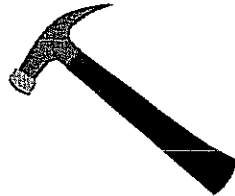


**NEIGHBORHOOD PLAN  
FOR THE  
RICH HATCHET ROAD  
COMMUNITY**

**"STRIVING TO BUILD A BETTER COMMUNITY"**



**A collaborative community planning project  
produced jointly by the Rich Hatchet Road community  
and the Town of Huntersville Planning Department**

**Rich Hatchet Community Representatives**

*John Henderson  
Eleanor Little*

**Huntersville Planning Department**

*Ann Hammond  
Richard M. Kos*

**Approved by the Huntersville Board of Commissioners August 17, 1998**

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**THE COMMUNITY: CHARACTER AND HISTORY**

The Rich Hatchett community centers around the road of the same name and has been settled for over a century by a well-established African-American population. The majority of the residents are senior citizens, many of whom live on fixed incomes in large lot single-family detached homes. The homes themselves range in condition from well-maintained to sorely dilapidated and, in some instances, abandoned. Many of the residents have lived in the community for many decades and a significant number can trace their family histories back many generations on the same land. An active neighborhood association meets monthly to address community concerns and to formulate solutions.

Over recent years the boundaries of the community have become more rigidly defined due to the construction of neighboring subdivisions as well as Interstate 77. The construction of the Interstate, and the Exit 25/Sam Furr Road interchange, spawned rapid growth within this part of Huntersville. Farms and woodlands were transformed into the subdivisions of Greenfarms and The Hamptons which entirely border the eastern and southern boundaries of the Rich Hatchett community. Northcross Shopping Center, a substantial "power center" with 560,000 square feet of retail space, dominates the Exit 25 area and defines the northern edge of the community. Taken together, these new developments have greatly increased local traffic problems and the attendant light pollution and noise impacts. It is not uncommon now for drivers to use Rich Hatchett Road as a shortcut to avoid the busy signalized intersection at Statesville Road and Sam Furr Road.



Location Map.

## LAND USE ISSUES

Within the roughly 75 acres that comprise the community lie a number of housing units that form the entirely residential land use pattern. The houses were built over many decades and are arranged in a fairly organic pattern with widely varying setbacks, floor areas, and lot sizes. The neighboring subdivisions, however, lie in sharp contrast. Greenfarm and Hamptons, built in the 1990s, reflect a far more homogeneous and "master planned" arrangement of lots and roads. Cul-de-sacs are the dominant road pattern. House and lot dimensions are uniform both in terms of style and size and, in many cases, homes are walled off from the Rich Hatchett community by tall wooden fences.

Despite the rapid development over the past decade, there are still a number of undeveloped tracts along Rich Hatchett Road and adjoining Statesville Road. Various development proposals have been considered for such tracts, in all instances by property owners not residing within the Rich Hatchett community. For example, in 1997 a petition for rezoning was made to the Town in anticipation of an outdoor amusement facility. The property in question lay directly adjacent to a number of homes on the west side of Statesville Road. The neighborhood mobilized to defeat this proposal, citing noise, traffic, and lighting concerns and its general incompatibility with the residential nature of the community. The case exemplified the strong development pressures that continue to exist in this area and heightened the concern of town planners and neighborhood residents about appropriate planning for undeveloped tracts.



Property Lines in and around the Rich Hatchett Community

### **RECENT INITIATIVES: Housing Improvements**

In early 1998 two important initiatives were undertaken, one to address immediate concerns regarding substandard housing, the second to form a long-term plan for the growth and development of the community. The Town of Huntersville, with assistance from Centralina Council of Governments, was able to obtain \$400,000 in Community Development Block Grant (CDBG) funding. The funds will be used to rehabilitate five homes and replace three homes on their original sites. Rehabilitation will ensure compliance with minimum Section 8 standards and include removal of lead-based paint and asbestos and connection of all homes to public water and sewer lines. The Town has contributed \$20,000 for temporary relocation of homeowners while rehabilitation or reconstruction is taking place.

