Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

AGENDA
Regular Town Board Meeting
December 16, 2025 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

1. **Pre-meeting - None**
2. **Call to Order**
3. **Moment of Silence**
4. **Pledge of Allegiance**
5. **Announcements and Presentations**
6. **Public Comments**
7. **Agenda Changes/Adoption of Agenda**
8. **Consent Agenda**

   8.A. Approve the minutes of the December 2, 2025 Regular Town Board Meeting. *(Janet Pierson)*

   8.B. Approve Interlocal Agreement with Mecklenburg County to deliver Torrence Creek Minor System Stream Enhancement Project. *(Kevin Fox)*

   8.C. Approve the amendment to the Fiscal Year 2025 audit contract. *(Jackie Huffman)*

   8.D. Approve the amendment to the Public Comment and Public Hearing Policy. *(Emily Sloop)*

8.E. Approve the budget amendment for items at Huntersville Recreation Center. *(Michael Jaycocks)*

8.F. Call a public hearing for January 6, 2026 at 6:00 pm at Huntersville Town Hall (14704 N Old Statesville Rd), Huntersville, NC 28078 on designating town-owned property (Parcel Ids 019-031-15 and 019-031-16) as being held for resale for economic development. *(Emily Sloop)*

9. Public Hearings

10. Other Business

10.A. Consider appointing three (3) members to the Greenway, Trail & Bikeway Commission due to three expiring terms. *(Michael Jaycocks)*

10.B. Consider appointing three (3) members to the Parks and Recreation Commission due to three expiring terms. *(Michael Jaycocks)*

10.C. Consider appointing one (1) member to the Public Arts Commission due to one expiring term. *(Michael Jaycocks)*

10.D. Consider approving contract for the Commercial Indoor Air Quality Control System at Huntersville Family Fitness Aquatics. *(George Eversmann)*

10.E. Consider approving budget amendment for the Commercial Indoor Air Quality Control System at Huntersville Family Fitness Aquatics. *(Bobby Williams)*

10.F. Consider decision on Petition #R24-15, a request by Station South LLC, to rezone +/- 21.29 acres located on Old Statesville Road from Corporate Business - Conditional District to Transit Oriented Development - Residential - Conditional District for a mixed-use development. *(Jesse James)*

10.G. Consider a decision on Petition #TA25-10, a request by R. Todd Hirschfeld to amend Articles 3.2.3 and 9.18 of the Zoning Ordinance to permit with conditions private helistops in the General Residential zoning designation. *(Becca Prichard)*

10.H. Consider a decision on Petition #TA25-11, a request by Northwood Ravin, to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow reduced setbacks for some attached garages and modify requirements for mechanical equipment. *(Lauren Speight)*

10.I. Consider a decision on Petition #TA25-12, a request by the Town of Huntersville Planning Department to amend Articles 4.9 and 8.16 of the Zoning

Ordinance to allow detached garages in any yard on lots over five acres in size. *(Becca Prichard)*

10.J. Consider appointments to various boards and committees. *(Mayor Christy Clark)*

11. Closed Session

11.A. Closed Session pursuant to N.C.G.S. 143-318.11(a)(5) to instruct staff or negotiating agents concerning the price and other material terms for the acquisition of real property. *(Stephen Trott)*

12. Closing Comments

13. 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.

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Janet Pierson, Town Clerk

Subject: Regular Town Board Meeting Minutes

EXPLAIN REQUEST:
Approve the Regular Town Board Meeting minutes.

ACTION RECOMMENDED:
Approve meeting minutes.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 20251202-Minutes_Draft

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

MINUTES
Town Board Organizational Meeting
December 2, 2025 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube
@townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

The Huntersville Board of Commissioners meeting was held at Town Hall 101 Huntersville-Concord Road, Huntersville, NC 28078, at 6:00 PM on December 2, 2025, with an Elected Officials Reception starting at 5:30 PM.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Alisia Bergsman, Commissioner Scott Coronet, Commissioner Edwin Quarles, Commissioner LaToya Rivers, Commissioner Heather Smallwood, Commissioner Nick Walsh

1. Pre-meeting - 5:30 p.m.

1.A. Elected Officials Reception
Reception for Elected Officials.

2. Call to Order
Mayor Clark called the meeting to order.

3. Moment of Silence
Mayor Clark called for a moment of silence.

4. Pledge of Allegiance
Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations

Ethan Smith presented announcements regarding:

- Until January 15, residents can put out up to 10 brown paper biodegradable bags for leaf collection, during weekly collection. The Town no longer accepts plastic bags and please do not include food, waste, dirt, or rocks.
- Upcoming Holiday Events: December 5 from 6 to 9 PM Town Tree Lighting at Veterans Park. December 6 from 3 to 8:00 PM Holidays In Huntersville at Veterans Park, which includes live music, beverages, food trucks and Santa's Workshop. Santa's Workshop will happen December 5, 11, 12, and 13 from 6 to 9 PM at the American Legion Post 321 next to Veterans Park. For more details about these events, please visit our Huntersville Parks and Recreation Facebook page.

6. Public Comments

Mayor Clark opened public comments.

1. Gatewood Campbell spoke about Town Board members actions during her comments at the last Town Board meeting.
2. Chris Wolak spoke about the proposed 2026 Town Board meeting schedule being on the same evening as the Mecklenburg County Commissioners Meeting.

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Walsh made a motion to adopt the Agenda.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

8. Consent Agenda

Commissioner Bergsman made a motion to approve the Consent Agenda.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

8.A. <u>Regular Town Board Meeting Minutes for October 7, 2025</u>

Approve the minutes of the October 7, 2025 Regular Town Board Meeting.

Item approved via Consent Agenda

8.B. <u>Regular Town Board Meeting Minutes for October 21, 2025</u>

Approve the minutes of the October 21, 2025 Regular Town Board Meeting.

Item approved via Consent Agenda

8.C. <u>Regular Town Board Meeting Minutes for November 3, 2025</u>

Approve the minutes of the November 3, 2025 Regular Town Board Meeting.

Item approved via Consent Agenda

8.D. **Regular Town Board Meeting Minutes for November 18, 2025**

Approve the minutes of the November 18, 2025 Regular Town Board Meeting.

Item approved via Consent Agenda

9. Public Hearings

(No Public Hearings)

10. Other Business

(No Other Business)

11. Recognition of Outgoing Elected Officials

11.A. **Recognition of Commissioner Alisia Bergsman**

Recognition of Alisia Bergsman for 2 years of dedicated and loyal service to the Town of Huntersville as Commissioner from 2023 to 2025.

Mayor Clark thanked Commissioner Bergsman for her service to the Town of Huntersville. Commending her true passion and pure of heart volunteerism. The Board has enjoyed getting to know her and her family. Mayor Clark stated that they have been honored to serve with her and she will be missed because she made this board a better board by always questioning, always pushing and always asking all the right questions - and that can never be faulted. To show the Town's appreciation, Mayor Clark presented Commissioner Bergsman with a framed rendering of the new Town Hall, as a reminder of the very first actions as a Board.

12. Recess

Mayor Clark called for a 5-minute recess.

13. Installation of Elected Officials

13.A. **Oath of Office for Mayor and Commissioners**

District Court Judge, Matt Newton, will administer the Oath of Office to:
Mayor Christy Clark
Commissioner Jennifer Hunt
Commissioner Edwin Quarles
Commissioner LaToya Rivers

Commissioner Nick Walsh

District Court Judge, Jennifer Fleet, will administer the Oath of Office to:
Commissioner Scott Coronet

Superior Court Judge, George Bell, will administer the Oath of Office to:
Commissioner Heather Smallwood

The Oath of Office was administered to Mayor Clark, Commissioner Coronet, Commissioner Hunt, Commissioner Quarles, Commissioner Rivers, Commissioner Smallwood, and Commissioner Walsh.

14. Agenda Changes/Adoption of Agenda

Commissioner Walsh made a motion to adopt the Agenda.
Commissioner Quarles seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

15. Consent Agenda

Commissioner Hunt made a motion to approve the Consent Agenda.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

15.A. Call Public Hearing for Petition #R25-10, a request by Phillipps & Leslie Bragg

Call a public hearing for January 6, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #R25-10, a request by Phillipps & Leslie Bragg to rezone +/- 5.5 acres located on the south side of NC73 (Parcel # 01109214 & 01109205) from Rural (R) to Neighborhood Center Conditional District (NC-CD) for commercial uses.

Item approved via Consent Agenda

15.B. Call a Public Hearing on Petition #R25-12: Oak Grove Hill Development, Phase 3

Call a public hearing for January 6, 2026, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #R25-12, a request by Carver Bowman LLC to revise the existing approved rezoning R22-05 of Neighborhood Residential-Conditional District to Neighborhood Residential - Conditional District with a revised site plan layout of Phase 3 of the Oak Grove Hill development.

Item approved via Consent Agenda

15.C. Call a Public Hearing for Petition #R25-13: SZL Mothers Assistance

Call a public hearing for January 6, 2026, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-13 SZL Mothers Assistance, a request by SZL Mothers Assistance Inc. to rezone +/- 0.470 acres at 14703 Holbrooks Rd (Parcel ID #01920319) from Neighborhood Residential to Neighborhood Residential-Conditional District for a congregate housing facility.

Item approved via Consent Agenda

16. Public Hearings

(No Public Hearings)

17. New Business

17.A. Election of Mayor Pro Tem

Per North Carolina law, GS 160A-70 at the organizational meeting, the board shall elect from among its members a mayor pro tempore to serve at the pleasure of the board.

Commissioner Quarles made a motion to elect Commissioner Hunt as Mayor Pro Tem.
Commissioner Walsh seconded the motion.
Mayor Clark commented that it has been an honor to serve with her for two years and she is very excited for another two years.
Motion Passed with Yes 6, No 0, Abstained 0

17.B. Town Board Regular Meeting Schedule

Consider adopting the 2026 Town Board regular meeting schedule.

Commissioner Rivers made a motion to Approve.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

18. Closing Comments

Mayor Clark asked for closing comments.

Commissioner Coronet said, I would just like to thank you all for coming, and I'm really excited to be working with you guys. So thank you.

Commissioner Walsh said, I just want to welcome our two new colleagues to the Board and those who are returning. Looking forward to the next couple of years. And thank my beautiful bride of almost 40 years for all her support over the four terms that I've been elected.

Commissioner Rivers said, First, I want to give honor to God for placing me back in this position one more time. If it had not been for him, I don't know where I would be or what this journey would look like. So I am blessed, honored, and just happy to be here again for all of you. Thank you all so much for your support, for your patience, for believing in this Board, and welcome to our two colleagues. You guys are going to be amazing. And what I said to Commissioner Coronet and Commissioner Smallwood - just be true to yourself, depend on the staff because they are knowledgeable, trust your gut because you're smart enough to know what is right, what is wrong, and you do what you feel is in the best interest for the Town of Huntersville. Mayor Bales taught me to sit back and observe because observing is how you learn. So if you have any questions depending on your colleagues, we don't know everything, but we'll guide you as much

as we can. And again, congratulations to both of you. And lastly, but certainly not least, to my family, thank you all so, so much for your patience and for loving me through all of this. I know there have been moments where I have missed some special events for my daughters, but I love you both dearly, and I'm doing this for you, so always know that, and I love you all. Thank you all so, so much.

Mayor Pro Tem Hunt said, I want to congratulate Commissioner Smallwood and Commissioner Coronet. Welcome and if you need anything, please ask. I want to thank my colleagues that I've worked with the last two years. Thank you for collaborating with me and supporting me through all the various endeavors, whether it was the Environmental Sustainability Committee, updating the tree mitigation ordinance,and budgeting for the arborist. I'm really grateful to you for your support. I've enjoyed working with you as a team, but also for the friendships we've built and I appreciate you. Infinite thank yous to our staff, who are wonderful and dedicated, and I am deeply grateful to you for your patience and expertise and willingness to answer all the questions and your super collaboration. I have the utmost respect for all of you, and I am very grateful that you chose to work in the Town of Huntersville, and we are thriving and are so lucky to have you walking alongside us. Thank you to the Huntersville voters for trusting me in 2023 and trusting me again to continue the good work we started two years ago. Thank you for showing up on election day and making your priorities known at the ballot box. A special thank you to all the people who helped this team campaign by knocking on doors, putting out signs, showing up to events to be a friendly face. We could not have done this without you. And lastly, I'm grateful to my husband Jacob. You have been my constant companion, not just during campaign season, but through my entire first term. When I had meetings to attend or to prepare for, you picked up the slack and never once complained about it. You are my ride or die. Thank you for believing in me and encouraging me. You're my favorite person on the planet and I love you.

Commissioner Quarles said, First I want to give thanks to God because he heard my cry, and he answered my prayers. Secondly, to my beautiful wife, I want to make sure that I put some notes down to thank my supporters. I take this moment to sincerely thank the voters who voted for me as well as each supporter of my successful campaign. Your support confirmed that you do not want me to be a one and done as Commissioner, you agreed with my platform. You witnessed everything that I said I would do in my first term and I delivered on them. You wanted to finish what we started together. I humbly thank you for seeing my dedication to the great Town of Huntersville. You saw that I did not show up in the community when it was election time just to get your support. You saw that I take intergovernmental relationships very seriously. I thank you for the words that you gave me when we talked in the community. Your support means more to me than the words I have prepared to say. Your support means I will continue to serve each constituent with dignity and with honor. Your support means I will continue to keep our public safety as a top priority. Being fully committed to our honorable first responders is why Huntersville is a safe place to live. In my first term, I remained committed to balanced growth, public safety, fiscal responsibility, and, above all, listening. In my first term, our police heroes received an across-the-board pay increase and our department now offers the highest starting pay salary of any police department in Charlotte. Metro crime decreased in Huntersville by 17% and our fire department has full-time staff and new trucks have been purchased. In my first term, funding was approved for our new Town Hall, more than $2.4 million in annual tax revenue was added, I championed the Veteran Service office that is scheduled to open on January 5, 2026, and Consumer Affairs noted Huntersville as the fourth-best place in the state to live. That being said, your support was confirmation that you wanted me to continue the forward trajectory with my incumbent colleagues and my new colleagues. Your support means I will be the voice for our veterans and their dependents. Your support means I will continue to support our not-for-profit organizations, because when our not-for-profit organizations do well, Huntersville does well. Your support means when an inspiring young politician or a future Eagle Scout reaches out to me, I will continue to be there for guidance and

mentoring. Your support means that you want Huntersville to remain the lowest personal property tax municipality of the top 25 in the state. Your support means we will continue to shape Huntersville together. I humbly, and sincerely thank you for your support. Let's finish what we've started together.

Commissioner Smallwood said, Thank you all for welcoming me. I'm very much looking forward to the next two years serving with you all. And thank you for the citizens of Huntersville for entrusting me and electing me into this position. I'm very humbled. I wanted to also thank Dan Boone, Frank Gammon, Jamie Weidman and Amy Hallman for their expertise throughout this process. And Linda Bost, thank you very much for your support and thank you to my husband and my children, who sadly could not be here this evening. And to my mom, I love you. And dad is looking down on me tonight too. Sorry. Anyway, thank you very much.

Mayor Clark said, Commissioner Smallwood and I have not had the most wonderful 2025, and we have a shared experience there as my dad passed away earlier this year as well. But I want to get started off by giving thanks to my husband Chris, who carried me through the longest and hardest summer of my life. And then through the election season and now here today to help me get sworn in. Thank you to this beautiful Board of people, including Heather and Scott who are now here with us. They helped me along the way as well, even during election season. We might not have all been on the same team at the time, but now we are, and we're a family and I hope it stays that way. I want to give a big thanks to the staff of this town. Mayors always say that their town has the best staff in the whole state. They're liars. We do. We have the best staff, and I'm so proud to serve with them and excited to serve another two years with them again. When we all got elected, I told the staff, let's do as much as we possibly can in two years to make Huntersville the best place it can be. And that is exactly what we did. And so now we have another two years to do some more things, and I'm looking forward to it. I also want to give a big thanks to our police and fire. They're out there every day working hard for our town, and they are some of the best people in the whole world. And we love them and respect them and hope that they know how much they mean to this town. And lastly, to the voters and volunteers who got us here. We hear you, and we see you, and we appreciate your message to us, and we will continue to dream big for the Town of Huntersville. I hope that you will continue to dream with us as well. So thank you very much.

19. Adjourn

There being no further business, Mayor Pro Tem Hunt made a motion to adjourn.
Commissioner Smallwood seconded the motion.
The motion Passed.
Mayor Clark adjourned the meeting.

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Edwin Quarles
LaToya Rivers
Nick Walsh

MINUTES
Regular Town Board Meeting
October 21, 2025 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Meeting video available via YouTube
@townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

The Huntersville Board of Commissioners meeting was held at Town Hall 101 Huntersville-Concord Road, Huntersville, NC 28078, at 6:00 PM on October 21, 2025.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Alisia Bergsman, Commissioner Edwin Quarles, Commissioner LaToya Rivers, Commissioner Nick Walsh

1. Pre-meeting - None

2. Call to Order
Mayor Clark called the meeting to order.

3. Moment of Silence
Mayor Clark called for a moment of silence.

4. Pledge of Allegiance
Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations
Ethan Smith presented announcements regarding:

- Vehoeff Drive alignment study is underway. There is currently an open public comment period that started October 16 until November 14 on our website or you can attend a session in person October 23 from 4 pm to 7 pm at Town Hall.
- Veterans Day parade is on November 8. It will begin at 9:30 am in downtown Huntersville with a ceremony at Veterans Park that begins at 11 am.
- HFFA just received a NORMY award for Best Fitness Center in Cornelius, Davidson and Huntersville.

- The annual Angels and Sparrows Thanksgiving Family 5K will be November 27, 8 am at 16620 Crane Lynn Rd - which is Fleet Feet Sports.

5.A. <u>Lake Norman Community Development Corporation Presentation</u>

A presentation from the Lake Norman CDC to provide organizational updates to the Board of Commissioners.

Kris Fountain, CEO of Community Development Corporation, gave a presentation on the organization's mission, impact, and request for town partnership in affordable housing initiatives.

- PowerPoint attached hereto as EXHIBIT 5A-1

6. Public Comments

Mayor Clark opened public comments.

1. Sudhir Chintola - spoke in favor of Home2Hilton
2. Patel Kinari - spoke in favor of Home2Hilton
3. Scott Brumley - spoke in favor of Home2Hilton
4. Yankun Wang - spoke in favor of Home2Hilton
5. Anil Parel - spoke in favor of Home2Hilton
6. Shinon Mayfield - spoke about the Pottstown Community Preservation Plan
7. Janelle Harris - spoke about the Pottstown Community Preservation Plan
8. Scott Barnette - spoke about Long Creek Retail
9. Janet Webb - spoke against Home2Hilton
10. Gatewood Campbell - spoke about WSOC Article
11. Rachel Zwipf - spoke about the Pottstown Community Preservation Plan and Griffin Brothers
12. Chris Wolak - spoke about the Pottstown Community Preservation Plan

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Walsh made a motion to remove items 10F (Purchase agreement for 13315 Ramah Church Rd) and 10G (Budget Amendment for Purchase of 13315 Ramah Church Rd) from the Agenda.
Commissioner Quarles seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

Commissioner Bergsman made a motion to adopt the Amended Agenda.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

8. Consent Agenda

Commissioner Bergsman made a motion to adopt the Consent Agenda.
Commissioner Walsh seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

8.A. **Town Board Meeting Minutes Approval**

Approve the minutes of the September 2, 2025 Regular Town Board Meeting.

Item approved via Consent Agenda

8.B. **Contracting and Purchasing Policy Amendments**

This amendment will update the amount for when a purchase order is required from $3,000 to $10,000.

Item approved via Consent Agenda

8.C. **South Prong Clarke Creek Minor System Stream Enhancement Project Interlocal Agreement with Mecklenburg County**

Mecklenburg County Stormwater Services intends to perform a stream enhancement project along the major system of Clarke Creek in Huntersville. Upstream of their project, portions of the minor system are also severely degraded and in need of restoration and repair. It is in the best interest of the Town to combine the Town's portion of the project with Mecklenburg County's project and deliver the projects together. Accordingly, Mecklenburg County will design and deliver the combined project with reimbursement from the Town for the work. The attached Interlocal Agreement provides for funding from the Town for the work associated with the minor system work.

Item approved via Consent Agenda

8.D. **Declare Intent to Abandon Portion of Hagers Road and Call a Public Hearing**

The intersection of Hagers Road at McCord Road was improved to be a roundabout intersection. Hagers Road does not intersect McCord Road anymore, and this portion of Hagers Road is no longer in use.

Item approved via Consent Agenda

8.E. **Ninth Capital Project Ordinance Amendment for Transportation Projects**

Approve the Ninth Amendment to the Capital Project Ordinance for Transportation projects in an effort to reduce the impact of the arbitrage interest calculation. This amendment does not increase total expenditures for the Town; it only changes the sources of funds among projects.

Item approved via Consent Agenda

8.F. **Surplus and Transfer of Police Officer's Handgun**

This is an official request for the Glock Model 45, Serial Number CBKZ857, issued to Tommy Harvey, to be designated as surplus due to his untimely death.

Pursuant to North Carolina General Statute §17F-20, members of North Carolina state, city, and

county law enforcement agencies who die while actively serving may, at no cost, have their service sidearm awarded to their surviving spouse. The statute authorizes the governing body of a law enforcement agency, at its discretion, to approve such a request, provided the weapon is rendered incapable of being fired. This weapon has in fact been rendered incapable of being fired.

Accordingly, we respectfully request that this service weapon be considered surplus under the statute and awarded to the surviving spouse of Tommy Harvey.

Item approved via Consent Agenda

9. Public Hearings

(No Public Hearings)

10. Other Business

10.A. <u>Discovery Place Lease</u>

Discovery Place, Inc. has requested to extend its lease of property within the Town Center building. The lease would be for an initial term of four (4) years with one option to renew for six (6) years. They are proposing to make a minimum investment in the property of $2,500,000.

Emily Sloop said the highlights of the lease are that the initial term will be for a period of four years with one option to renew for six years if they have satisfactorily met their annual visitation rate, which will be 50,000 per year. Also, they have committed to making a minimum investment in the property to upfit their current exhibits. We have also added that the parking deck will no longer include any reserved spots for discovery place Kids the parking deck will be fully open to the public.

Anthony Roberts said this is a good deal for the town - this renegotiated lease because it allows us basically more flexibility to sell the grass strip in front of the parking deck if we so choose.

Commissioner Quarles made a motion to approve the lease of real property to Discovery Place Incorporated.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

10.B. <u>Petition #R25-07 Home2Hilton</u>

Petition #R25-07 is a request by PM Patel to rezone +/- 2.68 acres of the 4.69 acres located at 13830 Statesville Rd (Parcel IDs 01709417, 01709412, 01709411, 01709423, 01709422) from General Residential and Corporate Business to Highway Commercial Conditional District. The purpose of the rezoning is to develop a hotel development.

Nathan Farber presented the Planning Staff Report. Susan Irvin and Robert Irvin spoke on behalf of the applicant, PM Patel.

Commissioner Rivers asked about any other options that could be put on this property. Mr Farber replied because the property is split-zoned it would be fairly difficult to develop the front half of the site, potentially a small office building, and the rear of the property could be a single family home. Because of the split-zone it would need to be rezoned for development and the developer would come back for conditional rezoning.

Commissioner Quarles asked about the distance from the hotel to the residential property, with the building being lowered from 70 to 59 feet. Mr Farber replied that at 59 feet the requirement is 177 feet and the plan is still 100 feet away.

Commissioner Bergsman asked about the utility right-of-way off Hillcrest in relation to the buffer. Mr Farber replied the buffer would stop at the start of the property line with an easement outside of that, within that right-of-way.

Commissioner Bergsman asked about the distance from Hillcrest to the edge of the proposed parking lot. Mr Farber replied it was 50 feet.

Commissioner Rivers and Mayor Clark asked about the stream mitigation plan. Mr Irvin replied the Army Corps of Engineers has approved that it is such a limited amount of impact that they are not requiring any mitigation, but the Town of Huntersville ordinance does require mitigation. Mr. Patel would pay for that mitigation and then ask the County to use that on a local project.

Commissioner Rivers asked about the 6-foot masonry wall and fence. Ms Irvin replied that the masonry wall would be inside the 30-foot buffer and the fence would be along the boundary as well as behind Best Western. But a fence behind Best Western would most likely require removal of some of the trees - so Mr Patel would do either a fence or keep the trees.

Mayor Pro Tem Hunt asked if Staff would support the project now - given the information that the applicant just shared. Mr Farber replied that the main concerns are still the height and the separation distance between the residential property. Brian Richards explained the ordinance requires that the building be set back three times the height. The applicant has brought the building height down to 59 feet, which requires 177 feet of setback, but the plan is at 100 feet.

Commissioner Bergsman inquired about the tree assessment Mr. Patel engaged an arborist on and the difference between trees marked fair and ones marked poor. Ms Irvin replied that the arborist was not present, but her understanding is that a fair tree may not survive but has a decent chance of surviving, and a poor tree will likely not survive.

Commissioner Bergsman asked about setting a precedent for other property owners that have Hillcrest on the adjacent side to change their zoning from general residential.
Emily Sloop interjected and pointed out that each individual rezoning request is unique and on its own they have various project specifications, etc. So you are not by approving one rezoning setting a legal precedent. Mr Richards replied staff would not be in support and none of our smaller local area plans or downtown plan would support doing anything other than residential back along Hillcrest.

Commissioner Walsh made a motion to approve rezoning petition R25-07 in considering the proposed rezoning application R25-07 Home2Hilton. The Town Board approves based on the plan

being consistent with policies LU 6.2 LU, 5.1, LU 2.1, and EV 2, which specifically states encourage existing economic assets in entrepreneurial business development. The rezoning is approved with the following modifications. First one, hotel separation based on 100.4 feet from the nearest residential district for requirements of article 9.45.1, and 9.45.2a, maximum hotel height of 59 feet instead of 36, partial grading within the undisturbed buffer in accordance with the existing features plan. Any deviation from the existing features plan must be minimized and approved by the planning staff. The hotel structure may be built offset from Dallas Street frontage while fronting along Statesville Road frontage with minimal impact on the swim buffer with an approved mitigation plan by all necessary agencies. Approval is also based upon the following conditions. All the proposed conceptual notes used by the applicant be replaced with a staff recommended note to ensure compliance with the site plan. As all current notes allow complete changes, the proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified as approved by the planning staff during design, engineering and construction phases of the development so long as such, modifications are within the boundaries of the conditional district, rezoning and complimentary and in harmony with the general layout of the rezoning plan. And the mitigation plan, 8.25.11.B.8 payment credits. It is reasonable and in the public interest to approve the rezoning plan because it supports an existing small business in Huntersville. This will provide a needed alternate hospitality option for existing Huntersville businesses and will provide a renovated and improved existing hospitality business in Huntersville.
Commissioner Quarles seconded the motion.
Motion Passed with Yes 3, No 2, Abstained 0
No Vote: Commissioner Bergsman, Commissioner Rivers

- PowerPoint attached hereto as EXHIBIT 10B-1

10.C. <u>Petition #R25-08 Second Street Village</u>

Petition #R25-08 is a request by Jay Henson to rezone +/- 4.799 acres located at 204 N Church St (Parcel IDs 01903302, 01903310, 01903306, 01903315, 01902136, 01902137, 01902138, 01902126, 01902133, 01902128, 01902129, 01902135, 01902134, 01902125, 01902124) from Neighborhood Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a residential apartment and a single-family attached (townhome) development.

Nathan Farber presented the Planning Staff Report. The applicant, Brian Hines, spoke.

Mayor Pro Tem Hunt asked about how the HOA fee will be handled with the affordable units because sometimes that cost can be prohibitive. Mr Hines said with a parcel that small the affordable unit fees will be minimal because the whole cost is spread out among the 76 units.

Commissioner Walsh made a motion to approve rezoning petition R25-08 considering the proposed rezoning application R25-08 Second Street Village. The Town Board approves based on the plan being consistent with policies LU 1.1, 2.1, 5.1, 5.3, 7.1, 8.2, 9.1, DT 1.2, 2, 3.1, and 6.2 of the 2040 Huntersville Community Plan. This rezoning is approved with the following modifications: rear setback reductions for the townhouse units, the removal of the required buffer on the north and south sides of the development. The request to increase the height of the townhouse units, the removal of on street parking along Church Street, First Street and Walter Street. Not planting the

required yard trees, only planting required yard trees as stated in the staff report on page 6, allowing 100% attached single family homes in a major subdivision approval is also based on the following conditions. The woonerfs are amenitized according to the Huntersville design guideline, which calls for items such as structured planters, street trees, pedestrian scale lighting, and decorative surfacing. All conceptual notes on the site plan should be replaced with staff's recommended language in order to ensure compliance with the approved plans and prevent complete changes after approval. The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and the buildings may be modified as approved by the planning staff during the design, engineering and construction phases of the development so long as such, modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan. The park urban open space should be placed within the public access easement so the entire community can access it. All remaining staff comments, issues and minor site plan notes are addressed. It is reasonable and in the public interest to approve the rezoning plan as the plan is consistent with the downtown master plan and goes above and beyond the minimum requirements of the zoning ordinance.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

Commissioner Walsh said he is very much in support of the project. It fills a couple of commitments made by this Board. The first was to revitalize our downtown. This project is another step toward creating a vibrant downtown. The second is affordable housing. The co-op building provides this option. This project is a huge step in our ongoing efforts to make Huntersville a place where everyone can live and thrive.

Commissioner Rivers said she would like to commend the developers and this project revitalizes our downtown, and also highlights and acknowledges the need for affordable housing.

Commissioner Quarles said I want to say thank you so much for helping us come through with our promises made, promises kept. We say we're going to revitalize downtown, we're doing it. You're also helping us with affordable housing.

Commissioner Bergsman said I appreciate the out of the box thinking on this project. I've been excited about this for a while, since the public hearing.

Mayor Pro Tem Hunt said I'm just going to echo that. I think it sounds great. I think it's a wonderful project and I'm grateful that we have folks who are as invested in affordable housing as we are.

- PowerPoint attached hereto as EXHIBIT 10C-1

10.D. <u>Petition #R25-11 Long Creek Retail</u>

Rezone approximately 4.39-acres at 8900 Beatties Ford Road (PIN 01526434) and 9000 Beatties Ford Road (PIN 01526435) from Highway Commercial-Conditional District (HC-CD) to Highway Commercial- Conditional District (HC-CD) and Rural to replace the current CD Rezoning R08-01 to allow for a convenience store with a gas canopy and another commercial building where a drug store retail site was previously approved. Parcel 01526435 would revert back to its pre 2008 Rural zoning designation.

Jesse James presented the Planning Staff Report. The applicant, Jeff Moflehi and Joe Sailors, spoke.

Commissioner Quarles asked why staff was in support of the applicant doing a public road in phase one and then in phase two would have a interconnection to the applicant's site at a later stage. Mr James replied on the difficulties of not having an agreement with the northern property.

Commissioner Bergsman asked if the main reasons for not connecting the sidewalk to the property line is due to the topography. Mr James replied that without off-site grading, it would be difficult for the applicants to build that side path all the way to that property line. But with it being built standalone, it also raises questions with retaining walls and how offsite grading would be done on a site that's already improved. So it's a very difficult thing to develop alone.

Commissioner Walsh asked about future modifications to the grade and retaining wall would be guaranteed upon further development. Mr James replied that when the northern piece develops, the applicants agree to make concessions and helping with the connection. But noted that if this northern development develops 10, 15 years from now, how does the staff make them do that without it being detailed on the plan?

Commissioner Quarles asked about the feasibility of connectivity. Mr Moflehi stated there is no objections in our long-term plan for any connectivity, whether it's on that side or any other way that we can get more people in and out easily. They will take down the retaining wall whenever the northern property becomes ready for development and have a deeded easement. Mr Moflehi also stated they are spending a million dollars on road improvements and making that road three-way turns in every direction.

Mayor Pro Tem asked about saving trees and if they are healthy. Mr Sailors replied three trees will be saved out of the six; those are specimen trees and they are healthy.

Commissioner Quarles made a motion to approve petition R25-11 Long Creek Retail, including the modifications requested, all outstanding staff comments and red lines must be addressed by the petitioner. The petition is consistent with LU 5.1 of the 2040 community plan. It is reasonable and in the public interest to approve the petition because it will allow more density where infrastructure and utilities already exist.
Commissioner Walsh seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

Commissioner Quarles said I think we should build this project and connect later. The Board has done a remarkable job with a developer and asking for some skin in the game where you're willing to invest about a million dollars in infrastructure. At that intersection there's no gas station and if you're coming off Interstate 85 on Beatties Ford Road, there is no gas station until you get to Highway 73.

Commissioner Walsh said I think an approval is an opportunity to bring much needed business to this area and appreciate the fact that you're willing to deed that section where the retaining wall is for future connectivity, whether that's tomorrow or 20 years from now.

Commissioner Bergsman said if you look at my record buffer modifications are not my jam. I'm not

a big fan of them, but you've got there on this one. I definitely feel that there is a need for gas station in that part of our Town.

- PowerPoint attached hereto as EXHIBIT 10D-1

10.E. Pottstown Community Preservation Plan

The Pottstown Community Preservation Plan provides a roadmap to safeguard the neighborhood's cultural heritage while addressing the pressures of growth and change. The Pottstown Preservation Plan is built around three components - Goals, Toolkits, and Tools - that translate community values into practical strategies. These strategies are organized into four key toolkit - Process & Representation, Regulatory Tools, Housing Stability, and Public & Nonprofit Investment - the plan offers practical steps that empower residents, guide Town policies, and align outside partners. The plan balances urgency with institutional sustainability—pairing immediate opportunities for action with a long-term vision for generational preservation. At its core, it positions Pottstown's residents as leaders, ensuring that the neighborhood's future is defined by community voice, cultural resilience, and equitable development.

David Peete and Eric Orozco, from Neighboring Concepts Consulting Firm, presented the Pottstown Community Preservation Plan.

Commissioner Rivers asked Emily Sloop about moratoriums. Ms Sloop replied that North Carolina state law dictates what we can and cannot pass a moratorium for. We are especially limited when it comes to trying to pass a moratorium related to changing regulations and development rules related to residential uses. She would need to know exactly what is being proposed, the specific language of the text amendment as to whether that is feasible or not. State law also limits that we, as a government entity, cannot initiate down-zonings.

Commissioner Rivers asked about overlays and down-zoning. Ms Sloop replied an overlay district is something that is going to impose heightened restrictions to protect environmentally sensitive areas. We do have a procedure and process in place where we work with the Charlotte-Mecklenburg Historic Landmark Commission for creating a historic overlay district within our zoning ordinance.

Commissioner Rivers voiced concerns about the current plan and maybe there were some things that were missed by Neighboring Concepts and not quite sure if the preservation piece was captured. She thought that by ensuring we had a preservation plan that would show good faith in getting the framework started and ensuring that Pottstown got what was needed and what they'd been asking for and what was necessary to help build and keep the community. We can't stop people from selling or doing what they do with their private property. Just recently, my family was affected as we just found out that a historic property, hasn't been deemed historic, but one of the oldest houses in the community was sold and we were unaware of that. And so when we talk about fighting against gentrification and when we talk about how do we preserve this and how do we keep this, that's why it was so important to push the preservation plan so that we have that say so and that we have that good faith and good relationship with the Town to say, it may not be everything, but it's majority of the things that we want in the community. And maybe we missed the mark. I can't even make a motion. So while we have it in front of us, it would be in my best interest to say approve a Pottstown Preservation Plan. But I want to ensure that that is what is in

the best interest of the community and the residents.

Mayor Pro Tem Hunt asked Mr Orozco about historical designations. Mr Orozco replied the Town is advised to explore options for historic overlays or districts, including the implementation of demolition controls to protect specific threatened homes. The Planning Board recommended an interim advisory board to quickly launch initiatives. Establishing a permanent historical commission for the Town is a long-term goal.

Commissioner Bergsman said I think it's always good to remember what our instincts are and what our gut is saying. And I think we all want to do what's right and what's best for Pottstown. I think one thing that came out of this was a lot more questions and I hope there's enough that we can take what's been done and take what's been accomplished and be able to move forward in a timely way.

Commissioner Quarles said I think we need to work on some way of getting collaboration within the community. I'm hoping we can at least have a plan. A plan doesn't mean everything is in concrete but we have something to work with.

Mayor Clark said can we go back to the implementation of a historic commission for the Town of Huntersville. I want to get a general idea what that would look like and how that would help in this circumstance. Mr Orozco replied forming a local historic commission can provide several advantages, including eligibility for federal pass-through grants through certified government designation. Such a commission also builds local expertise in managing historic resources and offers tools like demolition controls to potentially delay demolition and allow time for alternative solutions like moving historic homes. You may decide that that's just not appropriate to the context of Huntersville yet because of your relationship with the Historic Landmarks Commission.

Commissioner Rivers made a motion to defer the decision to November 3.
Commissioner Quarles seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

- PowerPoint attached hereto as EXHIBIT 10E-1

Mayor Clark called for a 5-minute break.
Mayor Clark resumed the meeting.

10.F. 13315 Ramah Church Road Purchase Agreement

.

(Removed from Agenda)

10.G. 13315 Ramah Church Road Budget Amendment

.

(Removed from Agenda)

10.H. **200 3rd St, 202 3rd St and 204 3rd St Property Purchase**

This request is for the acquisition of three parcels located on 3rd Street (200, 202, and 204). These parcels are necessary for the upcoming Walters St Extension to connect the gap in existing Walters St to Seagle to the north of this project. The Town already owns the lots on the northern side of 3rd St to facilitate this connection.

This purchase was facilitated by the property owner contacting the Town expressing a desire to sell for tax value of the three parcels. Ultimately, these parcels will be needed for a future transportation improvement in this area to extend Walters St, including the entirety of one of the parcels and needing at least one of the adjacent parcels for construction activities.

Bobby Williams presented details about the property.

Commissioner Rivers made a motion to approve the purchase agreement for the properties located at 200 3rd Street, 202 3rd Street, and 204 3rd Street.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

10.I. **200 3rd St, 202 3rd St and 204 3rd St Property Purchase Budget Amendment**

Appropriate General Fund Balance of $421,200 for the purchase of lots at 200 3rd St, 202 3rd St and 204 3rd St.

Commissioner Walsh made a motion to approve a budget amendment to appropriate from the general fund balance $421,200 for purchase of the lots at 200 3rd Street, 202 3rd Street, and 204 3rd Street.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

10.J. **Quasi-Judicial Hearing on Petition #SUP25-01: Greenway Waste Expansion**

Petition #SUP25-01 has been submitted by Greenway Waste Solutions at North Meck requesting a modification to their approved Special Use Permit. The request applies to approximately 220.9 acres located near 15300 Holbrooks Road (PINs: 01910102, 01930106, 01910116, 01910113, 01910119, 01910101, 01910107, 01910109, 01934118). The proposed modification seeks approval to relocate an existing stream on the site and establish a new fill area in its place.

Mayor Clark said now we are going to do a quasi-judicial hearing that requires me to read an extensive script.

This hearing is a quasi-judicial hearing on the application submitted for Petition SUP 25-01, Greenway Waste Solutions at North Meck.
Only parties with standing, including the applicant, property owner, local government, and individuals who can show they will suffer special damages have the right to participate fully in the hearing.
Special damages must be particularized, separate, and distinct from damages to the public at large. Special damages are a fact-specific inquiry. While proximity may bear weight in the determination of special damages, proximity in and of itself is insufficient to grant standing.

Parties may present evidence, call witnesses, and make legal arguments. Other individuals may, but are not required to be, allowed to speak as a witness; however, they will not be allowed to participate fully as a party, such as by questioning other witnesses, or by calling other persons to testify.
Witnesses must swear or affirm their testimony. General witness testimony is limited to facts, not personal preferences or opinions.

Certain topics require expert witnesses including projections about impacts on property values and traffic impacts. Individuals providing expert opinion testimony must be qualified as experts and provide the factual evidence upon which they base their expert opinion. Mere conclusory testimony lacking the foundation of the expert's opinion is insufficient to establish the existence or nonexistence of a fact or conclusion.
The Board must base quasi-judicial decisions upon competent, material, and substantial evidence in the record.

- Competent evidence is evidence that is sufficiently trustworthy and reliable, and that is legally fit and acceptable for consideration by the Board. Speculative, irrelevant, or vague evidence; non-expert opinions as to something that requires an expert; and non-excepted hearsay evidence will likely not be competent evidence.
- Material evidence is evidence that shows that the standards will or will not be met.
- Evidence is substantial if it is relevant and regarded by a reasonable person as sufficient to support a specific conclusion. Speculation, unsubstantiated fears of the community, or vague assertions do not constitute substantial evidence.Quasi-judicial hearings are constrained by the standards in the ordinance and the facts presented.

Even though the Board may hear other evidence, if it is not objected to, the Board should rely on competent, material, and substantial evidence in making its decision.

The Board will recognize the applicant as a party, as well as the property owner(s), if different than the applicant.

Other persons who believe they have standing to participate as a party may come forward at this time and briefly explain why they believe they have standing to participate so that a standing determination can be made. However, if you do not wish to participate as a party, please wait to come forward until after we have identified parties with standing.

I have one application. Ms Harris, you have submitted an application as a party with standing. Can you come forward and state why you would like to have standing?

Janelle Harris said my name is Janelle Harris and I am the property owner at 14125 Holbrooks Road, member of the Pottstown Community. And I have been able to have two meetings with Griffin Brothers in September.

Mayor Clark said Ms Harris, you're just going to state why you think you have standing.

Janelle Harris said I have property on Holbrooks Road that is adjacent to the Holbrooks Road application. I am a community member of the Pottstown Community where we are in talks of making sure, we have correct community and community benefit agreements that have been

discussed at meetings with Greenway Waste Solutions. We just wanted to be able to make sure that things that we have discussed, things that they have been let us be privy to at these meetings, were able to be addressed and recognized by the Board. And so hopefully you'll understand that as landowners and that people who have come together to make sure, we've had meetings are able to have our voices heard.

Mayor Clark said the proximity to the project is not a condition for standing.

Emily Sloop said on its own, no. Just to clarify, Ms Harris, you don't own any property that is subject to the application, correct?

Janelle Harris said no. It is on Holbrooks Road.

Emily Sloop said you don't have any other interests such as an easement or any option to purchase property that is subject to the application?

Janelle Harris said I have the, well, during the conversations that we've had about properties that are owned within people that I am in community organizations with, there has been talks about what kind of agreements would be happening in Pottstown regards to developing land that the applicants do own. And so, with that being said, we just wanted to make sure that the things that have been discussed in these meetings are put into writing rather we send it to them, period. Or just that we are able to come up here and read what we have put together, what I have put together as a person in the community that's vested in what's going to happen here. And that has been in the meetings with the applicants.

Emily Sloop said unfortunately, there are very specific persons that have standing by statute. And it sounds like, based on what I'm hearing, you don't own any of the properties subject to the application. You don't have a property interest otherwise in property, subject to the application, you also have not alleged any special damages. I will leave it to the mayor.

Mayor Clark said at this time you do not have standing.

Janelle Harris said okay. Well thank you. I'll still submit the letter to the Board and make sure that the applicant has a copy of our concerns. Thank you.

Mayor Clark said will each party with standing tell me the witnesses they intend to call, if any? Do you have any?

Brad Priest said the applicant and staff.

Emily Sloop said staff, the witnesses, and also any witnesses that they have because she's going to have to swear everyone in.

Mayor Clark said if you have anybody who's going to testify as an expert witness, they would need to be identified and come forward for swearing in. Thank you, Brian. You can raise your right hand. Do you solemnly swear or affirm that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth.

(Mike Griffin, Jason Barron, Donald Cobb, Maureen Dooley, Todd Gingerich, Brandon Jones and Jarvis Martin were identified and sworn in.)

Alright, thank you.
The parties to this case are entitled to an impartial board. A board member may not participate in this hearing if she or he has a fixed opinion about the matter, a financial interest in the outcome of the matter, or a close relationship with an affected person. Does any board member have any conflicts of interest to offer at tonight's meeting? Okay. The parties to this case have rights for any ex parte communication to be disclosed ex parte communication. Is any communication about the case outside of the hearing that may include email communications as well as conversations with parties, staff, or the general public? Does any board member have any ex parte communication to disclose? No. Okay, do not have any disclosures. Now I'd like to call on planning staff for the presentation of their staff report.

Brad Priest said thank you, good evening. Please put my staff report into the record officially for the hearing. And as mentioned, this is a special use permit application for Greenway Waste Landfill expansion on Holbrooks Road. Again, this slide was just to talk about what the mayor so nicely brought out. It's a little bit different than the application. In regard to a rezoning, there is a rezoning that is proposed that is going concurrently tonight with this application special use permit. They are dependent upon one another. The rezoning needs to be approved for a successful permit as well as the special use permit.

Why is the special use permit review required? Well, article 9.23 of the ordinance specifically talks about construction and demolition landfills are permitted in the SP district subject to a special use permit. So back in 2016, a special use permit for the landfill was approved and significant changes are taking place to that permit. Therefore an updated special use permit is needed. All the requirements of Article 9.23 are required to be complied with in order for the Board to issue a special use permit. So article 9.23 is applicable and very important in regard to the issuance of the permit but also drawing attention to Article 11.4. This is a section that talks about general requirements for all special use permits, not just for construction and demolition landfills. All those sections and requirements one through five there are required as well to be met in order to meet the requirements to approve the special use permit.

So what staff did in regard to the application findings of fact or the evidence to meet the requirements 9.23 11.4.10. All the information submitted from the applicants, the special use permit plan, the letters to staff addressing the ordinance requirements, their burden of proof package. We consolidated that information, reviewed it, and made recommendations in our staff report on whether or not those findings were met. And those are basically examples or sample findings of fact for the benefit of the Board to be able to use those when making your own findings, accumulating of the findings and not necessarily they don't have to be yours. So just want to make sure and point that out. The site again here is at the end of Holbrooks Road to the south, the existing landfill, if you look under the hatching is that dark blue and the expansion areas are kind of expanding into the residential areas to the perimeter of the purple.

Here's the proposed special use permit plan and is in somewhat the main graphic of the application just for the purposes to help everyone understand in regard to what's going on because there's a lot going on with it. The application for the special use permit in regard to the expansion is have the current stream that runs through the site here and there is a pipe portion of a stream tributary that

comes here. The application is to close those and to realign the stream in this direction, so it meets Cane Creek and a new location here. And so with the old location of the stream abandoned in the blue line here is where you would get the expansion of the landfill, which would fill in the valley, so to speak, in between the two fill areas. So again, that's what the special use permit is for, to add that fill area. It's not necessarily expansion laterally, but an infill expansion in between the current boundaries of the site.

The staff presentation for the remainder of the presentation focuses on the findings of fact. A lot of the findings of fact are narrative, their words and sentences and notes on the plan. So staff are going through those requirements in the ordinance 9.23 and 11.4.10 and just making the recommendation and summarizing the findings that we have in the presentation. So for 9.23 in the staff report, if it meets the finding of facts, staff is not addressing it. In the presentation there are a lot of requirements to expedite time. We're just highlighting things that are potentially incomplete and potentially need more information. But for 11.4.10, those five items for all special use permits, we'll summarize those.

Article 9.23 starting on that section, this slide focuses on the requirement of the ordinance to have construction and demolition landfills located on a major or minor thoroughfare that serves as an industrial collector street. So this is a finding that is lacking. Again, the landfill has been located on Holbrooks Road, which is not an industrial collector street, but however, the requirement in the ordinance at the end that's bolded there says, however, such thoroughfare streets are not reasonably available. The Board may nevertheless issue a special use permit upon finding that the use for the permit is granted would not likely cause an injurious effect on the property adjacent to the access. That's been again an ongoing discussion through the history of the landfill in regard to trying to find alternate access. Back in 2016, the rezoning and special use permit was approved with the Town Board at that time asking NC DOT and staff to continue every few years to review the status of the maintenance of Holbrooks to understand how it's holding up in regard to the heavy truck traffic being on a road that's not built for industrial trucks.

In your staff report, staff has forwarded communication from NC DOT on a recommendation concerning how to improve the road and help it stand the test of time in regard to the truck traffic. Also in regard to this finding, the applicants do carry over the note from the previous special use permit to say that they would find alternate access no later than 2034. There was a statement in the old SUP special use permit that said that within a year of new access becoming available before 2034, they would change the access. That note under the current application has been changed to say within a year of the DEQ expansion permit being issued. So that does change a little bit, and we've had discussions with the applicant so they might change that application, but technically if DEQ did not issue a permit, then technically they would go all the way to 2034 or could within the capacity of the landfill without changing their access. We will talk about the staff recommendation in regard to that, but that's a change from that application.

NC DOT's recommendations are listed here. This is a similar finding. This is not necessarily staff's recommendation in regard to the improvements. This is NC DOT's recommendation in regard to they maintain the road, and it's got some items that they feel could be improved to help mitigate the situation, but that's not necessarily staff's recommendation in regard to what to do. So moving on to the life of the landfill requirement from 9.23, a timetable should be submitted for the application indicating the development phases and the project life expectancy staff is just pointing out an inconsistency here that the capacity was listed at additional 40 years of use, estimating

2065, but per discussion with the state, this permit would expire in June 2053.

A closure plan or a reclamation plan is asked to be submitted, that shows the perpetual use and conservatorship and maintenance of the site after it closes. Staff got one of those that kind of went into details about how it would be used back in the last 2016 rezoning. That one hasn't been forwarded today. We've talked with the applicant and they're working on submitting that information. So that's 9.23. So now we move forward to 11.4 that deals with all special use permits. So going on one through five, this is for number one.

1. The proposed special use will not materially endanger the public health or safety. Staff found that there were three aspects of the plan that this could be applicable that we wanted to break down and separate to make sure we understood where the application was going. So constituent exceedances or there is some groundwater contamination of the site in the current landfill, the boundaries of the land where the current stream is in the surrounding area.

That's one aspect, the effects of the actual relocated stream, taking a stream in one area and moving it to the next could have impacts on adjacent properties in regard to flooding in regard to things like that in relationship to the exceedances. And then also again overlapping finding in regard to the use of Holbrooks Road as a main access. Breaking them down a little bit, the constituent exceedances staff finds that the requirement is mostly met based on the details and the principles I should say of the application submitted. The applicants have submitted details about a corrective action plan addendum that they are submitting to NC DEQ for review, which would include the installation of what's deemed a Permeable Reactive Barrier, which would include injection of organic compounds into the soil and groundwater to help mitigate the existing contamination on the site. In principle, that is an active mitigation to clean up that situation there.

And then also concerning a potential expansion on top of where that contamination is, the applicant submitted a commitment to in between the old contamination in the new fill to add a synthetic base liner on the bottom of the new landfill area that would capture liquids generated through the life of the landfill. So essentially any of that new fill area would have an impassable barrier to catch all the liquids, pipe it to a location and treat it offsite so no new contaminants would go into the area. In principle, that has been submitted and put as a finding. Staff recommends that most of those findings are met in that regard. The one aspect that is not called out that we think is incomplete at this time and is looking for the applicant to address that tonight is the potential impact that the proposed stream location on the existing contamination.

For instance, when you change a stream, you change the hydrogeology, you change where the actual groundwater is going to flow. So how does that affect the contamination? Is the existing or the new location of the stream in jeopardy of being recontaminated? We don't know that that's an unknown. So those are the type of questions that staff is pointing out effects of the relocated stream. Again, there is some change in the water level from the flood studies that the applicant has shown and submitted to us. The flood study comments from Mecklenburg County per the last time we checked are still outstanding. The final results of the flood study are still in process, so that's in process, but even now there are some rises in water in and around the site for the stream. However, those impacts do not show any impact to habitable structures. In regard to the health and safety of the adjacent property owners, staff finds that those findings are met including the fact that in the future the applicant still needs to obtain that final floodplain development permit from Mecklenburg County who would further review the health and safety of that change, the

access on Holbrooks Road.

This essentially overlaps a little bit. Staff at NC DOT has given a recommendation in regard to how to make the infrastructure of Holbrooks Road hold up to future use of truck traffic. However, we would point out that from what it seems and what you can read and the emails that staff received, it didn't seem to layer the recommendation in regard to balancing the applicant's effect on the road versus other developers on the road versus the potential of being off the road in two years or a certain amount of years when adjacent development can connect. So those types of conditions didn't seem to be necessarily layered into that recommendation. It was just a blunt recommendation of here's the condition of the road, here's what would need to be done to take care of it, if that makes sense.

2. The proposed special use will not substantially injure the value of abutting property, or it constitutes a public necessity. The applicants did submit a property value study that showed no significant impact on property values based on general proximity to the landfill. That is a finding of fact that is very valuable in regard to understanding the effect of adjacent property values. And then additionally, again, that flood study, even though it does show a rise, it does show an effect on adjacent properties, no buildings are impacted. So that's a finding of fact from staff.

3. The proposed special use would be in harmony with the area in which it is located and in general conformity with a comprehensive plan and any applicable small area plan. Staff made some recommendations in the staff report discussing clarifying notes and uses in the different locations of the site to make sure that the uses are compatible with the 2040 plan. So with those additional notes and clarifications on the plan, staff recommends that that finding is sufficiently met as well.

4. The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located. So this is an important one in regard to that would be a true statement if the conditional rezoning plan where there are several modifications to the ordinance are requested. If that's approved, then yes, this finding of fact would be met. But that's where the conditional rezoning plan and the special use permit are really married to each other, so to speak, because you got to get the ability to vary the ordinance in order to be able to meet this finding.

5. The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use. So again, with that issuance of the conditional rezoning plan, staff recommends the finding will be met. Staff recommends at this time there are few incomplete items that we pointed out in the staff report and need to be proven and given testimony during the hearing and if they are met, staff recommends approval with the following conditions and those conditions are outlined again in your staff report. That concludes my presentation. Be happy to answer any questions. The applicant is here and does have a presentation for you.

Mayor Clark said are there any questions for staff? Okay, we would like to see the applicant's presentation.

Brad Priest said yes ma'am.

Mike Griffin said I'll try to be succinct. I know it's late. My name's Mike Griffin. I'm representing my

family who owns Greenway Waste Solutions.

Mayor Clark said can you also state your address for the record.

Mike Griffin said our address is 18212 Peninsula Club Drive in Cornelius, North Carolina and the address of this facility is 15300 Holbrooks Road in Huntersville. First, I really want to thank the Mayor and Commissioners for nights like tonight when you're here away from your family. I really also want to thank the staff in particular, Brad Priest and their fearless leader Brian, because this has been quite a long journey that really started in 2016. I'll let Jason Barron, my attorney, recognize our expert witnesses. I did want one point of clarity, perhaps with Brad and staff, the DOT recommendations. I was anticipating discussing that during the rezoning. Is it more appropriate to discuss that…

Brad Priest said which, I'm sorry.

Mike Griffin said the DOT recommendations for us to pave the entire road.

Brad Priest said they're in both. I would recommend doing it here.

Mike Griffin said okay. There is a slide in that presentation that can maybe we can switch to. But outside that I had three slides plus that slide and then I don't know that I'll say anything during the rezoning, I've said this before, we feel privileged to be a part of the entrustment of management construction demolition waste in North Meck for almost four decades now. It's bittersweet. My Dad's not here. This will be the first meeting he's been unable to attend, but I'm privileged to be here on behalf of our family. We're delighted to announce the opportunity to continue that responsibility for another three decades or so with this planned infill. It's a very unique opportunity and I do want to recognize Ms Harris. I know Rachel a part of the Pottstown Heritage Group and Ms Wynn who was here, we have met with them, we continue to meet with them.

We brainstorm. There are some little highlighted things we want to brainstorm on. One is that there's a possible need to preserve a home and we were coordinating the possible moving of that on our property until there's a long-term space for that. And I know Commissioner Rivers is very instrumental in that we look forward to continuing to work with Neighboring Concepts and our neighbors to be a help instead of a hindrance. One of the key things is getting off Holbrooks Road. We've been trying to work towards this for 25 years and look forward to that opportunity, but these are just letters of our commits from the past and the current Ms Hampton who currently runs the Holbrooks Road Community Association. There's a lot of things I learned that we need to improve on in how we work with our neighbors, but we feel we have been a good corporate citizen of the community. This is probably the key slide to discuss.

We disagreed with DOT's recommendation that we pave this road entirely. I served on the Lake Norman Economic Development Committee for 25 years and our families invested a quarter million in that organization I've never seen where a corporate citizen is required to pave an entire road. As you can see here, we have had an active interest in helping solve some of our road issues. Super excited to hear about Verhoeff Extension Drive coming back into the fold. We paid for that study 25 years ago. We've paid for repairing potholes and improving road shoulders until we formalized that in 2016. We've contributed money to the Town to help with Holbrooks Road and in 2016 we agreed to widen 300 feet of the road in our immediate area. That was quite a process as we had to go

either acquire or negotiate with the county to get the land in order to widen the road. But we've done all those things. We have cleaned up Holbrooks Road for 30 years and that's weekly picking up debris on either side of the road. We have a street cleaning truck, and we've used that and actually we agreed to use that in other Pottstown roads with our communications to Pottstown Heritage Group even though our trucks don't go down those roads.

We're fully committed to getting off Holbrooks Road as soon as possible and this will give us an opportunity to do that sooner than 2035. We plan to agree to during these conditions for either SUP or for the rezoning is to give 3.5 acres of land for the North-South connector. That would be a connector eventually from Verhoeff Drive to Holbrooks and hopefully to the eventual Asbury Chapel Extension, that 3.5 acres gift to DOT was worth 520,000 based on the most recent purchase that we made of property that's considered the Long property. The other key thing I think is maybe not fully realized by DOT is our customers. We did an analysis of the three decades of our customers bringing us debris, approximately where they're coming from, and that relates to over $4 million they've contributed into the North Carolina highway fuel tax.

We think it's extremely excessive that DOT would now want us to continue to pave the entire road. We did a drone flyover of the whole road showing that there's no potholes. The only scars that I would say would be the temporary patch the County used to fix a stormwater issue, a little dip in the road we're going to work to fix, some scarring from Vermillion development where they've had to do some extensions of water and sewer, but the road's in good shape. I hope that the Town Board will see that we have been a great custodian of Holbrooks Road and we will continue to be as long as we own it. There's no need for us to completely pave a road that's in good shape. And just to conclude, the landfill has been down that road since 1950. I think we've been a better custodian than the county was during their era of the fifties through the eighties. I just think this is what I would consider overkill now. I'll maybe say one or two words about rezoning, but I look forward to having the true experts with Jason kind of spearheading that as our master ceremony. Thank you.

Mayor Clark said thank you, Mr Griffin.

Jason Barron said thank you to Mike, Madam Mayor, and Commissioners. Jason Barron with Morningstar Law Group, 434 Fayetteville Street, Suite 2200 Raleigh, North Carolina 27601. I appreciate the opportunity to be here tonight and I know it's late, but this is the unfun portion of the meeting without a doubt because while the staff did us all a break and provided what I would consider a truncated version of the staff's report, we don't have that luxury because this is an evidentiary proceeding. And so as you all are aware and Madam Mayor, your introductory remarks were incredible as I do a lot of this work all over the state and it's rare to sit there and hear the master of ceremony on behalf of the town kind of actually and accurately walk through what the legal standards are associated with the quasi-judicial proceeding. It's a lot different. You all as elected officials, you wear a lot of different hats.

We heard zoning cases earlier today and so you're wearing kind of the hat of legislator. What are the policy decisions, what are, and we heard a discussion with respect to the preservation issues that you've been tackling and that's a true policy issue at times. You are kind of the head of administration because the town manager reports to you, the town attorney reports to you. This is probably, like I said, the least fun portion of your job and that is you get to sit in the capacity of essentially a judge and that's weighing the evidence against the evidentiary standards. And my role on behalf of my clients in these cases is to ensure that we put on evidence because we bear the

burden as the applicant's quasi-judicial proceeding. We've got a slide up here which identifies kind of the five standards of the ordinance in addition to the ordinance specific standards which are outlined in the staff report.

I won't read all of those for you in an effort to be brief, but I will note that it is the applicant's burden. We do bear the burden of putting on evidence to show that we satisfy the evidentiary standards. Just a little bit of background, the quasi-judicial process in general is rooted in the constitutionally protected right to use your land, North Carolina, and that's a federally protected right, but in North Carolina specifically, we have a specific constitutional amendment called the Law of the Land, which guarantees residents of North Carolina the right to use their land. The quasi-judicial process is really rooted in that and that is the moment a use is permitted. In this instance it is, it's just permitted as a special use. You have the right to put on evidence showing that you satisfied the requirements for approval. Those things cannot be denied on a whim.

Rezonings can be denied for any reason or no reason at all. Generally speaking, that's not true for quasi-judicial proceedings. For quasi-judicial proceedings like special use permits the moment an applicant puts on competent material and substantial evidence and shows that they satisfy all the findings, they are in fact entitled to their permit as a matter of law unless there is competing competent, substantial and material evidence in the record that's presented. I would note because I saw some things in the staff report and I heard some things in the presentation questions about whether things remain unsatisfied, questions associated with DEQ permits and I want to address that specifically. Those aren't what I would consider competent material, material and substantial evidence for purposes of making a determination in this case. And you'll hear from our experts, and you'll hear why we believe we satisfy the requirements of the ordinance, and we are here to talk about those DEQ issues, but I would tell you that questions associated with, well the stream is going to be relocated, there's going to be a rise in the water.

We're not sure what that ultimate outcome is going to be. There's going to be a permitting process for that down the road and that we're going to have to go as was noted through Mecklenburg County and those are going to have to be issued. There's a different permitting authority that gets to review all of those things. There's always going to be questions about these things. Once DEQ issues the permits for this particular site and authorizes the landfill at the state level, they will become the regulator from a DEQ standpoint. All of those things that are listed in your staff report, and again, we're happy to talk about them, but those are all things that are permitted by the state, they're regulated by the state, and ultimately, they're enforced by the state. To the extent that you have any questions associated with those, again, we're happy to answer them.

Those are really issues that are pertinent to the state and the state's regulation of this, just like the state wouldn't regulate the height of the buildings that are put on this site, that's entirely you all's purview as the Town of Huntersville. I don't believe it's germane to the consideration of this particular special use permit that the Town would certainly make its determination on these DEQ issues because again, there is a body that enforces all of those things. As was noted, an applicant can't be denied a special use permit unless there's competing material and substantial evidence. And generally speaking, it's only experts that can put on evidence into the record for matters that require expertise. I'm going to turn the presentation over now to our five experts that have been sworn in. There was a whole slew of people here earlier getting sworn in, Todd Gingerich, Donald Cobb, Maureen Dooley, Brandon Jones, and Jarvis Martin. As you'll hear from each of them, you'll hear their qualifications, and I will be offering each of them as an expert in their individual fields of

practice. And so with that I'm going to turn it over to the real meat of the presentation and then I'll provide a brief closing afterward. Thank you.

Mayor Clark said before you begin, please state your name and address for the record.

Todd Gingerich with Civil Environmental Consultants 3701 Arco Corporate Drive in Charlotte, North Carolina, licensed professional engineer in the state of North Carolina and over 20 years' experience civil engineering. First, I'd like to speak to the special use will not materially endanger the public health or safety. A memo was provided to the city that really summarized all the elements on this page. Donald Cobb and myself put this together, but the memo summarized basically the corrective action plan for the site, the support we have from Mecklenburg County water quality on the stream location and the Catawba River Keeper results of a flood study stream location design including the Army Corps of Engineers and DEQ, approval of those of the stream relocation and also the landfill construction techniques including a liner under drain and cap with the geosynthetic portion in that cap. Would like to note that the geosynthetic liner and cap are exceeding the typical C & D requirements to align or cap a landfill. So those, we consider those excellence in design. At this point I'd like to turn it over just briefly here to Mr Donald Cobb, a hydrogeologist in our office.

My name is Donald Cobb with Civil Environmental Consultants, 3701 Arco Corporate Drive, Suite 400 Charlotte, North Carolina. I'm a licensed professional geologist in the state of North Carolina with 20 years of experience. As Todd mentioned, we did submit a corrective action plan addendum to North Carolina DEQ. Really it's targeting two constituents, 1-4 Dioxane, which was added to the required list of constituents to monitor in 2018 as well as PFAS compounds, which have not been added to the list. North Carolina DEQ sent out a requirement in 2024 asking all landfills in the state to conduct two rounds of monitoring for those compounds at the sites. Greenway conducted those two rounds. They've also conducted two additional rounds just to continue collecting data for PFAS.

The corrective action plan is meant to address those. It will also address to staff's comments about monitor ability of the stream location project specifically in the southern most regions of the landfill where the new stream will be routed. We will be installing as part of this corrective action plan addendum, additional monitoring wells as to increase the monitor ability. I believe we provided some historic hydrogeologic studies which discussed the permeability of basically how fast the water moves through the site. Essentially water moves very slowly across this site. So with these wells in place, if we detect constituents there at a future time, we'll have ample opportunity to address them, before they reach the property boundary. That's really the crux of the plan is we have primary activities of the Permeable Reactive Barrier that was mentioned. We're also doing a treatment of injecting a bioremediation product to address 1-4 Dioxane. We anticipate that stuff will work fairly quickly and I'm also happy to announce to the Board tonight we did speak with Jason Watkins, the section chief for solid waste to DEQ and he has told us to expect an approval letter for our corrective action claim addendum by the end of the week. Now I'm going to turn it over to Maureen Dooley.

My name is Maureen Dooley at 2972 Southeast Fairway West Stewart, Florida 34997. I'm here today representing Regenesis. I have over 30 years' experience in remediation with a Master's in Biology. I represent Regenesis. We're a company that specializes in groundwater remediation and a wide range of contaminants. As mentioned some of the newer contaminants here, 1-4 Dioxane in PFAS, we have experience that go back to 2016 and over 70 applications for sites focused on the remediation of PFAS. So for this specific application, we were asked by CEC to review some of the

information to look at the feasibility of using a Permeable Reactive Barrier to reduce the concentration of both PFAS and 1-4 Dioxane. So we ran the information and specific data through our proprietary model and we were able to establish that we would anticipate reductions of 90% in PFAS as soon as six months and at a year you could see 95% reductions in the PFAS 70% reduction in the 1-4 Dioxane. Of course you want to say, well, how about how long? And so we also looked at longevity and you're looking at maintaining those levels for 20, 30 years. So we think this is a really good candidate, an ideal site to be able to use this technology to reduce these concentrations. It'll be maintained for a long period of time and would be similar results to the many sites that we've applied this technology to before. Thank you.

Todd Gingerich said I'm going to speak real quickly to a couple items here. As mentioned, the staff report, a flood study was prepared and submitted to Mecklenburg County. Just to dig in a little bit on those results we're showing basically a two inch rise in the a hundred year storm at Mr Tinsley's house, which is currently 28 feet above the 100-year flood elevation, about an eight inch rise at Mr Hamill's house, which is downstream of the new stream connection point. Mr Hamill's house sits at eight feet above the 100-year floodplain and the highest rise about 1.2 feet will occur around the property owned by Greenway, the third house that's south of the landfill and that house is about 27 feet above the 100-year floodplain. So clearly enough room that as mentioned earlier, no habitable structures are going to be impacted by changing the new connection point.

For this stream, I want to talk about the stream relocation design and the mitigation was approved by the US Army Corps of Engineers and a 404 permit as well as the North Carolina Department of Environmental Quality provided a 401 water quality certification for the impacts and new stream construction. Just to add a little bit of information on the groundwater modeling, we did prepare a groundwater model with the help of Regenesis. The results of this groundwater model shows there's no significant changes to the flow regime in the areas of the stream relocation and infill two expansion. These changes are not anticipated based on a review of hydrogeologic characteristics of the facility. So we did based on a request from staff, go back and prepare a groundwater model to study. I wanted to enter that in the record. Also here tonight we have Mr Brandon Jones, Catawba River Keeper. I provided a letter of support. I will let him speak.

My name is Brandon Jones. I'm the Catawba River Keeper at Catawba River Keeper Foundation. I live at 7724 Ambleside Drive, Charlotte, North Carolina about half a mile from the gas station you guys just approved. In general, our organization does not support large increases in impervious surfaces or diverting streams. However, in this unique case, we believe that the plan as presented will result in a substantial net benefit for surface water quality. This is primarily due to the capping of an existing site and the poor condition of the unnamed tributary on the site. Our staff has been out there taking multiple samples, assessed that stream and we do believe that this would be a benefit for a water quality in the area to move it. Our full assessment and letter of support has been submitted for your review.

Todd Gingerich said we did receive a letter of support from Mecklenburg County Stormwater and this is concerning the cross section planting plan and preliminary design for the new stream channel. Mecklenburg County is asked to review mitigation for any swim buffer impacts and part of it was Mecklenburg County wanted to make sure this new stream we were designing and constructing was going to provide habitat. So we do have confirmation of that email. I'll let Donald Cobb speak to this one.

Donald Cobb said yeah, let's talk a minute about the [inaudible] impacts. Again, as I mentioned, the 1-4 Dioxane was added to the North Carolina groundwater protection standards or the two L standards as we typically refer to them in 2018. The PFAS was requested by DEQ to be monitored during 2024. So we have detective low levels of both. 1-4 Dioxane has a standard, as I mentioned, we have detected low levels and exceedance of that. Standard PFAS does not have a groundwater protection standard yet. It has what's called an intermediate maximum allowable concentration, which will essentially assuming the state legislator approves everything but coming to all standard in the future. And we do have some small exceedances of that number as well for PFAS.

Todd Gingerich said the existing stream, I think as Brandon mentioned between the landfill is very low quality. Redirecting the stream will enhance the water quality and stewardship. The new stream channel was designed to manage up to a 500-year storm. Typically these are designed for 100-year storm.

Donald Cobb said so again, to address whether the proposed infill expansion would have a negative impact on the remediation, we anticipate that we plan to begin the process of installing the Permeable Reactive Barrier around April, 2026. Regenesis has told us they expect that to take about 40 days. Following that we'll do source air treatment for 1-4 Dioxane. That test is estimated to take about 30 days. So based on that schedule, we should be done with the two primary remedial activities by summer 2026. That's going to be a full 18 to 24 months prior at the earliest. We would expect to see any sort of movement on a permit submitted to DEQ. So the remediation in the infill area will be largely completed before we can even think about starting to plan any construction for the infill expansion. And then as far as whether the Regenesis promo reactive burial, it will ensure compliance.

Again, it's expected to have a 30-year life. You heard the numbers, but just to reiterate, expect 90% within six months up to 95% reduction in PFAS constituents within 12 months, and then 70% reduction in the 1-4 Dioxane concentrations within the same timeframe. Again, this is going to get us back below the two L standards 1-4 Dioxane. It'll also bring us below the IMAX and probably by that point the two L standards for PFAS. So we'll be back in compliance with two L standards again, 18 to 24 months. Well actually I guess at that point it would be like 12 to 18 months prior to any anticipated permit activity from DEQ.

Todd Gingerich said just to touch on, as we discussed before, there's the proposed liner for the infill area. We'll eliminate vertical migration contaminants to the groundwater and the geo membrane cap will prevent future rainwater infiltration, which helps eliminate leachate generation. I think we got those covered. We're getting there.

Mayor Clark said alright, before we go into property value, I can check with the Board. Do you have any questions for the health and safety portion?

Mayor Pro Tem Hunt said yeah, I have a couple of questions. So we know that the VOCs have exceeded safe levels for years, so can you explain why the remedy hasn't been changed?

Donald Cobb said so we originally submitted a corrective action plan in 2019 to address VOCs primarily at that point it was vinyl chloride, methylene chloride, and 1-4 Dioxane. The remedy selected at the time was to essentially put in an active landfill gas extraction system, to pull the landfill gas out, prior to it impacting groundwater. That has largely been successful on the vinyl

chloride and methylene chloride. We're not seeing any real exceedances of methylene chloride anymore. Vinyl chloride was in, I believe half a dozen wells as of 2019. It is now occasionally detected in one well above the two L standard, and that's an intermittent detection that we believe may be based on seasonality. So another part of the corrective action plan I didn't address because we were looking at the emerge contaminants, but we will be doing an assessment of the landfill gas system, especially in the area where that one detection is still present. Greenway is committed to make any repairs or upgrades necessary to handle that area. And then one of the contingency plans we presented in the corrective action plan addendum was that if those upgrades aren't effective, we will then initiate a further remedial action and in this case it would be an injection of a bioremediation product to handle the VOCs.

Mayor Pro Tem Hunt said and we know those work.

Donald Cobb said yes, ma'am.

Mayor Pro Tem Hunt said okay.

Donald Cobb said yes, the bioremediation to address VOCs is considered one of the best available technologies by the EPA.

Mayor Pro Tem Hunt said okay. Thank you for that. What are the results of the ongoing methane gas corrective action plan that was submitted to DEQ?

Donald Cobb said okay, yes, that was concerning. Just to bring everybody up to speed, that was concerning. One of the perimeter methane probes had high levels of methane detected in it, which means there was some methane migrating away from the landfill mass. The corrective action plan that we submit to DEQ was to put a gas interception trench between that probe and the landfill to vent that gas before it got to the property boundary. Prior to the installation of the interception trench, we were seeing concentrations of methane upwards of 30 to 40% by volume. After the installation, we dropped down below 5% and 5% is the action limit established by DEQ. So it has been successful in addressing that migration.

Mayor Pro Tem Hunt said okay, thank you for that. Has DEQ issued any compliance violations?

Donald Cobb said as far as I'm aware you guys, they've not received any notice of violations regarding any of this. Generally in my experience, DEQ tries to have a cooperative relationship with landfills, so they will let you know things are wrong. Say, hey, you need to do something to fix this. The example being the methane gas migration issue, that was, we had several consecutive experiences. Jacqueline Drummond, the hydro geologist with DEQR, the site reached out and said, hey, this is a problem that needs to be addressed. And so we developed the interception trench Greenway staff installed it and it's been successful. So to my knowledge, there have been no notices, violations. And looking at Ron Gilberson back there, head environmental guy, he's nodding his head in agreement.

Ron Gilberson said perfect explanation. I would like to add to that. This might clarify some information. Ron Gilberson geologist, 30 years' experience, been around landfills in North and South Carolina for most of my professional career. Been a part of Greenway Waste Solutions for many, many years. To your point on just compliance, there's different levels of inspections.

Mecklenburg County has the inspection, right for our facility currently, most often DEQ will also visit the landfill. We just had an inspection last Wednesday. We were totally compliant with all landfill operations in regards to that. They typically come out, they look at your working face to make sure that you're compliant. The cover materials intact. They look at our groundwater monitoring network and methane extraction network and also methane monitoring wells to make sure everything's accessible and intact. So we have been compliant with no notices of violation for general operations ever since I've been with Greenway.

Mayor Pro Tem Hunt said okay, thank you. This is one of staff's questions. I'm not sure if it's been addressed yet, but with the close location of the new stream to the existing debris and contamination area and the change in the area's hydrology will existing groundwater contamination make it into the new stream?

Donald Cobb said that one was answered, but it was over the course of several bullet points and several people. To summarize, the primary new area for the relocated stream is again in that southernmost reach of the landfill. As I mentioned, we will be installing several new nested pairs of monitoring wells. Nested pairs are one shallow monitoring well to monitor the near surface aquifer than a deep generally bedrock, well to monitor the deeper crystalline aquifer or crystalline rock aquifer. So we will be installing those as part of this. That's one of the things that it interplays a lot with what is approved both here tonight as well as approved by DEQ. Those wells will be installed. We have committed to installing them. If the expansion's approved, if greenway goes forward with the stream relocation, the installation would happen after that. Again, because there's going to be so much construction in that area, we wouldn't want to install several groundwater wells only to have to abandon them within 6 to 12 months just to accommodate construction traffic. They will be installed, I can't tell you exactly when unfortunately, but it will be done because we've committed to do it in the corrective action plan addendum. That's been, again, conditionally approved by DEQ.

Mayor Pro Tem Hunt said okay, and can you tell me why you didn't get the permit from DEQ first before this process?

Donald Cobb said so I'll speak, and I'll let Todd follow up in case I misspeak, but generally the process is to get
the local government approval first before you seek a permit from DEQ for a landfill expansion or a new landfill. Generally, one of the very first questions they ask is, do you have local government approval because they don't want to commit their staff to doing a thorough permit review, go through the approval process if we're not going to be able to attain a special use permit from local government.

Mayor Pro Tem Hunt said okay, thank you.

Commissioner Walsh said for my third grade education on this kind of stuff, we've got two piles of debris. There's a little valley right now, there's some contamination in there. Is that what I'm understanding?

Donald Cobb said yes sir.

Commissioner Walsh said you're going to eventually put some kind of impermeable barrier there. Who decides? I think you said 18 months or whatever number to remediate the current

contamination, you're going to move some streams and stuff like that. So who eventually says, yep, you're good enough to put down that barrier? Is that the county DEQ?

Donald Cobb said that's going to be DEQ and they have asked for schedules from us so they'll know timing when we plan to start this process and how long we expect it to take to start seeing results.

Commissioner Walsh said so they'll be the one giving the blessing to put in that barrier and start filling. Okay, thanks.

Mayor Clark said any other questions on the health and safety? I had one, the geo membrane cap, what is that made of?

Todd Gingerich said it's what you call waterproof, impenetrable. Basically the contamination comes from rain water, basically raining on the landfill, permeating through the landfill. So if you have a liner on the bottom, you're essentially capturing those liquids and you're capturing it and we'd send it to a treatment plant. It's just an impermeable liner. Then at the end we proposed the same impermeable liner as a cap. That prevents the rainwater from getting into the waste mass.

Mayor Clark said ever been to a pig farm in eastern North Carolina? They have, somebody here must know they have an imperial cap on top of the waste where they pump the waste for the pig farms Is that what we're talking about? The same kind of idea?

Todd Gingerich said it's probably a little bit different, but yeah, it's basically waterproof.

Mayor Clark said okay.

Todd Gingerich said yeah.

Donald Cobb said right now the acceptable technology to cap landfills is generally several feet of impermeable clay covered with the geo membrane covered by several feet of impermeable clay covered by soil cover too. Then they seed it to promote grass growth. I would stress that to be the accepted method. Now we're talking about closure in 2053. So there may be a new technology, whatever the best technology is at the time is what will be used to close the landfill. That's just simply how DEQ works, they want the best available technology to close landfills.

Mayor Clark said okay. Thank you.

Mayor Pro Tem Hunt said okay, we're talking about the PRB, right? According to the staff report, it says there's no evidence submitted to show the effectiveness of these techniques. Government or scientific studies show past success rate of contaminant cleanup would be beneficial. So can you talk about that?

Maureen Dooley said it says that there is no evidence submitted to show the effectiveness of these techniques. According to the staff report for the PRB. No PRBs are used quite extensively for groundwater remediation for a wide range of contaminants, chlorinated solvents, petroleum hydrocarbons and now PFAS. Now, I would say because PFAS is a newer contaminant, you don't have 20, 30 years of data, but we've used these successfully at Alameda Naval Base and a number of different sites where we've applied this. But it may be just that there's less information available

because it's a newer technology and just a newer contaminant. But the technology's been used extensively for I'd say the last 20 years.

Mayor Pro Tem Hunt said okay, thanks.

Ron Gilberson said if I may just add to that, Ron Gilberson again, in the groundwater model that we presented, it's in the staff report that speaks to the treatability through this PRB and the effectiveness of the PRP for the treatability of PFAS. It's in there and basically it shows that with the elevated concentrations that they use within the model, not the low concentrations that we have, they use much higher concentrations within the model for the input data and all the hydrogeologic characteristics of the site. It showed complete treatability of PFAS at the compliance boundary. That's in your packet. Thank you.

Maureen Dooley said just one other comment. ITRC has established a number of technologies that are considered commercially viable for PFAS. And so that may be a reference to look at where they looked at PFAS specifically, and I know the approach that we use is included as something that's considered a viable technology, the ITRC.

Donald Cobb said one final comment on that. The EPA has identified activated carbon, which is one of the primary ingredients of the PlumeStop product from Regenesis. They've identified activated carbon as again, one of the best available technologies to treat PFAS in drinking water, specifically drinking water. I will point out research is still ongoing for groundwater, but in general, if it's good enough to treat drinking water, it's likely good enough to treat groundwater as well.

Commissioner Bergsman said how quickly is the technology changing and improving? So one of the questions I have with this, if this is what's considered the gold standard or above and beyond right now, how quickly are we finding new things, especially involving PFOS?

Donald Cobb said PFOS is emerging contaminant, it is been in the news a lot lately. If you pay attention to environmental news, there are a number of companies trying different technologies. I will say a lot of those technologies are focused on small scale closed systems discharge from wastewater treatment plants, for example, which may not seem small scale to you, but if you compare it to all the groundwater passing underneath the landfill, that is small scale. A lot of this technology simply would not be applicable to a unconfined aquifer groundwater system, which is what we're dealing with here because there's just the area is too large, the amount of water to treat is too large. The activated carbon gets identified by EPE is one of the best technologies Regenesis on their website has. I think I found maybe half a dozen or more case studies, again showing the results that Marina and I spoke about.

I would expect, especially with the way the EPA and also the state of North Carolina is pushing to incorporate at least some PFAS compounds into groundwater protection standards. Activated carbon is going to be the primary method to treat it in groundwater for the foreseeable future. I certainly don't want to promise that nothing better will come along because science is always advancing. Somebody will figure out a better mousetrap eventually. We are committed to treating this at the landfill. That was part of the corrective action plan addendum. If our primary plan doesn't work, we have contingency plans. If those don't work, we'll have to submit a secondary addendum to identify new technologies to treat it. This is not something we're just going to try once and shake our heads if it doesn't work. We are committed to continue trying to solve this

issue, but we do feel that the activated carbon PlumeStop product will be successful in remediating the PFAS exceedances.

Mayor Clark said one more. You mentioned that in the future there would be a water treatment plant. What does that look like?

Donald Cobb said so I think what that's coming from is Todd mentioned the geo membrane will capture leachate as it percolates through the landfill. The water treatment plant won't be on site that would be directed via piping and pumps into storage containers, and then they would be transported off site to a water treatment plant. Typically, at least right now, that's usually APOTW. We'll see again how that goes in the future with advancing legislation concerning PFAS, but it would not be an onsite work.

Mayor Clark said Okay. Alright. Thank you all. Any other questions regarding health and safety? All right, we can move on to property value. Your name and address and relation to the case for the record.

I'm Jarvis Martin, principal with the firm of Stewart Martin and McCoy. Our address is 3406 Shannon Road, Durham, North Carolina. I'm a state certified general appraiser. I've been in this profession for over 40 years, valuing property around North Carolina. At the request of the client, I visited the site in question the landfill as well as the surrounding area. We looked at the development that has taken place in this vicinity of the landfill over the past several years with the developers knowing that the landfill was there in existence as well as the buyers of the property in the Vermilion community. We compare sales in that community for a three-year period looking at price, price per square foot list, sales ratio, and days on market. We compare that data to a comparable neighborhood, Stoneybrook, which is not impacted or near the landfill. The data did not show any significant impact for the homes in Vermillion versus the homes in Stoneybrook.

We also took a little deeper dive and looked at homes on Berkley Street, which is in the closest proximity to the landfill, and found out that those homes also were not being impacted at all as it relates to those ratios and that there was a recent home that did sell over a two year period and had a substantial increase in appreciation. We then looked to the south of the landfill along Trails End Lane where there are only three homes, and our research indicated that one home sold back in 2000 for 350. That property sold again in 2014 for $820,000, and the estimated value of that property today is $1.4 million. The other two properties are owned and have been owned by the same homeowners for several years. Adjacent to these properties are two vacant land partials, one 19 acres, which was acquired by the client Greenway Landfill in 2023 at a cost of $2.8 million, which comes out to be more than $147,000 an acre.

