



Text Amendment Application

Applicant Data

Date of Application MARCH 29, 2019 HUNTER HOUSE & GARDENS
412 SOUTH OLD STATESVILLE ROAD
 Name FRANK LONCZ ELLEN LONCZ
 Phone Number 704-891-1973 Email FRANK@HHGEVENTS.COM
704-414-0042 (CELL)

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other
 Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): 3.2.5 Article(s): A Section(s): 9.37

Attach documents including the following:

- Current Ordinance(s)
- Proposed Text
- Reason For Requested Change

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Signatures

I hereby certify that the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Applicant Signature: [Signature] Date: MARCH 29, 2019

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-875-6546
PO Box 664	Physical Address:	105 Gilead Road, Third Floor, Huntersville, NC 28078
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Received By Planning Department Staff: 03/28/19 LS

Receipt No.

AMEND THE ZONING ORDINANCE TO ALLOW TEMPORARY MOBILE FOOD SALES IN THE NEIGHBORHOOD CENTER ZONING DISTRICT

3.2.5 NEIGHBORHOOD CENTER DISTRICT (NC)

Intent: The Neighborhood Center District is provided for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. A neighborhood center shall be developed on an interconnected pattern of streets and is limited to approximately ¼ mile in radius. Uses in the neighborhood center will have a primary market area of 1 mile and buildings compatible with surrounding residences. If a neighborhood center is the focus of a planned transit stop, it should be designed to serve the neighborhood's residential base plus transit riders. The Huntersville Land Development Plan shows the general location of new neighborhood centers.

A) PERMITTED USES

USES PERMITTED WITH CONDITIONS

- cemeteries, [\(9.7\)](#)
- religious institutions, [\(9.8\)](#)
- commercial marinas, [\(9.43\)](#)
- day care center, [\(9.11\)](#)
- essential services 1 and 2, [\(9.14\)](#)
- government buildings up to 6,000 SF of first floor area
- neighborhood gasoline stations, excluding major service and repair of motor vehicles [\(9.22\)](#)
- parking lot as principal use [\(9.28\)](#)
- parks, [\(9.29\)](#)
- schools, [\(9.35\)](#)
- temporary outdoor sales of seasonal agricultural products and customary accessory products (example: farmers' markets, Christmas tree/pumpkin sales), [\(9.37\)](#)
- transit-oriented parking lots as a principal use, [\(9.49\)](#)
- transit shelters, [\(9.39\)](#)
- **temporary mobile food sales (9.37)**

Reason for requested change is to temporarily allow food trucks to park in the parking lot to the left side of the venue, as facing the venue, in the parking lot or in the back grass area. The food truck(s) would be parked only for the duration of the event. The food truck(s) would not be parked over night.