

Date of Application 6/30/2020

**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): 3.2.7 Article(s): D Section(s): 4

Current Ordinance

IN MAJOR SUBDIVISIONS AND PLANNED DEVELOPMENTS, THE AGGREGATE NUMBER OF DWELLING UNITS CONTAINED IN ATTACHED HOUSES, APARTMENT BUILDINGS, AND MIXED USE BUILDINGS SHALL NOT EXCEED 30% OF THE TOTAL NUMBER OF DWELLING UNITS IN A PROJECT

Proposed Text

(d) IN AN EFFORT TO ALLOW IN ALL ATTACHED RESIDENTIAL DEVELOPMENT NEAR HEAVILY TRAVELLED INTER & INTRASTATE CORRIDORS ZONE HIGHWAY COMMERCIAL (HC), THE PERCENTAGE OF DWELLING UNITS CONTAINED IN THE ATTACHED HOUSES IS NOT LIMITED TO QUALITY, THE SIZE OF THE LOT AT THE DATE OF AMENDMENT IS LESS THAN OR EQUAL TO 3 ACRES NET OF ANY SWIM BUFFER, MAXIMUM DENSITY WILL BE LIMITED TO 10 UNITS PER ACRE NET OF ANY SWIM BUFFER, AND THE BUILDING LOT TYPES WOULD COMPLY WITH ARTICLE 4: ATTACHED HOUSE

Reason for Proposed Change

TO ENCOURAGE INFILL DEVELOPMENT

Attach additional pages if needed.

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.

**Applicant**

Printed Name THE BARNES REAL ESTATE CO., LLC

Corporation  Limited Liability Company  Trust  Partnership  Other: \_\_\_\_\_

By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing.

Signature [Signature] Date 6/30/2020

Title MANAGING PARTNER Email barnesrealestateco@yahoo.com

Address of Applicant 15533 N OLD STATESVILLE ROAD HUNTERSVILLE NC 28078

**Property Owner (if different than applicant)**

\* Printed Name \_\_\_\_\_

Corporation  Limited Liability Company  Trust  Partnership  Other: \_\_\_\_\_

By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ Email \_\_\_\_\_

Address of Property Owner \_\_\_\_\_

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

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. 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 APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

**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:	<a href="https://www.huntersville.org/228/Planning-Department">https://www.huntersville.org/228/Planning-Department</a>

Date Received By Planning Department: \_\_\_\_\_

Staff Initials: \_\_\_\_\_

Draft#2

3.2.7(D)(4)(d) In an effort to allow for infill attached residential development near heavily travelled inter and intrastate corridors zoned Highway Commercial (HC), the percentage of dwelling units contained in the attached houses is not limited. To qualify, the size of the lot, at the date of this amendment, is less than or equal to three (3) acres net of any SWIM buffer. Maximum density will be limited to 10 units per acre net of any SWIM buffer and the Building Lot Types would comply with Article 4: Attached House.