

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Amanda Dumas
Edwin Quarles
LaToya Rivers
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA
Regular Town Board Meeting
June 17, 2025 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube [@townofhuntersvillenc28078](https://www.youtube.com/watch?v=@townofhuntersvillenc28078)

1. Pre-meeting - 4:30 p.m.

1.A. Requests from External Agencies. *(Pattie McGinnis)*

2. Call to Order

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Announcements

6. Public Comments, Requests, or Presentations

6.A. A Proclamation for Parks and Recreation Month. *(Mayor Christy Clark)*

6.B. A Proclamation for Juneteenth Day. *(Mayor Christy Clark)*

6.C. Jeremy Shook, Chair of Environmental Sustainability Committee, to provide overview of ESC goals for the coming year.

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the April 1, 2025 Regular Town Board Meeting. *(Janet Pierson)*

- 8.B. Approve budget amendment appropriating Community Needs Contributions in the amount of \$10,730 to the Miscellaneous Expense - Community Emergency Needs Expense account. (*Pattie McGinnis*)
- 8.C. Approve budget amendment in the amount of \$550,000 to cover the results of HFFA operations in FY2025. (*Pattie McGinnis*)
- 8.D. Approve Fifth Amendment to the Huntington Green Capital Project Ordinance for additional funds awarded by the Community Development Block Grant. (*Pattie McGinnis*)
- 8.E. Approve Resolution to acquire right of way and/or easements necessary for the construction of the Ferrelltown Parkway Extension Project. (*Stephen Trott*)
- 8.F. Accept streets in Courtyards at Eastfield Farm of Town Maintenance. (*Kevin Fox*)
- 8.G. Accept street in Asbury Park Subdivision for Town Maintenance. (*Kevin Fox*)
- 8.H. Accepts streets in the Huntson Reserve Subdivision for Town Maintenance. (*Kevin Fox*)
- 8.I. Accept streets in the Olmsted Subdivision Phase 2A and 2B for Town Maintenance. (*Kevin Fox*)

9. Public Hearings

10. Other Business

- 10.A. Consider decision on Petition #R24-07, a request to rezone 106 acres located east of the intersection of Hambright Road and Everette Keith Road to develop a single-family detached and attached house subdivision. (*Brad Priest*)
- 10.B. Consider approving the purchase of two Seagrave Marauder Pumper Trucks for a total of \$2,564,007. (*Chief Jim Dotoli*)
- 10.C. Consider approving budget amendment appropriating Emergency Services Fund Balance in the amount of \$2,564,007 to Capital Outlay for the purchase of two Seagrave Marauder Pumper trucks from Seagrave Fire Apparatus, LLC. (*Pattie McGinnis*)
- 10.D. Consider approving amendment to the Lake Norman Charter School Joint Use Agreement. (*Michael Jaycocks*)
- 10.E. Consider appointing one (1) member to the Environmental Sustainability Committee due to a vacancy. (*Bobby Williams*)

- 10.F. Consider approving Agreement for Purchase and Sale of Real Property - 15318 NC Hwy 73, Huntersville, NC 28078 (*Anthony Roberts*)
- 10.G. Consider authorizing Town Manager to execute Purchase Agreement for property located at 403 Huntersville-Concord Road. (*Bobby Williams*)
- 10.H. Consider approving budget amendment appropriating Fund Balance in the amount of \$750,000 for purchase of land and related expenses for 403 Huntersville-Concord Road. (*Bobby Williams*)

11. Closing Comments

12. Adjourn

General Meeting Information

Town Board:

The Town of Huntersville Mayor and Board of Commissioners are elected for two-year terms. Huntersville operates under the council-manager form of government, which establishes the Town's policies that are carried out by the Town Manager and staff. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in the Town Hall at 6:00 p.m. on the first and third Tuesday of each month (unless otherwise posted). Agendas are published Thursdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. (*Public Comment and Public Hearing Policy - Amended February 19, 2024*)

Special Accommodations:

Please contact the Town Clerk, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Janet Pierson can be reached at clerk@huntersville.org or 704-875-6541.

Huntersville - Non-profit Agencies
FY 2026 Budget Request

	<u>FY 2022 Budget Approved</u>	<u>FY 2023 Budget Approved</u>	<u>FY 2024 Budget Approved</u>	<u>FY 2025 Budget Approved</u>	<u>FY 2026 Budget Requested</u>
External Agencies					
General Fund					
Ada Jenkins	20,000	35,000	30,000	35,000	82,500
Angels & Sparrows - Food Security program	5,000	35,000	40,000	20,000	30,000
Angels & Sparrows - Pathway program		-	-	40,000	75,000
Arts and Science	-	-	5,002	15,000	
Bags of Hope	-	20,000	15,000	15,000	25,000
Caterpillar Ministries	15,000	20,000	30,000	40,000	50,000
Hope House	10,000	20,000	20,000	20,000	20,000
Seasons of Giving	-	-	3,000	-	-
Pottstown Heritage Group	-	-	-	10,000	20,000
North Carolina Youth Orchestra	-	-	-	-	15,000
Beds for Kids (new)	-	-	-	-	10,000
	<u>50,000</u>	<u>130,000</u>	<u>143,002</u>	<u>195,000</u>	<u>327,500</u>
Tourism					
Hugh Torance	12,000	15,000	20,000	15,000	30,000
Rural Hill	20,000	20,000	20,000	-	-
Carolina Raptor Center	20,000	5,000	-	-	10,000
	<u>52,000</u>	<u>40,000</u>	<u>40,000</u>	<u>15,000</u>	<u>40,000</u>
Total	<u>102,000</u>	<u>170,000</u>	<u>183,002</u>	<u>210,000</u>	<u>367,500</u>
Not eligible:					
Central Mecklenburg American Legion Post 321	-	-	-	-	40,000
Cook Community Clinic	-	-	-	-	15,000
Make an Impact	-	-	-	-	50,000
Contract Services: - Police					
North Meck Crime Stoppers	2,000	5,000	5,000	5,000	5,000

ADA JENKINS



Nonprofit Funding Request FY25-26

Name of Organization

Ada Jenkins Families and Careers Development Center Inc. (dba Ada Jenkins Center)

Mission of Organization:

We exist to help people create lasting solutions to economic mobility

Primary Contact Information Regarding Funding Request:

Name: Dawne Kakitsis
Email Address: dawne.kakitsis@adajenkins.org
Address: 212 Gamble St. Davidson NC
Phone Number: 704-896-0471 ext. 150

Executive Director Contact Information:

Name: Harold E. Rice Jr.
Email Address: harold.rice@adajenkins.org
Address: 212 Gamble St. Davidson NC
Phone Number: 704-896-0471

Total Amount of Funding Requested: \$ 82,500 Will any of the requested funds be used to match other grants? If so, which grants? No

Tax Exempt Status: (circle applicable status)

☒ 501(c)(3)	☐ 501(c)(7)
☐ 501(c)(4)	☐ 501(c)(8)
☐ 501(c)(5)	☐ 501(c)(9)
☐ 501(c)(6)	Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

A handwritten signature in black ink, appearing to read "Harold E. Rice Jr.", with a stylized flourish at the end.

Date: 5/27/2025

Print Name: Harold E. Rice Jr.

Print Title: CEO

PERFORMANCE MEASUREMENT

Organization Name:

Ada Jenkins Center

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of unduplicated clients from Huntersville (includes children in household)	650	1,059	800	ends 6/30	1,100
Number of Huntersville clients receiving Economic Mobility services	110	125	110	ends 6/30	NA- changed focus
Number of unduplicated Huntersville clients receiving Financial Support	186	227	210	ends 6/30	225
Number of clients served at Huntersville VITA site / # Huntersville residents	75/50	182/108	75/50	ends 6/30	NA- changed focus
Number of Huntersville students participating in LEARN Works satellite site	30	19	45	ends 6/30	NA- changed focus

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
% of clients who increase savings and/or income	80%	76%	80%	ends 6/30	NA- changed focus
% of households that attain/improve safe, decent and affordable housing	80%	87%	80%	ends 6/30	NA- changed focus
Total VITA tax preparation savings for Huntersville clients	\$18,750	\$45,500	\$18,750	ends 6/30	NA- changed focus
% of elementary students who increase their reading scores	85%	100%	85%	ends 6/30	NA- changed focus

BUDGET DETAILS

Organization Name:

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding	55,000	25,000	25,000
Town of Huntersville Funding	30,000	35,000	82,500
Other Municipality Funding	9,052	207,552	22,015
United Way Funding	41,007	41,007	426,007
Federal and State Funding	40,000	40,000	543,208
Local Contributions	511,833	571,428	202,625
Program/Service Fees/Other fees			
Other (Please specify):			
Total Revenue	686,891	919,987	1,301,355

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses	288,296	299,663	323,160
Operating Expenses	20,990	31,138	32,695
Capital Expenses			
Other (Please Specify):			
Emergency Assistance	371,312	580,490	940,000
Software and technology	1,125	4,299	5,500
Travel, Training	5,169	4,397	-
Total Expenses	686,891	919,987	1,301,355

Nonprofit Funding Request - FY 2025-2026

Name of Organization: Ada Jenkins Center

- 1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.**

The Ada Jenkins Center exists to help people in our community build lasting solutions to economic stability. AJC's vision is to strengthen the safety net for vulnerable residents – supporting them as they work toward economic stability – and dismantle the systemic barriers and attitudes that have generated the need for a safety net to begin with. Our goal is to strengthen the likelihood that clients will sustain themselves financially, with education and subsidized resources and programs.

The Ada Jenkins Center respectfully requests a total of \$82,500 in support from the Town of Huntersville. This support would be used to help supplement our Economic Mobility Department Program efforts- specifically related to Critical Financial Assistance. This is a change in focus from previous requests and is the direct result of the increasing need for financial assistance for residents of Huntersville and other towns in North Mecklenburg County.

During FY24, we provided 169 households (402 individuals) with over \$340,000 in emergency funds (for rent, mortgage, utilities, childcare, etc.)- an increase of \$58,000 and serving 53 additional families over the previous fiscal year. 56% of households that were provided with critical financial assistance were in Huntersville- equating to approximately \$165,000.

- 2. If applicable, please describe the target population that will be served with the requested funds.**

While we typically serve clients whose annual household income is less than or equal to 250% of the Federal Poverty Level (\$80,375 for family of 4 in 2025), during our recent fiscal year, approximately 85% of the clients we served have incomes of 150% or less of the federal poverty limit and 60% or less of the Area Median Income (\$63,600 for family of 4). However, the increasing need for critical financial assistance for both low income and previously financially stable households continues to broaden the demographic of those we serve.

- 3. How will the program or service for which funds are requested address the problem or identified need?**

The requested funds will be used to support Huntersville residents through the services within our Economic Mobility program- specifically with critical financial assistance for rent/mortgage, utility, or childcare assistance. For FY25, an increase in the amount of funds available per household (now \$2,200) was necessary to remain effective against

increasing demand. As of today, we have exceeded our FY 2025 budgeted amount of \$352,000 for financial assistance. In consecutive years, we've temporarily depleted funding before the fiscal year end, impeding us from assisting some clients with critical needs. The purpose of repositioning the focus of our request is to help minimize this gap in service and assist as many Huntersville residents as possible through our financial assistance program.

4. How many Town residents will be directly impacted by the funds requested?

We have seen an increase in demand from residents of Huntersville for all programming including economic mobility programming and financial assistance. For reference purposes, this most recently completed year, Huntersville residents made up 43.5% of clients served across all services. Additionally, 227 unduplicated people benefited from receiving critical financial assistance. We anticipate the next fiscal year's numbers to be comparable.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

The Ada Jenkins Center will continue to serve area residents in need at the capacity at which we can; however, as previously mentioned, despite an increase in budgeted funds designated for critical financial assistance over the last two years, the funds were still depleted prior to the end of our fiscal year. Therefore, a decrease in funding would likely mean a decrease in the number of households we can serve with critical financial assistance needs, as well as increase the length of time in which we must decline applications.

6. Describe the organization's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

To our knowledge, there is no duplication of Town services. Throughout our long-standing partnership, we continue to stay connected to Town of Huntersville leadership and informed of Town-related services and activities to ensure we are partnering where applicable and serving town residents to the best of our ability. Additionally, while other nonprofits provide individual services to residents in north Mecklenburg County, Ada Jenkins Center is the only human service organization providing comprehensive (wrap-around) services: food pantry + education/employment coaching + afterschool academics + housing coaching + financial coaching + social work case managers.

ANGELS AND SPARROWS
FOOD SECURITY PROGRAM



Nonprofit Funding Request **FY25-26**

Name of Organization **Angels and Sparrows Soup Kitchen Inc. DBA Angels & Sparrows Community Table and Resource Center**

Mission of Organization: **We empower low-income families to overcome barriers and gain upward mobility by ensuring food security and providing access to essential educational opportunities**

Primary Contact Information Regarding Funding Request: Executive Director Contact Information:

Name:	Cindy Deutsch	Name:	Jessika Tucker
Email Address:	cindy@angelsandsparrows.org	Email Address:	jessika@angelsandsparrows.org
Address	P.O. Box 315, Huntersville, 28070	Address	P.O. Box 315, Huntersville, 28070
Phone Number	847-340-5102	Phone Number	704-650-7232

Total Amount of Funding Requested: **\$30,000**

Will any of the requested funds be used to match other grants? If so, which grants? **No**

Tax Exempt Status: (circle applicable status)

501(c)(3)	501(c)(7)
501(c)(4)	501(c)(8)
501(c)(5)	501(c)(9)
501(c)(6)	Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be used to complete the required Nonprofit Agency Funding Agreement.

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Cindy Deutsch

Date: 5/25/2025

Print Name: Cindy Deutsch

Print Title: Development Director

PERFORMANCE MEASUREMENT

Organization Name:

Angels and Sparrows Soup Kitchen Inc. DBA Angels & Sparrows Community Table

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Forecast	Target
Weekday Seated Meal Service (includes to-go meals)	40,000	43,337	40,800	52,036	53,077
Marketplace Fresh Food	160,000	149,954	163,200	161,104	164,326
Emergency Pantry	24,000	24,940	24,480	29,645	30,238
Neighborhood Outreach	10,430	16,711	10,639	20,545	20,956
Summer Bag Lunches	12,250	14,151	12,495	12,671	12,924
Holiday Pantry Stocking Event	0	3,352	3,419	8,261	8,426

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2023		FY 2024		FY 2025
	Target	Actual	Target	Actual	Target
<i>Weekly Seated Meals, Including To-go</i>					
<i>providing personal information, we are unable to track</i>					
<i>specific outcomes.</i>					

BUDGET DETAILS

Organization Name:

Angels and Sparrows Soup Kitchen Inc. DBA Angels & Sparrows Community Table

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
Foundations & Corporate	\$54,000	\$27,500	\$76,460
Local Contributions	\$148,419	\$86,562	\$90,000
In-Kind Donations	\$842,140	\$933,424	\$986,467
Town of Huntersville	\$0	\$30,000	\$30,000
Town of Cornelius (To Be Requested)	\$0	\$10,000	\$10,000
Total Revenue	\$1,044,559	\$1,087,486	\$1,192,927

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses	\$106,756	\$109,959	\$166,798
Direct Program Operating Expenses	\$912,723	\$940,104	\$971,229
Other: Cleaning services, security, storage, utilities, supplies	\$25,080	\$37,423	\$54,900
Total Expenses	\$1,044,559	\$1,087,486	\$1,192,927

Town of Huntersville – Nonprofit Funding Request FY 2026
Narrative – Food Security Program

Please identify the program or service for which funding is requested, and describe the problem or need your Organization will address with the requested funds:

Angels & Sparrows is requesting funding for its Food Security Program.

Problem or Need Addressed:

Food insecurity is the lack of consistent access to nutritious food in order to maintain one's health and wellbeing. According to Feeding America more than 148,000 individuals in Mecklenburg County are food insecure. According to their website, groups disproportionately impacted by food insecurity include children, people of color, low-income families, immigrants, LGBTQ+ individuals, people with disabilities, formerly incarcerated individuals, and single-parent households. Food insecurity can lead to chronic health problems, higher healthcare costs, lower grades for kids, and difficulty working for adults.

Angels & Sparrows addresses food insecurity by providing free healthy meals and fresh groceries to Huntersville residents, including children, people of color, low-income families, and others disproportionately impacted by food insecurity. As the only nonprofit in North Mecklenburg County offering reliable access to nutritious food each weekday, we aim to alleviate hunger and improve the well-being of those facing financial hardship. Our program supports child and family stability by ensuring dignified access to nutritious food, reducing reliance on harmful coping strategies that undermine physical and mental health. By addressing food insecurity, we help residents maintain steady employment and consistent school attendance, as improved nutrition supports focus, energy, and overall well-being.

Program Initiatives:

Our Food Security Program reaches approximately 2,800 individuals from over 1,000 area families and includes:

Weekday Seated Meal Service

Marketplace Fresh Groceries

Emergency Pantry

Neighborhood Outreach

Summer Bag Lunches

Use of Funds:

The grant funds requested will be used to:

- Purchase food and supplies
- Support operational costs

Town of Huntersville – Nonprofit Funding Request FY 2026
Narrative – Food Security Program

If applicable, please describe the target population that will be served with the requested funds:

Our Food Security Program serves low-income individuals and families residing in under-resourced communities such as Pottstown, Huntington Green, Deer Hill Apartments, Huntersville Apartments, Park View Apartments, and White Hill Apartments. Struggling to make ends meet, food is often the trade-off to ensure that they can pay for rent, gas, or vital medication.

Ethnicities Served (percentages based on 45% of guests who willingly provide info):

62% Hispanic or Latino

21% Black

14% Caucasian

3% Unknown

We do not require anyone to provide personal information to participate in our Food Security Program. We also provide low-income families with access to essential educational opportunities through our Pathway Program, which requires an enrollment application with income details.

The average annual income of participating Pathway families is \$32,460, which we use as a proxy to verify that most families participating in our Food Security Program qualify as Low-to-Moderate Income (LMI) because 80 families currently participating in our Pathway Program were also participants in our food security program before enrolling. 55% of Pathway program participants reside in Huntersville.

How will the program or service for which funds are requested address the problem or identified need?

1. Our Food Security Program takes place at our Community Table located at 15016 N. Old Statesville Road, Huntersville, NC 28078.
2. Beneficiaries receive a meal and access to our Fresh Food Marketplace by visiting during our operating hours any weekday (Monday-Friday) between 11 a.m. and 1 p.m.
3. Food is distributed to families from our Emergency Pantry as needed. Additionally, we maintain an on-site emergency pantry at Deer Hill Apartments and work with the property manager to ensure the food security needs of residents who work during our operating hours are met.
4. We collaborate with East Huntersville Community Outreach, who delivers meals and groceries from our Community Table to Pottstown residents who are homebound, lack transportation, or work during our operating hours.

Town of Huntersville – Nonprofit Funding Request FY 2026
Narrative – Food Security Program

5. We provide referrals to nonprofit partners to address other critical needs.

How many Town residents will be directly impacted by the funds requested?

Last year, we provided over 49,000 meals to Huntersville residents through our Food Security Program initiatives. While we don't require visitors to provide any information to enjoy a meal at our Community Table, we do ask for address information. Last year, 45% of our visitors shared their address information. Based on this data, we served 271 Huntersville households, comprising 784 individuals.

This number doesn't include residents of Deer Hill Apartments, who receive meals through an on-site emergency pantry, or those reached through our collaboration with East Huntersville Community Outreach in Pottstown. It also excludes children participating in our Summer Bag Lunch Program.

Access to reliable transportation is a significant barrier for individuals living in poverty, making it difficult for them to travel great distances for assistance, explaining why a higher percentage of Huntersville residents visit our Community Table. We estimate that we serve an additional 400+ households from Huntersville, increasing the number of residents served by approximately 800 individuals. Therefore, the total number of Huntersville residents served is likely close to 1,400 individuals.

Describe the impact on your organization, clients, service or program if the requested funding is not approved?

Without the requested funding, our organization will face significant challenges in continuing essential services for Huntersville residents. Federal grant changes, including the elimination of the Emergency Food and Shelter Program and reductions to USDA food programs, have strained our resources, while food donations from grocery store partners declined by 17% last year—resulting in a shortage of 28,000 meals. Rising food costs—up 23.6% between 2020 and 2024 and projected to increase another 2.7% this year—have further intensified the financial burden, despite our most recent 990 showing record-high in-kind donation values.

If funding is not secured, we may be forced to eliminate our Neighborhood Outreach efforts and struggle to sustain vital programs such as Weekday Seated Meal Service, Marketplace Fresh Groceries, and the Emergency Pantry. This would directly impact the food security of over 1,400 individuals in Huntersville, leaving many without reliable access to nutritious food.

Town of Huntersville – Nonprofit Funding Request FY 2026

Narrative – Food Security Program

Describe the organization's relationship to Town Departments related to services or programs that your organization provides? How does your organization coordinate those services with Town provided services? Is there any duplication of service?

The Town of Huntersville does not provide weekday, seated meal service or distribute free food on a consistent basis. Mecklenburg County offers congregate meals to senior citizens aged 60 years and older at the David B. Waymer Center on weekdays. Spouses and people with disabilities who are younger than 60 years old and reside with a qualified program participant may also receive congregate meals. All participants must register to participate.

ANGELS AND SPARROWS

PATHWAY PROGRAM



Nonprofit Funding Request **FY25-26**

Name of Organization **Angels and Sparrows Soup Kitchen Inc. DBA Angels & Sparrows Community Table & Resource Center**

Mission of Organization: We empower low-income families to overcome barriers and gain upward mobility by ensuring food security and providing access to essential educational opportunities.

Primary Contact Information Regarding Funding Request:

Executive Director Contact Information:

Name: **Brandi Jones**
Email Address: **brandi@angelsandsparrows.org**
Address: **P.O. Box 315, Huntersville 28070**
Phone Number: **704-232-1294**

Name: **Jessika Tucker**
Email Address: **jessika@angelsandsparrows.org**
Address: **P.O. Box 315, Huntersville 28070**
Phone Number: **704-650-7232**

Total Amount of Funding Requested: **\$75,000.00**

Will any of the requested funds be used to match other grants? If so, which grants?

Tax Exempt Status: (circle applicable status)

501(c)(3) ~~501(c)(7)~~
~~501(c)(4)~~ ~~501(c)(8)~~
~~501(c)(5)~~ ~~501(c)(9)~~
~~501(c)(6)~~ Other (Please explain) _____

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Brandi Jones

Date: 5/25/2025

Print Name: Brandi Jones
Program Director

PERFORMANCE MEASUREMENT

Organization Name: **Angels & Sparrows Soup Kitchen Inc. DBA Angels & Sparrows Community Table and Resource Center**

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of adults enrolled in GED classes	12	8	8	10	8
Number of adults enrolled in ESL/English classes	40	51	60	93	70
Number of adults receiving career/vocational training	10	2	5	10	10
Number of families enrolled in mobility mentoring	8	8	8	10	8
Number of students enrolled in high quality tutoring	40	56	60	84	60
Number of students enrolled in career/college readiness	12	19	20	26	20

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
80% of Mobility Mentoring participants will achieve their development goals	80%	75%	80%	90%	80%
75% of ESL students will improve their English skills	75%	77%	75%	**	75%
75% of adults enrolled in career/vocational training will successfully complete the program	75%	100%	75%	90%	75%
80% of students enrolled in tutoring will improve or maintain their reading skills	80%	98%	80%	**	80%
80% of students enrolled in tutoring will improve or maintain their math skills	80%	93%	80%	**	80%
80% of high school seniors will enroll in college/technical/trade school	80%	100%	80%	100%	80%

BUDGET DETAILS

Organization Name: **Angels and Sparrows Soup Kitchen Inc. DBA Angels & Sparrows Community Table and Resource Center**

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding	463,947	424,389	-
Town of Huntersville Funding	40,000	40,000	75,000
Other Municipality Funding - Town of Cornelius	-	-	10,000
United Way Funding	-	-	-
Federal and State Funding	-	-	-
Local Contributions	17,011	111,678	250,916
Program/Service Fees/Other fees	-	-	-
Other (Please specify): Grants & Foundations	20,000	24,000	100,000
Other (Please specify): Fundraisers	8,379	10,000	70,000
Total Revenue	549,337	610,067	505,916

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses	134,550	138,587	96,918
Operating Expenses	349,719	405,112	340,639
Other (Please Specify): Rent, Utilities, Building Maintenance	65,068	66,368	68,359
Total Expenses	549,337	610,067	505,916

Town of Huntersville Nonprofit Funding Request FY 25-26

Narrative - Pathway Program

Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.

In Mecklenburg County, 10% of the population, or roughly 116,000 people, live in poverty. This issue affects thousands of low-income families in Huntersville, Cornelius, and Davidson, where interventions are limited. Barriers such as conflicting work schedules, unreliable transportation, and lack of affordable childcare hinder their access to interventions in Charlotte, highlighting the need for local interventions that promote financial stability and upward mobility.

Our Pathway Program bridges this gap by implementing a 2Generation framework with the goal of increasing household income and improving long-term economic outcomes. Parents and children attend classes together, reducing the need for childcare, and classes occur in Huntersville, lowering transportation costs and commute time. By addressing these barriers, we empower families to achieve greater economic stability. This program ensures that low-income families receive access to comprehensive support, mentorship, and career readiness opportunities within their own community. The Pathway Program is the only cohesive, 2Generation academic and workforce development initiative in the local community promoting financial stability.

If applicable, please describe the target population that will be served with the requested funds.

The work supported by this funding targets low-income adults and children residing in the same household. We identify LMI participants by comparing their income to the Federal Poverty Guidelines and the Area Median Income.

Average Annual Income: \$32,460

Average Rent Burden: 42%

Demographic information for the 80 families (155 individuals) currently participating in the program:

Ethnicity: Hispanic/Latinx: 97% Asian: 2% Black: 1%

Gender: Female: 64% Male: 36%

Age:

Children aged 5 to 12: 26%

Adults aged 13 to 18: 19%

Seniors aged 18 and over: 55%

Town of Huntersville Nonprofit Funding Request FY 25-26

Narrative - Pathway Program

How will the program or service for which funds are requested address the problem or identified need?

Program Scope:

- Adults: Evening and daytime English classes, evening HSE classes, with progression to vocational training or post-secondary programs.
- Grades K-5: Literacy support, tutoring, and mentoring.
- Grades 6-8: Social emotional learning and life development skills, tutoring and mentoring.
- High School: Tutoring, mentoring, ACT/SAT Prep, college & career readiness.
- Mobility Mentoring: Individualized goal setting, coaching, and resource navigation.
- Wraparound Services: Food security, financial & transportation assistance, mental health services, financial literacy workshops, and referrals.

Our facility is located at 320 S. Seagle St., Huntersville, NC, 28078. Adults engage in group classes, and children receive one-on-one and group tutoring. Our team includes staff, contractors, educators, certified tutors, and volunteers. We collaborate with several nonprofit partners to enhance the effectiveness of our programming including Academy of Goal Achievers, The Facts Initiative, Flyin' Lion Ministries, and CommonWealth Charlotte.

Engagement Frequency:

- Adults: ESL & HSE classes 2 evenings per week for 2 hours; daytime Conversational English classes 2 days per week for 2 hours.
- Children (all): 2 evenings per week for 2 hours.
- Mobility Mentoring: Bi-weekly and as needed individual sessions.
- Wraparound Services: As needed based on a family's situation.

How many town residents will be directly impacted by the funds requested?

The funds requested will support our efforts to enroll 155 individuals in the program, including 85 town residents. This funding will help us provide essential services to all Pathway participants, ensuring the broader community benefits from the program's 2Generation framework.

Town of Huntersville Nonprofit Funding Request FY 25-26

Narrative - Pathway Program

Describe the impact on your organization, clients, service or program if the requested funding is not approved.

If the requested funding is not approved, our organization will face significant challenges in maintaining and expanding our services. Specifically, the impact will be felt in the following areas:

1. **Program Continuity:** Without the necessary funding, we will struggle to sustain existing enrollment and programming levels.
2. **Family Support:** Pathway families residing in Huntersville rely on the accessibility of educational resources and support within their community. A lack of funding would result in fewer wraparound services, potentially leaving them without critical assistance.
3. **Educational Opportunities:** The Pathway Education Program, which uses a 2Generation framework, is vital for upskilling adults and supporting children's development. Without funding, we may be unable to provide the necessary educational interventions, impacting the long-term success and upward mobility of Pathway families.
4. **Community Impact:** Our programs have a profound impact on the community by increasing the skilled workforce and tax base. Reduced funding would limit our ability to achieve these outcomes, diminishing the overall positive impact we strive to make.

Describe the organization's relationship to Town Departments related to services or programs that your organization provides? How does your organization coordinate those services with Town provided services? Is there any duplication of service?

To our knowledge, the Town does not offer a cohesive tutoring and education program using a 2Generation framework, and there is no duplication of services. While Ada Jenkins offers its 'LearnWorks' program at the David B. Waymer Center, and Caterpillar Ministries provides a tutoring program for school-age youth and teens, these programs are limited in scope. Caterpillar Ministries' programming is restricted to residents of the Huntington Green neighborhood.

The Huntersville community offers many 'after-school' programs geared toward school-age children. However, the Pathway Education Program is distinct in that it is not an 'after-school' program. Our program's Two-Generation approach recognizes that a child's success and development are interconnected and interdependent upon the adult(s) in their life and the resources those adults can provide. By offering interventions to assist both children and adults, we aim to create permanent change, upward mobility, and generational wealth.

Brandi Jones, our Program Director, serves on the Lake Norman Education Collaborative. Four Pathway teens have applied to participate in Make an Impact's Kids Learn Internship Program (formerly LNED's Pivot Program). These relationships have allowed us to broaden our programming and expose our Pathway teens to available employment opportunities in

Town of Huntersville Nonprofit Funding Request FY 25-26

Narrative - Pathway Program

Huntersville, whether they decide to continue to post-secondary education or immediately join the workforce upon graduation from high school.

Additional Information:

Betty

Betty's journey is a testament to the impact of our Pathway Program: By enrolling in our daytime Conversational English class, Betty improved her speaking skills, which was a crucial first step. Guided by our Mobility Mentor™, she progressed to the Transition to Employment Program offered by Flyin' Lion Ministries in Huntersville. This intensive six-week program prepared her for a career in the food service industry. Betty's dedication was evident as she continued attending Conversational English classes during the day and culinary training classes three evenings each week. Her hard work paid off when she earned her ServSafe certification and was hired by Flyin' Lion Ministries, earning \$15/hour.

Betty's success story illustrates how our Pathway Program provides comprehensive support, from skill development to career readiness, helping individuals achieve their goals and improve their lives.

Johan

Johan's journey with the Pathway Program began when he was a senior in high school. Upon graduating in 2023, he told us the financial literacy workshop he attended was very impactful. With the unwavering support of the Angels & Sparrows team, Johan secured a scholarship from the Academy of Goal Achievers to help cover his tuition. He enrolled in the CPCC online program and continued regular check-ins with our Pathway Mobility Mentor™.

This month, Johan will proudly complete his associate's degree and is set to pursue a bachelor's degree in cyber security at UNCC as a junior this fall! His story is a testament to the Pathway Program's role in providing essential guidance, support, and opportunities for academic success, making these resources accessible to low-income students like Johan.

The Pathway Program has already made a significant difference in the lives of low-income families. Success stories, like Betty's and Johan's, along with data illustrate the positive outcomes, such as increased household income, improved educational attainment, and enhanced career readiness. These achievements contribute to the overall well-being of the community by increasing the skilled workforce, enhancing the tax base, and fostering a supportive environment for every family.

Town of Huntersville Nonprofit Funding Request FY 25-26

Narrative - Pathway Program

Despite the proven success and urgent need for our program, we face significant funding challenges. With the conclusion of ARPA funding, Mecklenburg County's decision not to provide funding to nonprofits in FY2026, and fierce competition among foundation and corporate funders, local support is more crucial than ever.

We respectfully request the Town's support to ensure the continuity of the Pathway Program.

Town support will enable us to:

- Sustain existing programming levels and expand services to meet growing needs.
- Provide comprehensive wraparound services to low-income families, ensuring they receive critical assistance.
- Continue offering educational interventions that promote long-term success and upward mobility.
- Maintain operational stability, allowing us to deliver services consistently and efficiently.

Supporting the Pathway Program is an investment in Huntersville's future. By empowering low-income families to achieve greater economic stability, we contribute to the overall prosperity and well-being of Huntersville and its residents. We invite the Town to join us in making a lasting positive impact on our community.

Thank you for considering our request.

ARTS AND SCIENCE



Nonprofit Funding Request

FY25-26

Name of Organization Arts, Sciences & Cultural Council of Charlotte/Mecklenburg, Inc.

Mission of Organization: Investing in people, programs and ideas that move us toward a more equitable, sustainable and innovative creative ecosystem.

Primary Contact Information Regarding Funding Request:

Name: Abigayle Davis
Email Address: abi.davis@artsandscience.org
Address 220 N Tryon St, Charlotte, NC 28202
Phone Number 704.355.3050

Executive Director Contact Information:

Name: Adam Santalla Pierce
Email Address: adam.santalla@artsandscience.org
Address 220 N Tryon St, Charlotte, NC 28202
Phone Number 704.355.3051

Total Amount of Funding Requested: 42,395 Will any of the requested funds be used to match other grants? If so, which grants? N/A

Tax Exempt Status: (circle applicable status)

501(c)(3)	501(c)(7)
501(c)(4)	501(c)(8)
501(c)(5)	501(c)(9)
501(c)(6)	Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be used to complete

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Date: 6/8/25

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PERFORMANCE MEASUREMENT

Organization Name:

Arts, Sciences & Cultural Council of Charlotte/Mecklenburg, Inc.

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of Huntersville residents on ASC Advisory Councils	2	1	3 N/A		3
Number of Culture Blocks grantees providing programming for	35	47 YTD	40	104	110
Culture Blocks dollars invested in Block 10	\$55,000	\$67,964 YTD	\$60,000	\$ 87,380.00	\$ 65,000.00
Culture Blocks dollars invested in creatives residing in Huntersville to deliver funding across the county	\$25,000	\$50,312 YTD	\$30,000	\$ 24,605.00	\$ 30,000.00

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Expand ASC-funded cultural activities offered for Huntersville	Upward	Upward	Upward	Upward	Upward
Increasing level of Huntersville residents' satisfaction with	Increasing	Increasing	Increasing	Increasing	Increasing

BUDGET DETAILS

Organization Name:

Arts, Sciences & Cultural Council of Charlotte/Mecklenburg, Inc.

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding	\$ 3,535,500.00	\$ 9,035,000.00	\$ 9,035,000.00
Town of Huntersville Funding	\$ 5,002.00	\$ 15,000.00	\$ 42,395.50
Other Municipality Funding	\$ 1,339,000.00	\$ 1,320,604.00	\$ 1,302,208.00
United Way Funding	\$ -	\$ -	
Federal and State Funding	\$ 918,768.00	\$ 384,447.00	\$ 351,364.00
Public Art	\$ 1,300,000.00	\$ 1,300,000.00	\$ 2,244,801.00
Program/Service Fees/Other fees	\$ 1,102,559.00	\$ 1,049,759.00	\$ 997,000.00
Contributed support: Corporate, Fdn, Individual, Estate)	\$ 1,388,000.00	\$ 1,385,000.00	\$ 1,382,000.00
Total Revenue	\$ 9,588,829.00	\$ 14,489,810.00	\$ 15,354,768.50

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses	\$ 1,580,858.00	\$ 1,580,858.00	\$ 1,917,153.00
Operating Expenses	\$ 1,991,917.00	\$ 1,695,192.00	\$ 2,232,028.00
Capital Expenses	\$ -	\$ -	
Other (Please Specify): Subgrants Expenses	\$ 5,637,846.00	\$ 5,396,111.00	\$ 5,154,376.00
Other: Please specify:			
Total Expenses	\$ 9,210,621.00	\$ 8,672,161.00	\$ 9,303,557.00

Nonprofit Funding Request – FY 2025-2026

Name of Organization: Arts, Sciences & Cultural Council of Charlotte/Mecklenburg, Inc.

- 1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.**

The ASC requests funding from the Town of Huntersville to continue supporting robust cultural programming and creative sector investment through several core initiatives: Cultural Vision Grants, Artist Support Grants, Public Art partnerships, and community programming. These programs serve both individual creatives and cultural organizations across the arts, science, and history sectors. ASC programming and initiatives are designed to foster community engagement and economic sustainability for the cultural ecosystems across the Charlotte-Mecklenburg region and beyond. In FY24, ASC invested more than \$80,000 in Huntersville-based arts and culture initiatives. These funds met a range of local needs, supporting community festivals like Hello Huntersville, empowering the North Mecklenburg Community Chorus, and helping individual artists and creatives deliver programming that is locally resonant. The Culture Blocks program, specifically in Block 10, curates offerings based on resident feedback and has reached thousands across Davidson, Cornelius, and Huntersville

- 2. If applicable, please describe the target population that will be served with the requested funds.**

The requested funds will support two primary groups:

- Huntersville residents, including all ages and backgrounds.
- Huntersville-based creatives, including individual artists and community organizations, who rely on ASC's infrastructure for funding, professional development, and programming access.

These groups benefit from ASC's intentional design around community-driven funding decisions: ASC expertly stewards local resources to create access to transformational

experiences for all community members, while ensuring this region is one where artists and creatives can work, live, and thrive.

3. How will the program or service for which funds are requested address the problem or identified need?

ASC uses a resident-informed approach to determine priorities and fund programming. Cultural Vision and Artist Support Grants are selected with advisory panels that reflect community diversity, ensuring equity in representation and decision-making. Culture Blocks programming, rooted in community feedback (e.g., surveys, stakeholder sessions, community gatherings), brings arts and culture directly into neighborhoods, like the David B. Waymer Recreation Center and Veteran's Park Amphitheater, at no cost to residents.

By investing in programs that are curated with and for the community, ASC ensures funds directly improve community engagement and creative sector stability through relevant cultural experiences.

4. How many Town residents will be directly impacted by the funds requested?

While ASC does not assign a fixed headcount, its intent is to serve all 61,000+ residents of Huntersville. This includes:

- Attendees at free community events (e.g., SculpTOUR, Hello Huntersville)
- Participants in Block 10 Culture Blocks programming
- Youth and families involved in artist workshops occurring throughout the Town of Huntersville
- Patrons and performers in the North Mecklenburg Community Chorus
- Creatives in Huntersville receiving grants and professional development

With increased visibility and investment, the number of directly impacted residents is expected to increase significantly in FY25-26.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

Without Town funding, ASC's capacity to meet the cultural needs of Huntersville residents will diminish. Although ASC has committed more than any other Mecklenburg town to

Huntersville in recent years, sustainable growth requires shared municipal investment. Lack of funding would jeopardize:

- Community programming specific to Huntersville
- Support for Huntersville-based creatives
- Collaborative partnerships with local organizations and public art installations
- Momentum built around community engagement and public-private partnerships

Without the requested support, ASC would have to scale back programs just as demand and community interest are rising.

6. Describe the organization's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

ASC has a longstanding partnership with the Town of Huntersville, particularly through Parks & Recreation and the Public Art Commission. Collaborations have included:

- Hello Huntersville Music & Arts Festival
- SculpTOUR at Holbrook Park
- David B. Waymer Center public art installation, and Culture Blocks experiences for residents of all ages

There is no duplication of services. Instead, ASC complements and amplifies Town efforts by providing professional expertise, infrastructure, and access to regional networks and grantmaking systems that the Town does not independently administer. ASC is uniquely positioned as Mecklenburg County's local arts agency, ensuring impactful cultural investment tailored to local needs.

BAGS OF HOPE



Nonprofit Funding Request FY25-26

Name of Organization [Bags of Hope](#)

Mission of Organization: [Bags of Hope seeks to provide hope to the Lake Norman and greater Charlotte area by supplying free weekend food provisions to local students experiencing food insecurity.](#)

Primary Contact Information Regarding Funding Request:

Name: [Nicole Fiehler](#)
Email Address: nicole@BagsofHopeLKN.com
Address: [252 Sink Farm Rd., Mooresville](#)
Phone Number: [704-488-3433](#)

Executive Director Contact Information:

Name: [Ashley Nydish](#)
Email Address: ashley@BagsofHopeLKN.com
Address: [13703 Hagers Ferry Rd., Huntersville](#)
Phone Number: [704-577-2470](#)

Total Amount of Funding Requested: [\\$25,000](#) Will any of the requested funds be used to match other grants? If so, which grants? [No](#)

Tax Exempt Status: (circle applicable status)

501(c)(3)	501(c)(7)
501(c)(4)	501(c)(8)
501(c)(5)	501(c)(9)
501(c)(6)	Other (Please explain)_____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Date: ____ 5.21.25

Print Name: Nicole Fiehler
Print Title Program Coordinator

PERFORMANCE MEASUREMENT

Organization Name: Bags of Hope

Service Outputs

NOTES

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of students receiving a weekend food bag	725	740	800	765	800
Total number of food bags distributed	29,475	24,713	34,350	26,090	33040
Amount of gift cards distributed to students over the extended breaks from school - Thanksgiving, Winter Break and Spring Break (numbre represents \$\$ amount - we distirbute \$20 grocery store gift cards)	\$48,000	\$45,900	\$48,000	\$54,460	\$48,000
Food donations (in-kind donations)	120,000	97,046	122,270	98,139	131902

We run on a fiscal year from July 1 - June 30; 2024 on this spreadsheet represents July 1, 2023 - June 30, 2024, and so on.

We see a trend of numbers bring lower at the beginning of the school year compared to what we budget for, sometimes due to counselor turnover and/or counselors adjusting to the beginning of the school year and all of its' demands!

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Successfully providing for current students enrolled in our program, every weekend of the school year (numbers represent individual students).	725	740	800	765	800

As mentioned above, we run on a fiscal year from July 1 - June 30; 2024 represents July 1, 2023 - June 30, 2024, and so on

Providing an extended break bag and grocery gift card to every students over the extended breaks from school - Thanksgiving, Winter Break and Spring Break (numbers represent bag count).	2300	2536	2400	2686	2400
Receiving at least 40% of food distributed in in-kind donations from individuals, businesses and other corporate entities (grocery stores, food distributors, etc)	40%	29%	40%	46%	50%

It is common for us to distirbute more extended break bags than what is budgeted since we received doantions from the community and are sometimes able to use any extras to distirbute to more students than we normall serve at certain schools.

food distribution total and in-kind donations as of 4.30.25

BUDGET DETAILS

Organization Name:

Bags of Hope

Service / Program Budget

NOTES

this year, on July 1, we switched from an annual budget to a fiscal budget, July 1 - June 30. 2024 will represent calendar year and 2025 will represent July 1, 2024 - June 30 2025, and so on.

	FY 2024	FY 2025	FY 2026
Revenue			
County Funding	25,000	-	-
Town of Huntersville Funding	20,000	20,000	25,000
Other Municipality Funding	30,000	27,500	25,000
United Way Funding	-	-	-
Federal and State Funding	-	-	-
Local Contributions - Individual & Corporate donations	217,923	238,500	253,000
Program/Service Fees/Other fees	-	-	-
Other (Please specify): Additional grants	99,945	147,500	145,000
Other (Please specify): In-kind donations	220,338	268,220	315,552
Other (Please specify): Donated Services	500	500	500
Total Revenue	613,705	702,220	764,052

	FY 2024	FY 2025	FY 2026
Expenses			
Salaries and Related Expenses	69,222	76,050	76,050
Operating Expenses	16,089	19,298	25,548
Capital Expenses	-	-	-
Other (Please Specify): Occupancy	46,600	41,900	40,600
Other (Please Specify): Fundraising	3,290	3,070	5,970
Other (Please Specify): Truck Expenses	4,500	5,500	4,600
Other (Please Specify): Food & Gift Card distribution	488,075	622,350	655,900
Other (Please Specify): Admin/MISC	37,691	23,228	24,966
Other: Please specify: Unusable food	10,500	18,500	12,500
Total Expenses	675,968	809,896	846,134

NOTE:

Bags of Hope has always worked off a deficit on our annual budget, as you can see above. The organization has a special reserve fund available to cover budget shortfalls if needed for a school calendar year. This fund may only be used to cover program expenses and accessed without Board approval. During the 2024- 2025 budget year, we have not had to access the reserve account.

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.

Bags of Hope is directly addressing the chronic and increasing issue of childhood food insecurity by supplying weekend food bags to 750 students in 34 schools in the LKN & Greater Charlotte area each weekend of the school year. 1 out of 6 students in Mecklenburg County live in food insecure homes. While students receive free/reduced school lunch, they may fail to find adequate nutrition at home. We provide each child with all meals & snacks between Friday afternoon and Monday morning when students return to school. Our goal in providing weekend food is to help alleviate the physical and cognitive implications resulting from food insecurity.

The purpose of this grant is to help ensure we have the resources to provide for the 800 students we are budgeted to serve as we kick off the 2025-2026 school year. While we serve several schools with large burdens of childhood food insecurity, other schools in zones of more favorable socioeconomic indicators also have populations impacted by food insecurity, and we aim to ensure these children are not overlooked. We are the only program serving the schools in which we operate and one of the largest backpack programs in the region.

2. If applicable, please describe the target population that will be served with the requested funds.

Our target population are students in the low-moderate income category. As a baseline, most, if not all of the students we serve are recipients of free or reduced price lunch, eligibility determined by the Charlotte-Mecklenburg Schools system. Within this population, we rely on school counselors and social workers to identify students as food insecure. Once parents sign a one-time permission form, their student can enroll in our program. Bags of Hope currently serves an average of 750 students in 34 schools in the Lake Norman and greater Charlotte area, each weekend of the school year. We serve students in Elementary, Middle and High schools and are currently partnering with 29 CMS and charter schools in Mecklenburg County, 2 charter schools in Iredell County and 3 charter schools in Cabarrus County. **See attached for a full list of schools served and additional SES information.**

3. How will the program or service for which funds are requested address the problem or identified need?

This year, a \$25,000 grant from the Town of Huntersville would help provide food for 25 students in our weekend backback program. The nominal cost of a 1-year child sponsorship in our program is \$1,000 (increased from \$750 this school year, due to the increase in cost of food items). We would designate the entire amount of \$25,000 to sponsor these 25 students for the school year, providing 6,650 meals and 9,500 snack, fruit and vegetable items. These bags represent 7,600 pounds of food. Support from the Town of Huntersville alone would directly help eliminate weekend food insecurity for 25 students in the Huntersville community.

4. How many Town residents will be directly impacted by the funds requested?

Of the 34 schools we are serving, 12 are located in Huntersville. We also serve students at William A. Hough High School, where several Huntersville schools feed into. We are serving students at all CMS schools in Huntersville - elementary, middle and high schools - as well as two local Huntersville charter schools, Bonnie Cone Classical Academy and Bonnie Cone Leadership Academy (lower and upper school). The total number of students currently being served at these 12 schools is 315, up from 270 in 2024 and 171 students in 2023. Each student receives a food bag from us each weekend of the school year, with additional larger bags and grocery gift cards to cover three extended breaks; Thanksgiving, Winter Break and Spring Break. A \$25,000 grant from The Town of Huntersville would cover 25 of these 315 students receiving weekend food bags for the entire school year.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

Without the support from the local community, through grants and other individual and corporate donations, Bags of Hope may not be able to continue providing weekend food to the students enrolled in our program and we may have to turn away new requests from students in need. A grant from the Town of Huntersville will not only allow us to continue our successful program and meet the increasing demand for our services, it will also be a meaningful partnership for Bags of Hope, since 41% of the students enrolled in our program attend schools in Huntersville.

Although our direct interaction with children and families is limited since we rely on school contacts to identify need and maintain contact with the parent/guardian, we do receive annual feedback through a survey conducted with clients and school contacts, affirming the difference our weekend food provisions are making for

students and their families. Some sample data is below (50% of families participate in survey):

- 69% of families responded that they find it always or sometimes difficult to feed everyone in their household.
- 47% said the backpack food was the main source of weekend meals for their child.
- 88% said the amount of food received was just right for their child's needs.
- 90% said the backpack program helped them worry less about feeding their child.
- 67% said they had noticed improvement in their child's school performance since receiving the backpack.

Below is also a sampling of direct quotes shared from families and from the school counselor at Torrence Creek Elementary:

- "The program has helped me to provide food for my child and me when I did not have enough funds to purchase groceries."

Parent, North Academy of World Languages

- "When we came to live in the USA, having run away from the war, we had nothing. Now thanks to this backpack of hope, we were able to get back on our feet a little."

Parent, Torrence Creek Elementary

- "I was laid off and with the rising cost in food and gas, some weeks are really hard to make ends meet."

Parent, Bonnie Cone Leadership Academy

- "I am the School Counselor at Torrence Creek Elementary. For six years now, I have been the school based coordinator for the program to ensure that our families experiencing food insecurity are able to take home a weekend backpack with snacks and easy to make meals. Our students look forward to getting their backpacks and will often ask me "When do I get mine?" when they see me. I have also had students self refer and ask how they can sign up for a bag. Many of our families who participate in the program do not have reliable transportation and access to food pantries or other resources for food. Sending the backpacks home directly from school eliminates this barrier. **School counselor, Torrence Creek Elementary**

6. Describe the organization 's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

Bags of Hope does not have any relationship to Town Departments related to the service we are providing for students with food insecurity.



Supporting documentation related to low/moderate income of clients served:

Twenty-nine of the schools we currently serve are located in Mecklenburg County, North Carolina. Four additional schools are located in Iredell County, NC and Cabarrus County, NC. (See Figure 1.)

Qualified Opportunity Zones are defined by the Tax Cuts and Jobs Act of 2017 as census tracts comprised predominantly of low-income households. Five Qualified Opportunity Zones in Charlotte, NC are included in the zoning boundaries of the public schools we serve (census tracts 37119004100, 37119004500, 37119004600, 37119004700, and 37119004800). Charter school students are not geographically restricted and may live in other opportunity zones in Charlotte. For example, KIPP School which serves primarily low-income students, is located adjacent to Zone 37119005306 and within 3 miles of Zones 37119005100, 37119005200, 37119005301, 37119005305, 37119001606, 37119001702, and 37119001607.

Furthermore, the Charlotte-Mecklenburg School System (CMS) has categorized census block groups in Mecklenburg county as being populated on average with individuals of low, medium, or high socioeconomic status (delegating a third of the population into each category). Of the 76 census block groups included in our schools' catchment areas, 23 are designated as low socioeconomic status, and 21 are designated as medium socioeconomic status. Nine of our schools have disproportionate representation by families of low to medium socioeconomic status; three are comprised of more than 99% low to medium socioeconomic status students (2023 data).

However, even in school districts (or charter schools) with the most favorable socioeconomic demographics, some students fall into the lowest category and suffer from food insecurity. At each of our schools, we seek to identify these children most in need. We do so through the recommendations of school counselors (and social workers, if available). All the children we serve qualify for free and reduced-cost lunch programs, and further determinations are made based on individual factors. Some of our clients experience the additional hardship of homelessness and receive assistance under the McKinney-Vento Homeless Assistance Act, including nearly 10 students served at Niner University, a lab school supported by UNCC that we started serving in the fall of 2021.

While our food receiving, storage, packing, and central distribution activities take place at our warehouse, final distribution of individual bags to students occurs at each school. Site listings are included below.



Bags of Hope locations.





Socioeconomic demographics of Charlotte-Mecklenburg system schools currently served by Bags of Hope (2023-2024 school year data). Numbers represent students within a given school who live in a census block group designated by the indicated socioeconomic status (SES). Charter schools are not included, as these schools are not limited to geographic zones.

School	Low SES		Medium SES		High SES	
Bailey MS	141	10.57%	726	54.42%	460	34.48%
Barnette ES	27	3.63%	71	9.54%	645	86.69%
Blythe ES	162	26.13%	273	44.03%	181	29.19%
Bradley MS	186	19.12%	184	18.91%	602	61.87%
Cornelius ES	111	19.37%	268	46.77%	192	33.51%
Croft ES	16	4.31%	224	60.38%	131	35.31%
Davidson K-8 ES/MS	4	0.34%	144	12.22%	1020	86.59%
First Ward Creative Arts Academy	262	52.61%	182	36.55%	50	10.04%
Grand Oak ES	5	1.06%	143	30.43%	318	67.66%
Hopewell HS	363	24.85%	450	30.80%	645	44.15%
Huntersville ES	145	17.02%	468	54.93%	229	26.88%
JM Alexander MS	137	29.34%	217	46.47%	111	23.77%
North Meck HS	287	25.09%	646	56.47%	206	18.01%
Ranson MS	622	78.63%	161	20.35%	7	0.88%
Reid Park ES	276	87.62%	39	12.38%	0	0%
Stoney Creek ES	183	24.14%	438	57.78%	133	17.55%
Torrence Creek ES	212	30.81%	120	17.44%	352	51.16%
WA Hough HS	182	7.25%	1099	43.80%	1221	48.66%
Winding Springs ES	229	30.45%	521	69.28%	2	0.27%



Bags of Hope Warehouse	10308 Bailey Road, Suite 413, Cornelius, NC 28031
Bailey Road Middle School	11900 Bailey Rd, Cornelius, NC 28031
Barnette Elementary School	13659 Beatties Ford Rd., Huntersville, NC 28078
Blythe Elementary School	12202 Hambright Rd, Huntersville, NC 28078
Bonnie Cone Classical Academy	10700 Asbury Chapel Rd, Huntersville, NC 28078
Bonnie Cone Leadership Academy	16115 Poplar Tent Rd., Huntersville, NC 28078
Bradley Middle School	13345 Beatties Ford Rd, Huntersville, NC 28078
Carolina International School	9545 Poplar Tent Rd., Concord, NC 28027
Community School of Davidson	404 Armour St, Davidson, NC 28036
Cornelius Elementary School	21126 Catawba Ave, Cornelius, NC 28031
Croft Elementary School	4911 Hucks Rd., Charlotte, NC 28269
Davidson K-8 School	635 South St, Davidson, NC 28036
First Ward Creative Arts Academy	715 N Caldwell St, Charlotte, NC 28202
Grand Oak Elementary School	15410 Stumptown Rd, Huntersville, NC 28078
Hopewell High School	11530 Beatties Ford Rd, Huntersville, NC 28078
Huntersville Elementary School	200 Gilead Rd, Huntersville, NC 28078
J.M. Alexander Middle School	12010 Hambright Rd, Huntersville, NC 28078
KIPP Academy	5431 Hickory Grove Road, Charlotte, NC 28215
KIPP Change	931 Wilann Dr., Charlotte, NC 28215
Lakeside Charter School	17609 Old Statesville Rd, Cornelius, NC 28031
Langtree Charter School, Lower School	154 Foundation Ct, Mooresville, NC 28117
Langtree Charter School, Upper School	185 Waterlynn Rd., Mooresville, NC 28117
Niner University	2414 Lester St., Charlotte, NC 28208
North Academy of World Languages	12201 Hambright Rd., Huntersville, NC 28078
North Mecklenburg High School	11201 Old Statesville Rd, Huntersville, NC 28078
Pine Lake Preparatory	104 Yellow Wood Cir, Mooresville, NC 28115
Ranson Middle School	5850 Statesville Rd, Charlotte, NC 28269
Reid Park Elementary School	4108 W Tyvola Rd, Charlotte, NC 28208
Stoney Creek Elementary School	14015 Mallard Roost Rd., Charlotte, NC 28262
TMSA Elementary School	8701 Mallard Creek Rd, Charlotte, NC 28262
TMSA Secondary School	9108 Mallard Creek Rd., Charlotte, NC 28262
Torrence Creek Elementary School	14550 Ranson Rd, Huntersville, NC 28078
WA Hough High School	12420 Bailey Rd, Cornelius, NC 28031
Winding Springs Elementary School	6601 Horace Mann Rd, Charlotte, NC 28269

CATERPILLAR MINISTRIES



Nonprofit Funding Request **FY25-26**

Name of Organization Caterpillar Ministries

Mission of Organization: Together, we are empowering the people of Huntington Green to build a secure and vibrant community by fostering faith, advocacy and learning.

Primary Contact Information Regarding Funding Request:

Executive Director Contact Information:

Name: Sarah Fortner
Email Address: sarah@caterpillarministries.org
Address PO Box 2155 Huntersville 28070
Phone Number 704-517-7764

Name: Sarah Fortner
Email Address: sarah@caterpillarministries.org
Address PO Box 2155, Huntersville NC 28070
Phone Number 704-517-7764

Total Amount of Funding Requested: \$50,000 Will any of the requested funds be used to match other grants? If so, which grants? - No

Tax Exempt Status: (circle applicable status)

501(c)(3) 501(c)(7)
501(c)(4) 501(c)(8)
501(c)(5) 501(c)(9)
501(c)(6) Other (Please explain)_____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

		Date:
Print Name:	Sarah Fortner	
Print Title	Executive Director	

PERFORMANCE MEASUREMENT

Organization Name:

Caterpillar Ministries

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
# of children participating in Academic Enrichment Program(Preschool-Grade 12)			150		175
# of families receiving rental or utilities assistance			15		10
# of parenting/mental/emotional workshops (Mental Health)			10		15
# of participants in Wellness/Nutrition Education Programs/Receiving Health Support			100		125
# of food boxes distributed			2000		4000

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Increased Academic Achievement (among all of our students)(Showing improvement)			40%		45%
Reduction in crisis-related needs (for families who receive rental/utilities assistance			50%		50%
Improved parenting skills/coping/lifeskills) mental/emotional/parenting workshops			80%		85%
Increased access to healthcare and nutrition knowledge through Get Well, Stay Well			80%		85%
Increased food security among participating food box families			75%		75%

BUDGET DETAILS

Organization Name:

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding	-		
Town of Huntersville Funding	40,000	50,000	
Other Municipality Funding	-		
United Way Funding	70,442	70,000	
Federal and State Funding			
Local Contributions	342,870	346,132	
Program/Service Fees/Other fees	Xmas Store 6683	Xmas Store - 5000	
Other (Please specify):	Grants - 122745	Grants - 140,000	
Total Revenue	582,740	611,132	-

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses	306,314	*360,800	
Operating Expenses	86,099	38,750	
Capital Expenses			
Other (Please Specify):			
Other - Program Expenses	213,487	211,536	
Other: Please specify:			
Total Expenses	605,900	611,086	-

*3 year plan - this is year one - we did a salary analysis - our staff is underpaid by industry standards

Holistic Case for Investment: Town of Huntersville Grant Request 2025-2026

What happens when a neighborhood is forgotten?

Eighteen years ago, Huntington Green was one of the most disinvested communities in the Town of Huntersville, plagued by crime, drug activity, teenage pregnancies, and zero high school graduates. The systems intended to help were absent or broken. The consequences of such neglect have been severe, including fatalities due to overdoses, individuals experiencing repeated incarceration and chronic homelessness, and families dealing with untreated trauma and enduring poverty.

But what happens when a neighborhood is not forgotten—when a community walks with its neighbors from womb to tomb, in the joyful moments and the painful ones?

Caterpillar Ministries has done this daily for 18 years.

We entered not as a program, but as a presence—deeply rooted in relationships, grounded in faith, and guided by a belief in the God-given potential of every child, adult, and senior in Huntington Green.

And the results speak for themselves.

Today, the youth who once had no pathway forward are now high school graduates, the first in their families to achieve this milestone. They are enrolled in college, enlisted in the military, or earning a living—often right here in Huntersville.

- This year, 22 students from Huntington Green will graduate from Hopewell, Community School of Davidson, and Pioneer Springs.
- Our graduates are attending Davidson College, UNCC, CPCC, Queens, NC State, Appalachian State, Belmont Abbey—and soon, Wingate.
- 90% of our youth graduate from high school—many overcoming incredible barriers to do so.
- Our neighbors are restaurant managers, construction workers, landscapers, painters, hotel staff, and school employees—**your employees.**
- And many of them are staying. They want to buy homes and raise their children here—**your future homeowners.**

Caterpillar Ministries is the most comprehensive, neighborhood-based nonprofit in North Mecklenburg—possibly in all of Mecklenburg County. We serve **birth to seniors** with a model that is **place-based, holistic, and relationship-driven.**

We meet needs across five pillars:

- Academic Enrichment
- Advocacy and Support
- Faith Development (always voluntary)
- Family Stability

- Community Engagement

We do not require religious participation in any of our programs, but our faith fuels our commitment and longevity.

And the model works—because it's grounded in proximity.

Research from the Aspen Institute, Urban Institute, and PolicyLink confirms what we experience every day:

- Place-based, relationship-driven organizations are more effective in building trust, improving outcomes, and addressing root causes of poverty and inequity.
- According to the Aspen Institute, place-based initiatives that are deeply embedded in neighborhoods lead to stronger cross-sector results in education, health, housing, and economic mobility.
- A study by UnidosUS found that culturally competent, neighborhood-based organizations are particularly successful in advancing outcomes in Hispanic communities, especially when trust, consistency, and language accessibility are prioritized.

Caterpillar has earned that trust. Half of our staff live in Huntington Green and grew up in Caterpillar programs. Many of us are from Huntersville. We celebrate quinceañeras, hold babies at birth, help moms flee abuse, cry with families after tragedies, and walk alongside teens navigating anxiety and college applications. This isn't charity. It's a community.

This is a present and future investment.

When you partner with Caterpillar Ministries, you invest in:

- **Your employees**—working in town restaurants, hotels, and schools
- **Your community leaders**—parents serving as ESL teachers, youth becoming mentors
- **Your future homeowners**—first-generation families dreaming of ownership and stability

This is not a moment. It's a movement—**from overlooked to thriving, from surviving to leading.**

We are Huntersville.

And we hope the Town will continue standing with us—for the next child, the next family, the next eighteen years.

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.

Caterpillar Ministries is requesting funding to support four of our core pillars: Community Engagement, Advocacy and Support, Family Stability, and Academic Enrichment. These interconnected programs provide holistic, relationship-driven care from birth through senior adulthood in the Huntington Green neighborhood, one of the oldest, largest, and historically most disinvested mobile home communities in the Town of Huntersville.

This is a critical moment. Our neighbors are facing intensified challenges - food insecurity, academic regression, housing instability, emotional distress, and health disparities—yet they remain resilient, resourceful, and ready to thrive. We are committed to walking with them through the joys and the difficulties, but we cannot do it alone.

With the requested funding, Caterpillar Ministries will address several urgent and ongoing needs, as identified by the community themselves:

FOOD INSECURITY

We are piloting a new summer initiative in response to the escalating issue of food insecurity—especially during the summer months when children are out of school and no longer receive school meals. We aim to provide weekly food boxes to 100 families over a 10-week period. We have currently secured funding for 50 families and are seeking support for the remaining 50.

- Boxes include: Eggs, milk, meat, and fresh vegetables and fruit—chosen by the neighbors themselves based on cultural preference and nutritional need.
- Led by neighbors: Under the guidance of Flyin’ Lion (a ministry of St. Mark’s Episcopal Church), trained neighbors will assemble and distribute the food boxes.
- Sustainable vision: This is not a one-time fix. Our goal is to extend this model year-round and empower neighbors as leaders in food access and nutrition education.

ACADEMIC ENRICHMENT

Forty-four of our current elementary students (K–5) are **one to three grade levels behind** in their academic progress. This is not just a school issue or a family issue—it’s a **community-wide crisis**.

We are ready to respond, but space and transportation are our barriers.

- This summer, we are piloting a 3-day-a-week academic program hosted at local churches. However, the unanticipated cost of transportation (\$900 per week to rent a bus) is a burden we did not budget for.
- In the long term, our vision is to expand this into a 3–5 day-per-week program year-round. With the proper support, we can intervene early and walk with students long enough to keep them on track and thriving.

ENGLISH LANGUAGE LEARNING

Our English as a Second Language (ESL) programs are expanding rapidly. As more neighbors enroll, the impact is immediate:

- Research shows that adult ESL education improves family income, increases parental engagement in schools, and strengthens community integration (TESOL International, 2022).
- A parent's literacy strongly predicts their child's future educational success. By investing in parents' English fluency, we are investing in the whole family's trajectory.

PARENTING SUPPORT

We recently trained a staff member through Mecklenburg County's **Triple P – Positive Parenting Program** and will begin offering culturally competent parenting support, especially for Hispanic families, in the fall.

- According to the CDC, Triple P improves child behavior, reduces parental stress, and strengthens family relationships.
- Studies show it's particularly effective in low-income and Spanish-speaking populations, building parenting confidence and reducing harsh discipline and family conflict (Prinz et al., 2009).

NUTRITION & WELLNESS (Get Well, Stay Well)

Our *'Get Well, Stay Well'* initiative is gaining momentum. Families are eager to learn about healthy cooking, nutrition, and wellness habits—and many are stepping into leadership roles.

- Eight neighbors are now in training to become Community Health Workers, to equip them to teach future wellness workshops.
- These programs reduce long-term health costs and improve diet-related disease prevention, especially critical in communities with limited access to healthcare and grocery stores.

MENTAL HEALTH & STABILITY SUPPORT

Requests for **counseling, rental and utility assistance, and domestic violence support** are rising.

- We are walking with mothers who have escaped abuse and are rebuilding their lives. This takes time, trust, and consistent support.
- We are supporting teens and adults dealing with trauma, anxiety, and depression, often without access to culturally relevant services elsewhere.
- We step in when neighbors face eviction, loss of income, or medical emergencies, providing case management and emergency financial assistance.

In Summary

Our neighbors are not asking for handouts. They are seeking opportunities, stability, and dignity. This funding request is not for one program—it is for the **continuation of a holistic, place-based model that works:**

- Rooted in long-term relationships
- Led and informed by neighbors themselves
- Focused on healing, equipping, and empowering

And the truth is—choosing not to fund this work has a cost, too.

Every high school dropout costs taxpayers **\$10,000–\$15,000 per year**, and each chronically homeless person struggling with mental illness or substance abuse costs **\$30,000–\$50,000 annually** in emergency services, ER visits, and incarceration. (*Alliance for Excellent Education, USICH, Vera Institute*)

In contrast, investments in community-based education, ESL, and family stability programs offer high returns—**\$7–\$10 in public savings for every \$1 invested**. (*Heckman Equation, RAND Corporation*)

Caterpillar Ministries is that kind of investment. A presence like ours not only transforms lives—it strengthens the Town’s social and economic fabric, saves public dollars, and builds a safer, healthier, more engaged community.

We are ready. We need partners and resources to grow what works—right here in Huntington Green, right here in Huntersville.

2. If applicable, please describe the target population that will be served with the requested funds.

The requested funds will directly serve the residents of Huntington Green, one of the oldest and largest mobile home communities in the Town of Huntersville. This neighborhood is home to approximately 2,200 individuals, living across 350 mobile homes. Due to the housing crisis, it is common for multiple families to share a single home, often resulting in severe overcrowding and compounding already difficult living conditions.

Caterpillar Ministries currently has active relationships with over 160 families, representing approximately 1,300 individuals, from newborns to senior adults. The vast majority of our neighbors—87% of whom are Hispanic—face significant barriers related to poverty, language access, and systemic neglect. Many live below the federal poverty line, with household incomes under \$24,000 per year, and work in low-wage jobs with limited protections.

Our neighbors are often:

- Immigrants or first-generation Americans
- Employed in essential but underpaid industries (construction, hospitality, landscaping, food service)
- Navigating language and legal barriers
- Facing predatory practices by landlords or employers
- Raising children in overcrowded, unstable housing conditions
- Lacking access to healthcare, mental health support, and adequate educational support for their children

Yet despite these challenges, the Huntington Green community is incredibly resilient, relational, and eager to grow. Our neighbors are seeking connection, education, and stability—not just for themselves, but for their families and the future of their neighborhood.

The requested funds will enable us to provide comprehensive, wraparound support to this growing population across various areas, including food access, education, parenting, wellness, housing, emotional health, and other essential services. By investing in this specific population—our neighbors in Huntington Green—you are investing in a community with deep potential and a growing legacy of transformation.

3. How will the program or service for which funds are requested address the problem or identified need?

Our approach is grounded in **proximity, consistency, dignity, and respect**. Rather than offering isolated services, Caterpillar Ministries operates as an embedded, long-term presence in the community, building trust and walking alongside families over time. This model enables us to respond not only to surface-level symptoms, but also to the deeper root causes of instability—such as social isolation, generational poverty, and a lack of access to culturally appropriate resources.

The requested funds will strengthen our ability to:

- Respond in real-time to emerging needs identified by the families themselves—whether that’s access to healthy food, help with schoolwork, or support leaving unsafe situations.
- Remove practical barriers, such as transportation, childcare, and language access, that often prevent families from engaging in available programs elsewhere.
- Empower and train community members to become leaders by providing education for neighbors to serve as ESL tutors, food distribution organizers, and community health educators. This approach ensures sustainability and ownership within the neighborhood, ultimately aligning with Caterpillar’s vision of having an entirely neighbor-led organization..
- Build relational bridges across systems (schools, healthcare, local government) so that families feel seen, heard, and supported—not shuffled between disconnected services.

Most importantly, this funding will allow us to scale what’s already working, while remaining flexible and nimble enough to adapt as needs evolve. We are not starting from scratch—we are building on 18 years of embedded, trusted presence in Huntington Green. The support will help

ensure that no child falls further behind, no family has to face a crisis alone, and the progress we've made as a community continues to move forward.

4. How many Town residents will be directly impacted by the funds requested?

At least **1,300 residents of the Town of Huntersville**—and growing—will be directly impacted by the requested funds.

These are children, teens, parents, and seniors who live, work, study, worship, and build community within the town's boundaries. Every individual we serve through Caterpillar Ministries lives in Huntington Green, and they are deeply woven into the fabric of Huntersville:

- Children attend Huntersville schools and participate in after-school and summer enrichment programming.
- Adults are employed across the Town—in restaurants, hotels, schools (as cafeteria staff and custodians), construction, landscaping, childcare, and healthcare.
- Families are renting or aspiring to own homes within the Town limits in Huntington Green, and many already do.
- The average family in Huntington Green has lived in the community for over 10 years—they are not transient. They are committed. They want to raise their children here, grow their roots here, and contribute meaningfully to the community they love.

This funding will not only support individuals—it will reinforce the social and economic infrastructure of the Town of Huntersville itself:

- Investing in students leads to improved educational outcomes and a more prepared workforce for the future.
- Investing in families means reducing the strain on emergency services, schools, and crisis systems.
- Investing in community-based care means strengthening a neighborhood that has already shown its capacity to grow, contribute, and lead.

Our reach continues to expand each year, as more families trust Caterpillar Ministries to walk alongside them in both their hardships and hopes. With your support, we can ensure these 1,300 residents—and the hundreds more who will follow—are not just served, but seen, empowered, and equipped to thrive **right here in Huntersville**.

5. Describe the impact on your organization, clients, service, or program if the requested funding is not approved.

Eighteen years ago, **no one was standing in the gap** for the families of Huntington Green.

There were no support systems. No afterschool programs. No one is helping families navigate school enrollment, medical care, or immigration paperwork—there is no mental health support. There are no safe places for youth to gather. No relationships that said, *“You matter. You belong.”*

What existed was deep poverty, high crime, teenage pregnancies, drug use, and despair. Children weren't graduating from high school. Adults were being taken advantage of by employers and landlords. Huntington Green was forgotten.

But then something changed.

Caterpillar Ministries entered not with quick fixes, but with a long-term commitment to walk with our neighbors, from birth through senior adulthood. Today, we are seeing first-generation high school and college graduates—moms who have escaped domestic violence and are building new lives. Families are eating healthier meals, and teens are exploring careers. Kids are catching up academically. Neighbors becoming leaders.

We are not just filling gaps—we are building a community infrastructure that works.

But if this funding is not approved, we risk losing critical momentum.

- Families already living on the margins will face increased food insecurity.
- Children who are already 1–3 grade levels behind may fall further and never catch up.
- Parents eager to learn English or grow their parenting skills may go without support.
- Neighbors escaping violence or experiencing a crisis may have nowhere to turn.
- And perhaps most painfully, our neighbors may once again feel unseen, unheard, and left behind.

Without funding, we will be forced to reduce services, delay program expansion, and potentially turn away families we've walked with for years. The web of trust that has taken nearly two decades to build cannot be stretched indefinitely.

We don't just hope this community continues to thrive—we know it can. But we cannot do it alone.

This funding is not about convenience. It's about continuity. It's about ensuring that no family has to face life alone. It's about preserving the progress we've made—and honoring the dreams our neighbors still hold for themselves and Huntington Green.

6. Describe the organization's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town-provided services? Is there any duplication of service?

Caterpillar Ministries collaborates closely with several departments of the Town of Huntersville and community service providers. Our role is deeply complementary—not duplicative—to Town services. As a long-standing, trusted organization within Huntington Green, we serve as a critical bridge between neighbors and Town departments, ensuring better access, understanding, and participation in available resources and initiatives.

Our current collaborations include:

- Huntersville Parks and Recreation – Joint efforts on community events, such as Turkey Day, where we assist with volunteers, food, and family-friendly activities.
- Huntersville Police Department – Strengthening trust and communication between officers and neighbors through visibility and outreach. We would welcome deeper collaboration to address community safety concerns, including interest from residents in forming a Neighborhood Watch program and increasing police presence near the park on Lakehaven Drive and school bus stops.
- Huntersville Fire Department – Coordinated response in emergencies, with Caterpillar staff providing translation and communication support to Spanish-speaking families.
- Waste Connections – Partnering to provide dumpsters for community clean-up days, helping residents take ownership of their environment.

In addition to these partnerships, we see opportunities for increased collaboration with the Town in key areas:

Community Infrastructure

We regularly hear from families in Huntington Green about issues related to drainage, water quality, sewer access, and the pond on Lakehaven Drive. There are also resident concerns about the need for safer crosswalks and sidewalks, enclosed seating at bus stops, and overall improvements to street lighting. These infrastructure concerns have a direct impact on health, safety, and quality of life. We would welcome opportunities to facilitate community input and serve as a liaison between the Town and residents as solutions are explored.

Code Enforcement

Rather than place blame or escalate conflict, we see an opportunity to be part of the solution. We are willing to help the Town bridge communication with residents on common concerns such as:

- Overgrown grass and weeds
- Roaming chickens, dogs, and cats
- Junk cars in yards
- Yard debris and clutter

Through education, communication, and community mobilization, we believe we can help address these issues in a respectful, proactive, and effective manner. Many families don't understand code requirements, and others need a little extra support. We are eager to galvanize neighbors around these shared standards for safety and pride of place, because when the community looks better, it feels better.

Neighborhood Watch & Community Safety

Many neighbors have expressed interest in forming a Neighborhood Watch, and we are eager to explore this possibility in partnership with the Town and the Police Department. With the proper structure and support, residents are prepared to assume leadership roles that foster mutual care and vigilance.

In all things, Caterpillar Ministries remains committed to being a trusted, relationship-based partner, not just to our neighbors, but also to the Town of Huntersville. We welcome every opportunity to deepen collaboration in ways that promote health, safety, and belonging for all.

This request is about more than programs—it's about people, about families who have lived in Huntington Green for years, who are raising their children here, working in your restaurants, schools, and hospitals, and who want to build their future right here in Huntersville.

Eighteen years ago, this neighborhood was overlooked. Today, it's growing, thriving, and full of promise—not because of quick fixes, but because of long-term relationships and holistic support. But we are at a crossroads. Without continued investment, the momentum we've built is at risk.

This funding ensures that our neighbors are not left behind again. It means children will get caught up in school, moms will escape violence and find stability, families will have access to food, health, hope, and a community that refuses to let them fall through the cracks.

This is for our families. This is for Huntington Green. This is for Huntersville. We are ready. Please stand with us.

Organizational Impact Summary

Caterpillar Ministries

By Robert Pinka & Josie Hovis



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Introduction

For the past 8 years, Leading on Opportunity has responded to our community's calls for action to address the pressing issue of economic mobility. While this need has persisted for generations, Raj Chetty's landmark study on economic mobility revealed that Charlotte ranked last among the 50 largest cities in the United States. This prompted a collaborative response from businesses, government entities, non-profits, and academia, all committed to improving the conditions that led to such stark disparities for our youth. This collective effort resulted in the Opportunity Task Force Report, providing guidance for Charlotte-Mecklenburg to gain a deeper understanding of the root causes and circumstances contributing to economic inequality. Following the framework of this report, our team built the [Opportunity Compass](#), enabling us to measure many of the key drivers of economic mobility and more systematically address the challenges facing our community in an evidence-based manner.

With your help, Leading on Opportunity is now focused on aligning non-profit organizations and funders to drive transformative change in our community.

We hope that this report will provide you with a clearer understanding of your organization's impact on economic mobility. Through the Compass workshop, we gathered information about your organization's initiatives in the three key determinant areas of Child and Family Stability, College and Career Readiness, and Early Care and Education as well as the two cross-cutting factors of the Impact of Segregation and Social Capital. The resulting report illustrates precisely how your organization contributes to progress in these critical areas.

As you move through this profile, you'll notice that our insights are organized not only by the efforts of your organization as a whole, but also by resource allocation in specific program areas. When examining investment by program area, you'll find a list of related indicators specific to your work, some of which have existing baseline data. We encourage you to browse the [Opportunity Compass](#) further — accessible on the Leading on Opportunity website — to learn more about the trends of various indicators in Charlotte-Mecklenburg. We trust that this data and the language used in this report will be valuable in articulating your impact on economic mobility.

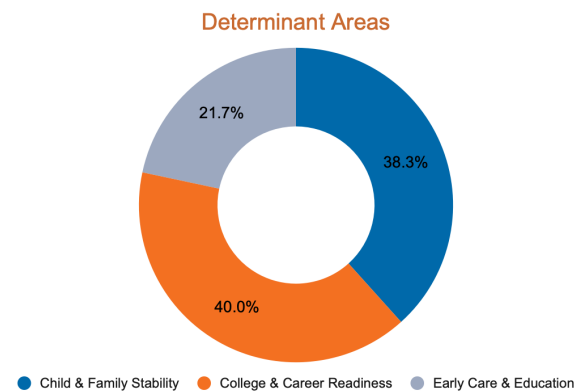
On behalf of the entire Leading on Opportunity team, we thank you for your invaluable contributions towards creating a community where collective action thrives and upward mobility becomes a reality.

Impact across Determinant Areas

Child & Family Stability

From 2015 to 2019, the [Opportunity Compass](#) shows that **Child & Family Stability** improved in Charlotte-Mecklenburg. Your organization is part of this journey.

For children and youth to flourish, it is essential to promote healthy home environments. Factors like poverty, food insecurity, inadequate health care, and housing instability can create stressful living environments for children and youth where their wellbeing and potential are inhibited. Solving these problems requires complexity in action, addressing factors related to healthy family formation, public health, economic opportunity, and justice. In order to ensure that the children in our community have the opportunity to learn, grow, and help build a stronger community in the future, investing holistically in Child & Family Stability must be part of our community's opportunity agenda.



Early Care & Education

From 2015 to 2019, the [Opportunity Compass](#) shows that the key drivers of **Early Care & Education** declined slightly in Charlotte-Mecklenburg. Your organization is working to address this deficiency.

The first few years of life are shown to be some of the most formative and predictive in terms of a child's development and growth. Making sure that children are looked after in safe and nurturing environments tailored to their needs is necessary to give all children the start they deserve. All families should have access to quality child care options that allow them to place their children in the care systems that are most suited to the style of instruction and cultural values that families themselves deem important. By ensuring that all children have the space to explore, receive support, and thrive, our community can give the next generation the best opportunity to get ahead.

College & Career Readiness

From 2015 to 2019, the [Opportunity Compass](#) shows that **College & Career Readiness** improved in Charlotte-Mecklenburg. Your organization is part of this journey.

Having the proper education and training for one's job of choice is essential to individual career success and the development of a healthy workforce. A college degree—although not the right path for everyone—can open doors to higher-paying jobs in careers that have opportunities for advancement and professional growth. Other technical fields may require apprenticeships or training that are equally necessary for success in similarly gainful and fulfilling careers. In order to address the disparate outcomes stemming from resource gaps between different families and school systems, communities must make the necessary interventions to connect people with the tools they need to achieve their educational goals and achieve upward mobility.

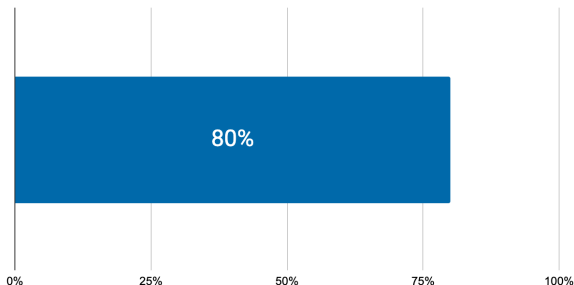
Impact across Cross-Cutting Factors

While the cross-cutting factors of **Social Capital** and the **Impact of Segregation** significantly impact economic mobility independently, they also interact with **Child & Family Stability**, **Early Care & Education**, and **College & Career Readiness** in complex ways to jointly influence outcomes related to economic mobility. **Social Capital**—ranked by [22% of community members](#) as the most important factor influencing economic mobility—can be thought of most simply as the networks that support and encourage growth, economically and otherwise. To establish healthy networks, one needs the support of their family, schools, and greater community. Relatedly, integrated schools and neighborhoods can enhance these social networks and promote equality—[13% of community members](#) rank the **Impact of Segregation** as the most important factor when considering the issue of economic mobility. From 2015-2019, Charlotte-Mecklenburg had seen the impacts of segregation, from disparate graduation rates and test scores to disparate health outcomes like infant mortality and life expectancy between races and socio-economic categories improve. However, the impacts of the COVID-19 pandemic cast these disparities in a harsher light.

Below, you will see the percentage of your organization's work that addresses **Social Capital** and the **Impact of Segregation** across your programs. All organizations' relationships to **Social Capital** and the **Impact of Segregation** are different—this diversity in approach is necessary because not all organizations can do all of the work. What you see below is a quantitative way to help tell your story and consider your impact.

Impact of Segregation

Work Addressing the Impact of Segregation



(Averaged across programs)

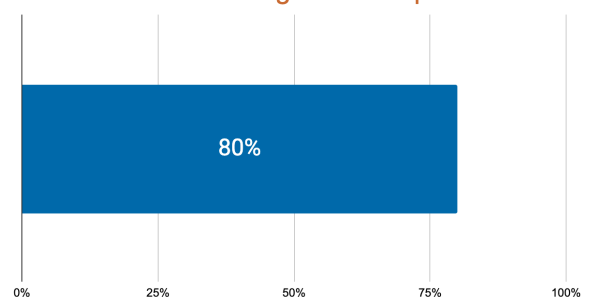
Understanding the impact of segregation is more than meets the eye. While integrated communities can provide individuals with diverse cultural competencies and greater empathy, sharing a distinctive culture and lifestyle with your neighbors is something to celebrate. However, choosing where you live should not determine the opportunities your family has in life. Decreasing economic, educational, and health-related disparities along racial and cultural lines is necessary in fostering a thriving community.

Social Capital

Developing a person's social capital is tantamount to unleashing their potential. While the act of connecting individuals to jobs and opportunities is an imperative component of social capital, the foundations of these networks must be reinforced before true economic interconnectedness can be achieved.

Communities that prioritize access to recreational opportunities where individuals can exchange ideas, skills, services, and culture can build strong bonds between neighbors to encourage the interconnectedness necessary for a healthy economy. When individuals are able to create natural support networks within their communities, neighbors can thrive together.

Work Building Social Capital

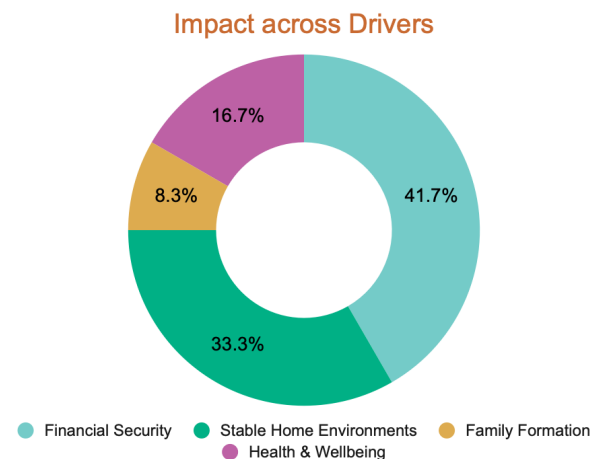


(Averaged across programs)

Drivers of Child & Family Stability

Child & Family Stability plays a major role in one's ability to be economically mobile in one's lifetime. Our community recognizes its importance: when asked to rank different factors influencing economic mobility, [33% of community members](#) ranked **Child & Family Stability** as the most significant component. While some indicators of **Child & Family Stability** showed improvement from 2015 to 2019, like a decrease in housing cost burden and the number of children in poverty, others have shown static or worsening conditions, such as increasing rates of low infant birth weight and stagnant rates of infant mortality. Your organization works to improve these indicators by driving change in the following areas:

Financial Security: Financial security isn't just about being able to pay the bills, it's about creating a foundation from which intergenerational wealth can be built. When a community has adequate transit, job opportunities, and wages, an economy emerges wherein families have the opportunity to work toward a better future for themselves and future generations. Families can spend money on enriching activities, teach their children about financial responsibility, or even purchase a home that can be passed on to their children. When an organization invests resources into improving financial security in their communities, they ensure that more families can look forward to a stable future.



Stable Home Environments: Fostering stable home environments is critical to child, family, and community-wide safety. Though families come in all shapes and sizes, the presence of two loving and caring adults in a child's home-life offers more opportunities for learning, bonding, and the development of healthy social skills. When communities work toward improving educational and financial resources for struggling families, they can prevent families being broken apart by homelessness, abuse, and involvement in the justice system. Systems and programs that work toward improving housing affordability, parenting skills, and family values all ensure that we share a safer community where economic mobility is possible.

Family Formation: Having options and agency in family formation is a vital part of family and child development. When communities provide resources to teens and young adults to help prevent unplanned pregnancies, these individuals can complete their education, acquire skills, and pursue higher-paying employment opportunities. By making sure that adults who feel ready to start a family are provided with adequate maternal healthcare, communities can help ensure healthy pregnancies and safe deliveries, reducing the risk of maternal and infant complications. Supporting reproductive health and providing comprehensive healthcare services assists parents in their choices—whether or not they decide to have children—and helps ensure that everyone has the care they need to thrive.

Health & Wellbeing: Healthy individuals are the foundation of a healthy community. Promoting healthy lifestyles through prevention programs and access to affordable healthcare not only reduces healthcare costs but also increases productivity and reduces absenteeism in the workplace, resulting in more positive economic outcomes overall. Moreover, children who grow up in healthy environments are more likely to develop physically, cognitively, and emotionally, enabling them to excel academically and socially. When a community ensures that

individuals have access to nutritious food, adequate health care, and recreational services, families are happier, healthier, and better able to prosper.

Drivers of Early Care & Education

Early Care & Education remains a central supporting pillar of our community members' ability to become economically mobile. Considering that **Early Care & Education** allows parents to remain in the workforce while nurturing children in ways that have a long-lasting impact, this determinant was ranked as the most influential component of economic mobility by 15% of community members. Unfortunately, many of the indicators within **Early Care & Education** showed a decline between 2015 and 2019, including a decrease in proximity to care as well as access to highly-qualified educators and quality care—due in part to the closure of many homes, centers, and facilities during this period. Your organization works to alter this course by driving positive change in the following areas:

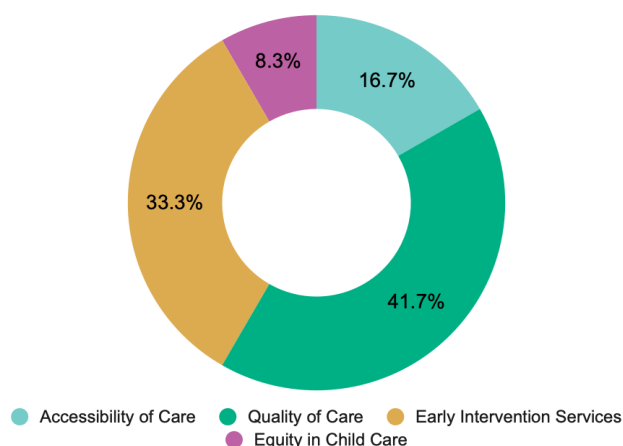
Accessibility of Care: In order for families and caretakers to remain economically stable, early care must be accessible—this accessibility looks different for all families. Many families require better public transportation, some families value publicly available options closer to home, and other families might need financial assistance to help cover the high-cost of many early care centers. Despite the variety of needs, care can be insufficient to address demand. Increasing accessibility, whatever that may look like for particular communities, remains a central necessity in our city, county, and beyond.

Quality of Care: While defining what constitutes high quality care is contentious, families can agree that early care that focuses on positive childhood outcomes is important. Systemic improvements to centers' curricula and consistent training of educators and caretakers can improve the socio-emotional learning and early educational outcomes of the children served. When children are prepared for K-12, research shows that children not only perform better in school, but lifelong health and financial stability are also improved.

Early Intervention Services: Identifying exceptional needs for children early in life is critical to social, emotional, academic, and vocational success over time. Increasing the preparedness of early care providers to recognize when such interventions are necessary while offering providers a clear action plan to encourage service utilization creates a smooth system that ensures higher quality care for the children who need it. In order for all children in our community to lead healthy and happy lives, the promotion of adequate early intervention services is critical.

Equity in Childcare: Child care should be as diverse as the communities it serves. From culturally appropriate care to distinctive curricula, families should have options when selecting the type of environment their child is cared for in. Regardless of the type of care a family might choose to pursue for their child—whether it be center-based, home-based, or something unique—families should be confident that these options are safe, enriching, and free from discriminatory practices. To ensure that all families can access the type of childcare right for them, communities should work toward equity in all forms of childcare.

Impact across Drivers



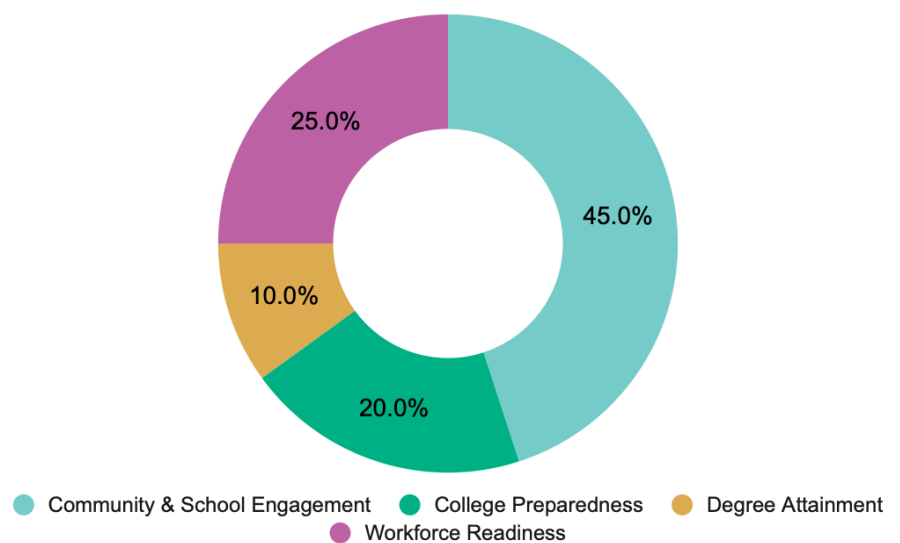
Drivers of College & Career Readiness

College & Career Readiness provides our community with the training and skills necessary to be successful in the classroom and the workforce. When considering the five determinants and cross-cutting factors contributing to economic mobility, [11% of community members](#) ranked **College & Career Readiness** as the most important piece of the economic mobility puzzle. Within **College & Career Readiness**, almost all of the indicators measured in the Opportunity Compass showed improved conditions from 2015 to 2019, ranging from ACT scores to local college graduation rates. Your organization works to ensure that these indicators continue to improve by driving change in the following areas:

Community & School Engagement:

Children need a strong support system in order to build resilience. Supporting youth through mentorship and guidance programs provides them with the necessary tools and resources to succeed academically and prepare for post-secondary education and careers. This kind of support also requires that we meet all children where they are, providing fair discipline regardless of their race, disability, or homelife and understanding their potential missteps along the way. When youth are actively engaged in their communities, they have the opportunity to keep pace with their peers, expand their horizons, and gain the necessary skills and experience for stable employment and economic advancement.