### **RECENT INITIATIVES: Land Use Planning**

In March of 1998 the Huntersville Planning Department facilitated the first community planning workshop which brought Town staff and Rich Hatchett residents together on a formal basis. Invitations were also sent to community representatives from Greenfarm and Hamptons subdivisions and a number of individuals from each were in attendance. This first meeting was devoted to a free sharing of opinions and ideas from the community which staff noted and then prioritized through an exercise with the participants.

Since March, a total of five meetings has been held. It was decided that the goal of this collaborative effort would be to develop a long-term land use plan to guide the development of undeveloped tracts in a manner compatible with both Town and neighborhood goals. The neighborhood representatives agreed that they wanted the majority of their community to remain predominantly residential in nature. Furthermore, three undeveloped tracts of land were identified for special analysis (see attached Sheet A). The consensus among residents and Town staff was that these tracts would not be desirable for residential uses due to their proximity to busy Statesville Road and Interstate 77. As a result, general guidelines for non-residential development were agreed upon at the May 21 meeting (see attached Sheet B). These guidelines stipulate that high traffic generators are to be avoided and that development impacts are to be mitigated through appropriate building height and placement, unobtrusive lighting, and substantial landscaping.

### **RECENT INITIATIVES: Quality of Life Issues**

Aside from land use issues, a number of additional concerns were brought to the table. There are a number of properties in the community which contain an abnormal amount of debris, including junk cars and old household items. Avenues were explored through which the Town could assist in a community-wide cleanup of such items. Also, a number of residents on the west side of Statesville Road expressed the problems they encounter when trying to cross the busy road to reach their mailboxes. Staff worked with the Huntersville Post Office to have these mailboxes relocated so that residents would not have to cross the road. Street lighting has been another topic of concern. Although a few street lights exist along Rich Hatchett Road and neighboring areas, the streets are not illuminated to a level which residents feel improves safety for motorists and pedestrians. Staff explained the petition process through which the residents could obtain street lights free of charge from the Town. In mid-June the community presented a completed petition to the Town. Ed Humphries, Huntersville Town Manager, is currently in the process of working with Crescent Electric to have the lights installed. The target date is mid-August.

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## LAND USE RECOMMENDATIONS: Implementation Process

While committed to maintaining the neighborhood's strong residential character, the Rich Hatchet Community recognizes three geographical areas where non-residential or mixed use development would be appropriate, if developed according to specific site conditions. The areas eligible for rezoning to non-residential districts are shown on the map marked Map A, and summarized as follows:

**Area 1: Neighborhood Edge.** Approximately 5.4 acres along the east side of Statesville Road, extending from the north side of Rich Hatchet Road to NorthCross Medical Office complex.

**Area 2: Across Statesville Road.** Approximately 3.5 acres of street fronting property along the west side of Statesville Road, across from the Rich Hatchet neighborhood.

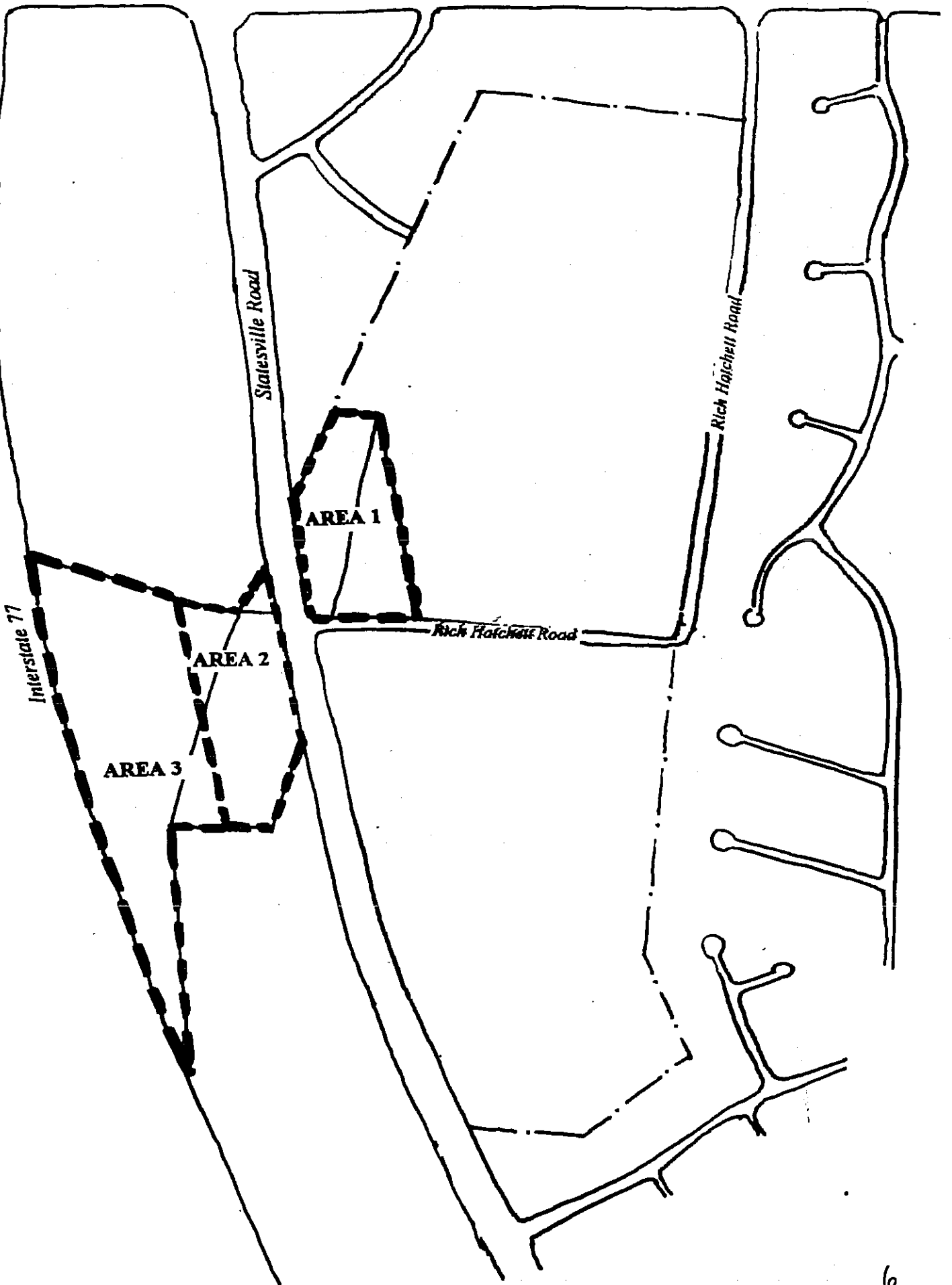
**Area 3: Along I-77.** Approximately 6.5 acres abutting I-77, accessed through Area 2, but with no direct frontage on Statesville Road.

Lands in Areas 1, 2, and 3 are now zoned NR, neighborhood residential. The Committee supports developer initiated rezoning to mixed use or commercial districts only if accompanied by conditional district site plans which regulate building height and scale to mitigate impact on neighboring development, limit light pollution, provide substantial landscaping, and prohibit uses that generate high volumes of traffic or high levels of outdoor activity.

The specific recommendations for each of the three areas are itemized on Exhibits 1, 2, and 3 of this report.

A.

Sam Furr Road



**AREA 1: Neighborhood Edge  
Land Use Recommendations**

***IMPLEMENTATION:***

The community recognizes that AREA 1 would be appropriate for rezoning to a Conditional Neighborhood Center District. Any proposed change in zoning should be initiated by the developer, and should reflect a clear intention for property development. Rezoning petitions should be conditional in nature, and should be supported by site plans that limit the permitted uses and impose additional development conditions, as listed below.

***RECOMMENDED LAND USES:***

- First Floor Permitted Uses: Office or neighborhood retail/restaurant.
- Second Floor Permitted Uses: Office or residential.
- Prohibited Uses
- Restaurants with drive-through windows
  - Banks
  - Gasoline Stations

***SITE PLAN CONDITIONS FOR APPROVAL OF LAND USE CHANGES:***

- All buildings of residential scale
- Maximum building height: two stories
- Maximum building footprint: 6000 square feet
- Buildings detached or attached
- Plan demonstrates developer commitment to tree retention and landscaping.
- Plan provides screen plantings abutting neighborhood residential zoning districts
- Lighting to be low output; maximum fixture height of 20 feet; decorative fixtures with full spectrum bulbs
- No retail or restaurant uses in buildings facing Rich Hatchet Road

**AREA 2: Across Statesville Road  
Land Use Recommendations**

***IMPLEMENTATION:***

The community recognizes that AREA 2 would be appropriate for rezoning to a Conditional Highway Commercial District. Any proposed change in zoning should be initiated by the developer, and should reflect a clear intention for property development. Rezoning petitions should be conditional in nature, and should be supported by site plans that limit the permitted uses and impose additional development conditions, as listed below.