Per our conversation with real estate professionals, it is our understanding that an additional 40 acre site is currently under contract for a proposed light industrial park and it's under contract for over $5 million, which is more than $125,000 an acre. These activities show that there is demand for property in close proximity and that is adjacent to the landfill. The landfill is currently situated where there's additional commercial property abutting it to the south and to the east. You have a lot of vacant land, a closed landfill that is owned by Mecklenburg County, as well as additional land owned by Mecklenburg County. To further try to support our findings, we went and looked at activity around the Charlotte Motor Speedway landfill. We found a site there at 300 Pitts School Road, a 77 acre site, which was purchased by the county for over $2 million back in the late 1990s.

They subsequently in 2001, built the Jay M Robinson High School, which is over 260,000 square feet, and it currently has a tax value of $43 million. We have a picture showing the high school and its athletic field with the landfill. You can see from the athletic field directly in the background and to further support that. We looked at the Morris Glen Development, which is a residential development across from Pitts School Road. We did the same study that we did in Vermillion and found again that there's been no real adverse impact as we compare sales to other comparable sales in this general market area. Based upon these studies, it is my professional opinion that the approval of this special use permit will have no adverse impact on property values demand for properties in this general area. The current landfill has been in operation for over 30 years, which is a prime example, that it is in harmony with the neighborhood based upon the surrounding area, as well as looking at the projected growth of Mecklenburg County, which based upon information I've read that you all are having a net 143 people per day moving into these communities, which is projected to continue into the next decade.

Those persons must have some place to live, work, eat, etc. And a lot of that growth from talking to the professionals in this area will probably take place in the northern end of Mecklenburg County. Currently you have two construction debris landfills, one on the north side and Foxwood on the south side. And it has been shown that it's best to have these facilities in close proximity where the development is because that becomes an asset to the community and minimize the distance that these trucks must go up and down the road and environmental issues that they present as well as help to minimize the impact of illegal dumping. So based upon those reasons is the basis for my recommendation for the approval of a special use permit. I'm happy to answer any questions that anyone may have.

Mayor Clark said any questions? Okay, thank you.

Todd Gingerich said I want to speak to number three, plan conformity that the proposed special use will be in harmony with the area which is located in general conformity with a comprehensive plan and any applicable small area plans. The submitted set depicts residential development along Holbrooks Road in harmony with the 2017 ULI plan and East Huntersville small area plan. The area plan also envisions a connector public street connecting Commerce Station Drive and future Verhoeff Drive with future Asbury Chapel Road. This is shown in the magenta color on the map and this connector street is accommodated via right-of-way reservation note. Mike spoke to this earlier in the proposed special use plans and rezoning plans. Any questions on plan conformity?

Mayor Clark said any questions, Board?

Todd Gingerich addressed Zoning compliance. The proposed special use will comply with all lot, all of the lot size yard and other standards which this ordinance applies to and all uses permitted in the zoning district in which this property is located. The ordinance modifications are discussed on the next slide and they're minor modifications to the ordinance as requested in the plans. These five modifications include the swim buffer disturbance. This is needed to impact the existing stream and relocating the existing stream and also to tie the new stream into the existing stream on the south side of the property. A landfill constructed in the swim buffer, of course this is where the existing stream is. The landfill will be expanded in that stream valley and the stream will be relocated to accommodate that. There's some breaks in the 80-foot vegetative buffer and a hundred foot undisturbed buffer. These are for a number of reasons, including existing utility lines, existing gas

line, new access to the landfill site.

A number of them which really cannot be planted are ones that are for either monitoring wells or for the future treatment of the landfill constituents. There's also stormwater. There's a stormwater pond in one of these areas. So in most of the areas we are proposing plantings to accommodate for that. It could be evergreen trees, it could be full plantings as in the stream cut area. Some of the areas we're not able to accommodate plantings and those areas we're showing tree save next to them. There's tree save on some of these areas that cannot be vegetated. Fencing modification, the ordinance calls for full fencing of the entire parcel. A lot of the parcel access is limited via wooded areas or existing streams or the new stream. We are proposing new fencing along the stockpile area adjacent to the new housing developments on that side. It won't be a complete circle around the landfill with fencing, but it really will be in those places where we would suspect someone would be able to access with a vehicle of some sort. Also wanted to note that having parcel not completely fenced does allow for wildlife to transverse the site, go back and forth across it. There's quite a bit of wildlife that actually uses this to pass through the area, so that's another reason for not necessarily fencing the entirety of the parcel. Is there questions on the modifications?

Mayor Clark said any questions, Board? No.

Jason Barron said so in conclusion, we believe that we've satisfied the requirements of the Town's ordinances for approval of the special use permit that's before you tonight. Obviously subject to a condition that the subsequent rezoning is approved permitting it in the first instance. I would ask at this point that the commissioners take judicial notice of the contents of the comprehensive plan as well as the Town's other adopted plans. I think what you heard tonight, in addition to kind of the nitty gritty evidentiary details that we got into and there were a fair number of them, I think what you heard especially from the Catawba River Keeper is that this isn't just an opportunity for a special use permit for a C & D landfill. It's expanding a landfill in its current location. It's ideally located and you heard hat from Jarvis that this is an area as you all are very well aware, continues to grow at a very, very high rate.

You want to keep C & D landfills around. You want to keep them close to where development is going to occur by being able to relocate, and this is what we heard from the Catawba River Keeper. By being able to expand the landfill in its current location and relocate the stream, you're kind of killing two birds with one stone. It's really kind of a win-win. You're addressing an existing issue but keeping all of the C & D landfill activity in its existing location, which is ultimately what you want to do rather than find a new location for a landfill. So with that, again, we believe we satisfy the ordinance requirements and our team remains available to answer any questions that you all may have. Thank you.

Mayor Clark said does the Board have any more questions for the parties before we move into deliberation?

Mayor Pro Tem Hunt said in the report it says that the Army Corps of Engineers 404 permit and it goes into some details about that with a conservation easement and I was just curious who oversees that easement and how do we know it's being adhered to?

Todd Gingerich said the 404 permit, there's actually mitigation credits bought for the stream impact that are located on a different site. The Army Corps governs that. It's a mitigation bank

basically where we're getting the stream credits from.

Mayor Pro Tem Hunt said okay, thank you for clarifying that. And then did you submit a closure and reclamation plan to DEQ?

Todd Gingerich said what we have is listed on the plans, the standard closure plan. Typically, a closure plan is handled at the end part of the landfill. We wouldn't expect to have a closure plan approved upfront, but we do include standard details, such as the soil cover and the geo textile, which are in a list in the plans. I think as far as kind of future use on the site, we talked about there are some things we can do like a park or solar farm or something like that, but we didn't necessarily want to predict what we need to put there 40 years from now. So there's not necessarily a reclamation plan of how the site develops over time. We are a little unclear of when we say reclamation plan, what that means, but…

Mayor Pro Tem Hunt said okay.

Todd Gingerich said does that help at all?

Mayor Pro Tem Hunt said I was just looking at some of the outstanding items that staff had noted and so that was one of them. I just wanted clarification.

Mayor Clark said the Board will now begin deliberation. The evidentiary hearing remains open so that the Board may ask clarifying questions if needed. As a reminder, this board is tasked with deciding if based on confident materials, substantial evidence presented at the hearing before this board. This proposal meets the applicable standards.

If the applicant meets their burden of producing competent material and substantial evidence that the standards in the ordinance will be met. The burden shifts to other parties. If there are any opposing the application to show by competent material or substantial evidence, the standards in the ordinance will not be met. There isn't any conflicting evidence. If the applicant does not meet their burden of producing competent material and substantial evidence that the standards in the ordinance will be met, the Board must deny the application. The application as originally submitted was considered by the planning board and the planning board made a recommendation. Nothing that occurred at the planning board level including the planning board's recommendation is considered evidence that you can base your decision on. However, the planning board recommendation may be useful to the Board in identifying issues that this board may want to consider and evaluate based upon the evidence that was presented at the hearing before this board. You may now begin deliberation.

Commissioner Walsh said Brad, somewhere in this process I've heard getting off Holbrooks Road in 2034, 2035 and one year after a DEQ permit. Are there a couple dates moving around there?

Brad Priest said 2034 I think is the solid date to the absolute latest time. The difference is in when an access becomes available in the previous rezoning and special use permit. It was one year from the availability period notwithstanding expansion permit or anything. What's being proposed in this application is one year from the DEQ permit being approved. If a DEQ permit is not approved four or five years and the access is available, they don't have to make the connection until the actual permit is approved.

Commissioner Walsh said okay, so hypothetically I asked a question earlier. You got two piles, you remediate tomorrow. DEQ comes in the following day and says, yep, you've got a permit to put in your impermeable barrier. Then you guys have one year to get off of Holbrooks Road.

Brad Priest said the access still has to be there, has to be available. In this specific situation we're assuming that the development to the south is going to build and have that stub there. The current law under the rezoning is as soon as that stub gets there, no permit. As soon as the stub gets there existing operation within one year they get to it.

Commissioner Walsh said okay, so nothing.

Brad Priest said the proposal is the stub still gets there, but they don't have to switch to it until the permit is issued. That's what the current proposal is.

Commissioner Walsh said say that one more time. So the road for the new development goes in, they have one year to access/build?

Brad Priest said current requirements. As soon as the stub gets there, they have one year. Period. The end of story, you got one year to make the connection. Okay. Proposed note, the stub gets there. They don't have to connect to it until one year from the date of the permit from DEQ.

Commissioner Walsh said and why would we do that if we want to get them off Holbrooks Road?

Brad Priest said that's staff's recommendation to keep it the way it is.

Commissioner Walsh said okay. That's what I'm trying to figure out.

Mike Griffin said I can speak to that. Actually we had a conversation with Brad and Brian yesterday and I agreed that we would modify it to the recommendation and that as soon as there's available way to get off Holbrooks Road, we'll do that within the year. We did have a discussion about how quick things get permitted with the county and all that. That made us worry. It has to be a culvert and stuff over creek but we agreed that we would work closely communicate that. And I apologize, I guess when we had our discussion yesterday, there was no way to alter that till tonight. But we had agreed verbally to them that we would alter it to the recommendation, and I guess the point of clarity would be as soon as we have the availability to get off the road, we'll do that within a year regardless of this DEQ permit. The snare could be the DEQ permit never happens, we'd still have to get off the road.

Commissioner Walsh said okay, thank you. I'm good with it.

Mayor Clark said any other points for clarification? No. Alright. Is there a motion regarding this request?

Mayor Pro Tem Hunt said I make a motion to approve the special use permit SUP 25-01 for the Greenway Waste Landfill expansion. The Town Board finds that the request meets all the required criteria for granting the special use permit as outlined in articles 9.23 and 11.4.10 of the zoning ordinance. The decision is supported by the following findings of fact.

1. Article 9.23.1. The site will operate in compliance with the rules according to the NC DENR for C & D and LCID landfills as amended. Specifically, the site will be required to obtain a solid waste permit from NC DEQ in order to expand.

2. Article 9.23.2. The plan addresses each of the environmental and developmental standards and Article 9.23.28 specifically in consideration of 9.23.2A. The site is over 10 acres in size. The previous rezoning for the site requires that Holbrooks Road cease being used as a primary access to the landfill by 2034 or within one year of an alternative route becoming available. A commercial rezoning was recently approved by the town that creates a potential new driveway connection from Commerce Station Drive. Based on the evidence presented, the continued use of Holbrooks Road until 2034 would not likely cause any injurious effect on the property adjacent to the access in consideration of 9.23 2B. The proposed or existing use will be in compliance with the rules and regulations as established by the traffic impact analysis TIA Article 14. In consideration of 9.23 2C, the applicant has requested modifications to the zoning ordinance in R 25-09. Dissatisfied this criteria and a corresponding condition of this approval is that the rezoning request and all modifications be approved in consideration of 9.23 2D. The existing driveway access to the facility is pave for a distance of at least a hundred feet from the public street in consideration of 9.23 2E The applicant has requested a modification to the zoning ordinance in R 25-09 to satisfy the criteria and a corresponding condition of this approval is that the rezoning request and all modifications be approved in consideration of 9.23 2F. The submitted site plan shows that the driveway width satisfies the element.

3. Article 9.2 3.3. The landfill operator currently is and shall be responsible for removal of any and all debris, dirt, or other materials which fall from trucks entering or leaving the landfill from all adjoining streets on at least a weekly basis. This finding is met through the commitment letter to staff dated 9/10/2025 and the evidence submitted.

4. Article 9.2 3.4 use of the site for any purpose shall be limited to the hours of 7:00 AM until 6:00 PM Monday through Saturday. This finding is met through the commitment letter dated 9/10/2025 indicating that the approved franchise hours in the franchisees within the town limits the hours of the operation accordingly.

5. Article 9.2 3.5 The applicant has submitted a letter on 9/102025 detailing the life expectancy of the landfill. A corresponding condition of approval of this special use permit has been added to ensure that the life expectancy aligns with the required landfill permit from NC DEQ

6. Article 9.23.6 The site must obtain an approved reclamation plan from NC DEQ.

7. Article 9.2 3.7 This section does not apply because the Greenway Waste landfill is a construction and demolition landfill.

8. Article 11.4.10 E2 I through V are satisfied specifically in consideration of Article 11.4.10 E 2i that proposed special use will not materially endanger the public health or safety. The site cannot be expanded in the absence of an approved NC DEQ and other regulatory permits. The applicant has submitted evidence that they're mitigating contamination at the existing site and will be granted the required permits from NC DEQ unless all permitting requirements are satisfied.

The applicants have received Army Corps of Engineer and NC DEQ Water Resources approval 404 and 401 to disturb and mitigate both the existing stream channel and wetlands located on the site. The Catawba River Keeper has provided a conditional letter of support. A flood study is required and shows that habitable structures will not be impacted. A corresponding condition for a maintenance plan for Holbrooks Road is being added to the conditions of this approval. In consideration of Article 11.4 10 E 2ii, a real estate appraisal study was submitted which concluded that the use will not substantially injure the value of adjacent or abutting properties. The submitted flood study shows no buildings will be impacted by the stream relocation in consideration of Article 11.4 10E to ii the proposed expansion is an infill expansion and does not take up additional land outside of the current boundaries.

The landfill is consistent with the employment center from the 2040 Community Plan. In consideration of Article 11.4 10, the proposed special use will comply with all of the lot size yard and other standards which this ordinance applies to. All uses permitted in the zoning district in which the property is located with the requested rezoning modifications that are a condition of this approval in consideration of Article 11.4 10. This requirement will be satisfied upon approval of the rezoning petition 25-09 and the requested modifications which are a condition of this approval. The approval is based on the following conditions. Rezoning petition 25-09 is approved with the requested modifications. All necessary permits are approved and obtained by all regulating entities prior to landfill expansion no later than 2034. All landfill traffic will be routed off Holbrooks Road to the new proposed landfill entrance and the Holbrooks Road entrance shall be closed and gated.

As stated in the applicant's 9/10/2025 letter submitted with special use permit application. The newly proposed entrance is constructed in accordance with the width depicted on the site plan or a larger width. The projected life expectancy of the landfill must match the landfill permit issued by NC DEQ. The site must obtain an approved reclamation plan from NC DEQ and once approved that plan must be submitted to the town. The applicant must work with the town and NC DOT to establish a maintenance program that will adequately preserve the condition of Holbrooks Road with an alternative access can be utilized. The previous rezoning note for the site that requires that Holbrooks Road cease being used as a primary access to the landfill by 2034 or within one year of the alternative route becoming available shall remain on the plan. An updated franchise agreement must be obtained for the landfill from the Town of Huntersville. And lastly, all commitments listed in the letters of commitment, the special use permit plan and special use permit application are conditions to approval.

Emily Sloop said just one point of clarification, Mayor Pro Tem Hunt regarding Article 9.2 3.7 on the specific requirements section. I believe that was supposed to state this section does not apply because the Greenway Waste Landfill is not a construction and demolition landfill. That's what you meant, correct?

Mayor Pro Tem Hunt said correct, thank you.

Mayor Clark said is there a second?

Commissioner Quarles said I second.

Mayor Clark said any discussion? Alright, all those in favor, please raise your hand. Do we have a second? We do have a second. Yes. Commissioner Quarles was a second. All those in favor, please

raise your hand again just for the record. Any opposed? And the motion carries unanimously. Staff will draft and I will sign a final written decision to reflect the vote and reasoning for this decision. Thank you everyone.

10.K. Petition #R25-09: Greenway Waste Expansion

A Rezoning Petition has been submitted by Greenway Waste Solutions at North Meck to rezone +/- 220.9 acres near 15300 Holbrooks Road (PIN 01910102, 01930106, 01910116, 01910113, 01910119, 01910101, 01910107, 01910109, 01934118) from NR, TR, CB, and SP-CD to SP-CD to expand the North Meck Landfill.

Brad Priest presented the Planning Staff Report. The applicant, Mike Griffin, spoke.

Commissioner Walsh asked about NC-DOT wanting them to pave the whole road, should that have been covered on the SUP25-01 or this? Mr Priest replied that the applicant disagreed with DOT's recommendation and the condition for the approval included a note to work on a maintenance plan. Mr Griffin replied that repaving the road is NC-DOT's responsibility, and he would rather contribute $150,000 to the Pottstown Preservation Committee and let them use it for their goals and objectives.

Mayor Pro Tem Hunt made a motion to approve R25-09 Green Waste Expansion with the following modifications as described in pages 4 to 5 of the staff report:

1. *Disruption of the swim buffer with stream relocation*
2. *Disruption of the 80-foot buffer*
3. *Fill in designated wetlands*
4. *Modification of fencing requirements and article 9.232 E*
5. *Modification of Article 9.232 A*

The approval is also conditioned on the following conditions:

- *All necessary permits must be obtained and approved from all regulating entities with jurisdiction over the project*
- *All conditions recommended by staff in part five of the staff report be added as conditions to the plan with the approved modifications and the required conditions of approval*

The application is consistent with policies LU 1.1 EOS 1 and EOS 5 of the Huntersville 2040 community plan. It is reasonable and in the public interest to approve the rezoning plan with the conditions attached. Because the proposed application is consistent with the development pattern of adopted and recommended plans is conditioned to limit access on Holbrook's Road for future compatibility with a residential neighborhood and it will mitigate the environmental challenges of the site with approved solutions.

Commissioner Walsh seconded the motion.
Motion Passed with Yes 5, No 0, Abstained 0

- PowerPoint attached hereto as EXHIBIT 10K-1

11. Closing Comments

Commissioner Quarles wished Anthony Roberts a happy birthday
Mayor Clark reiterated the happy birthday wishes to Town Manager, Anthony Roberts.

12. Adjourn

There being no further business, Commissioner Bergsman made a motion to Adjourn.
Commissioner Rivers seconded the motion.
The motion Passed.
Mayor Clark adjourned the meeting.

LAKE NORMAN CDC PRESENTATION TO THE TOWN OF HUNTERSVILLE

PRESENTED BY
KRIS J. FOUNTAIN
CEO OF LKNCDC

LAKE NORMAN CDC PROVIDES AFFORDABLE HOUSING OPPORTUNITIES FOR HUNTERSVILLE, DAVIDSON AND CORNELIUS

EXHIBIT
5A-1

LAKE NORMAN CDC OVERVIEW

CELEBRATING 3 YEARS OF SERVICE

Affordability Programs

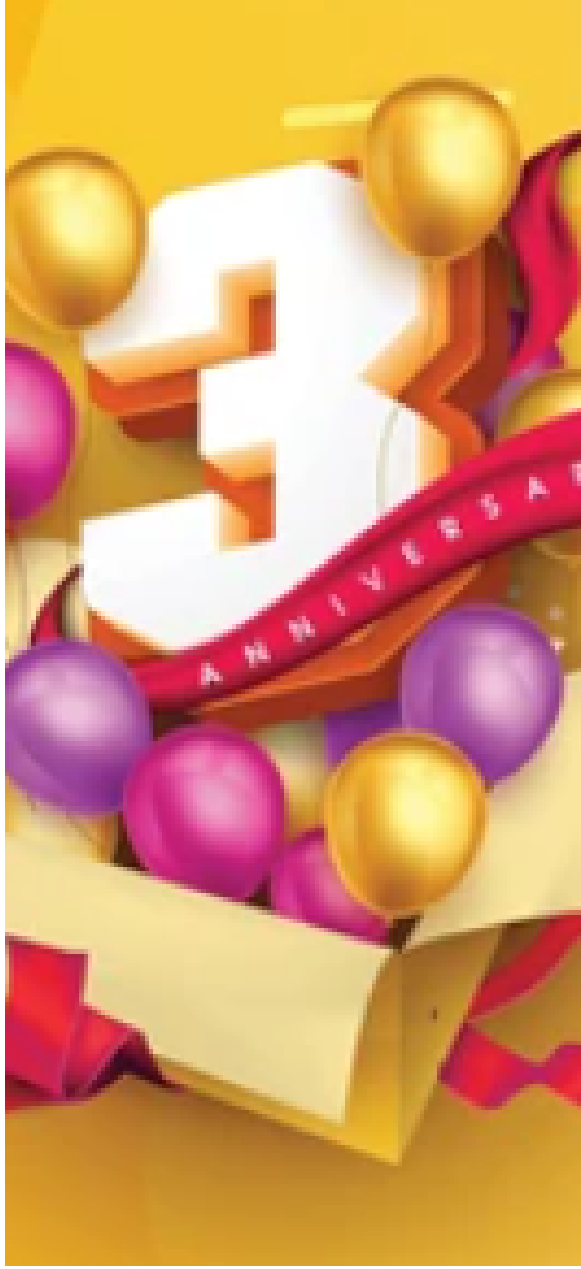
Lake Norman CDC develops programs to support renters, first-time buyers, and homeowners needing repairs.

Supporting Essential Workers

The CDC focuses on housing solutions for essential workers and the 'missing middle' income group.

Community Development Commitment

Celebrating three years, the CDC emphasizes strong community development across multiple towns.



ORIGIN AND EXPANSION OF LAKE NORMAN CDC

Founding Need

Lake Norman CDC was founded to address affordable housing needs for workers in Cornelius who struggled securing affordable housing.

Stakeholder Collaboration

A task force of stakeholders, leaders, and business owners recommended forming a nonprofit to tackle the housing crisis.

Rebranding and Expansion

The CDC rebranded from Cornelius CDC to Lake Norman CDC to serve Cornelius, Davidson, and Huntersville communities.

PROGRAM IMPACT AND COMMUNITY SERVICE

SUPPORTING ESSENTIAL WORKERS AND THE MISSING MIDDLE

Assistance to Essential Workers

Lake Norman CDC aids essential workers facing financial challenges with access to affordable housing solutions.

Programs for Housing Stability

Programs like Rental Bridge and first-time homebuyer support provide critical assistance to maintain housing stability.

Home Repair Services

Lake Norman CDC financially supports and expands the impact of mission-driven organizations that provide critical home repair services to ensure safe and secure living conditions for Huntersville, Davidson, Cornelius residents.

HUNTERSVILLE-SPECIFIC PROGRAM OUTCOMES

Program Participation Highlights

Huntersville leads in Rental Bridge Program participation and ranks second in Critical Home Repair, showing strong community engagement.

Housing Needs and Support

The high participation rates reflect significant housing needs and the effectiveness of targeted CDC support in Huntersville.

Impactful Huntersville Testimonials

Stories of a grandmother and a first responder demonstrate tangible benefits from the CDC’s affordable housing programs.

HUNTERSVILLE HOMEOWNER & GRANDMOTHER'S TESTIMONY

Lake Norman CDC Critical Home Repair Beneficiary

REGIONAL HOUSING CHALLENGES

CHARLOTTE REGION HOUSING SHORTAGE AND COST TRENDS

Housing Shortage Scale

Charlotte faces a housing deficit of approximately **30,000 units,** creating significant supply challenges.

Decline in Affordable Housing

Affordable housing availability dropped from **48% in 1995** to a projected **8% by 2025**, impacting many families.

Rising Construction Costs

Rapid increases in construction costs hinder the development of new affordable housing projects.

Community Support Initiatives

Lake Norman CDC programs provide targeted aid to vulnerable populations, promoting safe and affordable housing access.

CALL TO ACTION AND COMMUNITY PARTNERSHIP

HUNTERSVILLE FIRST RESPONDER'S TESTIMONIAL

LAKE NORMAN CDC RENTAL BRIDGE BENEFICIARY

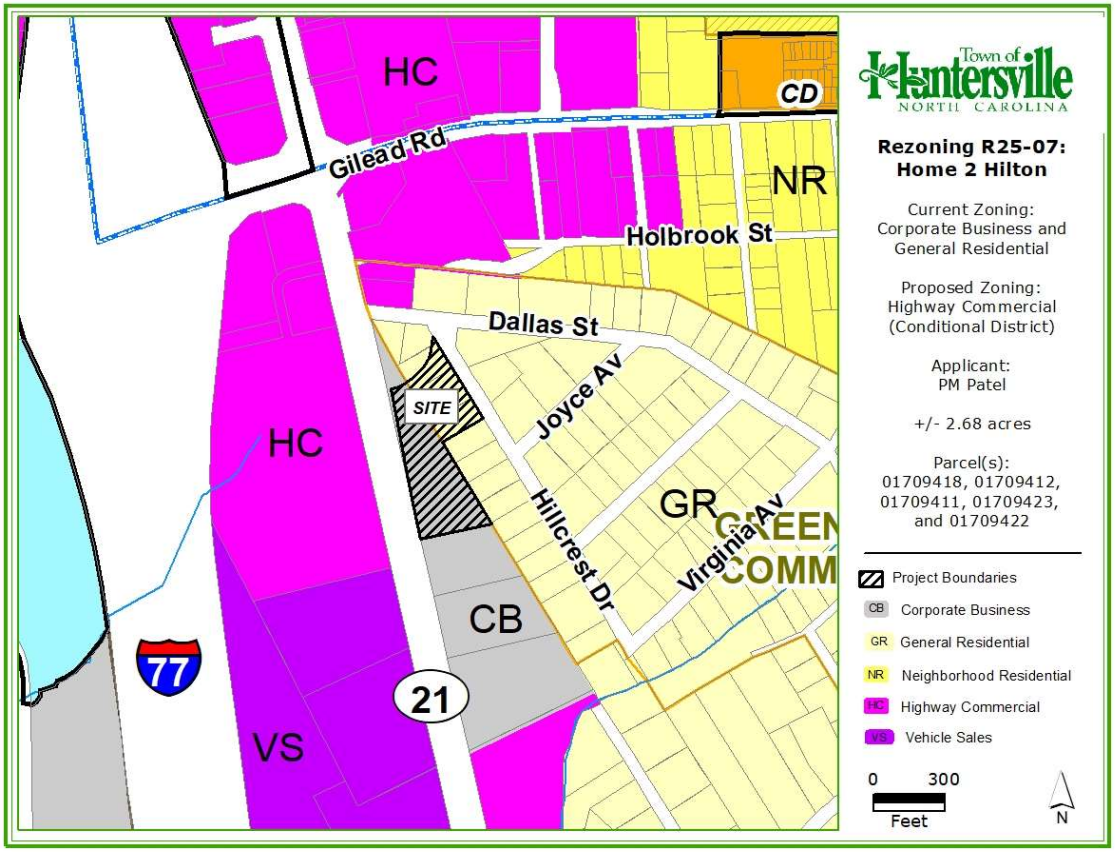
EXHIBIT
10B-1

R25-07 Home2Hilton

October 21, 2025

Town of Huntersville
NORTH CAROLINA

Background


HC
CD
Gilead Rd
NR
Holbrook St
Dallas St
Joyce Av
SITE
HC
GR
Hillcrest Dr
Virginia Av
CB
77
21
VS
Town of Huntersville
NORTH CAROLINA
Rezoning R25-07:
Home 2 Hilton
Current Zoning:
Corporate Business and
General Residential
Proposed Zoning:
Highway Commercial
(Conditional District)
Applicant:
PM Patel
+/- 2.68 acres
Parcel(s):
01709418, 01709412,
01709411, 01709423,
and 01709422
Project Boundaries
CB Corporate Business
GR General Residential
NR Neighborhood Residential
HC Highway Commercial
VS Vehicle Sales
0 300
Feet
N

Rezoning Highlights

- Proposed Hotel: 6-Story (64′) 70′ / 117-Room
- Home2Hilton Brand or Similar Brand
- 119 Parking Spaces w/ 5 Van Parking Spots
- Access: Dallas Street & Existing Best Western Hotel via 21.

Site Plan Updates

- No updated Site Plan has been submitted to staff since September 10th.
- Applicant would like to share additional changes to the Board.

Outstanding Site Plan Concerns

- Further information needed regarding what existing vegetation. within the buffers will remain.
- Approved Mitigation Plan for buffer disturbance not provided. Must select a specific mitigation plan.

Planning Board

- Planning Board recommended approval with a vote of 4-3.
- Applicant agreed to lower height of the Hotel to 64’.

Modifications

- **Modifications** needed from the zoning ordinance:

  Not Recommended:

  - *Hotel Separation:* 250 feet down to 100 feet.
  - *Hotel Height:* 36′ max to 64′ (70′)
  - *Hotel Separation based on Height*: Separation should be 3 times the proposed height. 210 feet requirement reduced to 100 feet.
  - *Buffer Impact (needs added to rezoning plan):* Jurisdictional Stream impacted.

  Could Recommend:

  - *Buffer Grading*: Grading within the undisturbed 30′ buffer.
  - *Hotel Structure Location*: Require structure to be placed at corner of property frontage. Request to setback structure from corner.

Recommendations

While the applications use is consistent with the character area recommendations of the Huntersville 2040 Plan, Staff recommend denial of the rezoning as the overall site plan design is not commensurate with the amount of modifications from the ordinance that the applicant is proposing. The expectation from the ordinance is that the taller the structure is, the further from residential property it should be and the better the buffer should be. The applicant has proposed the opposite; a significantly taller building that is closer and a buffer that is compromised by grading issues.

If the Town Board accepts the site plan Staff recommend the minimum changes:

- All the proposed conceptual notes used by the applicant be replaced with the staff recommended note to ensure compliance with the site plan as all current notes allow complete changes: "The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan."
- A specific buffer mitigation plan that is approved by all necessary agencies is provided.
- All remaining staff comments, issues and minor site plan notes are addressed.

Consistency Statement

APPROVAL: In considering the proposed rezoning application R25-07, Home2Hilton, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference).**

It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)

DENIAL: In considering the proposed rezoning application R25-07, Home2Hilton, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).**

It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)

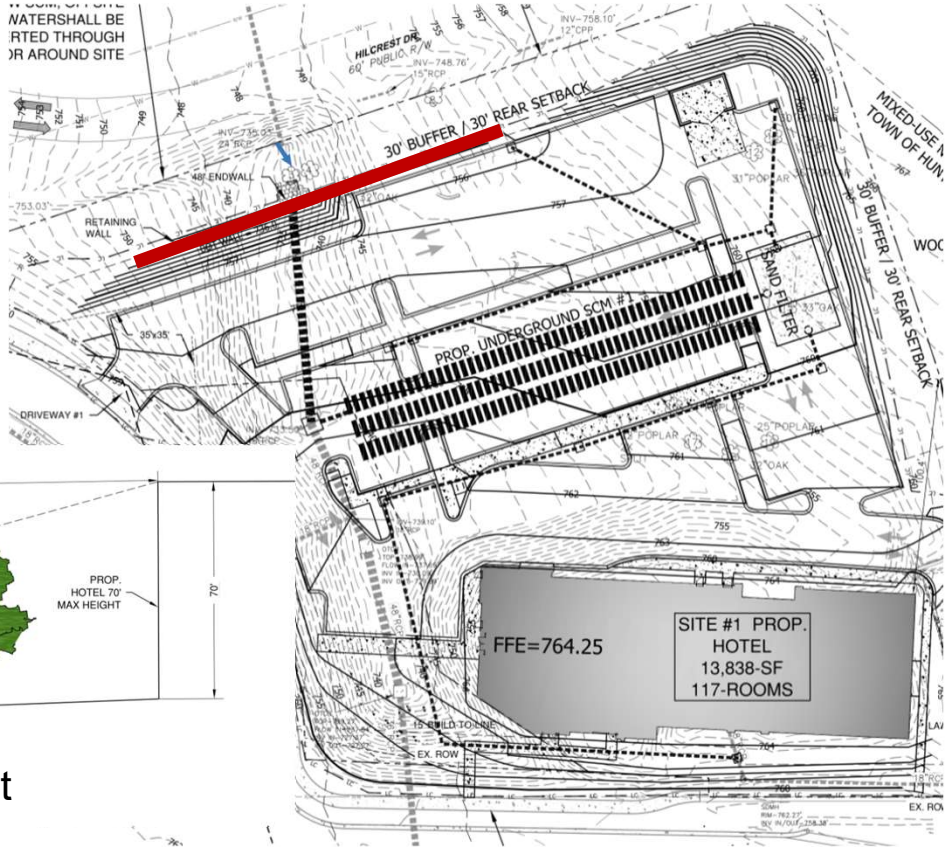
Thank You

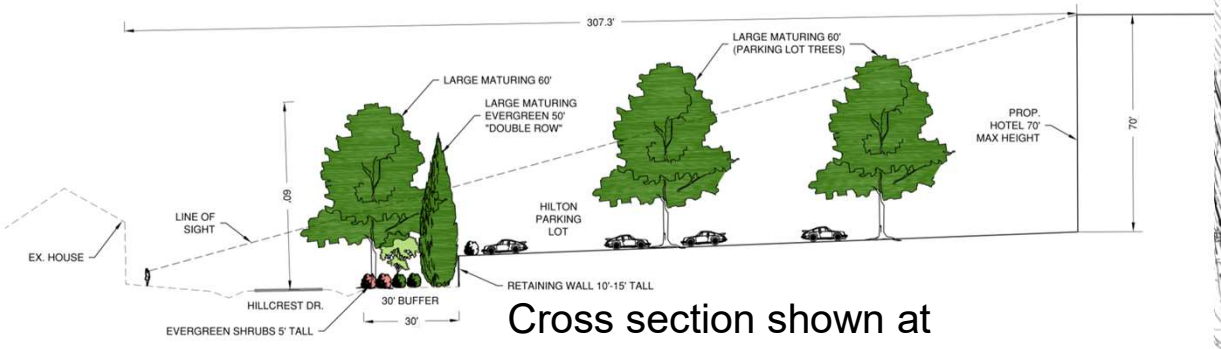
Questions?

Town of Huntersville
NORTH CAROLINA

Site Plan Discussion: Buffer

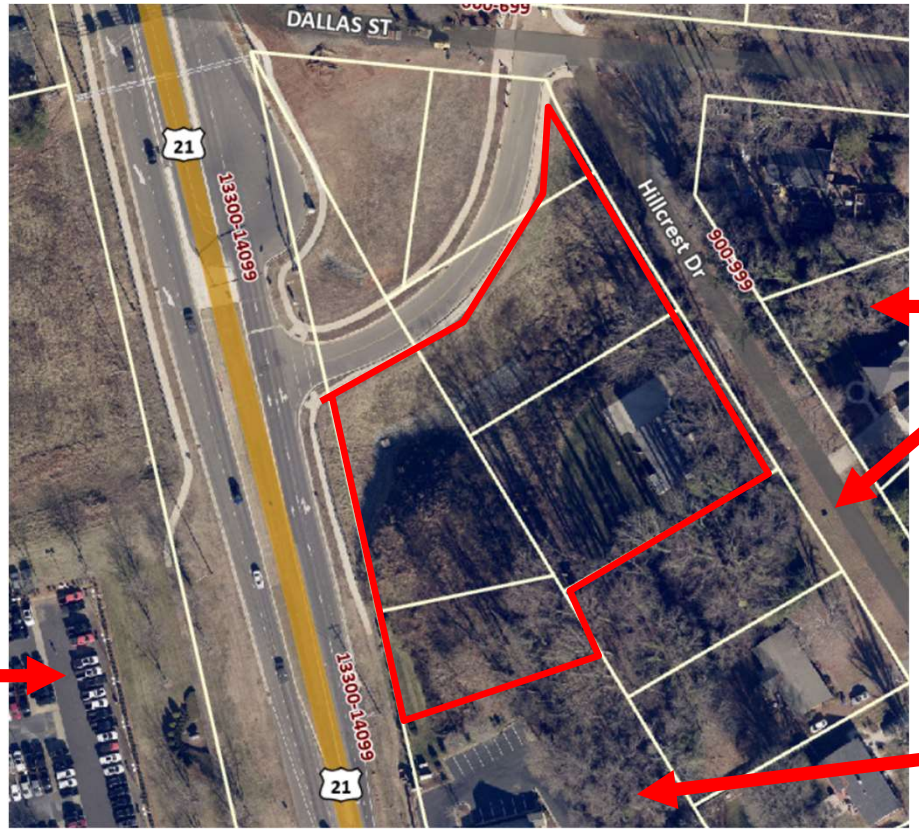
- A Retaining wall is proposed along the eastern edge of the parking lot.
- Portions of the wall will be ~10-15′ above the 30′ buffer.





Cross section shown at optimal maturity

Background



Existing Single-Family homes

Car Dealership

Best Western Hotel

Rezoning Highlights

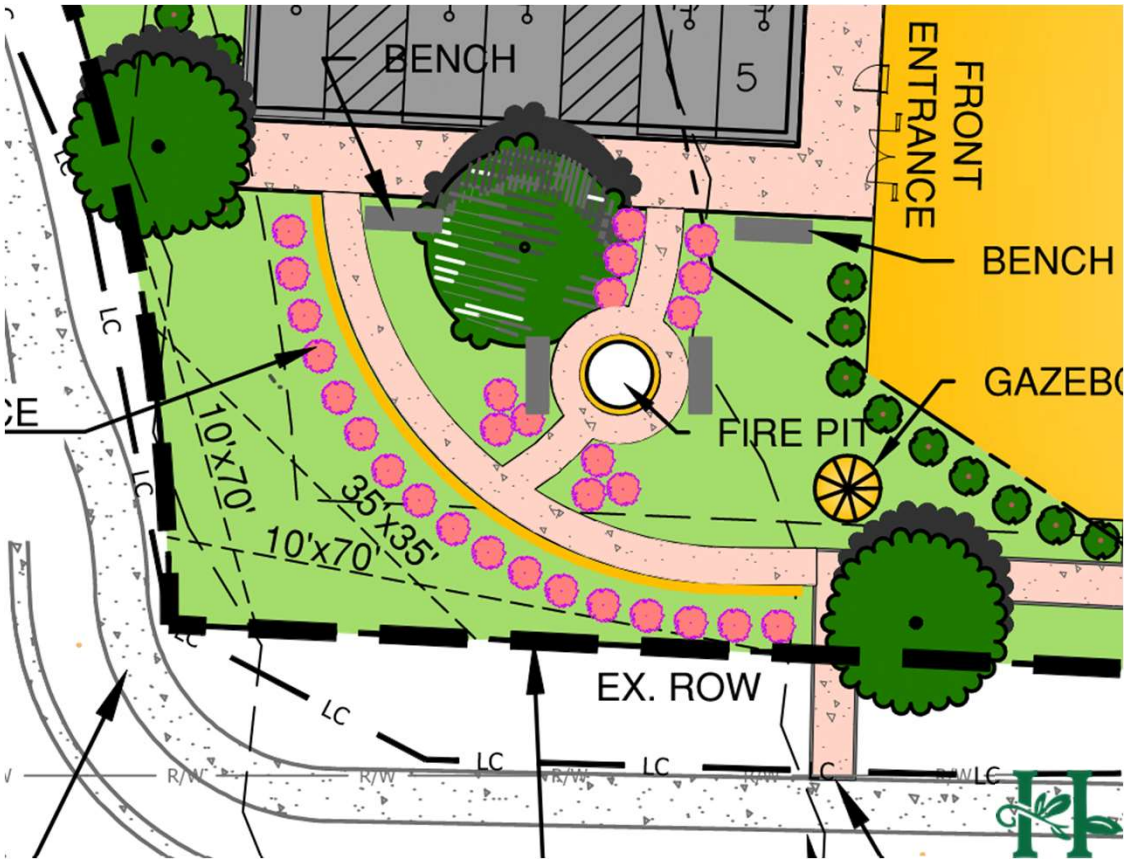
- Proposed Hotel: 6-Story (70′) / 117-Room
- Home2Hilton Brand or Similar Brand
- 119 Parking Spaces w/ 5 Van Parking Spots
- Access: Dallas Street & Existing Best Western Hotel via 21.

Site Plan Discussion: Elevations

- Applicant is asking for a conceptual note for overall project and elevations.
- Staff recommends the applicant use staff's conceptual language to ensure the site is generally consistent with the approved rezoning plan.

Site Plan Discussion: Urban Open Space

- Applicant is proposing 4000 sf "Green"
- Need NCDOT to confirm that proposed items can be placed in Stormwater Easement.



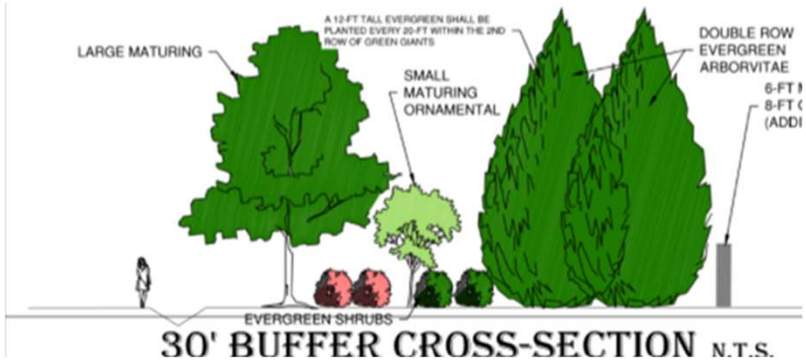
Site Plan Discussion: Buffer

- **Required 30′ Buffer provided.**
- **Applicant is providing increased plantings that are above ordinance requirements.**
- **Applicant needs to show existing vegetation that will be kept.**
- **Much of the existing canopy will be removed**

REQUIRED PLANTINGS:
30' BUFFER = 4-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN
7-SHRUBS PER 1000-SF 100% EVERGREEN

URING

PROVIDED PLANTINGS:
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN
10-SHRUBS PER 1000-SF 100% EVERGREEN



30' BUFFER CROSS-SECTION N.T.S.

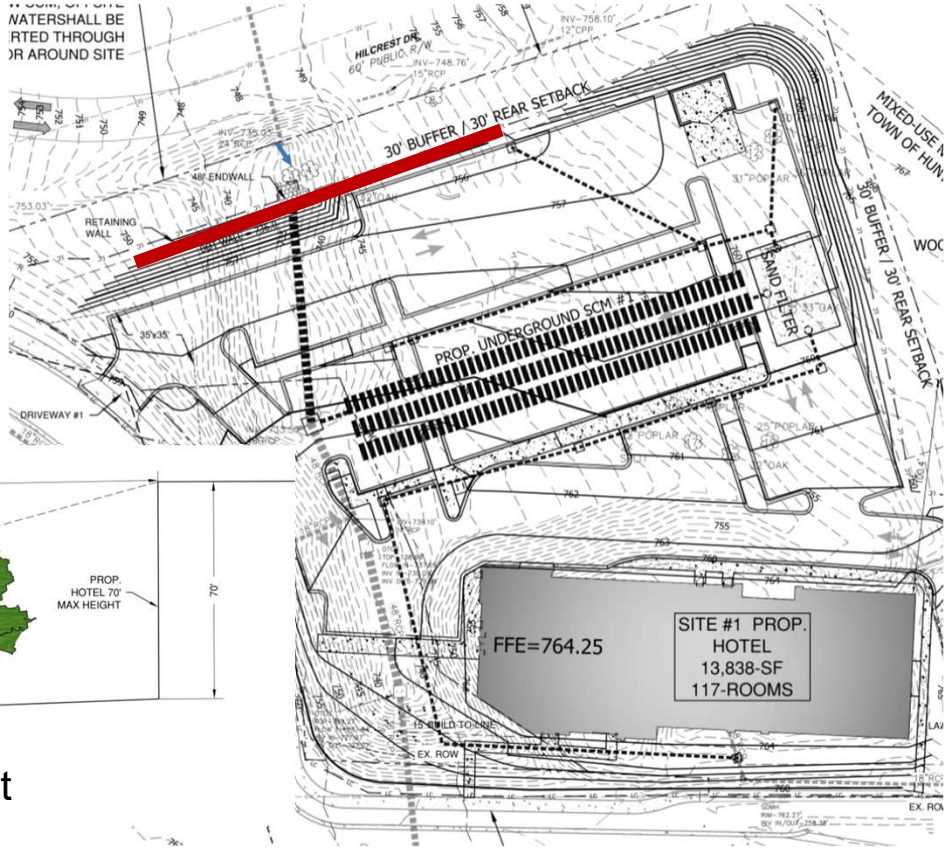
Site Plan Discussion: Buffer

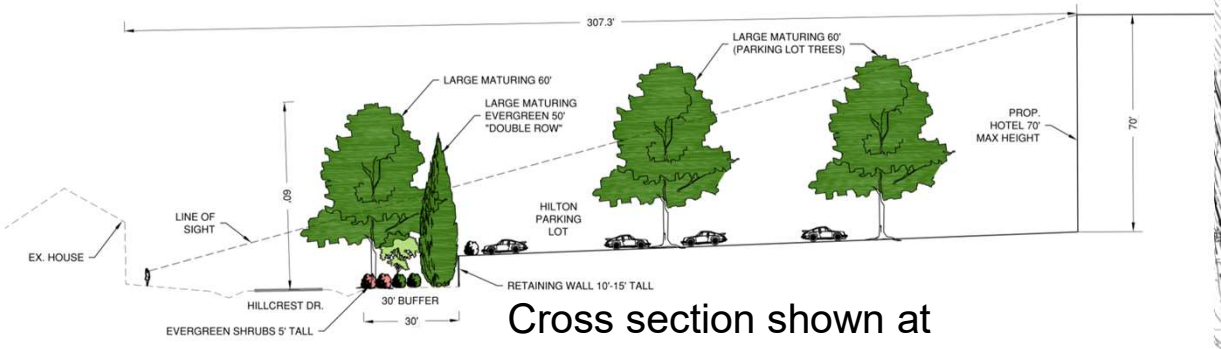
- **Applicant is proposing a wall/fence along edge of buffer.**
- **Additionally, a fence is being provided in the rear of the Best Western Hotel.**

- 6 ft Masonry Wall
- 8 ft Opaque Fence

Site Plan Discussion: Buffer

- A Retaining wall is proposed along the eastern edge of the parking lot.
- Portions of the wall will be ~10-15′ above the 30′ buffer.





Cross section shown at optimal maturity

ch Google Maps
998 Hillcrest Dr
Huntersville, North Carolina
Google Street View
Mar 2019
See more dates
Share
Dallas St
21
Google Maps

2040 Huntersville Community Plan – Future Character Area

Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting -edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

2040 Huntersville Community Plan – Policies that Support Plan

- **Policy LU 6.2:** *Commercial uses encouraged in Town Core.* Commercial use located in good location.
- **Policy LU 5.2**: *More intense development where existing infrastructure exists*. Hotel located along major thoroughfare and close to interstate.
- **Policy LU 2.1**: *Higher intensity uses focused within two miles of I-77 / NC-115 corridor.*

2040 Huntersville Community Plan – Policies that <u>don't Support</u> Plan

- **<u>Policy LU 8.2:</u>** *Encourage higher design standards.* Current design does not go above and beyond the ordinance minimums. Can't support without full detailed elevations.
- **<u>Policy LU 11.1</u>**: *Protect and enhance unique character of nearby neighborhoods from potential negative impacts of project.* Distance and height of Hotel proposed are not compatible with nearby neighborhood. Grading concerns increase this concern.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

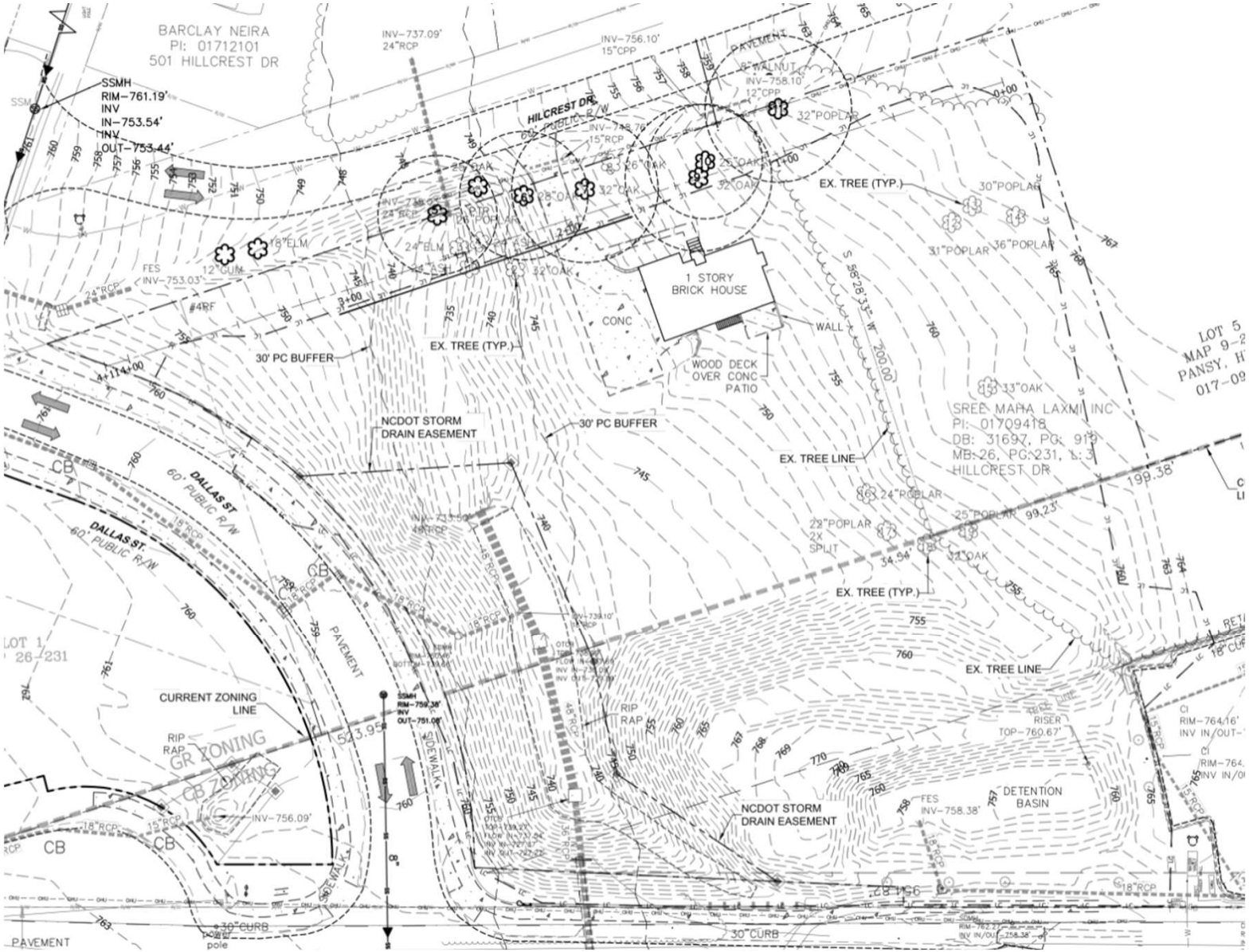
Consistency Statement

APPROVAL: In considering the proposed rezoning application R25-07, Home2Hilton, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference).**

It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)

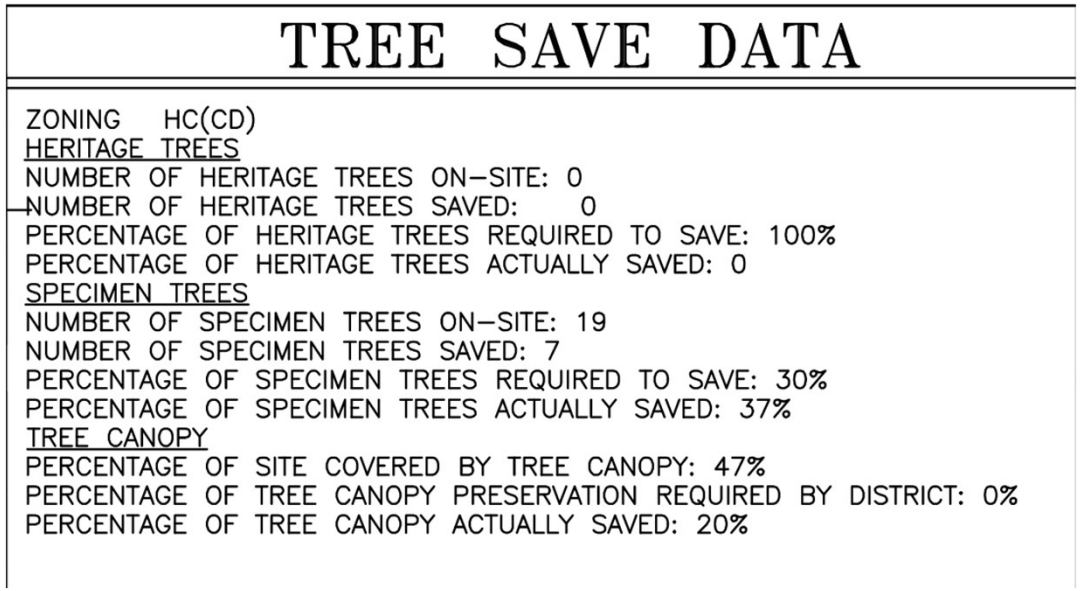
DENIAL: In considering the proposed rezoning application R25-07, Home2Hilton, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).**

It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)


BARCLAY NEIRA
PI: 01712101
501 HILLCREST DR
SSMH
RIM–761.19'
INV
IN–753.54'
INV
OUT–753.44'
INV–737.09'
24"RCP
INV–756.10'
15"CPP
HILLCREST DR
60' PUBLIC R/W
PAVEMENT
8"WALNUT
INV–758.10'
12"CPP
32"POPLAR
EX. TREE (TYP.)
30"POPLAR
31"POPLAR
36"POPLAR
1 STORY
BRICK HOUSE
WALL
CONC
WOOD DECK
OVER CONC
PATIO
S 56°28'33" W 200.00'
30' PC BUFFER
NCDOT STORM
DRAIN EASEMENT
EX. TREE LINE
SREE MAHA LAXMI INC
PI: 01709418
DB: 31697, PG: 915
MB: 26, PG: 231, L: 3
HILLCREST DR
199.38'
99.23'
25"POPLAR
22"POPLAR
2X
SPLIT
34.94'
33"OAK
LOT 1
26-231
DALLAS ST
60' PUBLIC R/W
CURRENT ZONING
LINE
GR ZONING
CB ZONING
RIP
RAP
SIDEWALK
INV–756.09'
INV–733.50'
48"RCP
INV–733.10'
18"RCP
SSMH
RIM–759.38'
INV
OUT–751.08'
RISER
TOP–760.67'
DETENTION
BASIN
FES
INV–758.38'
CI
RIM–764.16'
INV IN/OUT–
30"CURB
PAVEMENT
power
pole
CB
18"RCP
15"RCP
8"

Site Plan Discussion: Tree Save

- **Tree Canopy Required: 0%**
- **Tree Canopy Saved: 20%**
- **Specimen Required: 30%**
- **Specimen Saved: 67%**



TREE SAVE DATA

ZONING HC(CD)

HERITAGE TREES

NUMBER OF HERITAGE TREES ON-SITE: 0

NUMBER OF HERITAGE TREES SAVED: 0

PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE: 100%

PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED: 0

SPECIMEN TREES

NUMBER OF SPECIMEN TREES ON-SITE: 19

NUMBER OF SPECIMEN TREES SAVED: 7

PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE: 30%

PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED: 37%

TREE CANOPY

PERCENTAGE OF SITE COVERED BY TREE CANOPY: 47%

PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT: 0%

PERCENTAGE OF TREE CANOPY ACTUALLY SAVED: 20%

R25-07

Home2 Hilton 13830 Statesville Road, Huntersville, NC

Applicant – PM Patel

Applicant Introduction and Business

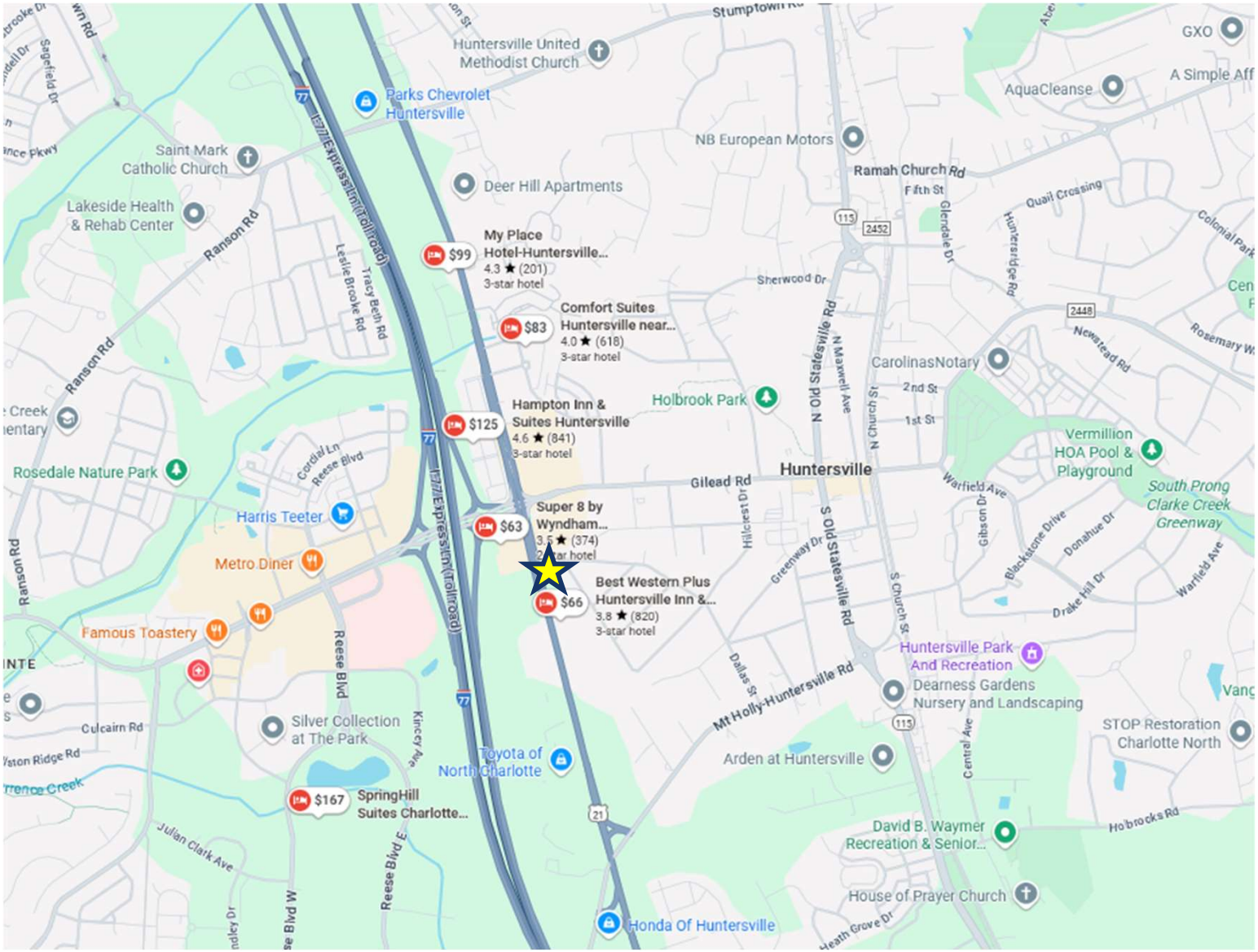
- Local family-owned business
- First hotel – Best Western opened in 2000
- Applicant has grown the business to 58 hotels in Eastern U.S.
- Wants to bring high-quality accommodations to Huntersville
- Build a new Home2 by Hilton hotel on the land acquired in 2004 and 2006
- New hotel will allow original Best Western to upgrade to the Hilton brand

Coordination with Staff on report comments:

- Topography and screening – cross section
- Enhanced buffer per plan
  - double row of evergreens
  - 12’ tall evergreen every 20’ in 1st & 2nd row
  - large maturing, small maturing
  - evergreen shrubs
  - 6’ masonry wall
  - 8’ opaque wooden fence
  - Increase buffer along 503 Hillcrest to 40’
- Architectural Design – Boone, NC Home2
- Height reduction
- Saving 6 of 9 specimen trees shown on site plan

Additional comments from community meetings:

- Frontage on Highway 21
- Shared entry and Highway 21 address with Best Western
- No right turn signage on Dallas
- 6’ masonry wall and 8’ opaque fence as shown on plan
- Enhanced buffer – 180+ new trees, addition of 12’ tall evergreens, 75% evergreens (compared to 50% requirement)
- 40+ support letters



Niche higher tier hotel classification for Huntersville

Hybrid suites for corporate and other business needs, private events, visitors

Home2 Hilton Rates:

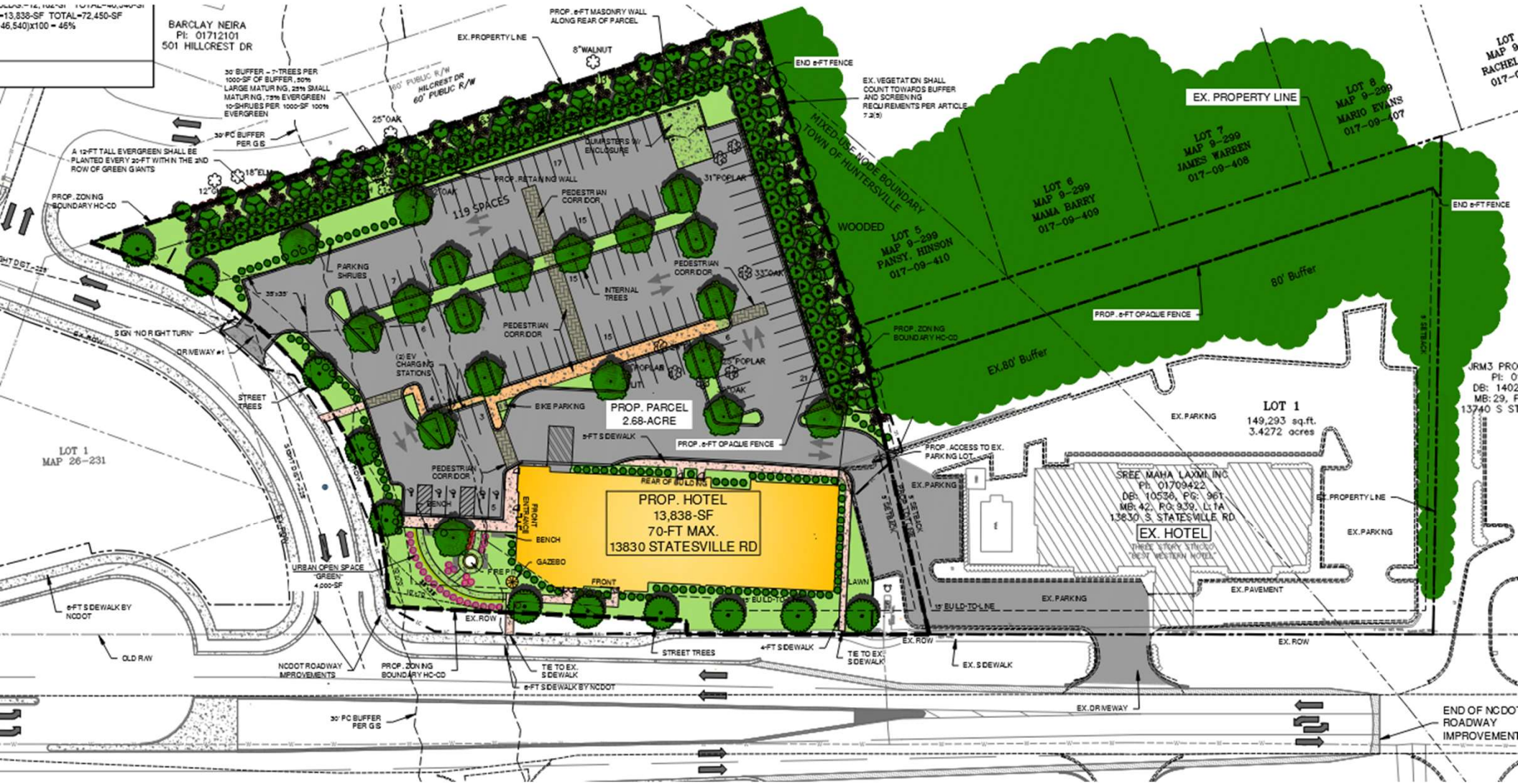
- $200+ per night

(vs. typical less than $100)

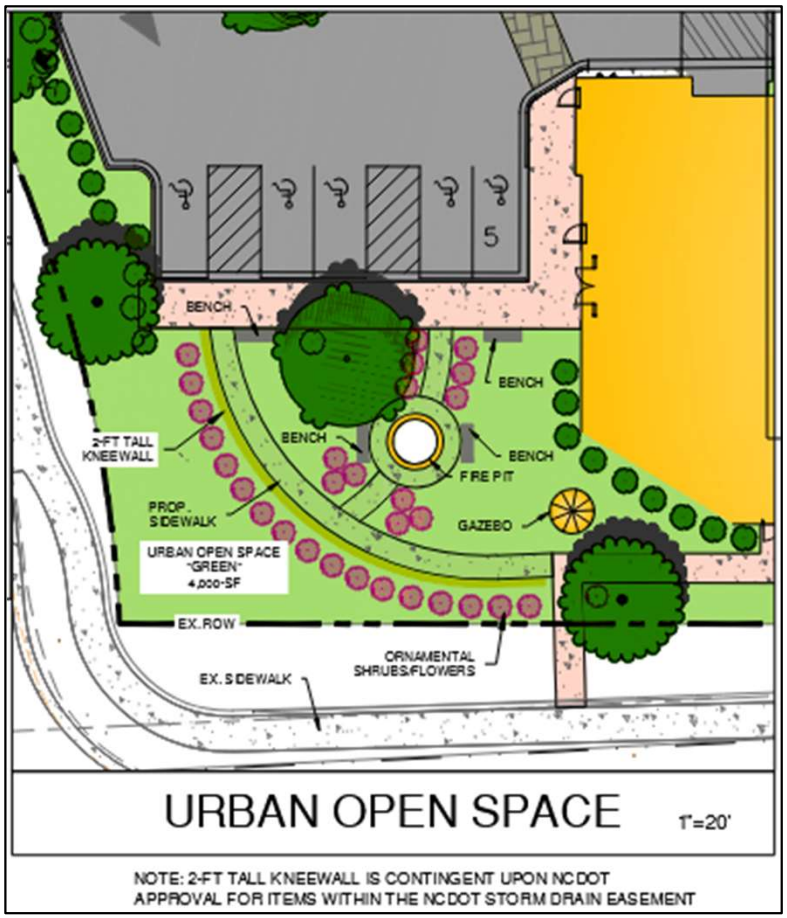
Vicinity

Bexley Commons At Rosedale
Reese Blvd
Dunkin
Food Lion
Huntersville Square
United States Postal Service
Commerce Centre Dr
Compass St
Statesville Rd
UrgentVet
Gilead Rd
JC Duncan, DDS, PA
Marguerite Ln
Pinewood Dr
Jersey Mike's Subs
Shear Excellence
Oakhill Park Ln
Gilead Rd
The Smile Architects
Harris Teeter
Ninja Nation - Huntersville, NC
Holbrook St
Wendy's
Rose Commons Dr
Rosedale Hill Ave
Waffle House
Hardee's
Gilead Rd
Dallas St
Joyce Ave
Hillcrest Dr
PALAKA, INC
Anytime Fitness
Medical Office
Physicians Plaza
Best Western Plus Huntersville Inn &...
Virginia Ave
Greenway Park
Huntersville Ford
3 Little Stars Landscape
Hillcrest Dr
Dallas St
Reese Blvd
Kincey Ave
Hardcore Serious Fitness
Randy Marion Buick GMC Truck
American Red Cross Blood Donation Center
Kincey Ave
Lee Dr
Keffer Volkswagen
Ashley Lowe, FNP
Verigent
704 Exotic Autos
I-77 Express Ln (Toll road)
Bill Lee Fwy

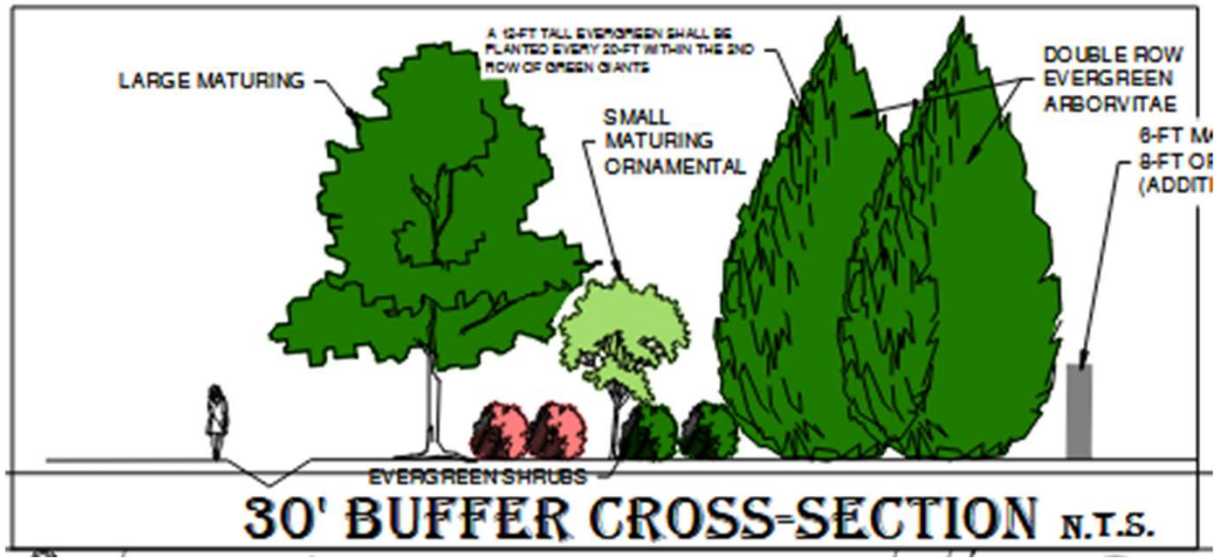
Huntersville
21
13300-14099
Hillcrest Dr
900-999
900-999
13300-14099
21
STATESVILLE RD

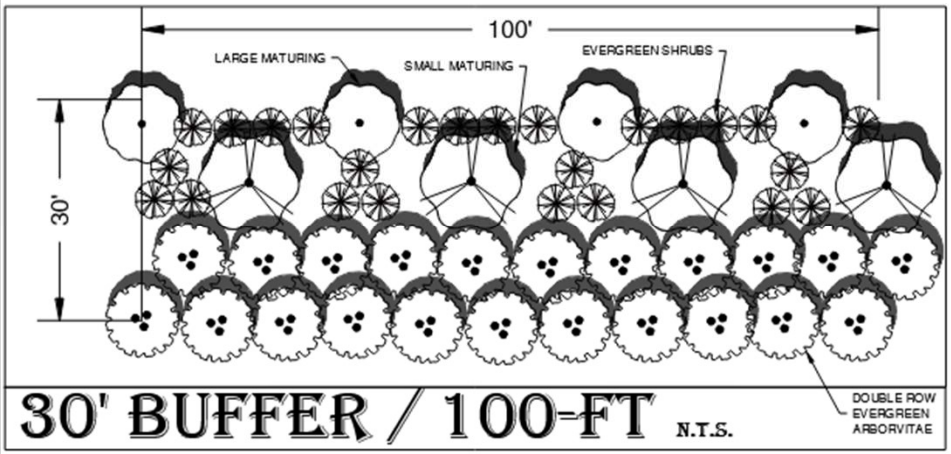

BARCLAY NEIRA
PI: 01712101
501 HILLCREST DR
PROP. 6-FT MASONRY WALL ALONG REAR OF PARCEL
EX. PROPERTY LINE
8" WALNUT
END 6-FT FENCE
EX. VEGETATION SHALL COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS PER ARTICLE 7.2(5)
30' BUFFER - 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN 10-SHRUBS PER 1000-SF 100% EVERGREEN
60' PUBLIC R/W
HILLCREST DR
60' PUBLIC R/W
30' PC BUFFER PER GIS
A 12-FT TALL EVERGREEN SHALL BE PLANTED EVERY 20-FT WITHIN THE 2ND ROW OF GREEN GIANTS
25" OAK
18" ELM
12" OAK
DUMPSTERS W/ ENCLOSURE
PROP. RETAINING WALL
119 SPACES
31" POPLAR
PROP. ZONING BOUNDARY HC-CD
PEDESTRIAN CORRIDOR
PARKING SHRUBS
INTERNAL TREES
33" OAK
35'x35'
SIGN 'NO RIGHT TURN'
DRIVEWAY #1
(2) EV CHARGING STATIONS
STREET TREES
BIKE PARKING
PROP. PARCEL
2.68-ACRE
6-FT SIDEWALK
PROP. 6-FT OPAQUE FENCE
PEDESTRIAN CORRIDOR
BENCH
REAR OF BUILDING
FRONT ENTRANCE TO CAFE
PROP. HOTEL
13,838-SF
70-FT MAX.
13830 STATESVILLE RD
BENCH
GAZEBO
FIRE PIT
FRONT
15' BUILD-TO-LINE
LAWN
URBAN OPEN SPACE "GREEN" 4,000-SF
6-FT SIDEWALK BY NCDOT
OLD R/W
EX. ROW
NCDOT ROADWAY IMPROVEMENTS
PROP. ZONING BOUNDARY HC-CD
TIE TO EX. SIDEWALK
6-FT SIDEWALK BY NCDOT
STREET TREES
4-FT SIDEWALK
TIE TO EX. SIDEWALK
EX. SIDEWALK
EX. ROW
EX. DRIVEWAY
30' PC BUFFER PER GIS
END OF NCDOT ROADWAY IMPROVEMENT
MIXED-USE NODE BOUNDARY TOWN OF HUNTERSVILLE
WOODED
LOT 5
MAP 9-299
PANSY, HINSON
017-09-410
LOT 6
MAP 9-299
MAMA BARRY
017-09-409
LOT 7
MAP 9-299
JAMES WARREN
017-09-408
LOT 8
MAP 9-299
MARIO EVANS
017-09-107
EX. PROPERTY LINE
80' Buffer
PROP. 6-FT OPAQUE FENCE
PROP. ZONING BOUNDARY HC-CD
EX. 80' Buffer
END 6-FT FENCE
LOT 1
MAP 26-231
EX. PARKING
LOT 1
149,293 sq.ft.
3.4272 acres
PROP. ACCESS TO EX. PARKING LOT
EX. PARKING
SREE MAHA LAXMI INC
PI: 01709422
DB: 10536, PG: 961
MB: 42, PG: 939, LOT A
13830 S. STATESVILLE RD
EX. HOTEL
THREE STORY STUCCO "BEST WESTERN HOTEL"
EX. PROPERTY LINE
EX. PARKING
EX. PAVEMENT
EX. PARKING
15' BUILD-TO-LINE
EX. ROW
EX. SIDEWALK
EX. ROW
5' SETBACK
5' SETBACK

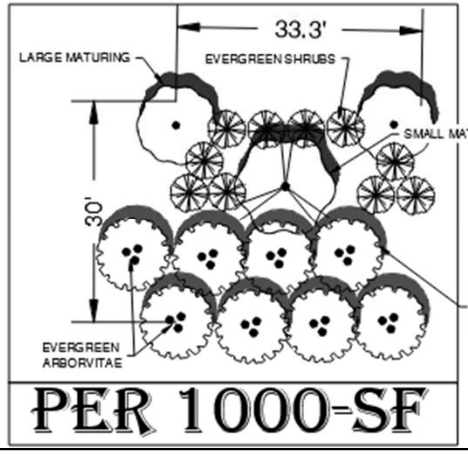
12,182-SF TOTAL=46,540-SF
8-SF TOTAL=72,450-SF
)x100 = 46%
BARCLAY NEIRA
PI: 01712101
501 DALLAS ST
PROP. 6-FT MASONRY WALL ALONG REAR OF PARCEL
EX. PROPERTY LINE
8" WALNUT
END 8-FT FENCE
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN 10-SHRUBS PER 1000-SF 100% EVERGREEN
HILCREST DR 60' PUBLIC R/W
EX. VEGETATION SHALL COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS PER ARTICLE 7.2(9)
25" OAK
30' PC BUFFER PERGIS
MIXED-USE NODE BOUNDARY TOWN OF HUNTERSVILLE
A 12-FT TALL EVERGREEN SHALL BE PLANTED EVERY 20-FT WITHIN THE 2ND ROW OF GREEN GIANTS
DALLAS ST. 60' PUBLIC R/W
18" ELM
12" OAK
DUMPSTERS W/ ENCLOSURE
PROP. ZONING BOUNDARY HC-CD
119 SPACES
PEDESTRIAN CORRIDOR
WOODED
LOT 5
MAP 9-299
PANSY, HINSON
017-09-410
503 HILLCREST DR
LOT 6
MAP 9-299
MAMA BARRY
017-09-409
501 HILLCREST DR
PROP. RETAINING WALL
PARKING SHRUBS
40-FT BUFFER
35'x25'
INTERNAL TREES
PEDESTRIAN CORRIDOR
PROP. 8-FT OPACU
PROP. ZONING BOUNDARY HC-CD
EX. ROW
SIGN "NO RIGHT TURN"
DRIVEWAY #1
(2) EV CHARGING STATIONS
EX.80' Buffer
DALLAS ST. 60' PUBLIC R/W
STREET TREES
BIKE PARKING
PROP. PARCEL 2.68-ACRE
5-FT SIDEWALK
PROP. 8-FT OPAQUE FENCE
PROP. ACCESS TO EX. PARKING LOT
LOT 1
MAP 26-231
SIGHT DIST. 225'
PEDESTRIAN CORRIDOR
REAR OF BUILDING
EX. PARKING
BENCH
FRONT ENTRANCE
PROP. HOTEL
13,838-SF
70-FT MAX.
13830 STATESVILLE RD
5' SETBACK
BENCH
GAZEBO
FIRE PIT
FRONT
LAWN
15' BUILD-TO-LINE
EX. PARKING
URBAN OPEN SPACE "GREEN" 4,000-SF
6-FT SIDEWALK BY NCDOT
EX. ROW
STREET TREES
4-FT SIDEWALK
TIE TO EX. SIDEWALK
EX. SIDEWALK
OLD R/W
NCDOT ROADWAY IMPROVEMENTS
PROP. ZONING BOUNDARY HC-CD
TIE TO EX. SIDEWALK
6-FT SIDEWALK BY NCDOT
EX. DRIVEWAY
30' PC BUFFER PERGIS


BENCH
BENCH
BENCH
BENCH
FIRE PIT
GAZEBO
2-FT TALL KNEEWALL
PROP. SIDEWALK
URBAN OPEN SPACE "GREEN" 4,000-SF
EX. ROW
EX. SIDEWALK
ORNAMENTAL SHRUBS/FLOWERS
5
7
URBAN OPEN SPACE
1"=20'
NOTE: 2-FT TALL KNEEWALL IS CONTINGENT UPON NCDOT APPROVAL FOR ITEMS WITHIN THE NCDOT STORM DRAIN EASEMENT

EX. PROPERTY LINE
8" WALNUT
END 8-FT FENCE
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN
10-SHRUBS PER 1000-SF 100% EVERGREEN
HILCREST DR 60' PUBLIC R/W
25" OAK
30' PC BUFFER PER GIS
EX. VEGETATION SHALL COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS PER ARTICLE 7.2(9)
MIXED-USE NODE BOUNDARY TOWN OF HUNTERSVILLE
DUMPSTERS W/ ENCLOSURE
PEDESTRIAN CORRIDOR
119 SPACES
PROP. RETAINING WALL
PARKING SHRUBS
INTERNAL TREES
40-FT BUFFER
WOODED
LOT 5
MAP 9-299
PANSY, HINS
017-09-41
503 HILLCRES
(2) EV CHARGING STATIONS
STREET TREES
BIKE PARKING
PROP. PARCEL 2.68-ACRE
5-FT SIDEWALK
PROP. 8-FT OPAQUE FENCE
REAR OF BUILDING
PROP. ZONIN BOUNDARY H
EX. PARK



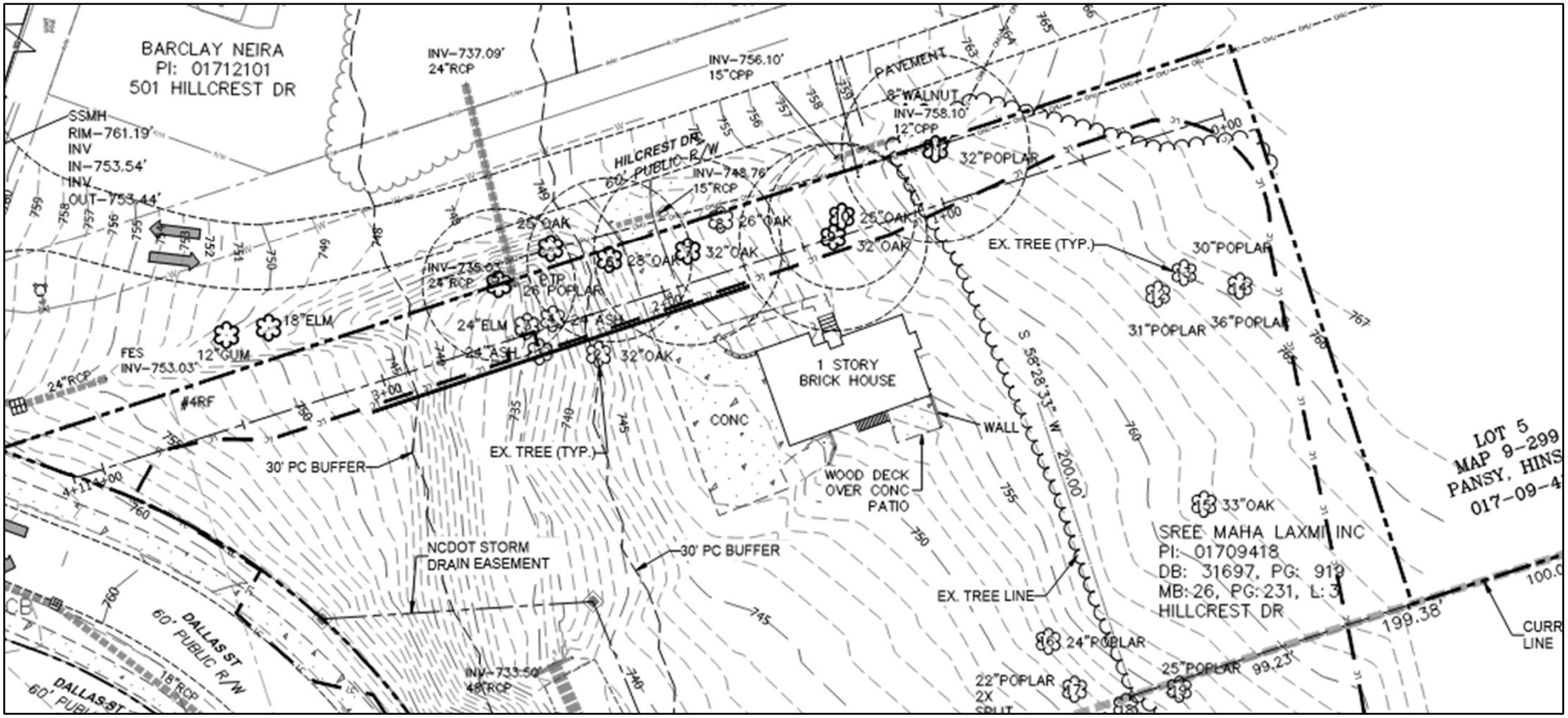




REQUIRED PLANTINGS:
30' BUFFER = 4-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN
7-SHRUBS PER 1000-SF 100% EVERGREEN