Impact across Drivers



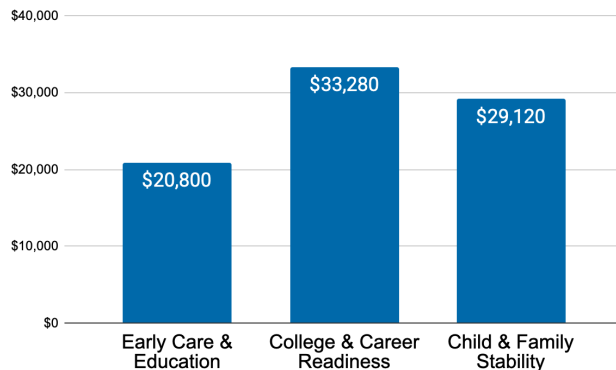
College Preparedness: Getting ready for college is a challenge. Not all students have equal access to the same resources, underscoring the vital role of those who bridge these gaps. Increasing access to advanced placement (AP) classes and other forms of challenging curricula not only prepares students for the demands of college, but also instills critical thinking, problem-solving, and time management skills that are highly valued in the workforce. By providing students with the resources and support they need to navigate the college application process, such as SAT/ACT preparation, essay writing assistance, and financial aid guidance, individuals from all backgrounds can have a more fair chance at pursuing higher education and accessing better job opportunities. By investing in these educational initiatives, societies empower individuals to break through socio-economic barriers, expand their career prospects, and achieve upward mobility.

Degree Attainment: Attaining a degree in one's desired field remains a critical pathway for individuals to secure well-paying and personally fulfilling jobs. Numerous factors can impact degree attainment. Providing support systems that foster a comfortable and motivating learning environment is essential for enhancing college persistence among students—especially for those from lower-income backgrounds or first-generation college students. Removing barriers that hinder students from focusing on school, such as through scholarships and financial aid, can also prevent students from dropping out due to financial stressors. To ensure equitable

access to a college education for all young adults, communities must offer extra support to those facing disadvantages.

Workforce Readiness: Being ready for the workforce is more than just getting a degree—college is not necessarily the right path for everyone. There is a need in the workforce for skilled professionals whose instruction may be better suited to apprenticeships or other training outside of the traditional 4-year bachelor's degree. Increasing access to these types of programs that are in demand by employers can connect people to gainful employment. Ensuring that people are able to pursue the type of education and training suited to their interests encourages upward mobility by promoting a healthy better economic alignment between industry and the individuals in our community.

Programmatic Resource Distribution



Program 1: Encourage

Indicators of Early Care & Education Impacted by Encourage:

- Proximity to Care ↓
- Transportation to Centers ◆
- Financial Assistance for Childcare ◆
- Early Reading Ability ↓
- Early Intervention Services ↑
- Parent Choice in Types of Care ◆
- Quality of Early Care ◆
- Culturally-Appropriate Care ◆

Indicators of College & Career Readiness Impacted by Encourage:

- College Prep Courses ↑
- ACT Scores ↑
- Young Adults without a GED ↑
- Disconnected Youth ↑
- Local Adults with College Degrees ↑
- High School Graduation Rates ↓
- First Year Persistence ↑
- Apprenticeships ↑
- Local College Graduation Rates ↑
- Post-Secondary School Guidance ◆
- Mentorship ◆
- Disciplinary Intervention ◆
- Scholarships & Financial Aid ◆
- Careers and Technical Training ◆
- Soft Skills Training ◆

Indicators of Child & Family Stability Impacted by Encourage:

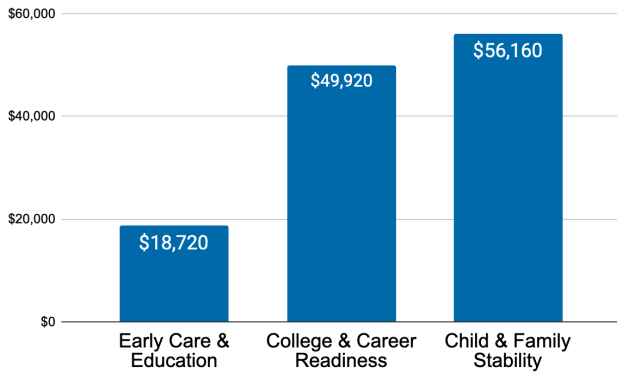
- Two-Parent Homes ↑
- Low Birth Weight ↓
- Infant Mortality ▶
- Housing Cost Burden ↑
- Children in Poverty ↑
- Parent Labor-Force Participation ▶
- Proximity to Grocery Store ↑
- Child Abuse & Neglect ↓
- Access to Family Planning ▶
- Involvement in Criminal Justice System ◆
- Family Services ◆
- Affordable Housing ◆
- Maternal Healthcare ◆
- Child Health Outcomes ◆
- Adult Health Outcomes ◆
- Mental Health Outcomes ◆
- Healthy Lifestyles ◆
- Disease Prevention ◆
- Health Insurance Coverage ◆
- Financial Literacy ◆
- Food Insecurity ◆

Key

- Indicator improved ↑
- Indicator worsened ↓
- Indicator did not change ▶
- Indicator not measured ◆

*As measured by the Opportunity Compass; 2015 - 2019 data

Program 2: Equip



Indicators of Early Care & Education impacted by Equip:

- Proximity to Care ↓
- Transportation to Centers ◆
- Financial Assistance for Childcare ◆
- Early Reading Ability ↓
- Early Intervention Services ↑
- Parent Choice in Types of Care ◆
- Quality of Early Care ◆
- Education & Training for Providers ◆
- Culturally-Appropriate Care ◆
- Disparities in Early Discipline ◆

Indicators of College & Career Readiness impacted by Equip:

- College Prep Courses ↑
- ACT Scores ↑
- Young Adults without a GED ↑
- Disconnected Youth ↑
- Local Adults with College Degrees ↑
- High School Graduation Rates ↓
- First Year Persistence ↑
- Apprenticeships ↑
- Local College Graduation Rates ↑
- Post-Secondary School Guidance ◆
- Mentorship ◆
- Disciplinary Intervention ◆
- Scholarships & Financial Aid ◆
- Careers and Technical Training ◆
- Soft Skills Training ◆

Indicators of Child & Family Stability impacted by Equip:

- Two-Parent Homes ↑
- Teen Pregnancy ↑
- Low Birth Weight ↓
- Infant Mortality ►
- Housing Cost Burden ↑
- Children in Poverty ↑
- Parent Labor-Force Participation ►
- Proximity to Grocery Store ↑
- Homeownership ↑
- Child Abuse & Neglect ↓
- Access to Family Planning ►
- Involvement in the Criminal Justice System ◆
- Family Services ◆
- Affordable Housing ◆
- Maternal Healthcare ◆
- Child Health Outcomes ◆
- Adult Health Outcomes ◆
- Mental Health Outcomes ◆
- Healthy Lifestyles ◆
- Disease Prevention ◆
- Health Insurance Coverage ◆
- Transportation & Accessibility ◆
- Financial Literacy ◆
- Food Insecurity ◆

Key

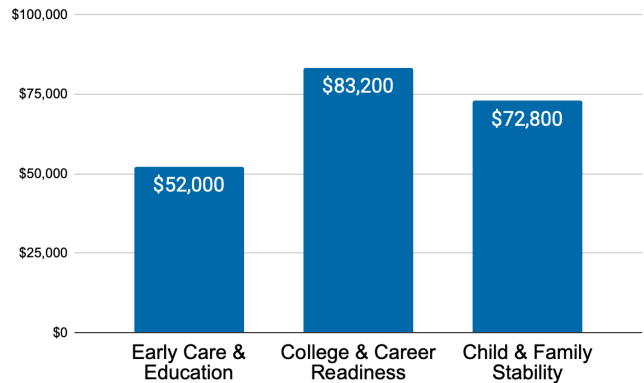
- Indicator improved ↑
- Indicator worsened ↓
- Indicator did not change ►
- Indicator not measured ◆

*As measured by the Opportunity Compass; 2015 - 2019 data

Program 3: Educate

Indicators of Early Care & Education impacted by Educate:

- Quality of Early Care ◆
- Parity between Types of Care ↑
- Access to Quality Early Care ↓
- Education & Training for Providers ◆
- Early Reading Ability ↓
- Early Intervention Services ↑
- Parent Choice in Types of Care ◆
- Disparities in Early Discipline ◆
- Proximity to Care ↓
- Access to Highly-Qualified Educators ↓
- Transportation to Centers ◆
- Public Pre-K ◆
- Financial Assistance for Childcare ◆
- Culturally-Appropriate Care ◆



Indicators of College & Career Readiness impacted by Educate:

- College Prep Courses ↑
- ACT Scores ↑
- Young Adults without a GED ↑
- Disconnected Youth ↑
- Local Adults with College Degrees ↑
- High School Graduation Rates ↓
- First Year Persistence ↑
- Apprenticeships ↑
- Local College Graduation Rates ↑
- Post-Secondary School Guidance ◆
- Mentorship ◆
- Disciplinary Intervention ◆
- Scholarships & Financial Aid ◆
- Careers and Technical Training ◆
- Soft Skills Training ◆

Indicators of Child & Family Stability impacted by Educate:

- Two-Parent Homes ↑
- Teen Pregnancy ↑
- Low Birth Weight ↓
- Infant Mortality ►
- Housing Cost Burden ↑
- Children in Poverty ↑
- Parent Labor-Force Participation ►
- Proximity to Grocery Store ↑
- Homeownership ↑
- Children Experiencing Homelessness ↑
- Child Abuse & Neglect ↓
- Access to Family Planning ►
- Involvement in the Criminal Justice System ◆
- Family Services ◆
- Affordable Housing ◆
- Maternal Healthcare ◆
- Reproductive Healthcare ◆
- Child Health Outcomes ◆
- Adult Health Outcomes ◆
- Mental Health Outcomes ◆
- Healthy Lifestyles ◆
- Disease Prevention ◆
- Health Insurance Coverage ◆
- Transportation & Accessibility ◆
- Financial Literacy ◆
- Food Insecurity ◆

Key

- Indicator improved ↑
- Indicator worsened ↓
- Indicator did not change ►
- Indicator not measured ◆

*As measured by the Opportunity Compass; 2015 - 2019 data

Use Case Example

Keeping Kids in School: Decreasing the Dropout Rates of Children Experiencing Foster Care

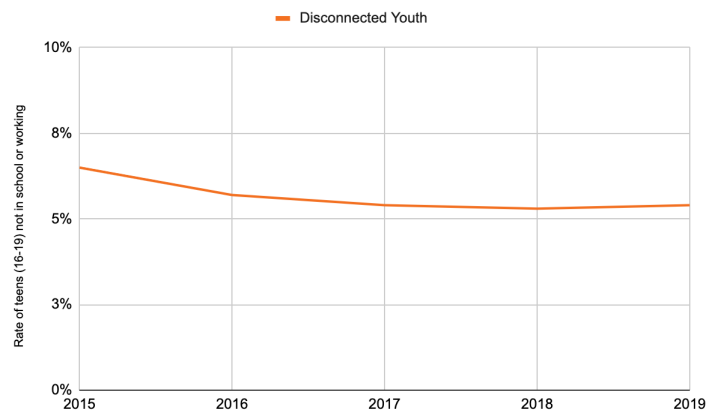
The fictional program, **Keeping Kids in School**, provides after-school mentoring and tutoring for children experiencing foster care. By facilitating a safe environment with structured homework time, socialization, and access to educational guidance, kids are more likely to have positive educational outcomes. Though the program accepts all students who are in YFS custody, the program has a high rate of minority attendees.

This program primarily impacts **College & Career Readiness** by encouraging **Community & School Engagement** and influences the following indicators:

- Mentorship ◆
- High School Graduation Rates ↓
- Disconnected Youth ↑

This program also impacts **Child & Family Stability** by encouraging **Stable Home Environments** and positively influencing the following indicators of economic mobility:

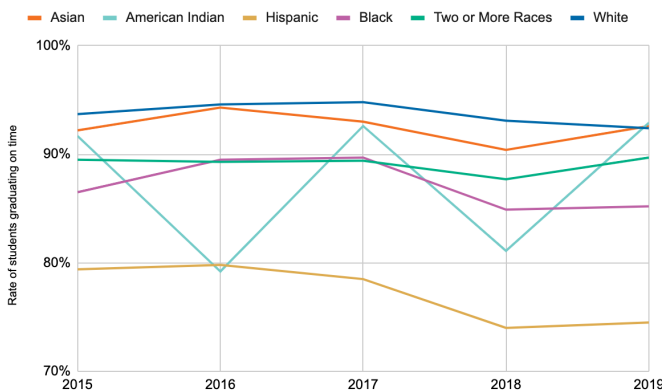
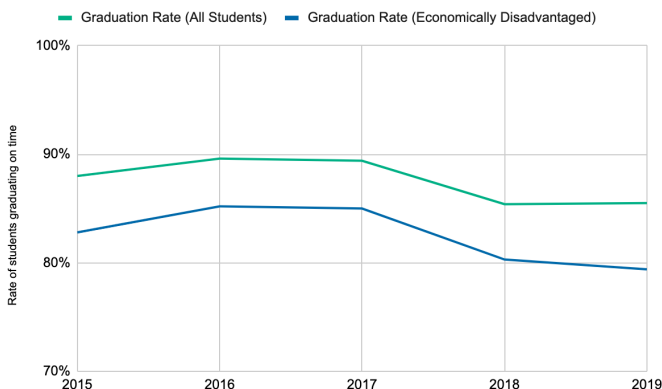
- Family Services ◆
- Children Experiencing Homelessness ↑



Communicating Impact

Using data from Leading on Opportunity's [Opportunity Compass](#) and the language used in the driver descriptions in this report, we can narrate the need in our community for interventions like the fictional **Keeping Kids in School** program.

Data shows that graduation rates in Charlotte-Mecklenburg were declining and that disparities in these rates existed between races even before the pandemic shocked our systems. Although local data is limited, on a national scale, it is well-established that children experiencing foster care face some of the lowest graduation rates due to the instability of their living environments. **Keeping Kids in School** provides mentorship to keep children experiencing foster care motivated while working towards their diploma and developing a positive relationship with education. This, in turn, contributes to a higher likelihood of maintaining placement within foster families. When kids feel secure and connected to their communities, they are more likely to stay in school and graduate, enhancing their well-being and future economic prospects.



HOPE HOUSE



Nonprofit Funding Request FY25-26

Name of Organization Hope House

Mission of Organization:

Primary Contact Information Regarding Funding Request:

Executive Director Contact Information:

Name: Janice Hinton

Email Address: jhinton@hopehousefoundation.org

Address 511 Tennessee Ave, Lynn Haven F

Phone Number 704.604.0232

Name:

Debbie O'Handley

Email Address: dohandley@hopehousefoundation.org

Address 15604 Northcross Dr, Huntersville NC 28078

Phone Number 203.240.9632

Total Amount of Funding Requested:

\$20,000 Will any of the requested funds be used to match other grants? If so, which grants?

Tax Exempt Status: (circle applicable status)

501(c)(3)

501(c)(7)

501(c)(4)

501(c)(8)

501(c)(5)

501(c)(9)

501(c)(6)

Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Debbie O'Handley, Executive Director

Date: ____ 5.12.2025

PERFORMANCE MEASUREMENT

Organization Name:

Hope House

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026	
	Target	Actual	Target	Actual	Target	
# of unduplicated Residents (including family members)	60	53	65	53	53	53
Number of duplicated (contacts) with adults enrolled in the program	1200	2878	3000	2025	2025	2025
# of contacts with individuals experiencing homelessness not enrolled	300	534	550	475	475	475
# of "At-Risk" Families enrolled in the program.	5	5	5	3	3	3
# of Housing Units Available	5	5	7	7	7	7

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Outcome: Participants enrolled gain and/maintain knowledge of and have access to community supports, can access services and increase knowledge of employment, financial and emotional resources (indicator - as) demonstrated at exit by an increase score on the LDRS (Life Domain Rating Scale) numerical scale rating.	95%	100%	95%	100%	95%

Outcome: Participants improve/maintain their job readiness and/or skills (indicator - as) demonstrated at exit by an increase on the Employment Readiness numerical rating scale.	90%	100%	90%	95%	90%
Outcome: Participants have the knowledge and skills to increase/maintain their financial stability (indicator - as) demonstrated at exit by an increase score on the Financial Literacy numerical rating scale.	90%	90%	90%	90%	90%
Outcome: Participants will develop skills to obtain permanent, safe and stable affordable housing (indicator - as) demonstrated at exit by and increase score on the LDRS ~ Living Situation Domain numerical rating scale .	90%	100%	90%	93%	90%
Outcome: Participants will increase financial stability and reduce debt (indicator -as) demonstrated at a decrease in debt from intake to exit as listed on the FBRs~question # 9.	85%	95%	90%	90%	90%

BUDGET DETAILS

Organization Name:

Hope House Foundation

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding			
Town of Huntersville Funding	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Other Municipality Funding			
United Way Funding			
Federal and State Funding			
Local Contributions	\$ 325,500.00	\$ 306,960.00	\$ 306,960.00
Program/Service Fees/Other fees	\$ 24,000.00	\$ 65,060.00	\$ 65,060.00
Other (Please specify): Fundraising, Restricted & Misc. Income	\$ 253,000.00	\$ 90,000.00	\$ 200,000.00
Total Revenue	\$ 622,500.00	\$ 482,020.00	\$ 592,020.00

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses	\$ 226,300.00	\$ 245,276.73	\$ 245,276.73
Operating Expenses	\$ 186,767.00	\$ 279,777.00	\$ 285,000.00
Capital Expenses		\$ 50,000.00	
Other (Please Specify): Fundraising and restricted expense	\$ 62,400.00	\$ 15,000.00	\$ 15,000.00
Other: Please specify:			
Total Expenses	\$ 475,467.00	\$ 590,053.73	\$ 545,276.73



HOPE HOUSE FOUNDATION
Town of Huntersville Request for Funding
2026

Primary Contact Information Regarding Funding		Executive Director Contact Information:	
Request: Name:	Janice Hinton	Name:	Debbie O'Handley
Email Address:	jhinton@hopehousefoundation.org	Email Address:	dohandley@hopehousefoundation.org
Address	15604 Northcross Dr. 28078	Address	15604 Northcross Dr. 28078
Phone Number	704-604-0232	Phone Number	203-240-9632

Total Amount of Funding Requested: \$20,000

Tax Exempt Status: (circle applicable status)

501(c)(3)	501(c)(7)
501(c)(4)	501(c)(8)
501(c)(5)	501(c)(9)
501(c)(6)	Other (Please explain)_____

MISSION

HHF was created to serve as a catalyst for social change to end homelessness by providing and expanding transitional housing and supportive services to help unsheltered women and children gain economic stability. Our purpose to EDUCATE, EMPOWER, and IMPACT is designed to provide a healing environment to achieve stability and bring people and organizations together to build stronger, healthier communities.

Please identify the program or service for which funding is requested, and describe the problem or need your Organization will address with the requested funds:

Homelessness is not just a statistic; it is a human crisis that touches the lives of many. Children are among the most vulnerable populations affected by this issue. They face unique challenges that make it difficult to escape poverty and instability. By offering comprehensive support services, HHF equips women with the tools they need to rebuild their lives. This holistic approach empowers them to become self-sufficient, and when women thrive, their children do too. Every year, hundreds of thousands of families become homeless, including over 1.6 million children. A study from JAMA Pediatrics showed that children who have been homeless experience anxiety, behavioral and conduct problems, and depression at 3 to 4 times the rate of those who have not been homeless. The trauma, combined with disruptions to schooling, causes delays in academic, social, emotional,

and behavioral development. Research indicates that extracurricular and summer programs majorly impact children; however, financial and other barriers limit their attendance. For lower-income parents, expense was the second-most common reason their child did not participate. These activities give children a sense of belonging, stability, and accomplishment. As part of our 2-generation approach, the HHF offers Social, Emotional, and Development Opportunities, such as extracurricular and summer programs, as well as facilitates group activities, role-playing, and peer interactions to teach each child problem-solving skills and practical communication skills, such as active listening and expressing themselves respectfully, to foster healthy relationships and seek support when needed. HHF is a catalyst for social change to end homelessness by providing and expanding transitional housing. HHF offers services to those unsheltered, at risk of becoming unsheltered, transitioning from our programs to individual living and housing for essential workers. Services incorporate a 2-generational strength-based approach that enhances critical life skills, identifies employment and training opportunities, improves financial and housing stability, augments positive mental wellness and social-emotional development, and builds connections marked by reciprocity, trust, and cooperation. Supportive services include case management, mental wellness, and financial assistance. Clients meet weekly with case managers to develop smart goals and secure vital resources. Mental Wellness assessments and individual and group counseling are offered. Financial assistance is a core part of our supportive services program. We aim to educate, empower, and impact, provide a healing environment to address immediate needs for stability, and to bring people and organizations together to build stronger, healthier communities. HHF addresses economic mobility by providing temporary housing and supportive services, addressing both immediate needs and long-term solutions. Housing stability is essential to strong and healthy communities, and HHF is working on expanding services, building homes, and providing key resources to keep people housed. Well beyond meeting Maslow's basic needs for food & shelter, HHF plays a prominent role in addressing homelessness.

If applicable, please describe the target population that will be served with the requested funds:

Historically, the general profile is a single woman in her late 20s with two children under ten. 85% of the clients are marginalized black/brown, 10% Hispanic, and 5% white. These women are predominantly vulnerable to victimization, sexual assault, and domestic violence. Barriers to employment include securing childcare, lack of work experience, and gender bias. Homeless women face several physical and mental health challenges. 75% struggle with mental health issues such as anxiety, depression, and schizophrenia. Children living in transition have 2x the rate of learning disabilities, 3x the rate of emotional and behavioral problems, and face trauma at 2x the rate as peers with stable housing. This trauma causes delays in academic, social, emotional, and behavioral development. HUD defines our families as "literally homeless." Some lived on the streets, in cars, hotels, or couch-surfed. Upon arrival, clients are underemployed and eligible for government benefits such as free/reduced lunch, Medicaid, food stamps, and childcare vouchers. Our new Hope Work Housing Initiative will provide housing and supportive services for essential employees, such as firefighters, police officers, EMTs, teachers, and other essential workers, to help them secure stable housing while actively serving the community.

How will the program or service for which funds are requested address the problem or identified need?

Town of Huntersville funds will allow the HHF to maintain current homes, open two recently constructed homes, and increase our housing supply by building two additional dwellings. Addressing homelessness requires strategies that address the root causes and the immediate needs of unsheltered individuals. HHF is the only transitional housing option in N. Mecklenburg, providing shelter and supportive services (case management, mental wellness, and financial empowerment). Our scattered site homes, which include the two

new builds, allow neighbors to engage with families who were previously homeless. These developed friendships remove stigmas about homeless people and strengthen our community. Case managers work with clients to equip them with necessary resources, link them to opportunities, and develop skills to be good neighbors, build trust, and engage with others. Funds to facilitate programming will be designated for all program supplies and furnishings for the new homes. Funds will also cover the maintenance and utilities of our 4000 square foot community living home, three cottages, three scattered site homes, and three homes that will be built on two lots recently purchased. By eliminating clients' obstacles, HHF can increase the number served, allowing them to move from homelessness through transitional to permanent housing.

How many Town residents will be directly impacted by the funds requested?

HHF serves approximately 65. The two homes anticipated to house essential workers will allow us to serve 8 additional clients, plus providing services for those at risk will allow us to serve up to 75 individuals. Hope House also provides volunteer opportunities for community members. These opportunities allow clients to build social capital for community members to engage with them. HHF is a reality that changes the lives of unsheltered women and their children. HHF is striving to fulfill our vision of expanding services to those unsheltered. In 2025, two additional homes will open to commence our Hope Work Housing Initiative to provide safe, affordable, and supportive housing for essential workers. Construction on one additional home should begin in 2025, and two additional lots have recently been purchased. We are pursuing funding for our Financial Empowerment Project as part of RRH programming. All forward-thinking movements are based on our capacity to ensure we can efficiently and effectively provide services and that each opportunity is within the limits of our mission and vision. Each additional home we build means one less homeless family living on the street, in their car, or having to couch surf, just to have their basic needs met. The entire community benefits from the services HHF provides because families leave as financially stable citizens, whose children are likely to be in an even stronger position as adults.

Describe the impact on your organization, clients, service or program if the requested funding is not approved?

HHF's strategic plan is designed to ensure the agency's success in achieving our mission and to serve as a catalyst for social change to end homelessness. Focus is placed on three main categories: strengthen and sustain existing programs; expand and enhance vision, mission, and program goals; and due diligence with a focus on financial stability, community support, and effective use of resources. Intentionally, HHF seeks funding from various sources each year to ensure the economic stability of the agency. HHF continually identifies and cultivates donors connected to our mission. The increase in homelessness and advocating for the homeless population, educating our community, and our due diligence in providing opportunities to assist our community in ending homelessness harvests community support through a combination of individuals, foundations, corporations, municipalities, faith-based organizations, and more. Volunteerism, service opportunities, and fundraisers also sustain and grow the program. In-kind donations play a huge role in fulfilling the program's needs and maintaining the home. Even though a lack of funding and support from the Town of Huntersville would initially place a burden on moving forward uninterrupted, with time and effort, the HHF would find ways of sustaining and expanding programming. Specifically, if the TOH does not grant funding, construction on two additional homes may be impacted. The future of the HHF will always involve the commitment of the community with partnerships that incorporate multi-sector collaborations made up of non-profit, private, public, civic, corporate, and faith-based organizations from within the community, whose partnerships support the vision.

Describe the organization's relationship to Town Departments related to services or programs that your organization provides? How does your organization coordinate those services with Town provided services? Is there any duplication of service?

HHF is our area's only transitional housing option, and fulfills a significant community gap. We depend on our community to create long-lasting solutions of stability for our families. Partnering with the Town of Huntersville to reduce homelessness in the area, land was gifted to us to build 3 homes, 2 of which will open this year. Solutions are rooted in community partnerships that will give hope and transform lives. The local school is committed to helping our clients seamlessly enroll their children, and staff volunteer and engage with the families who reside at the Hope House. The fire department and police department have served the program in many ways, from meals, household items, birthday blessings, mentoring, and holiday gifts. HHF provides Crisis Intervention Training to the police officers to educate them about mental health and provide them with the tools needed when they encounter an individual with a mental illness. Understanding the magnitude of barriers our clients face, we collaborate with agencies that offer specialty services designed to break down barriers, assist clients in reaching specific goals, and build social capital. Pooling resources allows us to leverage diverse skills and build a community network driven to create lasting solutions to homelessness. Partnerships offer clients services for improving health and mental wellness, building homeownership skills and credit repair, and employment and coaching opportunities. In addition, strategies have been implemented to aid our clients in obtaining Medicaid, Food Stamps, Childcare Vouchers, and financial assistance. Our partnership with Charlotte Family Housing has created a rapid track for clients to obtain stable housing. Partnering with Hope Arise to provide individual and group counseling has also resulted in strengthening our intake process and goal planning to address the trauma clients have endured. HHF staff actively engage in Meck. Co. Continuum of Care and other housing initiatives are designed to pull our communities together not to duplicate services but to provide a solution for those unsheltered families. The Homeless Management Information System, Coordinated Entry, and the Continuum of Care promote a communitywide commitment to end homelessness and mainstream services. These agencies, our community networks and HUD provide data which HHF uses as tools to guide programming. No other homeless shelters within our N. Mecklenburg community address the work that the Hope House Foundation provides. Other services serving similar clients include the Davidson Housing Coalition, which preserves and creates affordable housing options and prepares families for financial stability and home ownership. Caterpillar Ministries has recently inquired about how to run a transitional housing program. They work strictly with families living in a specific neighborhood.

In the table provided, entitled "Performance Measurement," please list the factors that you will use to evaluate your organization's performance with respect to your organization's use of the requested funds if approved.

➤ Please see attachment.

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Signature: Janice Hinton

Date: 5/ 14 /2025

Print Name: Janice Hinton

Print Title: Program Director

POTTSTOWN HERITAGE GROUP



Nonprofit Funding Request

FY25-26

Name of Organization Pottstown Heritage Group
Mission of Organization: Restore. Preserve. Revitalize Pottstown Community

Primary Contact Information Regarding Funding Request:

Name:

Email Address:

Address

Phone Number

Rachel Zupf
chair@pottstownheritage
13208 Central Ave
704-490-9352

Executive Director Contact Information:

Name:

Email Address:

Address

Phone Number

n/a

mailing PO Box 138

Total Amount of Funding Requested:

20,000

Will any of the requested funds be used to match other grants? If so, which grants?

Tax Exempt Status: (circle applicable status)

501(c)(3)

501(c)(4)

501(c)(5)

501(c)(6)

501(c)(7)

501(c)(8)

501(c)(9)

Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Rachel Zwipt
Print Name: Rachel Zwipt
Print Title Chair

Date: 5-26-2025

PERFORMANCE MEASUREMENT

Organization Name:

Pottstown Heritage Group

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Increase Community Engagement	30	40	45	50	75
Take applications for Heritage Preservation Program	0	0	10	13	20
Complete Home repairs under Heritage Preservation Program	0	0	5	8 to 10	10
Start Rooted In Safety Program/Applications	0	0	0	0	20
Completed Rooted In Safety Program	0	0	0	0	8

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2023		FY 2024		FY 2025
	Target	Actual	Target	Actual	Target
Applications Received for Heritage Preservation Program	0	0	0	0	80%
Residents that received repairs	0	0	0	0	80%
Rooted In Safety Program- Interest Polls	0	0	0	0	100%
Community Garden - Upkeep			0	0	100%

BUDGET DETAILS

Organization Name:

Pottstown Heritage Group

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding	-	-	-
Town of Huntersville Funding	-	10,000	20,000
Other Municipality Funding	-	-	-
United Way Funding	20,000	20,000	20,000
Federal and State Funding	-	-	-
Local Contributions	2,500	12,500	15,000
Program/Service Fees/Other fees			
Other (Please specify):			
Total Revenue	22,500	42,500	55,000

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses		10,000	10,000
Operating Expenses		18,324	22,000
Capital Expenses			
Other (Please Specify):			
Other: Please specify:			
Total Expenses	-	28,324	32,000

Nonprofit Funding Request – FY 2025-2026

Name of Organization: Pottstown Heritage Group

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.

We are currently requesting funding for the following programs:

1. The Heritage Preservation Program and 2. The Rooted in Safety Tree Care and Safety Program

The Heritage Preservation Program addresses critical home repair needs for our low-income families, seniors, and people with disabilities. Older homes require substantial repairs to remain habitable, by continuing this program we will not only help individual families but we will continue our efforts in to improve the overall wellbeing, stability, and preservation of the Pottstown Community.

The Rooted in Safety Tree Care and Safety Program, focuses on the risks posed by aging, overgrown and hazardous trees in the Pottstown neighborhood, which is a area where tree care and safety has been underfunded. This program aims to create a safer environment enhance, enhance community resilience, and support sustainability.

2. If applicable, please describe the target population that will be served with the requested funds.

The population that will be served with the requested funds would be any resident within the Pottstown Community who meets the application requirements of the Pottstown Heritage Group.

3. How will the program or service for which funds are requested address the problem or identified need?

Both programs will address the needs of those lower income families and their ability to live safely and long term in their current homes, neighborhood preservation, and community stabilization.

4. How many Town residents will be directly impacted by the funds requested?

Based on our assessment we estimate a total of 25 families will be directly helped between both programs.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

Without proper funding the impact on our programs would mean those that depend on our nonprofit to bridge the gap would suffer, without significant funding we may not be able to move forward with our initiatives. We serve low-income individuals within a marginalized community, without proper funding

these individuals could face greater hardships such as damages to their homes because of trees that are not properly maintained, home displacement, or even worse homelessness. The lack of funding can undermine our ability to full-fill our mission and preserve the Pottstown Community.

6. Describe the organization 's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

Currently we are not aware of any programs that the town currently has in place, we are the first organization in Huntersville to implement these programs as far as we know.

NC YOUTH ORCHESTRA



Nonprofit Funding Request **FY25-26**

Name of Organization: North Carolina Youth Orchestra

Mission of Organization: Formerly the Cornelius Youth Orchestras, the North Carolina Youth Orchestra is a non-profit youth music education institution for elementary to high school-aged students with a complete portfolio of program offerings from beginning classes to full orchestras. The NCYO seeks to elevate and educate student musicians by fulfilling its dual mission of providing music education and orchestral performing opportunities for youth while simultaneously serving the community at large as a performing arts organization hosting concerts, live music, and other events.

Primary Contact Information Regarding Funding Request:

Name: April Dunn, Director of Finance
Email Address: adunn@ncyo.com
Address: 12530 Pecan Hill Court, Huntersville, NC 28078
Phone Number: (864) 567-9583

Executive Director Contact Information:

Name: Eric Boruff, Executive Director
Email Address: eboruff@ncyo.com
Address: 8625 Sheltonham Way, Charlotte, NC 28216
Phone Number: (704) 591-8960

Total Amount of Funding Requested: \$15,000

Will any of the requested funds be used to match other grants? If so, which grants? N/A

Tax Exempt Status: (circle applicable status)

☒ 501(c)(3)	☐ 501(c)(7)
☐ 501(c)(4)	☐ 501(c)(8)
☐ 501(c)(5)	☐ 501(c)(9)
☐ 501(c)(6)	Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be used to complete the required Nonprofit Agency Funding Agreement.

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Date: 26-May-25

X

April Dunn
Director of Finance

PERFORMANCE MEASUREMENT

Organization Name:

North Carolina Youth Orchestra

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of Huntersville Residents Reached through Performances and Service Projects	500	600	1000	1800	2500

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	Target		Target		Target
	Target	Actual	Target	Actual	Target
Number of Huntersville Schools Offered Protégé Program	N/A	N/A	2	2	3
Number of Huntersville Students Offered Protégé Program	N/A	N/A	50	50	75
Number of Huntersville Students Accepting Protégé Program	N/A	N/A	10	12	35

BUDGET DETAILS

Organization Name:

North Carolina Youth Orchestra

Service / Program Budget

Revenue	FYE 6-30-2024	FY 6-30-2025 (YTD as of 5/26/25)	FY 6-30-2026
County Funding	-	-	-
Town of Huntersville Funding	-	-	15,000
Other Municipality Funding	-	4,000	20,000
United Way Funding	-	-	-
Federal and State Funding	-	-	-
Local Contributions	61,788	68,392	83,200
Program/Service Fees/Other fees	56,780	94,526	114,000
Other (Please specify): Grants		5,000	50,000
Total Revenue	118,568	171,918	282,200

Expenses	FYE 6-30-2024	FY 6-30-2025 (YTD as of 5/26/25)	FY 6-30-2026
Salaries and Related Expenses	-	3,845	77,700
Operating Expenses	47,305	66,363	77,000
Capital Expenses			
Other (Please Specify): Instructor Fees (1099)	64,609	117,505	127,500
Total Expenses	111,914	187,713	282,200

Town of Huntersville Nonprofit Funding Request – FY 2025-2026

Name of Organization: North Carolina Youth Orchestra (NCYO)

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.

In our ongoing efforts to nurture young musicians and create strong entry points into orchestral education, NCYO launched the Protégé Program this past season. This initiative was developed in partnership with the band and orchestra programs at Lake Norman Charter (Huntersville), St. Mark Catholic School (Huntersville), and Bailey Middle School (Cornelius), offering first-year band and orchestra students an invaluable opportunity to enhance their musicianship. For the 2025/2026 season, we are expanding our Protégé Program to include the band and orchestra programs at North Academy of World Languages in Huntersville.

Through the Protégé Program, participating students receive free access to NCYO's Brass, Woodwind, and Percussion Challenge and Prelude Strings Classes. These weekly sessions, from September thorough May, provide instrument-specific instruction from our NCYO artistic faculty, comprised of professional musicians from the Charlotte Symphony Orchestra. \$17,250 of Protégé Program scholarships were used by these local school programs in the 2024/2025 season. With the success of the program this past season and the addition of the North Academy of World Languages to the program, we anticipate offering at least \$31,500 in scholarships to beginning band and orchestra students at these schools in the 2025/2026 season. This increase in Protégé Program scholarship funding accounts for the annual instructional cost of \$900 per student for the 35 Huntersville residents we expect to participate from the three Huntersville schools where the program is offered. The \$15,000 we are requesting from the town of Huntersville would cover half of that amount. Our organization would cover the other half with fundraising efforts. This represents a significant investment in Huntersville students.

By offering this high-quality, specialized instruction at no cost, the Protégé Program ensures that young musicians develop strong foundational skills, gain confidence in their playing, and build connections within the broader music community. As we look to the future, we aim to further expand participation in the program, strengthening this vital pipeline that helps students transition into more advanced ensembles.

2. If applicable, please describe the target population that will be served with the requested funds.

Our target population for the 2025/2026 Protégé Program is first-year band and orchestra students at Lake Norman Charter (Huntersville), North Academy of World Languages (Huntersville), St. Mark Catholic School (Huntersville), and Bailey Middle School (Cornelius).

3. How will the program or service for which funds are requested address the problem or identified need?

We understand the importance of creative arts in developing academic and adulthood success, and accordingly, we increase accessibility to high-quality music education and performance opportunities for the youth in our community. Today, many youths do not have adequate access to music education as most elementary schools lack instrumental music programs and access in middle and high school can be limited due to insufficient funding. Furthermore, private music tutors and for-profit music schools are often not affordable options for many families. The NCYO works to remove barriers by keeping tuition low and providing financial assistance to those in need, offering a more accessible path for music education to our community youth. We never turn a child away for lack of funds.

The NCYO also supports local school orchestra and band teachers in a variety of ways, such as providing guest instructors, masterclasses, and continuing education for teachers. While our programs are entirely independent, they can serve as an incredible complement to school orchestra and band classes. The additional and higher-level instruction that students receive with us has a direct impact on the level of their school programs.

4. How many Town residents will be directly impacted by the funds requested?

Over 30% of the students in NCYO for the 2024/2025 season were residents of Huntersville. We anticipate this number increasing significantly with the addition of North Academy of World Languages to our Protégé Program in the 2025/26 season.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

NCYO is proud to be making a positive impact in the Town of Huntersville. While we remain committed to providing a comprehensive pathway of advancement for young musicians regardless of funding, a partnership with the town would strengthen our ability to serve more families, increase access to high-quality music education, and deepen our community roots. Town support would directly increase access to otherwise unavailable music education for school-aged Huntersville Residents.

6. Describe the organization's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

There are no specific Town Departments that address music education needs for community youth of Huntersville. The services provided by the NCYO do not duplicate services provided by the Town of Huntersville.

In addition to directly supporting Huntersville students through our Protégé Program, we served the Huntersville Community through the following events during the 2024/25 season: Huntersville Veterans Day program performance, Huntersville Martin Luther King Jr. program performance, concert for the residents of Ranson Ridge Assisted Living and Memory Care, two concerts for the residents at at Symphony Park Senior Living, performance at the Seasons of Giving LKN Fundraising event, two service projects for Angels and Sparrows, Musical Pathways Initiative assembly for all of the students North Academy of World Languages, and an Instrument Discovery Day at Discovery Place Kids.

Our direct out-of-pocket expenses for Huntersville events in the 2024/2025 season totaled \$3,110. The full scholarships given to Huntersville residents totaled \$9,000 and the partial scholarships given to Huntersville residents totaled \$18,000. The total investment of our organization for Huntersville residents this season was \$30,110. Huntersville residents represented our largest demographic for students participating in our programs in the 2024/2025 season.

The NCYO seeks to elevate and educate student musicians by fulfilling its dual mission of providing music education and orchestral performing opportunities for youth while simultaneously serving the community at large as a performing arts organization hosting concerts, live music, and other events.

BEDS FOR KIDS



Nonprofit Funding Request **FY25-26**

Name of Organization: Beds for Kids Inc.

Mission of Organization: To provide beds and essential furniture to children and their families in need.

Primary Contact Information Regarding Funding Request:

Name: Lauren Evans
Email Address: levans@bedsforkids.org
Address: 1800 Camden Rd, Suite 107-17, Charlotte, NC 28203
Phone Number: (980) 422-1192

Executive Director Contact Information:

Name: Lauren Evans
Email Address: levans@bedsforkids.org
Address: 1800 Camden Rd, Suite 107-17, Charlotte, NC 28203
Phone Number: (980) 422-1192

Total Amount of Funding Requested:

10,000 Will any of the requested funds be used to match other grants? If so, which grants? No.

Tax Exempt Status: (circle applicable status)

☒ 501(c)(3)	☐ 501(c)(7)
☐ 501(c)(4)	☐ 501(c)(8)
☐ 501(c)(5)	☐ 501(c)(9)
☐ 501(c)(6)	Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be used to complete the required Nonprofit Agency Funding Agreement.

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Lauren Evans

Date: 05/23/2025

Print Name: Lauren Evans
Print Title: Executive Director

PERFORMANCE MEASUREMENT

Organization Name:

Beds for Kids Inc.

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of families served	50	58	65	TBD	75

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of unduplicated individuals served in the Town of Huntersville	140	149	150	TBD	180
Total number of unduplicated individuals served by this program	5000	5250	5000	TBD	6000
Total number of beds served by this program in the Town of Huntersville	125	145	163	TBD	450
Total number of referral partners served by this program	50	65	75	TBD	80

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
100% of families who schedule a home delivery with our referral manager will have the opportunity to receive beds and a house full of furniture.	50	58	65	TBD	75

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
100% of our clients will report that the beds provided assisted them in getting a good night's rest.	N/A	N/A	150	TBD	180
100% of our clients will report they would not have been able to afford furniture without our assistance.	N/A	N/A	150	TBD	180
100% of our clients will report that furniture made their permanent housing transition easier.	N/A	N/A	150	TBD	180

BUDGET DETAILS

Organization Name:

Beds for Kids Inc.

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding	-	-	-
Town of Huntersville Funding	-	-	10,000
Other Municipality Funding	-	-	-
United Way Funding			
Federal and State Funding	-	-	-
Local Contributions	72,500	81,250	83,750
Program/Service Fees/Other fees			
Other (Please specify):			
Other (Please specify):			
Other (Please specify):			
Total Revenue	72,500	81,250	93,750

Expenses	FY 2024	FY 2025	FY 2026
Salaries and Related Expenses	50,000	50,000	50,000
Operating Expenses	22,500	31,250	43,750
Capital Expenses			
Other (Please Specify):			
Marketing			
Business Expenses			
Other: Please specify:			
Total Expenses	72,500	81,250	93,750

Nonprofit Funding Request – FY 2025-2026

Name of Organization: Beds for Kids Inc.

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds .

Beds for Kids respectfully requests \$10,000 in support for our furniture bank and delivery service, which will serve 180 residents of the Town of Huntersville in the upcoming fiscal year. The core services of Beds for Kids include picking up gently used furniture and delivering gently used furniture and mattresses to children and families in need. Once donations from the community are received, those items are returned to our warehouse for cleaning and repair. This allows us to recycle furniture and creates a sustainable way of providing for the needs of our community. The final step in the process is delivery day. The Beds for Kids team, along with the support of volunteers, delivers these items to families in need in the Charlotte region.

The 2024 Charlotte-Mecklenburg State of Housing Instability and Homelessness report paints a stark picture of the housing crisis in Mecklenburg County. The lack of affordable housing and the widening rent-to-income gap are pushing more rental households into a state of housing cost burden. Shockingly, 61% of renters earning less than \$75K annually fall into this category. The report also reveals a concerning trend of increasing homelessness, with more people experiencing unsheltered homelessness and longer stays in emergency shelters.

Aligned with the Town of Huntersville's priorities to improve residents' quality of life and safety, Beds for Kids collaborates with service providers to help clients transition to permanent housing. As noted by the 2017 Leading on Opportunity report, "chronic, cumulative, and potentially toxic stress can be overwhelming for the entire family and have lasting impacts on the lives and outcomes of children." We enhance the continuum of care, improving sleep and learning for youth, stabilizing households, and reducing school disruptions for families in crisis. We alleviate economic hardships for low-income families by helping them secure affordable housing and ensuring they are ready for opportunities to improve their financial security.

On average, we furnish homes with 20 to 25 units of furniture, providing delivery and setup services essential for families moving from homelessness or domestic abuse situations. After paying rent, utilities, and other necessary expenses, there is often little money left for beds and essential furniture. Many families sleep on the floor, air mattresses, or old and soiled mattresses. Our work is crucial in addressing furniture poverty and meeting the immediate basic needs of families in crisis.

2. If applicable, please describe the target population that will be served with the requested funds.

In the previous fiscal year, Beds for Kids served 149 residents from 58 households in the Town of Huntersville. To date, we have served 12 households, and in 2026, with your partnership, we project being able to serve 75 households in crisis with 140 children and youth. Currently, we

project \$1250 per family for furniture and delivery services. \$10,000 in support from the Town of Huntersville will have an incredible impact on our work to reach families in need.

Across all of our programming, Beds for Kids are delivered to households in Mecklenburg and Cabarrus counties with at least one child under 18, and the family makeup usually includes a single parent with two children. Among the families we served, our families identified as 8% Hispanic/Latino, 88% Black or African American, 3% White, and 1% Two or More Races (Multi-Racial Individuals). Additionally, 100% of the families served by Beds for Kids were low-income and in crisis. In 2024, 28% of the families served have transitioned from homelessness to homes of their own, 21% of the families we served have transitioned from shelters, and 9% of the families we serve were domestic violence survivors.

Beds for Kids supports families and service providers, bringing about a transformative change in the lives of those moving into permanent housing. Our families, who are either transitioning from homelessness or leaving domestic abuse situations, can secure stable employment and sign a lease on their first apartment or home. The parents and children we serve have persevered through difficult circumstances. However, once they've paid rent and utilities and purchased necessary food and clothes, they often have little left to obtain beds and essential furniture. As a result, they end up sleeping on the floor, on air mattresses, or soiled/old mattresses, and facing furniture poverty. A partnership with the Town of Huntersville would be essential for transitioning these families into new homes, stabilizing and empowering them, and providing a safe place to heal.

3. How will the program or service for which funds are requested address the problem or identified need?

Beds for Kids is often a one-time, high-impact intervention to end furniture poverty and offer basic needs, stability, and dignity to vulnerable populations in Mecklenburg and Cabarrus counties. However, we go beyond the traditional furniture bank model and provide services as a resource hub. We partner with homeless service providers, schools, and other community partners to assist families as they transition from homelessness and rise out of poverty towards self-sufficiency and supply furniture resources.

Further, to address the trauma associated with homelessness and promote long-term stability for families experiencing housing instability, we provide compassionate and trauma-informed intake services for families in crisis. We tailor their journey into new homes by increasing access to community services and support and enhancing their ability to afford housing. Our team's commitment to serving our neighbors with dignity and compassion is unwavering. We believe every child should have a bed, which drives us to serve each family with dignity. This unique approach is made possible by the support and collaboration of our community partners, who share our vision of a world where every child has a bed to call their own.

4. How many Town residents will be directly impacted by the funds requested?

Beds for Kids will serve 180 Town residents in FY2026, 90 of whom will be directly impacted by the requested funds.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

We propose serving 165 Town residents, each resident to accomplish the following outcomes:

- 100% of our clients will report that the beds provided assisted them in getting a good night's rest.
- 100% of our clients will report that they would not have been able to afford furniture without our assistance.
- 100% of our clients will report that furniture made their permanent housing transition easier.
- 100% of the 1,600 families who schedule a home delivery with our referral manager will have the opportunity to receive beds and a house full of furniture.

Our participants receive a fully furnished home, providing comfort and a stable and secure home environment. For families who are housing insecure and in crisis, this directly improves their physical and mental well-being. This impact is immediate and long-lasting, as the furniture provided is of high quality and will be with families for years.

If Beds for Kids does not receive funding, we will continue to operate within the Town of Huntersville, but a denial may affect our growth in this area. We will collaborate closely with our existing referral partners to identify and serve unstably housed community members. However, we want to establish this partnership to expand our impact by accepting financial support and referrals to enhance our outreach and ensure our impact.

6. Describe the organization's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

Beds for Kids works with 75 partner organizations, including homeless service providers, schools, and social service organizations, to strengthen the continuum of care for housing-insecure and impoverished families. Through these referral agencies, we access client families and work with community social workers to verify the needs of unhoused families. Examples of referral agencies include Kannapolis City Schools, Charlotte-Mecklenburg City Schools, Ada Jenkins, Crisis Assistance Ministry, Community Support Services from Mecklenburg County, Charlotte Family Housing, and Caterpillar Ministries. We have formal collaborative partnerships with our referral partners, including established responsibilities and expectations for the collaboration and the families served.

Currently, while we work in Huntersville, we do not work directly with the Town. Moving forward, to reduce the possibility of further service duplication, we hope to include the Town of Huntersville as a referral partner, helping us deepen our impact, make new relationships, and access families that current partners may not reach.

HUGH TORANCE HOUSE & STORE



Nonprofit Funding Request **FY25-26**

Name of Organization Hugh Torance House and Store, Inc.

Mission of Organization: To share the history, maintain, and grow the Hugh Torance House and Store through HEARTS (history-ecology-arts-reunion-trails-stc

Primary Contact Information Regarding Funding Request:

Operations Director:

Name: Bill Russell

Title: HTHS President

Email Address: Russell@lakenormanchamber.org

Address PO Box 2674, Huntersville, NC 280

Phone Number 704-650-8987

Name: Abigail Jennings

Title: HTHS HEARTS Chairperson

Email Address: abigail@heartscircle.org

Address 7225 Bud Henderson Rd, Huntersville, NC 28078

Phone Number 704-892-9673

Total Amount of Funding Requested: \$30,000

Will any of the requested funds be used to match other grants? No.

Tax Exempt Status: (circle applicable status)

☒ 501(c)(3)

☐ 501(c)(4)

☐ 501(c)(5)

☐ 501(c)(6)

☐ 501(c)(7)

☐ 501(c)(8)

☐ 501(c)(9)

☐ Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be used to

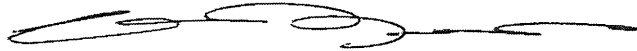
Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Bill Russell President

Date: May 27, 2025

Print Name:

Print Title



PERFORMANCE MEASUREMENT

Organization Name: Hugh Torance House and Store

Service Outputs

Outputs	FY 2023		FY 2024		FY 2025
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2023		FY 2024		FY 2025
	Target	Actual	Target	Actual	Target
A) Sunday Tours	350	588	600	1040	1100
B) Students High School, Home School	100	132	150	104	200
C) Civic Groups and Scouts	120	133	150	46	100
D) Ghost Hunts	120	132	150	145	160
E) HEARTS Events	1000	974	1100	1240	1300
F) HEARTS Huntersville History	na	na	na	na	1000
G) Other	110	359	380	248	250
TOTAL	1800	2318	2530	2823	4110

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2023		FY 2024		FY 2025
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outputs	FY 2023		FY 2024		FY 2025
	Target	Actual	Target	Actual	Target
Promote local history	1800	129%	2000	112%	4110
Promote local ecology	1000	98%	2000	100%	3000
Provide arts integration for events	1000	98%	1200	113%	1300

Open store as a store	1000	150%	2000	120%	3000
Develop and provide new programs on site	1000	110%	1100	120%	1300
Connect with descendants of region	200	100%	300	100%	400
Assist Town of Huntersville with historic properties and programs	na	0%	na	0%	1000
Increase awareness of Huntersville's history with Huntersville citizens	na	0%	na	0%	750
Increase awareness of Huntersville's history with non-residents	na	0%	na	0%	250

BUDGET DETAILS

Organization Name: Hugh Torance House and Store

Service / Program Budget

Revenue	FY 2023	FY 2024	FY 2025
County Funding	\$ -	\$ -	\$ -
Town of Huntersville Funding	\$ 20,000.00	\$ 15,000.00	\$ 30,000.00
Other Municipality Funding	\$ -	\$ -	\$ -
United Way Funding	\$ -	\$ -	\$ -
Federal and State Funding	\$ -	\$ -	\$ -
Local Contributions	\$ 11,532.00	\$ 8,723.01	\$ 12,000.00
Event Sponsors	\$ 9,000.00	\$ 7,000.00	\$ 10,000.00
Memberships	\$ 4,860.00	\$ 4,641.53	\$ 7,000.00
Store proceeds	\$ 3,458.00	\$ 3,000.00	\$ 5,000.00
Other (Please specify): Event Donations (Ticket donation)	\$ 2,563.00	\$ 2,641.00	\$ 3,000.00
Total Revenue	\$ 51,413.00	\$ 41,005.54	\$ 67,000.00

Expenses	FY 2023	FY 2024	FY 2025
Salaries and Related Expenses	\$ -	\$ 6,000.00	\$ 12,000.00
Operating Expenses	\$ 12,000.00	\$ 15,500.00	\$ 18,000.00
Capital Expenses	\$ 11,000.00	\$ 11,800.00	\$ 12,000.00
Other (Please Specify): Free Community Programs	\$ 11,000.00	\$ 17,700.00	\$ 22,000.00
Total Expenses	\$ 34,000.00	\$ 51,000.00	\$ 64,000.00

Budget Notes:

HTHS operates on a calendar year. 2024 is actual, 2025 is projected.

In 2024, HTHS received less funds, and utilized savings to complete needed repairs.

In 2024, restored/recrafted historic shutters, roof repairs, tree work totaling \$11,785.

In 2024, invested \$17,700 back into the community for free Huntersville history community events.

In 2025, creation of new site features will further expand historical offerings to guests:

Memorial garden for all descendants of the land, nature trail to preserved kitchen foundation, kitchen.

New initiative for Town of Huntersville collaboration: HEARTS Huntersville History

In 2025 additional site improvements include removal of chain link fence for additional trails

Nonprofit Funding Request – FY 2025-2026

Name of Organization: Hugh Torance House and Store

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.

Huntersville's historic Hugh Torance House and Store is the oldest standing store in North Carolina, and since February 2022, a monumental shift has occurred in its operations. With the implementation of place-based HEARTS programming (History Ecology Arts Reunion Trails Store), this Huntersville nonprofit has taken the lead on delving deeper into Huntersville's identity and sharing these stories with the public. ***By promoting the deep and complex history of our area in an engaging, inclusive, and accessible way, HEARTS and the Hugh Torance House and Store serve a valuable place-making function for the town of Huntersville, preserving, illuminating, and amplifying what makes our town unique while enriching the experience of residents and visitors alike.***

The significance of Huntersville's history ranges from the indigenous people who first lived here to the pioneer story and every major American event thereafter through the 21st century. One of the most notable historic ties to Huntersville is its direct connection to the Mecklenburg Declaration of Independence, signed on May 20, 1775, as commemorated on our State flag and "First in Freedom" license plates. Most people do not realize that it all started HERE in what is now Huntersville. More signers were from our area and are buried in Huntersville than in any other Mecklenburg town, including:

- John McKnitt Alexander (1733-1817)
- Richard Barry (1726-1801)
- William Graham (1740-1818)
- Matthew McClure (1725-1805)
- Major John Davidson (1735-1832)

However, Huntersville's history did not begin or end with these men. Most of these men were planters and operated plantations with enslaved people. Descendants of those enslaved, as well as the indigenous people, remain in Huntersville to this day. Huntersville's history is ripe for further exploration and connection, and HEARTS is the organization that can successfully share this history. We believe that this is a need and an opportunity for Huntersville. Through HEARTS and the Hugh Torance House and Store, we can build on past success and help Huntersville share this history with more people in the future.

In order to continue to fulfill this mission, the Hugh Torance House and Store needs help maintaining and developing its physical site. As a private 501c3 non-profit managing one of the few remaining 18th-century structures in Mecklenburg County, ongoing maintenance and repairs make up a significant portion of our budget. In addition, we are currently working towards site

goals of restoring the kitchen foundation and creating a nature trail and kitchen garden. These new amenities will attract additional guests and provide additional community programming opportunities.

In summary, our request to the Town will fulfill three primary objectives:

1. Support ongoing repairs, maintenance, and improvements at the Hugh Torance House and Store.
2. Provide free community programming sharing this important Huntersville landmark and the many connections to other historic Huntersville places, people, and pieces.
3. Assist the Town with realizing and sharing the extent of Huntersville's history through new initiatives.

2. If applicable, please describe the target population that will be served with the requested funds.

All Huntersville residents and visitors.

3. How will the program or service for which funds are requested address the problem or identified need?

Requested funds will be used primarily for three initiatives:

1. \$12,500.00 to increase exposure of Huntersville's history and identity through online, print, and community engagement programming.
2. \$12,500.00 towards repairs, maintenance, and new amenities at the site.
3. \$5000.00 to assist with the Town of Huntersville's history objectives.

4. How many Town residents will be directly impacted by the funds requested?

Through creating a solid partnership with the Town, we can help connect residents with Huntersville's important history. The reach to every Town resident is possible through working with the Town on this important initiative.

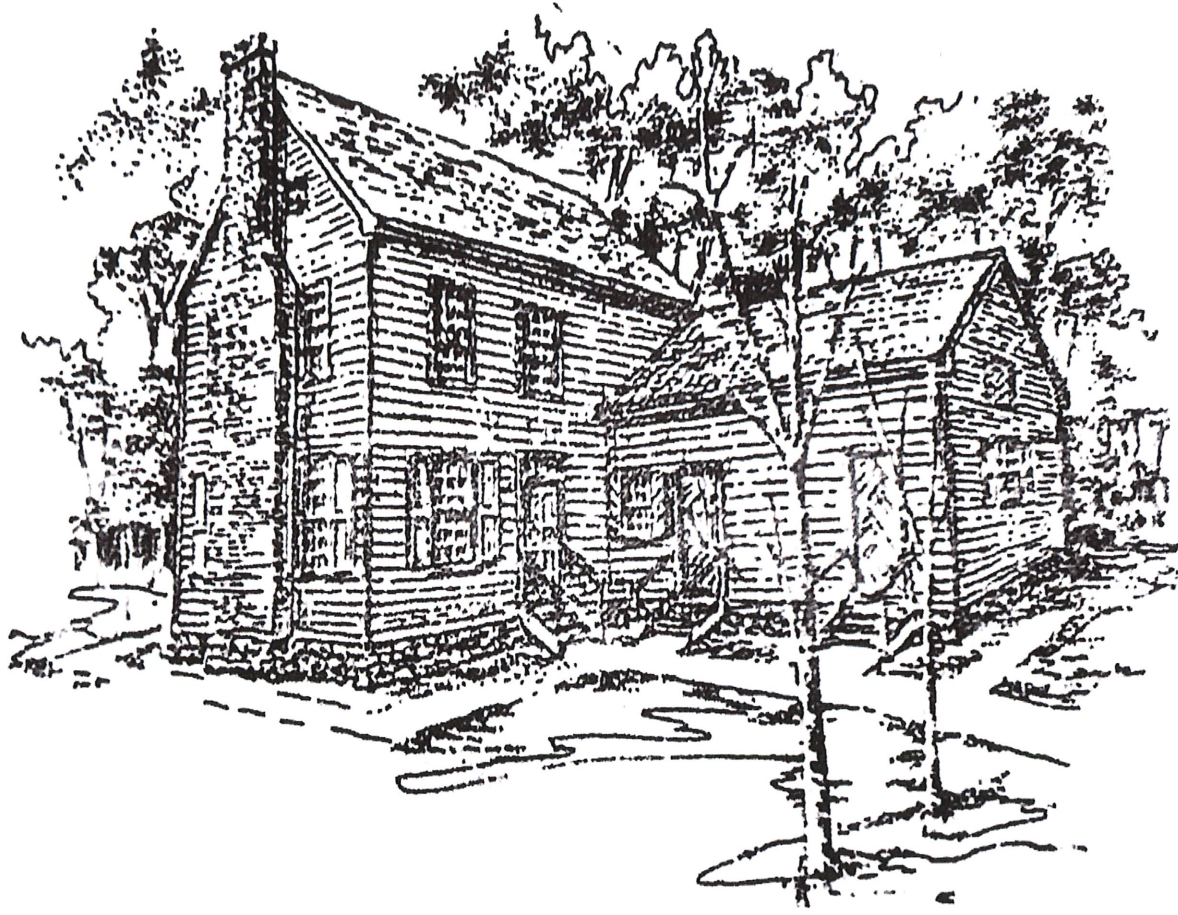
5. Describe the impact on your organization, clients, service, or program if the requested funding is not approved.

Without this funding, it is very difficult to meet the needs of the site and expand our reach.

6. Describe the organization's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

There are no duplication services by HEARTS or the Hugh Torance House and Store. HEARTS is a unique organization that was created out of the need for an oversight umbrella organization to manage and promote history, nature, and the arts for the Hugh Torance House and Store.

Through the Town's utilization of HEARTS, the Town can delegate historical objectives to assist with historic preservation, research, and promotion to fully realize the importance of Huntersville's history.



2024

Annual Report

Hugh Torance House and Store



at the
Hugh Torance House and Store
in 2024

2823 Visitors

81 Events

112 Students

2141 Web Subscribers

17,532 Online Visitors

128,100 Social Media



Hugh Torance House & Store IMPACT		2024 Increase +2023
Visitors	2823	148%
Events	81	112%
School Field Trip Students	112	110%
Website Subscribers	2141	35%
Online Visitors	17,532	163%
Social Media Reach	128,100	204.7%

2024 Annual Report

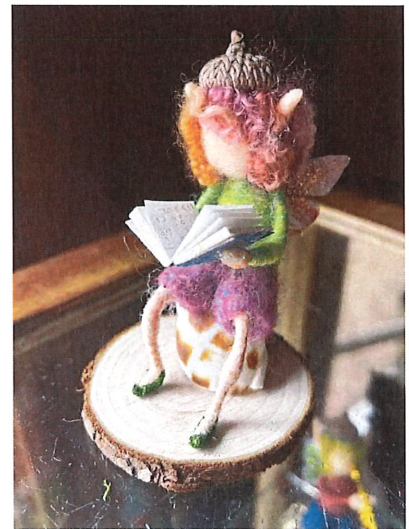
Hugh Torance House and Store Highlights



Introduction

As the oldest standing store in North Carolina, dating back to 1779, the Hugh Torance House and Store opened its doors more than ever in 2024, offering a plethora of activities for guests from near and far that journeyed through history, nature, and local artistry.

In 2024, the Hugh Torance House and Store experienced continued growth in its third year utilizing HEARTS (history, ecology, arts, reunion, trails, store) in partnership with the historic 1831 landmark, Cedar Grove.



Tours of the Store

The Store hosted many tours throughout 2024, allowing guests to indulge in a deep dive into the colonial history of the region and showcasing artisan goods, fresh local honey, books, gifts, beverages, and snacks, enveloping visitors in a sensory exploration of the past.



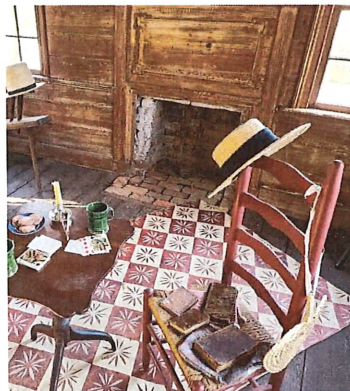
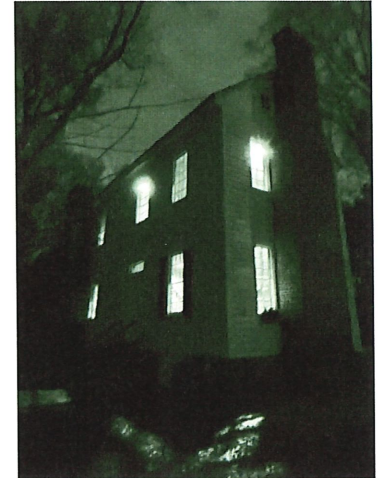
Living History Tours

Throughout the year, the living history tours are a cornerstone of the HTHS's offerings, bringing to life the vibrant, historical narrative of North Carolina. Guests are immersed in the story of the Hugh Torance House and Store, one of North Carolina's oldest surviving 18th-century buildings. These tours offer invaluable insights into the colonial era, shedding light on the region's rich heritage.



Ghost Hunt Tours

Adding an allure to the historical experience, authentic ghost hunts were conducted on Saturday evenings, led by the Charlotte Area Paranormal Society (CAPS). These tours provided a unique adventure, blending history with paranormal activities, and drawing intrigued visitors into the enigmatic past of the Store.



Field Trips

In 2024, we welcomed more students from local schools than ever before. Provided at no charge to schools, students experience firsthand the historical significance of the HTHS. These trips were tailored to the educational curriculum, ensuring that students gained a comprehensive understanding of the colonial epoch.

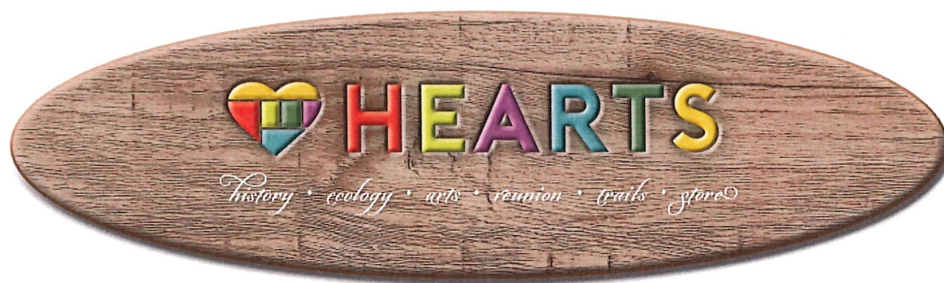


Private Tours

Private tours for individuals and groups seeking a more personalized exploration of the Store's history were a highlight for 2024. These tours are designed to cater to specific interests, providing an exclusive and detailed experience.

Community Service

Community service opportunities helped clear the site of invasive species, Autumn Olive. Working with Scout groups, community teams, and schools, we have many opportunities for service learning projects.



2024 Free Community Engagement Programs Benefiting the Hugh Torance House & Store



HEARTS Happenings continued to be the most popular events at the site, with programs designed to inspire and enhance the community's shared sense of place. HEARTS grass-roots events juxtapose regional history and ecology with curated local music, visual art, and dance. The multifaceted, place-based programs also provide a platform for regional artists to shine while fostering a deeper connection with the community.

Free to the community, each event shares a unique theme connected to local history, nature, and arts.

HEARTS: Milling Around '24 - Jan 27, 2024



The second annual "Milling Around," offers a focus on historic Torrance Mill and other historic mills in our area, featuring renowned mill historian **Chuck Ketchie**. Traditional music by **John Renwick** on bass and dulcimer, **Ryan Navey** on banjo and guitar, and **Beth Brown** on fiddle. Musicians were joined by traditional cloggers as well as a special duo of Irish dancers from the **Connick Academy of Irish Dance**.

HEARTSongs: The Power of the Word - February 17, 2024

The fourth anniversary HEARTSongs, a free community celebration of local poetry, music, and dance, exploring the legacy of **George Moses Horton**, a 19th-century enslaved poet, and his connection to Huntersville's Torrance family of Cedar Grove. Featuring a dramatic performance by **Michael D. Connor** as George Moses Horton, poetry and stories from local historian and poet **Betty Jane "Bee Jay" Caldwell**, poetry reading and interactive community poem, led by acclaimed poet and filmmaker **Sasha Banks**. Live music by jazz ensemble **Kel Williams and the Friday Night Vibe**, and dance performance by **Moving Spirits, Inc.**, showcasing African diaspora traditions.



HEARTS Irish Connections '24 - Mar 16, 2024

Our third annual program digging into the historic Scots-Irish colonial roots of Hugh Torance and local history. Featuring forensic-historian, **Michael Jeffcoat**, traditional Irish music by **Shamrocks in the Wind**, and Irish dance performances by the **Connick Academy of Irish Dance**. In addition, artist **Meredith Connelly** shared insights into her creative process, including her Celtic roots and ancient symbols, in her featured art installation at Cedar Grove, "Mushrooms and Snails."

HEARTS May 1775 - May 11, 2024

What was May of 1775 really like? Featuring **David Fleming**, author of "Who's Your Founding Father?," and his compelling new evidence and a bold perspective on the **Mecklenburg Declaration of Independence (Meck Dec)** and Mecklenburg County's important role in America's revolutionary history. In addition, a **display of 18th-century women's fashion** by **Kendall**

Kendrick, showcased historical garments worn by women of all social classes in colonial Mecklenburg. Live music by **The Fiddler and the Flutist**, Glen Alexander and Sharon Fogarty, who performed traditional tunes in Cedar Grove's parlor and for the **authentic Maypole dance finale**.



HEARTS May 1775 Part 2 - May 25, 2024

Visitors were immersed in what life in May 1775 may have looked like with an afternoon of living history at the Hugh Torance House and Store, featuring reenactors and living history for all ages.

HEARTS Junion '24 – June 22, 2024

HEARTS 3rd annual Junion celebration was an exploration of regional history through the lens of genealogy. Featuring noted genealogist and Co-Chairperson for the HEARTS Reunion Project, **Andre' Kearns**. Kearns presented "Tracing Emancipated Mecklenburg County Family through the 1870 U.S. Census." At Junion '24, Kearns presented a definitive list of names of those enslaved at Cedar Grove. **Totaling 143 names overall**, the names remain on display at Cedar Grove in honor of these individuals contributions to the historic site and to our community. Live music by **International Groove Nation**, and dance by the **Moving Spirits, Inc.**



HEARTS Healing History '24: Wild in the Garden – July 20, 2024

Presenting the history and practice of the naturalistic gardening movement by renowned botanist and passionate gardener, **Aaron Kampe**, along with the empowering and uplifting music of singer/songwriter **Christy Snow**. Kampe shared how natural gardening provides a multitude of benefits. This approach to landscaping mirrors the natural environment, using native plants to create a space that looks and functions like a naturally occurring ecosystem. The goal is to foster biodiversity, support local wildlife, and create a low-maintenance garden that thrives with minimal human intervention. These gardens use less water, no chemicals or pesticides, and help pollinators and wildlife. Once established, these gardens have much less maintenance or ongoing costs of traditional gardens.



HEARTS Sacred Grounds '24: Over the Wall – August 24, 2024

History is abundant in our local historic burial grounds and graveyards, and they have many stories to tell if we know how to listen. **Dr. Julia Robinson Moore**, professor, author, and ordained Presbyterian minister, presented: “The Stories They Tell: The History of Enslaved Burial Grounds and Presbyterian Churches in our Area.” Live music in a rare performance of the United House of Prayer’s **Horns of Glory**, bringing blues and jazz undertones in their spiritually driven, street-band-style gospel music to Cedar Grove.



HEARTS Catawba Nation – October 2, 2024

Before European settlers arrived in our region a few hundred years ago, this area was home to a thriving culture of Native Americans for thousands and thousands of years. Sharing history and culture from the Catawba Nation, the program featured **Ensley Guffey**, Tribal Archivist for the Catawba Nation, who shared stories on the fierce Catawba militia and their role in the



American Revolution and other US wars. **Dr. Robert Carter**, Catawba Nation Wildlife and Habitat Stewardship Manager shared information about the ecology utilized by the Catawba. **Kassidy Plyler**, Catawba Citizen and Cultural Public Programs Specialist, shared tribal genealogy and research resources. Catawba jewelry by **Jeannie Sanders**, a Catawba Nation artist, was available for purchase; and a display of Catawba-inspired pottery by **Randolph Lewis** was featured in Cedar Grove’s Center Hall. Following the speakers, traditional dance and drum ceremonies were performed by Catawba Nation citizens.



HEARTS Harvest '24: Down on the Farm – November 9, 2024



Featuring our region’s farming past, present and future, a panel of local **farmers Alex Barnette, Julia Rogers, Cherie Jzar, Richard Parks, and Danny Austin** shared the farming tools and techniques they use today, and the tools their ancestors relied on in the past. At its peak in 1910, 318,282 acres of land in Mecklenburg County were dedicated to farming. Now, only 13,000 acres of farmland remain. **Michael Connor** shared his family’s history of the Connor Farm, which has been lost to development, and was located where the Peninsula Club neighborhood is today. A display of historic tools offered an interactive opportunity for guests to vote on Most Beautiful Tool and Most Unusual Tool. Tool history aficionado, **Carl Hesse**, chose the Oldest Tool on display, which was a small wrought iron tool from the Bradford Farm. Contest winners won artisan hand-blown pumpkins by **Hot Glass Alley**. Live music by the **Broken Arrows**, featuring the talented multi-instrumentalists and songwriters **Billy Jones, Phil Skipper, and Mike Orlando**, and a special locally sourced, seasonal tasting provided by the **Carolina Farm Trust**.

HEARTS Winter Wisdom '24: December 7, 2024

We welcomed back Margaret "Chuck" Basinger, a descendant of Hugh Torance who grew up in Cedar Grove, and shared her memories growing up in the house and on the site; what has changed, and what’s remained the same. Live music by **Gina Stewart** and **Brenda Gambill** presenting holiday and original songs by the **Doubting Thomas Trio**.

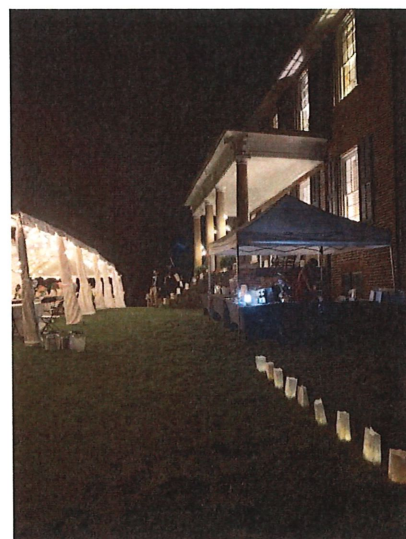
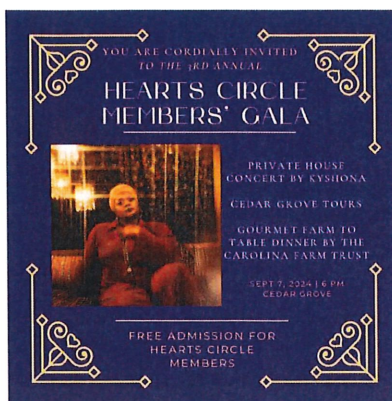


Seasonal Treats

Annual HEARTS Circle Members' Gala September 7, 2024

Free to HEARTS Circle members, this spectacular private evening featured nationally acclaimed singer-songwriter, activist, music therapist, and community connector **Kyshona**. Kyshona's music is an exercise in healing, focusing on family, ancestors, place, and history. In addition, guests were be treated to behind-the-scenes tours of Cedar Grove and a buffet dinner featuring gourmet local farm fare and artisan desserts by the **Carolina Farm Trust**.

This event marked the beginning of a new visual art partnership with Nine-Eighteen-Nine Studio, presenting, "Land, Sea, and Sky" in Cedar Grove's Center Hall, featuring the works of **Pam Imhof** and **Oluwanbe Amodu**.



Spirit Day - October 27, 2024

A kid-centric afternoon of fun, sharing historic Irish Halloween traditions

Hanging of the Greens - December 1, 2024

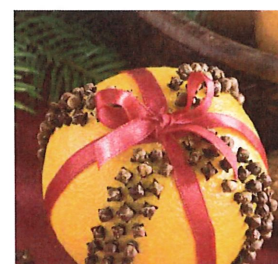
Visitors helped create natural, historic, and traditional 18th-century Christmas decorations to decorate the Hugh Torance House and Store for the season. Decorating with fruit-bearing evergreens, such as mistletoe, ivy, and holly along with evergreen boughs from cedars and pines, was a common practice to welcome the season with origins dating back to pre-Roman dates

Christmas Crafts at the Store - December 8, 2024

Guests enjoyed making orange clove pomanders and decoupage Christmas tree ornaments. Pomander history dates back to the mid-13th century, when it was believed that the good scents of a pomander would protect the carrier from the "evil airs" of the plague. Through the years, the orange pomander has remained a popular holiday decoration, which if dried properly can last for decades.

Feasting and Caroling - December 15, 2024

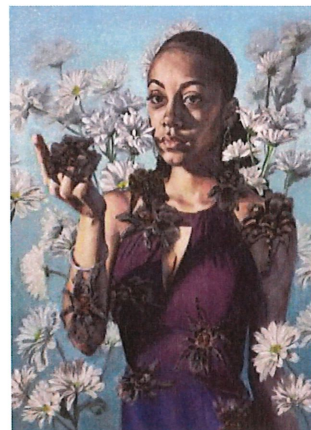
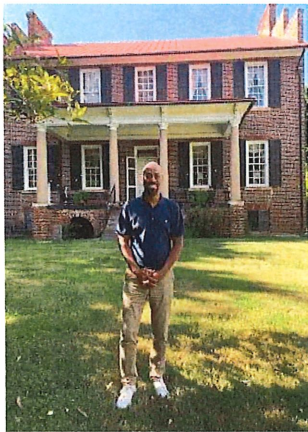
Caroling and tasty treats made this a memorable occasion, featuring Foodways Historian, Susie Worcester, who shared stories around the campfire about 18th-century holiday food traditions.



Reunion Project 2024 Highlights

The Reunion Project is the "R" in HEARTS providing an important genealogical component to help descendants of the enslaved connect to their heritage, which is often difficult due to a lack of documentation.

HEARTS Reunion Project Co-chairperson, genealogist Andre' Kearns, presented the names of 143 people enslaved on the plantation, along with enlarged pages from a journal kept by James G. Torrance titled, "The Ages of Negroes" at HEARTS Junion '25. Discovering these names and connecting with descendants was an initial goal of the Reunion Project which launched in February 2022. Kearns is a descendant of Charlotte Kerns whose name is fourth on the list.



You're Invited! HEARTS Junion '25 Revolutionary Descent

Saturday, June 14, 2025, 2:00-5:00 PM
Cedar Grove, 8229 Gilead Road, Huntersville, NC



Explore local history through the lens of genealogy, along with live music, art dance, nature, and more at the 4th annual Junion, sharing ancestry connections through HEARTS **Reunion Project** (the "R" in HEARTS!)

Featuring...

Co-Chair of HEARTS Reunion Project, SAR (Sons of the American Revolution) member **Andre' Kearns**, who'll share his journey of discovering his Revolutionary War roots through Henry Johnston of Long Creek.

Vision Elite Royalty Dance Company kicking-off the event with their incredible dancers presenting an inspiring and soulful performance.

International Groove Nation presenting the best of dance tunes, rock, modern R&B, and classic soul. As they like to say, "It's time to get into the Groove!"

A new visual art exhibit entitled, "**Honoring**," in Cedar Grove's Center Hall, featuring portraits by **Sabrina Tillman McGowen** and **Eva Crawford** in partnership with **Nine-Eighteen-Nine Gallery**.

Next door, the **Hugh Torance House and Store** will be open from 2:00-5:00, offering local artisan goods and fresh local honey, snacks, beer, wine, sundries, and more. Plan to come early and/or stay late to enjoy the historic grounds and tour the oldest standing store in NC.

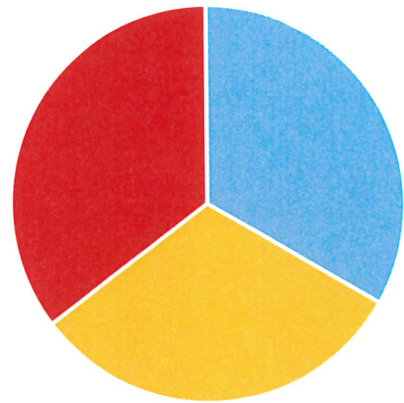
 **HEARTS** HEARTSCircle.org/Events

Taking Care of the Store

In 2024 needed repairs to our authentic wood shake roof and the repair and restoration of the first floor shutters were completed. Ongoing repairs and maintenance are critical to the preservation of the Hugh Torance House and Store for the future.



2024 Hugh Torance House & Store Expenses
\$51,000



- Operating Expenses
- Hugh Torance House & Store Repairs and Site Improvements
- Free Community Programs at HTHS & Cedar Grove

Preservation Vision

Pictured right is the Hugh Torance House and Store in 1938 photographed by Frances Benjamin Johnston for the Carnegie Survey of the Architecture of the South. In the 1970's, the Store was rediscovered in shambles among vines and trees by Dick Banks, descendant of Hugh Torance. Through the labor of love, dedication, bake sales, and benefits by many in the Huntersville and Mecklenburg County community, the Hugh Torance House and Store is fully restored and thriving thanks to their early efforts. HEARTS Collaborative is proud to manage the nonprofit operations for this historic site. Thanks to HEARTS Circle Members and partners we are furthering the research and site offerings to share even more history, nature, and arts in the future at the Hugh Torance House and Store.



Thank you HEARTS Circle members!



2025 Initiatives

Outdoor Kitchen

Recognize and stabilize the existing remnants of the original exterior kitchen foundation. Previously, this location had been obscured by undergrowth, primarily the invasive species Autumn Olive, *Elaeagnus umbellata*. Autumn olive is a problem because it outcompetes and displaces native plants. Through an ongoing campaign to remove the vegetation, the site of the kitchen foundation was located and verified with earlier archeological reports. The remnants of stone foundation are in poor condition due to trees and plants shifting the landscape over the years. The new Gardens and Grounds team will be carefully removing vegetation and stabilizing the existing remnants under direction of archeology and biology advisors.

Nature Trail

Once the Kitchen Foundation project has been accomplished, a new nature trail to the exterior kitchen feature is planned with arboretum-esque signs sharing important local species and historical information.

Kitchen Garden

A replica 18th century backcountry kitchen garden is being planned between the house and the kitchen foundation once the necessary clearing has taken place and the soil prepared. Although it's doubtful we'll see crops in 2025, our goal is to have 2026 produce!

Boxwood Memorial Garden

The ancient boxwoods standing between Hugh Torance House and Store and Cedar Grove have been ignored and neglected until recently. Upon closer inspection, the boxwoods were recently dated over 200 years old. Covered in matts of poison ivy and briars, the boxwoods are currently being rehabilitated and incorporated into a pollinator garden. The completed garden will include seating for meditation and contemplation as a memorial garden for all descendants who once lived on this land.

The Hugh Torance House and Store (HTHS) is a beacon of historical and cultural enrichment for Huntersville, NC. Through its diverse array of tours, new projects, and community programs, the HTHS continues to honor its heritage while fostering a dynamic connection with the present.

As we move forward, the HTHS remains committed to enhancing and expanding its offerings, ensuring that visitors and community members can continue to explore and celebrate the rich tapestry of North Carolina's history and culture.





Thank you for making 2024 possible

Torrance Banks and Liv Wu
Lillian and Alex Barnette
Dale & Margaret Banks Basinger
John Basinger
Robert Basinger
Alisia Bergsman
Blackberry Ridge Farm
Brandon Blythe
John Blythe
AJ Bodick
Dan Boone
Elizabeth Bradford
Allen Brooks
Regan Brown
Rob Burchfield & Nicole Schoepflin
Carolina Farm Trust
Catawba Lands Conservancy
Rose Chapman
Michael Connor
Diana Daughtridge
Bernie & Catherine Dravis
Jane and Paul Estep
Scott & Lauren Ewald
Cathy Figard
Pam Foltz
Food Lion
Frank & Janet Fortner
Lauren Gebbia-Tax
Layton & Jane Getsinger
Elizabeth Griffith
Cliff Grimsley
Chuck & Marilyn Half
Sarah Sue Hardinger
Elizabeth Hazelton
Hot Glass Alley
Laura Hunter
Robert Hunter

Edward Jenkins
Aaron Johnson
Aaron and Britney Kampe
Andre' Kearns
Lake Norman Citizen
Lake Norman Realty
Randolph Lewis & Abigail Jennings
Steedman and Cissi Lyles
Steve & Margaret Long
Lydia Lorenzin
Lowes Home Improvement
Mary Magee
Brian and Heidi Magi
Kris Manley & Kim Baylor
Cynthia Marshall
The McIntosh Law Firm
Lynn Mintzer
Julia Robinson Moore
Dan Morrill
Rick & Jackie Morrison
Nancy Neely
Jim Nicholson
Nine-Eighteen-Nine Gallery
Carleen Orange
Lisa Ouellette
Autumn Payne
Amanda Pittman
Ronald Potts
Lisa Ramsey

Sarah Reagin
Julia Rogers
Arthur & Joanne Rogers
Bill Russell
Suzanne Sadler
Darryl Saunders
Elizabeth Settlemyre
Linda Sprague
Jeff and Karen Strylowski
Nina Suddeth
James Tanner
Target (Sam Furr Road location)
Town of Huntersville
Wendy Taylor
Nicole Tempkin
Mark Tinley
Susan Walker
Janet Webb
Jamie Wideman
Window Heros
Zack Wyatt
Dave & Tracy Yochum
Anonymous

If your name is misspelled, incorrect, or missing from this list, please accept our apologies and email info@heartscircle.org.





Thank you to our 2024 collaborators

Presenters

Chuck Ketchie
Michael D. Connor
Betty Jane "Bee Jay" Caldwell
Sasha Banks
Michael Jeffcoat
David Fleming
Andre' Kearns
Aaron Kampe
Kassidy Plyer
Ensley Guffey
Robert Carter
Alex Barnette
Julia Rogers
Cherie Jzar
Richard Parks
Danny Austin
Carl Hesse
Julia Robinson Moore
Margaret "Chuck Basinger

Musicians

John Renwick
Ryan Navey
Beth Brown
Kel Williams and the Friday Night Vibe
The Fiddler and the Flutist
International Groove Nation
Christy Snow

Kyshona

Gina Stewart
Brenda Gambill
Doubting Thomas Trio
United House of Prayer's Horns of Glory
Broken Arrows
Shamrocks in the Wind

Dancers

Connick Academy of Irish Dance
Moving Spirits, Inc.

Visual Artists

Oluwanbe Amodu
Elizabeth Bradford
Meredith Connelly
Pam Imhof
Randolph Lewis
Jeannie Sanders

Collaborators, Volunteers, and Docents

John Blythe
Rob Burchfield
"Bee Jay" Caldwell
Carolina Farm Trust
Carolina Folk Society
Catawba Nation
Michael D. Connor

Simone El Bey

Lauren Ewald
Abigail Jennings
Sarah Sue Hardinger
Parker Holman
Robert Hunter
Hopewell Presbyterian Church
Hot Glass Alley
Aaron Kampe
Grey Lewis
Ia Lewis
Randolph Lewis
Margaret Long
Steedman Lyles
Heidi Magi
Julia Robinson Moore
Dan Morrill
Nine-Eighteen-Nine Studio
Autumn Payne
Joanne Rogers
Suzanne Sadler
Nicole Schoepflin
Chris Simeral
Torrance Preserve
Susie Worcester



Hugh Torance House and Store Board of Directors

Bill Russell
Kris Manley
Alisia Bergsman
Dan Boone
Michael D. Connor
Abigail Jennings
Randolph Lewis
Lynn Mintzer
Ronald Potts
Linda Dalton, Ex-officio
Stacy Phillips, Ex-officio

For more information visit

www.HughT.org
704-920-9931
8231 Gilead Road
PO Box 2674
Huntersville, NC 28070
info@hughtorancehouseandstore.org

**Upcoming events, free to the community, tickets
required, and donations graciously appreciated!**

**www.HEARTSCircle.org/
events**



*Join HEARTS Circle and help pre-
serve and share more of our local
history, nature, and art!*

*For more information, visit
www.HEARTSCircle.org or call
704-920-9931.*



International Groove Nation returns to Cedar Grove
on June 14th for HEARTS Junion '25!



Join HEARTS and let's do more together.

HEARTS brings the magic of our region to life, weaving threads of history, nature, and art into a beautiful tapestry of places, people, and pieces throughout time. We're doing more than ever to preserve, connect, and share our incredibly deep and fascinating local identity, and we need you!

With your membership **YOU are**

- Supporting local historic preservation and conservation efforts.
- Collaborating with partner organizations to expand our reach and address preservation challenges.
- Fostering the continued growth and success of the Hugh Torance House and Store, the oldest standing store in North Carolina.
- Building a comprehensive website featuring local history, nature, and the arts in our region, www.HEARTSCircle.org.
- Presenting free community HEARTS Happenings, sharing history that happened right here, spotlighting local ecology, and, of course, weaving the arts throughout. HEARTS (history, ecology, arts, reunion, trails, store) Happenings are free, place-based gatherings featuring music, visual arts, and lectures exploring local history, nature, and our shared sense of place.

*We love **sharing HEARTS** (history, ecology, arts, reunion, trails, store), and we also enjoy **helping HEARTS** in our communities. HEARTS is actively working hard to preserve special places, connecting history beyond county lines, and creatively share it with the community.*

Preserve, Connect, and Share Help make a difference.

Membership gifts are essential to propel HEARTS' impact on local historic preservation, research, documentation, and presentation of HEARTS Happenings, our place-based community programs that explore and share the history, ecology, art, and stories connected to our region.

Join or Renew Today!

www.HEARTSCircle.org Membership



HEARTS

Circle

CAROLINA RAPTOR CENTER



Nonprofit Funding Request **FY25-26**

Name of Organization: Carolina Raptor Center

Mission of Organization: To ignite a passion for raptors and a responsibility for our shared natural world

Primary Contact Information Regarding Funding Request:

Name: Rachel Dupree
Email Address: rneal@carolinaraptorcenter.org
Address: 6000 Sample Road, 28078
Phone Number: (704) 875-6521

Executive Director Contact Information:

Name: Josh Jacobson
Email Address: jjacobson@carolinaraptorcenter.org
Address: 6000 Sample Road, 28078
Phone Number: (704) 875-6521

Total Amount of Funding Requested: 10,000

Will any of the requested funds be used to match other grants? If so, which grants? N/A

Tax Exempt Status: (circle applicable status)

☒ 501(c)(3)	☐ 501(c)(7)
☐ 501(c)(4)	☐ 501(c)(8)
☐ 501(c)(5)	☐ 501(c)(9)
☐ 501(c)(6)	Other (Please explain) _____

The Town of Huntersville will contract with all nonprofits receiving funding to provide a service or program that the Town could also legally provide, but for which the Town is contracting with the nonprofit to provide instead. The information provided below will be used by the Town to evaluate the services or program that the nonprofit would use the requested funds to provide, and will also be used to complete the

Each person signing this application on behalf of an entity acknowledges that they have read, and are familiar with, N.C.G.S. § 55A-16-24, and that they have been duly authorized by the requesting organization to make this application on its behalf.

Date: May 27, 2025

Print Name: Josh Jacobson
Print Title: Interim Leadership Services

PERFORMANCE MEASUREMENT

Organization Name:

Carolina Raptor Center

Service Outputs

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Number of after school participants served	500	545	550	275	560

Outputs	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Number of Huntersville Residents Served	N/A	N/A	2,500	2,625	3,000
Postcard mailings for Huntersville residents	0	0	0	0	2
Huntermore resident participants in surveys (4% capture)	0	0	0	0	120

Service Outcomes

Please identify 3-4 measures to assess the effectiveness of your services or program for which funding is requested.

Outcomes	FY 2024		FY 2025		FY 2026
	Target	Actual	Target	Actual	Target
Example: Maintain passing test score for after school participants	705	68%	75%	76%	80%

Outcomes	FY 2023		FY 2024		FY 2025
	Target	Actual	Target	Actual	Target
Huntersville residents identifying as first-time visitors	N/A	N/A	N/A	N/A	200
% of Huntersville resident visitors utilizing postcard QR code	N/A	N/A	N/A	N/A	10%
% of Huntersville residents noting high likelihood of return	N/A	N/A	N/A	N/A	75%

BUDGET DETAILS

Organization Name:

Carolina Raptor Center

Service / Program Budget

Revenue	FY 2024	FY 2025	FY 2026
County Funding	-	-	-
Town of Huntersville Funding	-	-	10,000
Other Municipality Funding	-	-	-
Arts Infusion Fund/ASC	50,143	52,777	50,456
Federal and State Funding	-	-	-
Local Contributions	33,429	35,184	24,637
Program/Service Fees/Other fees	39,900	42,000	48,000
Other (Please specify):	-	-	-
Total Revenue	123,472	129,961	133,093

Expenses	FY 2024	FY 2025	FY 2026
Staffing & Benefits	77,840	81,931	83,275
Facilities & Operations	18,972	19,969	20,297
Animal Care & Supplies	10,633	11,192	11,375
Marketing & Outreach	7,028	7,397	8,519
Contracted Services & Other	8,999	9,472	9,627
Other: Please specify:			
Total Expenses	123,472	129,961	133,093

Revenue and expenses listed here represent portion of services to Huntersville residents baed on visitorship.

Nonprofit Funding Request – FY 2025-2026

Carolina Raptor Center is pleased to submit this request for \$10,000 to the Town of Huntersville for consideration of financial support for FY 2025-2026.

