0.067 AC
01715543	MICALPINE ROSEDALE HOMEOWNERS, ASSOCIATION	1329 E MOREHEAD ST STE 100 CHARLOTTE NC 28204	CHARLOTTE	NC	28204	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.094 AC
01715544	C/O FAITH MANAGEMENT SERVICES, (MICALPINE ROSEDALE HOMEOWNERS, ASSOC	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.008 AC
01715546	MICALPINE ROSEDALE HOMEOWNERS, ASSOCI C/O FAITH MANAGEMENT SERVICES,	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.019 AC
01715547	C/O FAITH MANAGEMENT SERVICES, (MICALPINE ROSEDALE HOMEOWNERS, ASSOC	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.032 AC
01715597	WMO CHARLOTTE I LLC,	9951 A STILLMAN PKY GLEN ALLEN VA 23060	GLEN ALLEN	VA	23060	13420 MERRY CHASE LN HUNTERSVILLE	AREA F BLDG 4 & 5 MS5-981	15986	598	1.11 AC
01715598	ROSEDALE COMMONS PROPERTY, OWNERS ASSOC INC	3880 ARCO CORPORATE DR, SUITE 200 % ACC REAL ESTATE SERVICES INC. CHARLOTTE NC 28273	CHARLOTTE	NC	28273	REISE BV HUNTERSVILLE	18 MS5-611	13379	426	1.347 AC
01715599	TOWN HUNTERSVILLE	101 HUNTERSVILLE CONCORD RD HUNTERSVILLE NC 28079	HUNTERSVILLE	NC	28079	CORRAL LN HUNTERSVILLE	PARK AREA MS5-981	12738	584	4.521 AC
01747375	RANDON ROAD LLC,	10836 STARK CREEK DR CORNELIUS NC 28031	CORNELIUS	NC	28031	RANDON RD HUNTERSVILLE	PM0110-375	14110	65	0.63 AC
01747237	WILLOUGHBY, ABRAHAM	13704 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13704 DELSTONE DR HUNTERSVILLE	137 M44-988	29302	630	0.743 G/S Acres
01747238	THE GEORGE RICHARDSON III & ELISABETH, ANNETTE RICHARDSON JOINT LIVING TRUST,	13700 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13700 DELSTONE DR HUNTERSVILLE	138 M44-377	27640	326	0.478 G/S Acres
01747239	SCHIRANK, JODE N SCHIRANK, CHRISTOPHER R	13622 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13622 DELSTONE DR HUNTERSVILLE	139 M44-377	29213	19	0.424 G/S Acres
01747240	SHELLEY, MATTHEW SHELLEY, BRANDY	13618 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13618 DELSTONE DR HUNTERSVILLE	140 M44-377	29262	612	0.367 G/S Acres
01747241	DIPETRO, PAUL A DIPETRO, LEMAURO K	13614 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13614 DELSTONE DR HUNTERSVILLE	141 M44-377	29863	747	0.350 G/S Acres
01747242	WADDELL, JESSE WADDELL, LYNN	13610 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13610 DELSTONE DR HUNTERSVILLE	142 M44-377	25682	572	0.337 G/S Acres
01747243	MANSKI, SCOTT D	PO BOX 272 ORADSBURG NY 10963	ORADSBURG	NY	10963	13606 DELSTONE DR HUNTERSVILLE	143 M44-377	23351	670	0.246 G/S Acres
01747244	SEPE, LISA	13602 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13602 DELSTONE DR HUNTERSVILLE	144 M44-377	26538	271	0.214 G/S Acres
01747245	ROSENFELD, NANCY B ROSENFELD, BRIAN W	13603 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13603 DELSTONE DR HUNTERSVILLE	145 M44-377	30230	935	0.243 G/S Acres
01747246	CONCEPCION, ARVIN R	13613 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13613 DELSTONE DR HUNTERSVILLE	147 M44-377	26084	811	0.203 G/S Acres
01747247	MUELLER, KATHERINE A MUELLER, THEODORE M	13615 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13615 DELSTONE DR HUNTERSVILLE	146 M44-377	29453	428	0.183 G/S Acres
01747248	JACKSON, NANCY JACKSON, ANDREW III	13619 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13619 DELSTONE DR HUNTERSVILLE	146 M44-377	28005	812	0.199 G/S Acres
01747263	POERIO, JERILYN A	9630 CHERRY MEADOW DRIVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9630 CHERRY MEADOW DR HUNTERSVILLE	179 M44-377	26699	321	0.204 G/S Acres
01747264	ORTIZ, IDANNA QUINTERO, RAMON	9626 CHERRY MEADOW DRIVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9626 CHERRY MEADOW DR HUNTERSVILLE	178 M44-377	22117	435	0.188 G/S Acres
01747277	GILMORE, MELANIE C	9551 INGLENOCK LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9551 INGLENOCK LN HUNTERSVILLE	180 M44-377	24093	583	0.208 G/S Acres
01747278	McMILLAN, JASON KYIE McMILLAN, KIMBERLY MCCARTHY	13538 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13538 DELSTONE DR HUNTERSVILLE	145 M44-377	31036	977	0.273 G/S Acres
01747279	MUKRU, RAMAKRISHNA MUKRU, SUMALATHA	13534 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13534 DELSTONE DR HUNTERSVILLE	146 M44-377	23434	914	0.188 G/S Acres
01747280	KUNCHAM, APPALANARASANYA	13530 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13530 DELSTONE DR HUNTERSVILLE	147 M44-377	25530	925	0.190 G/S Acres
01747281	C/O AMERICAN HOMES 4 RENT, (AMH 2015-2 BORROWER LLC,	30601 AGOURA RD STE 200 AGOURA HILLS CA 91301	AGOURA HILLS	CA	91301	13526 DELSTONE DR HUNTERSVILLE	148 M44-377	30300	379	0.189 G/S Acres
01747282	ERICKSON, ROBERT	13522 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13522 DELSTONE DR HUNTERSVILLE	149 M44-377	27123	920	0.190 G/S Acres

Polaris 3G Map – Mecklenburg County, North Carolina

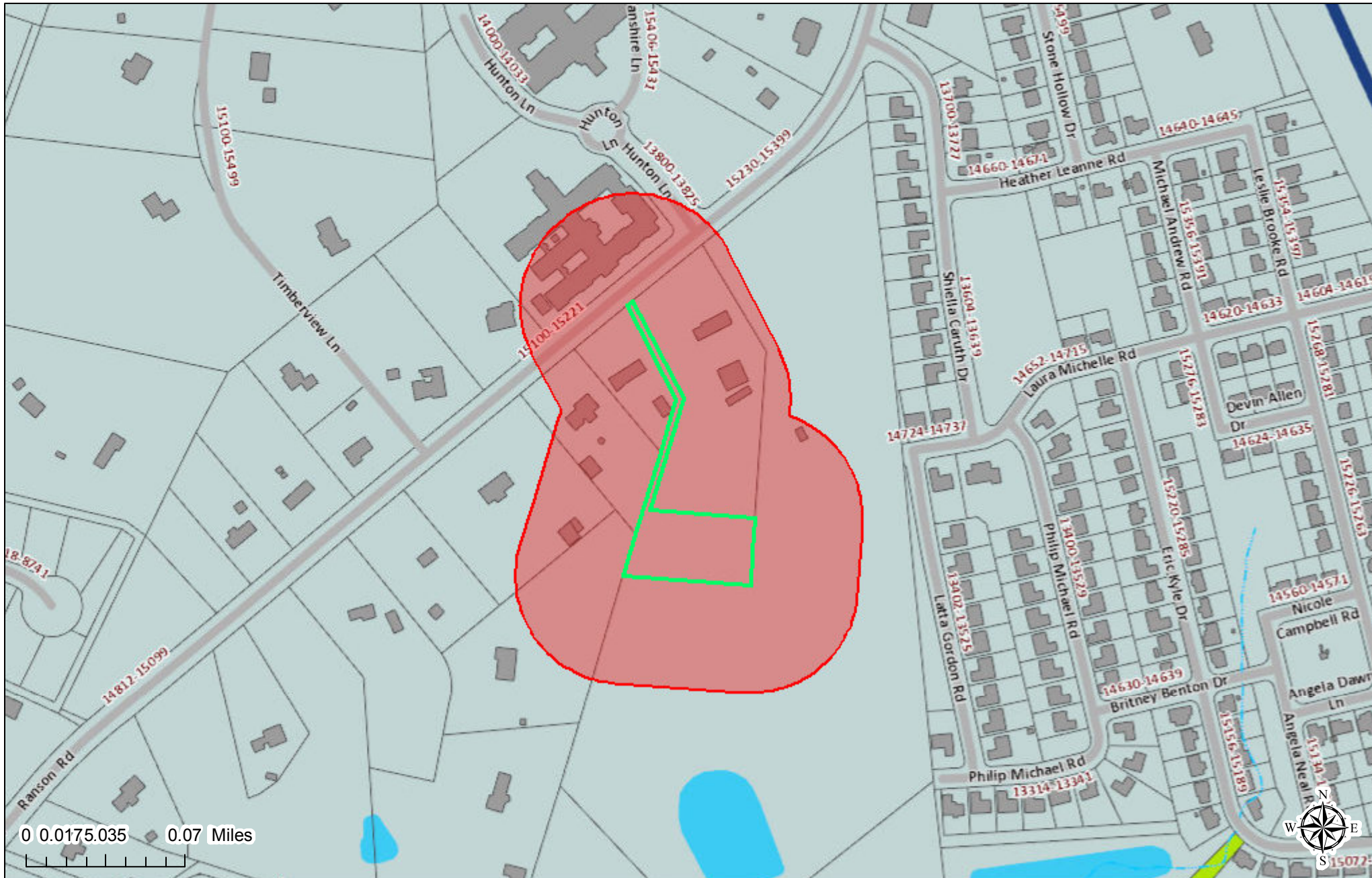
Date Printed: 5/31/2017 9:38:40 AM



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Polaris 3G Map – Mecklenburg County, North Carolina

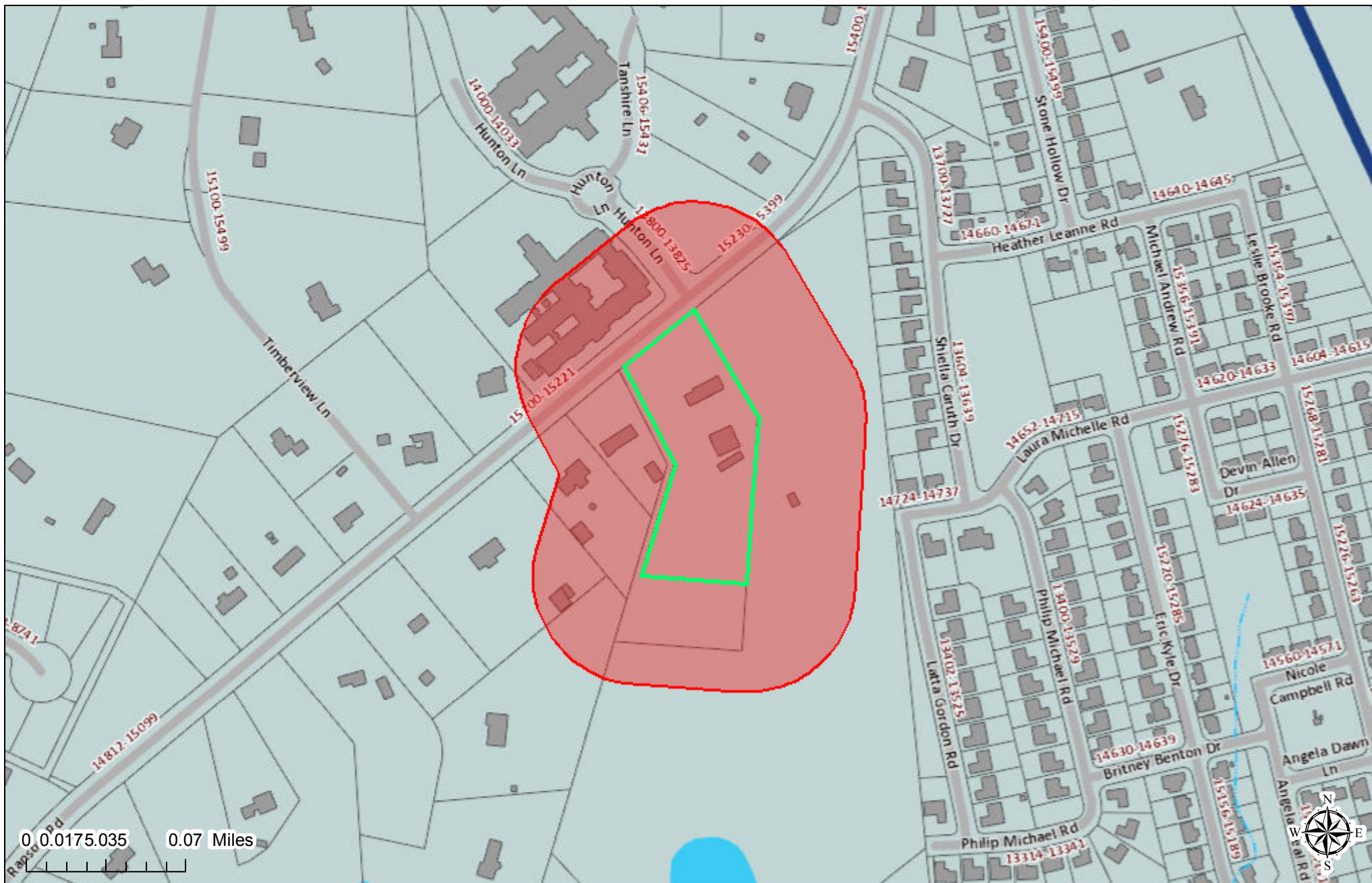
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Polaris 3G Map – Mecklenburg County, North Carolina