PROVIDED PLANTINGS:
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN
10-SHRUBS PER 1000-SF 100% EVERGREEN

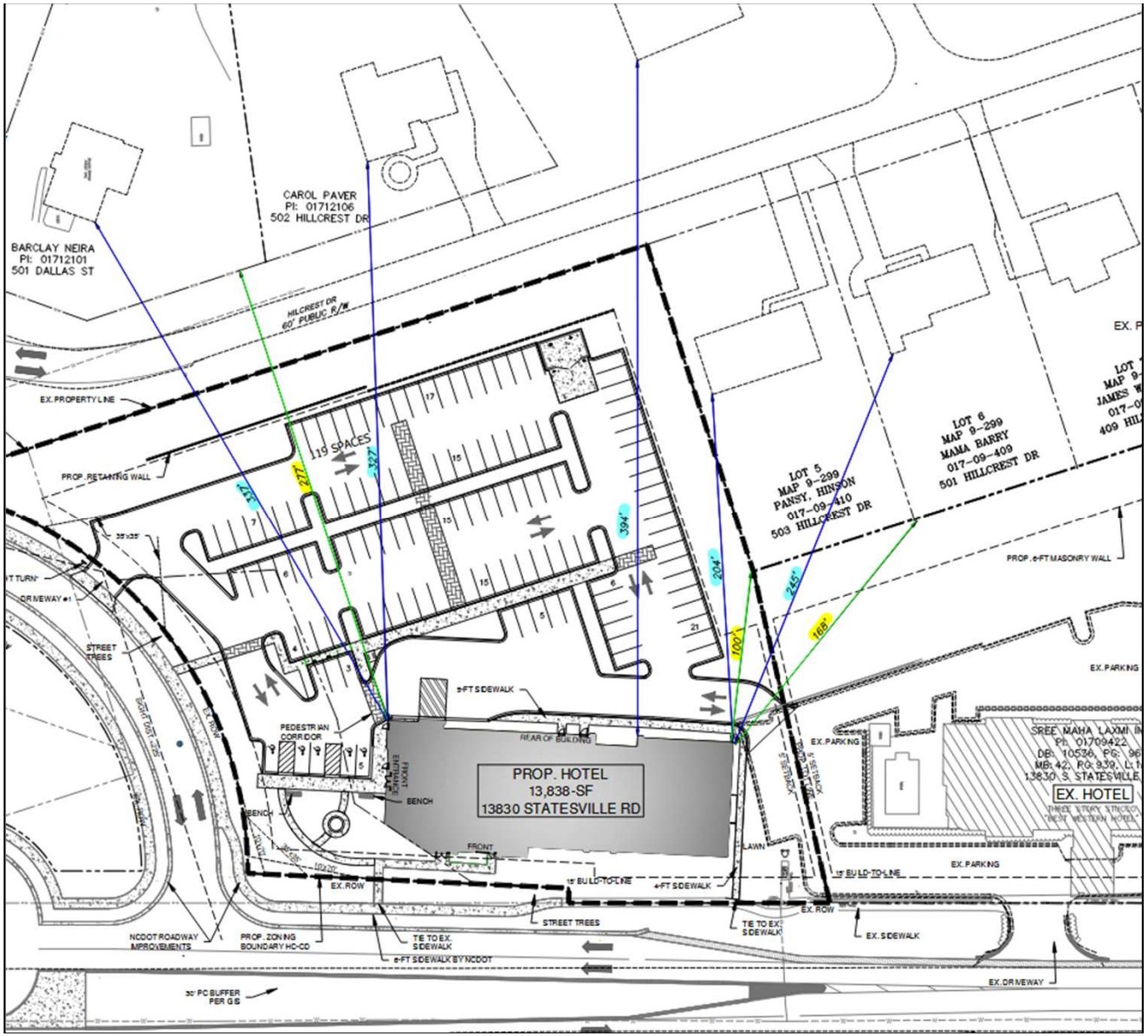
SPECIMEN TREE LEGEND

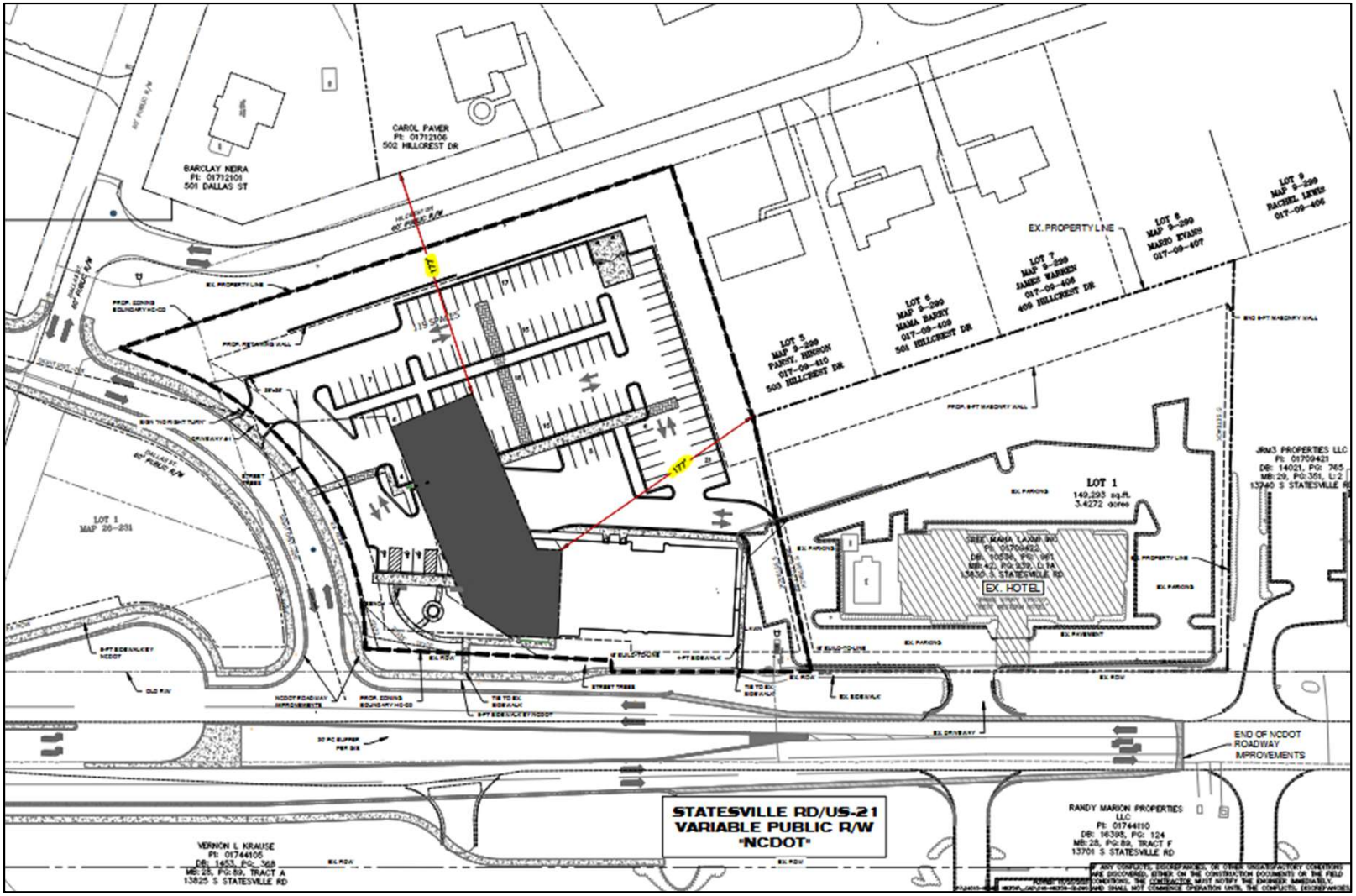

BARCLAY NEIRA
PI: 01712101
501 HILLCREST DR
SSMH
RIM-761.19'
INV
IN-753.54'
INV
OUT-753.44'
INV-737.09'
24"RCP
INV-756.10'
15"CPP
PAVEMENT
8"WALNUT
INV-758.10'
12"CPP
32"POPLAR
HILCREST DR
60' PUBLIC R/W
INV-748.76'
15"RCP
25"OAK
26"OAK
25"OAK
32"OAK
28"OAK
32"OAK
INV-735.07'
24"RCP
TYP
26"POPLAR
EX. TREE (TYP.)
30"POPLAR
31"POPLAR
36"POPLAR
18"ELM
24"ELM
24"ASH
24"ASH
FES
INV-753.03'
12"GUM
24"RCP
#4RF
32"OAK
1 STORY
BRICK HOUSE
S 56°28'33" W 200.00'
WALL
CONC
30' PC BUFFER
EX. TREE (TYP.)
WOOD DECK
OVER CONC
PATIO
LOT 5
MAP 9-299
PANSY, HINS
017-09-4
33"OAK
SREE MAHA LAXMI INC
PI: 01709418
DB: 31697, PG: 913
MB: 26, PG: 231, L: 3
HILLCREST DR
NCDOT STORM
DRAIN EASEMENT
30' PC BUFFER
EX. TREE LINE
24"POPLAR
199.38'
CURR
LINE
DALLAS ST
60' PUBLIC R/W
18"RCP
INV-733.50'
48"RCP
22"POPLAR
2X
25"POPLAR 99.23'

Street View from US-21

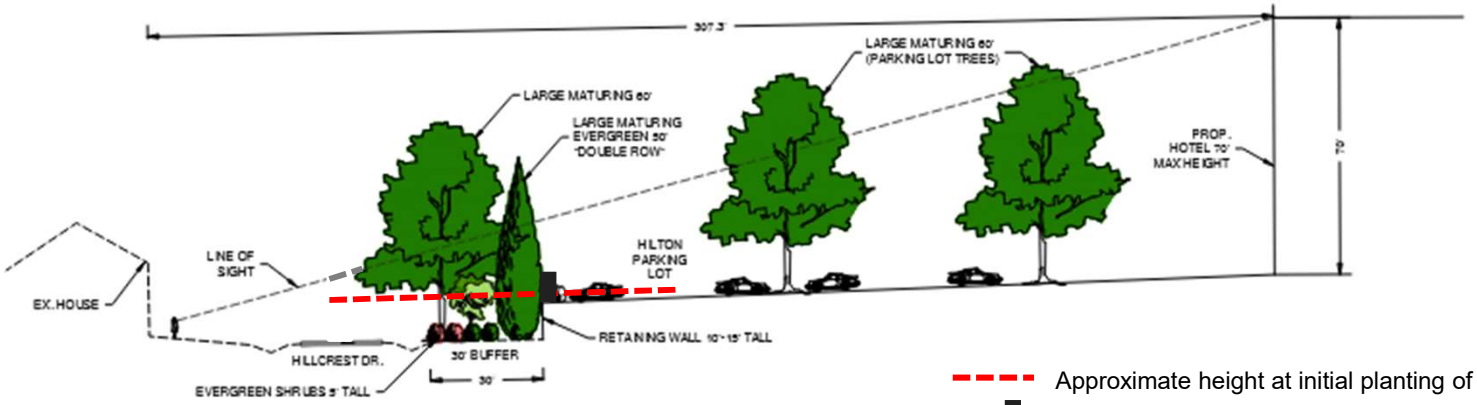
Street View from Hillcrest

Street View from Hillcrest

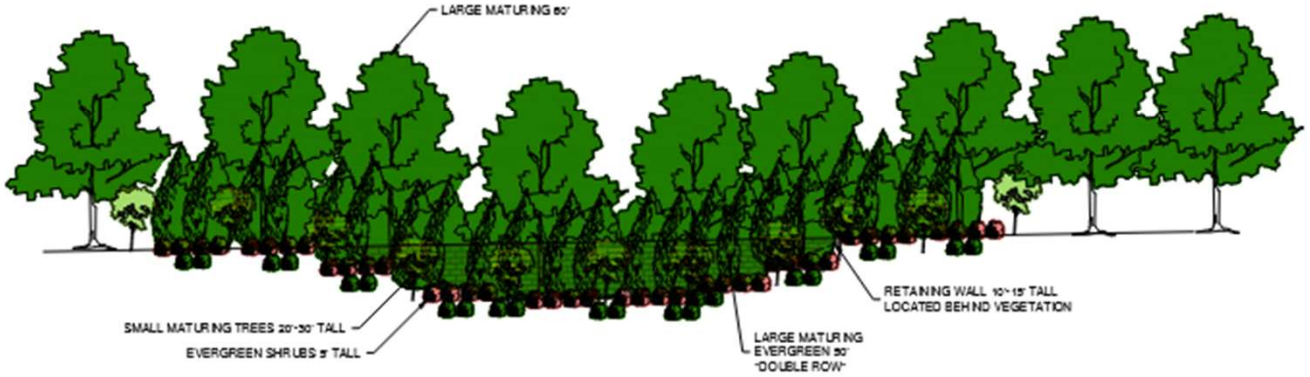

CAROL PAVER
PI: 01712106
502 HILLCREST DR
BARCLAY NEIRA
PI: 01712101
501 DALLAS ST
HILLCREST DR
60' PUBLIC R/W
EX. PROPERTY LINE
PROP. RETAINING WALL
19 SPACES
LOT 5
MAP 9-299
PANSY, HINSON
017-09-410
503 HILLCREST DR
LOT 6
MAP 9-299
MAMA BARRY
017-09-409
501 HILLCREST DR
PROP. 6-FT MASONRY WALL
EX. PARKING
STREET TREES
5-FT SIDEWALK
PEDESTRIAN CORRIDOR
REAR OF BUILDING
PROP. HOTEL
13,838-SF
13830 STATESVILLE RD
FRONT
BENCH
LAWN
EX. HOTEL
15' BUILD-TO-LINE
4-FT SIDEWALK
EX. ROW
TIE TO EX. SIDEWALK
EX. SIDEWALK
NCDOT ROADWAY IMPROVEMENTS
PROP. ZONING BOUNDARY HC-CD
6-FT SIDEWALK BY NCDOT
30' PC BUFFER PER GIS
EX. DRIVEWAY
277'
327'
394'
204'
245'
168'
100'


CAROL PAVER
PI: 01712106
502 HILLCREST DR
BARCLAY NDIRA
PI: 01712101
501 DALLAS ST
EX. PROPERTY LINE
LOT 5
MAP 9-299
PARRY, HERRON
017-09-410
503 HILLCREST DR
LOT 6
MAP 9-299
MAMA BARRY
017-09-409
501 HILLCREST DR
LOT 7
MAP 9-299
JAMEY WARREN
017-09-408
409 HILLCREST DR
LOT 8
MAP 9-299
MARIO EVANS
017-09-407
LOT 9
MAP 9-299
RACHEL LEWIS
017-09-406
177
119 SPACES
LOT 1
MAP 26-231
LOT 1
149,293 sq.ft.
3.4272 acres
SREE MAHA LAXMI INC
PI: 01709422
DB: 10536, PG: 961
MB: 42, PG: 939, LI 1A
13830 S STATESVILLE RD
EX. HOTEL
JRM3 PROPERTIES LLC
PI: 01709423
DB: 14021, PG: 765
MB: 29, PG: 351, LI 2
13740 S STATESVILLE RD
END OF NCDOT
ROADWAY
IMPROVEMENTS
STATESVILLE RD/US-21
VARIABLE PUBLIC R/W
'NCDOT'
VERNON L KRAUSE
PI: 01744105
DB: 1453, PG: 368
MB: 28, PG: 89, TRACT A
13825 S STATESVILLE RD
RANDY MARION PROPERTIES
LLC
PI: 01744110
DB: 16395, PG: 124
MB: 28, PG: 89, TRACT F
13701 S STATESVILLE RD

Best Western & Home2 Height Comparison

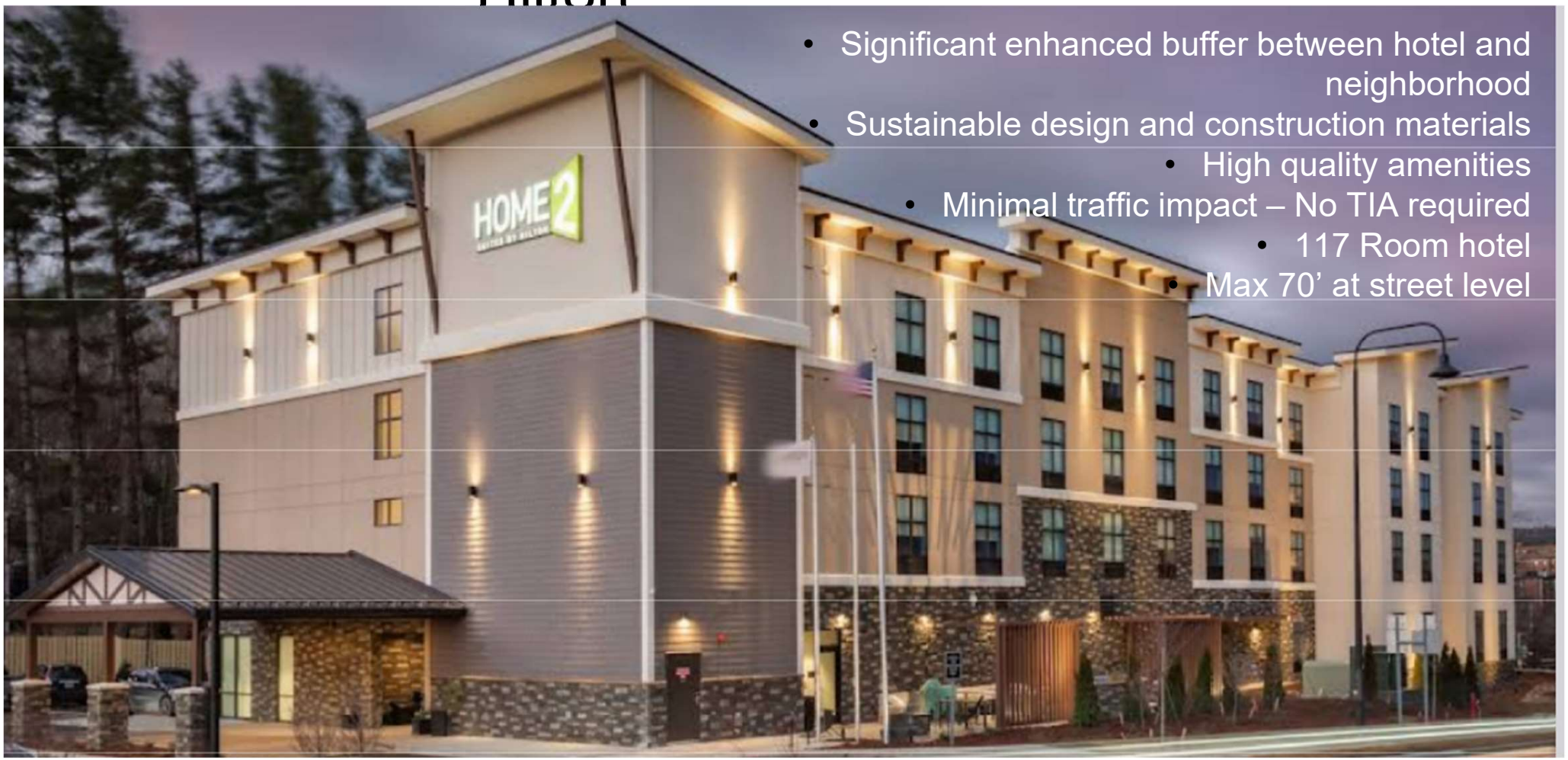


BUFFER CROSS-SECTIONAL VIEW ALONG HILLCREST DR.



BUFFER STREET VIEW ALONG HILLCREST DR.

Home 2 Suites by Hilton



- Significant enhanced buffer between hotel and neighborhood
- Sustainable design and construction materials
- High quality amenities
- Minimal traffic impact – No TIA required
- 117 Room hotel
- Max 70’ at street level

Hybrid Stay Suite Layouts

Suites to suit you

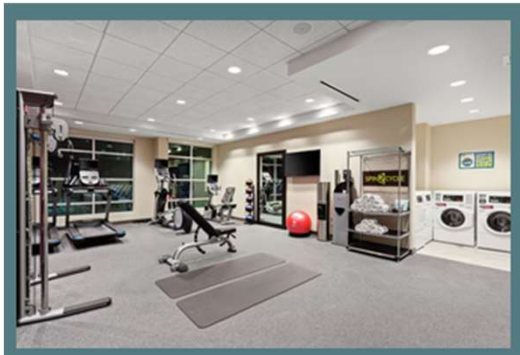
Whether you're with us for two days or two weeks, our suites ensure comfort and value however long you stay.

Studio suite

One-bedroom suite

Sustainable Upper Midscale Accommodations

- Green initiatives & Energy Efficiency
  - LED lighting
  - Energy Star appliances
  - Energy efficient roofing materials
  - Lightstay system tracks and optimizes energy usage
  - Sustainable construction materials
  - Recycling partnerships with Clean the World
  - 6-8 Electric vehicle charging stations for all EVs



Spin2 Cycle

Log some miles on the treadmill while you wait for your laundry at our combined fitness and laundry center.

Our great outdoors

With grills, patio areas, and firepits, warm up or chill out in our relaxing outdoor spaces.

Home2 MKT

Forgot your toothbrush or just need a snack? Home2 MKT has you covered.

HUNTERSVILLE 2040 COMMUNITY PLAN

ECONOMIC DEVELOPMENT

Balance the tax base, encourage entrepreneurship and attract target industries.

- Maintain or exceed the current percentage of tax revenue from non-residential uses
- Amount of independent businesses Downtown
- Increase the proportion of residents who work in Huntersville

ACTIVATED MIXED-USE AND ACTIVITY CENTERS

Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses, and housing.

- Progress towards 10/10/10 goal: 10 places to eat, 10 retail shops, 10 places open after 6 PM
- Attendance, frequency, and economic impact of Downtown events
- Funding for pedestrian and street improvements outlined in this plan

LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.

LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.

LU 2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville's zoning jurisdiction.

Economic Development

- Increased property taxes – $26 – $32 Million project cost
- Fills important need for higher tier lodging in Huntersville
- Supports:
  - Business travelers – the Park, Medical and other
  - Visitors to Downtown Huntersville, festivals, private events
- Located within walking distance of Downtown Huntersville, greenways
- No impact on schools
- Upgrade of Best Western
  - Higher design standards, environmental/sustainable programs & materials, higher security, rewiring, new furniture, new decorating, updated color scheme, upgraded rooms & amenities
  - Hotel will remain same size with same number of rooms

Rezoning Process Schedule

- Town Board Final Vote – **October 21**

HOME 2
Thank you!
Questions?

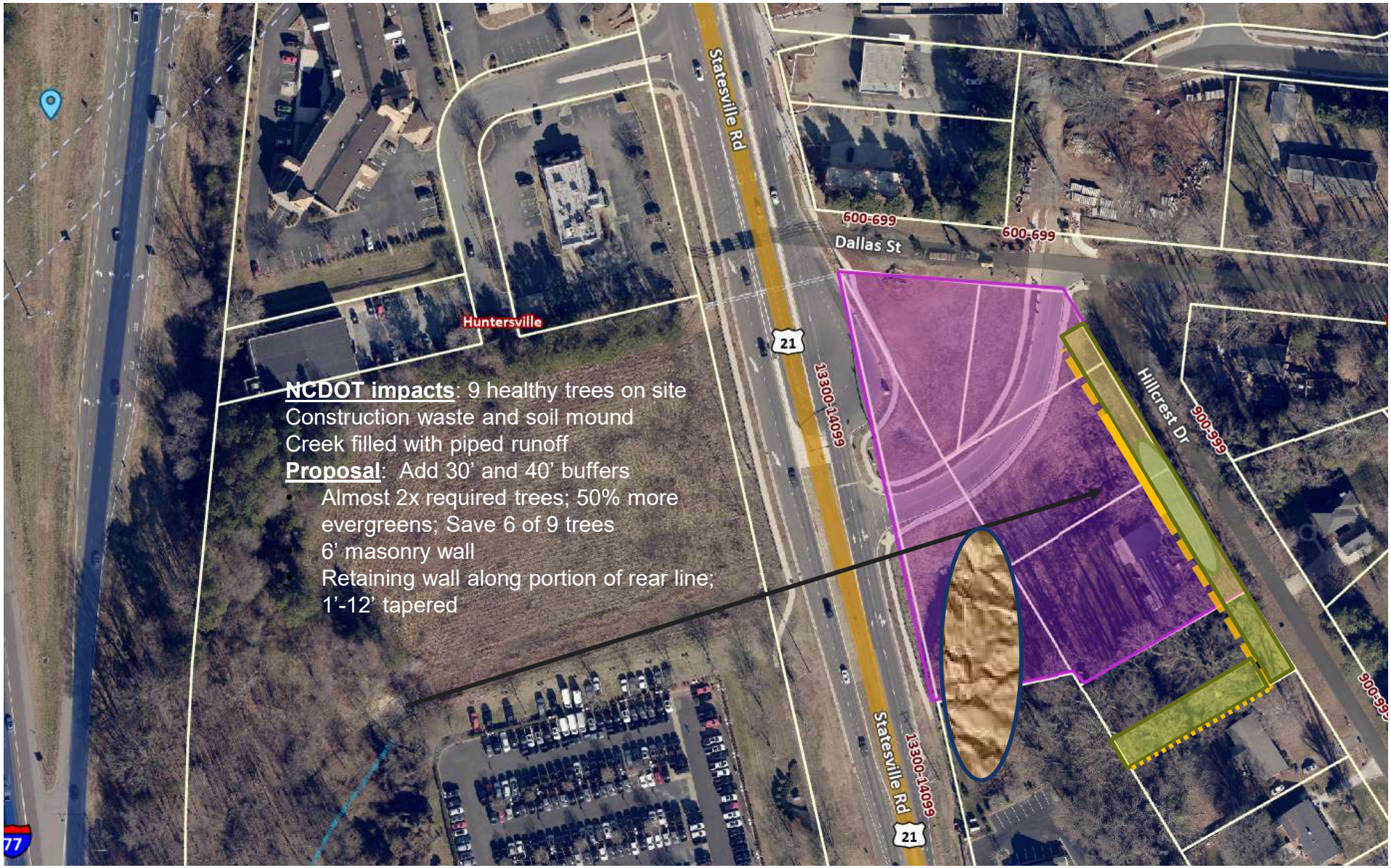
Appendix

Coordination with Staff on report comments:

- Topography and screening – cross section
- Enhanced buffer per plan
  - double row of evergreen
  - 12’ tall evergreen every 20’ in 1st & 2nd row
  - large maturing, small maturing
  - evergreen shrubs
  - 6’ masonry wall
  - 8’ opaque wooden fence
  - Increase buffer along 503 Hillcrest to 40’
- Architectural Design – Boone, NC Home2
- Height reduction below Best Western roofline
- Specimen trees on site plan

Additional comments from community meetings:

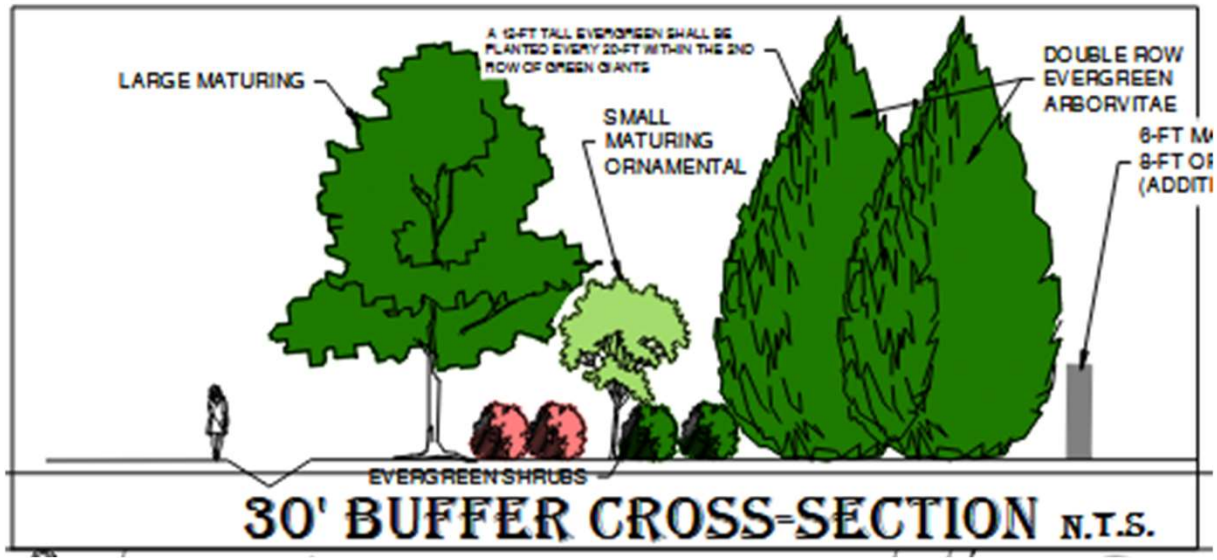
- Frontage on Highway 21
- Shared entry and Highway 21 address with Best Western
- No right turn signage on Dallas
- 6’ masonry wall and 8’ opaque fence as shown on plan
- Enhanced buffer – 180+ new trees, addition of 12’ tall evergreens, 75% evergreens (compared to 50% requirement)
- 40+ support letters

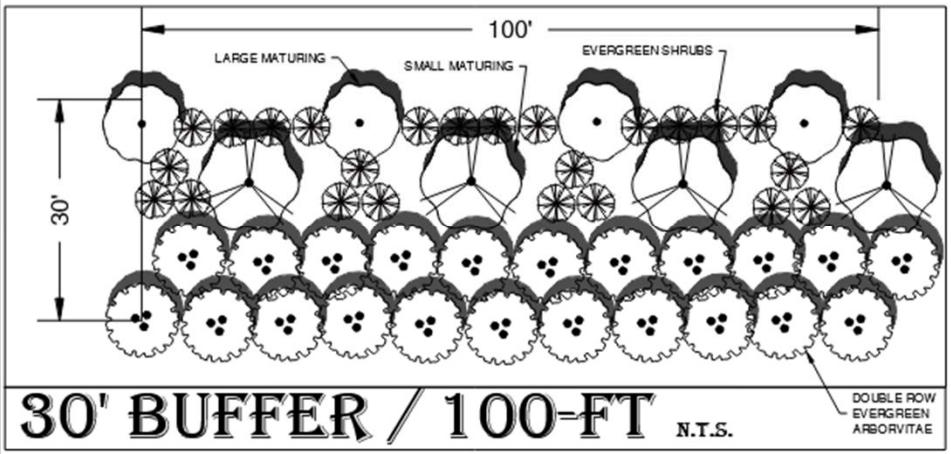

Statesville Rd
600-699
Dallas St
600-699
Huntersville
21
13300-14099
Hillcrest Dr
900-999
Statesville Rd
13300-14099
21
77
NCDOT impacts: 9 healthy trees on site
Construction waste and soil mound
Creek filled with piped runoff
Proposal: Add 30' and 40' buffers
• Almost 2x required trees; 50% more evergreens; Save 6 of 9 trees
• 6' masonry wall
• Retaining wall along portion of rear line; 1'-12' tapered

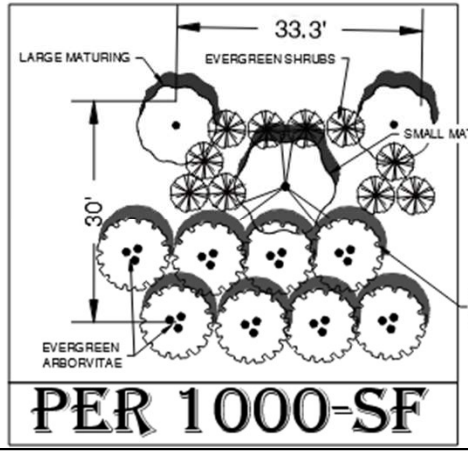
Street View from US-21

Huntersville
21
13300-14099
Hillcrest Dr
900-999
900-999
13300-14099
21
STATESVILLE RD

12,182-SF TOTAL=46,540-SF
8-SF TOTAL=72,450-SF
)x100 = 46%
BARCLAY NEIRA
PI: 01712101
501 DALLAS ST
PROP. 6-FT MASONRY WALL ALONG REAR OF PARCEL
EX. PROPERTY LINE
8" WALNUT
END 8-FT FENCE
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN 10-SHRUBS PER 1000-SF 100% EVERGREEN
HILCREST DR 60' PUBLIC R/W
EX. VEGETATION SHALL COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS PER ARTICLE 7.2(9)
25" OAK
30' PC BUFFER PERGIS
MIXED-USE NODE BOUNDARY TOWN OF HUNTERSVILLE
A 12-FT TALL EVERGREEN SHALL BE PLANTED EVERY 20-FT WITHIN THE 2ND ROW OF GREEN GIANTS
DALLAS ST. 60' PUBLIC R/W
18" ELM
12" OAK
DUMPSTERS W/ ENCLOSURE
PROP. ZONING BOUNDARY HC-CD
119 SPACES
PEDESTRIAN CORRIDOR
WOODED
LOT 5
MAP 9-299
PANSY, HINSON
017-09-410
503 HILLCREST DR
LOT 6
MAP 9-299
MAMA BARRY
017-09-409
501 HILLCREST DR
PROP. RETAINING WALL
PARKING SHRUBS
40-FT BUFFER
35'x25'
INTERNAL TREES
PEDESTRIAN CORRIDOR
PROP. 8-FT OPACU
PROP. ZONING BOUNDARY HC-CD
EX. ROW
SIGN "NO RIGHT TURN"
DRIVEWAY #1
(2) EV CHARGING STATIONS
EX.80' Buffer
DALLAS ST. 60' PUBLIC R/W
STREET TREES
BIKE PARKING
PROP. PARCEL 2.68-ACRE
5-FT SIDEWALK
PROP. 8-FT OPAQUE FENCE
PROP. ACCESS TO EX. PARKING LOT
LOT 1
MAP 26-231
SIGHT DIST. 225'
PEDESTRIAN CORRIDOR
REAR OF BUILDING
EX. PARKING
BENCH
FRONT ENTRANCE
PROP. HOTEL
13,838-SF
70-FT MAX.
13830 STATESVILLE RD
5' SETBACK
BENCH
GAZEBO
FIRE PIT
FRONT
LAWN
15' BUILD-TO-LINE
EX. PARKING
URBAN OPEN SPACE "GREEN" 4,000-SF
6-FT SIDEWALK BY NCDOT
EX. ROW
STREET TREES
4-FT SIDEWALK
TIE TO EX. SIDEWALK
EX. SIDEWALK
OLD R/W
NCDOT ROADWAY IMPROVEMENTS
PROP. ZONING BOUNDARY HC-CD
TIE TO EX. SIDEWALK
6-FT SIDEWALK BY NCDOT
EX. DRIVEWAY
30' PC BUFFER PERGIS



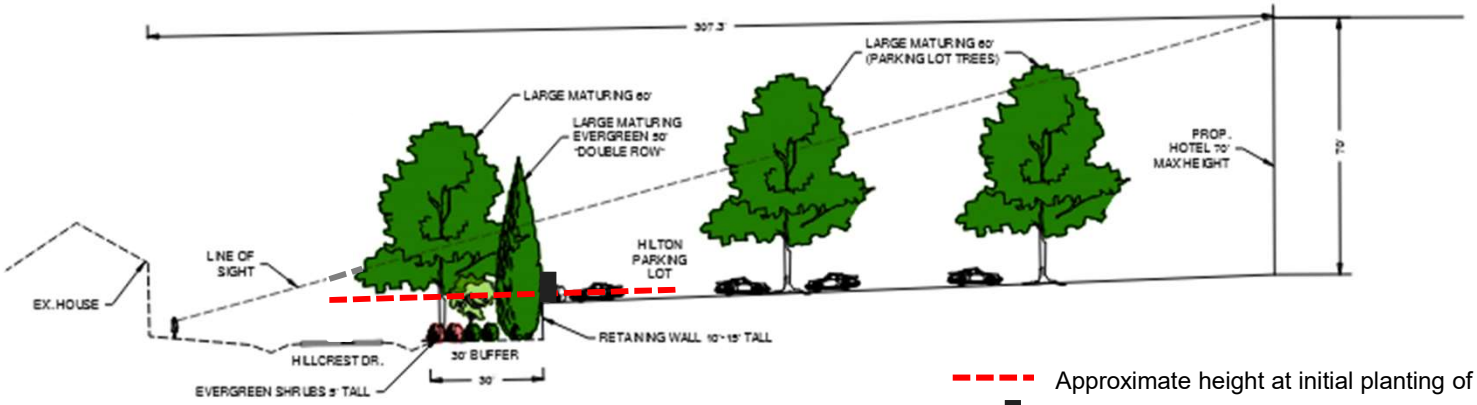




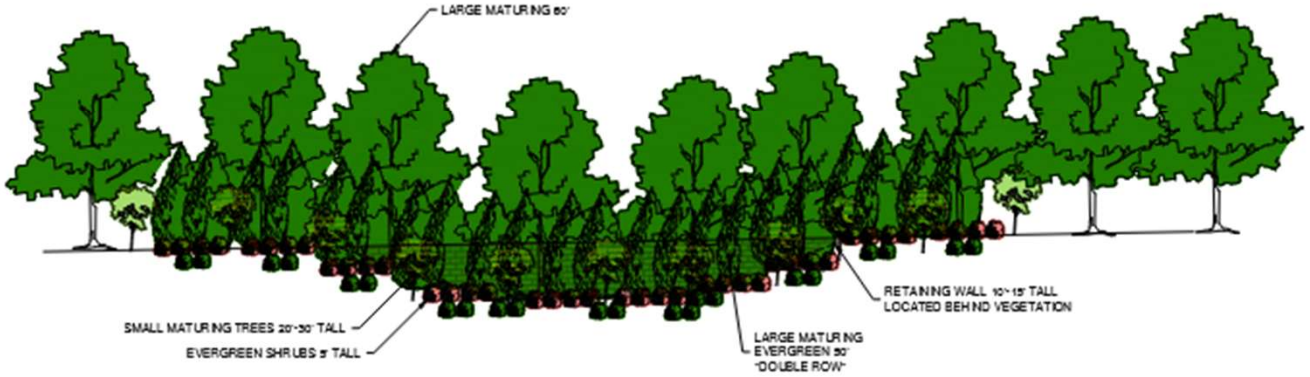
REQUIRED PLANTINGS:
30' BUFFER = 4-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN
7-SHRUBS PER 1000-SF 100% EVERGREEN

PROVIDED PLANTINGS:
30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN
10-SHRUBS PER 1000-SF 100% EVERGREEN

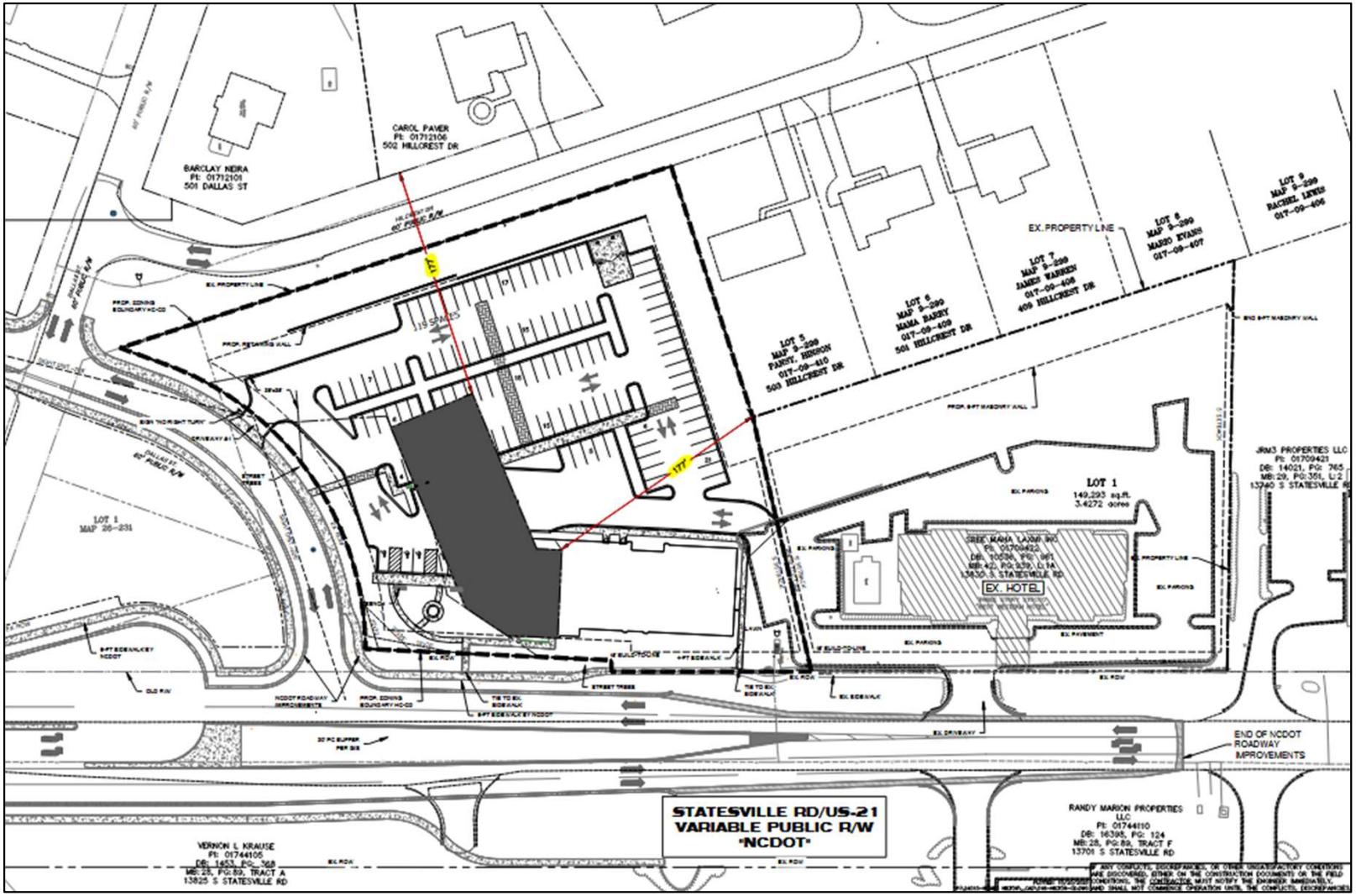
SPECIMEN TREE LEGEND



BUFFER CROSS-SECTIONAL VIEW ALONG HILLCREST DR.



BUFFER STREET VIEW ALONG HILLCREST DR.


CAROL PAVER
PI: 01712106
502 HILLCREST DR
BARCLAY NDIRA
PI: 01712101
501 DALLAS ST
EX. PROPERTY LINE
LOT 5
MAP 9-299
PARRY, HERRON
017-09-410
503 HILLCREST DR
LOT 6
MAP 9-299
MAMA BARRY
017-09-409
501 HILLCREST DR
LOT 7
MAP 9-299
JAMEY WARREN
017-09-408
409 HILLCREST DR
LOT 8
MAP 9-299
MARIO EVANS
017-09-407
LOT 9
MAP 9-299
RACHEL LEWIS
017-09-406
177
119 SPACES
LOT 1
MAP 26-231
LOT 1
149,293 sq.ft.
3.4272 acres
SREE MAHA LAXMI INC
PI: 01709422
DB: 10536, PG: 961
MB: 42, PG: 939, LI 1A
13830 S STATESVILLE RD
EX. HOTEL
JRM3 PROPERTIES LLC
PI: 01709423
DB: 14021, PG: 765
MB: 29, PG: 351, LI 2
13740 S STATESVILLE RD
END OF NCDOT
ROADWAY
IMPROVEMENTS
STATESVILLE RD/US-21
VARIABLE PUBLIC R/W
'NCDOT'
VERNON L KRAUSE
PI: 01744105
DB: 1453, PG: 368
MB: 28, PG: 89, TRACT A
13825 S STATESVILLE RD
RANDY MARION PROPERTIES
LLC
PI: 01744110
DB: 16395, PG: 124
MB: 28, PG: 89, TRACT F
13701 S STATESVILLE RD

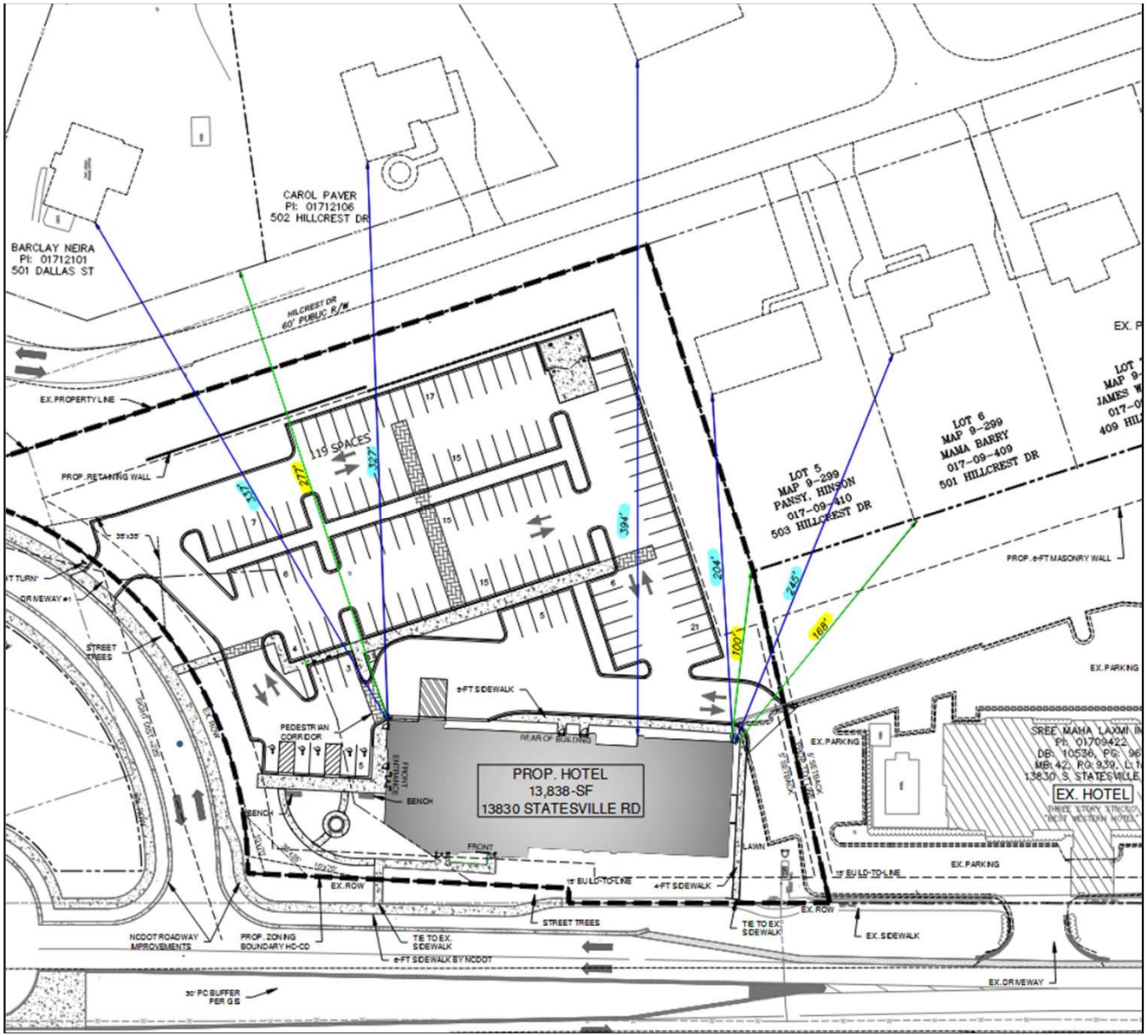

CAROL PAVER
PI: 01712106
502 HILLCREST DR
BARCLAY NEIRA
PI: 01712101
501 DALLAS ST
HILLCREST DR
60' PUBLIC R/W
EX. PROPERTY LINE
PROP. RETAINING WALL
19 SPACES
LOT 5
MAP 9-299
PANSY, HINSON
017-09-410
503 HILLCREST DR
LOT 6
MAP 9-299
MAMA BARRY
017-09-409
501 HILLCREST DR
PROP. 6-FT MASONRY WALL
EX. PARKING
STREET TREES
5-FT SIDEWALK
PEDESTRIAN CORRIDOR
REAR OF BUILDING
PROP. HOTEL
13,838-SF
13830 STATESVILLE RD
FRONT
BENCH
LAWN
EX. HOTEL
15' BUILD-TO-LINE
4-FT SIDEWALK
EX. ROW
TIE TO EX. SIDEWALK
EX. SIDEWALK
NCDOT ROADWAY IMPROVEMENTS
PROP. ZONING BOUNDARY HC-CD
6-FT SIDEWALK BY NCDOT
30' PC BUFFER PER GIS
EX. DRIVEWAY
277'
327'
394'
204'
245'
168'
100'

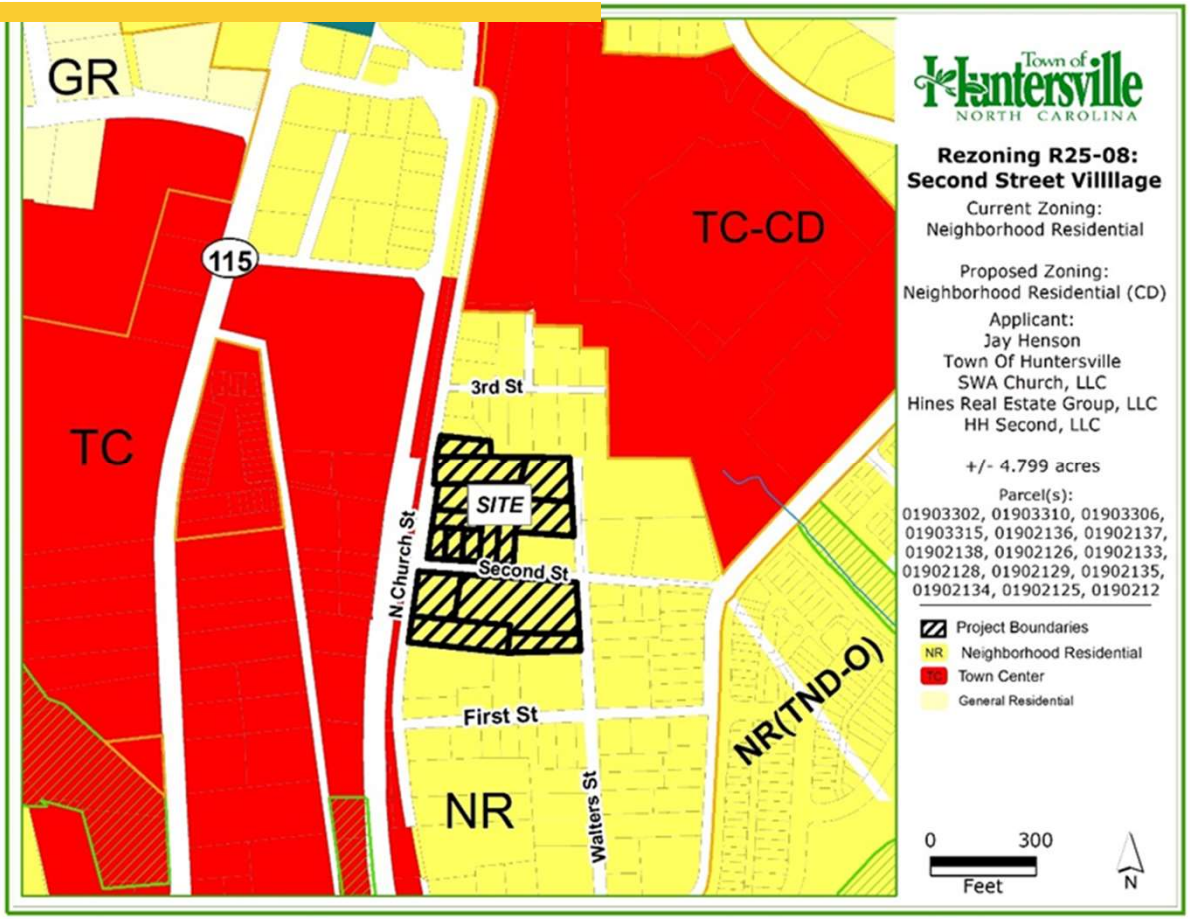
EXHIBIT
10C-1

R25-08 Second Street Village

Ocotber 21, 2025

Town of Huntersville
NORTH CAROLINA

Background


GR
TC-CD
115
TC
3rd St
SITE
Second St
N.Church St
First St
NR
Walters St
NR(TND-O)
Town of Huntersville
NORTH CAROLINA
Rezoning R25-08:
Second Street Villlage
Current Zoning:
Neighborhood Residential
Proposed Zoning:
Neighborhood Residential (CD)
Applicant:
Jay Henson
Town Of Huntersville
SWA Church, LLC
Hines Real Estate Group, LLC
HH Second, LLC
+/- 4.799 acres
Parcel(s):
01903302, 01903310, 01903306, 01903315, 01902136, 01902137, 01902138, 01902126, 01902133, 01902128, 01902129, 01902135, 01902134, 01902125, 0190212
Project Boundaries
NR Neighborhood Residential
TC Town Center
General Residential
0
300
Feet
N

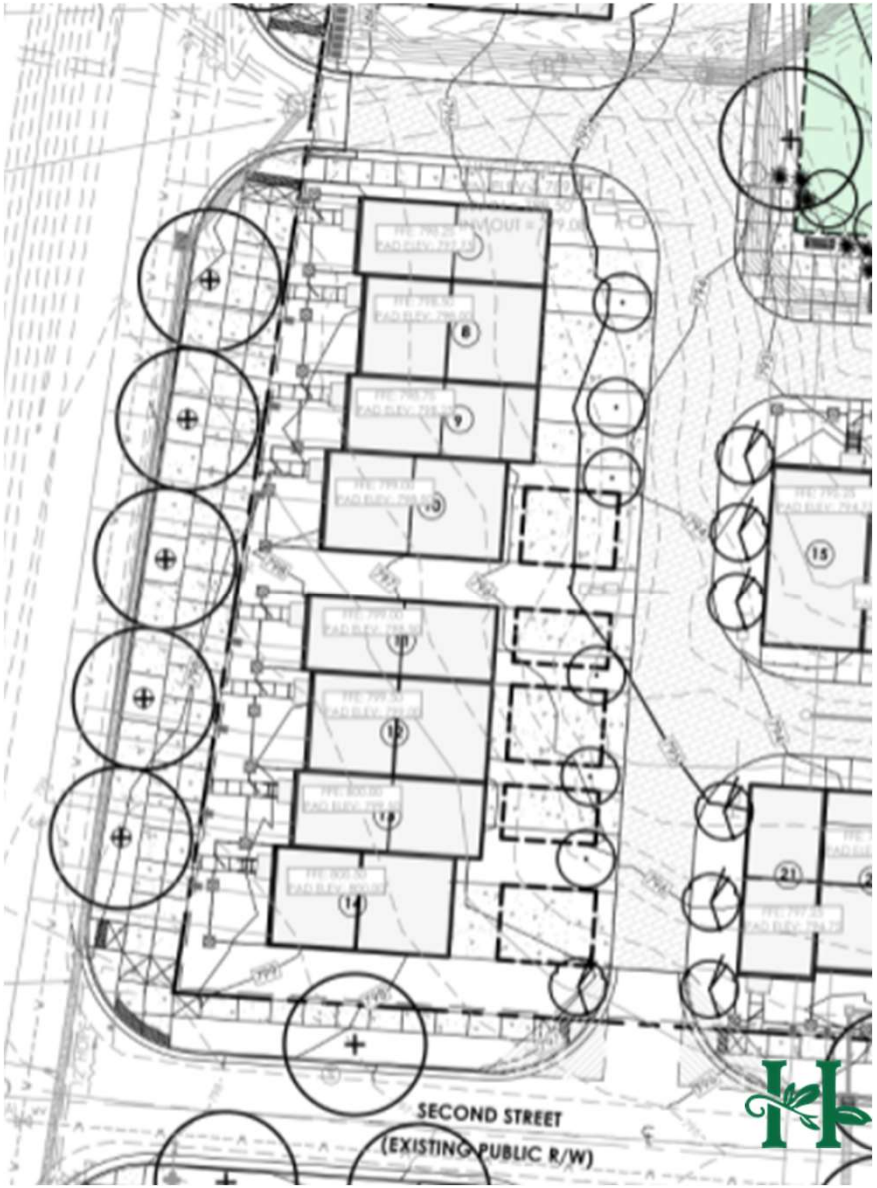
Site Plan Updates

- Park: Applicant will place park in a Public Access Easement.
- TIA: Original TIA determination was for 76 units. New TIA determination has been conducted for 79 units. No TIA is required.

Modifications

Modifications needed from the zoning ordinance.

- *Yard Tree's:* Applicant plans to provide yard trees only where space allows.
- *Attached Housing Percentage:* Asking for 100% attached housing, increase above maximum of 30% allowed.
- *Buffer Reduction*: Reducing required buffer to 0'.
- *Rear Setbacks*: Asking to allow variable rear setbacks that are less than the required 35'. Additionally, allowing less than 20' separation from detached garages.
- *Attached House Building Height*: Asking for a 3' height increase for Townhomes.
- *On-Street Parking:* Asking to not provide On-Street parking for attached housing type.



Recommendations

The application to intensify the properties is consistent with the character area recommendations of the Huntersville 2040 Plan and the Downtown Master Plan. Additionally, the applicant provides urban opens spaces that go above and beyond the minimum requirements of the zoning ordinance, while also working with the Town to enable future affordable housing. Therefore, Staff recommends approval of the rezoning.

Staff recommend approval of all six of the modifications to the Zoning Ordinance.

While staff recommends approval of the project, the following recommendations would add to the excellence in design of the site:

- The Woonerfs are amenitized according to the Huntersville design guidelines which call for items such as structured planters, street trees, pedestrian scale lighting, and the use of decorative surfacing.
- All conceptual notes on the site plan should be replaced with Staff's recommended language in order to ensure compliance with the approved plans and to prevent complete changes after approval: "The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan".
- The park urban open space should be placed within a public access easement so the entire community can access it.
- All remaining staff comments, issues and minor site plan notes are addressed.

Consistency Statement

APPROVAL: In considering the proposed rezoning application R25-08, Second Street Village, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**.

It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)

DENIAL: In considering the proposed rezoning application R25-08, Second Street Village, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).**

It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

Background

N. Church St and Rail Line
Church
Single Family Homes
Recently Approved 1st and Church St Townhomes
Huntersville
Second St
Walters St
100-109
NR
100-109
300-313
200-211
12200-12299

Rezoning Highlights

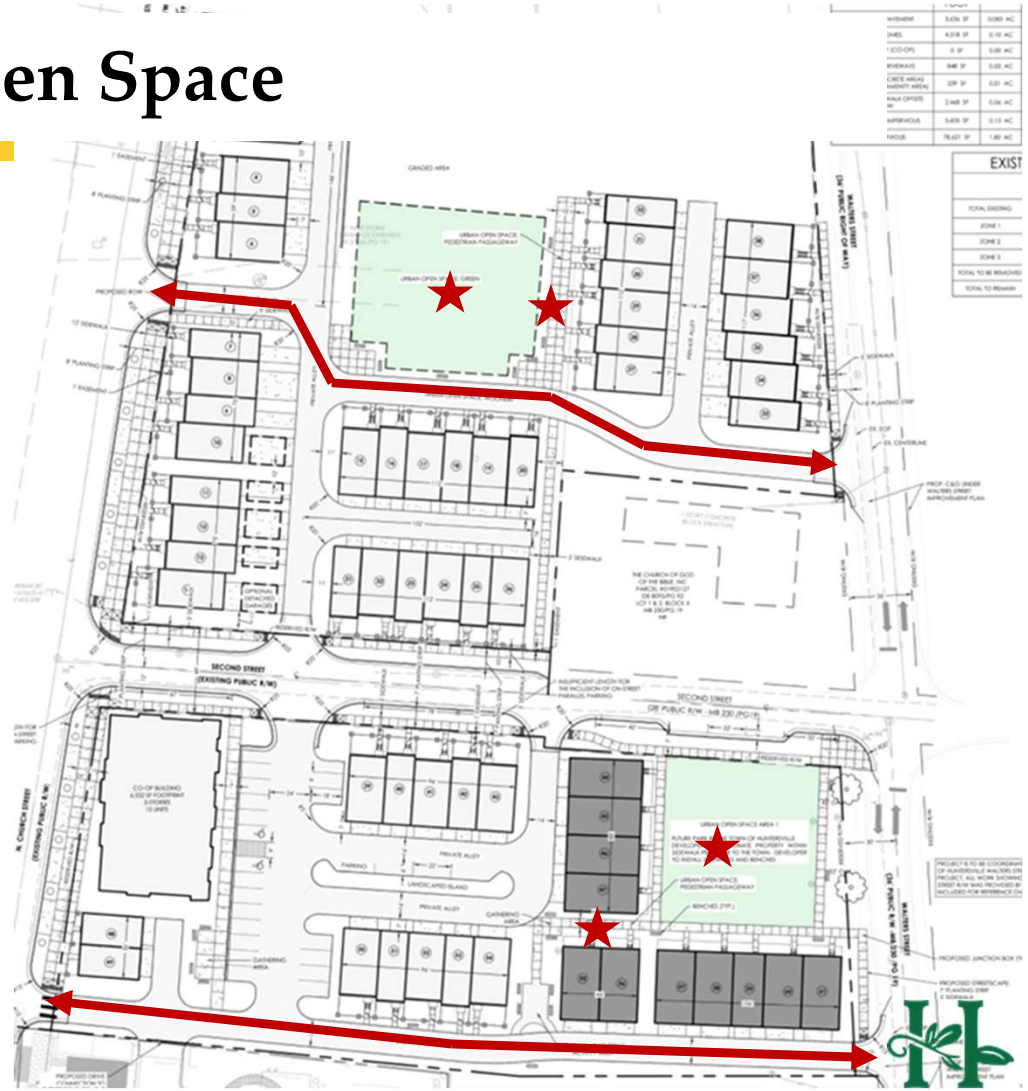
- 15-Unit Co-op Apartment
- 61 Townhomes: Mix of 2 & 3 Stories
- 128 Parking Spaces provided (115 Required). Mix of Surface lots, Garages, On-Street Parking
- Tree Save: 10% Canopy and Specimen Required. Providing 12% Specimen and 25% Canopy.
- 12’ Sidepath (Seam Trail) and hardscaped planting strip with street tree planters.
- Connection to 1st and Church St Townhomes is provided

Site Plan Discussion: Affordable Housing

- Applicant entered purchase agreement with the Town of Huntersville for 1.68 acres.
- Agreement to provide affordable housing.

Site Plan Discussion: Urban Open Space

- 6 Urban Open Spaces Provided .
  - **2 Woonerfs**: *Mutli use access way that prioritizes pedestrians while still allowing slow vehicular usage.* Staff recommend showing amenitized features of woonerf
  - **2 Pedestrian Passageways**: *Walking Paths that include benches and vegetation.*
  - **1 Green**: *Open grassed field surrounded by walking path and vegetation.*
  - **1 Park**: Will act as a Green.



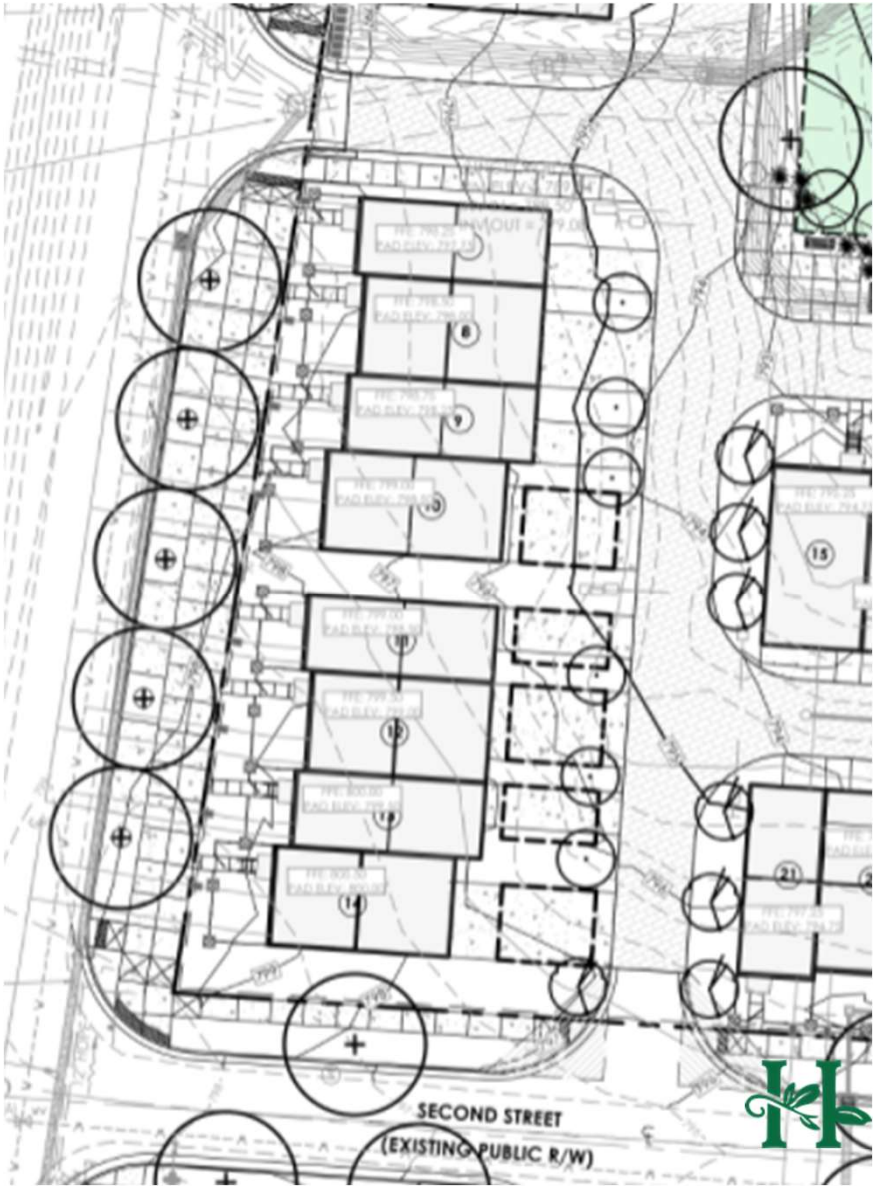
Site Plan Discussion: Elevations

Site Plan Discussion: Elevations

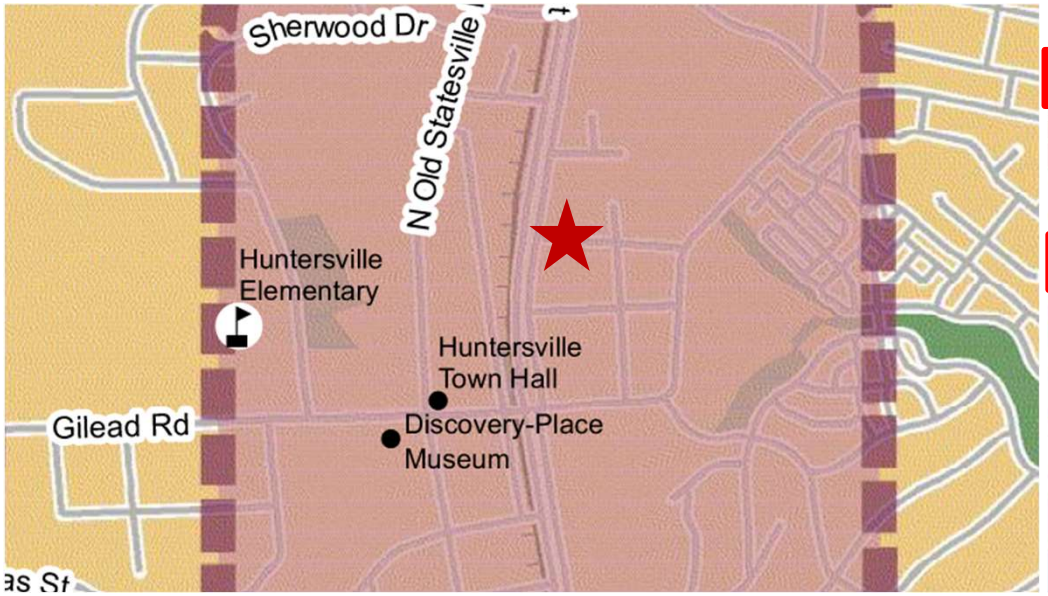
Modifications

Modifications needed from the zoning ordinance.

- *Yard Tree's:* Applicant plans to provide yard trees only where space allows.
- *Attached Housing Percentage:* Asking for 100% attached housing, increase above maximum of 30% allowed.
- *Buffer Reduction*: Reducing required buffer to 0'.
- *Rear Setbacks*: Asking to allow variable rear setbacks that are less than the required 35'. Additionally, allowing less than 20' separation from detached garages.
- *Attached House Building Height*: Asking for a 3' height increase for Townhomes.
- *On-Street Parking:* Asking to not provide On-Street parking for attached housing type.



2040 Huntersville Community Plan – Future Character Area



FUTURE LAND USE CHARACTER AREA

- MIXED USE CENTER
- ACTIVITY CENTER
- EMPLOYMENT CENTER
- TOWN CORE
- MEDIUM DENSITY
- RESIDENTIAL EDGE
- RURAL CONSERVATION
- PARKS AND OPEN SPACE
- CRITICAL WATERSHED

Mixed-Use Centers

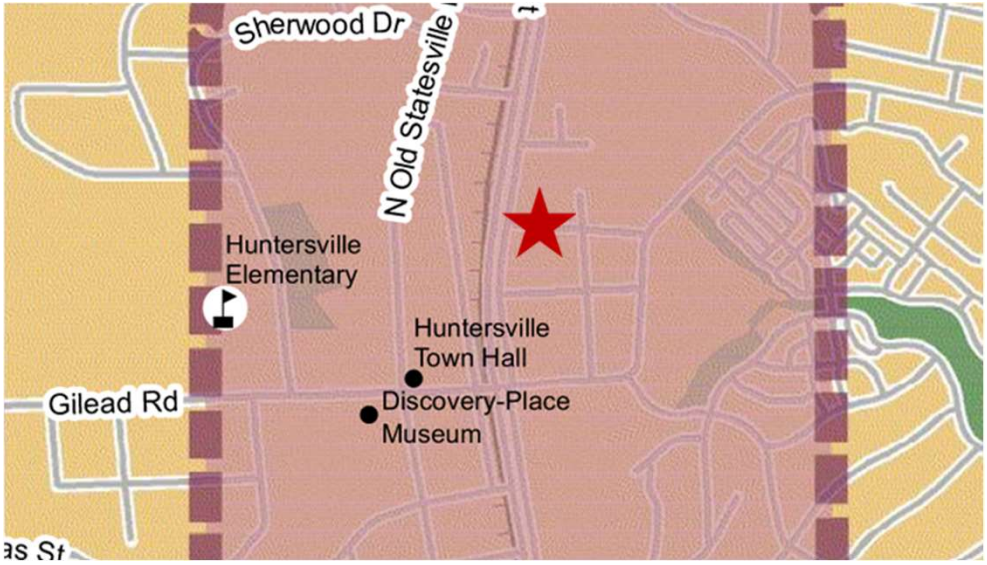
Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

Town Core

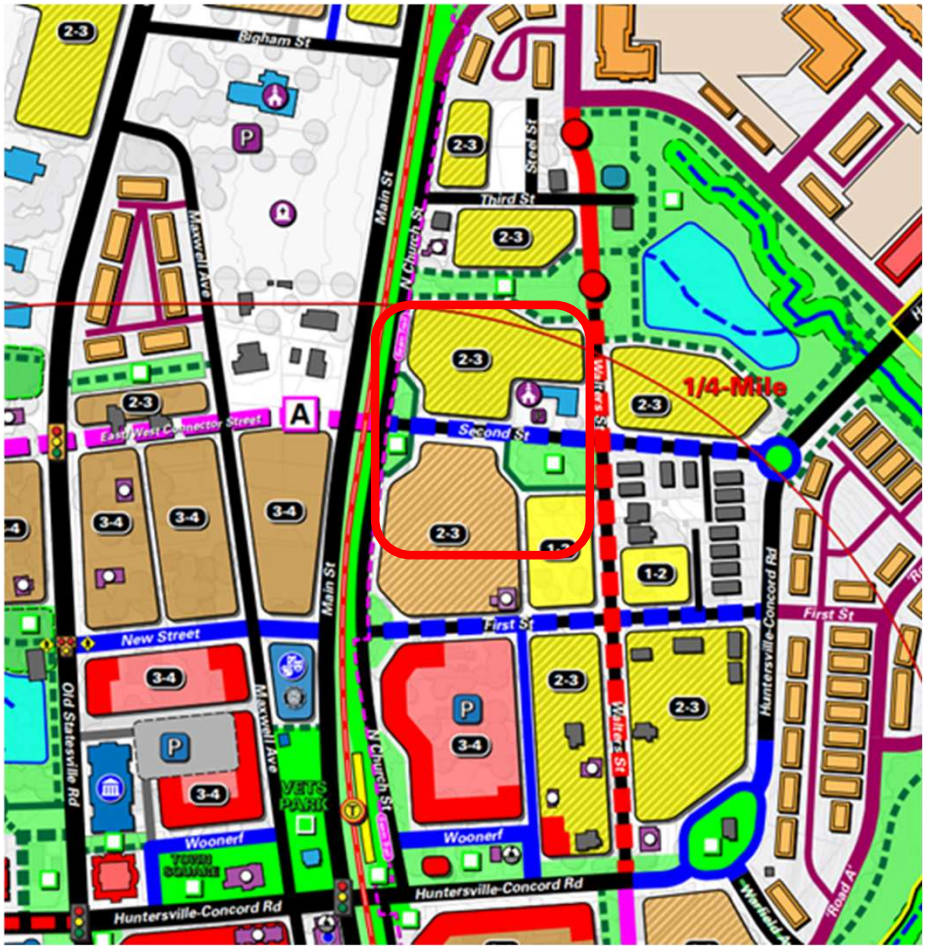
The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

2040 Huntersville Community Plan – Policies that Support Plan

- **Policy LU 1.1:** *Utilize future land use map.*
- **Policy LU 2.1**: *Higher intensity residential within two miles of I-77 / NC-115 corridor.*
- **Policy LU 5.1**: *Allow development where infrastructure already exists.*
- **Policy LU 5.3:** *Encourage infill development near services and shopping*
- **Policy LU 7.1:** *In Town Core, streets and sidewalks are meant to be attractive and inviting.*
- **Policy LU 8.2:** *Encourage higher design standards.*
- **Policy LU 9.2:** *Residential design principles.*
- **Policy DT 1.2:** *Encourage a mix of uses in Downtown Tier 1 Areas.*
- **Policy DT 2:** *Step down in intensity and density near established residential neighborhoods.*
- **Policy DT 3.1:** *Consider public-private partnerships to facilitate infill development.*
- **Policy DT 6:** *Create connected, safe, and engaging streetscapes that serve multiple uses.*
- **Policy DT 6.2:** *Pursue street connections and upgrades in Downtown to facilitate Town goals.*



Downtown Master Plan



BLOCK TYPES

MIXED-USE - A: Building Types: **COMMERCIAL**, URBAN WORKPLACE, SHOPFRONT BUILDING, APARTMENT, MIXED-USE (NR)

MIXED-USE - B: Building Types: **RESIDENTIAL**, SHOPFRONT BUILDING, APARTMENT, ATTACHED HOUSE, MIXED-USE (NR)

RESIDENTIAL - A: Building Types: **MULTI-FAMILY**, APARTMENT

RESIDENTIAL - B: Building Types: **MULTI-FAMILY**, APARTMENT, ATTACHED HOUSE

RESIDENTIAL - C: Building Types: **MULTI-FAMILY**, ATTACHED HOUSE

CIVIC - A: Building Types: **GOVERNMENT**, CIVIC

CIVIC - B: Building Types: **CHURCH**, CIVIC

CIVIC - C: Building Types: **SCHOOL**, CIVIC

RESIDENTIAL - D: Building Types: **MULTI-FAMILY + SINGLE FAMILY**, ATTACHED HOUSE, DETACHED HOUSE

RESIDENTIAL - E: Building Types: **SINGLE FAMILY**, DETACHED HOUSE

RESIDENTIAL - F: Building Types: **SINGLE FAMILY INFILL + ADU**, DETACHED HOUSE, ADU

BLOCK FEATURES

X-X **PROPOSED BUILDING HEIGHTS (RANGE)**

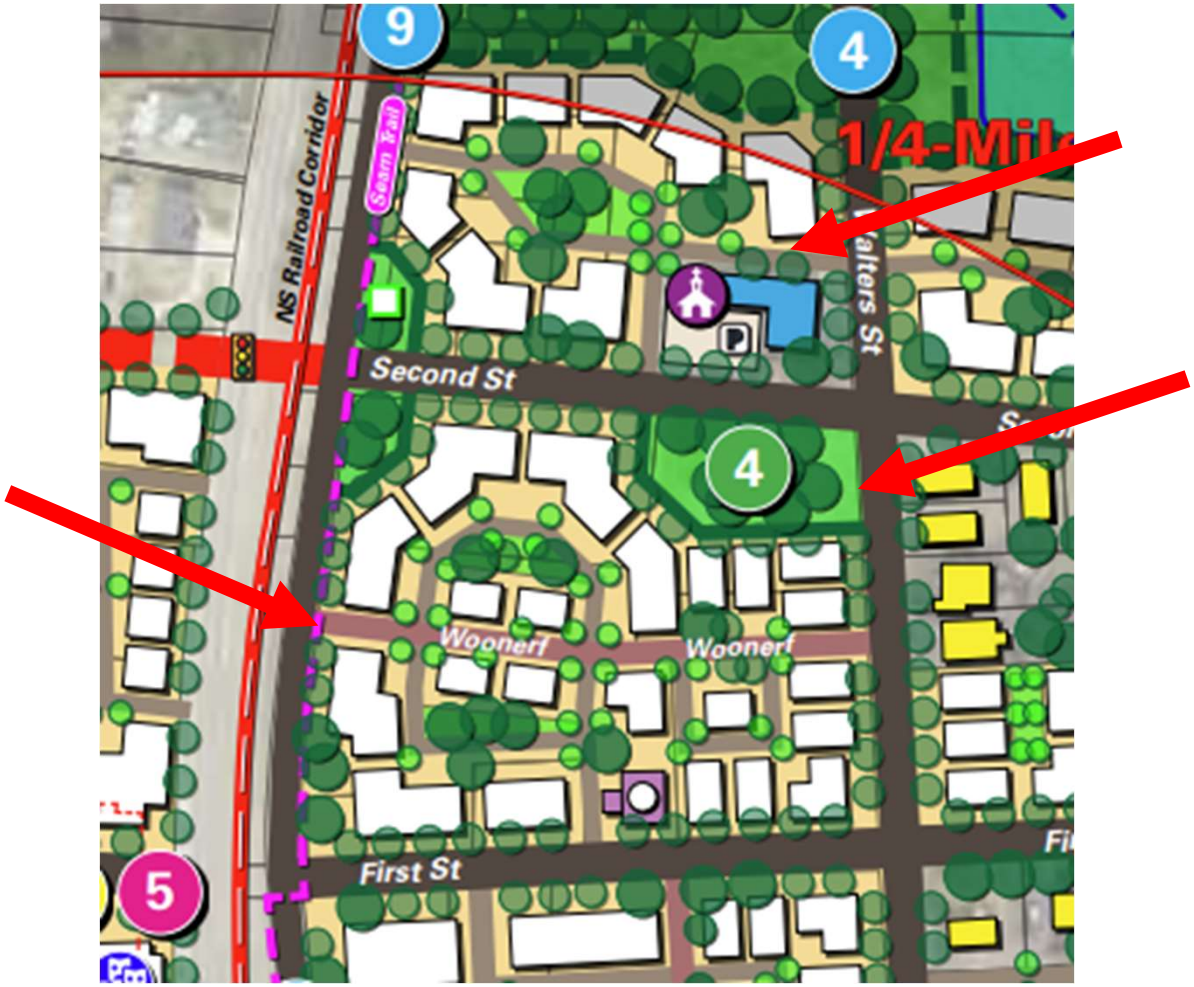
PROPOSED ACTIVE FRONTAGES

EXISTING STRUCTURES

OFF-STREET PARKING: MIXED-USE/SHARED (PUBLIC/PRIVATE)

P **SURFACE LOT** P **STRUCTURED DECK**

Downtown Master Plan



Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

Consistency Statement: Planning Staff

APPROVAL: In considering the proposed rezoning application R25-08, Second Street Village, staff recommends approval based on the plan being consistent with Policies LU 1.1, 2.1, 5.1, 5.3, 7.1, 8.2, 9.1, DT 1.2, 2, 3.1, 6.2 of the 2040 Huntersville Community Plan.

It is reasonable and in the public interest to amend the Zoning Ordinance as the plan is consistent with the Downtown Masterplan and goes above and beyond the minimum requirements of the Zoning Ordinance.

A **Woonerf** is an access way where the primary use is by pedestrian and bicycles with secondary use by vehicles. By removing curbs and any indication of a car travel line, while at the same time adding landscaping and street furniture, the public realm for pedestrians is expanded into what was the street. Parking areas shall be dispersed.

Woonerf

- A Woonerf is an access way where the primary use is by pedestrian and bicycles with secondary use by vehicles.
- By removing curbs and any indication of a car travel line, while at the same time adding landscaping and street furniture, the public realm for pedestrians is expanded into what was the street.
- Parking areas shall be dispersed and indicated through surface markings or different paving patterns/colors.
- Woonerfs are most appropriate in areas with dense walkable features such as retail, restaurants, etc.
- Decorative surfacing, such as the use of pavers, is encouraged to blend the pedestrian and vehicular environments.
- The use of structured planters and street trees, as well as pedestrian-scale lighting help create an enjoyable environment.