Background

Carolina Raptor Center (CRC) is located at 6000 Sample Road in Huntersville, North Carolina – a site located inside Latta Nature Preserve. CRC’s mission is to ignite a passion for raptors and a responsibility for our shared natural world. The organization is regarded as a leader in raptor rehabilitation, education and research.

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.

Funding from the Town of Huntersville is requested to support Carolina Raptor Center’s Raptor Trail – a one-of-a-kind zoological experience featuring more than 30 avian ambassadors from around the world. The Raptor Trail draws over 35,000 visitors annually and serves as a living classroom, offering informal STEM education through immersive programming.

Key learning themes include the ecological importance of raptors, biodiversity, habitat and niche theory, adaptation, migration, and the human impact on wildlife. CRC provides year-round programming that includes educational presentations with live birds, hands-on learning with trained Docents and real “biofacts,” behind-the-scenes tours of our Raptor Hospital, and dynamic Fly-Bys and Bird Shows. These experiences support STEM learning in both youth and adults, inspiring greater environmental awareness and conservation action.

Funding is needed to support operating costs such as staff salaries, animal care, and marketing. Admission fees cover only a portion of these expenses, and additional investment is needed to ensure the ongoing accessibility and quality of this treasured community asset.

2. If applicable, please describe the target population that will be served with the requested funds.

Funding from the Town of Huntersville will support services that directly benefit local residents. As the Raptor Trail is located within the Town limits, connecting with nearby residents is a top priority for Carolina Raptor Center. Those who live closest to CRC represent a vital audience for repeat visitation, volunteerism, and community ambassadorship.

To deepen local engagement, CRC is investing in hyper-local outreach strategies including targeted postcard mailings by postal route and the recruitment of neighborhood ambassadors. These efforts are designed to foster a stronger sense of ownership and pride

among Huntersville residents, ensuring that the Raptor Trail is recognized and utilized as a meaningful community asset.

3. How will the program or service for which funds are requested address the problem or identified need?

Carolina Raptor Center exists to “ignite a passion for raptors and a responsibility for our shared natural world.” The Raptor Trail addresses a critical need for accessible, engaging environmental education that connects people with nature. In an era of increasing screen time and decreasing outdoor engagement, CRC provides an experience that is both entertaining and educational – cultivating curiosity in science and conservation while promoting ecological literacy.

By inspiring Huntersville residents of all ages to develop a personal connection with wildlife, the Raptor Trail fosters a conservation ethic that benefits both people and the planet.

4. How many Town residents will be directly impacted by the funds requested?

Based on available ZIP code data and internal estimates, Huntersville residents are projected to represent approximately 7.5% of CRC’s 35,000 annual visitors, or roughly 2,625 annual visitors. While CRC does not currently collect town residency information at point-of-sale, efforts are underway to improve data collection to better track local engagement.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

Without support from the Town of Huntersville, CRC will face challenges in continuing and expanding efforts to connect deeply with local residents. While the Raptor Trail will remain open, limited marketing resources may reduce the organization’s ability to effectively reach nearby neighborhoods with educational opportunities and special programming. Additionally, staff capacity and animal care budgets may be strained, impacting the quality of the visitor experience.

Town investment helps ensure that Huntersville residents have ready access to a high-quality nature-based attraction and educational resource located in their own backyard.

6. Describe the organization’s relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

Carolina Raptor Center collaborates with the Town of Huntersville in ways that are complementary to – not duplicative of – Town services. While CRC is not a Town department, the organization aligns with municipal goals around quality of life,

environmental education, tourism, and youth engagement.

CRC is part of the larger Latta Nature Preserve ecosystem and works closely with Mecklenburg County Park and Recreation. While Town departments offer general environmental programming, CRC provides a highly specialized experience focused on birds of prey and wildlife conservation. Ongoing collaboration with local schools, civic organizations, and Town-led events ensures alignment and maximizes impact for Huntersville residents.



A PROCLAMATION FOR PARKS AND RECREATION MONTH

WHEREAS, parks and recreation is an integral part of communities throughout this country, including the state of North Carolina and the Town of Huntersville; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, natural areas and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation programming, events, and educational activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, the Huntersville Parks and Recreation Department was created in 1995 and now serves more than 2 million visitors per year to its local parks; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our state and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, Huntersville recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim July as "**PARKS AND RECREATION MONTH**" in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 17th day of June, 2025.

Christy Clark, Mayor



A PROCLAMATION FOR JUNETEENTH DAY

WHEREAS, on June 19, 1865 in Galveston, Texas - over two years after President Abraham Lincoln declared all enslaved persons free - Major General Gordon Granger and Union Army troops enforced the Emancipation Proclamation and freed the last enslaved Black Americans; and

WHEREAS, free from the bondage which immorally deprived them of human dignity, their long-overdue emancipation was celebrated on June 19 - "Juneteenth" and this year marks the 160th year of Juneteenth, the oldest known celebration commemorating the abolishment of slavery in the United States; and

WHEREAS, this nationally recognized holiday is an opportunity to celebrate human freedom, reflect on the grievous and ongoing legacy of slavery, and rededicate ourselves to rooting out systemic racism that continues to plague our society as we strive to deliver the full promise of freedom and equality for all Americans; and

WHEREAS, as we celebrate Juneteenth, let us recommit ourselves to the work of equity, equality and justice, remind ourselves of the centuries of struggle, courage and hope that have brought us to this time of progress and possibility, and ensure that the events of 1865 are not forgotten.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the 19th of June as "**JUNETEENTH DAY**" in Huntersville, North Carolina.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 17th day of June, 2025.

Christy Clark, Mayor



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Janet Pierson, Town Clerk

Subject: Approval of Minutes - April 1

EXPLAIN REQUEST:

Consider approving the minutes of the April 1, 2025 Regular Town Board Meeting

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Draft Minutes

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**April 1, 2025
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

The Huntersville Board of Commissioners held a Pre-meeting at Huntersville Town Hall, 101 Huntersville-Concord Road, at 5:15 p.m. on April 1, 2025.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Amanda Dumas, Jennifer Hunt, Edwin Quarles, LaToya Rivers and Nick Walsh.

Mobility Plan. Heather Maloney, Transportation Planner, reviewed the Huntersville Mobility Plan. *Refer to PowerPoint attached hereto as Exhibit No. 1.*

There being no further business, the Pre-meeting was adjourned.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall, 101 Huntersville-Concord Road, at 6:00 p.m. on April 1, 2025.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Amanda Dumas, Jennifer Hunt, Edwin Quarles, LaToya Rivers and Nick Walsh.

Mayor Clark called for a moment of silence.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS

- Pottstown Community Workshop is tomorrow.
- Announced HPD events for the month of April.

PUBLIC COMMENTS

National Child Abuse Prevention Month Proclamation. Mayor Clark proclaimed April 2025 as National Child Abuse Prevention Month. Police Chief Barry Graham noted that HPD will be doing a National Child Abuse Prevention ceremony on April 11.

A PROCLAMATION FOR NATIONAL CHILD ABUSE PREVENTION MONTH

WHEREAS, children are vital to our state's future success, prosperity, and quality of life as well as being our most vulnerable assets; and

WHEREAS, all children deserve to have safe, stable, nurturing, and healthy homes and communities that foster their well-being; and

WHEREAS, child abuse and neglect is a public responsibility affecting both the current and future quality of life of a state; and

WHEREAS, parents need support and resources to cope with stress and nurture their children to grow to their full potential; and

WHEREAS, effective child abuse prevention strategies succeed because of partnerships created among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business community.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the month of April as "**CHILD ABUSE PREVENTION MONTH**" in Huntersville, North Carolina.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 1st day of April, 2025.

Greenway, Trail, and Bikeway Commission Update. Geoffery Locke and Ken Stuart provided an update from the Greenway, Trail, and Bikeway Commission. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

Jeremy Golden (Samantha Bocook and Christine Wolak deferred time) said I just want to acknowledge that I'm not a resident of Huntersville, but I did grow up here. I went to North Meck High School right up the road and Huntersville is where, you know important to me, I realized that I was gay, which was not fun. I want to be very clear. This community was not as accepting 10 years ago as it is today. It wasn't fun. There were parts of me at the time that due to that, it made it harder for me to accept who I was for me and when you're in that position of having a tough time accepting who you are, you want to be able to lean on someone and it's a lot harder to do that when your community has made it clear that you can't lean on them.

When I finally did decide to accept who I was and come out at least to myself, I started looking and daydreaming about where else I could live, because I knew Huntersville was not the place I could do that. I dreamt of living in California, New York, DC and that's why when I did get the opportunity to go to college, I didn't stay in North Carolina, I went elsewhere. I went to Syracuse University in upstate New York and I actually decided there to study politics and religion because while at that point in time I had learned to accept who I was, it still bugged me that there were people in the community that I grew up around that did not accept who I was.

I spent four years trying to answer the question of what would make someone disagree or feel the compulsion to hate someone based on their identity and in four years all I got was a really expensive piece of paper and could not for the life of me understand how someone could look at any religious texts and justify hatred, especially the one that I studied. There are ways to construe it, but you have to want to get there. You have to want that to be your outcome.

When I moved on from that degree and got into my career and at the time I moved to DC, I did have the pleasure of watching Huntersville from afar and seeing this community really change significantly, which is why when the election nearly two years ago, I've got to be honest, I nearly was moved to tears that night because of this commission's election. It represented a very drastic change that even I wasn't sure was going to ever happen. That's why I'm speaking here tonight in favor of the nondiscrimination ordinance. It's important that those in the community be able to know they've got someone to lean on.

This ordinance doesn't just create a policy, doesn't just create a system to combat discrimination. It gives people a place to go and a place to look when they have been discriminated against. That is more powerful than just the words on a paper or a fine being levied. That shows people that they are welcomed here. That election represented a rejection of politics used to dominate this area and drove me away and I think that moving forward Huntersville has the opportunity to show and solidify the difference that this community wants and showed in their election of this commission that they wanted that change.

I urge the commission to support the NDO because this doesn't just create the policy, it sends the message and creates the commitment to the community that I could have used when I was growing up here. When a kid is alone, they're going to look anywhere for community, for love and for comfort. I think it would be really great if kids growing up in Huntersville did not have to look so far like I did. That's why I left for so long. I'm proud to be back. I'm proud of who I am. I love who I am and I want everyone else to know that they not only should feel the same way, but that Huntersville is going to commit to that as part of their own community values and they're going to put their money where their mouth is and pass this NDO.

To those who would feel compelled to say that this NDO by nature discriminates against them, I would just ask why you feel that your identity is threatened by your inability to threaten someone else's identity. It is not. There's no religion, there is no God, there is no scripture that tells you that hate is necessary. I want to impress upon everyone here that this has not just been endorsed by people in the queer community, not just the LGBTQ caucus of the democratic party, but the young democrats, the African American caucus of the democratic party, the Hispanic caucus of the democratic party, the Jewish caucus of the democratic party, as well as groups outside of the democratic party including the black political caucus of Charlotte-Mecklenburg. This is not partisan by nature. It doesn't have to be and it shouldn't be. Sadly, we live in a country now where that is where things are headed. Huntersville has an opportunity to show where Huntersville's values are, and I think that this is the right time to take that stance.

Beejay Caldwell (Shawn Caldwell deferred time) said I live on New Haven Drive but I spend a little time in the Pottstown area and some of the residents on Church Street are having some serious problems with homelessness and we don't have every home with people living in it, so a lot of things go unnoticed and unchecked when you don't have eyes and ears in every household.

Speeding cars and tractor trailer rigs use Church Street instead of Verhoeff Drive. Parents of students at Lake Norman Charter School use it, too. There are two plants in the business park that employ people in two shifts from 7:00 a.m. to 7:00 p.m. and years ago one of the town managers contacted the plants and asked the CEO's to inform employees of the speed limit and adhere to it. Many vehicles travel faster on Church Street than they do on 115 and residents would like to have the speed checked by an officer or the automated device. Speed calming devices could be a great help, but we know we're going to really work that for Dellwood first because neither street has any sidewalks.

The leash law for Mecklenburg County, all animals except cats need to be on a leash or contained within a fence or an operable and marked invisible fence outside of their own yards and dogs, they need to be under physical restraint at all times. There are dogs living in a car and I know the dogs can't open the car doors, but this is what's happening. I've seen it. At my house three dogs attacked my car and this was last year, but I did get the Animal Control lady to come out. My car had to be repaired but the owners don't necessarily let the dogs loose. They do what dogs do, they go under the fence. When the dogs' owner is not there we are left as prey for those dogs because they are vicious and they will bite, so

we need to try to get people to adhere to the leash law at least as much as possible. Neighbors are afraid to go out because when they run loose, you never know when they're going to attack. Seniors in their homes, you're not comfortable going out when you see them because you don't know whether they are going to come at you or just looking for food.

I'm asking the Town and Bobby has already said that he has given the information to the right people and so we hope that other people will be on the lookout and know that we would like some more help in the Pottstown and east Huntersville area because we're living in perilous times and we don't want dogs running loose because we don't know whether or not they are part of a pack or part of those dogs that run wild, coyotes, because we can see them because I'm still in a wooded area.

We appreciate what the new Board is doing and all the people that are coming out and so we really need sidewalks and we really need speed calming devices on Dellwood and Church Street. We don't have as many children on Church Street as we have on Dellwood, but sometimes I'd frequent church there and it's really you're taking life in your hands so maybe we can get the calming devices on Dellwood as soon as possible.

AGENDA CHANGES

Commissioner Rivers made a motion to amend the agenda by adding 10.E, appointment to the Environmental Sustainability Committee. Commissioner Walsh seconded the motion. Motion carried unanimously.

Commissioner Bergsman made a motion to adopt the amended agenda. Commissioner Rivers seconded the motion. Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Quarles made a motion to approve the minutes of the February 18, 2025 Regular Town Board Meeting. Commissioner Walsh seconded the motion. Motion carried unanimously.

Gibson Park Phase II Construction Contract. Commissioner Quarles made a motion to approve the Gibson Park Phase II Construction contract. Commissioner Walsh seconded the motion. Motion carried unanimously.

Contract attached hereto as Exhibit No. 3.

First Amendment to 2024 General Obligation Park bond Capital Project Ordinance. Commissioner Quarles made a motion to approve First Amendment to the 2024 General Obligation Park bond Capital Project Ordinance. Commissioner Walsh seconded the motion. Motion carried unanimously.

First Amendment to 2024 General Obligation Park bond Capital Project Ordinance attached hereto as Exhibit No. 4.

Call for Public Hearing – Petition #ANNEX25-01. Commissioner Quarles made a motion to call a public hearing for Tuesday, May 6, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 25-01, a request by the Bowman Development Group, Inc., for the contiguous annexation of parcels identified as Fox Vale Subdivision. Commissioner Walsh seconded the motion. Motion carried unanimously.

Call for Public Hearing – Petition #R25-01 Alex Yards. Commissioner Quarles made a motion to call a public hearing for Tuesday, May 6, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R25-01 Alex Yards, a request by Alexandriana Partners, LLC to rezone +/- 11.34 acres from Corporate Business to Transit Oriented Development-Residential Conditional District for a multi-family development. Commissioner Walsh seconded the motion. Motion carried unanimously.

PUBLIC HEARINGS

Traffic Calming Measures – Dellwood Drive. Mayor Clark called to order public hearing on traffic calming measures on Dellwood Drive.

Lora Mastrofrancesco, Transportation Engineer, reviewed vicinity map and location, traffic calming process, speed data results and proposed solutions. *Refer to PowerPoint attached hereto as Exhibit No. 5.*

Ms. Mastrofrancesco noted that Engineering's preference would be two or three speed humps.

Commissioner Rivers said with the two or three speed humps, what are we looking at timeline wise if we went with this option.

Ms. Mastrofrancesco said after today I could come back at the next meeting or next month to hear the Board's decision. From then, it depends on which option. Speed humps are quicker to put in. We don't need any right-of-way. If we go to a mini-circle then that could take months just to get the right-of-way before we even install the mini-circles. If we go back to the speed humps, which is what we would recommend, we have the right-of-way, we could put it into our Public Works Department and probably have it in late summer/early fall.

Commissioner Rivers said the speed humps would be the paved not the flat plastic.

Ms. Mastrofrancesco said they would look like this. It's asphalt on top of asphalt. It's not the rubber mats. It's not like a curb when you go to a parking lot. They are about 18' to 20' wide. It's got a ramp up over and back down.

Commissioner Hunt said sometimes people are concerned about what this does to their cars. Is there any concern about that, like the impact to people's vehicles.

Ms. Mastrofrancesco said if you take it at a lower speed there wouldn't be a problem. They're usually 4" to 5" in height at the maximum part. That's mainly for our fire trucks to get over without damaging a million dollar fire truck.

Commissioner Hunt said if there's just one speed hump, do you see people like speed in between the speed hump or they just go over them when they just see them.

Ms. Mastrofrancesco said yes, it could happen.

Commissioner Walsh said I'm actually a fan of the mini-circles, but they might be problematic. I don't remember seeing a mini-circle where it's just like at a "T", it's usually at a four-way. Do we have another place where we've done it as a "T".

Ms. Mastrofrancesco said in the Stony Brook Station subdivision that's at Hambright and 115, there's two of them at "T" intersections and up at 73 the Northbrook neighborhood, they have a "T" intersection and there's one off of Maple Branch.

Commissioner Dumas said do you have any insight as to why the community's preference was just the one speed hump.

Ms. Mastrofrancesco said no, I do not, but I could ask them. They will be speaking tonight.

Commissioner Dumas said I wonder if like one speed hump in the middle of the long street will even do much. I live on Angel Oak that has several speed humps. It's a longer street, has several speed humps, and I have found it to be very effective. I have always felt very safe. People do speed up between the humps, but they can't enough to make it terrible. I would say more is better. My preference would probably be two or three speed humps for that road.

Commissioner Quarles said you said that the community rep preferred Option 1 and Option 4, with Option 4 having the mini-circle. Was it communicated with the community rep what Police and Fire recommend.

Ms. Mastrofrancesco said I don't think I told them what Police and Fire preferred at that stage of the discussion.

Commissioner Bergsman said I actually had the same question as Commissioner Dumas, so I would be interested in also hearing what the feedback was from the community of why they preferred one speed hump because looking at it I would feel like two would make more sense. If you could get that answer for us or some more information, that would be great.

Ms. Mastrofrancesco said that is roughly where the radar was sitting to collect the highest speed would most likely be at the middle of the study area and so I assume, which I probably shouldn't do, is that's where they saw the highest speeds and they're like that's where we should put something.

Mayor Clark called for public comments.

Rachel Zwipf said I live on Central Avenue. I am part petitioner on this study. Thank you guys for your time and attention. I also want to thank Lora and rest of the Engineering team on their help on this project. To answer your first question, I think there was some miscommunication between me and Lora when she sent over asking for our final decision. I was looking at my phone, so I couldn't distinguish one and two. Our actual selections were yes, the mini-circle, but then also at least two speed humps if we could not get the mini-circle. She's correct, at that time she had not told us about the Fire and Police suggestions. At this time we've talked a little bit.....the reason we wanted the mini-circle was because we don't have a stop, it's one stop there and the mini-circle would help to slow down the other traffic coming from the tracks on the other part of Church to Dellwood where people tend to speed as well. The thought would be that that mini-circle would actually help to provide some stoppage there since there isn't a four-way stop. It's only one stop on Central. None on Dellwood, which is why the people speed that way. It is an honor to stand here in front of you and the rest of the community to hopefully see this project go through exponentially. As you guys know, this community has been asking for speed humps for decades. We started this process last year in May, so this May will be a whole year it has taken to do just this one street and we are looking forward to doing five more streets after this to ask

for these calming measures. My call to action is to ask you guys not to wait the entire month that you have to vote on this, is to vote on it by the Board meeting so that we can get this project underway and have these speed humps that this community has been asking for for decades in before the summer is out.

Gil Hageman said I live on Dellwood, the part by the cemetery which goes down into Serenity. That's really a lot faster than the ones that we've been looking at. They hit that hill going down after they sped through the other neighborhood, they hit ours and they speed up even further and often ignore the stop sign. We're working on that. Two things, one, you talked earlier about access to downtown. There are a large number of people who walk along Dellwood to get to downtown, the businesses, and there are no sidewalks. If we're talking safety, let's include some sidewalks. Otherwise, if you get hit by a car doing 40 or you get hit by a car doing 25, you're still hit. We need the sidewalks for safety. Also, Dellwood is very narrow as was mentioned earlier. And there's no restriction to parking on one side or the other. You park on both sides, we've got a safety issue. You can't get a fire truck or a police car or any car, an ambulance, through that double parked side. There should be parking on just one side. If you're only going to go with one speed hump, paint three upside down V's. The two that are not for the hump are like having a sign that says beware of the dog and you don't own a dog, but it works. If you paint the street where's there no hump, the people who are cutting through and don't know it, they'll slow down anyway and that only cost you some paint.

Jess Avina said I live on Dellwood in Vermillion. I think our biggest concern here from what I've read is safety of everybody that's on Dellwood that uses that source for commuting. We have to have sidewalks in conjunction to these speed humps. I know my wife and I and a lot of us walk that to get to downtown and at night it's very dark. You've got to put your flashlights on and you pray that a car doesn't come behind you. You have to walk one side or the other. Because it's narrow, you almost have to stop and get out. When people park on the side, you have nowhere to go back and forth. That's probably my biggest concern. I've been on that street for 10 years now and we still don't have sidewalks. We get close, but we don't ever finish the deal, and I think that would be probably the safest bet to go. I also like the two speed humps option, but I would on that one map would lengthen them out, so you'd have one getting close to Vermillion and then one close to Central, so that you have leeway between the two. I think three might be overkill, especially for law enforcement if they're going to go through and patrol that.

Helen Brown Rivers said they say that we are call to action tonight. I have been a resident of Huntersville April 23, 78 years. My family has lived on Dellwood Drive which was Cemetery Street at the time, over 100 years. My grandfather was on the Brown side was one of the people that bought land and was the first black person on that street. We are ready for action from someone. Everybody is hollering sidewalks. We don't have the space for sidewalks. The street is very narrow. It is very unsafe because I walk my granddaughter to the bus stop every morning that she goes to school. We have to get over in the ditch to let the cars go by. I think the speed humps would be a great progress in moving forward in helping to slow the speeders down. We have 25 mph signs up, but it's not noticed. The Police did come out and observe the speed. I thank them for that, but it is still happening. The solution is that we install more than one speed hump. I do have a fire hydrant right at my yard, so we were trying to map out I think they said 500' apart, but whatever you can do to help Dellwood Drive, we would appreciate it, because there's elderly people like the gentleman said. I see them walking. People with their dogs walking, children in strollers and it's just really aggravating that we have to move in the ditch to let people go by, but they come by speeding instead of being respectful to the people in the neighborhood.

Jeri Carlyle said I live on Serenity Street, that's at the bottom of the hill of Dellwood. People fly down Dellwood and they don't bother to stop at the stop sign. I have filed two written complaints with the Police Department and I've had Police come out and sit on the street and they stopped 15 people one day in less than 20 minutes running the stop sign, but no one wrote out a ticket, so it's still continuing. The speed limit on Serenity is horrendous. I begged the city for a speed limit sign for about 1-1/2 years on Serenity so that people could see it and they're right in their face to help slow down, but they still ignore the sign and the sign was put behind a tree, so unless the limbs are trimmed, you don't see it. There are like nine small children who live by my house on Serenity on their bikes every day and their scooters and I am so afraid. I live in the summertime in fear that history is going to repeat itself for me because I saw a child four years old get hit by a car and fly through the air and land face down on the sidewalk and it is something you never want to see again. I live with this horror every day in the summertime. I sit on my front porch and I watch it and keep my phone handy to take pictures of whoever runs over a child. I would love to see something done about the speed limit on Serenity Street. As far as coming down the hill, I don't know if two speed humps are enough, because they fly down the hill and then when they get to the stop sign they rev up their engines to see just how fast they can make it to the next stop sign. This goes on on a daily basis, so I would appreciate any help from the Town.

Agustin Hinojosa said speed bumps on Dellwood, in short, we want them and we want them installed ASAP. You'll find speed bumps in many neighborhoods all serving similar or same functions, so what makes the speed bumps on Dellwood so different. It's been hard to find the words. As a longtime Pottstown resident that lived on Dellwood prior to the connection, prior to the connecting development of Vermillion, it is difficult to explain what these speed bumps are supposed to serve. At times it's tiring and at other times it can be painful. To the passerby, these speed bumps may appear to serve the same purpose as any other neighborhood, however Pottstown is not just a neighborhood. Pottstown is a community. A community that reaches far beyond this side of the tracks. I like to think of Pottstown as a historic beacon that illuminates the undeniable resilience that is felt and found throughout this country. History not only lives in Pottstown, it thrives. What about the speed bumps. There's a lot more to these obstacles than pedestrians' safety, too much to explain here, but I've got a few minutes left and I could tell you that as someone who lived in Pottstown for 20 years and didn't really get to know the community itself, I can tell you that this community, like I said, it's a beacon. Words really couldn't put this community into perspective of what it actually is. You really have to immerse yourself into it.

Pastor Ray Henderson said I'm Pastor of St. Phillip Missionary Baptist Church located on Dellwood Drive. My concern and care this evening comes from the stance and status as the leader of one of the fastest growing ministries in our town. Since my arrival at St. Phillip, we have grown from a church meeting on Sundays to an expansive ministry serving our community and abroad throughout the week. Back in November 2022 there was no paved parking lot on the grounds of the church and today we have a paved parking lot with many more renovations, additions and upgrades in the works as we convene even at this very moment. As the church grows, we pray to be a part of the solution to be an assistance to the traffic flow on Dellwood. I strongly believe and speak for the majority of the congregation that I pastor when I state that speed bumps are an immediate solution and sidewalks will be an addition as well and they will be beneficial for the street in which our church is on. Anything that had the spirit of God upon it will grow, but let's not equate movement with growth, for all movement is not growth. I see quite a bit of people in this town moving, but we must be certain that our movement makes progress. When the town considers the traffic flow on Dellwood and in Pottstown or over the tracks as my Aunt Betty says, let's make progress for all, not just movement for some.

Commissioner Dumas said I know we have talked about sidewalks in the past. Do we know where that stands.

Anthony Roberts, Town Manager, said I'd like to put them throughout the whole neighborhood. It's a little more complicated. There's right-of-way issues, so you have to work with the property owners out there and then if one or two doesn't want it on this side of the road, they want it on the other side of the road. At some point in time, you may have to condemn those properties. Those are the things that we deal with on a daily basis. A lot of times we run into neighborhoods who want sidewalk but want it on this side and then half of them want it on this side. Those are things we have to work through, but I'd love to put sidewalk throughout that entire neighborhood and that's something we've worked on. We put maps together. Hopefully the community leaders in the neighborhood can help us achieve that because I'll commit to funding it and I know this Board will and previous boards have, but we need your help. We want to make it happen.

Commissioner Bergsman said to follow-up from that first, I am curious because we currently have the Pottstown Preservation Plan that's in development and is sidewalk recommendations or approaches going to be part of that outcome from that.

Mayor Clark said I think it depends on what the community stakeholders that are meeting to develop the plan want. I think that's where that answer lies. The ones in the room have said they want sidewalks, so I think we'll hear from them on that as they build the plan.

Commissioner Bergsman said I just kind of wanted to make sure since it's been on hold. I agree, I would love to see the sidewalks, too. Hypothetically, the option that is the mini-circle and two speed bumps, could that be split into two projects that possibly speed bumps could move forward and some more time could be spent on whether or not a mini-circle could happen, so we're not waiting for speed bumps while that component is looked at.

Ms. Mastrofrancesco said definitely, whatever the Board would approve.

Commissioner Bergsman said are the two speed bumps in that plan the same location as the option that is just two speed bumps.

Ms. Mastrofrancesco said I believe so. If that's what the Board wants, yes definitely.

Commissioner Bergsman said does Dellwood have any streetlights.

Ms. Mastrofrancesco said no, not pedestrian level streetlights. There might be one overhead.

Commissioner Rivers said I know there was conversation about sidewalks, funding was brought up, there was also a community meeting that was held in regards to what the community wanted in regards to the RAISE grant. Bobby, are you able to give us an update on the RAISE grant or is there someone that can give us an update on the RAISE grant.

Heather Maloney, Transportation Planner, said we did apply in January to a BUILD grant, they changed the name, federal grant to fund sidewalks on Dellwood and Central and Holbrooks. Those awards should be announced at the end of June. We plan on incorporating feedback from the Pottstown Preservation Plan into those plans.

Commissioner Bergsman said will this go to Planning Board.

Ms. Mastrofrancesco said no.

Commissioner Bergsman said if we wanted to have it come back on our next agenda, that is possible.

Ms. Mastrofrancesco said yes, I can come back in two weeks or the first of the month of next month.

Commissioner Bergsman said would you need anything from us tonight.

Ms. Francesco said no.

Mr. Roberts said whether we get the RAISE grant or not, we'll fund it either way if you want to put sidewalks in there. Hopefully we do get it, but if we don't, don't let that be a deterrent, we'll fund it.

There being no further comments or questions, Mayor Clark closed the public hearing.

OTHER BUSINESS

Fiscal Year 2026 Goals. Anthony Roberts, Town Manager, briefly reviewed the goals for Fiscal Year 2026. *Refer to Exhibit No. 6.*

Commissioner Quarles requested adding advocate for a Veterans Service Officer to service our Veterans and their dependents in our new town hall to the FY26 goals.

Commissioner Bergsman requested adding preserving the history of Huntersville and promote and encourage the preservation of our historic assets and history to the FY26 goals.

Commissioner Hunt made a motion to approve the FY26 goals with two additions: (1) promote and encourage the preservation of our historic assets and history; (2) advocate for a VSO to service our Veterans and their dependents in Huntersville Town Hall.

Commissioner Dumas seconded the motion.

Motion carried unanimously.

Ramah Church Road Park Master Plan. Michael Jaycocks, Parks & Recreation Director, presented the Park Master Plan for Ramah Church Road. *Refer to PowerPoint attached hereto as Exhibit No. 7.*

Commissioner Dumas made a motion to approve the Ramah Church Road Park Master Plan.

Commissioner Bergsman seconded the motion.

Motion carried unanimously.

Parks and Recreation Trust Fund Grant – Fire Station No. 4 Park Project. Michael Jaycocks, Parks & Recreation Director, reviewed request to allow staff to submit a Parks and Recreation Trust Fund grant application for the Fire Station No. 4 Park Project. The grant request will be for \$500,000. This grant

request will help fund the new Fire Station No. 4 Park. The state will announce grant recipients in the fall of 2025.

Commissioner Quarles made a motion to authorize staff to submit an application for a Parks and Recreation Trust Fund Grant for the new Fire Station No. 4 Park Project.

Commissioner Rivers seconded the motion.

Motion carried unanimously.

Speed Limit Change – Stumptown Road and Northcross Drive. Stephen Trott, Director of Engineering, reviewed the inconsistencies with the speed limit on Northcross Drive and Stumptown Road. *Refer to PowerPoint attached hereto as Exhibit No. 8.*

Staff completed an evaluation on the Town maintained sections to see what a good speed limit would be. The evaluation came to the conclusion that 40 mph seemed reasonable in the Town maintained sections. NCDOT recommended 35 mph for the whole thing.

Commissioner Rivers said based on the results from both the Town and NCDOT, I know it's 5 mph difference, but why did the state come back with the conclusion of 35 mph.

Mr. Trott said they just did an evaluation of the whole thing and what they concluded was they recommended 35 mph throughout the whole area. We got information from the state and the person that we got it from thought the whole thing was state maintained, even though it's not.

Mayor Clark said that last little section, the extension part, will that end up being Town maintained as well, should that ever happen.

Mr. Trott said looking at the section, kind of the gap there between the yellow and the blue, that is currently a Town project and proposed to be state maintained.

Commissioner Bergsman said if the speed limit was 35 mph in that whole section, would the school zone go down to 25 mph.

Mr. Trott said maybe. The reason why it's not a yes or no is one of the school zones is Town maintained, one of the school zones is state maintained. The state indicated that if it was 35 mph in their section that they would drop the school zone to 25 mph. I'm not aware of a hard and fast rule that it has to be 10 mph less, but the Town could follow suit and lower that in the Town section if that's desired or it could be a 5 mph difference, so it could go either way.

Commissioner Bergsman said I spent quite a few years walking to Grand Oak from my home and back twice a day, five days a week for the entire school year. I know at that time, and I'm willing to wager it's definitely still the same, almost everyone that I knew, at least in the MacAulay neighborhood, had serious concerns about the speed in that section. From my perspective anything that's higher than 35 mph, if we're looking at it across the Board, I probably will have a hard time supporting because I know there have been issues in that area and I love the idea of having the same speed throughout. It will be hard to get me higher than 35 mph. I also wanted to find out if you lower the speed limit in a section, does that actually help reduce speed alone or are there other complimentary things that we can do to help with speeding.

Mr. Trott said I would say one thing could be enforcement. A different group handles that. We could try to look at other things, although the roads built is meant as a way for folks to travel through there. Earlier you heard about traffic calming. This would not be a road recommended for traffic calming based on the volumes. I'd say it would be challenging to try to add some other physical features. There's sidewalk along a decent portion. From 73 all the way down to Ranson Road there's at least sidewalk on one side of the street. That does help. There's a good portion of sidewalk along part of Stumptown Road. With the Stumptown Road project we're looking to add more to complete another section of that. It's something that we could look into.

Mayor Clark said I can say that the Transportation Committee had a passionate discussion about the speed along this way and the teacher, me, said that I kind of was trying to pressure the other committee members into making it be 35 mph just for safety reasons and then because there will be a future middle school right along Stumptown at some point and so we will have a third school zone along this route here, that made me pause and think it should be 35 mph throughout.

Commissioner Bergsman said I've witnessed so many times and I've walked that sidewalk as well on a regular basis and one thing that also happens is like St. Marks is in that area. It's one of the schools and it's very common for parents to park kind of at the bottom of the hill by that roundabout at the end of the school day and waiting. There's also lots of kids and they usually have a teacher accompanying them coming down, so it's fairly heavily used pedestrian wise.

Commissioner Dumas said I have to agree about the school zones. I've often wondered why it's set so high. When I'm driving that area and I see the kids out and everything and it's like this feels odd to be driving this speed right now. I was curious about whether or not we've had incidents from the police perspective. Is there a reason to go with a consistent number because people are going 45 mph in a 35 mph or continue to go 45 mph in the school zones or anything like that.

Police Chief Barry Graham said we got asked about crashes in that area and safety reasons. From 115 to 21 on Stumptown, we have a few crashes. We've written a few tickets down through there. Currently, even though CMS owns that property down there, there's not a lot of pullouts once you get through in front of the church and everything, so there's generally not a lot of crashes through there. When you get to Stumptown and 21, there's a lot rear end slow and stop, people turning through running the stop sign and things like that. Going to the other side, I measured from St. Marks at the roundabout all the way back up to Hugh McAulay Road up there, we've had nine in five years, which is not very many. Generally, they've got a crossing guard over there at the school. We're very conscious about doing that area. We work the area quite a bit. Good sidewalks, good area off of the road. It's not an issue as it stands right now.

Commissioner Dumas said I think I would be in favor of a consistent maybe 35 mph with a 25 mph school zone. At first, I was leaning more towards a consistent 40 mph, but I don't know, I really do think that the school zone could use some help there.

Commissioner Bergsman said this is kind of in reference to the section that's in the 45 mph like kind of going up Northcross, the DOT area, and I know that's both a straighter but also wider section and I didn't know, do we have any plans or are we looking at the possibility of adding in.....I feel like right now at least on the one side there's a fairly wide not median.

Mr. Trott said the lanes are wider. The Town has also added sidewalk on both sides of the road in that northern section up there.

Commissioner Bergsman said is that a section that we could look at for like adding in a bike lane.

Mr. Trott said we could look. I think there's some pinch points around turn lanes at the Birkdale neighborhood entrance that comes out in that area. I think it does kind of pinch down. There's some turn lanes there. We can ask DOT to look into it. Another part that I didn't point out earlier is the NC 73 project is impacting the northern portion of Northcross Drive. They're adding a roundabout there. Also, the 73 interchange is adding a new bridge over the interstate that will line up Rich Hatchet and then will tie in, so that's going to change that character of that northern section of Northcross whenever they get to build that. I say that northern section, kind of northern end of Northcross up towards 73, that character is going to change with two upcoming NCDOT projects.

Mayor Clark said what's the schedule for those flyover bridges.

Mr. Trott said you'll be able to get off and get over to Northcross without having to go all the way up to 73. Those I guess schedule wise...2027 is anticipated construction start for the interchange and I believe 2027 is the part of NC 73 as well.

Commissioner Dumas made a motion to change the speed limits to a consistent speed limit of 35 mph for Stumptown Road and 25 mph in the school zones.

Mr. Trott said what about Northcross as well.

Commissioner Dumas said Northcross and Stumptown Road.

Commissioner Walsh seconded the motion.

Motion carried unanimously.

Appointment to Environmental Sustainability Committee. Commissioner Hunt requested the Board make one appointment to the Environmental Sustainability Committee to fill a vacancy due to a resignation. The term would expire in 2026.

Mayor Clark called for nominations.

Commissioner Rivers nominated Tim Sanborn.
Commissioner Walsh nominated Tim Sanborn.
Commissioner Dumas nominated Tim Sanborn.
Commissioner Hunt nominated Tim Sanborn.
Commissioner Quarles nominated Tim Sanborn.
Commissioner Bergsman nominated Tim Sanborn.

Commissioner Hunt made a motion to appoint Tim Sanborn to the Environmental Sustainability Committee.

Commissioner Quarles seconded the motion.

Motion carried unanimously.

CLOSING COMMENTS

Commissioner Rivers announced that Mr. Aaron Simpson, math teacher at J. M. Alexander Middle School, passed away over the weekend and offered her condolences to Mr. Simpson, his family, the JMA staff, Principal Hager and the students.

There being no further business, Commissioner Walsh made a motion to adjourn. Commissioner Hunt seconded the motion. Motion carried unanimously.

Approved this the ____ day of _____, 2025.

DRAFT



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Budget Amendment - Community Needs Contributions

EXPLAIN REQUEST:

Appropriate Community Needs contributions (103995.9999.19003) of \$10,730 to the Miscellaneous Expense - Community Emergency Needs expense account (105100.0499.19003). These funds are donated to the Police Department to assist with community outreach.

ACTION RECOMMENDED:

Approve Board Action

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense.

ATTACHMENTS:

None



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: HFFA Budget Amendment

EXPLAIN REQUEST:

The Finance Department has completed its year-end review of the Financial Statements. In an effort to prevent a negative cash balance in the HFFA fund, this budget amendment is required. This entry provides \$550,000 to cover the results of operations in FY 2025.

ACTION RECOMMENDED:

Approve Budget amendment

FINANCIAL IMPLICATIONS:

Decrease in General fund balance of \$550,000.

ATTACHMENTS:

None



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Capital Project Ordinance-Huntington Green Amendment #5

EXPLAIN REQUEST:

Approve Fifth Amendment to the Huntington Green Capital Project Ordinance for additional funds awarded by the Community Development Block Grant (CDBG).

ACTION RECOMMENDED:

Approve Capital Project Ordinance

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense.

ATTACHMENTS:

1. HUNT GREENE PH2 AMEND 5 WITH EXC AGRMENT

**TOWN OF HUNTERSVILLE
FIFTH AMENDMENT
HUNTINGTON GREEN SIDEWALKS
CAPITAL PROJECT ORDINANCE**

WHEREAS, the Town desires to authorize and fund a capital project consisting of the construction and installation of sidewalk and associated grading and drainage to be constructed in the Huntington Green neighborhood in the Town of Huntersville (the "Huntington Green Sidewalk Project"); and

WHEREAS, the Town has been awarded a Community Development Block Grant (CDBG) of \$2,032,170 to fund the Project, together with Town funds as necessary; and

WHEREAS, the Town has been awarded additional funds from a Community Development Block Grant (CDBG) of \$310,248 to fund the Project, together with Town funds as necessary; and

WHEREAS, in accordance with North Carolina General Statute 159-13.2, the Town is authorized to establish a balanced project ordinance for projects involving the construction or acquisition of a capital asset.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Huntersville that a Project Ordinance is hereby established for the Project as follows:

SECTION 1. HUNTINGTON GREEN SIDEWALK PROJECT. The Huntington Green Sidewalk Project is authorized to construct and install sidewalk and associated grading and drainage to be constructed in the Huntington Green neighborhood. This will improve safety and pedestrian transportation options for the Huntington Green community. This will include planning, permitting, surveying, engineering and design, right of way acquisition and construction.

SECTION 1.1. The following amounts are appropriated for the project:

	<u>6/15/2020</u> <u>Original</u> <u>Budget</u>	<u>Prior</u> <u>Amendment</u>	<u>6/17/2025</u> <u>Fifth</u> <u>Amendment</u>	<u>Total</u> <u>Budget</u>
Contruction, purchase of right of way, survey,design and engineering and landscaping				
TOTAL PROJECT COSTS	<u>\$ 654,800</u>	<u>\$ 1,382,170</u>	<u>\$ 310,248</u>	<u>\$2,347,218</u>

SECTION 1.2. The following revenues are anticipated to be available to complete this project:

	<u>6/15/2020 Original Budget</u>	<u>Prior Amendment</u>	<u>6/17/2025 Fifth Amendment</u>	<u>Total Budget</u>
Grant - CDBG	\$ 650,000	\$ 1,382,170	\$ 310,248	\$2,342,418
General Fund transfer	4,800	-	-	4,800
TOTAL REVENUE	<u>\$ 654,800</u>	<u>\$ 1,382,170</u>	<u>\$ 310,248</u>	<u>\$2,347,218</u>

SECTION 2. The officers of the unit are hereby directed to proceed with the capital project in Section 1 within the terms of the grant documents and the budget contained herein. Such authorization includes but is not limited to bidding, awarding and entering in to contracts as necessary to carry out the capital project as allowed by law after review by the Town Attorney for compliance with lawful procedures.

SECTION 3. Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board and the Finance Officer for direction in carrying out this project.

Duly Adopted this 17th day of June 2025.



**MODIFICATION NUMBER 02 TO SUBRECIPIENT GRANT AGREEMENT
BEWTEEN MECKLENBURG COUNTY AND Town of Huntersville**

This Modification is made and entered into by and between Mecklenburg County, ("the COUNTY"), and **Town of Huntersville**, ("the SUBRECIPIENT"), to modify FY 2023-2024 Community Development Block Grant Contract Number **43935244**, award dated **November 20, 2023** ("the Agreement").

WHEREAS, the COUNTY entered into the Agreement, pursuant to which the COUNTY provided a subrecipient grant award of **\$987,321.09** to the Subrecipient under the Community Development Block Grant Entitlement program (CDBG) as set forth in the Agreement;

WHEREAS, the COUNTY and the SUBRECIPIENT desire to modify the Agreement.

WHEREAS, pursuant to the provisions of Section P of the Agreement, which states that the COUNTY or the SUBRECIPIENT may amend the Agreement at any time provided that such amendments make specific reference to the Agreement, are executed in writing and signed by a duly authorized representative of both organizations.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the parties agree as follows:

☐ **Revise Scope of Services and Project Schedule**

☒ **Project Schedule**

The Project Schedule - Section F of the Agreement is hereby deleted and is replaced by the revised **Attachment B**, the Project Schedule, which is attached hereto and incorporated herein by reference.

☒ **Revise Budget and Allocation**

The allocation for FY 2023-2024 has increased from \$1,133,375.04 to \$1,443,623.04 (\$1,133,375.04 + \$310,248) reflecting an increase of \$310,248. Budget-Section H of the Agreement is hereby deleted and is replaced by revised **Attachment A**, Budget, which is attached hereto and incorporated herein by reference.

☐ Other: (Type in the reason for the modification.)

All provisions of the Agreement and any attachments thereto in conflict with this Modification shall be and are hereby changed to conform to this Modification, effective as of the date of the execution of this Modification by both parties.

All provisions not in conflict with this Modification remain in full force and effect and are to be performed at the level specified in the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this document as of the dates set herein.

SUBRECIPIENT:

BY: Anthony Roberts 2-20-25
Anthony Roberts, Town Manager Date

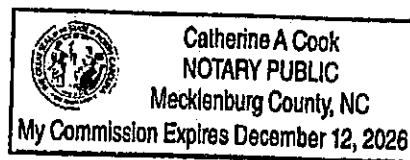
NORTH CAROLINA Mecklenburg County. I, a Notary Public of the County and State aforesaid, certify that Anthony Roberts personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20 day of February, 2025.

WITNESS my hand and official seal, this the 20 day of February 2025.

Catherine A Cook
NOTARY PUBLIC

MY COMMISSION EXPIRES: December 12, 2026

SEAL-STAMP



Mecklenburg County – Town of Huntersville: Huntington Green Sidewalk Project Phase II
FY 2023 - 2024 CDBG Subrecipient Agreement Modification

Attachment A
Revised Budget and Allocation

The allocation for FY 2023-2024 has increased from \$1,133,375.04 to \$1,443,623.04 (\$1,133,375.04 + \$310,248) reflecting an increase of \$310,248. This increase is attributed to being awarded additional program year 2024 funds following the FY 2024-2025 CDBG application round.

Attachment B
Revised Budget and Allocation

EXHIBIT 2														
Task/Program Goals	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025
Execute Subrecipient Agreement	X													
Procurement of Construction Services (CEI)		X												
Selection of Construction Contractor		X												
Engineer of Record	X	X	X								X			
Submission of Quarterly Reports		X			X			X			X			X
Submission of Closeout Report														

Task/Program Goals	Feb 2025	Mar 2025	Apr 2025	May 2025	June 2025	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026
Execute Subrecipient Agreement															
Procurement of Construction Services (CEI)															
Selection of Construction Contractor															
Submission of Quarterly Reports			X			X			X			X			X
Submission of Closeout Report															

Mecklenburg County – Town of Huntersville: Huntington Green Sidewalk Project Phase II
FY 2023 - 2024 CDBG Subrecipient Agreement Modification

Task/Program Goals	May 2026	June 2026	July 2026	Aug 2026	Sept 2026	Oct 2026	Nov 2026	Dec 2026
Execute Subrecipient Agreement								
Procurement of Construction Services (CEI)								
Selection of Construction Contractor								
Submission of Quarterly Reports			X			X		X
Submission of Closeout Report								X



Mecklenburg County

Signature Page

Contract Number: 43935244

Amendment Number: 02

Contractor Name: TOWN OF HUNTERSVILLE

MECKLENBURG COUNTY:

A handwritten signature in black ink, appearing to read "Leslie Johnson", written over a horizontal line.

Leslie Johnson
Assistant County Manager

ATTEST:

A handwritten signature in black ink, appearing to read "J. E. Yeager", written over a horizontal line.

James E. Yeager
County Attorney

**APPROVED AS TO INSURANCE
REQUIREMENTS:**



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: Ferrelltown Parkway Project Property Resolution

EXPLAIN REQUEST:

Resolution to acquire right of way and/or easements for the construction of the Ferrelltown Parkway Project. This includes 3 parcels: 011-164-63, 011-164-62, 019-431-01.

ACTION RECOMMENDED:

Adopt resolution.

FINANCIAL IMPLICATIONS:

Bond Fund.

ATTACHMENTS:

1. Exhibit A



**RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACQUIRE RIGHT OF WAY AND
EASEMENTS NECESSARY FOR THE CONSTRUCTION OF THE ADOPTED AND
FUNDED FERRELLTOWN PARKWAY EXTENSION PROJECT**

Resolution No. R-2025-14

WHEREAS, the Town of Huntersville (the "Town") has determined that the acquisition of fee title right of way, and easements is necessary to the delivery of the project; and

WHEREAS, the Town finds that such title, rights of way and easements, including existing public rights of way and easements, are for a public use and necessary for the construction of the project; and

WHEREAS, the statutory powers of the Town include the power to acquire real property (N.C.G.S. §160A-11 and §160A-240.1), including the power of eminent domain (N.C.G.S. Chapter 40); and

WHEREAS, to meet said defined project delivery schedule, property acquisition process should begin no later than July, 2025; and

WHEREAS, the Town's proposed property acquisition process for the project will comply with applicable federal and state requirements; and

WHEREAS, the Town of Huntersville has certified that the parcels ("the Property"), represented on Exhibit A, are needed for the project.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves and authorizes the acquisition of the necessary fee title, rights of way and easements affecting the parcels described on Exhibit A at a price not to exceed that determined by the valuations and permitted Administrative Adjustments for Right-of-Way Acquisition, and no further action is required by this Board to authorize the acquisition; and
2. In the event any of the parcels or interest therein cannot be acquired by negotiations at the price authorized above, the Town Manager may institute and pursue acquisition by the process of Eminent Domain according to the procedures contained in Chapter 40A, including, but not limited to, giving notice of intent to the property owner, executing and filing a complaint and declaration of taking, depositing the necessary appraised value amount with the Clerk of Superior Court of Mecklenburg County, and no further action is required by this Board; and
3. The Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this resolution; and
4. This resolution shall be effective as of the date its adoption.

Adopted this 17th day of June, 2025

ATTEST:

Janet Pierson, Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

EXHIBIT A - PARCEL INDEX
FERRELLTOWN PARKWAY EXTENSION

PARCEL #	PARCEL ID #	PROPERTY OWNER NAME
1	01116463	GEORGE S. NANCE, AS TRUSTEE OF THE GEORGE S. NANCE REVOCABLE TRUST
2	01116462	GEORGE S. NANCE, AS TRUSTEE OF THE GEORGE S. NANCE REVOCABLE TRUST
3	01943101	GEORGE S. NANCE, AS TRUSTEE OF THE GEORGE S. NANCE REVOCABLE TRUST



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Accept streets in Courtyards at Eastfield Farm of Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Courtyards at Eastfield Farm Subdivision.

Street Name	From	To	Approx. Length
Pleasant Run Drive	Trailwood Drive	Eastfield Road	755-ft
Grove Crossing Drive	Eastfield Farm Drive	Pleasant Run Drive	465-ft
Eastfield Farm Drive	Trailwood Drive	Eastfield Road	660-ft
Trailwood Drive	End of Road (cul-de-sac)	Approx 40-ft SE of Eastfield Farm Drive (stub)	1090-ft
Headwaters Drive	Trailwood Drive	Honeycutt Drive	590-ft
Honeycutt Drive	Trailwood Drive	End of Road (cul-de-sac)	645-ft

ACTION RECOMMENDED:

Accept Streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

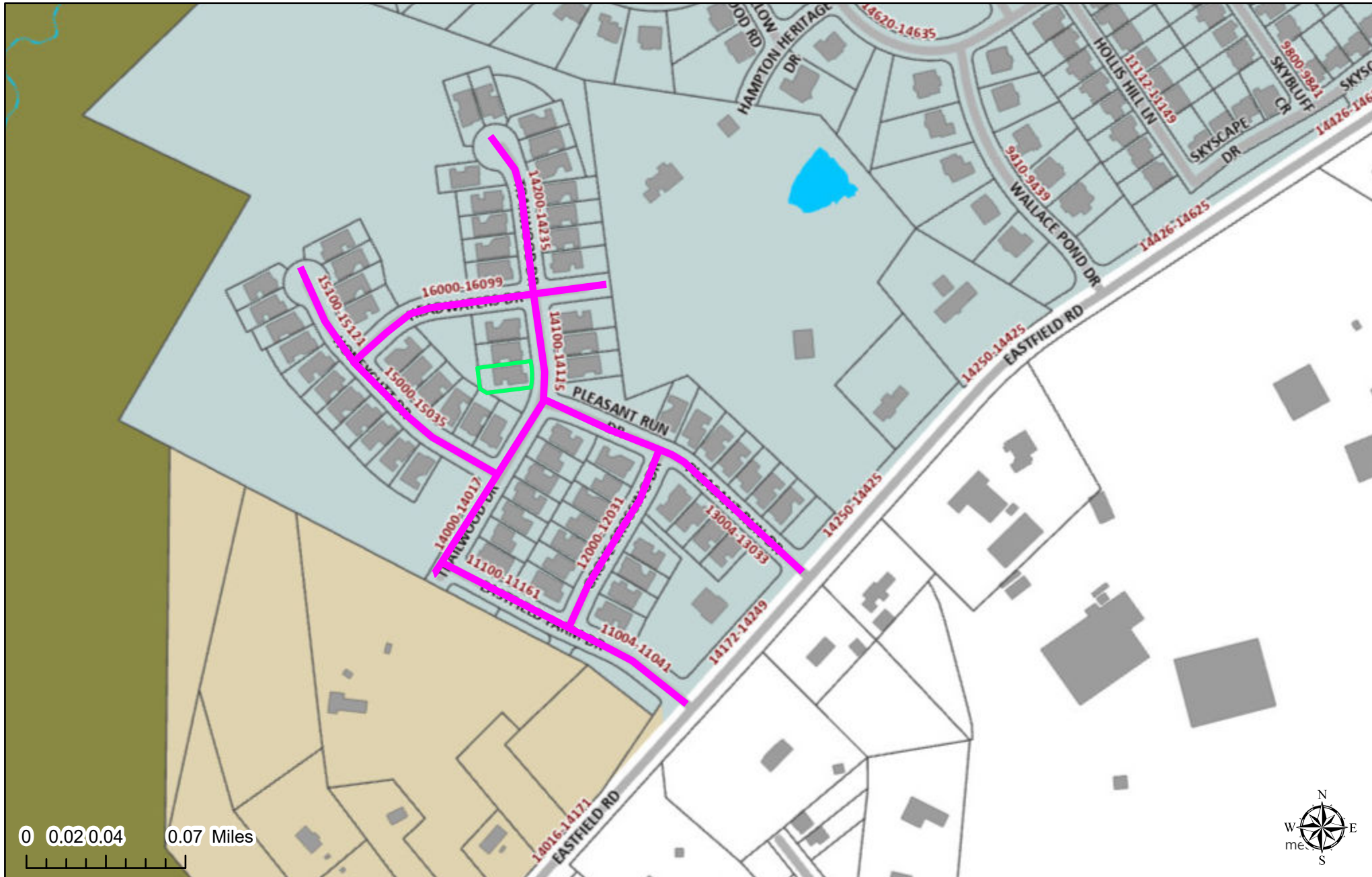
ATTACHMENTS:

1. Eastfield Farm - Map
2. Eastfield Farm - Aerial

Polaris Map – Mecklenburg County, North Carolina

Eastfield Farm

Date Printed: 4/29/2025 4:30 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Polaris Map – Mecklenburg County, North Carolina

Eastfield Farm

Date Printed: 4/29/2025 4:30 PM



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Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Accept street in Asbury Park Subdivision for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the street listed below for maintenance, which is located in the Asbury Park Subdivision.

Street Name	From	To	Approx. Length
Ferrelltown Parkway	Huntersville-Concord Road	End of Road (65-ft SE of Hugh Dixon Way)	1260-ft

ACTION RECOMMENDED:

Accept street for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

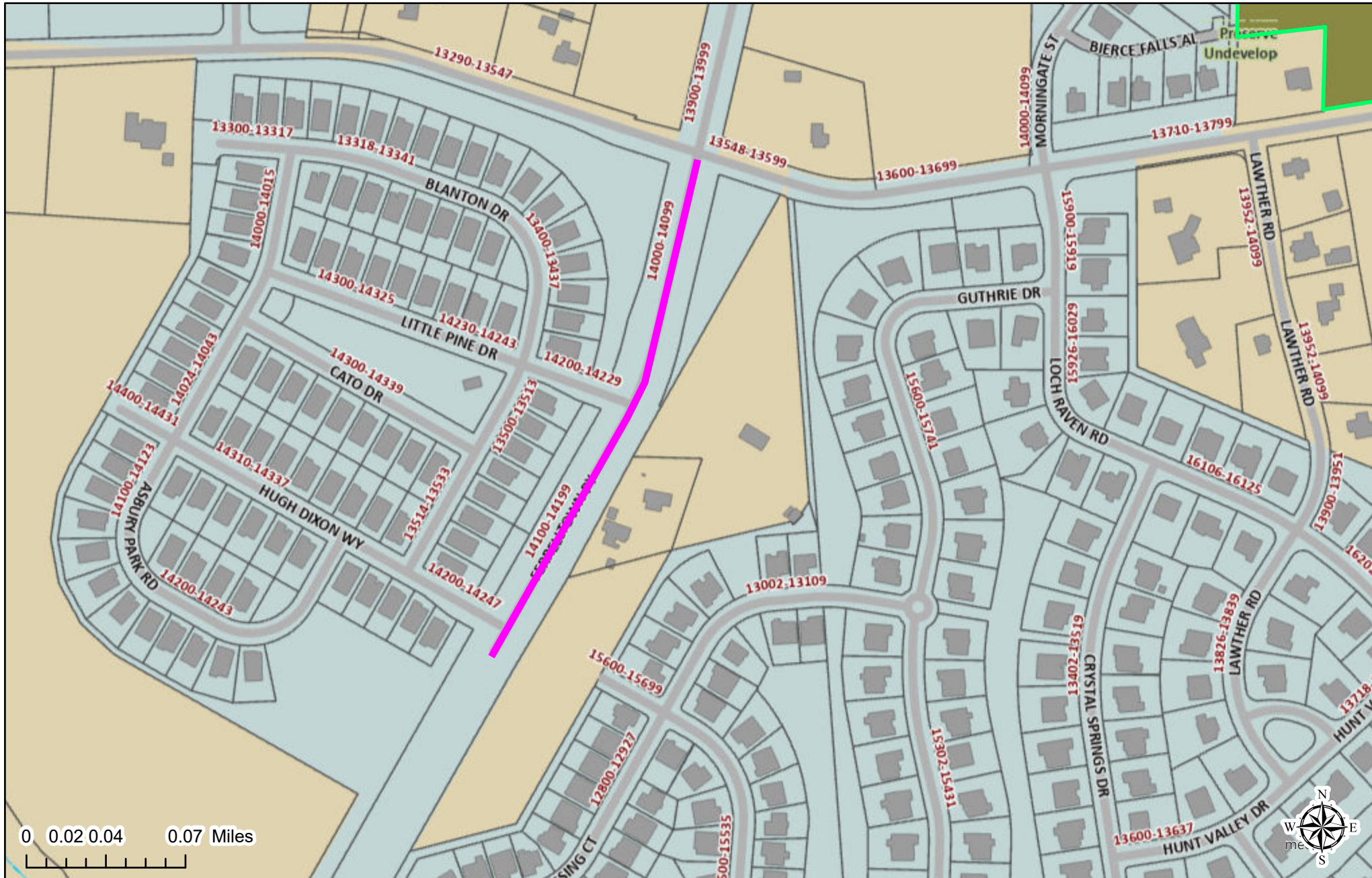
ATTACHMENTS:

1. Ferrelltown Parkway - Map
2. Ferrelltown Parkway - Aerial

Polaris Map – Mecklenburg County, North Carolina

Ferrelltown Parkway

Date Printed: 4/29/2025 4:37 PM

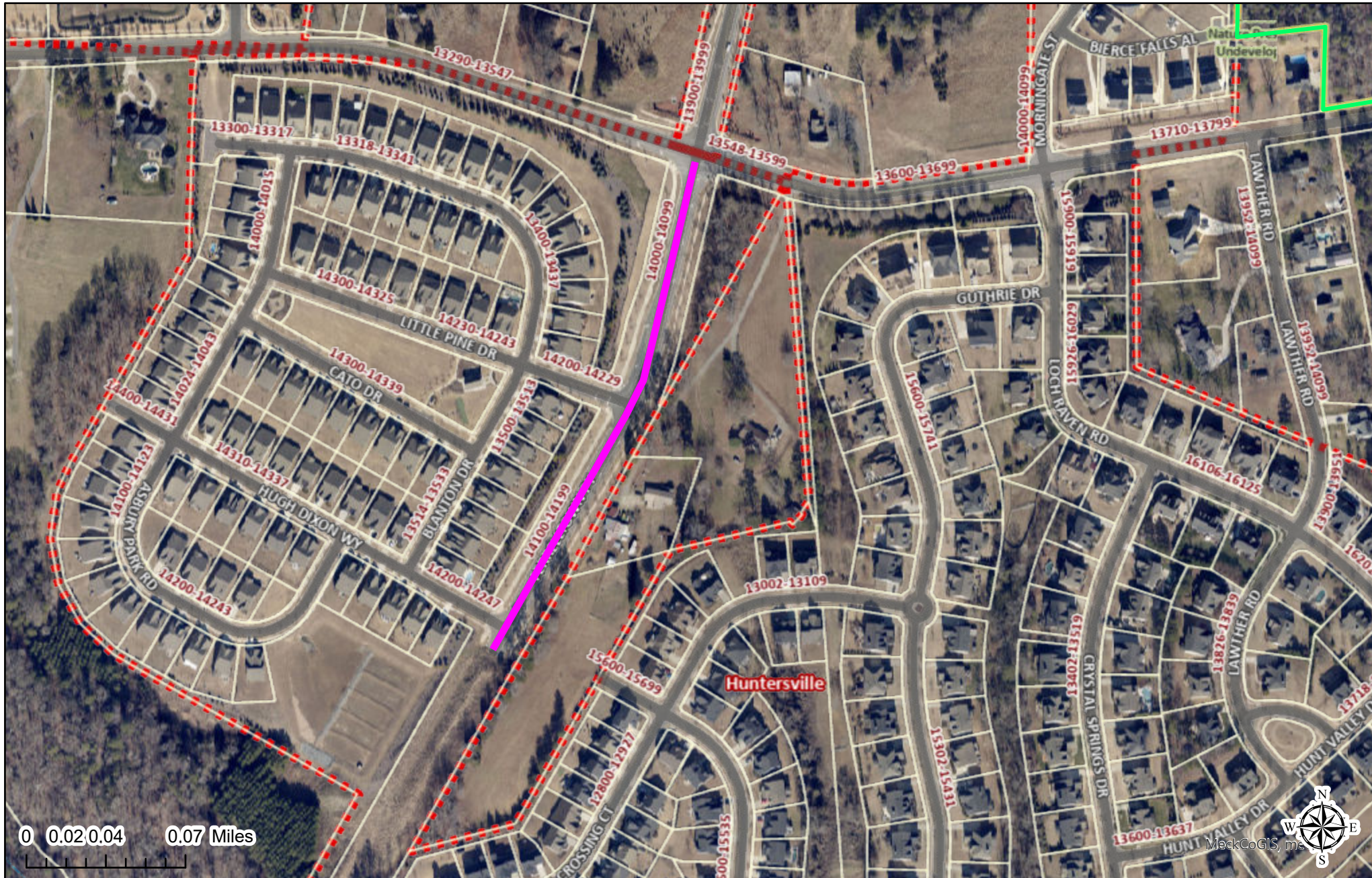


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Polaris Map – Mecklenburg County, North Carolina

Ferrelltown Parkway

Date Printed: 4/29/2025 4:38 PM



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Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Accepts streets in the Huntson Reserve Subdivision for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Huntson Reserve Subdivision.

Street Name	From	To	Approx. Length
Huntson Reserve Road	Ranson Road	Philip Michael Road	3430-ft
Laura Michelle Road	End of Road (198-ft S of Huntson Park Lane)	Tie in to existing road (168-ft E of Huntson Reserve Road)	1550-ft
Huntson Park Lane	Huntson Reserve Road	Laura Michelle Road	1220-ft
Phillip Michael Road	Laura Michelle Road	Tie-in to existing street (157-ft E of Huntson Park Lane)	670-ft
Huntson Trace	Laura Michelle Road	End of Road (150-ft W of Laura Michelle Road)	150-ft

ACTION RECOMMENDED:

Accepts Streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

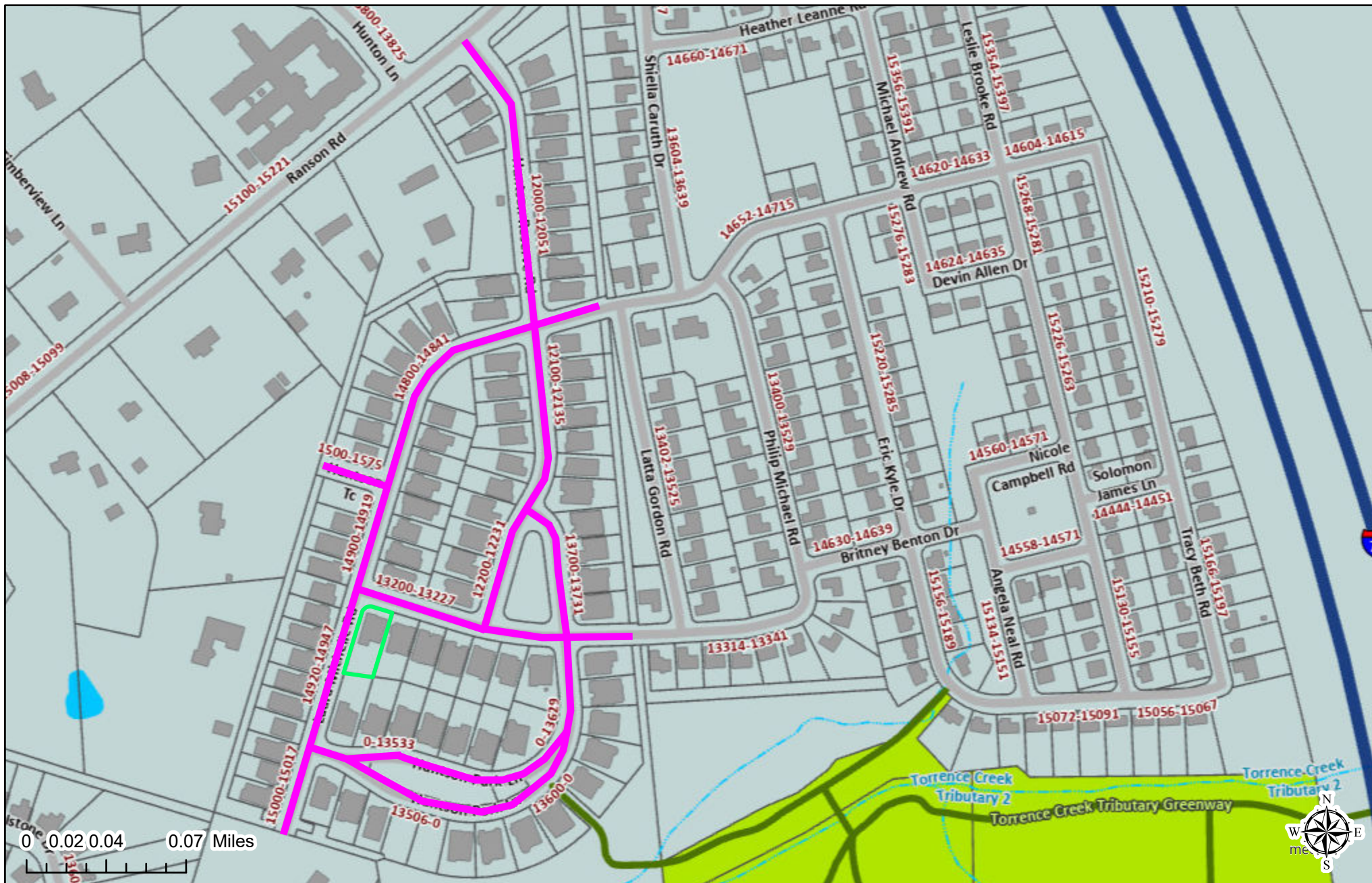
ATTACHMENTS:

1. Huntson Reserve - Map
2. Huntson Reserve - Aerial

Polaris Map – Mecklenburg County, North Carolina

Huntson Reserve

Date Printed: 3/4/2025 4:52 PM

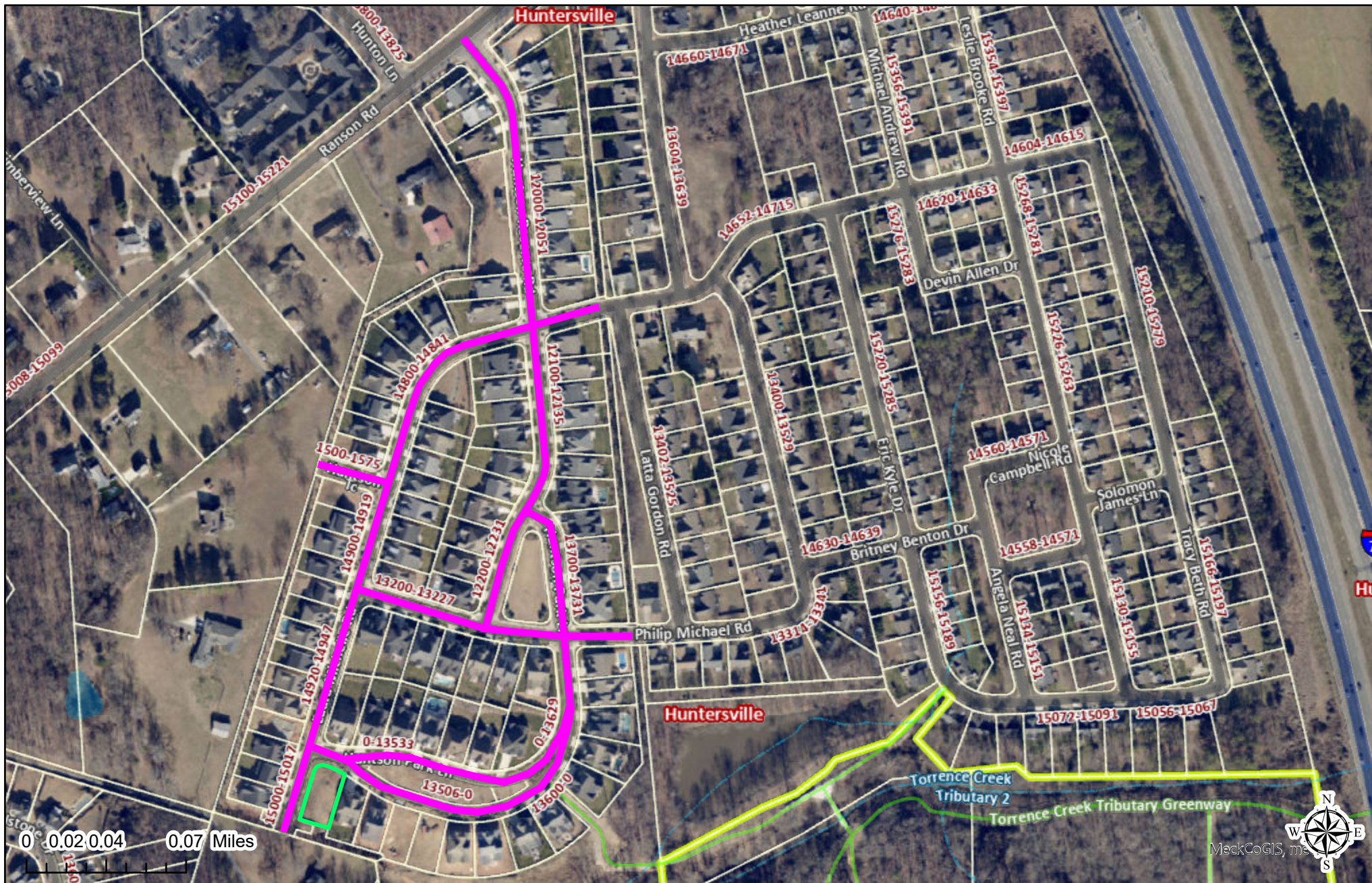


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Polaris Map – Mecklenburg County, North Carolina

Huntson Reserve

Date Printed: 3/4/2025 4:53 PM



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Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Accept streets in the Olmsted Subdivision Phase 2A and 2B for Town Maintenance

EXPLAIN REQUEST:

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Olmsted Subdivision.

Street Name	From	To	Approx. Length
Ansley Park Place	Franklin Park Lane	285-ft NE of Water Terrace Drive	2270-ft
Water Terrace Drive	Ansley Park Place	Ansley Park Place	585-ft
Franklin Park Lane	Ansley Park Place	Calvert Commons Drive	2025-ft
Branch Brook Place	Branch Brook Place	Calvert Commons Drive	1535-ft
Calvert Commons Drive	End of Road (cul-de-sac)	Tie-in to existing road (580-ft S of Franklin Park Lane)	1470-ft
Tenya Circle	Brookline Place	Brookline Place	655-ft
Brookline Place	The Ramble Drive	Ansley Park Place	2040-ft
The Ramble Drive	Tie-in to existing road (170-ft N of Promenade Drive)	End of Road (cul-de-sac)	775-ft

ACTION RECOMMENDED:

Accepts streets for Town Maintenance

FINANCIAL IMPLICATIONS:

Powell Bill

ATTACHMENTS:

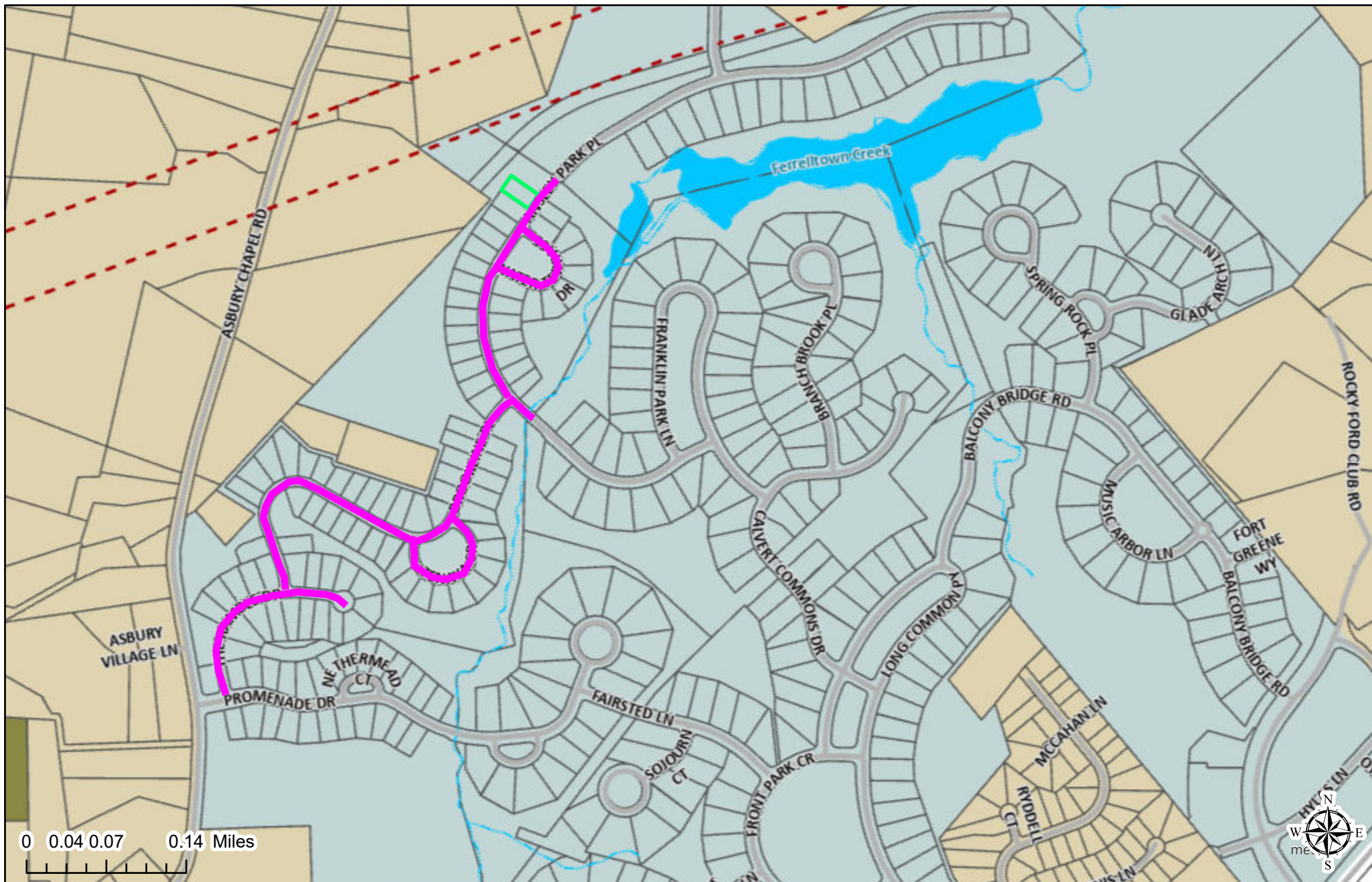
1. Olmsted 2A - Map
2. Olmsted 2A - Aerial

3. Olmsted 2B - Map
4. Olmsted 2B - Aerial

Polaris Map – Mecklenburg County, North Carolina

Olmsted 2A

Date Printed: 4/29/2025 3:24 PM



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Polaris Map – Mecklenburg County, North Carolina

Olmsted 2A

Date Printed: 4/29/2025 3:35 PM

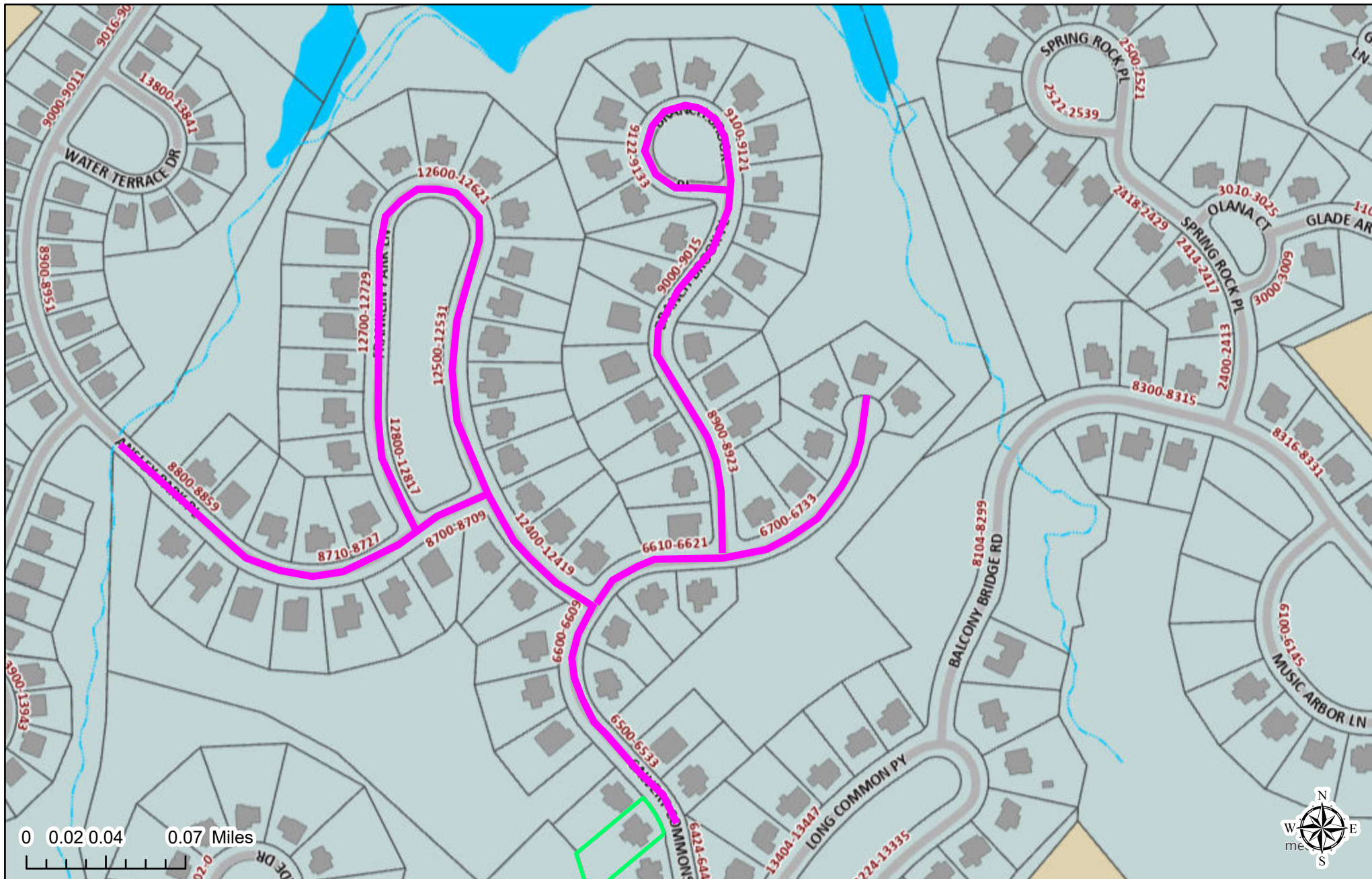


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Polaris Map – Mecklenburg County, North Carolina

Olmsted 2B

Date Printed: 4/29/2025 3:13 PM

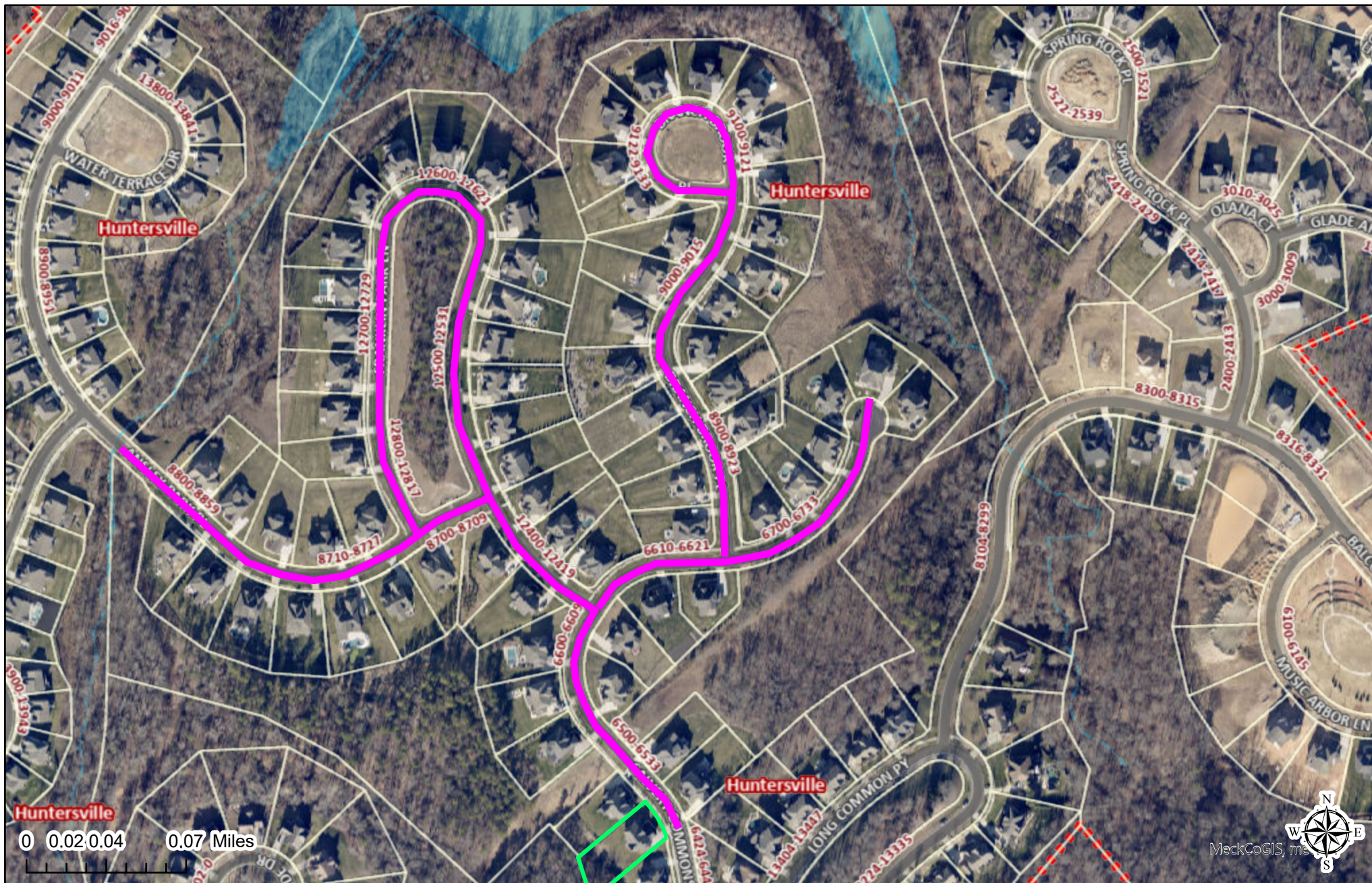


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Polaris Map – Mecklenburg County, North Carolina

Olmsted 2B

Date Printed: 4/29/2025 3:14 PM



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Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: R24-07: Everette Keith Residential

EXPLAIN REQUEST:

Petition #R24-07 is a request by the property owners to rezone +/- 106 acres located east of the intersection of Hambright Road and Everette Keith Road (Parcels 01916129, 01916201, and 01916202) from Transitional Residential (TR) to Neighborhood Residential Conditional District (NR-CD). The purpose of the rezoning is to develop a single family detached and attached house development.

ACTION RECOMMENDED:

Consider final action on Tuesday May 6, 2025 on R24-07.

FINANCIAL IMPLICATIONS:

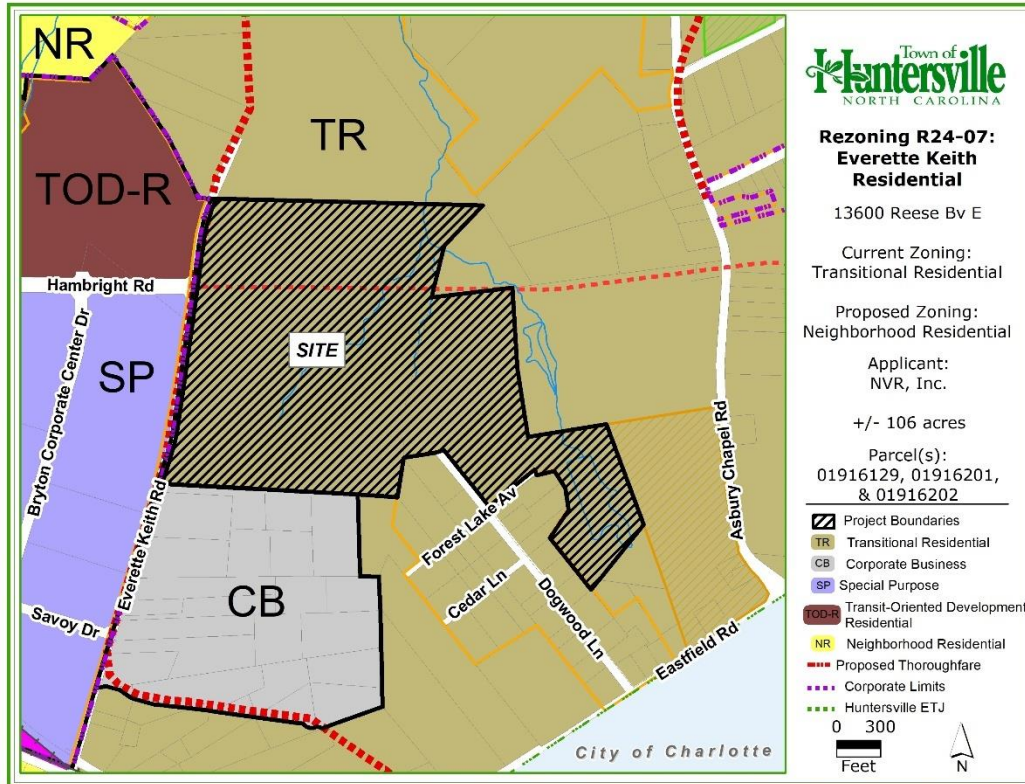
N/A

ATTACHMENTS:

1. R24-07 Everette Keith Res Staff Report - TB - 6 17 25
2. 4896_Everette Keith Residential_Rezoning Sketch Plans_Part 1_06.04.25
3. 4896_Everette Keith Residential_Rezoning Sketch Plans_Part 2_06.04.25
4. R24-7_Eng Attachement_Public Hearing_2025 0425
5. TIA Determination - Everette Keith Residential - 11-7-23
6. R24-07_Everette Keith Community Report
7. R24-07_Everette Keith Community Meeting Sign In Sheets
8. 4896_Everette Keith - TOH General Application Owner-Applicant Signature Addendum (1)
9. 4896_Everette Keith - TOH General Application
10. Everett Keith-Hambright - Boundary-04.09.25

Petition R24-07 Everett Keith Residential

PART 1: PROJECT SUMMARY



Applicant: NVR, Inc – Scott Munday

Property Owner: Cloer Family Holdings, LLC, Anna Josey, Paul Edwin Cloer

Property Address: 11430 Dogwood Lane, 11618 Everett Keith Road

Project Size: (+/-) 106 acres

Parcel Numbers: 01916129, 01916201, 01916202

Current Zoning: Transitional Residential (TR)

Current Land Use: Vacant / Single Family Residential

Proposed Zoning: Neighborhood Residential Conditional District (NR-CD)

Proposed Land Use: Attached and Detached Residential Development

1. Purpose: Petition #R24-07 is a request by the property owners to rezone +/- 106 acres located east of the intersection of Hambright Road and Everett Keith Road from Transitional Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single family detached and attached house subdivision.
2. Adjoining Zoning and Land Uses.
 - North: Transitional Residential (TR) zoning, vested Land Clearing and Inert Debris (LCID) landfill, single family residential development.
 - South: Corporate Business (CB) zoning, flex commercial space, manufacturing, warehousing and distribution facility under construction.
 - East: Transitional Residential (TR) zoning, Dogwood Lane single family residential neighborhood.
 - West: Special Purpose (SP) and Transit Oriented Development (TOD) Bryton Development. Flex commercial space for warehousing and distribution, and multi-family residential respectively.
3. A neighborhood meeting was held on December 2, 2024. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review. Several adjacent property owners attended the meeting and expressed concerns about the connection of the new development to Dogwood Lane and the effects it could have on the existing neighborhood.

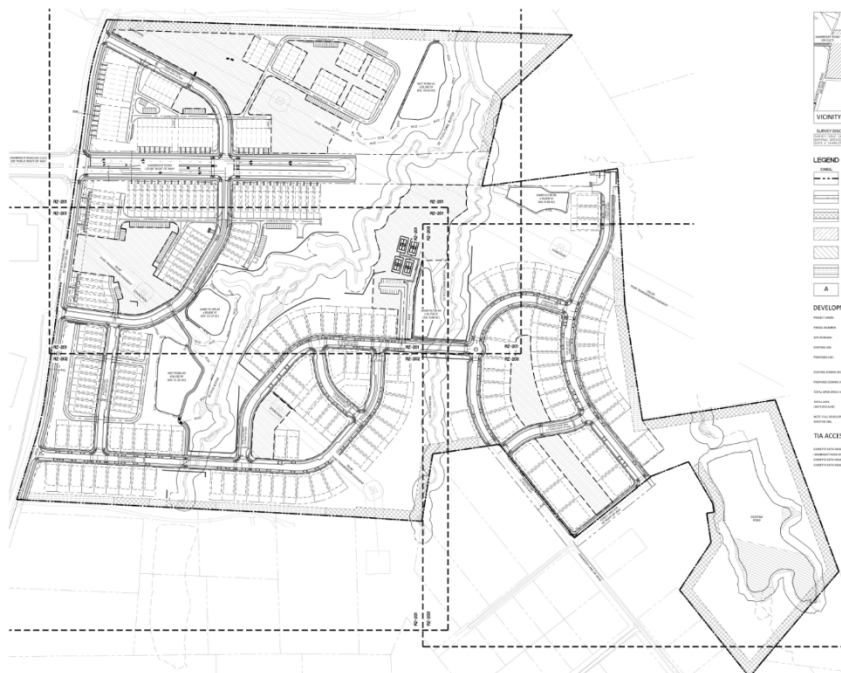
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of a rezoning sign along Dogwood Lane in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The applicant is proposing to develop a residential subdivision with a total of 259 lots with a density of about 2.48 units per acre total. There are four different lot/home types proposed. The breakdown of the lots are as follows:
 - 76 attached townhome units located north of Hambright Road.
 - 75 “cottage” detached units (on 27-foot-wide lots) located south of Hambright Road.
 - 99 detached units (on 50.01-foot-wide lots) toward the southern and eastern portion of the development.
 - 9 larger lot detached units (on 100-foot-wide lots) adjacent to the existing Dogwood Lane neighborhood.
- The townhomes and cottage detached units would be rear alley access. These would meet their frontage requirements by fronting existing streets and proposed urban open spaces as permitted by Article 8.1.4.
- The development would connect to and extend the existing Dogwood Lane that ends at the subject tract as required by Article 5.1.2 of Huntersville Zoning Ordinance and Article 6.200 B 3 and 4 of the Subdivision Ordinance. The applicant is working with NCDOT to discuss what upgrades to Dogwood Lane would be required for the connection.
- The applicants are proposing to build a portion of Hambright Road (a Major Thoroughfare) through the entirety of the subject parcel although only the portion that is needed for access is required to be built.
- The tracts proposed for development include infrastructure challenges including multiple streams, steep topography, and a Duke Power right of way.