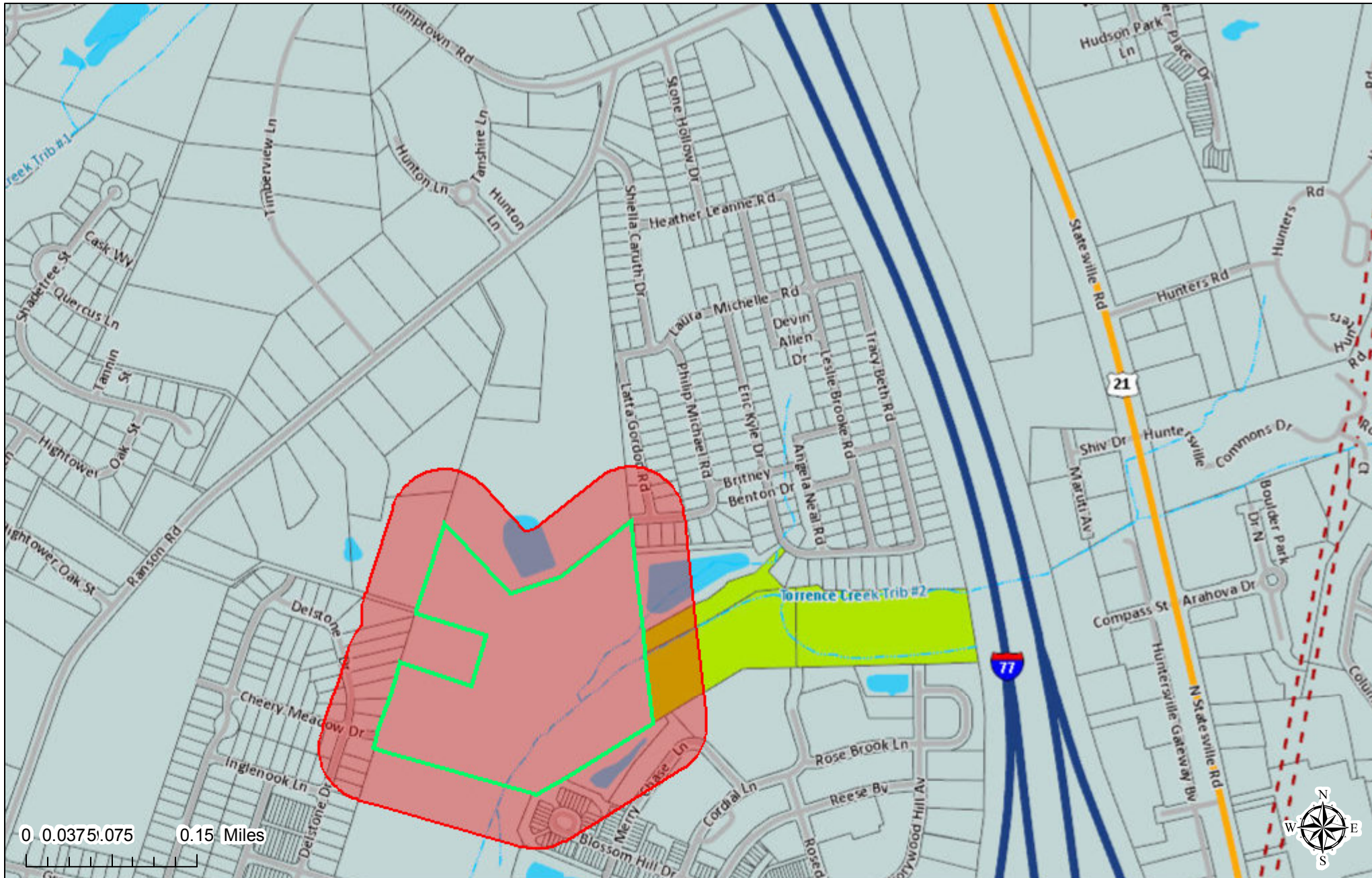
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NEIGHBORHOOD MEETING

SIGN IN SHEET

June 20, 2017

RANSON ROAD RESIDENTIAL

15290 RANSON ROAD, HUNTERSVILLE, NC 28078

[illegible]



May 9, 2017

Classica Homes
Larry Burton
2215 Ayrsley Town Blvd. Suite G
Charlotte, NC 28273

Re: Adequate Public Facilities (APF) Application – Ranson Rd. (File #2017-07)

Dear Mr. Burton:

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 92 Single-family homes. 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 May 9, 2018, 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 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

**Town of Huntersville
PLANNING BOARD
7/25/2017**

To: Planning Board Members
From: Alison Adams, Senior Planner
Subject: Belleterre Subdivision Sketch Plan

Sketch Plan: Belleterre Subdivision located in the rural zoning district is being requested by Bowman Development. Eighteen (18) single family residential homes are being proposed on parcel numbers 01115104 and 0115121.

ACTION RECOMMENDED:

Make a recommendation to the Town Board.

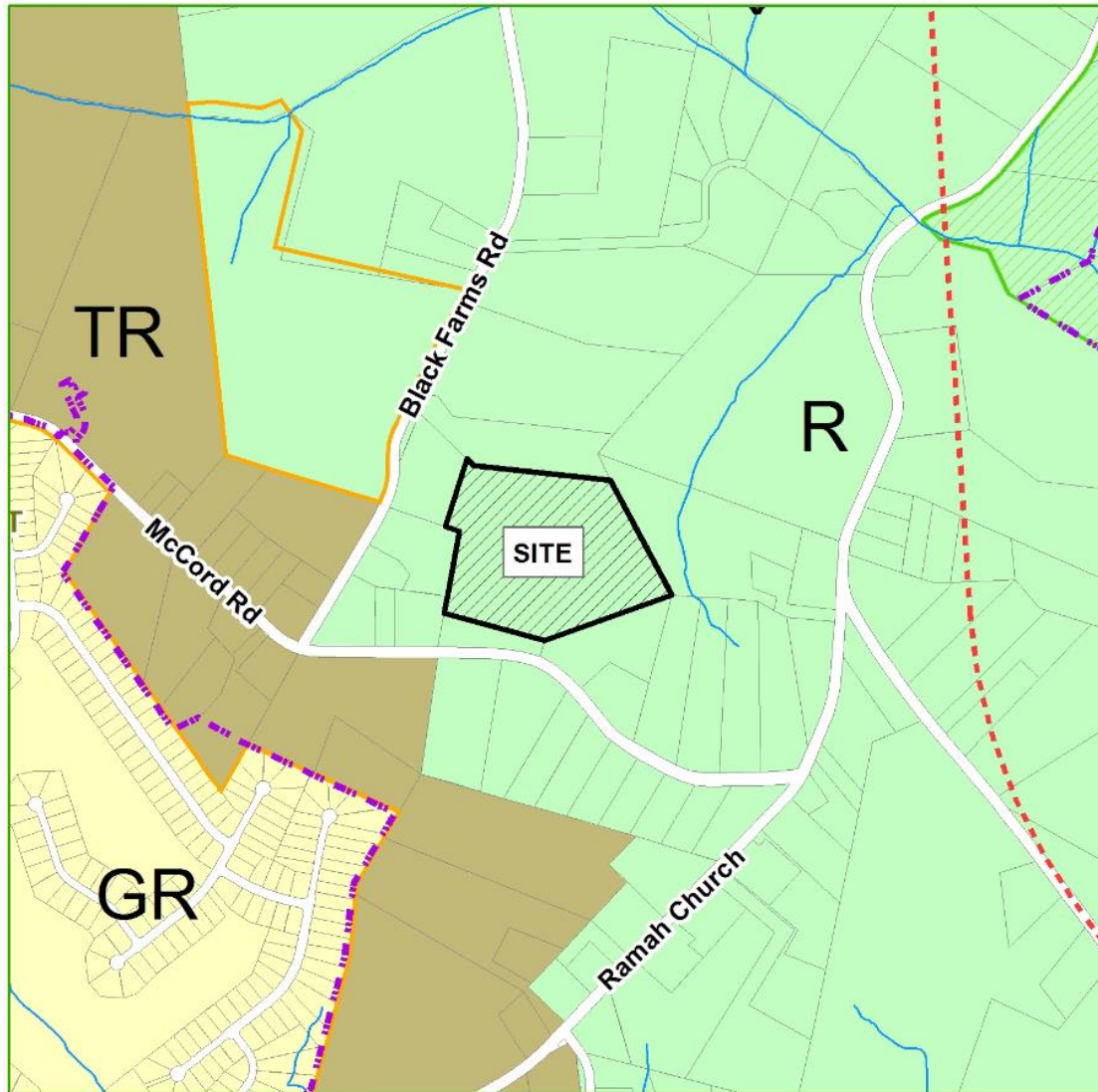
FINANCIAL IMPLICATIONS:

ATTACHMENTS:

Description	Type
☐ Belleterre Sketch Plan Staff Report	Staff Report
☐ Attachment A: Application	Exhibit
☐ Attachment B: Site Plan	Exhibit
☐ Attachment C: Neighborhood Meeting Report	Exhibit

Belleterre Subdivision Sketch Plan

PART 1: PROJECT SUMMARY



Applicant: Bowman Development

Project Size: +/- 20.85 acres

Parcel Number: 01115104 and 01115121

Current Zoning: Rural (R)

Current Land Use: vacant

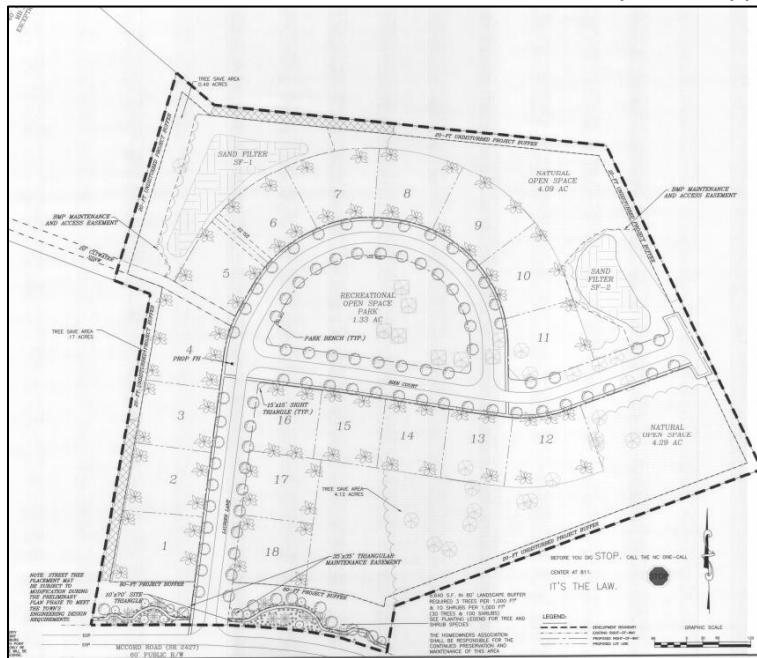
Proposed Land Use: 18 Single Family Residential lots.

The application is Attachment A. The site plan is Attachment B.

PART 2: SITE PLAN DESCRIPTION AND ISSUES

- Adjacent Properties:
North: Rural Residential (R) – large lot single-family.
South: Rural Residential (R) – large lot single-family.
East: Rural Residential (R) – large lot single-family.
West: Rural Residential (R) – large lot single-family.
- A neighborhood meeting was held on May 24, 2017, see Attachment C, Neighborhood Meeting Summary. The neighbors had concerns about whether buffers will be required along the property boundary and whether trees were going to be saved.
- The property is zoned Rural (R). To yield 18 single family lot a total of 43% open space is required. The applicant is providing 44% open space.

4. The proposed project is not located within a regulated watershed. 42.89% impervious is being proposed on-site; therefore the applicant has to meet the Low-Impact Development (LID) requirements by installing best management practices (BMPS).
5. The applicant is required to save 50% of the existing tree canopy and 50% of the existing specimen trees. 51% of the existing tree canopy and 76% of the existing specimen trees onsite are proposed to be saved.
6. Street standards, connectivity, setbacks and lot sizes are compliant with the zoning and subdivision ordinance.
7. Buffer requirements are being met per Article 7.5. A 20' undisturbed residential buffer is being maintained and along McCord Road an 80' planted buffer is required. The applicant is installing a meandering sidewalk within the 80' buffer along with appropriate landscape material to meet the requirements of the ordinance.
8. The cross-section of McCord Road will accommodate for a bike lane on the north side.
9. The updated plan submitted on June 14, 2017 was reviewed and is ready for an approval.



PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

The TIA was not required for the proposal of 18 single family lots.

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 Subdivision Sketch Plan.

1. Consistency with adopted public plans and policies.

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: Planning staff has no indication that the request will adversely affect known cultural, scenic or environmental resources.
- **Policy E-3: Environmental Regulations.** Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetland and stream protection.
Comment: The Rural (R) zoning district requires fifty (50%) percent of the existing tree canopy to be preserved; the developer is saving 51%. As required fifty (50%) percent of all specimen trees are required to

be saved. The applicant is saving seventy-six (76%) percent of the specimen trees. There are no storm water buffers located on the property; therefore no impacts exist. Within the Rural zoning district the applicant is required to set aside 50% open space, the plan is proposing a total of

- **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 one side of the proposed subdivision streets and along McCord Road. A bike lane has been planned for the frontage of the project on McCord Road.
- **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 applications.
Comment: The internal streets are appropriately sized and block lengths comply with the ordinance.
- **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 development will install sidewalks on one side of the internal streets and a meandering sidewalk along the front of the subdivision. Per the Huntersville Bikeway and Greenway Master Plan a bike lane will be accommodated of the north side of McCord Road.
- **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 not required based on the limited number of single family homes being proposed. 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, commercial, employment, recreational and institutional uses.
Comment: The proposed development is providing a connection to the east.
- **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 McCord Road, a connection to the east, and tying into the public water and sewer.
- **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: Reference below number 19.

2. Conformity.

The proposed development is in keeping with the density in other major subdivisions in this area.

3. Access between Adjoining Properties.

The proposed development is providing a connection to the east and a main enter point on McCord Road.

4. Relation to topography.

The street network is designed to respect the general topography, foliage and avoid sensitive streams.

5. Mature trees and natural vegetation.

The proposed project is required to save fifty (50%) percent of the tree canopy, fifty (50%) percent of the specimen trees and one hundred (100%) percent of the heritage trees. These requirements are being met. 51% of the tree canopy is being saved; Seventy-six (76%) percent of the specimen trees are being saved; and there are no heritage trees on site.

6. Access to parks, schools, etc.

The applicant is providing sidewalks on one side of all internal streets and a meandering sidewalk along McCord Road.

7. Discourage through traffic.

All streets are appropriately sized for traffic and there is no straight access to any adjoining property.

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 the Belleterre Subdivision have not been identified for a public school or park site.

12. Public Facilities

The parcels associated with Belleterre Subdivision have not been identified for a public facility.

13. Proposed street names

Street names are not required at this review level. They will be reviewed at the preliminary plan stage.

14. Easements.

Easements are identified on the survey and will be corrected, if required.

15. Proposed water and sewerage system.

A *Willingness to Serve* Letter has been issued by Charlotte Water.

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

Not Applicable

17. Reserved.

18. Open Space

The property is zoned Rural (R). To yield 18 single family lot a total of 43% open space is required. The applicant is providing 44% open space.

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, and parks acreage.

Comment: DOA is not required.

Additionally, staff has contacted Charlotte-Mecklenburg Schools (CMS) for an enrollment evaluation of this project and received no response.

PART 5: STAFF RECOMMENDATION

In considering Belleterre Subdivision, staff finds:

- The application is complete.
- The request is in keeping with the spirit and intent of the Town's future land use plans.
- The Belleterre Sketch Plan can be supported by staff subject to the following:
 - All outstanding plan comments are addressed.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for July 25, 2017 at 6:30pm.

PART 7: 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.

PART 8: ATTACHMENTS/ENCLOSURES

Attachments

A – Sketch Application

B – Site Plan

C – Neighborhood Meeting Report

General Application

TOWN OF
HUNTERSVILLE
NORTH CAROLINA

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 5/1/17

Name of Project BELLETERRE Phase # (if subdivision) _____

Location McCord Rd

Parcel Identification Number(s) (PIN) 01115104, 01115121

Current Zoning District R Proposed District (for rezonings only) _____

Property Size (acres) 21 Street Frontage (feet) 550

Current Land Use VACANT

Proposed Land Use(s) SF RESIDENTIAL

Is the project within Huntersville's corporate limits?
 Yes ☐ No ☒ If no, does the applicant intend to voluntarily annex? YES

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 18 SF LOT

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>.

Last updated on 9/15/2015

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Page 1 of 2

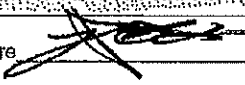
5. Outside Agency Information

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 BOWMAN

Address of Applicant 13815 CANNABAR PL HUNTERSVILLE, NC 28071

Email bowman31@gmail.com

Property Owner's Signature (if different than applicant)



Printed Name KBR PROPERTIES LLC

Property Owner's Address 13800 RAMAH CHURCH RD

Email rod62@bellsouth.net

* 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
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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 Duty 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.