N. CHURCH STREET
(PUBLIC R/W)
TOWN OF HUNTERSVILLE
PARCEL #01902120
DB 30620/PG 491
LOT 5, BLOCK G
MB 7/PG 619
NR
JULIE WIRTH
118 3RD ST
PARCEL #01902119
DB 22452/PG 892
LOT 6 BLOCK G
MB 7/PG 619
NR
MARY LOU RICHARDS
200 3RD ST
PARCEL #01902118
DB 10621/PG 905
LOT 7, BLOCK G
MB 7/PG 619
NR
MARY LOU RICHARDS
200 3RD ST
PARCEL #01902117
DB 10621/PG 902
LOT 8, BLOCK G
MB 7/PG 619
NR
APPROX. LOCATION OF EX. DITCH LINE
WALTERS STREET
(36' PUBLIC RIGHT OF WAY)
OFFSITE STORM BYPASS
96" CMP UNDERGROUND DETENTION CONCEPT
PIPE 1
PIPE 2
PIPE 3
PIPE 4
PIPE 5
PIPE 6
PIPE 7
PIPE 8
PIPE 9
PIPE 10
PIPE 11
PIPE 12
PIPE 13
PIPE 14
PIPE 15
PIPE 16
PIPE 17
PIPE 18
PIPE 19
PIPE 20
PIPE 21
PIPE 22
PIPE 23
PIPE 24
PIPE 25
PIPE 26
PIPE 27
PIPE 28
PIPE 29
PIPE 30
PIPE 31
1 STORY CONCRETE BLOCK STRUCTURE
THE CHURCH OF GOD OF THE BIBLE, INC.
PARCEL #01902127
DB 8093/PG 92
LOT 1 & 2, BLOCK 4
MB 230/PG 19
NR
SECOND STREET
(EXISTING PUBLIC R/W)
SECOND STREET
(28' PUBLIC R/W - MB 230 /PG19)

TREE SAVE CALCULATIONS

HERITAGE TREES		0 TREES
REQUIRED SAVE	= 100%	0 TREES
SPECIMEN TREES		21 TREES **
REQUIRED SAVE	= 10%	2 TREES
PROVIDED SAVE	= 12%	3 TREES
REMOVED	= 88%	18 TREES
EXISTING CANOPY (APPROX.)		44,714 SF
REQUIRED SAVE	= 10%	4,471 SF
PROVIDED SAVE	= 0%	11,400 SF

CALCULATED TREE SAVE AREA PER SAVED SPECIMEN TREES
- 150% OF THE CANOPY AREA OF EACH SPECIMEN TREE
40" OAK = 2,800 SF X 1.5 = 4,200 SF
42" OAK = 2,900 SF X 1.5 = 4,350 SF
32" OAK = 1,900 SF X 1.5 = 2,850 SF

TOTAL CALCULATED TREE CANOPY = 11,400 SF

** 2 TREES ON SITE NOT COUNTED TOWARDS TOTAL SPECIMEN TREE COUNT DUE TO ROADWAY IMPROVEMENTS

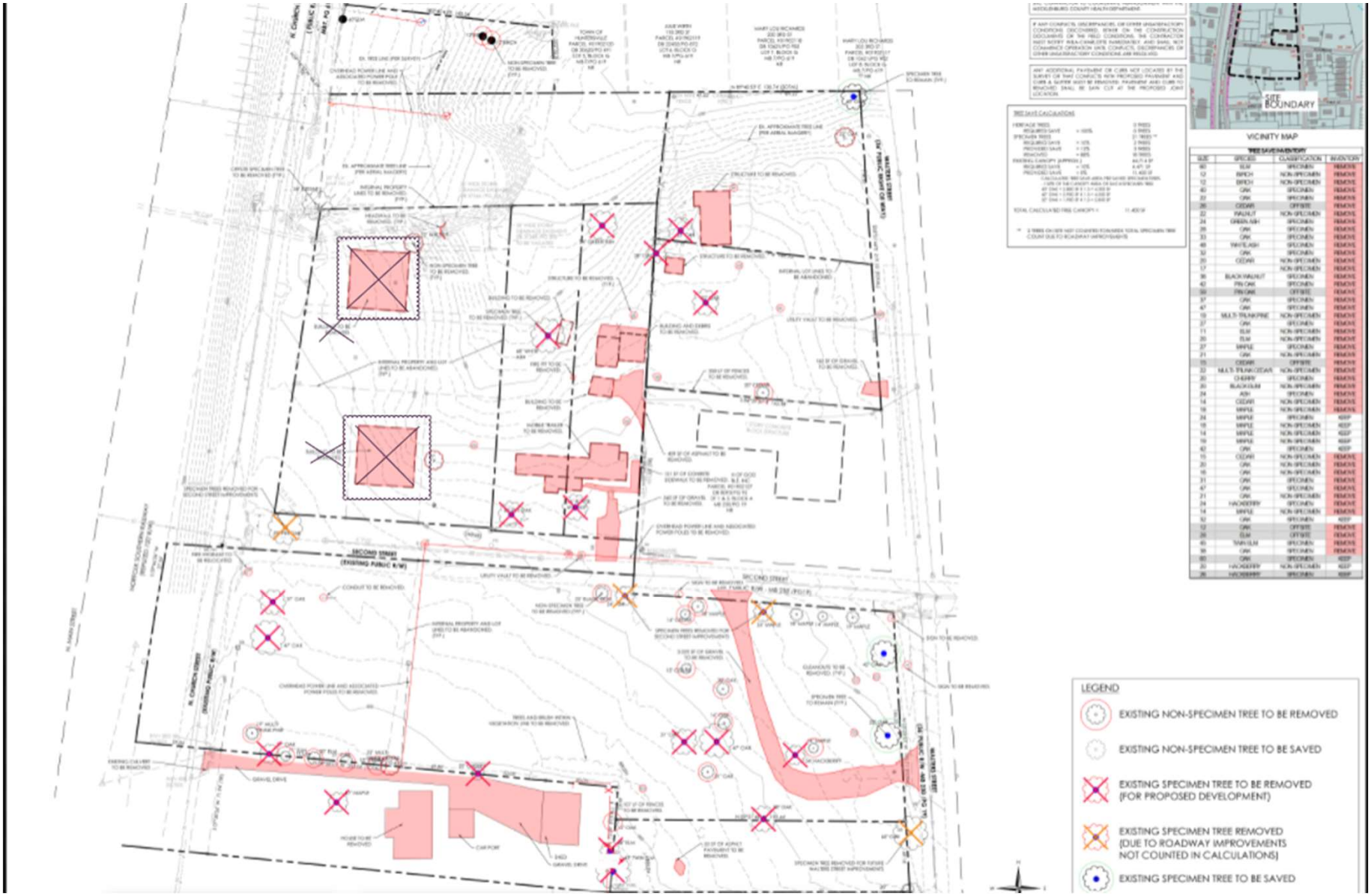

SECOND STREET
(EXISTING PUBLIC R/W)
N. CHURCH STREET
(EXISTING PUBLIC R/W)
LEGEND
EXISTING NON-SPECIMEN TREE TO BE REMOVED
EXISTING NON-SPECIMEN TREE TO BE SAVED
EXISTING SPECIMEN TREE TO BE REMOVED (FOR PROPOSED DEVELOPMENT)
EXISTING SPECIMEN TREE REMOVED (DUE TO ROADWAY IMPROVEMENTS NOT COUNTED IN CALCULATIONS)
EXISTING SPECIMEN TREE TO BE SAVED
SITE BOUNDARY
VICINITY MAP

EXHIBIT
10D-1

R25-11: Long Creek Retail Conditional District Rezoning

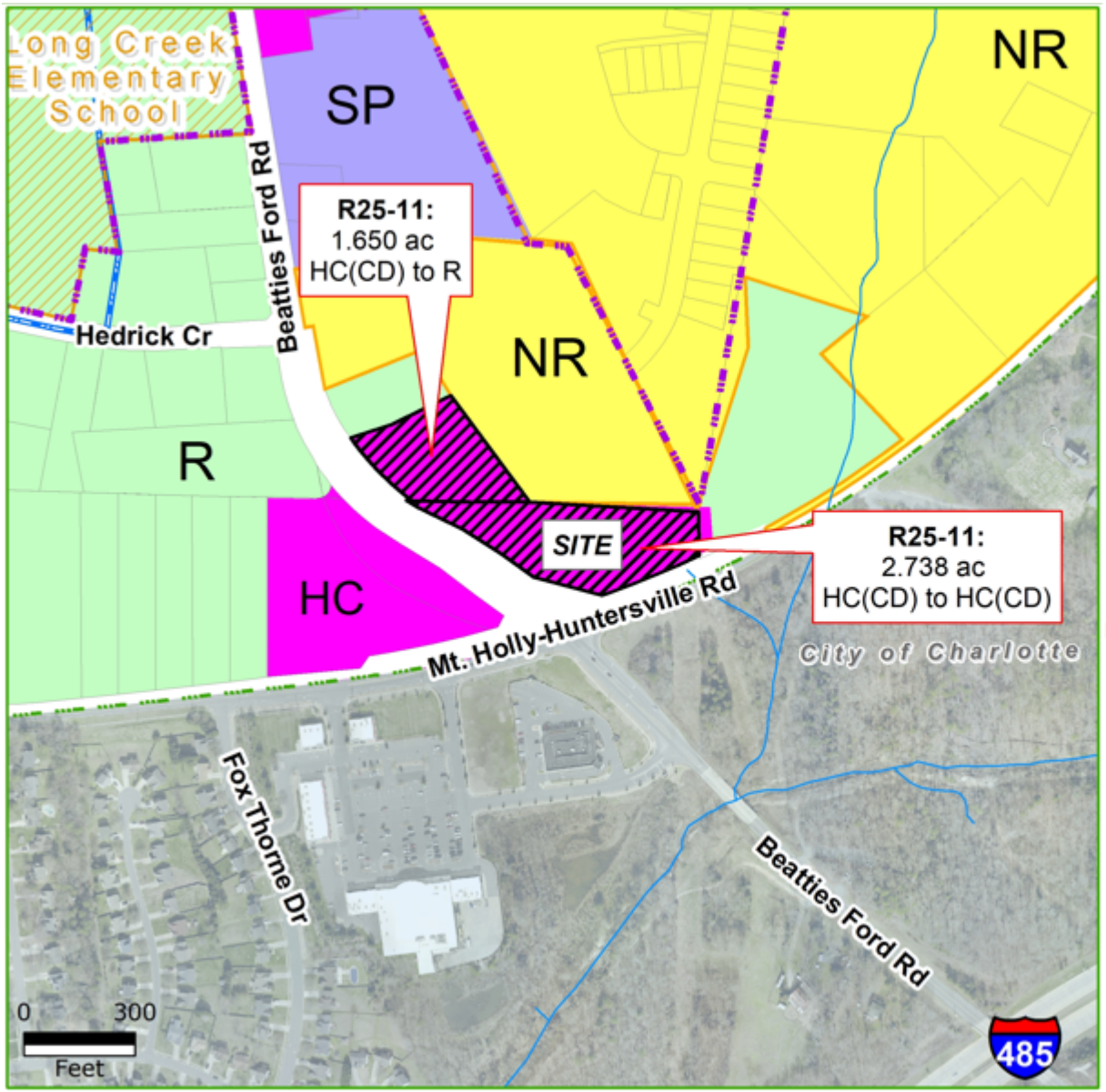
Town Board

October 21, 2025

Town of Huntersville
NORTH CAROLINA

Rezoning Request:

- Replace R08-01 to convenience store with gas canopy with additional commercial building(previous approval for drug store with additional commercial building and additional parcel with connection)
- HC-CD to HC-CD and R



Town of Huntersville
NORTH CAROLINA

Rezoning R25-11: Long Creek Retail

Current Zoning:
Highway Commercial
(Conditional District)

Proposed Zoning:
Highway Commercial
(Conditional District)
(PID 01526434)
Rural
(PID 01526435)

Applicant(s):
TA & S Enterprises
of NC, Inc.
Robert Houston, David Houston,
Judy Houston, Janet Houston
+/- 4.396 acres

Parcel(s):
01526435 & 01526434

- Project Boundaries
- HC Highway Commercial
- NR Neighborhood Residential
- SP Special Purpose
- R Rural
- Watershed
- Corporate Limits
- Huntersville ETJ

N

Site Plan

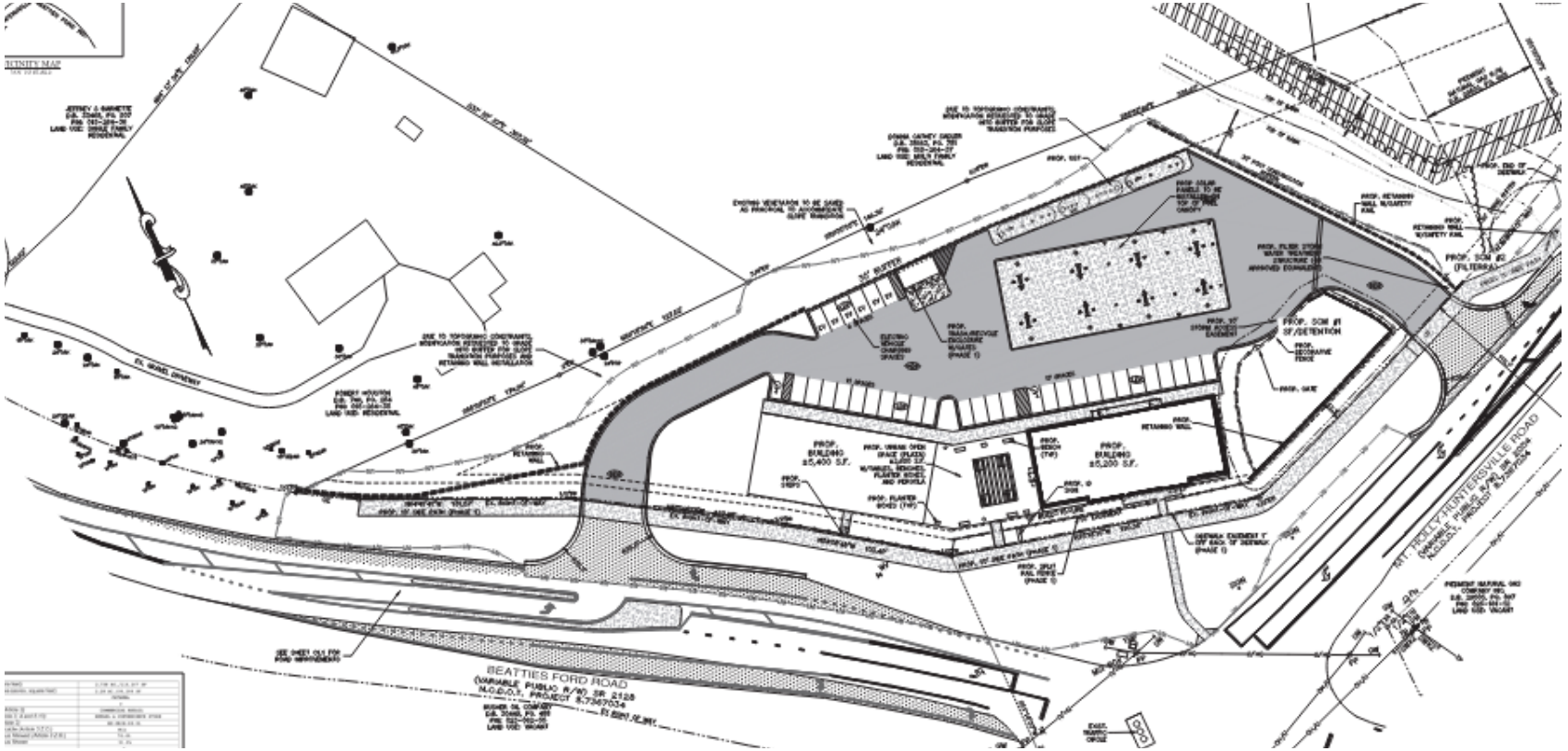
- Convenience Store/Fuel Canopy
- Additional Retail Building

Modifications

- Modification request-30-foot buffers to be graded. Staff is concerned about ability to connect to future sites with steep grade.

Concerns

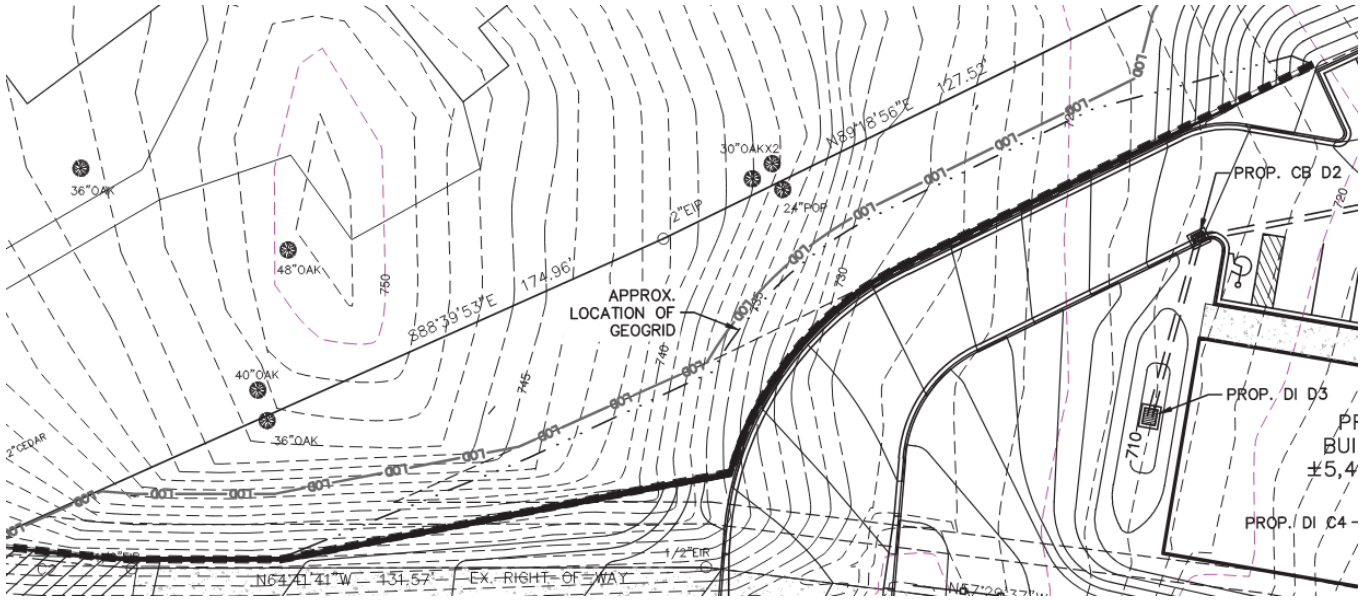
- As proposed, this site is stand alone and cannot be integrated into a larger development.
- Side-path not connected to adjacent parcel
- Tree Save detail comments awaiting response

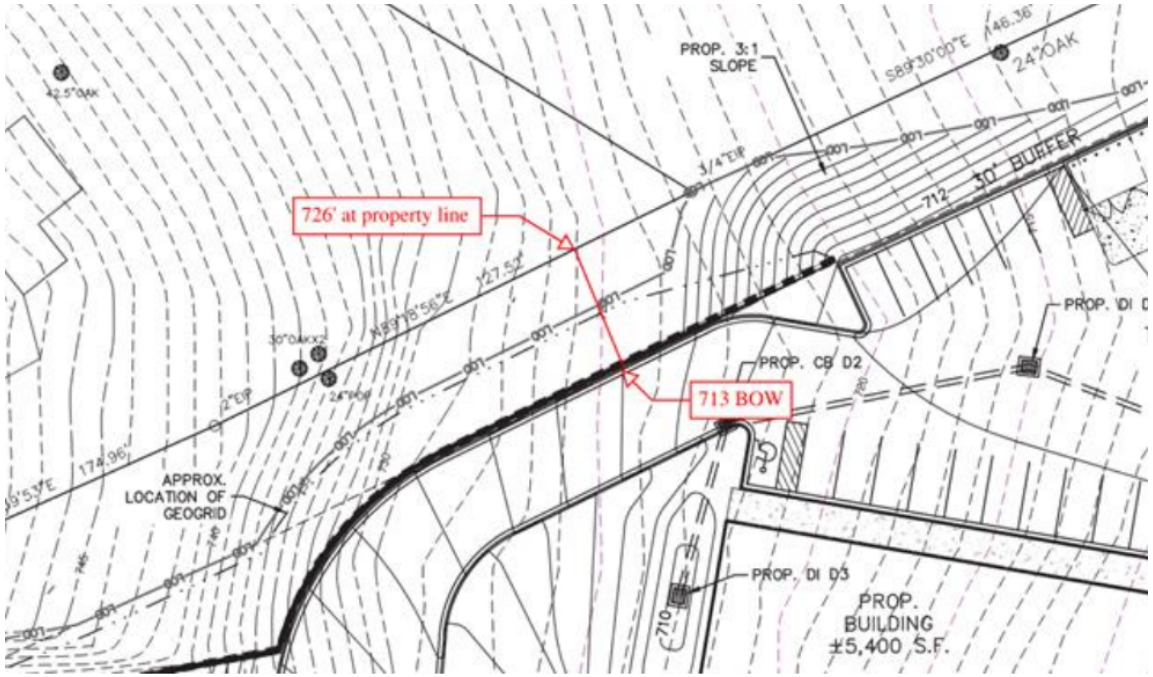


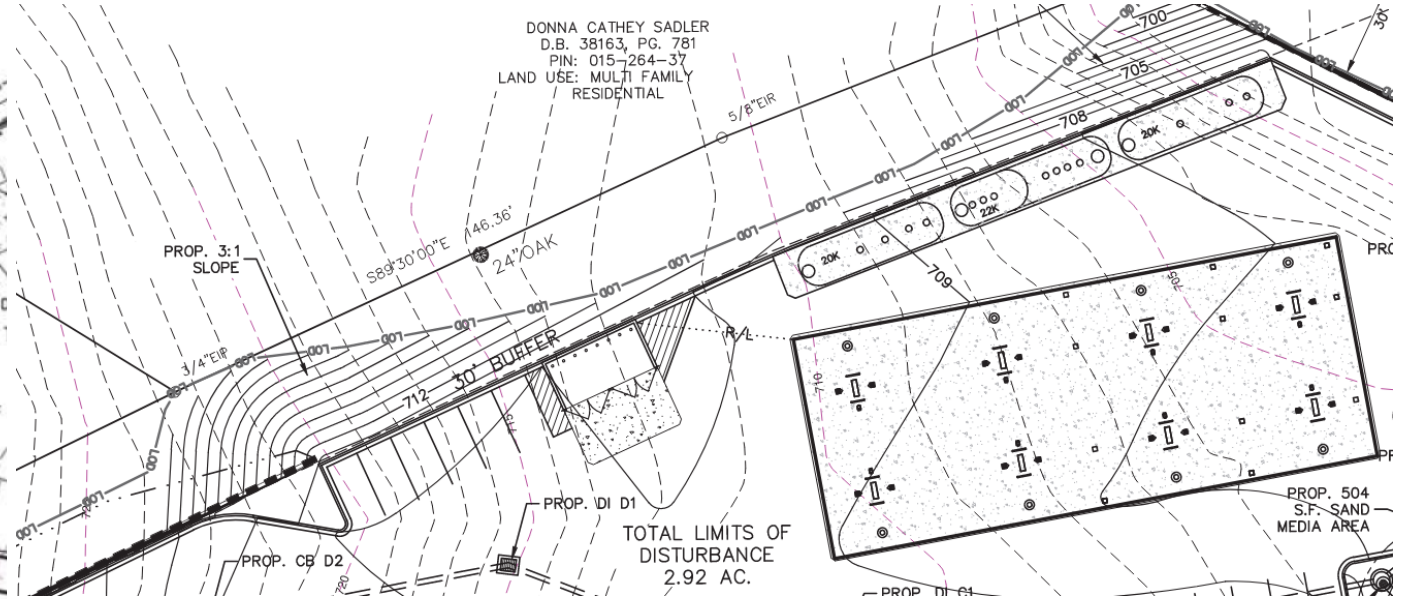
Buffer Requirements: (Modification Request)

Modification request-

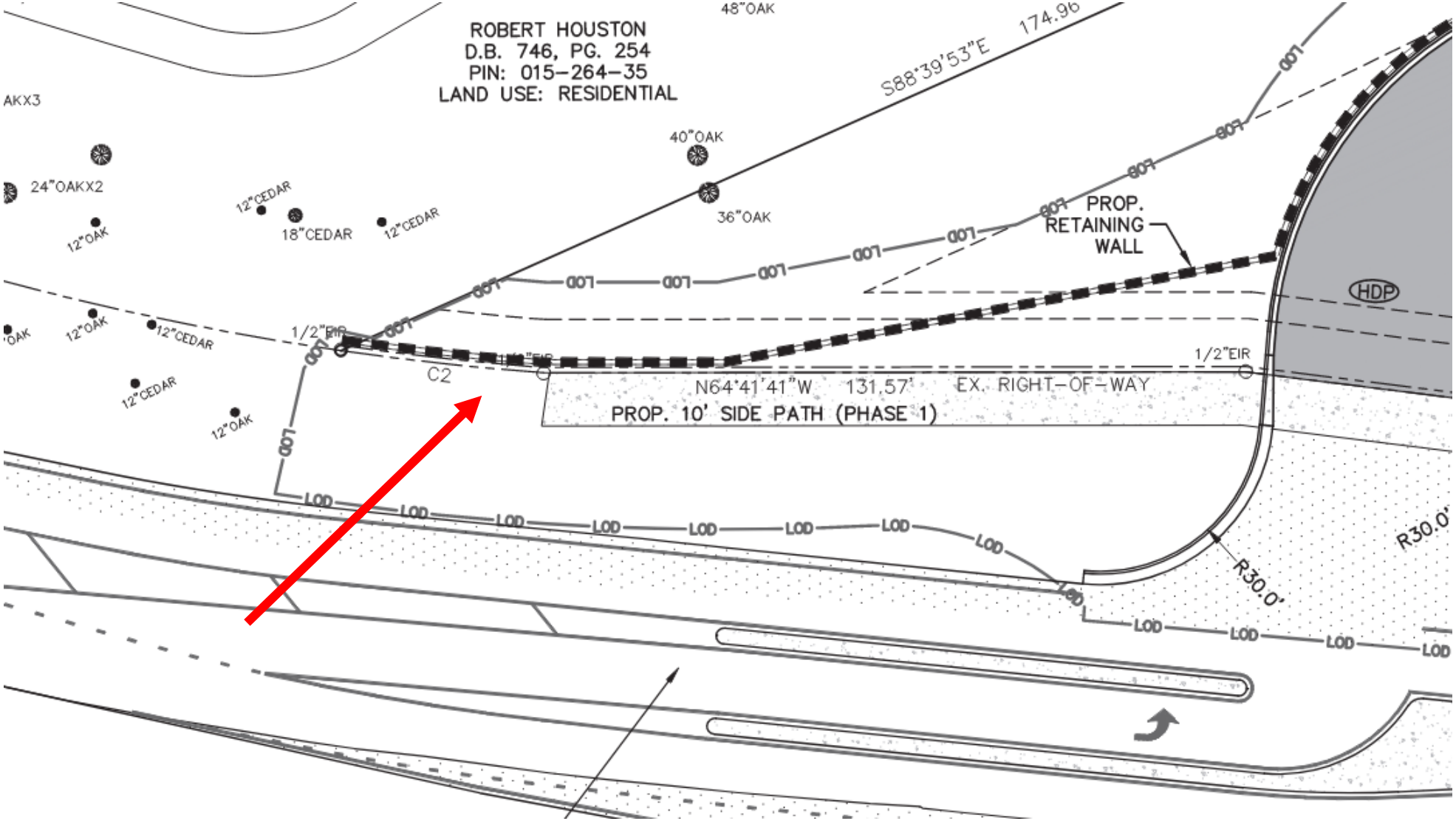
- Grade into required 30-foot vegetated buffer
- 13-foot difference from property line to proposed driveway
- Retaining wall separating



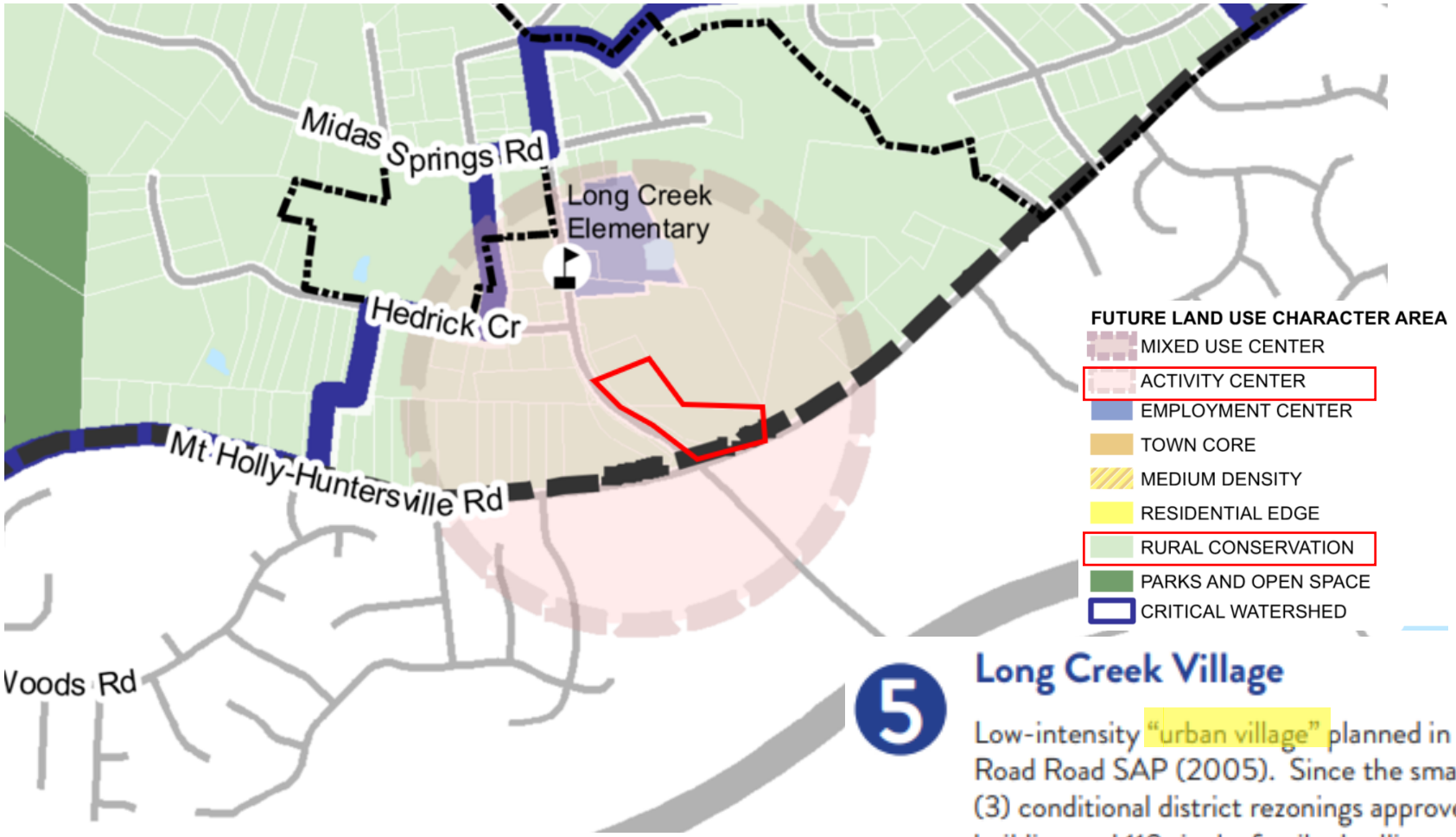




Side-path Connection:



2040 Huntersville Community Plan



5

Long Creek Village

Low-intensity "urban village" planned in the Beatties Ford Road / Mt. Holly - Huntersville Road Road SAP (2005). Since the small area plan was adopted, there have been three (3) conditional district rezonings approved allowing up to 45,000 sq. ft. of commercial building and 119 single-family dwellings.

<u>Proposal Supports</u>:

LU 5.1- Intense use directed to areas with infrastructure

<u>Proposal Does Not Support</u>:

- LU 6- Support Mix of Uses in Key Locations(Not able to integrate to adjacent properties) "Urban Village-Small Area Plan
- LU 7.1-Follow Design Principles-Connectivity
- LU 8.2- Encourage Higher Design- above and beyond
- EOS-3- Prioritize Tree Canopy
- T-3- Improve Connectivity

Planning Board Recommendation

Recommendation to Approve 8-0

Conditions:

- 1) future modifications to the grade and the retaining wall would be guaranteed upon further development of the property to the north.
- 2) bond the remainder of the sidewalk.

Staff Recommendation/Consistency Statement:

In considering the proposed rezoning amendment petition R25-11 for Long Creek Retail, staff does not recommend approval of the proposed rezoning plan as the development lacks connectivity and ability to connect to future developments.

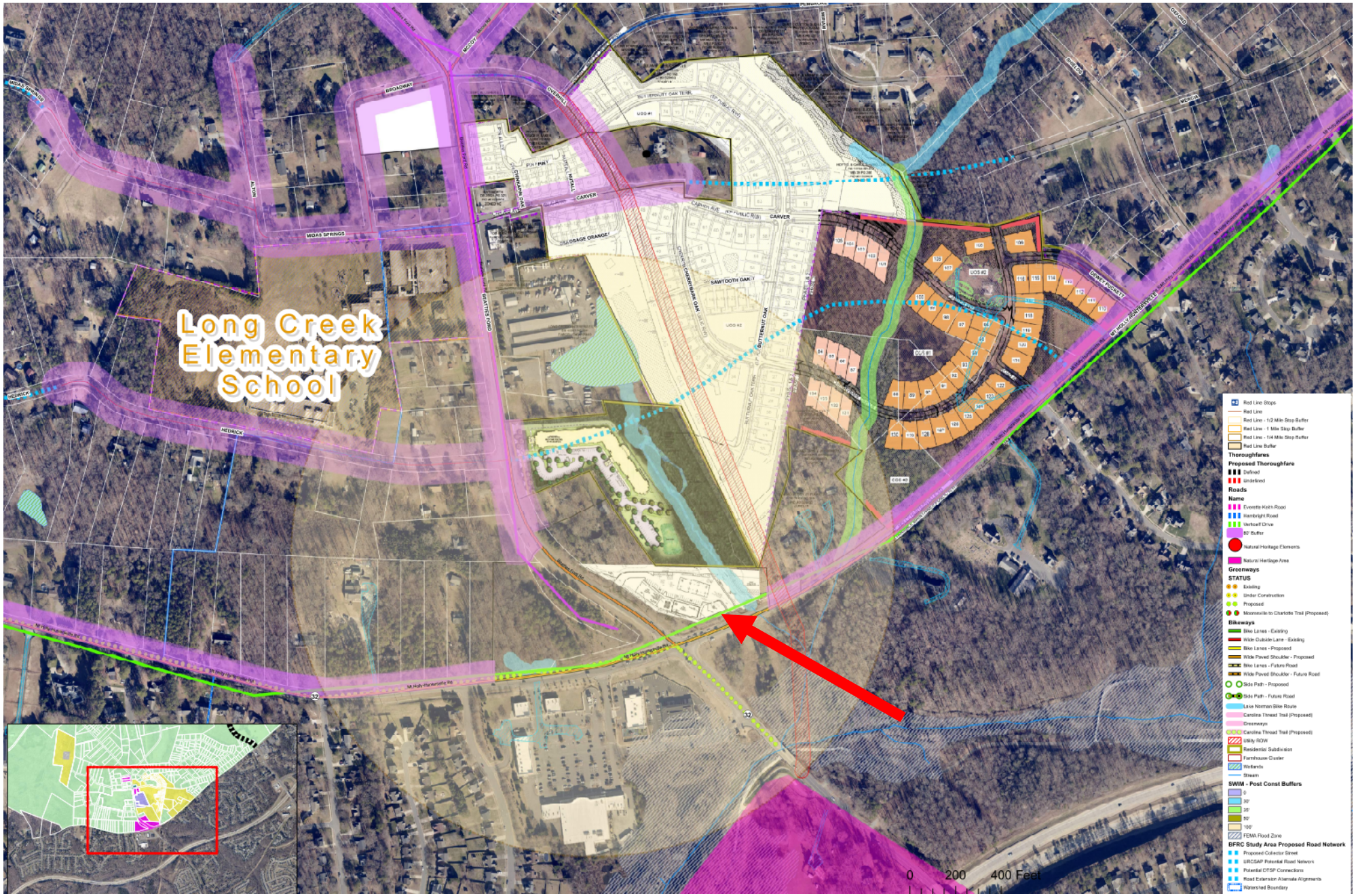
The plan is not consistent with future land use implementation policies LU-6, 7.1, 8.2, EOS-4, or T-3 and it is not reasonable and in the public interest to approve the plan.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

Existing Conditions Context :



R08-01 Long Creek Commercial

Elevations:

FRONT ELEVATION (FACING BEATTIES FORD ROAD)

FRONT ELEVATION (FACING BEATTIES FORD ROAD)

EXHIBIT
10E-1

POTTSTOWN COMMUNITY PRESERVATION PLAN

PLANNING BOARD MOTION

On Tuesday, October 14, 2025, The Planning Board made a motion to recommend approval of the Pottstown Community Preservation Plan as presented with an emphasis on the urgency of implementing toolkit A5, an Advisory Board, that invites residents of Pottstown, staff (time permitting), and other relevant officials and people. The plan is consistent with the Huntersville 2040 Community Plan for providing housing options, preserving existing communities, and expanding infrastructure. The motion carried unanimously (8-0).

FY26 Tax RateScenario

Incorporated Home Valued at		$ 150,000.00	$ 200,000.00	$ 250,000.00	$ 300,000.00
	County Taxes	$ 739.05	$ 985.40	$ 1,231.75	$ 1,478.10
	Town Taxes	$ 341.25	$ 455.00	$ 568.75	$ 682.50
		$ 1,080.30	$ 1,440.40	$ 1,800.50	$ 2,160.60
Fees	SW Meck	$ 54.50	$ 54.50	$ 54.50	$ 54.50
	SW TOH	$ 154.00	$ 154.00	$ 154.00	$ 154.00
		$ 208.50	$ 208.50	$ 208.50	$ 208.50
	TOTAL Tax Bill	$ 1,288.80	$ 1,648.90	$ 2,009.00	$ 2,369.10

Unincorporated Home Valued at		$ 150,000.00	$ 200,000.00	$ 250,000.00	$ 300,000.00
	County Taxes	$ 739.05	$ 985.40	$ 1,231.75	$ 1,478.10
	ETJ Taxes	$ 314.25	$ 419.00	$ 523.75	$ 628.50
		$ 1,053.30	$ 1,404.40	$ 1,755.50	$ 2,106.60
Fees	SW Meck	$ 54.50	$ 54.50	$ 54.50	$ 54.50
	SW TOH				
		$ 54.50	$ 54.50	$ 54.50	$ 54.50
	TOTAL Tax Bill	$ 1,107.80	$ 1,458.90	$ 1,810.00	$ 2,161.10
	Difference	$ (181.00)	$ (190.00)	$ (199.00)	$ (208.00)

(amount less to be out of town vs in town)

While in-town pays the $154 solid waste fee, ETJ residents are responsible for finding and funding their own trash service to their home vs the Town providing weekly garbage and yard waste collection via 96-gallon rollout cart and bi-weekly recycling service via 96-gallon rollout cart.

The above does not factor in the motor vehicle fee of $20 per registered vehicle to the Town for in-town residents versus $0 if out of town (in the ETJ).

The biggest feature of living in the town limits is residents get to vote in town elections and run for office, serve on appointed boards as in-town representatives, which typically have more seats than out of town or ETJ residents.

POTTSTOWN COMMUNITY PRESERVATION PLAN STUDY AREA

"SAVE HISTORIC POTTSTOWN FROM GENTRIFICATION"

- Pottstown Residents

via qcitymetro.com

POTTSTOWN COMMUNITY PRESERVATION PLAN STUDY AREA

IN TOWN & OUT OF TOWN

LEGEND

- Pottstown Study Area
- Pottstown Parcels
- Building Footprints
- Zoning District Boundaries
- Extra-Territorial Jurisdiction

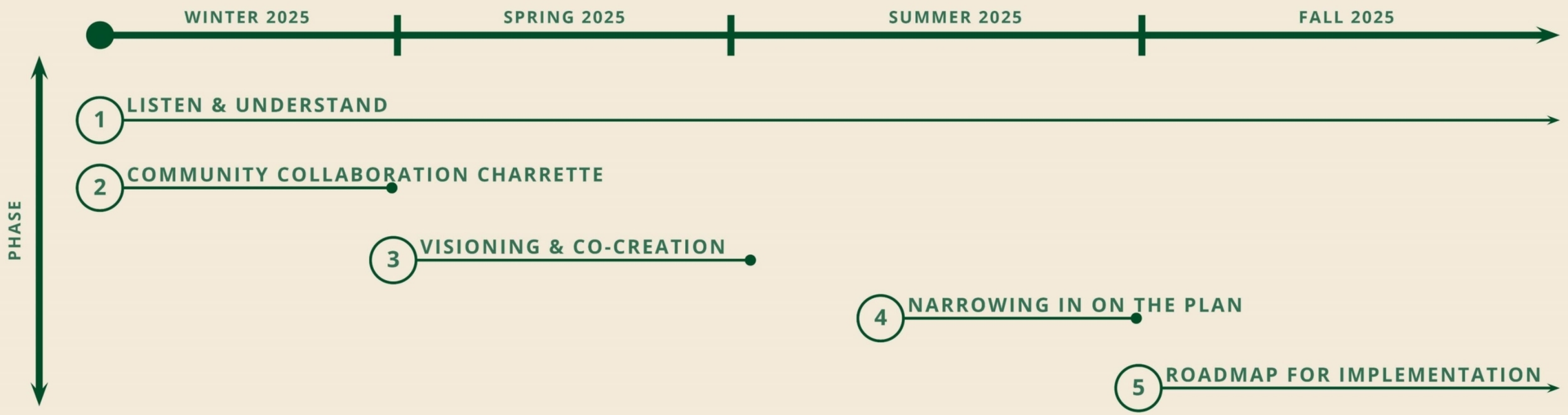
ZONING DISTRICTS

NR	Neighborhood Residential
NR(CD)	Neighborhood Residential Conditional
NR(TND-O)	NR with Traditional Neighborhood Development Overlay
GR	General Residential
CB	Corporate Business
CI	Campus Institutional
HC	Highway Commercial

PURPOSE OF THE PRESERVATION PLAN

THIS PLAN IS CREATED WITH ONE PURPOSE IN MIND: TO ENSURE THAT POTTSTOWN REMAINS A VIBRANT, INCLUSIVE, AND THRIVING COMMUNITY FOR CURRENT AND FUTURE GENERATIONS. POTTSTOWN'S STRENGTH LIES NOT ONLY IN ITS HISTORIC BUILDINGS OR LANDMARKS, BUT IN THE PEOPLE, TRADITIONS, AND RELATIONSHIPS THAT MAKE IT HOME.

WHERE WE ARE IN THE PROCESS



OCTOBER 7, 2025
HUNTERSVILLE TOWN BOARD
PUBLIC HEARING

!

TIME LINE

COMMUNITY ENGAGEMENTS

STAKEHOLDERS

Pottstown Community Stakeholders

- Residents of the Pottstown Community
- Pottstown Heritage Group
- Mababu Live
- Torrence Lytle Alumni Association
- St. Phillips Missionary Baptist Church
- Huntersville A.M.E. Zion
- United House of Prayer

Community Coaches

- Shamaiye Haynes
  Greater Enderly Park Neighborhood Association | QC Family Tree
- Rickey Hall
  West Boulevard Neighborhood Coalition | Three Sisters Market
- Tiffany Capers | Grier Heights Community
  CrossRoads Corporation | Renaissance West Community Initiative

Neighboring Concepts

- Daniel McNamee, AIA
  Partner
- Eric Orozco, AICP
  Associate, Urban Planner
- Brynn DeBrabant, Assoc. AIA
  Community Engagement Specialist, Architectural Designer
- Sheldyn Merrell, Assoc. AIA
  Community Engagement Specialist, Architectural Designer
- Carlos Lopez, Assoc. AIA
  Bi-lingual Community Engagement Specialist, Architectural Designer

Town Partners

- Mecklenburg County
- Historic Landmarks Commission
- Charlotte Area Transit System (CATS)
- David B. Waymer Senior & Recreation Center

Town of Huntersville

1. DEPARTMENTS
   - Town Board of Commissioners
   - Town Manager's Office
   - Planning Department
   - Communications Department
   - Police Department
   - Engineering Department
   - Public Works Department
   - Parks & Recreation Department
2. TEAM MEMBERS

David Peete, AICP
Principal Planner - Long Range

Bobby Williams
Assistant Town Manager

Lauren Speight, MPA, CZO
Senior Planner

Brian Richards
Planning Director

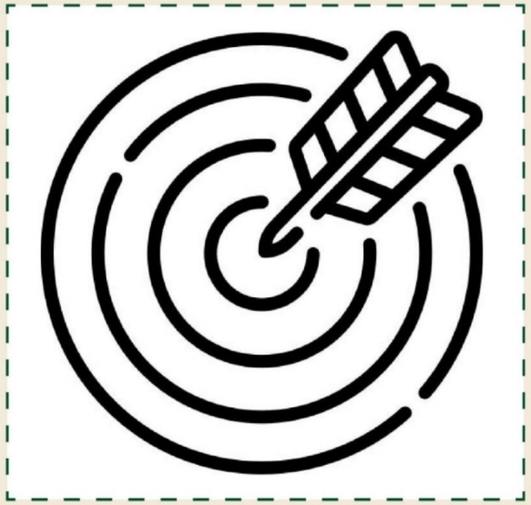
Heather Maloney, MURP, MPH
Principal Transportation Planner

Pamela Escobar
Lead Communications Specialist

WHAT WE HEARD & THE FOUNDATION

The shared vision for Pottstown looks ahead while honoring the past, rooted in equity, community identity, and neighborly solidarity. Neighboring Concepts distilled five key themes from community input—what preservation means, what makes Pottstown feel like home—that shaped the goals of the Preservation Plan

3 PARTS TO THE PRESERVATION PLAN



1 **Goals** serves as both a foundation and a set of guiding principles to ensure that future growth reflects the community's values, needs, and aspirations.

2 **Toolkits** are broad categories that represent overarching strategies to preserve Pottstown's character, culture, and community.

3 **Tools** within each toolkit offer actionable methods to implement these strategies, supporting positive change & growth while protecting residents from displacement.

OVERVIEW

HOW TO NAVIGATE THE DOCUMENT

The Goals shape each Toolkit, and the Toolkits provide Tools to put those Goals into action.

Each Toolkit section is color coded

GOALS

SECTION 2.0

- STRENGTHEN COMMUNITY ASSETS
- PRESERVE NEIGHBORHOOD CHARACTER
- CELEBRATE AFRICAN AMERICAN HERITAGE
- ADVANCE HUMAN DIGNITY AND JUSTICE
- FOSTER COMMUNITY AND BELONGING

TOOLKITS

SECTION 3.0

TOOLKIT A
PROCESS & REPRESENTATION

TOOLKIT B
REGULATORY TOOLS

TOOKIT C
HOUSING STABILITY

TOOKIT D
PUBLIC & NONPROFIT INVESTMENTS

TOOLS

SUBSECTIONS

5 TOOLS

3 TOOLS

9 TOOLS

7 TOOLS

EACH TOOL AND ACTION STEP IS BROKEN DOWN BY LEVEL OF EFFORT IN TERMS OF TIME AND COST AS DEFINED AS FOLLOWS:

TIME Tool exists or could be put into action within 2 years.

TIME Tool could be in place within 5 years.

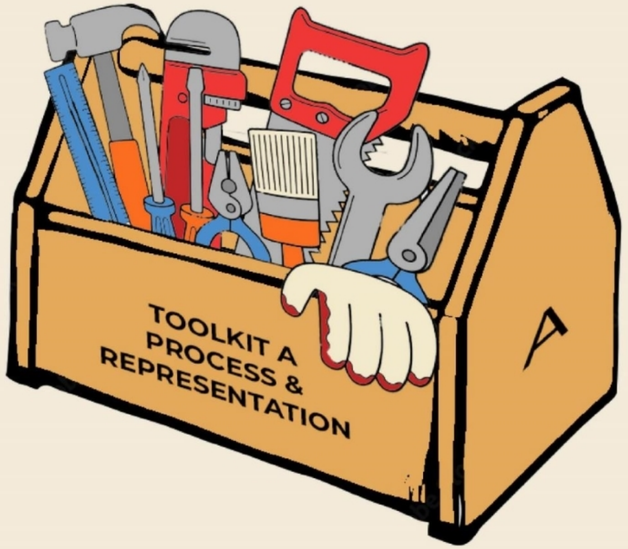
TIME Tool will need a period of steady buildup to sustain itself (typically 5-10 years).

COST $ Tools may require short-term volunteer labor to get started, but represent modest costs.

COST $ $ Tools may need short-term funding sources, primarily from local sources that are known.

COST $ $ $ Tools may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

OVERVIEW



- A1 | FORMALIZE A COMMUNITY COALITION FOR POTTSTOWN
- A2 | ORGANIZED COMMUNITY -LED DISCUSSIONS WITH DEVELOPERS
- A3 | POTTSTOWN COMMUNITY RESOURCE WEBPAGE
- A4 | ANNUAL POTTSTOWN PRESERVATION AWARDS AND UPDATE
- A5 | COMMUNITY REPRESENTATION IN ADVISORY BOARDS

TOOLKIT A
PROCESS & REPRESENTATION

EXAMPLE TOOLS

A2 | ORGANIZED COMMUNITY -LED DISCUSSIONS WITH DEVELOPERS

TIME 🕒🕒🕒 **COST** $ $ $

Description: Encourage developers to hold meetings with representatives of the community (e.g., Coalition) for projects requiring Town Board decisions. Work within established processes to organize as a community to enable productive dialogue with developers, ensuring that community priorities can shape projects from the start. *Builds trust, collaboration, transparency, and influence for residents at the earliest stage of certain types of development.*

Advance Human Dignity and Justice

Promoting developer-community dialogue in early stages of development review, with the community at the table, creates a critical opportunity to bring local values and goals into new development proposals. This serves as a productive forum for developers to gain community support, ensures Town Board members hear from Pottstown's leadership, and the community gains a unified voice and self-representation to promote dignity and justice.

Community Efforts: Assemble a development review committee from Coalition (be sure to include a representative of any housing nonprofit or Community Development Corporation who can lend development expertise and negotiation skills). Assign review committee roles and responsibilities and formulate a process to review each application following clear guidelines and methods of review that ensure that the community's preservation goals are addressed consistently. For this, we recommend that the Coalition create a development review scoring tool that evaluates development characteristics to meet the Goals of the Preservation Plan using clear and concise language and objective metrics.

Town Efforts: The Town will answer questions about existing procedures to ensure transparency throughout all discretionary processes requiring Town Board decisions. For an Applicant, the process outlined here shall remain a purely voluntary step to undertake to help secure the community's support. Existing Town procedures shall remain in place as for any other application.

Image from thealliancetc.org

Organizing an Effective Discussion:

1. Coalition organizes internally to evaluate projects being proposed in or in proximity to Pottstown.
2. Invite a developer Applicant to meet one-on-one with the coalition to discuss their project.
3. Coalition members present community goals and objectives for preservation, and a designated coalition member leads an expertly structured discussion listening to the Applicant's goals and considerations for their development.
4. Coalition attendees provide a summary review on the applicant's meeting to the coalition membership body.
5. After discussing the results of the meeting with the coalition membership, the coalition provides a structured response to the Applicant outlining the benefits and concerns of the Applicant's project, including suggestions to adjust to better their project's support for community preservation.
6. Applicant can continue meeting separately with the coalition.
7. Based on Applicant's responses and ability to negotiate with the coalition, prepare speakers to speak on behalf of the coalition at Town Board meetings.

A Model Community Process:

The Alliance for Metropolitan Stability (Twin Cities, MN) organizes community-led developer meetings. These are typically informal but structured around building dialogue, trust and transparency. In the Twin Cities, groups like the Alliance convene developers to present early concept plans in neighborhood forums. Residents and community leaders walk through priorities such as housing affordability, cultural preservation, and public benefits, while facilitators record commitments and expectations. This creates a shared record of community concerns, giving developers a roadmap to secure grassroots support and reducing opposition later in the approval process.

- B1 | OVERLAY DISTRICT FOR PRESERVATION & HOUSING STABILITY
- B2 | GREEN DEVELOPMENT POLICIES AND STANDARDS
- B3 | PROTECTION AND CONSERVATION OF HISTORIC & CULTURAL ASSETS

TOOLKIT B
REGULATORY TOOLS

EXAMPLE TOOLS

B1 | OVERLAY DISTRICT FOR PRESERVATION & HOUSING STABILITY

TIME 🕒 **COST** $ $

Description: Special zoning overlays can tailor regulations to protect Pottstown's character, limit demolition of historic structures, and address community needs and goals for staying power. *Keeps growth consistent with community identity.*

Community Efforts: Working with the Town of Huntersville, Pottstown community members should provide input on priorities regarding building character, affordability, and design elements. Members can help articulate design factors of community history and identity that can help shape the overlay regulations.

Town Efforts: Town planning staff and the Town of Huntersville Planning Board should explore the feasibility and needs to implement the overlay following the Town's policies with residents. If the direction seems compelling to address the needs to preserve housing and historic landmarks and promote housing stability, the Town will then draft and adopt the overlay district with public input. Staff capacity and technical resources for mapping, community involvement, legal review and adoption procedures are needed to ensure proper integration with Huntersville's Zoning Ordinance.

Key Steps:

1. Town + Community hold community workshops to identify Ordinance priorities.
2. If there is a compelling need for an overlay approach, the Town drafts overlay standards with technical support. For preservation-based overlays, various neighborhood preservation-based models exist in North Carolina and the right approach will need to be tailored based on Pottstown's context.
3. Town + Community review drafts through the Pottstown coalition and Town Planning Board.
4. Town adopts the overlay district into the Zoning Ordinance.
5. Town + Community monitor outcomes and adjust as needed.

Foster Community Belonging

Creating a sense of belonging is essential to understanding why Pottstown stands firmly against displacement. Rising costs of living and similar systemic pressures often force long-time residents out of the very communities they helped build. An overlay tool with measures incentivizing housing stability could support housing affordability and empower residents to remain rooted in Pottstown.

B2 | GREEN DEVELOPMENT POLICIES AND STANDARDS

TIME 🕒 🕒 **COST** $ $ $

Description: Work with current Town initiatives that enhance sustainability and economic resilience in Huntersville's neighborhoods with context-sensitive development standards and proactive policies and programs to execute green standards. These strategies can support long-term community health and reduce climate-event risks, not just in Pottstown but across the Town's jurisdiction. An important trade-off to be mindful about is the added expenses that are added to development, which can be significant in some cases to the Town and its residents. *Protects residents from flooding, heat, and high energy costs while preserving ecological assets.*

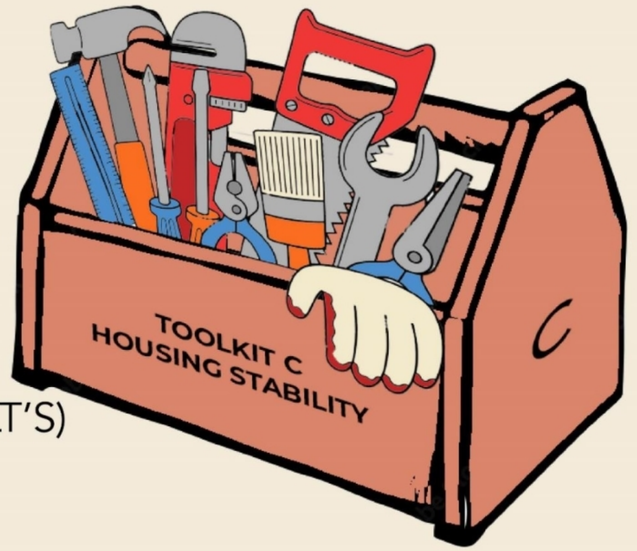
Community Efforts: Continue advocating for stronger green standards in new projects, especially in protecting the extent of the existing tree canopy in Pottstown and ensuring that new development projects do not compromise Pottstown's ability to weather flooding, heat, or other environmental impacts.

Town Efforts: Continue working to enhance zoning and development requirements in the Town for stormwater, tree canopy, and green space. Adopting new standards moving beyond current minimal thresholds will require review for statutory compliance. Explore methods to incentivize more energy-efficient, resilient building practices, and higher tree save percentages. Explore stronger stream basin protection and code enforcement improvements to prevent adverse impacts from development projects on neighboring properties. Connect community to agencies to provide technical support to current homeowners wishing to improve their properties for resilience during adverse weather events. Consider offering small need-based grants assisting residential property improvement projects to remove failing trees and improve drainage and erosion-prevention. Utilize public infrastructure projects to secure better conditions on adjacent properties, especially by capturing run-off and improving local drainage conditions.

Ongoing and Potential Actions:

1. Town can consider drafting policies for town-wide environmental regulation protecting Pottstown's ecological assets (e.g., wildlife corridors and contiguous canopy) and green development standards to address known environmental risks.
2. Community could search for need-based grants/loan programs for small-scale green infrastructure improvements and local resilience projects (e.g., solar energy, removing failing trees near homes).

- C1 | PROPERTY TAX RELIEF PROGRAMS
- C2 | HOUSING REPAIR & WEATHERIZATION PROGRAMS
- C3 | UTILITY & SERVICE FEE REDUCTIONS
- C4 | REAL ESTATE & FINANCIAL COUNSELING SERVICES
- C5 | TARGETED ECONOMIC EMPOWERMENT & OWNERSHIP SUPPORT
- C6 | LEGAL AID & TENANT-OWNER MEDIATION
- C7 | COMMUNITY LAND TRUSTS (CLT'S)
- C8 | NONPROFIT HOUSING & COMMUNITY DEVELOPMENT CORPORATIONS (CDC'S)
- C9 | PARTNER WITH A QUARTERBACK ORGANIZATION



TOOLKIT C

HOUSING STABILITY

EXAMPLE TOOLS

C8 | NONPROFIT HOUSING & COMMUNITY DEVELOPMENT CORPORATIONS

TIME 🕒🕒🕒 **COST** $ $ $

Description: Create a Community Development Corporation (CDC) or partner with nonprofits that build and manage affordable housing, rehab properties, and support residents with housing. Empowering them expands capacity for community-driven development. An option is to work with organizations like Habitat for Humanity and Lake Norman CDC to resource opportunities in Pottstown. *Provides trusted, mission-driven partners for long-term community investment.*

Community Efforts: Explore the potential to create a CDC by expanding the capacity of one of Pottstown's CBOs to take on development work. Alternatively, partner with nonprofits as volunteers and advocates, provide local knowledge to shape housing priorities, and support fundraising and advocacy campaigns for housing development projects.

Town Efforts: The Town will explore incentives and approaches to support single-family housing development. It can also streamline approvals for nonprofit housing projects and integrate nonprofits into housing strategies, particularly when participating in development projects incorporating a Public-Private Partnership.

Taking the First Step to Enact a Pottstown-based Affordable Housing Initiative:

1. Community expands the capacity of a local group to create a CDC based on existing opportunities for infill housing development or home restoration in Pottstown.
2. Town + Community explore potential partnerships with nonprofit partners active in the region.
3. Community and its partners secure land, homes or funding for first projects.

QC Family Tree, a grassroots nonprofit led by Shamaiye Haynes, creates affordable rental homes. It supports resident leadership and advances anti-displacement efforts to protect the neighborhood's deep African American heritage. Their work offers a valuable model that could lend direct expertise to Pottstown CBOs as they explore community-led housing and preservation.

Image from qcfamilytree.org

C9 | PARTNER WITH A QUARTERBACK ORGANIZATION

TIME 🕒 **COST** $ $ $

Description: A "Quarterback Organization" acts as a central hub, coordinating government, nonprofits, and residents. Working with the Ada Jenkins Center, it administers housing, financial literacy, and quality-of-life initiatives, ensuring services reach households efficiently, avoid duplication, and are tailored to need. This "quarterbacking" mission can also coordinate with CLTs, nonprofit housing development, schools, child development centers, churches and Community Development Corporations. *Brings multiple players together for aligned, multi-service impact.*

Community Efforts: Collaborate with the Ada Jenkins Center and rail corridor communities to pool nonprofit staff and resources for Pottstown, Smithville, West Davidson, and other corridor communities. Partner and ally with these communities to create a strategic coalition. This can attract regional partnerships and resources and benefit residents by implementing a coordinated preservation strategy for each at-risk community. It can help leverage greater resources to implement resources across agencies that can meet and serve the needs of residents at risk of displacement.

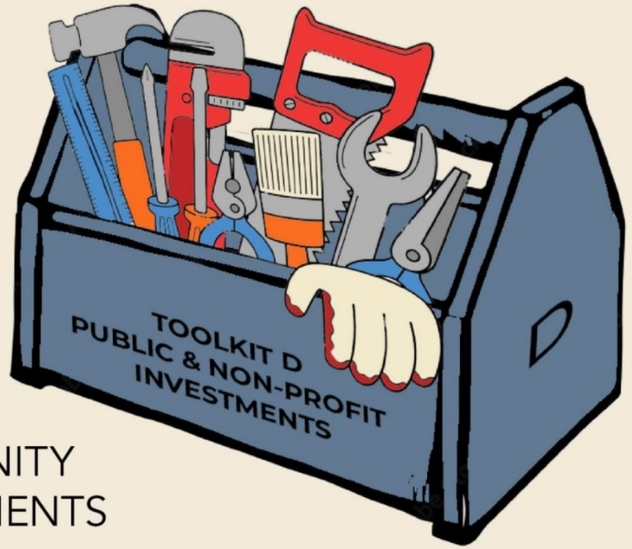
Town Efforts: Collaborate at the regional scale to work with a Quarterback nonprofit and continue to support coordination with regional partners for Pottstown's preservation.

Strengthen Community Assets

Preserving and strengthening Pottstown's community is a daily effort that can use nonprofit staff, programmatic resources and collaboration with regional partners. A mission-driven quarterback organization can bring expert staff dedicated to efforts and programs that protect and serve Pottstown's community.

Potential Actions:

1. Town + Community facilitate a demographic analysis of the Pottstown Community. Beyond an ethnographic study, quality of life factors such as education, medical and food nutrition needs, and economic data of the population would be vital to understand community needs when submitting for grants and programs. A quarterback organization can utilize this information to target resources to serve resident needs.
2. Town + Community work to coordinate cross-jurisdictionally to build corridor wide partnerships securing a hub of resources.
3. Town + Community partner with historic peer communities to evaluate outcomes, trade lessons, and shape the role of the Quarterback organization to mobilize for Pottstown's special needs and conditions.



- D1 | INFRASTRUCTURE UPGRADES
- D2 | COMMUNITY IDENTITY AND SIGNAGE
- D3 | HISTORIC MEMORIALIZATION ALONG TRAILS
- D4 | COMMUNITY CEMETERIES
- D5 | TORRENCE-LYTLE COMMUNITY CENTER OUTDOOR ENHANCEMENTS
- D6 | FUNDING FOR AFFORDABLE & MIXED-INCOME HOUSING DEVELOPMENT
- D7 | ARTS & CULTURE INVESTMENTS

TOOLKIT D

PUBLIC & NONPROFIT INVESTMENTS

EXAMPLE TOOLS

D1 | INFRASTRUCTURE UPGRADES

TIME 🕒 🕒 🕒 **COST** $ $ $

Description: Strategic investment in modern, reliable infrastructure ensures that Pottstown remains livable, accessible, and healthy, laying the foundation for safe and thriving communities. By planning and prioritizing new improvements with the Community, the Town can address flooding issues, improve walkability, calm traffic speeds, and modernize utility systems in ways that benefit residents and improve the community's quality of life. *Improves streets, sidewalks, stormwater, and utilities to protect homes and support daily life.*

Community Efforts: The Community can assist the Town to identify priority streets and trouble spots, share experiences or first-hand knowledge of flooding, poor drainage or unsafe conditions, and assist the Town to equitably plan and stage infrastructure upgrades

Town Efforts: The Town of Huntersville will secure funding, plan phased improvements, and design upgrades that respond to resident priorities. The current and future Town-involved projects are listed on the following pages.

Typical Planning and Improvements Cycle (Repeat Periodically):

1. Town + Community jointly identify needs and problem areas.
2. Town + Community co-create a list of priority projects.
3. Town identifies funding and implements upgrades with ongoing communication.
4. Town updates Community on the status of infrastructure projects (a great opportunity for this would be at the Annual Pottstown Preservation Awards and Update – see Tool A4).

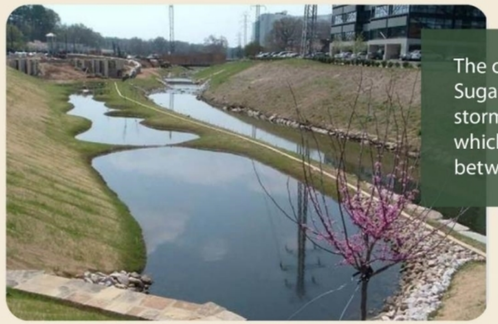


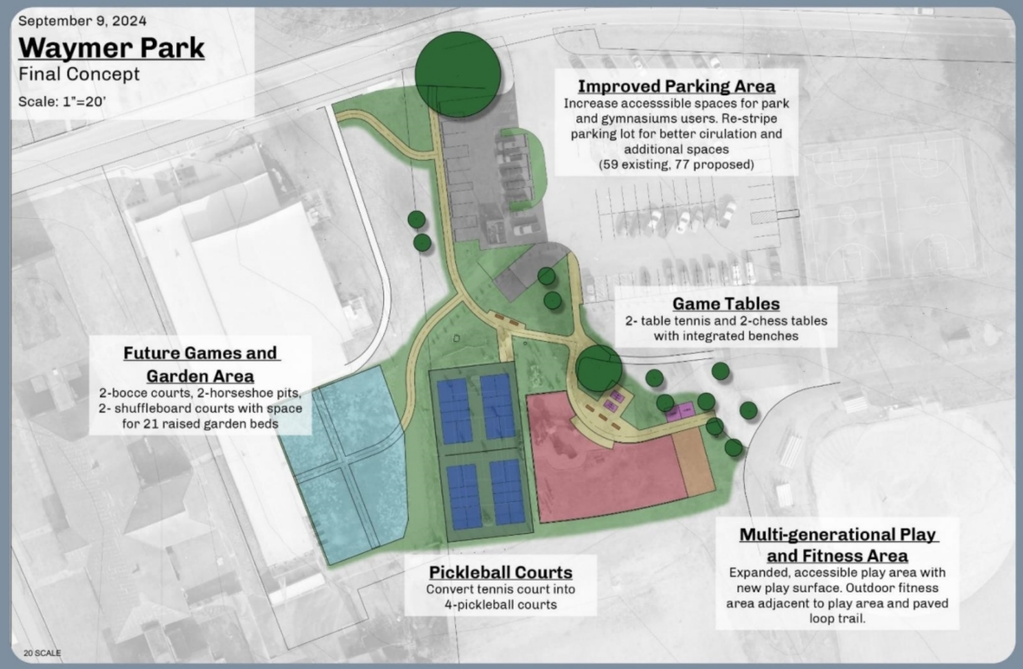
Image from wildlandseng.com

The constructed wetlands along the Little Sugar Creek greenway are an example of a stormwater and green infrastructure project, which restored an active wildlife corridor between Uptown and Midtown Charlotte.

Current Town-Involved Projects

The Town of Huntersville is currently working on several infrastructure improvements in the Pottstown Community including:

- Waymer Park is receiving new improvements, as depicted in the image below.
- A traffic calming study on Dellwood Drive resulted in two speed humps being installed in Summer 2025 and a post-study evaluation of speeds along the street will begin soon.
- A Downtown Stormwater study is underway, which includes the Pottstown Community, that will inventory existing facilities and needs and look to identify regional stormwater solutions.
- Sidewalks and multi-use path improvements along Dellwood Drive, Holbrooks Road, and Central Avenue are included in a Town-sponsored application to the Federal Better... Grant Program. The Town plans to reapply to this funding program again when available, or identify other funding opportunities.
- The Town is studying how to improve crossing NC 115 at Holbrooks and how to connect sidewalks along Holbrooks, from NC 115 across the railroad tracks to the existing sidewalks east of Central Avenue. This project requires coordination with and approval from NCDOT, CATS, and Norfolk Southern Railroad
- The Town is studying how to improve the intersection of Central Avenue and Holbrooks Road to improve driver compliance with stop signs and increase pedestrian safety. This study and its recommendations will be coordinated with the traffic calming study along Central Avenue.



EXAMPLE TOOLS

- The Town's Capital Improvement Plan (CIP) includes funding to connect Church Street from Dellwood Drive to Holbrooks Road. This project and its funding have been included in the BUILD Grant applications as local match funding.
- A traffic calming study is underway on Central Avenue, and near-term and long-term options are being evaluated at the time of the writing of this report. One near-term solution being considered is "Advisory Shoulders" between Dellwood Drive and Holbrooks Road (see the Advisory Shoulder description below for details).
- Truck traffic and speeds along Holbrooks Rd. is a concern for residents. The removal of truck traffic from Holbrooks Road is part of an approved rezoning with Greenway Waste and is to occur on or before 2034. The provision of a 10' multi-use path along Holbrooks Rd. to connect Pottstown/Waymer Park to Waymer Aero Park (across from Greenway Waste Solutions) is also being considered to address the safety of pedestrians along Holbrooks Road. Greenway Waste is proposing to build a portion of 10-foot sidepath along their frontage; Town Staff is recommending connecting path to Waymer Park. The BUILD Grant, mentioned above is also a potential funding source for this multi-use path.

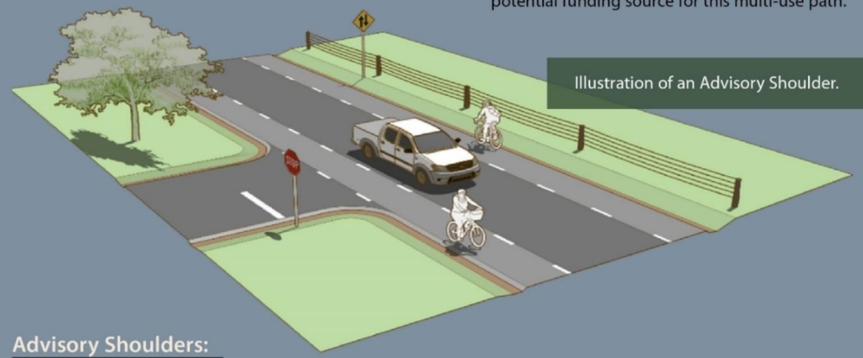


Illustration of an Advisory Shoulder.

Advisory Shoulders:

Advisory Shoulders create usable shoulders for bicyclists and pedestrians on a roadway that is otherwise too narrow to accommodate one. The shoulder is delineated by pavement marking and optional pavement color. When motor vehicles traveling in opposite directions meet, motorists may need to enter the advisory shoulder to create sufficient space to pass (See Figure 2, on page 93). Motorists may only enter the shoulder when no bicyclists or pedestrians are present and must overtake these users with caution due to potential oncoming traffic. Roads with advisory shoulders accommodate low to moderate volumes of two-way motor vehicle traffic and provide a prioritized space for bicyclists and pedestrians with little or no widening of the paved roadway surface. Experimental approval from the Federal Highway Administration (FHWA) is required to use this traffic control treatment. For more information on Advisory Shoulders, see the FHWA Small Town and Rural Multimodal Networks Guide, available here: https://www.transportation.gov/grants/dot-navigator/small-town-and-rural-multimodal-networks

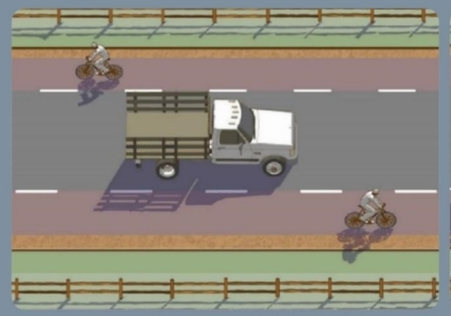


FIGURE 1

Motorist Travel in the center two- way travel lane. When passing a bicyclist, no lane change is necessary.

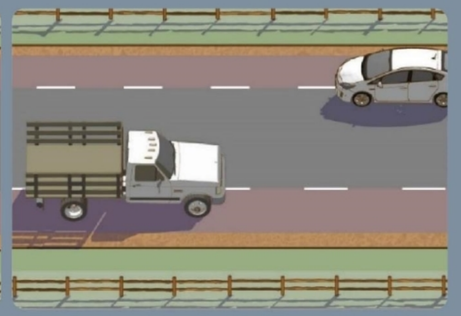


FIGURE 2

When two motor vehicles meet, motorist may need to encroach into the advisory shoulder space.

Future Town-Involved Projects:

There are also opportunities for future infrastructure improvements in the Pottstown area that have been identified by the community as part of the Pottstown Community Preservation Plan. These include:

- The Town has received a request from the Pottstown community to study whether trucks are travelling on Church Street, south of Holbrooks Road, to Commerce Station (Southwire industries & Reynolds Consumer Products), rather than using the Verhoeff Drive overpass. Concerns about truck speeds and damage to mailboxes is a concern.
- The Town has received a request from residents to lower the speed limit on Holbrooks Rd. The Town is coordinating with NCDOT to evaluate this.
- The extension of Verhoeff Drive, east of NC 115 to Prosperity Church Road, and the extension of Ferrelltown Parkway, from Huntersville-Concord Road to Eastfield Road, are part of the regional long-range transportation plan known as the Comprehensive Transportation Plan, which is managed by the Charlotte Regional Transportation Planning Organization (CRTPO). These are major infrastructure improvements in the vicinity that can potentially impact mobility and access in the area.

Image from www.transportation.gov

4.2 | ACTION STEPS BY TOOLKIT (CONT.)

TOOLKIT D | PUBLIC AND NONPROFIT INVESTMENT

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
D1 – Infrastructure Upgrades	1	Hold workshops to identify & discuss infrastructure needs	Town + Community	$	⏱
	2	Prioritize & select projects	Town + Community	$	⏱
	3	Implement projects & update community on status	Town	$$$	⏱⏱
D2 – Community Identity & Signage	1	Document histories and assets	Community + historians	$	⏱
	2	Integrate art & history interpretation	Town + artists + nonprofits	$$	⏱
	3	Coordinate installations with the Town; install & maintain	Town + Community	$$	⏱⏱⏱
D3 – Historic Memorialization Along Trails	1	Document histories and assets to memorialize	Community + historians	$	⏱
	2	Integrate art & history interpretation	Town + artists + nonprofits	$$	⏱
	3	Coordinate installations with the Town; install & maintain	Town + Community	$$	⏱⏱⏱

TOOLKIT D | PUBLIC AND NONPROFIT INVESTMENT

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
D4 – Community Cemeteries	1	Survey & document cemetery sites	churches + OSA & historians	$$	⏱
	2	Secure designations & protections	HLC + OSA	$	⏱⏱
	3	Establish conservation plans and education programs	Community + churches	$$$	⏱⏱
D5 – Torrence-Lytle Community Center Outdoor Enhancements	1	Design workshops for Outdoor Enhancements	Town + Community	$$	⏱
	2	Design & construct outdoor/site improvements, coordinating with the County	Town + County	$$	⏱⏱
	3	Program outdoor uses with the Community	Town + Community + programming partners	$$$	⏱⏱⏱
D6 – Funding for Affordable & Mixed-Income Housing Development	1	Assess housing needs for community members	Coalition + Nonprofit	$	⏱
	2	Identify funding sources + coordinate with Agencies	Town + Agencies	$	⏱
	3	Launch partnerships + development	Coalition + nonprofits	$$$	⏱⏱⏱
D7 – Arts & Culture Investments	1	Identify priority cultural programming to implement	Community	$	⏱
	2	Implement arts & culture initiatives	Community + programming partners	$$$	⏱⏱⏱

Extra Sheets

YEAR ONE

A6 | POTTSTOWN PRESERVATION ADVISORY BOARD

TIME 🕐 🕐 🕐 **COST** $ $ $

Description: To strengthen community capacity and coordination for preservation action, the Town of Huntersville Planning Board (October 14, 2025) recommended establishing a Pottstown Preservation Advisory Board. This Board will serve as an interim body convened for up to three years—or until the establishment of a permanent Community Coalition (see Tool A1), whichever occurs first. *Builds organizational resources, streamlines and synchronizes decision-making while reducing the costs to Community-Based Organizations.*

Board Functions and Responsibilities:

During its three-year term, the Advisory Board will:

- **Advance Priority Action Plans.** Implement the ***Year 1 Action Plan*** (Section 4.4) and develop an annual Progress Report and Priority Action Plan Addendum for Years 2 and 3.
- **Amend Tools and Action Steps.** Each Addendum will identify progress, revise priorities, and refine Tools and Action Steps as needed to stay responsive to emerging needs.
- **Coordinate Partners and Resources.** Work with Town departments and partner agencies to synchronize planning, preservation, and housing initiatives across programs.

Community Efforts: Recruit Advisory Board members from among elders, cultural leaders, and representatives of Community-Based Organizations (CBOs). Establish at least two community Work Groups (4–12 members each) to advance initiatives such as grassroots-led housing repair or historical representation and education. Each Work Group should include at least one Advisory Board representative, with CBO leaders prioritized as Work Group chairs or vice-chairs.

Town of Huntersville Commitments:

- **Formation and Representation.** Upon adoption of this Plan, the Town Board will appoint Advisory Board members drawn from Pottstown community leaders, Town staff, and agency partners (e.g., Charlotte-Mecklenburg Historic Landmarks Commission, County, etc.).
- **Capacity Building.** The Town will explore funding and training opportunities to support community leadership development, ensuring representation and shared responsibility.
- **Accountability.** For Years 1–3 (Nov. 2025–Nov. 2028), the Advisory Board Chair (or staff liaison) will provide semiannual progress updates to the Town Board and Planning Board. Each Priority Action Plan Addendum will require Planning Board recommendation and Town Board acknowledgment.

ADVISORY BOARD MEMBER ROLES

Pottstown community members will be chosen to serve on the Advisory Board in order to provide a deep vantage into the efforts of the community in advancing preservation goals. Board members will play an integral part securing preservation efforts with the input of Pottstown residents. They should be willing to serve as active communicators to relay matters to community residents and resource feedback channels with local churches, CBOs, and neighbors, including Torrence-Lytle alumni and family networks.

1. **Chair or Participate Integrally in a Work Group:** At least three Work Groups are required:
   1. Housing Pathways and Stability (8-12 people)
   2. Regulatory Improvements (5-8 people)
   3. Community Programs and Stewardship Initiatives (optional for Year 1; 6-10 people)
2. **Work Group Member Recruitment and Administration:** All Advisory Board members should recruit members to Work Groups and report their progress and needs to the Advisory Board.
3. **First Official Meeting:** Prioritize action steps, establish Work Groups and Board communication processes, and set up the recurring Advisory Board Meeting dates/times.
4. **Perform Board Functions and Responsibilities:** This will include the items mentioned on the previous page, including progress tracking and reporting on Work Group efforts. In addition, the Advisory Board shall establish and iterate working processes for all of the Tools in Toolkit A, by the end of Year 1 (Nov. 2026).
5. **Transfer Duties to the Community Coalition:** If and when a Community Coalition (Tool A1) is established, dissolve the Advisory Board and work with a designated liaison from the Town of Huntersville to coordinate implementation efforts with the Town.

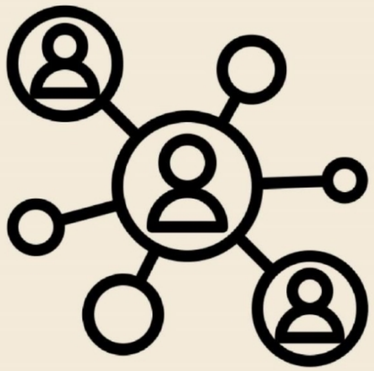
All Pottstown community members interested in serving on the Advisory Board are encouraged to reach out to:

David Peete, Town of Huntersville Principal Planner-Long Range

dpeete@huntersville.org

704-766-2216

GOALS FOR PRESERVATION



1 STRENGTHEN COMMUNITY ASSETS

2 PRESERVE NEIGHBORHOOD CHARACTER

3 CELEBRATE AFRICAN AMERICAN HERITAGE

4 ADVANCE HUMAN DIGNITY AND JUSTICE

5 FOSTER COMMUNITY AND BELONGING

OVERVIEW

4.2 | ACTION STEPS BY TOOLKIT

TOOLKIT A | PROCESS & REPRESENTATION

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
A1 – Community Coalition	1	Convene community-wide meeting	CBOs, community leaders	$	⏱
	2	Recruit members (CBOs, faith groups, residents)	Coalition organizing team	$	⏱
	3	Hold first official meeting & set priorities	Coalition	$	⏱
	4	Establish name, governance, admin workgroup	Coalition	$	⏱
	5	Capacity building: grants, governance, law training	Coalition + United Way, County, nonprofits	$$	⏱
A2 – Community & Developer Discussions	1	Create a developer-community dialogue process	Coalition	$	⏱
	2	Develop project dialogue tools + meeting processes	Coalition	$	⏱⏱
	3	Hold voluntary developer meetings	Developers + Coalition	$	⏱

KEY FOR TABLES

TIME ⏱	Tool exists or could be put into action within 2 years.	COST $	Tools may require short-term volunteer labor to get started, but represent modest costs.
TIME ⏱⏱	Tool could be in place within 5 years.	COST $$	Tools may need short-term funding sources, primarily from local sources that are known.
TIME ⏱⏱⏱	Tool will need a period of steady buildup to sustain itself (typically 5-10 years).	COST $$$	Tools may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

TOOLKIT A | PROCESS & REPRESENTATION

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
A3 – Community Resource Webpage	1	Build community info webpage	Coalition + Town IT input	$	⏱
	2	Maintain project updates & engagement	Coalition	$$	⏱⏱⏱
A4 – Annual Awards & Update	1	Plan annual preservation awards	Coalition	$	⏱⏱⏱
	2	Present updates with Town/Agency partners	Coalition + Town/Agency staff	$	⏱
	3	Recognize success & set new goals	Coalition	$	⏱
A5 – Advisory Boards	1	Residents enroll in Huntersville 101	Community members	$	⏱
	2	Track advisory board vacancies & encourage Pottstown reps to join	Coalition	$	⏱
	3	Town appoints reps & provides training	Town Board	$	⏱
	4	Advisory members report back on Pottstown matters	Community reps	$	⏱

4.2 | ACTION STEPS BY TOOLKIT (CONT.)

TOOLKIT B | REGULATORY TOOLS

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
B1 – Preservation Zoning Overlay / Enhancements	1	Hold public workshops	Town Planning	$$	⏱
	2	Draft Zoning Ordinance Amendment	Town + Coalition	$$	⏱
	3	Adopt overlay / ordinance changes	Town Board	$	⏱
B2 – Green Development Policies and Standards	1	Research & analysis of growing environmental risks (Huntersville-wide)	Town Staff	$$	⏱
	2	Draft local policy & standard updates	Town Staff	$$	⏱⏱
	3	Public hearing & adoption	Town Board	$	⏱

KEY FOR TABLES

TIME ⏱	Tool exists or could be put into action within 2 years.	COST $	Tools may require short-term volunteer labor to get started, but represent modest costs.
TIME ⏱⏱	Tool could be in place within 5 years.	COST $$	Tools may need short-term funding sources, primarily from local sources that are known.
TIME ⏱⏱⏱	Tool will need a period of steady buildup to sustain itself (typically 5-10 years).	COST $$$	Tools may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

TOOLKIT B | REGULATORY TOOLS

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
B3 – Protection & Conservation of Historic & Cultural Assets	1	Community, with Charlotte-Meck. Historic Landmarks Commission (HLC) and NC State Historic Preservation Office (SHPO), researches historic homes for historic designation. Historic designations for cemeteries (if/where needed) are also coordinated with the NC Office of State Archaeology (OSA).	Coalition + HLC + SHPO + OSA	$$	⏱
	2	Coordinate historic designations & any enhanced protections with HLC	Town + HLC	$$	⏱⏱
	3	Adopt any enhanced protections (for any new regulations beyond what is already in place today) into policy, procedures and/or Ordinance (see Tool B1)	Town Board	$	⏱

4.2 | ACTION STEPS BY TOOLKIT (CONT.)