Rezoning Plan:

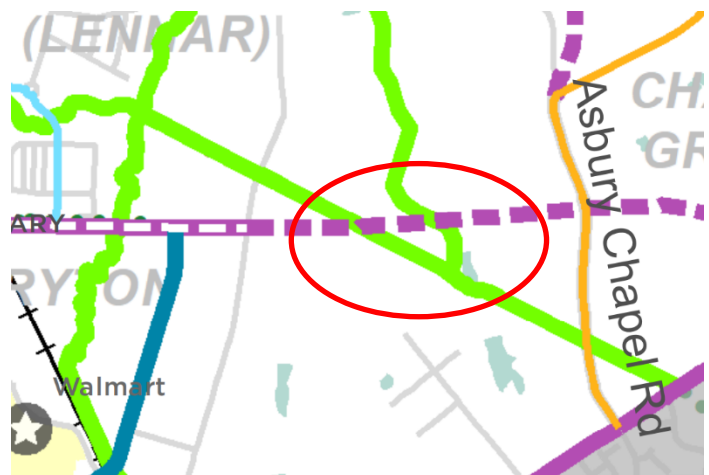


Rezoning Issues:

- Open Space: Article 7.1.4 requires that urban open space be designed per the typologies listed in the ordinance. It is unclear what open space design is being used for several spaces. Generally, staff does not currently recommend that the open space meets the requirements or intent of the zoning ordinance. The open spaces are not focal points of the neighborhood (7.11.1 d) or designed to be accessible for recreational use (7.11.1 b). Most of the open space other than the pickleball amenity is recessed behind other lots and/or have significant slopes making them difficult to use. The open space conceptual exhibit on sheet RZ-209 is of other locations and staff recommends would be difficult to apply to this development's open space as currently planned.
 - UPDATE 4/28/25: The locations of the proposed open space have not significantly changed with the updated submittal. Many are still in locations behind lots, encumbered by powerline easements, and have slopes that may prove challenging for use. However, updated open space plans have been submitted showing excellent amenities conditioned for the open spaces provided.
 - Additionally, the applicants have added a note to the plan stating that they intend to donate the existing pond area to the southeast of the development to the Town of Huntersville for a public park (around 10 acres). Park and Recreation staff are interested in the potential of having a park with a fishing pond added to the park inventory for Town residents. Staff continues to discuss the potential of this area and any logistical issues that would need to be addressed for the Town to accept it. If the technical issues of a public park dedication can be accommodated for, and with the excellent programming of the open space through the development conditioned, planning staff views the open space as an excellent amenity to the Town even though the location may not be ideal.
 - UPDATE 6/9/25: The Huntersville Park and Recreation Commission has recommended that the Town accept the pond area for a park, with the condition that the applicants commit to build a parking lot for 10 parking spaces, a single restroom structure, and a paved path down to the pond.
- Buffers: Article 7.5.8 of the Zoning Ordinance requires that buffers be undisturbed. The required buffers along the residential property lines are proposed to be disturbed in several areas therefore the applicants are requesting modifications through the rezoning process. Details concerning the scope of disturbance and replanting is requested.
 - UPDATE 4/28/25: Updated plans have been submitted showing where the buffers are going to be disturbed. Planting details for the buffer restoration have also been provided. With additional plantings in the detail staff finds the buffer modification acceptable.
- Frontage Conditions: Many of the alley accessed units would front the existing Everette Keith Road and the proposed Hambright Road extension. However, the grade of the frontage would be many feet above the street. This would create a functional separation of the homes from the public space and not be recommended. Additionally, many homes are proposed to front on an open space with a very deep storm water pond. This would also not be recommended.
 - UPDATE 4/28/25: The updated plan shifted frontage away from the SCM (storm water pond) and reduced the slope along several of the frontages. However, frontage along the proposed Hambright Road Extension still appears to be around 10 feet above the street for several lots.
- Dogwood Neighborhood - Context Sensitive Design: As mentioned above, the zoning and subdivision ordinance require connection to Dogwood Lane. To create a design sensitive to the established Dogwood Lane neighborhood, staff is recommending the applicant consider reducing densities to match the current neighborhood, install traffic calming design such as raised intersections, on street parking, bulb-outs, pedestrian crossings, etc. The current plan does not represent these additional methodologies currently.
 - UPDATE 4/28/25: The updated plan includes a raised pedestrian crossing near the intersection of Dogwood Lane and Golden Hawk Trail. For further traffic calming into the neighborhood, staff has reached out to NCDOT to see what improvements can be made on Dogwood such as stop signs or a

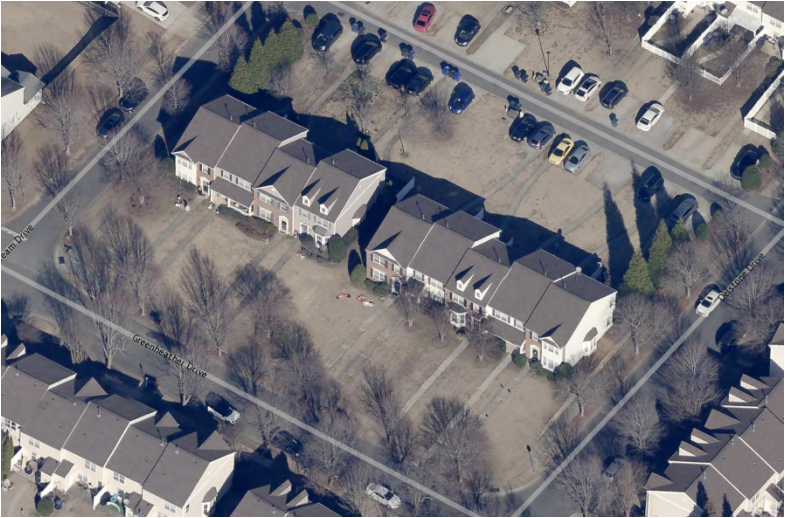
raised intersection at Forest Lake Avenue. Since Dogwood Lane is maintained by NCDOT, any improvement will need to be approved by their office.

- No changes to the site have been made regarding the density of development adjacent to Dogwood Lane. Staff recommends the 100 foot lots be extended north to Ruby Falls Drive. This will make a better transition of larger lots adjacent to the existing neighborhood and be closer to the one-acre recommendation of the Eastfield Road Small Area Plan. Please see Part 4 below for more information.
- **Connectivity / Function:** Due to the steep terrain and streams through the site, some alleys terminate with no connection. How and where trash service will be able to service some of the units remains a question. Some alleys do not reach all the units currently on the plan, and questions remain where HVAC units will be placed for the smaller units. Location of the USPS mail receptacles should also be shown.
 - **UPDATE 4/28/25:** Some of the above items such as the location of the mail kiosks and trash pick up have been shown on the plans. Where the HVAC equipment will be located is still unknown. Staff recommends a note be added stating that they will not be placed in the side setback per ordinance requirements.
 - Staff's general concern about the alleys remains as most of the alleys proposed in the development are one way in/one way out. Therefore, although no ordinances prohibit them, staff is concerned that conflicts regarding parking, truck deliveries, trash service, vehicle backups, emergency services, and other day-to-day operations could cause complaints for residents. See Part 4 below for further discussion on connectivity.
 - **UPDATE 6/9/25:** The latest plan now connects Chamblee Knoll Alley to Hedge Rose Trail. This is the only connection change in the latest plan submittal.
- **Hambright Extension Alignment:** The applicants are proposing to build Hambright Extension through their property as mentioned above. However, in order to build it through the Duke Power right of way, the alignment must be slightly amended off the subject property. This will require a public process (through CRPTO) if the adjacent property owners affected do not sign approval of the shift. The applicants are working on next steps to accommodate the change in alignment.
 - **UPDATE 4/28/25:** The applicants have updated their plan to remove a portion of the extension that would run through the Duke Power right of way. They have added a note however that they will voluntarily contribute the cost of construction of the thoroughfare through the limits of their property (not built) to the Town. Then these funds will be able to be used for the extension of the road once it's approved to be constructed in the future. Staff finds this note acceptable.
- **Greenway:** There are two greenways running through the subject property. It is currently not clear how these greenways are being accommodated for.
 - **UPDATE 4/28/25:** The updated plan provides for a 20-foot easement along a portion of the creek south to the future Hambright Road right of way. However, that easement overlaps a SCM maintenance easement and needs to be moved. Additionally, the greenway that goes through the Duke Power right of way has yet to be provided for. See 2020 Bike Plan on adjacent graphic.
 - **UPDATE 6/9/25:** After discussion with Mecklenburg County and Huntersville Planning and Park and Recreation staff, the applicants have updated the plan to include a series of specific multi-use paths and land dedication to accommodate for the future greenways running west to east across the property.



Staff supports the alternate routes for greenway accommodation. The Huntersville Greenway, Trail, and Bikeway Commission is meeting on Tuesday 6/10/25 to consider the alternate alignment.

- Parking: It is currently unclear how the applicants are meeting the required parking requirements of the ordinance. For the very narrow “cottage” detached lots, two-car driveways do not seem feasible and it’s unclear if garages are proposed in the back. Additional parking may be needed.
 - UPDATE 4/28/25: The updated plan clarifies how each building type will meet the parking requirements (garage, driveway, on street parking, etc). With these clarifications, it’s clear that the parking requirements will be met.
- Phasing Plan: No phasing plan has been submitted. Staff recommends phasing of the site be generally shown at the sketch plan review process to ensure logical and sequential construction of infrastructure. This is also recommended to coincide and match the phasing of any needed Traffic Impact Analysis improvements as needed.
 - UPDATE 4/28/25: No phasing plan has been submitted. Staff continues to recommend a phasing plan be submitted.
 - UPDATE 6/9/25: A sheet has been added to the submittal showing a two-color map breaking the subdivision into phases 1 and 2. However there is no logistical understanding of improvements described for the separate phases. Staff recommend notes be added to the phasing plan highlighting when road connections, open spaces, and infrastructure is proposed. It is recommended that if all improvements for each phase are to be installed at one time, a note should be added stating so.
- Conditional Notes: Staff will work with the applicant to update the conditional notes of the plan. Some notes imply significant changes to the plan can take place without going back before the Town Board, and without the consent of other property owners of the development.
 - UPDATE 4/28/25: Several of the notes have been updated appropriately in the latest plan. However, the subdivision note still allows a potential 3rd party to purchase a portion of the subdivision and rezone it without owners of other portions of the subdivision’s permission. Within a designed subdivision, changes to one part of the subdivision can have a significant effect on other parts even though they are not on the same tract. Open spaces, amenities, and accesses are examples. Therefore, staff recommends that removal or modification of significant common areas merit rezoning sign off from all owners in the development.
 - UPDATE 6/9/25: This note has been removed.
- Architectural Standards: Staff has made comments on the conceptual elevations submitted and are recommending specific commitments on what part of the concepts would be firm conditions to the application. Staff has forwarded some elements recommended in the 2040 plan as ideas such as front porches, recessed garages, etc.
 - UPDATE 4/28/25: The updated plan includes notes on Sheet RZ-208 the commits certain architectural standards for the units proposed. The notes commit to the “majority” of the units to have front porches, and the garages are to be recessed 2 feet from the front porch.
 - UPDATE 6/9/25: The updated plan states that 66% of single family detached homes will have porches, and all will have garages that are recessed 2 feet from the front porch.
 - Staff recommends front porches on 66% of the detached homes would be an acceptable mix of front elevation design. However, a 2-foot recession from the protruding *front porch* would not be a noticeable recession from the front façade. A 2-foot recession from the main *front plane of the home* is recommended.
 - In addition, for the 37% of homes with no porch, the garages could protrude and be the main architectural element of the home.

- Build-to-line: The proposed build-to-line for the detached units are proposed to be larger than usual. Denser development and small lot residential units in Huntersville usually have build-to-lines closer to the street, making the development more walkable and urban. The applicants propose the standard minimum 10 foot *setback* of the ordinance allowing a larger 35-40 foot front build to line. Especially for the alley lots, this creates a difficult frontage scenario where the front door must connect a sidewalk to the street from a significant distance away. With multiple long front door sidewalks running parallel to each other, this creates an awkward frontage environment and is not recommended. To make the development more urban, walkable, and consistent with Huntersville development design, staff recommends the buildings be moved closer to the street. See an example of the discouraged long parallel sidewalks condition attached.
 - UPDATE 6/9/25: The updated plan still shows 35–40-foot build to lines along the thoroughfares with buffers in the front of homes along Everette Keith Road. Staff recommends a 25-foot build to line for these areas (with no buffer), consistent with similar existing homes on Hambright Road and Old Statesville Road.
- Affordable Housing Condition: The applicants are offering 8 affordable units as a condition of their rezoning plan. The condition is to sell 8 for sale units to households earning no more than 100% of the area median income as published by the Department of Housing and Urban Development (HUD). However, these units are all located in a separate multi-family building in “Attached Building C” on Hedge Rose Trail. Rather than have all the affordable units located in one unique building type, staff recommends the affordable units appear the same as the rest of the development and be spread throughout the subdivision. In addition, clarification is needed on the intent of the later half of the conditional note on Sheet RZ-206. The wording could be read that after the first sale of the units, re-sale would not need to be affordable. Staff recommends deed restrictions on the units so they remain affordable in some form for the full 30-year period.
 - UPDATE 6/9/25: The updated plan has been amended to spread the affordable units throughout the development. The note also states that a restrictive covenant will be recorded at the homes’ sale for a minimum affordability period of 30 years. However, the note includes a statement that the affordable units will not have to be constructed until sale of the individual unit has been finalized. With the affordable units now mixed with other townhome units in the same building, staff is not sure how that would work.
- Utility Services: A utility plan has been added to the updated rezoning set. To connect to water/sewer services, the applicants will need to obtain easements from adjacent off-site property owners. Those easements have not yet been obtained. Prior to the rezoning of the property, staff recommends a letter of willingness from the effected property owners be submitted, showing that an agreement is currently under consideration. Staff does not recommend a conditional rezoning plan be codified for a property where utility access may not be feasible.
 - UPDATE 6/9/25: No letter from effected property owners has been received by staff. Notes to staff state that the applicant expects the easement agreement to be finalized prior to June 17th.

PART 3: TRANSPORTATION ISSUES

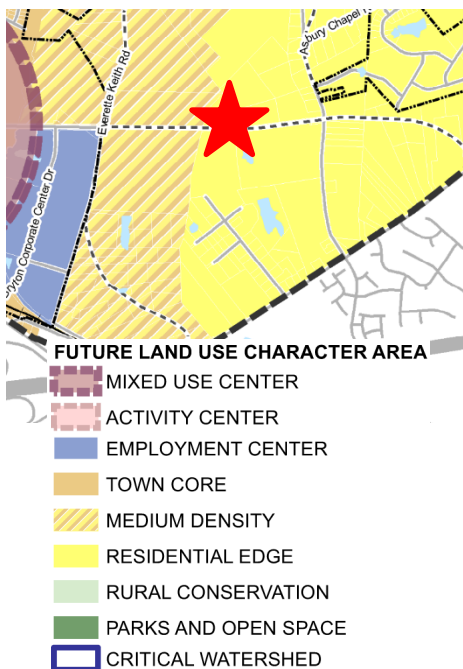
Traffic Impact Analysis (TIA)

- A Town TIA for the proposed project was required, submitted and accepted by Town Engineering. See the updated engineering memo for details and the recommended mitigation in the agenda packet. No off-site mitigation was required.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that “in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents”.

2040 Huntersville Community Plan – “Medium Density and Residential Edge”



Moderate Density

This area is meant to accommodate a mix of conventional residential subdivisions with larger lots and traditional neighborhood development with a mix of lot sizes, including smaller unit types and occasional attached housing. Average gross density is generally 1-3 units per acre. It may have some smaller-scale commercial or nonresidential activity at key intersections. Exact density of future development should vary based on context and site constraints including potential conflicts with adjacent development, access, and the presence of natural and/or cultural resources.



Residential Edge

The Residential Edge character areas provide transition from higher-density areas to lower-density areas. New development has mostly single-family homes with some attached residential possible. Average densities are 1.5 unit/acre. Policies are included in the Plan that clarify open space requirements and priorities. Flexibility in lot sizes and housing types is possible with higher amounts of quality open space.

STAFF COMMENT – The 2040 Huntersville Community Plan DOES SUPPORT this project through the following sections:

- **Policy LU 1.1:** Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
 - **STAFF COMMENT:** The properties proposed are located in the Medium Density and Residential Edge future land use character area. The Residential Edge character area recommends about 1.5 units per acre density and the Medium Density recommends roughly 1-3 units per acre. The proposed plan meets these density recommendations (est 2.5 units/acre). However please see the discussion below on the Eastfield Road Small Area Plan that gives more specific density recommendations for this area.
- **Policy LU 10:** Encourage a diversity of housing options.

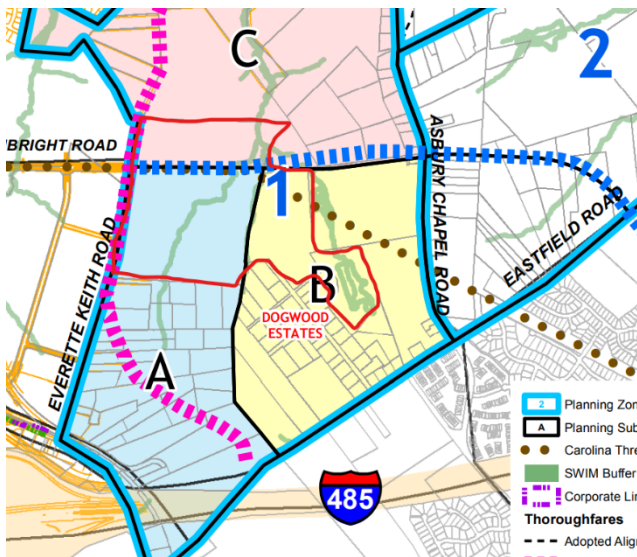
- STAFF COMMENT: The application includes varied housing types and lots including townhomes, detached cottage units (27-foot-wide lots), standard small lots (50-foot-wide lots) and larger lots (100-foot-wide lots).
- **Policy LU 5:** Focus more intense development in locations that can support growth
 - STAFF COMMENT: The main entrances to the development would be on two different thoroughfares, Hambright Road and Everette Keith Drive. These roads have access to Old Statesville and Eastfield Road.
 - However, please see the discussion below regarding the Eastfield Road Small Area Plan and the recommended infrastructure for this area.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT SUPPORT** this project through the following sections:

- **Policy LU 7.1:** Improve Connectivity for Pedestrians and Vehicles.
 - STAFF COMMENT (UPDATE 6/9/25): The updated plan has added two internal streets so that all minimum block length requirements are being met. However, most of the alleys are either dead ends or one way in/one way out accesses. This lack of vehicular connectivity is not recommended. Additionally, the development is generally segmented into 3 different sections by the thoroughfare, and by the stream. Further vehicle and/or pedestrian connections to integrate these sections are encouraged.
 - The plan has been updated to connect one additional alley to the public street.
- **Policy LU 8.2:** Achieve higher design standards through flexibility.
 - STAFF COMMENT (UPDATE 6/9/25): The applicants are asking for modifications and flexibility to the zoning ordinance for buffer disturbances, as well as proposing to deviate from the densities and recommendations of the Eastfield Road Small Area Plan. The applicants are proposing the following higher design standards to achieve this flexibility:
 - Build/contribute Hambright Road extension through their property an estimated 800 feet further than required for their plan.
 - Provide eight (8) affordable housing units as part of the development (see discussion in part 2 above).
 - Dedicate the pond land area to the Town for a public park (land only dedication).
 - Highly amenitized open space throughout the development.
 - Although staff appreciates the efforts and design put into the updated rezoning plan, staff recommends the design of the site has not reached a commensurate level with the modifications and inconsistencies of the Huntersville 2040 Plan and Eastfield Road Small Area Plan.
 - However, if the applicants can commit to the improvements recommended by the Park and Recreation Committee, staff would recommend that receiving a “ready to play” improved park would meet the needed threshold of excellence in design.
- **Policy LU-9:** Residential design principles
 - STAFF COMMENT (UPDATE 6/9/25): This policy recommends front porches and recessed garages for residential homes, as well as alley access for lots less than 60 feet in width. The applicants are committing to 66% of their front-loaded detached units to have front porches, and the garages will be recessed 2 feet from the protruding front porch, not from the front plane of the home. Additionally, most of the detached single-family lots are less than 60 feet wide and do not have alley access.
 - Having these narrow lots with front loaded access renders much of the on-street parking area in front of homes ineffective due to narrow spacing between driveways.
- **Policy LU-11:** Protect Existing Housing Stock
 - STAFF COMMENT: This policy recommends blending in with the existing adjacent neighborhoods to protect them from potential negative impacts of development. Massing, setback, and scale therefore should be similar to the Dogwood Neighborhood on that side of the development. Many of the lots in the Dogwood neighborhood have close to half acre lots (21,000 sqft / 150 feet wide). The proposed lots immediately

adjacent to Dogwood Lane are maximum 12,000 sqft / 100 feet wide, with 50-foot-wide lots a block away. To blend better with the existing neighborhood, staff recommends the 100-foot lots be expanded north. See also the Eastfield Road Small Area Plan recommendations below.

Eastfield Road Small Area Plan



- C** North of Hambright Road, it is recommended that the current TR zoning designation be maintained, until such time as Hambright Road is extended to Eastfield Road. At that time, it may be appropriate to consider changes to existing zoning.
- A** East of Everett Keith Road and south of the proposed Hambright Road alignment, office, light industry & multifamily (apartments, townhomes and other attached for sale units), with limited commercial/retail to support the primary office & light industrial uses, are recommended. Multi-family uses would be an appropriate transition between the existing Dogwood Estates neighborhood & the more intensive proposed office/ industrial uses to the west.
- B** South of Hambright Road, continuation of the residential densities within the Dogwood Estates neighborhood (approximately 1 unit/acre) and east to Asbury Chapel Road are recommended. At such time as Hambright Road is extended, it may be appropriate to consider changes to existing zoning.

The Eastfield Road Small Area Plan **DOES** support the plan through the following sections:

- Land Use Recommendation – Planning Zone 1-A
 - **STAFF COMMENT:** This planning zone (in blue above) calls for a mixture of uses; commercial, industry, and residential. Further to the south of the proposed development, a rezoning was approved for flex space industrial that is currently under construction. The proposed residential in this application would therefore be consistent with the overall theme of providing a mixture of residential and commercial uses in the area.

The Eastfield Road Small Area Plan **DOES NOT** support the plan through the following sections:

- Land Use Recommendation – Planning Zone 1-C
 - **STAFF COMMENT:** This planning zone (in pink above) calls for the density of the area to remain until Hambright Road is extended to Eastfield Road. Therefore, increasing the intensity from Transitional Residential to Neighborhood Residential zoning as proposed, without extending Hambright Road to Eastfield Road would conflict with the Eastfield Road Small Area Plan.
- Land Use Recommendation – Planning Zone 1- B
 - **Staff Comment:** This planning zone (in yellow above) calls for the density to remain similar to the Dogwood Lane neighborhood (around one unit/acre) until such time that Hambright Road is extended to Eastfield Road. The establishment of 50-foot-wide lots and increasing the density to over one unit an acre on the eastern portion of the development would conflict with the Eastfield Road Small Area Plan.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: “in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

STAFF COMMENT:

To the west of the subject property is the Bryton mixed use development that is approved generally as a Transit Oriented Development (TOD). Included in that development is multi-family residential, industrial, and commercial. Therefore, higher density residential development as proposed would not be out of character with the eastern border of the Bryton development, which is commercial/industrial use. In fact, the proposed development gradually lowering the intensity away from the intersection of Alexandriana and Old Statesville Road provides for a logical land use transition to lower intensity. However, to the east of the proposed development exists very low density residential as discussed above and in the Eastfield Road Small Area Plan. Staff recommends that the small lot development proposed adjacent to the existing neighborhood could blend in better with the existing development than currently shown. Larger lots, strategically placed open space, and amended street design could assist with that endeavor.

2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

STAFF COMMENT:

- A Transportation Impact Analysis was required, reviewed, and accepted by Town Engineering. Please see the updated memorandum report from Engineering attached in the agenda packet.
- A willingness to serve letter from Charlotte Water has not been received for the proposed development. Notes on the plan show a potential off-site connection to the Trails End subdivision to the north.
 - An email from the applicant has been submitted showing that Charlotte Water is requesting complete design of the utility connection prior to issuing capacity assurance for the Rocky River basin.
- Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources.

PART 5: STAFF RECOMMENDATION – UPDATE 6/9/25

Staff is open to the general intensification of portions of the site closest to Bryton with frontage and access immediately along existing thoroughfares. However, where the intensification is and how the development is designed staff recommends is currently in conflict with ordinance standards and long-range plans, as described in parts 2 and 4 of the staff report. Therefore, staff does not currently recommend approval of the plan.

With the following design amendments/additions, staff could support the application:

1. The Huntersville Greenway Committee and Town Board approve of the greenway accommodation by multi-use paths and land dedication throughout the development.
2. The phasing plan is updated committing to sequential and logical development of infrastructure.
3. A reduction in detached house build to lines to a maximum 25 feet (unbuffered front) along the thoroughfares.
4. Eight (8) for sale affordable housing units are committed to, with an updated commitment note regarding the townhome units.
5. Utility connection feasibility is secured.

6. Dedication of the pond land to the Town is accepted by the Town Board, and the applicants include the construction of a 10-space parking lot, single restroom facility, and a paved trail to the pond (per Park and Recreation Committee recommendation).
7. One hundred (100) foot wide lots are expanded north to Ruby Falls Drive to comply with the Eastfield Road Small Area Plan recommendation.
8. Minor comments from staff are addressed.

PART 6: PUBLIC HEARING COMMENTS – UPDATE 5/16/25

A Public Hearing on the application was heard on May 6, 2025. Residents expressed concern about the proposed connection to Dogwood Lane and the traffic generated through the existing neighborhood. Commissioner Bergman asked staff to provide the school assignments for the property in question and the existing tree canopy of the property. The school assignments for the proposed development would be Blythe Elementary School, JM Alexander Middle School and North Mecklenburg High School. The existing tree canopy of the site is 78.8%. The proposed tree canopy to remain is 16.8% canopy. After Board discussion with staff and the applicant the public hearing was closed. The livestream for the meeting can be viewed here: <https://www.youtube.com/watch?v=qmhNQxSgl7w&t=8338s>.

PART 7: PLANNING BOARD RECOMMENDATION – UPDATE 6/9/25

The Planning Board considered the application at its scheduled meeting on May 27, 2025. After reviewing the application, and discussion with the applicant and staff, the Planning Board recommended approval of the development with conditions. Please find the complete motion below in Part 10 of the report. The motion passed 4-1-3 (4 in favor of the motion to approve, 1 against, and 3 abstentions). Several members of the Board were concerned with the number of outstanding design items and were not comfortable moving the project forward to the Town Board incomplete. The livestream for the meeting can be viewed here: <https://www.youtube.com/watch?v=0cdTIGETfA8>

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for June 17, 2025.

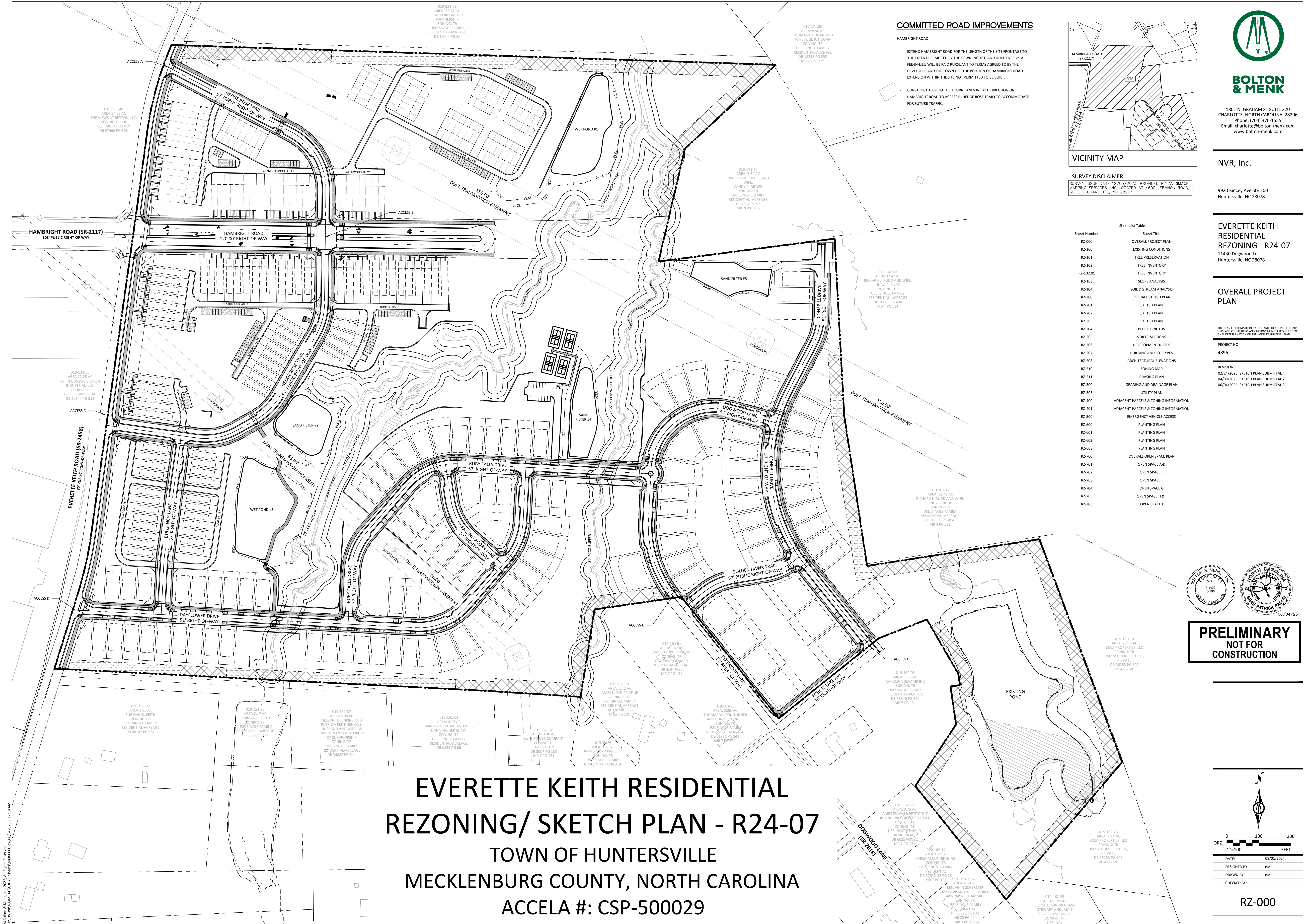
PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R24-07 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination

PART 10: CONSISTENCY STATEMENT – R24-07 Everette Keith Residential

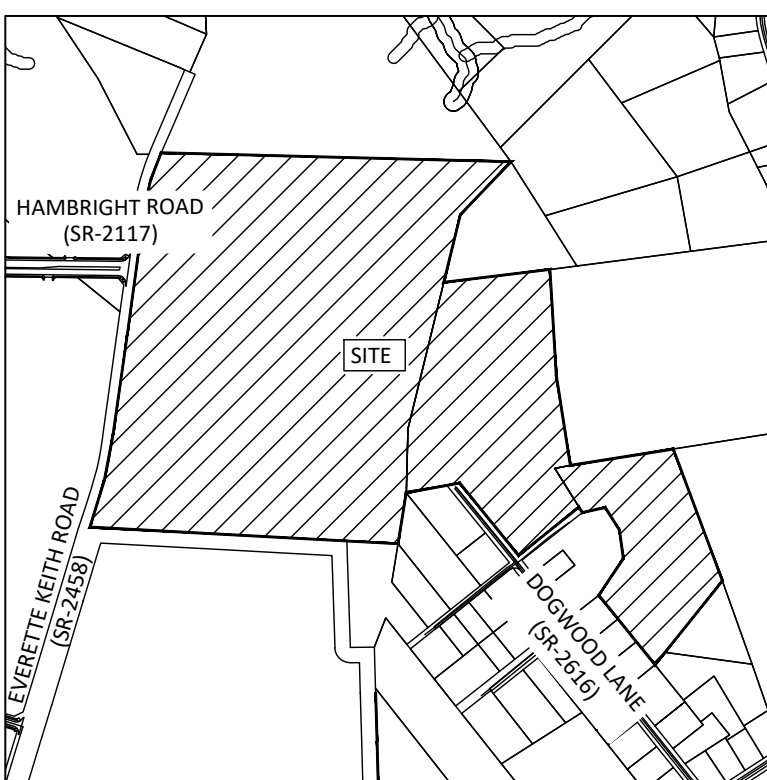
Planning Department	Planning Board	Board of Commissioners
APPROVAL: N/A	APPROVAL: L. Hallman made the amended motion, “In considering the proposed rezoning petition, R24-07, Everette Keith residential, the Planning Board recommends approval based on the plan being consistent with the Huntersville 2040 Community Plan policies LU 1.1, LU10, LU5, LU8.2, LU9 with the following conditions, increased connectivity through the development is achieved through working with staff on the alleys and accommodation of greenways in various segments; a phasing plan is submitted showing sequential and logical development of infrastructure; eight affordable housing units are spread out through the proposed development and deed restricted for 30-years; utility connection feasibility is secured; dedication of the pond land to the Town is accepted; modification of the condition subdivision note; and other minor comments as directed by staff. It is not reasonable and in the public interest to approve the rezoning plan because the plan does follow the land recommendation uses of the Huntersville 2040 Community Plan.” C. Boyd seconded the motion. The motion for approval passed (4-1-3) with J. Wright opposing, T. Loomis, S. Hensley, and M. Pollard abstaining.	APPROVAL: In considering the proposed rezoning application R24-07, Everette Keith Residential, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u> . <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: In considering the proposed rezoning application R24-07 Everette Keith Residential, staff recommends denial of the application as the plan is inconsistent with Policies LU 7, LU 7.1, LU 8.2, LU 9, and LU-11 of the Huntersville 2040 Plan, as well as the land use recommendations of the Eastfield Road Small Area Plan. It is not reasonable and in the public interest to approve the Rezoning Plan because the plan does not follow the land use recommendations of the Eastfield Road Small Area Plan, the design recommendations of the Huntersville 2040 Plan, and is not sensitive to the context of existing neighborhoods.	DENIAL: N/A	DENIAL: In considering the proposed rezoning application R24-07 Everette Keith Residential, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u> . <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



EVERETTE KEITH RESIDENTIAL
REZONING/ SKETCH PLAN - R24-07
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA
ACCELA #: CSP-500029

COMMITTED ROAD IMPROVEMENTS

- HAMBRIGHT ROAD
- EXTEND HAMBRIGHT ROAD FOR THE LENGTH OF THE SITE FRONTAGE TO THE EXTENT PERMITTED BY THE TOWN, NCDOT, AND DUKE ENERGY. A FEE-IN-LIEU WILL BE PAID PURSUANT TO TERMS AGREED TO BY THE DEVELOPER AND THE TOWN FOR THE PORTION OF HAMBRIGHT ROAD EXTENSION WITHIN THE SITE NOT PERMITTED TO BE BUILT.
 - CONSTRUCT 150-FOOT LEFT TURN LANES IN EACH DIRECTION ON HAMBRIGHT ROAD TO ACCESS B (HEDGE ROSE TRAIL) TO ACCOMMODATE FOR FUTURE TRAFFIC.



VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E, CHARLOTTE, NC 28277.

Sheet Number	Sheet Title
RZ-000	OVERALL PROJECT PLAN
RZ-100	EXISTING CONDITIONS
RZ-101	TREE PRESERVATION
RZ-102	TREE INVENTORY
RZ-102.01	TREE INVENTORY
RZ-103	SLOPE ANALYSIS
RZ-104	SOIL & STREAM ANALYSIS
RZ-200	OVERALL SKETCH PLAN
RZ-201	SKETCH PLAN
RZ-202	SKETCH PLAN
RZ-203	SKETCH PLAN
RZ-204	BLOCK LENGTHS
RZ-205	STREET SECTIONS
RZ-206	DEVELOPMENT NOTES
RZ-207	BUILDING AND LOT TYPES
RZ-208	ARCHITECTURAL ELEVATIONS
RZ-210	ZONING MAP
RZ-211	PHASING PLAN
RZ-300	GRADING AND DRAINAGE PLAN
RZ-305	UTILITY PLAN
RZ-400	ADJACENT PARCELS & ZONING INFORMATION
RZ-401	ADJACENT PARCELS & ZONING INFORMATION
RZ-500	EMERGENCY VEHICLE ACCESS
RZ-600	PLANTING PLAN
RZ-601	PLANTING PLAN
RZ-602	PLANTING PLAN
RZ-603	PLANTING PLAN
RZ-700	OVERALL OPEN SPACE PLAN
RZ-701	OPEN SPACE A-D
RZ-702	OPEN SPACE E
RZ-703	OPEN SPACE F
RZ-704	OPEN SPACE G
RZ-705	OPEN SPACE H & I
RZ-706	OPEN SPACE J



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

OVERALL PROJECT
PLAN

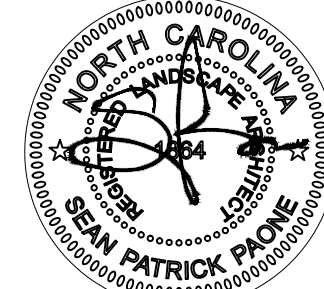
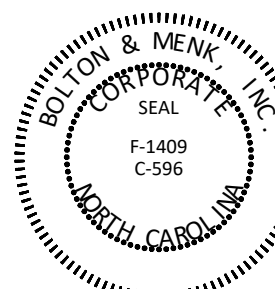
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:

4896

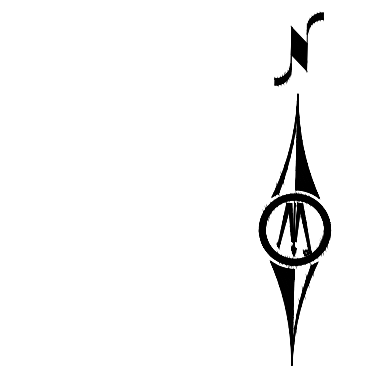
REVISIONS:

02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



06/04/25

PRELIMINARY
NOT FOR
CONSTRUCTION



DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-000



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CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

920 Kinsey Ave Ste 200
Munster, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Mintersville, NC 28078

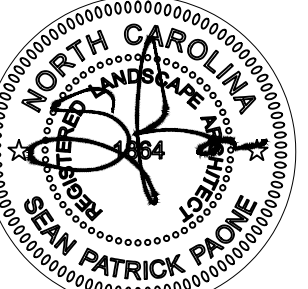
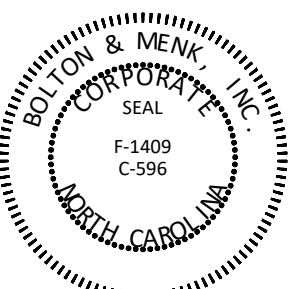
EXISTING CONDITIONS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FIELD DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
896

REVISIONS:

2/24/2025:	SKETCH PLAN SUBMITTAL
4/08/2025:	SKETCH PLAN SUBMITTAL 2
6/04/2025:	SKETCH PLAN SUBMITTAL 3



6/04/25

PRELIMINARY
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CONSTRUCTION



DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-100



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CHARLOTTE, NORTH CAROLINA 28206
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Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

920 Kincey Ave Ste 200
 Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Huntersville, NC 28078

TREE PRESERVATION

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FIELD DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

REVISIONS:

2/24/2025:	SKETCH PLAN SUBMITTAL
4/08/2025:	SKETCH PLAN SUBMITTAL 2
6/04/2025:	SKETCH PLAN SUBMITTAL 3



6/04/25

PRELIMINARY
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CONSTRUCTION



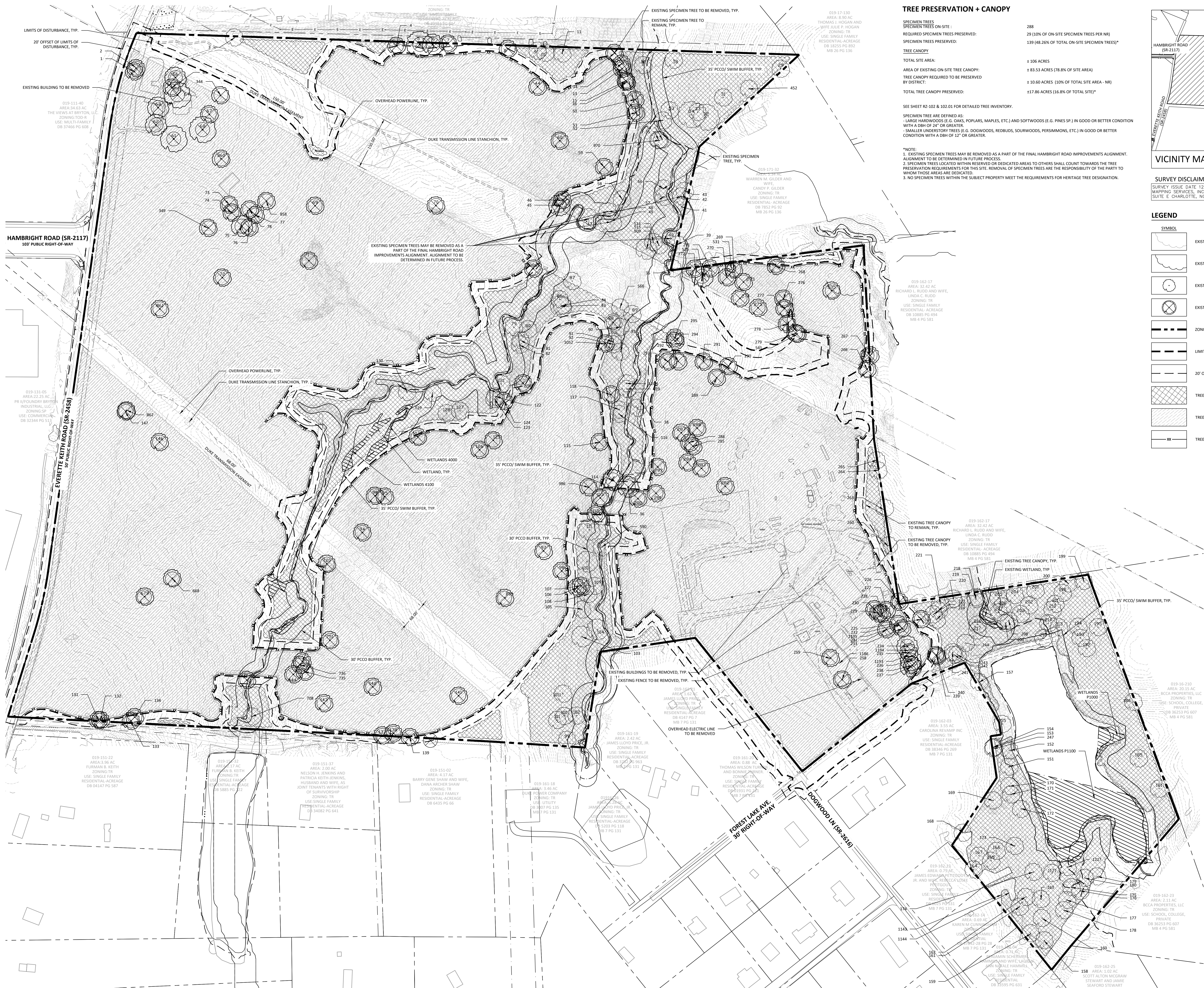
0 100 200
ORZ.
SCALE FEET

DATE: 08/01/2024

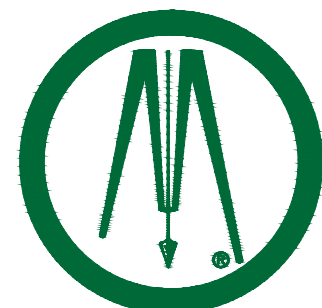
DESIGNED BY: BMI

DRAWN BY: BMI

RZ-101

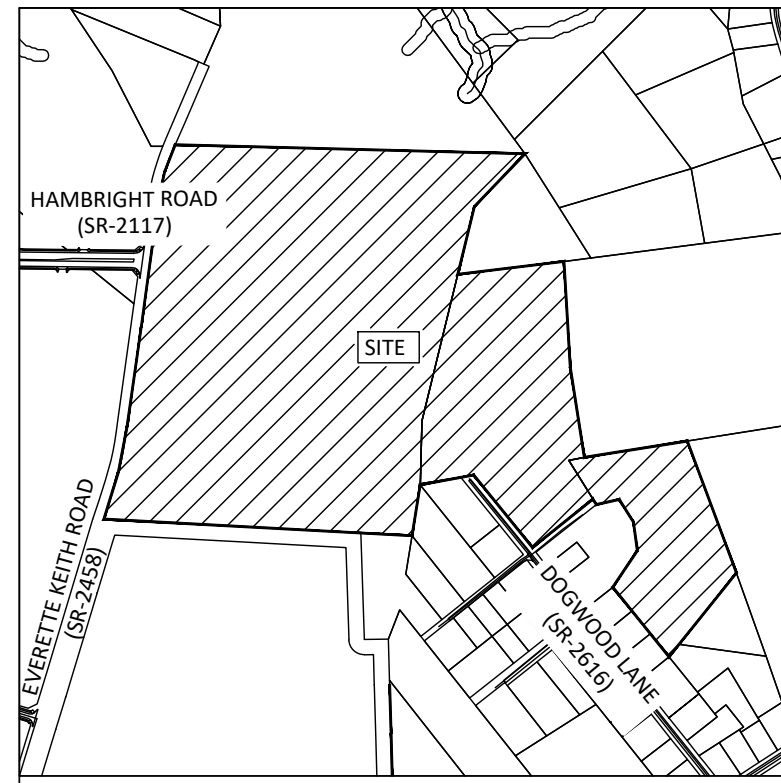


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1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
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VICINITY MAP

SURVEY DISCLAIMER

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SUITE E CHARLOTTE, NC 28227.

NVR, Inc.

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Huntersville, NC 28078

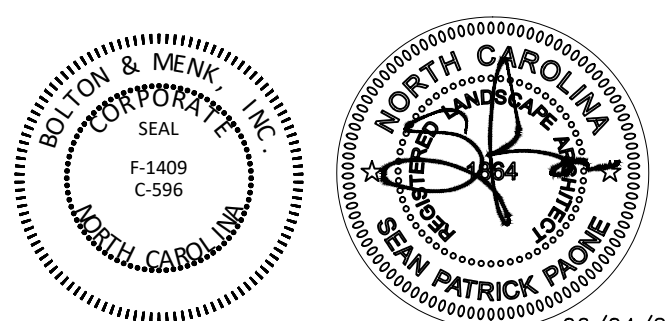
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

TREE INVENTORY

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 06/01/2024

DESIGNED BY: BMI

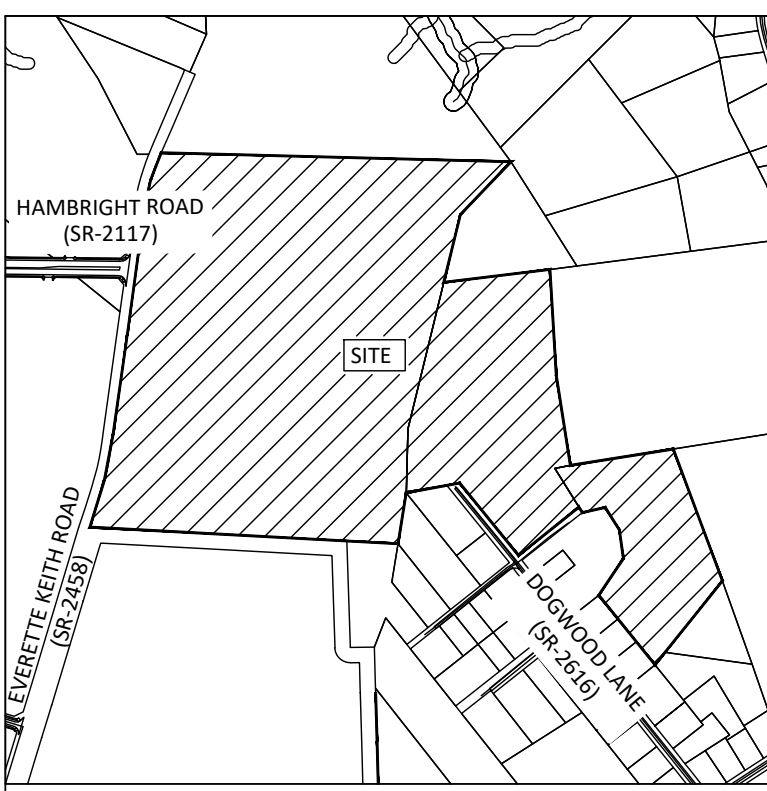
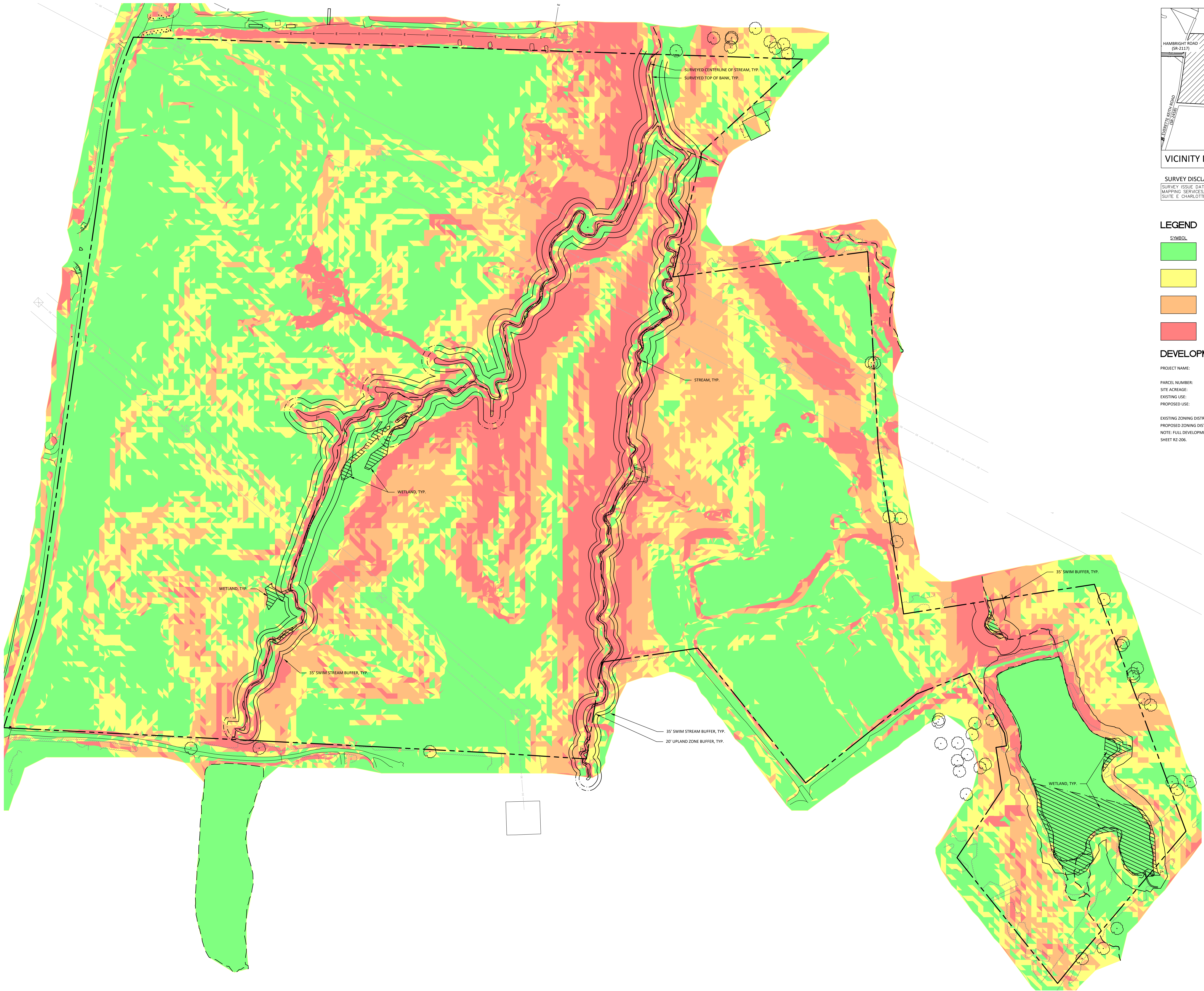
DRAWN BY: BMI

CHECKED BY:

RZ-102

Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report			
Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS
1	24" PINE	SPECIMEN	REMOVE	111	36" OAK	SPECIMEN	SAVE	229	24" OAK	SPECIMEN	REMOVE	444	12" PINE	NON-SPECIMEN	REMOVE	544	16" OAK	NON-SPECIMEN	SAVE	645	20" SPLIT PINE	NON-SPECIMEN	REMOVE	745	12" PINE	NON-SPECIMEN	REMOVE	845	12" PINE	NON-SPECIMEN	REMOVE
2	24" PINE	SPECIMEN	REMOVE	112	24" OAK	SPECIMEN	REMOVE	230	24" OAK	SPECIMEN	REMOVE	445	24" SPLIT OAK	SPECIMEN	REMOVE	545	16" OAK	NON-SPECIMEN	SAVE	646	12" PINE	NON-SPECIMEN	REMOVE	746	12" PINE	NON-SPECIMEN	REMOVE	846	12" PINE	NON-SPECIMEN	REMOVE
3	30" OAK	SPECIMEN	REMOVE	113	30" SPLIT OAK	SPECIMEN	REMOVE	231	24" OAK	SPECIMEN	REMOVE	446	12" OAK	NON-SPECIMEN	REMOVE	546	16" OAK	NON-SPECIMEN	SAVE	647	12" OAK	NON-SPECIMEN	REMOVE	747	12" OAK	NON-SPECIMEN	REMOVE	847	12" OAK	NON-SPECIMEN	REMOVE
4	24" OAK	SPECIMEN	REMOVE	114	40" SPLIT OAK	SPECIMEN	REMOVE	232	24" OAK	SPECIMEN	REMOVE	447	12" PINE	NON-SPECIMEN	REMOVE	547	14" OAK	NON-SPECIMEN	REMOVE	648	12" OAK	NON-SPECIMEN	REMOVE	748	12" PINE	NON-SPECIMEN	REMOVE	848	12" PINE	NON-SPECIMEN	REMOVE
5	46" SPLIT OAK	SPECIMEN	REMOVE	115	24" OAK	SPECIMEN	REMOVE	233	24" OAK	SPECIMEN	REMOVE	448	15" OAK	NON-SPECIMEN	SAVE	548	14" BLACK CHERRY	NON-SPECIMEN	REMOVE	649	12" OAK	NON-SPECIMEN	REMOVE	749	12" OAK	NON-SPECIMEN	REMOVE	849	12" OAK	NON-SPECIMEN	REMOVE
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7	30" SPLIT OAK	SPECIMEN	REMOVE	117	24" OAK	SPECIMEN	SAVE	235	24" OAK	SPECIMEN	REMOVE	450	15" PINE	NON-SPECIMEN	SAVE	550	16" OAK	NON-SPECIMEN	REMOVE	651	12" OAK	NON-SPECIMEN	REMOVE	751	28" SPLIT OAK	SPECIMEN	REMOVE	851	12" PINE	NON-SPECIMEN	REMOVE
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11	24" OAK	SPECIMEN	SAVE	121	24" OAK	SPECIMEN	SAVE	239	30" SPLIT OAK	SPECIMEN	REMOVE	454	12" OAK	NON-SPECIMEN	SAVE	554	14" OAK	NON-SPECIMEN	REMOVE	655	12" PINE	NON-SPECIMEN	REMOVE	755	12" CEDAR	NON-SPECIMEN	REMOVE	855	12" CEDAR	NON-SPECIMEN	REMOVE
12	30" SPLIT MAPLE	SPECIMEN	REMOVE	122	24" OAK	SPECIMEN	SAVE	240	24" MAPLE	SPECIMEN	REMOVE	455	15" OAK	NON-SPECIMEN	SAVE	555	12" OAK	NON-SPECIMEN	REMOVE	656	12" OAK	NON-SPECIMEN	REMOVE	756	12" PINE	NON-SPECIMEN	REMOVE	856	12" PINE	NON-SPECIMEN	REMOVE
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14	24" OAK	SPECIMEN	REMOVE	124	24" OAK	SPECIMEN	REMOVE	242	24" OAK	SPECIMEN	SAVE	457	12" OAK	NON-SPECIMEN	SAVE	557	12" OAK	NON-SPECIMEN	REMOVE	658	12" OAK	NON-SPECIMEN	REMOVE	758	12" PINE	NON-SPECIMEN	REMOVE	858	12" PINE	NON-SPECIMEN	REMOVE
15	24" OAK	SPECIMEN	REMOVE	125	24" SPLIT MAPLE	SPECIMEN	REMOVE	243	24" OAK	SPECIMEN	SAVE	458	15" OAK	NON-SPECIMEN	REMOVE	558	12" OAK	NON-SPECIMEN	REMOVE	659	12" PINE	NON-SPECIMEN	REMOVE	759	12" PINE	NON-SPECIMEN	REMOVE	859	12" PINE	NON-SPECIMEN	REMOVE
16	24" OAK	SPECIMEN	REMOVE	126	24" PINE	SPECIMEN	REMOVE	244	24" OAK	SPECIMEN	SAVE	459	15" OAK	NON-SPECIMEN	REMOVE	559	12" OAK	NON-SPECIMEN	REMOVE	660	18" SPLIT OAK	NON-SPECIMEN	REMOVE	760	12" PINE	NON-SPECIMEN	REMOVE	860	12" PINE	NON-SPECIMEN	REMOVE
17	30" OAK	SPECIMEN	SAVE	127	24" OAK	SPECIMEN	SAVE	247	24" OAK	SPECIMEN	SAVE	460	12" BEECH	NON-SPECIMEN	REMOVE	560	15" PINE	NON-SPECIMEN	REMOVE	661	12" PINE	NON-SPECIMEN	REMOVE	761	12" PINE	NON-SPECIMEN	REMOVE	861	12" PINE	NON-SPECIMEN	REMOVE
18	24" OAK	SPECIMEN	SAVE	128	30" OAK	SPECIMEN	SAVE	258	24" PINE	SPECIMEN	REMOVE	461	12" OAK	SPECIMEN	REMOVE	561	16" OAK	NON-SPECIMEN	REMOVE	662	12" PINE	NON-SPECIMEN	REMOVE	762	12" PINE	NON-SPECIMEN	REMOVE	862	12" PINE	NON-SPECIMEN	REMOVE
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22	24" OAK	SPECIMEN	SAVE	132	24" OAK	SPECIMEN	REMOVE	264	24" OAK	SPECIMEN	SAVE	465	15" OAK	NON-SPECIMEN	REMOVE	565	16" OAK	NON-SPECIMEN	SAVE	666	12" PINE	NON-SPECIMEN	REMOVE	766	22" SPLIT OAK	NON-SPECIMEN	REMOVE	866	12" PINE	NON-SPECIMEN	REMOVE
23	24" OAK	SPECIMEN	SAVE	133	24" PINE	SPECIMEN	REMOVE	265	24" OAK	SPECIMEN	SAVE	466	12" OAK	NON-SPECIMEN	REMOVE	566	12" OAK	NON-SPECIMEN	REMOVE	667	20" SPLIT OAK	SPECIMEN	SAVE	767	12" PINE	NON-SPECIMEN	REMOVE	867	12" PINE	NON-SPECIMEN	REMOVE
24	60" SPLIT OAK	SPECIMEN	SAVE	134	24" SPLIT MAPLE	SPECIMEN	REMOVE	266	24" MAPLE	SPECIMEN	REMOVE	467	14" OAK	NON-SPECIMEN	REMOVE	567	16" OAK	NON-SPECIMEN	SAVE	668	26" SPLIT OAK	SPECIMEN	REMOVE	768	16" SPLIT CEDAR	NON-SPECIMEN	REMOVE	868	12" PINE	NON-SPECIMEN	REMOVE
25	30" MAPLE	SPECIMEN	SAVE	137	24" SPLIT OAK	SPECIMEN	REMOVE	267	24" OAK	SPECIMEN	REMOVE	468	16" OAK	NON-SPECIMEN	REMOVE	568	14" BEECH	NON-SPECIMEN	SAVE	669	12" PINE	NON-SPECIMEN	REMOVE	769	14" CEDAR	NON-SPECIMEN	REMOVE	869	12" PINE	NON-SPECIMEN	REMOVE
26	36" OAK	SPECIMEN	REMOVE	138	24" OAK	SPECIMEN	REMOVE	268	24" MAPLE	SPECIMEN	REMOVE	469	12" BEECH	NON-SPECIMEN	REMOVE	569	12" OAK	NON-SPECIMEN	SAVE	670	12" PINE	NON-SPECIMEN	REMOVE	770	12" PINE	NON-SPECIMEN	REMOVE	870	12" PINE	NON-SPECIMEN	REMOVE
27	24" OAK	SPECIMEN	SAVE	139	30" OAK	SPECIMEN	REMOVE	269	24" OAK	SPECIMEN	REMOVE	470	12" OAK	NON-SPECIMEN	REMOVE	570	14" OAK	NON-SPECIMEN	SAVE	671	12" PINE	NON-SPECIMEN	REMOVE	771	12" SPLIT HICKORY	NON-SPECIMEN	REMOVE	871	12" PINE	NON-SPECIMEN	REMOVE
28	24" OAK	SPECIMEN	SAVE	141	30" SPLIT MAPLE	SPECIMEN	REMOVE	270	24" OAK	SPECIMEN	REMOVE	471	14" OAK	NON-SPECIMEN	SAVE	571	14" OAK	NON-SPECIMEN	SAVE	672	12" CEDAR	NON-SPECIMEN	REMOVE	772	16" OAK	NON-SPECIMEN	REMOVE	872	12" PINE	NON-SPECIMEN	REMOVE
29	30" OAK	SPECIMEN	SAVE	142	30" OAK	SPECIMEN	REMOVE	271	24" OAK	SPECIMEN	REMOVE	472	12" OAK	NON-SPECIMEN	REMOVE	572	12" OAK	NON-SPECIMEN	SAVE	673	12" CEDAR	NON-SPECIMEN	REMOVE	773	12" PINE	NON-SPECIMEN	REMOVE	873	12" PINE	NON-SPECIMEN	REMOVE
30	30" MAPLE	SPECIMEN	SAVE	143	30" OAK	SPECIMEN	REMOVE	272	24" OAK	SPECIMEN	REMOVE	473	12" PINE	NON-SPECIMEN	REMOVE	573	12" OAK	NON-SPECIMEN	SAVE	674	12" OAK	NON-SPECIMEN	REMOVE	774	12" PINE	NON-SPECIMEN	REMOVE	874	12" PINE	NON-SPECIMEN	REMOVE
31	24" OAK	SPECIMEN	SAVE	144	30" OAK	SPECIMEN	REMOVE	273	24" OAK	SPECIMEN	REMOVE	474	12" OAK	NON-SPECIMEN	SAVE	574	15" OAK	NON-SPECIMEN	SAVE	675	16" SPLIT OAK	NON-SPECIMEN	REMOVE	775	12" HICKORY	NON-SPECIMEN	SAVE	875	12" PINE	NON-SPECIMEN	REMOVE
32	24" OAK	SPECIMEN	SAVE	145	24" SPLIT MAPLE	SPECIMEN	REMOVE	274	24" OAK	SPECIMEN	REMOVE	475	12" OAK	NON-SPECIMEN	SAVE	575	12" OAK	NON-SPECIMEN	SAVE	676	22" SPLIT OAK	NON-SPECIMEN	REMOVE	776	12" SPLIT PINE	NON-SPECIMEN	REMOVE	876	12" PINE	NON-SPECIMEN	REMOVE
33	24" OAK	SPECIMEN	SAVE	146	30" OAK	SPECIMEN	REMOVE	275	24" OAK	SPECIMEN	REMOVE	476	12" OAK	NON-SPECIMEN	REMOVE	576	16" OAK	NON-SPECIMEN	SAVE	677	12" OAK	NON-SPECIMEN	REMOVE	777	12" BEECH	NON-SPECIMEN	REMOVE	877	12" PINE	NON-SPECIMEN	REMOVE
34	24" SPLIT OAK	SPECIMEN	REMOVE	147	30" OAK	SPECIMEN	REMOVE	276	24" OAK	SPECIMEN	REMOVE	477	12" OAK	NON-SPECIMEN	REMOVE	577	14" OAK	NON-SPECIMEN	SAVE	678	18" SPLIT OAK	NON-SPECIMEN	REMOVE	778	12" PINE	NON-SPECIMEN	REMOVE	878	12" PINE	NON-SPECIMEN	REMOVE
35	36" OAK	SPECIMEN	REMOVE	151	24" SPLIT OAK	SPECIMEN	SAVE	277	12" PINE	NON-SPECIMEN	REMOVE	478	12" PINE	NON-SPECIMEN	SAVE	578	16" OAK	NON-SPECIMEN	SAVE	679	26" SPLIT OAK	SPECIMEN	REMOVE	779	12" PINE	NON-SPECIMEN	REMOVE	879	12" PINE	NON-SPECIMEN	REMOVE
36	24" OAK	SPECIMEN	REMOVE	152	24" OAK	SPECIMEN	SAVE	278	30" OAK	SPECIMEN	REMOVE	479	12" PINE	NON-SPECIMEN	REMOVE	579	12" OAK	NON-SPECIMEN	SAVE	680	18" SPLIT PINE	NON-SPECIMEN	REMOVE	780	12" PINE	NON-SPECIMEN	REMOVE	880	12" PINE	NON-SPECIMEN	REMOVE
37	36" OAK	SPECIMEN	SAVE	153	24" OAK	SPECIMEN	SAVE	279	24" OAK	SPECIMEN	REMOVE	480	12" OAK	NON-SPECIMEN	REMOVE	580	15" OAK	NON-SPECIMEN	SAVE	681	12" OAK	NON-SPECIMEN	REMOVE	781	12" OAK	NON-SPECIMEN	REMOVE	881	12" OAK	NON-SPECIMEN	REMOVE
38	24" OAK	SPECIMEN	SAVE	154	24" OAK	SPECIMEN	SAVE	280	24" OAK	SPECIMEN	REMOVE	481	12" SPLIT OAK	NON-SPECIMEN	REMOVE	581	12" OAK	NON-SPECIMEN	SAVE	682	12" PINE	NON-SPECIMEN	REMOVE	782	12" OAK	NON-SPECIMEN	REMOVE	882	12" OAK	NON-SPECIMEN	REMOVE
39	36" MAPLE	SPECIMEN	SAVE	155	24" OAK	SPECIMEN	SAVE	281	24" OAK	SPECIMEN	REMOVE	482	18" OAK	NON-SPECIMEN	REMOVE	582	12" OAK	NON-SPECIMEN	SAVE	683	12" PINE	NON-SPECIMEN	REMOVE	783	15" BEECH	NON-SPECIMEN	REMOVE	883	15" BEECH	NON-SPECIMEN	REMOVE

Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report				Hambright - Tree Survey Report			
Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS	Tree #	SPECIES	DESCRIPTION	STATUS
845	14" PINE	NON-SPECIMEN	SAVE	946	14" BEECH	NON-SPECIMEN	REMOVE	1046	18" PINE	NON-SPECIMEN	REMOVE	1147	14" OAK	NON-SPECIMEN	SAVE
846	12" PINE	NON-SPECIMEN	SAVE	947	14" BEECH	NON-SPECIMEN	REMOVE	1047	18" OAK	NON-SPECIMEN	REMOVE	1148	14" OAK	NON-SPECIMEN	SAVE
847	16" PINE	NON-SPECIMEN	SAVE	948	14" OAK	NON-SPECIMEN	REMOVE	1048	18" PINE	NON-SPECIMEN	REMOVE	1149	14" OAK	NON-SPECIMEN	SAVE
848	16" PINE	NON-SPECIMEN	SAVE	949	14" OAK	NON-SPECIMEN	REMOVE	1049	12" PINE	NON-SPECIMEN	REMOVE	1150	14" OAK	NON-SPECIMEN	SAVE
849	12" PINE	NON-SPECIMEN	SAVE	950	14" OAK	NON-SPECIMEN	SAVE	1050	18" PINE	NON-SPECIMEN	REMOVE	1151	14" OAK	NON-SPECIMEN	SAVE
850	20" PINE	NON-SPECIMEN	SAVE	951	12" OAK	NON-SPECIMEN	REMOVE	1051	12" PINE	NON-SPECIMEN	REMOVE	1152	22" OAK	NON-SPECIMEN	SAVE
851	12" PINE	NON-SPECIMEN	REMOVE	952	14" OAK	NON-SPECIMEN	REMOVE	1052	30" OAK	SPECIMEN	REMOVE	1153	15" OAK	NON-SPECIMEN	SAVE
852	12" PINE	NON-SPECIMEN	REMOVE	953	12" OAK	NON-SPECIMEN	REMOVE	1053	15" OAK	NON-SPECIMEN	REMOVE	1154	14" OAK	NON-SPECIMEN	SAVE
853	12" PINE	NON-SPECIMEN	REMOVE	954	14" BEECH	NON-SPECIMEN	REMOVE	1054	12" OAK	NON-SPECIMEN	REMOVE	1155	14" BEECH	NON-SPECIMEN	SAVE
854	12" PINE	NON-SPECIMEN	REMOVE	955	12" BEECH	NON-SPECIMEN	REMOVE	1055	15" OAK	NON-SPECIMEN	SAVE	1156	14" OAK	NON-SPECIMEN	SAVE
855	12" OAK	NON-SPECIMEN	REMOVE	956	20" OAK	NON-SPECIMEN	REMOVE	1056	15" OAK	NON-SPECIMEN	SAVE	1157	14" OAK	NON-SPECIMEN	SAVE
856	12" PINE	NON-SPECIMEN	REMOVE	957	14" OAK	NON-SPECIMEN	REMOVE	1057	15" OAK	NON-SPECIMEN	REMOVE	1158	14" OAK	NON-SPECIMEN	SAVE
857	14" OAK	NON-SPECIMEN	REMOVE	958	20" BEECH	NON-SPECIMEN	SAVE	1058	15" OAK	NON-SPECIMEN	SAVE	1159	12" OAK	NON-SPECIMEN	SAVE
858	30" SPLIT OAK	SPECIMEN	REMOVE	959	12" BEECH	NON-SPECIMEN	SAVE	1059	12" OAK	NON-SPECIMEN	SAVE	1160	12" OAK	NON-SPECIMEN	SAVE
859	12" OAK	NON-SPECIMEN	REMOVE	960	14" BEECH	NON-SPECIMEN	SAVE	1060	12" BEECH	NON-SPECIMEN	REMOVE	1161	12" OAK	NON-SPECIMEN	SAVE
860	18" OAK	NON-SPECIMEN	REMOVE	961	14" OAK	NON-SPECIMEN	SAVE	1061	12" OAK	NON-SPECIMEN	REMOVE	1162	16" OAK	NON-SPECIMEN	SAVE
861	24" CEDAR	SPECIMEN	REMOVE	962	14" OAK	NON-SPECIMEN	SAVE	1062	12" CEDAR	NON-SPECIMEN	REMOVE	1163	16" OAK	NON-SPECIMEN	SAVE
862	24" PINE	SPECIMEN	REMOVE	963	12" PINE	NON-SPECIMEN	SAVE	1063	22" PINE	NON-SPECIMEN	REMOVE	1164	16" BEECH	NON-SPECIMEN	SAVE
863	18" PINE	NON-SPECIMEN	REMOVE	964	12" BEECH	NON-SPECIMEN	SAVE	1064	14" OAK	NON-SPECIMEN	REMOVE	1165	16" BEECH	NON-SPECIMEN	SAVE
864	18" PINE	NON-SPECIMEN	REMOVE	965	12" BEECH	NON-SPECIMEN	SAVE	1065	12" OAK	NON-SPECIMEN	REMOVE	1166	16" OAK	NON-SPECIMEN	SAVE
865	12" OAK	NON-SPECIMEN	REMOVE	966	14" BEECH	NON-SPECIMEN	SAVE	1066	12" OAK	NON-SPECIMEN	REMOVE	1167	16" OAK	NON-SPECIMEN	SAVE
866	12" PINE	NON-SPECIMEN	REMOVE	967	14" BEECH	NON-SPECIMEN	SAVE	1067	14" OAK	NON-SPECIMEN	REMOVE	1168	16" OAK	NON-SPECIMEN	SAVE
867	12" PINE	NON-SPECIMEN	REMOVE	968	12" OAK	NON-SPECIMEN	SAVE	1068	12" OAK	NON-SPECIMEN	REMOVE	1169	16" OAK	NON-SPECIMEN	SAVE
868	12" BEECH	NON-SPECIMEN	REMOVE	969	14" OAK	NON-SPECIMEN	SAVE	1069	12" OAK	NON-SPECIMEN	REMOVE	1170	12" OAK	NON-SPECIMEN	SAVE
869	12" PINE	NON-SPECIMEN	REMOVE	970	24" SPLIT BEECH	SPECIMEN	SAVE	1070	12" OAK	NON-SPECIMEN	SAVE	1171	24" BEECH	SPECIMEN	SAVE
870	12" PINE	NON-SPECIMEN	REMOVE	971	16" OAK	NON-SPECIMEN	SAVE	1071	12" OAK	NON-SPECIMEN	REMOVE	1172	14" OAK	NON-SPECIMEN	SAVE
871	12" PINE	NON-SPECIMEN	REMOVE	972	12" OAK	NON-SPECIMEN	SAVE	1072	12" OAK	NON-SPECIMEN	REMOVE	1173	14" OAK	NON-SPECIMEN	SAVE
872	12" PINE	NON-SPECIMEN	REMOVE	973	12" OAK	NON-SPECIMEN	SAVE	1073	12" OAK	NON-SPECIMEN	REMOVE	1174	14" OAK	NON-SPECIMEN	SAVE
873	14" PINE	NON-SPECIMEN	REMOVE	974	16" OAK	NON-SPECIMEN	SAVE	1074	12" PINE	NON-SPECIMEN	REMOVE	1175	14" OAK	NON-SPECIMEN	SAVE
874	14" PINE	NON-SPECIMEN	REMOVE	975	16" OAK	NON-SPECIMEN	SAVE	1075	12" BEECH	NON-SPECIMEN	SAVE	1176	14" OAK	NON-SPECIMEN	SAVE
875	12" PINE	NON-SPECIMEN	REMOVE	976	16" OAK	NON-SPECIMEN	SAVE	1076	12" OAK	NON-SPECIMEN	REMOVE	1177	14" OAK	NON-SPECIMEN	SAVE
876	12" PINE	NON-SPECIMEN	REMOVE	977	16" OAK	NON-SPECIMEN	SAVE	1077	12" OAK	NON-SPECIMEN	REMOVE	1178	14" OAK	NON-SPECIMEN	SAVE
877	12" PINE	NON-SPECIMEN	REMOVE	978	14" CEDAR	NON-SPECIMEN	SAVE	1078	16" PINE	NON-SPECIMEN	REMOVE	1179	14" PINE	NON-SPECIMEN	REMOVE
878	12" PINE	NON-SPECIMEN	REMOVE	979	16" PINE	NON-SPECIMEN	SAVE	1079	30" SPLIT OAK	SPECIMEN	REMOVE	1180	16" PINE	NON-SPECIMEN	REMOVE
879	12" PINE	NON-SPECIMEN	REMOVE	980	12" PINE	NON-SPECIMEN	SAVE	1080	15" OAK	NON-SPECIMEN	REMOVE	1181	22" PINE	NON-SPECIMEN	REMOVE
880	12" PINE	NON-SPECIMEN	REMOVE	981	18" OAK	NON-SPECIMEN	SAVE	1081	12" OAK	NON-SPECIMEN	REMOVE	1182	22" PINE	NON-SPECIMEN	REMOVE
881	16" CEDAR	NON-SPECIMEN	REMOVE	982	16" OAK	NON-SPECIMEN	SAVE	1082	12" PINE	NON-SPECIMEN	SAVE	1183	22" PINE	NON-SPECIMEN	REMOVE
882	12" PINE	NON-SPECIMEN	REMOVE	983	16" OAK	NON-SPECIMEN	SAVE	1083	12" PINE	NON-SPECIMEN	REMOVE	1184	22" PINE	NON-SPECIMEN	REMOVE
883	12" PINE	NON-SPECIMEN	REMOVE	984	16" OAK	NON-SPECIMEN	SAVE	1084	12" PINE	NON-SPECIMEN	REMOVE	1185	20" CEDAR	NON-SPECIMEN	REMOVE
884	12" PINE	NON-SPECIMEN	REMOVE	985	20" OAK	NON-SPECIMEN	SAVE	1085	15" HICKORY	NON-SPECIMEN	REMOVE	1186	18" PINE	NON-SPECIMEN	REMOVE
885	12" PINE	NON-SPECIMEN	REMOVE	986	14" OAK	NON-SPECIMEN	REMOVE	1086	18" OAK	NON-SPECIMEN	REMOVE	1187	18" PINE	NON-SPECIMEN	REMOVE
886	12" PINE	NON-SPECIMEN	REMOVE	987	14" OAK	NON-SPECIMEN	REMOVE	1087	12" OAK	NON-SPECIMEN	REMOVE	1188	18" PINE	NON-SPECIMEN	REMOVE
887	12" PINE	NON-SPECIMEN	REMOVE	988	16" OAK	NON-SPECIMEN	REMOVE	1088	12" PINE	NON-SPECIMEN	REMOVE	1189	18" PINE	NON-SPECIMEN	REMOVE
888	12" PINE	NON-SPECIMEN	REMOVE	989	20" OAK	NON-SPECIMEN	REMOVE	1089	16" OAK	NON-SPECIMEN	REMOVE	1190	18" PINE	NON-SPECIMEN	REMOVE
889	16" PINE	NON-SPECIMEN	REMOVE	990	12" OAK	NON-SPECIMEN	REMOVE	1090	12" OAK	NON-SPECIMEN	REMOVE	1191	16" SPLIT OAK	NON-SPECIMEN	REMOVE
890	12" PINE	NON-SPECIMEN	REMOVE	991	14" OAK	NON-SPECIMEN	SAVE	1091	14" OAK	NON-SPECIMEN	REMOVE	1192	12" OAK	NON-SPECIMEN	REMOVE
891	12" PINE	NON-SPECIMEN	REMOVE	992	14" SPLIT OAK	NON-SPECIMEN	REMOVE	1092	12" OAK	NON-SPECIMEN	REMOVE	1193	24" SPLIT BEECH	SPECIMEN	REMOVE
892	12" PINE	NON-SPECIMEN	REMOVE	993	12" PINE	NON-SPECIMEN	REMOVE	1093	12" OAK	NON-SPECIMEN	REMOVE	1194	16" BEECH	NON-SPECIMEN	REMOVE
893	14" PINE	NON-SPECIMEN	REMOVE	994	14" PINE	NON-SPECIMEN	REMOVE	1094	12" OAK	NON-SPECIMEN	SAVE	1195	12" OAK	NON-SPECIMEN	REMOVE
894	12" PINE	NON-SPECIMEN	REMOVE	995	12" PINE	NON-SPECIMEN	REMOVE	1095	14" BEECH	NON-SPECIMEN	SAVE	1196	12" OAK	NON-SPECIMEN	REMOVE
895	12" PINE	NON-SPECIMEN	REMOVE	996	24" PINE	NON-SPECIMEN	REMOVE	1096	14" OAK	NON-SPECIMEN	SAVE	1197	22" OAK	NON-SPECIMEN	REMOVE
896	12" PINE	NON-SPECIMEN	REMOVE	997	16" PINE	NON-SPECIMEN	REMOVE	1097	18" OAK	NON-SPECIMEN	SAVE	1198	22" OAK	NON-SPECIMEN	REMOVE
897	12" PINE	NON-SPECIMEN	REMOVE	998	14" OAK	NON-SPECIMEN	REMOVE	1099	20" BEECH	NON-SPECIMEN	SAVE	1199	18" OAK	NON-SPECIMEN	SAVE
898	12" PINE	NON-SPECIMEN	REMOVE	999	20" OAK	NON-SPECIMEN	REMOVE	1100	18" BEECH	NON-SPECIMEN	SAVE	1200	12" OAK	NON-SPECIMEN	SAVE
899	12" PINE	NON-SPECIMEN	REMOVE	1000	20" OAK	NON-SPECIMEN	SAVE	1101	12" BEECH	NON-SPECIMEN	SAVE	1201	18" OAK	NON-SPECIMEN	SAVE
900	12" PINE	NON-SPECIMEN	REMOVE	1001	20" OAK	NON-SPECIMEN	SAVE	1102	12" PINE	NON-SPECIMEN	SAVE	1202	18" OAK	NON-SPECIMEN	SAVE
901	12" PINE	NON-SPECIMEN	REMOVE	1002	12" OAK	NON-SPECIMEN	REMOVE	1103	30" SPLIT OAK	SPECIMEN	SAVE	1203	14" OAK	NON-SPECIMEN	SAVE
902	16" OAK	NON-SPECIMEN	REMOVE	1003	12" OAK	NON-SPECIMEN	SAVE	1104	12" OAK	NON-SPECIMEN	SAVE	1204	22" OAK	NON-SPECIMEN	SAVE
903	12" OAK	NON-SPECIMEN	REMOVE	1004	12" OAK	NON-SPECIMEN	SAVE	1105	12" BEECH	NON-SPECIMEN	SAVE	1205	22" BEECH	NON-SPECIMEN	SAVE
904	12" OAK	NON-SPECIMEN	REMOVE	1005	12" OAK	NON-SPECIMEN	SAVE	1106	15" OAK	NON-SPECIMEN	SAVE	1206	22" OAK	NON-SPECIMEN	SAVE
905	12" PINE	NON-SPECIMEN	SAVE	1006	16" OAK	NON-SPECIMEN	SAVE	1107	15" OAK	NON-SPECIMEN	SAVE	1207	15" OAK	NON-SPECIMEN	SAVE
906	12" OAK	NON-SPECIMEN	REMOVE	1007	12" OAK	NON-SPECIMEN	SAVE	1108	15" OAK	NON-SPECIMEN	SAVE	1208	20" BEECH	NON-SPECIMEN	REMOVE
907	12" OAK	NON-SPECIMEN	REMOVE	1008	12" OAK	NON-SPECIMEN	SAVE	1109	14" OAK	NON-SPECIMEN	SAVE	1209	12" OAK	NON-SPECIMEN	REMOVE
908	12" PINE	NON-SPECIMEN	REMOVE	1009	14" OAK	NON-SPECIMEN	SAVE	1110	14" OAK	NON-SPECIMEN	SAVE	1210	12" OAK	NON-SPECIMEN	REMOVE
909	16" CEDAR	NON-SPECIMEN	REMOVE	1010	12" BEECH	NON-SPECIMEN	SAVE	1111	14" PINE	NON-SPECIMEN	SAVE	1211	16" OAK	NON-SPECIMEN	SAVE
910	12" CEDAR	NON-SPECIMEN	REMOVE	1011	30" SPLIT OAK	SPECIMEN	SAVE	1112	12" OAK	NON-SPECIMEN	SAVE	1212	16" OAK	NON-SPECIMEN	SAVE
911	12" CEDAR	NON-SPECIMEN	REMOVE	1012	16" OAK	NON-SPECIMEN	SAVE	1113	12" OAK	NON-SPECIMEN	SAVE	1213	16" OAK	NON-SPECIMEN	SAVE
912	12" CEDAR	NON-SPECIMEN	REMOVE	1013	14" OAK	NON-SPECIMEN	SAVE	1114	14" OAK	NON-SPECIMEN	SAVE	1214	22" OAK	NON-SPECIMEN	SAVE
913	12" MAPLE	NON-SPECIMEN	REMOVE	1014	14" OAK	NON-SPECIMEN	SAVE	1115	14" OAK	NON-SPECIMEN	SAVE	1215	15" OAK	NON-SPECIMEN	SAVE
914	12" CEDAR	NON-SPECIMEN	REMOVE	1015	14" OAK	NON-SPECIMEN	SAVE	1116	14" OAK	NON-SPECIMEN	SAVE	1216	15" OAK	NON-SPECIMEN	SAVE
915	12" BEECH	NON-SPECIMEN	REMOVE	1016	14" OAK	NON-SPECIMEN	SAVE	1117	14" OAK	NON-SPECIMEN	SAVE	1217	24" OAK	SPECIMEN	SAVE
916	16" CEDAR	NON-SPECIMEN	REMOVE	1017	14" OAK	NON-SPECIMEN	REMOVE	1118	16" OAK	NON-SPECIMEN	SAVE	1218	12" OAK	NON-SPECIMEN	SAVE
917	12" PINE	NON-SPECIMEN	REMOVE	1018	12" PINE	NON-SPECIMEN	REMOVE	1119	12" OAK	NON-SPECIMEN	SAVE	1219	12" OAK	NON-SPECIMEN	SAVE
918	12" PINE	NON-SPECIMEN	REMOVE	1019	12" PINE	NON-SPECIMEN	REMOVE	1120	12" OAK	NON-SPECIMEN	SAVE	1220	12" OAK	NON-SPECIMEN	SAVE
919	12" PINE	NON-SPECIMEN	REMOVE	1020	12" OAK	NON-SPECIMEN	SAVE	1121	12" PINE	NON-SPECIMEN	SAVE	1221	12" OAK	NON-SPECIMEN	REMOVE
920	14" SPLIT PINE	NON-SPECIMEN	REMOVE	1021	12" OAK	NON-SPECIMEN	SAVE	1122	14" PINE	NON-SPECIMEN	SAVE	1222	16" OAK	NON-SPECIMEN	SAVE
921	12" PINE	NON-SPECIMEN	REMOVE	1022	16" BEECH	NON-SPECIMEN	SAVE	1123	14" OAK	NON-SPECIMEN	SAVE	1223	20" OAK	NON-SPECIMEN	SAVE
922	12" PINE	NON-SPECIMEN	REMOVE	1023	14" OAK	NON-SPECIMEN	SAVE	1124	14" OAK	NON-SPECIMEN	SAVE	1224	15" PINE	NON-SPECIMEN	SAVE
923	12" PINE	NON-SPECIMEN	REMOVE	1024	12" OAK	NON-SPECIMEN	SAVE	1125	14" OAK	NON-SPECIMEN	SAVE	1225	15" HICKORY	NON-SPECIMEN	REMOVE
924	14" OAK	NON-SPECIMEN	SAVE	1025	12" OAK	NON-SPECIMEN	SAVE	1126	16" OAK	NON-SPECIMEN	SAVE	1226	22" OAK	NON-SPECIMEN	REMOVE
925	18" MAPLE	NON-SPECIMEN	SAVE	1026	12" OAK	NON-SPECIMEN	SAVE	1127	16" OAK	NON-SPECIMEN	SAVE	1227	22" OAK	NON-SPECIMEN	REMOVE
926	12" OAK	NON-SPECIMEN	SAVE	1027	14" BEECH	NON-SPECIMEN	SAVE	1128	14" PINE	NON-SPECIMEN	SAVE	1228	12" OAK	NON-SPECIMEN	REMOVE
927	16" PINE	NON-SPECIMEN	REMOVE	1028	14" BEECH	NON-SPECIMEN	SAVE	1129	14" OAK	NON-SPECIMEN	SAVE	1229	20" OAK	NON-SPECIMEN	REMOVE
928	16" OAK	NON-SPECIMEN	REMOVE	1029	14" OAK	NON-SPECIMEN	SAVE	1130	14" BEECH	NON-SPECIMEN	SAVE				



SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.

LEGEND	
SYMBOL	
	SLOPES LESS THAN 10% - 61.60 AC
	SLOPES BETWEEN 10% - 15% - 25.40 AC
	SLOPES BETWEEN 15% - 25% - 24.30 AC
	SLOPES GREATER THAN 25% - 20.10 AC

DEVELOPMENT SUMMARY	
PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	1106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

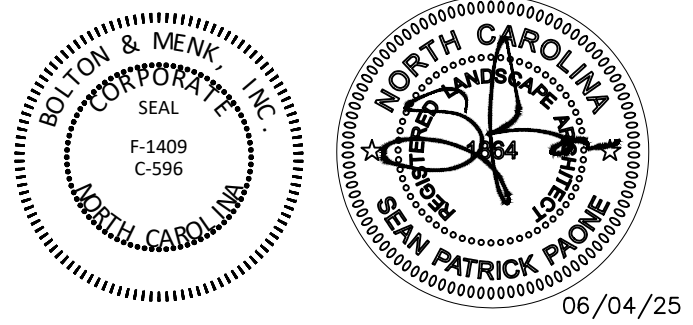
1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

SLOPE ANALYSIS	
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.	
PROJECT NO:	4896
REVISIONS:	02/24/2025: SKETCH PLAN SUBMITTAL 04/08/2025: SKETCH PLAN SUBMITTAL 2 06/04/2025: SKETCH PLAN SUBMITTAL 3



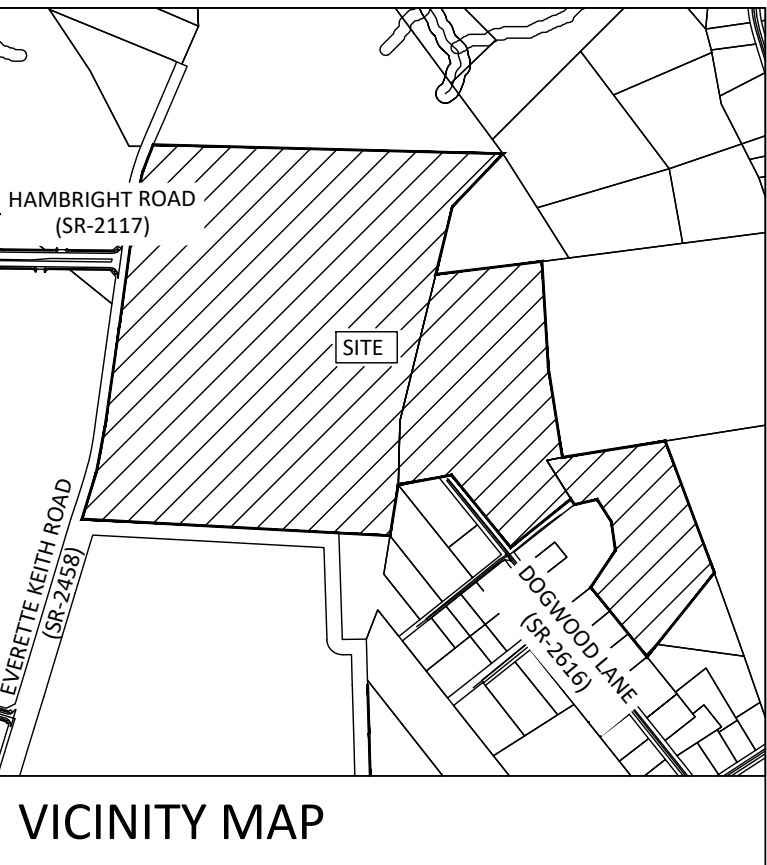
**PRELIMINARY
NOT FOR
CONSTRUCTION**



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.

0 100 200
HORIZ. SCALE FEET

DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	



SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28227.