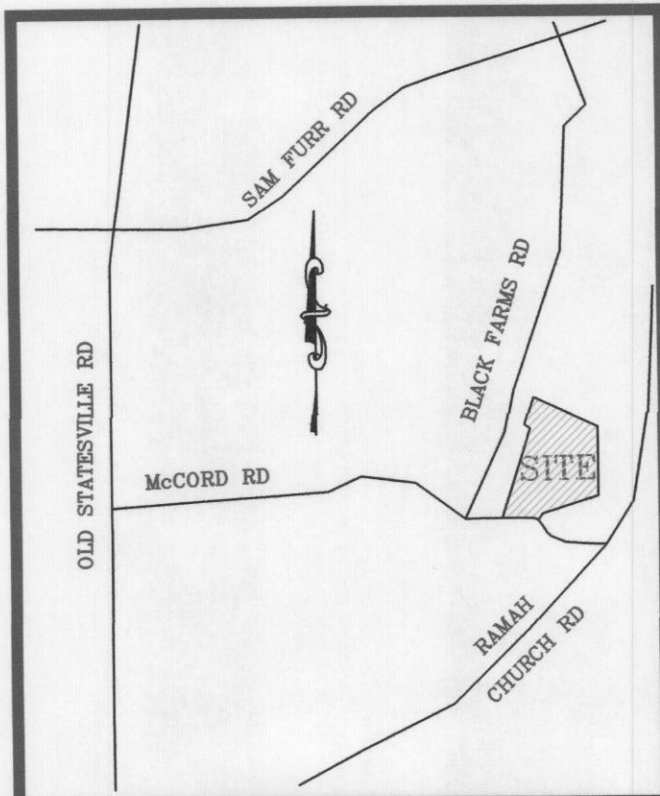
Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 864	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	http://www.huntersville.org/Departments/Planning.aspx

Last updated on 9/15/2015

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Page 2 of 2



VICINITY MAP
NOT TO SCALE

LOT CHART					APPROXIMATE
PHASE	120'+			TOTAL	TIME FRAME
1	18			18	2017-2018
TOTAL	18			18	

BLOCK LENGTH TABLE		
BLOCK	DESCRIPTION	LENGTH
LAURIER LANE	MCCORD RD TO BIEN COURT	528 FT
LAURIER LANE	BIEN COURT TO BIEN COURT	780 FT
BIEN COURT	LAURIER LANE TO LAURIER LANE	463 FT
BIEN COURT	LAURIER LANE TO STREET END OF PHASE	399 FT

SIGHT TRIANGLE NOTE:
1. NO DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE SIGHT TRIANGLES. THE DEVELOPER SHALL CONSIDER THAT WHEN DETERMINE HOUSE PLACEMENT ON THE INDIVIDUAL LOTS.

LOT LAYOUT NOTES:
1.) STREET TREES TO BE LARGE MATURING TREES PLANTED 40' ON CENTER ON BOTH SIDES OF STREET.
2.) SIDE SETBACKS ON A CORNER LOT ARE DETERMINED BY AT LEAST 50 PERCENT OF THE FRONT SETBACK OF THE ADJACENT LOT OR ESTABLISH A TRANSITION BETWEEN EXISTING BUILDING BY STEPPING TOWARD THE STREET OR BACK FROM THE STREET A DISTANCE EQUAL TO THE LESSER BUILDING SETBACK PLUS ONE-HALF OF THE DIFFERENCE BETWEEN THE SETBACKS OF THE ADJOINING BUILDINGS.
3.) BUILD-TO-LINE DEFINITION - A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION MUST BE ERRECTED. IT IS INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT.
4.) THE DEVELOPER TO TAKE CARE WHEN LAYING OUT AND RECORDING LOTS THAT BARELY EXCEED A 60-FOOT WIDTH AND ALLOW LITTLE ROOM FOR ERROR.

MECKLENBURG COUNTY FIRE NOTES:
1.) ALL TURNING RADIUS SHALL BE 30' INNER AND 42' OUTER TO FACILITATE FIRE APPARATUS.
2.) FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL

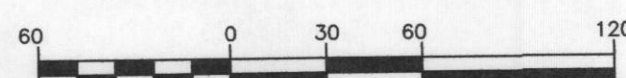
CENTER AT 811.

IT'S THE LAW.

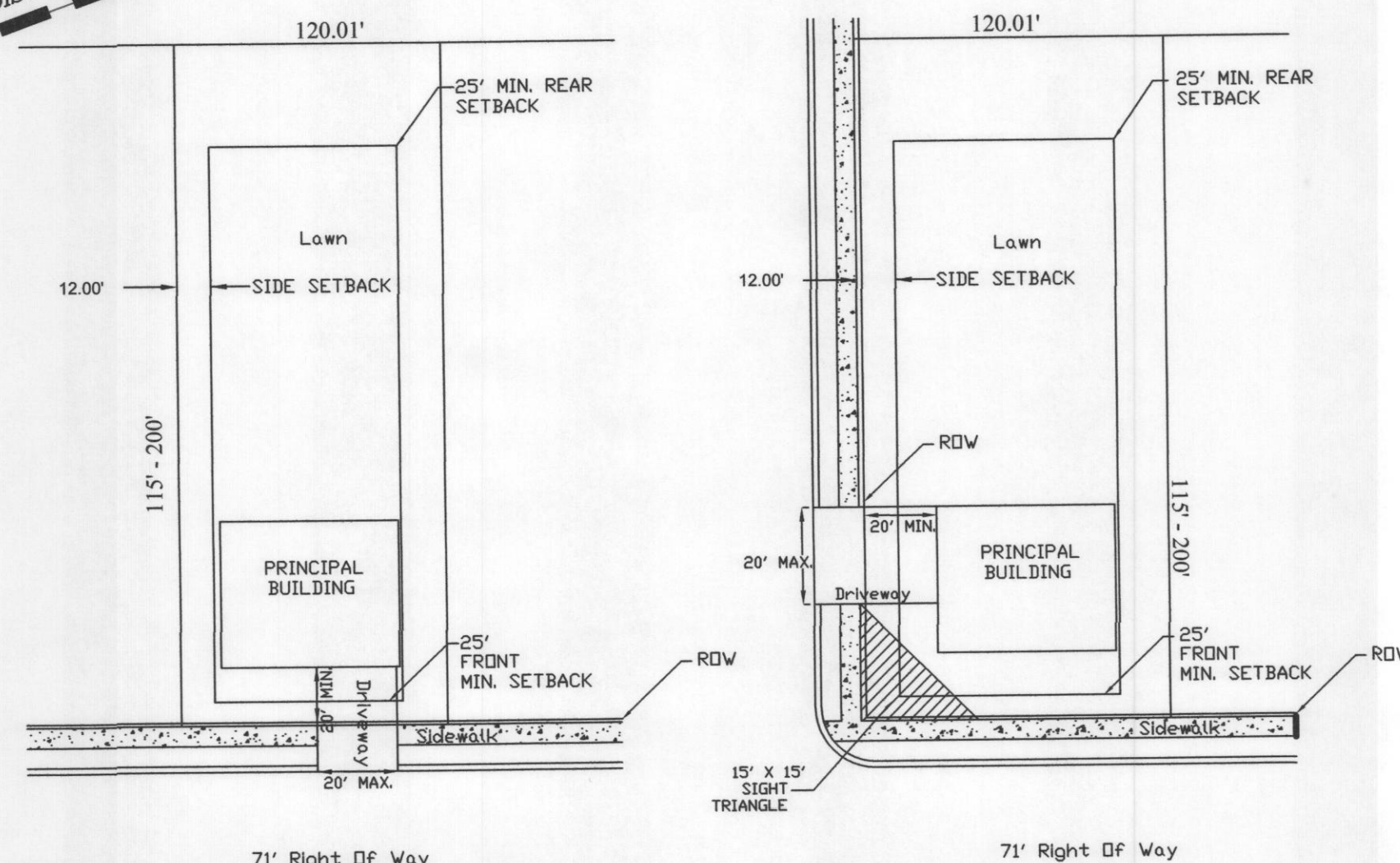
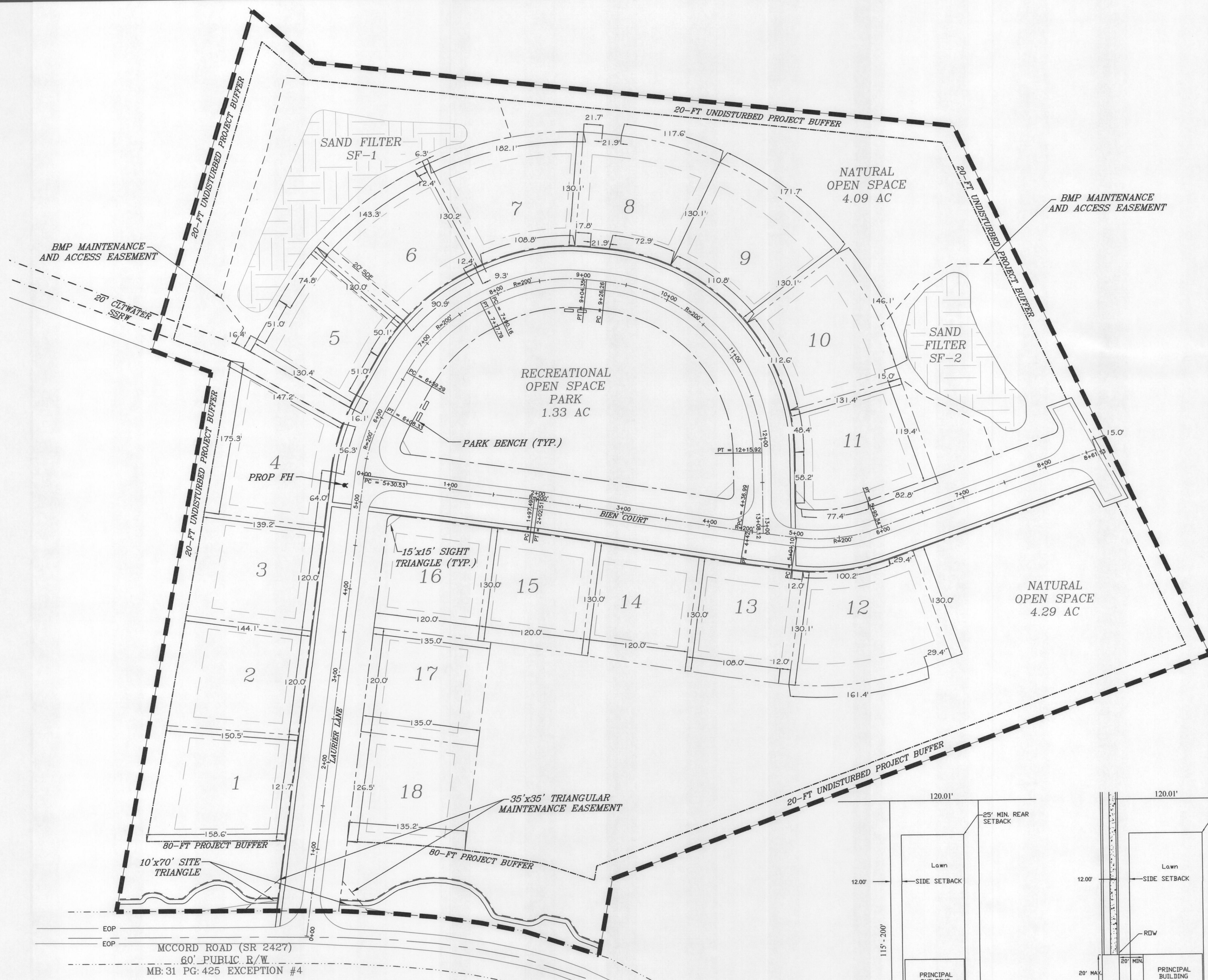
LEGEND:

--- DEVELOPMENT BOUNDARY
--- EXISTING RIGHT-OF-WAY
--- PROPOSED RIGHT-OF-WAY
--- PROPOSED LOT LINE
--- PROPOSED SETBACK

GRAPHIC SCALE



REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, AND COORDINATES REFERENCED FROM A SURVEY PROVIDED BY SOUTH POINT SURVEYING, PLLC. TOPOGRAPHIC INFORMATION PROVIDED REFERENCED FROM MECKLENBURG COUNTY GIS TOPO AND TO BE CONFIRMED PER FIELD RUN DATA COLLECTION BY SOUTH POINT SURVEYING PRIOR TO PRELIMINARY PLAN APPROVAL. TOPO PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE'S PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPO AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.



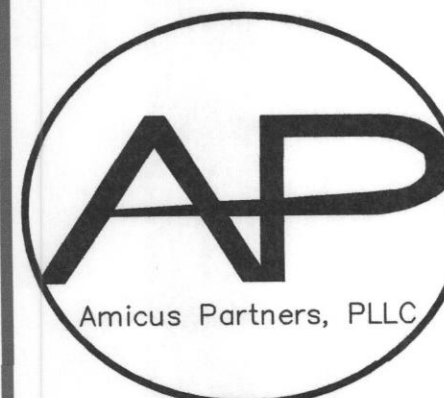
TYPICAL INTERIOR LOT

SCALE: NTS

TYPICAL CORNER LOT

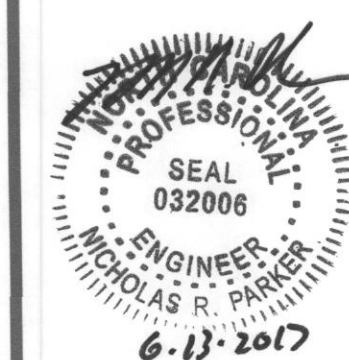
SCALE: NTS

120' SINGLE FAMILY LOTS



Firm License # P-1191
331 Coddle Market Drive
Suite 110
Concord, NC 28027
Civil Site Design
Low Impact Development
Small-Scale Building Design
Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:



BELLETERE SUBDIVISION
SKETCHPLAN
HUNTERSVILLE, NORTH CAROLINA
BY
BOWMAN DEVELOPMENT GROUP
13815 CINNABAR PLACE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 875-9704

Project Number: 17-17-014

Date: 06-13-2017

Drawn By: JLM

Checked By: NRP

Revisions:
04/28/17 ORIGINAL SUBMITTAL
06/13/17 PER TOH & MECK. COUNTY

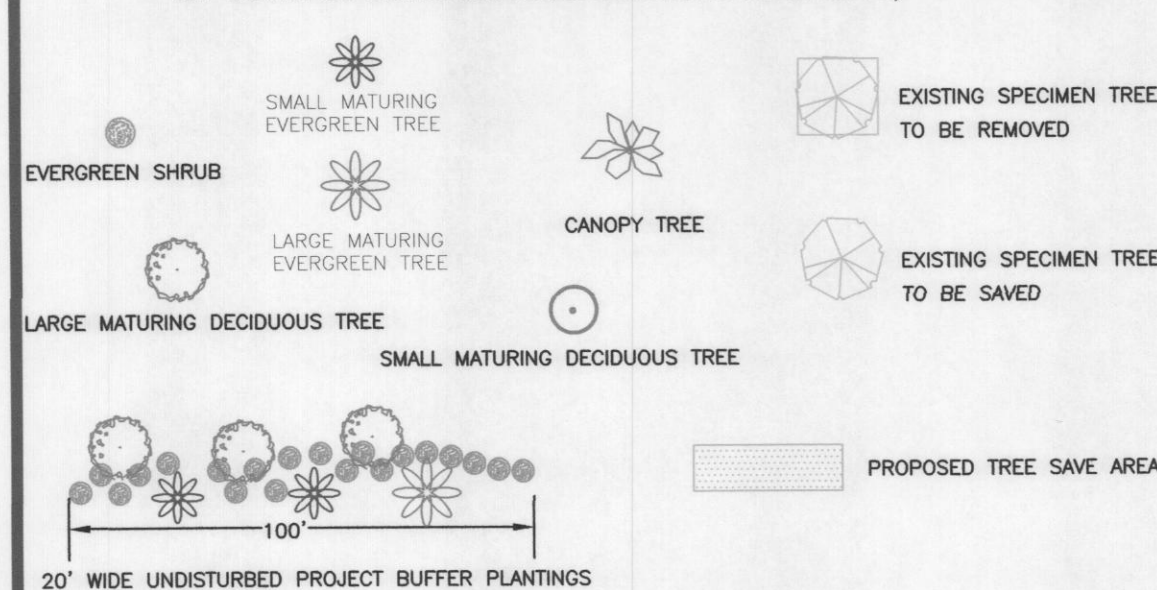
Sheet Title:

Site Plan

Sheet No:

C-2.0

PLANT LEGEND
(ALL PLANT SPECIES TO BE APPROVED
BY TOWN OF HUNTERSVILLE PRIOR TO PLANTING)



20' WIDE UNDISTURBED PROJECT BUFFER PLANTINGS

AREAS OF 20' WIDE UNDISTURBED PROJECT BUFFER THAT MAY NEED SUPPLEMENTAL PLANTINGS AS THE EXISTING BUFFER DOES NOT MEET THE THRESHOLD OF ARTICLE 7.5

RESIDENTIAL LOT TREES CHART		
LOT SIZE	# OF LOTS	REQUIREMENTS
< 10,000 SF	0	1 FRONT - 1 REAR
10,000 - 15,000 SF	0	1 FRONT - 2 REAR
15,001 - 20,000 SF	17	2 FRONT - 2 REAR
> 20,000 SF	1	3 FRONT - 3 REAR

BELLETERRE SUBDIVISION - TREE SAVE INFO

HERITAGE TREES
HERITAGE TREES ON SITE: NONE
HERITAGE TREES SAVED: N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE: 100%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED: N/A

SPECIMEN TREES
SPECIMEN TREES ON SITE: 29
SPECIMEN TREES SAVED: 22
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE: 50%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED: 76%

TREE CANOPY
PERCENTAGE OF SITE COVERED BY TREE CANOPY: 47%
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 50%
PERCENTAGE OF TREE CANOPY ACTUALLY SAVED: 51%

LANDSCAPING NOTES (PER TOWN OF HUNTERSVILLE):
1. STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7-FOOT PLANTING STRIP LOCATED BETWEEN THE PROPOSED STREET AND PROPOSED SIDEWALK. PLANTING SHALL BE PROVIDED AS FOLLOWS:

A. LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40-FOOT ON CENTER EXCEPT THAT SPACING MAY BE ALTERED SLIGHTLY TO ACCOMMODATE DRIVEWAYS.
B. SMALL MATURING "CANOPY-LIKE" TREES SHALL BE PLANTED 30-FOOT ON CENTER WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES.

2. NEW TREES MAY BE REQUIRED WITHIN EACH RESIDENTIAL LOT. IN ORDER TO MAINTAIN OR REPLENISH THE URBAN TREE CANOPY IN AREAS OF NEW RESIDENTIAL SUBDIVISION, EACH LOT SHALL PROVIDE CANOPY TREES. FOR LOTS LESS THAN 10,000 SQ. FT. 1 FRONT YARD AND 1 REAR YARD CANOPY TREES MAY BE REQUIRED. FOR LOTS BETWEEN 10,000 SQ. FT. AND 15,000 SQ. FT., 1 FRONT YARD AND 2 REAR YARD CANOPY TREES MAY BE REQUIRED.

3. ALL REQUIRED PLANTINGS SHALL BE INSTALLED IN A MANNER THAT INSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER FOR HEALTHY GROWTH AND THAT IS NOT INTRUSIVE TO ABOVE GROUND AND UNDER GROUND UTILITIES.

4. ALL STREET TREES MUST BE FROM THE "TOWN OF HUNTERSVILLE TREE AND SHRUB LIST."

5. ALL TREES SHALL BE A MINIMUM OF 2-INCHES IN CALIPER, WITH MINIMUM HEIGHT 8' TO 10' AT TIME OF PLANTING. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 3' AT INSTALLATION, EXPECTED HEIGHT OF 6' AT MATURITY.

6. INSTALLATION OF TREES AND SHRUBS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL.

7. EVERY REASONABLE EFFORT SHALL BE MADE TO PROTECT AND RETAIN EXISTING TREES AND SHRUBS NOT ACTUALLY LYING IN PLANNED ROADWAYS, DRAINAGEWAYS, BUILDING FOUNDATION SITES AND CONSTRUCTION ACTIVITY AREAS. EXCEPT WHEN NECESSARY TO PROVIDE ACCESS TO A SITE OR TO INSURE THE SAFETY AND SECURITY OF PEOPLE AND PROPERTY ANY EXISTING HEALTHY TREES THAT ARE EIGHT INCHES OR GREATER IN CALIPER, LOCATED WITH A PUBLIC RIGHT-OF-WAY OR UNDEVELOPED REQUIRED YARD SHALL BE RETAINED UNLESS APPROVED FOR REMOVAL BY STAFF DURING PLAN REVIEW.

8. TREES SHOULD NOT BE PLANTED WITHIN 40' OF THE CURB RETURN ON A STOP/YIELD CONTROLLED APPROACH. ALSO NOTE THAT TREES SHOULD BE PLANTED AT LEAST 10' FROM DRAINAGE STRUCTURES. TREES NOT TO BE PLANTED DIRECTLY ON TOP OF STORM DRAIN PIPES, NOR WITHIN SIGHT TRIANGLES.

9. ALL LOT TREES AS PER SECTION 7.7 (STREET TREES AND INTERNAL LANDSCAPING) OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. EXISTING SPECIMEN TREES TO BE USED IN LIEU OF NEW PLANTINGS (AS APPROVED BY TOWN OF HUNTERSVILLE).

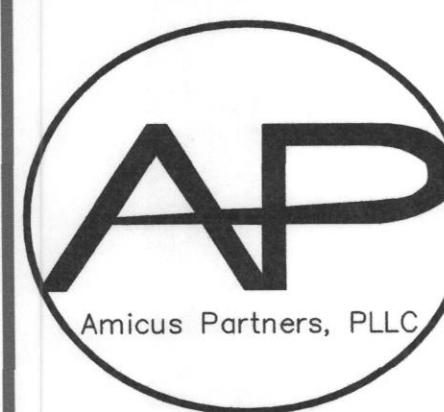
10. SHOULD ANY AREA OF DESIGNATED TREE SAVE OR SPECIMEN TREES BE COMPROMISED MITIGATION WILL BE REQUIRED PER ARTICLE 7.5.

11. ALL TREE SAVE LOCATED ON PRIVATE LOTS WILL BE REQUIRED TO BE PLATTED. SHOULD CONSTRUCTION OCCUR AND COMPROMISE, THEN MITIGATION WILL NEED TO TAKE PLACE AND A REVISED PLAT WILL BE REQUIRED FOR REDEVELOPMENT.

NOTE: STREET TREE PLACEMENT MAY BE SUBJECT TO MODIFICATION DURING THE PRELIMINARY PLAN PHASE TO MEET THE TOWN'S ENGINEERING DESIGN REQUIREMENTS.

REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, AND COORDINATES REFERENCED FROM A SURVEY PROVIDED BY SOUTH POINT SURVEYING, PLLC. TOPOGRAPHIC INFORMATION PROVIDED REFERENCED FROM MECKLENBURG COUNTY GIS TOPO AND TO BE CONFIRMED PER FIELD RUN DATA COLLECTION BY SOUTH POINT SURVEYING PRIOR TO PRELIMINARY PLAN APPROVAL. TOPO PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE'S PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPO AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.

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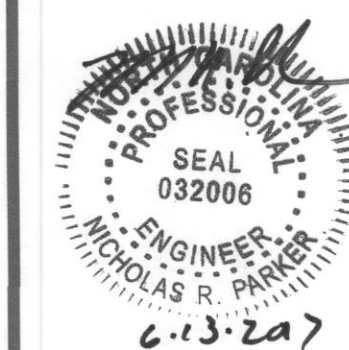


Firm License # P-1191
331 Coddie Market Drive
Suite 110
Concord, NC 28027

Civil Site Design
Low Impact Development
Small-Scale Building Design

Telephone: 704.573.1621
Facsimile: 704.248.7951

Seals:



BELLETERRE SUBDIVISION
SKETCHPLAN
HUNTERSVILLE, NORTH CAROLINA
BY
BOWMAN DEVELOPMENT GROUP
13815 CINNABAR PLACE
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(704) 875-9704

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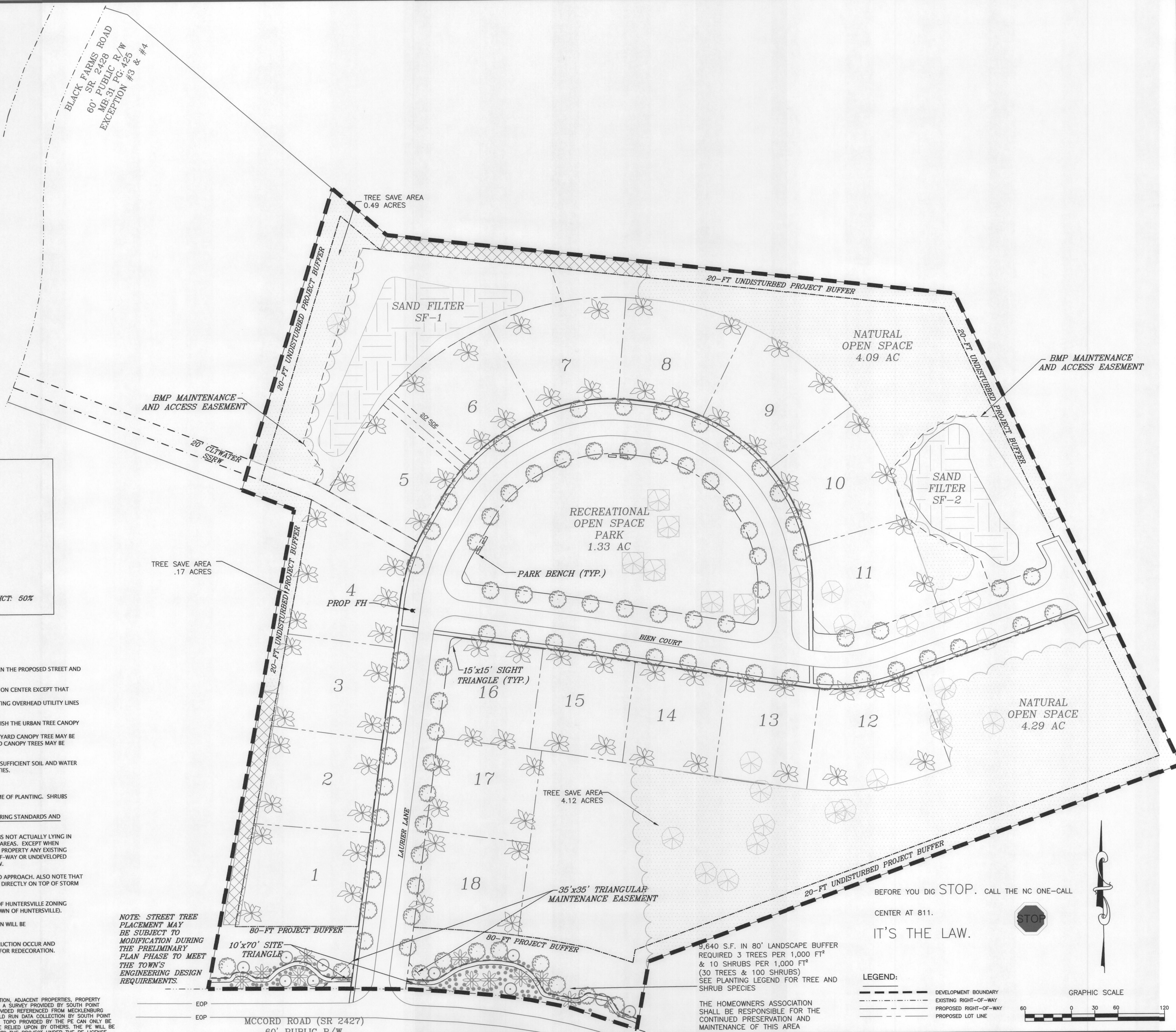
Revisions:
04/28/17 ORIGINAL SUBMITTAL
06/13/17 PER TOH & MECK. COUNTY

Sheet Title:

Tree
Planting/
Tree Save
Plan

Sheet No:

C-3.0



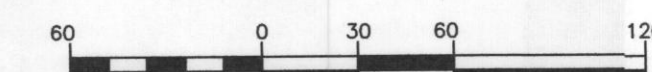
BEFORE YOU DIG STOP. CALL THE NC ONE-CALL
CENTER AT 811.
IT'S THE LAW.



LEGEND:

--- DEVELOPMENT BOUNDARY
--- EXISTING RIGHT-OF-WAY
--- PROPOSED RIGHT-OF-WAY
--- PROPOSED LOT LINE

GRAPHIC SCALE



9,640 S.F. IN 80' LANDSCAPE BUFFER
REQUIRED 3 TREES PER 1,000 FT²
& 10 SHRUBS PER 1,000 FT²
(30 TREES & 100 SHRUBS)
SEE PLANTING LEGEND FOR TREE AND
SHRUB SPECIES

THE HOMEOWNERS ASSOCIATION
SHALL BE RESPONSIBLE FOR THE
CONTINUED PRESERVATION AND
MAINTENANCE OF THIS AREA

BELLETERRE SUBDIVISION NEIGHBORHOOD MEETING REPORT

DATE: MAY 24, 2017

- LOCATION: BOWMAN DEVELOPMENT GROUP OFFICES, HUNTERSVILLE, NC
- LIST OF ADJACENT PROPERTY OWNERS WITHIN 250 FT OF PROPERTY COPY OF NOTICE ATTACHED
- COPY OF NOTIFICATION LETTER ATTACHED

List of Attendees:

1. Rodney Shinn, 13800 Ramah Church Road, 704-661-8074, Rod62@bellsouth.net
2. Jonathan Hess, 14023 McCord Road, 704-840-6050, JNHess@bellsouth.net
3. Jean Edwards, 14001 McCord Road, 704-875-0450, jeant.edwards@gmail.com
4. Dave Casavecchia, 13880 McCord Road, 704-401-4038, DCCasa@bellsouth.net
5. Gail Sarett, 14300 Black Farms Road, 704-996-9282, gsarett@bellsouth.net
6. Joe and Beth Henry, 14211 Black Farms Road, 704-875-6831
7. Darrell Hinklin, 13711 McCord Road, dhinklin8@yahoo.com
8. Dan Boone, no other information provided
9. Scott Kinney, 13735 Ramah Oaks Lane, carolina8hiker@yahoo.com
10. Nate Bowman, Bowman Development Group
11. TJ Pecorak, Bowman Development Group
12. Allison Adams, Town of Huntersville Planning

Issues Discussed:

1. Gail Sarett requested that additional landscaping be provided as a buffer between the proposed development and her property. The plan currently meets the required 20' buffer from adjacent properties in the R-Rural zoning and provides an additional approximately 45' of open space buffer which will be left undisturbed. With the rear yard setbacks of 25' the closest any future home or structure will be allowed to the common property line will be +/- 90'. Nate Bowman indicated that he will look at the situation.
2. Dave Casavecchia asked if the town was going to annex Belleterre. Explanation was provided by Allison Adams that the landowner (developer in this case) had to apply and request annexation and that it was voluntary. Nate Bowman indicated he has applied for annexation into the town which would then provide the property with police and fire/rescue, and trash services.
3. Dave Casavecchia asked about plans to improve McCord Road and that with the existing traffic, narrowness of the road and deteriorating condition that it was unsafe. Allison

explained the threshold requirements that result in TIA's being conducted and indicated Belleterre was not required to do a TIA. She went on to explain how several recent plan submittals and rezonings had, as a condition of their approvals, committed to quite a few road improvements in this area which incrementally will be implemented over time to improve the transportation/traffic network. McCord Road has no specific plan identified right now for major improvements.