TOOLKIT C | HOUSING STABILITY

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
C1 – Property Tax Relief	1	Advertise County's tax relief program (HOMES)	Coalition/CBOs	$	⏱
	2	Counsel household in applying for HOMES	CBOs + nonprofits	$$	⏱
C2 – Home Repair & Weatherization Programs	1	Expand grassroots repair (Habitat, CDC partners)	CBOs + Agency/nonprofit parners	$$$	⏱
	2	Secure donated materials & storage	CBOs + nonprofits	$$	⏱
	3	Deploy weatherization workshops & programs	CBOs + Agency/nonprofit partners	$$	⏱⏱
C3 – Utility Service Fee Reductions	1	Survey residents to understand the needs to keep up with utility bills	CBOs	$	⏱
	2	Negotiate and secure discounts with providers	CBOs or Coalition	$	⏱⏱
	3	Publicize discounts	CBOs	$	⏱

KEY FOR TABLES

TIME ⏱	Tool exists or could be put into action within 2 years.	COST $	Tools may require short-term volunteer labor to get started, but represent modest costs.
TIME ⏱⏱	Tool could be in place within 5 years.	COST $$	Tools may need short-term funding sources, primarily from local sources that are known.
TIME ⏱⏱⏱	Tool will need a period of steady buildup to sustain itself (typically 5-10 years).	COST $$$	Tools may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

TOOLKIT C | HOUSING STABILITY

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
C4 – Real Estate & Financial Counseling Services	1	Survey residents for housing and legal needs	CBOs	$	⏱
	2	Publicize and provide counseling services	CBOs + nonprofits	$	⏱
C5 – Targeted Economic Empowerment & Ownership Support	1	Community employment needs assessment	CBOs + nonprofits	$	⏱
	2	Partner with work boards, etc.	CBOs + Town support	$	⏱
	3	Launch soft second mortgage program	CBOs + philanthropy + banks/CDFIs	$$$	⏱⏱
	4	Approve Zoning Ordinance changes to allow limited economic development uses for community in vacant nonresidential structures	Town + Coalition + Town Board	$$	⏱

4.2 | ACTION STEPS BY TOOLKIT (CONT.)

TOOLKIT C | HOUSING STABILITY

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
C6 – Legal Aid & Tenant-Owner Mediation	1	Establish partnerships with advisor nonprofits	CBOs	$	⏱
	2	Facilitate housing mediation services	CBOs + County + nonprofits	$	⏱
	3	Publicize tenant rights & support resources	CBOs	$$	⏱⏱
C7 – Community Land Trust (CLT)	1	Feasibility & business plan	Coalition + Town support	$$	⏱⏱
	2	Acquire first properties	CLT + banks/CDFIs + philanthropy	$$$	⏱⏱⏱
	3	Establish ground leases w/ homeowners	CLT Board	$$	⏱⏱⏱

KEY FOR TABLES

TIME ⏱	Tool exists or could be put into action within 2 years.	COST $	Tools may require short-term volunteer labor to get started, but represent modest costs.
TIME ⏱⏱	Tool could be in place within 5 years.	COST $$	Tools may need short-term funding sources, primarily from local sources that are known.
TIME ⏱⏱⏱	Tool will need a period of steady buildup to sustain itself (typically 5-10 years).	COST $$$	Tools may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

TOOLKIT C | HOUSING STABILITY

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
C8 – Nonprofit Housing & Community Development Corporation (CDC)	1	Launch a CDC	A CBO + banks/CDFIs	$$$	⏱⏱⏱
	2	Or: Partner with nonprofit housing developers	Coalition + Town + nonprofit developer	$	⏱
	3	Secure land and housing	CBO + nonprofits	$$	⏱⏱
C9 – Partner with a Community Quarterback Organization	1	Perform a demographic study	CBOs + Town/Agency support	$$	⏱
	2	Coordinate programs with providers regionally	Coalition + regional Agencies	$$$	⏱⏱⏱
	3	And/or: Partner with Quarterback org.	Coalition + Ada Jenkins Center	$	⏱

4.2 | ACTION STEPS BY TOOLKIT (CONT.)

TOOLKIT D | PUBLIC AND NONPROFIT INVESTMENT

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
D1 – Infrastructure Upgrades	1	Hold workshops to identify & discuss infrastructure needs	Town + Community	$	⏱
	2	Prioritize & select projects	Town + Community	$	⏱
	3	Implement projects & update community on status	Town	$$$	⏱⏱
D2 – Community Identity & Signage	1	Document histories and assets	Community + historians	$	⏱
	2	Integrate art & history interpretation	Town + artists + nonprofits	$$	⏱
	3	Coordinate installations with the Town; install & maintain	Town + Community	$$	⏱⏱⏱
D3 – Historic Memorialization Along Trails	1	Document histories and assets to memorialize	Community + historians	$	⏱
	2	Integrate art & history interpretation	Town + artists + nonprofits	$$	⏱
	3	Coordinate installations with the Town; install & maintain	Town + Community	$$	⏱⏱⏱

TOOLKIT D | PUBLIC AND NONPROFIT INVESTMENT

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
D4 – Community Cemeteries	1	Survey & document cemetery sites	churches + SHPO & historians	$$	⏱
	2	Secure designations & protections	HLC + SHPO	$	⏱⏱
	3	Establish conservation plans and education programs	Community + churches	$$$	⏱⏱
D5 – Torrence-Lytle Community Center Outdoor Enhancements	1	Design workshops for Outdoor Enhancements	Town + Community	$$	⏱
	2	Design & construct outdoor/site improvements, coordinating with the County	Town + County	$$	⏱⏱
	3	Program outdoor uses with the Community	Town + Community + programming partners	$$$	⏱⏱⏱
D6 – Funding for Affordable & Mixed-Income Housing Development	1	Assess housing needs for community members	Coalition + Nonprofit	$	⏱
	2	Identify funding sources + coordinate with Agencies	Town + Agencies	$	⏱
	3	Launch partnerships + development	Coalition + nonprofits	$$$	⏱⏱⏱
D7 – Arts & Culture Investments	1	Identify priority cultural programming to implement	Community	$	⏱
	2	Implement arts & culture initiatives	Community + programming partners	$$$	⏱⏱⏱

YEAR ONE (1) ACTION PLAN

KEY FOR TABLES

TIME ⏱	Action Step already taken or is anticipated within Year 1.	COST $	Action Step may require short-term labor to get started, but represents modest costs.
TIME ⏱⏱	Action Step is anticipated within Years 2-3.	COST $$	Action Step may need short-term funding sources, primarily from known, local sources.
TIME ⏱⏱⏱	Action Step is ongoing or will need a period of steady buildup (may take place after Year 3, typically 5-10 years of planning & buildup).	COST $$$	Action Step may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
A1 – Community Coalition **(Optional for Year 1)**	1	Convene community-wide meeting	CBOs, community leaders	$	⏱
	2	Recruit members (CBOs, faith groups, residents)	Coalition organizing team	$	⏱
	3	Hold first official meeting & set priorities	Coalition	$	⏱
	4	Establish name, governance, admin workgroup	Coalition	$	⏱
	5	Capacity building: grants, governance, law training	Coalition + United Way, County, nonprofits	$$	⏱
A2 – Community & Developer Discussions	1	Create a developer-community dialogue process	Coalition or **Pottstown Preservation Advisory Board (PPAB; see A6)**	$	⏱
First order priority to engage a developer to save a historic home on Holbrooks.	2	Develop project dialogue tools + meeting processes	Coalition or PPAB	$	⏱⏱
	3	Hold a voluntary developer meeting	Developers + Coalition/PPAB	$	⏱
A3 – Community Resource Webpage	1	Build community info webpage	Coalition/PPAB + Town IT input	$	⏱
	2	Maintain project updates & engagement	Coalition or PPAB	$$	⏱⏱⏱
A4 – Annual Awards & Update	1	Plan annual preservation awards	Coalition or PPAB	$	⏱⏱⏱
	2	Present updates with Town/Agency partners	Coalition/PPAB + Town/Agency staff	$	⏱
	3	Recognize success & set new goals	Coalition or PPAB	$	⏱
A5 – Advisory Boards	1	Residents enroll in Huntersville 101	Community members	$	⏱
	2	Track advisory board vacancies & encourage Pottstown reps to join	Town + Coalition /PPAB	$	⏱
	3	Town appoints reps & provides training	Town Board	$	⏱
	4	Advisory members report back on Pottstown matters	Community reps	$	⏱

YEAR ONE (1) ACTION PLAN

KEY FOR TABLES

TIME ⏱	Action Step already taken or is anticipated within Year 1.	COST $	Action Step may require short-term labor to get started, but represents modest costs.
TIME ⏱⏱	Action Step is anticipated within Years 2-3.	COST $$	Action Step may need short-term funding sources, primarily from known, local sources.
TIME ⏱⏱⏱	Action Step is ongoing or will need a period of steady buildup (may take place after Year 3, typically 5-10 years of planning & buildup).	COST $$$	Action Step may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
A6 – Pottstown Preservation Advisory Board (PPAB)	1	Town appoints Advisory Board members	Town Board	$	⏱
High Priority	2	Create 2(+) Work Groups	PPAB	$	⏱
	3	Town trains Advisory Board	Town + Agency staff	$	⏱
	4	Implement Year 1 Action Steps and provide the Town Planning Board a Semi-annual Progress Update	PPAB	$	⏱
	5	Provide a Year 1 Progress Update and ***Year 2 Action Plan*** by Oct 2026	PPAB	$	⏱
B1 – Preservation Zoning Overlay / Zoning Enhancements	1	Form a PPAB Work Group to focus on all efforts to implement Toolkit B strategies for Regulatory Improvements	Coalition or PPAB	$$	⏱
High Priority	2	Hold public workshops	Town Planning	$$	⏱
	3	Draft Zoning Ordinance Amendment	Town + Coalition/PPAB	$$	⏱
	4	Adopt overlay / ordinance changes	Town Board	$	⏱
B3 – Protection & Conservation of Historic & Cultural Assets High Priority	1	Community, with Charlotte-Meck. Historic Landmarks Commission (HLC) and NC State Historic Preservation Office (SHPO) resources & processes, researches historic homes for historic designation	Coalition/PPAB + HLC + SHPO	$$	⏱
	2	Use the effort to save the home on Holbrooks to evaluate needed demolition controls (beyond historic designations) and research, draft/coordinate enhanced regulatory processes with Town's Overlay (Tool B1) as well as with HLC processes	Town + Coalition/PPAB + HLC	$	⏱⏱

YEAR ONE (1) ACTION PLAN

KEY FOR TABLES

TIME ⏱	Action Step already taken or is anticipated within Year 1.	COST $	Action Step may require short-term labor to get started, but represents modest costs.
TIME ⏱⏱	Action Step is anticipated within Years 2-3.	COST $$	Action Step may need short-term funding sources, primarily from known, local sources.
TIME ⏱⏱⏱	Action Step is ongoing or will need a period of steady buildup (may take place after Year 3, typically 5-10 years of planning & buildup).	COST $$$	Action Step may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
C1 – Property Tax Relief	1	Advertise County's tax relief program (HOMES)	CBOs	$	⏱
	2	Counsel household in applying for HOMES	CBOs + nonprofits	$$	⏱
C2 – Home Repair & Weatherization Programs	1	Expand grassroots repair (Habitat, CDC partners)	CBOs + Agency/nonprofit partners	$$$	⏱
	2	Secure donated materials & storage	CBOs + nonprofits	$$	⏱
	3	Deploy weatherization workshops & programs	CBOs + Agency/nonprofit partners	$$	⏱⏱
C3 to C9 – Begin Implementing Housing Stability Strategies	1	Form a PPAB Work Group to research and prioritize Housing Pathways and Stability strategies	PPAB	$	⏱
High Priority	2	Prioritize and refine Toolkit C Tools and begin advancing to implement	CBOs + PPAB/Coalition	$	⏱
C3 to C9 – Begin Implementing Housing Stability Strategies (CONT)	3	Chart Nonprofit Strategic Plans (& Business Plans) for the CBOs to advance housing solutions	CBOs + Agency/nonprofit partners	$$	⏱
	4	Explore Town's avenues of housing support	Town Board + staff	$	⏱
D1 – Infrastructure Upgrades	1	Hold workshops to identify & discuss infrastructure needs	Town + Community	$	⏱
	2	Prioritize & select projects	Town + Community	$	⏱
	3	Implement projects & update community on status (ongoing)	Town	$$$	⏱⏱
D2 – Community Identity & Signage	1	Document histories and assets	Community + historians	$	⏱
	2	Integrate art & history interpretation	Town + artists + nonprofits	$$	⏱
	3	Begin to coordinate installations with the Town to install & maintain	Town + Community	$$	⏱
D4 – Community Cemeteries	1	Apply for funds & resources to survey and document cemetery sites	Churches + NC OSA & historians	$$	⏱

YEAR ONE (1) ACTION PLAN

KEY FOR TABLES

TIME ⏱	Action Step already taken or is anticipated within Year 1.	COST $	Action Step may require short-term labor to get started, but represents modest costs.
TIME ⏱⏱	Action Step is anticipated within Years 2-3.	COST $$	Action Step may need short-term funding sources, primarily from known, local sources.
TIME ⏱⏱⏱	Action Step is ongoing or will need a period of steady buildup (may take place after Year 3, typically 5-10 years of planning & buildup).	COST $$$	Action Step may demand ongoing levels of org./staff capacity, labor, fundraising and/or capital.

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost ($)	Time (⏱)
D1 – Infrastructure Upgrades	1	Hold workshops to identify & discuss infrastructure needs	Town + Community	$	⏱
	2	Prioritize & select projects	Town + Community	$	⏱
	3	Implement projects & update community on status (ongoing)	Town	$$$	⏱⏱
D2 – Community Identity & Signage	1	Document histories and assets	Community + historians	$	⏱
	2	Integrate art & history interpretation	Town + artists + nonprofits	$$	⏱
	3	Begin to coordinate installations with the Town to install & maintain	Town + Community	$$	⏱
D4 – Community Cemeteries	1	Apply for funds & resources to survey and document cemetery sites	Churches + NC OSA & historians	$$	⏱
D5 – Torrence-Lytle Community Center Outdoor Enhancements	1	Hold design workshops for Outdoor Enhancements	Town + Community	$$	⏱
	2	Begin design of outdoor/site improvements, coordinating with the County for elements integrating access to 31-acre park site	Town + County	$$	⏱⏱
D6 – Funding for Affordable & Mixed-Income Housing Development	1	Assess housing needs for community members	Coalition/PPAB + Nonprofits	$	⏱
High Priority	2	Identify funding sources + coordinate with Agencies	Coalition/PPAB + Town + Agencies	$	⏱
D7 – Arts & Culture Investments	1	Identify priority cultural programming to implement	Community + Coalition/PPAB	$	⏱

EXHIBIT
10J-1

SUP 25-01
Greenway Waste Landfill Expansion

October 21, 2025

Town of Huntersville
NORTH CAROLINA

Special Use Permits

- Quasi-Judicial Hearing.
- Decisions are based on the facts presented.
- The applicant has the burden of producing **competent, material, and substantial evidence** proving the ordinance requirements are being satisfied.
- If the applicant meets that requirements, then the burden of producing **competent, material, and substantial evidence** shifts to parties arguing against the Special Use Permit.

Special Use Permit Review

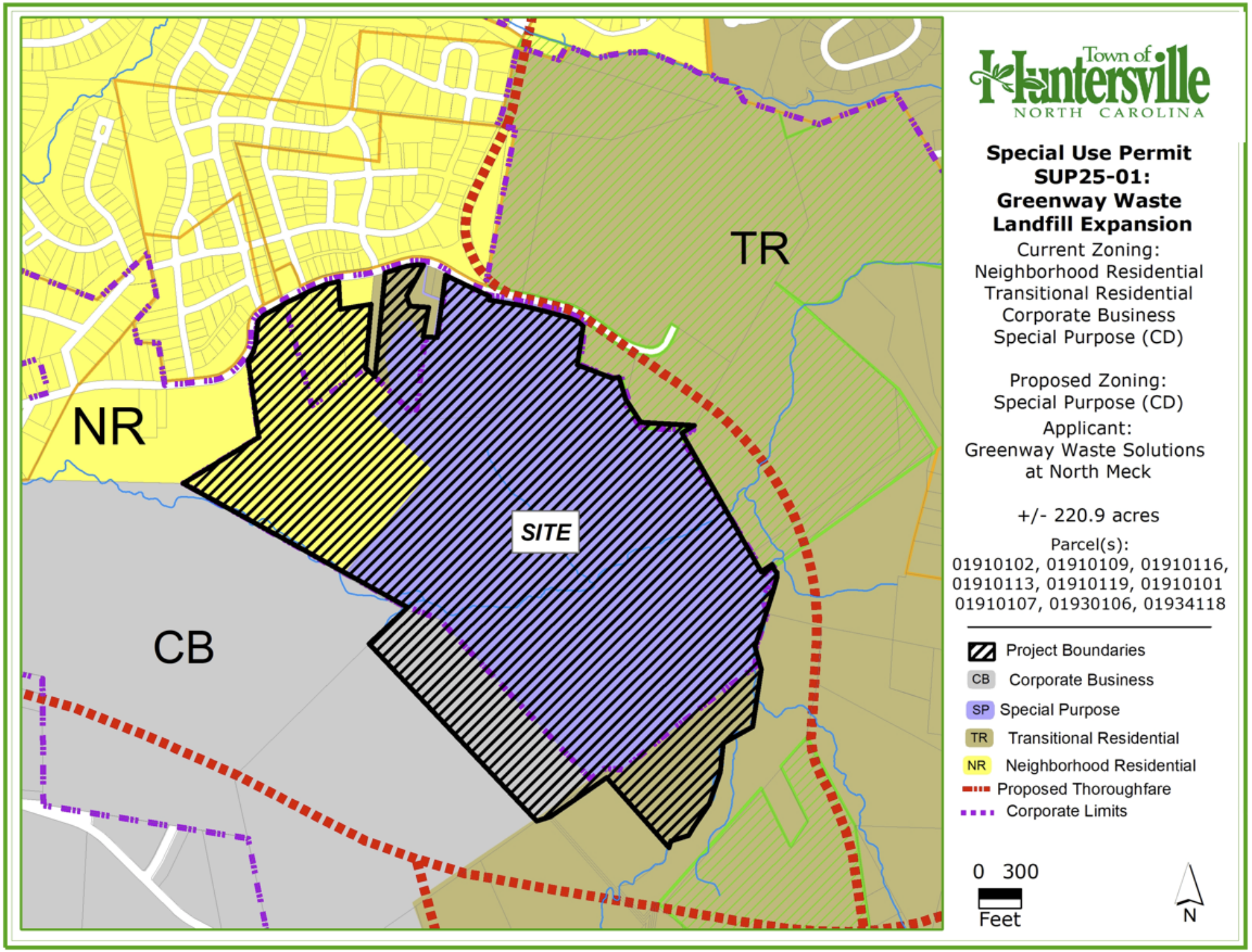
1) **Article 9.23**: Off-Site LCID and C&D Landfills are permitted in the SP District subject to a Special Use Permit, according to the procedures of Section 11.4.10. The Town Board shall issue a Special Use Permit for the subject facility in the SP District if, but not unless, the evidence presented at the Special Use Permit hearing establishes the conditions below.
   - Requirements 9.23.1 through 9.23.8 must be met.

2) **Article 11.4.10:** Requirements for all Special Use Permit issuance.
   - i. The proposed special use will not materially endanger the public health or safety;
   - ii. The proposed special use will not substantially injure the value of abutting property or it constitutes a public necessity;
   - iii. The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan;
   - iv. The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located; and
   - v. The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use.

Findings of Fact Submitted

- **Special Use Permit Plan** - Graphic Representations
  - Notes on the Plan – commitments
- **Letters to staff** – commitments fort the project
- **Applicant Burden of Proof Package**
  - Collection of letters, forms, statements from the applicant meant to meet various findings.

- **Staff has accumulated the information, reviewed it, and made recommended findings of fact in the staff report.
  - Board can adopt those findings or come up with their own based on their own review, and testimony from the applicants and other parties.



Town of Huntersville
NORTH CAROLINA

Special Use Permit SUP25-01: Greenway Waste Landfill Expansion

Current Zoning:
Neighborhood Residential
Transitional Residential
Corporate Business
Special Purpose (CD)

Proposed Zoning:
Special Purpose (CD)

Applicant:
Greenway Waste Solutions at North Meck

+/- 220.9 acres

Parcel(s):
01910102, 01910109, 01910116, 01910113, 01910119, 01910101 01910107, 01930106, 01934118

- Project Boundaries
- CB Corporate Business
- SP Special Purpose
- TR Transitional Residential
- NR Neighborhood Residential
- Proposed Thoroughfare
- Corporate Limits

0 300
Feet

N

Proposed Special Use Permit Plan

Staff Presentation

- Most findings are notes and narrative.
- Staff recommends most findings are met through the evidence submitted by the applicant.
    - And with the condition that the rezoning plan is approving granting several modifications.
- Presentation will include:
    - Findings that are currently incomplete for 9.23.
    - Staff findings of fact summaries for 11.4.10.

Article 9.23 Findings – Access

- A landfill which would be larger than 10 acres shall be accessed from a major or minor thoroughfare or from a street built to Industrial Collector Street standards that connects directly to a major or minor thoroughfare**.** Landfills 10 acres or less must directly connect to a major or minor thoroughfare, or to an Industrial Collector Street or Industrial Local Street where available***. However, if such thoroughfares or streets are not reasonable available, the Board may nevertheless issue a special use permit upon finding that the use for which the permit is granted would not likely cause any injurious effect on the property adjacent to the access***

Staff Finding Summary:

- NCDOT has communicated concerns with heavy truck traffic on Holbrooks Road.
  - They've recommended maintenance improvements for the continued use.
- Applicant notes a proposed condition moving access to the new entrance upon approval of the expansion.
  - As written, technically the landfill could continue to operate on Holbrook indefinitely until 2034 if no expansion permit is issued by NCDEQ.

Article 9.23 Findings – Access

- A landfill which would be larger than 10 acres shall be accessed from a major or minor thoroughfare or from a street built to Industrial Collector Street standards that connects directly to a major or minor thoroughfare**.** Landfills 10 acres or less must directly connect to a major or minor thoroughfare, or to an Industrial Collector Street or Industrial Local Street where available***. However, if such thoroughfares or streets are not reasonable available, the Board may nevertheless issue a special use permit upon finding that the use for which the permit is granted would not likely cause any injurious effect on the property adjacent to the access***

NCDOT Recommendation:

- 1.5” overlay from landfill driveway on Holbrook Rd to Old Statesville Rd
- Variable millings at curb & gutter sections
- Keyed tie ins at driveways/street connections
- Re-stripe of pavement markings
- Adjust shoulder tie ins to proposed grade
- On-site tire wash system to eliminate debris entering roadway
- The dirt brought onto the roadway contributes to the high shoulders and in effects causes drainage issues

Article 9.23 Findings – Life of the Landfill

- That a timetable has been submitted with the application indicating the development phases and the projected life expectancy of the landfill.

Staff Finding Summary:

- According to the letter submitted to staff on 9/10/25, the capacity of the proposed new fill area would provide an estimated additional 40 years of landfill use (2065).
- Per staff discussions with NCDEQ, state law currently limits the maximum life expectancy of landfill permits to 60 years. The life of site permit approval to operate shall expire on June 24, 2053.

Article 9.23 Findings – Closure Plan

- A reclamation plan is provided that shows how the site will be reclaimed upon the closing of the landfill. The reclamation plan shall state the proposed method of conservatorship and perpetual maintenance or use. It shall demonstrate that the site, when closed, will pose no threat to public safety; that the finished contours and groundcover will reestablish a compatible appearance with surrounding lands and buildings; and that the method of maintenance or use will cause no future environmental degradation

Staff Finding Summary:

- The letter to staff submitted to staff dated 9/10/25 outlines the general steps they proposed to close the site as well as the state statutes that are generally applicable to closure plan. However, no formal reclamation plan approved by NCDEQ has been provided to staff.

Article 11.4.10(e)(2) – General Special Use Permit Requirements

- i. The proposed special use will not materially endanger the public health or safety

Staff Findings:

- Staff finds that the following aspects of the proposed plan to involve the public health and safety of the Town:

  - **Constituent exceedances** (contamination) of the site, and the effects on the exceedances from the proposed stream changes and additional fill.
  - **Effects of the relocated stream**.
  - **Use of Holbrooks Road as a main access.**

Article 11.4.10(e)(2) –

- i. The proposed special use will not materially endanger the public health or safety
  - ***Continuant Exceedances***

Staff Finding Summary:

- Staff finds that the findings are mostly met with the condition that an NCDEQ permit is approved with the commitments of the application.
- However, potential impact of the proposed stream relocation on existing site contamination remains unknown.
- Outstanding questions include: 1) with the close location of the new stream to the existing debris and contamination area, and with the change in the area's hydrogeology, will existing groundwater contaminations make their way into the new stream? and 2) does the location of the new stream impact the monitoring of the existing contamination? These questions may be addressed by an NCDEQ Solid Waste Permit review

Article 11.4.10(e)(2) –

- i. The proposed special use will not materially endanger the public health or safety
  - ***Effects of the Relocated Stream***

Staff Finding Summary:

- Staff finds that although the stream changes will rise the water level on adjacent properties, there is sufficient evidence that the relocation of the stream will not materially endanger the public's health and safety.
  - Approvals from the Army Corp of Engineers and NCDEQ Water Resources has already been approved.
  - The results of the flood study show that the change/rise in the Community Flood Elevation do not impact any habitable structures.
  - The applicants are still required to obtain a Floodplain Development Permit from Mecklenburg County to further review the effects of the stream relocation and to ensure the safety and health of the public.

Article 11.4.10(e)(2) –

- i. The proposed special use will not materially endanger the public health or safety
  - ***Effects of the Relocated Stream***

Staff Finding Summary:

- Staff finds that although the stream changes will rise the water level on adjacent properties, there is sufficient evidence that the relocation of the stream will not materially endanger the public's health and safety.
  - Approvals from the Army Corp of Engineers and NCDEQ Water Resources has already been approved.
  - The results of the flood study show that the change/rise in the Community Flood Elevation do not impact any habitable structures.
  - The applicants are still required to obtain a Floodplain Development Permit from Mecklenburg County to further review the effects of the stream relocation and to ensure the safety and health of the publi

Article 11.4.10(e)(2) –

- i. The proposed special use will not materially endanger the public health or safety
  - ***Main Access on Holbrooks Road***

Staff Finding Summary:

- Staff finds that this component of the health and safety finding has not yet been satisfied. Staff recommends that the applicant coordinate with NCDOT and the Town to establish a maintenance program that will adequately preserve the condition of Holbrooks Road until an alternative access can be utilized.
- In addition, the applicants added the commitment in their updated plan that states “if the alternative access becomes available prior to 2034, the applicant commits to move their access *to it within one year of issuance of the NCDEQ permit* to operate for the infill 2 expansion”.

Article 11.4.10(e)(2) –

- ii: The proposed special use will not substantially injure the value of abutting property, or it constitutes a public necessity

Staff Finding Summary:

- Staff finds that this finding is satisfactorily met. The property value study submitted, shows no significant impact in property values based on general proximity to the landfill. Additionally, the submitted flood study shows no buildings impacted by the stream relocation, and further modeling and permitting is required by Mecklenburg County.
  - It may be beneficial, however, for the applicant to meet individually with adjacent property owners to discuss the changes to the base flood elevations on their properties and answer any questions they have

Article 11.4.10(e)(2) –

- iii. The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan.

Staff Finding Summary:

- Staff finds that with clarifying notes and commitments to find an alternative access for Holbrooks Road as described above in part “i", this finding is sufficiently met.

Article 11.4.10(e)(2) –

- iv. The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located;

Staff Finding Summary:

- With the approval of the Conditional Rezoning Plan, with all modifications approved, staff recommends this finding will be met.

Article 11.4.10(e)(2) –

- v. The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use.

Staff Finding Summary:

- With the approval of the Conditional Rezoning Plan, and with all modifications approved, staff recommends this finding will be met

Staff Recommendation:

- Staff recommends the incomplete items be addressed and proven during the hearing. If they are, staff recommends approval with conditions:
  - NCDEQ landfill permit for the expansion that includes effective mitigation of existing contamination is approved.
  - Corrective action plan approved by NCDEQ for review, which includes the installation of a Permeable Reactive Barrier (PRB) system involving the injection of organic compounds into the soil and groundwater. If approved, all the required mitigation techniques will be implemented as soon as possible with NCDEQ oversight, and will not be conditioned on an expansion permit for the landfill.
  - To keep additional contamination from the surface and groundwater system, a synthetic base liner will be proposed at the bottom of the new landfill area that will "…capture liquids generated throughout the life of the landfill. This liquid will be directed to a leachate collection system where it can be monitored, treated, and discharged to a permitted Public Operated Treatment Works".
  - A Mecklenburg County Flood Permit is issued for the relocation of the stream, showing no impact to structures. The applicant will reach out individually to affected property owners to discuss the changes to the Community Base Elevations on their properties.
  - The applicants continue their weekly cleaning of Holbrooks Road to remove dirt and debris. Upon transitioning access to the southern driveway and Commerce Station Drive, they commit to the same weekly cleaning schedule for those access points in accordance with ordinance requirements.
  - An updated franchise agreement shall be obtained for the landfill by the Town of Huntersville.
  - All commitments listed in the letters to staff, the special use permit plan, and the special use permit application become conditions to the approval.
  - The Conditional Rezoning Plan for the landfill expansion must be approved with all modifications to ordinance standards approved.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

A Griffin Brothers Co.
Greenway Waste Solutions
of North Meck

WHY WE ARE HERE

Greenway Waste Solutions has been entrusted with the management of construction & demolition waste in North Mecklenburg for almost four decades.

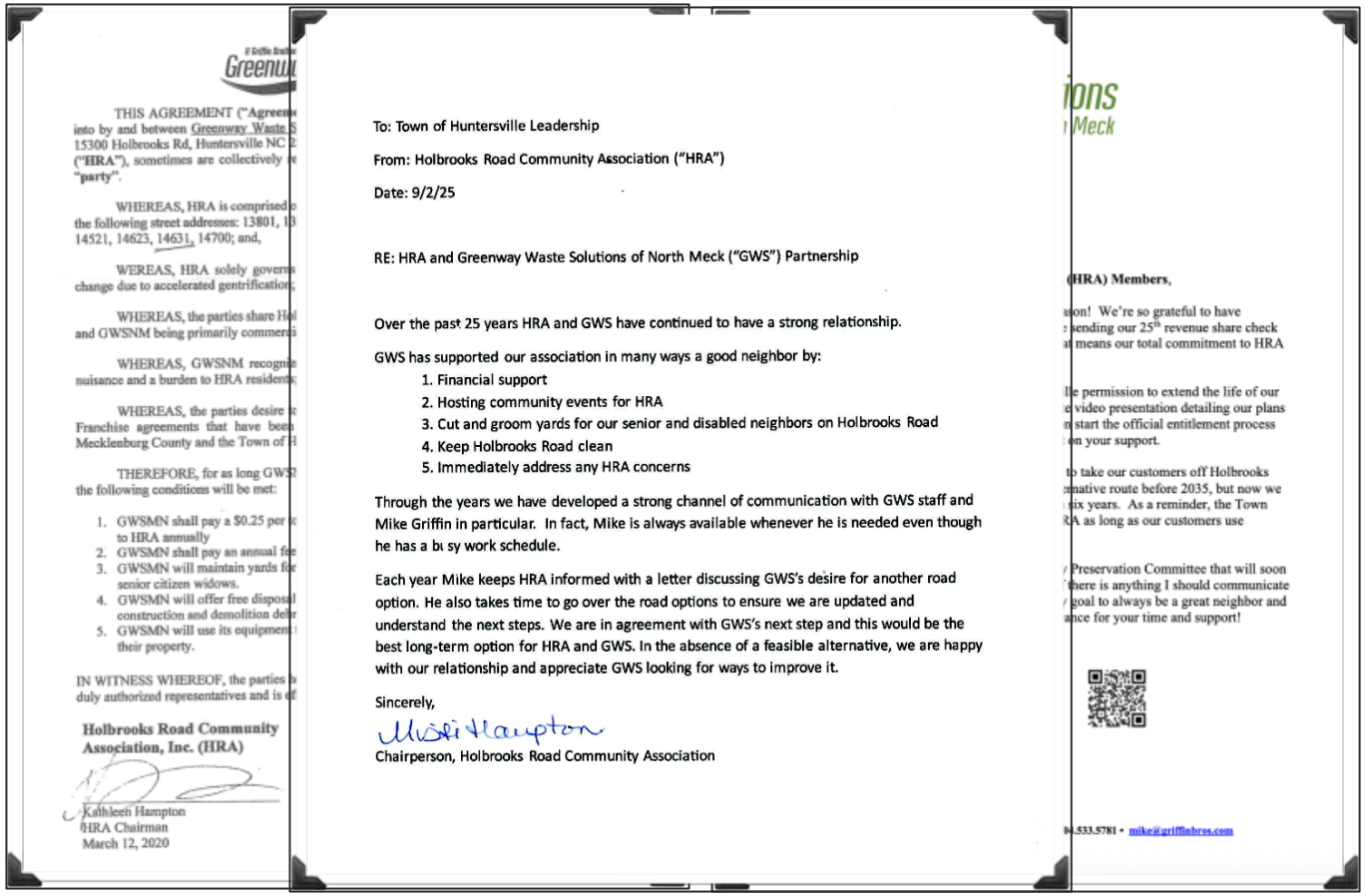
We are delighted to announce the opportunity to continue this responsibility for an additional three decades while staying within the same footprint and improving the site's environmental stewardship for generations to come.

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

HOLBROOKS NEIGHBOR PARTNERSHIP

PAST • PRESENT •FUTURE

- Holbrooks Road Community Association (HRA) supports legacy residential properties on Holbrooks Road
  - Contributed over $1 million to HRA, which has funded dozens of higher education scholarships and hundreds of neighborhood improvements.
  - Maintain lawns for senior citizens and the disabled



THIS AGREEMENT ("Agreem
into by and between Greenway Waste S
15300 Holbrooks Rd, Huntersville NC 2
("HRA"), sometimes are collectively re
"party".

WHEREAS, HRA is comprised o
the following street addresses: 13801, 13
14521, 14623, 14631, 14700; and,

WEREAS, HRA solely governs
change due to accelerated gentrification;

WHEREAS, the parties share Hol
and GWSNM being primarily commerci

WHEREAS, GWSNM recogniz
nuisance and a burden to HRA residents;

WHEREAS, the parties desire to
Franchise agreements that have been
Mecklenburg County and the Town of H

THEREFORE, for as long GWS
the following conditions will be met:

1. GWSMN shall pay a $0.25 per to
to HRA annually
2. GWSMN shall pay an annual fee
3. GWSMN will maintain yards for
senior citizen widows.
4. GWSMN will offer free disposal
construction and demolition debr
5. GWSMN will use its equipment
their property.

IN WITNESS WHEREOF, the parties h
duly authorized representatives and is d

Holbrooks Road Community Association, Inc. (HRA)

Kathleen Hampton
HRA Chairman
March 12, 2020

To: Town of Huntersville Leadership

From: Holbrooks Road Community Association ("HRA")

Date: 9/2/25

RE: HRA and Greenway Waste Solutions of North Meck ("GWS") Partnership

Over the past 25 years HRA and GWS have continued to have a strong relationship.

GWS has supported our association in many ways a good neighbor by:

1. Financial support
2. Hosting community events for HRA
3. Cut and groom yards for our senior and disabled neighbors on Holbrooks Road
4. Keep Holbrooks Road clean
5. Immediately address any HRA concerns

Through the years we have developed a strong channel of communication with GWS staff and Mike Griffin in particular. In fact, Mike is always available whenever he is needed even though he has a bu sy work schedule.

Each year Mike keeps HRA informed with a letter discussing GWS's desire for another road option. He also takes time to go over the road options to ensure we are updated and understand the next steps. We are in agreement with GWS's next step and this would be the best long-term option for HRA and GWS. In the absence of a feasible alternative, we are happy with our relationship and appreciate GWS looking for ways to improve it.

Sincerely,

Misti Hampton
Chairperson, Holbrooks Road Community Association

ions
Meck

(HRA) Members,

son! We're so grateful to have
sending our 25th revenue share check
means our total commitment to HRA

le permission to extend the life of our
video presentation detailing our plans
start the official entitlement process
on your support.

to take our customers off Holbrooks
rnative route before 2035, but now we
six years. As a reminder, the Town
RA as long as our customers use

Preservation Committee that will soon
there is anything I should communicate
goal to always be a great neighbor and
nce for your time and support!

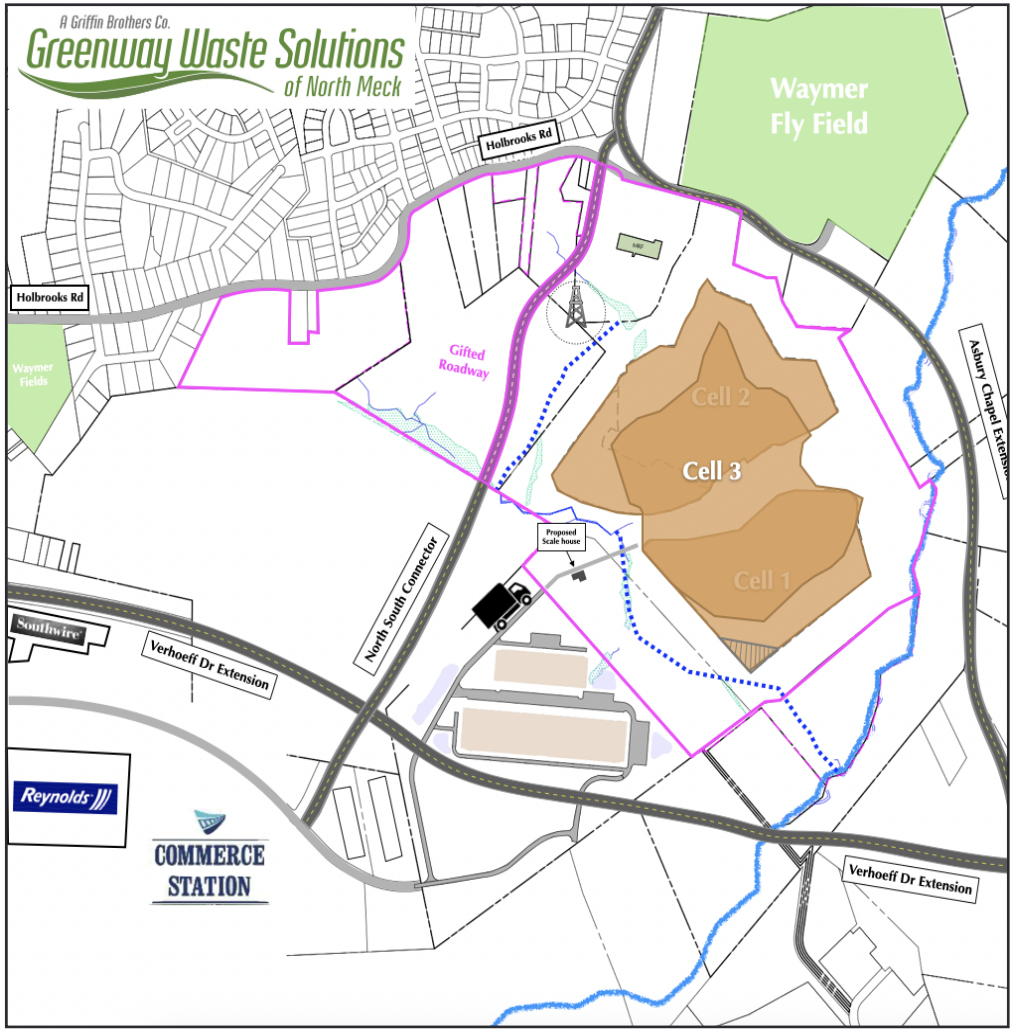
4.533.5781 • mike@griffinbros.com

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

ROAD PARTNERSHIP

PAST • PRESENT • FUTURE

- Paid for Verheoff Extension Drive Study.
- Paid for repairing potholes & improving road shoulders.
- Constructed $50,000 Right Hand Turn Lane.
- Contributed $80,000 to Town of Huntersville for Holbrooks Rd.
- Paid $250,000 to widen, repave, and improve shoulders of Holbrooks Rd.
- Weekly Cleanup Holbrooks Rd for 30+ years.
- Committed to get off Holbrooks Road before **2035.**
- **3.5 AC** reserved for North South Connector ($520,000 gift)
- GWS has paid over $400,000 for road improvements.
- Customers have paid over $4,000,000 in NC Highway fuel tax.



MORNINGSTAR LAW GROUP

Jason Barron – Partner at Morningstar Law Group with over 20 years of experience as a land use attorney specializing in rezoning and quasi-judicial permitting

Applicant Burden of Proof for SUPs, Article 11.4.10(e).2

1

Health & Safety

The proposed special use will not materially endanger the public health or safety;

2

Property Value

The proposed special use will not substantially injure the value of abutting property, or it constitutes a public necessity;

3

Plan Conformity

The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan;

4

Zoning Compliance

The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located; and

5

Ordinance Modifications

The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use.

Applicant Burden of Proof for SUPs, Article 11.4.10(e).2 (cont.)

NC LAW ON APPLICANT BURDEN

- When applicant puts on material, competent and substantial evidence as to all of the required findings, the applicant is **entitled to the requested permit as a matter of law**

- Applicant cannot be denied the permit unless there is competing material, competent and substantial evidence submitted into the record showing that the findings have not been met

- **Only experts** can put on evidence as to the required findings; lay opinion testimony is inadmissible

1. Health & Safety

2. Property Value

3. Plan Conformity

4. Zoning Compliance

5. Ordinance Modifications

Technical Expertise

Todd Gingerich, P.E. – Vice President at Civil & Environmental Consultants, Inc. Over 20 years of experience in civil engineering including solid waste facility design and permitting.

Donald Cobb P.G. – Senior Hydrogeologist and Project Manager with Civil & Environmental Consultants, Inc. Over 20 years of experience in landfill hydrogeological assessments, monitoring, and associated remediation plans.

Maureen Dooley – Vice President of Industrial Sector for Regenesis, Over 30 years of experience in environmental industry including project management, remedial research and development and senior technical oversight.

Brandon Jones – Catawba Riverkeeper at Catawba Riverkeeper Foundation for the past 7 years. Brandon received his Masters in Earth Science from the University of North Carolina at Charlotte. The job of the Riverkeeper is to preserve, protect, and restore the waters of the Catawba-Wateree River Basin.

Jarvis Martin – Principal with Stewart Martin and McCoy, LLC. And has been a State Certified General Appraiser for over 40 years in NC.

1. Health & Safety
2. Property Value
3. Plan Conformity
4. Zoning Compliance
5. Ordinance Modifications

Health & Safety

The proposed special use will not materially endanger the public health or safety;

- Environmental response memo previously submitted to Town of Huntersville on September 22, 2025 (provided by expert witness Todd Gingerich P.E., Donald Cobb P.G.).
- Most recent Corrective Action Plan (CAP) addendum – submitted to NCDEQ Solid Waste Section for review on September 22, 2025 (provided by expert witness Donald Cobb P.G., Bruce Reilly P.E.).
- Regenesis Site Hydrology and Barrier Modeling performed by Regenesis on September 29, 2025 (written by Keith M. Gaskill P.G., Regional Remediation Design Manager, Ryan Moore, Program Director for PFAS Remediation, Patrick Singer, Southeast District Manager).
- Flood Study Results Figures from Unnamed Tributary to Cane Creek Flood Study previously submitted to Mecklenburg County. No impacts to site structures along Cane Creek (prepared by Patrick McMahon PhD, P.E.).
- Stream relocation design and mitigation as approved in the 404 U.S. Army Corps of Engineers 404 Permit and North Carolina Department of Environmental Quality Water Quality 401 Certification (prepared by Kevin Thomas P.W.S., L.L.S). **All permits have been issued and mitigation plans approved**.
- Catawba Riverkeeper letter of support dated July 9, 2025 (written by Brandon Jones).
- Mecklenburg County Stormwater email of support for stream relocation, preliminary design for new stream channel dated May 26, 2025 (provided by Rusty Rozzelle, Josh DeMaury P.W.S., Olivia Edwards).

1. Health & Safety

2. Property Value

3. Plan Conformity

4. Zoning Compliance

5. Ordinance Modifications

Health & Safety (Continued)

The proposed special use will not materially endanger the public health or safety;

The expert testimony documents outlines the following:

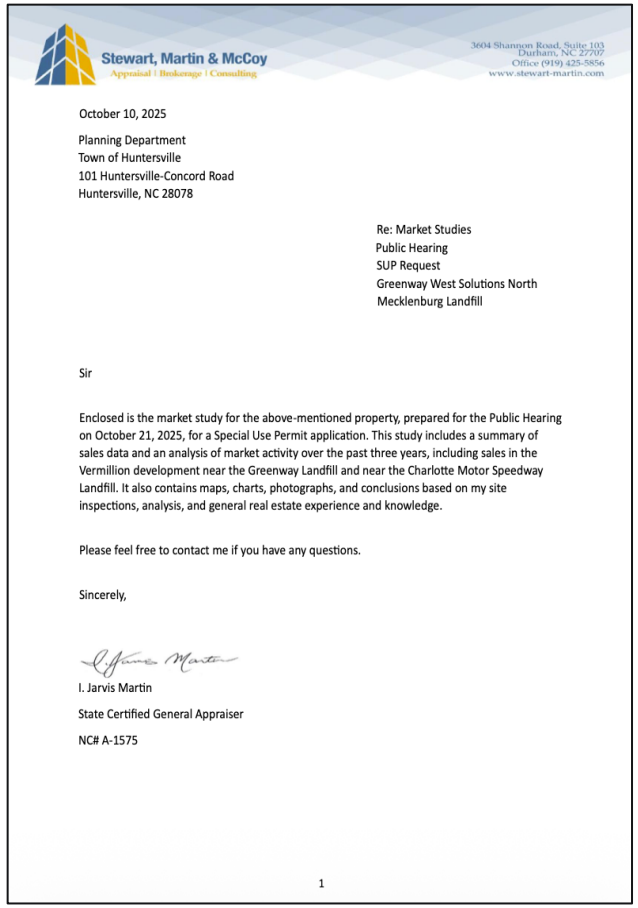
- Low-level ground water impacts associated with the latest constituents added to our monitoring plan.
- The existing stream between the landfill is of low quality, and redirecting the stream enhances water quality and environmental stewardship.
- The new stream will manage up to a 500-year storm (typical design standard is 100-year storm).
- The proposed infill area expansion will not have a negative impact on the remediation of 1-4 Dioxane and PFAS.
- The Regenesis Permeable Reactive Barrier (PRB) system will ensure compliance and limit off-site migration of 1-4 Dioxane and PFAS.
- A proposed base liner for the infill area will eliminate the vertical migration of contaminants to groundwater in the future.
- A geomembrane cap will prevent rainwater infiltration, which helps eliminate leachate generation.
- The Corrective Action Plan (CAP) includes bioremediation technologies to remediate and stop the migration of 1-4 Dioxane and PFAS.
- The proprietary groundwater and contaminant flow model, provided by Regenesis, shows that the CAP design provides a proven treatment system for 1-4 Dioxane and PFAS at the compliance boundary and other impact areas of the site.

Property Value

1. Health & Safety
2. Property Value
3. Plan Conformity
4. Zoning Compliance
5. Ordinance Modifications

The proposed special use will not substantially injure the value of abutting property, or it constitutes a public necessity;

- Market Study report provided by Jarvis Martin, Principal at Stewart Martin and McCoy, LLC. State Certified Appraiser dated October 10, 2025.
- Conclusion: “In my professional opinion, based on these market studies enclosed approving the requested Special Use Permit to expand the landfill will have no adverse impact on abutting or nearby properties in terms of value, and market demand. The operation of the Landfill will remain in harmony with the surrounding area as it has been for over 30 years.”



Stewart, Martin & McCoy
Appraisal | Brokerage | Consulting

3604 Shannon Road, Suite 103
Durham, NC 27707
Office (919) 425-5856
www.stewart-martin.com

October 10, 2025

Planning Department
Town of Huntersville
101 Huntersville-Concord Road
Huntersville, NC 28078

Re: Market Studies
Public Hearing
SUP Request
Greenway West Solutions North
Mecklenburg Landfill

Sir

Enclosed is the market study for the above-mentioned property, prepared for the Public Hearing on October 21, 2025, for a Special Use Permit application. This study includes a summary of sales data and an analysis of market activity over the past three years, including sales in the Vermillion development near the Greenway Landfill and near the Charlotte Motor Speedway Landfill. It also contains maps, charts, photographs, and conclusions based on my site inspections, analysis, and general real estate experience and knowledge.

Please feel free to contact me if you have any questions.

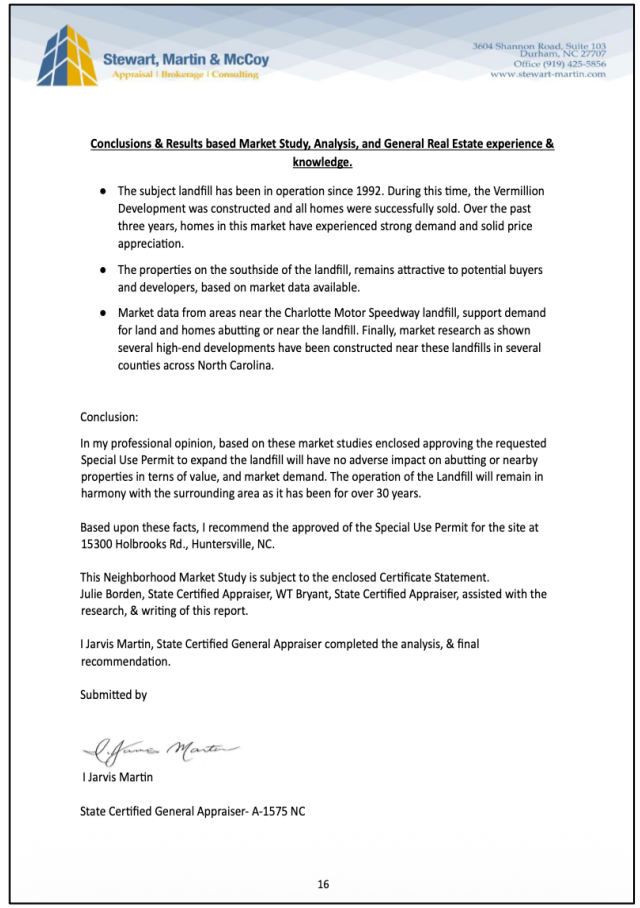
Sincerely,

I. Jarvis Martin

State Certified General Appraiser

NC# A-1575

1



Stewart, Martin & McCoy
Appraisal | Brokerage | Consulting

3604 Shannon Road, Suite 103
Durham, NC 27707
Office (919) 425-5856
www.stewart-martin.com

Conclusions & Results based Market Study, Analysis, and General Real Estate experience & knowledge.

- The subject landfill has been in operation since 1992. During this time, the Vermillion Development was constructed and all homes were successfully sold. Over the past three years, homes in this market have experienced strong demand and solid price appreciation.
- The properties on the southside of the landfill, remains attractive to potential buyers and developers, based on market data available.
- Market data from areas near the Charlotte Motor Speedway landfill, support demand for land and homes abutting or near the landfill. Finally, market research as shown several high-end developments have been constructed near these landfills in several counties across North Carolina.

Conclusion:

In my professional opinion, based on these market studies enclosed approving the requested Special Use Permit to expand the landfill will have no adverse impact on abutting or nearby properties in terns of value, and market demand. The operation of the Landfill will remain in harmony with the surrounding area as it has been for over 30 years.

Based upon these facts, I recommend the approved of the Special Use Permit for the site at 15300 Holbrooks Rd., Huntersville, NC.

This Neighborhood Market Study is subject to the enclosed Certificate Statement.
Julie Borden, State Certified Appraiser, WT Bryant, State Certified Appraiser, assisted with the research, & writing of this report.

I Jarvis Martin, State Certified General Appraiser completed the analysis, & final recommendation.

Submitted by

I Jarvis Martin

State Certified General Appraiser- A-1575 NC

16

1. Health & Safety

2. Property Value

3. Plan Conformity

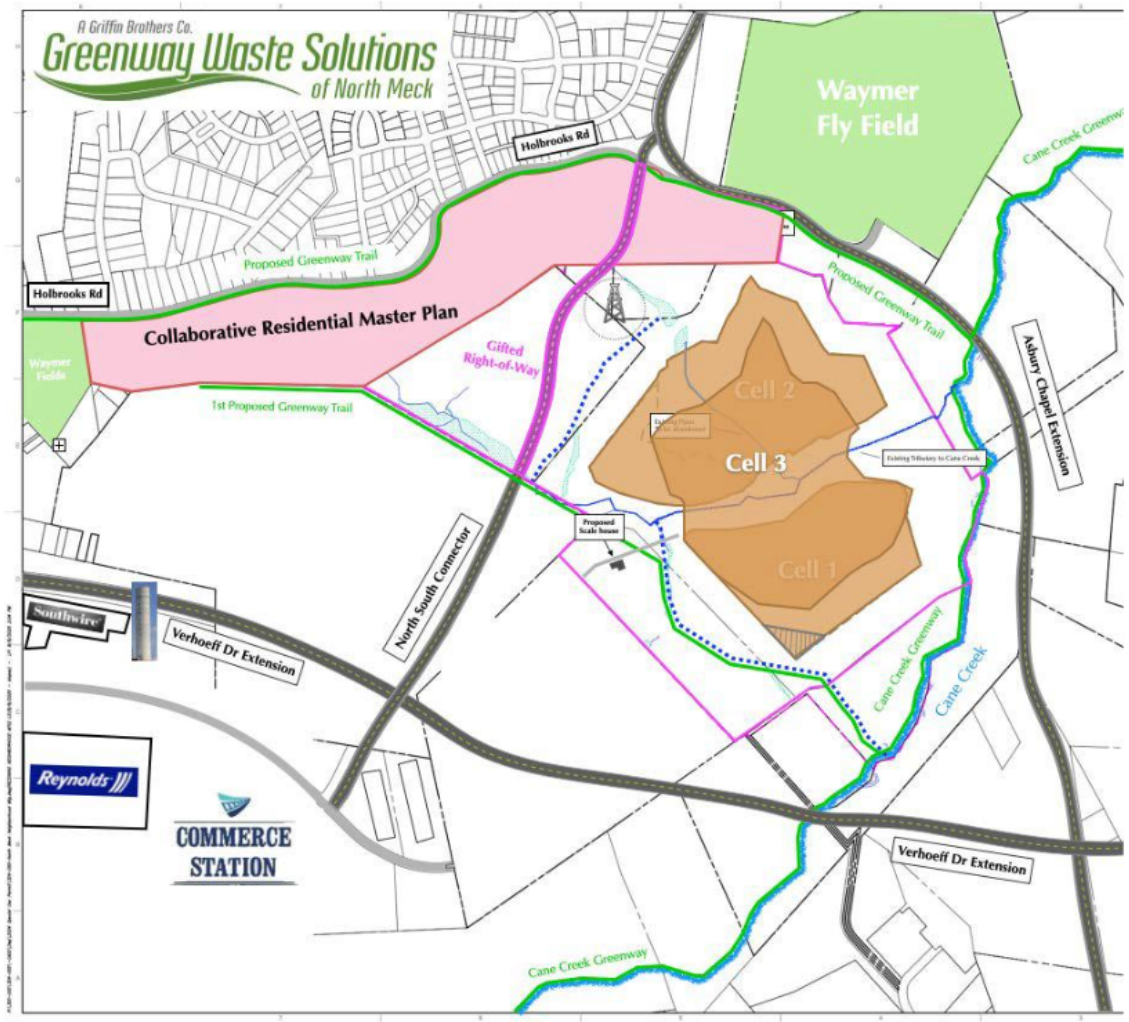
4. Zoning Compliance

5. Ordinance Modifications

Plan Conformity

The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan;

- Submitted plan set depicts residential development along Holbrooks Road in harmony with 2017 Urban Land Institute plan and East Huntersville Small Area Plan (EHSAP).
- The EHSAP envisions a connector public street connecting Commerce Station Drive and Future Verhoeff Drive with Future Asbury Chapel Road. This connector street is accommodated (via right-of-way reservation note) in the proposed special use and rezoning plans.



1. Health & Safety

2. Property Value

3. Plan Conformity

4. Zoning Compliance

5. Ordinance Modifications

Zoning Compliance

The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located;

1. Health & Safety

2. Property Value

3. Plan Conformity

4. Zoning Compliance

5. Ordinance Modifications

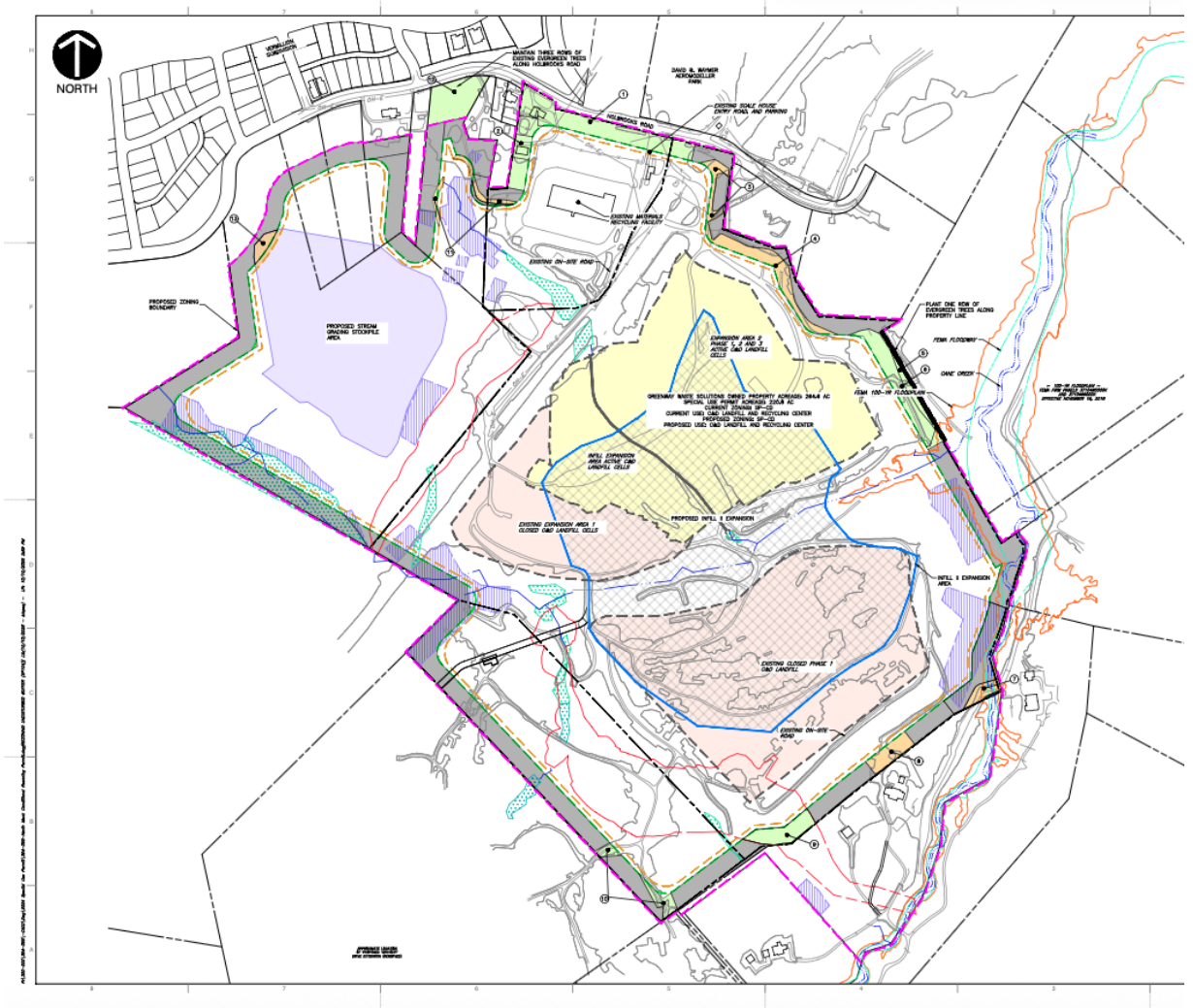
Ordinance Modifications

The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use.

- Minor modifications to the ordinance are requested (as shown on SP104, submitted on October 10, 2025)

MODIFICATIONS

1. SWIM BUFFERS DISTURBANCE
2. LANDFILL CONSTRUCTED IN SWIM BUFFER PER ARTICLE 9
3. 80-FT VEGETATIVE BUFFER DISTURBANCE
4. FENCING MODIFICATION
5. 100-FT UNDISTURBED BUFFER DISTURBANCE



1

Health & Safety

The proposed special use will not materially endanger the public health or safety;

2

Property Value

The proposed special use will not substantially injure the value of abutting property, or it constitutes a public necessity;

3

Plan Conformity

The proposed special use will be in harmony with the area in which it is located and in general conformity with the comprehensive plan and any applicable small area plan;

4

Zoning Compliance

The proposed special use will comply with all of the lot, size, yard, and other standards which this ordinance applies to all uses permitted in the zoning district in which the property is located; and

5

Ordinance Modifications

The proposed special use will comply with all general and specific standards required by the appropriate section of this ordinance for the issuance of a special use permit for this use.

THANK YOU

Mike Griffin
704.533.5781
mike@griffinbros.com

Jason Barron
919.590.0371
jbarron@morningstarlawgroup.com

1. Health & Safety
2. Property Value
3. Plan Conformity
4. Zoning Compliance
5. Ordinance Modifications

Health & Safety

The proposed special use will not materially endanger the public health or safety;

Former Cashion Gas Station across from Town Hall

Contaminant	Detected	2L Standard	Multiplier of Std	Carcinogen
Benzene	8,280 ug/L	1 ug/L	8280	Confirmed
Diisopropyl ether	202 ug/L	70 ug/L	2.9	No
Ethylbenzene	2,120 ug/L	600 ug/L	3.5	Probable
Isopropyl benzene	84.2 ug/L	70 ug/L	1.2	No
MTBE	54.9 ug/L (J)	20 ug/L	2.7	Probable
Naphthalene	428 ug/L	6 ug/L	71.3	Probable

Closed Meckelnburg County MSW Landfill across from North Meck

Contaminant	Detected	2L Standard
1,4-Dioxane	18	3
Benzene	1.9	1
1,1-Dichlorethane	15.3	6
1,2-Dichloropropane	3.1	0.6
1,4-Dichlorobenzene	7.2	6
Vinyl Chloride	6	0.03

EXHIBIT
10K-1

R25-09 Greenway Waste – North Meck Landfill Expansion

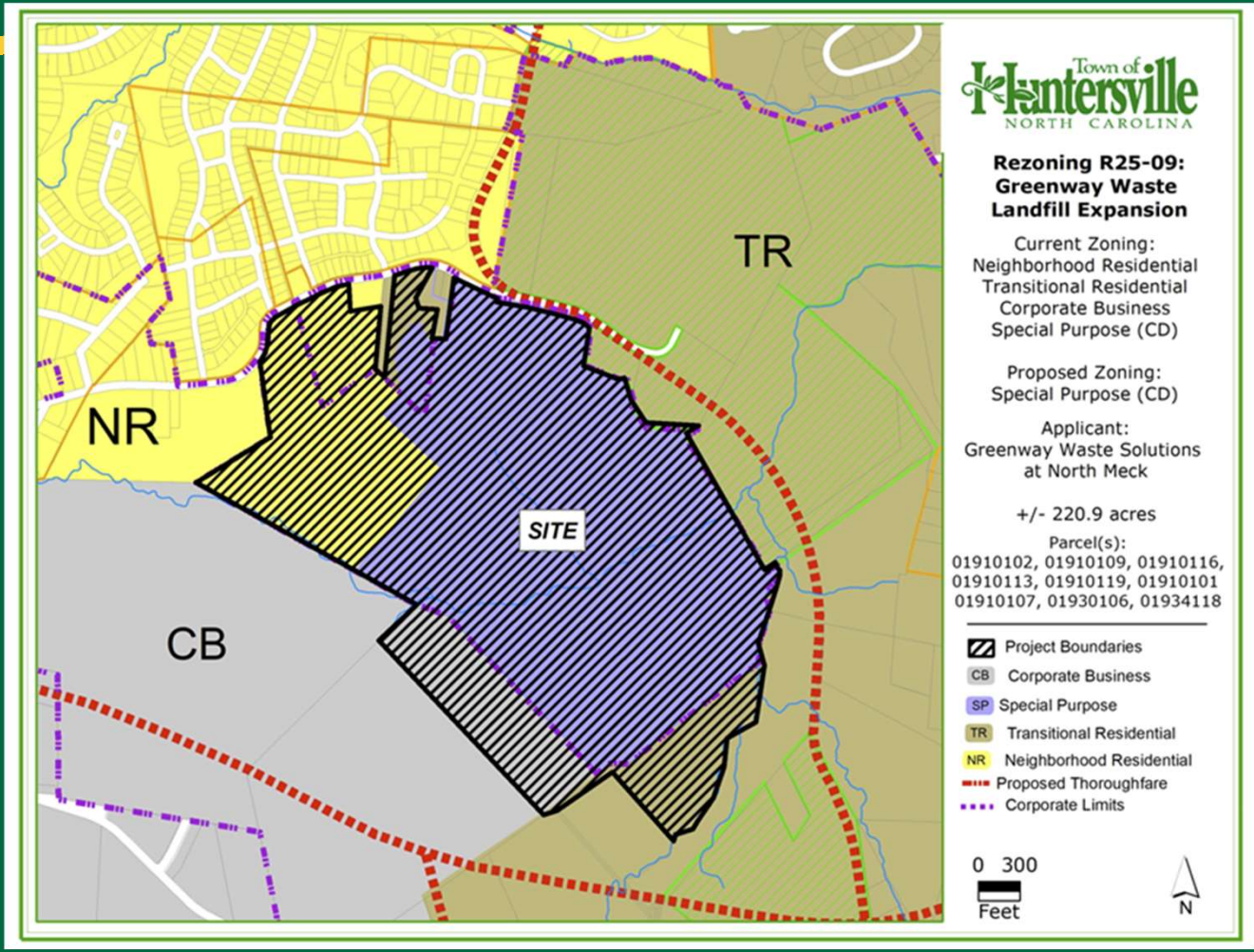
Conditional Rezoning Application

October 21, 2025

Town of Huntersville
NORTH CAROLINA

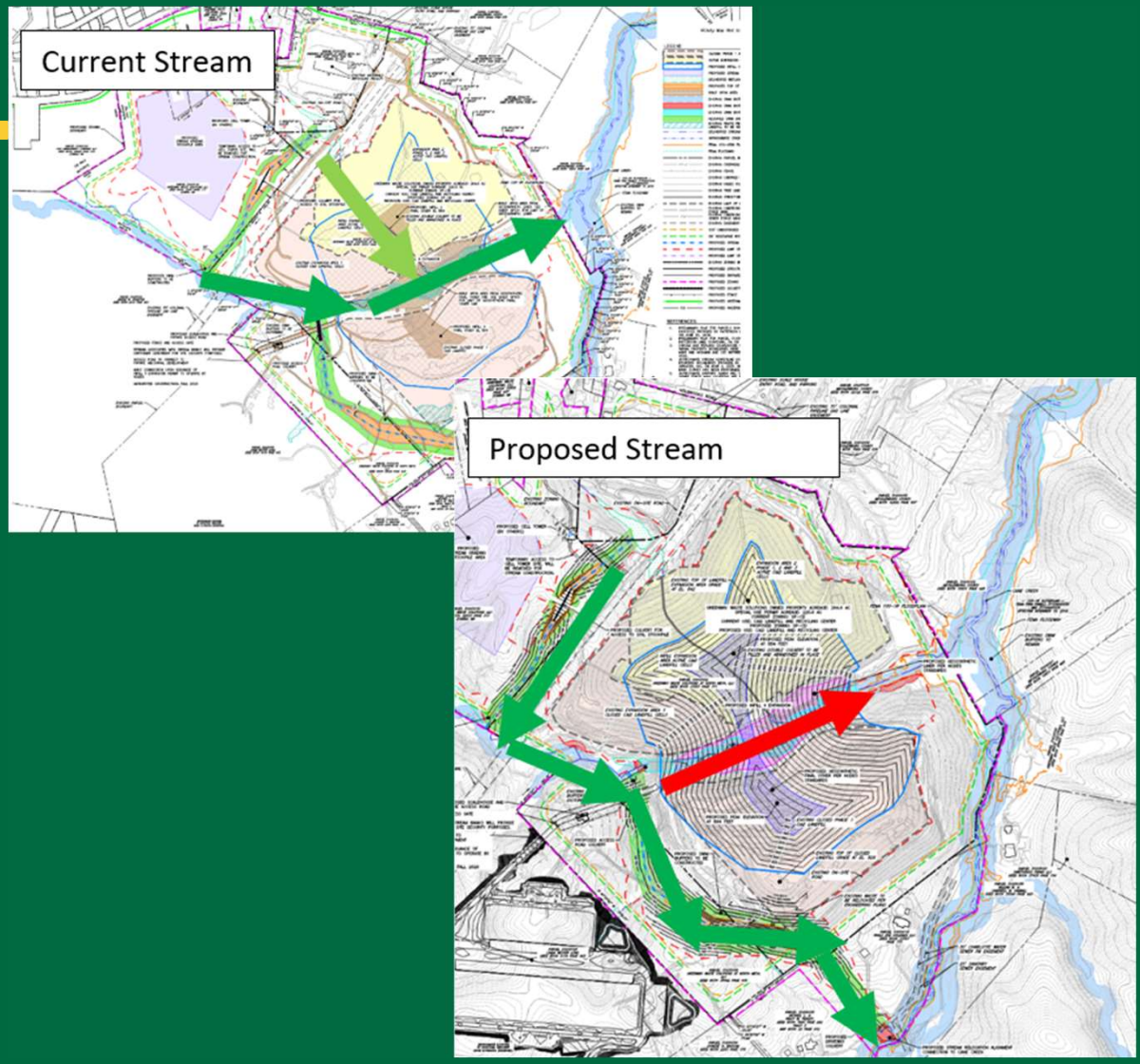
Rezoning Request

- CD Rezoning amendment to accommodate an infill expansion.
- Two Parts – Rezoning modification and Special Use Permit modification needed



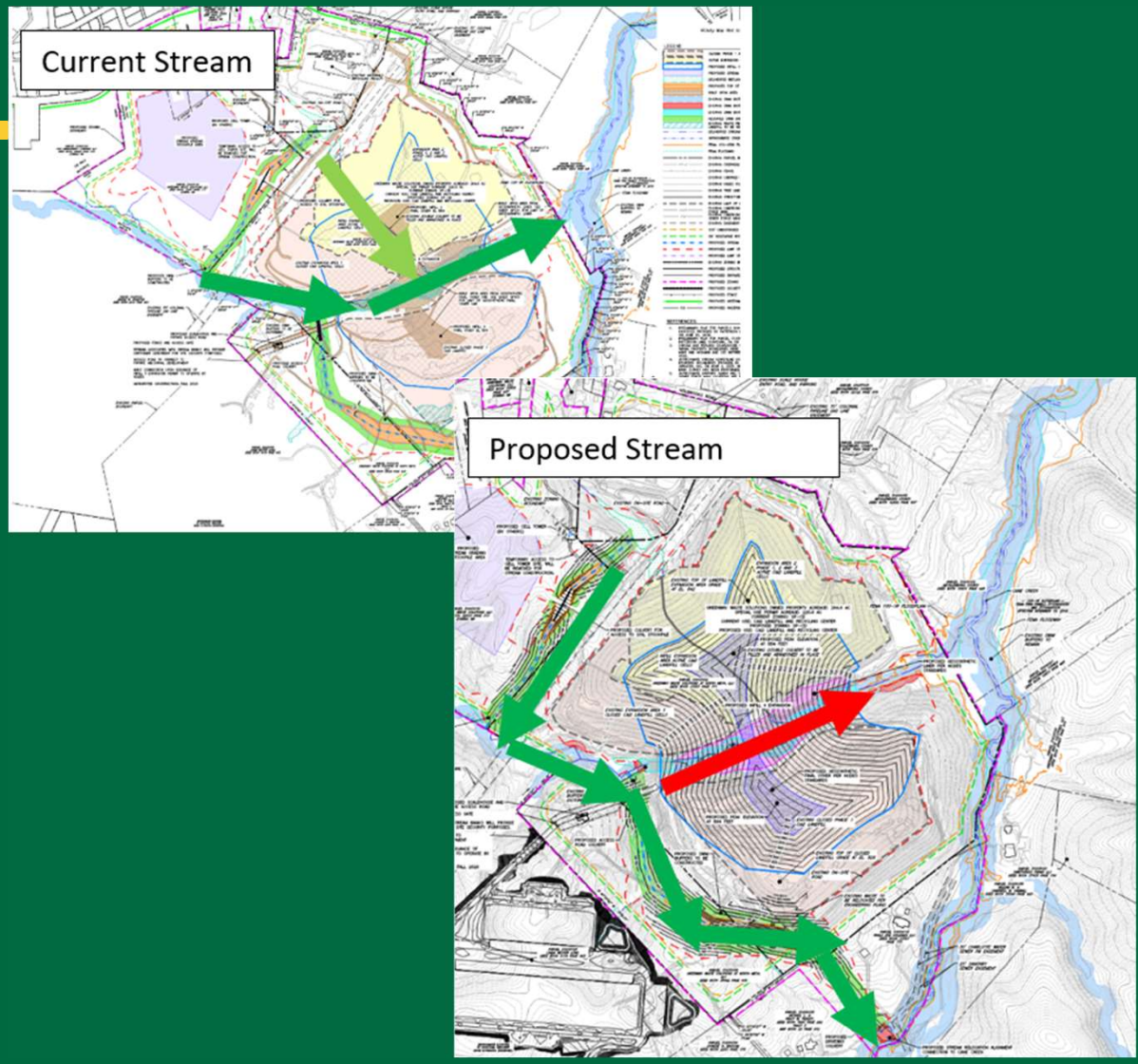
Plan Highlights

- Applicants seek additional rezoning modification for further expansion.
- Application includes:
  - Relocation of approximately 2000 feet of stream.
  - Infill of debris where the old stream bed existed. Between existing fill “valley”.
  - No buildings proposed.



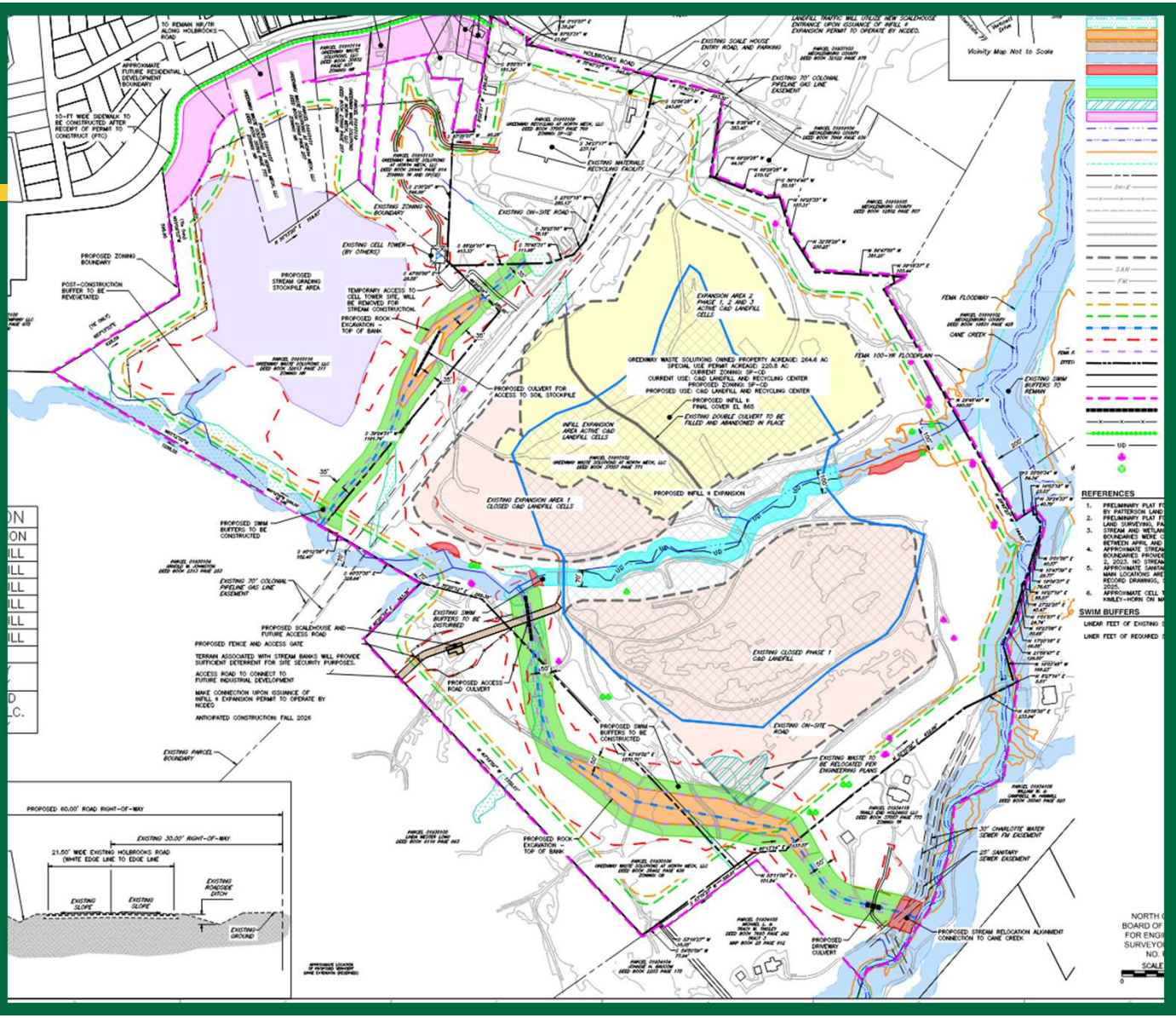
Modifications

- Modifications
  - SWIM Buffers: Disturbance to relocate streams and re-establish new buffers.
  - SP Buffers: Buffers are generally disturbed in various areas.
  - C&D Landfill Buffers: Buffers are prohibited in delineated streams.
    - *100 foot undisturbed buffer at property lines*.
  - Landfill Fencing Enclosure: Landfills are required to be enclosed with a non-climbable fence for security.



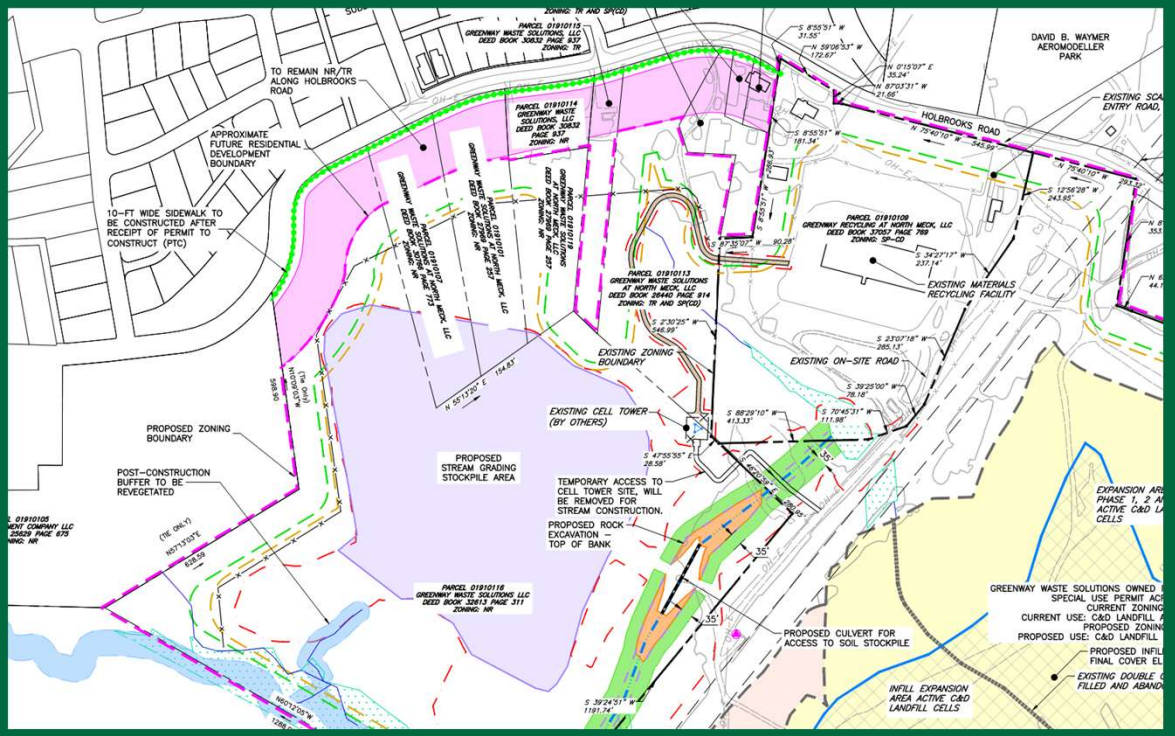
Site Design UPDATES

- Updated Rezoning Plan
- Updated notes and conditions
- Updated fencing added to the NW of the site
- Added commitment to donate aggregate to the Cane Creek restoration project



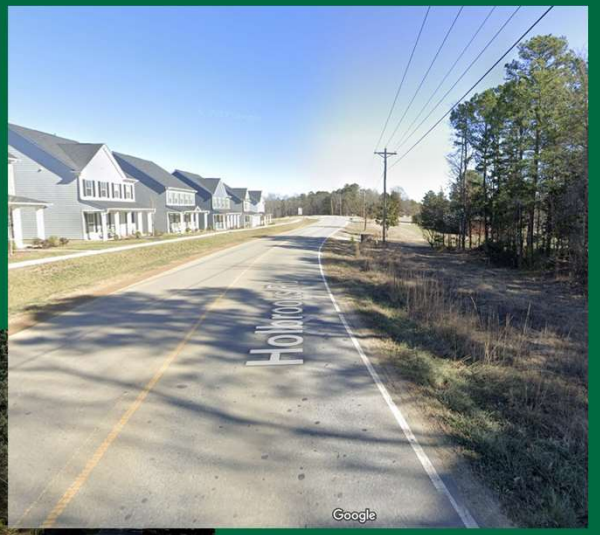
Site Design UPDATES

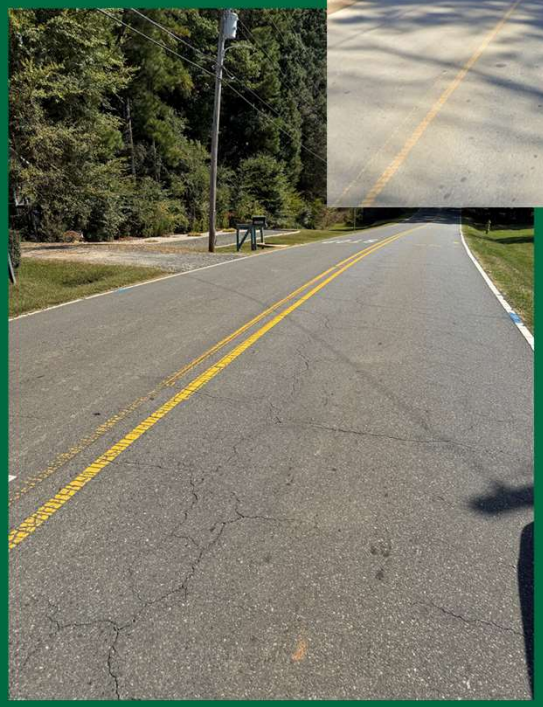
- Residential zoning remains along Holbrooks.
  - However the 80 buffer needs modification to accommodate the residential.
- Still need land use notes limiting/describing uses proposed for the development.



Holbrooks Road

- Access on Holbrooks Road:
  - NCDOT recommends that the road is in need of maintenance due to the truck traffic.
    - 1.5” overlay from landfill driveway on Holbrook Rd to Old Statesville Rd
    - Variable millings at curb & gutter sections
    - Keyed tie ins at driveways/street connections
    - Re-stripe of pavement markings
    - Adjust shoulder tie ins to proposed grade.
    - On-site tire wash system to eliminate debris entering roadway
    - The dirt brought onto the roadway contributes to the high shoulders and in effects causes drainage issues





Staff Recommendation

- Staff recommends approval of the application with conditions:
  - SUP is approved showing environmental safety and feasibility of the relocated stream
    - Existing site contamination is mitigated and contained.
  - All 5 modifications are approved.
  - Proposed land uses are labeled and conditioned on the plan consistent with the 2040 plan.
  - Section #13 of the 80 foot buffer is fully replanted per code after construction of the stream.
  - Section #4 of the buffer is planted with a row of evergreen trees near the existing vegetation.
  - The existing Holbrooks Road conditions are carried over to the plan.
  - The applicants commit to a reasonable maintenance program for Holbrooks Road commensurate to the landfill's past use and remaining time on the road.

Consistency Statement

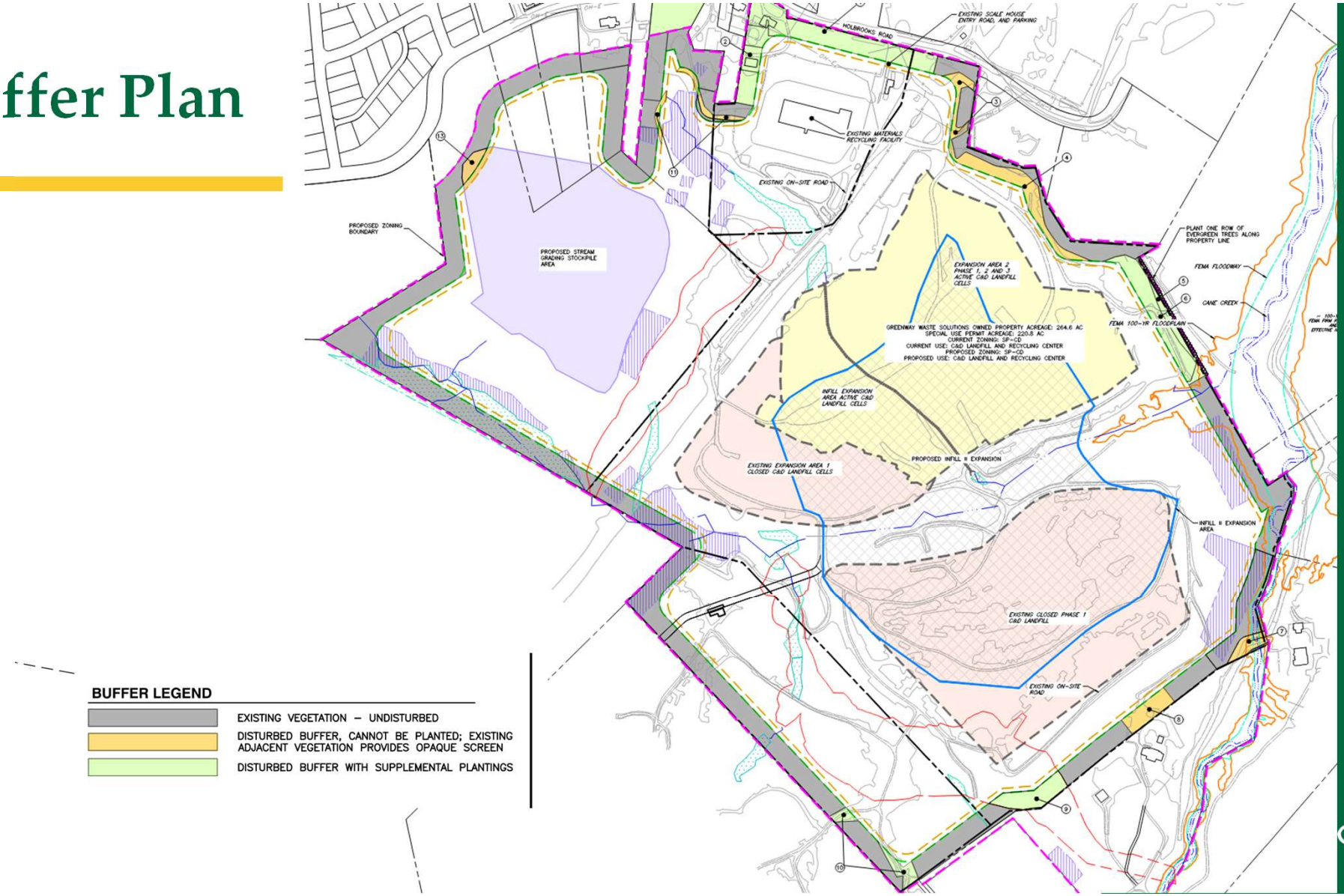
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R25-09, Greenway Waste Expansion, staff recommends approval of the application with conditions as listed in Part 5 of the staff report. With the listed conditions, the application is consistent with policies LU-1.1, EOS-1, and EOS-5 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the Rezoning Plan because with the conditions attached, the proposed application is consistent with the development pattern of adopted and recommended plans, is conditioned to limit access on Holbrooks Road for future compatibility with the residential neighborhood, and it will mitigate the environmental challenges of the site with approved solutions.	**APPROVAL**: L. Hallman made a motion to recommend approval of R25-09, Greenway Waste Expansion. The Planning Board recommends approval with conditions as listed in part 5 of the staff report. With the listed conditions, the application is consistent with policies LU1.1, EOS 1, and EOS 5 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the rezoning plan because with the conditions attached the proposed application is consistent with the development pattern of the adopted and recommended plans, is conditioned to limit access to Holbrooks Road for the future compatibility with the residential neighborhood and it will mitigate the environmental challenges of the site with approved solutions. C. Boyd seconded the motion. The motion passed unanimously (8-0)	APPROVAL: In considering the proposed rezoning application R25-09, Greenway Waste Expansion, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: N/A	DENIAL: N/A	DENIAL: In considering the proposed rezoning application R25-09 Greenway Waste Expansion, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

Buffer Plan



BUFFER LEGEND

- EXISTING VEGETATION – UNDISTURBED
- DISTURBED BUFFER, CANNOT BE PLANTED; EXISTING ADJACENT VEGETATION PROVIDES OPAQUE SCREEN
- DISTURBED BUFFER WITH SUPPLEMENTAL PLANTINGS

Griffin Brothers
COMPANIES

GBC's Mission is to create, empower, and revolutionize a community of brands with service at their core, to create opportunities and inspire generational impact.

A COMMUNITY OF BRANDS

MAKING AN IMPACT

REAL ESTATE - HOSPITALITY - WASTE SOLUTIONS - INVESTMENTS PARTNERSHIP - PHILANTHROPY

In 2025, we surpassed $40 million in contributions to charities across the Carolinas

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

Why We Are Here

Greenway Waste Solutions has been entrusted with the management of construction & demolition waste in North Mecklenburg for almost four decades.

We are delighted to announce the opportunity to continue this responsibility for an additional four decades while staying within the same footprint and improving the site's environmental stewardship for generations to come.

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. How does GWS fit in the community?
3. Why is GWS vital for North Mecklenburg?
4. What is next for GWS & Commerce Station?
5. GWS' Environmental Preservation & Enhancement

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

1 What is Greenway Waste Solutions (GWS)?

Recycling • Reprocessing • Landfilling

- Accept Construction and Demolition (C&D) waste ***ONLY***; No hazardous waste, No garbage, and No asbestos
- Construction material includes lumber, bricks, roofing materials, siding, stumps, and any new construction scrap materials
- Demolition Material includes all material from a building as described above: Demolition Permits require asbestos and lead paint assessments & abatements

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

1 What is Greenway Waste Solutions (GWS)?

- C&D Materials Recovery Facility (MRF)
  - Fewer materials buried
  - Increased landfill air space
  - Extends life of the landfill
- Assist in Certification for Leadership in Energy and Environmental Design (LEED)

Rock Crusher Operation

Wood Product Grinding

A Griffin Brothers Co.

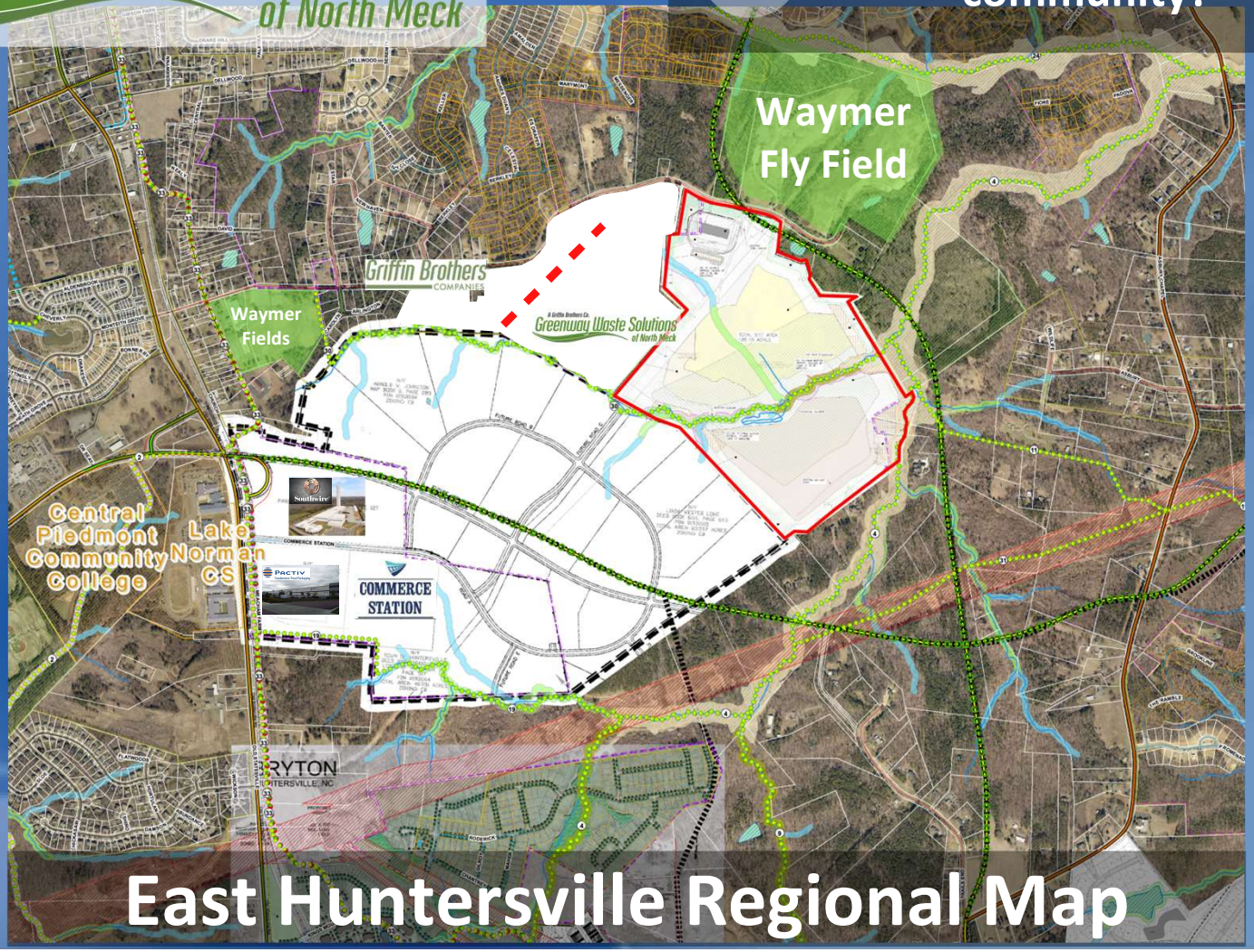
Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. **How does GWS fit in the community?**
3. Why is GWS vital for North Mecklenburg?
4. What is next for GWS & Commerce Station?
5. GWS' Environmental Preservation & Enhancement

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

2 How does GWS fit in the community?



East Huntersville Regional Map

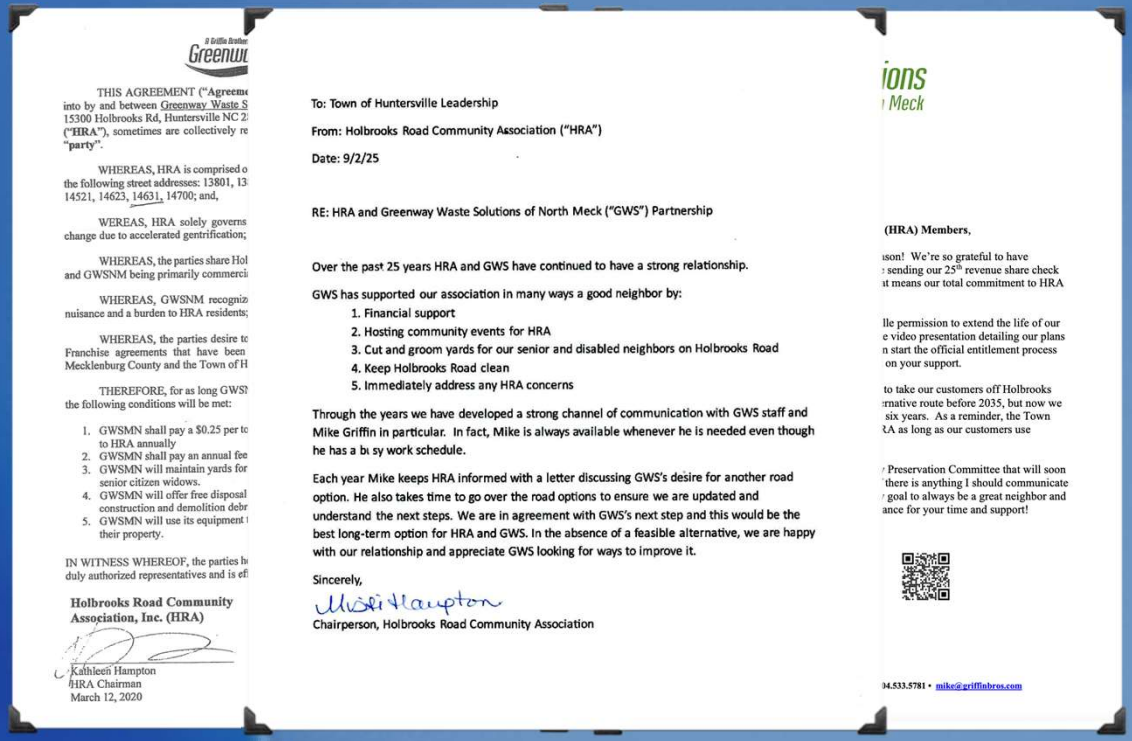
A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

2 How does GWS fit in the community?

HOLBROOKS NEIGHBOR PARTNERSHIP

PAST • PRESENT •FUTURE

- Holbrooks Road Community Association (HRA) supports legacy residential properties on Holbrooks Road
  - Contributed over $1 million to HRA, which has funded dozens of higher education scholarships and hundreds of neighborhood improvements.
  - Maintain lawns for senior citizens and the disabled



THIS AGREEMENT ("Agreeme
into by and between Greenway Waste S
15300 Holbrooks Rd, Huntersville NC 2
("HRA"), sometimes are collectively re
"party".

WHEREAS, HRA is comprised o
the following street addresses: 13801, 13
14521, 14623, 14631, 14700; and,

WEREAS, HRA solely governs
change due to accelerated gentrification;

WHEREAS, the parties share Hol
and GWSNM being primarily commerci

WHEREAS, GWSNM recogniz
nuisance and a burden to HRA residents;

WHEREAS, the parties desire to
Franchise agreements that have been
Mecklenburg County and the Town of H

THEREFORE, for as long GWS
the following conditions will be met:

1. GWSMN shall pay a $0.25 per to
to HRA annually
2. GWSMN shall pay an annual fee
3. GWSMN will maintain yards for
senior citizen widows.
4. GWSMN will offer free disposal
construction and demolition debr
5. GWSMN will use its equipment
their property.

IN WITNESS WHEREOF, the parties h
duly authorized representatives and is eff

Holbrooks Road Community Association, Inc. (HRA)

Kathleen Hampton
HRA Chairman
March 12, 2020

To: Town of Huntersville Leadership

From: Holbrooks Road Community Association ("HRA")

Date: 9/2/25

RE: HRA and Greenway Waste Solutions of North Meck ("GWS") Partnership

Over the past 25 years HRA and GWS have continued to have a strong relationship.

GWS has supported our association in many ways a good neighbor by:

1. Financial support
2. Hosting community events for HRA
3. Cut and groom yards for our senior and disabled neighbors on Holbrooks Road
4. Keep Holbrooks Road clean
5. Immediately address any HRA concerns

Through the years we have developed a strong channel of communication with GWS staff and Mike Griffin in particular. In fact, Mike is always available whenever he is needed even though he has a bi sy work schedule.

Each year Mike keeps HRA informed with a letter discussing GWS's desire for another road option. He also takes time to go over the road options to ensure we are updated and understand the next steps. We are in agreement with GWS's next step and this would be the best long-term option for HRA and GWS. In the absence of a feasible alternative, we are happy with our relationship and appreciate GWS looking for ways to improve it.

Sincerely,

Chairperson, Holbrooks Road Community Association

ions
Meck

(HRA) Members,

ison! We're so grateful to have
sending our 25th revenue share check
it means our total commitment to HRA

lle permission to extend the life of our
e video presentation detailing our plans
n start the official entitlement process
on your support.

to take our customers off Holbrooks
rnative route before 2035, but now we
six years. As a reminder, the Town
RA as long as our customers use

Preservation Committee that will soon
there is anything I should communicate
goal to always be a great neighbor and
ance for your time and support!

04.533.5781 • mike@griffinbros.com

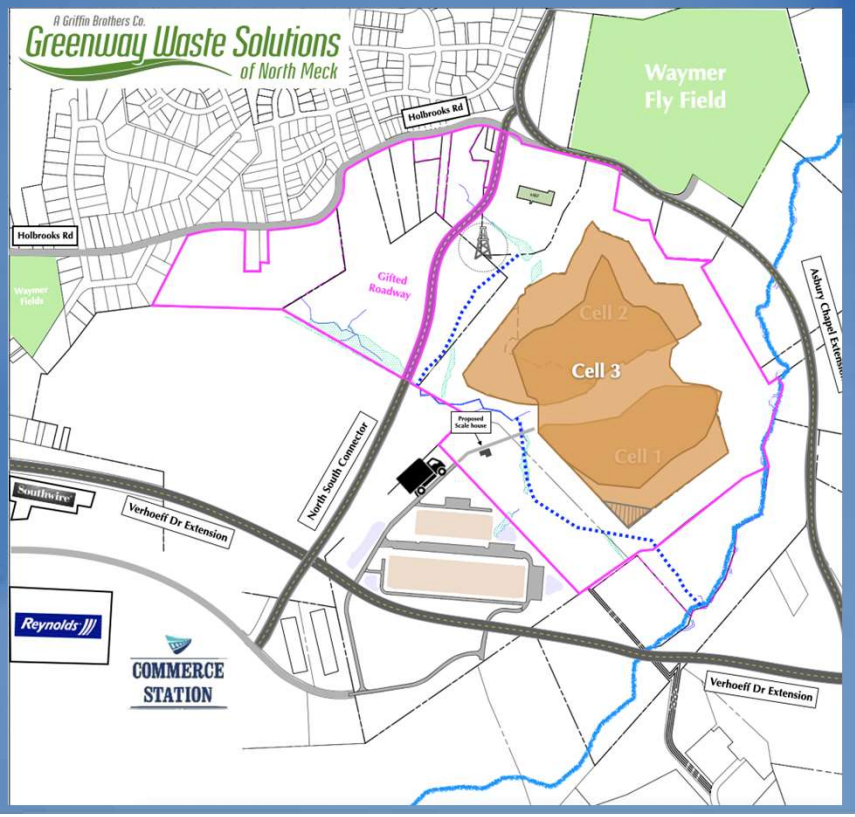
A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

2 How does GWS fit in the community?

ROAD PARTNERSHIP

PAST • PRESENT • FUTURE

- Paid for Verheoff Extension Drive Study in 2000 (MUMPO approved in 2002)
- Paid for repairing potholes & improving road shoulders through the '90s
- Constructed $50,000 Right Hand Turn Lane in the early 2000s
- Contributed $80,000 to Town of Huntersville for Holbrooks Rd improvements over the last decade
- Paid $250,000 to widen, repave, and improve shoulders for 300ft of Holbrooks Road near facility entrance
- Cleanup Holbrooks Road for 30+ years and continue to do so on a weekly basis
- Committed to get off Holbrooks Road before **2035**
- Reserved approximately **3.5 acres** for Road Right-of-Way per the East Huntersville Development Plan
- GWS has paid over $400,000 for road improvements & our customers have paid over $4M in NC Highway fuel tax
  - **This tax is a key revenue source for the North Carolina Highway Fund and the Highway Trust Fund, which are used to fund road construction and maintenance.*



A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

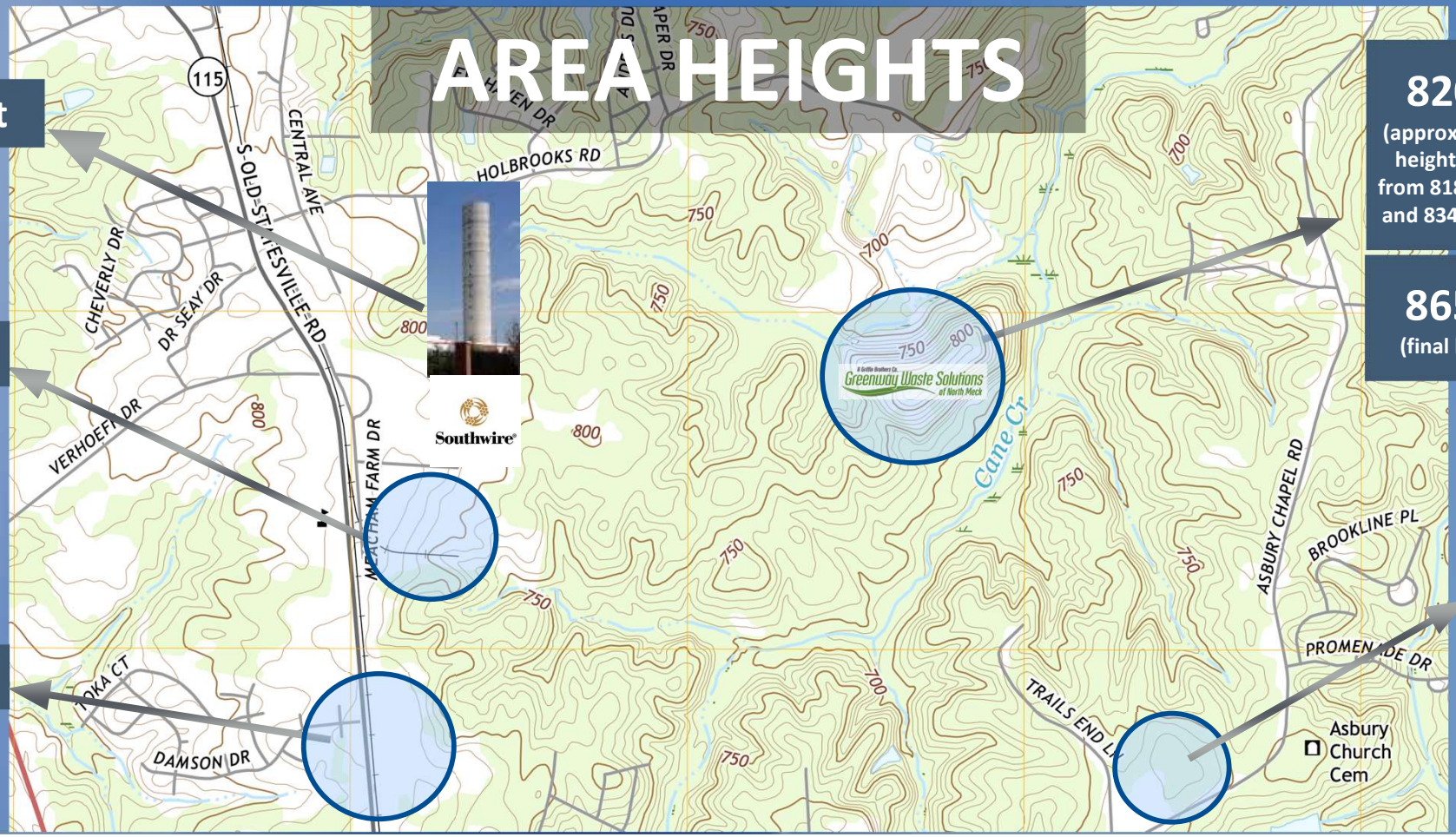
2 How does GWS fit in the community?

Holbrooks Road – October 16, 2025

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

2 How does GWS fit in the community?

AREA HEIGHTS



A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. How does GWS fit in the community?
3. **Why is GWS vital for North Mecklenburg?**
4. What is next for GWS & Commerce Station?
5. GWS' Environmental Preservation & Enhancement

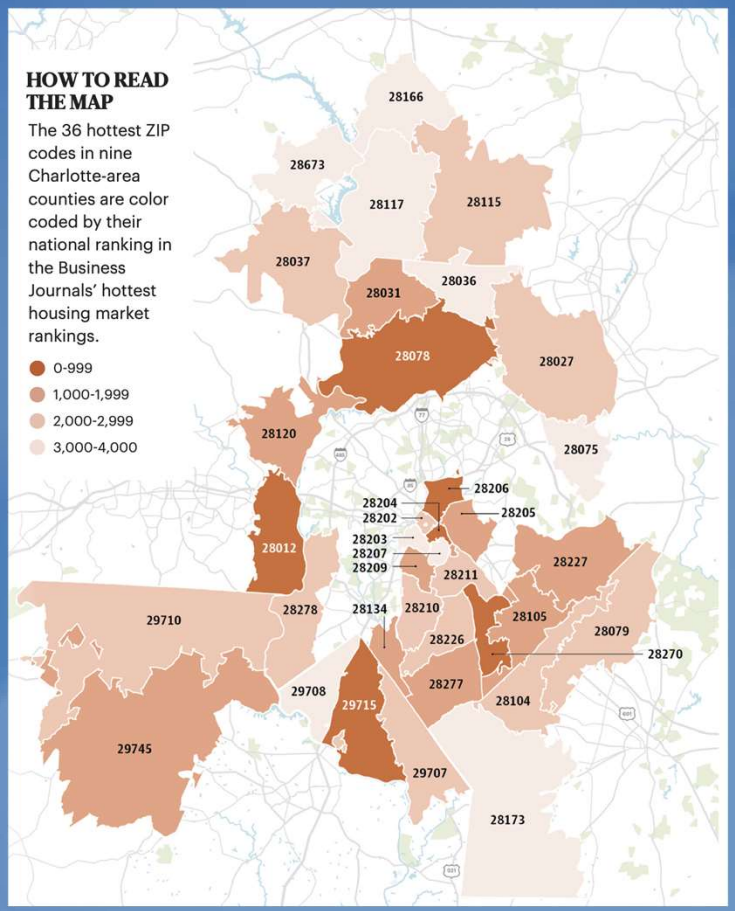
A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

3 Why is GWS vital for North Mecklenburg?

Mecklenburg County is expected to add more than 400,000 new residents and 200,000 new jobs between 2020 & 2040

There's a new hottest housing market in Charlotte - Charlotte Business Journal 5/11/25,

New ranking reveals hottest housing markets in Charlotte

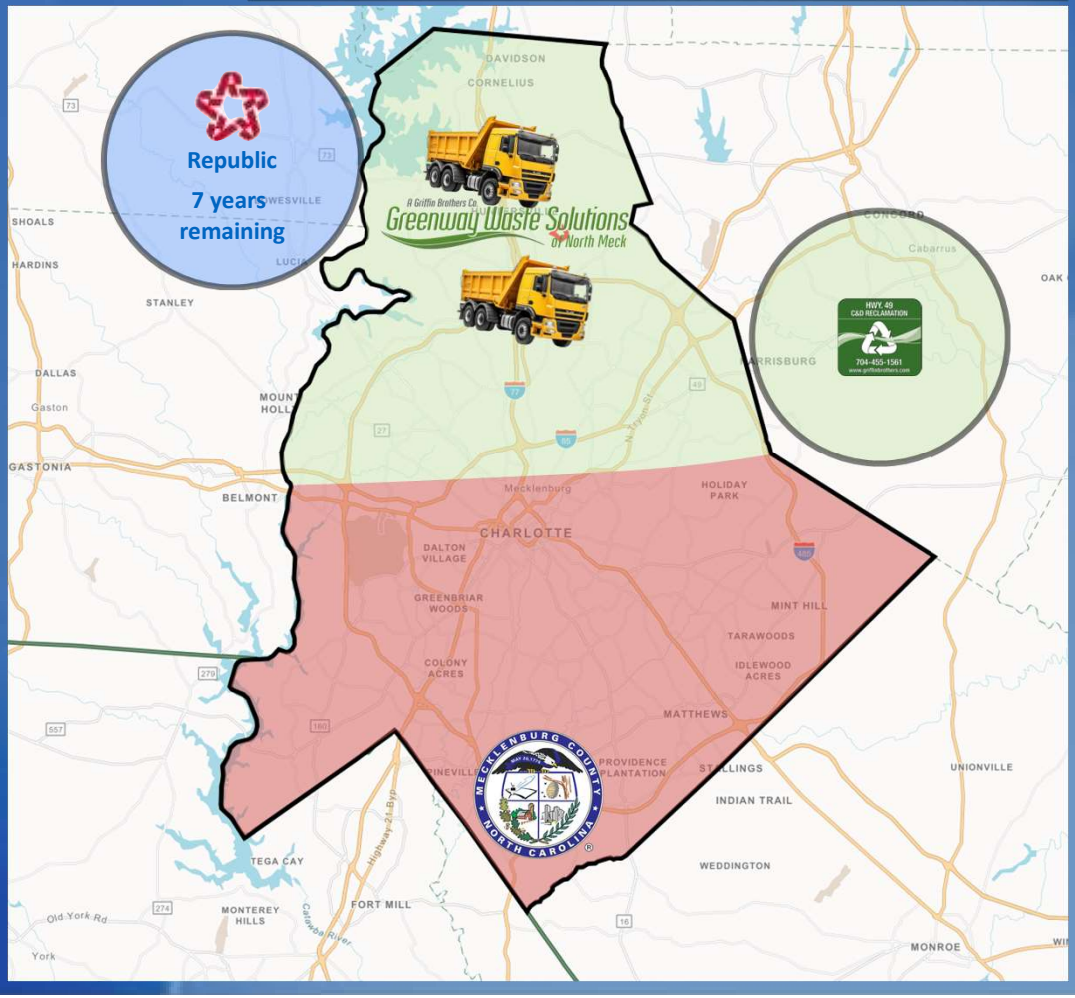


A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

3 Why is GWS vital for North Mecklenburg?

IMPACT WITHOUT GWS

- Only 2 Landfills in Mecklenburg County accept Construction & Demolition Debris
- C&D landfill only supports local needs
- Proximity to high growth areas is essential
  - Minimize Truck Traffic
  - Minimize Air Pollution
- What would happen if GWS closed?
  - Heavy impact to Hwy 73, Hwy 115, Hwy 21, Eastfield Road, Gilead Road, and Beatties Ford Road



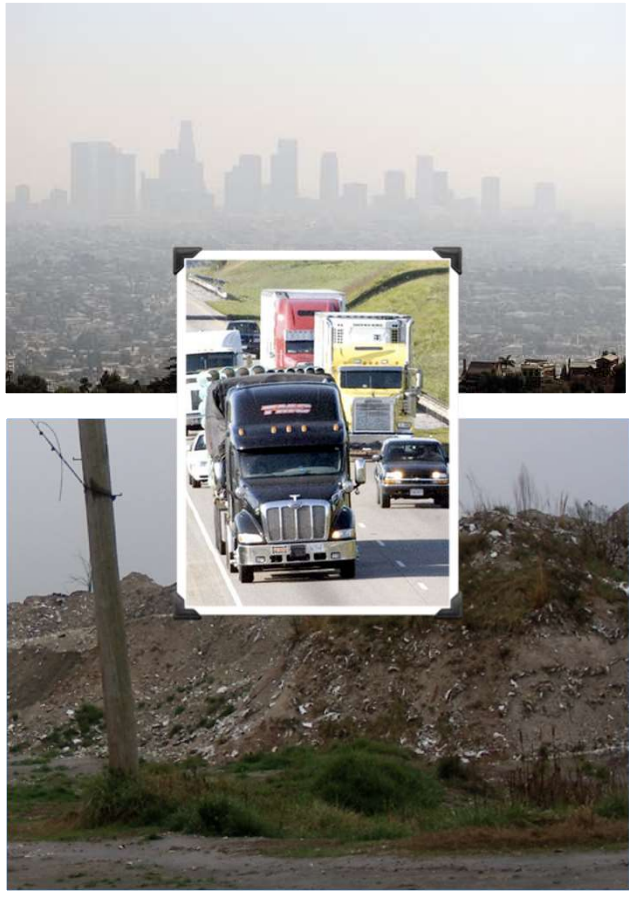
A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

3

Why is GWS vital for North Mecklenburg?

IMPACT WITHOUT GREENWAY

- Huge impact on road infrastructure
  - **725,760** additional truck miles per year on average (Based on 2016 activity)
- Increased Negative Environmental Impact
  - **2.4 million** additional pounds of CO2* emitted into the atmosphere per year
- Illegal Dumping becomes commonplace when there are not convenient disposal facilities
  - Taxpayers and citizens left with huge negative environmental impact and large tax bill

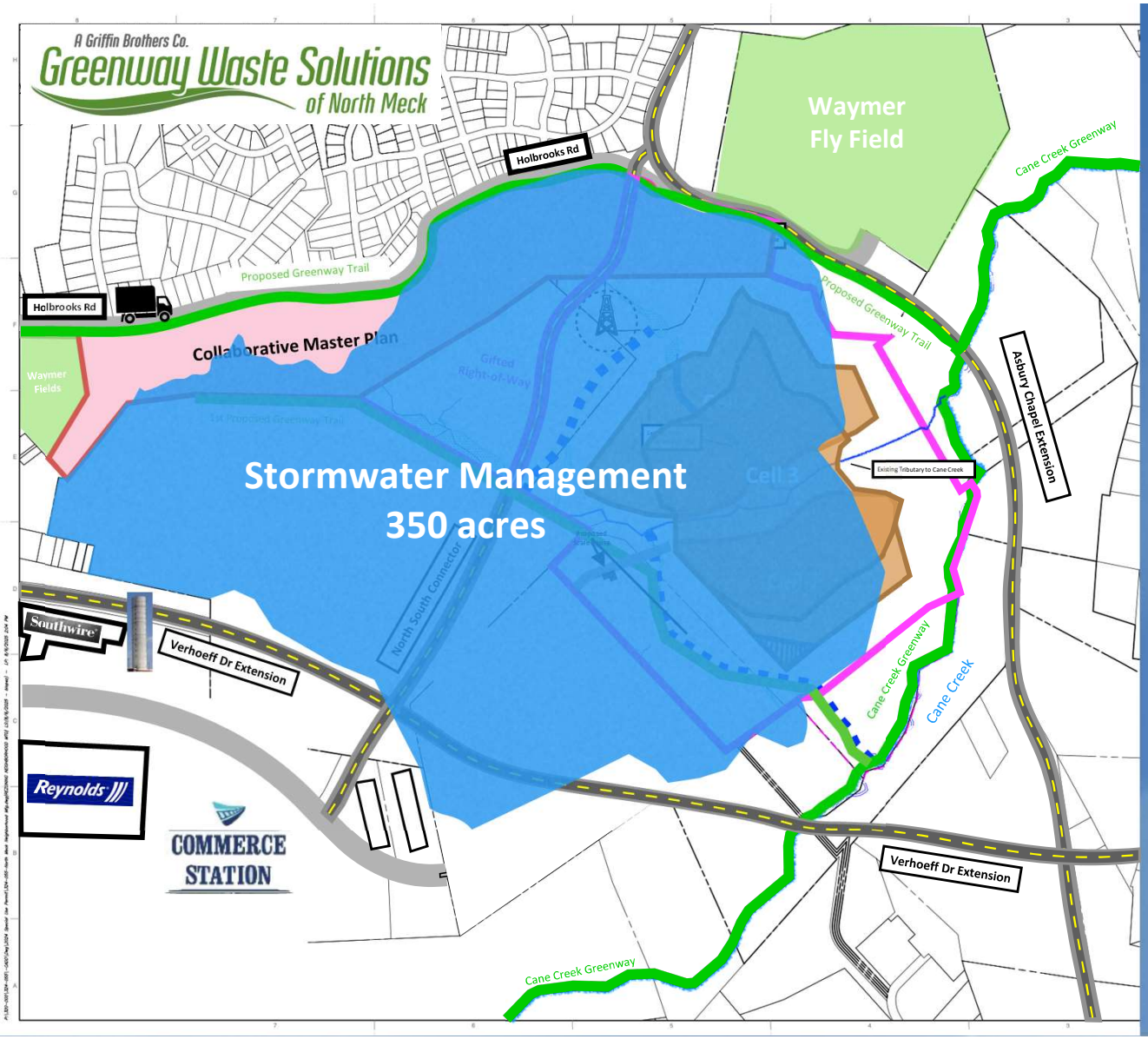


* Carbon Calculator courtesy of the USDOT Federal Transit Administration

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. How does GWS fit in the community?
3. Why is GWS vital for North Mecklenburg?
4. **What is next for GWS & Commerce Station?**
5. GWS' Environmental Preservation & Enhancement



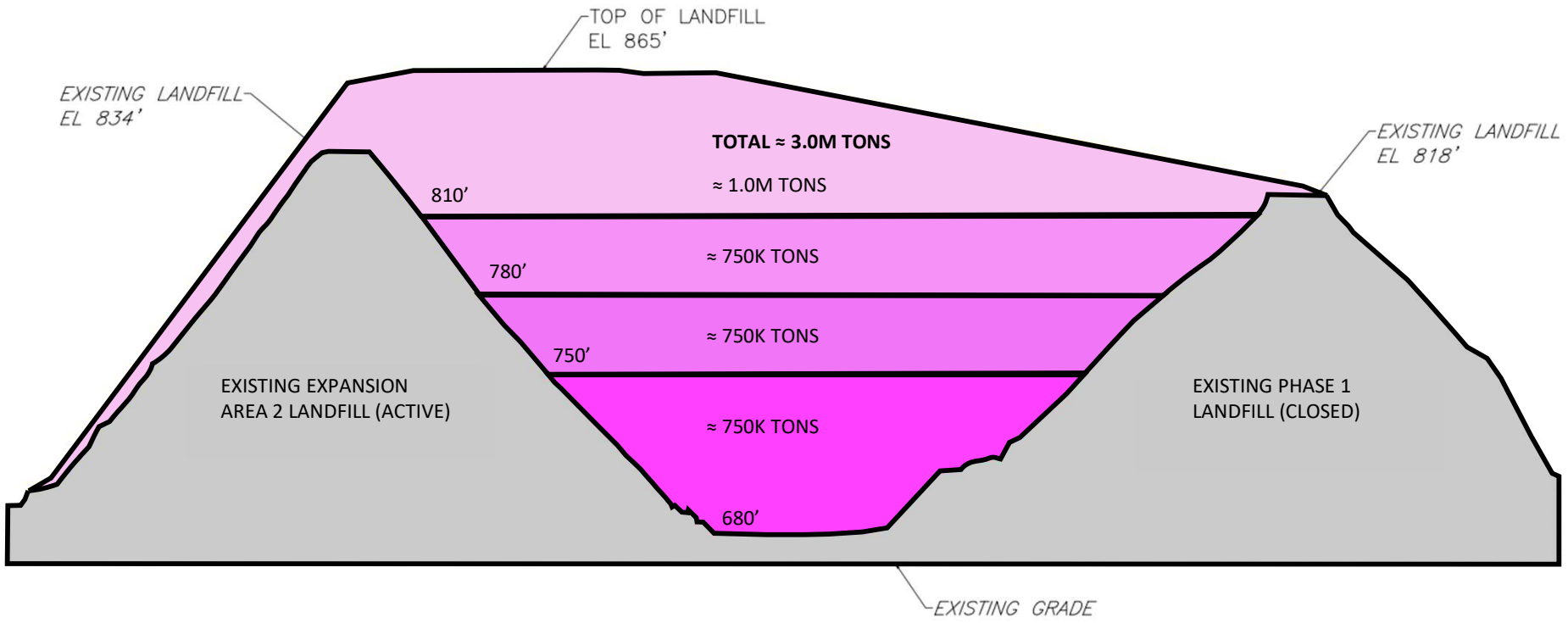
4 What is next for GWS & Commerce Station?

- Future Roads (alignment TBD)
- Regional Stormwater Management
  - Infill area pipes will be abandoned with stormwater directed around the landfill area.
  - Stream & Cane Creek improvements will manage higher water flow to help mitigate stormwater management for future growth
- Lined Infill (Cell 3)
- Getting off Holbrooks Road
- Developed consistent with 2017 ULI Study
  - Collaborative Master Plan
  - Greenway Trail enhancement (Torrence Creek to Cane Creek connection)

Cross Section of Infill Progression

4

What is next for GWS & Commerce Station?



NORTH MECK INFILL 2 LANDFILL FILL PROGRESSION

SCALE IN FEET (HORIZONTAL)
0 100 200
SCALE IN FEET (VERTICAL)
0 25 50

NCDEQ State Statute - Life of Site Permit is currently 60 years (June 24th, 2053)

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. How does GWS fit in the community?
3. Why is GWS vital for North Mecklenburg?
4. What is next for GWS & Commerce Station?
5. **GWS' Environmental Preservation & Enhancement**

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement

- Groundwater is tested twice a year, per NCDEQ regulations.
  - Groundwater moves roughly 5ft per year in this region. The minimum buffer at our facility is 200ft from the waste to property line, which gives us 40 years to remediate any problem.
- For example, a decade ago we had a small trace of constituent, Vinyl Chloride, above the regulatory standard.
  - GWS spent over $1,000,000 in remediation, which included installing a methane extraction system.
  - As a precautionary measure, GWS spent more than $250,000 to install city water to three homes closest to our facility. GWS continues to pay their water bill.
  - We have made great strides to remediate Vinyl Chloride below state standards per the Corrective Action Plan (CAP) and have documented recent semi-annual reports showing vinyl chloride below acceptable limits. We will continue to work with NCDEQ on our active remediation program.
- Recently, we have had some emerging constituents detected in our groundwater testing more than 500 feet from our property line.
  - Since our latest presentation, our engineering team has provided us with more detailed information relative to the design of our CAP Addendum, which is 500 feet and 100 years in refence to a very slow groundwater movement. This does not imply that NCDEQ will give us this amount of time to remediate these constituents. NCDEQ typically requires immediate action.
  - GWS has already engaged Regenesis (leading water remediation company) & collaborating with NCDEQ to pioneer a solution to eliminate these new constituents.

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement

- GWS is committed to an engineered and proven containment system conditioned upon approval
  - Voluntarily covering Cell 1 and Cell 2 with a synthetic cap
  - Voluntarily installing a synthetic liner for the infill cell (Cell 3)
- Since 2007, NCDEQ has required a $2.00 per ton tax to fund increased regulatory compliance and remediation efforts.
  - More stringent Bond Assurance to guarantee operational compliance & long term post closure compliance

NC Environmental Quality

Anatomy of a Lined Landfill

Protective Cover + Cap
1. Cover Vegetation
2. Top Soil
3. Protect Cover Soil
4. Drainage Layer
5. Geomembrane
6. Compacted Clay

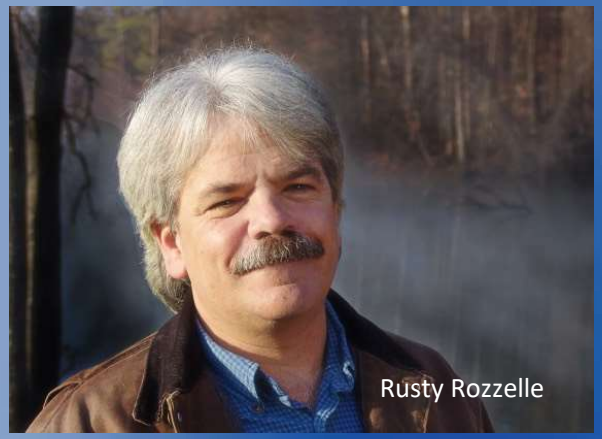
Operations
7. Daily Cover
8. Waste

Leachate Collection
9. Leachate Collection Layer
10. Filter Geotextile
11. Leachate Collection Pipe

Composite Liner System
12. Geomembrane
13. Compacted Clay
14. Prepared Subgrade

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement


Rusty Rozzelle

Meck County Water Quality

Rozzelle, Rusty May 6, 2025 at 11:12 AM

RE: [External]North Meck Landfill - SWIM Buffer Mitigation

To: Gingerich, Todd, DeMaury, Joshua, Edwards, Olivia, John Brown, Bivins, Nathan, ron@griffinbros.com

Todd,

Please be aware that my staff and I have carefully reviewed the information that you provided and believe that the planned rerouting of the stream around the landfill and buffer restoration are a benefit to the surface water quality in the stream.

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement

CATAWBA RIVERKEEPER®

July 9th, 2025.

Greenway Waste Solutions, LLC
Attn: Mike Griffin
15300 Holbrooks Rd
Huntersville, NC 28031

Mr. Griffin,

Thank you for updating Catawba Riverkeeper concerning the possible future expansion of the Greenway Waste Solutions at North Meck, LLC landfill. In 2019 we assessed the site and ultimately supported the proposal which would have piped approximately 1,750 ft of perennial waters and placed impervious liners over the existing C&D fills and newly buried stream. As we understand it, the plan would now daylight and divert surface waters on the site around the active site to a newly engineered channel. We enthusiastically support these changes, which will remove the possibility

Riverkeeper believes that covering both landfills and redirecting the Unnamed Tributary (UT) to Cane Creek would be in the best interest of current and future water quality.

Riverkeeper believes that covering both landfills and redirecting the Unnamed Tributary (UT) to Cane Creek would be in the best interest of current and future water quality.

We enthusiastically support these changes, which will remove the possibility of pipe failure and provide onsite stream remediation.

that this stream likely would be listed as impaired for biota. The 303(d) system is poorly suited to address impairment from nonpoint groundwater sources.

3. Covering the existing landfills will minimize or eliminate the infiltration of precipitation through the unlined fills and prevent leachate from entering Cane Creek.
4. Water monitoring and reporting on the unlined fills will end after 30 years. By constructing a new site on top, monitoring will be extended.
5. Siting a landfill at a new location will cause impacts to an additional part of the watershed.

A WATERKEEPER ALLIANCE® Member
102 Main St, Suite 100 McAdenville, NC 28101
Phone: 704-679-9494 Fax: 704-679-9559
www.catawbariverkeeper.org

This recommendation is based on several assumptions. If any of these are invalid, then our support is withdrawn until further examination.

1. A new landfill must be built. Our organization does not have the expertise to predict future construction waste creation and current capacity.
2. Groundwater and surface water will continue to be monitored (and remediated if necessary) for the entire site.
3. Runoff from the developed site will be captured and treated before discharging.
4. The current landfills will remain uncapped (pervious) if a new landfill is not sited on top.
5. Conditions of Cane Creek UT have not drastically improved since 2019.
6. The newly engineered channel is constructed, monitored, and repaired as needed to support aquatic life.

Please let me know if you have any additional questions.

er,

ones,
iverkeeper

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement

✓ **Mecklenburg County Approvals**

✓ **State & Federal Creek Redirection Approvals**

Town of Huntersville Approvals

NC Department of Environmental Quality (NCDEQ) Approvals

"Providing science based environmental stewardship for the health and prosperity of all North Carolinians."

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1 What is Greenway Waste Solutions (GWS)?

- First C&D landfill in North Carolina
- Accept Construction and Demolition (C&D) waste ONLY; No hazardous waste, No garbage, and No asbestos
- Over 35 years in operation

2 How does GWS fit in the community?

- 25-year partnership with Holbrooks Rd legacy neighbors
- Over 30 years of actively improving Holbrooks Rd
- Conducive with local area heights

3 Why is GWS vital for North Meck?

- Help better manage North Meck's past, present, future growth
- Help minimize impact on road infrastructure
- Decrease truck traffic; minimize CO2 emissions
- Better prevent illegal dumping

4 What is next for GWS & Commerce Station?

- Gifting right-of-way for future roads
- Getting off Holbrooks Road
- Enhance & accelerate Greenway Trails
- Improved regional stormwater management

5 GWS' Environmental Preservation & Enhancement

- Improving the long term environmental stewardship of our facility
- Redirecting tributary around facility, instead of between two landfills cells
- Voluntarily capping Cell 1 & 2
- Voluntarily lined infill (Cell 3)

THANK YOU

Mike Griffin
704.533.5781
mike@griffinbros.com

John Brown
919.795.0599
jdbrown@griffinbros.com

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

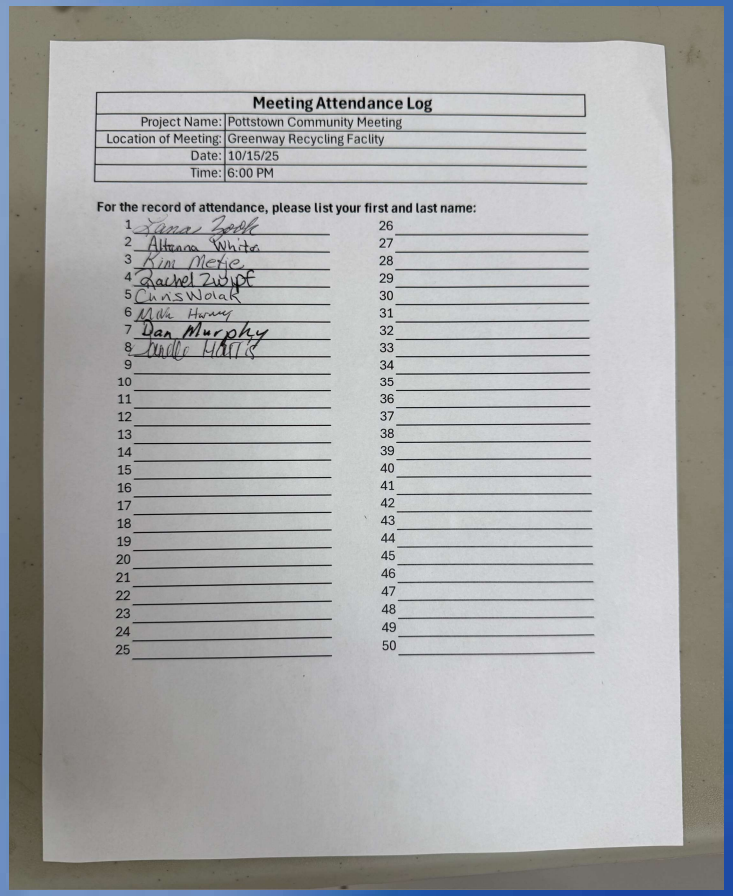
Latest Renderings

Southern Culvert Rendering - Cane Creek

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

Community Meetings



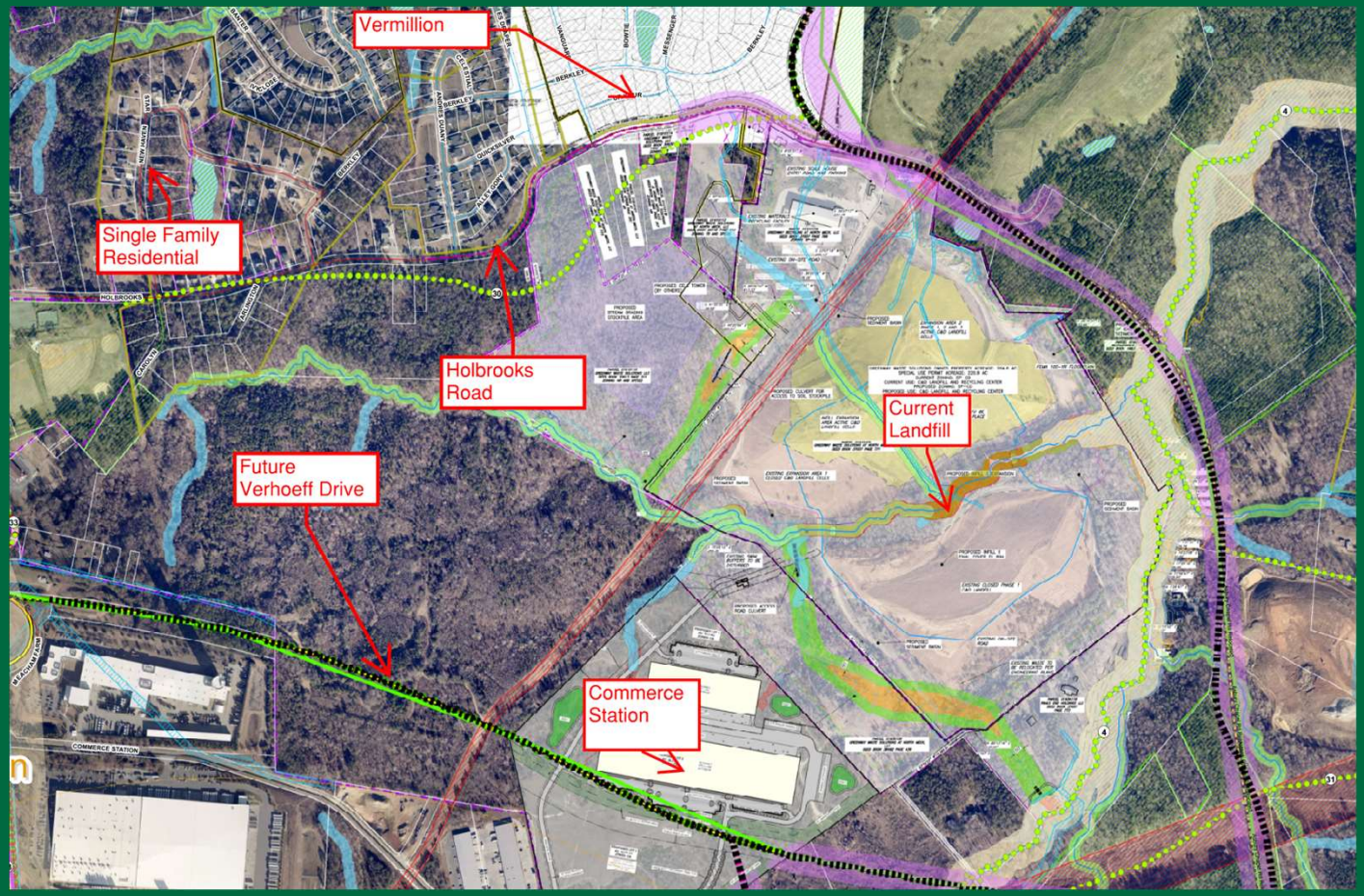
Meeting Attendance Log

Project Name:	Pottstown Community Meeting
Location of Meeting:	Greenway Recycling Faclity
Date:	10/15/25
Time:	6:00 PM

For the record of attendance, please list your first and last name:

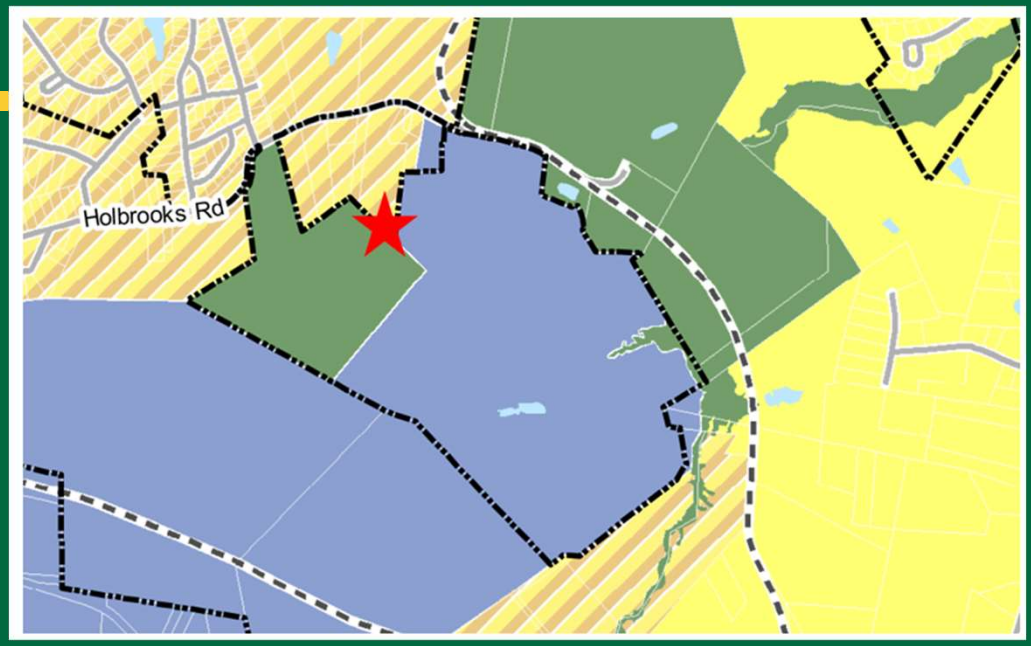
1	Tamar Zoll	26	
2	Allyson White	27	
3	Kim Mertz	28	
4	Rachel Zwolf	29	
5	Chris Wolak	30	
6	Mike Hawley	31	
7	Dan Murphy	32	
8	Linda Matts	33	
9		34	
10		35	
11		36	
12		37	
13		38	
14		39	
15		40	
16		41	
17		42	
18		43	
19		44	
20		45	
21		46	
22		47	
23		48	
24		49	
25		50	

Context Map


Vermillion
Single Family Residential
Holbrooks Road
Future Verhoeff Drive
Current Landfill
Commerce Station

2040 Hunterville Plan

- Employment Center
- Medium Density Residential (along Holbrooks)
- Parks and Open Space (old Town Property)



Huntersville 2040 Plan – Consistent Policies

LU-1.1: Utilize the future land use map.

- With Holbrooks Road remaining residential

EOS-5: Protect Water Quality – Stream Restoration

Huntersville 2040 Plan – *Inconsistent* Policies

LU-5.1 – Focus more intense development in locations that can support growth

- Holbrooks Road

LU-11 – Protect existing housing stock

- Holbrooks Road access

EOS-1 – Preservation and Enhancement of the Environment

- Chemical Contamination on site
- Effect of contamination by new stream location and additional fill on top unknown

Timeline

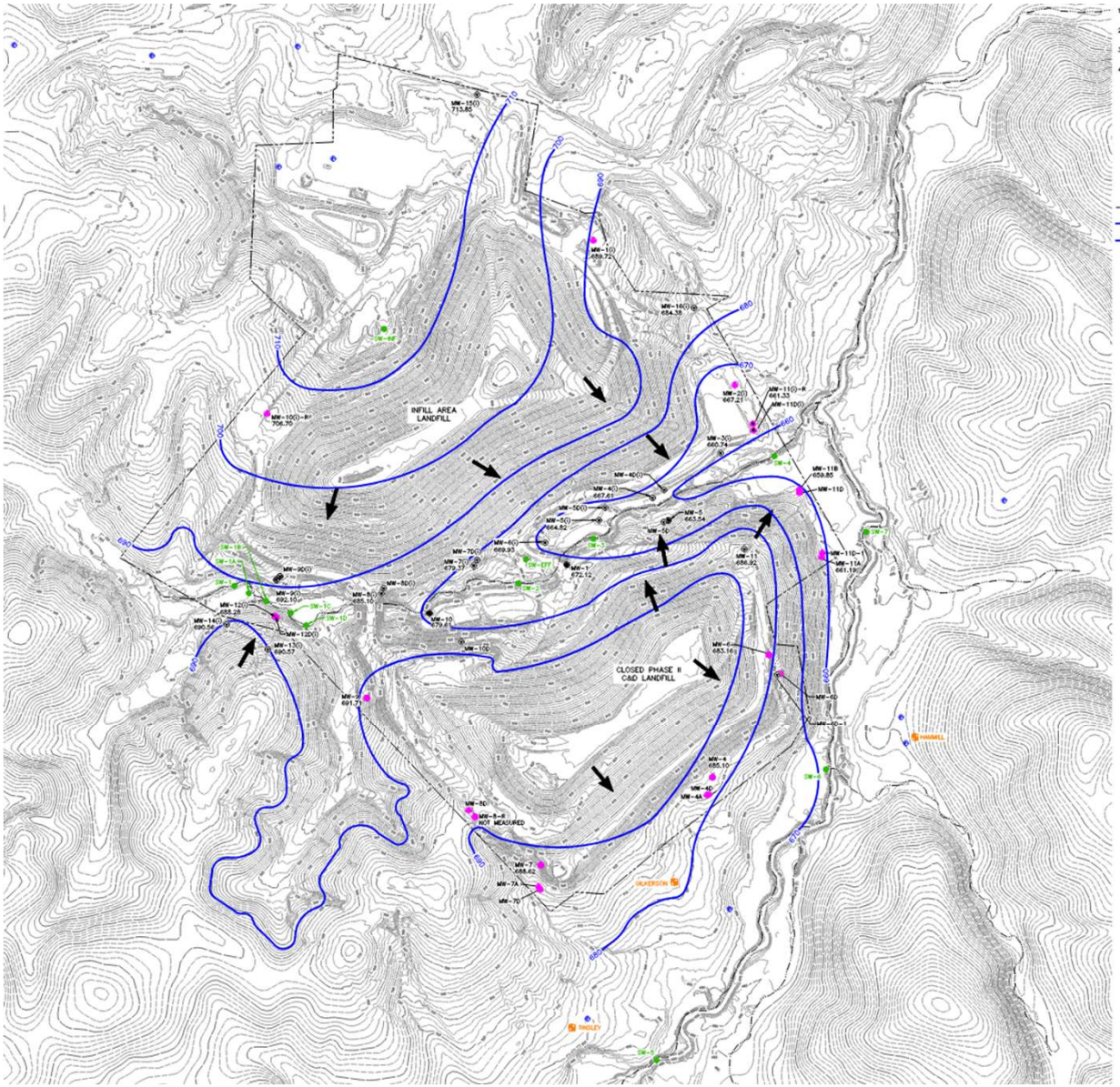
- **Public Hearing**
  September 2, 2025

- **Planning Board**
  September 23, 2025

- **Town Board Final Action**
  October 21, 2025

Background

- Construction and Demolition (C&D) Landfill (Article 9.23)
- In operation since 1993
- Landfill originally a non-conforming use in residentially zoned area
- Several rezonings / SUP approvals through the years allowed expansion



1. GROUNDWATER POTENTIOMETRIC CONTOURS ARE APPROXIMATE AND INTERPOLATED BETWEEN WELL MEASURING POINTS.
2. ELEVATION DATA IS FROM MARCH 31-APRIL 4, 2025 GROUNDWATER MONITORING EVENT.
3. EXISTING TOPOGRAPHIC INFORMATION OUTSIDE SITE FROM MCONEMAP COUNTY LIDAR.
4. TOPOGRAPHIC INFORMATION WITHIN SITE PROVIDED BY AVIOMAGE MAPPING SERVICES, INC. DATE OF FLYOVER JUNE 2, 2023.

Griffin Brothers
COMPANIES

GBC's Mission is to create, empower, and revolutionize a community of brands with service at their core, to create opportunities and inspire generational impact.

A COMMUNITY OF BRANDS

MAKING AN IMPACT

REAL ESTATE - HOSPITALITY - WASTE SOLUTIONS - INVESTMENTS PARTNERSHIP - PHILANTHROPY

In 2025, we surpassed $40 million in contributions to charities across the Carolinas

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

Why Are We Here?

Greenway Waste Solutions has been entrusted with the management of construction waste in North Mecklenburg for almost four decades.

We are delighted to announce the oppportunity to continue this responsibility for an additional four decades while staying within the same footprint and improving the site's environmental stewardship for generations to come.

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. **What is Greenway Waste Solutions (GWS)?**
2. How does GWS fit in the community?
3. Why is GWS vital for North Mecklenburg?
4. What is next for GWS & Commerce Station?
5. GWS' Environmental Preservation & Enhancement

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

1 What is Greenway Waste Solutions (GWS)?

Recycling • Reprocessing • Landfilling

- Accept Construction and Demolition (C&D) waste ***ONLY***; No hazardous waste, No garbage, and No asbestos
- Construction material includes lumber, bricks, roofing materials, siding, stumps, and any new construction scrap materials
- Demolition Material includes all material from a building as described above: Demolition Permits require asbestos and lead paint assessments & abatements

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

1 What is Greenway Waste Solutions (GWS)?

- C&D Materials Recovery Facility (MRF)
  - Fewer materials buried
  - Increased landfill air space
  - Extends life of the landfill
- Assist in Certification for Leadership in Energy and Environmental Design (LEED)

Rock Crusher Operation

Wood Product Grinding

A Griffin Brothers Co.

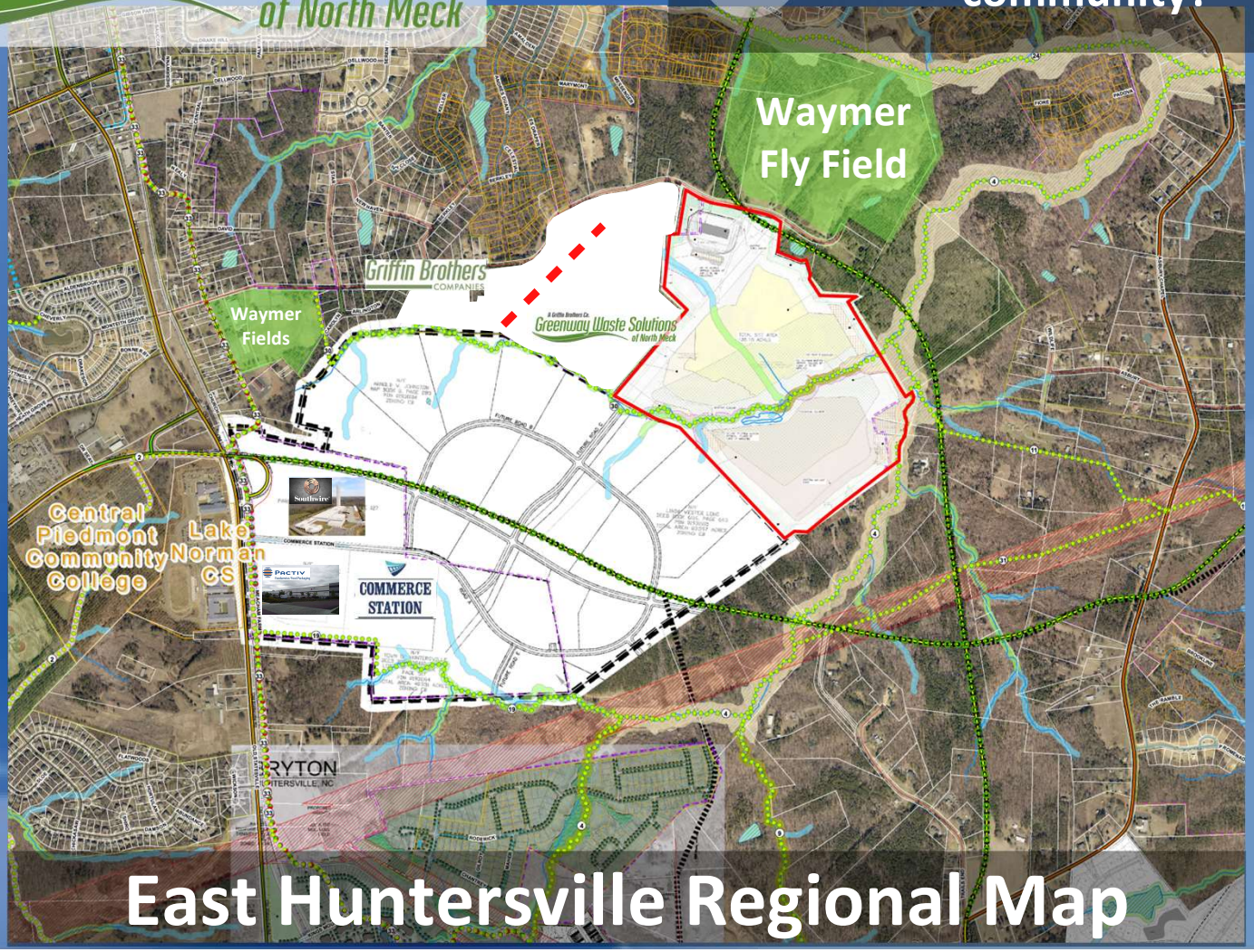
Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. **How does GWS fit in the community?**
3. Why is GWS vital for North Mecklenburg?
4. What is next for GWS & Commerce Station?
5. GWS' Environmental Preservation & Enhancement

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

2 How does GWS fit in the community?



East Huntersville Regional Map

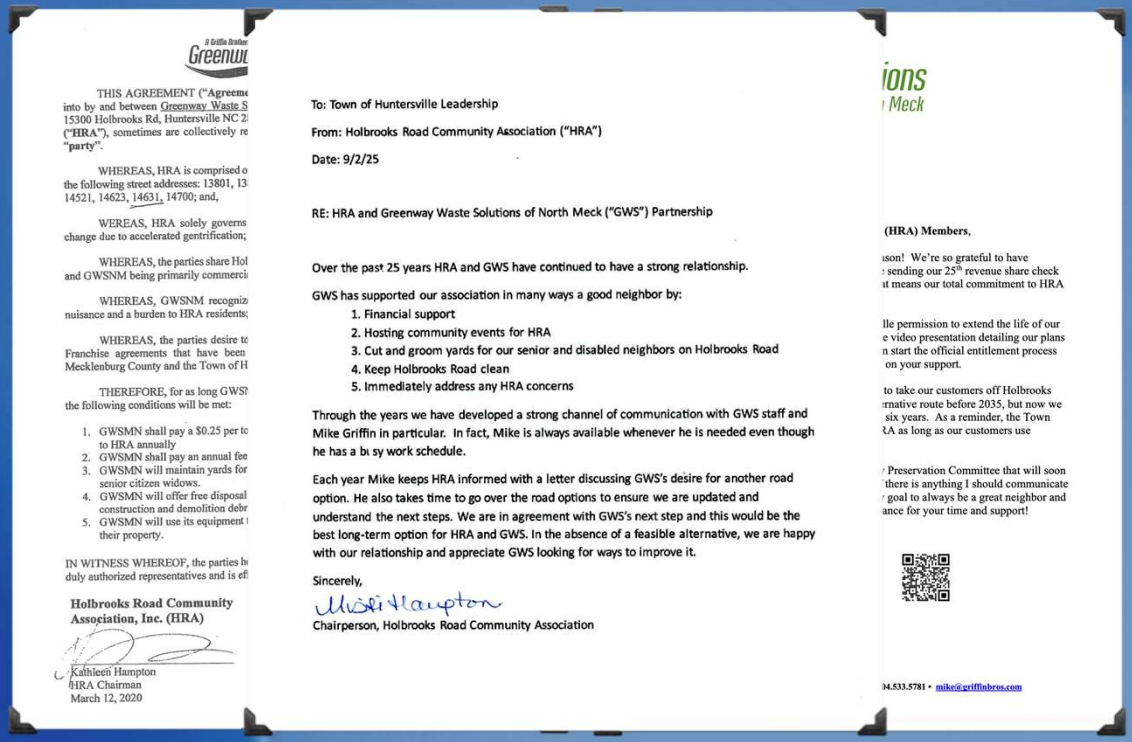
A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

2 How does GWS fit in the community?

HOLBROOKS NEIGHBOR PARTNERSHIP

PAST • PRESENT •FUTURE

- Holbrooks Road Community Association (HRA) supports legacy residential properties on Holbrooks Road
  - Contributed over $1 million to HRA, which has funded dozens of higher education scholarships and hundreds of neighborhood improvements.
  - Maintain lawns for senior citizens and the disabled



THIS AGREEMENT ("Agreeme
into by and between Greenway Waste S
15300 Holbrooks Rd, Huntersville NC 2
("HRA"), sometimes are collectively re
"party".

WHEREAS, HRA is comprised o
the following street addresses: 13801, 13
14521, 14623, 14631, 14700; and,

WEREAS, HRA solely governs
change due to accelerated gentrification;

WHEREAS, the parties share Hol
and GWSNM being primarily commerci

WHEREAS, GWSNM recogniz
nuisance and a burden to HRA residents;

WHEREAS, the parties desire to
Franchise agreements that have been
Mecklenburg County and the Town of H

THEREFORE, for as long GWS
the following conditions will be met:

1. GWSMN shall pay a $0.25 per to
to HRA annually
2. GWSMN shall pay an annual fee
3. GWSMN will maintain yards for
senior citizen widows.
4. GWSMN will offer free disposal
construction and demolition debr
5. GWSMN will use its equipment
their property.

IN WITNESS WHEREOF, the parties h
duly authorized representatives and is eff

Holbrooks Road Community Association, Inc. (HRA)

Kathleen Hampton
HRA Chairman
March 12, 2020

To: Town of Huntersville Leadership

From: Holbrooks Road Community Association ("HRA")

Date: 9/2/25

RE: HRA and Greenway Waste Solutions of North Meck ("GWS") Partnership

Over the past 25 years HRA and GWS have continued to have a strong relationship.

GWS has supported our association in many ways a good neighbor by:

1. Financial support
2. Hosting community events for HRA
3. Cut and groom yards for our senior and disabled neighbors on Holbrooks Road
4. Keep Holbrooks Road clean
5. Immediately address any HRA concerns

Through the years we have developed a strong channel of communication with GWS staff and Mike Griffin in particular. In fact, Mike is always available whenever he is needed even though he has a bi sy work schedule.

Each year Mike keeps HRA informed with a letter discussing GWS's desire for another road option. He also takes time to go over the road options to ensure we are updated and understand the next steps. We are in agreement with GWS's next step and this would be the best long-term option for HRA and GWS. In the absence of a feasible alternative, we are happy with our relationship and appreciate GWS looking for ways to improve it.

Sincerely,

Chairperson, Holbrooks Road Community Association

ions
Meck

(HRA) Members,

ason! We're so grateful to have
sending our 25th revenue share check
it means our total commitment to HRA

lle permission to extend the life of our
e video presentation detailing our plans
n start the official entitlement process
on your support.

to take our customers off Holbrooks
rnative route before 2035, but now we
six years. As a reminder, the Town
RA as long as our customers use

Preservation Committee that will soon
there is anything I should communicate
goal to always be a great neighbor and
ance for your time and support!

04.533.5781 • mike@griffinbros.com

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

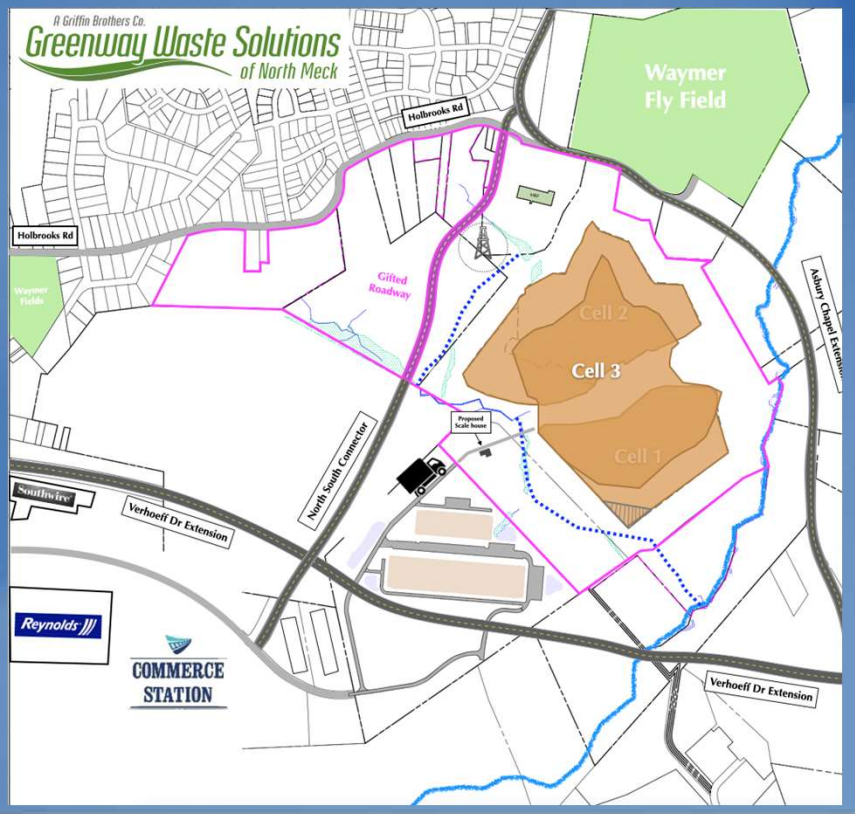
2

How does GWS fit in the community?

ROAD PARTNERSHIP

PAST • PRESENT • FUTURE

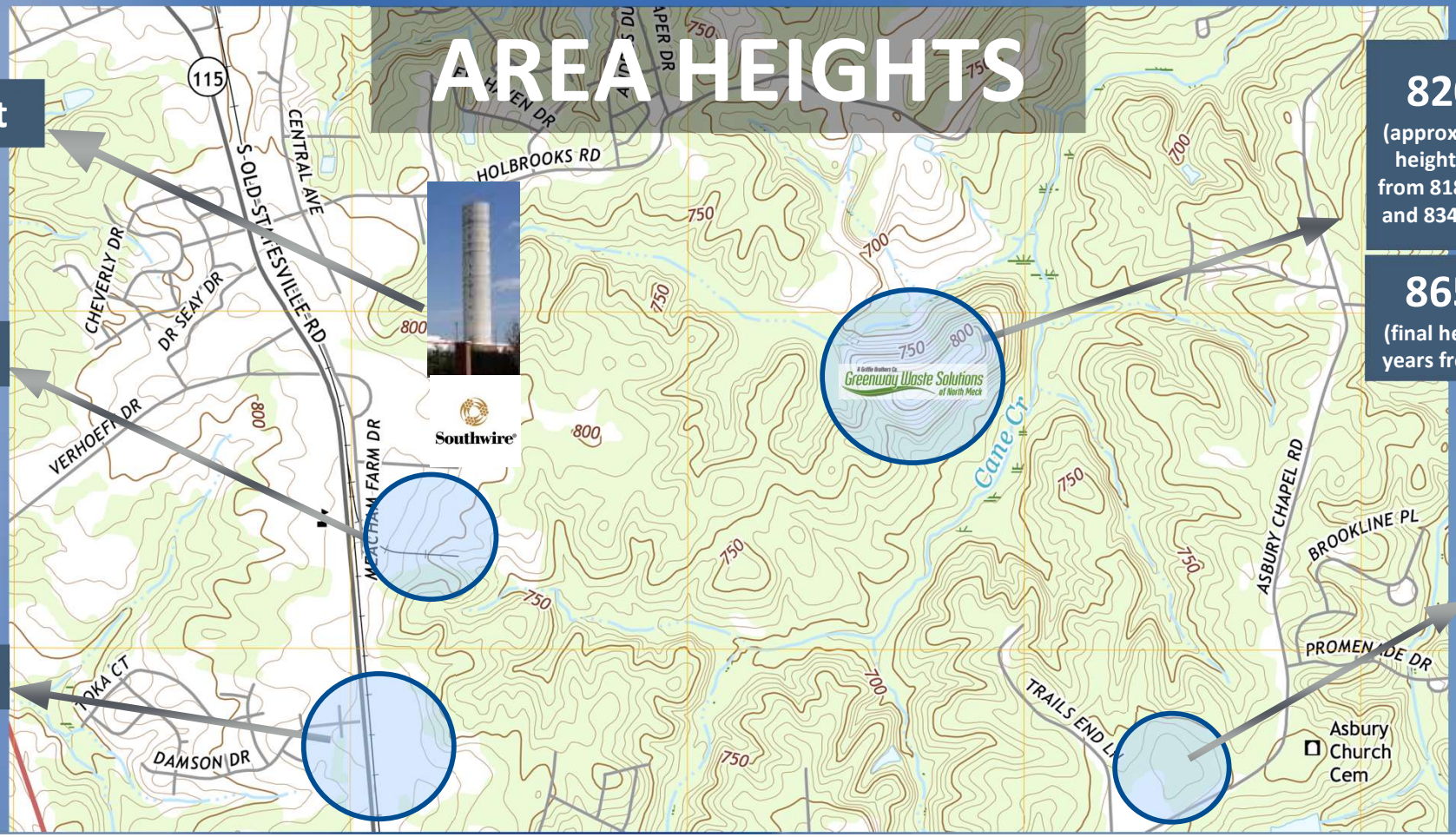
- Paid for Verheoff Extension Drive Study in 2000 (MUMPO approved in 2002)
- Paid for repairing potholes & improving road shoulders through the '90s
- Constructed $50,000 Right Hand Turn Lane in the early 2000s
- Contributed $80,000 to Town of Huntersville for Holbrooks Rd improvements over the last decade
- Paid $250,000 to widen, repave, and improve shoulders for 300ft of Holbrooks Road near facility entrance
- Cleanup Holbrooks Road for 30+ years and continue to do so on a weekly basis
- Committed to get off Holbrooks Road before **2035**
- Reserved approximately **3.5 acres** for Road Right-of-Way per the East Huntersville Development Plan
- GWS has paid over $400,000 for road improvements & our customers have paid over $4M in NC Highway fuel tax
  - **This tax is a key revenue source for the North Carolina Highway Fund and the Highway Trust Fund, which are used to fund road construction and maintenance.*



A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

2 How does GWS fit in the community?

AREA HEIGHTS



A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. How does GWS fit in the community?
3. **Why is GWS vital for North Mecklenburg?**
4. What is next for GWS & Commerce Station?
5. GWS' Environmental Preservation & Enhancement

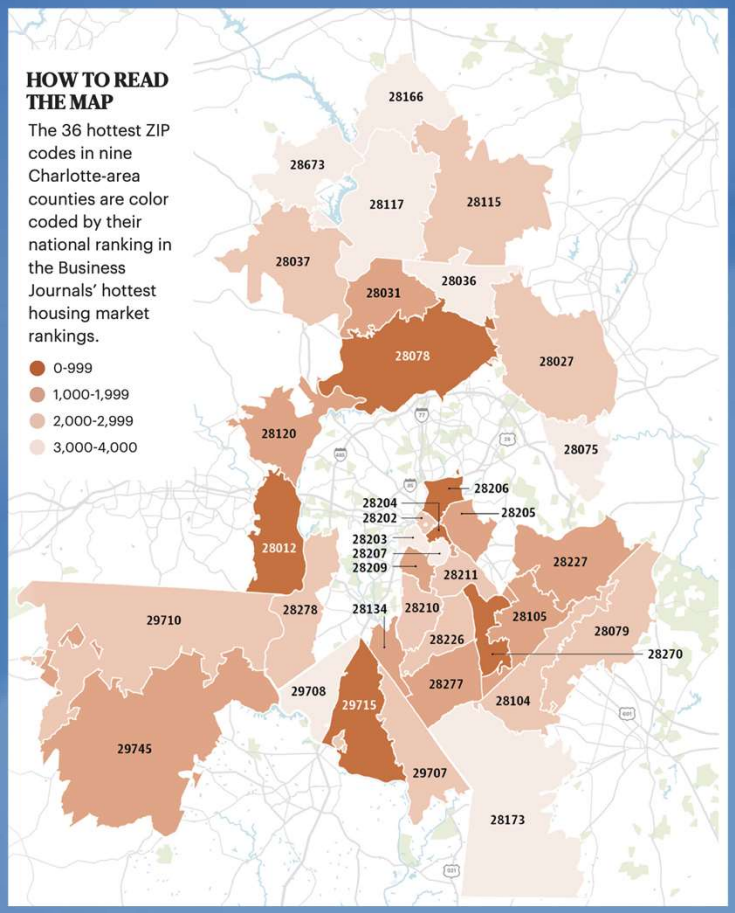
A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

3 Why is GWS vital for North Mecklenburg?

Mecklenburg County is expected to add more than 400,000 new residents and 200,000 new jobs between 2020 & 2040

There's a new hottest housing market in Charlotte - Charlotte Business Journal 5/11/25,

New ranking reveals hottest housing markets in Charlotte

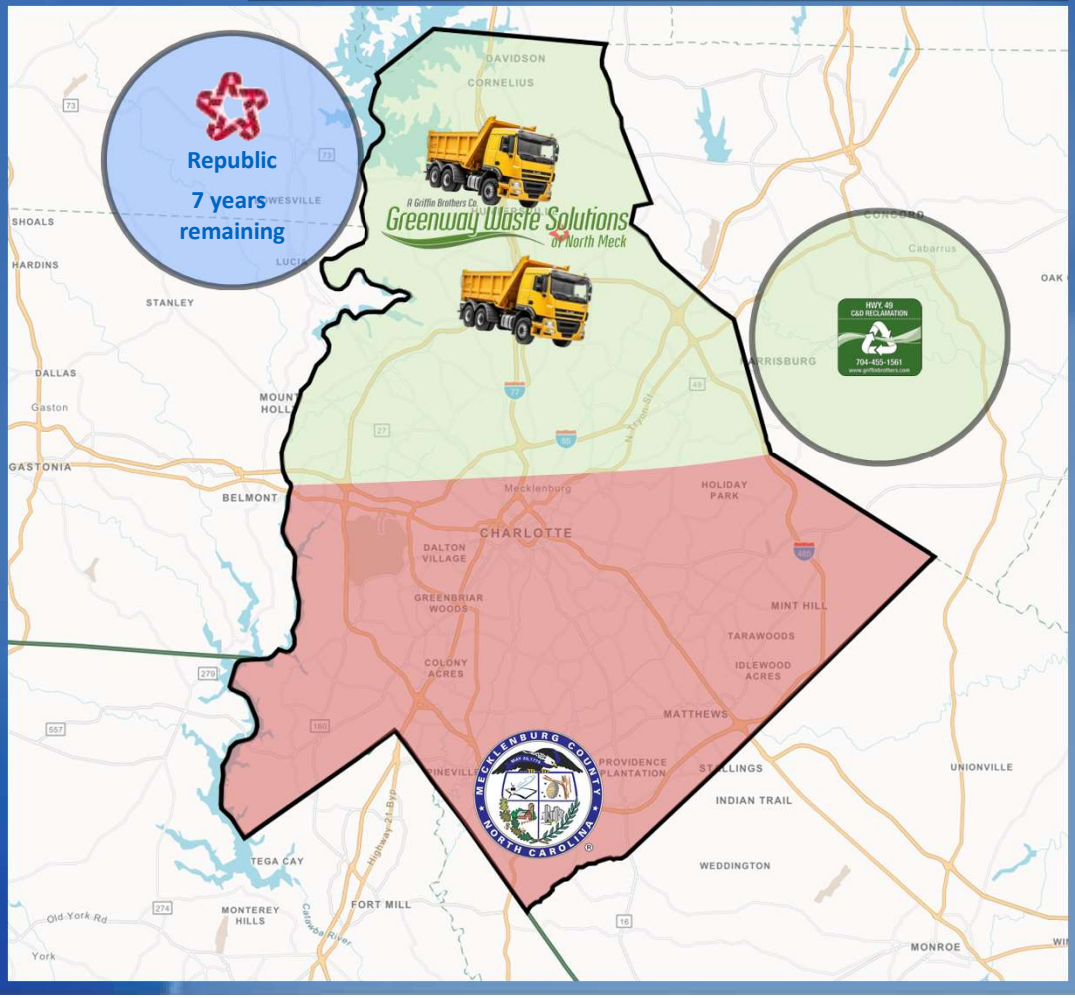


A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

3 Why is GWS vital for North Mecklenburg?

IMPACT WITHOUT GWS

- Only 2 Landfills in Mecklenburg County accept Construction & Demolition Debris
- C&D landfill only supports local needs
- Proximity to high growth areas is essential
  - Minimize Truck Traffic
  - Minimize Air Pollution
- What would happen if GWS closed?
  - Heavy impact to Hwy 73, Hwy 115, Hwy 21, Eastfield Road, Gilead Road, and Beatties Ford Road



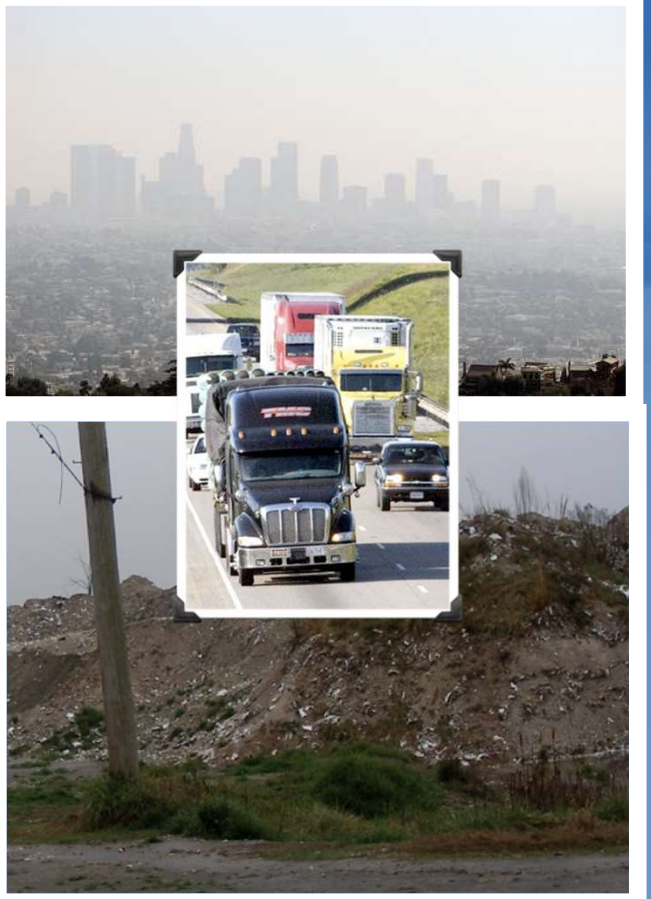
A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

3

Why is GWS vital for North Mecklenburg?