LEGEND

SYMBOL	
	ZONING BOUNDARY
	HYDROLOGIC SOILS GROUP "B"
	HYDROLOGIC SOILS GROUP "C"
	HYDROLOGIC SOILS GROUP "D"

CeB2 - CECIL SANDY CLAY LOAM, 2-8% SLOPES (B)
CeD2 - CECIL SANDY CLAY LOAM, 8-15% SLOPES (B)
PaE - PACOLET SANDY LOAM, 15-25% SLOPES (B)
VaD - VANCE SANDY LOAM, 8-15% SLOPES (C)
HeB - HELENA SANDY LOAM, 2-8% SLOPES (D)
MO - MONACAN LOAM, 0-2% SLOPES (B/D)

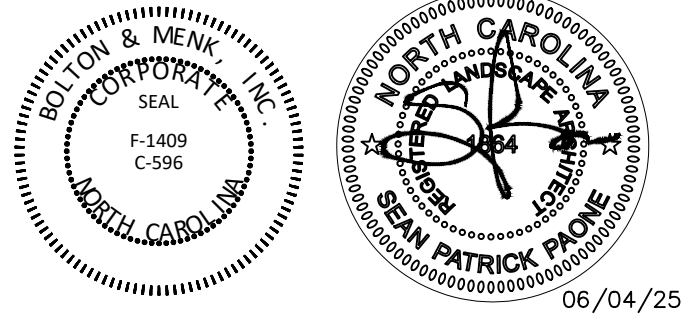
SUMMARY:
HYDROLOGIC SOIL GROUP B: 98.49 AC (93%)
HYDROLOGIC SOIL GROUP C: 2.60 AC (2%)
HYDROLOGIC SOIL GROUP D: 3.85 AC (4%)

TOTAL SITE: 104.95 AC

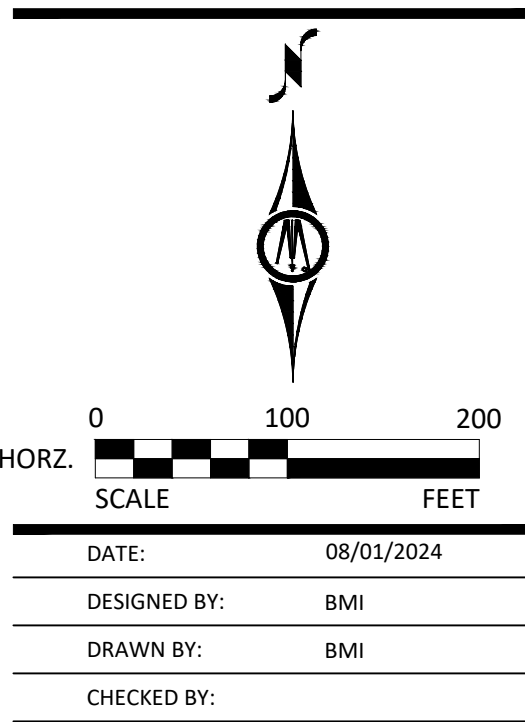
DEVELOPMENT SUMMARY

PROJECT NAME: EVERETTE KEITH RESIDENTIAL
REZONING:
PARCEL NUMBER: 01916129, 01916201, 01916202
SITE ACREAGE: ±106 AC
EXISTING USE: RESIDENTIAL, VACANT
PROPOSED USE: SINGLE FAMILY ATTACHED RESIDENTIAL
SINGLE FAMILY DETACHED RESIDENTIAL

EXISTING ZONING DISTRICT: TR
PROPOSED ZONING DISTRICT: NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.



**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 06/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-104



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

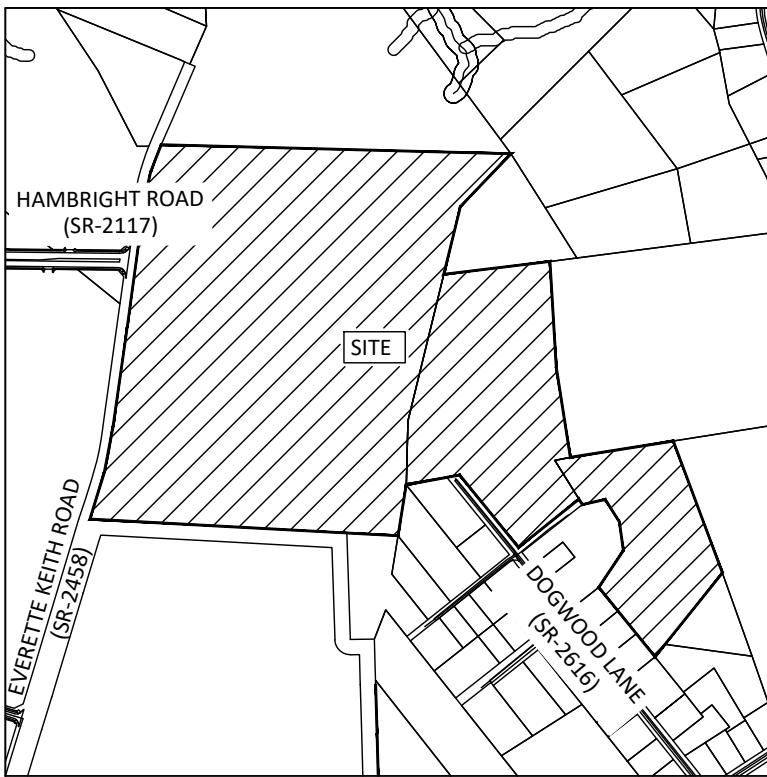
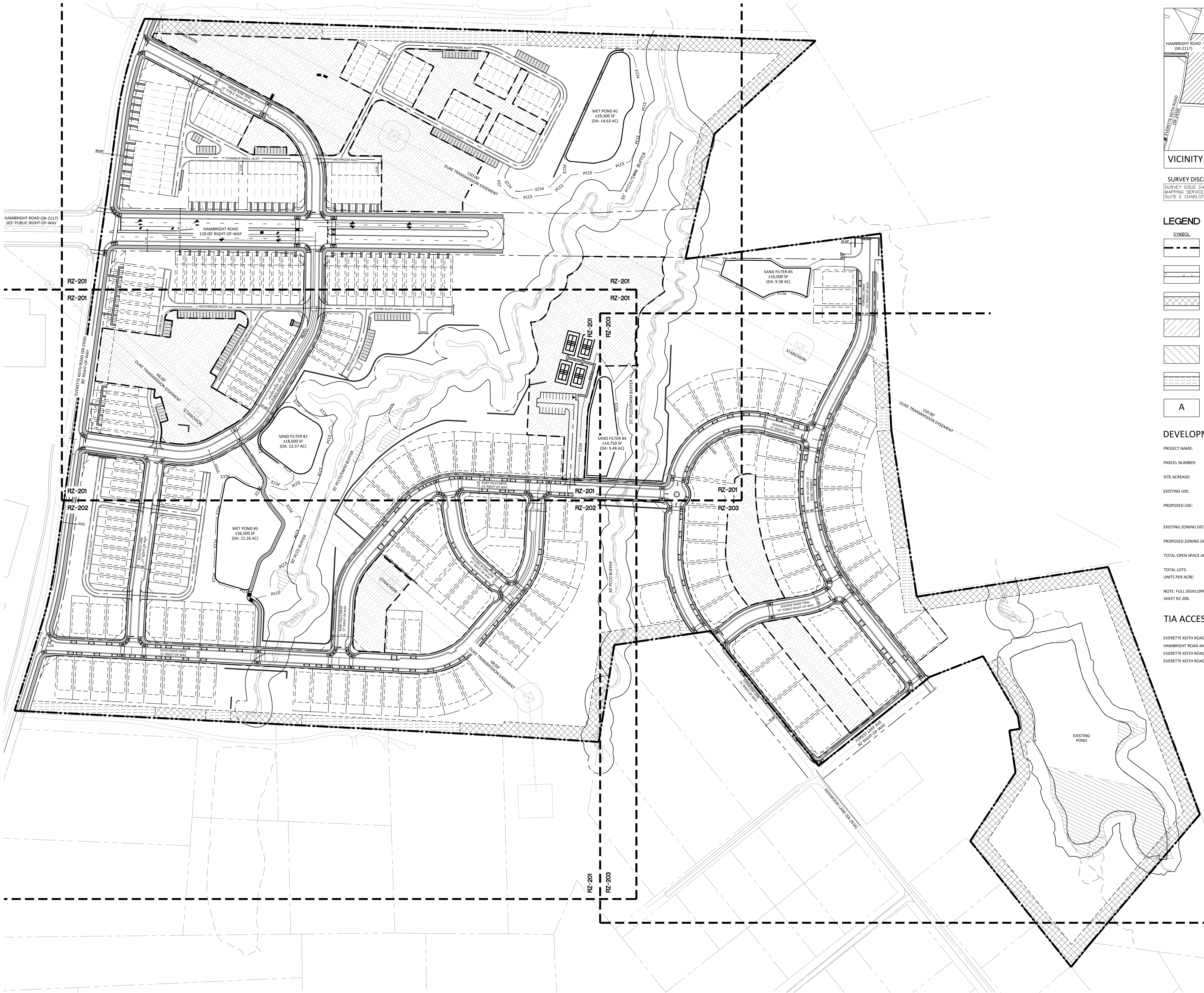
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**SOIL & STREAM
ANALYSIS**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



VICINITY MAP

SURVEY DISCLAIMER

SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E CHARLOTTE, NC 28277.

LEGEND

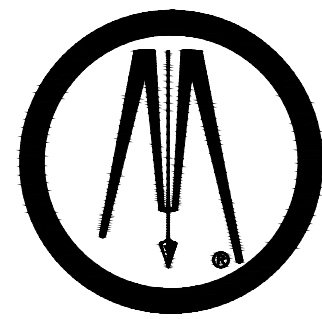
SYMBOL	
	PROJECT BOUNDARY
	PROPOSED SIDEWALK
	PERIMETER BUFFER LOCATION
	OPEN SPACE AREAS
	WETLAND AREAS
	DISTURBED PERIMETER BUFFER LOCATION
	AFFORDABLE/ATTAINABLE HOUSING UNITS

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
TOTAL OPEN SPACE AREA:	21.88 ACRES
TOTAL LOTS:	259
UNITS PER ACRE:	2.44
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

TIA ACCESS LOCATIONS

- EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS A)
HAMBRIGHT ROAD AND HEDGE ROSE TRAIL (ACCESS B)
EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS C)
EVERETTE KEITH ROAD AND DAYFLOWER DRIVE (ACCESS D)



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1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
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www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

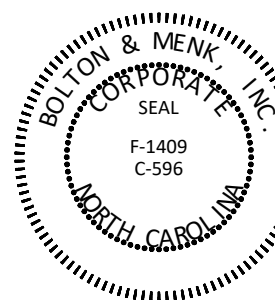
EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

OVERALL SKETCH
PLAN

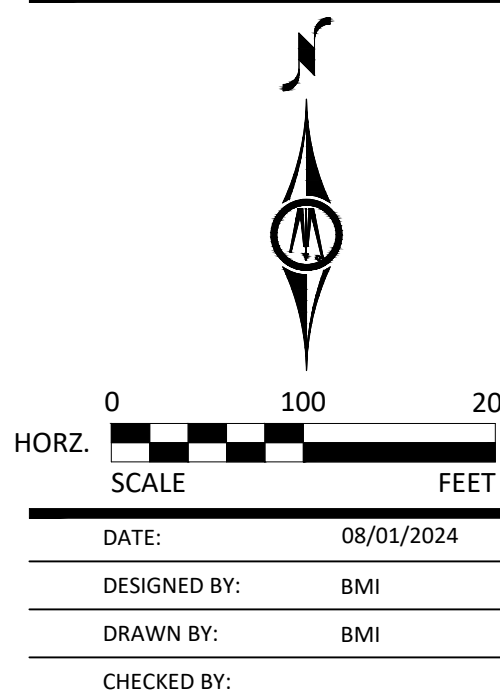
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



**PRELIMINARY
NOT FOR
CONSTRUCTION**



RZ-200



NVR, Inc.

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
1430 Dogwood Ln
Huntersville, NC 28078

PROJECT NO:

896

REVISIONS:

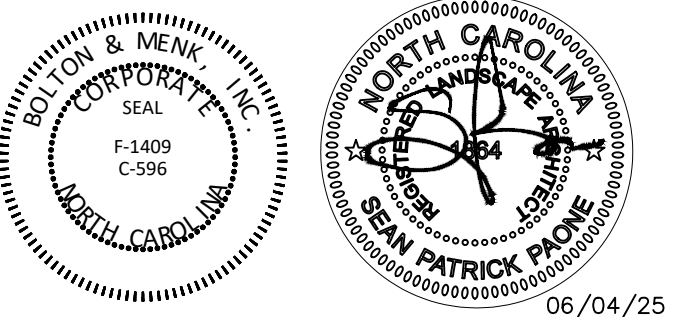
2/24/2025: SKETCH PLAN SUBMITTAL

4/08/2025: SKETCH PLAN SUBMITTAL 2

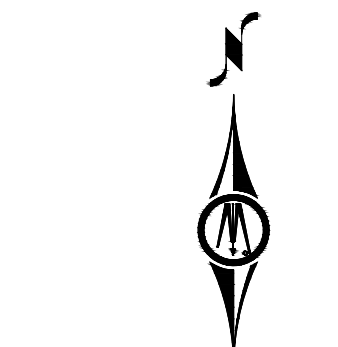
6/04/2025: SKETCH PLAN SUBMITTAL 3

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD

EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS A)
HAMBRIGHT ROAD AND HEDGE ROSE TRAIL (ACCESS B)
EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS C)
EVERETTE KEITH ROAD AND DAYFLOWER DRIVE (ACCESS D)



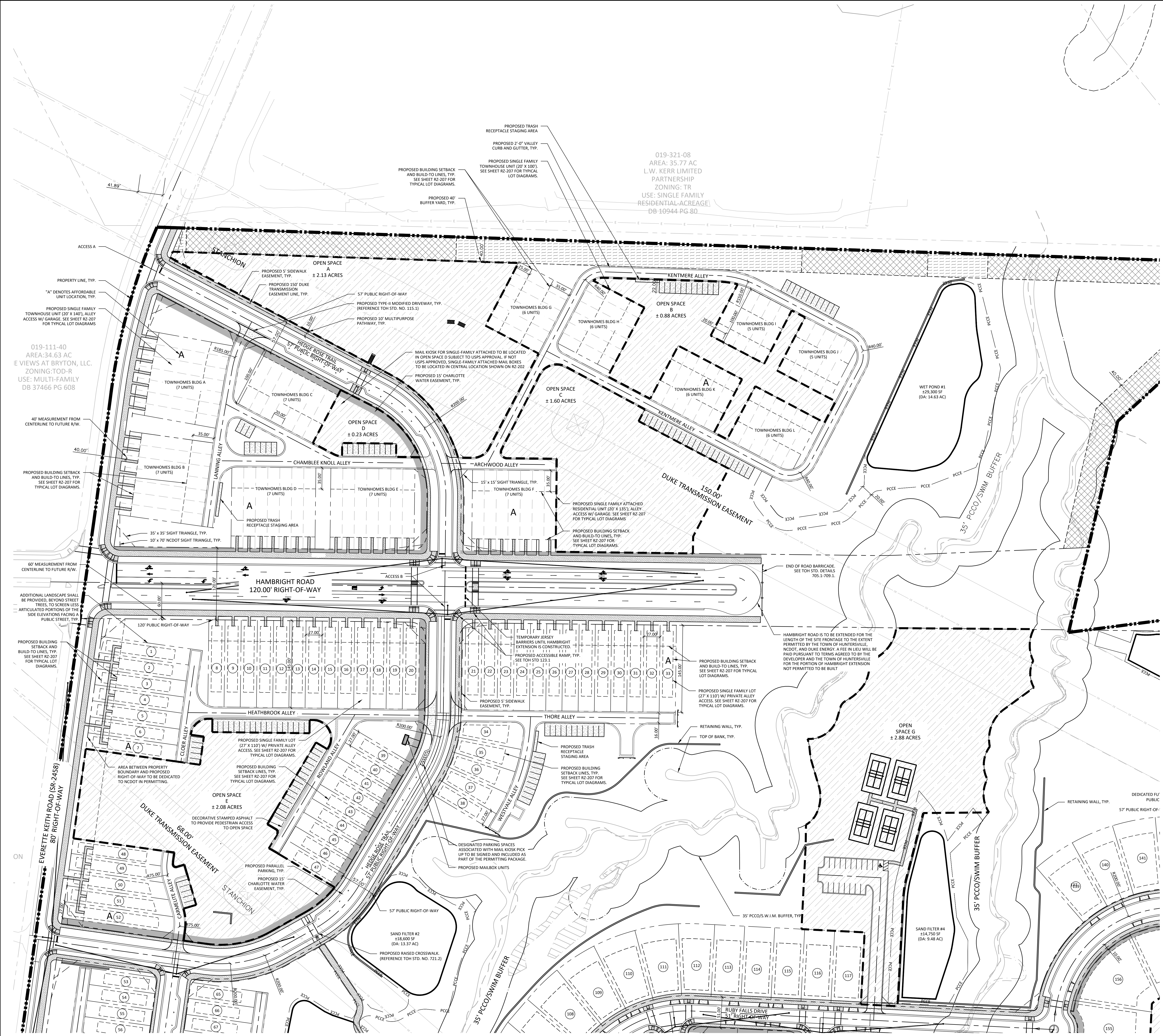
PRELIMINARY
NOT FOR
CONSTRUCTION



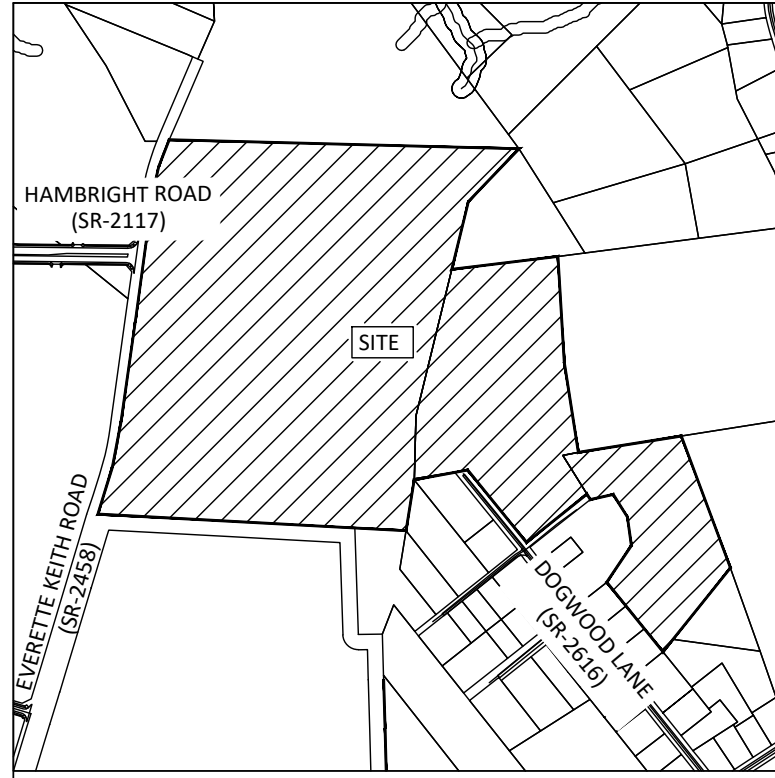
0 60 120
SCALE FEET

DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-201



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H:\CJS_PR\4896\CAD\C3D\3_Sheets\4896RZ200.dwg 6/4/2025 4:25:33 PM

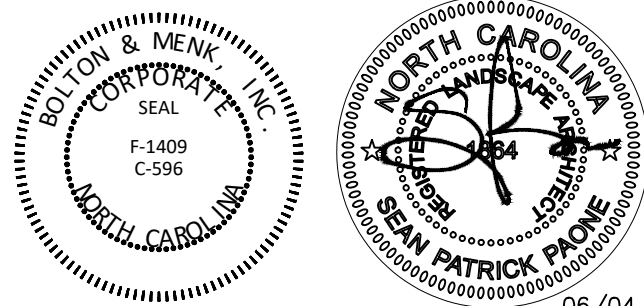


SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.

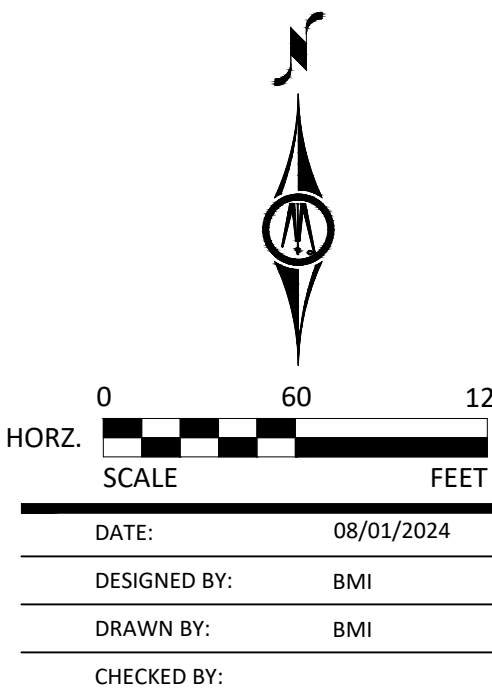
LEGEND	
SYMBOL	
	PROJECT BOUNDARY
	PROPOSED SIDEWALK
	PERIMETER BUFFER LOCATION
	OPEN SPACE AREAS
	WETLAND AREAS
	DISTURBED PERIMETER BUFFER LOCATION
	AFFORDABLE/ATTAINABLE HOUSING UNITS

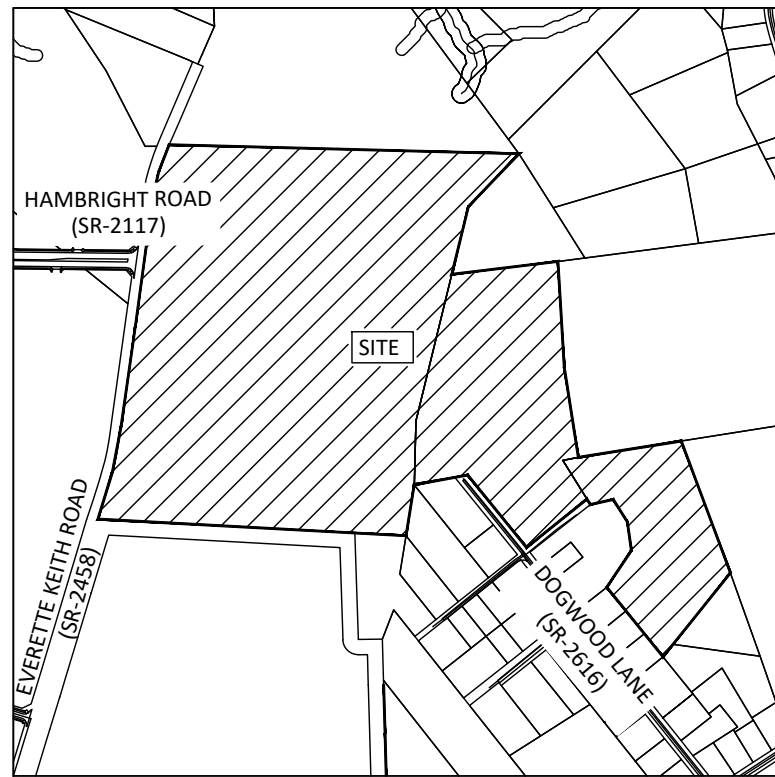
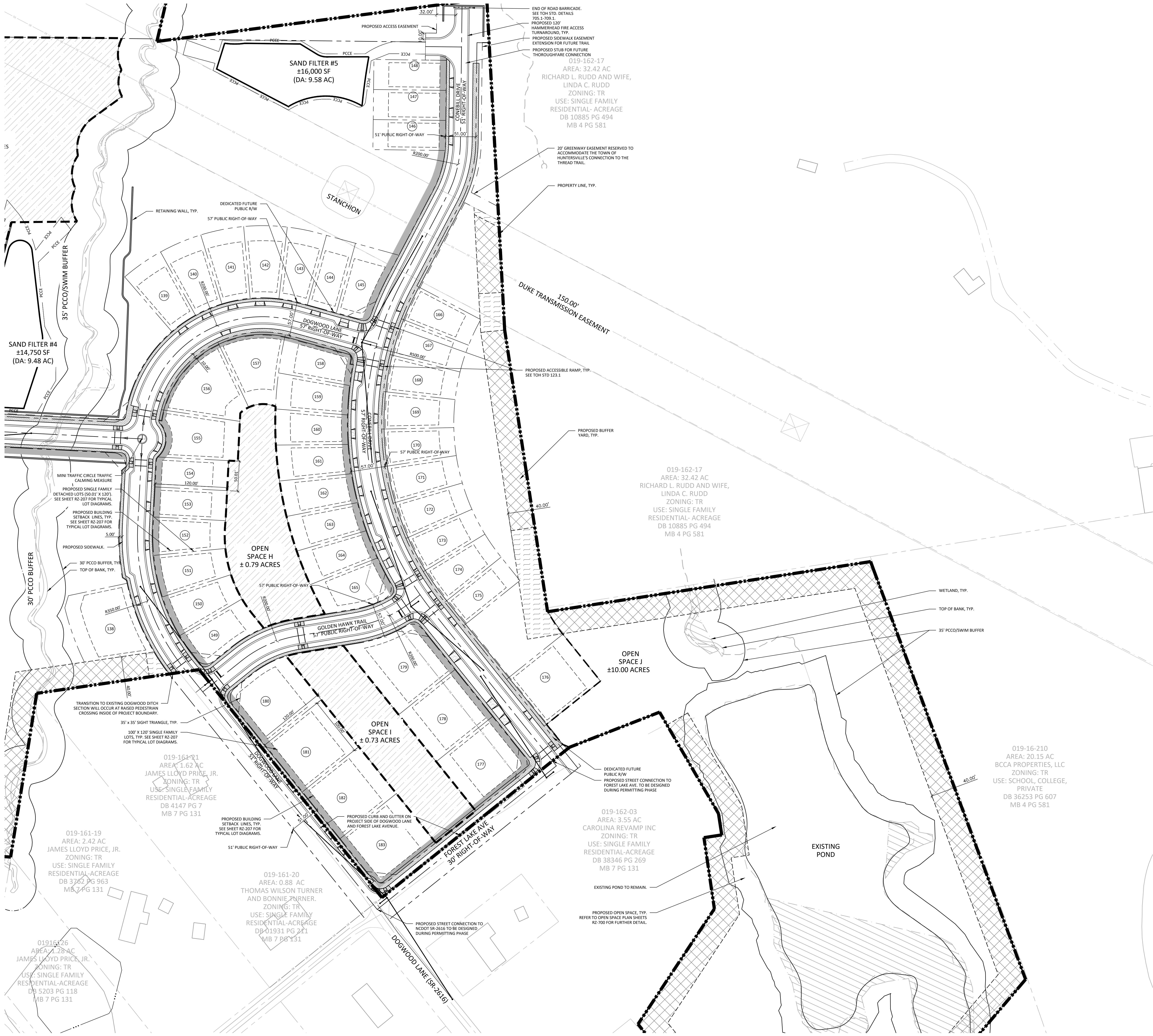
DEVELOPMENT SUMMARY	
PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	1106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD

TIA ACCESS LOCATIONS	
EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS A)	
HAMBRIGHT ROAD AND HEDGE ROSE TRAIL (ACCESS B)	
EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS C)	
EVERETTE KEITH ROAD AND DAYFLOWER DRIVE (ACCESS D)	



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CONSTRUCTION**





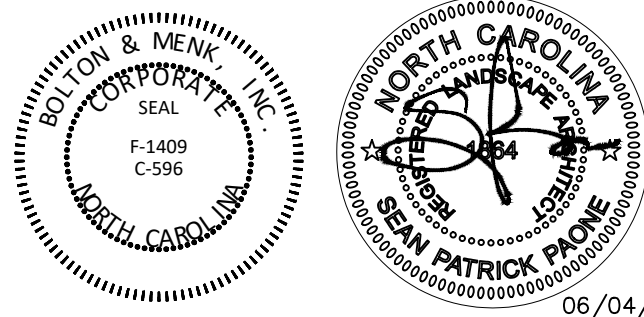
SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND	
SYMBOL	
	PROJECT BOUNDARY
	PROPOSED SIDEWALK
	PERIMETER BUFFER LOCATION
	OPEN SPACE AREAS
	WETLAND AREAS
	DISTURBED PERIMETER BUFFER LOCATION
	AFFORDABLE/ATTAINABLE HOUSING UNITS

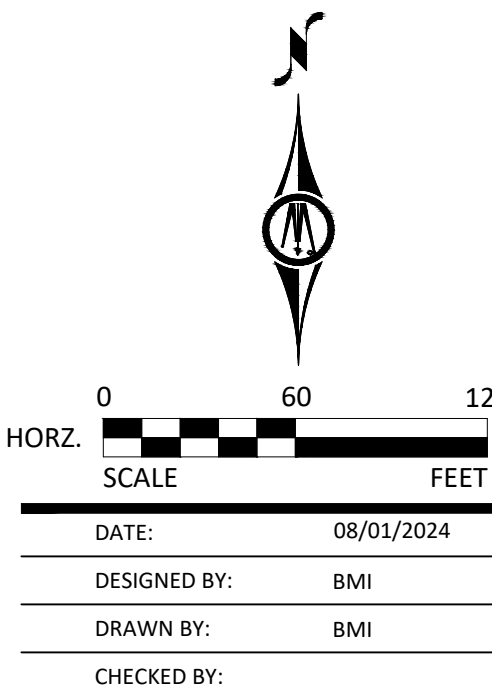
DEVELOPMENT SUMMARY	
PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD

TIA ACCESS LOCATIONS

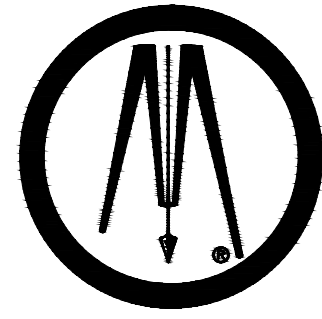
EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS A)
HAMBRIGHT ROAD AND HEDGE ROSE TRAIL (ACCESS B)
EVERETTE KEITH ROAD AND HEDGE ROSE TRAIL (ACCESS C)
EVERETTE KEITH ROAD AND DAYFLOWER DRIVE (ACCESS D)



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CONSTRUCTION**



RZ-203



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
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Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

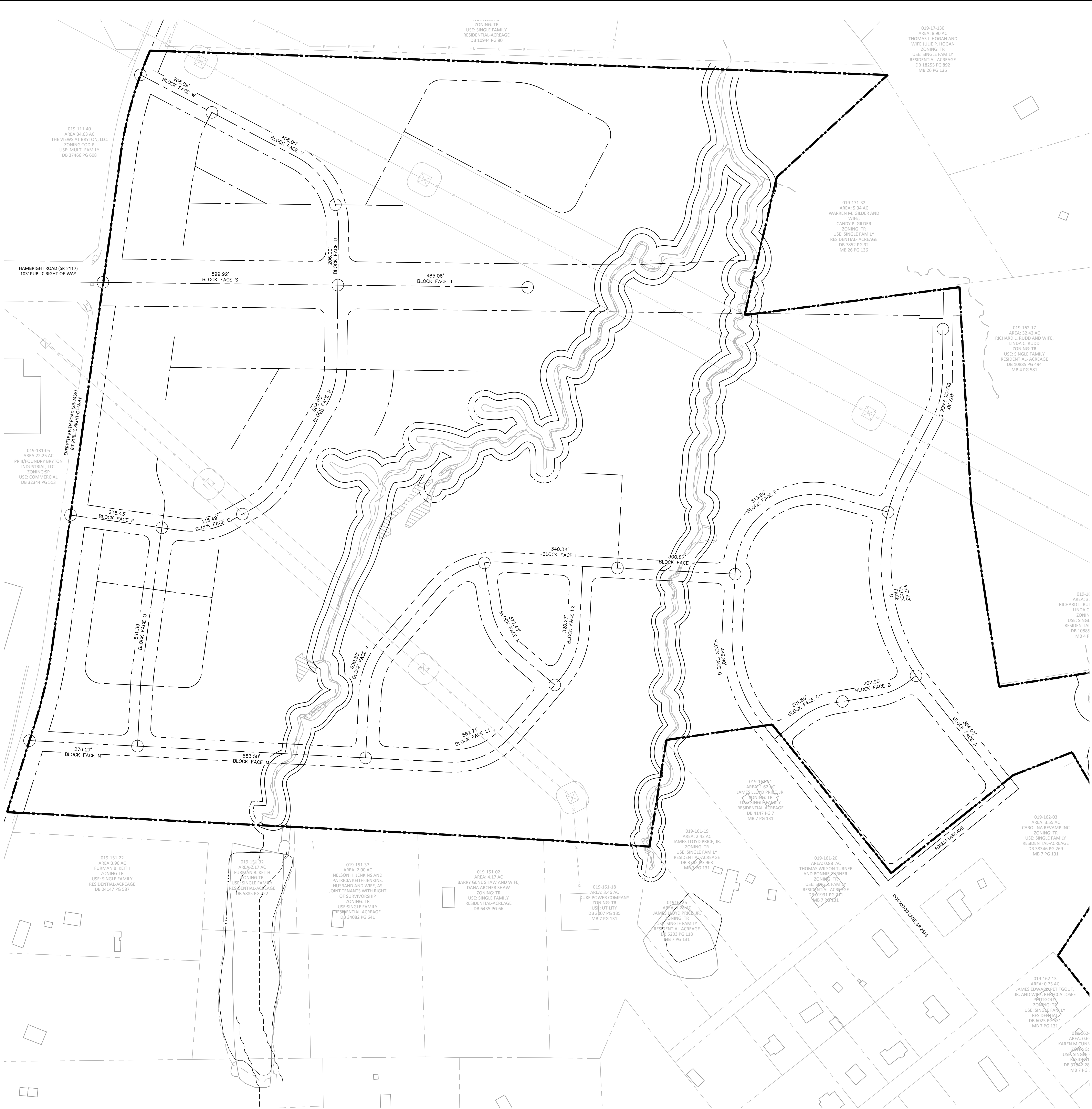
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

SKETCH PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3

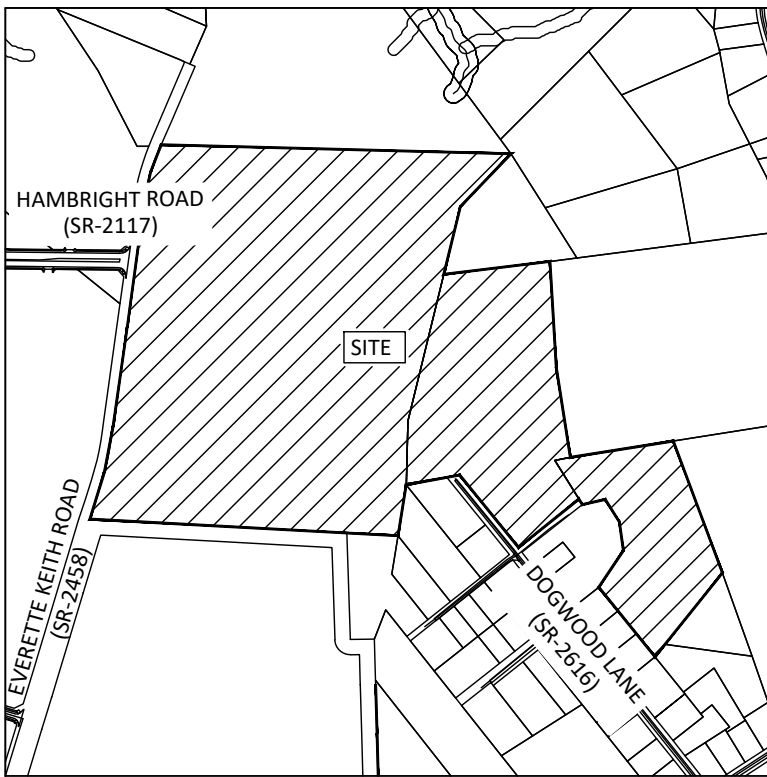


BLOCK LENGTHS

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK H
BLOCK I
BLOCK J
BLOCK K
BLOCK L
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK Q
BLOCK R
BLOCK S
BLOCK T
BLOCK U
BLOCK V
BLOCK W

364.03'
202.90'
201.80'
437.83'
497.30'
513.60'
449.80'
300.87'
340.34'
630.88'
377.43'
562.71'
320.27'
583.50'
276.27'
561.39'
235.43'
215.49'
668.90'
599.92'
485.06'
206.00'
406.00'
206.09'

BLOCK LENGTH AVERAGE: 405.37'



VICINITY MAP

SURVEY DISCLAIMER

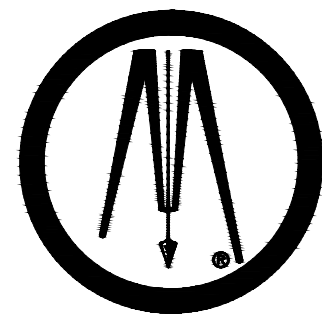
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BLOCK LENGTH INTERSECTION
	PROPOSED CENTERLINE

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916219, 01916201, 01916202
SITE ACREAGE:	1106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

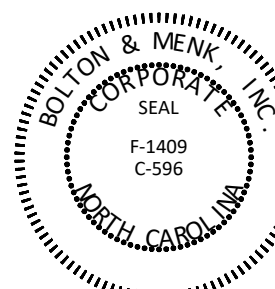
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

BLOCK LENGTHS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

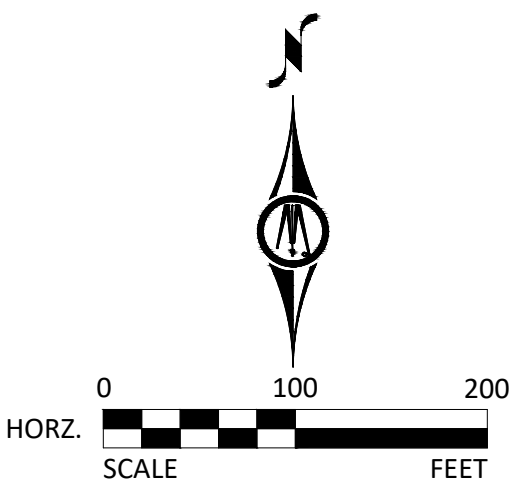
PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



06/04/25

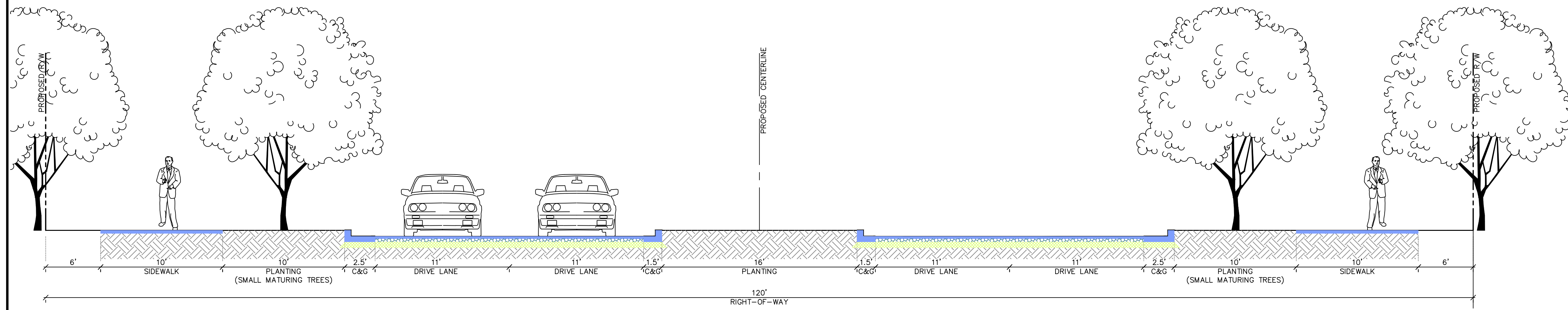
**PRELIMINARY
NOT FOR
CONSTRUCTION**



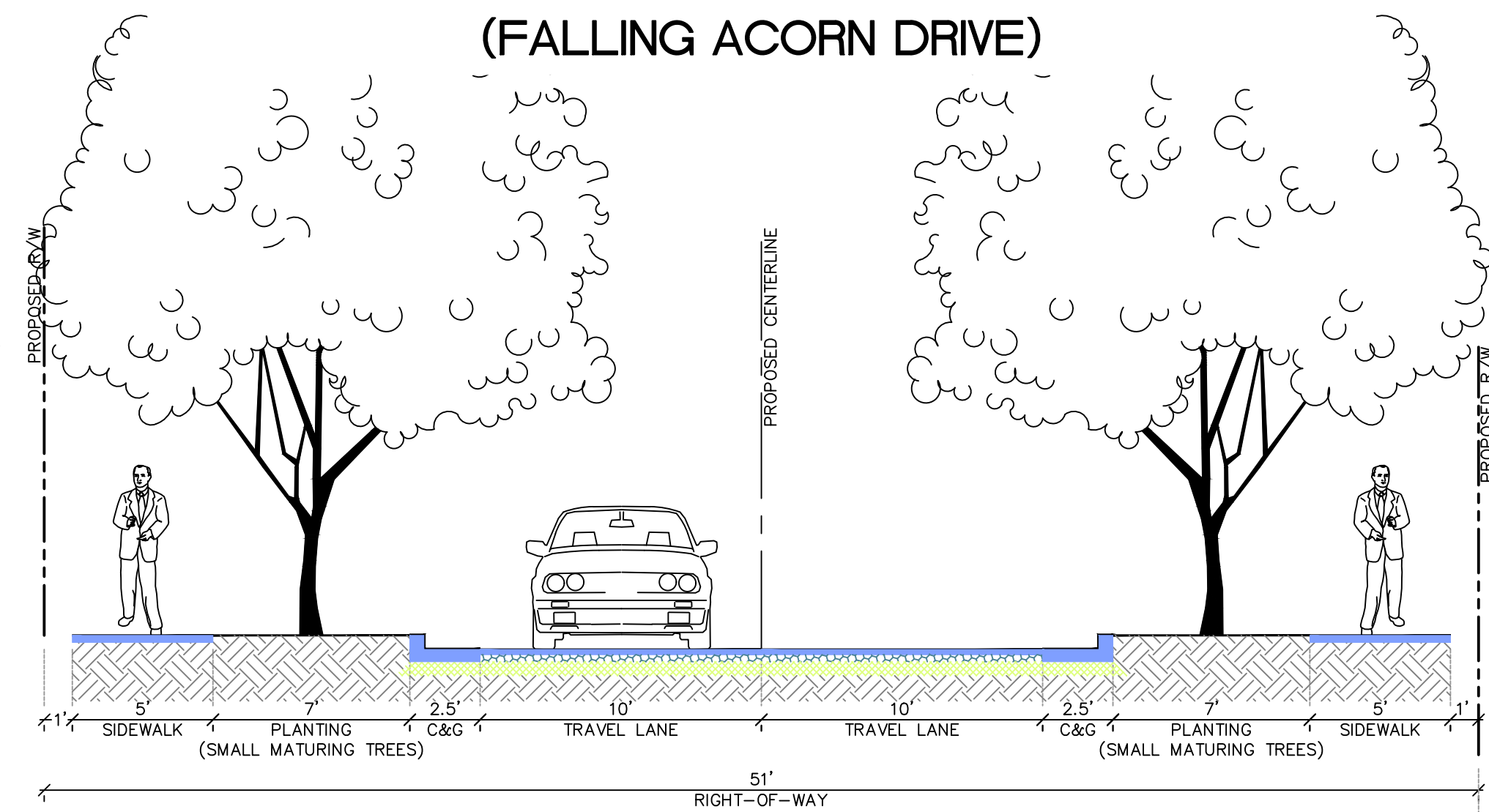
DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-204

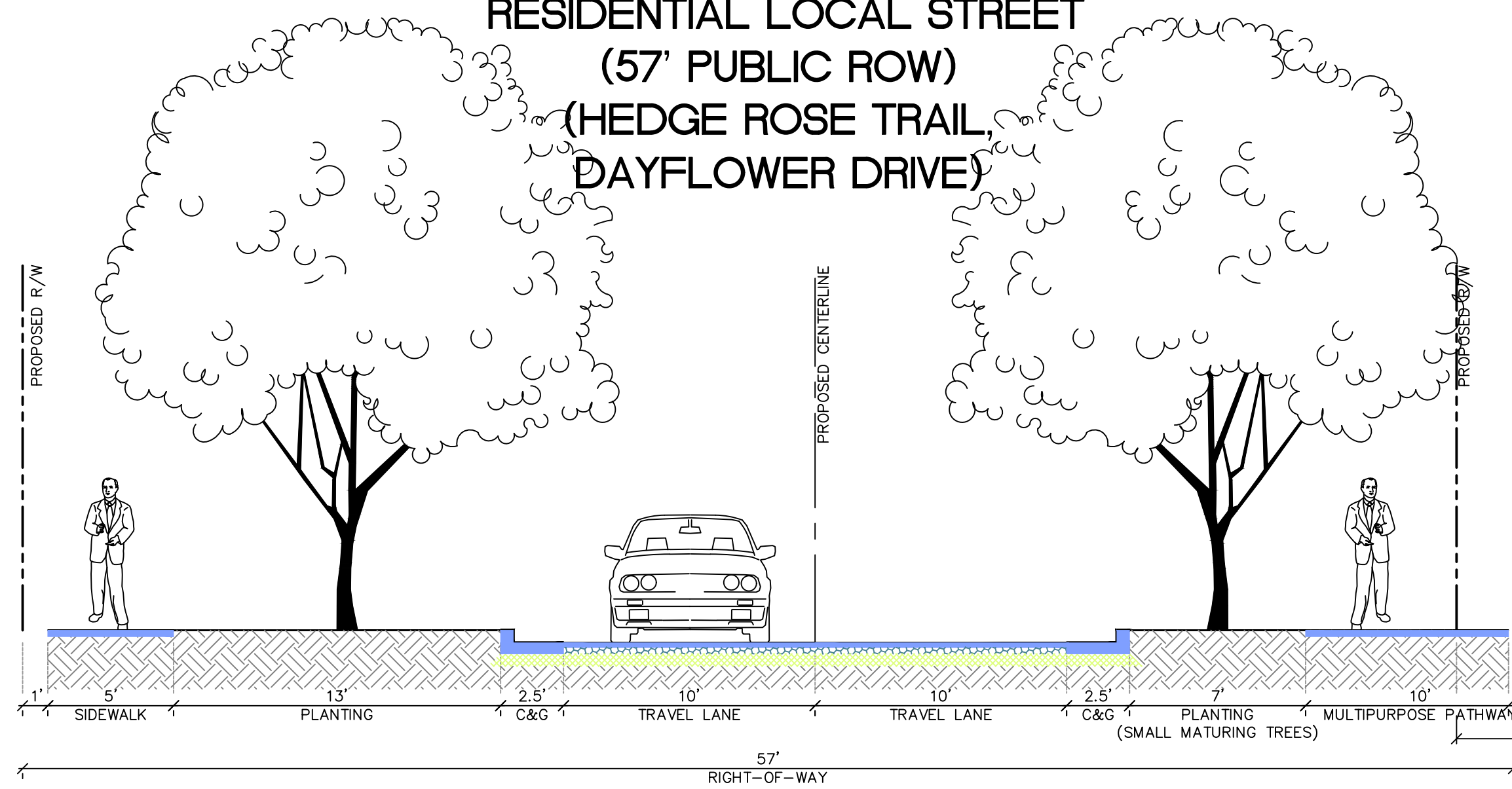
HAMBRIGHT ROAD
MAJOR THOROUGHFARE
(120' PUBLIC ROW)



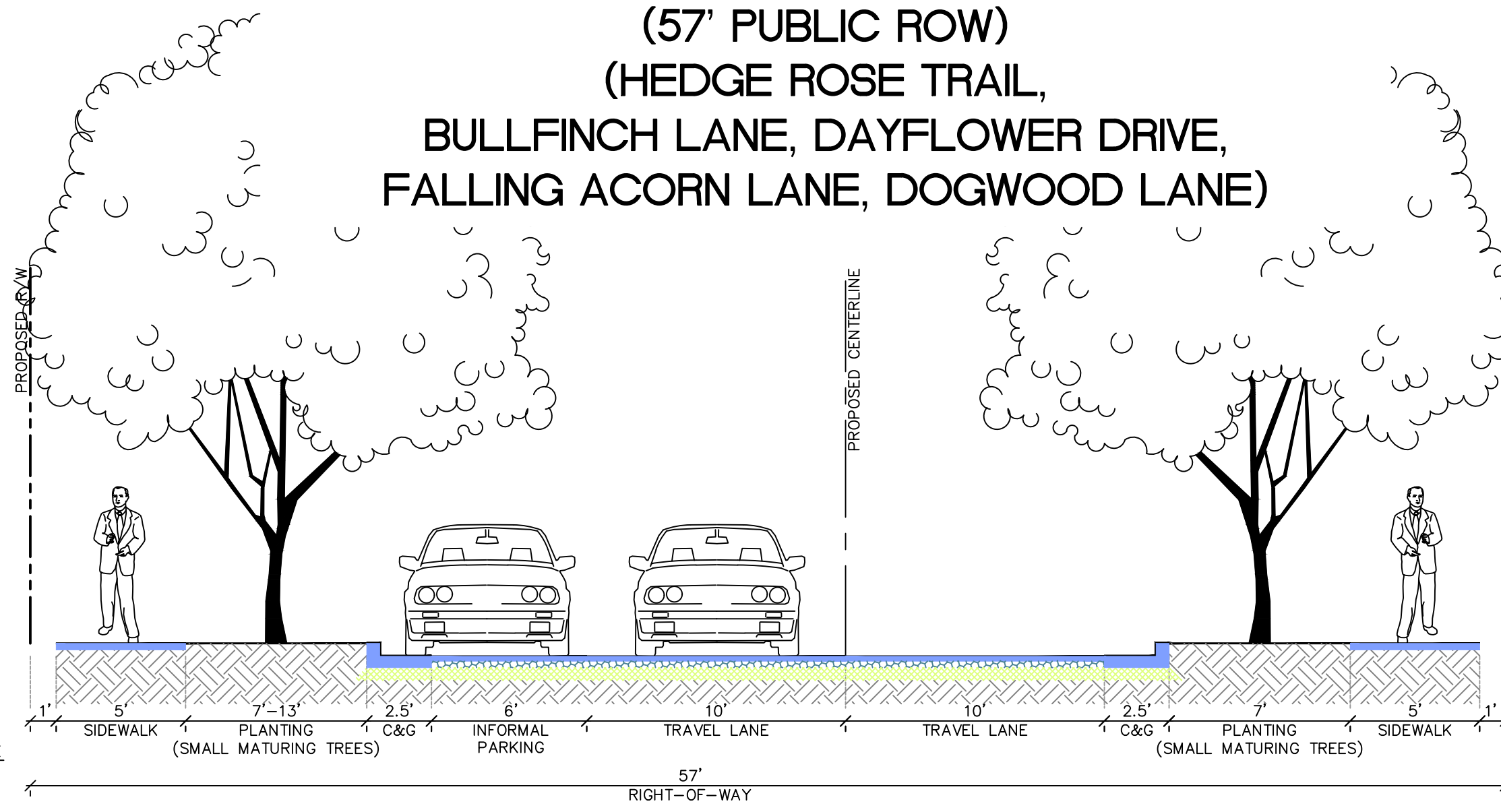
PROPOSED PUBLIC ROAD TYPE E - TOH STD 200.3A
RESIDENTIAL LOCAL STREET
(51' PUBLIC ROW)
(FALLING ACORN DRIVE)



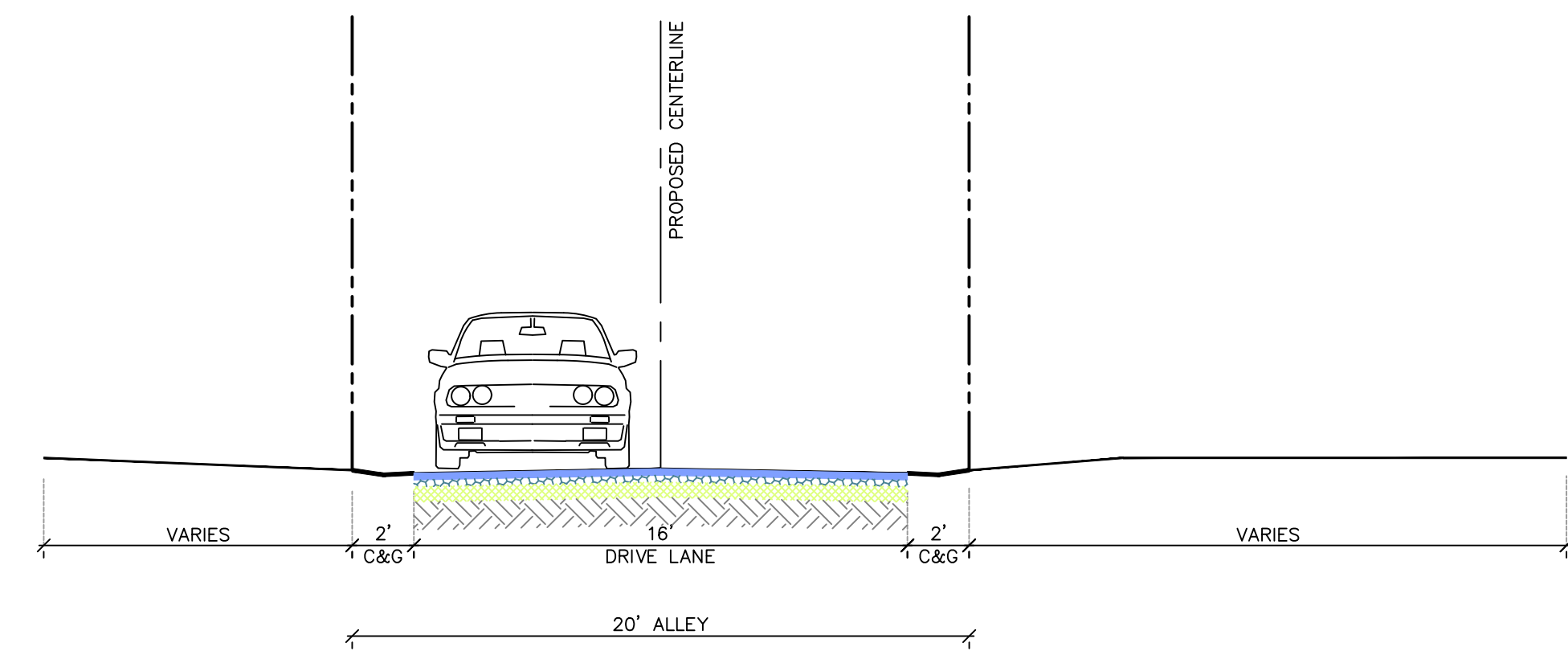
PROPOSED PUBLIC ROAD TYPE A - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(HEDGE ROSE TRAIL, DAYFLOWER DRIVE)



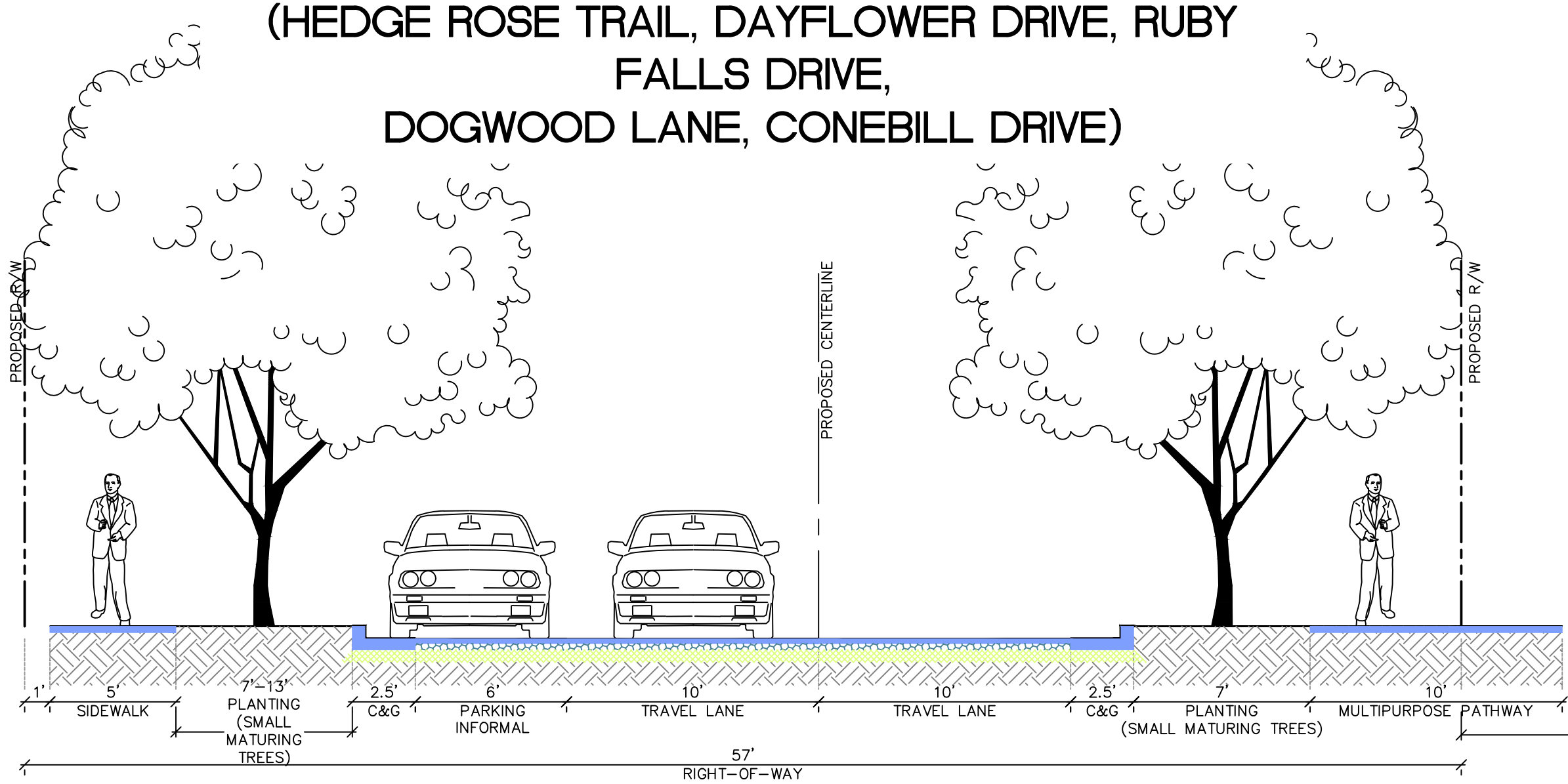
PROPOSED PUBLIC ROAD TYPE B - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(HEDGE ROSE TRAIL, BULLFINCH LANE, DAYFLOWER DRIVE, FALLING ACORN LANE, DOGWOOD LANE)



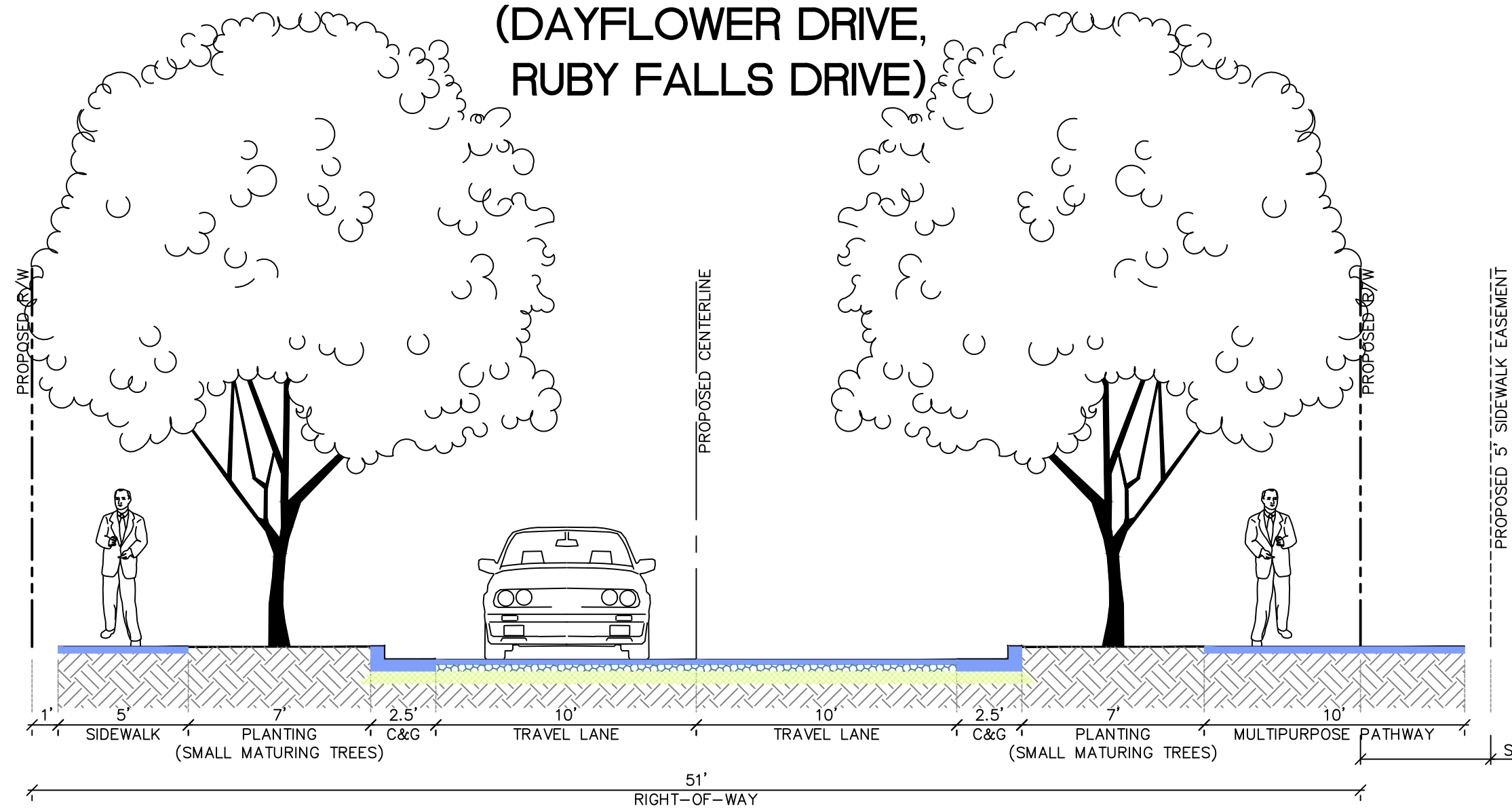
PRIVATE ALLEY
TOH STD 280.5



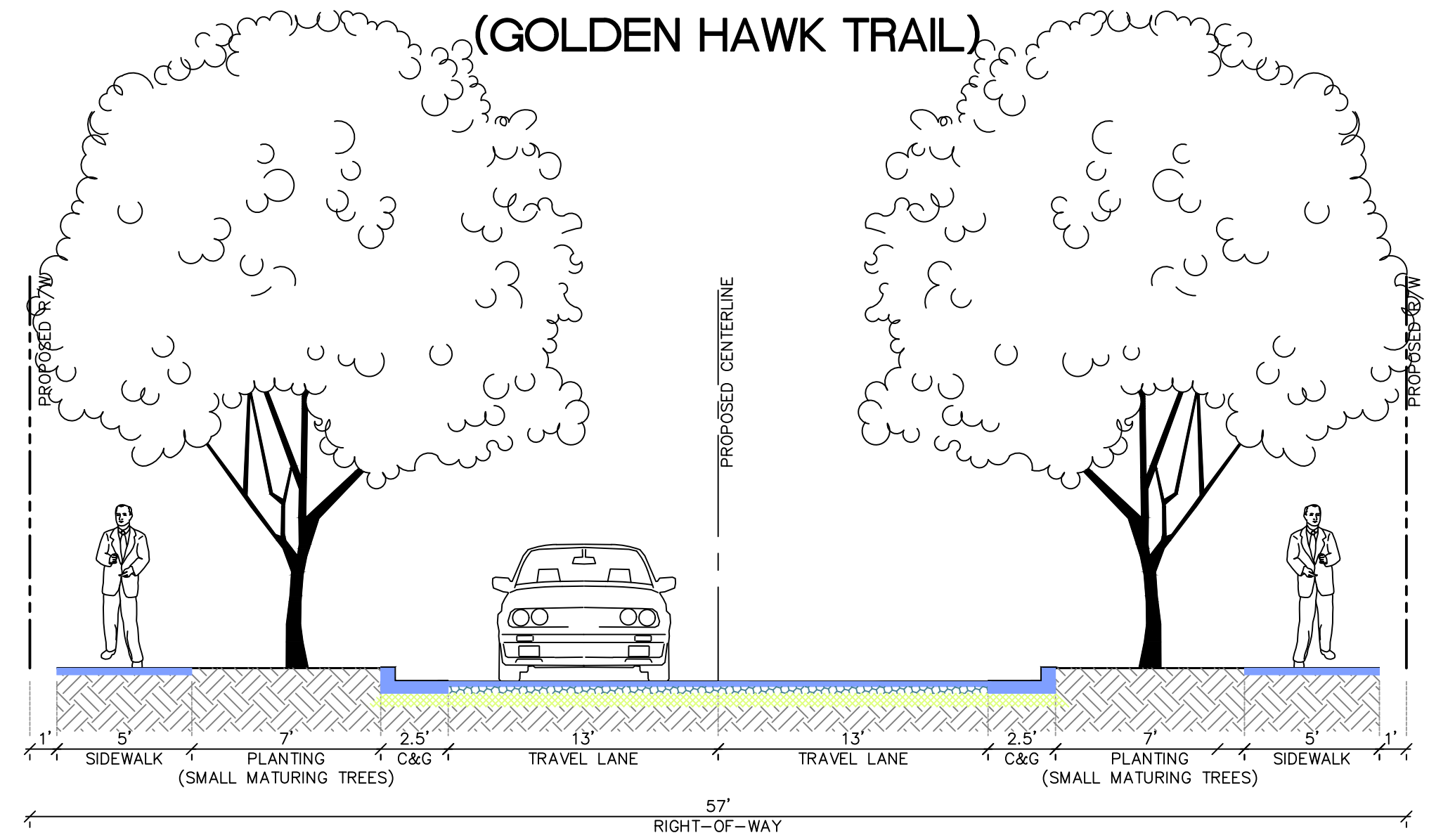
PROPOSED PUBLIC ROAD TYPE C - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(HEDGE ROSE TRAIL, DAYFLOWER DRIVE, RUBY FALLS DRIVE, DOGWOOD LANE, CONEBILL DRIVE)



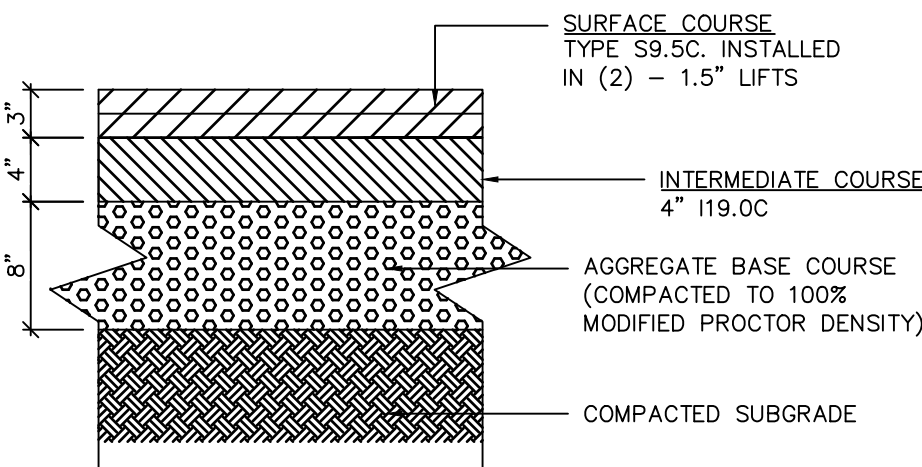
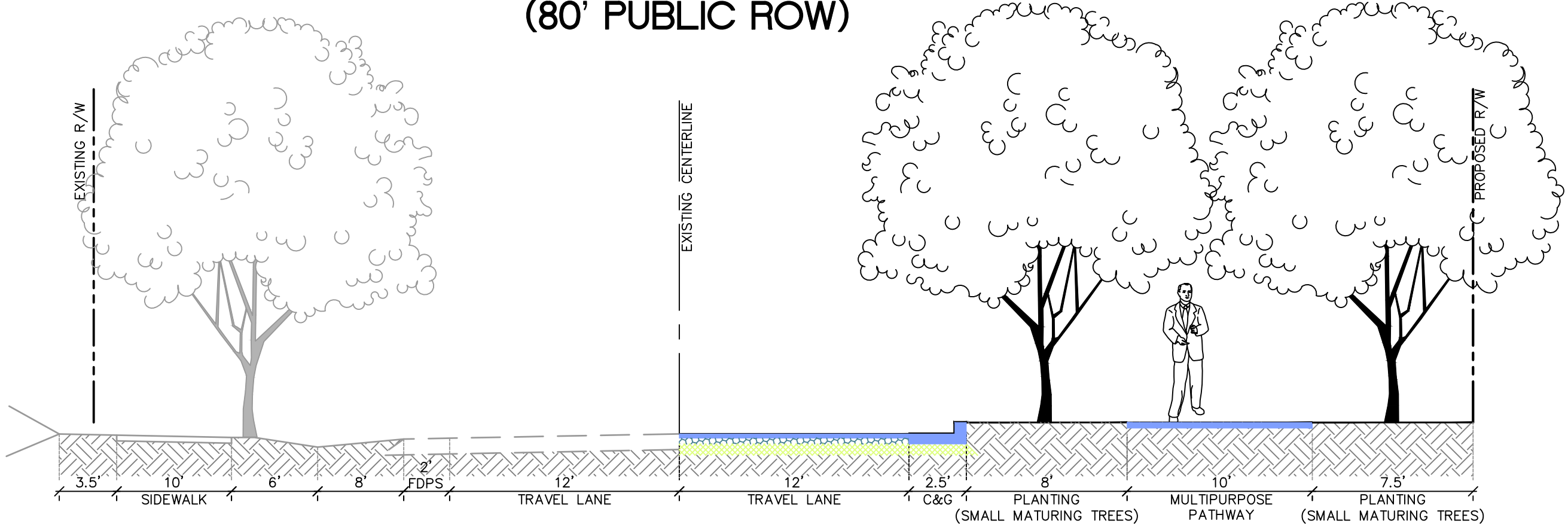
PROPOSED PUBLIC ROAD TYPE D - TOH STD 200.3A
RESIDENTIAL LOCAL STREET
(51' PUBLIC ROW)
(DAYFLOWER DRIVE, RUBY FALLS DRIVE)



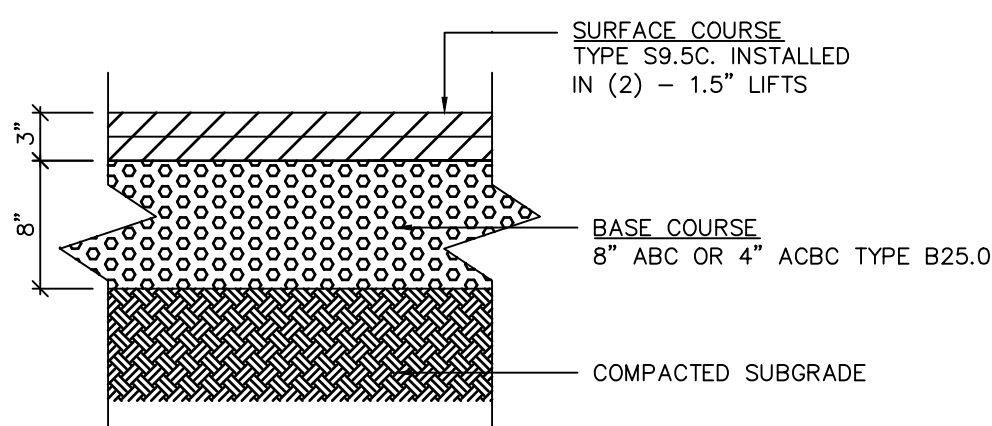
PROPOSED PUBLIC ROAD TYPE F - TOH STD 200.2A
RESIDENTIAL LOCAL STREET
(57' PUBLIC ROW)
(GOLDEN HAWK TRAIL)



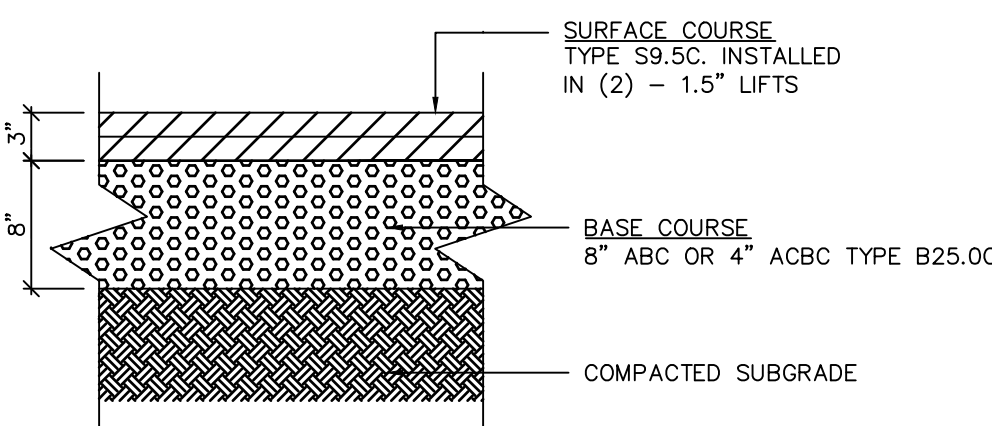
EVERETTE KEITH
(80' PUBLIC ROW)



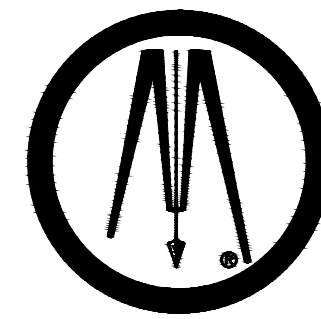
MAJOR THOROUGHFARE TYPICAL PAVEMENT SECTION



RESIDENTIAL LOCAL STREET TYPICAL PAVEMENT SECTION



RESIDENTIAL ALLEY TYPICAL PAVEMENT SECTION



**BOLTON
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www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

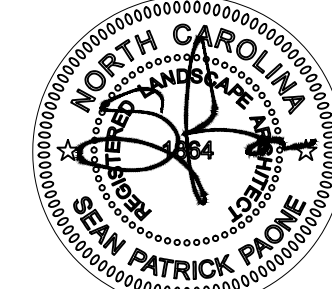
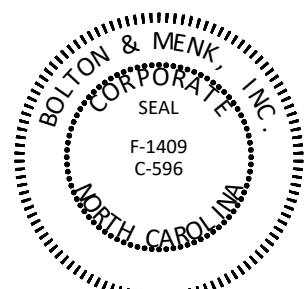
EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

STREET SECTIONS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-205

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 06/24/2025 BY 1219 JAW

SITE PLAN DATA TABLE			
Project Name		Everette Keith Residential Rezoning Sketch Plan	
Parcel Number(s)		01916129, 01916201, 01916202	
Total Area (acres/square feet)		±106 Acres (4,617,360 SF)	
Disturbed Acres		80.35 Acres	
Principal Use(s) (Z.O. Article 3)		Single Family Attached Residential Single Family Detached Residential	
Building Type, Height (Z.O. Article 3, 4, and 8.10)		Single Family Attached Residential: Up to 30' (excludes roof) Single Family Detached Residential: Up to 30' (excludes roof)	
Zoning District (Z.O. Article 3)+H12 E37		Existing: TR	Proposed: NR-CD
Overlay District, if applicable (Article 3 Z.O.)		N/A	
Percentage of Impervious Allowed (Article 3 Z.O.)		N/A	
Percentage of Impervious Shown		32.74%	
Lot Count:		269	
Single Family Attached		76	
Single Family Detached		183	
Parking		114 Spaces (1.5 spaces per unit)	
Single Family Attached (Required)		231 Spaces (3.05 spaces per unit)	
Single Family Attached (Provided)		Garage 68 On-street Parking 18 Surface Parking 77 Driveway 68	
Single Family Detached (Required)		275 Spaces (1.5 spaces per unit)	
Single Family Detached (Provided)		497 Spaces (2.72 spaces per unit)	
Parking Breakdown		Garage 291 On-street Parking 23 Driveway 183	
		*excludes informal on-street parking	
Total Site Parking (Required)		389 Spaces	
Total Site Parking (Provided)		728 Spaces	
Lot Size Range			
Single Family Attached		2,000 SF	76
Single Family Detached		2,970 SF	75
		6,000 SF	99
		12,000 SF	9
Lot widths range (Z.O. Article 3)			
Single Family Attached		20'	76
Single Family Detached		27' x 110'	75
		90.01' x 120'	99
		100' x 120'	9
Setbacks and Build-to-lines (Z.O. Article 3, 4, & 8)			
Front BTL range or setback			
Attached Residential		0' - 25'	
Detached Residential		10' min.	
Corner Setbacks		N/A	
Rear Setbacks			
Attached Residential		35' min.	
Detached Residential		25' min.	
Side Setback			
Attached Residential		0'	
Detached Residential		5' min.	
Watershed Information (Z.O. Article 3 and S.O. Section 7.290)			
Is the property in a regulated watershed district?		Yes ☒ No	
Watershed District		Clarke Watershed	
Low Density/High Density		High Density	
Attached Units Percentage		29.34% (76/259)	

*TOTAL PARKING AND PARKING BREAKDOWN IS ESTIMATED, BUT MAY VARY BASED ON THE FINAL PROJECT CONSTRUCTED PER LOT RELATED TO DETACHED OR ATTACHED GARAGES AND USE OF DRIVEWAYS AS ADDITIONAL PARKING AREAS

SKETCH PLAN NOTES

- A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
- THE PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
- DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ZONING, SUBDIVISION, AND REGULATORY STANDARDS AND REQUIREMENTS ASSOCIATED WITH TOWN OF HUNTERSVILLE, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DUKE ENERGY, AND NORTH CAROLINA DIVISION OF ENVIRONMENTAL QUALITY.
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY RECORDED.
- ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DEDICATED FOR PUBLIC/PRIVATE ACCESS IN PERPETUITY, UNLESS NOTED IN SUBSEQUENT STANDARDS.
- ACCESS (INGRESS/EGRESS) LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS, RIGHT OF WAY, AND INTERSECTION ALIGNMENT WITH ADJACENT AND OPPOSING ACCESS POINTS.
- LARGE AND SMALL MATURING TREES SHALL BE PLANTED WITHIN THE REQUIRED PLANTING STRIP ALONG ALL PUBLIC STREETS BASED ON THE MINIMUM WIDTH REQUIREMENTS ASSOCIATED WITH THE SIZE OF THE PLANT MATERIAL. DOUBLE ROW OF STREET TREES MAY BE LOCATED OUTSIDE OF RIGHT-OF-WAY AREA TO MEET REQUIREMENT.
- SMALL MATURING TREES SHALL BE USED WHERE OVERHEAD UTILITY LINES EXIST.
- MAIL DELIVERY SHALL OCCUR AT LOCATION IDENTIFIED WITHIN THE DEVELOPMENT IN USPS APPROVED CLUSTER BOX UNITS. FINAL NUMBER OF CLUSTER BOX UNITS LOCATIONS TO BE COORDINATED AND APPROVED BY USPS DURING PERMITTING.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WASTE MANAGEMENT FOR TRASH AND RECYCLING COLLECTION SERVICE.
- BUILD TO LINES, A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE/ RIGHT-OF-WAY AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLAN OF THE FRONT BUILDING ELEVATIONS, EXCLUSIVE OF PORCHES, BAY WINDOWS, AND SIMILAR APPURTENANCES, SHALL BE LOCATED. ROAD CURVATURE AND OTHER SITE CONSTRAINTS MAY IMPACT THE ABILITY TO LOCATE THE FULL EXTENT OF THE BUILDING FRONTAGE WITHIN THE BUILD TO AREA. THE BUILD TO LINE SHALL BE IDENTIFIED ON THE RECORD PLAT (FINAL PLAT).
- THE PROPOSED DEVELOPMENT WILL CONSIST OF A GRAVITY DRIVEN SANITARY SEWER SYSTEM THAT WILL TIE INTO THE ADJACENT SANITARY MAIN EXTENDED BY TRAILS END SUBDIVISION, WHICH WILL TIE INTO THE CLARK CREEK TREATMENT FACILITY. PUBLIC DONATED PROJECTS AND PRIVATE SANITARY SEWER LINES WILL PROVIDE ACCESS TO SERVICE FOR EACH INDIVIDUAL UNIT OR LOT BY SEWER LATERAL AND BE SUBJECT TO APPROVAL BY CHARLOTTE WATER.
- ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (GREATER THAN 5' IN HEIGHT) SHALL MEET THE REQUIREMENT TO THE NCMSB CHAPTER 17 - SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF RETAINING WALL PLANS SHALL BE SUBMITTED TO THE TOWN OF HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND COMMENT WHERE ANY RETAINING WALL MAY IMPACT OR ENCRANCH WITHIN PUBLIC STREET RIGHT OF WAY. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTION FINAL REPORTS, AND DESIGN PRINCIPLE IN CHARGE (OPIC) LETTERS.
- DIRECT ACCESS FROM LOTS TO THOROUGHFARES ARE PROHIBITED.
- INFORMAL AND FORMAL ON-STREET PARKING AREAS HAVE BEEN DESIGNATED ON SHEETS RZ-200 THRU RZ-204 BASED ON THE TOWN OF HUNTERSVILLE STREET SECTIONS AND REQUIREMENTS FOR ON-STREET PARKING FOR LOTS LESS THAN 60' IN WIDTH. ON-STREET PARKING AREAS HAVE BEEN LOCATED IN SECTIONS ALONG LOCAL PUBLIC STREETS THAT DO NOT CONFLICT WITH THE TOWN OF HUNTERSVILLE INTERSECTION SIGHT STOPPING DISTANCE REQUIREMENTS.

REZONING NOTES

REZONING PETITION, THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY NVR, INC. ("PETITIONER") ON AUGUST 1, 2024 (THE "FILING DATE") AS REZONING PETITION AND SKETCH PLAN (THE "REZONING PLAN") FOR THE APPROXIMATELY 106-ACRE TRACT OF LAND IDENTIFIED ON THIS SKETCH PLAN AS EVERETTE KEITH RESIDENTIAL (THE "PROPERTY") IN CONNECTION WITH TAX PARCEL NUMBERS 01916129, 01916201, AND 01916202 (THE "PROPERTIES"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM TRANSITIONAL RESIDENTIAL ZONING DISTRICT (TR) TO NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

DEVELOPMENT STANDARDS, DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN. UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

SCHEMATIC NATURE OF REZONING PLAN, THE LOTS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT DESIGN MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION ARE COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF LOTS AND IMPROVEMENTS SHOWN ON THE REZONING PLAN, AS DETERMINED BY STAFF. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS ARE SUBJECT TO FINAL DESIGN/ENGINEERING PLANS. AUTHORITY HAVING JURISDICTION REVIEW, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. MAJOR AMENDMENTS ARE DETERMINED BY STAFF FOR ALL CONDITIONAL DISTRICT REZONING AND SKETCH PLANS.

PHASING, THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN IS NOT INTENDED TO BE PHASED BASED ON THE NUMBER OF UNITS/ LOTS PER RESIDENTIAL PRODUCT AND IS NOT INTENDED TO BE PHASED PER THE RECOMMENDED IMPROVEMENTS ASSOCIATED WITH THE TRAFFIC IMPACT ANALYSIS (TIA).

VESTED RIGHTS, THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 360D-10B.1.

PERMITTED USES, THE PROPERTY MAY BE DEVELOPED FOR ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL USES (INCLUDING ACCESSORY USES) PERMITTED IN THE REZONING DISTRICT AS GENERALLY DEPICTED ON THE PLANS, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES.

ACCESS, THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO EXISTING ROADS AND ADJACENT PROPERTIES ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTIES, BUT SHALL OTHERWISE DRIVEWAY PERMIT REQUIREMENTS.

BASED ON OVERALL SITE CONSTRAINTS DUE TO UTILITY POWER EASEMENTS, HAMBRIGHT ROAD EXTENSION, EXTREME TOPOGRAPHIC CONDITIONS, NON-COMPATIBLE ADJACENT USES, LOCATION OF SEVERAL JURISDICTIONAL STREAM/WETLANDS AREAS AND ASSOCIATED REGULATORY BUFFERS, CONNECTIVITY TO ADJACENT PROPERTIES WILL BE LIMITED TO CONNECTIONS TO EXISTING DEDICATED RIGHT OF WAY STUBBED STREETS (DOGWOOD LANE AND FOREST LAKE AVENUE), EVERETTE KEITH ROAD, HAMBRIGHT ROAD AND RESTORATION OF HAMBRIGHT ROAD RIGHT OF WAY TO ACCOMMODATE THE FUTURE EXTENSION OF HAMBRIGHT ROAD BEYOND THE PROJECT BOUNDARY AND A FUTURE CONNECTION FROM THE PROPOSED SINGLE FAMILY LOT AREA TO FUTURE HAMBRIGHT ROAD EXTENSION.

HAMBRIGHT ROAD IS TO BE EXTENDED IN AN EASTERN DIRECTION APPROXIMATELY 450 FEET THROUGH THE PROJECT TO THE EXTENT PERMITTED BY THE TOWN OF HUNTERSVILLE, NC DOT, AND DUKE ENERGY. IF A PORTION OF THIS EXTENSION OF HAMBRIGHT ROAD IS NOT PERMITTED TO BE BUILT, PETITIONER SHALL PAY A FEE IN LIEU OF THE FEE TO THE TOWN OF HUNTERSVILLE FOR THE PORTION OF THE EXTENSION OF HAMBRIGHT ROAD THAT IS NOT PERMITTED TO BE BUILT. PETITIONER SHALL PAY A FEE IN LIEU OF THE FEE TO THE TOWN OF HUNTERSVILLE FOR THE PORTION OF THE EXTENSION OF HAMBRIGHT ROAD THAT IS NOT PERMITTED TO BE BUILT. PAYMENT OF THE FEE IN LIEU SHALL SATISFY THE REQUIREMENT FOR EXTENSION OF HAMBRIGHT ROAD.

LASTLY, PETITIONER SHALL RESERVE AREAS FOR TWO ALTERNATE MULTITUDE PATHS WITHIN THE PROJECT LIMITS FOR PUBLIC USE. THE ALTERNATIVES FOR SUCH MULTITUDE PATHS ARE GENERALLY DESCRIBED AS FOLLOWS, SUBJECT TO REASONABLE ADJUSTMENT: THE FIRST ALTERNATIVE FOR SUCH MULTITUDE PATH (THE "FIRST ALTERNATIVE MUP") SHALL BEGIN AT EVERETTE KEITH ROAD AND RUN ALONG THE EAST SIDE OF HEDGE ROSE TRAIL TO THE INTERSECTION OF HEDGE ROSE TRAIL AND HAMBRIGHT ROAD. THE NEXT SECTION OF THE FIRST ALTERNATIVE MUP SHALL COMMENCE ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HEDGE ROSE TRAIL AND HAMBRIGHT ROAD AND EXTEND IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF HAMBRIGHT ROAD UNTIL IT REACHES THE COUNTY DEDICATION AREA 1 (SEE COUNTY DEDICATION AREA 1 - EXHIBIT INSET). THE NEXT SECTION OF THE FIRST ALTERNATIVE MUP SHALL COMMENCE AT THE SOUTH EAST CORNER OF THE COUNTY DEDICATION AREA 1 AND GENERALLY EXTEND SOUTHWEST UNTIL IT REACHES THE NORTH SIDE OF RUBY FALLS DRIVE, AT WHICH POINT THE FIRST ALTERNATIVE MUP SHALL RUN ALONG THE NORTH SIDE OF RUBY FALLS DRIVE TO THE ROUNDABOUT AT THE INTERSECTION OF RUBY FALLS DRIVE AND DOGWOOD LANE. THE NEXT SECTION OF THE FIRST ALTERNATIVE MUP SHALL COMMENCE AT THE ROUNDABOUT AT THE INTERSECTION OF RUBY FALLS DRIVE AND DOGWOOD LANE AND RUN NORTH AND EAST ALONG DOGWOOD LANE UNTIL IT REACHES THE INTERSECTION OF DOGWOOD LANE AND CONEBILL DRIVE (THE "DOGWOOD/ CONEBILL TERMINUS"). THE NEXT SECTION OF THE FIRST ALTERNATIVE MUP SHALL COMMENCE ON THE OTHER SIDE OF DOGWOOD LANE FROM THE DOGWOOD/ CONEBILL TERMINUS AND RUN ALONG THE EAST SIDE OF CONEBILL DRIVE UNTIL IT REACHES COUNTY DEDICATION AREA 2 (SEE COUNTY DEDICATION AREA 2 - EXHIBIT INSET) INTENDED TO BE DEDICATED TO THE COUNTY ON THE SOUTHEAST SIDE OF CONEBILL DRIVE.

THE SECOND ALTERNATIVE FOR SUCH MULTITUDE PATH (THE "SECOND ALTERNATIVE MUP") SHALL BEGIN AT EVERETTE KEITH ROAD AND RUN ALONG THE EAST SIDE OF HEDGE ROSE TRAIL TO THE INTERSECTION OF HEDGE ROSE TRAIL AND HAMBRIGHT ROAD. THE NEXT SECTION OF THE SECOND ALTERNATIVE MUP SHALL COMMENCE ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HEDGE ROSE TRAIL AND HAMBRIGHT ROAD AND EXTEND IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF HAMBRIGHT ROAD UNTIL IT REACHES THE PROJECT LIMITS. THE NEXT SECTION OF THE SECOND ALTERNATIVE MUP SHALL COMMENCE ON THE EAST SIDE OF CONEBILL DRIVE WHERE IT INTERSECTS WITH THE NORTHEAST SIDE OF THE PROJECT LIMITS AND EXTENDS IN A SOUTHERLY DIRECTION ALONG THE EAST SIDE OF CONEBILL DRIVE UNTIL IT REACHES COUNTY DEDICATION AREA 2, INTENDED TO BE DEDICATED TO THE COUNTY ON THE EAST SIDE OF CONEBILL DRIVE.

THE MECKLENBURG COUNTY AND/OR TOWN OF HUNTERSVILLE SHALL ELECT ONE OF THE TWO ALTERNATIVE PATHS (THE "CHOSEN MUP"). THE CHOSEN MUP IS INTENDED TO BE LOCATED WITHIN EXISTING RIGHT OF WAY AND/ OR IN ADDITIONAL RIGHT OF WAY TO BE DEDICATED. TO THE EXTENT THAT THE CHOSEN MUP IS NOT WITHIN THE PUBLIC RIGHT OF WAY, PETITIONER SHALL GRANT AN EASEMENT TO ALLOW FOR PUBLIC USE OF THE CHOSEN MUP, COUNTY DEDICATION AREA 1 AND/OR COUNTY DEDICATION AREA 2 AND ANY ADDITIONAL EASEMENT REQUIREMENTS SHALL BE DEDICATED BY SIGNATURE OF THE PROJECT'S 250' CERTIFICATE OF OCCUPANCY.

PETITIONER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE CHOSEN PATH EXCEPT IN THE COUNTY DEDICATION AREA(S). THE COUNTY SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND LOCATION OF THE CHOSEN PATH WITHIN THE COUNTY DEDICATION AREAS DEDICATED TO THE TOWN OR COUNTY.

SUBDIVISION, THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION IS IN COMPLIANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS, HOWEVER, RECOMBINATION, CONDOMINIALIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS AS LONG AS STILL CONSISTENT WITH THE GENERAL LAYOUT OF THE REZONING PLAN AS DETERMINED BY STAFF.