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 04/11/2017

Buffer Distance: 250 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	01115102	1. GORDON, ROBERT W II	10615 TWIN LAKE PKWY CHARLOTTE NC 28269	NA	24311	490	13.15 AC
2	01115102	1. GORDON, ROBERT W II	10615 TWIN LAKE PKWY CHARLOTTE NC 28269	NA	24311	490	13.15 AC
3	01115103	1. BLACK, PHILIP L	4171 NICHOLS CT SW LILBURN GA 30047	PTR 3 M1958-446	05062	986	0.182 GIS Acres
4	01115104	1. KBR PROPERTIES LLC,	13800 RAMAH CHURCH RD HUNTERSVILLE NC 28078	L1 M31-425	19976	806	22.99 AC
5	01115105	1. HINKLIN, DARRELL W	13711 MCCORD RD HUNTERSVILLE NC 28078	LB M54-189	27990	921	1.74 AC
6	01115106	1. LEMLY, HOYT K JR	2014 OSBORNE RD KANNAPOLIS NC 28083	NA	14049	192	4.55 AC
7	01115109	1. SHINN, JANIE C 2.SHINN, KENNETH EUGENE	14215 RAMAH CHURCH RD HUNTERSVILLE NC 28078	N/A	04122	943	9.32 AC
8	01115110	1. RAMAH PRESBYTERIAN CHURCH,	14401 RAMAH CHURCH RD HUNTERSVILLE NC 28078	N/A	07094	478	30 AC
9	01115120	1. SARETT, GAIL 2.SARETT, JOSHUA	14300 BLACK FARM RD HUNTERSVILLE NC 28078	M31-143 & TRACT	20142	548	5.344 AC
10	01115121	1. KBR PROPERTIES LLC,	13800 RAMAH CHURCH RD HUNTERSVILLE NC 28078	L2 M31-425	19976	809	1.91 AC
11	01115122	1. WALLACE, JUDITH G	14214 BLACK FARMS RD HUNTERSVILLE NC 28078	L2 M35-473	10537	662	3.16 AC
12	01115124	1. EDWARDS, ROGER G	14001 MCCORD RD HUNTERSVILLE NC 28078	NA	12064	100	2.02 AC
13	01115125	1. CARRELLI, ARLENE 2.CARRELLI, FRANCIS J	14204 BLACK FARMS RD HUNTERSVILLE NC 28078	L1 M35-473	18844	600	1 AC
14	01115128	1. HESS, JONATHAN R 2.HESS, HOLLY E	9630 HILLSPRING DR HUNTERSVILLE NC 28078	L1 M56-867	30056	239	4.03 AC
15	01115129	1. BARGA, RUTH A 2.BARGA, MATTHEW P	14508 WESTGREEN DR HUNTERSVILLE NC 28078	L2 M56-867	30056	609	4.04 AC

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.

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 04/11/2017

Buffer Distance: 250 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
16	01116106	1. REINHART, SCOTT E 2. REINHART, HOLLIE B	10521 CASTLEHILL DR HUNTERSVILLE NC 28078	L5 M26-577	30962	369	5.39 AC
17	01116108	1. BARBEE, AUBREY C 2. BARBEE, JOSIEK	13610 MCCORD RD HUNTERSVILLE NC 28078	N/A	02463	190	10.58 AC
18	01116117	1. CASAVECCHIA, GAYLE L 2. CASAVECCHIA, DAVID C	13800 MCCORD RD HUNTERSVILLE NC 28078	L4 M26-252	08023	597	4.21 AC
19	01124110	1. HENRY, JOSEPH WYATT	14211 BLACK FARM RD HUNTERSVILLE NC 28078	NA	04854	144	5.8 AC
20	01124111	1. BLACKWOOD KNOLL LLC,	141 HOBBS LN MOORESVILLE NC 28115	M60-510	30645	949	37.81 AC

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Bowman Development Group, Inc.

May 8th , 2017

SUBJECT: Notice of neighborhood meeting for a subdivision conditional rezoning and sketch plan review of approximately +/- 24.9 acres located on McCord Road and Black Farms Road in Huntersville, North Carolina.

To Whom It May Concern:

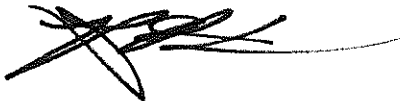
Recipients of this letter meet the notification requirements of the Town of Huntersville as being either adjacent landowners or neighborhood organizations with at least a portion of their residents located within 250 ft. of the subject property.

MEETING DETAIL:

5:30 p.m.
May 24th, 2017
Bowman Development Group
13815 Cinnabar Place
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

Town of Huntersville
PLANNING BOARD
7/25/2017

To: Planning Board Members
From: Brad Priest, Senior Planner
Subject: R17-03: Storage Central General Rezoning

Rezoning: R17-03 is a request by Donald and Vicki Shew to generally rezone 12.66 acres from Corporate Business (CB) to Special Purpose (SP) at 15746 Old Statesville Road (Parcel #01101235).

ACTION RECOMMENDED:

Consider making a recommendation to the Town Board on July 25, 2017.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

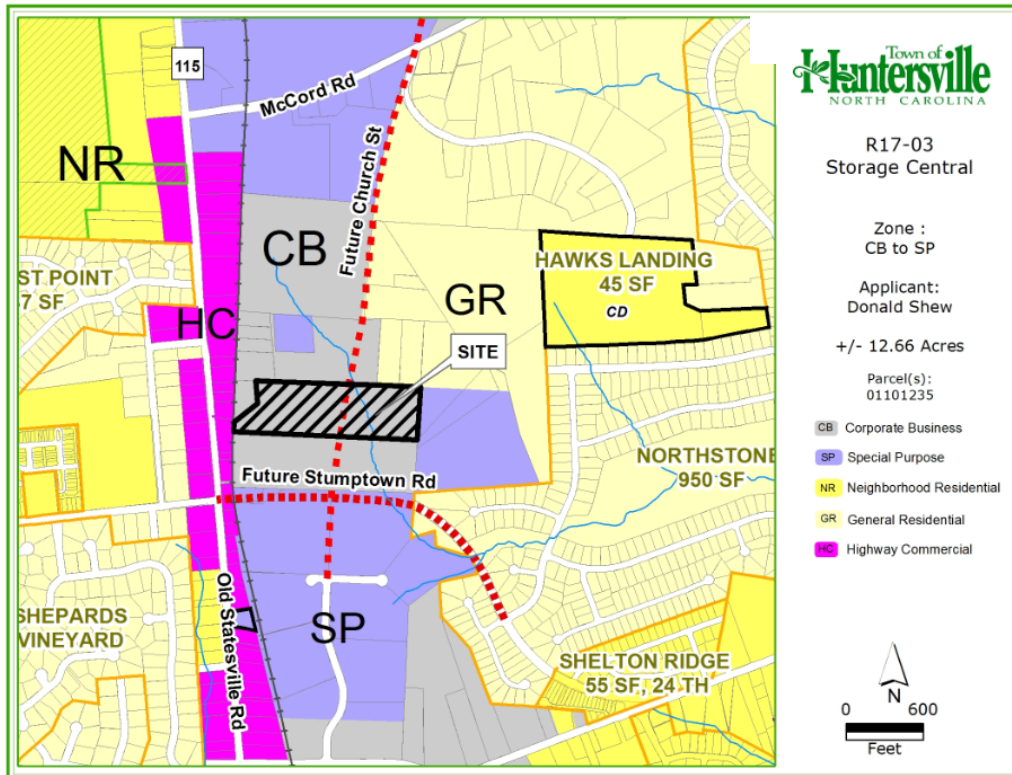
Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Traffic Separation Study Resolution	Backup Material
<input type="checkbox"/> Traffic Separation Plan	Backup Material

Petition R17-03: Storage Central General Rezoning

PART 1: PROJECT SUMMARY

Application Summary:

1. Donald and Vicki Shew have applied to generally rezone 12.66 acres from Corporate Business (CB) to Special Purpose (SP) at 15746 Old Statesville Road (Parcel #01101235) in order to accommodate the operation and expansion of the Storage Central facility.



Applicant: Don and Vickie Shew

Property Owner:
Same

Property Address:
15746 Old Statesville Road

Project Size: 12.66 acres

Parcel Numbers:
01101235

Existing Zoning:
Corporate Business (CB)

Proposed Zoning:
Special Purpose (SP)

2. Adjoining Zoning and Land Uses

North: Corporate Business (CB), Single Family Residential Homes

South: Corporate Business (CB), Single Family Residential: Special Purpose (SP) North Char Business Park.

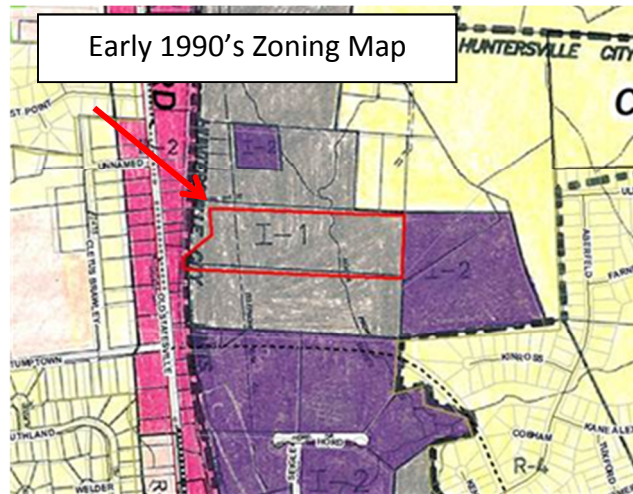
East: Special Purpose (SP), Industrial, Soil Supply Inc.

West: Highway Commercial (HC), Retail and Office: Corporate Business (CB), Single Family Residential.

3. The applicant is proposing a general rezoning and not a conditional district rezoning. Therefore the application does not have a site plan or any conditions associated with the request. If approved, all uses allowed in the Special Purpose (SP) district will be permitted as described in the ordinance.
4. The subject property in question has been zoned Corporate Business (CB) since 1996 when the Town of Huntersville adopted an updated Zoning Ordinance and Map. Before that time, the property was zoned "I-1" under the old 1991 Huntersville Zoning Ordinance which was a similar light industrial zoning district to the current CB. See the old 1990's zoning map below on page 2.
5. The outdoor storage of vehicles as a principle use was not permitted in the I-1 district nor is it an allowed use in the current Corporate Business (CB) zone.
6. The Storage Central RV/Boat storage business began operation on the property in the mid-1990s. Per discussion with the applicant, they did know that permitting was required. Throughout the years, the business operated

and expanded with no permits obtained. Last year staff received a complaint that the business was expanding with no permits and staff investigated and found that to be the case.

7. Staff met with the applicant and discussed the need to rezone the property and come up to current Huntersville Zoning Code to the extent practical. This includes rezoning the property, proper screening of adjacent properties, and installation of appropriate water quality devices for storm water control. This application is the first step to bring the property into compliance.



Storage Central Expansion

1998 (Google Earth)



2005 (Google Earth)



2012 (Google Earth)



2017 (Polaris)



8. Notifications to adjacent property owners were sent out by way of first class mail and a notification sign erected on the site per state statute. No neighborhood meeting is required for a general rezoning.

PART 2: REZONING/SITE PLAN ISSUES

- Since this is a general rezoning, there are no site specific issues with this rezoning application as there is no site plan attached to the request. If the application is approved, the applicant will need to submit a commercial site

plan showing plans for storm water improvements, landscaping, etc.

PART 3: TRANSPORTATION ISSUES

- Since a general rezoning is proposed, there are no transportation issues with changing one zoning district to another. However the following information is from Transportation Planning concerning transportation related items of the site in question:
 - Both the CRTPO and the North Carolina Board of Transportation have adopted the Comprehensive Transportation Plan which constitutes 4 separate maps for different modes of travel.
 - The “highway map” of the CTP replaces the Thoroughfare Plan and contains the “Church Street Extension” as a minor thoroughfare through this property.
 - This is a general rezoning thus although we can (and should) request that the landowner respect the alignment for Church St Ext, there is no basis for requesting dedication of r/w or construction.
 - Between 2000 and 2003, a joint effort of NC DOT’s Rail Division, Norfolk-Southern, CATS, MUMPO, Charlotte, Huntersville, Cornelius, Davidson, and Mooresville produced a Traffic Separation Study for the Norfolk-Southern O line to provide policy guidance for rail crossing protections along the line. The Town endorsed this study on July 19, 2004 and pledged its efforts to implement the safety recommendations. (see attached resolution)
 - Virtually all private (not public road) crossings along the N-S O line are recommended for closure under this policy document. Public crossings would have additional safety enhancements (gates, lights, etc) to improve safety of the remaining crossings.
 - The private rail crossing known to N-S as 721 735Y at Milepost 0-16.1 which serves this tract of land is recommended for closure in this approved study. Alternative access must be provided to the property as part of this closure. See attached plan sheet from the 2004 study.
 - The Town’s adopted Capital Improvement Program proposes the construction of the Stumptown Road Extension in current fy 2018.
 - The Town Engineering Department has begun negotiations with Norfolk Southern for permitting of the new Stumptown Road crossing and has proposed the closure of this private crossing and several others as part of the negotiations. A new access to the property will occur from the extension of Stumptown Road. Precise details of the alternative access have not yet been developed and will be developed in consultation with the landowners as part of the Stumptown Road project.
 - The Town Board and the land owner should be aware of the changes to access to this tract which appear to be in the foreseeable future. It is mutually beneficial for these to occur. The changes will be positive for several reasons:
 - The new property access, through a connection to the Stumptown Road Extension, will allow the crossing of the Norfolk-Southern O line in a safe, protected fashion and intersects NC 115 at a signalized intersection.
 - The current property access crosses land owned by others in order to get to NC 115. The new access will provide fully documented access to the property, facilitating easier redevelopment when the landowner chooses.
 - The extension of Stumptown Road to the currently constructed segment leading to Ramah Church Rd will allow easier access to the property from customers located to the east of the tract.
 - Ultimately, the northern extension of Church Street through the eastern portion of this property will avail it of public street frontage which should lead to enhanced development opportunities to the landowner.

PART 4: 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”.

STAFF COMMENT – Staff finds the proposed use consistent with the following policies of the 2030 Huntersville Community Plan:

- **Policy CD-2: Focus higher intensity development generally within 2 miles of the I-77 and NC 115 corridor.** The property in question is located immediately east of the NC 115 Corridor.

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 rezoning of the property to Special Purpose (SP) would be intensifying the property from a light industrial zone (CB), to a heavy industrial zone. Such intensification would be consistent with the overall character of existing adjacent development. There exists SP zoning immediately to the east where the Soil Supply business currently operates as well as toward the south at the NorthChar business park (Seigle Street). Other areas adjacent to the property are zoned Corporate Business (CB). In addition, the SP use of outdoor vehicle storage has been currently in operation for 22 years. Therefore the SP zone would be consistent with how the property is currently being used.

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:

There are no public facility concerns for a general rezoning application. Any traffic impact or public facility needs will be reviewed during the subsequent commercial site plan review for any proposed development.

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

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental resources.

PART 5: PUBLIC HEARING

The Public Hearing was held on July 17, 2017. No one from the public spoke for or against the application.

