

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

June 17, 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 4:30 p.m. on June 17, 2025.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Amanda Dumas, Jennifer Hunt, LaToya Rivers and Nick Walsh. Commissioner Edwin Quarles was not present.

Funding Requests from External Agencies. The Board heard requests for funding from the following external agencies:

- Ada Jenkins Center
- Angels and Sparrows
- Arts & Science Council
- Bags of Hope
- Caterpillar Ministries
- Hope House
- Pottstown Heritage Group. Commissioner Bergsman made a motion to recuse Commissioner Rivers. Commissioner Walsh seconded the motion. Motion carried unanimously. Following presentation from the Pottstown Heritage Group, Commissioner Dumas made a motion to bring Commissioner Rivers back. Commissioner Walsh seconded the motion. Motion carried unanimously.
- North Mecklenburg Youth Orchestra
- Beds for Kids
- Hugh Torance House. Commissioner Rivers made a motion to recuse Commissioner Bergsman. Commissioner Hunt seconded the motion. Motion carried unanimously. Following presentation on Hugh Torance House, Commissioner Rivers made a motion to bring Commissioner Bergsman back. Commissioner Hunt seconded the motion. Motion carried unanimously.

Detailed information on external funding requests 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 June 17, 2025

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Amanda Dumas, Jennifer Hunt, LaToya Rivers and Nick Walsh. Commissioner Edwin Quarles was not present.

Mayor Clark called for a moment of silence in memory/honor of the shooting victims in Minnesota and the members of the legislature there.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS

HFPA will host the USA Diving Zone A championships from Friday, June 20 through Sunday, June 22.

Mecklenburg County is offering free box fans to Mecklenburg County residents 60 years and older and adults ages 18 to 59 who receive disability income.

Commissioner Dumas said I just want to make sure everybody is aware of two exciting events happening this week. On Thursday there's our kickoff for LaLaCaboosa, which is a music festival we do on Thursdays during the summer once a month and Thursday's will be Juneteenth. On Sunday, Huntersville's first ever Pride will be from 1 p.m. to 6 p.m. at Veterans Park. That's not a town sponsored event, but it should be very well attended.

PUBLIC COMMENTS

Parks and Recreation Month Proclamation. Mayor Clark proclaimed June 2025 as Parks and Recreation Month.

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.

Juneteenth Day. Mayor Clark proclaimed June 19, 2025 as Juneteenth Day.

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.

Environmental Sustainability Committee Goals. Jeremy Shook, Environmental Sustainability Committee Chair, provided overview of Environmental Sustainability Committee goals for the coming year. *Refer to PowerPoint attached hereto as Exhibit No. 2.*

Mayor Clark called for public comments.

Christine Wolak said I wanted to talk about the size of the affordable housing units that were presented in Petition #R24-07. Staff had already requested that the affordable units should not be segregated into the same building. It looks to me like the applicant just plopped an apartment building into an existing plan in order to satisfy the affordable housing request. They already admitted that these affordable units were half of the unit compared to the other units in the plan. I don't remember the exact words, but it was something about looking from the outside like it was a single unit, but there would actually be two inside.

When I looked at the plan online it was clear that this building where these units would be segregated is smaller than the other townhouse buildings. I took out a ruler and the other buildings were 40 mil deep on my screen and this building was only 30 mil deep. It fronts on parking spaces, which makes me wonder whether the units are actually townhouses or if the parking is outside and that's how they are able to save some space. Depending on which you go by, it's either 3/8 of the size of the other units or up to 50 percent. How is that even distinguishable from market rate units. I don't think that really satisfies the intent of the affordable and attainable housing goals. I ask the Board to take this into consideration when making the decision.

I do want to thank the Board for pushing for these attainable and affordable housing units in these new developments. Every job has value and people that work in Huntersville should be able to live in Huntersville and just because a job is lower paid doesn't mean that it's of lesser value. I also want to say happy Pride, happy Juneteenth.

About the environmental sustainability, reducing was we have things that are recyclable in other places that are not recyclable here, particularly plastic.....plastic containers that aren't bottles that don't have a neck, they don't go in the recyclables. I would like to see something done about that, but if not, then I think we need an ordinance that says restaurants have to stop using them for take-out containers, reducing it in our grocery stores as well.

Jackson Workman said I'm here to raise an issue that many people in the community are already familiar with which is the issue of the Birkdale Village expansion. It's been said by many people in the community that they are against it. I am one of them. I am firmly opposed to it. I think if there's any chance, if it's not too late to stop this, I think it needs to be taken, I think it needs to be done. I think that in general the idea of destroying the community, which is what this will do if it happens, is not in the best interest of the town. I don't think it's in the best interest of the people. I think that the soul of Huntersville in many ways Birkdale Village is a very big part of this community and I think as someone who was raised here, who has lived here my entire life, to see it destroyed would make me personally very upset.

It's been said that the people who are against it are allowed minority. That is not true. I challenge you to find one person who is actually in favor of it who lives here or who's been a long-term resident. I also would like to just point out the fact that one of the members of Jamestown who owned Birkdale Village has said that this expansion, the goal is to turn it into a perpetual machine. I do not see Birkdale Village or any part of Huntersville as any kind of a machine, I see it as a community. I see it as a place meant to foster people, families, homes, memories and to replace so many beloved institutions in that town with things like office buildings, parking garages, whatever it may be, goes against the very spirit of what this community is supposed to represent and I think that in general we have people living here from pretty much all 50 states at this point and they didn't move here to be a part of a perpetual machine, they moved here to be a part of a community.

I just think with so many people against it, I really don't understand how it's still going forward. I don't know why it was ever proposed in the first place. I've never really been one for making speeches or going up to public forums or anything like that. This is really my first time but when it's something I'm this passionate about when it comes to the very fabric of my home being tampered with, frankly just gutted, definitely did want to come here and say my peace about it. I know I'm not the only one that feels this way in the community for sure. Anyone who remotely cares about the Town of Huntersville, because it's not going to stop there. They're not going to stop at Birkdale Village. It will continue to spread throughout the community if they're allowed to do what they want they are going to keep expanding and just tearing everything down that's been here forever and that we love about this place. I just don't want to see that happen. Even if I can't do anything about it at this point, I just wanted to say my peace about it.

Jeff Locke said I am the Chair of the Huntersville Greenway, Trail and Bikeway Commission. As a committee, we've agreed to put a couple of conditions on our approval for the Everette Keith development that's going in soon. I'm here tonight to personally emphasize and explain one of those conditions.

We gave our presentation before the Board a couple of months ago. I don't believe we talked about our next big priority that we're kicking around in the committee, which is connecting to Charlotte. We've talked a little with the county and we've explored some options and the best option is on the east side of Huntersville. That connection goes directly through the Everette Keith parcel. It's going to tie-in

hopefully eventually to the Mallard Creek/Clarks Creek/Toby Creek greenway system. Charlotte is currently building connections from that to Little Sugar Creek. That's going to form what we call the Seam or the Charlotte to Mooresville trail. This is a big regional connection and this is our one spot where we have to connect this. If this doesn't work, it sinks the whole regional system.

We looked over the plans. As the plans are at the moment, there's side paths which are suboptimal. It may be the only option due to the treacherous terrain of the power line easement which is where our line originally went on the map. Even with the side paths they do not connect through this community. There is no connection from one end of the community to the other. We are putting a condition on our approval that the developers at the very least engineer and plan to have a bridge somewhere and have those plans on paper so that the paths can connect. We are recommending on top of that, that they work with the town to explore funding options.

I would like to say to the developers who I understand are here tonight, you should want greenways in your development. It's the No. 1 most requested amenity in Huntersville. Everybody wants these. It increases property value. It makes the town a nicer place to live and for people like myself, it's how we get around. This is a very necessary connection and I'm asking the town to review this a little bit more and make sure that this is a condition on the approval.

AGENDA CHANGES

Commissioner Dumas made a motion to adopt the agenda. Commissioner Hunt seconded the motion. Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Rivers made a motion to approve the minutes of the April 1, 2025 Regular Town Board Meeting. Commissioner Dumas seconded the motion. Motion carried unanimously.

Budget Amendment – Community Needs Contributions. Commissioner Rivers made a motion to approve budget amendment appropriating Community Needs Contributions in the amount of \$10,730 to the Miscellaneous Expense - Community Emergency Needs Expense account. Commissioner Dumas seconded the motion. Motion carried unanimously.

Budget Amendment – HFFA. Commissioner Rivers made a motion to approve budget amendment in the amount of \$550,000 to cover the results of HFFA operations in FY2025. Commissioner Dumas seconded the motion. Motion carried unanimously.

Fifth Amendment – Huntington Green Capital Project Ordinance. Commissioner Rivers made a motion to approve Fifth Amendment to the Huntington Green Capital Project Ordinance for additional funds awarded by the Community Development Block Grant. Commissioner Dumas seconded the motion. Motion carried unanimously.

Fifth Amendment to the Huntington Green Capital Project Ordinance attached hereto as Exhibit No. 3.

Resolution to Acquire Right-of-way – Ferrelltown Parkway Extension Project. Commissioner Rivers made a motion to approve Resolution to acquire right-of-way and/or easements necessary for the construction of the Ferrelltown Parkway Extension Project. Commissioner Dumas seconded the motion. Motion carried unanimously.

Resolution attached hereto as Exhibit No. 4.

Accept Streets for Maintenance – Courtyards at Eastfield Farm. Commissioner Rivers made a motion to accept streets in Courtyards at Eastfield Farm for Town maintenance. Commissioner Dumas seconded the motion. Motion carried unanimously.

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

Accept Street for Maintenance – Asbury Park Subdivision. Commissioner Rivers made a motion to accept street in Asbury Park Subdivision for Town Maintenance. Commissioner Dumas seconded the motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Ferrelltown Parkway	Huntersville-Concord Road	End of Road (65-ft SE of Hugh Dixon Way)	1260-ft

Accept Streets for Maintenance – Huntson Reserve Subdivision. Commissioner Rivers made a motion to accept streets in the Huntson Reserve Subdivision for Town Maintenance. Commissioner Dumas seconded the motion. Motion carried unanimously.

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

Accept Streets for Maintenance – Olmsted Subdivision Phases 2A and 2B. Commissioner Rivers made a motion to accept streets in the Olmsted Subdivision Phase 2A and 2B for Town Maintenance. Commissioner Dumas seconded the motion. Motion carried unanimously.

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

PUBLIC HEARINGS

None

OTHER BUSINESS

Petition #24-07 Everett Keith Road. Brian Richards, Planning Director, entered the Staff Report into the record and gave a quick overview of the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 5.*

Commissioner Dumas said you mentioned the Small Area Plan and the 2040 Plan, that they are not going to be able to meet the requirements.

Mr. Richards said there's a little bit of a conflict.

Commissioner Dumas said from my observation they look like they're conflicting plans. Which would be the priority to follow in your mind.

Mr. Richards said both. The Eastfield Small Area Plan has some age on it and it was looking for larger lots. The more current 2040 Plan calls for 1.5 units per acre density in that area, has a little bit more flexibility. That Small Area Plan takes that higher. We have replaced the 2030 with the 2040. It's just a difference in age. At some point in time when we do revise those area plans, that conflict would go away. It's just an existing situation today.

Commissioner Dumas said there was a comment about the connectivity in the alleys. What does the connection in the alleys actually add for us.

Mr. Richards said really day to day life. Let's look at this area in particular. You can see in this area the alleys do not connect. If this were a flatter, more typical site you could have these alleys could connect here and here so you wouldn't have to back up and do certain movements in day-to-day activities. It could be a challenge with trash trucks, Amazon deliveries, those types of things and really neighbors getting in and out due to the powerline and the topography in this situation, it's not ideal. I do know they have worked with this developer for almost two years on this project to get it before you guys tonight. They did make the alley connection up to the north. There was some grading challenges but they were able to resolve that.

Some other areas here, you can see these alleys are really just abutting up against a creek. No opportunity for connectivity and then on this internal street right here, again there's a topography issue and a distance issue, not a great situation for that alley to connect to street. Again, it's a very difficult site to work with. This plan has changed massively over these two years. As far as connectivity goes, it's about as good as it can be for this type of product.

Commissioner Bergsman said I watched the Planning Board meeting. Was the 4-1-3 vote, was it three abstentions, is that correct.

Mr. Richards said there were three abstentions. Some summarization after speaking to the Planning Board members some of them did not feel the plan was buttoned up enough for them to make a decision on so they chose to abstain. An abstention is a positive vote, so it did pass.

Sean Paone said we updated some of the slides just to kind of relate to the current information. *Refer to PowerPoint attached hereto as Exhibit No. 6.* From a contextual standpoint we've got Hambright which dead-ends into Everette Keith which is the western bounds of the property. The property is being shown in green there. It's 106 acres. Further west you've got 115, the future CATS Red Line station Bryton subdivision. To the north you've got the construction landfill. Further east you've got Asbury Chapel and then to the south Dogwood Estates and Everette Keith industrial that's currently under construction.

The yellow lines are showing the two Duke transmission corridors, the blue being the jurisdictional streams and the red dash line is the future proposed alignment of Hambright Road further down to Eastfield Road.

Just a recap of what we had kind of previously discussed in moving through this project. We had several design criteria that we really wanted to achieve, one being thoughtful planned amenities and open spaces, diverse housing options, multiple housing options throughout the development, the initiation of public good, pedestrian connectivity, environmental sensitivity and then consistency with the 2040 Community Plan.

These are our open space areas. We've got a number of varying open space areas that would accommodate any number of people and activities. On this one, this is north of Hambright, so just from a contextual standpoint Hambright is on Plan South there, so this is the north section that abuts up against to the construction landfill. We've got recreation field in the upper left, dog park, pedestrian passageway is to link the townhome sections and the residents through lawn spaces and making it more of a community feel with gathering spaces like a fire pit, outdoor seating and then on the west side just on the other side of Hedge Rose Trail, we've got a green area there which would have kind of like a multi-functional space there so we could have outdoor games. I'm just going to point out that

Chamblee Knoll Alley is the one that we connected as it relates to an alley connection. Previously there was some more steeper grade there and we were able to kind of solve that and make that connection.

This is just south of Hambright. This is in between Everette Keith and Hambright. We've got an artistic playground area, we've got earth mounds, native meadow seeding area through the Duke easement that aligns with the wildlife corridor that we have with all the natural stream buffers that lead all the way down to Clark Creek. A basketball court with a goal. In addition to that we've got seating areas and a lot of pedestrian connections. In this area we prioritize the pedestrian connections over the vehicular. Not only do we have the Duke easement going through with the Stanchion, there's some challenges as it relates to proximity of improvements associated with that Stanchion. We really want to kind of emphasize and promote the open space possibility instead of trying to bisect it with the alleyway connections, which then would bring the vehicular movements into the open space areas which we felt like would minimize the functionality and the ability of that open space to be a real benefit and amenity to the development.

Dayflower actually connects over to Everette Keith again from a contextual standpoint and so we've got a small open space park area. This is just beyond the first stream crossing and in that we've got a splash pad, a lawn area to accommodate a multi-faceted number of recreational activities and then we've got a shade structure.

We've continued that native planting meadow through the corridor to be able to again link to the jurisdictional stream buffers which again link to Clark Creek.

This is moving east, so this is Ruby Falls Drive. Just north off the page would be the Hambright Road Extension. We've got pickleball courts located here and then surrounded by vegetation to try to muffle some of that sound. We also have a dedicated parking area to be able to support that use. This also gets somewhat updated. This was our open space plan but as we have continued to have communications with county and town Parks and Rec, there's some updates associated with the area surrounding this.

These are two open space green areas. This is on the eastern side, so this would be the extension of Dogwood Lane. These are intended to be more kind of natural areas, so they would have green spaces and a lot of vegetation with access to two public streets.

As Brian mentioned, we have 259 for-sale homes, 76 single-family attached. That's the 29 percent of our total for-sale product. In the orange we've got our 75 detached cottages, so these are detached but alley fed product. In the yellow we've got 108 detached single-family homes which range from 50' to 100' in width. On this one it's hard to kind of pick up. There are A's shown on the lots, but I've got another slide to recognize the eight attainable housing units and how they have been dispersed throughout the project.

These are architectural elevations associated with the varying products, so upper left is the attached townhomes. The upper right would be the cottage homes which again are alley loaded and then the two bottom product illustrations are associated with front loaded 50' and 100' lots. There are several architectural features that were committed to in the submittal, those being front porches, covered stoops, Hardie siding with brick and stone accents and there are a few others that were noted in the submittal package.

In the gray we've got the Hambright Road Extension which is extended to the Duke easement we previously talked about. The fact that beyond that there's some question about the alignment and what Duke would allow as it relates to crossing that Duke corridor. The gray is constructed. The yellow portion would be a dedication of additional right-of-way to accommodate either alignment that gets passed based on additional policy study. The one being directly straight across or the other one which basically has a little bit of a reverse curve, so a little bit more of a skew to it to meet Duke's requirement for a crossing angle. On top of that there's a [inaudible] for construction cost contribution to be able to build out the extension of Hambright Road to the property boundary. The purple section up top would be the dedication to accommodate the Town's greenway based on the 2024 Greenway Master Plan which shows that alignment to follow that eastern stream section that basically then kind of ties down into the park area there in the green.

The blue area is the dedication to the county trail and land. Essentially there are two different options in our coordination with the county and the town. The original alignment actually just follows the Duke corridor and based on the fact that there's a lot of topography, there's multiple stream crossings in those locations, what we've heard is that was not likely feasible to make those connections as it was previously planned. As the project we're building a lot of this infrastructure already with multi-purpose paths on one side of the road and that green alignment that's dashed essentially accommodates two different options and there were two options presented by Mecklenburg County. One, if and when Hambright Road gets extended, that would provide a multi-purpose path that would then get you to the other blue dedicated property that's on the eastern part of the project. We are also constructing that portion going southbound on that to that blue section. The second option would be if it came across and came down and followed this section. We're essentially accommodating either option based on the dedication or construction of the multi-purpose paths. That was based on coordination that we had with Mecklenburg County.

The green area on the bottom righthand corner is the plus or minus 10 acre tract of property that was being proposed as dedication of a park. On top of that we have the construction of the 10 parking spaces, the single bathroom and the paved pathway to the pond from the parking area.

The orange on there is how we would disperse the eight attainable units. You've got four within the townhome section and four within the cottages, so those are located on the plan for reference there and then those are all the same product type that we are proposing in the rest of the site.

The last one in red are the two areas that we had identified based on feedback that we had heard in our community meeting, which was how can we slow down or create an opposition to a cut through from Dogwood Lane through the property and that was based on the Dogwood Estates community. We have a raised pedestrian crossing which is that kind of red dash on the bottom and then we added a mini traffic circle in coordination with Town staff to be able to add another slow down metric and calming measure to be able to kind of mitigate that kind of cut-through or picking up of speed. On top of that we also have on street parking throughout a lot of the development which tends to kind of narrow the street section and make cars slow down as well.

This is pedestrian connectivity. Throughout the site we have approximately 2.3 miles of multi-purpose paths and those are being shown in the kind of gold color. Those are constructed by the applicants. The green path.....and those gold lines actually link all of the 23 acres of urban open space that are being proposed by the applicant within the development. The next section down are basically the town and county greenway initiatives and that's that green line again along with the purple which is what we are looking at is the two now that yellow became purple because it would be a dedication to the town as it

relates to the extension of Hambright Road and then the two blue areas which will be Mecklenburg County dedication.

Environmental sensitivity. Nothing has really changed since we were here last. We still have this at the front of mind to minimize vehicular and pedestrian crossings. Obviously, there's a lot of topography on the site so any crossing would really start to take out additional existing vegetation and most of the mature vegetation throughout the property is located within a lot of these buffer areas, so we really want to maintain those again to kind of emphasize the wildlife corridors that exist today.

In areas that the perimeter area is much thinner we are proposing to revegetate that perimeter buffer and we've got cross sections in there with the amount of vegetation that we'd be looking to put within those spaces and we are showing 30' and 40' buffers per the ordinance requirement. On top of that I mentioned the seeding of natural grasses and wildflowers through that southern Duke corridor which again allows vegetation throughout that corridor and links up the two jurisdictional stream crossings that lead to Clark Creek as wildlife corridors.

There was a correction, so we showed 140 specimen trees the last time. We actually went out on site and evaluated a few of the trees that potentially could have been identified as heritage trees. When we did the evaluation a lot of the previous trees that were noted as it relates to size, they were done in the wintertime. We went back out. Two of the trees actually don't have vegetation and they don't look like they're alive anymore, so that 140 went to 138 and so it's still in that same area. If we could have maintained them, we would have. The requirement is 29 trees based on the 289 trees that are on site which is the 10 percent and we're maintaining 48 percent.

Just some updates. Brian's kind of already articulated some of these but I'm just going to run through them kind of quickly. Updates since the public hearing. Based on the feedback that we heard at the public hearing and the Planning Board, we have dispersed the eight attainable units throughout the attached residential and the cottage lots. We added a note about dedication of those areas that we discussed and some of these things, especially the dedication of the county area, happened right at the time we were submitting, so some of the information is post submittal.

The subdivision note which seemed to add some confusion, we agreed and already have removed that and that was part of the last submittal. We added a note about restricting HVAC units that were located in setback areas. We added a phasing plan which identified I think we talked about this in the Planning Board meeting, but basically that's going to be Phase 1 and then anything to the east of that area from a property wise standpoint is Phase 2. That did two things. It basically kind of committed any construction traffic coming off of Everette Keith and Hambright and not up Dogwood Lane. Facing the fact that's Phase 1. It also allowed for the number of product that's being associated with each product type to be able to be sold at a rate that's comfortable for the team and it also essentially delayed any kind of connection to Dogwood Lane.

We did submit the heritage tree analysis. There's several large trees on site but none of them actually met the requirement for heritage tree. We are saving a number of those trees already. We already agreed and that was part of the submittal that we would reduce the build-to line so as a part of that last submittal package on June 4 it did commit to the same standards associated with Stony Brook Station. I mentioned the Chamblee Knoll Alley connection per staff's recommendation. That's just the commitment to the ten spaces and the building and the trail associated with the park improvements.

Commissioner Hunt said I want to talk about the speed humps again and Brian mentioned that there was some communication with NCDOT and so I just want to get some clarity on that. Is that something that you would preemptively fund because I see that the traffic circle that you have there and the raised pedestrian bridge, that's already when you're in the new development but I don't know how that's going to necessarily slow people down who are coming from Dogwood if they take that kind of circular route to get into the neighborhood, so can you talk a little bit about the speed humps.

Scott Munday, NVR/Ryan Homes said we just learned about this development with NCDOT and potentially two speed bumps on Dogwood Lane. We have agreed to construct those. Those would be offsite. The onsite traffic calming devices we referred to earlier are the raised crosswalk and the roundabout, but yet we would be willing to build those speed bumps off site.

Mr. Paone said I think just as Brian mentioned to you I think that would be based on the fact that they would be warranted based on the NCDOT study.

Commissioner Bergsman said you said that they will be offsite, the speed bumps.

Mr. Paone said anything that's onsite there would be a town public street. Offsite NCDOT maintains, Dogwood to Everette Keith.

Commissioner Bergsman said so you're not saying it's into the Dogwood neighborhood, or that is what you are saying.

Mr. Richards said yes, in the Dogwood neighborhood to the south these are DOT maintained streets and we would do a speed study and work with DOT for installation and maintenance.

Commissioner Bergsman said do you know if we have received any feedback from Dogwood residents on the locations of those.

Mr. Richards said we have not.

Commissioner Rivers said the eight attainable housing units, I see that you spread those out, thank you for listening and hearing us. Are those units for sale.

Mr. Paone said they are for sale.

Commissioner Dumas said I don't have any questions, but I was really pleased to see all the additional changes that you've made since the initial review. I like that we're seeing additional connectivity and green spaces and the diversity of housing I've spoken about from the dais before. I like that everything is for sale, including the affordable housing. There's the park. I think I consider myself pretty hard wind when it comes to housing developments, but I think this one would be a value add considering this is already zoned for housing. We get some control over some of this other stuff that's happening and your offering and working with us on it, so I'm pleased with what you have come back with.

Commissioner Hunt made a motion to deny Rezoning Petition #R24-07 Everette Keith Residential. The petition 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 Petition #24-07 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.

Commissioner Bergsman seconded the motion.

Commissioner Walsh said I'm not going to be supporting this rezoning request. While I'm not against development in this area, this feels like we're fitting a square peg in a round hole. After a year and a half back and forth and even some changes today, there's still outstanding items in my view not supported by the 2040 Community Plan which includes connectivity within the community, residential design principles, transition or blending to the adjacent neighborhood and some other items.

Commissioner Hunt said I recognize that there are some contrary items with the 2040 Plan and the Eastfield Small Area Plan, but I kind of look at that as more like a zoomed in view. The Eastfield Area Plan is kind of like a zoomed in view and that was developed with the neighbors in that community and the transition that's not really happening in that area with the larger lots over there doesn't strike me as being very thoughtful with the neighbors and what they have requested and so that's why I'm not supporting this.

Commissioner Bergsman said you've come very close for me to being okay with this project. One of the main things that's still standing in the way for myself is I feel like from the Planning Board to the present when you looked at there were three members that felt the need to abstain because of not having enough information to hearing tonight some of the last minute changes and I don't think it's given the public enough time for public review. If these changes would have come about sooner, I could possibly get on board, but not right now.

Mayor Clark called for the vote on the motion to deny Petition #R24-07.

Motion to deny carried 4 to 1 – Commissioners Hunt, Rivers, Bergsman and Walsh in favor of denial; Commissioner Dumas opposed to the denial.

Purchase of Two Pumper Trucks. Fire Chief Jim Dotoli reviewed request to purchase two Seagrave Marauder Pumper Trucks. *Refer to PowerPoint attached hereto as Exhibit No. 7.*

Commissioner Walsh made a motion to approve the purchase of two Seagrave Marauder Pumper Trucks for a total of \$2,564,007 per the Group Purchasing Program.

Commissioner Rivers seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Contract attached hereto as Exhibit No. 8.

Budget Amendment – Emergency Services Fund. Commissioner Walsh made a motion to appropriate Emergency Services Fund Balance of \$2,564,007 to Capital Outlay for the purchase of two Seagrave Marauder Pumper Trucks from Seagrave Fire Apparatus, LLC.

Commissioner Rivers seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Amendment to Lake Norman Charter School Joint Use Agreement. 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 21 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.

Commissioner Dumas made a motion to approve the Amendment to the Lake Norman Charter School Joint Use Agreement.

Commissioner Walsh seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Amendment to Lake Norman Charter School Joint Use Agreement attached hereto as Exhibit No. 9.

Appointment to Environmental Sustainability Committee. Consider appointing one member to the Environmental Sustainability Committee, due to one vacancy, from eight applicants.

1. Three-year term, expiring 3/31/2027 (Richard Sampson resigned)

Commissioner Bergsman nominated Natalie Paavola.

Commissioner Dumas nominated Natalie Paavola.

Commissioner Hunt nominated Natalie Paavola.

Commissioner Rivers nominated Natalie Paavola.

Commissioner Walsh nominated Natalie Paavola.

Commissioner Hunt made a motion to appoint Natalie Paavola to the Environmental Sustainability Committee.

Commissioner Bergsman seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Agreement for Purchase and Sale – 15318 NC 73. The Town has been in discussions to obtain the property located at 15318 NC Hwy 73 for Town use. The purchase price for this property is \$1,050,000. This agreement starts the process for acquiring that property.

Commissioner Rivers made a motion that we consider approving Agreement for Purchase and Sale of Real Property at 15318 NC Hwy 73, Huntersville, NC 28078.

Commissioner Dumas seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Purchase Agreement – 403 Huntersville-Concord Road. Acquisition of the parcel is necessary to facilitate future safety improvements of curve in Huntersville-Concord Road, which is needed to support the FY26 Capital Improvement Plan.

Commissioner Bergsman made a motion to approve the execution of the Purchase Agreement for property located at 403 Huntersville-Concord Road.

Commissioner Walsh seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

Purchase Agreement attached hereto as Exhibit No. 10.

Budget Amendment – Purchase of 403 Huntersville-Concord Road. Commissioner Bergsman made a motion to approve the budget amendment appropriating Fund Balance in the amount of \$750,000 for purchase of land and related expenses for 403 Huntersville-Concord Road.

Commissioner Rivers seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

CLOSING COMMENTS

None

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

Approved this the 15th day of July, 2025.