STREET IMPROVEMENTS, PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NC DOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

PARK AND GREENWAY DEDICATION, THROUGH THE FINAL SUBDIVISION PLAT FOR THE FINAL PHASE OF THE PROJECT OR WITHIN THIRTY (30) DAYS THEREAFTER, PETITIONER SHALL DEDICATE TO THE TOWN AN APPROXIMATELY 10-ACRE AREA LABELED "OPEN SPACE." ON THE "OVERALL OPEN SPACE PLAN" FOR THE EVERETTE KEITH RESIDENTIAL REZONING RZ-07 OF FILED ON AUGUST 1, 2024 THE TOWN ACKNOWLEDGES THAT THE POND DEDICATION AND COUNTY DEDICATION AND COUNTY DEDICATION AREAS TO TOWN OF HUNTERSVILLE AND MECKLENBURG COUNTY, MAY BE USED TO MEET OPEN SPACE, TREE PRESERVATION, OR OTHER TOWN ORDINANCE REQUIREMENTS (COLLECTIVELY, THE "DEVELOPMENT STANDARDS") FOR THE DEVELOPMENT AND CONVEYANCE OF THE POND DEDICATION AND/OR COUNTY DEDICATION AREAS TO THE TOWN OR COUNTY SHALL NOT CAUSE THE DEVELOPMENT TO BE IN VIOLATION OF ANY TOWN OF HUNTERSVILLE DEVELOPMENT STANDARDS.

LANDSCAPING/BUFFERS, DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE LANDSCAPING AND BUFFER REQUIREMENTS OF THE ORDINANCE AS SPECIFICALLY SHOWN ON THE REZONING PLAN.

BUFFER SECTIONS WITHIN THE DUKE ENERGY CORRIDOR SHALL BE SUBJECT TO REVIEW AND APPROVAL OF DUKE ENERGY BASED ON LANDSCAPING GUIDELINES AND PLANT MATERIAL PROXIMITY TO WIRE ZONES, TOWER STANCHIONS, OR OTHER POWER UTILITY INFRASTRUCTURE.

OPEN SPACE, URBAN OPEN SPACE AREAS ILLUSTRATED IN THE REZONING/SKETCH PLANS ARE SCHEMATIC IN NATURE, HOWEVER THESE AREAS WERE DESIGNED TO CONVEY PERMITTING AND CONSTRUCTION INTENT. MINOR ADJUSTMENTS MAY BE MADE BASED ON FINAL GRADE OR PRODUCT SELECTION IN THE PRELIMINARY PLAN PROCESS AS LONG AS THE INTENT IS CONSISTENT WITH THE URBAN OPEN SPACE AREAS DESIGNS SHOWN IN THESE PLANS.

ARCHITECTURAL ELEVATIONS, ARCHITECTURAL ELEVATIONS ARE SUBMITTED TO THE TOWN OF HUNTERSVILLE FOR REFERENCE ONLY, PER NC STATE STATUTE.

AFFORDABLE HOUSING, THE DEVELOPMENT SHALL INCLUDE EIGHT (8) FOR-SALE AFFORDABLE SINGLE FAMILY UNITS TO BE SOLD TO HOUSEHOLDS EARNING NO MORE THAN 100% OF THE AREA MEDIAN INCOME ("AMI") FOR MECKLENBURG COUNTY AS MOST RECENTLY PUBLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE AFFORDABLE UNITS SHALL BE SOLD AT A MUTUALLY AGREEABLE MAXIMUM AFFORDABLE HOUSING MEDIAN INCOME OWNERSHIP INITIAL SALES PRICE (THE "INITIAL SALES PRICE"), FOR PURPOSES OF CALCULATING THE SUM OF SALES PRICE, THE SUM OF MONTHLY MORTGAGE PAYMENTS SHALL NOT EXCEED THIRTY PERCENT (30%) OF THE MONTHLY AMI. A RESTRICTIVE COVENANT WITH A MINIMUM AFFORDABILITY PERIOD OF THIRTY (30) YEARS (THE "AFFORDABILITY PERIOD") SHALL BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY AGAINST THE AFFORDABLE UNITS CONCURRENTLY AT THE CLOSE OF ESCROW UPON THE SALE OF EACH AFFORDABLE UNIT. FINAL AFFORDABLE HOUSING UNIT FLOOR PLAN SELECTION, WHICH INCLUDES THE UNIT SIZE AND BEDROOM SIZE, SHALL BE AT THE DISCRETION OF THE DEVELOPER. DEVELOPER WILL WORK WITH THE TOWN TO IDENTIFY QUALIFYING BUYERS FOR THE FIRST SALE OF THE AFFORDABLE UNITS (THE "FIRST SALE"). FOLLOWING THE FIRST SALE OF THE AFFORDABLE UNITS, DEVELOPER SHALL BE RESPONSIBLE FOR MARKETING AND PERFORMANCE FOR AFFORDABLE UNITS OR PERFORMANCE MARKETING, APPLICANT SCREENING, AND SELECTION RELATED TO FUTURE SALES OF THE AFFORDABLE UNITS. CONSTRUCTION OF EACH RESIDENTIAL BUILDING SHALL NOT BE REQUIRED TO COMMENCE UNTIL CONTRACTS TO PURCHASE THE ASSOCIATED AFFORDABLE UNIT IN SUCH BUILDING IS EXECUTED.

BMP DESIGN, THE DESIGNS OF THE BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON THE REZONING PLAN SHALL BE CONSIDERED CONCEPTUAL AND MAY BE EXPANDED UPON DURING CONSTRUCTION DOCUMENTS. BMPs WILL BE FINALIZED DURING THE LAND DEVELOPMENT PERMITTING PHASE. STORMWATER WET POND(S) SHALL NOT BE PROHIBITED AS LONG AS THE OVERALL DEVELOPMENT TREATMENT COMPLIES WITH THE TOWN OF HUNTERSVILLE LOW IMPACT DEVELOPMENT (LID) ORDINANCE REQUIREMENTS.

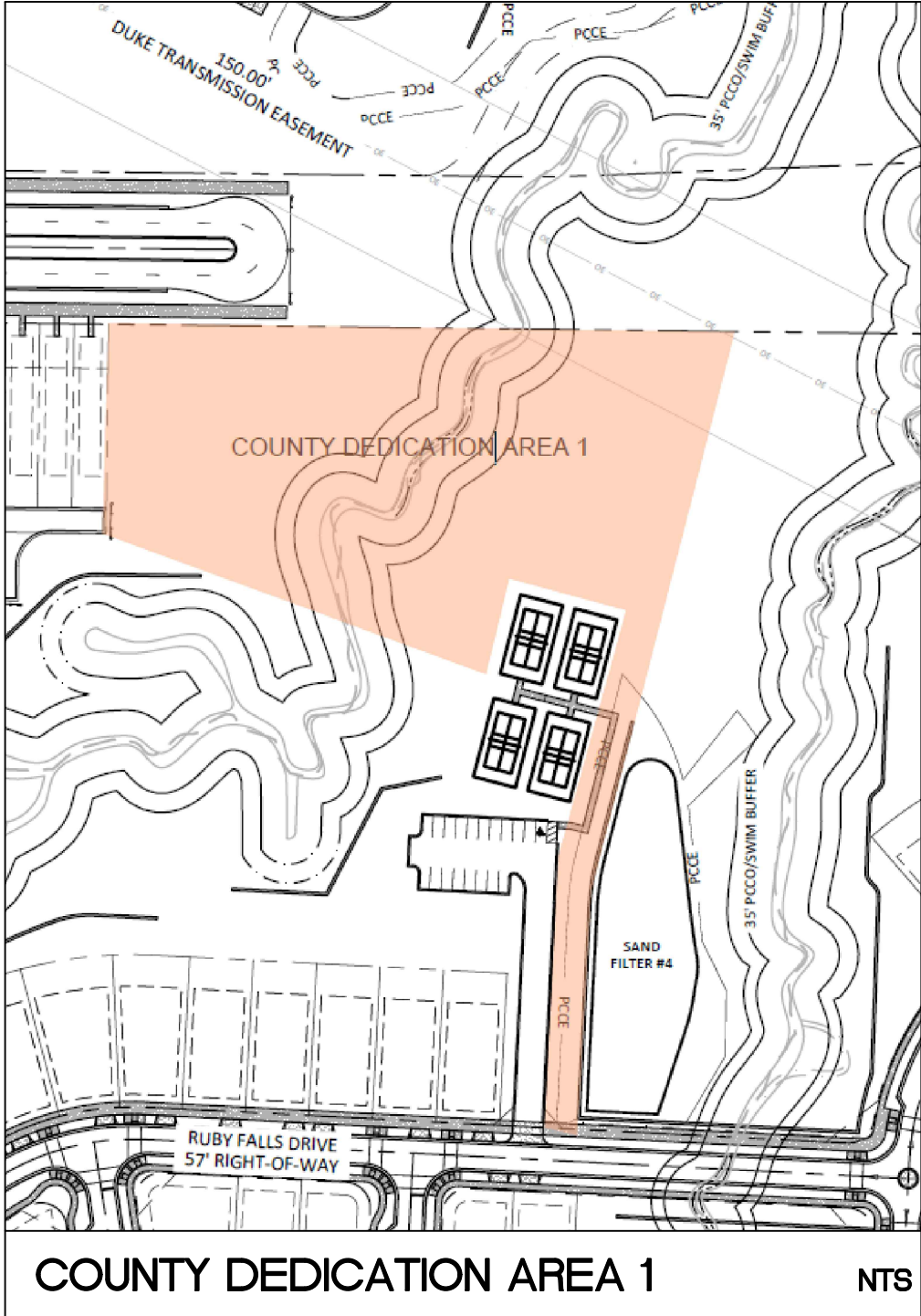
HVAC, THE LOCATION OF HVAC UNITS WILL NOT ENCROACH ANY SETBACK LINES AND WILL CONFORM TO ALL APPLICABLE REQUIREMENTS SET FORTH IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

MODIFICATIONS

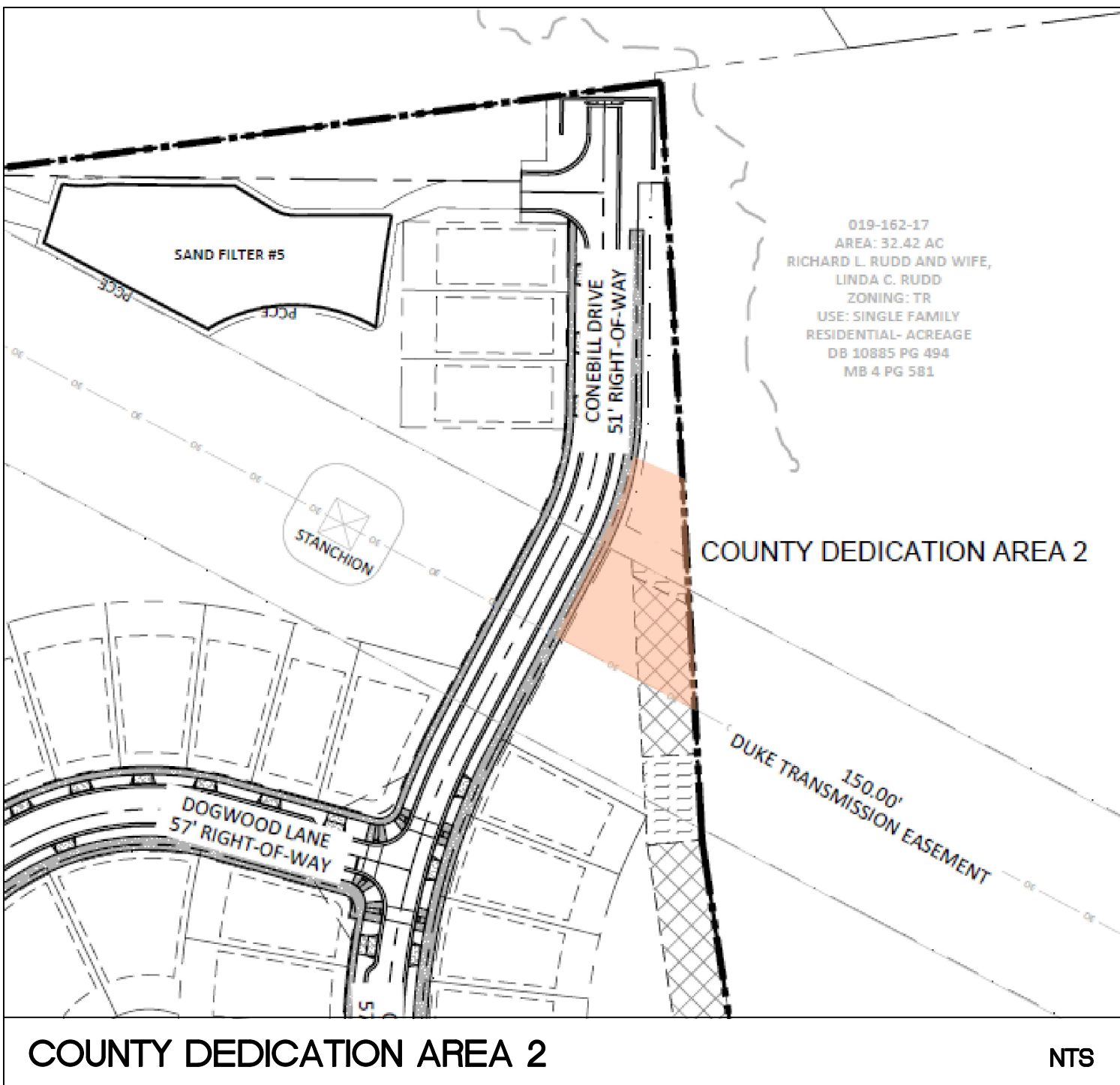
1. BUFFERS SHALL INCLUDE EXISTING VEGETATION WHEREVER FEASIBLE, HOWEVER DUE TO EXTREME TOPOGRAPHY AND OTHER ENVIRONMENTAL AND MANMADE CONDITIONS, GRADING ENCROACHMENTS MAY BE PERMITTED WITH PLANTING MITIGATION BASED ON THE BUFFER PLANTING SECTION AND SCHEDULE PROVIDED WITHIN THE PLANS.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS, IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

ANNEXATION, PETITIONER SHALL REQUEST THAT THE PROPERTY BE ANNEXED INTO THE TOWN OF HUNTERSVILLE LIMITS IN ACCORDANCE WITH TOWN OF HUNTERSVILLE REGULATIONS.



*COUNTY DEDICATION AREA IS GENERALLY DEPICTED IN THE EXHIBIT ABOVE AND THE EXTENTS OF THIS AREA SHALL BE FINALIZED PER REZONING NOTE.



*COUNTY DEDICATION AREA IS GENERALLY DEPICTED IN THE EXHIBIT ABOVE AND THE EXTENTS OF THIS AREA SHALL BE FINALIZED PER REZONING NOTE.



1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

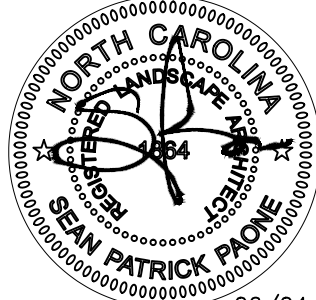
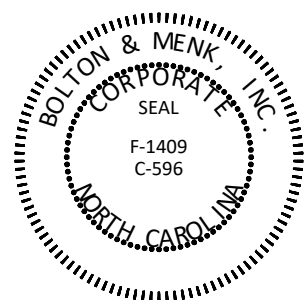
EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

DEVELOPMENT NOTES

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF POND(S), LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



06/04/25

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-206

ARTICLE 4

BUILDING AND LOT TYPES

Lot Types / Detached House

Building Placement/Parking/Vehicle Access

TYPE "A" Typical Condition
All Residential

Location Varies

10' Min.

5' Min.

10' Min.

ROW

Sidewalk

Street

Building Placement/Parking/Vehicle Access

TYPE "B" Sideyard Condition

5' Min.

10' Min.

10' Min.

10' Min.

ROW

Sidewalk

Street

1. Buildings shall be placed on the lot within zone represented by the hatched area except in R & TR zone, where min. front setbacks are 25' and 20' respectively. Along new streets, the build-to line shall be a minimum of 10' behind street ROW.

2. Along existing streets, front build-to lines of new buildings shall be equal to the average setbacks of existing buildings on the same side of the street within 300'. Where the average setback of existing buildings within 300' exceeds 50' the setback of any new building may vary up to 20' from the setback of an adjacent building, existing or proposed, in order to negotiate a gradual transition to a different building setback. Only in the most exceptional circumstances having to do with extreme topography or very special design composition may these rules of residential building placement be varied.

3. A detached garage may be detached (entered from front or rear), or attached to the main dwelling, with or without habitable rooms above. Front loaded garages, if provided, shall meet the standards of Section 8.16.

4. Points of permitted front or rear access to parking indicated by arrows. On corner lots, sideyard access is also permitted.

5. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.

6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.

7. Sideyard setbacks is 12' in the R zone & 6' in the TR zone.

Description:

The detached house may coexist with other, similarly scaled buildings along town streets. When other building types are integrated with the detached house, the scale of the detached house type and lot shall control. Civic buildings, however, may exceed the scale of the detached house. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

ARTICLE 4

BUILDING AND LOT TYPES

Building Type / Detached House

Permitted Height/Uses/Encroachments

10' Min.

5' Min.

10' Min.

10' Min.

ROW

Sidewalk

Street

1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.

2. Building height of main dwelling to ridge may vary depending on the roof pitch.

3. Permitted uses are indicated above.

4. Maximum footprint for a building housing a detached accessory dwelling is 600 square feet or 50% of first floor area of principal residence, whichever is greater.

5. Balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.

6. Decks, balconies, and porches are permitted to encroach into the rear yard setback as provided in Section 8.8.9.

1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.

2. Corner: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.

3. Within the limits described, these regulations apply to all houses built on public streets. For detached homes on large lots accessed by a private drive in Rural Neighborhoods, building placement and site planning will be dictated by landscape features and landscape preservation.

4-10

4-11

LOT DIAGRAM MIX

20' LOT WIDTH (ATTACHED)

HAMBRIGHT ROAD FRONTAGE
20' LOT WIDTH (ATTACHED)

EVERETTE KEITH FRONTAGE
20' LOT WIDTH (ATTACHED)

10' Min.

5' Min.

10' Min.

10' Min.

ROW

Sidewalk

Street

27' LOT WIDTH (DETACHED)

HAMBRIGHT ROAD FRONTAGE
27' LOT WIDTH (DETACHED)

EVERETTE KEITH FRONTAGE
27' LOT WIDTH (DETACHED)

10' Min.

5' Min.

10' Min.

10' Min.

ROW

Sidewalk

Street

50' LOT WIDTH (DETACHED)

100' LOT WIDTH (DETACHED)

10' Min.

5' Min.

10' Min.

10' Min.

ROW

Sidewalk

Street

BOLTON & MENK

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Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07
11430 Dogwood Ln
Huntersville, NC 28078

BUILDING AND LOT
TYPES

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF POINTS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3

06/04/25

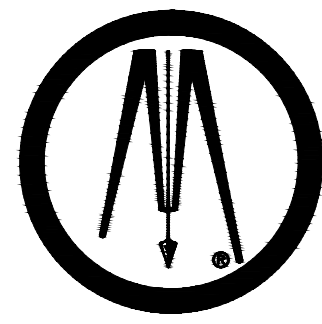
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DATE: 08/01/2024
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DRAWN BY: BMI
CHECKED BY:

RZ-207

ARCHITECTURAL ELEVATION NOTES

1. SINGLE-FAMILY ATTACHED HOMES WILL FEATURE BAY WINDOWS, COVERED STOOPS, ROOF BREAKS, FRONT FACADE BREAKS BETWEEN UNITS, BRICK OR STONE WATER TABLE ON FRONT ELEVATIONS, AND FRONT DOOR PLACEMENT ABOVE STREET LEVEL. SIDING MATERIALS WILL INCLUDE A MIX OF AT LEAST TWO OF THE FOLLOWING: FIBER CEMENT, STUCCO, BRICK, AND SYNTHETIC STONE. VINYL SIDING WILL NOT BE USED. SIDE ELEVATIONS ON END UNITS WILL ALSO FEATURE A BRICK OR STONE WATER TABLE. ALSO, LANDSCAPING IN ADDITION TO STREET TREES SHALL BE INSTALLED TO FURTHER ENHANCE SIDE ELEVATIONS FACING A STREET.
2. SINGLE-FAMILY DETACHED COTTAGES WILL FEATURE FRONT PORCHES ON 66% OF HOMES. SIDING MATERIALS WILL INCLUDE A MIX OF AT LEAST TWO OF THE FOLLOWING: FIBER CEMENT, STUCCO, BRICK, AND SYNTHETIC STONE. VINYL SIDING WILL NOT BE USED.
3. SINGLE-FAMILY DETACHED HOMES ON 50' - 100' WIDE LOTS WILL FEATURE FRONT PORCHES ON 66% OF HOMES. SIDING MATERIALS WILL INCLUDE A MIX OF AT LEAST TWO OF THE FOLLOWING: FIBER CEMENT, STUCCO, BRICK, AND SYNTHETIC STONE. VINYL SIDING WILL NOT BE USED. GARAGES WILL BE RECESSED AT LEAST TWO (2) FEET FROM THE FRONT PLANE OF THE FRONT PORCH. ALSO, GARAGES WILL FEATURE WINDOWS AND WILL BE PAINTED TO BLEND WITH THE REMAINDER OF THE FRONT ELEVATION.



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www.bolton-menk.com

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9920 Kincey Ave Ste 200
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ARCHITECTURAL
ELEVATIONS

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PROJECT NO:
4896

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02/24/2025: SKETCH PLAN SUBMITTAL
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50.01' + 100' LOTS



50.01' + 100' LOTS



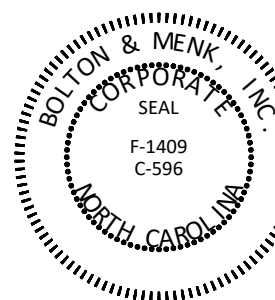
100' LOTS



ATTACHED RESIDENTIAL



27' COTTAGE LOTS



06/04/25

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NVR, Inc.

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Muntersville, NC 28078

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1430 Dogwood Ln
Mintersville, NC 28078

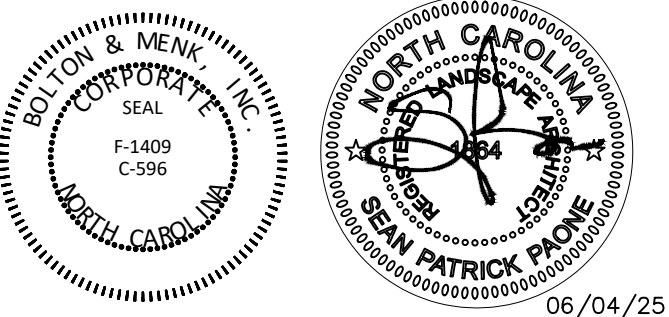
ZONING MAP

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, UTILITY LINES, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

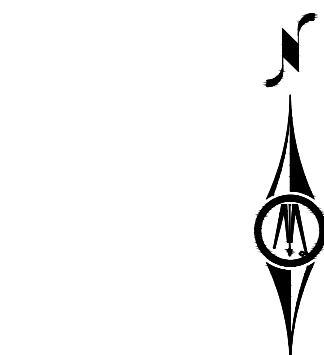
PROJECT NO:
896

REVISIONS:

2/24/2025:	SKETCH PLAN SUBMITTAL
4/08/2025:	SKETCH PLAN SUBMITTAL 2
6/04/2025:	SKETCH PLAN SUBMITTAL 3



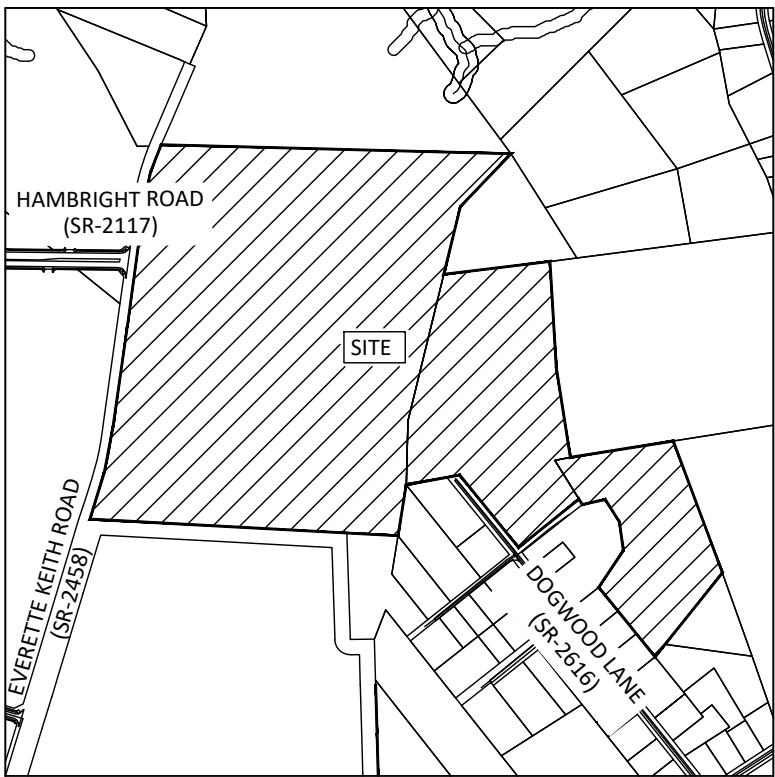
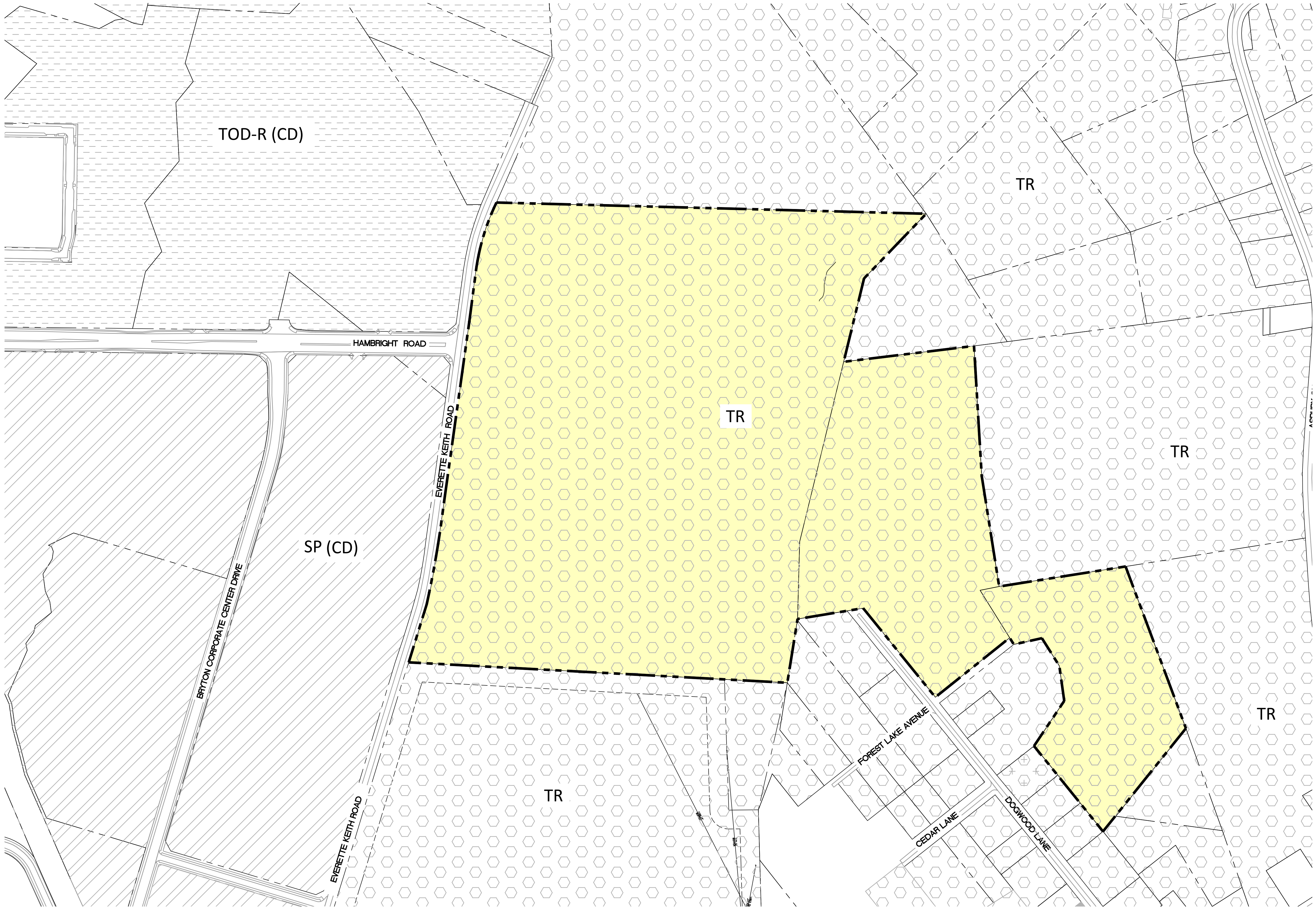
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0 200 400
HORZ. SCALE FEET

DATE:	08/01/2024
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LEGEND

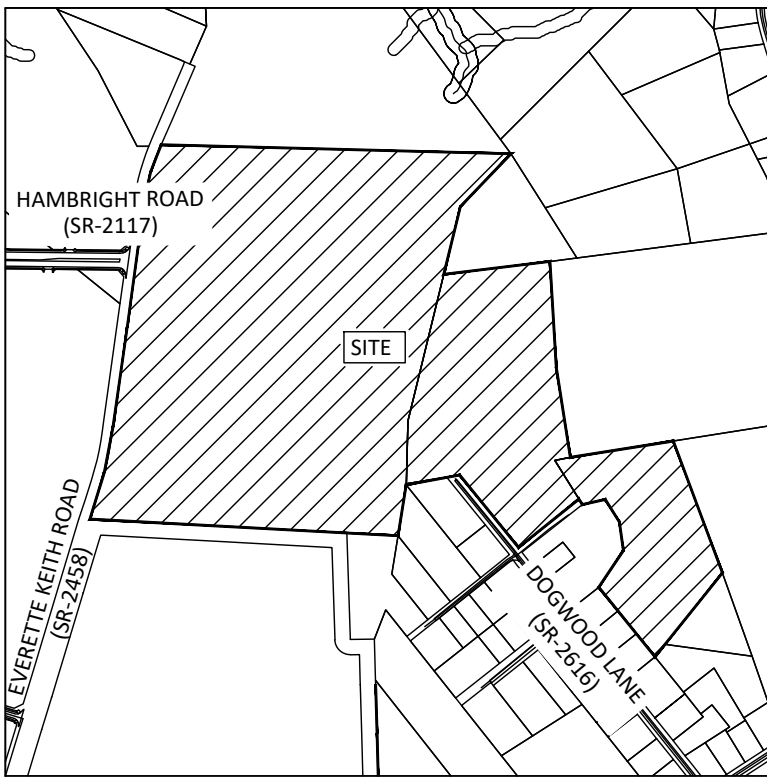
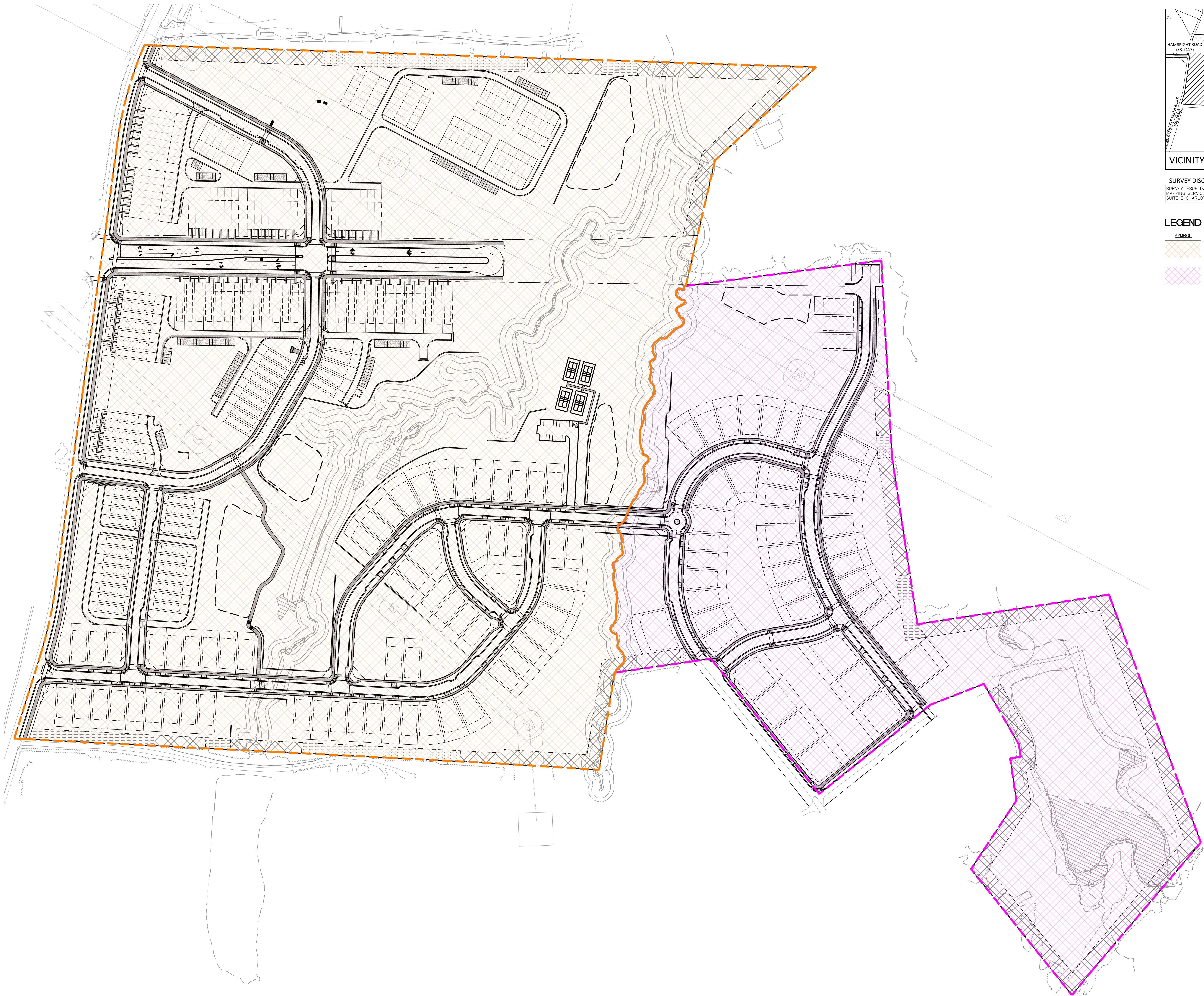
SYMBOL

	PARCEL LINE / PARCEL BOUNDARY
---	-------------------------------



TR ZONING: ±106 ACRES
PROPOSED NR-CD ZONING

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VICINITY MAP

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SYMBOL	
	PHASE 1 LIMITS
	PHASE 2 LIMITS



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Email: charlotte@bolton-menk.com
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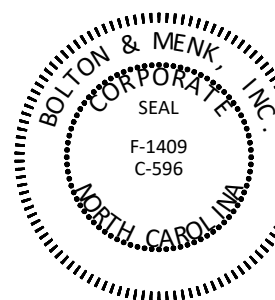
**EVERETTE KEITH
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PHASING PLAN

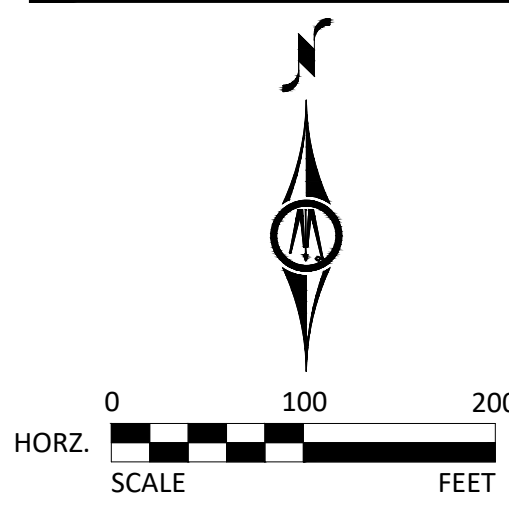
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PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



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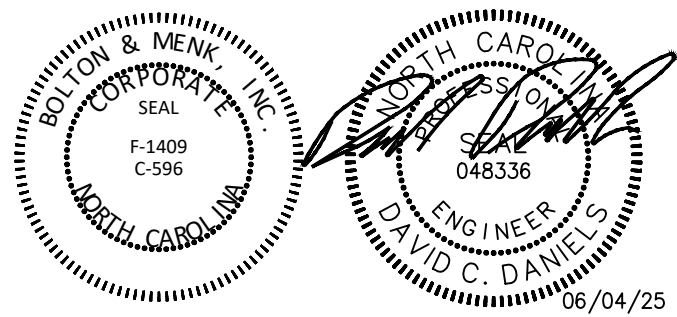
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**GRADING AND
DRAINAGE PLAN**

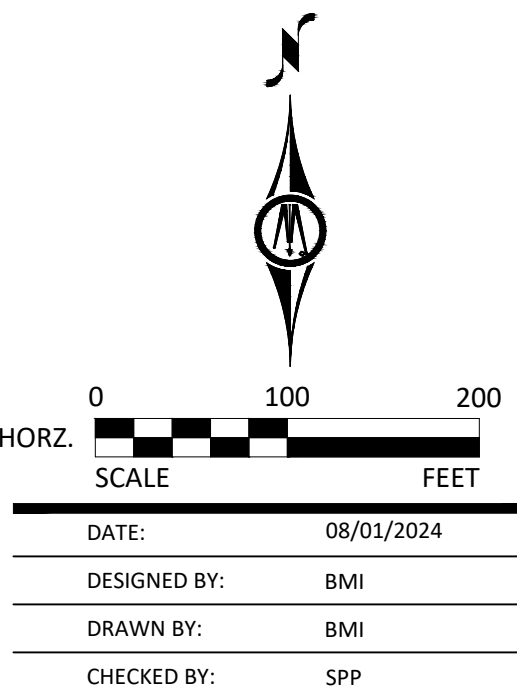
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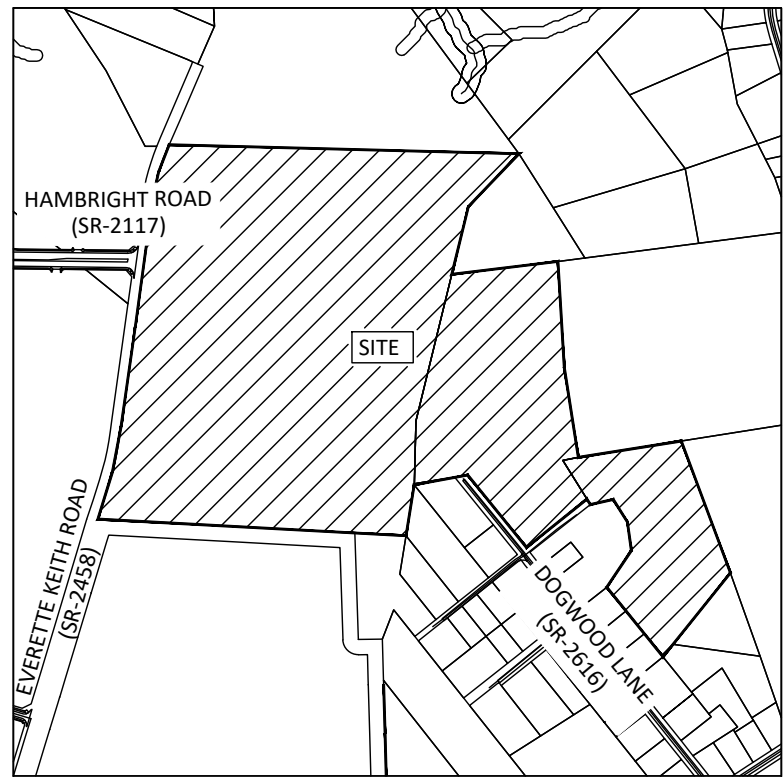
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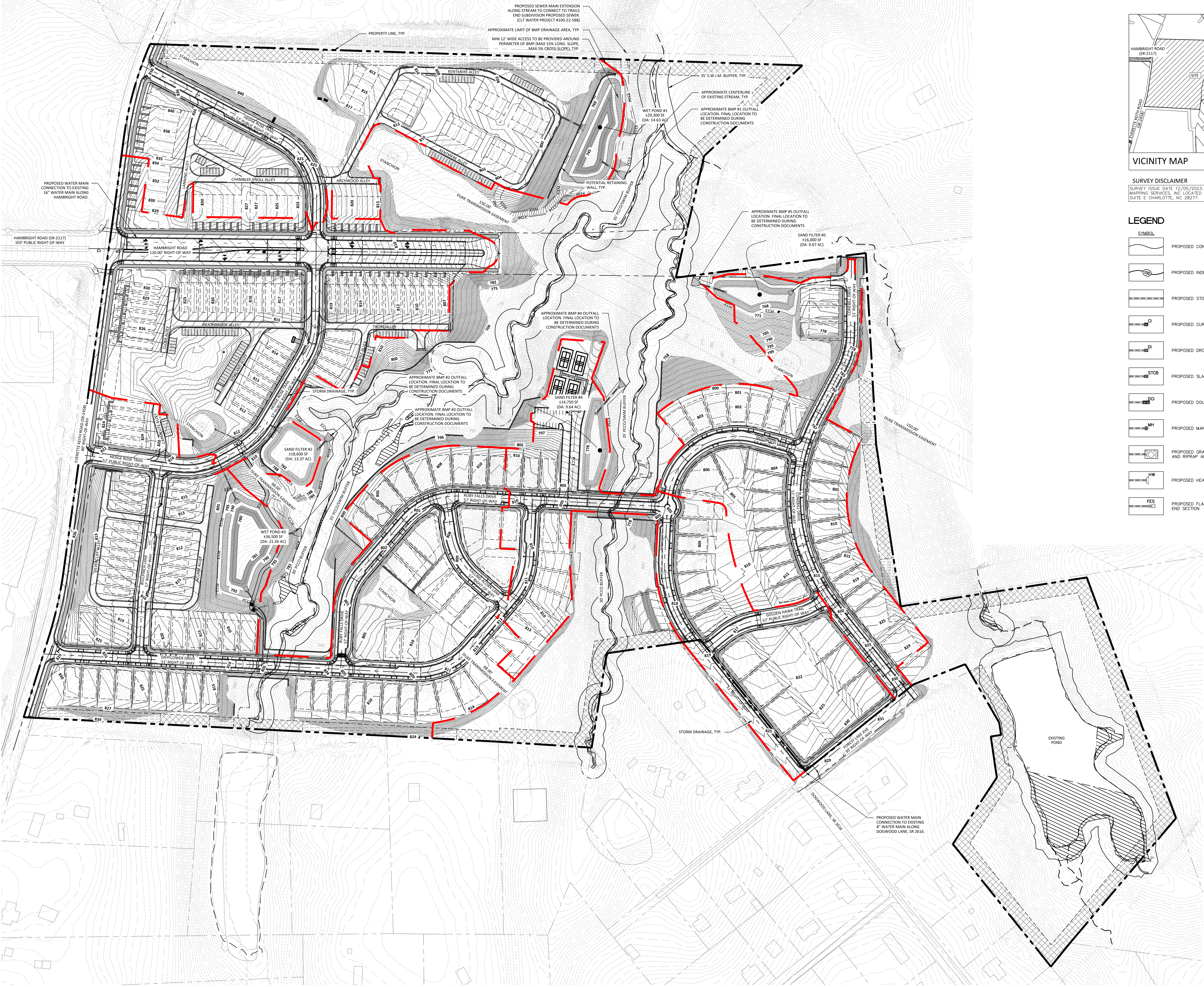
VICINITY MAP

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LEGEND

SYMBOL	DETAIL
	PROPOSED CONTOUR -/-
	PROPOSED INDEX CONTOUR -/-
	PROPOSED STORM DRAINAGE -/-
	PROPOSED CURB INLET -/-
	PROPOSED DROP INLET -/-
	PROPOSED SLAB TYPE CATCH BASIN -/-
	PROPOSED DOUBLE CURB INLET -/-
	PROPOSED MANHOLE -/-
	PROPOSED GRAVEL AND RIPRAP APRON -/-
	PROPOSED HEAD WALL -/-
	PROPOSED FLARED END SECTION -/-





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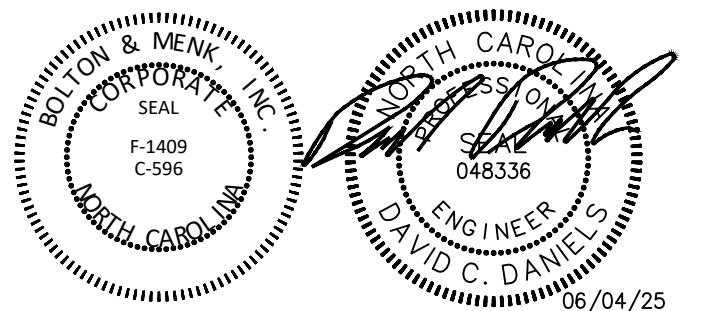
UTILITY PLAN

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PROJECT NO:
896

REVISIONS:

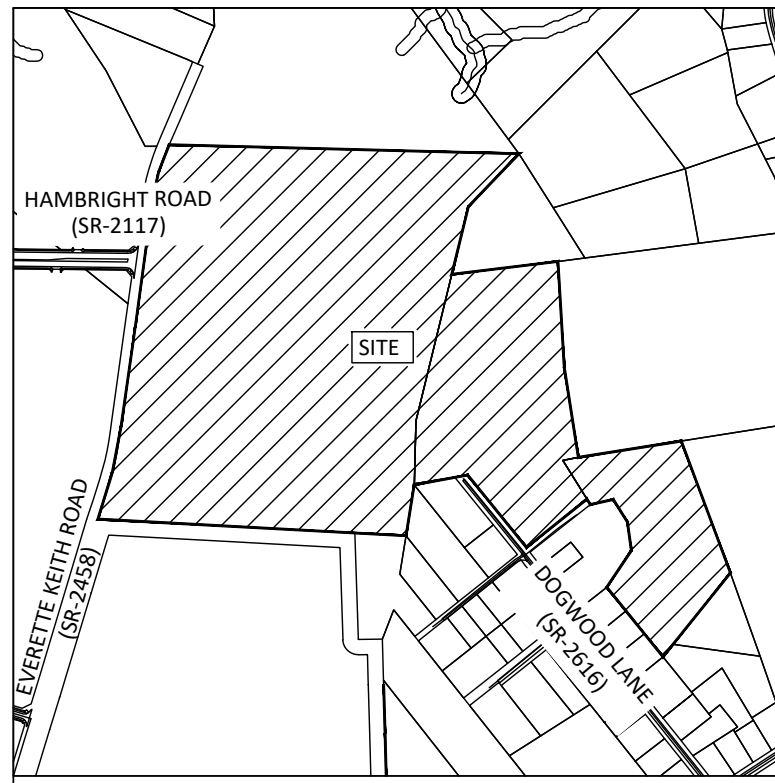
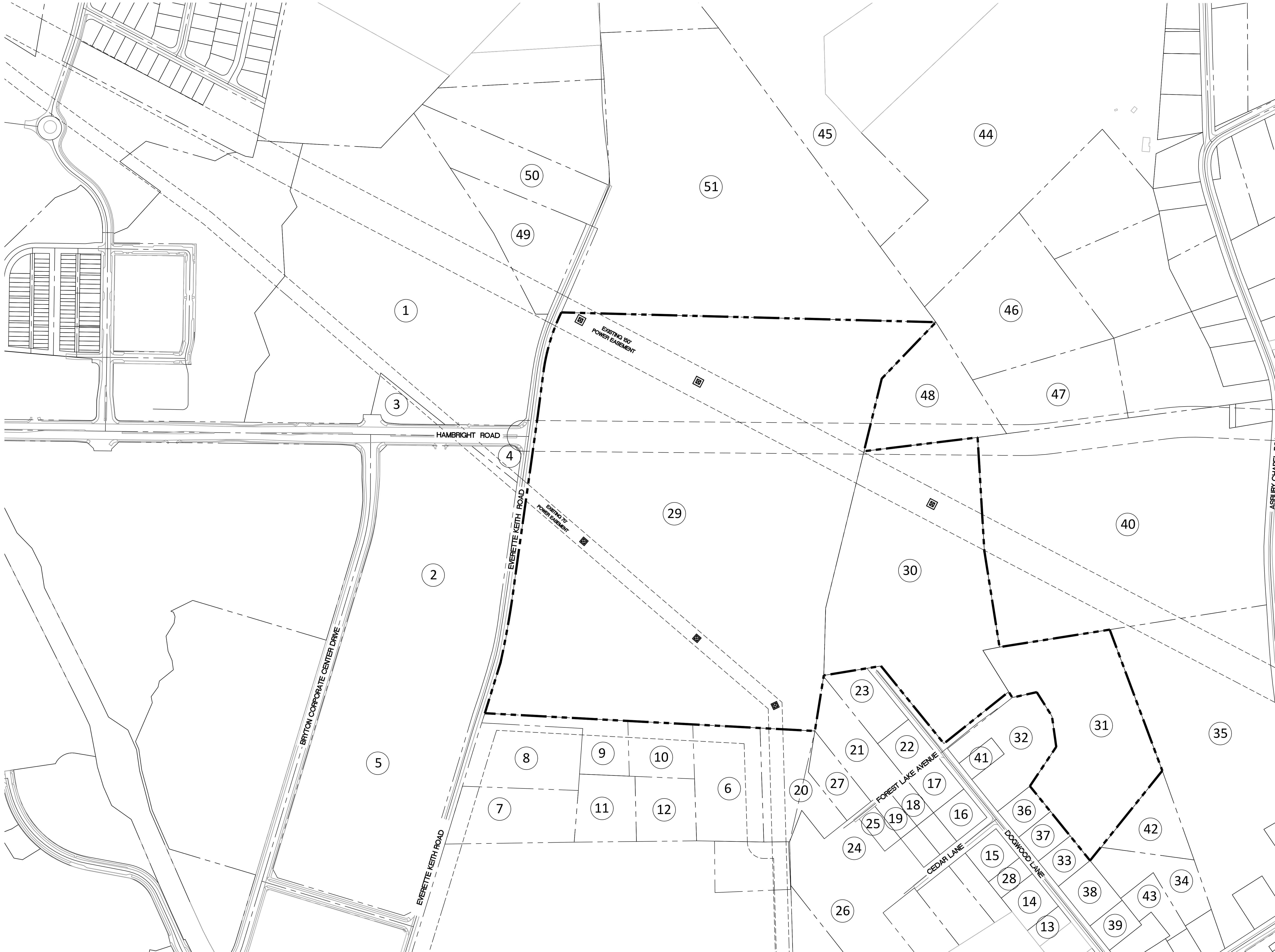
2/24/2025:	SKETCH PLAN SUBMITTAL
4/08/2025:	SKETCH PLAN SUBMITTAL 2
6/04/2025:	SKETCH PLAN SUBMITTAL 3



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DATE:	08/01/2024
DESIGNED BY:	BMI
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CHECKED BY:	SPP

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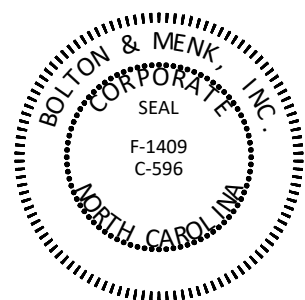
**EVERETTE KEITH
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11430 Dogwood Ln
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**ADJACENT PARCELS
& ZONING
INFORMATION**

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LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
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PROJECT NO:
4896

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06/04/2025: SKETCH PLAN SUBMITTAL 3

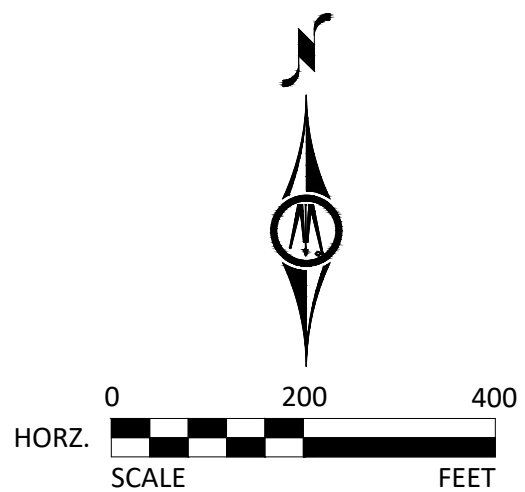


06/04/25

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1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.

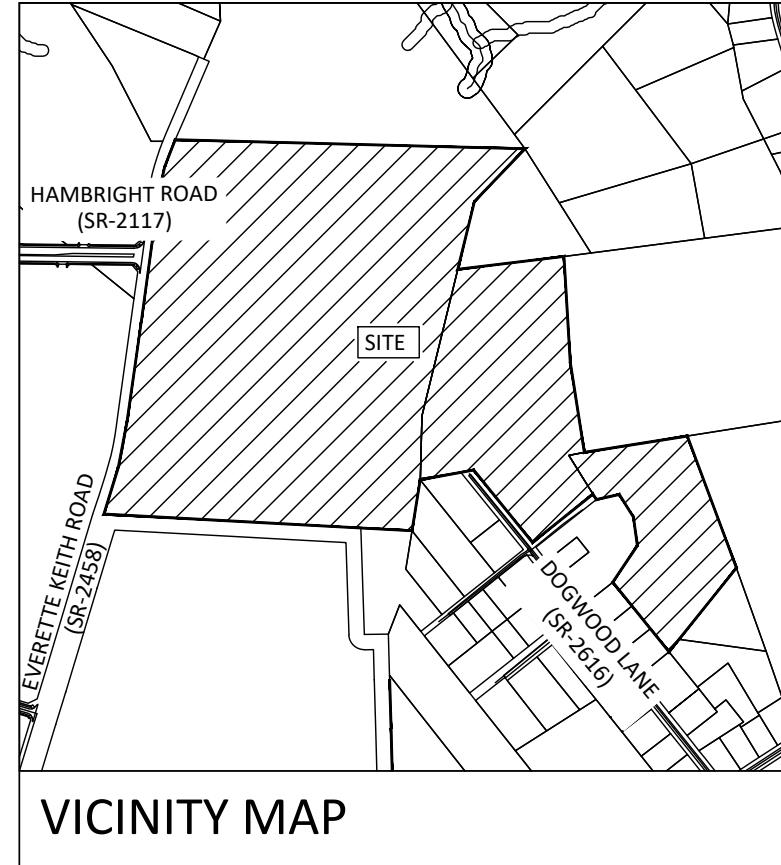


RZ-400

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	PARCEL ID	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS	DEED BOOK	DEED PAGE
1	01911140	THE VIEWS AT BRYTON LLC,	1400 W NORTHWOOD ST GREENSBORO NC 27408	GREENSBORO	NC	27408	HAMBRIGHT RD HUNTERSVILLE	37466	608
2	01913105	PR II/FOUNDRY BRYTON INDUSTRIAL LLC,	2151 HAWKINS ST STE 1000 CHARLOTTE NC 28203	CHARLOTTE	NC	28203	10708 BRYTON CORPORATE CENTER DR HUNTERSVILLE	32344	513
3	01913177	THE VIEWS AT BRYTON LLC,	1400 W NORTHWOOD ST GREENSBORO NC 27408	GREENSBORO	NC	27408	HAMBRIGHT RD HUNTERSVILLE	37466	608
4	01913178	PR II/FOUNDRY BRYTON INDUSTRIAL LLC,	2151 HAWKINS ST SUITE 1000 CHARLOTTE NC 28203	CHARLOTTE	NC	28203	HAMBRIGHT RD HUNTERSVILLE	32344	513
5	01913192	PR II/FOUNDRY BRYTON INDUSTRIAL LLC,	2151 HAWKINS ST SUITE 1000 CHARLOTTE NC 28203	CHARLOTTE	NC	28203	10622 BRYTON CORPORATE CENTER DR HUNTERSVILLE	32344	513
6	01915102	SHAW, DANA ARCHER SHAW, BARRY GENE	11336 EVERETTE KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	06435	066
7	01915121	PATRICIA KEITH, JENKINS, NELSON H	11204 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	04147	584
8	01915122	KEITH, BARBARA A KEITH, FURMAN B	11226 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	04147	587
9	01915132	KEITH, FURMAN B	11226 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	05885	222
10	01915137	JENKINS, NELSON H KEITH-JENKINS, PATRICIA	11322 EVERETTE KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	34082	641
11	01915143	PATRICIA KEITH, JENKINS, NELSON H	202 BUTCH BRANCH RD UNION GROVE NC 28689	UNION GROVE	NC	28689	EVERETTE KEITH RD UNINC	05885	236
12	01915145	JENKINS, NELSON BRITT	11216 EVERETT KEITH RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EVERETTE KEITH RD UNINC	11056	685
13	01916105	ACKERMANN, KEATON TRAGNI, GRANT	11109 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11109 DOGWOOD LN UNINC	38292	180
14	01916106	MARRE, MITCH MARRE, SHEREE DOSS	11201 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11201 DOGWOOD LN UNINC	25054	053
15	01916107	BERNARD, LORI J BERNARD, ALLAN	11217 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11217 DOGWOOD LN UNINC	33430	418
16	01916114	WORRELL, CHRISTY MCCOY	11309 DOGWOOD LN CHARLOTTE NC 28216	CHARLOTTE	NC	28216	11309 DOGWOOD LN UNINC	38304	464
17	01916115	GANT, EVELYN L GANT, VICKIE GANT, EVELYN GANT, JOHN H	11325 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11325 DOGWOOD LN UNINC	29285	996
18	01916116	GANT, EVELYN L GANT, VICKIE GANT, JOHN H GANT, EVELYN A	11325 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11006 FOREST LAKE AV UNINC	29285	996
19	01916117	FLINT, DIANA RENEE	10930 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10930 FOREST LAKE AV UNINC	21967	212
20	01916118	DUKE POWER CO, ATTN: TAX DEPT - PB05B	422 S CHURCH ST CHARLOTTE NC 28242	CHARLOTTE	NC	28242	10911 FOREST LAKE AV UNINC	03007	135
21	01916119	PRICE, JAMES LLOYD JR SUSAN MYERS,	11001 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11001 FOREST LAKE AV UNINC	03762	963
22	01916120	TURNER, BONNIE TURNER, THOMAS WILSON	11017 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11017 FOREST LAKE AV UNINC	01931	211
23	01916121	PRICE, JAMES LLOYD JR	11001 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11425 DOGWOOD LN UNINC	04147	007
24	01916122	MARTINEZ, CELINA A CASTANON	10920 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10910 FOREST LAKE AV UNINC	32954	789
25	01916124	MARTINEZ, CELINA A CASTANON	10920 FOREST LAKE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10920 FOREST LAKE AV UNINC	32954	789
26	01916125	C/O DATA & DOCUMENT MANAGEMENT, DUKE ENERGY CAROLINAS LLC,	550 SOUTH TRYON ST DEC 22A CHARLOTTE NC 28202	CHARLOTTE	NC	28202	EASTFIELD RD UNINC	32662	886

	PARCEL ID	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS	DEED BOOK	DEED PAGE
27	01916126	PRICE, JAMES LLOYD JR	11001 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10916 FOREST LAKE AV UNINC	05203	118
28	01916128	BLACK, KNITA LOVETTE	11211 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11211 DOGWOOD LN UNINC	33548	185
29	01916129	FLAMINGO FARMS LLC, CLOER FAMILY HOLDINGS LLC,	5512 MANNING RD CHARLOTTE NC 28269	CHARLOTTE	NC	28269	11618 EVERETTE KEITH RD UNINC	38363	897
30	01916201	THORE, DONNA K	11125 FOREST LAKE AVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11125 FOREST LAKE AV UNINC	04654	231
31	01916202	ROWLAND, BETTY J ROWLAND, WILLIAM A	5968 KIRKPATRICK RD CHARLOTTE NC 28211	CHARLOTTE	NC	28211	FOREST LAKE AV UNINC	03453	185
32	01916203	CAROLINA REVAMP INC,	3241 PINCTUCK LN ROCK HILL SC 29730	ROCK HILL	SC	29730	11316 DOGWOOD LN UNINC	38346	269
33	01916204	HAMMILL, BENJAMIN SCHERMER HAMMILL, LAUREN ANN NATALE	11106 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11106 DOGWOOD LN UNINC	33595	631
34	01916208	CASTILLO, JOSE A	11227 EASTFIELD RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EASTFIELD RD UNINC	10959	687
35	01916210	BCCA PROPERTIES LLC,	10700 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	10700 ASBURY CHAPEL RD UNINC	36253	607
36	01916213	PETITGOUT, JAMES EDWARD REBECCA LOSEE,	11216 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11216 DOGWOOD LN UNINC	06025	531
37	01916214	CUNNINGHAM, KAREN M	11200 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11200 DOGWOOD LN UNINC	37842	28
38	01916215	WINTER, EDWARD J III WINTER, ROSEMARY T	11100 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11100 DOGWOOD LN UNINC	12664	221
39	01916216	MCGRAW, SCOTT ALTON STEWART, JOHN ALTON STEWART, JAMIE SEAFORD STEWART, BRENDA MCGRAW	11018 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	DOGWOOD LN UNINC	32560	700
40	01916217	RUDD, RICHARD L RUDD, LINDA C	PO BOX 2339 CORNELIUS NC 28031	CORNELIUS	NC	28031	10821 ASBURY CHAPEL RD UNINC	10885	494
41	01916221	FERRER, CARLOS	11316 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11316 DOGWOOD LN UNINC	38109	644
42	01916223	BCCA PROPERTIES LLC,	10700 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	EASTFIELD RD UNINC	36253	607
43	01916224	STEWART, SCOTT ALTON MCGRAW STEWART, JAMIE SEAFORD	11012 DOGWOOD LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11012 DOGWOOD LN UNINC	25984	663
44	01917104	SHEA HOMES CAROLINA LLC,	10130 PERIMETER PKWY STE 300 CHARLOTTE NC 28216	CHARLOTTE	NC	28216	11301 TRAILS END LN UNINC	38414	821
45	01917106	SITTON, MARION D SITTON, GARY DAVID	626 N MAIN ST DAVIDSON NC 28036	DAVIDSON	NC	28036	12100 EVERETTE KEITH RD UNINC	04559	919
46	01917130	HOGAN, THOMAS J HOGAN, JULIE P	11203 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11203 ASBURY CHAPEL RD UNINC	18255	892
47	01917131	SWANGER, ERIC DAVID MARLA DENISE,	11109 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11109 ASBURY CHAPEL RD UNINC	07965	295
48	01917132	GILDER, CANDY P GILDER, WARREN M	11113 ASBURY CHAPEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11113 ASBURY CHAPEL RD UNINC	07852	092
49	01932102	DAIUTOLO, MICHELLE M DAIUTOLO, ERIC T	12422 LARYE LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11737 EVERETTE KEITH RD UNINC	38092	170
50	01932103	SOURIAMATH, BOUNTHANH SOURIGN AMATH, THANONGCHIT DARASA VATH, AKHOM	86 BOKUM RD OLDSAYBROOK CT 06475	OLDSAYBROOK	CT	06475	11801 EVERETTE KEITH RD UNINC	05715	954
51	01932108	KERR L W LIMITED PARTNERSHIP,	7419 SAMPLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	11898 EVERETTE KEITH RD UNINC	10944	080



SURVEY DISCLAIMER
SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E CHARLOTTE, NC 28277.



BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

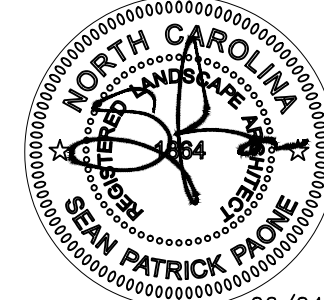
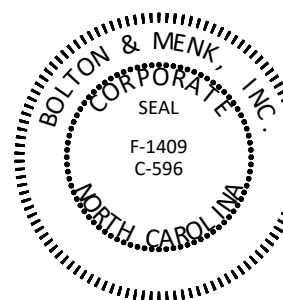
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**ADJACENT PARCELS
& ZONING
INFORMATION**

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



06/04/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-401



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

**EMERGENCY
VEHICLE ACCESS**

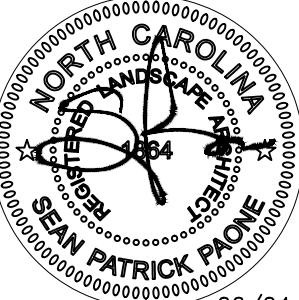
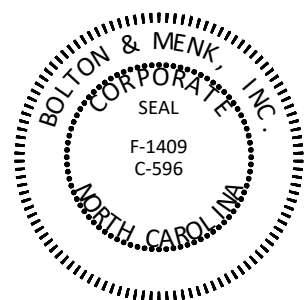
THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
UTILITIES AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

4896

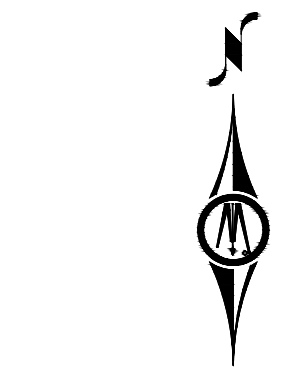
REVISIONS:

02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



06/04/25

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-500

019-111-40
AREA: 34.63 AC
THE VIEWS AT BRYTON, LLC
ZONING: TD-4
USE: MULTI-FAMILY
DB 37466 PG 608

019-131-05
AREA: 22.25 AC
PR II/FOUNDRY BRYTON
INDUSTRIAL, LLC
ZONING: SP
USE: COMMERCIAL
DB 32344 PG 533

019-151-22
AREA: 3.96 AC
FURMAN B. KEITH
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 04347 PG 587

019-151-52
AREA: 2.17 AC
FURMAN B. KEITH
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 5885 PG 313

019-151-37
AREA: 2.00 AC
NELSON H. JENNINS
HUSBAND AND WIFE, AS
JOINT TENANTS WITH RIGHT
OF SURVIVORSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 34089 PG 043

019-151-02
AREA: 4.17 AC
BARRY GENE SHAW AND WIFE,
DANA ARCHER SHAW
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 6433 PG 06

019-161-18
AREA: 1.46 AC
DUSE POWER COMPANY
ZONING: TR
USE: UTILITY
DB 3807 PG 135
MB 7 PG 131

019-161-19
AREA: 2.42 AC
JAMES LLOYD PRICE, JR.
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 3265 PG 963
MB 7 PG 131

019-162-01
AREA: 1.62 AC
JAMES LLOYD PRICE, JR.
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 4147 PG 7
MB 7 PG 131

019-161-30
AREA: 0.88 AC
THOMAS WILSON TURNER
AND BONNIE PRINER
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 01931 PG 261
MB 7 PG 131

019-162-03
AREA: 3.55 AC
CAROLINA REVAMP INC
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 35340 PG 109
MB 7 PG 131

019-162-13
AREA: 0.75 AC
JAMES EDWARD PETTIGLOUT
JR. AND WIFE, REBECCA LOSEE
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 6025 PG 531
MB 7 PG 131

019-162-14
AREA: 0.69 AC
KAREN M CUNNINGHAM
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 37852-28 PG 28
MB 7 PG 131

019-162-04
AREA: 0.71 AC
BENJAMIN SCHERER
HAMMILL AND WIFE, LAUREN
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 36253 PG 6

019-162-25
AREA: 1.02 AC
SCOTT ALTON MCGRAW
STEWART AND JAMIE

019-162-20
AREA: 20.15 AC
BCCA PROPERTIES, LLC
ZONING: TR
USE: SCHOOL, COLLEGE,
PRIVATE
DB 36253 PG 6
MB 4 PG 58

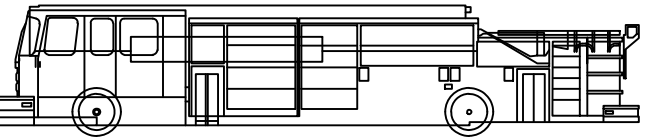
019-162-23
AREA: 2.11 AC
BCCA PROPERTIES, LLC
ZONING: TR
USE: SCHOOL, COLLEGE,
PRIVATE
DB 36253 PG 607
MB 4 PG 581

019-17-130
AREA: 8.90 AC
THOMAS J. HOGAN AND
WIFE JULIE P. HOGAN
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 38255 PG 892
MB 26 PG 136

019-171-32
AREA: 5.34 AC
WARREN M. GILDER AND
WIFE,
CANDY P. GILDER
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 7552 PG 92
MB 26 PG 136

019-162-17
AREA: 32.42 AC
RICHARD L. RUDD AND WIFE,
LINDA C. RUDD
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 10885 PG 494
MB 4 PG 581

019-162-17
AREA: 32.42 AC
RICHARD L. RUDD AND WIFE,
LINDA C. RUDD
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 10885 PG 494
MB 4 PG 581



B-40 Ladder Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

40.000ft
8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°

NOTE:

1. FIRE HYDRANTS WILL BE LOCATED WITHIN 750' OF MOST REMOTE POINT OF ANY STRUCTURE FOR (NFPA-13R) OR 200' FOR (NFPA 13). SPECIFIC LOCATIONS WILL BE DETERMINED DURING CONSTRUCTION DOCUMENTATION.
2. ALL ROUTES THE FIRE APPARATUS WILL TRAVEL WILL BE DESIGNED TO SUPPORT LOADS OF 80,000 POUNDS.

SURVEY DISCLAIMER

SURVEY ISSUE DATE 12/05/2023. PROVIDED BY AVOIIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E CHARLOTTE, NC 28227.

LEGEND

SYMBOL

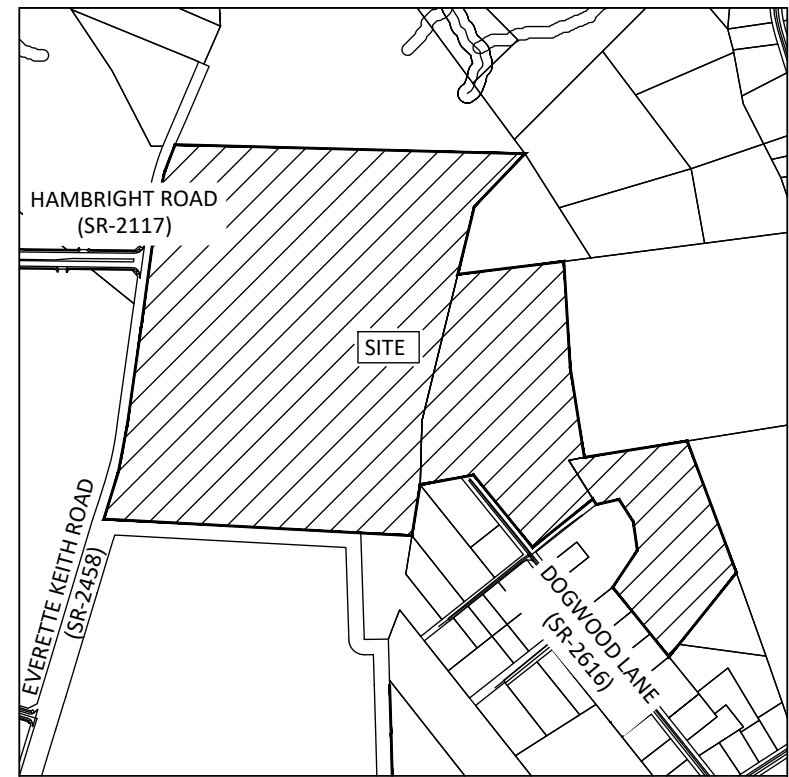


ZONING BOUNDARY

019-111-40
AREA: 34.63 AC
E VIEWS AT BRYTON, LLC.
ZONING: TOD-R
USE: MULTI-FAMILY
DB 37466 PG 608

019-321-08
AREA: 35.77 AC
L.W. KERR LIMITED
PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL ACREAGE
DB 10944 PG 80

EXISTING SPECIMEN TREE, TYP.



VICINITY MAP

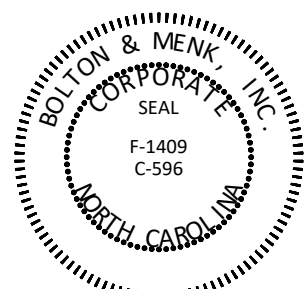
SURVEY DISCLAIMER

SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28227.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	PROPOSED OPEN SPACE
	PROPOSED LARGE MATURING CANOPY TREE
	PROPOSED SMALL MATURING TREE
	EXISTING SPECIMEN TREE TO REMAIN
	MULTI-PURPOSE PATH
	EXISTING TREE CANOPY AREA TO REMAIN
	DENUDED LIMITS

- NOTE:
- FULL DEVELOPMENT SUMMARY AND REZONING NOTES
LOCATED ON SHEET R2-206.
 - TREE LOCATIONS ARE SUBJECT TO CHANGE DURING
CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE
TOWN'S ENGINEERING STANDARDS AND PROCEDURES
MANUAL.
 - ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE
EXISTING VEGETATION NOT SUFFICIENT.
 - PARKING LOTS LOCATED ALONG A PUBLIC STREET SHALL BE
SCREENED PER TOWN ORDINANCES.
 - ALL STREETS TREES PLANTED IN A 7' PLANTING STRIP TO BE
SMALL MATURING PER SECTION 5.5D-1A OF TOWN ZONING
ORDINANCE.
 - SIDEWALKS, PEDESTRIAN PATHS AND MULTI-USE PATHS ARE
TO BE CONCRETE.
 - PATHWAYS ASSOCIATED WITH THE DOG PARK AND THE
MULTI-PURPOSE PATH CONNECTING OPEN SPACE E TO
PUBLIC ROAD C WILL BE ASPHALT.



**PRELIMINARY
NOT FOR
CONSTRUCTION**



- CONTRACTOR IS FULLY
RESPONSIBLE FOR CONTACTING
APPROPRIATE PARTIES AND
ENSURING THAT ALL EXISTING
UTILITIES ARE LOCATED PRIOR TO
CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR
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MEN, ETC., AS NECESSARY TO
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OF THE NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION,
OR LOCAL JURISDICTION, WHICHEVER
IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE
WITH OSHA TRENCHING STANDARDS,
29 CFR, PART 1926, SUBPART F,
OR AS AMENDED.

0 60 120
HORIZ. SCALE FEET

DATE: 08/01/2024

DESIGNED BY: BMI

DRAWN BY: BMI

CHECKED BY:

RZ-601

019-131-05
AREA: 22.25 AC
PR II/FOUNDRY BRYTON
INDUSTRIAL, LLC.
ZONING: SP
USE: COMMERCIAL
DB 32344 PG 513

019-151-22
AREA: 3.96 AC
FURMAN B. KEITH
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 04147 PG 587

019-151-32
AREA: 2.17 AC
FURMAN B. KEITH
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 5885 PG 722

019-151-37
AREA: 2.00 AC
NELSON H. JENKINS AND
PATRICIA KEITH-JENKINS,
HUSBAND AND WIFE, AS
JOINT TENANTS WITH RIGHT
OF SURVIVORSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 34082 PG 641

019-151-02
AREA: 4.17 AC
BARRY GENE SHAW AND WIFE,
DANA ARCHER SHAW
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 6435 PG 66

019-161-18
AREA: 3.46 AC
DUKE POWER COMPANY
ZONING: TR
USE: UTILITY
DB 3007 PG 135
MB 7 PG 131

019-
AREA
JAMES LK
ZON
USE: SIN
RESIDENT
DB 520
MB 7



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RZ-602



**BOLTON
& MENK**

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

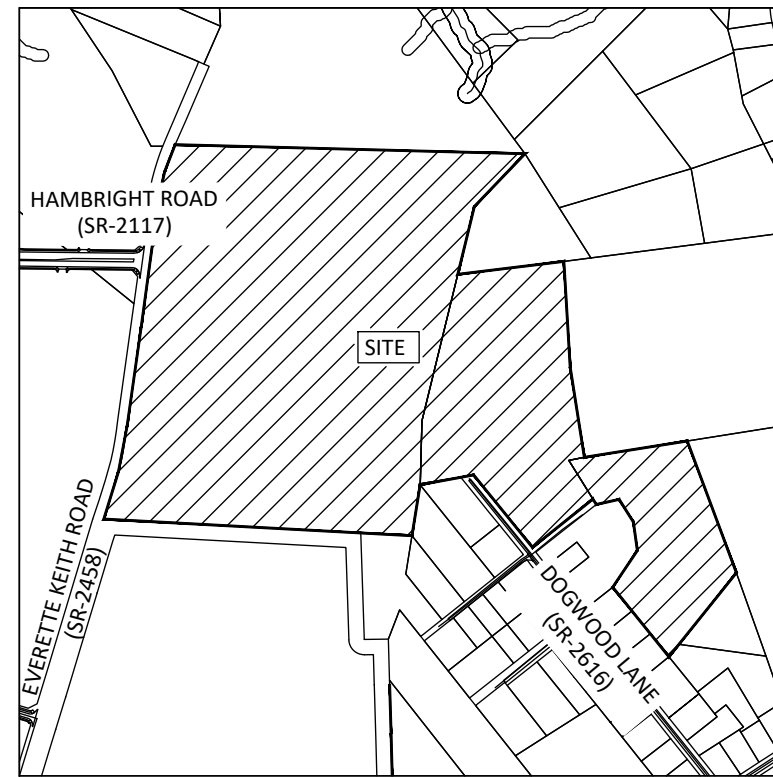
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

PLANTING PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



VICINITY MAP

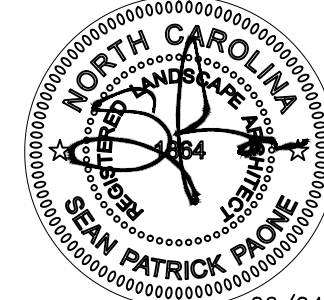
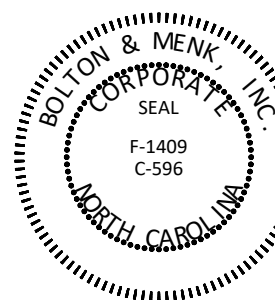
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SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIAGE
MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28227.

LEGEND

- | SYMBOL | |
|--------|-------------------------------------|
| | PARCEL LINE / PARCEL BOUNDARY |
| | UNDISTURBED LANDSCAPE BUFFER |
| | REPLANTED LANDSCAPE BUFFER |
| | PROPOSED OPEN SPACE |
| | PROPOSED LARGE MATURING CANOPY TREE |
| | PROPOSED SMALL MATURING TREE |
| | EXISTING SPECIMEN TREE TO REMAIN |
| | MULTI-PURPOSE PATH |
| | EXISTING TREE CANOPY AREA TO REMAIN |
| | DENUDED LIMITS |

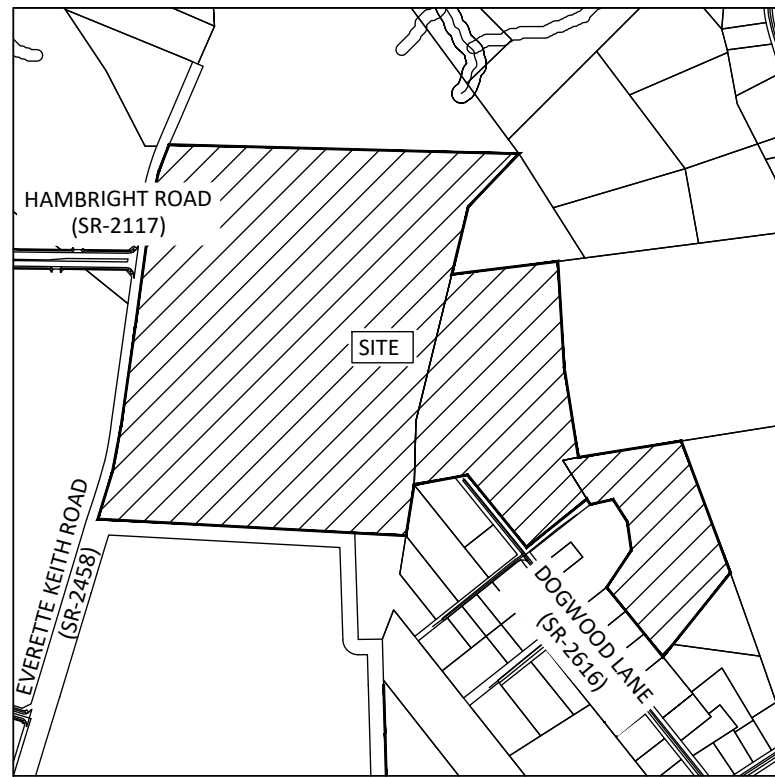
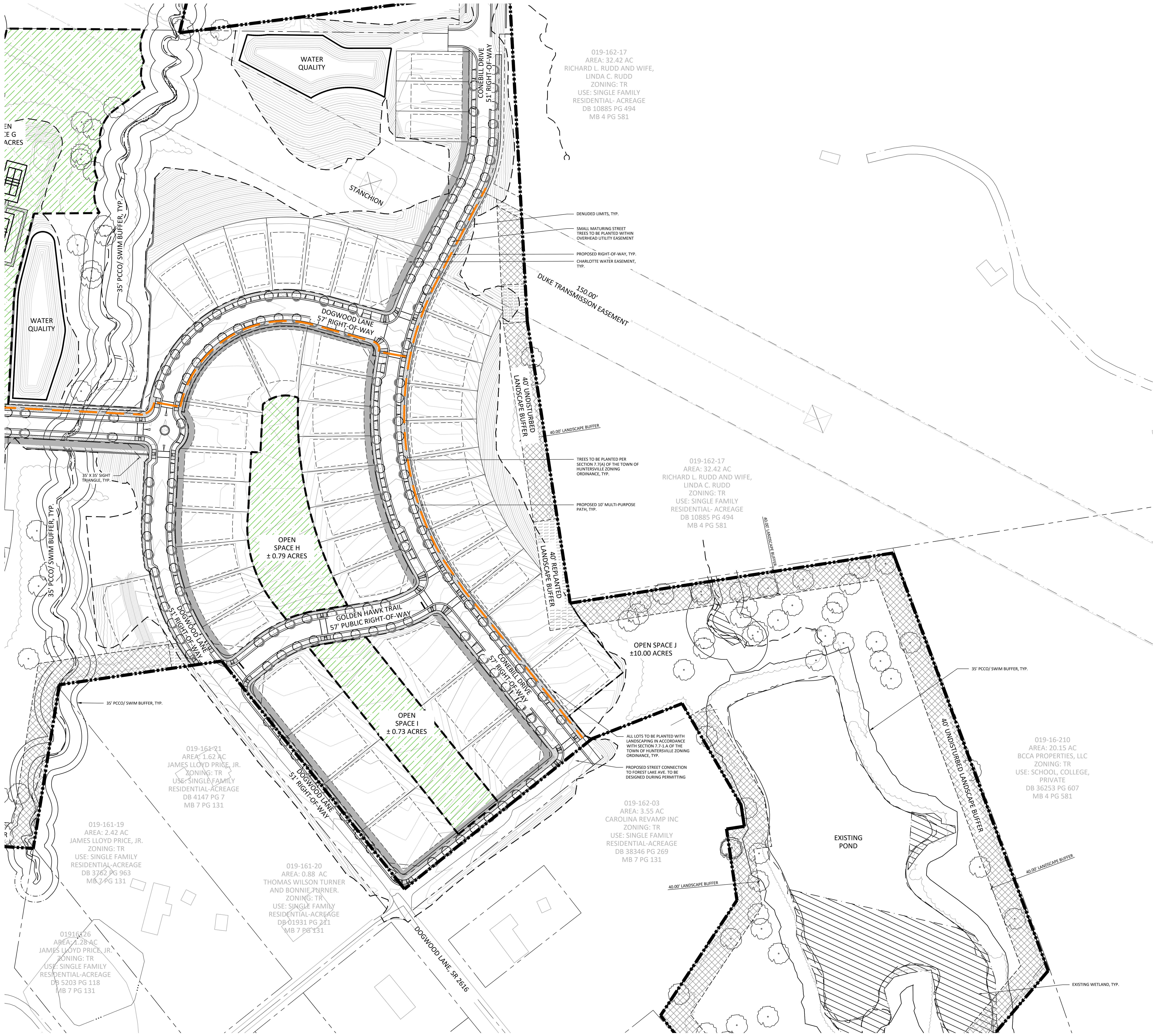
- NOTE:
- FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET R2-206.
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06/04/25

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NOT FOR
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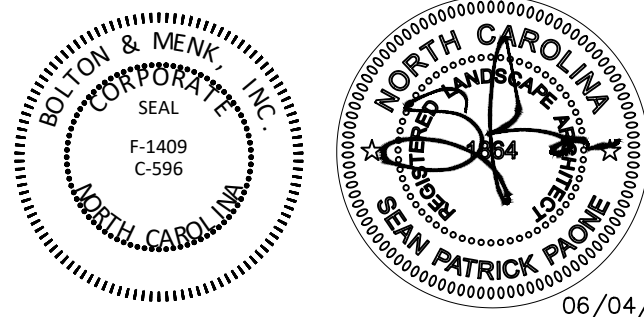
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SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E, CHARLOTTE, NC 28227.

LEGEND	
SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	PROPOSED OPEN SPACE
	PROPOSED LARGE MATURING CANOPY TREE
	PROPOSED SMALL MATURING TREE
	EXISTING SPECIMEN TREE TO REMAIN
	MULTI-PURPOSE PATH
	EXISTING TREE CANOPY AREA TO REMAIN
	DENUDED LIMITS

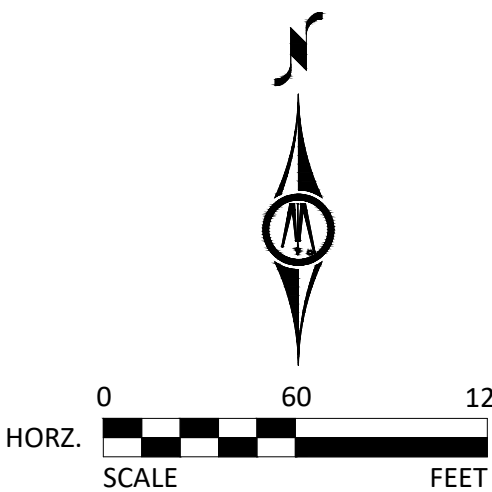
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- FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET R2-206.
 - TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN REVIEW PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.
 - ALL LANDSCAPED BUFFERS TO BE SUPPLEMENTED WHERE EXISTING VEGETATION NOT SUFFICIENT.
 - PARKING LOTS LOCATED ALONG A PUBLIC STREET SHALL BE SCREENED PER TOWN ORDINANCES.
 - ALL STREETS TREES PLANTED IN A 7' PLANTING STRIP TO BE SMALL MATURING PER SECTION 5.5D-1A OF TOWN ZONING ORDINANCE.
 - SIDEWALKS, PEDESTRIAN PATHS AND MULTI-USE PATHS ARE TO BE CONCRETE.
 - PATHWAYS ASSOCIATED WITH THE DOG PARK AND THE MULTI-PURPOSE PATH CONNECTING OPEN SPACE E TO PUBLIC ROAD C WILL BE ASPHALT.



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- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART F, OR AS AMENDED.



DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-603



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**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

PLANTING PLAN

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF PLOTS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3

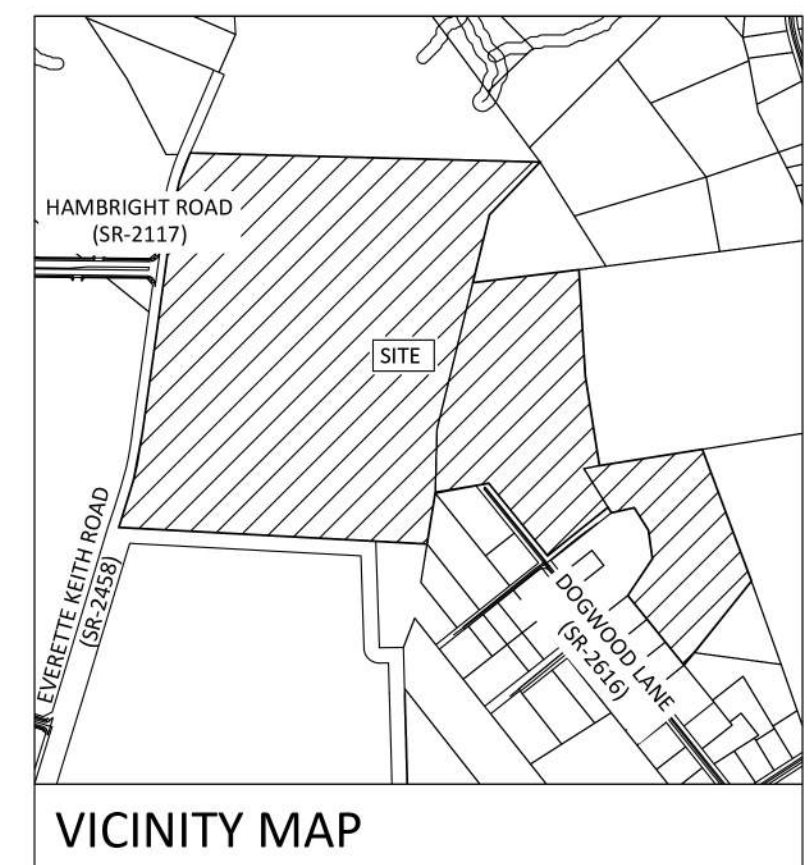
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OPEN SPACE SUMMARY

OPEN SPACE	TYPOLGY/USE	AREA
A	PARK	± 2.13 ACRES
B	PEDESTRIAN PASSAGEWAY	± 0.88 ACRES
C	PARK	± 1.60 ACRES
D	GREEN	± 0.23 ACRES
E	PARK	± 2.08 ACRES
F	PARK	± 0.56 ACRES
G	PARK	± 2.88 ACRES
H	GREEN	± 0.79 ACRES
I	GREEN	± 0.73 ACRES
J	PARK	± 10.00 ACRES
TOTAL OPEN SPACE:		± 21.88 ACRES

NOTES:
1. CONCEPTUAL URBAN OPEN SPACE DESIGNS ILLUSTRATE VEGETATION AT MATURE GROWTH AND NOT INSTALL SIZES. PLANT MATERIAL GROWTH RATES WILL VARY BASED ON SELECTED PLANT MATERIAL SPECIES.