PART 6: STAFF RECOMMENDATION

Staff recommends approval of the rezoning application as the SP district is consistent with adjacent development and will allow the existing Storage Central business to bring their site up to current zoning code.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for July 25, 2017.

PART 8: CONSISTENCY STATEMENT – R17-03: STORAGE CENTRAL GENERAL REZONING

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning of Petition R17-03, Storage Central General Rezoning, Planning Staff finds that the rezoning is consistent with Policy CD-2 of the Town of Huntersville 2030 Community Plan. Staff recommends rezoning the property from Corporate Business (CB) to Special Purpose (SP). It is reasonable and in the public interest to rezone this property because the SP district will be consistent with adjacent zoning districts and will accommodate the current use of the property.	APPROVAL: In considering the proposed rezoning of Petition R17-03, Storage Central General Rezoning, the Planning Board finds that the rezoning is consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. The Planning Board recommends rezoning the property from Corporate Business (CB) to Special Purpose (SP). It is reasonable and in the public interest to rezone this property because...(explain)	APPROVAL: In considering the proposed rezoning of Petition R17-03 Storage Central General Rezoning, the Town Board finds that the rezoning is consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. The Town Board recommends rezoning the property from Corporate Business (CB) to Special Purpose (SP). It is reasonable and in the public interest to rezone this property because...(explain)
DENIAL: N/A	DENIAL: In considering the proposed rezoning of Petition R17-03, Storage Central General Rezoning, the Planning Board finds that the rezoning is not consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. We recommend denial of Rezoning Petition R17-03. It is not reasonable and not in the public interest to rezone this property because..... (Explain)	DENIAL: In considering the proposed rezoning of Petition R17-03, Storage Central General Rezoning, the Town Board finds that the rezoning is not consistent with the Town of Huntersville 2030 Community Plan and other applicable long range plans. We recommend denial of Rezoning Petition R17-03. It is not reasonable and not in the public interest to rezone this property 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>

- ☐ 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 4.26.17

Name of Project Storage Central Phase # (if subdivision) _____

Location 15746 Old Statesville Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 011-012-35

Current Zoning District CB Proposed District (for rezonings only) SP

Property Size (acres) 12.66 Street Frontage (feet) _____

Current Land Use Storage of vehicles (22 years for this use)

Proposed Land Use(s) No change from existing use

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.

This use began under the County Ordinance 22 years ago. When the Huntersville zoning jurisdiction included the Property, it was zoned under the old I-1 zoning classification. Applicant proposes to rezone to conform to the appropriate district under the *

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>.

*current zoning ordinance.

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 Donald R. Shew Printed Name Donald R. and Vicki Shew

Address of Applicant 300 Marshall Farm Rd., Harmony, NC 28634

Email Susan@skirvinlaw.com

Property Owner's Signature (if different than applicant) _____

Printed Name Donald R. and Vicki L. Shew

Property Owner's Address 300 Marshall Farm Rd., Harmony, NC 28634 Email Susan@skirvinlaw.com

* 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
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Design Firm	Name of contact	Phone	Email
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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
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>

Resolution to Accept Traffic Separation Study

WHEREAS the Charlotte Area Transit System (CATS) is planning the implementation of new commuter rail service between downtown Charlotte and Mooresville, NC, along the Norfolk Southern Railway "O" line; and

WHEREAS, the City of Charlotte entered into a Municipal Agreement with the North Carolina Department of Transportation (NCDOT) to undertake a comprehensive study of all at-grade crossings on the "O" Line on November 20, 2000; and,

WHEREAS, the Town of Huntersville entered into an Interlocal Agreement with the City of Charlotte on November 6, 2000 to participate in and make a "best faith" effort to implement the recommendations of said study,

WHEREAS, a comprehensive study of the at-grade crossings between Charlotte and Mooresville was completed in December 2001; and,

WHEREAS, the study has been presented in summary form to the Technical Coordinating Committee on February 6, 2003 and the Mecklenburg-Union Metropolitan Planning Organization (MUMPO) on May 21, 2003 and was approved by the MUMPO at that same meeting;

NOW, THEREFORE, BE IT RESOLVED, the Town of Huntersville formally accepts the Traffic Separation Study Final Report and endorses in concept the recommendations contained therein. This endorsement is subject to modifications agreed to by the Town, NCDOT and CATS, with respect to specific crossings as required to reflect changed circumstances. Further, the Town agrees to work with the Rail Division of the NCDOT and CATS to implement the safety recommendations.

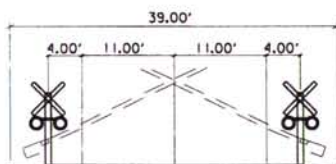
Duly adopted this 19th day of July, 2004.

MAYOR

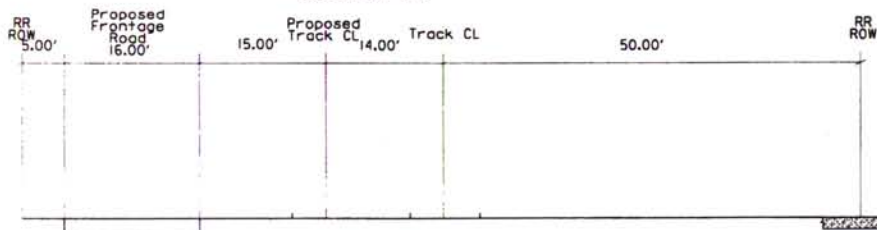
ATTEST:

TOWN CLERK

SEAL



Section BB



Section AA
Frontage Rd. Section

0101235 0101235
DOMESTIC CORPORATION
WASHAM LAND COMPANY INC
8053 UNITY CHURCH RD
DENVER, NC ZIP: 28037
07966/0811/8/94

721 735Y
MP 0-16.1

CLOSE XING, REMOVE PVMT. & EQUIP.
AREA TO BE SEEDD AND MULCHED.

0101227
WEBSTER VINCENT ROY & WIFE NAN S
15620 OLD STATESVILLE RD
01970/1711/1/75

721 736F
MP 16.1

0102012 0102012
WILHELM GARY COOPER
& WIFE BRENDA
02491/5911/1/75

Existing RR ROW

Future
MP 0-16.05

0102014
BRYANT CARL DAVID
& WIFE BONNE JEAN
15526 OLD STATESVILLE RD
06913/085 18/13/92

0102013
ABERNATHY RICHARD F
& WIFE ROBYN B
15534 OLD STATESVILLE RD
06806/257 11/1/96

Old Statesville Rd

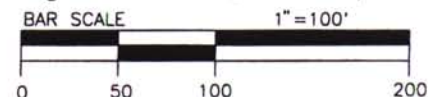
CLOSE XING, REMOVE PVMT. & EQUIP
AREA TO BE SEEDD AND MULCHED

REPLACE XING SIGNAL UPGRADE
EXISTING EQUIPMENT & WIDEN ROAD

RECOMMENDED IMPROVEMENTS
PRIVATE CROSSING #721735Y
PRIVATE CROSSING #721736F
FUTURE CROSSING #
PRIVATE CROSSING #721737M
HUNTERSVILLE

 **Gannett Fleming**
ENGINEERS AND PLANNERS
301 S. McDOWELL ST. SUITE 914
CHARLOTTE, NORTH CAROLINA 28204

Figure 10 of 19



HUNTERSVILLE →

Town of Huntersville
PLANNING BOARD
7/25/2017

To: Planning Board Members
From: Brad Priest, Senior Planner
Subject: Tree Mitigation - Bellamor at the Park

Tree Mitigation: Request by the developers of Bellamor at the Park, a Senior Living Apartment building, to preserve less than the required amount of canopy and specimen tree save on their Old Statesville Road site and to mitigate the shortage per Article 7.4 of the Huntersville Zoning Ordinance.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

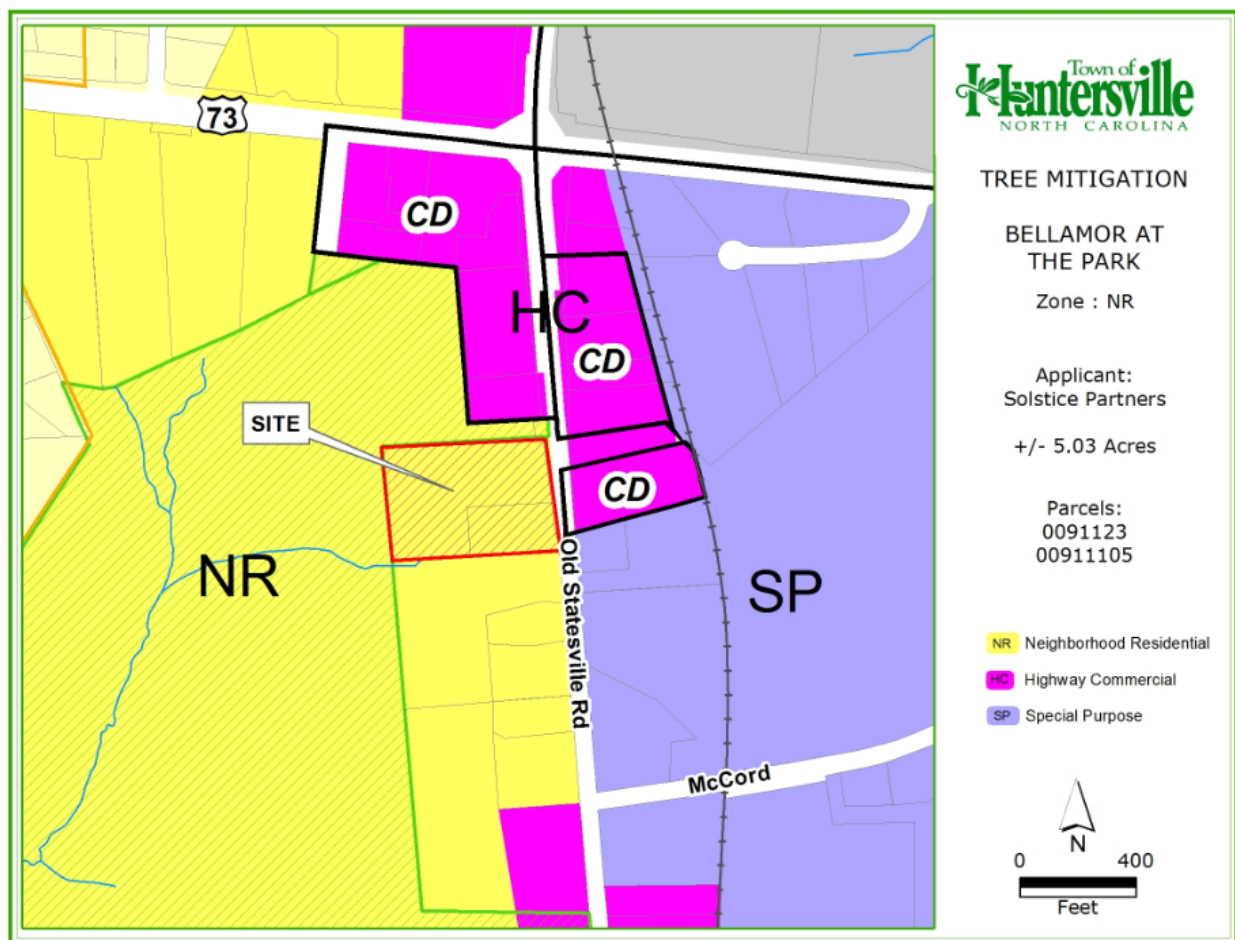
Description	Type
☐ Staff Report	Staff Report
☐ Application	Backup Material
☐ Tree Save Plan	Exhibit
☐ Landscaping Plan	Exhibit
☐ Planting Estimate - Mitigation Amount	Exhibit
☐ Landscaping License - For Estimate Amount	Exhibit

**Bellamor at the Park
Tree Save Mitigation Request
7/25/17**

Project Description

Request by Bellamor at the Park, a Senior Living Apartment building, to preserve less than the required amount of canopy and specimen tree save on their Old Statesville Road site and to mitigate the shortage per Article 7.4 of the Huntersville Zoning Ordinance.

Location



Site Plan Description

The proposed site plan depicts the following information:

- 1) Zoning – Neighborhood Residential (NR)
- 2) Project size – 4.812 acres (after right of way dedication)
- 3) Required Tree Canopy Save – 10% of Existing Site Area = 4.812 acres x .10 = **20,961 sqft.**

- a) Proposed Tree Canopy Save – No significant tree save.
- 4) Required Specimen Tree Save – 10% of Existing Specimen Trees = 24 existing trees x .10 = **3 trees.**
- a) Proposed Specimen Tree Save – None.
- 5) Proposed Land Uses: 126,657 sqft age restricted apartment building.

Items Relevant to the Mitigation Request

- Article 7.4.2 (f) of the Huntersville Zoning Ordinance requires that developments in the Neighborhood Residential (NR) district preserve existing canopy tree area in the amount of 10% of the total site area. In addition, 10% of the total specimen trees on the site are required to be saved.
- Due to the size of the building proposed, the required parking areas and storm water quality devices, and grading of the site, very little if any trees are proposed to be saved.
 - Please note that there are several existing specimen trees along Old Statesville Road which may or may not be saved during construction. However these trees are all located in future right of way dedicated to NCDOT. Since the welfare of these trees cannot be guaranteed and may be removed for future road widening, these trees are not counted for tree save calculations. They are not counted as trees required to be saved by the applicant, nor are they counted as trees saved by the applicant.
- Since the applicant is proposing to preserve less than the required amount of tree save, mitigation is required. Article 7.4 F 2 states:

“Where circumstances prevent locating the required tree plantings or preservation standards on site and approval by the Planning Board is granted, the developer may mitigate protected tree canopy removal by planting new trees on the site whose canopy equals that of the canopy to be removed (new tree canopy credits are described above). If site conditions are not conducive for healthy tree replacement plant on site, the developer may contribute to a Tree Fund/Bank set up by the town for the planting and maintenance of such trees elsewhere in the community. A combination of planting and contribution in lieu of planting is acceptable. The amount of contribution is based on the total cost of the required mitigation trees plus that of their installation.

For Specimen Tree Mitigation, the developer may mitigate the removal of protected trees by planting new trees on the site whose total caliper (DBH) equals 30% of the total caliper of trees (DBH) to be removed above the ordinance requirement. If site conditions are not conducive for healthy tree planting on site, the developer may contribute to a Tree Fund/Bank as described above. Newly planted street trees and parking lot trees do not

count toward the mitigation calculation. Trees planted to satisfy buffer requirements however may.”

- Therefore as described above, the applicants are proposing to mitigate the required tree save by donating to the Town Tree Fund Bank. The mitigation calculation for required donation is outlined below:
 - **Canopy Tree Save:** 20,961 sqft required to be saved. None proposed to be saved. 20,961 sqft therefore required to be mitigated. One newly planted large maturing tree is credited 2,000 sqft of canopy area. $20,961 / 2,000$ sqft = 10.4 or **11 trees**.
 - **Specimen Tree Save:** 3 trees required to be saved. None proposed to be saved therefore 3 trees to be mitigated. 3 trees x 24 caliper inches of each tree = 72 caliper inches. 72 inches x .30 (30% of the caliper is to be mitigated as described above) = 21.6 caliper inches to be mitigated. 21.6 calipers / standard 2 inch caliper newly planted tree = 10.8 or **11 trees to be mitigated**.
 - Total tree mitigation is the cost of installing **22 newly planted trees**.
- Please find an estimate from T & T Farms and Landscaping. It estimates the cost of the installation of all 22 trees to be \$5,500.00. **Therefore the applicant requests the Town accept the donation of \$5,500.00 into the Town tree fund bank as mitigation of the required tree save.**

Staff Recommendation

Staff recommends approval of the contribution as outlined in Article 7.4.2 F.



