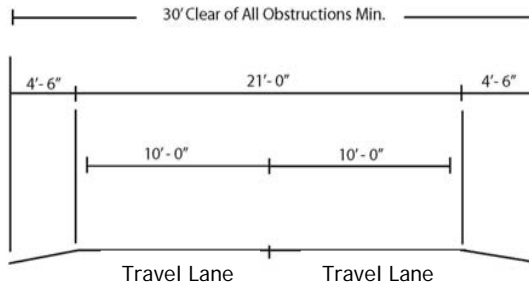


## Street Construction Standards



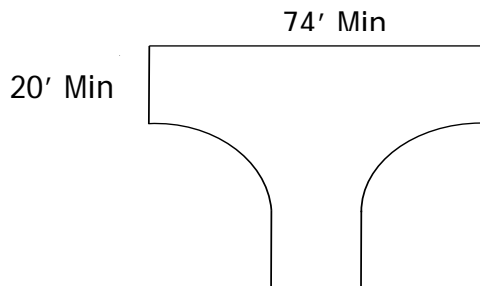
### Street Construction Standards

- 8" of ABC Stone
- 1.5" of SF9.5B Surface
  - Additional 1.5" of SF9.5B when the Farmhouse Cluster meets 75% occupancy.

### Cul-de-sac Standards

- 31' Radius

### Hammerhead Standards



\*Please refer to the Town of Huntersville Public Works Department for more construction standard details.

If you would like additional information or set up a meeting with a staff member, please contact the Huntersville Planning Department at 704-875-7000.



Town of Huntersville  
 PO Box 664  
 101 Huntersville-Concord Rd.  
 Huntersville NC 28070  
 Phone: 704-875-7000  
 Fax: 704-875-6546  
[www.huntersville.org](http://www.huntersville.org)

The Town of Huntersville Zoning Ordinance is available online at [www.huntersville.org](http://www.huntersville.org) (click on *Departments*, then *Planning*, then *Review Process*.) You can find Farm House Clusters 8th on the list.

# A Guide to Farmhouse Clusters



## Planning Department

Phone: 704-875-7000  
 Web site: [www.huntersville.org](http://www.huntersville.org)



## Farmhouse Cluster

A Farm House Cluster is a rural subdivision for up to six house lots accessed by a private drive; permitted only in the Rural and Transitional districts.

## Special Provisions for Farmhouse Clusters

The farmhouse cluster is a minor subdivision that has unique provisions which include:

- A minimum project size of 10 acres.
- Two farmhouse cluster developments are permitted on 20 acres, with special conditions. At least 50% of the tract shall be designated as open space.
- A minimum of 30 feet of frontage on a public road either by fee simple ownership or by exclusive easement.
- Private streets are allowed within the Farmhouse clusters subdivision but they must be paved to town standards. (see constructions standards)
- Gates are prohibited for farmhouse clusters.
- Farmhouse clusters do not have a minimum lot size or width, as long as the project meets all other standards of the district.

- An association of all property owners shall be established for maintenance of all commonly held spaces. Where there are no common open spaces except for a shared driveway or private street, a legally binding shared driveway and/or private street use and maintenance agreement shall be filed at the Register of Deeds of Mecklenburg County.

## Submittal Process

### Step 1 Pre-submittal Conference

- Set up meeting with Planning Department. You should provide a Rough Sketch of how you would like to subdivide the property.
- An existing features plan is helpful but not required for pre-submittal conference.

### Step 2 Submittal Requirements

- 4 paper copies of the final plat. Two copies will be forwarded to the Mecklenburg County LUESA office.
- A Farmhouse Cluster has to have either a Sketch Plan approval or Preliminary Plan approval prior to submitting final plat.
- Application and Review fee.
- An existing features plan

### Step 3 Initial Review

- Staff has up to 30 business days to review and comment on the 1<sup>st</sup> submittal. The plat reviewer shall inform the surveyor/contact on whether or not additional reviews will be necessary, or that minor corrections are needed.

### Step 4 Final Approval (Mylar Submittal)

- Once all comments are addressed, the applicant shall submit 2 Mylar maps (Which are used for recordation at the Mecklenburg County Register of Deeds) and 1 paper copy for final review.

### Step 5 Recordation

- The Mylar must then be recorded at the Mecklenburg County Register of Deeds office (704) 336-2443.

### Step 6 Return two recorded copies

- Once you have recorded the plat return two paper copies to the Huntersville planning department. This step is necessary for building permit issuance, failure to do so will hold up the permitting process.