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LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	MULTI-PURPOSE PATH
	PROPOSED GREENWAY EASEMENT
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE
	OPEN SPACE 1/4 MILE RADIUS

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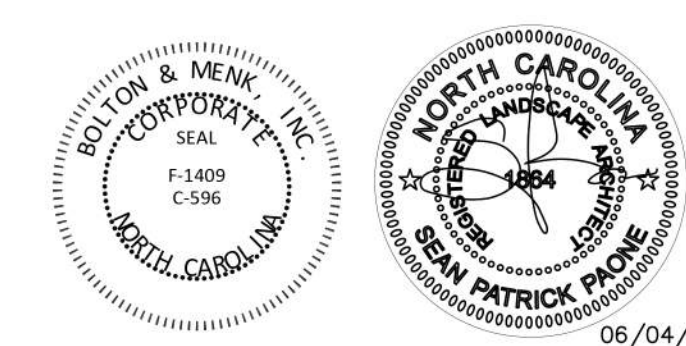
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REZONING - R24-07
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Huntersville, NC 28078

OVERALL OPEN SPACE PLAN

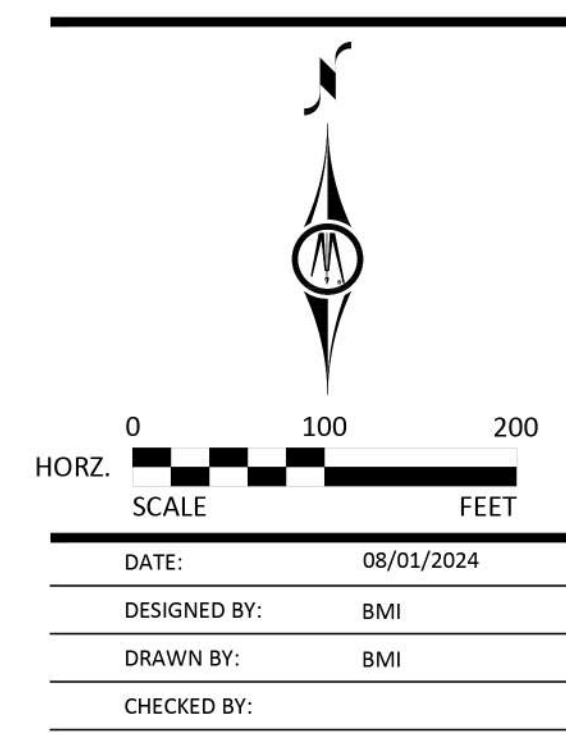
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PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3

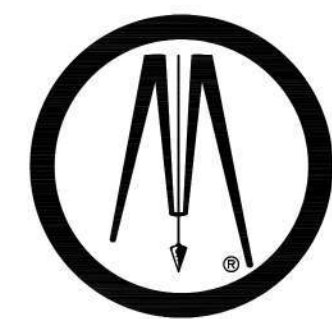


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RZ-700

AREA: 35.77 AC
L.W. KERR LIMITED
PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 10944 PG 80



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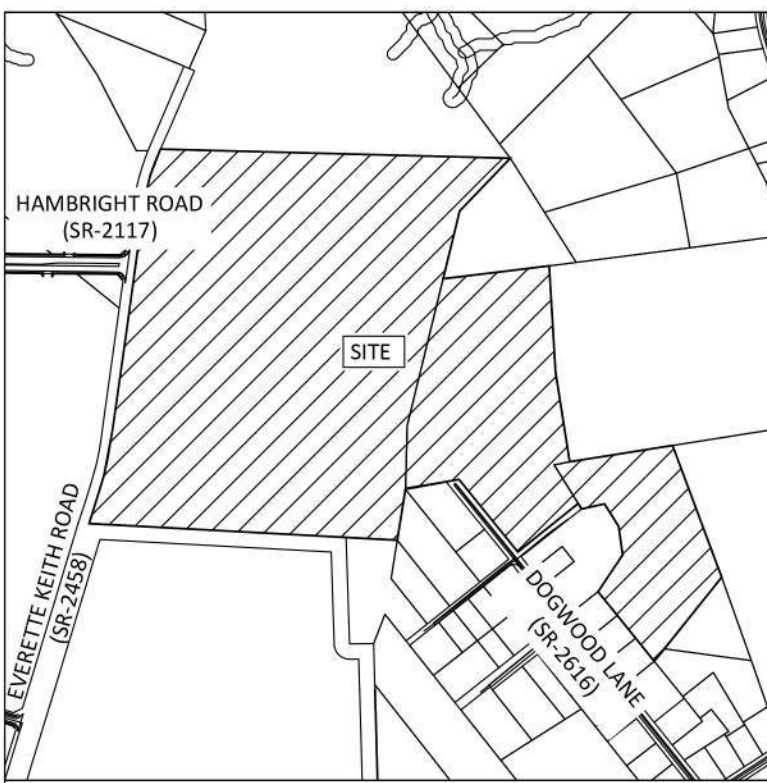
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OPEN SPACE A-D

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PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



VICINITY MAP

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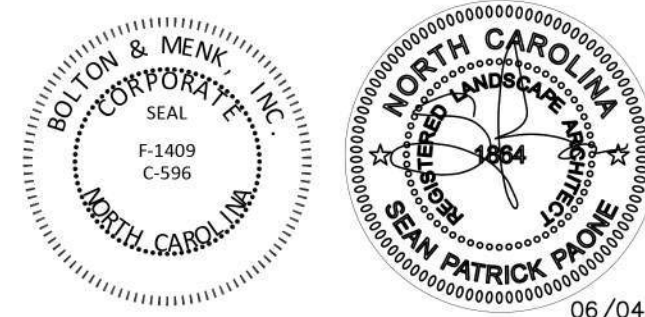
LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY EASEMENT
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

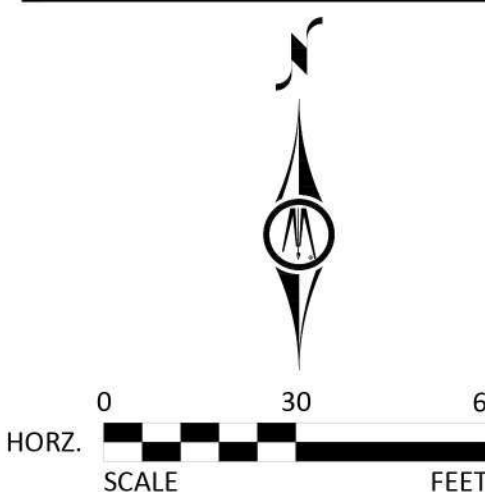
OPEN SPACE SUMMARY

OPEN SPACE	TYPOLOGY/USE	AREA
A	PARK	± 2.13 ACRES
B	PEDESTRIAN PASSAGEWAY	± 0.88 ACRES
C	PARK	± 1.60 ACRES
D	GREEN	± 0.23 ACRES

- NOTES:
1. ENHANCED SUPPLEMENTAL LANDSCAPING AREA MAY INCLUDE INTERACTIVE GARDEN WITH NATIVE VEGETATION (I.E. BUTTERFLY WEED, AZALEAS, CONEFLOWER, ASTERS, ETC.)
 2. CONCEPTUAL URBAN OPEN SPACE DESIGNS ILLUSTRATE VEGETATION AT MATURE GROWTH AND NOT INSTALL SIZES. PLANT MATERIAL GROWTH RATES WILL VARY BASED ON SELECTED PLANT MATERIAL SPECIES.



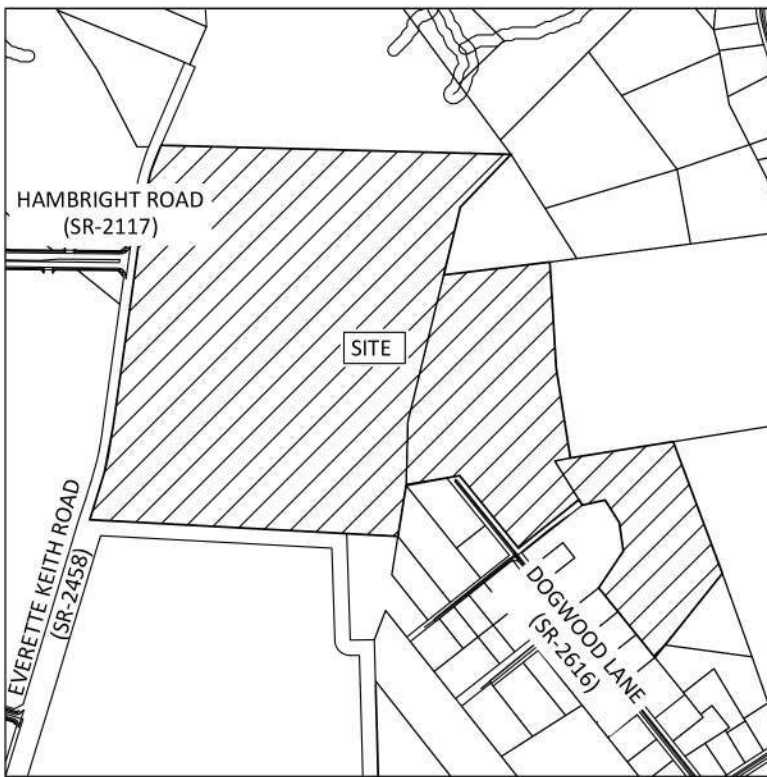
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DESIGNED BY: BMI
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CHECKED BY:

RZ-701





VICINITY MAP

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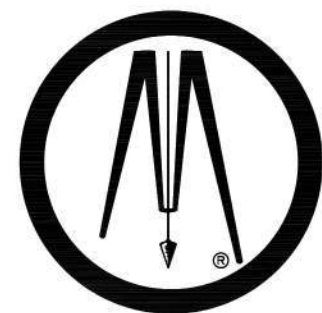
LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY EASEMENT
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLGY/USE:	AREA:
E	PARK	± 2.08 ACRES

NOTES:
1. CONCEPTUAL URBAN OPEN SPACE DESIGNS ILLUSTRATE
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OPEN SPACE E

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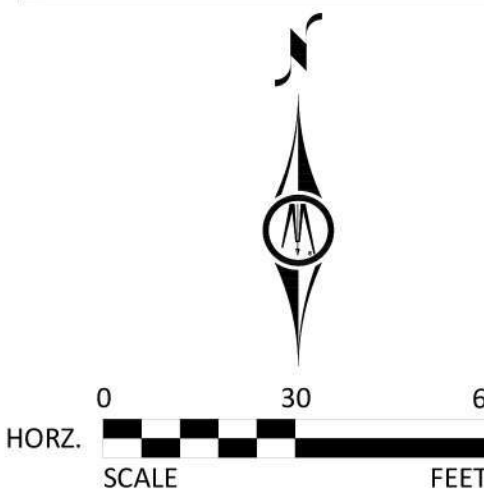
PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



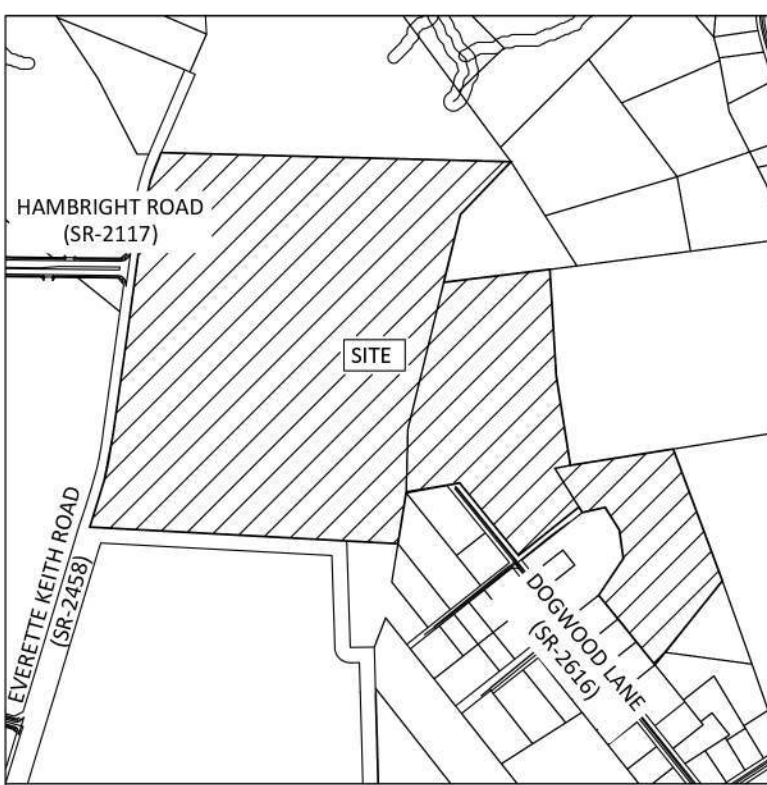
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RZ-702



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LEGEND

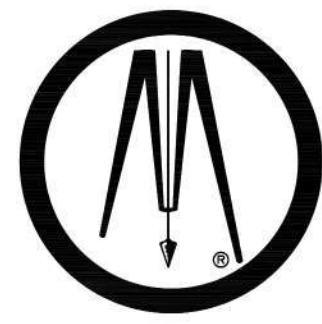
SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY EASEMENT
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE:	TYPOLGY/USE:	AREA:
F	PARK	± 0.56 ACRES

NOTES:

- CONCEPTUAL URBAN OPEN SPACE DESIGNS ILLUSTRATE VEGETATION AT MATURE GROWTH AND NOT INSTALL SIZES. PLANT MATERIAL GROWTH RATES WILL VARY BASED ON SELECTED PLANT MATERIAL SPECIES.



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OPEN SPACE F

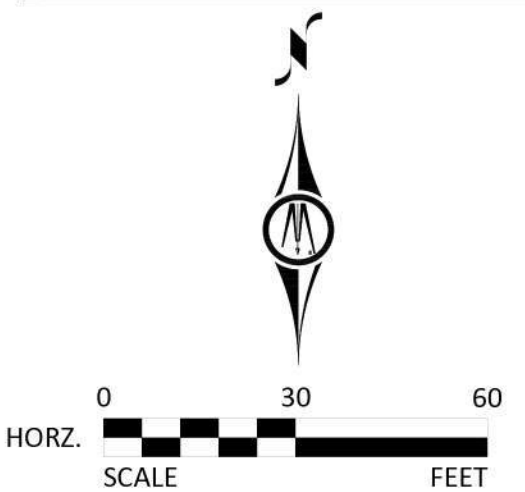
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PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3

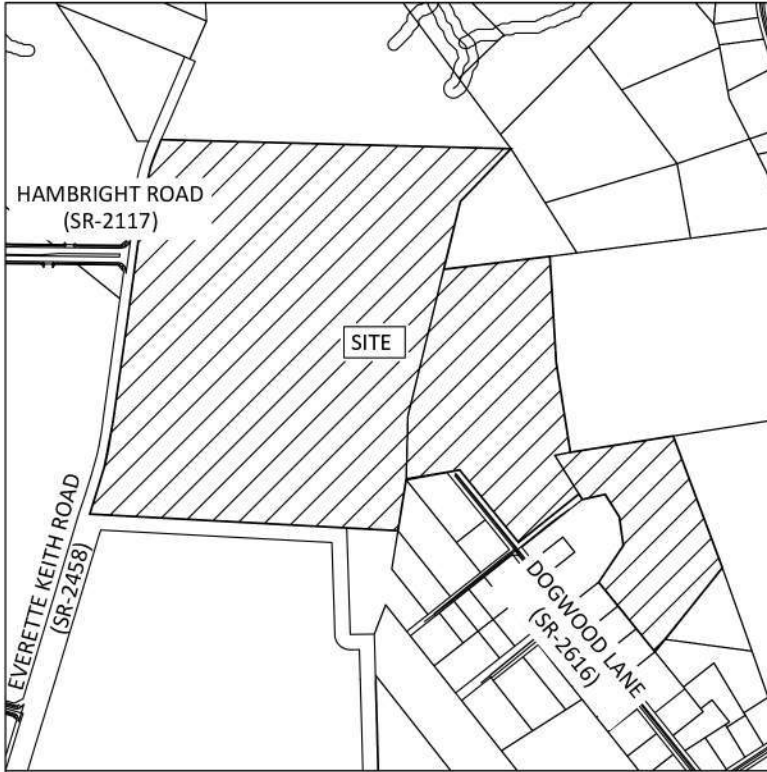


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VICINITY MAP

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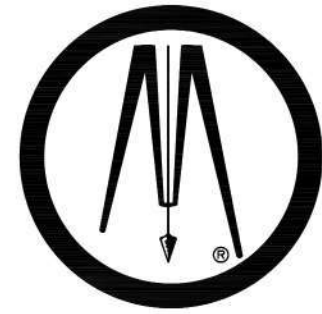
LEGEND

SYMBOL	
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	PROPOSED GREENWAY EASEMENT
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLGY/USE:	AREA:
G	PARK	± 2.88 ACRES

- NOTES:
- CONCEPTUAL URBAN OPEN SPACE DESIGNS ILLUSTRATE VEGETATION AT MATURE GROWTH AND NOT INSTALL SIZES. PLANT MATERIAL GROWTH RATES WILL VARY BASED ON SELECTED PLANT MATERIAL SPECIES.



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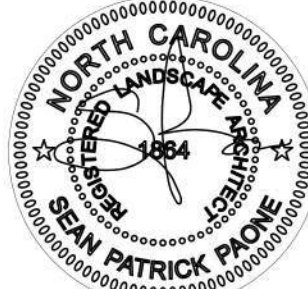
**EVERETTE KEITH
RESIDENTIAL
REZONING - R24-07**
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE G

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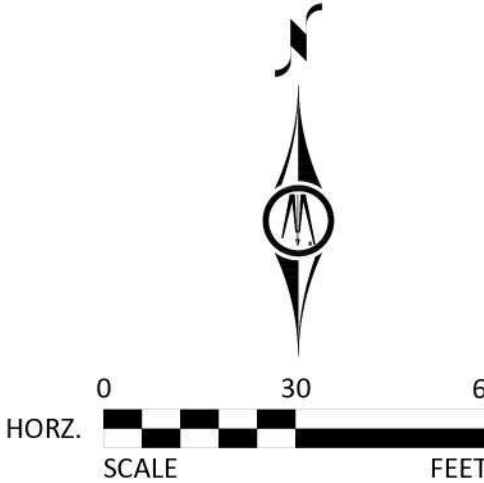
PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



06/04/25

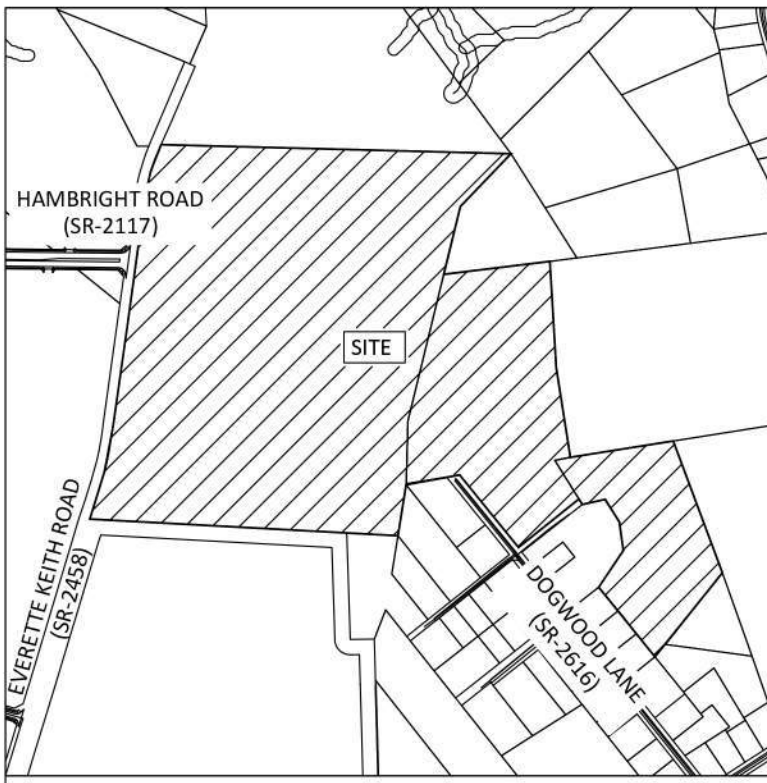
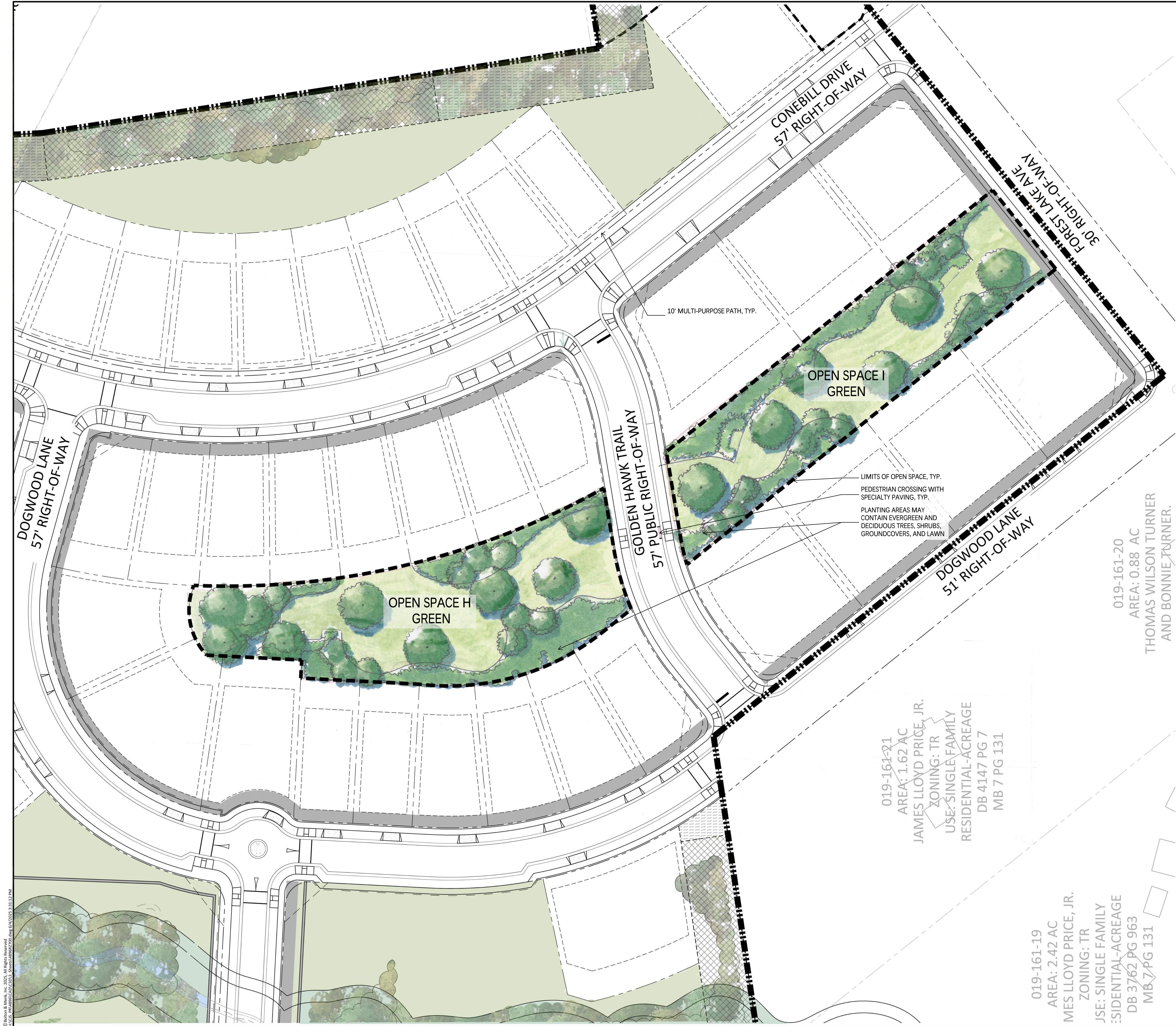
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DRAWN BY:	BMI
CHECKED BY:	

RZ-704

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VICINITY MAP

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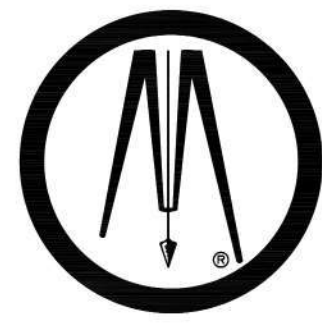
LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY EASEMENT
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLGY/USE:	AREA:
H	GREEN	± 0.79 ACRES
I	GREEN	± 0.73 ACRES

- NOTE:
1. URBAN SPACES TO BE PLANTED WITH DECIDUOUS AND EVERGREEN TREES AND SHRUBS, AS WELL AS LAWN AREA.
 2. CONCEPTUAL URBAN OPEN SPACE DESIGNS ILLUSTRATE VEGETATION AT MATURE GROWTH AND NOT INSTALL SIZES. PLANT MATERIAL GROWTH RATES WILL VARY BASED ON SELECTED PLANT MATERIAL SPECIES.



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OPEN SPACE H & I

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PROJECT NO:
4896

REVISIONS:
02/24/2025: SKETCH PLAN SUBMITTAL
04/08/2025: SKETCH PLAN SUBMITTAL 2
06/04/2025: SKETCH PLAN SUBMITTAL 3



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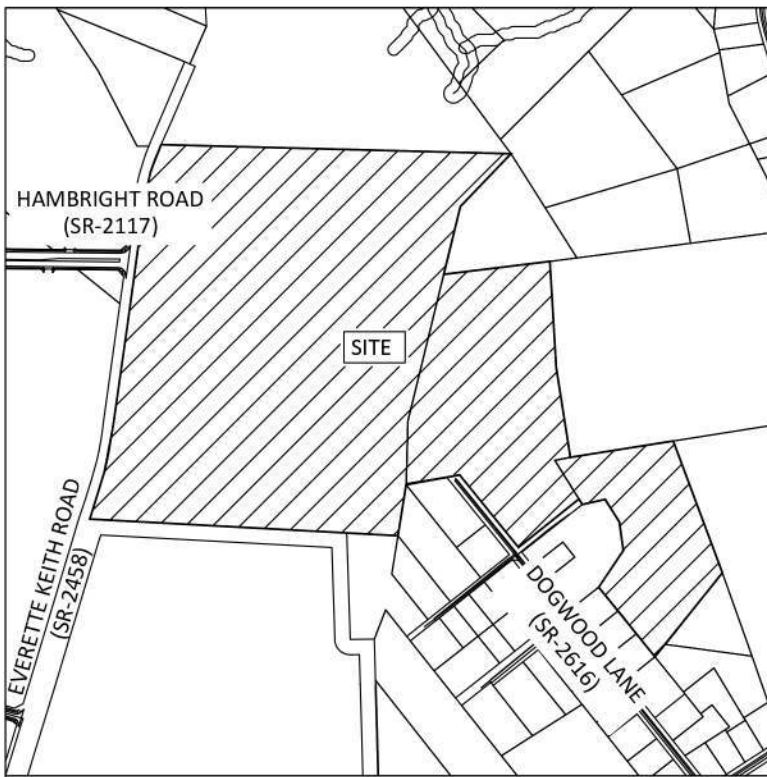


0 30 60
SCALE FEET

DATE: 06/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-705

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LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED GREENWAY EASEMENT
	UNDISTURBED LANDSCAPE BUFFER
	REPLANTED LANDSCAPE BUFFER
	LIMITS OF OPEN SPACE

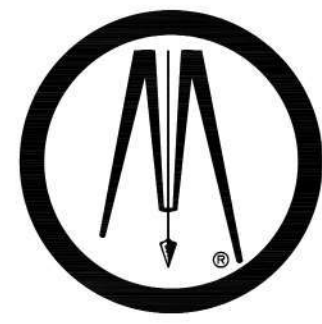
OPEN SPACE SUMMARY

OPEN SPACE	TYPOLGY/USE	AREA
J	PARK AREA DEDICATION*	± 10.00 ACRES

*SEE PARK DEDICATION NOTE IN DEVELOPMENT STANDARDS

NOTES:

1. CONCEPTUAL URBAN OPEN SPACE DESIGNS ILLUSTRATE VEGETATION AT MATURE GROWTH AND NOT INSTALL SIZES. PLANT MATERIAL GROWTH RATES WILL VARY BASED ON SELECTED PLANT MATERIAL SPECIES.



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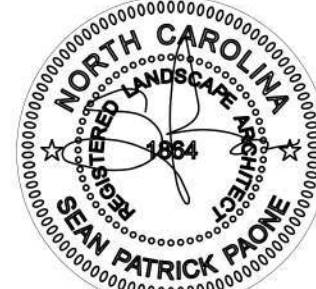
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11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE J

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PROJECT NO:
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REVISIONS:
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06/04/2025: SKETCH PLAN SUBMITTAL 3



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0 30 60
HORIZ. SCALE FEET

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-706



Town Engineering Rezoning Comment Summary
R24-7 Everett Keith Residential (CSP-500029)
11430 Dogwood Ln (PID 01916129, 01916201, & 01916202)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the intersection of Hambright Road (SR-2117) and Everett Keith Road (SR-2458). The development encompasses 106 acres and proposes 259 total units (76 single family attached, 183 single family detached). This project is constructing a portion of the Hambright Road Extension that is needed for the development and dedicating the remaining right-of-way for the alignment on the parcel.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

A TIA was required based on the proposed uses and intensities of the development being over the thresholds identified in Article 14 of the Zoning Ordinance. A TIA was submitted to the Town on February 27 and was found to be acceptable as a final version by staff on March 14.

The TIA recommends that Hambright Road should be extended for the length of the site frontage to the extent permitted by the Town, NCDOT, and Duke Energy. It recommends that a fee in lieu be paid for the portion of Hambright Road extension with the site not permitted to be built. It also recommends that left-turn lanes be constructed on Hambright Road in both directions at the future site access (Access B in the TIA) just to the east of Everett Keith Road to accommodate future traffic. The recommended laneage figure from the TIA is attached.

Transportation and Stormwater:

- 1) A typical road section is to be provided for Everett Keith Road with proposed improvements.
- 2) The proposed post-construction controls easement (PCCE) must meet the criteria in 2.4.2 of the Huntersville Water Quality Manual, and connect to public right-of-way (ROW).
 - a. The proposed PCCE is also to extend 10' from the toe of fill embankments where possible.
- 3) Fill is not permitted within the 35' SWIM buffer on site.
- 4) Proposed street tree locations are subject to change during preliminary plan review, in order to be compliant with the Town standards and the NCDOT planting guidelines.



Signalized Intersection

Modify Traffic Signal

Unsignalized Intersection

Right-In/Right-Out Intersection

Existing Lane

Recommended Improvement

X'

Storage (In Feet)

IMPACT

Designs, Inc.

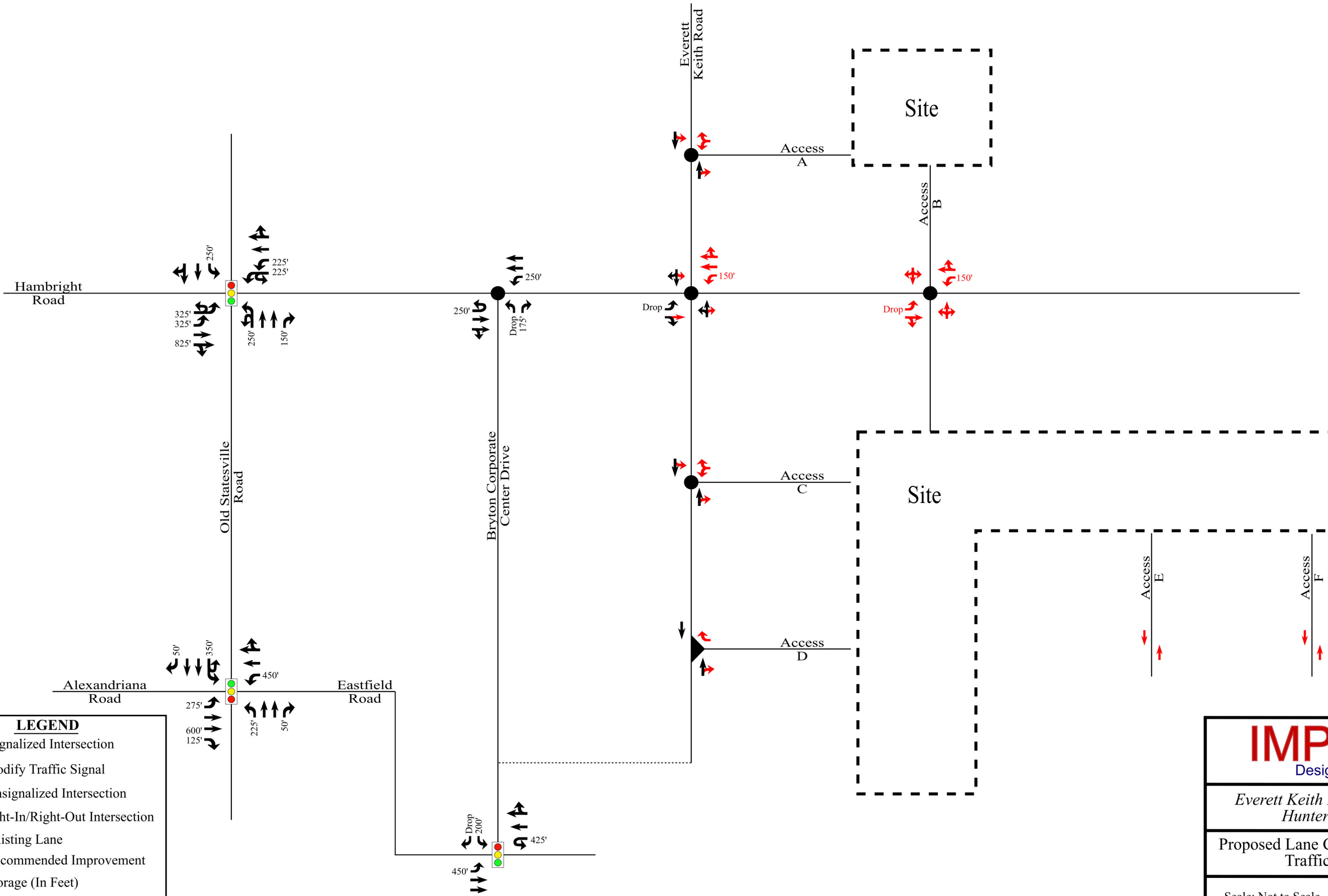
Everett Keith Road Residential
Huntersville, NC

Proposed Lane Configurations and
Traffic Control

Scale: Not to Scale

Figure

10





Traffic Impact Analysis (TIA) Application for Determination of TIA Need

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create one hundred (150) or more peak hour vehicle trips or 1,500 or more daily trips.

In order to determine whether a TIA will be required for your proposed development, please fill out the form below and submit to the Planning Department. A "Determination of TIA Need" will be made within 10 working days.

Applicant: Scott Munday, NVR, Inc.

Project Name: Everett Keith Residential

Project Address: Hambright Road & Everett Keith Road

Project Description (including square footage for each proposed land use):

288 multifamily units, 267 townhomes, 47 single family homes

Applicant

Printed Name Scott Munday Phone 864-710-3989

☒ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature Scott Munday

Title Land Entitlement Manager Email jemunday@nvrinc.com

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File # _____

Date Submitted 11/7/23

Daily Trips Anticipated 4,409

Peak Hour Trips Anticipated AM 282 PM 349

TIA Required (Yes/No) Yes

Date of Determination: 11/7/23

Comments: Determination based on 47 single family detached housing units, 267 single family attached housing units, 288 multifamily (low-rise) housing units.

EVERETTE KEITH RESIDENTIAL COMMUNITY MEETING REPORT

Petitioner: NVR, Inc.

Rezoning Petition No. R24-07

Community Meeting Time/Date/Location – Monday, December 2, 2024, 5:00 P.M at Town of Huntersville Arts and Cultural Center

Community Meeting Notifications

Neighboring individuals and organizations, as identified by the Town of Huntersville, were mailed written notices of the date and time of the Community Meeting on November 25, 2024.

Community Meeting Presenters

The Community Meeting presenters included Application Petitioner Scott Munday and Nicole Frambach of NVR, Inc. and Petitioner Representative Sean Paone of Bolton & Menk. Inc.

Community Meeting Attendees

The following individuals attended the Community Meeting:

Brad Priest (Town of Huntersville Assistant Planning Director)

Nick Walsh (Town of Huntersville Town Board Member)

Attendees per the attached Sign-In Roster

This Community Meeting Report is being filed with the Town of Huntersville Planning Department.

Community Meeting Summary

The Petitioner's representatives provided a presentation during the Community Meeting.

Sean Paone led off the meeting with introductions of the petitioner and petitioner's representatives.

Sean Paone utilized an aerial image/master plan rendering of the area to identify the specific property associated with this petition and provided contextual markers such as surrounding streets, and the existing commercial and industrial developments to give reference of the site's location.

Next, Sean Paone spoke to the existing and proposed zoning of the site utilizing an aerial image with color overlays indicating zoning classification.

Sean Paone then went through the proposed site plan outlining the total rezoning acreage, proposed zoning, and proposed residential units. He then showed enlargements speaking about the various Urban Open Space areas identified throughout the site to create a network of spaces.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the questions provided by the attendees and responses to the comments and concerns that were expressed at the meeting.

Question/Answer

Q. Are the roads shown on the plan existing or proposed?

A. The roads on the plan are proposed except for Everett Keith Rd, Dogwood Lane, and Forest lake Avenue.

Q. Will there be a gate at Dogwood Lane?

A. No, Town development ordinances require street connectivity to Dogwood Lane based on the existing street stub to the property boundary. The traffic study process will determine the extent of any improvements to Forest Lake Avenue and Dogwood Lane.

Various attendees expressed concern over connectivity to Dogwood relating to property values, parking, children, bus stops, cut through traffic to get to Eastfield.

Attendees requested construction traffic from Dogwood to be minimized or eliminated.

Attendees noted plans to speak with the Planning Department and Planning Board regarding connectivity to Dogwood Lane

Q. Does the Dogwood Lane right-of-way provide room for road improvement?

A. Yes, we believe the right-of-way is wide enough to accommodate the NCDOT Local Street cross-section based on feedback/coordination from NCDOT.

Q. What do you intend to do with the pond?

A. We plan to maintain the pond as an amenity.

One attendee requested that the planned lots be increased in size to equal the Dogwood Lane lots.

Some attendees expressed concern that the proposed pond trail loop was too close to existing homes and could become littered.

We noted that we would revisit the trail configuration and that an HOA would manage maintenance.

Q. Would adjacent owners be able to continue to use the pond/ fish/ walk around pond?

A. We will have to evaluate adjacent owner access based on a liability perspective.

Q. How will fire safety be achieved?

A. The plan complies with fire safety standards and will be reviewed by Mecklenburg County Fire Plan Reviewers for compliance.

Q. What are the home sizes and projected price ranges?

A. Townhome	1,500 sf – 2,000 sf	\$400,000 - \$450,000
Cottage	1,000 sf – 1,500 sf	\$350,000 - \$400,000
Traditional	2,200 sf – 3,200 sf	\$500,000 - \$600,000+

The following rezoning milestone dates were provided as being the earliest possible:

Jan 7 Public Hearing

Jan 27 Planning Board

Feb 18 Final decision

Th presentation boards were allowed to be reviewed by attendees after the presentation and question/answer session.

All attendees had left by 6:45 pm.

Concluding the question and answer portion of the Community Meeting, Sean Paone thanked the attendees for attending the meeting.

This Community Meeting report is being emailed to Brad Priest, Town of Huntersville on December 30, 2024.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Paone', with a stylized flourish at the end.

Sean Paone, PLA (Petitioner Representative)

cc: Brad Priest, Town of Huntersville Planning Department

Date: November 22, 2024

NVR, Inc.
3924 Professional Center Drive #100
Huntersville, NC 28078

Scott Munday (jemunday@nvrinc.com)
864-710-3989

RE: Everette Keith Residential
 11430 Dogwood Lane (PID #s 01916129, 0916201, 0916202)

Dear Property Owner,

NVR, Inc. proposes a single-family residential development on approximately 106-acres located at the end of Hambright Road and Everette Keith Road along the western site boundary and Dogwood Lane and Forest Lake Avenue along the southeastern boundary, respectively. The proposal includes a mix of Single-Family Detached House and Single-Family Attached Townhome building types along with various open space and multi-use path features. The project site properties are currently zoned TR – Traditional Residential and the rezoning application filed proposes to amend the zoning designation to NR – Neighborhood Residential and follow the Conditional Rezoning Process as required by the Town of Huntersville as outlined in the Huntersville Zoning Ordinance. As part of this rezoning process a Community Meeting is required to introduce the project to the adjacent community and present how the design has evolved to date.

We'd like to invite you to this Community Meeting to learn more about this application and provide any initial feedback on the plans. You are invited to attend the Community Meeting on Monday, December 2, 2024, at 5:00 P.M. at the Arts and Cultural Center located at 109 South Old Statesville Road in Huntersville, North Carolina. The meeting will be facilitated by the applicant and their project team.

Note: The Community Meeting occurs as part of the formal rezoning application submitted by the applicant. The official application is filed with the Town of Huntersville and identified as R24-07 Everette Keith Residential, additional information is available on the Town of Huntersville Planning Department website.

Sincerely,



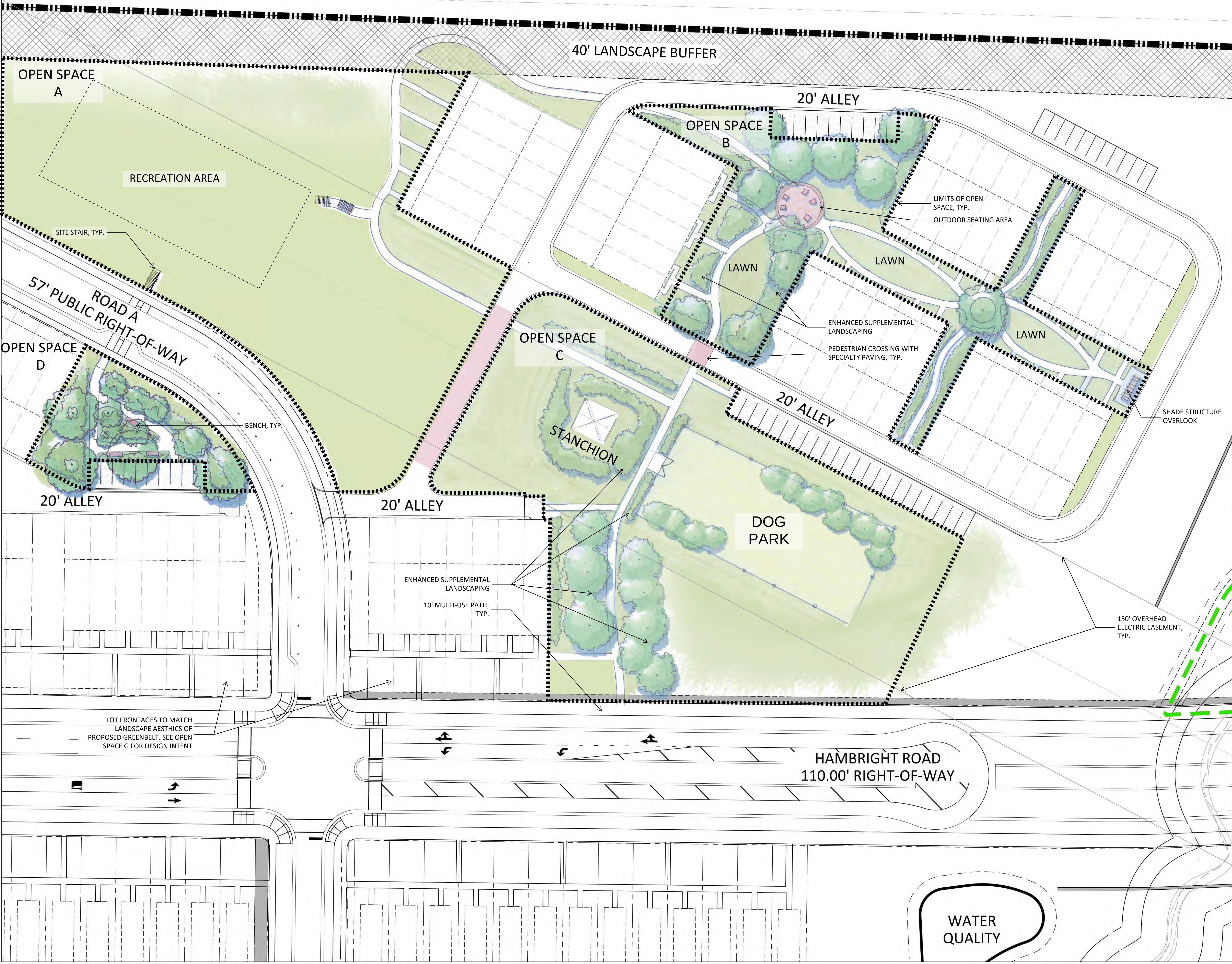
Sean Paone
Bolton & Menk, Applicant Design Consultant
11/22/24

neighborhood associations_mailaddr1	situsaddress1juris	txt_state	txt_zipcode	txt_mailaddr2	nme_ownerfirstname	nme_ownerlastname	camapid
PO BOX 11906	CHARLOTTE	NC	28220			BRYTON MASTER OWNERS ASSOCIATION INC	1911199
PO BOX 11906	CHARLOTTE	NC	28220			BRYTON TRACE HOMEOWNERS ASSOCIATION INC	1911281
7474 CREEDMOOR RD BOX 306	RALEIGH	NC	27613			HAMBRIGHT ROAD APARTMENTS OWNER LLC	1913187
1201 STALLINGS RD	MATTHEWS	NC	28104			HUNTER DOWNS HOMEOWNERS ASSOCIATION	2761534
4957 ALBEMARLE RD	CHARLOTTE	NC	28205			FARMS OWNERS ASSOC INC MADISON PARK AT WALLACE	2758524
PO BOX 680814	CHARLOTTE	NC	28216			MADISON PARK OWNERS	2758526
333 WEST WACKER DR	CHICAGO	IL	60606	28TH FL		NR BROOKSON FLATS LP	1911142
2151 HAWKINS ST STE 1000	CHARLOTTE	NC	28203			PR II/FOUNDRY BRYTON INDUSTRIAL LLC	1913193
8320 BRENTFIELD RD	HUNTERSVILLE	NC	28078			THE BRYANS I LLC	2761420
1400 W NORTHWOOD ST	GREENSBORO	NC	27408			THE VIEWS AT BRYTON LLC	1911140
11745 TRAILS END LN	HUNTERSVILLE	NC	28078			TRAILS END REAL ESTATE LLC	1917117

adjacent property_mailaddr1	txt_city	txt_state	txt_zipcode	nme_ownerfirstname	nme_ownerlastname	secownerfirstname	secownerlastname	camapid	situsaddress1
10700 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078		BCCA PROPERTIES LLC			01916210	10700 ASBURY CHAPEL RD
7728 SHALOM DR	CHARLOTTE	NC	28216	LEE	BUTLER	AMBER	BUTLER	01916226	DOGWOOD CR
11227 EASTFIELD RD	HUNTERSVILLE	NC	28078	JOSE A	CASTILLO			01916208	EASTFIELD RD
420 S ORANGE AV STE 400	ORLANDO	FL	32801		CHARLOTTE EVERETT KEITH ROAD IND OWNER LLC			01915102	11336 EVERETTE KEITH RD
5512 MANNING RD	CHARLOTTE	NC	28269		CLOER FAMILY HOLDINGS LLC			01916129	11618 EVERETTE KEITH RD
11200 DOGWOOD LN	HUNTERSVILLE	NC	28078	KAREN M	CUNNINGHAM			01916214	11200 DOGWOOD LN
12422 LARYE LN	HUNTERSVILLE	NC	28078	ERIC T	DAIUTOLO	MICHELLE M	DAIUTOLO	01932102	11737 EVERETTE KEITH RD
422 S CHURCH ST	CHARLOTTE	NC	28242	ATTN: TAX DEPT - PB05B	DUKE POWER CO			01916118	10911 FOREST LAKE AV
2671 MAIDEN HWY STE 1	LINCOLNTON	NC	28092		FAST AND SAFE LLC			01916227	DOGWOOD CR
11316 DOGWOOD LN	HUNTERSVILLE	NC	28078	CARLOS	FERRER			01916221	11316 DOGWOOD LN
11325 DOGWOOD LN	HUNTERSVILLE	NC	28078	JOHN H	GANT	EVELYN L	GANT	01916115	11325 DOGWOOD LN
11113 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078	WARREN M	GILDER	CANDY P	GILDER	01917132	11113 ASBURY CHAPEL RD
11106 DOGWOOD LN	HUNTERSVILLE	NC	28078	BENJAMIN SCHERMER	HAMMILL	LAUREN ANN NATALE	HAMMILL	01916204	11106 DOGWOOD LN
11203 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078	THOMAS J	HOGAN	JULIE P	HOGAN	01917130	11203 ASBURY CHAPEL RD
7419 SAMPLE RD	HUNTERSVILLE	NC	28078		KERR L W LIMITED PARTNERSHIP			01932108	11898 EVERETTE KEITH RD
11216 DOGWOOD LN	HUNTERSVILLE	NC	28078	JAMES EDWARD	PETITGOUT		REBECCA LOSEE	01916213	11216 DOGWOOD LN
2151 HAWKINS ST STE 1000	CHARLOTTE	NC	28203		PR II/FOUNDRY BRYTON INDUSTRIAL LLC			01913193	BRYTON CORPORATE CENTER DR
11001 FOREST LAKE AVE	HUNTERSVILLE	NC	28078	JAMES LLOYD JR	PRICE		SUSAN MYERS	01916119	11001 FOREST LAKE AV
5968 KIRKPATRICK RD	CHARLOTTE	NC	28211	WILLIAM A	ROWLAND	BETTY J	ROWLAND	01916202	FOREST LAKE AV
PO BOX 2339	CORNELIUS	NC	28031	RICHARD L	RUDD	LINDA C	RUDD	01916217	10821 ASBURY CHAPEL RD
10130 PERIMETER PKWY STE 300	CHARLOTTE	NC	28216		SHEA HOMES CAROLINA LLC			01917104	11301 TRAILS END LN
11012 DOGWOOD LN	HUNTERSVILLE	NC	28078	SCOTT ALTON MCGRAW	STEWART	JAMIE SEAFORD	STEWART	01916225	EASTFIELD RD
11109 ASBURY CHAPEL RD	HUNTERSVILLE	NC	28078	ERIC DAVID	SWANGER		MARLA DENISE	01917131	11109 ASBURY CHAPEL RD
1400 W NORTHWOOD ST	GREENSBORO	NC	27408		THE VIEWS AT BRYTON LLC			01911140	HAMBRIGHT RD
11125 FOREST LAKE AVE	HUNTERSVILLE	NC	28078	DONNA K	THORE			01916201	11125 FOREST LAKE AV
11017 FOREST LAKE AVE	HUNTERSVILLE	NC	28078	THOMAS WILSON	TURNER	BONNIE	TURNER	01916120	11017 FOREST LAKE AV
11100 DOGWOOD LN	HUNTERSVILLE	NC	28078	EDWARD J III	WINTER	ROSEMARY T	WINTER	01916215	11100 DOGWOOD LN
11309 DOGWOOD LN	CHARLOTTE	NC	28216	CHRISTY MCCOY	WORRELL			01916114	11309 DOGWOOD LN



AREA: 55.77 AC
L.W. KERR LIMITED
PARTNERSHIP
ZONING: TR
USE: SINGLE FAMILY
RESIDENTIAL-ACREAGE
DB 10944 PG 80



VICINITY MAP

SURVEY DISCLAIMER
SURVEY ISSUE DATE: 12/05/2023. PROVIDED BY: AVOIMAGE MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD, SUITE E CHARLOTTE, NC 28277.

LEGEND

- | | |
|--|-------------------------------|
| | PARCEL LINE / PARCEL BOUNDARY |
| | PROPOSED SIDEWALK |
| | PROPOSED GREENWAY |
| | 40' PERIMETER BUFFER |

DEVELOPMENT SUMMARY

PROJECT NAME: EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER: 01916129, 01916201, 01916202
SITE ACREAGE: ±106 AC
EXISTING USE: RESIDENTIAL, VACANT
PROPOSED USE: SINGLE FAMILY ATTACHED RESIDENTIAL
SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT: TR
PROPOSED ZONING DISTRICT: NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
A	RECREATION PARK	± 1.99 ACRES
B	PEDESTRIAN PASSAGEWAY	± 0.88 ACRES
C	PARK	± 1.60 ACRES
D	GREEN	± 0.23 ACRES

NOTE: ENHANCED SUPPLEMENTAL LANDSCAPING AREA MAY INCLUDE INTERACTIVE GARDEN VEGETATION (I.E. ROSEMARY, LAVENDER, THYME, BASIL, ETC.)



BOLTON & MENK

1801 N. GRAHAM ST SUITE 320
CHARLOTTE, NORTH CAROLINA 28206
Phone: (704) 376-1555
Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kinsey Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE A-D

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

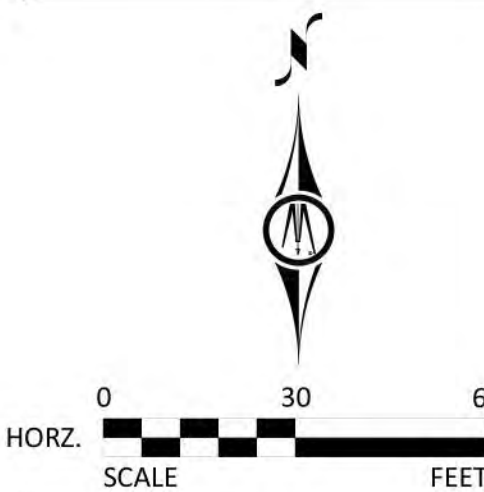
PROJECT NO:
4896

REVISIONS:



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DATE: 08/01/2024
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DRAWN BY: BMI
CHECKED BY:

RZ-701



VICINITY MAP

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LEGEND	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
E	PARK	± 2.06 ACRES
F	PLAZA	± 0.23 ACRES



**BOLTON
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9920 Kinsey Ave Ste 200
Huntersville, NC 28078

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RESIDENTIAL
REZONING**
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Huntersville, NC 28078

OPEN SPACE E & F

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FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

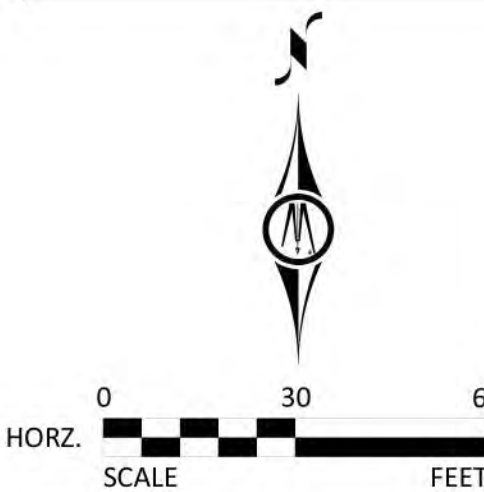
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VICINITY MAP

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LEGEND

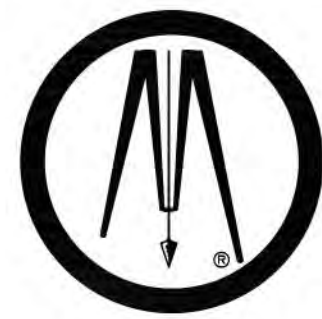
SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
G	GREENBELT	± 0.46 ACRES
H	PLAZA	± 0.12 ACRES



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NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

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RESIDENTIAL
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11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE G & H

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:

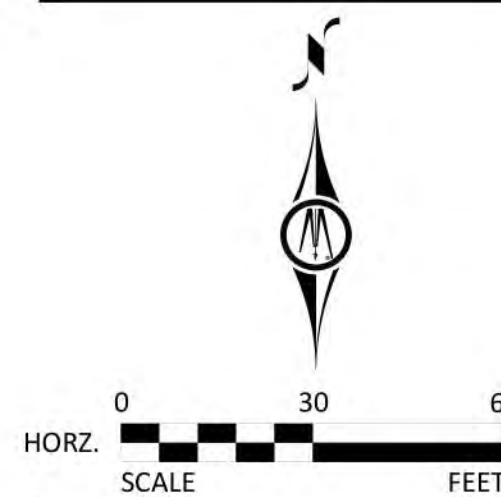
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REVISIONS:



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DATE:	08/01/2024
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CHECKED BY:	

RZ-703

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PLANS: 11/14/2024 (10/1/2024) - SHEET: 08/01/2024 4:25:11 PM



VICINITY MAP

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MAPPING SERVICES, INC. LOCATED AT 4600 LEBANON ROAD,
SUITE E, CHARLOTTE, NC 28277.

LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
PARCEL NUMBER:	01916129, 01916201, 01916202
SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLGY/USE:	AREA:
I	RECREATION PARK	± 0.64 ACRES



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NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING**
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE I

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
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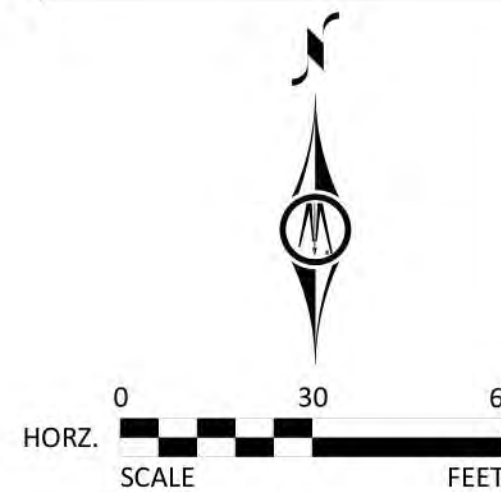
PROJECT NO:
4896

REVISIONS:



08/01/2024

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DATE:	08/01/2024
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CHECKED BY:	

RZ-704

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VICINITY MAP

SURVEY DISCLAIMER
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LEGEND

SYMBOL	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

DEVELOPMENT SUMMARY

PROJECT NAME:	EVERETTE KEITH RESIDENTIAL REZONING
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SITE ACREAGE:	±106 AC
EXISTING USE:	RESIDENTIAL, VACANT
PROPOSED USE:	SINGLE FAMILY ATTACHED RESIDENTIAL SINGLE FAMILY DETACHED RESIDENTIAL
EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY

OPEN SPACE :	TYPOLOGY/USE:	AREA:
J	PROMENADE	± 0.87 ACRES
K	PROMENADE	± 0.73 ACRES



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NVR, Inc.

9920 Kinney Ave Ste 200
Huntersville, NC 28078

EVERETTE KEITH
RESIDENTIAL
REZONING
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE J & K

THIS PLAN IS A SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

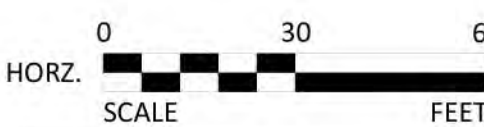
PROJECT NO:
4896

REVISIONS:



08/01/2024

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE:	08/01/2024
DESIGNED BY:	BMI
DRAWN BY:	BMI
CHECKED BY:	

RZ-705



VICINITY MAP

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LEGEND	
	PARCEL LINE / PARCEL BOUNDARY
	PROPOSED SIDEWALK
	PROPOSED GREENWAY
	40' PERIMETER BUFFER

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EXISTING ZONING DISTRICT:	TR
PROPOSED ZONING DISTRICT:	NR-CD
NOTE: FULL DEVELOPMENT SUMMARY AND REZONING NOTES LOCATED ON SHEET RZ-206.	

OPEN SPACE SUMMARY		
OPEN SPACE :	TYPOLOGY/USE:	AREA:
L	PARK	±3.72 ACRES



**BOLTON
& MENK**

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Email: charlotte@bolton-menk.com
www.bolton-menk.com

NVR, Inc.

9920 Kincey Ave Ste 200
Huntersville, NC 28078

**EVERETTE KEITH
RESIDENTIAL
REZONING**
11430 Dogwood Ln
Huntersville, NC 28078

OPEN SPACE L

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS,
LOTS, AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO
FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

PROJECT NO:
4896

REVISIONS:



**PRELIMINARY
NOT FOR
CONSTRUCTION**



0 30 60
HORIZ. SCALE FEET

DATE: 08/01/2024
DESIGNED BY: BMI
DRAWN BY: BMI
CHECKED BY:

RZ-706

R24-07 EVERETTE KEITH RESIDENTIAL 12/2/24 COMMUNITY MEETING SIGN-UP SHEET

[illegible]

R24-07 EVERETTE KEITH RESIDENTIAL 12/2/24 COMMUNITY MEETING SIGN-UP SHEET

[illegible]



General Application Owner/Applicant Signature Addendum

Application Information

Date of Application 08/01/24 EPM Number _____
 Name of Project Everette Keith Residential Phase # (if subdivision) _____
 Parcel Identification Number(s) (PIN) 01916129, 01916201, 01916202

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer Flamingo Farms LLC Phone Number 828-215-1305
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 for Special Use Permits and Subdivisions)
 Signature  dotloop verified
07/18/24 10:18 AM EDT
KT7G-F8MA-1DRD-CMS0
 Title _____ Email theflamingofarms@gmail.com
 Address of Property Owner/Applicant 64 Coleman Ave Asheville, NC 28801

* ^ Printed Name of Signer Donna K Thore Phone Number 704-634-0172
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 for Special Use Permits and Subdivisions)
 Signature  dotloop verified
07/18/24 10:50 AM EDT
HQWD-H5FX-UIRI-W1TI
 Title _____ Email thomasathore@bellsouth.net
 Address of Property Owner/Applicant 11125 Forest Lake Ave Huntersville, NC 28078

* ^ Printed Name of Signer Betty J Rowland Phone Number 704-451-2600
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 for Special Use Permits and Subdivisions)
 Signature  dotloop verified
07/18/24 10:16 AM EDT
EYXA-VIKV-F7TS-WKR2
 Title _____ Email beejay.rowland@gmail.com
 Address of Property Owner/Applicant 5968 Kirkpatrick Rd Charlotte, NC 28211

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing 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.



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 08/01/2024

Name of Project Everette Keith Residential Phase # (if subdivision) _____

Project Address 11430 Dogwood Ln

Parcel Identification Number(s) (PIN) 01916129, 01916201, 01916202

Current Zoning District TR Proposed District (for rezoning only) NR

Property Size (acres) 106 Acres Street Frontage (feet) 2000

Current Land Use Residential, Vacant

Proposed Land Use(s) Single Family Attached Residential and Single Family Detached Residential

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

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

Requesting conditional zoning map amendment (rezoning) to allow for a residential development on approximately 106 acres within the Town's ETJ limits.

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>.

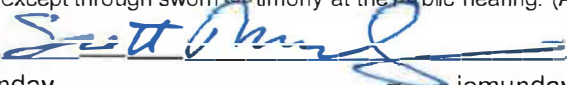
5. Outside Agency Information

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 NVR, Inc. Phone (864)710-3989
☒ 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 for Special Use Permits and Subdivisions)

Signature 

Title Scott Munday Email jemunday@nvrinc.com

Address of Applicant 13924 Professional Center Drive #100 Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Cloer Family Holdings LLC (John G Cloer deceased with Thad Cloer, Anna Josey, and Edwin Cloer assuming management) Phone 704-472-6847
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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dotloop verified 08/05/24 4:07 PM EDT BIMN-TOKU-TSKQ-EX8M	dotloop verified 08/05/24 2:23 PM EDT ASRC-PGFF-7WHG-RYZS	dotloop verified 08/05/24 1:29 PM EDT YVOL-00J8-WKNI-KITR
Title <u>Thad Cloer</u>	Email <u>Anna Josey</u>	<u>Edwin Cloer</u>

Address of Property Owner 5512 Manning Rd Charlotte, NC 28269

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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 application **MUST** be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), 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.**

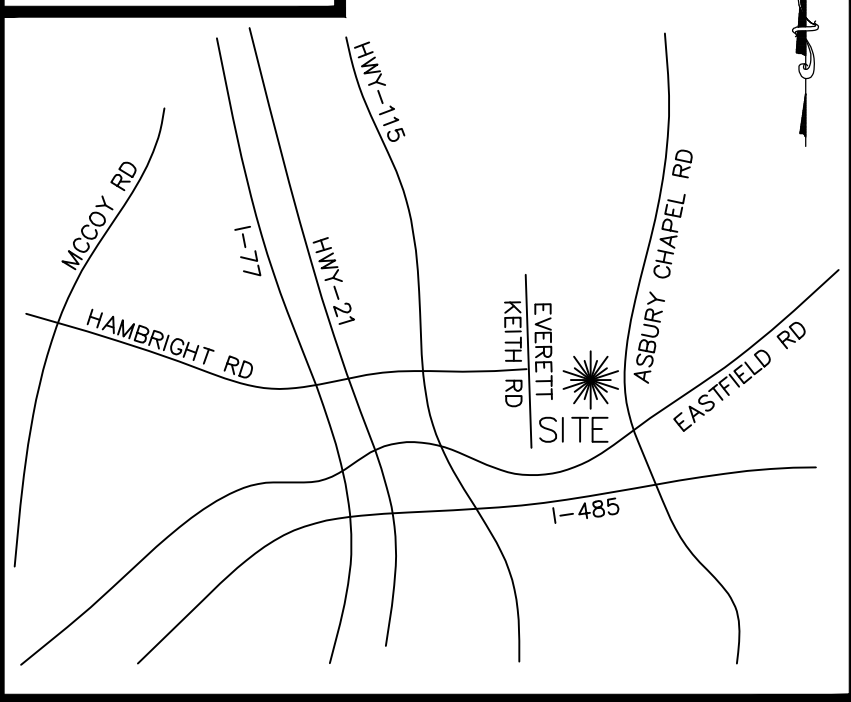
8. Development/Design Firm Contact Information

NVR, Inc.	Scott Munday	(864)710-3989	jemunday@nvrinc.com
Development Firm	Name of Contact	Phone	Email
Bolton & Menk	Sean Paone	(704)293-6338	sean.paone@bolton-menk.com
Design Firm	Name of Contact	Phone	Email

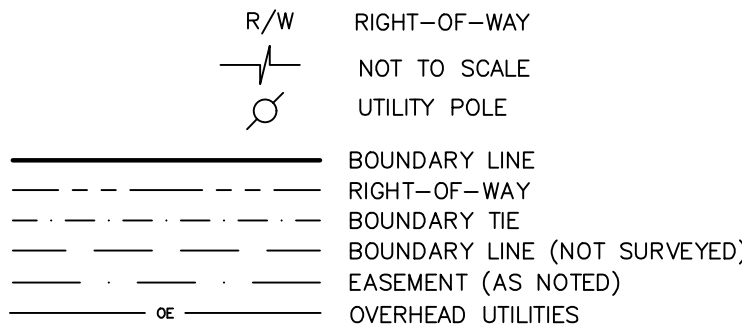
Contact Information

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

VICINITY MAP
(NOT TO SCALE)



LEGEND



SURVEYOR NOTES:

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PARCEL ID#:01916129 - 3,287,261 SQ. FT. - 75.465 ACRES±
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SIDE SETBACK - 10'
REAR SETBACK - 20'

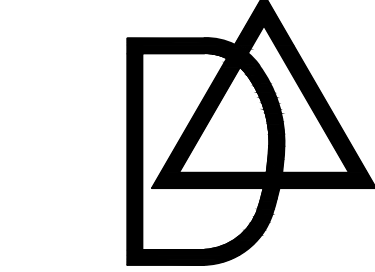
LINE	BEARING	DISTANCE
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L3	N 38°39'00" W	149.90'
L4	N 38°44'53" W	150.02'
L5	N 08°45'22" W	119.20'
L6	N 80°45'53" E	29.85'
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L9	N 51°25'37" E	353.51'
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L15	N 51°32'19" E	200.59'
L16	S 38°40'28" E	100.06'

I, T. MICHAEL GREEN JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK - SEE - PAGE NOTE #2 -; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THE SURVEY WAS COMPLETED ON JANUARY 15, 2024; AND ALL COORDINATES ARE BASED ON NAD 83/2011; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US-FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: JANUARY 15, 2024
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984065
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF APRIL, 2025

T. MICHAEL GREEN, JR. PLS
LICENSE NUMBER: L-4821



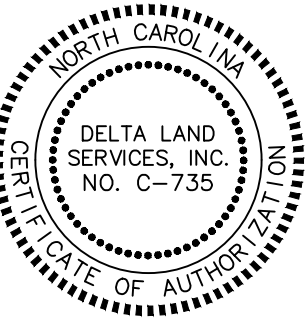
NC GRID
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DELTA LAND
SERVICES, INC.

NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE B
MATTHEWS, NC 28105
T 704.847.4700
www.deltalandservices.net

SEAL:



OWNERSHIP:

PARCEL ID#:01916129
CLOER FAMILY HOLDINGS LLC
5512 MANNING RD
CHARLOTTE NC 28269

FLAMINGO FARMS LLC
64 COLEMAN AVE
ASHEVILLE NC 28801

PARCEL ID#:01916201
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11125 FOREST LAKE AVE
HUNTERVILLE NC 28078

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WILLIAM A ROLAND
BETTY J ROLAND
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CHARLOTTE NC 28211

PREPARED FOR:

NVR, INC.
PLAZA AMERICA TOWER I
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VIRGINIA 20190

BOUNDARY SURVEY
OF PARCEL ID#: 01916129,
01916201, & 01916202
TOWN OF HUNTERVILLE,
MECKLENBURG COUNTY,
NORTH CAROLINA

PROJECT NUMBER:

1056

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: CCM DATE: 04/09/2025

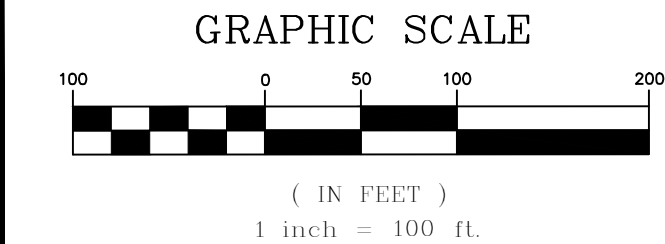
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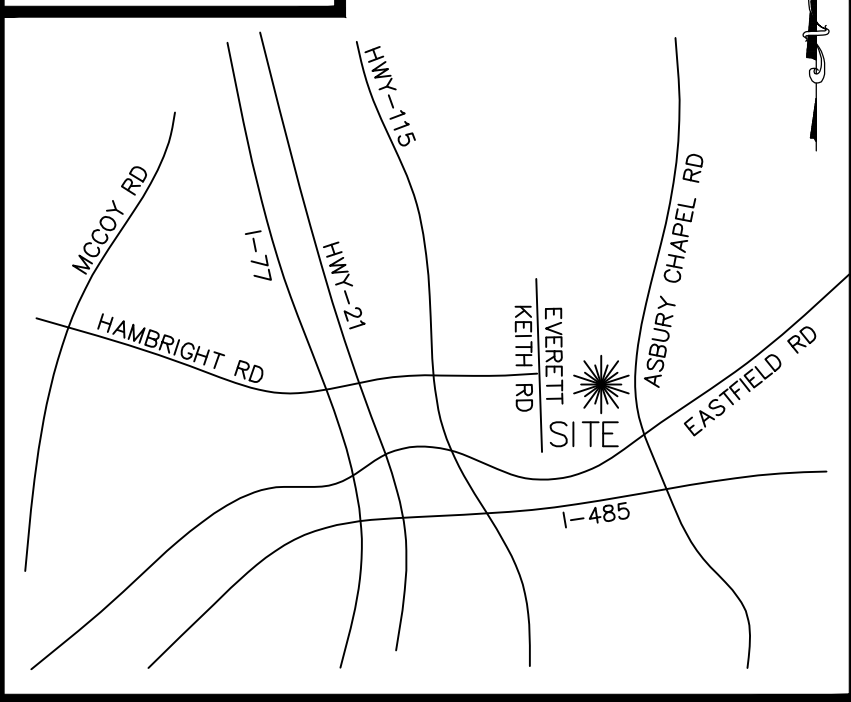
1056-Boundary

SHEET NUMBER:

1 OF 3



VICINITY MAP
(NOT TO SCALE)



LEGEND

- R/W RIGHT-OF-WAY
NOT TO SCALE
UTILITY POLE
BOUNDARY LINE
RIGHT-OF-WAY
BOUNDARY TIE
BOUNDARY LINE (NOT SURVEYED)
EASEMENT (AS NOTED)
OVERHEAD UTILITIES

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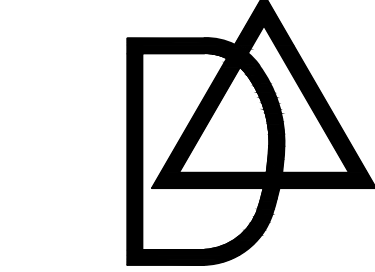
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T. MICHAEL GREEN, JR., PLS
LICENSE NUMBER: L-4821



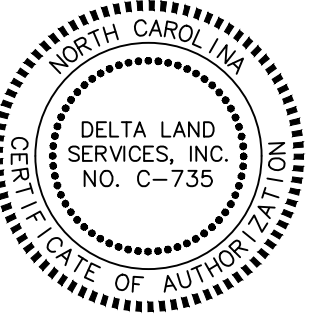
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DELTA LAND
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NC FIRM LICENSE #C-735
608 MATTHEWS-
MINT HILL ROAD
SUITE 6
MATTHEWS, NC 28105
T 704. 847.4700
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SEAL:



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PREPARED FOR:

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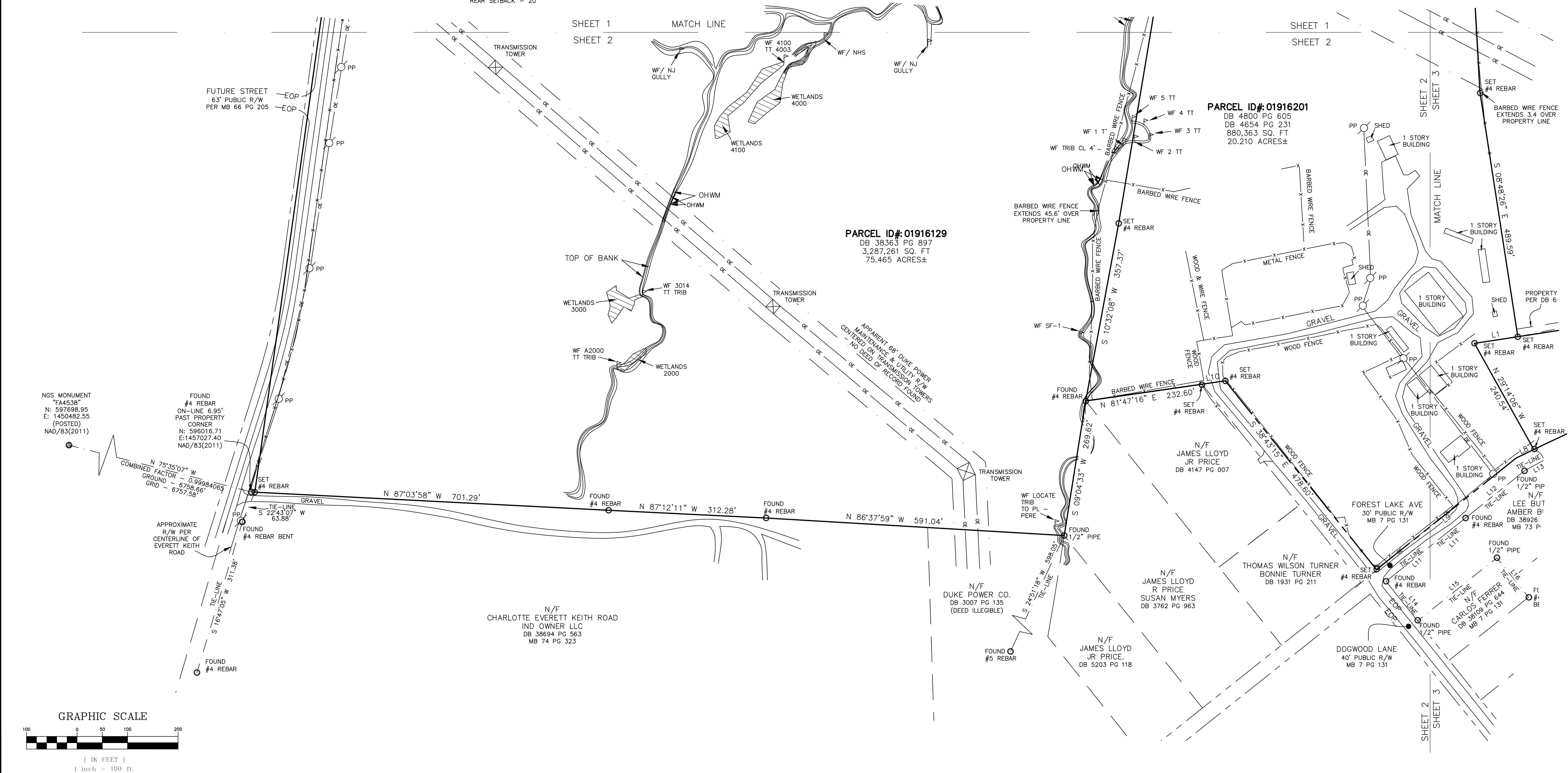
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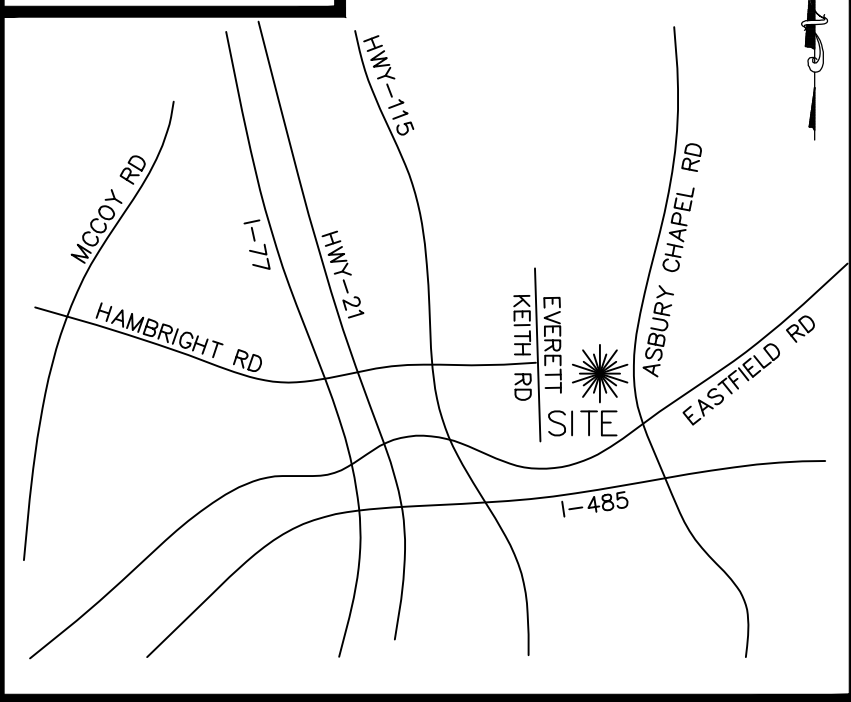
1056-Boundary

SHEET NUMBER:

2 OF 3



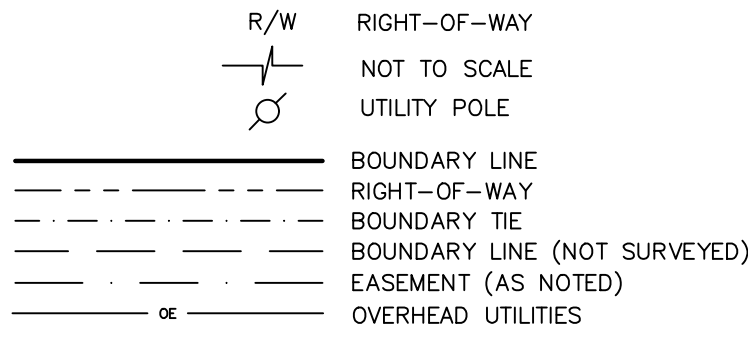
VICINITY MAP
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PARCEL ID#01916202 - 480,410 SQ. FT. - 11.029 ACRES±
10. RESTRICTIONS PER DB 1758 PG 93
 - NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OF ANY LOT THAN 25 FEET NOR NEARER TO ANY SIDE LOT LINE THAN 10 FT.
 - NOT LOT OR LOTS SHALL BE RE-SUBDIVIDED SO AS TO RESULT IN THE CREATION OF ANY LOT OR LOTS HAVING A WIDTH OF LESS THAN 100FT AT FRONT LOT LINE.
11. ZONING: TOD-TR(MECKLENBURG) PER MECKLENBURG COUNTY GIS. SETBACKS REQUIREMENTS PER ZONING
FRONT SETBACK - 20'
SIDE SETBACK - 10'
REAR SETBACK - 20'

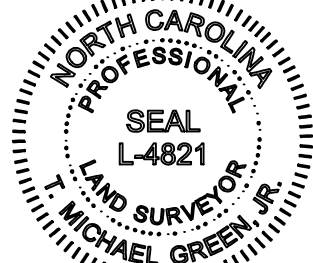
LEGEND



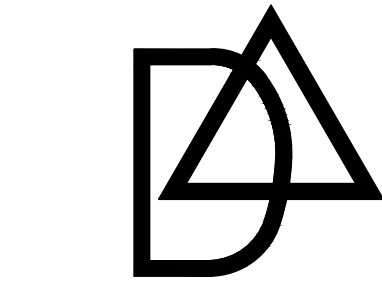
LINE	BEARING	DISTANCE
L2	N 38°40'08" W	151.66'
L3	N 38°39'00" W	149.90'
L4	N 38°44'53" W	150.02'
L5	N 08°45'22" W	119.20'
L6	N 80°45'53" E	29.85'
L7	N 08°28'44" W	55.62'
L8	N 63°52'40" E	39.10'
L9	N 51°29'57" E	353.51'
L10	N 81°47'16" E	46.43'
L11	N 51°29'53" E	201.10'
L12	N 51°19'57" E	149.49'
L13	N 61°20'56" E	50.33'
L14	S 38°34'04" E	100.12'
L15	N 51°32'19" E	200.59'
L16	S 38°40'28" E	100.06'

I, T. MICHAEL GREEN JR., PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK - SEE - PAGE - NOTE #2 -; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) JANUARY 19, 2024; THAT THE SURVEY WAS COMPLETED ON JANUARY 15, 2024; AND ALL COORDINATES ARE BASED ON NAD 83/2011; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: JANUARY 15, 2024
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984065
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21th DAY OF APRIL, 2025

T. Michael Green, Jr.
T. MICHAEL GREEN, JR., PLS
LICENSE NUMBER: L-4821



NC GRID
NAD 83/2011



DELTA LAND
SERVICES, INC.

NC FIRM LICENSE #D-735
608 MATTHEWS-
MINT HILL ROAD
SUITE B
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net

SEAL:



OWNERSHIP:

PARCEL ID#01916129
CLOER FAMILY HOLDINGS LLC
5512 MANNING RD
CHARLOTTE NC 28269

FLAMINGO FARMS LLC
64 COLEMAN AVE
ASHEVILLE NC 28801

PARCEL ID#01916201
DONNA K THORE
11125 FOREST LAKE AVE
HUNTERSVILLE NC 28078

PARCEL ID#01916202
WILLIAM A ROLAND
BETTY J ROLAND
5968 KIRKPATRICK RD
CHARLOTTE NC 28211

PREPARED FOR:

NVR, INC.
PLAZA AMERICA TOWER I
11700 PLAZA AMERICA DRIVE
SUITE 500
RESTON, VIRGINIA 20190

BOUNDARY SURVEY
OF PARCEL ID#01916129,
01916201, & 01916202
TOWN OF HUNTERSVILLE,
MECKLENBURG COUNTY,
NORTH CAROLINA

PROJECT NUMBER:

1056

DRAWING REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY: CCM DATE: 04/09/2025

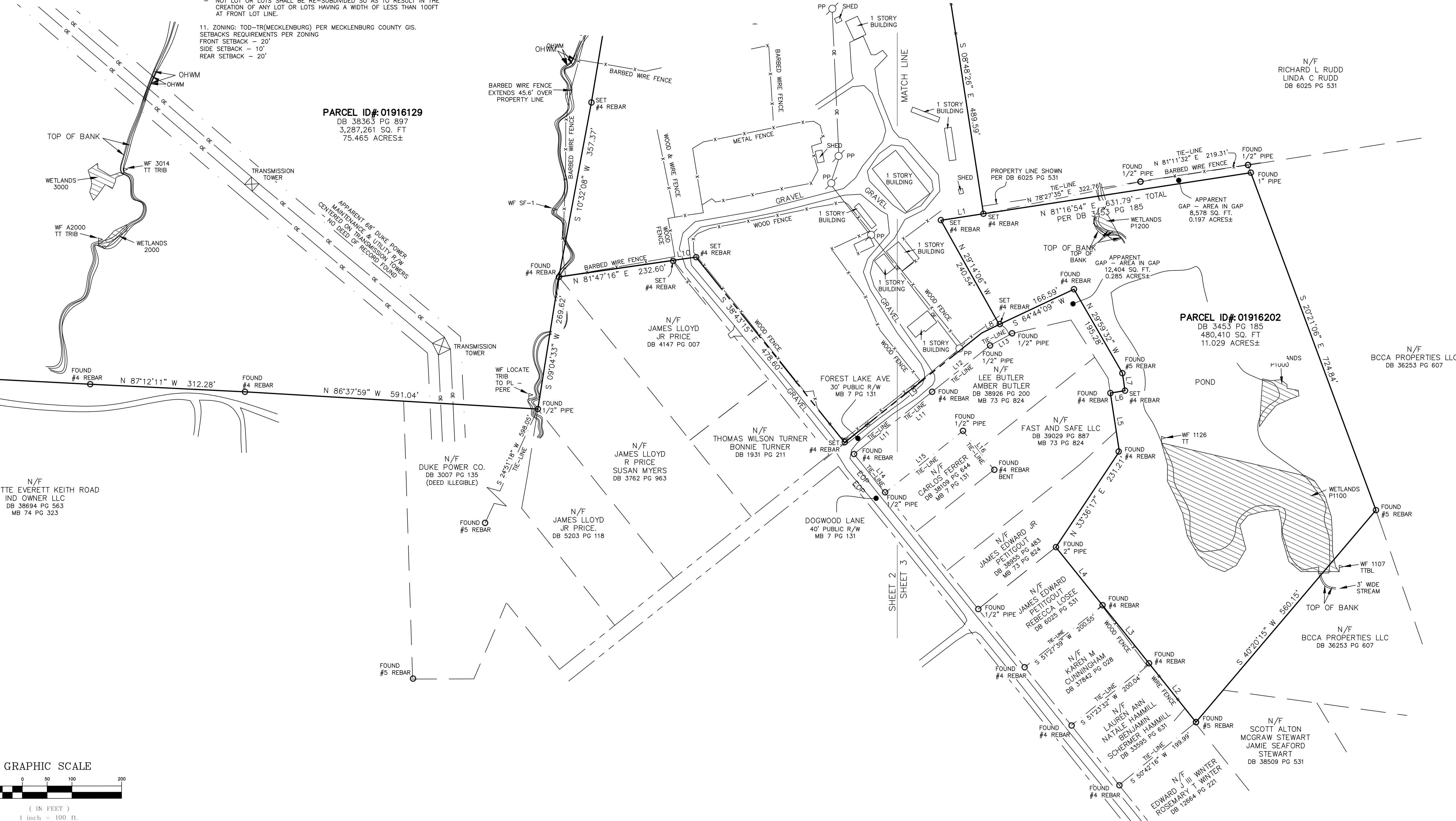
CHECKED BY: TMG SCALE: 1" = 100'

DRAWING TITLE:

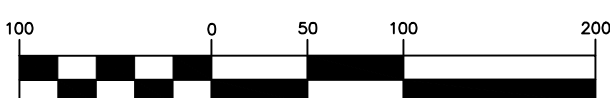
1056-Boundary

SHEET NUMBER:

3 OF 3



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Jim Dotoli, Fire Chief

Subject: Seagrave Marauder Pumper Trucks Purchase

EXPLAIN REQUEST:

Approve purchase of two (2) Seagrave Marauder Pumper Trucks for a total of \$2,564,007, per the Group Purchasing Program. G.S. 143-129(e)(3) is an exception to formal bidding as it requires a competitive bidding process by a formally organized program offering discount prices to at least 2 public agencies.

ACTION RECOMMENDED:

Approve purchase

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Prepayment 60% Contract for 2 Huntersville NC 03312025 (Final for Signature_6-6-25)

CONTRACT

THIS AGREEMENT; made by and between **Seagrave Fire Apparatus, LLC** of Clintonville, Wisconsin, hereinafter referred to as the "Seller", and **Town of Huntersville Fire Department, Huntersville, NC**, by its authorized representative, hereinafter referred to as the "Purchaser".

1. The Seller hereby agrees to furnish **two (2) units of Seagrave Marauder Pumper**, hereinafter referred to as "Apparatus and Equipment", according to the mutually agreed specifications and change order documents hereto attached and made a part of this contract, and to deliver the same as hereinafter provided.
2. The Seller guarantees that all material and workmanship in and about the Apparatus and Equipment shall comply with the mutually agreed specifications and change orders. In the event there is any conflict between the Town Specifications and the Seagrave Proposal, the mutually agreed specifications and change orders will prevail. The standard Seagrave Limited Warranty will apply as provided for in the mutually agreed specifications and change orders. Minor details of materials and construction, not otherwise specified, shall be left to the decision of the Seller who shall be solely responsible for the design, engineering and construction of all features of the Apparatus and Equipment. Any changes to the contract or purchase order must be approved in advance through the issuance of a written change order by the Seller. The Seller will not assume responsibility for performing any change requested but not approved by the Purchaser within five (5) days of the change order submission for approval.
3. The Apparatus and Equipment shall be ready for delivery from Clintonville, Wisconsin, within **1,400** calendar days after the receipt of the (i) mutually agreed specifications, (ii) change order documents and (iii) approval drawing signed by the authorized representative of the Purchaser. The mutually agreed specifications and change order documents and approval drawing shall be delivered to the Purchaser for their signature in not more than 31 days from contract receipt at Seagrave or not more than five days from pre-construction meeting, if so provided. Delays due to change orders, strikes, failures to obtain materials, or other causes beyond Seagrave's control will be just cause for delay in delivery. The completed Apparatus and Equipment shall be delivered to the Purchaser at:

**Town of Huntersville Fire Department
110 South Old Statesville Road
Huntersville, NC 28078**

4. A competent representative shall, upon request, be furnished by the Seller to demonstrate said Apparatus and Equipment for the Purchaser and to familiarize the Purchaser's employees in the operation and handling of the Apparatus and Equipment.
5. The Purchaser purchases and agrees to pay for the Apparatus and Equipment, the sum of **Two Million, Five Hundred Sixty-Four Thousand, Seven Dollars (\$2,564,007.00)**, state, federal, FET, or local taxes not included. Payment of any such taxes are the responsibility of the Purchaser. **The first pumper would be \$1,291,676.00. The second pumper would be \$1,272,331.00. A 60% payment shall be made in the amount of \$1,538,404.00.00 at time of order, which will reduce the purchase price at final invoicing by \$139,475.00 leaving a balance due at delivery of \$886,128.00.00. Pricing includes a 100% Performance Bond.** If payment is not made at the time of the order, the discount will be adjusted accordingly. Any balance due shall be paid, along with all approved modifications required by the Purchaser, at time of final delivery and acceptance on the completed unit.
 - 5.1 This price does not include the impact of tariffs on imported goods implemented since January 01, 2025, as the application or impact of such tariffs is not currently clear. Seagrave reserves the right to change the price in accordance with contract terms in reference to tariffs implemented by the Federal Government.
 - 5.2 Not less than 360 days prior to planned shipment of the Apparatus and Equipment, Seller will provide an

estimated price increase amount due to tariffs, with documentation justifying any increase, to Purchaser. If Purchaser decides to cancel the order, it should provide a termination notice to Seller within 14 days of such communication to avoid any cancellation charges resulting from this decision. If Purchaser elects to terminate the contract pursuant to this provision, any prepaid amounts will be returned by Seller to Purchaser minus the aforementioned costs and expenses

5.3 Seller will provide an estimated price increase due to tariffs after the first increase mentioned in 5.2 above at the end of every quarter and until delivery of the Apparatus and Equipment with documentation justifying any increase. If Purchaser decides to cancel the order within 14 days after each notice is provided, a termination notice shall be provided to Seller. Seller will immediately discontinue the work and placing of orders for materials and supplies in connection with the performance of this contract. Purchaser shall pay Seller for work completed prior to the effective date of termination, including expenses sustained in performing services and furnishing labor and materials as required by the contract, fair and reasonable sums for overhead, plus an additional five percent (5%) of the total costs incurred prior to termination for administrative expenses. If Purchaser elects to terminate the contract pursuant to this provision, any prepaid amounts will be returned by Seller to Purchaser minus the aforementioned costs and expenses.

5.4 All payments shall be made payable to Seagrave Fire Apparatus, LLC and shall be mailed directly to:

***Seagrave Fire Apparatus, LLC
7285 Solutions Center
Chicago, IL 60677-7002***

5.5 The Apparatus and Equipment must be paid in full prior to being placed in fire service.

5.6 If more than one piece of Apparatus and Equipment is covered by this Contract, the above terms of payment shall apply to each piece, and an invoice covering each piece shall be rendered in the proper amount.

6. In the case that no final inspection is made by the Purchaser at the factory prior to shipment and the Purchaser desires to test the Apparatus and Equipment upon receipt, such test shall be made within three (3) days after arrival at the delivery destination specified above. A written report of such test shall be delivered forthwith to the Seller at its principal office at Clintonville, Wisconsin. If no such test be made, or if no such report be made by the Purchaser within three (3) days after arrival, then the Apparatus and Equipment shall be considered as fully complying with the contract specifications.
7. It is agreed that the Apparatus and Equipment covered by this contract shall remain the property of the Seller until the Apparatus and Equipment is delivered and accepted by the Purchaser, such acceptance shall not be unreasonably withheld or delayed. In case of any default in payment the Seller may take full possession of the Apparatus and Equipment, or of the piece or pieces upon which default has been made, and any payments that have been made shall be applied as rent in full for the use of the Apparatus and Equipment up to date of taking possession.
8. In the event that any applicable Federal or State Regulations (DOT, FMVSS, EPA, etc.), National Fire Protection Association Standards or import tariffs which are enacted during the course of this contract, and which requires a change in the contract specifications and purchase price in order for the Apparatus and Equipment to comply with such regulation, the parties will execute a change order describing the change in the specifications and increasing the purchase price by an amount equal to the increase in the costs of producing the Apparatus and Equipment.
9. Any dispute or claim relating to this contract shall be determined exclusively in the state courts located in Mecklenburg County, North Carolina. Each party hereby consents to and waives any objection to the exclusive jurisdiction of such courts.

10. Seller and Purchaser Indemnifications:

10.1 Seller Indemnification – Seller herein agrees to indemnify and hold Purchaser, its elected officials, employees, agents and volunteers free and harmless from any liability for losses, claims, injury to or death of any person resulting from the negligent acts or omissions in the design, engineering and manufacture/assembly of the Apparatus and Equipment.

10.2 Purchaser Indemnification – Purchaser herein agrees to indemnify and hold the Seller, its officers, employees, directors, shareholders, agents and lenders free and harmless from any liability for losses, claims, injury to or death of any person arising out of or resulting from the Purchaser's, its elected officials', employees', agents' and volunteers' use, operation or possession of the Apparatus and Equipment, but only to the extent caused by the negligent acts or omissions of the Purchaser, its elected officials, employees, agents and volunteers.

10.3 Mutual Indemnification Survival Provision – The indemnification provisions provided in this Section 10 shall survive the performance of this contract, including delivery of the Apparatus and Equipment by the Seller and payment by the Purchaser.

11. Anti-Discrimination and Equal Employment. During the performance of the contract, Seller shall comply with all federal and state requirements concerning fair and equal employment and shall not discriminate against or deny the contract's benefits or services to any person on the basis of race, religion, color, creed, national origin, age, sex (including sexual orientation, gender identity, and pregnancy), disability or handicapping condition, or genetic information.
12. Risk of loss shall pass to the Purchaser upon delivery and acceptance of the Apparatus and Equipment.
13. To be binding the contract must be signed and approved by an Officer of Seagrave Fire Apparatus, LLC. This contract and mutually agreed specifications and change order documents take precedence over all previous negotiations, and no representations are considered as entering into this contract except as are contained herein or in the mutually agreed specifications and change order documents included herein.
14. Verification of Work Authorization. Contractor shall comply with, and require all contractors and subcontractors to comply with, the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," sometimes known as E-verify, for all contractors and subcontractors.
15. Iran Divestment List. With the execution hereof, Contractor, certifies that they are not on the Iran Final Divestment List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.58, and will not contract with anyone on such List in performance of the work hereunder.
16. Severability. If any provision of this Contract is found to be invalid or unlawful, then remainder of this Contract shall not be affected thereby, and each remaining provision shall be valid and enforced to the fullest extent permitted by law.
17. Companies that Boycott Israel. With the execution hereof, Contractor, certifies that they are not on the Companies that Boycott Israel List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.80, and will not contract with anyone on such List in performance of the work hereunder.
18. Jury Trial. Nothing contained in this Contract shall constitute a waiver of the Town's right to a jury trial.

19. Confidentiality. The Contractor acknowledges the Town is subject public records law and no term shall be inconsistent with N.C.G.S. §132 et al.
20. Default. The Town may terminate the Contract, in whole or in part, immediately and without prior notice upon breach of the Contract by the Contractor.

IN WITNESS WHEREOF, the said parties have caused these presents to be executed and the Purchaser has caused its corporate seal to be hereunto affixed, and attested by its authorized representatives, on this _____ day of _____, 20____.

TOWN OF HUNTERSVILLE FIRE DEPARTMENT, HUNTERSVILLE, NC ("Purchaser")

By _____
Please print name here

By _____
Please sign name here

Title _____
Purchaser

By _____
Please print name here

By _____
Please sign name here

Title _____
Purchaser

SEAGRAVE FIRE APPARATUS, LLC ("Seller")

By _____
Ulisses D. Parmeziani

Title: **President and Chief Executive Officer**
Seller

Date of Acceptance: _____



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Budget Amendment for Two Seagrave Marauder Pumper Trucks

EXPLAIN REQUEST:

Appropriate Emergency services fund balance (103890.9999) of \$2,564,007 to capital outlay for the purchase of two Seagrave Marauder Pumper trucks (105200.0500) from Seagrave Fire Apparatus, LLC.

ACTION RECOMMENDED:

Approve budget amendment.

FINANCIAL IMPLICATIONS:

Decrease in fund balance of \$2,564,007.

ATTACHMENTS:

None



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Amendment to the Lake Norman Charter School Joint Use Agreement.

EXPLAIN REQUEST:

On October 16, 2023, the Town Board approved adding the new gym at the new Lake Norman Charter Elementary School No. 2 to the existing joint use agreement that includes gyms at their existing High School, Middle School and Elementary School Sites. This new amendment will add the new six-lighted tennis courts to the agreement that will be built at Elementary School Site No. 2. The Huntersville Parks and Recreation Committee unanimously approved this amendment at their May 21st meeting.

The Town will pay \$150,000 towards this agreement for the tennis courts. The agreement will run for 15 years from the date it opens. The estimated cost to build six lighted tennis courts is close to \$1 million. The 2030 Huntersville Parks and Recreation Master Plan calls for 13 more tennis courts to be added by 2030.

ACTION RECOMMENDED:

Consider approving the amendment to the Lake Norman Charter School Joint Use Agreement.

FINANCIAL IMPLICATIONS:

\$150,000 in FY27

ATTACHMENTS:

1. Amendment to LNCS Joint Use Agreement clean
2. Fire Station No. 4 Park Plan and LNCS

FIRST AMENDMENT TO GYMNASIUM JOINT USE AGREEMENT

This FIRST AMENDMENT TO GYMNASIUM JOINT USE AGREEMENT (“Amendment”) is made and entered into to be effective _____, 2025 by and between the Town of Huntersville, North Carolina (“Town”) and Lake Norman Charter School, Inc. (“LNCS”)

Background.

Town and LNCS are parties to that certain Gymnasium Joint Use agreement (the “Agreement”) entered as of October 16, 2023, whereby the Town and LNCS agreed to jointly use certain LNCS facilities and Town facilities, as set out in the Agreement. The parties now wish to amend the Agreement to add the construction and joint use of six (6) tennis courts at the new Elementary School located on McIlwaine Road in Huntersville.

Agreement

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, Town and LNCS agree for themselves, their heirs, personal representatives, successors and assigns and follows:

1. **Section 1- Design.** The Parties agree Section 1 of the Agreement, Design, shall be amended by deleting the same in its entirety and inserting in lieu thereof:
 1. **Design.** LNCS will design the Elementary School Gym II, which will include certain reserved secured space for Town's exclusive use consistent with the space reserved for the Town at the Elementary School Gym, Middle School Gym, and the High School Gym. The Elementary School Gym II will accommodate at a minimum an 84' x 50' basketball court and seating for 300 spectators. As part of Elementary School Gym II, LNCS shall also design and construct six (6) regulation tennis courts with lighting. Unless otherwise specified, the six tennis courts shall be included in the definition of Elementary School Gym II. The Town shall have the right to review and approve the design plans for the Elementary School Gym II. The Town's approval may not be unreasonably withheld and will be deemed given unless the Town provides reasonable and specific objections to the design plans within 14 days of receipt.
2. **Section 3- Contribution.** The Parties agree Section 3 of the Agreement, Contribution, shall be amended by deleting the same in its entirety and inserting in lieu thereof:
 3. **Contribution.** Town shall make a one-time lump sum payment toward the construction cost of the Elementary School Gym II in the amount of \$650,000. This payment shall be made directly to LNCS and shall be due within 30 days of LNCS's receipt of a Certificate of Occupancy for the school, but no sooner than July 1, 2026. The Town acknowledges that the contribution made through this agreement does not give it ownership rights to the Gymnasiums or other LNCS property.

3. **Section 6- Joint Use.** The Parties agree Section 6 of the Agreement, Joint Use, shall be amended by deleting the same in its entirety and inserting in lieu thereof:

6. Joint Use.

I. Joint Use of Gymnasiums:

a. LNCS and Town shall jointly use the Gymnasiums. LNCS shall have exclusive use as needed: (i) during school operating hours, as that term is defined by LNCS and which will include weekday hours until 6:00pm.; and (ii) during certain other days, evenings and weekends as needed for at dates and times reasonably determined by LNCS ("Reserved Hours"). Notwithstanding the foregoing, Town may use the Gymnasiums for public purposes for the operation of recreation and athletic activities, which will mainly be held during weekend hours, and weekday evening hours beginning at 6:00 p.m. that are not in conflict with school operating hours or Reserved Hours. The use of the Gymnasiums is subject to the provisions herein, and shall be coordinated pursuant to Term 7 below.

b. The Town shall not use any of the Gymnasiums at any time for a purpose that would be deemed a "Private Business Use" as that term is defined in the Arbitrage and Tax Regulatory Agreement among LNCS, the Public Finance Authority, consistent with the 2024A Educational Revenue Bond dated October 9, 2024. Nor shall the Town use any of the Gymnasiums for any other purpose which may cause the interest on the Public Finance Authority Tax-Exempt Variable Rate Educational Facilities Revenue Bonds (Lake Norman Charter School), Series 2018A and 2024A Educational Revenue Bond to be included in the gross income of the Holders thereof or any other future tax-exempt financing that LNCS may issue in the future.

c. During mutually agreed upon times and days reasonably determined by Town, LNCS shall be allowed to reserve and use the Town's Athletic Fields ("Athletic Fields") and Town's Tennis Courts ("Tennis Courts") including, but not limited to: three (3) Lacrosse practice fields in the spring; two (2) football practice fields in the fall; two (2) soccer practice fields in the fall and spring; two (2) baseball practice fields in the spring; two (2) softball practice fields in the spring; three (3) tennis courts in the fall and spring; two (2) baseball game fields in the spring; and two (2) softball game fields in the spring. LNCS shall enjoy the same usage of these Town facilities as it has experienced during the calendar year of 2024 as noted above, and the Town shall maintain that level of usage. Use of said Town facilities are subject to the provisions herein, and shall be coordinated pursuant to Term 7 below.

d. The Town shall continue to have access to the Middle School's community room at mutually agreed upon times outside of regular school hours.

II. Joint Use of Tennis Courts at Elementary School Gym II:

- a. Town shall have use of the courts for public use during times when not used by LNCS for school activities. The parties expect that the courts will be generally available for public usage between the hours of 9:00 a.m. to 2:30 p.m. and 3:30 p.m. to 11:00 p.m. During Town usage times, the Town may make the courts available for United States Tennis Association (“USTA”) league play, other Town-sponsored league play, or for periodic clinics and lessons. Town shall not provide reserved usage of the courts to any other group, organization, or school without the prior written consent of LNCS, which consent may be withheld in the sole discretion of LNCS. Town may apply for a USTA grant with respect to the courts, and LNCS will facilitate such application, but Town shall be solely responsible for complying with the terms and conditions of any grants provided by USTA.
- b. The Town shall charge tennis court reservation fees at the same rate as other Town tennis courts.
- c. Fees collected by the Town from reservation fees for the courts shall be deposited into a Capital Reserve Fund for repairs and improvements to the courts. Improvements include, but are not limited to: resurfacing, netting, and lighting. If additional funding for improvements are needed above the funds held in the Capital Reserve Fund, then the parties shall agree to additional cost and timing of the repair. The parties would then be responsible for equally funding the overage amount.
- d. Except as provided in subsections (e) and (f) below, and otherwise agreed mutually in writing by the parties, LNCS shall pay for and be responsible for all costs of operation, utilities, school parking lot(s), driveways, and routine maintenance of the courts.
- e. Once constructed, fully operational, and use has commenced by the Town, the Town shall pay and be responsible for the electric utility expense for the tennis court lighting.
- f. Each party shall be responsible for clean up during its use of the courts.
- g. LNCS shall have access to the Fire Station No. 4 public park restrooms when the courts are in use for school events.

- 4. **Section 7- Scheduling.** The Parties agree Section 7 of the Agreement, Scheduling, shall be amended by deleting the same in its entirety and inserting in lieu thereof:

7. Scheduling.

- a. Scheduling of Gymnasiums:

Subject to the other terms of this Agreement, the Town shall be responsible for coordinating the scheduling of the Gymnasiums in cooperation with LNCS. LNCS shall provide to the Town's Parks and Recreation Department Director, or designee, an annual schedule of school operating hours and Reserved Hours no later than July 1st annually. Within thirty (30) days thereafter, Town will provide LNCS a schedule of dates and times it intends to operate programs on the premises.

b. Scheduling of Elementary School Gym II Tennis Courts:

Town shall be responsible for scheduling uses of the courts by the public during periods of time in which the courts are not being used by LNCS for school activities. LNCS shall be responsible for advising Town annually, prior to August 1st, of its anticipated reserved usage times for the upcoming year. It is anticipated and agreed that LNCS shall have the following reserved times during the year:

- i. Fall Sports Season (August 1st through mid-November): six (6) courts are reserved Monday through Friday from 2:30 p.m. to 6:30 p.m. to LNCS. All courts shall be closed to public use during this time.
- ii. Spring Sports Season (Mid-February through mid-May): six (6) courts are reserved Monday through Friday from 2:30 p.m. to 6:30 p.m. to LNCS. All courts shall be closed to public use during this time.
- iii. Town tennis reservations will not begin before 7:00 p.m. during Fall and Spring North Carolina High School Athletic Association playoffs to allow more time for matches to finish without conflicts. The dates and times of the playoffs shall be provided by LNCS to the Town in writing in advance of the playoffs.
- iv. LNCS expects to reserve the courts each year for school events, summer camps, and fundraisers. School events shall require approximately three hours per event for six events per year. Summer camps will require three weeks of half-day camps. The dates and times of these events shall be provided by LNCS to the Town in writing

c. These procedures shall not preclude either party from requesting additional time, either within the LNCS school hours or Reserved Hours, or within those times designated by the Town, and each party will work in good faith to accommodate the other. LNCS shall make its field and court requests to Town semi-annually in the fall and spring. Additional details as to scheduling and other operational policies and procedures are to be established by the parties in a Memorandum of Understanding described in Term 8 hereof.

- d. Notwithstanding the foregoing, if LNCS should schedule school use during school operating hours and Reserve Hours to the extent that Town is unable to reasonably utilize a certain LNCS gymnasium during Town's normal and customary recreation usage throughout the year, then Town shall be given additional usage of another LNCS gymnasium so that no shortages in usage occur. For purposes of usage, a year shall be deemed to begin on August 1st and end on the ensuing July 31st. Exclusive rights over outside third-party users shall be subject to Town's use.
5. **Unmodified Terms.** Terms and provisions of the Agreement which are not expressly modified by this Amendment shall remain in full force and effect.
6. **Counterparts.** This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but one and the same instrument.

IN WITNESS WHEREOF, the parties do hereby execute this Amendment for the purposes above stated.

Town of Huntersville, North Carolina

By: _____
Anthony Roberts, Town Manager

ATTEST:

Janet Pierson, Clerk to the Board

Lake Norman Charter School, Inc.

By: _____

Its: _____

LEGEND

- 1 EARTHEN PATH | 9/10'S OF A MILE LOOP
- 2 WALKING PATH | 1/2 MILE PAVED
- 3 TREE PRESERVATION | 42.85 AC ON PARK
- 4 TREE PRESERVATION | 16.18 AC ON SCHOOL





Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Bobby Williams, Assistant Town Manager

Subject: Environmental Sustainability Committee Appointment

EXPLAIN REQUEST:

Consider appointing one (1) member to the Environmental Sustainability Committee, due to 1 vacancy, from 8 applicants.

1. Three-year term, expiring 3/31/2027 (Richard Sampson resigned)

ACTION RECOMMENDED:

Appoint 1 member.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Environmental Sustainability Committee Overview - 20250610
2. Environmental Sustainability Committee Applications - 20250610
3. Environmental Sustainability Committee Board Member Map 6-10-25

Environmental Sustainability Committee

9 Members Total
 8 Current
 0 Expiring
 2 Vacant
1 APPOINTMENT(S) NEEDED

CURRENT MEMBERS (8)

Name	Position/Title	Notes	Term Exp & Years		Regular Term Start		
					Partial	Term 1	Term 2
Fogel, Dan			3/31/2027	3		3/4/2024	
Hicks, Dana			3/31/2027	3		3/4/2024	
Jayaram, Padma Priya			3/31/2028	3		3/18/2025	
Knight, Trisha			3/31/2026	2		3/4/2024	
McLaine, Diane			3/31/2028	3		3/18/2025	
O'Neill, Anne Marie		replaced Truman	3/31/2026	2	11/19/2024		
Sanborn, Tim		replaced Sprung	3/31/2026	3		4/1/2025	
Shook, Jeremy			3/31/2028	3		3/4/2024	3/18/2025

VACANCIES SINCE LAST APPOINTMENT

VACANCIES SINCE LAST APPOINTMENT										
Name	Notes	Early Term	Original Term Exp & Years		Alternate Term Start			Regular Term Start		
					Partial	Term 1	Term 2	Partial	Term 1	Term 2
Sampson, Richard		5/29/2027	3/31/2027	3					3/4/2024	
Sprung, Mary Ann	reappointed, resigned	3/31/2025	3/31/2026	2			11/19/2024			

APPLICANTS (8)

Name	ETJ?	Current Board Assignment?	App Date	Still Interested (if application is over 3 months old)?
Ayers, Heather	☐	No	2/16/2025	
Bowman, Robert (Nate)	☐	No	11/20/2024	3/4/2025
Hurley, Bruce	☐	No	1/11/2024	3/11/2025
Paavola, Natalie	☐	No	4/3/2025	
Rowell, Eric	☐	No	3/14/2024	3/12/2025
Sayers, David	☐	No	1/16/2024	3/11/2025
Tyma, Paul	☐	No	6/1/2025	
Williams, Stacey	☐	No	2/15/2025	

* Term expires within 3 months

Tuesday, June 10, 2025

Print

Environmental Sustainability Committee Application - Submission #19289

Date Submitted: 2/16/2025

First Name*

Heather M

Last Name*

Ayers

Street Address (must be in Huntersville)*

8527 Fox Tail Lane

Email Address*

mikki.ayers@gmail.com

Phone Number*

704-787-5832

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

Yes

Approx. Hours You Could Dedicate to this Committee (per month):*

10

Area(s) of Expertise (check any that apply)



Climate/Environmental Science



Education



Environmental Policy



Environmental Law



Energy Conservation/Alternative Energy



Forestry/Urban Forestry



Sustainable Business Practices



Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

I have 20+ years of experience in education, 17 years as an earth science teacher and 5 years as an educational leader, with a proven track record in providing best practices, educational support, and professional learning for adults. As a former science teacher, it is important to me that we provide real-world connections to learning. To advocate for sustainability and deliver relevancy for learning I frequently engaged in professional development such as: -NCCAT: Biltmore to Blue Ridge, Cullowhee, NC -AGI Earth Science Leadership Academy, Houston, TX -NCEE Coastal Explorations Workshop, Rachel Carson Reserve, Corolla, NC I am excited about how my experiences and expertise in education will grow partnerships with environmental/climate science, forestry, energy conservation, and alternative energy resources. These partnerships on the Environmental Sustainability Committee will create opportunities to protect the natural environment and produce positive outcomes for all stakeholders in our community.

Professional and Civic Experience Relevant to this Committee*

In this role, I will bring my professional expertise as an experienced educational leader in addition to my passion for balancing growth and sustainability in the community where I have lived and raised children for 18 years. With a background in social and political philosophy coupled with creating educational policies through stakeholder engagement, I will provide the committee with a unique lens to support short- and long-term goals and vision. As a science teacher, I created the vision to take a barren plot of land and build a school-yard habitat. I met this vision through a multi-year grant-funded project that provided experiential learning opportunities for students. As a result, we were awarded recognition for our school-yard habitat through the National Wildlife Federation based on the following criteria: food, water, cover, and a place to raise their young. These are the types of rich experiences that will bring relevancy to the vision for this committee.

Occupation

Educational Leadership: Currently employed with Charlotte-Mecklenburg Schools as a district leader supporting and improving curriculum and instruction for 150,000+ students.

Education

POST-MASTER'S DEGREE | School Administration | University of North Carolina - Charlotte 2022
MASTER'S DEGREE | Education | City University of Seattle, Washington 2003 BACHELOR'S DEGREE |
Philosophy & Religion | University of North Carolina - Wilmington 1998

Briefly describe your environmental sustainability vision for Huntersville.

My vision is to form strong partnerships with community leaders and stakeholders to maintain environmental sustainability through education. This will support and uphold the overall vision to enhance natural beauty and livability by preserving and protecting the tree canopy and our natural resources. With rapid development, our green spaces become at risk and this impacts the local wildlife habitat. These spaces also protect our watershed and reduce runoff pollutants. Through community engagement and leadership we have an opportunity to balance the need for growth and development with the importance of environmental sustainability.

How would you accomplish your environmental sustainability vision?

The vision for preserving and protecting the tree canopy and natural resources can be accomplished by creating positive change through educational partnerships, opportunities, and resources. To meet this vision it will be important to gather stakeholder feedback and promote authentic, meaningful discussions that include multiple perspectives. These steps will allow the Environmental Sustainability Committee to address environmental impact, as a result of rapid growth, through data-driven decisions, continuous improvement processes, and local policy.

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

Electronic Signature Agreement

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Heather M Ayers

Signature Date*

2/16/2025

Print

Environmental Sustainability Committee Application - Submission #18709

Date Submitted: 11/20/2024

First Name*

Robert "Nate"

Last Name*

Bowman

Street Address (must be in Huntersville)*

13815 Cinnabar Place

Email Address*

natebowman15@gmail.com

Phone Number*

704-875-9704

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

Yes

Approx. Hours You Could Dedicate to this Committee (per month):*

3-5

Area(s) of Expertise (check any that apply)

☐

Climate/Environmental Science

☐

Education

☒

Environmental Policy

☐

Environmental Law

☐

Energy Conservation/Alternative Energy

☐

Forestry/Urban Forestry

☒

Sustainable Business Practices

☒

Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

I have been a local developer in Huntersville for over 40 years.

Professional and Civic Experience Relevant to this Committee*

I have extensive civic experience in Huntersville. Committees I have served on over the years include every downtown committee since its inception, the redesign of the zoning and subdivision ordinance in the late 90s, and the Pottstown small area plan.

Occupation

Developer

Education

B.A. History, Davidson

Briefly describe your environmental sustainability vision for Huntersville.

Balancing environmental needs with future development.

How would you accomplish your environmental sustainability vision?

I believe I could help shape policy that the development community would see as an asset rather than a requirement.

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

Currently not serving on any committees

Electronic Signature Agreement

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

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Electronic Signature*

Robert Bowman

Signature Date*

11/20/2024

Print

Environmental Sustainability Committee Application - Submission #16503

Date Submitted: 1/11/2024

First Name*

Bruce

Last Name*

HURLEY

Street Address (must be in Huntersville)*

16505 Spruell St., Huntersville, NC 28078

Email Address*

brucehurley@gmail.com

Phone Number*

5613023029

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

Yes

Approx. Hours You Could Dedicate to this Committee (per month):*

4

Area(s) of Expertise (check any that apply)

☐

Climate/Environmental Science

☒

Education

☐

Environmental Policy

☐

Environmental Law

☐

Energy Conservation/Alternative Energy

☐

Forestry/Urban Forestry

☒

Sustainable Business Practices

☒

Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

I am a small-business consultant who has helped numerous companies adopt sustainable practices. I'm also a former real-estate developer and led the National Builder's Association's Governmental Affairs Committee and advocated for greater environmental awareness.

Professional and Civic Experience Relevant to this Committee*

I've taught numerous courses and spoken publicly more than 300 times. I have been a licensed real estate agent for 42 years.

Occupation

Small business consultant

Education

Bachelor's degree with dual major in Finance and Real Estate

Briefly describe your environmental sustainability vision for Huntersville.

Environmental impact should be duly considered in every aspect of development approval and every decision that could affect the welfare of the city's environment. I would also like to see voluntary programs of sustainability for residents and businesses to commit to standards like eliminating the use of plastic bags and other plastics, using more environmentally friendly building materials, and adopting ride-share, public transportation, or low-emission travel options.

How would you accomplish your environmental sustainability vision?

Educational awareness campaigns, "deputizing" citizens to advocate for more sustainable practices by neighbors and local business, rewarding and acknowledging environmental advocacy by issuing awards and publishing successes and compliance in the local newspaper and other publications, and developing a long-term plan for continued success.

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

Electronic Signature Agreement

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Electronic Signature*

Bruce Hurley

Signature Date*

1/11/2024

Print

Environmental Sustainability Committee Application - Submission #19672

Date Submitted: 4/3/2025

First Name*

Natalie

Last Name*

Paavola

Street Address (must be in Huntersville)*

14033 Harvington Dr

Email Address*

Natalie.Paavola@TRANE.COM

Phone Number*

9402066064

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

Yes

Approx. Hours You Could Dedicate to this Committee (per month):*

10+

Area(s) of Expertise (check any that apply)

☐

Climate/Environmental Science

☐

Education

☒

Environmental Policy

☐

Environmental Law

☒

Energy Conservation/Alternative Energy

☐

Forestry/Urban Forestry

☐

Sustainable Business Practices

☐

Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

Energy, Sustainability, Renewables, Decarbonization, Utilities, Data, Analytics

Professional and Civic Experience Relevant to this Committee*

Trane Technologies

Occupation

Energy Services Account Executive

Education

BA, MBA

Briefly describe your environmental sustainability vision for Huntersville.

Now is the time to take charge on all items related to energy. With recent issuance by the General Assembly of Senate Bill 261 which extends the deadline for developing a plan for carbon neutrality to 2030, residents of Huntersville have the unique opportunity to take initiative and set the standards of excellence as stewards of environmental sustainability through decarbonization initiatives. Recent spike in utility rates of 16% are reflected in our public schools' \$2.7M increase in operational costs - we cannot ignore these factors. By reducing our carbon footprint at both the enterprise and residential levels, we can exercise fiscal responsibility through reducing consumption and lowering scope 3 emissions. It is vital we invest in the health and success of the next generation as inhabitants of the beautiful town of Huntersville!

How would you accomplish your environmental sustainability vision?

I learned about this committee through a recent community engagement, where I had the honor of meeting Commissioner Bergsman and Mayor Clark. As a resident of Huntersville for the past six years, not only would I lean on my own volition, but I would leverage my company's corporate headquarters in Davidson to create visibility, provide education, and host events which support Environmental Sustainability Committee's goals. I would craft special events which would foster community engagement and excitement, ultimately creating residual effects for years to come. For example, through existing infrastructure improvements such as greenway additions and walkability, I would organize a walk and bike day around the town with touchpoints across various businesses. I would utilize my network of other renewable energy industry professionals to generate programs which appeal to all demographics. In addition, I would create a roadmap of goals and use KPIs to gauge success.

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

This is my first attempt at town committee position. Thank you for the opportunity and consideration!

Electronic Signature Agreement

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

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Electronic Signature*

Natalie Paavola

Signature Date*

4/3/2025

Print

Environmental Sustainability Committee Application - Submission #16991

Date Submitted: 3/14/2024

First Name*

Eric

Last Name*

Rowell

Street Address (must be in Huntersville)*

14306 Rhiannon Ln.

Email Address*

ericwrowell@gmail.com

Phone Number*

7045556666

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

Yes

Approx. Hours You Could Dedicate to this Committee (per month):*

5

Area(s) of Expertise (check any that apply)

☐

Climate/Environmental Science

☐

Education

☒

Environmental Policy

☒

Environmental Law

☐

Energy Conservation/Alternative Energy

☐

Forestry/Urban Forestry

☒

Sustainable Business Practices

☐

Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

I have been licensed as an attorney for over 15 years now and also have past experience as an insurance adjuster. During my time as an adjuster, I handled environmental claims and litigation and learned about the damage from unregulated industry. I also have experience in dealing with environmental regulatory bodies to ensure my company is in compliance with government regulations and adhering to sustainable practices.

Professional and Civic Experience Relevant to this Committee*

5+ years of legal and risk management work experience dealing with environmental related claims and litigation. Support of local farmers in and around Huntersville to help reduce the environmental impact of trucking industry. Encouraging recycling efforts and sustainability education at each company office in multiple states.

Occupation

Risk Manager

Education

BA - Political Science, NCSU; JD - Charleston School of Law

Briefly describe your environmental sustainability vision for Huntersville.

My vision is a future where environmental sustainability is at the forefront of community values, helping to foster a harmonious balance between nature and development. Huntersville should strive to be a model for responsible and regenerative practices, prioritizing clean air, water, and green spaces that enhance the well-being of our residents.

How would you accomplish your environmental sustainability vision?

We have to start with more community engagement and education. The committee can raise awareness about sustainable practices, climate change, and the importance of preserving local ecosystems; including by developing and enhancing public transportation options, pedestrian-friendly infrastructure, and cycling paths.

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

I have previously served on 3 town advisory committees: the Board of Adjustment, 2040 Plan committee, and the HEOSC (educational options study committee). I am not currently serving on any boards.

Electronic Signature Agreement

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Electronic Signature*

/s/ Eric Rowell

Signature Date*

3/14/2024

Print

Environmental Sustainability Committee Application - Submission #16526

Date Submitted: 1/16/2024

First Name*

David

Last Name*

Sayers

Street Address (must be in Huntersville)*

12232 MAYES RD

Email Address*

SayersEsq@gmail.com

Phone Number*

7047871302

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

yes

Approx. Hours You Could Dedicate to this Committee (per month):*

10

Area(s) of Expertise (check any that apply)



Climate/Environmental Science



Education



Environmental Policy



Environmental Law



Energy Conservation/Alternative Energy



Forestry/Urban Forestry



Sustainable Business Practices



Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

On a daily basis, I use my technical and legal background to lead teams of people in developing solutions for environmental and energy challenges. I work for an independent, 501(c)(3) non-profit energy research and development organization, with offices in Charlotte and around the world. Each day I am help driving innovation to ensure the public has clean, safe, reliable, affordable, and equitable access to electricity. For the avoidance of doubt, my thoughts and opinions are my own and do not represent those of any company, entity, or town as a whole.

Professional and Civic Experience Relevant to this Committee*

I am a member and regular participant of the Charlotte Chapter of the Association of Corporate Counsel (ACC), which includes attorneys from large businesses in the region. For the avoidance of doubt, my thoughts and opinions are my own and do not represent those of any company, entity, or town as a whole.

Occupation

Corporate Legal Counsel (in-house attorney)

Education

Juris Doctor, Master of Science in Technology Management, Bachelor of Science in Mechanical Engineering

Briefly describe your environmental sustainability vision for Huntersville.

My environmental sustainability vision is to implement Huntersville's 2040 Plan with sustainability in mind. In other words, to operate in the residents' collective best interests -- while recommending, educating, and/or guiding the town's actions. The town's sustainability vision should be aspirational, equitable, and achievable in the long term.

How would you accomplish your environmental sustainability vision?

As a candidate for the sustainability committee, I would collaborate with others on the committee to set the agenda for actions. There are a number of pieces required to execute this vision, however, a great place to start is to review the reasons the committee was created, defining the roles and expectations of the new committee, gathering best practices of other local municipalities, and developing an implementation plan (with Huntersville's 2040 Plan in mind). I look forward to discussing with the committee.

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

Although I have not served, I am interested in serving.

Electronic Signature Agreement

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Electronic Signature*

David Sayers

Signature Date*

1/16/2024

Print

Environmental Sustainability Committee Application - Submission #20169

Date Submitted: 6/1/2025

First Name*

Paul

Last Name*

Tyma

Street Address (must be in Huntersville)*

8612 Summerfield Ln

Email Address*

paul.m.tyma@gmail.com

Phone Number*

8285020318

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

Yes

Approx. Hours You Could Dedicate to this Committee (per month):*

8-16

Area(s) of Expertise (check any that apply)

☐

Climate/Environmental Science

☐

Education

☐

Environmental Policy

☐

Environmental Law

☐

Energy Conservation/Alternative Energy

☐

Forestry/Urban Forestry

☐

Sustainable Business Practices

☐

Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

20+ years of experience in landscaping and installation and plant selection.

Professional and Civic Experience Relevant to this Committee*

I am a licensed professional engineer in North and South Carolina.

Occupation

Telecommunications Engineer (Registered Communications Distribution Designer)

Education

Bachelor's of Science in Mechanical Engineering; Professional Science Master's degree in Engineering Physics (with a concentration in instrumentation and automation).

Briefly describe your environmental sustainability vision for Huntersville.

Preserve existing habitats and ecosystems adjacent to greenways; re-establish native plants in residential and commercial properties; establish Huntersville botanical community garden; educate population on importance of native plants and natural corridors; involve public schools with the establishment and maintenance of community gardens.

How would you accomplish your environmental sustainability vision?

1) Create educational material and marketing campaigns to increase public awareness and garner community involvement (moreover, establish credits, tax breaks and other incentives for citizens that plant and maintain native plants and gardens); 2) establish programs with local schools to get students involved with mass plantings and selection and maintenance of gardens (establish competitive events whereby schools can be judged on volume of plantings and aesthetic beauty of gardens/corridors), 3) engage local turf maintenance companies to expand repertoire of services to include native plantings and maintenance, 4) work with existing nurseries and landscape companies to optimize and accelerate landscape designs and installations through innovative design creation, modular and scalable installations and overall faster installation through pre-staging and planning of modular, configurable designs, and 5) work with HOAs to encourage native plant selection and re-establishment of natural corridors. Ultimately, have Huntersville serve as a national blueprint for proper integration of human development and natural surroundings.

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

N/A

Electronic Signature Agreement

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Paul Tyma

Signature Date*

6/1/2025

Print

Environmental Sustainability Committee Application - Submission #19285

Date Submitted: 2/15/2025

First Name*

Stacey

Last Name*

Williams

Street Address (must be in Huntersville)*

12128 Rowan Hill Drive

Email Address*

ilovemychild1@gmail.com

Phone Number*

5169433337

Are you available to meet the 2nd Thursday at 3:30p.m. each month?*

Yes

Approx. Hours You Could Dedicate to this Committee (per month):*

Whatever is needed

Area(s) of Expertise (check any that apply)

☐

Climate/Environmental Science

☒

Education

☐

Environmental Policy

☐

Environmental Law

☐

Energy Conservation/Alternative Energy

☐

Forestry/Urban Forestry

☐

Sustainable Business Practices

☐

Sustainable Development

Please Describe (in detail) your Area(s) of Expertise*

Educator/ Administrator

Professional and Civic Experience Relevant to this Committee*

Educator/ Administrator

Occupation

Educator/ Administrator

Education

Doctorate Degree

Briefly describe your environmental sustainability vision for Huntersville.

Have not comprised a plan as yet, new to the area

How would you accomplish your environmental sustainability vision?

Have not comprised a plan as yet, new to the area

List any Town or County Boards, Commissions, or Committees you are presently serving (or have served) on (include term expirations):

Community Education Council NYC Community Board 12 Jamaica Queens NY

Electronic Signature Agreement

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

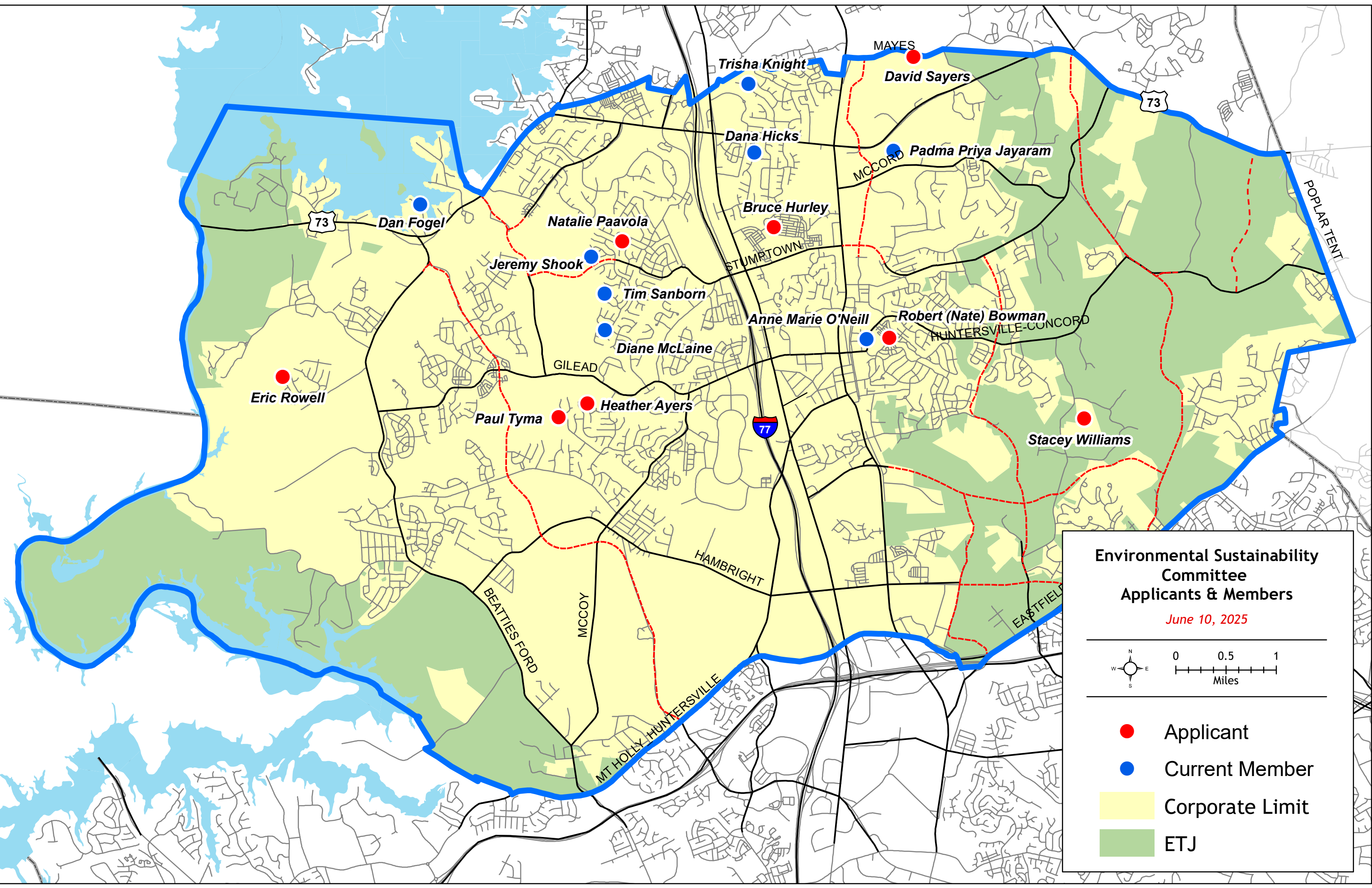
1. Your application will not be signed in the sense of a traditional paper document,
2. By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and
3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Stacey Williams

Signature Date*

2/15/2025



Environmental Sustainability Committee Applicants & Members

June 10, 2025

N

E

S

W

0

0.5

1

Miles

Applicant

Current Member

Corporate Limit

ETJ

Path: M:\PLANNING\Arcview Projects\Planning Department Maps\Board Applicant Maps\Environmental Sustainability Committee Board Member Map 6-10-25.mxd



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Subject: Agreement for Purchase and Sale of Real Property - 15318 NC Hwy 73, Huntersville, NC 28078

EXPLAIN REQUEST:

The Town has been in discussions to obtain the property located at 15318 NC Hwy 73, Huntersville, for Town use. The purchase price for this property is \$1,050,000. This agreement starts the process for acquiring that property.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

\$1,050,000

ATTACHMENTS:

1. Huntersville_Offer_to_Irvin (Signed by Seller 6.04.25)

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between The Estate of Carol Jetton Irvin ("Seller"), and the Town of Huntersville, North Carolina, a North Carolina municipality ("Buyer").

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Property": 15318 NC Hwy 73, Huntersville, NC 28078 consisting of approximately 9.4 acres, consisting of all of the following tax parcels: PIDs 00938113; together with all buildings and improvements thereon and all fixtures and appurtenances thereto.

\$1,050,000.00 (b) "Purchase Price" shall mean the sum of One Million Fifty Thousand Dollars, payable on the following terms:

\$0.00 (i) "Earnest Money" shall mean Zero Dollars

Upon this Agreement becoming a contract in accordance with Section 14, the Earnest Money shall be promptly deposited in escrow with: NA

ANY EARNEST MONEY DEPOSITED BY BUYER IN A TRUST ACCOUNT MAY BE PLACED IN AN INTEREST BEARING TRUST ACCOUNT, AND: (check only ONE box)

ANY INTEREST EARNED THEREON SHALL BE APPLIED AS PART PAYMENT OF THE PURCHASE PRICE OF THE PROPERTY AT CLOSING, OR DISBURSED AS AGREED UPON UNDER THE PROVISIONS OF SECTION 10 HEREIN. (Buyer's Taxpayer Identification Number is:)

ANY INTEREST EARNED THEREON SHALL BELONG TO THE ACCOUNT HOLDER IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.

N/A (ii) Proceeds of a new loan in the amount of Dollars for a term of years, with an amortization period not to exceed years, at an interest rate not to exceed % per annum with mortgage loan discount points not to exceed % of the loan amount, or such other terms as may be set forth on Exhibit B. Buyer shall pay all costs associated with any such loan.

N/A (iii) Delivery of a promissory note secured by a deed of trust, said promissory note in the amount of Dollars being payable over a term of years, with an amortization period of years, payable in monthly installments of principal, together with accrued interest on the outstanding principal balance at the rate of percent (%) per annum in the amount of \$, with the first principal payment beginning on the first day of the month next succeeding the date of Closing, or such other terms as may be set forth on Exhibit B. At any time, the promissory note may be prepaid in whole or in part without penalty and without further interest on the amounts prepaid from the date of such prepayment. (NOTE: In the event of Buyer's subsequent default upon a promissory note

and deed of trust given hereunder, Seller's remedies may be limited to foreclosure of the Property. If the deed of trust given hereunder is subordinated to senior financing, the material terms of such financing must be set forth on Exhibit B. If such senior financing is subsequently foreclosed, the Seller may have no remedy to recover under the note.)

N/A (iv) **Assumption** of that unpaid obligation of Seller secured by a deed of trust on the Property, such obligation having an outstanding principal balance of \$_____ and evidenced by a note bearing interest at the rate of _____ percent (_____%) per annum, and a current payment amount of \$_____.

\$1,050,000.00 (v) **Cash**, balance of Purchase Price, at Closing in the amount of **One Million Fifty Thousand** Dollars.

(c) **"Closing"** shall mean the date of completion of the process detailed in Section 11 of this Agreement. Closing shall occur on or before **120 days from the Contract Date**.

(d) **"Contract Date"** means the date this Agreement has been fully executed by both Buyer and Seller after approval by the Town of Huntersville Board of Commissioners.

(e) **"Examination Period"** shall mean the period beginning on the first day after the Contract Date and extending through 5:00pm (based upon time at the locale of the Property) on the date that is **90 days after the Contract Date. TIME IS OF THE ESSENCE AS TO THE EXAMINATION PERIOD.**

(g) **"Broker(s)"** shall mean:
Taylor Properties Group, LLC _____ ("Listing Agency"),
Bob Taylor _____ ("Listing Agent" – License # **NC 67387**)
 Acting as: ☒ Seller's Agent; ☐ Dual Agent
 And ("Selling Agency"),
The Knox Group, LLC- Gary Knox _____ ("Selling Agent"- License # **NC 113410**)
 Acting as: ☒ Buyer's Agent; ☐ Seller's (Sub)Agent; ☐ Dual Agent

(h) **"Seller's Notice Address"** shall be as follows:
Duane Irvin
1851 Buffalo Shoals Rd, Lincolnton, NC, 28092

e-mail address: **duleeirn@gmail.com** fax number: _____
 except as same may be changed pursuant to Section 12.

(i) **"Buyer's Notice Address"** shall be as follows:
Anthony Roberts, Town Manager
P.O. Box 664
Huntersville, NC 28078

e-mail address: **aroberts@huntersville.org** fax number: _____
 except as same may be changed pursuant to Section 12.

☐ (j) If this block is marked, additional terms of this Agreement are set forth on **Exhibit B** attached hereto and incorporated herein by reference. (**Note: Under North Carolina law, real estate agents are not permitted to draft conditions or contingencies to this Agreement.**)

☐ (k) If this block is marked, additional terms of this Agreement are set forth on the Additional Provisions Addendum (Form 581-T) attached hereto and incorporated herein by reference.

Section 2. Sale of Property and Payment of Purchase Price: Seller agrees to sell and Buyer agrees to buy the Property for the Purchase Price.

Section 3. Proration of Expenses and Payment of Costs: Seller and Buyer agree that all property taxes (on a calendar year basis), leases, rents, mortgage payments and utilities or any other assumed liabilities as detailed on attached **Exhibit B**, if any, shall be prorated as of the date of Closing. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Agreement, excise tax (revenue stamps), any deferred or rollback taxes, and other conveyance fees or taxes required by law, and the following: [none].

Buyer shall pay recording costs, costs of any title search, title insurance, survey, the cost of any inspections or investigations undertaken by Buyer under this Agreement and the following: [none].

Each party shall pay its own attorney's fees.

Section 4. Deliveries: Seller agrees to use best efforts to deliver to Buyer as soon as reasonably possible after the Contract Date copies of all material information relevant to the Property in the possession of Seller, including but not limited to: title insurance policies (and copies of any documents referenced therein), surveys, soil test reports, environmental surveys or reports, site plans, civil drawings, building plans, maintenance records and copies of all presently effective warranties or service contracts related to the Property. Seller authorizes (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys. If Buyer does not consummate the Closing for any reason other than Seller default, then Buyer shall return to Seller all materials delivered by Seller to Buyer pursuant to this Section 4 (or Section 7, if applicable), if any, and shall, upon Seller's request, provide to Seller copies of (subject to the ownership and copyright interests of the preparer thereof) any and all studies, reports, surveys and other information relating directly to the Property prepared by or at the request of Buyer, its employees and agents, and shall deliver to Seller, upon the release of the Earnest Money, copies of all of the foregoing without any warranty or representation by Buyer as to the contents, accuracy or correctness thereof.

Section 5. Evidence of Title: Seller agrees to convey fee simple insurable title to the Property without exception for mechanics' liens, free and clear of all liens, encumbrances and defects of title other than: (a) zoning ordinances affecting the Property, (b) Leases (as defined in Section 7, if applicable) and (c) specific instruments on the public record at the Contract Date agreed to by Buyer (not objected to by Buyer prior to the end of the Examination Period), which specific instruments shall be enumerated in the deed referenced in Section 11 (items 5(a), 5(b) and 5(c) being collectively "Permitted Exceptions"); provided that Seller shall be required to satisfy, at or prior to Closing, any encumbrances that may be satisfied by the payment of a fixed sum of money, such as deeds of trust, mortgages or statutory liens. Seller shall not enter into or record any instrument that affects the Property (or any personal property listed on **Exhibit A**) after the Contract Date without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed.

Section 6. Conditions: This Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon fulfillment (or waiver by Buyer, whether explicit or implied) of the following conditions:

(a) **New Loan:** [intentionally deleted]

(b) **Qualification for Assumption:** [intentionally deleted]

(c) **Title Examination:** After the Contract Date, Buyer shall, at Buyer's expense, cause a title examination to be made of the Property before the end of the Examination Period. In the event that such title examination shall show that Seller's title is not fee simple insurable, subject only to Permitted Exceptions, then Buyer shall promptly notify Seller in writing of all such title defects and exceptions, in no case later than the end of the Examination Period, and Seller shall have thirty (30) days to cure said noticed defects. If Seller does not cure the defects or objections within thirty (30) days of notice thereof, then Buyer may terminate this Agreement and receive a return of Earnest Money (notwithstanding that the Examination Period may have expired). If Buyer is to purchase title insurance, the insuring company must be licensed to do business in the state in which the Property is located. Title to the Property must be insurable at regular rates, subject only to standard exceptions and Permitted Exceptions.

(d) **Same Condition:** If the Property is not in substantially the same condition at Closing as of the date of the offer, reasonable wear and tear excepted, then the Buyer may (i) terminate this Agreement and receive a return of the Earnest Money or (ii) proceed to Closing whereupon Buyer shall be entitled to receive, in addition to the Property, any of the Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property.

(e) **Inspections:** Buyer, its agents or representatives, at Buyer's expense and at reasonable times during normal business hours, shall have the right to enter upon the Property for the purpose of inspecting, examining, conducting timber cruises, and surveying the Property; provided, however, that Buyer shall not conduct any invasive testing of any nature without the prior express written approval of Seller as to each specific invasive test intended to be conducted by Buyer. Buyer shall conduct all such on-site inspections, examinations, testing, timber cruises and surveying of the Property in a good and workmanlike manner, at Buyer's expense, shall repair

any damage to the Property caused by Buyer's entry and on-site inspections and shall conduct same in a manner that does not unreasonably interfere with Seller's or any tenant's use and enjoyment of the Property. In that respect, Buyer shall make reasonable efforts to undertake on-site inspections outside of the hours Seller's or any tenant's business is open to the public. Buyer shall provide Seller or any tenant (as applicable) reasonable advance notice of and Buyer shall cause its agents or representatives and third party service providers (e.g. inspectors, surveyors, etc.) to give reasonable advance notice of any entry onto the Property. Buyer shall be obligated to observe and comply with any terms of any tenant lease which conditions access to such tenant's space at the Property. Upon Seller's request, Buyer shall provide to Seller evidence of general liability insurance. Buyer shall also have a right to review and inspect all contracts or other agreements affecting or related directly to the Property and shall be entitled to review such books and records of Seller that relate directly to the operation and maintenance of the Property, provided, however, that Buyer shall not disclose any information regarding this Property (or any tenant therein) unless required by law and the same shall be regarded as confidential, to any person, except to its attorneys, accountants, lenders and other professional advisors, in which case Buyer shall obtain their agreement to maintain such confidentiality. Buyer assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under this Section 6(e) and agrees to indemnify and hold Seller harmless from any damages resulting therefrom. This indemnification obligation of Buyer shall survive the Closing or earlier termination of this Agreement. Except as provided in Section 6(c) above, Buyer shall have from the Contract Date through the end of the Examination Period to perform the above inspections, examinations and testing. **IF BUYER CHOOSES NOT TO PURCHASE THE PROPERTY, FOR ANY REASON, INCLUDING THE PROPERTY APPRAISING AT LESS THAN THE PURCHASE PRICE, OR NO REASON, AND PROVIDES WRITTEN NOTICE TO SELLER THEREOF PRIOR TO THE EXPIRATION OF THE EXAMINATION PERIOD, THEN THIS AGREEMENT SHALL TERMINATE, AND BUYER SHALL RECEIVE A RETURN OF THE EARNEST MONEY.**

Section 7. Leases (Check one of the following, as applicable):

☒ [X] If this box is checked, Seller affirmatively represents and warrants that there are no Leases (as hereinafter defined) affecting the Property.

☐ If this box is checked, Seller discloses that there are one or more leases affecting the Property ("Leases") and the following provisions are hereby made a part of this Agreement.

(a) A list of all Leases shall be set forth on **Exhibit C**. Seller represents and warrants that as of the Contract Date, there are no other Leases, oral or written, recorded or not, nor any subleases affecting the Property, except as set forth on **Exhibit C**;

(b) Seller shall deliver copies of any Leases to Buyer pursuant to Section 4 as if the Leases were listed therein;

(c) Seller represents and warrants that as of the Contract Date there are no current defaults (or any existing situation which, with the passage of time, or the giving of notice, or both, or at the election of either landlord or tenant could constitute a default) either by Seller, as landlord, or by any tenant under any Lease ("Lease Default"). In the event there is any Lease Default as of the Contract Date, Seller agrees to provide Buyer with a detailed description of the situation in accordance with Section 4. Seller agrees not to commit a Lease Default as Landlord after the Contract Date, and agrees further to notify Buyer immediately in the event a Lease Default arises or is claimed, asserted or threatened to be asserted by either Seller or a tenant under the Lease.

(d) In addition to the conditions provided in Section 6 of this Agreement, this Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon the assignment of Seller's interest in any Lease to Buyer in form and content acceptable to Buyer (with tenant's written consent and acknowledgement, if required under the Lease). Seller agrees to deliver an assignment of any Lease at or before Closing, with any security deposits held by Seller under any Leases to be transferred or credited to Buyer at or before Closing. The assignment shall provide: (i) that Seller shall defend, indemnify and hold Buyer harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Buyer which are caused by or the result of any default by Seller under any Lease prior to the date of Closing, and (ii) that Buyer shall defend, indemnify and hold Seller harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Seller which are caused by or the result of any default by Buyer under any Lease after the date of Closing.

(e) Seller also agrees to execute and deliver (and work diligently to obtain any tenant signatures necessary for same) any estoppel certificates and subordination, nondisturbance and attornment agreements in such form as Buyer may reasonably request.

Section 8. Environmental: Seller represents and warrants that it has no actual knowledge of the presence or disposal, except as in accordance with applicable law, within the buildings or on the Property of hazardous or toxic waste or substances, which are defined as those substances, materials, and wastes, including, but not limited to, those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR Part 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302.4) and amendments thereto, or such substances, materials and wastes, which are or become regulated under any applicable local, state or federal law, including, without limitation, any material, waste or substance which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a Hazardous Substance pursuant to Section 311 of the Clean Water Act of 1977 (33 U.S.C. §1321) or listed pursuant to Section 307 of the Clean Water Act of 1977 (33 U.S.C. §1317), (v) defined as a hazardous waste pursuant to Section 1004 of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6903) or (vi) defined as a hazardous substance pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601). Seller has no actual knowledge of any contamination of the Property from such substances as may have been disposed of or stored on neighboring tracts.

Section 9. Risk of Loss/Damage/Repair: Until Closing, the risk of loss or damage to the Property, except as otherwise provided herein, shall be borne by Seller. Except as to maintaining the Property in its same condition, Seller shall have no responsibility for the repair of the Property, including any improvements, unless the parties hereto agree in writing.

Section 10. Earnest Money Disbursement: In the event that any condition hereto is not satisfied, then the Earnest Money shall be refunded to Buyer. In the event that Seller accepts a third-party offer to purchase the Property, resulting from the "Negotiated Offer, Advertisement and Upset Bid" Process contemplated by N.C.G.S. 160A-269, then the Earnest Money shall be immediately refunded to Buyer. In the event of breach of this Agreement by Seller, the Earnest Money shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this Agreement by Buyer, the Earnest Money Deposit shall be paid to Seller as liquidated damages and as Seller's sole and exclusive remedy for such breach, but without limiting Seller's rights under Section 6(e) or Section 22 of this Agreement. It is acknowledged by the parties that payment of the Earnest Money to Seller in the event of a breach of this Agreement by Buyer is compensatory and not punitive, such amount being a reasonable estimation of the actual loss that Seller would incur as a result of such breach. The payment of the Earnest Money to Seller shall not constitute a penalty or forfeiture but actual compensation for Seller's anticipated loss, both parties acknowledging the difficulty determining Seller's actual damages for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the disposition of the Earnest Money held in escrow, a licensed real estate broker is required by state law (and Escrow Agent, if not a broker, hereby agrees) to retain the Earnest Money in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a broker or an attorney licensed to practice law in North Carolina is holding the Earnest Money, the broker or attorney may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A- 12.

Seller and Buyer hereby agree and acknowledge that the Escrow Agent assumes no liability in connection with the holding of the Earnest Money pursuant hereto except for negligence or willful misconduct of Escrow Agent. Escrow Agent shall not be responsible for the validity, correctness or genuineness of any document or notice referred to under this Agreement. Seller and Buyer hereby agree to indemnify, protect, save and hold harmless Escrow Agent and its successors, assigns and agents pursuant to this Agreement, from any and all liabilities, obligations, losses, damages, claims, actions, suits, costs or expenses (including attorney fees) of whatsoever kind or nature imposed on, incurred by or asserted against Escrow Agent which in any way relate to or arise out of the execution and delivery of this Agreement and any action taken hereunder; provided, however, that Seller and Buyer shall have no such obligation to indemnify, save and hold harmless Escrow Agent for any liability incurred by, imposed upon or established against it as a result of Escrow Agent's negligence or willful misconduct.

Section 11. Closing: At or before Closing, Seller shall deliver to Buyer a special warranty deed unless and other documents customarily executed or delivered by a seller in similar transactions, including without limitation, a bill of sale for any personal property listed on Exhibit A, an owner's affidavit, lien waiver forms (and such other lien related documentation as shall permit the Property to be conveyed free and clear of any claim for mechanics' liens) and a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act), and Buyer shall cause to be delivered the funds necessary to pay to Seller the Purchase Price. The Closing shall be conducted by Buyer's attorney or handled in such other manner as the parties hereto may mutually agree in writing. Possession shall be delivered at Closing, unless otherwise agreed herein. The Purchase Price and other funds to be disbursed pursuant to this Agreement shall not be disbursed until the Buyer's attorney's (or other designated settlement agent's) receipt of authorization to disburse all necessary funds.

Section 12. Notices: Unless otherwise provided herein, all notices and other communications which may be or are required to be given or made by any party to the other in connection herewith shall be in writing (which shall include electronic mail) and shall be deemed to have been properly given and received (i) on the date delivered in person or (ii) the date deposited in the United States mail, registered or certified, return receipt requested, to the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith, (iii) upon the sender's receipt of evidence of complete and successful transmission of electronic mail or facsimile to the electronic mail address or facsimile number, if any, provided in Section 1(g) as to Seller and in Section 1(h) as to Buyer or (iv) on the date deposited with a recognized overnight delivery service, addressed to

the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith. If a notice is sent by more than one method, it will be deemed received upon the earlier of the dates of receipt pursuant to this Section.

Section 13. Counterparts; Entire Agreement: This Agreement may be executed in one or more counterparts, which taken together, shall constitute one and the same original document. Copies of original signature pages of this Agreement may be exchanged via facsimile or e-mail, and any such copies shall constitute originals. This Agreement constitutes the sole and entire agreement among the parties hereto and no modification of this Agreement shall be binding unless in writing and signed by all parties hereto. The invalidity of one or more provisions of this Agreement shall not affect the validity of any other provisions hereof and this Agreement shall be construed and enforced as if such invalid provisions were not included.

Section 14. Enforceability: This Agreement shall become a contract when signed by both Buyer and Seller and such signing is communicated to both parties; it being expressly agreed that the notice described in Section 12 is not required for effective communication for the purposes of this Section 14. The parties acknowledge and agree that: (i) the initials lines at the bottom of each page of this Agreement are merely evidence of their having reviewed the terms of each page, and (ii) the complete execution of such initials lines shall not be a condition of the effectiveness of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns and their personal representatives.

Section 15. Adverse Information and Compliance with Laws

(a)**Seller Knowledge/Assessments:** Seller has no actual knowledge of (i) condemnation(s) affecting or contemplated with respect to the Property; (ii) actions, suits or proceedings pending or threatened against the Property; (iii) changes contemplated in any applicable laws, ordinances or restrictions affecting the Property; or (iv) governmental special assessments, either pending or confirmed, for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows (Insert "None" or the identification of any matters relating to (i) through (iv) above, if any): **THE PLANNED NCDOT ACQUISITION OF APPROXIMATELY SEVEN TENTHS (.7) ACRES OF SELLER'S FRONTAGE FOR HWY 73 WIDENING, THE TIMING OF WHICH HAS NOT YET BEEN DETERMINED.**

Note: For purposes of this Agreement: (i) a "special assessment" is defined as a charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners' association in addition to any regular assessment (dues), either of which may be a lien against the Property; a special assessment may be either pending or confirmed; (ii) a "confirmed" special assessment is defined as an assessment that has been approved by a governmental agency or an owners' association for the purpose(s) stated, whether, at the time of Closing, it is payable in a lump sum or future installments; (iii) a "pending" special assessment is defined as an assessment that is under formal consideration by a governmental agency or an owners' association but which has not been approved prior to Closing. Seller shall pay, in full at Closing, all confirmed governmental or association special assessments, provided that the amount thereof can be reasonably determined or estimated. The payment of such determined or estimated amount shall be the final payment between Buyer and Seller as to any confirmed special assessments. If the amount of any special assessment cannot be reasonably determined or estimated, the special assessment shall be deemed a pending special assessment. Buyer shall take title subject to all pending special assessments disclosed by Seller herein, if any.

(b)**Compliance:** To Seller's actual knowledge, (i) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions pertaining to or affecting the Property; (ii) performance of the Agreement will not result in the breach of, constitute any default under or result in the imposition of any lien or encumbrance upon the Property under any agreement or other instrument to which Seller is a party or by which Seller or the Property is bound; and (iii) there are no legal actions, suits or other legal or administrative proceedings pending or threatened against the Property, and Seller is not aware of any facts which might result in any such action, suit or other proceeding.

(c)**Owners' Association:** If the Property is subject to regulation by an owners' association, Seller shall deliver the following information to Buyer pursuant to Section 4 as if the same were listed therein (or Seller shall state that Seller does not have same in their possession or that such item is not applicable): (i) the name of the owners' association; (ii) the amount of regular assessments (dues); (iii) the name, address and telephone number of the president of the owners' association or of the association manager or management company; (iv) the owners' association website address; (v) the Seller's statement of account; (vi) the master insurance policy showing the coverage provided and the deductible amount; (vii) copies of any Declaration and/or Restrictive Covenants; (viii) the Rules and Regulations, (ix) the Articles of Incorporation and Bylaws of the owners' association; (x) the current financial statement and budget of the owners' association; (xi) the parking restrictions and information; and (xii) the architectural guidelines. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the foregoing items affecting the Property, including any amendments thereto.

Section 16. Survival of Representations and Warranties: All representations, warranties, covenants and agreements made by the parties hereto shall survive the Closing and delivery of the deed. Seller shall, at or within six (6) months after the Closing, and without further consideration, execute, acknowledge and deliver to Buyer such other documents and instruments, and take such other action as Buyer may reasonably request or as may be necessary to more effectively transfer to Buyer the Property.

Section 17. Applicable Law: This Agreement shall be construed under the laws of the state in which the Property is located. This form has only been approved for use in North Carolina.

Section 18. Assignment: This Agreement is freely assignable unless otherwise expressly provided on Exhibit B.

Section 19. Tax-Deferred Exchange: In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

Section 20. Memorandum of Contract: Upon request by either party, the parties hereto shall execute a memorandum of contract in recordable form setting forth such provisions hereof (other than the Purchase Price and other sums due) as either party may wish to incorporate. Such memorandum of contract shall contain a statement that it automatically terminates and the Property is released from any effect thereby as of a specific date to be stated in the memorandum (which specific date shall be no later than the date of Closing). The cost of recording such memorandum of contract shall be borne by the party requesting execution of same.

Section 21. Authority: Each signatory to this Agreement represents and warrants that he or she has full authority to sign this Agreement and such instruments as may be necessary to effectuate any transaction contemplated by this Agreement on behalf of the party for whom he or she signs and that his or her signature binds such party.

Section 22. Brokers: Except as expressly provided herein, Buyer and Seller agree to indemnify and hold each other harmless from any and all claims of brokers, consultants or real estate agents by, through or under the indemnifying party for fees or commissions arising out of the sale of the Property to Buyer. Buyer and Seller represent and warrant to each other that: (i) except as to the Brokers designated under Section 1(f) of this Agreement, they have not employed nor engaged any brokers, consultants or real estate agents to be involved in this transaction and (ii) that the compensation of the Brokers is established by and shall be governed by separate agreements entered into as amongst the Brokers, the Buyer and/or the Seller.

Section 23. Attorneys Fees: If legal proceedings are instituted to enforce any provision of this Agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorneys fees and court costs incurred in connection with the proceeding.

☐ **EIFS/SYNTHETIC STUCCO:** If the adjacent box is checked, Seller discloses that the Property has been clad previously (either in whole or in part) with an “exterior insulating and finishing system” commonly known as “EIFS” or “synthetic stucco”. Seller makes no representations or warranties regarding such system and Buyer is advised to make its own independent determinations with respect to conditions related to or occasioned by the existence of such materials at the Property.

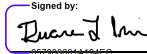
Date: _____

Date: 6/4/2025

Buyer: **Town of Huntersville**

Seller: **The Estate of Carol Jetton Irvin**

By: _____
Town Manager

Signed by:
By: 

Duane L. Irvin, Estate Administrator

WIRE FRAUD WARNING

To Buyers: Before sending any wire, you should call the closing agent’s office to verify the instructions. If you receive wiring instructions for a different bank, branch location, account name or account number, they should be presumed fraudulent. Do not send any funds and contact the closing agent’s office immediately.

To Sellers: If your proceeds will be wired, it is recommended that you provide wiring instructions at closing in writing in the presence of the closing agent. If you are unable to attend closing, you may be required to send an original notarized directive to the closing agent’s office containing the wiring instructions. This directive may be sent with the deed, lien waiver and tax forms if those documents are being prepared for you by the closing agent. At a minimum, you should call the closing agent’s office to provide the wire instructions. The wire instructions should be verified over the telephone via a call to you initiated by the closing agent’s office to ensure that they are not from a fraudulent source.

Whether you are a buyer or a seller, you should call the closing agent’s office at a number that is independently obtained. To ensure that your contact is legitimate, you should not rely on a phone number in an email from the closing agent’s office, your real estate agent or anyone else.

The undersigned hereby acknowledges receipt of the Earnest Money set forth herein and agrees to hold said Earnest Money in accordance with the terms hereof.

(Name of Escrow Agent)

Date:_____ By: _____

Escrow Agent’s contact/notice information is as follows:

e-mail address: fax number:

except as same may be changed pursuant to Section 12.



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Bobby Williams, Assistant Town Manager

Subject: 403 Huntersville-Concord Road Purchase Agreement

EXPLAIN REQUEST:

Acquisition of parcel is necessary to facilitate future safety improvements of curve in Huntersville-Concord Road, which is needed to support the FY26 Capital Improvement Plan.

ACTION RECOMMENDED:

Consider authorizing Town Manager to execute purchase agreement for parcel.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Purchase Agreement 403 Huntersville-Concord Rd 6-17-25

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between Franklin Lowry and Amanda Lowry ("Seller"), and the **Town of Huntersville, North Carolina**, a North Carolina **municipality** ("Buyer").

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

- (a) **"Property": 403 Huntersville-Concord Rd, Huntersville, NC 28078 consisting of approximately .708 acres**, consisting of all of the following tax parcels: PIDs **01903508**; as generally shown on Exhibit A, attached hereto and incorporated herewith by reference, together with all buildings and improvements thereon and all fixtures and appurtenances thereto.

(b)

\$750,000.00 (b) **"Purchase Price"** shall mean the sum of **Seven Hundred Fifty Thousand** Dollars,
payable on the following terms:

\$0.00 (i) **"Earnest Money"** shall mean **Zero** Dollars

Upon this Agreement becoming a contract in accordance with Section 14, the Earnest Money shall be promptly deposited in escrow with: NA

☐ **ANY EARNEST MONEY DEPOSITED BY BUYER IN A TRUST ACCOUNT MAY BE PLACED IN AN INTEREST BEARING TRUST ACCOUNT, AND: (check only ONE box)**

☐ **ANY INTEREST EARNED THEREON SHALL BE APPLIED AS PART PAYMENT OF THE PURCHASE PRICE OF THE PROPERTY AT CLOSING, OR DISBURSED AS AGREED UPON UNDER THE PROVISIONS OF SECTION 10 HEREIN. (Buyer's Taxpayer Identification Number is:)**

☐ **ANY INTEREST EARNED THEREON SHALL BELONG TO THE ACCOUNT HOLDER IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.**

N/A (ii) **Proceeds of a new loan** in the amount of _____ Dollars for a term of _____ years, with an amortization period not to exceed _____ years, at an interest rate not to exceed _____ % per annum with mortgage loan discount points not to exceed _____ % of the loan amount, or such other terms as may be set forth on **Exhibit B**. Buyer shall pay all costs associated with any such loan.

N/A (iii) **Delivery of a promissory note** secured by a deed of trust, said promissory note in the amount of _____ Dollars being payable over a term of _____ years, with an amortization period of _____ years, payable in monthly installments of principal, together with accrued interest on the outstanding principal balance at the rate of _____ percent (_____ %) per annum in the amount of \$ _____, with the first principal payment beginning on the first day of the month next succeeding the date of Closing, or such other terms as may be set forth on **Exhibit B**. At any time, the promissory note may be prepaid in whole or in part without penalty and without further interest on the amounts prepaid from the date of such prepayment. **(NOTE: In the event of Buyer's subsequent default upon a promissory note**

and deed of trust given hereunder, Seller's remedies may be limited to foreclosure of the Property. If the deed of trust given hereunder is subordinated to senior financing, the material terms of such financing must be set forth on Exhibit B. If such senior financing is subsequently foreclosed, the Seller may have no remedy to recover under the note.)

N/A (iv) **Assumption** of that unpaid obligation of Seller secured by a deed of trust on the Property, such obligation having an outstanding principal balance of \$_____ and evidenced by a note bearing interest at the rate of _____ percent (_____%) per annum, and a current payment amount of \$_____.

\$750,000.00 (v) **Cash**, balance of Purchase Price, at Closing in the amount of **Seven Hundred Fifty Thousand** Dollars.

(c) **"Closing"** shall mean the date of completion of the process detailed in Section 11 of this Agreement. Closing shall occur on or before **120 days from the Contract Date**.

(d) **"Contract Date"** means the date this Agreement has been fully executed by both Buyer and Seller and after approval by the Town of Huntersville Board of Commissioners.

(e) **"Examination Period"** shall mean the period beginning on the first day after the Contract Date and extending through 5:00pm (based upon time at the locale of the Property) on the date that is **90 days after the Contract Date. TIME IS OF THE ESSENCE AS TO THE EXAMINATION PERIOD.**

(g) **"Broker(s)"** shall mean:
_____(“Listing Agency”),
_____(“Listing Agent” – License #_____)

Acting as: ☐ Seller's Agent; ☐ Dual Agent

And (“Selling Agency”),
_____(“Selling Agent”- License #_____)

Acting as: ☐ Buyer's Agent; ☐ Seller's (Sub)Agent; ☐ Dual Agent

(h) **"Seller's Notice Address"** shall be as follows:

9140 Cantrell Way
Huntersville, NC 28078

e-mail address:_____ fax number:_____

except as same may be changed pursuant to Section 12.

(i) **"Buyer's Notice Address"** shall be as follows:

Anthony Roberts, Town Manager
P.O. Box 664
Huntersville, NC 28078

e-mail address:_____ fax number:_____

except as same may be changed pursuant to Section 12.

☐ (j) If this block is marked, additional terms of this Agreement are set forth on **Exhibit B** attached hereto and incorporated herein by reference. (**Note: Under North Carolina law, real estate agents are not permitted to draft conditions or contingencies to this Agreement.**)

☐ (k) If this block is marked, additional terms of this Agreement are set forth on the Additional Provisions Addendum

Section 2. Sale of Property and Payment of Purchase Price: Seller agrees to sell and Buyer agrees to buy the Property for the Purchase Price.

Section 3. Proration of Expenses and Payment of Costs: Seller and Buyer agree that all property taxes (on a calendar year basis), leases, rents, mortgage payments and utilities or any other assumed liabilities as detailed on attached **Exhibit B**, if any, shall be prorated as of the date of Closing. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Agreement, excise tax (revenue stamps), any deferred or rollback taxes, and other conveyance fees or taxes required by law, and the following: [none].

Buyer shall pay recording costs, costs of any title search, title insurance, survey, the cost of any inspections or investigations undertaken by Buyer under this Agreement and the following: [none].

Each party shall pay its own attorney's fees.

Section 4. Deliveries: Seller agrees to use best efforts to deliver to Buyer as soon as reasonably possible after the Contract Date copies of all material information relevant to the Property in the possession of Seller, including but not limited to: title insurance policies (and copies of any documents referenced therein), surveys, soil test reports, environmental surveys or reports, site plans, civil drawings, building plans, maintenance records and copies of all presently effective warranties or service contracts related to the Property. Seller authorizes (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys. If Buyer does not consummate the Closing for any reason other than Seller default, then Buyer shall return to Seller all materials delivered by Seller to Buyer pursuant to this Section 4 (or Section 7, if applicable), if any, and shall, upon Seller's request, provide to Seller copies of (subject to the ownership and copyright interests of the preparer thereof) any and all studies, reports, surveys and other information relating directly to the Property prepared by or at the request of Buyer, its employees and agents, and shall deliver to Seller, upon the release of the Earnest Money, copies of all of the foregoing without any warranty or representation by Buyer as to the contents, accuracy or correctness thereof.

Section 5. Evidence of Title: Seller agrees to convey fee simple insurable title to the Property without exception for mechanics' liens, free and clear of all liens, encumbrances and defects of title other than: (a) zoning ordinances affecting the Property, (b) Leases (as defined in Section 7, if applicable) and (c) specific instruments on the public record at the Contract Date agreed to by Buyer (not objected to by Buyer prior to the end of the Examination Period), which specific instruments shall be enumerated in the deed referenced in Section 11 (items 5(a), 5(b) and 5(c) being collectively "Permitted Exceptions"); provided that Seller shall be required to satisfy, at or prior to Closing, any encumbrances that may be satisfied by the payment of a fixed sum of money, such as deeds of trust, mortgages or statutory liens. Seller shall not enter into or record any instrument that affects the Property (or any personal property listed on **Exhibit A**) after the Contract Date without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed.

Section 6. Conditions: This Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon fulfillment (or waiver by Buyer, whether explicit or implied) of the following conditions:

(a) **New Loan:** [intentionally deleted]

(b) **Qualification for Assumption:** [intentionally deleted]

(c) **Title Examination:** After the Contract Date, Buyer shall, at Buyer's expense, cause a title examination to be made of the Property before the end of the Examination Period. In the event that such title examination shall show that Seller's title is not fee simple insurable, subject only to Permitted Exceptions, then Buyer shall promptly notify Seller in writing of all such title defects and exceptions, in no case later than the end of the Examination Period, and Seller shall have thirty (30) days to cure said noticed defects. If Seller does not cure the defects or objections within thirty (30) days of notice thereof, then Buyer may terminate this Agreement and receive a return of Earnest Money (notwithstanding that the Examination Period may have expired). If Buyer is to purchase title insurance, the insuring company must be licensed to do business in the state in which the Property is located. Title to the Property must be insurable at regular rates, subject only to standard exceptions and Permitted Exceptions.

(d) **Same Condition:** If the Property is not in substantially the same condition at Closing as of the date of the offer, reasonable wear and tear excepted, then the Buyer may (i) terminate this Agreement and receive a return of the Earnest Money or (ii) proceed to Closing whereupon Buyer shall be entitled to receive, in addition to the Property, any of the Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property.

(e) **Inspections:** Buyer, its agents or representatives, at Buyer's expense and at reasonable times during normal business hours, shall have the right to enter upon the Property for the purpose of inspecting, examining, conducting timber cruises, and surveying the Property; provided, however, that Buyer shall not conduct any invasive testing of any nature without the prior express written approval of Seller as to each specific invasive test intended to be conducted by Buyer. Buyer shall conduct all such on-site inspections,

examinations, testing, timber cruises and surveying of the Property in a good and workmanlike manner, at Buyer's expense, shall repair any damage to the Property caused by Buyer's entry and on-site inspections and shall conduct same in a manner that does not unreasonably interfere with Seller's or any tenant's use and enjoyment of the Property. In that respect, Buyer shall make reasonable efforts to undertake on-site inspections outside of the hours Seller's or any tenant's business is open to the public. Buyer shall provide Seller or any tenant (as applicable) reasonable advance notice of and Buyer shall cause its agents or representatives and third party service providers (e.g. inspectors, surveyors, etc.) to give reasonable advance notice of any entry onto the Property. Buyer shall be obligated to observe and comply with any terms of any tenant lease which conditions access to such tenant's space at the Property. Upon Seller's request, Buyer shall provide to Seller evidence of general liability insurance. Buyer shall also have a right to review and inspect all contracts or other agreements affecting or related directly to the Property and shall be entitled to review such books and records of Seller that relate directly to the operation and maintenance of the Property, provided, however, that Buyer shall not disclose any information regarding this Property (or any tenant therein) unless required by law and the same shall be regarded as confidential, to any person, except to its attorneys, accountants, lenders and other professional advisors, in which case Buyer shall obtain their agreement to maintain such confidentiality. Buyer assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under this Section 6(e) and agrees to indemnify and hold Seller harmless from any damages resulting therefrom. This indemnification obligation of Buyer shall survive the Closing or earlier termination of this Agreement. Except as provided in Section 6(c) above, Buyer shall have from the Contract Date through the end of the Examination Period to perform the above inspections, examinations and testing. **IF BUYER CHOOSES NOT TO PURCHASE THE PROPERTY, FOR ANY REASON, OR NO REASON, AND PROVIDES WRITTEN NOTICE TO SELLER THEREOF PRIOR TO THE EXPIRATION OF THE EXAMINATION PERIOD, THEN THIS AGREEMENT SHALL TERMINATE, AND BUYER SHALL RECEIVE A RETURN OF THE EARNEST MONEY.**

Section 7. Leases (Check one of the following, as applicable):

☐ If this box is checked, Seller affirmatively represents and warrants that there are no Leases (as hereinafter defined) affecting the Property.

☒ If this box is checked, Seller discloses that there are one or more leases affecting the Property ("Leases") and the following provisions are hereby made a part of this Agreement.

(a) A list of all Leases shall be set forth on **Exhibit C**. Seller represents and warrants that as of the Contract Date, there are no other Leases, oral or written, recorded or not, nor any subleases affecting the Property, except as set forth on **Exhibit C**;

(b) Seller shall deliver copies of any Leases to Buyer pursuant to Section 4 as if the Leases were listed therein;

(c) Seller represents and warrants that as of the Contract Date there are no current defaults (or any existing situation which, with the passage of time, or the giving of notice, or both, or at the election of either landlord or tenant could constitute a default) either by Seller, as landlord, or by any tenant under any Lease ("Lease Default"). In the event there is any Lease Default as of the Contract Date, Seller agrees to provide Buyer with a detailed description of the situation in accordance with Section 4. Seller agrees not to commit a Lease Default as Landlord after the Contract Date, and agrees further to notify Buyer immediately in the event a Lease Default arises or is claimed, asserted or threatened to be asserted by either Seller or a tenant under the Lease.

(d) In addition to the conditions provided in Section 6 of this Agreement, this Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon the assignment of Seller's interest in any Lease to Buyer in form and content acceptable to Buyer (with tenant's written consent and acknowledgement, if required under the Lease). Seller agrees to deliver an assignment of any Lease at or before Closing, with any security deposits held by Seller under any Leases to be transferred or credited to Buyer at or before Closing. The assignment shall provide: (i) that Seller shall defend, indemnify and hold Buyer harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Buyer which are caused by or the result of any default by Seller under any Lease prior to the date of Closing, and (ii) that Buyer shall defend, indemnify and hold Seller harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Seller which are caused by or the result of any default by Buyer under any Lease after the date of Closing.

(e) Seller also agrees to execute and deliver (and work diligently to obtain any tenant signatures necessary for same) any estoppel certificates and subordination, nondisturbance and attornment agreements in such form as Buyer may reasonably request.

Section 8. Environmental: Seller represents and warrants that it has no actual knowledge of the presence or disposal, except as in accordance with applicable law, within the buildings or on the Property of hazardous or toxic waste or substances, which are defined as those substances, materials, and wastes, including, but not limited to, those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR Part 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302.4) and amendments thereto, or such substances, materials and wastes, which are or become regulated under any applicable local, state or federal law, including, without limitation, any material, waste or substance which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a Hazardous Substance pursuant to Section 311 of the Clean Water Act of 1977 (33 U.S.C. §1321) or listed pursuant to Section 307 of the Clean Water Act of 1977 (33 U.S.C. §1317), (v) defined as a hazardous waste pursuant to Section 1004 of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6903) or (vi) defined as a hazardous substance pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601). Seller has no actual knowledge of any contamination of the Property from such substances as may have been disposed of or stored on neighboring tracts.

Section 9. Risk of Loss/Damage/Repair: Until Closing, the risk of loss or damage to the Property, except as otherwise provided herein, shall be borne by Seller. Except as to maintaining the Property in its same condition, Seller shall have no responsibility for the repair of the Property, including any improvements, unless the parties hereto agree in writing.

Section 10. Earnest Money Disbursement: In the event that any condition hereto is not satisfied, then the Earnest Money shall be refunded to Buyer. In the event that Seller accepts a third-party offer to purchase the Property, resulting from the "Negotiated Offer, Advertisement and Upset Bid" Process contemplated by N.C.G.S. 160A-269, then the Earnest Money shall be immediately refunded to Buyer. In the event of breach of this Agreement by Seller, the Earnest Money shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this Agreement by Buyer, the Earnest Money Deposit shall be paid to Seller as liquidated damages and as Seller's sole and exclusive remedy for such breach, but without limiting Seller's rights under Section 6(e) or Section 22 of this Agreement. It is acknowledged by the parties that payment of the Earnest Money to Seller in the event of a breach of this Agreement by Buyer is compensatory and not punitive, such amount being a reasonable estimation of the actual loss that Seller would incur as a result of such breach. The payment of the Earnest Money to Seller shall not constitute a penalty or forfeiture but actual compensation for Seller's anticipated loss, both parties acknowledging the difficulty determining Seller's actual damages for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the disposition of the Earnest Money held in escrow, a licensed real estate broker is required by state law (and Escrow Agent, if not a broker, hereby agrees) to retain the Earnest Money in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a broker or an attorney licensed to practice law in North Carolina is holding the Earnest Money, the broker or attorney may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A- 12.

Seller and Buyer hereby agree and acknowledge that the Escrow Agent assumes no liability in connection with the holding of the Earnest Money pursuant hereto except for negligence or willful misconduct of Escrow Agent. Escrow Agent shall not be responsible for the validity, correctness or genuineness of any document or notice referred to under this Agreement. Seller and Buyer hereby agree to indemnify, protect, save and hold harmless Escrow Agent and its successors, assigns and agents pursuant to this Agreement, from any and all liabilities, obligations, losses, damages, claims, actions, suits, costs or expenses (including attorney fees) of whatsoever kind or nature imposed on, incurred by or asserted against Escrow Agent which in any way relate to or arise out of the execution and delivery of this Agreement and any action taken hereunder; provided, however, that Seller and Buyer shall have no such obligation to indemnify, save and hold harmless Escrow Agent for any liability incurred by, imposed upon or established against it as a result of Escrow Agent's negligence or willful misconduct.

Section 11. Closing: At or before Closing, Seller shall deliver to Buyer a general warranty deed unless and other documents customarily executed or delivered by a seller in similar transactions, including without limitation, a bill of sale for any personal property listed on Exhibit A, an owner's affidavit, lien waiver forms (and such other lien related documentation as shall permit the Property to be conveyed free and clear of any claim for mechanics' liens) and a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act), and Buyer shall cause to be delivered the funds necessary to pay to Seller the Purchase Price. The Closing shall be conducted by Buyer's attorney or handled in such other manner as the parties hereto may mutually agree in writing. Possession shall be delivered at Closing, unless otherwise agreed herein. The Purchase Price and other funds to be disbursed pursuant to this Agreement shall not be disbursed until the Buyer's attorney's (or other designated settlement agent's) receipt of authorization to disburse all necessary funds.

Section 12. Notices: Unless otherwise provided herein, all notices and other communications which may be or are required to be given or made by any party to the other in connection herewith shall be in writing (which shall include electronic mail) and shall be deemed to have been properly given and received (i) on the date delivered in person or (ii) the date deposited in the United States mail, registered or certified, return receipt requested, to the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith, (iii) upon the sender's receipt of evidence of complete and successful transmission of electronic mail or facsimile to the electronic mail address or facsimile number, if any, provided in Section 1(g) as to Seller and in Section 1(h) as to Buyer or (iv) on the date deposited with a recognized overnight delivery service, addressed to

the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith. If a notice is sent by more than one method, it will be deemed received upon the earlier of the dates of receipt pursuant to this Section.

Section 13. Counterparts; Entire Agreement: This Agreement may be executed in one or more counterparts, which taken together, shall constitute one and the same original document. Copies of original signature pages of this Agreement may be exchanged via facsimile or e-mail, and any such copies shall constitute originals. This Agreement constitutes the sole and entire agreement among the parties hereto and no modification of this Agreement shall be binding unless in writing and signed by all parties hereto. The invalidity of one or more provisions of this Agreement shall not affect the validity of any other provisions hereof and this Agreement shall be construed and enforced as if such invalid provisions were not included.

Section 14. Enforceability: This Agreement shall become a contract when signed by both Buyer and Seller and such signing is communicated to both parties; it being expressly agreed that the notice described in Section 12 is not required for effective communication for the purposes of this Section 14. The parties acknowledge and agree that: (i) the initials lines at the bottom of each page of this Agreement are merely evidence of their having reviewed the terms of each page, and (ii) the complete execution of such initials lines shall not be a condition of the effectiveness of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns and their personal representatives.

Section 15. Adverse Information and Compliance with Laws

(a)**Seller Knowledge/Assessments:** Seller has no actual knowledge of (i) condemnation(s) affecting or contemplated with respect to the Property; (ii) actions, suits or proceedings pending or threatened against the Property; (iii) changes contemplated in any applicable laws, ordinances or restrictions affecting the Property; or (iv) governmental special assessments, either pending or confirmed, for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows (Insert "None" or the identification of any matters relating to (i) through (iv)above, if any): NONE

Note: For purposes of this Agreement: (i) a "special assessment" is defined as a charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners' association in addition to any regular assessment (dues), either of which may be a lien against the Property; a special assessment may be either pending or confirmed; (ii) a "confirmed" special assessment is defined as an assessment that has been approved by a governmental agency or an owners' association for the purpose(s) stated, whether, at the time of Closing, it is payable in a lump sum or future installments; (iii) a "pending" special assessment is defined as an assessment that is under formal consideration by a governmental agency or an owners' association but which has not been approved prior to Closing. Seller shall pay, in full at Closing, all confirmed governmental or association special assessments, provided that the amount thereof can be reasonably determined or estimated. The payment of such determined or estimated amount shall be the final payment between Buyer and Seller as to any confirmed special assessments. If the amount of any special assessment cannot be reasonably determined or estimated, the special assessment shall be deemed a pending special assessment. Buyer shall take title subject to all pending special assessments disclosed by Seller herein, if any.

(b)**Compliance:** To Seller's actual knowledge, (i) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions pertaining to or affecting the Property; (ii) performance of the Agreement will not result in the breach of, constitute any default under or result in the imposition of any lien or encumbrance upon the Property under any agreement or other instrument to which Seller is a party or by which Seller or the Property is bound; and (iii) there are no legal actions, suits or other legal or administrative proceedings pending or threatened against the Property, and Seller is not aware of any facts which might result in any such action, suit or other proceeding.

(c)**Owners' Association:** If the Property is subject to regulation by an owners' association, Seller shall deliver the following information to Buyer pursuant to Section 4 as if the same were listed therein (or Seller shall state that Seller does not have same in their possession or that such item is not applicable): (i) the name of the owners' association; (ii) the amount of regular assessments (dues); (iii) the name, address and telephone number of the president of the owners' association or of the association manager or management company; (iv) the owners' association website address; (v) the Seller's statement of account; (vi) the master insurance policy showing the coverage provided and the deductible amount; (vii) copies of any Declaration and/or Restrictive Covenants; (viii) the Rules and Regulations, (ix) the Articles of Incorporation and Bylaws of the owners' association; (x) the current financial statement and budget of the owners' association; (xi) the parking restrictions and information; and (xii) the architectural guidelines. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the foregoing items affecting the Property, including any amendments thereto.

Section 16. Survival of Representations and Warranties: All representations, warranties, covenants and agreements made by the parties hereto shall survive the Closing and delivery of the deed. Seller shall, at or within six (6) months after the Closing, and without further consideration, execute, acknowledge and deliver to Buyer such other documents and instruments, and take such other action as Buyer may reasonably request or as may be necessary to more effectively transfer to Buyer the Property.

Section 17. Applicable Law: This Agreement shall be construed under the laws of the state in which the Property is located. This form has only been approved for use in North Carolina.

Section 18. Assignment: This Agreement is freely assignable unless otherwise expressly provided on Exhibit B.

Section 19. Tax-Deferred Exchange: In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

Section 20. Memorandum of Contract: Upon request by either party, the parties hereto shall execute a memorandum of contract in recordable form setting forth such provisions hereof (other than the Purchase Price and other sums due) as either party may wish to incorporate. Such memorandum of contract shall contain a statement that it automatically terminates and the Property is released from any effect thereby as of a specific date to be stated in the memorandum (which specific date shall be no later than the date of Closing). The cost of recording such memorandum of contract shall be borne by the party requesting execution of same.

Section 21. Authority: Each signatory to this Agreement represents and warrants that he or she has full authority to sign this Agreement and such instruments as may be necessary to effectuate any transaction contemplated by this Agreement on behalf of the party for whom he or she signs and that his or her signature binds such party.

Section 22. Brokers: Except as expressly provided herein, Buyer and Seller agree to indemnify and hold each other harmless from any and all claims of brokers, consultants or real estate agents by, through or under the indemnifying party for fees or commissions arising out of the sale of the Property to Buyer. Buyer and Seller represent and warrant to each other that: (i) except as to the Brokers designated under Section 1(f) of this Agreement, they have not employed nor engaged any brokers, consultants or real estate agents to be involved in this transaction and (ii) that the compensation of the Brokers is established by and shall be governed by separate agreements entered into as amongst the Brokers, the Buyer and/or the Seller.

Section 23. Attorneys Fees: If legal proceedings are instituted to enforce any provision of this Agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorneys fees and court costs incurred in connection with the proceeding.

☐ **EIFS/SYNTHETIC STUCCO:** If the adjacent box is checked, Seller discloses that the Property has been clad previously (either in whole or in part) with an “exterior insulating and finishing system” commonly known as “EIFS” or “synthetic stucco”. Seller makes no representations or warranties regarding such system and Buyer is advised to make its own independent determinations with respect to conditions related to or occasioned by the existence of such materials at the Property.

Date: _____

Date: _____

Buyer: **Town of Huntersville**

Seller: **Franklin Lowry**

By: _____
Town Manager

Amanda Lowry

WIRE FRAUD WARNING

To Buyers: Before sending any wire, you should call the closing agent's office to verify the instructions. If you receive wiring instructions for a different bank, branch location, account name or account number, they should be presumed fraudulent. Do not send any funds and contact the closing agent's office immediately.

To Sellers: If your proceeds will be wired, it is recommended that you provide wiring instructions at closing in writing in the presence of the closing agent. If you are unable to attend closing, you may be required to send an original notarized directive to the closing agent's office containing the wiring instructions. This directive may be sent with the deed, lien waiver and tax forms if those documents are being prepared for you by the closing agent. At a minimum, you should call the closing agent's office to provide the wire instructions. The wire instructions should be verified over the telephone via a call to you initiated by the closing agent's office to ensure that they are not from a fraudulent source.

Whether you are a buyer or a seller, you should call the closing agent's office at a number that is independently obtained. To ensure that your contact is legitimate, you should not rely on a phone number in an email from the closing agent's office, your real estate agent or anyone else.

The undersigned hereby acknowledges receipt of the Earnest Money set forth herein and agrees to hold said Earnest Money in accordance with the terms hereof.

(Name of Escrow Agent)

Date: _____ By: _____

Escrow Agent's contact/notice information is as follows:

e-mail address: fax number:

except as same may be changed pursuant to Section 12.

EXHIBIT A

BEING all of Lots 3, 4, and 5 in Block 1 as shown on map of H.J. Walker Property which map is recorded in the office of the Register of Deeds in Book 230, Page 19. Said Property being commonly known as 403 Huntersville-Concord Rd, Huntersville, NC 28078; PIN # 01903508

Exhibit B

NONE

Exhibit C
Leases

- 1) Lease with Raul Castillo ending 8/9/2025



Request for Board Action

June 17, 2025

To: The Honorable Mayor and Board of Commissioners

From: Bobby Williams, Assistant Town Manager

Subject: 403 Huntersville-Concord Road - Budget Amendment for Purchase of Land and Related Expenses

EXPLAIN REQUEST:

Appropriate fund balance (103890.9999) for \$750,000 to purchase the land and related expenses at 403 Huntersville-Concord Road (105400.0550.25009)

ACTION RECOMMENDED:

Approve budget amendment

FINANCIAL IMPLICATIONS:

Decrease in fund balance of \$750,000

ATTACHMENTS:

None