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
- ☒ Tree Mitigation Application

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 July 7, 2017

Name of Project Bellamoor at the Park Phase # (if subdivision) _____

Location 16515 Old Statesville Road, Huntersville, NC

Parcel Identification Number(s) (PIN) 009-111-23

Current Zoning District R Proposed District (for rezonings only) _____

Property Size (acres) 5.033 acres Street Frontage (feet) 394.21

Current Land Use vacant

Proposed Land Use(s) multifamily

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.

Tree Mitigation Plan per Article 7.4. Attached please find a tree mitigation plan showing existing trees, what is to be removed, and

replacement trees. We are removing 21,780 sq ft of tree canopy and 22 caliper inches of tree above the specimen preservation requirement.

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 Cathy Connors Printed Name Cathy Connors of Bellamoor at the Park LLC

Address of Applicant 106 Muir Woods Dr., Cary, NC 27513

Email cathy.connors@solsticepartners.net

Property Owner's Signature (if different than applicant) _____

Printed Name _____

Property Owner's Address _____ Email _____

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

Borum, Wade and Associates, P.A. **Gene Mustin, P.E.** 336-275-0471, x105 genemustin@borum-wade.com

Development Firm	Name of contact	Phone	Email
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Design Firm	Name of contact	Phone	Email
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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.**

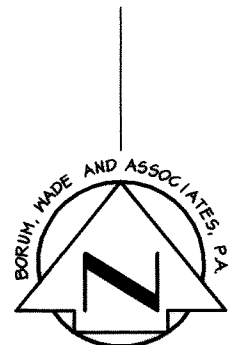
Signature, name, firm, address, phone number and email of Duly Authorized Agent by owner needed below:

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



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Mecklenburg County
DB 4680, Pg 658
ZONING: NEIGHBORHOOD RESIDENTIAL

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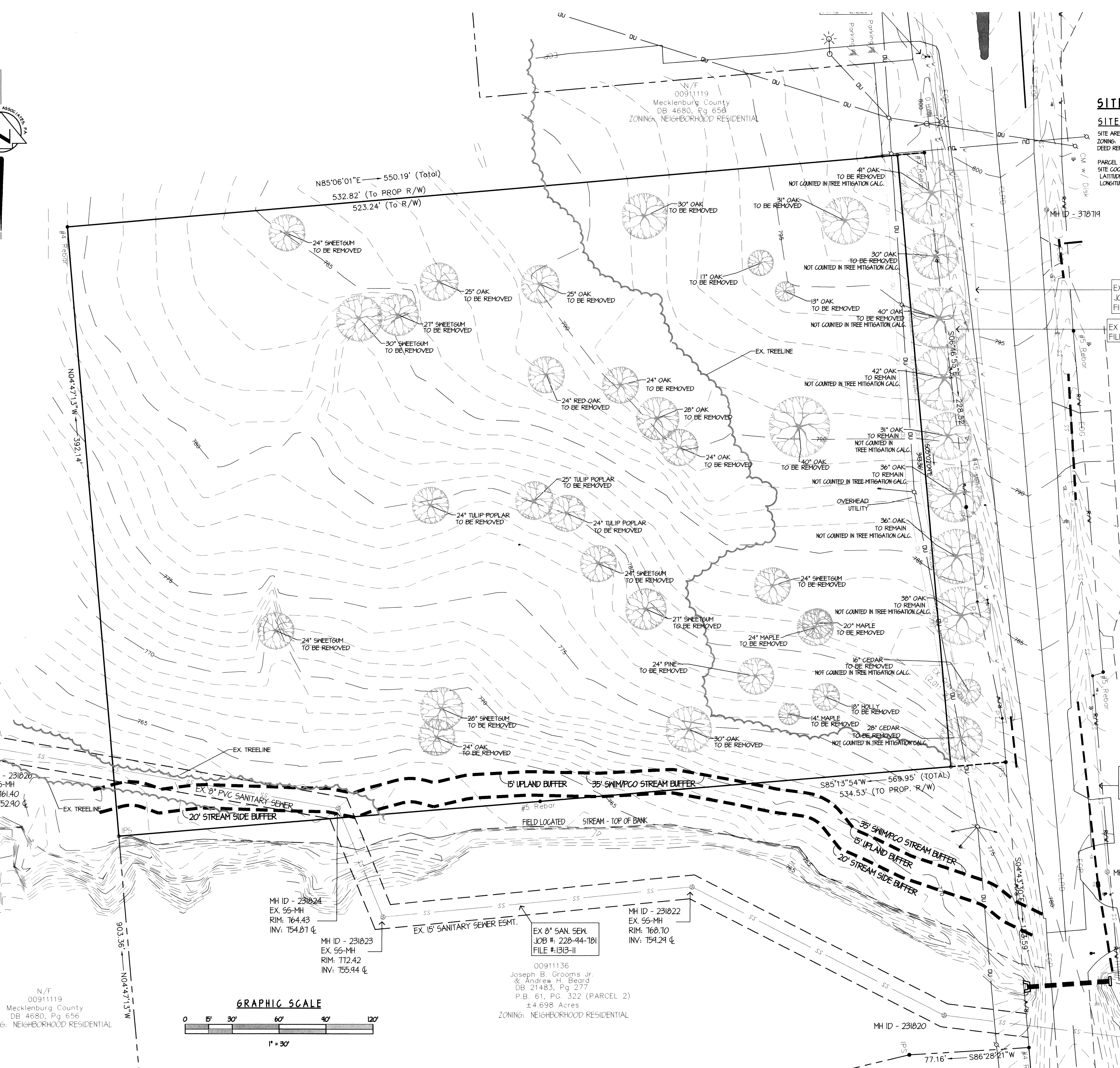
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Mecklenburg County
DB 4680, Pg 658
ZONING: NEIGHBORHOOD RESIDENTIAL



SITE DATA

SITE AREA SUMMARY:

SITE AREA:
ZONING:
DEED REFERENCE:
PARCEL ID:
SITE COORDINATES:
LATITUDE:
LONGITUDE:

4.812 AC.
NEIGHBORHOOD RESIDENTIAL
DB 21483, PG. 271
00911123
35.2616° (4)
80.5041° (4)

VICINITY MAP

TREE MITIGATION INFORMATION

SITE AREA: 4.812 AC.

CANOPY TREE PRESERVATION

REQUIRED CANOPY TREE SAVE AREA:

4.812 AC. x 0.10 = 20,961 SF.

CANOPY TREES REQUIRED TO RETAIN:

20,961 EX. / 2,000 SF PER LARGE TREE = 11 TREES

CANOPY TREE REPLACEMENTS PROVIDED ON-SITE = 0 TREES

CANOPY TREES TO BE MITIGATED OFF-SITE: 11 TREES

PER TOWN'S TREE PRESERVATION ORDINANCE, MITIGATION TO ACCOUNT FOR:
75% LARGE MATURING TREES x 11 TREES = 8 LARGE MATURING TREES
25% EVERGREEN TREES x 11 TREES = 3 EVERGREEN TREES

SPECIMEN TREE PRESERVATION

SPECIMEN TREES REQUIRED TO RETAIN:

24 EXISTING SPECIMENS x 0.10 = 2.4 ≈ 3 TREES

SPECIMEN TREE REPLACEMENT REQUIREMENT:

3 TREES x 24 INCH CALIPER = 12 CALIPER INCHES

SPECIMEN TREES TO BE MITIGATED:

12 CALIPER INCHES x 0.30 = 22 CALIPER INCHES

22 CALIPER INCHES ÷ 2 INCH/TREE = 11 TREES

SPECIMEN TREE REPLACEMENTS PROVIDED ON-SITE = 0 TREES

SPECIMEN TREES TO BE MITIGATED OFF-SITE: 11 TREES

TOTAL TREE MITIGATION

CANOPY TREES TO BE MITIGATED OFF-SITE = 11 TREES

SPECIMEN TREES TO BE MITIGATED OFF-SITE = 11 TREES

TOTAL TREES TO BE MITIGATED OFF-SITE: 22 TREES

TREE MITIGATION: IN LIEU OF PAYMENT

3 EVERGREEN TREES x \$250/TREE = \$750

19 LARGE MATURING TREES x \$250/TREE = \$4,750

TOTAL IN LIEU OF PAYMENT = \$5,500

TREE MITIGATION NOTES

1. AVAILABLE SITE AREA OTHER THAN THE NORTHERN PARKING LOT SCREEN IS NOT CONSIDERED FOR HEALTHY TREE REPLACEMENT AREAS. NOTE: THE AVAILABLE AREA ALONG THE SOUTHERN SIDE OF THE BUILDING IS ENGINEERED WITH A GRASS PAVING EMERGENCY FIRE LANE, POWER TRANSFORMERS, AND STORM SEWER UTILITY LINES.

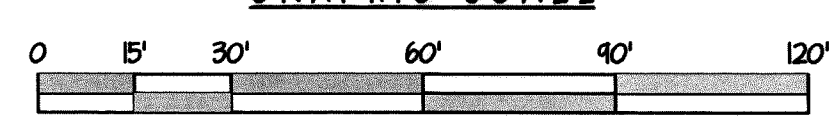
2. SEE "LANDSCAPE PLAN" (L-1) FOR ON-SITE PLANTINGS PLAN

3. WITH THE EXCEPTION OF 5 EXISTING TREES TO REMAIN IN THE NEW D.O.T. RIGHT-OF-WAY AND TREES TO REMAIN UNDERSTANDING IN THE STREAM BUFFER ON THE SOUTH EDGE OF THE SITE, ALL EXISTING TREE CANOPY IS ANTICIPATED TO BE REMOVED. MITIGATION IS PROPOSED VIA OFF-SITE TREE BANK CONTRIBUTIONS.

NOTES:

TREE PROTECTION
APPLICABILITY
A TREE AND ROOT PRESERVATION PLAN DELINEATING AREAS OF TREE SAVE SHALL BE INCORPORATED AS PART OF THE LANDSCAPING, GRADING, AND EROSION CONTROL PLANS. THE FOLLOWING MEASURES SHALL BE FOLLOWED TO PROTECT EXISTING TREES ON A DEVELOPING SITE:
PRIOR TO DEMOLITION, CLEARING, CONSTRUCTION, GRADING, AND INSTALLATION OF EROSION CONTROL MEASURES, TREE PROTECTIVE BARRIERS MUST BE INSTALLED AROUND ALL TREE SAVE AREAS BY THE DEVELOPER AND APPROVED BY THE TOWN.
THE TREE PROTECTION FENCE SHALL BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA (DRIP LINE PLUS 5 FEET). TREE PROTECTION FENCING FOR A FOREST CANOPY STANDS AREA IS TO BE LOCATED ALONG THE PERIMETER OF THE TREE SAVE AREA AROUND THE FOREST EDGE. TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SAFETY FENCING OR A COMBINATION OF ORANGE SAFETY FENCING WITH SLIT FENCING AT A MINIMUM OF 4 FEET IN HEIGHT ON METAL OR WOOD POSTS.
ALL TREE PROTECTION AREAS MUST BE DESIGNATED AS SUCH WITH TREE SAVE AREA SIGNS POSTED IN ADDITION TO THE REQUIRED PROTECTIVE FENCING. SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED FOR SITE ENTRANCES.
NO SOIL DISTURBANCE OR COMPACTION, STOCK PILING OF SOIL OR OTHER CONSTRUCTION MATERIAL, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT AND MATERIALS ARE ALLOWED WITHIN THE TREE SAVE AREA.
NO ROOTS, SIGNS, WIRES, UNPROTECTED ELECTRICAL INSTALLATION OR OTHER DEVICE OR MATERIAL, SHALL BE SECURED OR FASTENED AROUND OR THROUGH A TREE OR SHRUB.
ALL PROTECTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE LAND DISTURBING AND CONSTRUCTION PROCESS, AND SHALL NOT BE REMOVED UNTIL FINAL LANDSCAPING IS INSTALLED.
ENCROACHMENT
IF ENCROACHMENT INTO A REQUIRED TREE SAVE/PRESERVATION AREA OCCURS WHICH CAUSES IRREPARABLE DAMAGE TO THEM AT TREES, THE TREE PRESERVATION AND/OR REPLACEMENT PLAN SHALL BE REVISED TO COMPENSATE FOR THE LOSS. ENCROACHMENTS SHALL BE SUBJECT TO THE PENALTIES LISTED IN ARTICLE 7.9. ENCROACHMENTS, DAMAGE AND REMOVAL OF VEGETATION IN A TREE SAVE/PRESERVATION AREA SHALL BE REPLANTED IN ACCORDANCE WITH ARTICLE 7.4.5.
LAND DISTURBING PERMIT REQUIRED: LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL SUCH ACTIVITIES HAVE BEEN AUTHORIZED BY ISSUANCE OF A VALID LAND DISTURBING PERMIT AS SPECIFIED UNDER THE PROVISIONS OF THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL AND EROSION AND SEDIMENTATION CONTROL MANUAL.
MITIGATION
IF A REQUIRED TREE SAVE/PRESERVATION AREA OR REQUIRED UNDISTURBED BUFFER YARD IS DISTURBED FOR ANY REASON, IT SHALL BE RESTORED AT A RATE OF 10 TREES PER 1,000 SQUARE FEET. TREES TO BE PLANTED SHALL HAVE A MINIMUM CALIPER OF 2 INCHES, SHALL BE 8-10 FEET IN HEIGHT AT INSTALLATION, AND SHALL BE AT LEAST 75% LARGE MATURING AT VARIETIES. WHERE A DISTURBED AREA ALSO FUNCTIONED TO BUFFER ADJACENT PROPERTIES OR PUBLIC STREET(S), AT LEAST 50% OF THE TREES SHALL BE EVERGREEN VARIETIES. TREES SHALL BE DISTRIBUTED THROUGHOUT THE DISTURBED AREA IN SUCH A WAY AS TO EFFECTIVELY REPLACE THE VEGETATION DISTURBED. WHERE UNDER-STORY VEGETATION IS REMOVED OR DISTURBED IT SHALL BE REPLACED AT A RATE OF 40 SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE EVERGREEN AND 3 FEET IN HEIGHT WHEN INSTALLED AND ARE EXPECTED TO REACH A MINIMUM HEIGHT OF 6 FEET AT MATURITY. WHEN A TREE IS DESTROYED DUE TO AN ACT OF GOD, IT SHALL BE REPLACED WITH THE SAME SPECIES OR COMPARABLE SPECIES, 2 INCH IN CALIPER IN SIZE. A PLANTING PLAN IS REQUIRED FOR STAFF REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.