IMPACT WITHOUT GREENWAY

- Huge impact on road infrastructure
  - **725,760** additional truck miles per year on average (Based on 2016 activity)
- Increased Negative Environmental Impact
  - **2.4 million** additional pounds of CO2* emitted into the atmosphere per year
- Illegal Dumping becomes commonplace when there are not convenient disposal facilities
  - Taxpayers and citizens left with huge negative environmental impact and large tax bill

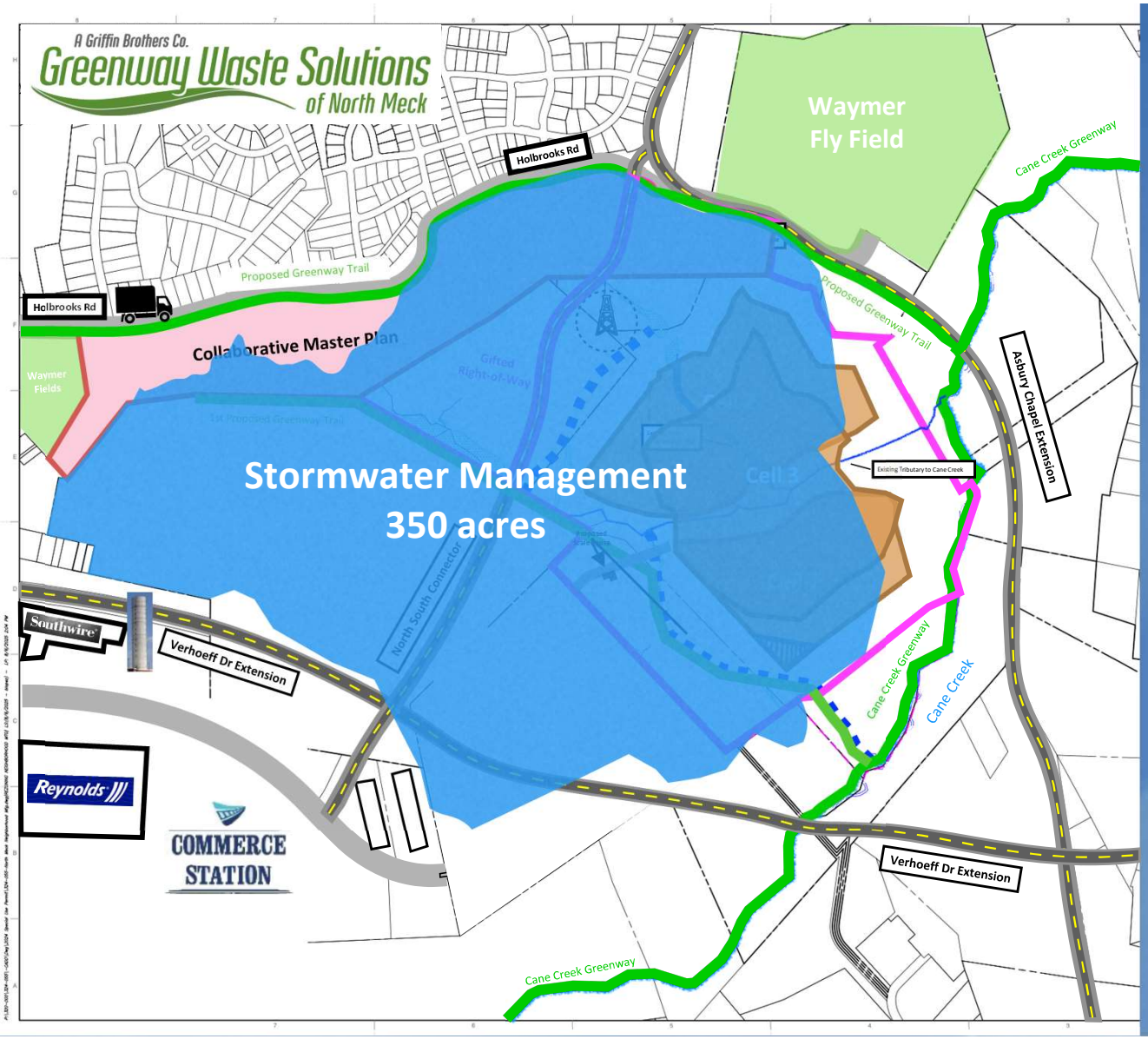


* Carbon Calculator courtesy of the USDOT Federal Transit Administration

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. How does GWS fit in the community?
3. Why is GWS vital for North Mecklenburg?
4. **What is next for GWS & Commerce Station?**
5. GWS' Environmental Preservation & Enhancement



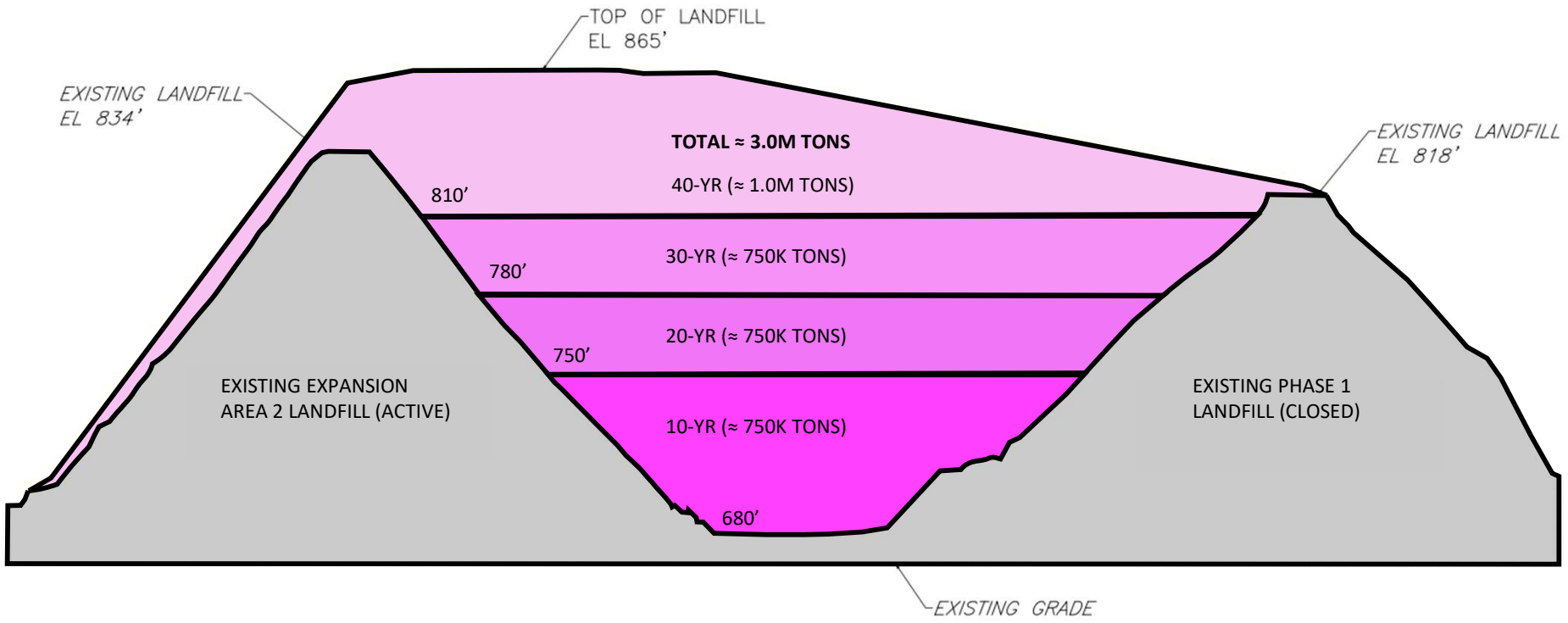
4 What is next for GWS & Commerce Station?

- Future Roads (alignment TBD)
- Regional Stormwater Management
  - Infill area pipes will be abandoned with stormwater directed around the landfill area.
  - Stream & Cane Creek improvements will manage higher water flow to help mitigate stormwater management for future growth
- Lined Infill (Cell 3)
- Getting off Holbrooks Road
- Developed consistent with 2017 ULI Study
  - Collaborative Master Plan
  - Greenway Trail enhancement (Torrence Creek to Cane Creek connection)

Cross Section of Infill Progression

4

What is next for GWS & Commerce Station?



NORTH MECK INFILL 2 LANDFILL FILL PROGRESSION

SCALE IN FEET (HORIZONTAL)
0 100 200
SCALE IN FEET (VERTICAL)
0 25 50

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

1. What is Greenway Waste Solutions (GWS)?
2. How does GWS fit in the community?
3. Why is GWS vital for North Mecklenburg?
4. What is next for GWS & Commerce Station?
5. **GWS' Environmental Preservation & Enhancement**

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement

- Groundwater is tested twice a year, per NCDEQ regulations.
  - Groundwater moves roughly 5ft per year in this region. The minimum buffer at our facility is 200ft from the waste to property line, which gives us 40 years to remediate any problem.
- For example, a decade ago we had a small trace of constituent, Vinyl Chloride, above the regulatory standard.
  - GWS spent over $1,000,000 in remediation, which included installing a methane extraction system.
  - As a precautionary measure, GWS spent more than $250,000 to install city water to three homes closest to our facility. GWS continues to pay their water bill.
  - We have made great strides to remediate Vinyl Chloride below state standards per the Corrective Action Plan (CAP) and have documented recent semi-annual reports showing vinyl chloride below acceptable limits. We will continue to work with NCDEQ on our active remediation program.
- Recently, we have had some emerging constituents detected in our groundwater testing more than 500 feet from our property line.
  - Since our latest presentation, our engineering team has provided us with more detailed information relative to the design of our CAP Addendum, which is 500 feet and 100 years in refence to a very slow groundwater movement. This does not imply that NCDEQ will give us this amount of time to remediate these constituents. NCDEQ typically requires immediate action.
  - GWS has already engaged Regenesis (leading water remediation company) & collaborating with NCDEQ to pioneer a solution to eliminate these new constituents.

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement

- GWS is committed to an engineered and proven containment system conditioned upon approval
  - Voluntarily covering Cell 1 and Cell 2 with a synthetic cap
  - Voluntarily installing a synthetic liner for the infill cell (Cell 3)
- Since 2007, NCDEQ has required a $2.00 per ton tax to fund increased regulatory compliance and remediation efforts.
  - More stringent Bond Assurance to guarantee operational compliance & long term post closure compliance

NC Environmental Quality

Anatomy of a Lined Landfill

Protective Cover + Cap
1. Cover Vegetation
2. Top Soil
3. Protect Cover Soil
4. Drainage Layer
5. Geomembrane
6. Compacted Clay

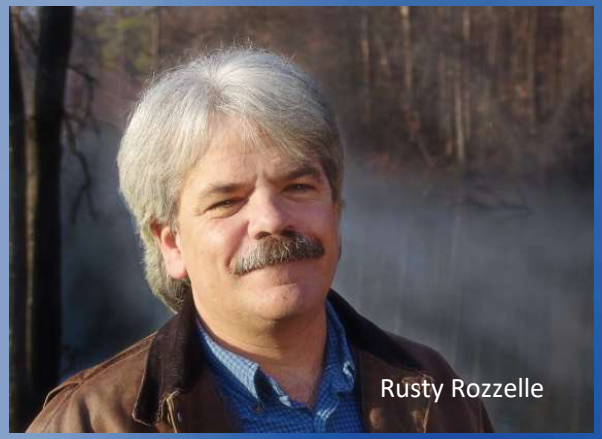
Operations
7. Daily Cover
8. Waste

Leachate Collection
9. Leachate Collection Layer
10. Filter Geotextile
11. Leachate Collection Pipe

Composite Liner System
12. Geomembrane
13. Compacted Clay
14. Prepared Subgrade

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement


Rusty Rozzelle

Meck County Water Quality

Rozzelle, Rusty May 6, 2025 at 11:12 AM

RE: [External]North Meck Landfill - SWIM Buffer Mitigation

To: Gingerich, Todd, DeMaury, Joshua, Edwards, Olivia, John Brown, Bivins, Nathan, ron@griffinbros.com

Todd,

Please be aware that my staff and I have carefully reviewed the information that you provided and believe that the planned rerouting of the stream around the landfill and buffer restoration are a benefit to the surface water quality in the stream.

A Griffin Brothers Co.

Greenway Waste Solutions of North Meck

5 GWS' Environmental Preservation & Enhancement

CATAWBA RIVERKEEPER®

July 9th, 2025.

Greenway Waste Solutions, LLC
Attn: Mike Griffin
15300 Holbrooks Rd
Huntersville, NC 28031

Mr. Griffin,

Thank you for updating Catawba Riverkeeper concerning the possible future expansion of the Greenway Waste Solutions at North Meck, LLC landfill. In 2019 we assessed the site and ultimately supported the proposal which would have piped approximately 1,750 ft of perennial waters and placed impervious liners over the existing C&D fills and newly buried stream. As we understand it, the plan would now daylight and divert surface waters on the site around the active site to a newly engineered channel. We enthusiastically support these changes, which will remove the possibility

Riverkeeper believes that covering both landfills and redirecting the Unnamed Tributary (UT) to Cane Creek would be in the best interest of current and future water quality.

Riverkeeper believes that covering both landfills and redirecting the Unnamed Tributary (UT) to Cane Creek would be in the best interest of current and future water quality.

We enthusiastically support these changes, which will remove the possibility of pipe failure and provide onsite stream remediation.

that this stream likely would be listed as impaired for biota. The 303(d) system is poorly suited to address impairment from nonpoint groundwater sources.

3. Covering the existing landfills will minimize or eliminate the infiltration of precipitation through the unlined fills and prevent leachate from entering Cane Creek.
4. Water monitoring and reporting on the unlined fills will end after 30 years. By constructing a new site on top, monitoring will be extended.
5. Siting a landfill at a new location will cause impacts to an additional part of the watershed.

A WATERKEEPER ALLIANCE® Member
102 Main St, Suite 100 McAdenville, NC 28101
Phone: 704-679-9494 Fax: 704-679-9559
www.catawbariverkeeper.org

This recommendation is based on several assumptions. If any of these are invalid, then our support is withdrawn until further examination.

1. A new landfill must be built. Our organization does not have the expertise to predict future construction waste creation and current capacity.
2. Groundwater and surface water will continue to be monitored (and remediated if necessary) for the entire site.
3. Runoff from the developed site will be captured and treated before discharging.
4. The current landfills will remain uncapped (pervious) if a new landfill is not sited on top.
5. Conditions of Cane Creek UT have not drastically improved since 2019.
6. The newly engineered channel is constructed, monitored, and repaired as needed to support aquatic life.

Please let me know if you have any additional questions.

er,

ones,
iverkeeper

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

5 **GWS' Environmental Preservation & Enhancement**

✓ **State & Federal Creek Redirection Approvals**

Town of Huntersville Approvals

NC Department of Environmental Quality (NCDEQ) Approvals

"Providing science based environmental stewardship for the health and prosperity of all North Carolinians."

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

Presentation Highlights

1 What is Greenway Waste Solutions (GWS)?	2 How does GWS fit in the community?	3 Why is GWS vital for North Meck?	4 What is next for GWS & Commerce Station?	5 GWS Environmental Preservation & Enhancement
• First C&D landfill in North Carolina • Accept Construction and Demolition (C&D) waste ONLY; No hazardous waste, No garbage, and No asbestos • Over 35 years in operation	• 25 year partnership with Holbrooks Rd legacy neighbors • Over 30 years of actively improving Holbrooks Rd • Conducive with local area heights	• Help better manage North Meck's past, present, future growth • Help minimize impact on road infrastructure • Decrease truck traffic; minimize CO2 emissions • Better prevent illegal dumping	• Gifting right-of-way for future roads • Getting off Holbrooks Road • Enhance & accelerate Greenway Trails • Improved regional stormwater management	• Improving the long term environmental stewardship of our facility • Redirecting tributary around facility, instead of between two landfills cells • Voluntarily capping Cell 1 & 2 • Voluntarily lined infill (Cell 3)

THANK YOU

Mike Griffin
704.533.5781
mike@griffinbros.com

John Brown
919.795.0599
jdbrown@griffinbros.com

A Griffin Brothers Co.
Greenway Waste Solutions of North Meck

Latest Renderings

Southern Culvert Rendering - Cane Creek

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Torrence Creek Minor System Stream Enhancement Project Interlocal Agreement with Mecklenburg County

---

EXPLAIN REQUEST:

Mecklenburg County and the Town of Huntersville previously partnered to deliver a creek stabilization project along Torrence Creek on portions of both the Major and Minor systems. Unfortunately, due to many residents' unwillingness to participate, a significant portion of the Minor System creek was omitted from the original project, leaving a portion of unimproved channel. This unimproved channel has deteriorated and is in poor condition and needs to be stabilized. Mecklenburg County Stormwater Services, through this agreement, will design and coordinate the restoration project. The attached Interlocal Agreement provides for funding from the Town for the work associated with the project.

ACTION RECOMMENDED:

Approve the Interlocal Agreement with Mecklenburg County.

FINANCIAL IMPLICATIONS:

Included in FY26 budget (not to exceed $400,000)

ATTACHMENTS:

1. ILA_Upper Torrence Minor Stream Enhancement_CJM_11.17.25
2. ILA Torrence Minor Stream Enhancement Exhibit A

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
TOWN OF HUNTERSVILLE

INTERLOCAL AGREEMENT FOR FUNDING OF THE UPPER TORRENCE CREEK TRIBUTARY STREAM ENHANCEMENT PROJECT

This Interlocal Agreement for Funding of the Upper Torrence Creek Tributary No. 1 Stream Restoration Project is agreed and entered into the _____ day of _____, 2025, (the "Effective Date"), by and between **MECKLENBURG COUNTY** (the "County), a political subdivision of the State of North Carolina and the **TOWN OF HUNTERSVILLE** (the "Town"), a municipal corporation organized under the laws of the State of North Carolina (hereinafter the "Parties").

WITNESSETH:

WHEREAS, the County and the Town previously made certain improvements to the major and minor system water resources in the McDowell Creek watershed and on Upper Torrence Tributary No. 1 from North Mecklenburg Park to Statesville Road to in Huntersville, North Carolina as shown in Exhibit "A" (hereinafter the "Property"), which included the restoration of streams and storm control measures (hereinafter the "Combined Project"); and

WHEREAS, the Town is currently interested in improving minor system water resources in the McDowell watershed by making certain improvements, which include but are not limited to the restoration and repair of portions of the minor system of Upper Torrence Creek Tributary No. 1 from North Mecklenburg Park to Statesville Road in Huntersville, North Carolina as shown in Exhibit "A" (hereinafter the "Town Project"); and

WHEREAS, under Article 20 of Chapter 160A of the North Carolina General Statutes, as amended, cities and counties are authorized to enter into interlocal cooperation undertakings with other local governments for the joint exercise of any power, function, public enterprise, right, privilege, or immunity of local governments in North Carolina, G.S. 160A-460 et seq; and

WHEREAS, under the Amended and Restated Storm Water Management Program Interlocal Agreement, the County has agreed to provide minor system services to the Town; and

WHEREAS, the Parties desire to enter into a funding and development agreement that sets out their respective rights and responsibilities with respect to the Town Project; and

NOW, THEREFORE, in consideration of the premises and the fulfillment of the terms of this Amended Agreement, the County and the Town agree as follows:

1. Project Description. The Town Project may include a combination of the following: stream restoration; stream enhancement; stream stabilization; habitat structure placement; buffer enhancements; and stormwater infrastructure. The County will execute and manage the design and construction administration contract for the Town Project.

2. Exhibit List. The following Exhibits are attached to this agreement and incorporated herein by reference:

    a. **Exhibit A: Map of the Property.**

    b. **Exhibit B: Estimated Combined Project Funding.**

3. Consultant Selection. The County, after complying with all applicable statutory procedures, has selected a consulting engineering firm, Wildlands Engineering (the "Engineer"), which has expertise in the field of water resource design and construction administration services with projects similar in size and scope to the Town Project, to provide engineering services with respect to the Town Project. The Town assigns to the County its right to contract with the Engineer to provide engineering services for the Town Project.

4. Design. The County shall be responsible, through the Engineer, for design of the Town Project. The design plans will consist of minor system improvements ("Design Plans"). Upon receipt of the Design Plans from the Engineer, the County will submit to the Town a copy of the Design Plans for review at the following approximate design milestones: 30% plans, 50% plans and 70% plans. The Town shall have a maximum of thirty (30) days to review Design Plans and provide written comments to the County after each design submittal. Once the Engineer has determined construction costs for the Town Project, the Town will indicate to the County in writing how much of the Town Project the Town wants the County to solicit bids for on their behalf. The Town will have final approval authority for the plans and specifications for the Town Project. The County shall also be responsible for contract administration for the design and construction administration contract and the agreed funding for the Town Project as specified in **Exhibit B**.

5. Permits. The County shall, through the Engineer, obtain all federal, State and local permits necessary to construct the Town Project. The County will submit to the Town a copy of all permit authorizations related to the Town Project.

6. Construction. The Town agrees to pay 100% of the construction costs for the Town Project. The County shall be responsible for construction administration for the

construction contract and the agreed funding for the Town Project as specified in Exhibit B.

7. Payment Responsibilities of the Town. The Town agrees to pay up to the amount as described in **Exhibit B** to the County for the design and construction administration of the Town Project upon the following conditions being met: receipt by the Town of an invoice or invoices from the County of costs associated with the design and construction administration of the Town Project, complete with actual cost documentation supporting the invoice or invoices. The Town's payment to the County shall be made within ninety (90) days of the above conditions being met for each invoice submitted.

8. Notices. All notices required or permitted to be given hereunder shall be deemed given if emailed, hand delivered, or faxed with a mailed copy to follow, or mailed in a sealed wrapper and deposited in the United States Mail, registered or certified, return receipt requested, postage prepaid, properly addressed as follows:

If to the County:	Mecklenburg County Storm Water Services 2145 Suttle Avenue Charlotte NC, 28208-5237 Attention: Casey McGrath
If to the Town:	Town of Huntersville P.O. Box 664 Huntersville, NC 28070 Attention: Kevin Fox, P.E.

9. Either party may change its notice address by giving written notice of the change to the other party in the manner specified above ten (10) days prior to the effective date of such change.

10. Applicable Law. This agreement shall be enforced, interpreted and construed by and under the laws of the State of North Carolina.

11. Dispute Resolution. The Parties agree that any disputes which cannot be resolved by the Town and County Managers or their designees will first be attempted to be resolved by mediation and if not resolved by mediation, then by arbitration. If the Parties cannot agree upon selection of an arbitrator and a process for arbitration, disputes between the parties arising out of, or in connection with, this agreement or the performance or breach thereof may be resolved by arbitration in accordance with the applicable Commercial Arbitration Rules (the "Rules") of the American Arbitration Association. The Rules will apply except as specified in this paragraph. All arbitration proceedings will be held in Charlotte, North Carolina before a single arbitrator. The parties hereto agree to submit to the enforcement of any award resulting therefrom by any court of competent jurisdiction. Judgment upon the

award rendered in any such arbitration proceeding may be entered into any court having competent jurisdiction thereof, or application may be made to such court for a judicial acceptance of the award and an order of enforcement as the case may be.

12. Term of Agreement. The term of this Agreement shall commence on the Effective Date and shall expire at the conclusion of the one-year construction warranty period unless sooner terminated or extended in accordance with the provisions of this Agreement.

13. Amendments. This Agreement may be amended by written agreement authorized by the governing bodies of each party and signed by authorized representatives of both parties.

14. Third Party Beneficiaries This benefit is solely for the benefit of the Parties. No provision of this Agreement shall be deemed to confer upon any other person any remedy, claim, liability, reimbursement, cause of action or right.

15. Termination. The Town and County may terminate this Agreement at any time by mutual consent under such terms as may be agreed to in writing by the Board of County Commissioners and the Town Board of Commissioners.

[Signatures are on following pages]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written by the authority duly granted by their respective governing bodies.

TOWN OF HUNTERSVILLE:

By: _____
Town Manager

ATTEST:

_____
Town Clerk

[SEAL]

This instrument has been pre-audited in the manner
required by the Local Government Budget
and Fiscal Control Act.

BY: _____
DIRECTOR OF FINANCE
Town of Huntersville

Approved as to form

_____
Town Attorney

MECKLENBURG COUNTY

By: _____
Leslie Johnson, Deputy County Manager

Attest:

_____
Clerk to the Board

APPROVED AS TO FORM

_____
County Attorney

This instrument has been pre-audited in the manner
required by the Local Government Budget
and Fiscal Control Act.

BY: _____
Mecklenburg County Director of Finance

Exhibit "A"

PROJECT MAP

Exhibit "B"

COMBINED PROJECT FUNDING

Design and Construction Administration

The total overall cost for Design and Construction Administration of the Town Project is estimated to be $400,000.

Feasibility Planning and Design

- Town agrees to fund 100% of the feasibility planning and design by the Engineer, or a third party, for the Town Project, *i.e.*, the minor system improvements, which is estimated to be $380,000

  Minor system to be addressed: 1530 feet (100% of project)

Upon completion of the Project Design, the breakdown will be reviewed and modified as needed to reflect the actual lengths of minor system to be addressed during construction.

Construction and Construction Administration

- Town agrees to fund 100% of the construction of the Town Project.
- County and Town agree that construction administration by the Engineer, or a third party, is a cost of construction and that the Town shall fund 100% of said cost associated with the Town Project
- Upon completion of construction estimates by the design engineer, the County and the Town will mutually determine the path forward on construction. Several project management scenarios will be considered:
  - The County will manage construction of the Town Project
  - The County will manage certain construction phases and the Town will manage other phases of the Town Project.

- The Town will be invoiced for County Staff hours expended on the project for design and construction contract administration at the following billing rates:
  Construction Project Manager I: $119.21
  Construction Project Manager II: $131.15

- It is estimated that the minor system staff cost to manage the design and construction contract for the Town Project will be $20,000

Miscellaneous

- All miscellaneous costs associated with the Town Project areas (*e.g.*, educational, signs, administrative, etc.) will be paid by the Town.

The total overall cost for the Wildlands design contract as well as the administration by County Staff of the Town Project shall not exceed $400,000.

Exhibit "A"

Figure 1
Upper Torrence Tributary 1 - Bayart Way Stream Enhancement
Catawba River Basin (03050101)

WILDLANDS ENGINEERING

0 200 400 Feet

Mecklenburg County, NC

9/26/2025 ktriplett

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Jackie Huffman, Deputy Town Manager

Subject: Amendment to the FY 25 Audit Contract

EXPLAIN REQUEST:

Due to the federal delay in issuing the 2025 Single Audit Compliance Supplement, the Local Government Commission (LGC) has extended the deadline for submission of Annual Audits from December 31, 2025, to February 12, 2026. The only change in this contract is the extension of the due date. There is no change in fee.

ACTION RECOMMENDED:

Approve amended FY 2025 Audit contract.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Town of Huntersville - 2025 Amended Contract

LGC-205 Amendment

AMENDMENT TO CONTRACT TO AUDIT ACCOUNTS

Rev. 08/2025

Whereas

Primary Government Unit
Town of Huntersville, NC

and

Discretely Presented Component Unit (DPCU) (if applicable)
N/A

and

Auditor
Martin Starnes & Associates, CPAs, P.A.

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for Fiscal Year Ending: 06/30/25 and originally to be submitted to the LGC on Date: 12/31/25

hereby agree that it is now necessary that the contract be modified as follows.

☑ Modification to date submitted to LGC

☐ Modification to fee

Original date	Modified date
12/31/25	02/12/26
Original fee	**Modified fee**

Reason(s) for Contract Amendment

Primary (choose 1)	Other (choose 0-2)	
○	☐	Change in scope
○	☐	Issue with unit staff/turnover/workload
○	☐	Issue with auditor staff/turnover/workload
○	☐	Third-party financial statements not prepared by agreed-upon date
○	☐	Unit did not have bank reconciliations complete for the audit period
○	☐	Unit did not have reconciliations between subsidiary ledgers and general ledger complete
○	☐	Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger
○	☐	Unit did not have information required for audit complete by the agreed-upon time
○	☐	Delay in component unit reports
○	☐	Software - implementation issue
○	☐	Software - system failure
○	☐	Software - ransomware/cyberattack
○	☐	Natural or other disaster
◉	☐	Other (please explain)

Plan to Prevent Future Late Submissions

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due six months after fiscal year end (ten months after fiscal year end for housing authorities). Indicate NA if this is an amendment due to a change in cost only.

N/A - this contract amendment is due to the late release of the 2025 compliance supplement

Additional Information

Please provide any additional explanation or details regarding the contract modification.

This contract amendment is due to the late release of the 2025 compliance supplement.

By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* Martin Starnes & Associates, CPAs, P.A.	
Authorized Firm Representative* (typed or printed) Amber Y. McGhinnis	Signature* Amber Y. McGhinnis
Date* 12/03/25	Email Address amcghinnis@msa.cpa

GOVERNMENTAL UNIT

Governmental Unit* Town of Huntersville, NC	
Date Primary Government Unit Governing Board Approved **Amended** Audit Contract* (If required by governing board policy)	
Mayor/Chairperson* (typed or printed) Christy Clark, Mayor	Signature*
Date	Email Address cclark@huntersville.org

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* N/A	Signature*
Date of Pre-Audit Certificate*	Email Address*

SIGNATURE PAGE – DPCU
(complete only if applicable)

DISCRETELY PRESENTED COMPONENT UNIT

DPCU N/A	
Date DPCU Governing Board Approved **Amended** Audit Contract (If required by governing board policy)	
DPCU Chairperson (typed or printed)	Signature
Date	Email Address

Chair of Audit Committee (typed or printed, or "NA") N/A	Signature
Date	Email Address

DPCU – PRE-AUDIT CERTIFICATE
ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

DPCU Finance Officer (typed or printed) N/A	Signature
Date of Pre-Audit Certificate	Email Address

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Emily Sloop, Town Attorney

Subject: Public Comment and Public Hearing Policy Amendment

EXPLAIN REQUEST:

The amendments to the policy remove the option for speakers to yield time to a designated spokesperson.

ACTION RECOMMENDED:

Approve

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Public Comment and Public Hearing Policy 12-16-25 Amended Clean
2. Public Comment and Public Hearing Policy 12-16-25 Amended Redline

	Title: Town of Huntersville Board of Commissioners Public Comment and Public Hearing Policy
	Description: The purpose of this Policy is to provide for public comments in a fair, consistent, and informative manner
	Adopted By: Town Board of Commissioners **Date:** April 19, 2021; Amended: February 19, 2024, January 21, 2025, December 16, 2025

1. Purpose.

The purpose of this Policy is to provide for public comments in a fair, consistent, and informative manner in accordance with the requirements of Sections 160A-81 and 160A-81.1 of the North Carolina General Statutes, which authorize the Board of Commissioners (the "Board") to adopt rules governing public hearings and public comment periods. The Town of Huntersville ("Town") recognizes the importance of receiving comments from the public related to matters of Town business within its jurisdiction.

The purpose of public hearings and public comment periods is to give the public an opportunity to express their views, comments, or opinions to the Board on matters of Town business. It is a time for the Board to listen to the public, but speakers should not expect Board members to comment on or respond to their comments directly.

The following rules have been established to maintain order and decorum during public hearings and public comment periods. Furthermore, these rules are designed to ensure fairness to each speaker by establishing rules in advance that will be applied equally to each speaker.

a) In order to conduct Town business in an efficient and productive manner, speakers are encouraged to avoid duplicative and repetitive comments. Comments shall be limited to those related to matters of Town business within the Town's jurisdiction.
b) Unless otherwise provided herein, speakers shall not use or provide any technological presentations, including, but not limited to, recordings, videos, or PowerPoint presentations.
c) Speakers shall be civil and courteous in their language and presentation. Insults, personal attacks, accusations, profanity, vulgar language, heckling, jeering, inappropriate gestures, or other inappropriate behavior will not be tolerated. Inappropriate behavior includes, but is not limited to, the use of bigotries, slurs, or bias against any individual or group of individuals based upon race, religion, national origin, sex (including sexual orientation, pregnancy, and gender identity), disability, age, political affiliation, etc. Discriminatory and/or defamatory comments are strictly prohibited.
d) In order to provide for the maintenance of order and decorum in the conduct of the meeting the Mayor, or Mayor Pro Tem in the Mayor's absence, may declare "out-of-order" any person who fails to comply with this Policy. The Mayor, or the Mayor Pro Tem in the absence of the Mayor, shall caution any such person to abide by the provisions of this Policy. Refusal to do so shall be grounds for removal of the speaker from the meeting.

2. Speaker Sign-Up.

a) Persons desiring to address the Board during a public comment period or a public hearing shall list their full name, address, and subject matter to be discussed on the speaker sign-up sheet as provided by the Town Clerk prior to the beginning of the meeting.[1]

[1] Speakers under the age of 18 are not required to list their addresses on the speaker sign-up sheets.

b) Speaker sign-up sheets will be accepted until five (5) minutes prior to the designated meeting start time.[2]
c) Prior to speaking, speakers will be asked to identify their name and city or town of residence.

3. <u>Speaker Time</u>.

a) For public comment periods and public hearings other than public zoning hearings, persons who have signed up to speak shall be allowed to speak for up to three (3) minutes.
b) The Mayor, or the Mayor Pro Tem in the absence of 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.
c) The time limit provisions of this Policy shall not apply to speakers addressing the Board on awards and recognitions or to staff or other individuals expressly invited to address the Board on a matter.
d) For any matter, the time allotted to any speaker in this Policy may be extended by the Mayor, or the Mayor Pro Tem in the absence of the Mayor, in his or her sole discretion.

4. <u>Zoning Amendment Hearings</u>.

a) At hearings involving amendments to the Zoning Ordinance or zoning map, the time allotted for speakers is set forth below:
    i. The Petitioner, or their designated representative, shall be allowed fifteen (15) minutes to present. Any questions by the Board members shall not be counted against the time limit for the Petitioner. The Petitioner shall be allowed to use PowerPoint presentations, but shall not use any other technology, including videos, for his or her presentation.
    ii. Any other person who has signed up to speak, whether as a proponent or opponent of the Petitioner, shall adhere to the provisions of Sections three (3) and four (4) of this Policy.
    iii. At the discretion of the Mayor, or the Mayor Pro Tem in the absence of the Mayor, the Petitioner shall be allowed up to three (3) minutes for closing statements.

Adopted this 16th of December, 2025.

ATTEST:

_____ _____

Janet Pierson, Town Clerk Christy Clark, Mayor

[2] When the Board elects to permit remote public participation, whether by telephonic or emailed comments, remote public speakers must contact the Town Clerk and provide the information required by this paragraph no later than 3:00 pm on the date of the scheduled Board meeting.

	Title: Town of Huntersville Board of Commissioners Public Comment and Public Hearing Policy
	Description: The purpose of this Policy is to provide for public comments in a fair, consistent, and informative manner
	Adopted By: Town Board of Commissioners **Date:** April 19, 2021; Amended: February 19, 2024, January 21, 2025, December 16, 2025

1. Purpose.

The purpose of this Policy is to provide for public comments in a fair, consistent, and informative manner in accordance with the requirements of Sections 160A-81 and 160A-81.1 of the North Carolina General Statutes, which authorize the Board of Commissioners (the "Board") to adopt rules governing public hearings and public comment periods. The Town of Huntersville ("Town") recognizes the importance of receiving comments from the public related to matters of Town business within its jurisdiction.

The purpose of public hearings and public comment periods is to give the public an opportunity to express their views, comments, or opinions to the Board on matters of Town business. It is a time for the Board to listen to the public, but speakers should not expect Board members to comment on or respond to their comments directly.

The following rules have been established to maintain order and decorum during public hearings and public comment periods. Furthermore, these rules are designed to ensure fairness to each speaker by establishing rules in advance that will be applied equally to each speaker.

a) In order to conduct Town business in an efficient and productive manner, speakers are encouraged to avoid duplicative and repetitive comments. Comments shall be limited to those related to matters of Town business within the Town's jurisdiction.
b) Unless otherwise provided herein, speakers shall not use or provide any technological presentations, including, but not limited to, recordings, videos, or PowerPoint presentations.
c) Speakers shall be civil and courteous in their language and presentation. Insults, personal attacks, accusations, profanity, vulgar language, heckling, jeering, inappropriate gestures, or other inappropriate behavior will not be tolerated. Inappropriate behavior includes, but is not limited to, the use of bigotries, slurs, or bias against any individual or group of individuals based upon race, religion, national origin, sex (including sexual orientation, pregnancy, and gender identity), disability, age, political affiliation, etc. Discriminatory and/or defamatory comments are strictly prohibited.
d) In order to provide for the maintenance of order and decorum in the conduct of the meeting the Mayor, or Mayor Pro Tem in the Mayor's absence, may declare "out-of-order" any person who fails to comply with this Policy. The Mayor, or the Mayor Pro Tem in the absence of the Mayor, shall caution any such person to abide by the provisions of this Policy. Refusal to do so shall be grounds for removal of the speaker from the meeting.

2. Speaker Sign-Up.

a) Persons desiring to address the Board during a public comment period or a public hearing shall list their full name, address, and subject matter to be discussed on the speaker sign-up sheet as provided by the Town Clerk prior to the beginning of the meeting.[1]

[1] Speakers under the age of 18 are not required to list their addresses on the speaker sign-up sheets.

b) Speaker sign-up sheets will be accepted until five (5) minutes prior to the designated meeting start time.[2]
c) Prior to speaking, speakers will be asked to identify their name and city or town of residence.

3. Speaker Time.

a) For public comment periods and public hearings other than public zoning hearings, persons who have signed up to speak shall be allowed to speak for up to three (3) minutes.
b) The Mayor, or the Mayor Pro Tem in the absence of 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.
c) The time limit provisions of this Policy shall not apply to speakers addressing the Board on awards and recognitions or to staff or other individuals expressly invited to address the Board on a matter.
d) For any matter, the time allotted to any speaker in this Policy may be extended by the Mayor, or the Mayor Pro Tem in the absence of the Mayor, in his or her sole discretion.

~~**4. Yielding Time/Spokesperson Designation.**~~

~~a) Speakers wishing to yield their time to a designated spokesperson must also sign the speaker sign-up sheet and indicate the spokesperson to whom they are designating their time.~~
~~b) Designated spokespersons may speak for a maximum of three (3) speakers' time. When a designated spokesperson is called upon to speak, any speakers yielding their time to the spokesperson must identify themselves and confirm the yield.~~
~~c) When the allotted speaking time has been shortened, speakers may only yield their allotted speaking time to a spokesperson.~~

~~5.~~4. Zoning Amendment Hearings.

a) At hearings involving amendments to the Zoning Ordinance or zoning map, the time allotted for speakers is set forth below:
   i. The Petitioner, or their designated representative, shall be allowed fifteen (15) minutes to present. Any questions by the Board members shall not be counted against the time limit for the Petitioner. The Petitioner shall be allowed to use PowerPoint presentations, but shall not use any other technology, including videos, for his or her presentation.
   ii. Any other person who has signed up to speak, whether as a proponent or opponent of the Petitioner, shall adhere to the provisions of Sections three (3) and four (4) of this Policy.
   iii. At the discretion of the Mayor, or the Mayor Pro Tem in the absence of the Mayor, the Petitioner shall be allowed up to three (3) minutes for closing statements.

Adopted this 16th~~21st~~ of December~~January~~, 2025.

ATTEST:

_____ _____

Janet Pierson, Town Clerk Christy Clark, Mayor

[2] When the Board elects to permit remote public participation, whether by telephonic or emailed comments, remote public speakers must contact the Town Clerk and provide the information required by this paragraph no later than 3:00 pm on the date of the scheduled Board meeting.

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Huntersville Recreation Center Budget Amendment

EXPLAIN REQUEST:

Appropriate Signage revenue (103515.9999) of $41,000 to contract services (106200.0314) to add two dual ADA automatic door opening operators to existing doors at the Huntersville Recreation Center. In addition, add a high build proxy to existing concrete floors at the Huntersville Recreation Center.

ACTION RECOMMENDED:

Please approve the budget amendment.

FINANCIAL IMPLICATIONS:

$41,000 is no net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Emily Sloop, Town Attorney

Subject: Call a Public Hearing on Designating Town-Owned Property as Being Held for Resale for Economic Development

---

EXPLAIN REQUEST:

At the public hearing, the Town Board will consider designating all or a portion of Tax Parcels 019-031-15 and 019-031-16 as being held for resale for economic development.

ACTION RECOMMENDED:

Approve

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Greenway, Trail & Bikeway Commission Appointments

EXPLAIN REQUEST:

Consider appointing three (3) members to the Greenway, Trail & Bikeway Commission, due to three expiring terms, from 7 applicants.

1. Three-year term, expiring 3/31/2029 (Christianna Beirne has served one term and is eligible, and has applied, for another term)
2. Three-year term, expiring 3/31/2029 (Elaine Kern has served one term and is eligible and is not applying for another term)
3. Three-year term, expiring 3/31/2029 (Geoffrey Locke has served one term and is eligible, and has applied, for another term)

ACTION RECOMMENDED:

Appoint 3 members

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Greenway, Trail & Bikeway Commission Overview - 20251208
2. Greenway, Trail and Bikeway Commission Board Member Map 12-08-25
3. Greenway, Trail & Bikeway Commission Applicant Packet - 20251208

Greenway, Trail & Bikeway Commission

9 Members Total
9 Current
3 Expiring
0 Vacancies since Last Appt
3 APPOINTMENT(S) NEEDED

CURRENT MEMBERS (9)

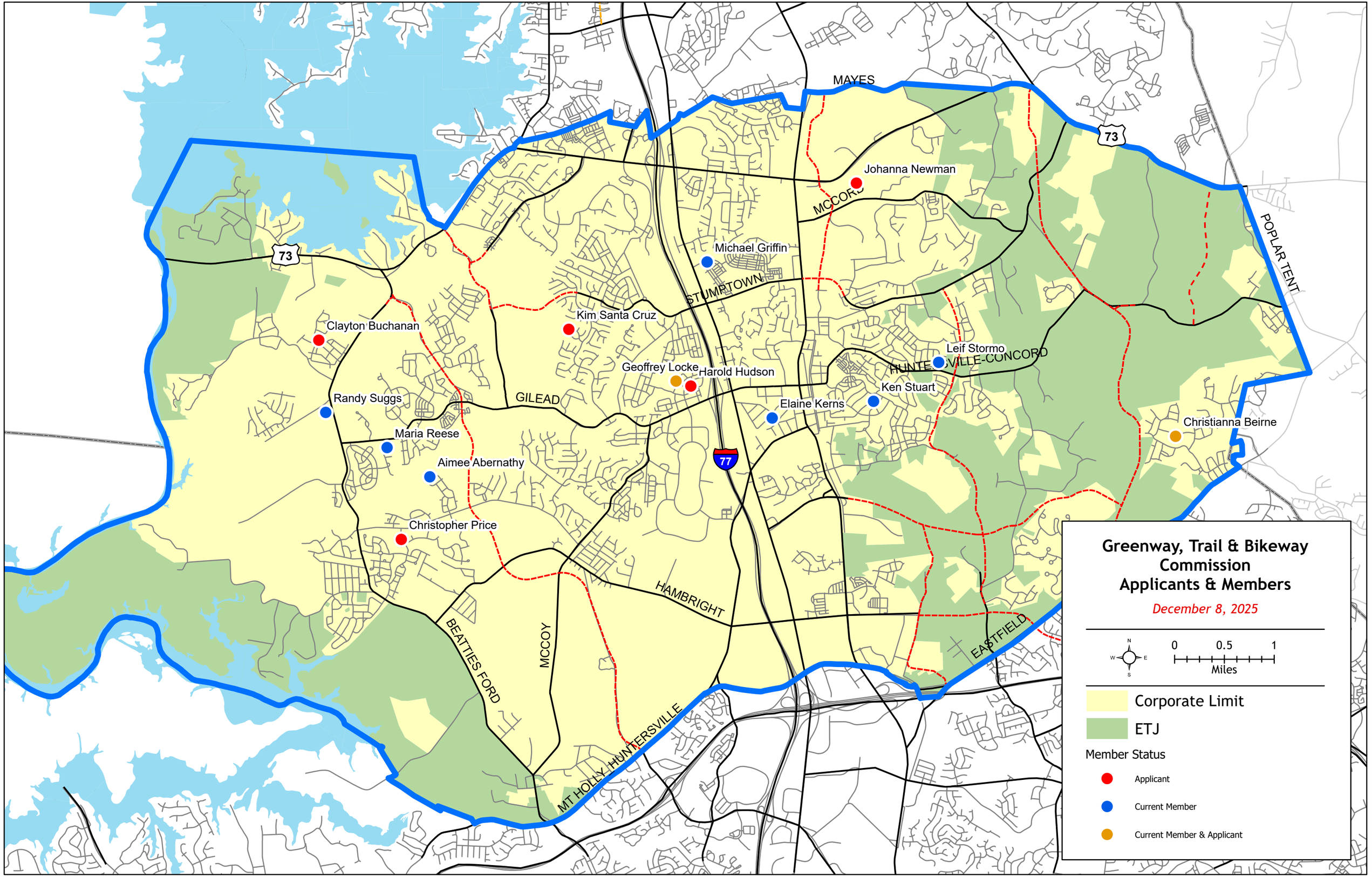
Name	Position/Title	Notes	Term Exp & Years		Regular Term Start: Partial	Term 1	Term 2
Reese, Maria	Chair		**12/31/2026**	3	3/18/2019	12/7/2020	12/18/2023
Stuart, Ken	Co-Chair		**12/31/2027**	3		1/3/2022	12/18/2024
Abernathy, Aimee		replaced Turton	**12/31/2026**	3		4/22/2025	
Beirne, Christianna			*** 12/31/2025**	3	1/3/2022	1/3/2023	
Griffin, Michael			**12/31/2027**	3		1/3/2022	12/17/2024
Kerns, Elaine			*** 12/31/2025**	3		1/3/2023	
Locke, Geoffrey			*** 12/31/2025**	3		1/3/2023	
Stormo, Leif			**12/31/2027**	3		12/17/2024	
Suggs, Randy		replaced Schackert	**12/31/2026**	3	7/18/2022	12/18/2023	

APPLICANTS (7)

Name	ETJ?	Current Board Assignment?	App Date	Still Interested (if application is over 3 months old)?
Beirne, Christianna	☐	12/31/2025 - Greenway, Trail & Bikeway Commission	10/12/2025	
Buchanan, Clayton	☐	No	11/15/2025	
Hudson, Harold	☐	No	4/7/2025	
Locke, Geoffrey	☐	12/31/2025 - Greenway, Trail & Bikeway Commission	12/4/2025	
Newman, Johanna	☐	No	2/8/2024	12/7/2024
Price, Christopher	☐	No	6/6/2024	
Santa Cruz, Kim	☐	No	12/1/2023	12/10/2024

* Term expires within 3 months

Monday, December 8, 2025


MAYES
MCCORD
STUMPTOWN
GILEAD
HUNTERSVILLE-CONCORD
HAMBRIGHT
BEATTIES FORD
MCCOY
MT HOLLY HUNTERSVILLE
EASTFIELD
POPLAR TENT
73
77
Johanna Newman
Michael Griffin
Kim Santa Cruz
Clayton Buchanan
Geoffrey Locke
Harold Hudson
Leif Stormo
Ken Stuart
Elaine Kerns
Randy Suggs
Maria Reese
Aimee Abernathy
Christopher Price
Christianna Beirne
Greenway, Trail & Bikeway Commission
Applicants & Members
December 8, 2025
N
W
E
S
0
0.5
1
Miles
Corporate Limit
ETJ
Member Status
Applicant
Current Member
Current Member & Applicant
Path: M:\PLANNING\Arcview Projects\Planning Department Maps\Board Applicant Maps\Board Applicant Maps.aprx

Print

Advisory Boards & Commissions Application - Submission #21491

Date Submitted: 10/12/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Greenway, Trail, and Bikeway Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Christianna

Last Name*

Beirne

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

5-10

Occupation

Homemaker

Education

Bachelors of Criminology

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

Currently on the greenway, trails and bikeway committee, my term ends this December.

Business and Civic Experience related to this Advisory Board or Commission

I am the chair of the welcome committee for my neighborhood HOA, on the landscape committee for my neighborhood and earned my Gold Award from Girl Scouts. I have been active on the current committee I am serving on for the past four years.

Areas of Expertise, Interests and Skills

I have the expertise of being a mom with young children and being a vocal advocate for the greenway heading east in Huntersville. My neighborhood of Skybrook and the surrounding areas are vastly underserved and I am the only current committee member who resides here and is a stay at home mom. I joined this committee when I had 2 kids and was 29. I have since had 2 more children and am in my early 30s. I bring youth to the board and am active in Huntersville and know what young families are wanting in Huntersville. I am very detail oriented and have helped plan every Wine on the Vine which has been very successful events to reach our community with awareness for our committee. I am very interested in making greenways and bikeways accessible to every neighborhood in Huntersville.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have earned my Gold award with Girl Scouts which shows my desire from a young age to be active with serving my community. I bring my children to many events every year in Huntersville. My children have also been at ribbon cuttings for the greenway. We are a young family that wants Huntersville to be connected and safe for everyone to ride their bikes and walk to parks and downtown.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the

growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- ○ Yes
- ○ No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

Christianna Beirne

Signature Date*

10/12/2025

Print

Advisory Boards & Commissions Application - Submission #21839

Date Submitted: 11/15/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Greenway, Trail, and Bikeway Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Clayton

Last Name*

Buchanan

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

20

Occupation

Electrical Engineer

Education

BS, MBA, PMP

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

N/A

Business and Civic Experience related to this Advisory Board or Commission

I am an electrical engineer specializing in large-scale cooling and infrastructure projects, with a background in systems design, safety, and long-term planning. In graduate school, my capstone project focused on designing a boardwalk section of a greenway to address erosion and environmental impact, which sparked my interest in trail accessibility and sustainable outdoor development. I've spent my career in engineering roles that require balancing technical constraints with public safety, environmental considerations, and user experience — the same priorities that guide greenway and trail planning.

Areas of Expertise, Interests and Skills

Engineering design, infrastructure planning, environmental impact awareness, and project management. I have strong technical skills in evaluating safety, accessibility, and long-term maintenance requirements for public-use systems. Personally, I'm an avid outdoor enthusiast — I hike, kayak, and spend a lot of time outside with my young son. I'm especially interested in improving trail connectivity, expanding family-friendly green spaces, and supporting walkability in Huntersville.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Most of my service has been informal — helping neighbors with electrical and safety issues, supporting local families through my contracting work, and contributing to community projects at my son's daycare. I also served nearly eight years in the U.S. Navy as a nuclear electrician's mate, which deeply shaped my commitment to public service, safety, and community responsibility. I'm now looking for a more formal way to give back to the town my family calls home.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- ○ Yes
- ○ No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

Clayton Tylor Buchanan

Signature Date*

11/15/2025

Print

Advisory Boards & Commissions Application - Submission #19701

Date Submitted: 4/7/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Greenway, Trail, and Bikeway Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Harold

Last Name*

Hudson

Is this address in the ETJ?*

- ( ) No
- (•) Yes

Occupation

Retired clergy/chaplain

Place of Employment

Retired

Approx. hours you could dedicate to this Board/Commission (per month)*

10-12

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Retired clergy/former pastor at Ramah Presbyterian Church and Healthcare Chaplain at Hospice and Palliative Care Charlotte and Levine Dickson Hospice House Huntersville

Areas of Expertise, Interests and Skills

Outdoors activities include cycling, hiking, kayaking, fishing, golf, running; currently a Volunteer at Latta Nature Preserve.

Education

Master of Divinity and various healthcare chaplaincy certifications.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Volunteer at Latta Nature Preserve, primarily with kayaking and hiking.

Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, can you ensure that your decisions are formed objectively?

Yes

No

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Harold Hudson

Signature Date*

Harold Hudson

4/7/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #22013

Date Submitted: 12/4/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Greenway, Trail, and Bikeway Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Geoffrey

Last Name*

Locke

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

10-20

Occupation

Sign maker, Bike salesman

Education

Bachelors Degree

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

GTBC, current chair, expires 2025

Business and Civic Experience related to this Advisory Board or Commission

GTBC chair

Areas of Expertise, Interests and Skills

cycling advocacy

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- ○ Yes
- ○ No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

Jeff Locke

Signature Date*

12/4/2025

Print

Advisory Boards & Commissions Application - Submission #16746

Date Submitted: 2/8/2024

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Greenway, Trail, and Bikeway Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Newman

Last Name*

Johanna Newman

Is this address in the ETJ?*

- ○ No
- ◉ Yes

Occupation

Nurse Anesthetists - Professor

Place of Employment

South College - Nurse Anesthesia Program - Associate Professor

Approx. hours you could dedicate to this Board/Commission (per month)*

12

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

N/A

Business and Civic Experience related to this Advisory Board or Commission

As a healthcare provider I have served in multiple leadership roles on the local and state level in Florida. I served as president of the Florida Association of Nurse Anesthetists which served to advocate for the scope of practice of nurse anesthetists and to improve the health care received by the citizens of Florida. While in this role I was involved in political advocacy to include drafting legislation and testifying at the state legislature.

Areas of Expertise, Interests and Skills

As a healthcare provider I have an interest in improving the lives of others. My interest on this advisory board stems from the Healthy People 2030 report from the US Department of Health and Human Services. The report states that "the neighborhoods people live in have a major impact on their health and well-being". By serving on this committee, I can be involved in the important work of providing guidance on how we can improve the health and quality of life of the citizens of Huntersville by building beautiful greenways for the citizens of Huntersville to walk, exercise, and ride their bikes.

Education

1. Doctor of Nurse Anesthesia Practice, August 2011 Virginia Commonwealth University, Richmond, VA. 2. Master of Science, Nursing, Concentration: Nurse Anesthetist, December 2004 Georgetown University, Washington DC. 3. Bachelor of Science, Nursing, May 1999 William Paterson University, Wayne, NJ.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

In 2023 I led a project with On the Road Collaborative that provided career enrichment opportunities and community service opportunities for middle school students from underserved communities. Have also been involved in planning, organizing, and fundraising for medical mission trips to South America. In Florida I served on the community improvement committee for the homeowner's association in the community in which I lived.

Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, can you ensure that your decisions are formed objectively?

- ○ Yes
- ○ No

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Johanna Newman

Signature Date*

2/8/2024

Print

Advisory Boards & Commissions Application - Submission #17507

Date Submitted: 6/6/2024

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Greenway, Trail, and Bikeway Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Chris

Last Name*

Price

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Occupation

Business Loan Analyst

Place of Employment

Wells Fargo Bank NA

Approx. hours you could dedicate to this Board/Commission (per month)*

8

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Board of Adjustments 6/24

Business and Civic Experience related to this Advisory Board or Commission

Planning Board/ Board of Adjustments / Huntersville 101/ Policy Citizens Academy /

Areas of Expertise, Interests and Skills

Biking/ Handyman/ Banking/

Education

Western Carolina University

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Homeowners Association / Planning Board/ Board of Adjustments / Meck Tax Board / Habitat of Humanity / Tau Kappa Epsilon Fraternity

Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, can you ensure that your decisions are formed objectively?

- ○ Yes
- ○ No

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Chris Price

Signature Date*

6/6/2024

Print

Advisory Boards & Commissions Application - Submission #16267

Date Submitted: 12/1/2023

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Greenway, Trail, and Bikeway Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Kim

Last Name*

Santa Cruz

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Occupation

Retired. Formerly worked in marketing and graphic design.

Place of Employment

Approx. Hours You Could Dedicate to this Board/Commission (per month):*

Varies as needed

List Any Town or County Boards, Committees, Commissions You Are Presently Serving On (include term expirations):

Business and Civic Experience Related to this Advisory Board or Commission

Huntersville 101 (2019)

Areas of Expertise, Interests and Skills

Experienced in planning/organizing trade shows and industry meetings; created and produced promotional materials. Interests - hiking/walking, reading, crafts, cooking

Education

University of Colorado at Colorado Springs, BS in Business with an emphasis in Marketing

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere.

Merry Magic Christmas Project (Cornelius); Neighborhood Care Center (Cornelius); Lake Norman Charter PTA (4 years); Torrence Creek Elementary PTA (2 years).

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*

Kim Santa Cruz

Signature Date*

12/1/2023

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Parks and Recreation Commission Appointments

EXPLAIN REQUEST:

Consider appointing three (3) members to the Parks and Recreation Commission, due to three expiring terms, from 8 applicants.

1. Three-year term, expiring 3/31/2029 (Kathy Lewis has served two terms and is not eligible for another term)
2. Three-year term, expiring 3/31/2029 (Sharon Correll has served one partial term and is eligible, and has applied, for another term)
3. Three-year term, expiring 3/31/2029 (S. Magic Cypress-McNairy has served one partial term and is eligible, and has applied, for another term)

ACTION RECOMMENDED:

Appoint 3 members.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Parks and Recreation Commission Overview - 20251204
2. P&R Board Member Map 12-8-2025
3. Parks and Recreation Commission Applicant Packet - 20251204

Parks and Recreation Commission

9 Members Total
9 Current
3 Expiring
0 Vacancies since Last Appt
3 APPOINTMENT(S) NEEDED

CURRENT MEMBERS (9)

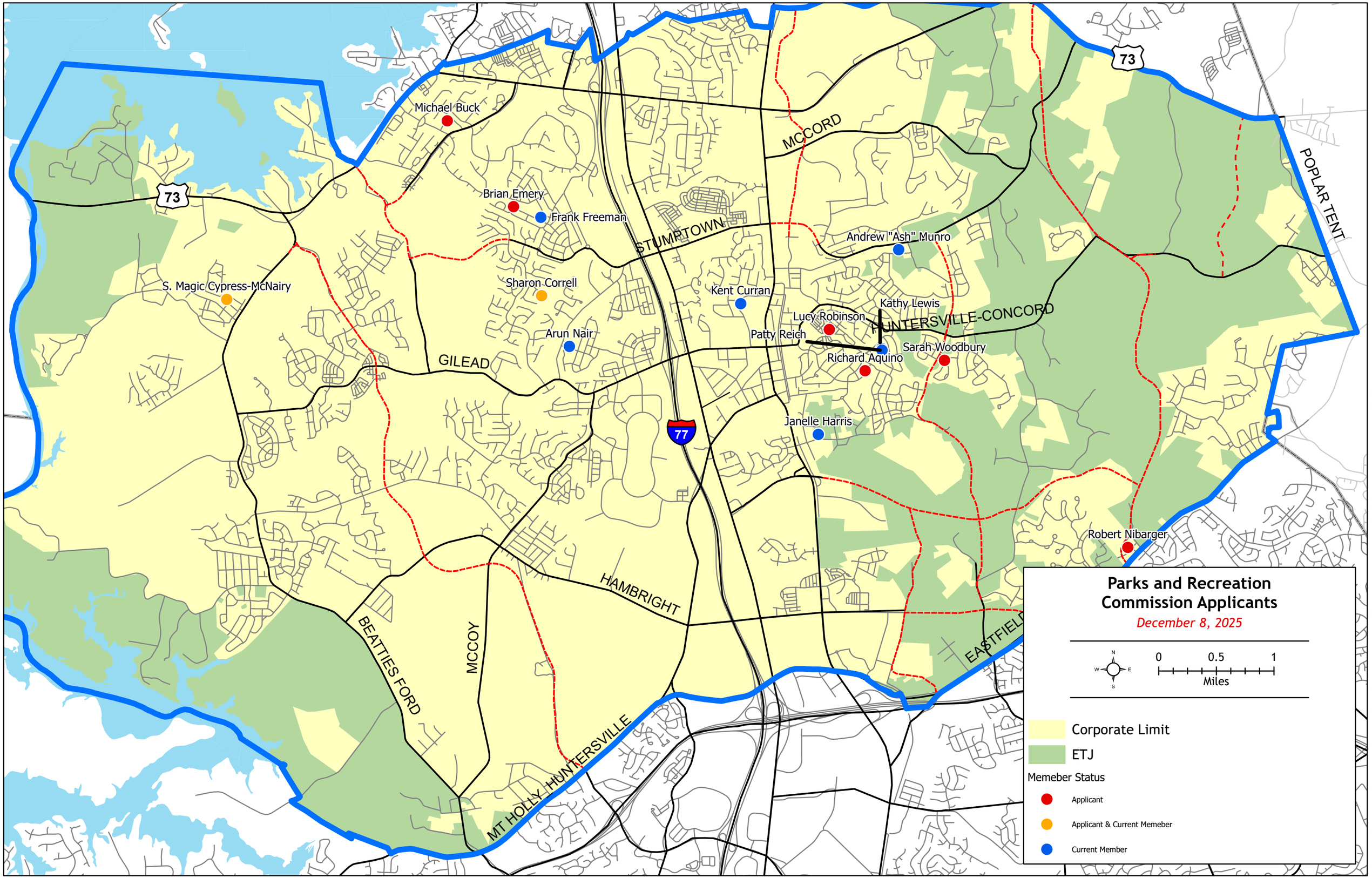
Name	Position/Title	Notes	Term Exp & Years		Regular Term Start: Partial	Term 1	Term 2
Lewis, Kathy	Chair		*** 12/31/2025**	2		1/6/2020	1/3/2023
Correll, Sharon		repalced Johnson	*** 12/31/2025**	3	3/18/2025		
Curran, Kent			**12/31/2027**	3		1/3/2022	12/17/2024
Cypress-McNairy, S. Magic		replaced Brown	*** 12/31/2025**	3	3/18/2024		
Freeman, Frank		replaced Harrington	**12/31/2026**	3	4/3/2023	12/18/2023	
Harris, Janelle		replaced Baumgardener	**12/31/2026**	3	1/3/2023	12/18/2023	
Munro, Andrew "Ash"			**12/31/2026**	3		12/7/2020	12/18/2023
Nair, Arun		replaced Hutto	**12/31/2027**	3	3/4/2024	12/17/2024	
Reich, Patty		replaced Chiesa	**12/31/2027**	3	8/6/2024	12/17/2024	

APPLICANTS (8)

Name	ETJ?	Current Board Assignment?	App Date	Still Interested (if application is over 3 months old)?
Aquino, Richard	☐	No	8/4/2025	
Buck, Michael	☐	No	11/4/2025	
Correll, Sharon	☐	12/31/2025 - Parks and Recreation Commission	11/26/2025	
Cypress-McNairy, S. Magic	☐	12/31/2025 - Parks and Recreation Commission	11/2/2025	
Emery, Brian	☐	No	2/13/2024	3/4/2025
Nibarger, Robert	☐	No	11/20/2025	
Robinson, Lucy	☐	No	10/31/2024	3/11/2025
Woodbury, Sarah	☐	No	11/14/2024	3/11/2025

* Term expires within 3 months

Thursday, December 4, 2025


Michael Buck
Brian Emery
Frank Freeman
Sharon Correll
S. Magic Cypress-McNairy
Arun Nair
Kent Curran
Andrew "Ash" Munro
Kathy Lewis
Lucy Robinson
Patty Reich
Sarah Woodbury
Richard Aquino
Janelle Harris
Robert Nibarger
MCCORD
STUMPTOWN
GILEAD
HUNTERSVILLE-CONCORD
POPLAR TENT
HAMBRIGHT
BEATTIES FORD
MCCOY
MT HOLLY HUNTERSVILLE
EASTFIELD
73
77
Parks and Recreation Commission Applicants
December 8, 2025
N
W
E
S
0
0.5
1
Miles
Corporate Limit
ETJ
Memeber Status
Applicant
Applicant & Current Memeber
Current Member
Path: M:\PLANNING\Arcview Projects\Parks Department Maps\Board Applicant Maps\P&R Board Application Map.aprx

Print

Advisory Boards & Commissions Application - Submission #20719

Date Submitted: 8/4/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Richard

Last Name*

Aquino

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Occupation

CPA

Place of Employment

Self Employed

Approx. hours you could dedicate to this Board/Commission (per month)*

20

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

NA

Business and Civic Experience related to this Advisory Board or Commission

Senior Asset Manager, Project Manager, Sports Director, Bond Commission

Areas of Expertise, Interests and Skills

Real Estate management, financial analysis, recreation development, problem solving

Education

BBA, CPA, Nascar race license, Class A DMV, Huntersville 101

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Seaford Bond Commission, Long Island Broncos football director, Seaford Lacrosse Club President and director

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- Yes
- No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Richard Aguino

Signature Date*

Richard Aquino

8/4/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #21759

Date Submitted: 11/4/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Michael

Last Name*

Buck

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

10

Occupation

Relationship Manager Analyst - Financial Institutions

Education

UNC Charlotte - BSBA (Finance/Accounting) Minors: International Finance, Supply Chain Management, Management Information Systems

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

N/A

Business and Civic Experience related to this Advisory Board or Commission

N/A

Areas of Expertise, Interests and Skills

Areas of Expertise: Financial Budgeting, Cost-Analysis, Civic Engagement Interests: Social Gatherings, Sustainability, Development Programs Skills: Financial analysis and forecasting, Project and event planning, Community outreach and engagement

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Harrisburg Young Professionals - Economic Development Chairman (Harrisburg, PA) (2024-2025) Eagle Scout - Detachment 323 (2020) (Eagle Scout Project - Shining Hope Farms - Built a Playground for Children with Muscular Disorders) VITA (Volunteer Income Tax Association) - Director at UNC Charlotte (2023-2024)

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- Yes
- No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

Michael Christopher Buck

Signature Date*

11/4/2025

Print

Advisory Boards & Commissions Application - Submission #21958

Date Submitted: 11/26/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Sharon

Last Name*

Correll

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

8

Occupation

Assistant District Attorney

Education

University of Wisconsin Law School Dec. 2007 University of Georgia BA Spanish and Political Science May 2005

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

Town of Huntersville Parks and Rec, Dec 2025

Business and Civic Experience related to this Advisory Board or Commission

Volunteer coach of youth volleyball and softball. Parks and Rec Commission 2025.

Areas of Expertise, Interests and Skills

I am an avid outdoors enthusiast and enjoy biking, hiking, and playing sports in the Huntersville area. My kids have played recreation sports in Huntersville since they were preschoolers including flag football, softball, baseball, basketball, volleyball, and soccer. I am a dedicated community volunteer. Recently, I have been a volunteer youth coach for Huntersville volleyball and Lake Norman Little League softball. I have also been a volunteer faith formation teacher for 1st and 2nd graders and volunteer math tutor at Blythe Elementary School from 2022-2025. I have been a public service attorney for many years as an Assistant District Attorney from 2008-2016 and recently started as an ADA again in Iredell County. I was a Mecklenburg County Associate Attorney representing the Department of Social Services from 2017-2020.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Volleyball coach (2025), Lake Norman Little League Coach (2023-2025), HYAA basketball assistant coach (2021) Heart Math Tutoring at Blythe Elementary (2022-2025) and Westerly Hill 2021-2022, Junior League of Charlotte 2016-2022, Big Brothers Big Sisters (2010-2026), Classroom Volunteer at Community School of Davidson (2022-2025), Faith Formation volunteer teacher for 1st and 2nd graders at St. Peters Catholic Church (2022-2025)

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the

growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- Yes
- No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

Sharon Correll

Signature Date*

11/26/2025

Print

Advisory Boards & Commissions Application - Submission #21727

Date Submitted: 11/2/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

S. Magic

Last Name*

Cypress-McNairy

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

8 hrs

Occupation

Customer Service

Education

Bachelor of Science, Liberty University, May 2025

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

Park and Recreation Commission 2018-2024 (expired) Called back to complete 2025 term for

Business and Civic Experience related to this Advisory Board or Commission

Previous member 2018-2024 Currently completing term or previous member ends 2025

Areas of Expertise, Interests and Skills

Provide information in relation to wants and needs of those who require assistance, like to bowl, fish, teach and coach.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Volunteer, South Charlotte VA

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- Yes
- No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

S. Magic Cypress-McNairy

Signature Date*

11/2/2025

Print

Advisory Boards & Commissions Application - Submission #16868

Date Submitted: 2/23/2024

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Bryan

Last Name*

Emery

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Occupation

Platform Manager

Place of Employment

Bank Of America

Approx. hours you could dedicate to this Board/Commission (per month)*

5

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Areas of Expertise, Interests and Skills

I've been a runner all my life and used to bike to work most days when I lived in Minnesota and had bike trail access into downtown. I've run 13 marathons and spend a ton of time on the greenways. I also have two young boys (4&7) who we take to parks in the area several times a week. I'm a certified project manager and have run several tech projects professionally and several construction renovations personally. Ive also coached the marathon at the university location Run For Your Life store.

Education

University of Iowa Finance BBA, PMP certified project manager, and USA Triathlon certified level 1 coach.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Habit for humanity, marathon coach (run for your life volunteer coach), and race support volunteer

Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, can you ensure that your decisions are formed objectively?

- ○ Yes
- ○ No

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Bryan J Emery

Signature Date*

2/23/2024

Print

Advisory Boards & Commissions Application - Submission #21903

Date Submitted: 11/20/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Robert

Last Name*

Nibarger

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

How ever much time is needed

Occupation

Retired

Education

Master Degree in Education - Minor Degree Speech Education

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

None

Business and Civic Experience related to this Advisory Board or Commission

Over 12 years serving area youth in the Lake Norman Area - Past President of the Carmel Dad's Club in Carmel, IN Former High School Softball Coach - Former traveling team coach in softball -

Areas of Expertise, Interests and Skills

Currently a Recreation Specialists at the Mecklenburg County Recreation Center at Cornelius, NC - Experience as a High School Coach - Certified Pickleball Instructor - Summer Kids Camp Instructor - Hosting summer pickleball camp for Huntersville in 2026

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I provide free lessons to underserved community and conduct food drives. Provided a free Pickleball session last week at Mooresville serving 20 families plus eld a food drive that did very well. Assisted Director Jaycocks several years ago setting up pickleball at Holbrook park.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- Yes
- No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

Robert Nibarger

Signature Date*

11/20/2025

Print

Advisory Boards & Commissions Application - Submission #18555

Date Submitted: 10/31/2024

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Lucy

Last Name*

Robinson

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Occupation

Social Worker

Place of Employment

Mecklenburg County DSS

Approx. hours you could dedicate to this Board/Commission (per month)*

12-15

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

N/A

Business and Civic Experience related to this Advisory Board or Commission

2015 Mecklenburg County Domestic Violence Commission New Hanover County Commission on African American History, Heritage, and Culture

Areas of Expertise, Interests and Skills

Planning large group events (30-1500) for Mecklenburg County DSS

Education

Masters in Psychology

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

2024 Cupcake Walk; Loop Events Volunteer (Ongoing) 2021, 2022, 2023, 2024 Mecklenburg County Shop with a Cop

Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, can you ensure that your decisions are formed objectively?

- ○ Yes
- ○ No

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Lucy E Robinson

Signature Date*

10/31/2024

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #18672

Date Submitted: 11/14/2024

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Parks and Recreation Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Sarah

Last Name*

Woodbury

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Occupation

Retired teacher

Place of Employment

Approx. hours you could dedicate to this Board/Commission (per month)*

25

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Tennis captain, team mother

Areas of Expertise, Interests and Skills

Tennis, Pickleball

Education

Florida State university BS in education

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Recreation chairperson for tennis in Atlanta

Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, can you ensure that your decisions are formed objectively?

- Yes
- No

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Sarah Woodbury

Signature Date*

11/14/2024

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Public Arts Commission Appointments

EXPLAIN REQUEST:

Consider appointing one (1) members to the Public Arts Commission, due to one expiring terms, from 3 applicants.

1. Three-year term, expiring 3/31/2029 (Ryan Flores has served one term and is not applying for another term)

ACTION RECOMMENDED:

Appoint 1 member.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Public Arts Commission Overview - 20251208
2. Public Arts Commission Board Current Applicant Map 12-8-2025
3. Public Arts Commission Applicant Packet - 20251208

Public Arts Commission

7 Members Total
7 Current
1 Expiring
0 Vacancies since Last Appt
1 APPOINTMENT(S) NEEDED

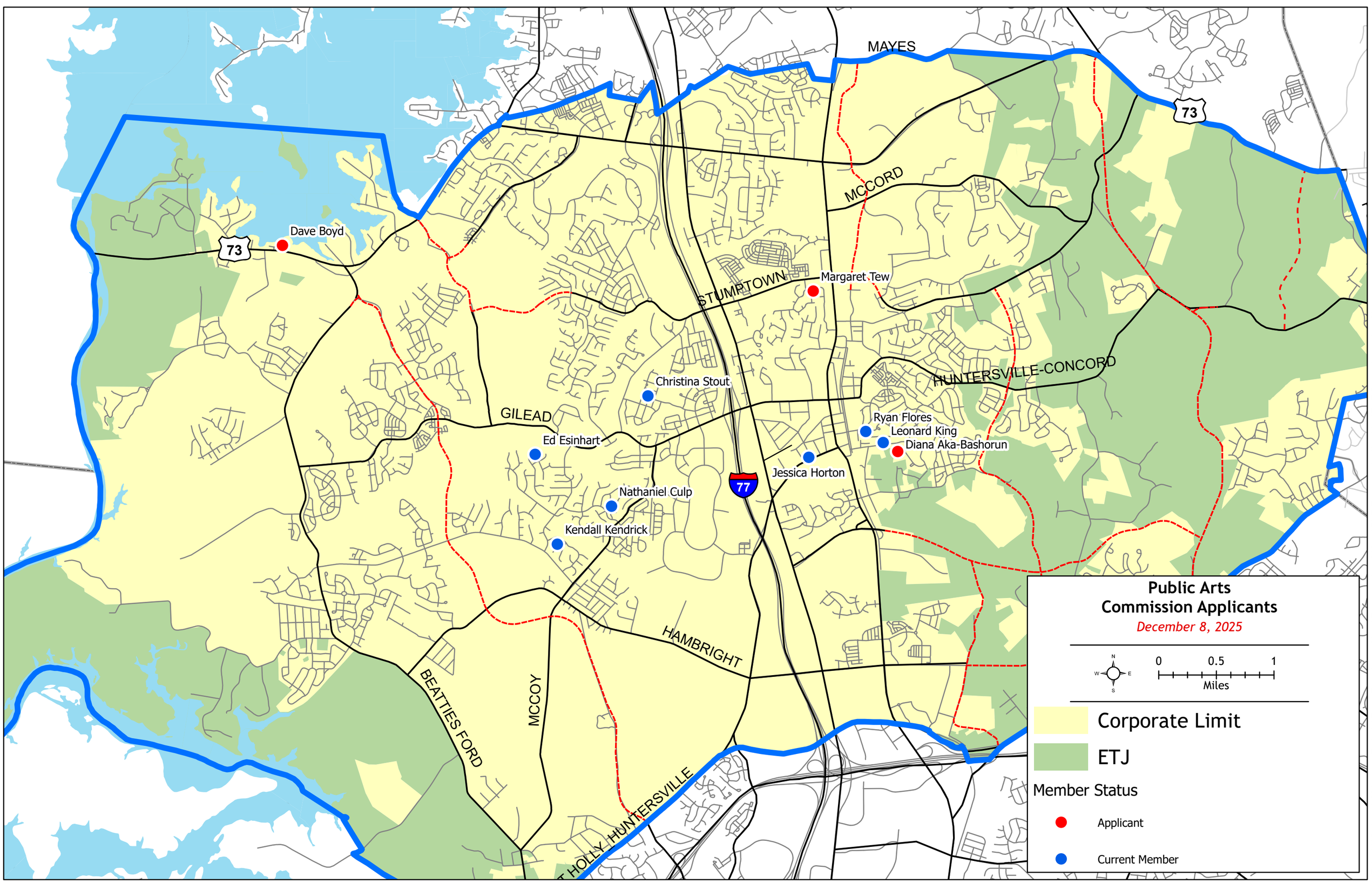
CURRENT MEMBERS (7)

Name	Position/Title	Notes	Term Exp & Years		Regular Term Start: Partial	Term 1	Term 2
Horton, Jessica	Co-Chair		**12/31/2026**	3		12/7/2020	12/18/2023
Culp, Nathaniel			**12/31/2027**	3		12/17/2024	
Esinhart, Ed			**12/31/2027**	3		1/3/2022	12/17/2024
Flores, Ryan			*** 12/31/2025**	3		1/3/2023	
Kendrick, Kendall			**12/31/2026**	3		12/18/2023	
King, Leonard		replaced Roeder	**12/31/2027**	3	12/18/2023	12/17/2024	
Stout, Christina		replaced Kendra-Dill	**3/31/2026**	3	11/3/2025		

APPLICANTS (3)

Name	ETJ?	Current Board Assignment?	App Date	Still Interested (if application is over 3 months old)?
Aka-Bashorun, Diana	☐	No	9/10/2025	
Boyd, Dave	☐	No	9/26/2025	
Tew, Margaret	☐	No	5/4/2024	

* Term expires within 3 months


MAYES
73
MCCORD
Dave Boyd
73
STUMPTOWN
Margaret Tew
HUNTERSVILLE-CONCORD
Christina Stout
GILEAD
Ryan Flores
Leonard King
Diana Aka-Bashorun
Ed Esinhart
Jessica Horton
77
Nathaniel Culp
Kendall Kendrick
HAMBRIGHT
BEATTIES FORD
MCCOY
HOLLY HUNTERSVILLE
Public Arts
Commission Applicants
December 8, 2025
N
W
E
S
0
0.5
1
Miles
Corporate Limit
ETJ
Member Status
Applicant
Current Member
Path: M:\PLANNING\Arcview Projects\Parks Department Maps\Board Applicant Maps\P&R Board Application Map.aprx

Print

Advisory Boards & Commissions Application - Submission #21105

Date Submitted: 9/10/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Public Arts Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Diane

Last Name*

Aka-Bashorun

Street Address (must be in Huntersville)*

13520 Serenity Street Huntersville NC 28078

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

Akabashorun@live.com

Phone Number*

415-218-1234

Occupation

Artist (ex-Finance)

Place of Employment

UBS (retiring in 2 months)

Approx. hours you could dedicate to this Board/Commission (per month)*

5-10

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

None in town but started the Parent Advisory board at Davidson Green School.

