



Text Amendment Application

Date of Application 2.2.2021

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): Zoning Article(s): 3.2.7 Section(s): (D)(4)(d)

Current Ordinance

See separate draft language

Proposed Text

Reason for Proposed Change

ZONE CHANGE WITH TEXT AMENDMENT TO ALLOW TOWN HOUSE DUPLEXES TO BE BUILT ON PROPERTY

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 STEVEN COFF
 Corporation Limited Liability Company Trust Partnership Other _____
Signature [Signature] Date 2.1.2021
Title OWNER Email STEVEN@STEVENCOFFCONSTRUCTION.COM
Address of Applicant 16303 STINSON COVERD, HUNTERSVILLE, NC 28078

Property Owner (if different than applicant)

* Printed Name Floyd P. Gilbert + Marlene U. Gilbert
 Corporation Limited Liability Company Trust Partnership Other _____
Signature [Signatures] Date Feb. 2, 2021
Title OWNERS Email _____
Address of Property Owner P.O. Box 1521, Huntersville, N.C. 28070
* 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: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: _____

Staff Initials: _____

Draft – Cletus Brawley

3.2.7(D)(4)(d) In an effort to allow for infill attached residential development that fronts on and is within 250' from a major or minor thoroughfare that is zoned Highway Commercial (HC), duplex house types as defined in Article 12 of the Zoning Ordinance are permitted. To qualify, the size of the lot, at the date of this amendment, is less than or equal to three (3) acres. Maximum density will be limited to five (5) units per acre and the Building Lot Types would comply with Article 4: Attached House.