GRAPHIC SCALE



N/F
00911119
Mecklenburg County
DB 4680, Pg 658
ZONING: NEIGHBORHOOD RESIDENTIAL

00911136
Joseph B. Grooms Jr.
& Andrew H. Beard
DB 21483, PG. 277
P.B. 61, PG. 322 (PARCEL 2)
± 4.698 Acres
ZONING: NEIGHBORHOOD RESIDENTIAL

BWA

Engineers
Planners
Surveyors

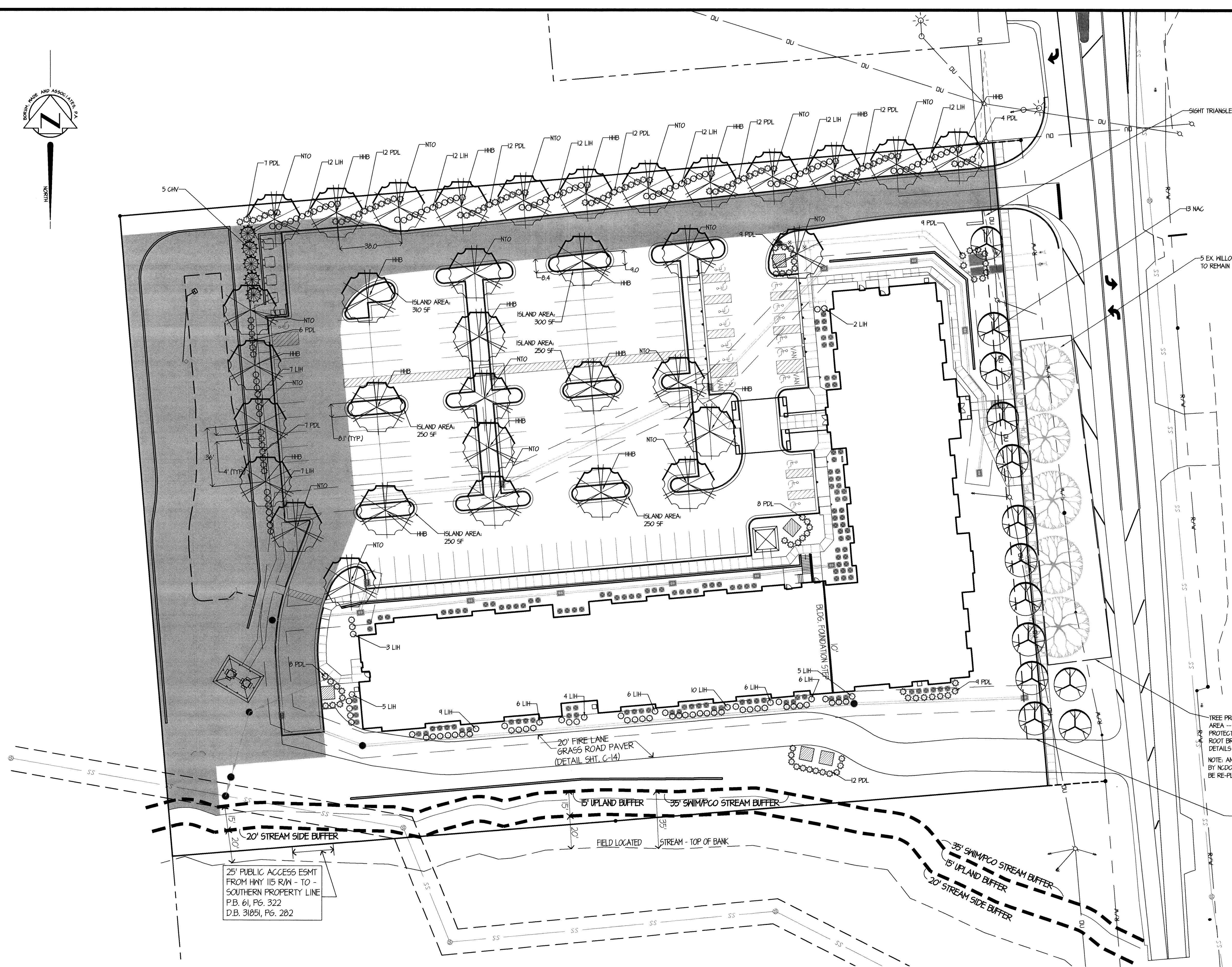
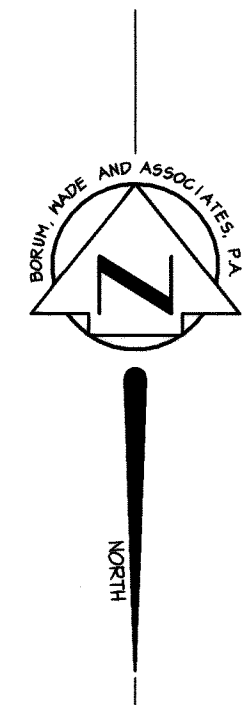
Borum, Wade and Associates, P.A.
621 Engine Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-5719
Web: www.borum-wade.com
N.C. License # C-0688

SEALS:

PROJECT:
BELLAMOR AT THE PARK
16415 OLD STATESVILLE ROAD
16515 OLD STATESVILLE ROAD
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY
HUNTERSVILLE, NORTH CAROLINA 28018

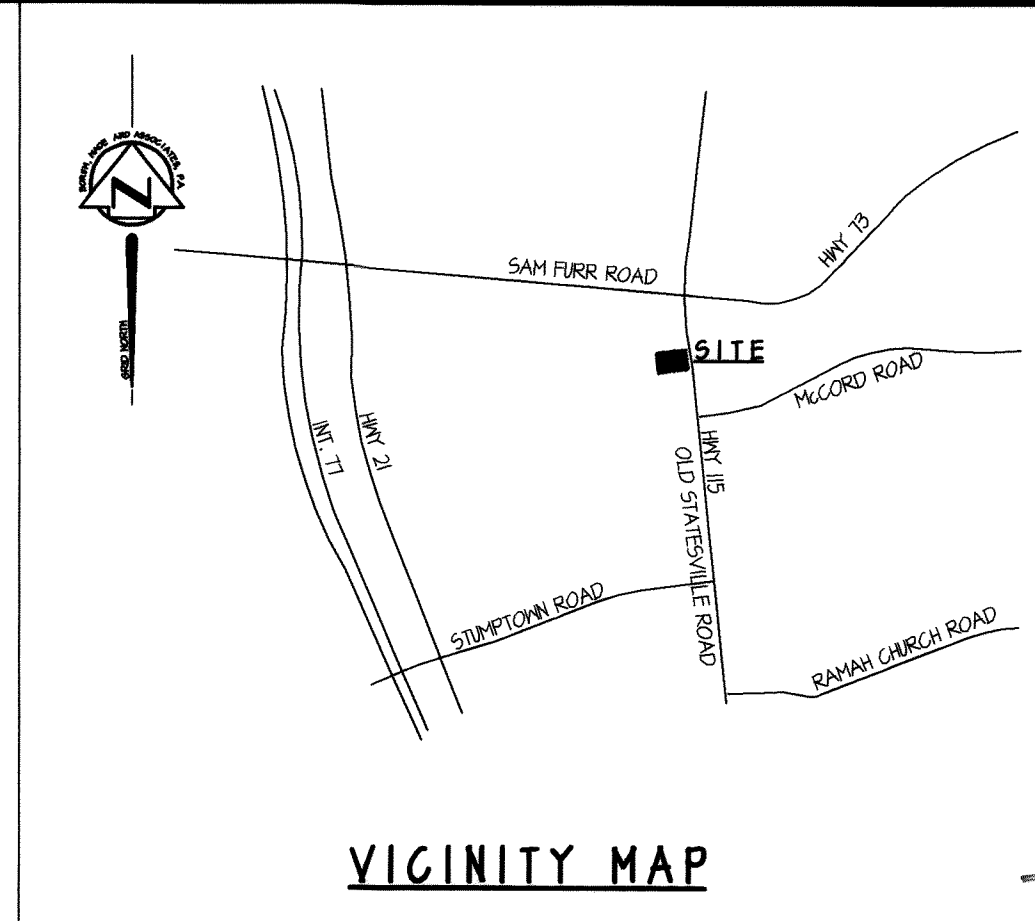
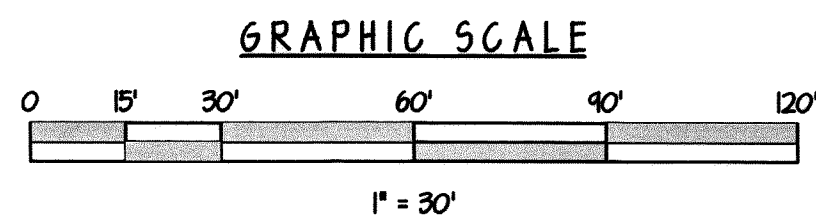
BELLAMOR AT THE PARK
APARTMENTS
16415 OLD STATESVILLE ROAD
16515 OLD STATESVILLE ROAD
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY
HUNTERSVILLE, NORTH CAROLINA 28018

DRAWN BY: TEM/DTD
DATE: JULY 10, 2017
REVISIONS:
MAY 24, 2017 LUESA CONCEPT - REVISED - #2
JUNE 24, 2017 EPH #316-444 - CYCLE 2 SUBMITTAL
JULY 10, 2017 TREE MITIGATION CLARIFICATION
SHEET TITLE:
TREE MITIGATION PLAN
FILE NO.: F:\SO\STICE\HUNTERVILLE\LANDSCAPE.DWG
DRAWING SCALE: 1"=30'
PLAN SHEET NO.:
L-3



PLANT LIST AND KEY

KEY	COMMON NAME	SCIENTIFIC NAME	QNTY	SIZE
TREES				
HNB	HOPHORNBEAM	OSTRYA VIRGINIANA	17	2" CALIPER, MIN. 8' TALL
NAC	NATCHEZ CREPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	13	2" CALIPER, MIN. 8' TALL
NTO	NUTTALL OAK (ARCADE RED LEAF)	QUERCUS NUTTALLI 'QNSTG'	17	2" CALIPER, MIN. 8' TALL
SHRUBS				
CHV	CHINDO VIBURNUM	VIBURNUM AWABUKI 'CHINDO'	5	7 GAL., MIN. 3' TALL
LIH	LEUCOCARPA INK BERRY HOLLY	ILEX GLABRA 'LEUCOCARPA'	148	5 GAL., MIN. 3' TALL
PDL	PLUM DELIGHT LOROPETALUM	LOROPETALUM CHINENSE 'PLUM DELIGHT'	141	5 GAL., MIN. 3' TALL



TREE MITIGATION INFORMATION
SITE AREA: 4.812 AC.

CANOPY TREE PRESERVATION	
REQUIRED CANOPY TREE SAVE AREA:	4.812 AC. x 0.10 = 20,961 SF.
CANOPY TREES REQUIRED TO RETAIN:	20,961 EX. / 2,000 SF PER LARGE TREE = 11 TREES
CANOPY TREE REPLACEMENTS PROVIDED ON-SITE =	0 TREES
CANOPY TREES TO BE MITIGATED OFF-SITE:	11 TREES
PER TOWN'S TREE PRESERVATION ORDINANCE, MITIGATION TO ACCOUNT FOR: 15% LARGE MATURING TREES x 11 TREES = 8 LARGE MATURING TREES 25% EVERGREEN TREES x 11 TREES = 3 EVERGREEN TREES	

SPECIMEN TREE PRESERVATION	
SPECIMEN TREES REQUIRED TO RETAIN:	24 EXISTING SPECIMENS x 0.10 = 2.4 ≈ 3 TREES
SPECIMEN TREE REPLACEMENT REQUIREMENT:	3 TREES x 24 INCH CALIPER = 72 CALIPER INCHES
SPECIMEN TREES TO BE MITIGATED:	72 CALIPER INCHES x 0.30 = 22 CALIPER INCHES 22 CALIPER INCHES ÷ 2 INCH/TREE = 11 TREES
SPECIMEN TREE REPLACEMENTS PROVIDED ON-SITE =	0 TREES
SPECIMEN TREES TO BE MITIGATED OFF-SITE:	11 TREES

TOTAL TREE MITIGATION	
CANOPY TREES TO BE MITIGATED OFF-SITE =	11 TREES
SPECIMEN TREES TO BE MITIGATED OFF-SITE =	11 TREES
TOTAL TREES TO BE MITIGATED OFF-SITE:	22 TREES

TREE MITIGATION NOTES
1. AVAILABLE SITE AREA OTHER THAN THE NORTHERN PARKING LOT SCREEN IS NOT CONDUCIVE FOR HEALTHY TREE REPLACEMENT AREAS. (NOTE: THE AVAILABLE AREA ALONG THE SOUTHERN SIDE OF THE BUILDING IS EXCLUDED WITH A GRASS PAVEMENT EMERGENCY FIRE LANE, POWER TRANSFORMERS, AND STORM SEWER UTILITY LINES.)
2. WITH THE EXCEPTION OF 5 EXISTING TREES TO REMAIN IN THE NEH D.O.T. RIGHT-OF-WAY AND TREES TO REMAIN UNDISTURBED IN THE STREAM BUFFER ON THE SOUTH EDGE OF THE SITE, ALL EXISTING TREE CANOPY IS ANTICIPATED TO BE REMOVED. MITIGATION IS PROPOSED VIA OFF-SITE TREE BANK CONTRIBUTIONS.
SEE "TREE MITIGATION PLAN" (L-3) FOR FURTHER CLARIFICATION

NOTES:
INSTALLATION GUARANTEE REQUIRED
A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING HARD TREES, DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.
MAINTENANCE SURETY REQUIRED
DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

BWA Engineers
Planners
Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882, Greensboro, NC 27403-1882
Phone: 336-275-0471 Fax: 336-275-5719
Web: www.borum-wade.com
N.C. License #: C-0868



PROJECT:
BELLAMOR AT THE PARK
APARTMENTS
16415 OLD STATESVILLE ROAD
16515 OLD STATESVILLE ROAD
HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY
HUNTERSVILLE, NORTH CAROLINA 28078
TEMPORARY ADDRESS FOR EPM PERMITTING
NEW PERMANENT APARTMENT BLDG. ADDRESS

OWNER/DEVELOPER:
BELLAMOR AT THE PARK, LLC
106 HUIR WOODS DRIVE
CARY, NORTH CAROLINA 27513
PHONE: (919) 610-1883
CONTACT: CATHY CONNORS

DRAWN BY: TEM/DTD
DATE: APRIL 24, 2017
REVISIONS:
MAY 24, 2017 LISA CONCEPT - REVISED - R2
CONSTRUCTION PLAN - H
JUNE 29, 2017 EPM #16444 - CYCLE 2 SUBMITTAL
JULY 10, 2017 TREE MITIGATION CLARIFICATION

SHEET TITLE:
LANDSCAPE PLAN
FILE NO: P:\SOLSTICE\HUNTERSVILLE\LANDSCAPE.DWG
DRAWING SCALE: 1"=30'
PLAN SHEET NO.
L - 1

T&T Farms and Landscaping

115 Hamby Ln

Statesville, NC 28625

(704) 902-2216

MBE / DBE License number 3383

July 10, 2017

Project/Location:

Bellamoor at the Park

Landscaping

22 - 8' / 2" Caliper Evergreen Trees Installed

Landscaping : \$ 5,500.00

NC Landscape Contractors' Licensing Board

Individual Licensees

Licenses listed on this website are valid from **August 1, 2016 (or date of issue) to July 31, 2017.**

Use the search function below to search for licensed contractors by **name, 4 digit license number, business name, business address** (including by **city, zip or county**), **telephone number** or **email address**.
(Loading time may vary depending on your internet connection. Please give the program time to load)

Each column can also be sorted alphabetically or numerically by license number, name, business name, or city, by clicking on up/down arrows in the column title you would like to sort.

To view a licensee's contact information, click the green "+" button.

Use the "Next" or "Previous" link at the bottom right of the table for additional entries.

Show entries

Search:

Licensee #	Name	Business Name	City	County	
3383	RayMond Takih Turner	T & T Farms & Horticultural Services, Inc.	Harmony	Iredell	
: T & T Farms & Horticultural Services, Inc. : 121 E. Memorial Hwy : Harmony : NC : 28634 : 704-902-2216 : rayturnerland@yahoo.com					

Showing 1 to 1 of 1 entries (filtered from 2,848 total entries)

◀ Previous Next ▶

**Town of Huntersville
PLANNING BOARD
7/25/2017**

To: Planning Board Members
From: Michelle Haines
Subject: Elections

Elections for Chairman and Vice Chairman

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

**Town of Huntersville
PLANNING BOARD
7/25/2017**

To: Planning Board Members
From: Chairman Bankirer
Subject: TIA Report Format

Adjusted TIA Results Reporting Format

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS: