



# Text Amendment Application

Date of Application 2/1/21

## 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): Article 7.4.2 (F) Footnote #2 Article(s): \_\_\_\_\_ Section(s): \_\_\_\_\_

See attached Ordinance Exhibit

**Current Ordinance**

---

---

---

See attached Ordinance Exhibit

**Proposed Text**

---

---

---

**Reason for Proposed Change**

Purpose of the amendment is to change tree mitigation from a Planning Board approval process to a staff/administrative process.

---

---

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 Huntersville Board of Commissioners

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

Signature Bradley D. Priest Date 2/1/21

Title Principal Planner

Email bpriest@huntersville.org

Address of Applicant 105 Gilead Road – Third Floor. PO Box 664 Huntersville, NC 28070

## Property Owner (if different than applicant)

\* Printed Name N/A

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

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  
Planning Department**  
PO Box 664  
Huntersville, NC 28070

Phone: 704-875-7000  
Fax: 704-875-6546  
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078  
Website: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: 2/1/21

Staff Initials: BP

**AN ORDINANCE TO AMEND ARTICLE 7.4.2 OF THE ZONING ORDINANCE TO MAKE TREE SAVE MITIGATION AN ADMINISTRATIVE PROCESS**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 7.4.2 (F) footnote [2] of the **Zoning Ordinance** is hereby amended as follows:

- Where circumstances prevent locating the required tree plantings or preservation standards on site ~~and approval by the Planning Board is granted~~, the developer may mitigate protected tree canopy removal by planting new trees on the site whose canopy equals that of the canopy to be removed (new tree canopy credits are described above). If site conditions are not conducive for healthy tree replacement plant on site, the developer may contribute to a Tree Fund/Bank set up by the town for the planting and maintenance of such trees elsewhere in the community. A combination of planting and contribution in lieu of planting is acceptable. The amount of contribution is based on the total cost of the required mitigation trees plus that of their installation.

Section 2. That this ordinance shall become effective May 17, 2021.

**HUNTERSVILLE ORDINANCE ADVISORY BOARD:** March 4, 2021?

**PUBLIC HEARING DATE:** April 5, 2021

**PLANNING BOARD MEETING:** April 27, 2021

**TOWN BOARD DECISION:** May 17, 2021