



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. In addition to the application, the submission process for each application type can be found at <https://www.huntersville.org/528/Permits-Process>

- Change of Use
- Commercial Site Plan
- Conditional Rezoning
- General Rezoning
- Master Signage Program
- Special Use Permit
- Revision to _____
Original Project # _____
- Other _____

- SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance
- Sketch Plan
 - Preliminary Plan
 - Final Plat (Includes Minor Subdivision)
 - Exempt Subdivision
 - Final Plat Revision
 - Farmhouse Cluster

2. Project Data

Date of Application 12/1/2020

Name of Project Huntersville East Phase # (if subdivision) 1

Project Address 13548, 13340, 13560 & 13420 Sam Furr Road Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01107320, 01107318, 01107322, 01107315, 01107319, 01107336, 01107337, 01107317

Current Zoning District HC (CD) Proposed District (for rezoning only) _____

Property Size (acres) 17.7 AC. (22AC w/ Future Public Roads) Street Frontage (feet) 1170'

Current Land Use Residential

Proposed Land Use(s) Commercial

Is the project within Huntersville's corporate limits?
 Yes No If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

Approval to develop a shopping center with multiple commercial buildings in which the rezoning plan has already been approved prior to this application.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

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. Applicant

Printed Name Steve Vinson

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. (Applicable if box is checked.)

Signature 

Title Development Manager Email Svinson@magnoliadevco.com

Address of Applicant 9525 Birkdale Crossing Drive, Suite 200 Huntersville, NC 28078

7. Property Owner (if different than applicant)

* Printed Name Glenwood 73 Prosperity Company, LLC

Corporation Limited Liability Company Trust Partnership Other: Owner _____

By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner 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. (Applicable if box is checked.)

Signature _____

Title _____ Email _____

Address of Property Owner 15113 Old Statesville Rd., 15123 Old Statesville Rd., 15201 N. Old Statesville Rd. Huntersville, NC 28078

* 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.**

7. Development/Design Firm Contact Information

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|-----------------------------|--------------|--------------|------------------------|
| Bohler Engineering NC, PLLC | Brian Miller | 980-272-3400 | bmillier@bohlereng.com |
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| Development Firm | Name of Contact | Phone | Email |
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| Design Firm | Name of Contact | Phone | Email |
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Contact Information

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|---|---|---|
| Town of Huntersville Planning Department PO Box 664 Huntersville, NC 28070 | Phone: Fax: Physical Address: Website: | 704-875-7000 704-992-5528 105 Gilead Road, Third Floor https://www.huntersville.org/228/Planning-Department |
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