



November 16, 2022

FNGUY, LLC

Attn: Mr. James Good
940 Jetton Street, Unit 14
Davidson, NC 28036

Email: james@spiritedcyclist.com

Re: Spirited Cyclist – Change of Use (#437326)
Small Plan Approval

Please be advised the above referenced plan has been approved, as noted, by the Town of Huntersville Planning and Engineering Departments. This approval is required prior to the initiation of land development activities and is good for 3 years from the approval date. Please note land development activities must comply with applicable ordinances including the Town of Huntersville Sediment and Erosion Control Ordinance.

Zoning Approval Conditions Include:

1. No outdoor lighting is approved, if lighting is proposed an RTAP with a photometric plan is required prior to CO.
2. Final plat is required for landscape easement and ROW dedication, to be recorded prior to CO.
3. Any public improvements not built are required to have a secured bond prior to final plat approval.
4. Screening required by code for front yard backflow prevention.

Please be advised no work shall begin on site prior to the pre-construction meeting. Contact the Town of Huntersville Development Code Officer, Au'Darius Blackwood at (704) 766-2251 or ablackwood@huntersville.org to set up a pre-construction meeting **before** land disturbance.

Approved and stamped plans are accessible through the “Approved Package” section in EPM for print. Please print and bring a copy of these approved plans to the meeting with Mr. Blackwood. Please also keep one set of stamped plans on site, at all times.

The Financially Responsible Owner (FRO) is responsible for ensuring this project meets all federal, state and local town codes, ordinances and standards, including the installation of sediment and erosion control measures on the site.

Thank you,

A handwritten signature in black ink, appearing to be the initials "JG" followed by a flourish.

Town of Huntersville (Commercial) Principal Planner



CC: Town of Huntersville Land Development – Michael MacIntyre
Town of Huntersville Engineer – Andrew Cheek
Town of Huntersville Development Code Officer – Au’Darius Blackwood
Town of Huntersville Land Development Erosion Control Coordinator – Anne Loftin
Town of Huntersville Land Development Roadway Coordinator – Cecil Talbot
Town of Huntersville Construction Engineer – Kevin Garton
Mecklenburg County GIS – Angela Norward
DPR Associates – Chris Young
File Path: M:\PLANNING\Commercial Site Plans\16601 Old Statesville Road - Change of Use
(#437326)\Approved Package (#437326)