



Text Amendment Application

Date of Application 6/17/21

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): Zoning Article(s): 4: Lot and Building Type Section(s): Shopfront Building; Arch. Standards & Principles

Current Ordinance

B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.

Proposed Text

B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street front building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as column wraps, entablature, canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any façade visible from the street.

Reason for Proposed Change

Our intent would be to use this material on occasion at storefront entablature or columns at Birkdale Village. Aluminum composite metal panel technology has come a long way and now provides a durable, resistant and clean finish. They are easy to maintain and hold up over a longer period of time. As Huntersville competes in market for best-in-class tenants, we would like to afford tenants the opportunity to use a popular and aesthetic building material. With a 30% limit, we can encourage the use of metal panel material while still maintaining the historic architectural vocabulary of Huntersville.

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 Nick Lombardo
 Corporation Limited Liability Company Trust Partnership Other: _____
Signature Nick Lombardo Date 6/17/21
Title Development Manager Email Nick.Lombardo@naproperties.com
Address of Applicant 1175 Peachtree St NE, Atlanta, GA 30361

Property Owner (if different than applicant)

* Printed Name DDRTC Birkdale Village, LLC
 Corporation Limited Liability Company Trust Partnership Other: _____
Signature [Signature] Date 6/17/21
Title Mike Lant - Authorized Signateur Email Mike.Lant@naproperties.com
Address of Property Owner 8712 Linholm Drive, Suite 202, 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.**

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: _____
Staff Initials: _____