***LAND USES:***

First Floor Permitted Uses: Office or neighborhood retail/restaurant.

Second Floor Permitted Uses: Office or residential.

Prohibited Uses

- Restaurants with drive-through windows
- Banks
- Gasoline Stations
- Indoor and outdoor amusement
- Nightclubs and bars
- Pawnshops
- Wholesale sales with warehousing
- Car washes
- Vehicle and boat sales, service, rental, cleaning, and repair
- Contractor offices with storage yards
- Outdoor storage as an accessory use

***SITE PLAN CONDITIONS FOR APPROVAL OF LAND USE CHANGES:***

Maximum building height: two stories

Maximum building footprint: 8000 square feet

Buildings detached or attached

Plan demonstrates developer commitment to tree retention and landscaping

Lighting to be low output; maximum fixture height of 20 feet; decorative fixtures with full spectrum bulbs

**AREA 3: Along I-77**  
**Land Use Recommendations**

***IMPLEMENTATION:***

The community recognizes that AREA 3 would be appropriate for rezoning to a Conditional Highway Commercial District. Any proposed change in zoning should be initiated by the developer, and should reflect a clear intention for property development. Rezoning petitions should be conditional in nature, and should be supported by site plans that limit the permitted uses and impose additional development conditions, as listed below.

***LAND USES:***

- |                             |   |
|-----------------------------|---|
| First Floor Permitted Uses: | Office, hotel, or neighborhood retail/restaurant.   |
| Upper Floor Permitted Uses: | Office, hotel, or residential.  |
| Prohibited Uses             | Restaurants with drive-through windows<br>Banks<br>Gasoline Stations<br>Indoor and outdoor amusement<br>Nightclubs and bars<br>Pawnshops<br>Wholesale sales with warehousing<br>Car washes<br>Vehicle and boat sales, service, rental, cleaning, and repair<br>Contractor offices with storage yards<br>Outdoor storage as an accessory use |

***SITE PLAN CONDITIONS FOR APPROVAL OF LAND USE CHANGES:***

- Maximum building height: three stories
- Maximum building footprint: 20,000 S.F. (buildings expected to exceed residential scale)
- Buildings detached or attached
- Plan demonstrates developer commitment to tree retention and landscaping
- Lighting to be low output; maximum fixture height of 20 feet; decorative fixtures with full spectrum bulbs

RICH HATCHET COMMUNITY MTG.  
JUNE 24, 1998

AGREE WITH PLAN?	NAME	ADDRESS	PHONE No.
Yes	John H. Henderson	9319 Rich Hatchet Rd.	892-3396
Yes	Edith Henderson	9319 Rich Hatchet Rd.	892-3396
MILITATOR	Minnie Mitchell	NC Cooperative Ext. Service 700 N. Tryon St. 28202	336-4009
Yes	Nate Bowman	205 S. Church St	875-2194
Yes	Mable H. Whittaker	15914 Statesville Rd	842-3496
Yes	Sadie Cornelius	9601 Rich Hatchet Rd.	892-1406
Yes	Louise Shepherd	1318 HATERAS AVE	392-3298
Yes	Jackie Bailey	10101 Rich Hatchet Rd	896-8005
Yes	Katie Broham	9624 Richard Rd	892-0498
Yes	Jae Ray	10027 Rich Hatchet Rd	892-8605
Yes	Elvira Ray	10027 Rich Hatchet Rd.	892-8605
Yes	Sadie Reid	16015 Statesville RD	892-8204
Yes	Gladie Reid	16015 Statesville RD	892-8204
Yes	Minnie Thompson	P.O. Box 208 Huntersville NC	875-8158
Yes	Jennie Patterson	9672 Rich Hatchet Rd.	892-3116

At least

10% of property owners agree.

Verbal vote taken June 24, 1998.

WITNESS: *Richard M. Lee*

HUNTERSVILLE PLANNING DEPT.

PLAN ADOPTED.