



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 _____

Name of Project Mixed Use at Birkdale Golf Club Phase # (if subdivision) _____

Location 16500 Birkdale Commons Pkwy, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) a portion of 009-141-17 and all of 009-141-36

Current Zoning District GR (CD) and HC (CD) Proposed District (for rezonings only) HC (CD)

Property Size (acres) 14.929 Street Frontage (feet) 833 along Sam Furr Rd and Birkdale Commons Pkwy

Current Land Use vacant and Birkdale Golf Course Clubhouse

Proposed Land Use(s) Commercial +/-62,600 sf (excluding hotel), +/- 190-225 multi-family units and related commercial space; replace clubhouse; and +/- 155 room hotel with hotel meeting/commercial/restaurant.

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.

Rezoning to HC (CD) to allow for commercial +/-62,600 sf, +/- 190-225 multi-family units and related commercial space; replace clubhouse; and +/- 155 room hotel with hotel meeting/commercial/restaurant.

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 Birkdale Real Estate Investors, LLC

*Applicant's Signature Trenton G. Gustafson Printed Name Trenton G. Gustafson

Address of Applicant 4600 Park Rd, Ste. 370, Charlotte, NC 28209

Email tgustafson@gpartnerscre.com

Property Owner's Signature (if different than applicant) [Signature]

Printed Name Rouspan Birkdale LLC

Property Owner's Address 162 Cumberland St., Ste 300, Toronto, Ontario, Canada M5R 3N5 Email Peter.delbaum@rouspan.com

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

Birkdale Real Estate Investors, LLC Trenton G. Gustafson tgustafson@gpartnerscre.com

Development Firm	Name of contact	Phone	Email
Cole Jenest Stone	Casey Werner	704-376-1555	cwerner@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