Business and Civic Experience related to this Advisory Board or Commission

Retiring from 25 year career in Banking/Finance

Areas of Expertise, Interests and Skills

Art is a Passion. I am also part of the Carlotte Guild of Artists. My website is www.Dab-Art.com

Education

San Francisco State University degree BS in International relations.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

None yet!

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- Yes
- No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Diane Ka Basherun

Signature Date*

Diane Ka-Bashorun

9/10/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #21289

Date Submitted: 9/26/2025

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Public Arts Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Dave

Last Name*

Boyd

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this Board/Commission (per month)*

10

Occupation

Retired

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

None

Business and Civic Experience related to this Advisory Board or Commission

None

Areas of Expertise, Interests and Skills

Retired entrepreneur, traveler, computers

Education

College degree, business courses

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Worked early voting and elections for many years

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- Yes
- No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Electronic Signature Agreement and Contact Information

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*

Dave Boyd

Signature Date*

9/26/2025

Print

Advisory Boards & Commissions Application - Submission #17367

Date Submitted: 5/14/2024

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Public Arts Commission

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Margaret

Last Name*

Tew

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Occupation

Realtor

Place of Employment

self-employed

Approx. hours you could dedicate to this Board/Commission (per month)*

9

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Areas of Expertise, Interests and Skills

Art, project management, marketing

Education

Bachelor's degree plus post-education certificates

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Recently moved here and want to get involved! Also have a daughter who uses a wheelchair and loves art so trying to find places I can advise and advocate for individuals with disabilities!

Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, can you ensure that your decisions are formed objectively?

- ○ Yes
- ○ No

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

What obstacles do you see to achieving this vision?

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

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*

Margaret Tew

Signature Date*

5/14/2024

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: George Eversmann, Vice President Operations

Subject: HFFA Commercial Indoor Air Quality Control System Contract

---

EXPLAIN REQUEST:

The Town of Huntersville solicited bids from qualified, licensed HVAC Commercial Contractors for the purchase, installation, and servicing and maintenance of new indoor air quality control equipment for 25 yd pool the decommissioning and removal of existing equipment. Thermal was lowest of the 2 bids received.

ACTION RECOMMENDED:

Approve contract.

FINANCIAL IMPLICATIONS:

Decrease in General fund balance of $591,630.

ATTACHMENTS:

1. Thermal Contract
2. HFFA_RFP_Response_Checklist
3. Bid Bond and Non-Collusion

Huntersville Family Fitness Aquatics
PO Box 1979
Huntersville, NC 28078
(704) 766-2222

CONTRACT FOR CONSTRUCTION SERVICES

CONTRACTOR: **Thermal Conditioning, Inc**

1947 Bancroft St.
Charlotte, NC 28278

Matt Carnell
m.carnell@thermalconditioning.com

PROJECT: **25 yard Pool HVAC**

SITE LOCATION(S): **HFFA**

This Contract for Construction and Repair, and all exhibits, (collectively this "Contract") is entered into this 6th day of November, 2025 by and between the Town of Huntersville, a municipal corporation of the State of North Carolina, (the "Town") and Thermal Conditioning Inc located at 1947 Bancroft St, Charlotte NC (the "Contractor").

WITNESSETH:

That for and in consideration of the mutual promises set forth in this Contract, the sufficiency of which is acknowledged by the parties hereto, the parties do mutually agree as follows:

1. Scope of Services. The Contractor agrees to perform for the Town the services according to the following construction design drawings, plans, and specifications, which is incorporated herein by reference as Exhibit C. The Contractor agrees to provide the labor, service, equipment, and materials, and other services included in Exhibit C, which shall constitute the "Work." The Contractor warrants that the Contractor has visited the location of the project and is familiar with all field conditions bearing upon the Contractor's performance of the Work; that the materials and equipment furnished under the Contract are of good quality and new (unless otherwise permitted); that the Work meets or exceeds the standards ordinarily observed in the industry; and that the Work conforms to the requirements of the Contract and to all applicable codes, ordinances, laws, or regulations. The Contractor further warrants and promises that the Work shall be free from defects and nonconformities in materials and workmanship for a period of one

year from the later of the "Date of Completion" or such date as the Contractor actually completes all the Work. During such period, the Contractor will remedy at Contractor's expense any nonconformities or defects in the Work within a reasonable time after receiving notice thereof from the Town.

2. Fees: Fees for the Work shall be specified in a fee schedule attached hereto as Exhibit D, (the "Contract Price").
3. Change Orders. The Contractor agrees that the Town may order changes to the general scope of the Work, including additions, deletions, and similar revisions ("Change Orders"). The parties agree to adjust the Contract Price to reflect the effects of such changes. These changes shall be authorized only upon execution of a written Change Order. The amount of any increase or decrease in the Contract Price shall be by mutual acceptance of a total amount supported by sufficient data and information to substantiate the change. If the Town and Contractor do not mutually agree on the amount of the change in the Contract Price, the Contractor will proceed with the Work described in the Change Order and the Town will pay the reasonable costs of any additional work as determined by the Town, including a reasonable amount for the Contractor's overhead and profit. Any decrease in Contract Price for a decrease in the Work will be the reasonable costs of the Work deleted as determined by the Town, including a reasonable amount for the decrease in the Contractor's overhead. The Contractor may submit claims for an increase in the Contract Price or an extension of the Date of Completion by means of a written Change Request. The Contractor agrees to submit the Change Request within a reasonable time after the event giving rise to the requested change and before the Contractor undertakes any additional work. Upon receipt of a Change Request, the Town, at its sole discretion, shall inform the Contractor whether to proceed with the additional work and shall approve any adjustment in the Contract Price or Date of Completion by issuing a Change Order as provided above. The timely submission of a written Change Request shall be a condition precedent to the issuance of a Change Order, and the Town will have no obligation to pay the Contractor for additional work performed by the Contractor without a Change Order approved in writing by the Town.
4. Historically Underutilized Businesses (HUB). It is the policy of the Town of to provide minorities and women equal opportunity for participating in all aspects of the Town's contracting and procurement programs, including but not limited to employment, construction development projects, materials/services contracts and/or lease agreements, consistent with the laws of the State of North Carolina.
5. Personal Protective Equipment (PPE). The Contractor and his/her employees will wear the proper equipment such as, but not limited to, high visibility clothing, safety glasses, hearing protection, etc. at all times when performing the Work at the Site Location(s). Failure to be in the appropriate PPE will result in removal from the project site.
6. Contract Insurance. Contractor shall be required to purchase and maintain, during its performance under this Contract, insurance coverage as shown on the Insurance Requirements as stated in Exhibit B, which is incorporated herein by reference. All insurance purchased shall have a specific endorsement, copy of which shall be provided to the Town, naming the Town as an additional insured and providing that such insurance will not be cancelled without providing thirty (30) days advance written notice to the Town.

7. Coordination with Others. The Contractor agrees to coordinate the Work with the work of any other unaffiliated contractors or with the work of the Town's own forces to avoid delaying or interfering with their work.
8. Working Drawings and Specifications at the Job Site. The Contractor shall maintain, in readable condition at his job site one complete set of working drawings and specifications for his work including all shop drawings. Such drawings and specifications shall be available for use by the owner, designer, or his authorized representative. The Contractor shall also maintain at the job site, a day-to-day record of work-in-place that is at variance with the contract documents. Such variations shall be fully noted on Project drawings by the Contractor and submitted to the designer upon Project completion and no later than 30 days after acceptance of the Project.
9. Materials, Equipment, Employees. The Contractor shall, unless otherwise specified, supply and pay for all labor, transportation, materials, tools, apparatus, lights, power, fuel, heat, sanitary facilities, water, scaffolding and incidentals necessary for the completion of the work, and shall install, maintain and remove all equipment of the construction, other utensils or things, and be responsible for the safe, proper and lawful construction, maintenance and use of same, and shall construct in the best and most workmanlike manner, a complete job and everything incidental thereto, as shown on the plans, stated in the specifications, or reasonably implied therefrom, all in accordance with the contract documents. All materials shall be new and of quality specified, except where reclaimed material is authorized herein and approved for use. Workmanship shall at all times be of a grade accepted as the best practice of the particular trade involved, and as stipulated in written standards of recognized organizations or institutes of the respective trades except as exceeded or qualified by specifications.
10. Cleaning Up and Restoration of Site. The Contractor shall keep the sites and surrounding area reasonably free from rubbish at all times and shall remove debris from the site from time to time or when directed to do so by the Owner. Before final inspection and acceptance of the Project, the Contractor shall thoroughly clean the sites, and completely prepare the Project and site for use by the Owner. At the end of construction, the Contractor shall oversee and implement the restoration of the construction site to its original state. Restoration includes but not limited to walks, drives, lawns, trees and shrubs, corridors, stairs, and other elements shall be repaired, cleaned, or otherwise restored to their original state.
11. Protection of Work, Property, the Public, and Safety. The Contractor shall be solely responsible for the entire site and the building or construction of the same and provide all the necessary protections, as required by the owner or designer, and by laws or ordinances governing such conditions. The Contractor shall be responsible for any damage to the owner's property or of that of others on the job, by them, their personnel, or their subcontractors, and shall make good such damages. The Contractor shall be responsible for and pay for any damages caused to the owner.
12. As-Built Marked-Up Construction Documents. Contractor shall provide one complete set of legible "as-built" marked-up construction drawings and specifications recording any and all changes made to the original design during the course of construction. In the event no changes occurred, submit construction drawings and specifications set with notation "No Changes." The Designer/Owner must receive "As-built" marked-up construction drawings and specifications before the final pay request can be processed.

13. Retainage. Retainage on periodic or final payments on public construction contracts in which the total project costs are $100,000 or more are allowed pursuant to N.C.G.S. § 143-134.1.
14. Addendums: If applicable, Contractor acknowledges that it has received, executed, and shall abide by any addendums issued by the Town prior to this Contract.
15. Standard Terms and Conditions. The Standard Terms and Conditions, attached hereto as Exhibit A, shall be a part of this Contract. The Standard Terms and Conditions are hereby incorporated by reference, and all parties agree to be bound thereby.
16. Contract Term. Work will begin within ten (10) days of receipt of the Notice to Proceed from the Town. The Contractor and the Town recognize that time is of the essence for completion of the Work. Any Notice to Proceed shall also contain a date that the Contractor shall complete the Work by (the "Date of Completion"). The terms of this Contract shall apply to every Notice to Proceed issued by the Town.
17. Liquidated Damages. Contractor and Town recognize that time is of the essence and that Town will suffer financial and other losses if the Work is not completed by the Date of Completion, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Town if the Work is not completed on time. Accordingly, instead of requiring any such proof, Town and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Town $500 for each day that expires after the end of the Date of Completion (as duly adjusted pursuant to the Contract) until the Work is complete.
18. Payment for Work In consideration of the above Work, the Town will pay the Contractor the sum as further described on Exhibit D.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Huntersville, North Carolina, this _____ day of _____, 20_____.

Contractor

Name:
Matt Carnell
Name of Contractor (type or print)

By: _____
(Signature)

Title:
VP Business Development

Town of Huntersville

_____
Town Manager

Attest: _____
Town Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

Attest:

_____

(Secretary, if a corporation)

_____

Finance Director

HFFA 25 YARD DECTRON BID

THERMAL CONDITIONING INC

Natatorium upfit

"The goal is to protect your operations by reducing downtime and provide information so you can make informed decisions. "

ALTERNATE BID WITH NEW SOCK DUCT

Job items	
RN70 ton AAON w/ gas heat (Demo and disposal included) 5 year parts warranty	$265,000.00
New Sock duct ADD	$30,000.00
Crane and lift Services	$20,000.00
Permitting	$3,000.00
core drilling for supply duct penetrations	$10,000.00
aluminim duct w/ aluminum jacket insualtion	$65,000.00
electrician	$8,000.00
Engineering for Mechanical, Electrical, structural plans	$20,000.00
job materials budget	$40,000.00
Carrier controls pricing with remote access	$20,000.00
Thermal Conditioing project mangement and labor	$110,630.00
TOTAL PROJECT COST	$591,630.00
Sales TAX	$0.00
TOTAL Revised BID with Alternates	$591,630.00

This quotation will comply with all of the listings below

The following are anticipated as part of the services, but are subject to change:

- Comply with all federal, state, and local laws, rules, and regulations and obtain all necessary permits and/or licenses for this project.
- Proposed equipment must be in accordance with USA Swimming Facility Recommendations for air temperature, humidity, and air flow rate.
- Replacement equipment shall incorporate the needed space cooling, heating, dehumidification, and ventilation needs of the end user.
- Replacement equipment shall have controls that allow its setpoints to be adjusted by the end user.
- Replacement equipment shall have the ability to increase and/or decrease air exchange rates based on usage.
- All materials used in the installation of the air stream of the equipment shall be rated corrosion resistant due to the caustic nature of an indoor pool environment.
- Casing of the air handler and equipment shall be grounded in accordance with state, local, and pool design guidelines.
- Equipment must maintain the daily, monthly, and annual air temperature of no more than a two (2)-degree differential from the pool temperature, which is controlled at 86 degrees Fahrenheit.
- Equipment must maintain the daily, monthly, and annual relative humidity of no more than 60%.
- Full natatorium air exchange must be at a minimum rate of 4-5 times per hour with the ability to increase based on usage and the air velocity must be a minimum of 25 feet per minute.
- Assist with necessary product setup with end users' network provider for online controls, if needed.
- New equipment must be suitable for existing spaces with zero to minimal physical alterations to building.
- Ability to be the primary contact for the entire project, to provide quarterly preventive maintenance for a period of 36 months, and to provide 24–48-hour response time for emergency calls.
- Ability to provide warranty parts onsite or within a 20-mile radius of the facility.
- Ability to provide 5-year warranty on all system parts including but not limited to mechanical belts, engines, compressors, filters, computer software and hardware, motherboards, microchips, etc.

EXHIBIT A
STANDARD TERMS & CONDITIONS

1. **Acceptance**. Contractor's acknowledgment of the terms of this Contract constitutes an agreement to: (i) all terms and conditions set forth or referenced herein, (ii) on any attachments hereto, (iii) any applicable solicitation documentation related to this Contract (including without limitation any request for proposals or invitation for bids or Contractor's response thereto) that deal with the same subject matter as this Contract, and (iv) any other terms and conditions of a written agreement signed by Contractor and the Town that deals with the same subject matter as this Contract (collectively, the "Contract Documents"). The terms and provisions set forth in the Contract Documents shall constitute the entire agreement between Contractor and the Town with respect to the purchase by the Town of the: (i) goods ("Goods") and/or (ii) services provided or work performed ("Services") as described in the Contract Documents. The agreements set forth in the Contract Documents are sometimes referred to herein as the "Contract." In the event of any conflict between any terms and conditions of the Contract Documents, the terms and conditions most favorable to the Town shall control. No additional or supplemental provision or provisions in variance herewith that may appear in Contractor's quotation, acknowledgment, invoice, or in any other communication from Contractor to the Town shall be deemed accepted by or binding on the Town. The Town hereby expressly rejects all such provisions which supplement, modify, or otherwise vary from the terms of the Contract Documents, and such provisions are superseded by the terms and conditions stated in the Contract Documents, unless and until the Town's authorized representatives expressly assent, in writing, to such provisions. Stenographic and clerical errors and omissions by the Town are subject to correction.
2. **Entire Agreement**. These terms and conditions and any other specifications contained in any other documents referenced shall constitute and represent the complete and entire agreement between the Town and Contractor and supersede all previous communications, either written or verbal with respect to the subject matter of this Contract.
3. **Changes, Additions, Deletions**. No changes, additions, deletions, or substitutions of scope of work, specifications, terms and conditions, quantity, unit of issue, delivery date, delivery charges or price will be permitted without the prior written approval from the Town.
4. **Relationship of the Parties**. The Contractor is an independent contractor and not an employee of the Town. The conduct and control of the work will lie solely with the Contractor. The Contract shall not be construed as establishing a joint venture, partnership, or any principal-agent relationship for any purpose between the Contractor and the Town. Employees of the Contractor shall remain subject to the exclusive control and supervision of the Contractor, which is solely responsible for their compensation.
5. **Prices**. If Contractor's price or the regular market price of any of the Goods or Services covered hereunder is lower than the price stated in the Contract Documents on the date of shipment of such Goods or performance of such Services, Contractor agrees to give the Town the benefit of such lower price on any such Goods or Services. In no event shall Contractor's price be higher than the price last quoted or last charged to the Town unless otherwise agreed in writing. No charges for transportation, boxing, crating, etc. are allowable unless such charges are included in the Contract Documents.
6. **Taxes**. Any applicable taxes shall be invoiced as a separate item.

7. **Substitutions**. No substitutions or cancellations shall be permitted without prior written approval from the Town.
8. **Indemnification.** To the greatest extent allowed by North Carolina law the Contractor shall indemnify and hold harmless the Town, its officers, agents, employees and assigns from and against all claims, losses, costs, damages, expenses (including expenses of litigation and attorneys' fees), and attorneys' fees ("Claims"). In the event that any portion of the Goods under the Contract shall be defective in any respect whatsoever, the Firm shall indemnify and save harmless the Town, its officers, agents, employees, and assigns from and against all Claims as defined herein, but only to the extent allowed by law.
   Nothing contained in this Contract shall waive the Constitutional limitation on the Town indemnifying obligations of other parties.
9. **Invoices and Payment Terms**. It is understood and agreed that orders will be shipped at the established Contract prices in effect on dates orders are placed. Invoicing that does not comply with this provision will subject the Contract to cancellation. Upon satisfactory delivery of the Goods or satisfactory completion of the Work, all invoices and statements shall reference the Contract number and be submitted to: Town of Huntersville, Accounts Payable, PO Box 664, Huntersville, North Carolina, 28070. Payment terms are Net 30 days after receipt of correct, undisputed invoice or acceptance of Goods or Services, whichever is later.
10. **Anti-Discrimination and Equal Employment**. During the performance of the Contract, Contractor shall comply with all federal and state requirements concerning fair and equal employment and shall not discriminate against or deny the Contract's benefits 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.
11. **Insurance**. The Firm shall provide the insurance coverages shown on Exhibit B, attached hereto and incorporated herein by reference. The Firm shall provide the Town with a North Carolina Certificate of Insurance and such endorsements as may be required by the Contract Documents prior to the commencement of any work under the Contract and agrees to maintain such insurance until the completion of the Contract. Such certificates of insurance shall be considered part of the Contract.
12. **Ethics in Public Contracting**. By submitting their prices and acceptance of this Contract, all Contractors certify that their bids are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other supplier, manufacturer, or subcontractor in connection with their offer, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.
13. **Applicable Laws and Courts**. All Town Contracts shall be governed in all respects by the laws of the State of North Carolina. All matters, whether sounding in contract or tort relating to the validity, construction, interpretation, and enforcement of the Contract, shall be governed in all respects by the laws of the State of North Carolina and venue shall be proper only in a court of competent jurisdiction located in Mecklenburg County, North Carolina. The Contractor represents and warrants that it shall comply with all applicable federal, state, and local laws, regulations, and orders, including, not limited to, licensure requirements.

14. **Codes and Permits**. When applicable, the Contractor shall obtain all required permits, give all required notices, and comply with all laws, ordinances, codes, rules, and regulations bearing on the conduct of the work under this contract. If the Contractor observes that the drawings and specifications are at variance therewith, he shall promptly notify the designer in writing. All work under this contract shall conform to the current North Carolina Building Code and other state and national codes as are applicable. If the Contractor performs any work knowing it to be contrary to such laws, ordinances, codes, rules and regulations, and without such notice to the Town, the Contractor shall bear all cost arising therefrom.
15. **License Requirement**. If applicable, the Contractor must be a licensed General Contractor as required by North Carolina General Statutes Section 87-1 and must have a good ethical and professional standing with the North Carolina General Contractor's Licensing Board. The Contractor will be responsible for providing properly qualified, licensed (if required) personnel to complete the Work in accordance with the standard of care ordinarily used by members of the Contractor's profession practicing under similar circumstances and at the same time in Mecklenburg County.
16. **Strict Compliance**. The Town may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
17. **Assignment**. Contractor may not assign, pledge, or in any manner encumber Contractor's rights under this Contract or delegate the performance of any of its obligations hereunder, without Town's prior, express written consent.
18. **General Provisions**. The Town's remedies as set forth herein are not exclusive. Any delay or omission by the Town in exercising any right hereunder, or any waiver by the Town of any single breach or default hereunder, shall not be deemed to be a waiver of such right or of any other right, breach, or default.
19. **Warranties**. The Contractor warrants it shall adhere to all laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town for the Goods outlined in this Contract and any attached specifications. Contractor warrants that any finished work completed hereunder shall also adhere to all laws, codes, ordinances, and regulations of the United States, the State of North Carolina, the County of Mecklenburg, and the Town. Contractor warrants that all Goods delivered hereunder will be free from defects in materials and workmanship and will conform strictly to the specifications, drawings, or samples specified or furnished. This warranty shall survive any inspection, delivery, acceptance, or payment by the Town for the Goods and shall run to the Town and any user of the Goods. This express warranty is in addition to Contractor's implied warranties of merchantability and fitness for a particular purpose which shall not be disclaimed. In addition to any other rights available at law or in equity, the Town shall be entitled to consequential and incidental damages.
20. **Quality and Workmanship**. All Goods delivered shall be to the satisfaction of the Town. The work shall not be considered complete nor applicable payments rendered until the Town is satisfied with the Goods provided.
21. **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 addition to any other remedies

available to the Town in law or equity, the Town may procure upon such terms as the Town shall deem appropriate, Goods substantially similar to those so terminated, in which case the Contractor shall be liable to the Town for any excess costs for such similar supplies or Goods and any expenses incurred in connection therewith.

22. **Termination for Convenience**. The Town shall have the right, without assigning any reason therefore, to terminate the Contract, in whole or in part, at any time at its complete discretion by providing 10 days' notice in writing from the Town to Contractor. If the Contract is terminated by the Town in accordance with this paragraph, the Contractor will be paid in an amount which bears the same ratio to the total compensation as does the Goods actually delivered or performed to the total originally contemplated in the Contract. The Town will not be liable to the Contractor for any costs for materials acquired or contracted for if such costs were incurred prior to the date of this Contract.
23. **Risk of Loss.** Risk of Loss for all supplies, materials, the Work performed, and the Project as it is being constructed, shall be on the Contractor until such time as substantial completion is achieved, and approved by the Town.
24. **No Third-Party Beneficiaries**. There shall be no intended nor incidental third-party beneficiaries of this Contract. Contractor shall include in all contracts, subcontracts, or other agreements relating to the Contract an acknowledgment by the contracting parties that the Contract creates no third-party beneficiaries.
25. **Exclusivity.** Nothing in this Contract shall require the Town to use the Contractor or prohibit the Town from soliciting third parties for the good or services provided in this Contract.
26. **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.
27. **Valid Contract for Goods**. In order for a Contract of the Town to be valid, it must be executed by the Town Manager or his or her authorized designee, and must be pre-audited in that manner required by the Local Government Budget and Fiscal Control Act, as the same may be amended.
28. **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.
29. **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.
30. **Buyer.** All references to Buyer or Town, throughout these terms and conditions, shall refer to the Town of Huntersville, North Carolina.
31. **Contractor**. All references to Contractor, Seller, or Firm throughout these terms and conditions shall refer to the contractor identified on page 1 of this Contract.
32. **Availability of Funds**. Any and all payments to the Contractor are dependent upon and subject to the availability of funds to the Town for the purpose set forth in this agreement.
33. **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.

34. **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.
35. **Governmental Immunity**. Nothing contained in this Contract shall constitute a waiver of the Town's governmental immunity or of any limitation on liability or damages created by law.

EXHIBIT B
INSURANCE AND BOND REQUIREMENTS

1. The Work under this Contract shall not commence until the Contractor has obtained all required insurance and verifying certificates of insurance have been approved in writing by the Town. The Contractor shall furnish the Town with satisfactory proof of carriage of the insurance required before written approval is granted by the Town.

2. The insurance coverage shall be provided and maintained for the duration of the Contract.

3. Except for Worker's Compensation and Professional Liability policies, the Town shall be named as additional insured on all policies with coverage at least as broad as that provided to the named insureds.

4. The verifying certificates shall document that coverages afforded under the policies will not be cancelled, reduced in amount, or coverages eliminated until at least thirty (30) days after mailing written notice, by certified mail, return receipt requested, to the insured and the Town of such alteration or cancellation.

5. If endorsements are needed to comply with the notification or other requirements of this Agreement, copies of the endorsements shall be submitted with the certificates.

6. Any deductible, if applicable to loss covered by insurance provided, is to be borne by the Contractor.

7. The Contractor is required to provide and maintain the following minimum insurance coverage:

   a. **Worker's Compensation and Employer's Liability.**

      The Contractor shall provide and maintain, until final acceptance, Workers' Compensation insurance, as required by law, as well as employer's liability coverage with minimum limits of $1,000,000.

   b. **Commercial General Liability (CGL) Insurance.**

      The Contractor shall provide and maintain, commercial general liability insurance, including coverage for premises operations, independent contractors, completed operations, products and contractual exposures, as shall protect such contractors from claims arising out of any bodily injury, including accidental death, as well as from claims for property damages which may arise from operations under this contract, whether such operations be by the Contractor or by any subcontractor, or by anyone directly or indirectly employed by either of them and the minimum limits of such insurance shall be as follows:

Bodily Injury:	$1,000,000 per occurrence/$2,000,000 aggregate
Property Damage:	$1,000,000 per occurrence/$2,000,000 aggregate

Products/
Completed Operations: $1,000,000 per occurrence/$2,000,000 aggregate

Such coverage for completed operations must be maintained for at least two (2) years following final acceptance of the Work performed under the contract.

The commercial general liability insurance policy shall provide that such insurance is primary to and non-contributory with any liability insurance carried by the additional insureds and provide a severability of interests clause.

c. **Automobile Liability.**

The Contractor shall provide and maintain automobile liability coverage including coverage for owned, hired, and non-owned vehicles, with limits no less than $1,000,000 per accident for bodily injury and property damage.

d. **Builder's Risk/Course of Construction**.

For construction projects, the Contractor shall provide and maintain builder's risk coverage utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

This coverage is not required for road maintenance projects.

e. **Professional Liability.**

The Contractor shall provide and maintain professional liability coverage with limits no less than $2,000,000.

f. **Pollution Liability.**

The Contractor shall provide and maintain pollution liability coverage with minimum limits of $1,000,000 per occurrence/aggregate.

g. **Umbrella Coverage.**

The Contractor shall provide and maintain umbrella coverage with minimum limits of no less than $1,000,000 per occurrence/aggregate.

h. **Other Insurance.**

The Contractor shall obtain such additional insurance as may be required by the Town or by the General Statutes of North Carolina including motor vehicle insurance, in amounts not less than the statutory limits.

8. If the Contractor maintains broader coverage and/or higher limits than the minimum limits shown above, the Town requires and shall be entitled to the broader coverage and/or high

limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Town.

9. The policies shall provide that any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Town or its officers, officials, employees, agents, or volunteers.

10. All liability and Workers' Compensation insurance policies shall provide that the insurance company waives all rights of recovery by way of subrogation against the Town and other insureds.

11. The insurance providers shall be North Carolina admitted insurers (licensed to do business in North Carolina) with a current A.M. Best's rating of no less than A-VIII. Notwithstanding the foregoing, if no North Carolina admitted insurance company provides the required insurance, it is acceptable to procure the required insurance from a United States domiciled carrier that meets the required Best's rating.

12. The Town reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.

13. The limits of insurance described herein shall not limit the liability of the Contractor and Contractor's officers, employees, agents, representatives, and subcontractors. The Contractor's obligation to defend, indemnify, and hold the Town and its officers, officials, employees, agents and volunteers harmless under the provisions of this paragraph are not limited to or restricted by any requirement in the Contract for Contractor to procure and maintain a policy of insurance.

14. For construction projects only, the Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that Town is an additional insured on insurance required from subcontractors.

15. For construction projects only, the Contractor shall provide a payment bond and a performance bond in a sum equal to 100% of the contract price.

EXHIBIT C – PLANS AND SPECIFICATIONS

(insert plans and specs)

Mechanical, Electrical plans to be provided upon awarded bid and collection of deposit

EXHIBIT D– FEE SCHEDULE

Dollar amounts TBD based on bid selection options

10% deposit of total job cost due upon acceptance to cover engineering and planning costs

Balance for equipment due when it is shipped

Remaining job balance due upon completion of the project

Thermal Conditioning Inc	11/03/2025
Company Name	Date
Matt Carnell	VP of Business Development
Print Name	Title

Signature

NON-COLLUSION AFFIDAVIT

I, on behalf of the Bidder, being first duly sworn or as the Contractor, do hereby represent on behalf of the Bidder that the Bid Proposal submitted was made without collusion or fraud and that neither I, nor anyone else affiliated with the Bidder to my knowledge, have offered or received any kickbacks or inducements from any other supplier, manufacturer or subcontractor in connection with their Bid Proposal, and neither I, nor anyone else affiliated with the Bidder to my knowledge, have conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

This the 4th day of November, 2025.

BIDDER: Thermal Conditioning Inc

Matt Carnell- VP of Business Development
Print Name:
Print Title:

State of _____
County of _____

Sworn to or subscribed before me this the _____ day of _____, 2025.

(Official Seal)

_____
Notary Public
Print Name:_____

Contract No. _____
County _____

STATE OF NORTH CAROLINA
TOWN OF HUNTERSVILLE

BID BOND

Principal: _____
Name of Principal Contractor

Surety: _____
Name of Surety

Contract Number: _____ County: _____

Date of Bid: _____

KNOW ALL MEN BY THESE PRESENTS, That we, the PRINCIPAL CONTRACTOR (hereafter, PRINCIPAL) and SURETY above named, are held and firmly bound unto the **TOWN OF HUNTERSVILLE** in the full and just sum of five (5) percent of the total amount bid by the Principal for the project stated above, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

NOW, THEREFORE, the condition of this obligation is: the Principal shall not withdraw its bid within ninety (90) days after the opening of the bids, or within such other time period as may be provided in the proposal, and if the **TOWN OF HUNTERSVILLE** shall award a contract to the Principal, the Principal shall, within ten (10) calendar days after written notice of award is received by him, provide bonds with good and sufficient surety, as required for the faithful performance of the contract and for the protection of all persons supplying labor, material, and equipment for the prosecution of the work. In the event the Principal requests permission to withdraw his bid due to mistake in accordance with the provisions of law, the conditions and obligations of this Bid Bond shall remain in full force and effect until the **TOWN OF HUNTERSVILLE** makes a final determination to either allow the bid to be withdrawn or to proceed with award of the contract. In the event a determination is made to award the contract, the Principal shall have ten (10) calendar days to comply with the requirements set forth above. In the event the Principal withdraws its bid after bids are opened, or after award of the contract has been made fails to execute such additional documents as may be required and to provide the required bonds within the time period specified above, then the amount of the bid bond shall be immediately paid to the **TOWN OF HUNTERSVILLE** as liquidated damages.

IN TESTIMONY WHEREOF, the Principal and Surety have caused these presents to be duly signed and sealed.

This the _____ day of _____, 20 _____

_____
Surety

By _____
General Agent or Attorney-in-Fact Signature

Seal of Surety

_____
Print or type Signer's Name

Contract No. _____
County _____

BID BOND

CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

_____

Full name of Corporation

_____

Address as prequalified

By _____

Signature of **President**, **Vice President**, **Assistant Vice President**
Select appropriate title

_____

Print or type Signer's name

Affix Corporate Seal

Attest _____

Signature of **Secretary**, **Assistant Secretary**
Select appropriate title

_____

Print or type Signer's name

BID BOND

CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

Thermal Conditioning Inc

Full name of Corporation

1947 Bancroft St, Charlotte NC 28206

Address as prequalified

By Vice President - Matt Carnell

Signature of **President, Vice President, Assistant Vice President**

Select appropriate title

MATT CARNELL

Print or type Signer's name

Affix Corporate Seal

Attest Richard Coley

Signature of Secretary, Assistant Secretary

Select appropriate title

RICHARD COLEY

Print or type Signer's name

NON-COLLUSION AFFIDAVIT

I, on behalf of the Bidder, being first duly sworn or as the Contractor, do hereby represent on behalf of the Bidder that the Bid Proposal submitted was made without collusion or fraud and that neither I, nor anyone else affiliated with the Bidder to my knowledge, have offered or received any kickbacks or inducements from any other supplier, manufacturer or subcontractor in connection with their Bid Proposal, and neither I, nor anyone else affiliated with the Bidder to my knowledge, have conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

This the 4th day of November, 2025.

BIDDER: Thermal Conditioning Inc

Matt Carnegl

Print Name:

Print Title: VP of Business Development

State of North Carolina
County of Lincoln

Sworn to or subscribed before me this the 4 day of November, 2025.

(Official Seal)

KELLY LOUISE GREEN
NOTARY PUBLIC
LINCOLN COUNTY, NC
My Commission Expires 11-30-28

Kelly Louise Green

Notary Public
Print Name: Kelly Louise Green

Category
A. General Requirements
B. Equipment & Installation Scope
C. Submittal Format & Documentation
D. Bid Content Requirements
E. Proposal Submission & Schedule

Checklist Item
Confirm project location: Huntersville Family Fitness & Aquatics (HFFA), 11725 Verhoeff Dr., H
Confirm project completion deadline: February 1, 2026
Verify contractor is licensed in North Carolina for commercial HVAC work
Verify contractor complies with Town's Minority Business Participation Outreach Plan
Verify financial and staffing capacity to complete the project
Ensure compliance with all federal, state, and local regulations
Obtain all required permits and licenses
Verify insurance and bond requirements (per Exhibit B)
Remove and decommission existing HVAC/dehumidification equipment
Provide and install new equipment meeting USA Swimming Facility Recommendations
Provide cooling, heating, dehumidification, and ventilation
Maintain air temperature within 2°F of pool temperature (target: 86°F)
Maintain relative humidity ≤ 60%
Provide air exchange 4–5 times/hour, adjustable based on usage
Air velocity ≥ 25 feet/minute
Use corrosion-resistant materials in all air-stream components
Ground all equipment casings per code
Equipment must fit in existing space with minimal structural changes
Provide online control setup support if needed
Provide adjustable setpoint controls for end users
Provide 5-year warranty on all system components
Provide quarterly preventive maintenance for 36 months
Provide 24–48 hour response time for emergency calls
Provide on-site or local (within 20 miles) access to warranty parts
Submit one (1) hard copy and one (1) digital copy (USB drive)
Digital copies emailed will not be accepted
Label envelope correctly and include vendor name
Limit submittal to 100 pages maximum
Paper size: 8.5" x 11", single-sided, single-spaced
Bind with one staple only (no binders, plastic covers, or foldouts)
Expression of interest included
Statement of potential timeline or staffing conflicts included
Project Manager identified with contact information
Communication process described
List of key project team members and years of aquatic HVAC experience
Description of how project fits into vendor's workload
Minimum of two similar project examples within last 5 years included
Each example includes client contact, equipment details, results, and cost
Attend Pre-Bid Meeting: September 30, 2025, 11:00am
Submit bid by November 6, 2025, 12:00pm EST
Bid opening: November 6, 2025, 2:00pm EST
Include itemized list of proposed equipment and prices
Include itemized total project cost (equipment, delivery, installation, maintenance, disposal, t
Include detailed description of all warranties

BASE PRICE
ADD ON DUCT WORK
ADD ON BUILDING AUTOMATION WITH EXISTING INNOVENT UNITS - MSS

Base price and duct work

MSS Completed (Y/N)	Notes
Y	
N	Submitted proposal will not meet our
Y	
Y	
Y	
Y	
Y	
Y **	Narrative says Bid Bond is not included
Y	
Y	
Y	
Y	
Y	
Y	
y	
Y	
Y	
Y	
Y	
Y	
N	2 YEAR MANUFACTUER EXTENDED PARTS &
Y	
N	DID NOT SPECIFY
N	DID NOT SPECIFY
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
N	COST AND RESULTS NOT PROVIDED SINCE
Y	WAS NOT MANDATORY
Y	
Y	WAS NOT MANDATORY
Y	
N	TAXES - NCDOR E-589CI
Y	SEE ABOVE FOR WARRANTY INFO

TOTAL NO = 6

$	583,409.00
$	70,902.00
$	29,064.00
$	654,311.00

DIFFERENCE OF BIDS $ 62,681.00

Thermal Completed (Y/N)	Notes
Y	
N	Submitted proposal will not meet our
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
Y	
N	WAS NOT MENTIONED
Y	
N	COST NOT PROVIDED
N	WAS NOT MANDATORY
Y	
Y	WAS NOT MANDATORY
Y	
N	TAXES
Y	

TOTAL NO = 5

$	462,480.00
$	129,150.00

REMOTE ACCESS INCLUDED

$	591,630.00

BID BOND

CORPORATION

SIGNATURE OF CONTRACTOR (Principal)

Thermal Conditioning Inc

Full name of Corporation

1947 Bancroft St, Charlotte NC 28206

Address as prequalified

By Vice President - Matt Carnell

Signature of **President, Vice President, Assistant Vice President**

Select appropriate title

MATT CARNELL

Print or type Signer's name

Affix Corporate Seal

Attest Richard Coley

Signature of Secretary, Assistant Secretary

Select appropriate title

RICHARD COLEY

Print or type Signer's name

NON-COLLUSION AFFIDAVIT

I, on behalf of the Bidder, being first duly sworn or as the Contractor, do hereby represent on behalf of the Bidder that the Bid Proposal submitted was made without collusion or fraud and that neither I, nor anyone else affiliated with the Bidder to my knowledge, have offered or received any kickbacks or inducements from any other supplier, manufacturer or subcontractor in connection with their Bid Proposal, and neither I, nor anyone else affiliated with the Bidder to my knowledge, have conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

This the 4th day of November, 2025.

BIDDER: Thermal Conditioning Inc

Matt Carnegl

Print Name:

Print Title: VP of Business Development

State of North Carolina
County of Lincoln

Sworn to or subscribed before me this the 4 day of November, 2025.

(Official Seal)

KELLY LOUISE GREEN
NOTARY PUBLIC
LINCOLN COUNTY, NC
My Commission Expires 11-30-28

Kelly Louise Green

Notary Public
Print Name: Kelly Louise Green

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Bobby Williams, Assistant Town Manager

Subject: HFFA Commercial Indoor Air Quality Control System Budget Amendment

---

EXPLAIN REQUEST:

Appropriate $591,630 from General Fund Balance (103890.9999) for the Dectron replacement in the 25 yard pool at HFFA (104200.0500).

ACTION RECOMMENDED:

Approve Budget Amendment.

FINANCIAL IMPLICATIONS:

Decrease in General fund balance of $591,630

ATTACHMENTS:

None

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Jesse James, Principal Planner

Subject: Petition #R24-15 Station South

EXPLAIN REQUEST:

Consider a decision on Petition #R24-15, a request by Station South LLC, to rezone +/- 21.29 acres located on Old Statesville Road (Parcels 01103213, 01121101) from Corporate Business-Conditional District to Transit Oriented Development-Residential-Conditional District for a mixed-use development.

ACTION RECOMMENDED:

Consider a decison

FINANCIAL IMPLICATIONS:

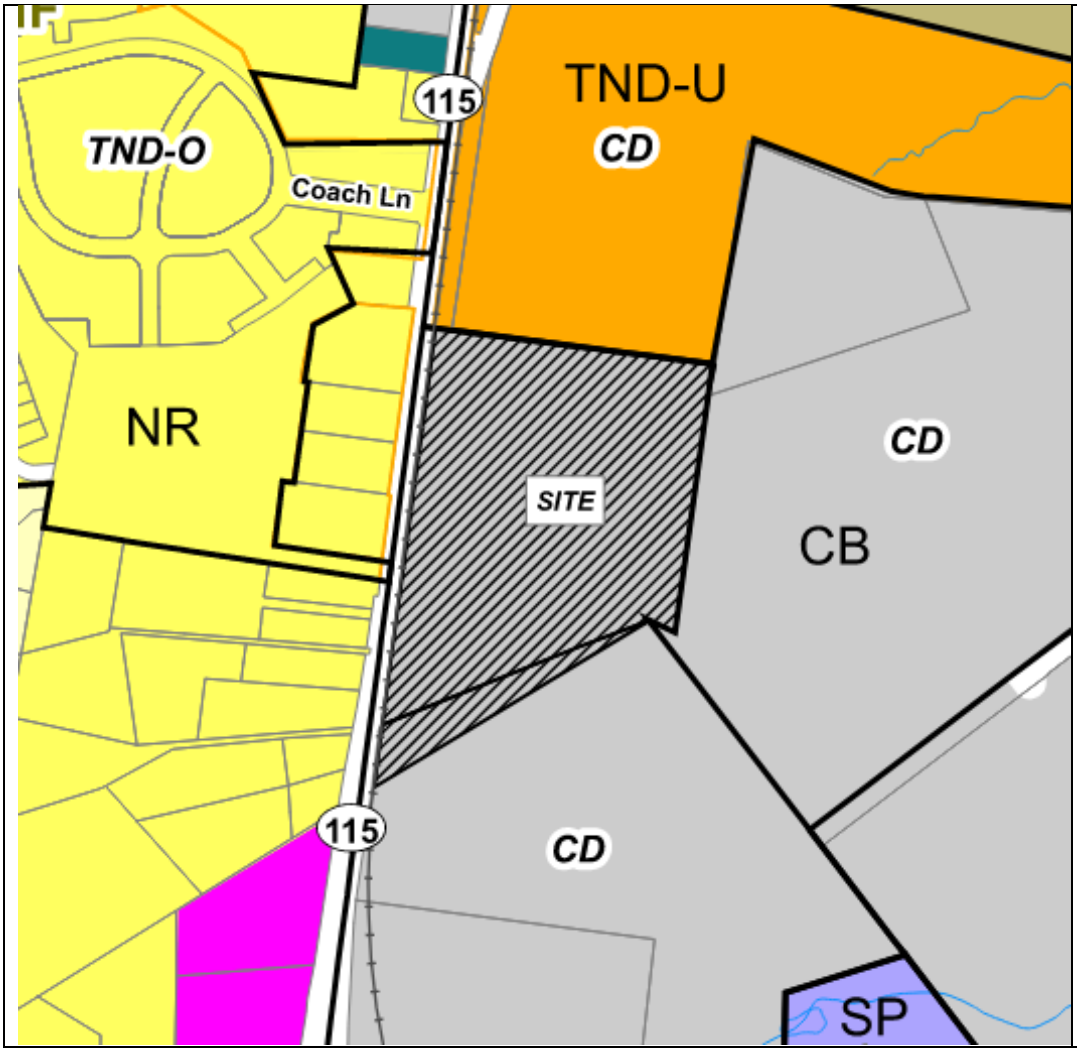
N/A

ATTACHMENTS:

1. R24-15 Final Staff Report 2
2. 2024.11.01 Station South -General Application - Complete
3. 2025.05.15-Rezone Plan Set-224021
4. Rezoning Engineering Comment Summary - Station South (R24-15) Final Decision 6-2-25
5. Community Meeting Package Station South

Petition R24-15
Station South

PART 1: PROJECT SUMMARY



Applicant: Station South, LLC

Property Owner: June Overcash

Property Address: PINS(01103213, 01121101)

Project Size: +/-21.29 Acres

Parcel Numbers: (01103213, 01121101)

Current Zoning: CB(CD)

Current Land Use: Single Family Residential and Vacant

Proposed Zoning: TOD-R(CD)

Proposed Land Use: Mixed Use Development(Multi-Family/Commercial)

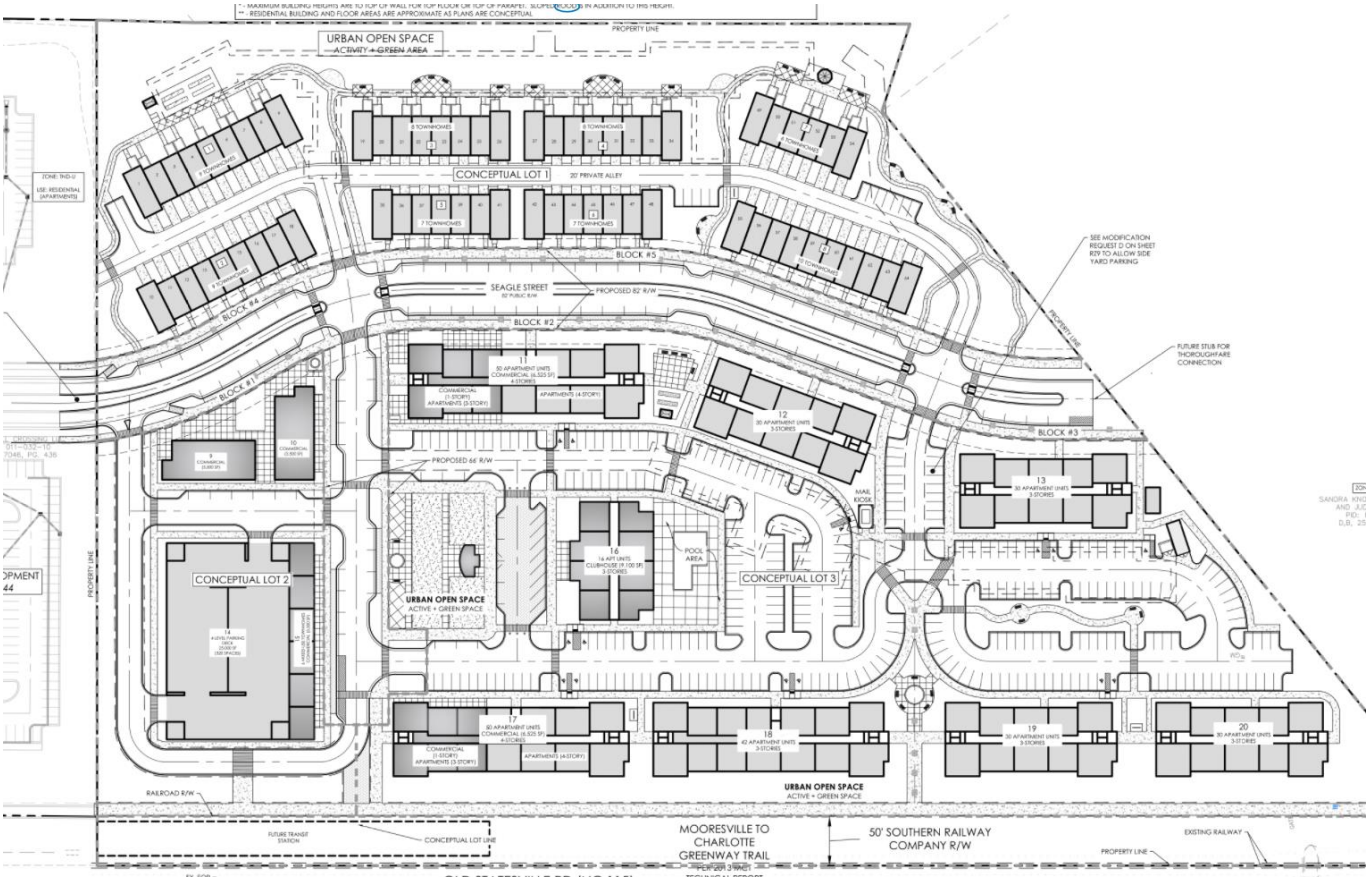
1. Purpose: Rezone +/- 21.29 acres on Old Statesville Road (PIDS listed above as seen on the map) from Corporate Business-Conditional District to Transit Oriented Development-Residential for a proposed mixed-use development.
2. TOD-R is proposed due to the site's proximity to the proposed future Red Line Rail Station location which is directly adjacent. (See the site plan attached). TOD-R is intended to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format and may be located on developable and re-developable parcels generally found within the 1/2-mile catchment area of designated rapid transit station sites.
3. Adjoining Zoning and Land Uses.
   - North: Traditional Neighborhood Development (TND-CD)-Mixed Use Development-Caldwell Crossing(Apartments/Townhomes/Commercial)
   - South: Corporate Business-CD- Vacant
   - East: Corporate Business-CD- Industrial Warehousing
   - West: Old Statesville Road/Neighborhood Residential- Single Family Residential

4. A neighborhood meeting was held on Thursday, December 12, 2024, and the questions asked by residents/citizens and the responses from the applicants are summarized in the Neighborhood Meeting Report (see attachment)
5. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Old Statesville Road.

PART 2: REZONING/SITE PLAN

Intent of Transit Oriented Development-Residential Zoning:

- The transit-oriented residential district is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large lot housing and large retail outlets are excluded from this district. The TOD-R may be located on developable and redevelopable parcels generally found within the 1/2 mile catchment area of designated rapid transit station sites. Nothing in these regulations shall preclude application of the TOD-R beyond the 1/2 mile radius when site-specific development plans demonstrate efficient resident access to a rapid transit station. The district establishes a primarily residential village within a 10-minute walk of a designated rapid transit station that serves a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service.



Significant elements of the development plan include:

- The proposal includes up to 348 multifamily units(apartment and townhomes) and approximately up to 59,150 square feet of non-residential square footage (25,000 of that as a parking deck) fronting along the proposed future Red Line Rail Station

location. There are a mix of townhome buildings, multiple story apartment buildings, 3 vertical mixed-use buildings, and 2 commercial only buildings. As intended by the proposed plan, there is a pedestrian village format centered around a vertical mixed-use section with an Urban Open Space providing active amenities.

- The site is dependent on access from Seagle Street (future Minor thoroughfare) to the North (pending construction of Caldwell Crossing TND Subdivision) with 10 food side-paths included for multi-modal use. There is no direct access to Old Statesville Road without this connection.
- Frontage- Article 8.1 requires all buildings to have public road frontage with exceptions for fronting on an Urban Open Space to ordinance standards. Buildings 17-20 have alternative frontage on the Mooresville to Charlotte Greenway Trail. Buildings 1, 3, 4, and 7 front on a pedestrian passageway that connects those buildings to the rest of the site with active and paved paths. Building 16 fronts on a Plaza/Pavilion Urban Open space that is the focal point of the development.
- Open Space- The development has open space meeting standards of article 7.10 by way of providing pedestrian passageways, plazas, and greens throughout within 1/4 mile of each building lot. Details of each open space area are shown in detail on plan sheet RZ-8 of the rezoning plan.
- ***Update***The proposal offers 5 attainable housing units for a period of 15-years after the issuance of a Certificate of Occupancy. 2 of such units will be floating and will be available to households earning less than 80% of the area median income and 3 will be available to households earning between 80%-120% of the area median income.
- The plan meets the minimum standards for parking for a TOD-R development and includes on-street parking for the two public streets proposed. Breakdown of the parking:
    - 278 Multifamily units=required 1 space per unit. Provided 395(not including the parking deck)
    - 6 Mixed Use Townhome= Required 1 space per unit. Provided 9.
    - 64 Townhome units=Required 1 space per unit. Provided 122(64 garage, 46 driveway, 12 surface)
    - 25,050 Square feet of Commercial=1 Space per 500 Sq Ft. Provided 96 spaces.
- Minimum Tree Preservation (specimen tree save) for TOD-R is 30%. It is unclear if the applicants are meeting this requirement. Several comments are pending revision for staff approval of the submitted plans showing compliance. The applicants may choose to pay into the tree-bank fund for the Towns use of funds for future Town tree projects.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have minor site plan comments outstanding that need to be addressed prior to final plan approval.

Architecture: ****Update****

- The full architectural package was not available during the Public Hearing. The updated architectural concept plans are included with this plan submittal. (See plan sheets RZ15-RZ18)

    - Staff Comment- During the Public Hearing, staff recommended a more TOD style urban/modern form of an architectural scheme. The latest plans submitted on 5/19/25 meet ordinance standards and consist of a more modern/urban form.

- **Staff Request****Update****- Staff are requesting the ability to allow minor adjustments to the north and south property lines during construction, due to the ongoing evolution of projects on the neighboring parcels. As with any project in Huntersville, Town staff strive to achieve a cohesive and well-coordinated arrangement of land uses that supports long-term goals for connectivity and compatibility. Because surrounding plans are not static and continue to change, staff do not want to constrain this development in a way that limits its alignment with those goals. Therefore, we are requesting flexibility in the layout of the connection plan.

Modification Requests:

- A) Block Length modifications to Blocks 2 and 5 as seen on page RZ3.

    -Staff Comment- Because Seagle Street is a minor thoroughfare and has block breaks with crosswalks and curvature to slow traffic, staff is in favor or this request.

- B) Street Trees- Along Seagle Street, only one row of street trees on either side of the ROW is requested and may be installed with tree grates.

    - Staff Comment- The ordinance requires a double row of street trees spaced 40-feet on center along minor thoroughfares (Seagle Street is a future minor thoroughfare) Staff is generally in favor of the landscape plan provided. The addition of tree grates or wells with this urban condition is recommended. With this urban setting

along this future minor thoroughfare, staff is ok with one row of large maturing trees to make everything fit and to bring the buildings to the road as intended by the ordinance for urban conditions.

- C) Side-yard Parking is requested to be permitted as shown on the rezoning plan.
  - Staff Comment- Side-yard parking is not permitted with apartment buildings per ordinance. Staff can recommend this request with additional screening of this small section of parking between buildings 12 and 13 on the proposed plan(see landscape plan RZ7). This would most appropriately be achieved with a screening wall about 3-feet in height.
- D) FAR of buildings with office and restaurant uses is requested to possibly be lower than the required ratio as set forth in 3.2.13(A).
  - Staff Comment- In the proposed rezoning plan, Lot 2 shows a large parking deck structure, a mixed-use building with 6 townhome structures with commercial space, and 2-3500 square foot one-story commercial buildings. FAR is calculated by dividing the total lot square footage by the total square footage of the building with required minimum FAR to be .35. The purpose of this is to have more density and less single use, large square footage buildings. An example of proper TOD design is having more than one story buildings with low total first floor footprint, thus creating a dense district with many users. The nature of this proposal is that a parking structure is needed for the Red Line rail project, and because of this and the product not having separate lots for each building creates a lower FAR. Staff is generally in favor of this request but recommend that Buildings 9 and 10 offer at least one more occupiable story. This would give some massing to the public street and offer more leasable commercial space (or residential with vertical mixed use).
- E) (not requested on the plan but needed) Article 3.2.13 (E)(5) states that within a 1/4 mile walking distance of the station site, a master subdivision sketch plan may include up to 10,000 sq. ft. of retail/services/commercial/office development for each 250 dwelling units master planned in the 1/2 mile catchment area.
  - Staff Comment- This plan provides 348 units at 18.69 DUA which meets the TOD-R minimum of 15 DUA. There is approximately 25,050 square feet of commercial space offered in this plan, which exceeds the amount of space per 250 units required of this article. Staff is generally in favor of exceeding the amount of commercial space offered because of the amount of housing coming available in the proximity of this development, thus creates a need for the services that commercial use provides.
- ****Update**** F) The maximum height for the townhomes is requested to be increased to 36-feet.
  - Staff Comment – The maximum height for attached homes in article 4 is 30-feet. The applicants have expressed interest in selling these units and to be more marketable they would like to construct 3-story units as seen on sheet RZ17. Staff recommend approval since the height of the units shown on the proposed plans match the massing of the development as a whole and are compatible with TOD development.

Option B Alternate Plan: **Update-** The November 1% sales tax Referendum vote passed which allows the construction of the Red Line Commuter Rail. Due to this news, the developer has agreed to remove option B from the plans and will commit to only Option A.

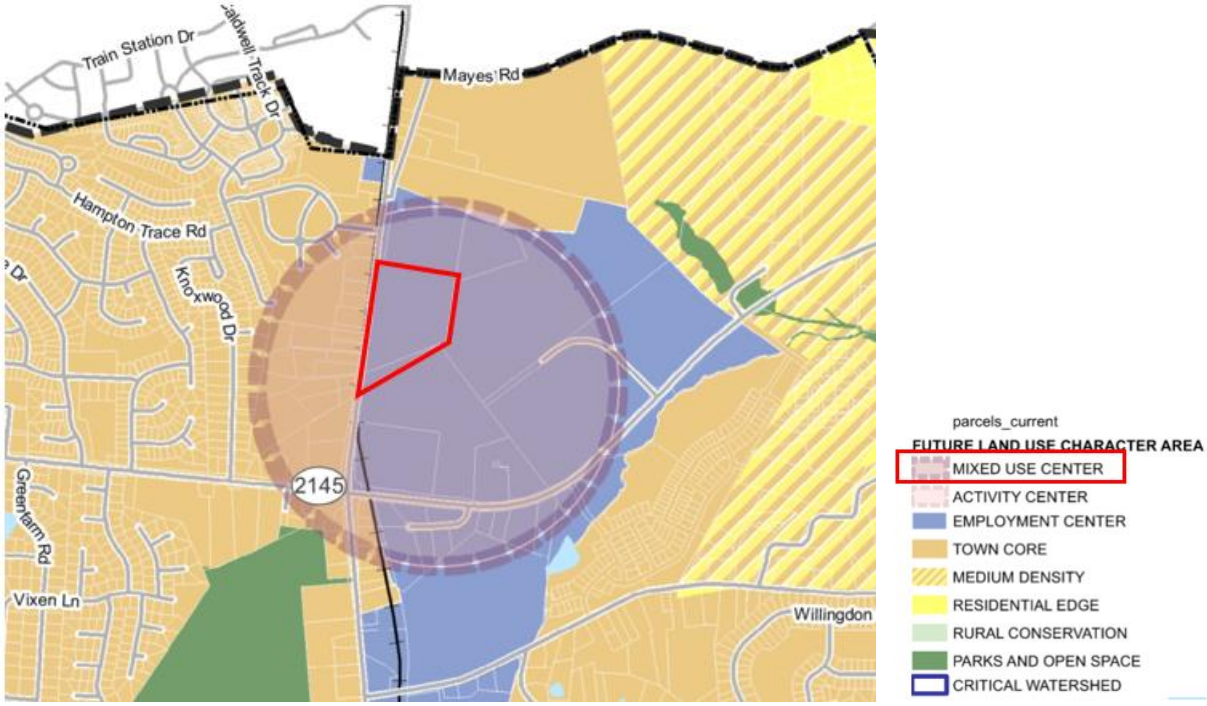
PART 3: TRANSPORTATION ISSUES

See attached Engineering Report.

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



STAFF COMMENT – Staff finds the proposed use/project is ***consistent*** with the following policies of the *2040 Huntersville Community Plan*:

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
  Staff Comment: This site is within a Mixed-Use Center as referenced by the 2040 Huntersville Community Plan. Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). This plan proposes a Mixed-Use center of its own with a pedestrian village with a mix of apartments, services, retail, and office space. A mix of housing is proposed with vertical apartment style homes, mixed use apartments and townhomes.
- LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.
  Staff Comment: The plan is proposed at the future Red Line Rail stop. TOD-R with more dense residential development is optimal at this site.
- LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  Staff Comment: This plan is within a Mixed Use Center and incorporates a potential for retail, employment, service, residential, and other commercial uses.
- LU 7.1: Require all new development to adhere to the following design principles:
  • In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
  • All buildings shall front a public street or open space.
  • Streets should be connected, have short blocks and sidewalks on both sides of streets.
  • Improve connectivity, particularly for pedestrians and vehicles.
  • Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.

• Accommodate a mix of uses and/or housing types.
Staff Comment: Staff has worked with the applicant to incorporate these design principles throughout the conditional rezoning process and believe the latest plan generally meets these.

- LU 8.1: Continue to emphasize form and flexibility in development regulations for Mixed-Use Centers.
  • The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and lower parking requirements.
  Staff comment: This proposal has use flexible guidelines from the ordinance including minimizing parking within the TOD-R designation, mixing of land uses, and using design elements to vary frontage conditions.
- LU 8.3: Encourage transit-supportive development. Consider ways to encourage transit-supportive development proximal to future CATS Bus Rapid Transit (BRT) stations.
  Staff Comment: As seen in detail above, this development is possible through the ordinance's allowance of transit-oriented development which is encouraging development of this kind next to the future Red Line Station.
- T 1.2: Prioritize connecting Mixed-Use Centers to Activity Centers and other destinations throughout Town with transit.
- T 1.3: Encourage transit-supportive development within Mixed-Use Centers and the Community Core areas to expand existing Express Bus Routes.
  Staff Comment: The plan will include 10-foot side paths along the future throughfare, linking them with internal pedestrian corridors and paths and rail greenway with the Red Line Station. This will also be a good candidate for a future bus route or other form of CATS ride share.

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:
   The proposal is consistent with the overall existing development in the area as a mixed-use TND development (Caldwell Crossing) is adjacent to the North and across Old Statesville Road is higher density housing options with Caldwell Station and North Park Apartments.

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, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   There is no indication this project will have a negative impact on public facilities and or services.

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, historical or cultural resources.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R24-15, Station South, staff recommend approval with the following conditions:

A) Approval of block length modification requests for Blocks 2 and 5 as seen on page RZ3.
B) Approval of the modification request to only require one row of street trees along Seagle Street.
C) Approval of side-yard parking modification as requested as shown on the rezoning plan with appropriate screening.
D) Approval of modification request to allow FAR of buildings with office and restaurant uses to be lower than the required ratio as set forth in 3.2.13(A).

E) Approval of modification request for relief from Article 3.2.13 (E)(5).
F) Approval of modification request to increase the allowable height of attached homes to 36-feet.
G) All other minor staff comments are addressed.

It is reasonable and in the public interest to rezone the approximate 21.29 acres described herein as it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, and T1.3 and furthermore, meets the intent of a TOD-R zoning district by providing a rich mix of services and housing in a pedestrian village format within close proximity to a transit station.

PART 6: PUBLIC HEARING

A Public Hearing was held on March 4, 2025. This public hearing can be viewed using this link and starts at the 2:03 mark. https://www.youtube.com/watch?v=dYjtNZ77pdA&t=5087s .

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board Meeting was held on March 25, 2025 and voted on a 4-3 count to recommend approval of the rezoning. C. Boyd made a motion, "in consideration the proposed rezoning petition, R24-15, Station South, the Planning Board recommends approval as the proposal is consistent with the Huntersville 2040 plan, policies LU1.2, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, T1.3 and furthermore meets the intent of TOD(R) zoning district by providing a rich mix of services and housing in a pedestrian village format. Conditions for approval include modifications request to blocks two and five as seen on RZ3 street tree request along Seagle Street in addition with tree grates or wells, approval of side yard parking as shown on the rezoning plan with appropriate screening, FAR of buildings with office and restaurant uses is requested to be possibly lower than what is required ratio as set forth in 3.2.1 13A, a relief from article 3.2.3 1.3.E.5. It is reasonable and in the public interest to rezone the 21.29 acres described herein as it is consistent with the envisioned use and development pattern set forth in the 2040 Community Plan. G. Baber seconded the motion.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting was tentatively scheduled for April 22, 2025, but was delayed due to the pending vote for a one-cent sales tax to fund the commuter rail line. This was ultimately approved and now this recommendation date is scheduled for 12/16/25.

PART 9: ATTACHMENTS

A – Rezoning Application
B – Proposed CD Rezoning Plan with Elevations
C- Engineering Report
D – Community Meeting Report (12-12-24)

PART 10: CONSISTENCY STATEMENT – R24-15

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition R24-15, Station South, staff recommends approval with the following conditions:	APPROVAL: In consideration the proposed rezoning petition, R24-15, Station South, the Planning Board recommends approval as the proposal is consistent with the Huntersville 2040	APPROVAL: In considering the proposed rezoning application R24-15, Station South, the Town Board recommends approval based on the Plan being **consistent with (insert applicable plan**

A) Approval of block length modification requests for Blocks 2 and 5 as seen on page RZ3. B) Approval of the modification request to only require one row of street trees along Seagle Street. C) Approval of side-yard parking modification as requested as shown on the rezoning plan with appropriate screening. D) Approval of modification request to allow FAR of buildings with office and restaurant uses to be lower than the required ratio as set forth in 3.2.13(A). E) Approval of modification request for relief from Article 3.2.13 (E)(5). F) Approval of modification request to increase the allowable height of attached homes to 36-feet. G) All other minor staff comments addressed It is reasonable and in the public interest to rezone the approximate 21.29 acres described herein as it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, and T1.3 and furthermore, meets the intent of a TOD-R zoning district by providing a rich mix of services and housing in a pedestrian village format within close proximity to a transit station.	plan, policies LU1.2, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, T1.3 and furthermore meets the intent of TOD(R) zoning district by providing a rich mix of services and housing in a pedestrian village format. Conditions for approval include modifications request to blocks two and five as seen on RZ3 street tree request along Seagle Street in addition with tree grates or wells, approval of side yard parking as shown on the rezoning plan with appropriate screening, FAR of buildings with office and restaurant uses is requested to be possibly lower than what is required ratio as set forth in 3.2.1 13A, relief from article 3.2.3 13.E.5. It is reasonable and in the public interest to rezone the 21.29 acres described herein as it is consistent with the envisioned use and development pattern set forth in the 2040 Community Plan.	**reference).** **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL:	DENIAL:	DENIAL: In considering the proposed rezoning application R24-15 Station South, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

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 October 31, 2024

Name of Project Station South Phase # (if subdivision) _____

Project Address Old Statesville Rd, Huntersville, NC 28087

Parcel Identification Number(s) (PIN) 011-032-13 (Overcash, Heath, Allen) / 011-211-01(Cain)

Current Zoning District CB (CD) Proposed District (for rezoning only) TOD-R (CD)

Property Size (acres) 21.29 AC Street Frontage (feet) 1,419.5 FT

Current Land Use SF Residential and Undeveloped

Proposed Land Use(s) Mixed Used (Attached Residential + Apartments + Commercial)

Is the project within Huntersville's corporate limits?
Yes x No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

Station South is uniquely located mixed use project adjacent to a currently planned transit rail station for the Red Line, one of three such stations along State Highway 115 in Huntersville. This project provides a true mix of uses, offering a vibrant, connected development with neighborhood services and different attached housing opportunities. The design will focus on providing residents with high quality options for living, shopping and working with walkable community spaces that connect to and optimize the Carolina Thread Trail and the future Red Line rail.

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 Station South, LLC Phone 704-325-8558

☐ 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 V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name (see attached) Phone _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner 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 _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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

Peak Development	Dan Wendover	704-905-6844	dwendover@peakdevllc.com
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@waengineering.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

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 Station South, LLC Phone 704-325-8558

☐ 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 Dan

Title V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name June Overcash Phone 704-560-5608

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☑ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner 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 June Overcash

Title Owner Email Jbcash5@gmail.com

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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

Peak Development	Dan Wendover	704-905-6844	dwendover@peakdevllc.com
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@waengineering.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

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 Station South, LLC Phone 704-325-8558

☐ 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 V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Sharon Brown Allen Phone 952-250-1538

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: individual

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner 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 Sharon Brown Allen

Title co-owner Email sharon@allenfamilyemail.net

Address of Property Owner 58 Fish Dancer Ct. Bluffton, SC 29910

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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

Peak Development	Dan Wendover	704-905-6844	dwendover@peakdevllc.com
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@waengineering.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

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 Station South, LLC Phone 704-325-8558

☐ 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 V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Connie W. Heath Phone 9102628088

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☑ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner 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 _____ Connie Heath (Oct 31, 2024 15:30 EDT)

Title _____ Email cwh080455@yahoo.com

Address of Property Owner 3500 Tall Pine Ct., Wilmingt

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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

Peak Development	Dan Wendover	704-905-6844	dwendover@peakdevllc.com
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@waengineering.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

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 Station South, LLC Phone 704-325-8558

☐ 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 V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Faye cain Phone 7044513988

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner 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 Faye Cain (Oct 31, 2024 21:17 EDT)

Title _____ Email fcain08@gmail.com

Address of Property Owner 17100 old Statesville Road

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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

Peak Development	Dan Wendover	704-905-6844	dwendover@peakdevllc.com
Development Firm	Name of Contact	Phone	Email
W&A Engineering	Kristen James	704-875-1615	kjames@waengineering.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

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 Station South, LLC Phone 704-325-8558

☐ 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 V.P. Development Email dwendover@peakdevllc.com

Address of Applicant 801 Wood Ridge Center Drive Charlotte, NC 28217

7. Property Owner (if different than applicant)

*Printed Name Martin D Cain Phone 7044513966

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner 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 _____ Marty Cain (Oct 31, 2024 18:15 EDT)

Title _____ Email martycraw11@gmail.com

Address of Property Owner 17100 old Statesville Rd Hu

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this 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

Development Firm	Name of Contact	Phone	Email
Peak Development	Dan Wendover	704-905-6844	dwendover@peakdevllc.com
W&A Engineering	Kristen James	704-875-1615	kjames@waengineering.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

DEVELOPER:

PEAK DEVELOPMENT
801 WOOD RIDGE CENTER DR, STE. A
CHARLOTTE, NC 28217
ATTN: DAN WENDOVER
704.905.6844

OWNER: (PID: 011-032-13)

JUNE OVERCASH
PO BOX 1755
HUNTERSVILLE, NC 28070

SHARON ALLEN
58 FISH DANCER CT
BLUFFTON, SC 29910

CONNIE WASHAM HEATH
3500 TALL PINE CT
WILMINGTON, NC 28409

OWNER: (PID: 011-211-01)

MARTIN AND FAYE CAIN
PO BOX 623
HUNTERSVILLE, NC 28070

ENGINEER:

W&A ENGINEERING
121 GILEAD RD
HUNTERSVILLE, NC 28078
ATTN: JAY HENSON, ASLA
704.875.1615

SURVEYOR:

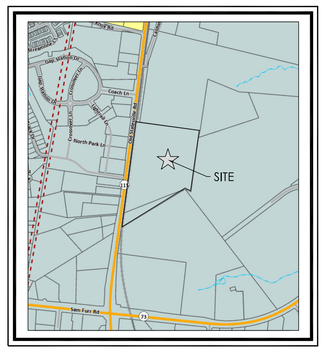
CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR
MCADENVILLE, NC 28101
ATTN: JUSTIN CLONINGER, NCPLS
704.864.9007

MIXED-USE SUBDIVISION SKETCH & CONCEPT SITE-CONDITIONAL REZONING PLANS FOR:

STATION SOUTH
17100 OLD STATESVILLE RD

TOWN OF HUNTERSVILLE, NC
MECKLENBURG COUNTY
21.28-ACRE SITE
ISSUED 05/13/25
HFI PROJECT # 224021
MUNICIPAL PROJECT #: CSP-500046, R24-15
MIXED-USE DEVELOPMENT

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
RZ1	COVER
RZ2A	EXISTING CONDITIONS
RZ2B	DEMO + TREE SAVE PLAN
RZ3	OVERALL SITE PLAN OPTION A
RZ4	SITE PLAN OPTION A
RZ5	CONCEPT GRADING AND DRAINAGE
RZ6	CONCEPT UTILITY PLAN
RZ7	CONCEPT LANDSCAPE PLAN
RZ8	CONCEPTUAL OPEN SPACE PLAN
RZ9	NOTES AND DETAILS
RZ10	DETAILS
RZ11	SLOPE ANALYSIS PLAN
RZ12	PHASING PLAN
RZ13	OVERALL SITE PLAN OPTION B
RZ14	SITE PLAN OPTION B
RZ15	BUILDING ELEVATIONS
RZ16	BUILDING ELEVATIONS



VICINITY MAP
NTS

STORM CONTROL MANAGEMENT SYSTEM NOTE:

THE PROPOSED STORM CONTROL MANAGEMENT SYSTEMS SHALL MEET THE CRITERIA LOCATED IN CHAPTER 4.1 IN THE CHARLOTTE-MECKLENBURG SCM DESIGN MANUAL.

TRAFFIC IMPACT ANALYSIS REQUIREMENTS/COMMITMENT BY DEVELOPER:

OLD STATESVILLE ROAD & COACH LANE

- **CONVERT THE PROPOSED SIGNALIZED FULL MOVEMENT INTERSECTION TO A SIGNALIZED THRU-CUT INTERSECTION (FINAL GEOMETRIC DESIGN TO BE DETERMINED DURING PERMITTING)**

OLD STATESVILLE ROAD & SAM FURR ROAD

- **REMARK THE EXISTING PAVEMENT TO ALLOW FOR AN ADDITIONAL SOUTHBOUND LEFT TURN LANE ON OLD STATESVILLE ROAD WITH 350' OF STORAGE.**

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 Gilead Rd, Huntersville, NC 28078
P: (704) 875-1615
WAENGINEERING.COM
Building Better Communities, One Project at a Time.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

Know what's below. Call before you dig. 811

FOR REVIEW
STATION SOUTH – PRJ # 224021

TRUSTEES OF DAVIDSON COLLEGE
M.B. 25, PG. 897
D,B, 4267, PG. 456
PID: 011-032-12

IPT CHARLOTTE DC LP AND PROLOGIS RE TAX
M.B. 26, PG. 902
D,B, 30841, PG. 493
PID: 011-211-09

S 09°06'34" W
100.00'

S 07°42'43" W 729.82'

N 64°36'41" W
93.11'

CALDWELL CROSSING LLC
D.B. 37046, PG. 436
PID: 011-032-10

S 82°26'36" E 861.31' TOTAL
811.35'

JUNE OVERCASH
SHARON ALLEN,
AND CONNIE HEATH
D.B. 33098, PG. 17
PID: 011-032-13
849,669 SQ. FT.
19.5057 ACRES

CHAINLINK FENCE

SHED
FOOTPRINT=
690 SQ. FT.

S 54°41'25" W 985.36'

N 69°01'07" E 875.30'

SANDRA KNOX,
MICHAEL KELLY,
AND JUDITH CALDWELL
D,B, 25275, PG. 959
PID: 011-211-06

SHED
FOOTPRINT=
452 SQ. FT.

MARTIN CAIN
D,B, 4571, PG. 739
PID: 011-211-01
77,413 SQ. FT.
1.7772 ACRES

#17100
1-STORY FRAME
FOOTPRINT=
1,482 SQ. FT.

SHED
FOOTPRINT=
380 SQ. FT.

GRAVEL

CONTROL NAIL
N: 821892.17
E: 1450810.50
ELEV: 811.84

50' SOUTHERN RAILWAY COMPANY R/W

N 07°36'07" E 1219.44'

50.0'

RAILROAD TRACKS

OLD STATESVILLE RD
PER MECKLENBURG COUNTY GIS
VARIABLE WIDTH PUBLIC R/W

SCALE 1" = 50'
25 50 100

VICINITY MAP

PAVEMENT
RAILROAD
EXISTING TREE

WATER MAIN
GAS
TELEPHONE
EDGE OF PAVEMENT
CENTERLINE OF ROAD
TOPO MAJOR
TOPO MINOR

ANY ADDITIONAL PAVEMENT OR CURB NOT LOCATED BY SURVEY OR THAT CONFLICTS WITH PROPOSED PAVEMENT & CURB AND GUTTER MUST BE REMOVED

ALL PAVEMENT AND CURB TO BE REMOVED SHALL BE SAW CUT AT THE PROPOSED JOINT LOCATION

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY W&A ENGINEERING IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

THIS SURVEY WAS PROVIDED BY OTHERS AND IS INCLUDED AS REFERENCE ONLY

SURVEY BY:
CLONINGER BELL SURVEYING & MAPPING, PLLC
107 RIVERSIDE DRIVE
MCADENVILLE, NC 28101
CONTACT: JUSTIN F. CLONINGER, PLS

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

EXISTING CONDITIONS

RZ2A

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ-2 - EXISTING CONDITIONS.DWG 5-13-25 02:04:38 PM truteidge

TREE PROTECTION NOTES:

PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DESIGNATED TO BE SAVED IN DEVELOPMENT AREAS, PRIOR TO THE START OF DEVELOPMENT ACTIVITIES OR GRADING. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE OR CONSTRUCTION IN ACCORDANCE WITH STANDARDS SET FORTH IN THIS SECTION COMMENCES. THE AREA WITHIN THE PROTECTIVE BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS. CONSTRUCTION TRAFFIC, STORAGE OF VEHICLES AND MATERIALS, AND GRADING SHALL NOT TAKE PLACE WITHIN THE DRIPLINE OF THE EXISTING TREES TO BE PROTECTED. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF PROTECTED TREES ACCORDING TO THE FOLLOWING STANDARDS:

A. FOR TREES 10" OR LESS DBH: PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF 5' FROM THE BASE OF EACH PROTECTED TREE, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.

B. FOR TREES GREATER THAN 10" DBH: PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE EQUAL TO 10' FROM THE BASE OF THE PROTECTED TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH, OR OUTSIDE THE DRIPLINE, WHICHEVER IS GREATER.

C. CONSTRUCTION ACCESS TO A SITE SHOULD OCCUR WHERE AN EXISTING OR PROPOSED ENTRANCE/EXIT IS LOCATED.

D. EXCEPT FOR DRIVEWAY ACCESS POINTS, SIDEWALKS, CURB AND GUTTER, NO PAVING WITH CONCRETE OR OTHER IMPERVIOUS MATERIALS WITHIN A TREE DRIPLINE SHALL BE ALLOWED.

E. WHERE GRADING WITHIN A TREE DRIPLINE CANNOT BE AVOIDED, LIMIT CUT AND FILLS TO 1/4 TO 1/2 THE AREA WITHIN THE DRIPLINE.

G. AVOID CUT AND FILL AROUND ENTIRE CIRCUMFERENCE OF TRUNK.

H. WHERE GRADING LEAVES ROOTS EXPOSED, CUT ROOTS CLEAN.

I. AVOID FILLING WITHIN THE DRIPLINE OF A TREE WITHOUT SOME MECHANISM TO ALLOW AIR AND WATER TO REACH THE ROOTS.

TREE NUMBER	SIZE (DBH)	SPECIES	CLASS
1	4	OAK	
2	18	OAK	
3	18	OAK	
4	12	OAK	
5	15	OAK	
6	12	OAK	
7	18	OAK	
8	15	OAK (LADDERSTAND)	
9	12	OAK	
10	15	OAK	
11	18	OAK	
12	12	OAK	
13	18	OAK	
14	12	OAK	
15	12	OAK	
16	15	CEDAR	
17	12	OAK	
18	12	OAK	
19	12	CEDAR	
20	18	PINE	
21	12	OAK	
22	15	OAK	
23	18	PINE (LADDERSTAND)	
24	15	OAK	
25	18	OAK	
26	12	OAK	
27	12	OAK	
28	12	OAK	
29	12	OAK	
30	20	OAK	
31	18	OAK	
32	12	OAK	
33	15	PINE	
34	15	PINE	
35	15	PINE	
36	15	PINE	
37	18	PINE	
38	15	PINE	
39	20	PINE	
40	12	PINE	
41	12	OAK	
42	12	PINE	
43	12	OAK	
44	20	PINE	
45	15	OAK	
46	15	OAK	
47	**24**	**OAK**	**SPECIMEN**
48	18	OAK	
49	20	OAK	
50	18	OAK	
51	15	CEDAR	
52	15	OAK	
53	12	OAK	
54	12	CEDAR	
55	**24**	**OAK**	**SPECIMEN**
56	20	OAK	
57	15	OAK (LADDERSTAND)	
58	4	OAK	
59	15	OAK	
60	12	OAK	
61	12	OAK	
62	12	OAK	
63	12	OAK	
64	12	OAK	
65	12	CEDAR	
66	**24**	**OAK**	**SPECIMEN**
67	18	OAK	
68	18	OAK	
69	15	OAK	
70	15	BLACKGUM	
71	15	BLACKGUM	
72	15	CEDAR	
73	15	CEDAR	
74	20	PINE	
75	**24**	**PINE**	**SPECIMEN**
76	15	OAK	
77	**24**	**PINE**	**SPECIMEN**
78	18	OAK	
79	12	PINE	
80	15	OAK	

TREE NUMBER	SIZE (DBH)	SPECIES	CLASS
81	15	PINE	
82	20	PINE	
83	20	PINE	
84	15	PINE	
85	15	PINE	
86	12	CEDAR	
87	20	PINE	
88	15	PINE	
89	12	CEDAR	
90	12	OAK	
91	18	OAK	
92	18	OAK	
93	12	CEDAR	
94	12	OAK	
95	**24**	**OAK**	**SPECIMEN**
96	**24**	**OAK**	**SPECIMEN**
97	18	OAK	
98	18	PINE	
99	18	PINE	
100	18	PINE	
101	15	OAK	
102	20	OAK	
103	**24**	**OAK**	**SPECIMEN**
104	15	OAK	
105	**24**	**OAK**	**SPECIMEN**
106	12	OAK	
107	20	PINE	
108	**30**	**OAK**	**SPECIMEN**
109	12	OAK	
110	12	OAK	
111	20	PINE	
112	18	OAK	
113	12	OAK	
114	18	OAK	
115	15	CEDAR	
116	15	OAK	
117	**30**	**OAK**	**SPECIMEN**
118	**30**	**OAK**	**SPECIMEN**
119	18	OAK	
120	**36**	**OAK**	**SPECIMEN**
121	**24**	**OAK**	**SPECIMEN**
122	18	OAK	
123	12	OAK	
124	15	OAK	
125	18	OAK	
126	15	OAK	
127	15	CEDAR	
128	18	OAK	
129	**24**	**PINE**	**SPECIMEN**
130	**24**	**PINE**	**SPECIMEN**
131	12	OAK	
132	**24**	**OAK**	**SPECIMEN**
133	15	OAK	
134	18	OAK	
135	12	OAK	
136	**48**	**OAK**	**SPECIMEN**
137	**48**	**OAK**	**SPECIMEN**
138	**48**	**OAK**	**SPECIMEN**
139	**48**	**OAK**	**SPECIMEN**
140	**30**	**OAK**	**SPECIMEN**
141	12	OAK	
142	**24**	**OAK**	**SPECIMEN**
143	20	OAK	
144	12	OAK	
145	12	OAK	
146	15	OAK	
147	15	OAK	
148	20	OAK	
149	15	OAK	
150	**24**	**OAK**	**SPECIMEN**
151	18	OAK	
152	**30**	**OAK**	**SPECIMEN**
153	**50**	**OAK**	**SPECIMEN**
154	**24**	**OAK**	**SPECIMEN**
155	18	OAK	
156	18	OAK	
157	15	CEDAR	
158	18	OAK	
159	**24**	**OAK**	**SPECIMEN**
160	12	OAK	
161	**30**	**OAK**	**SPECIMEN**
162	18	OAK	
163	**24**	**OAK**	**SPECIMEN**
164	20	OAK	

TREE NUMBER	SIZE (DBH)	SPECIES	CLASS
165	15	OAK	
166	**24**	**OAK**	**SPECIMEN**
167	12	OAK	
168	12	OAK	
169	20	OAK	
170	20	OAK	
171	20	OAK	
172	**36**	**OAK**	**SPECIMEN**
173	12	OAK	
174	18	OAK	
175	20	OAK	
176	15	OAK	
177	15	OAK	
178	12	PINE	
179	18	OAK	
180	12	OAK	
181	12	OAK	
182	**24**	**OAK**	**SPECIMEN**
183	12	OAK	
184	15	OAK	
185	15	OAK	
186	**24**	**OAK**	**SPECIMEN**
187	18	OAK	
188	18	OAK	
189	15	OAK	
190	**24**	**OAK**	**SPECIMEN**
191	18	OAK	
192	12	OAK	
193	20	OAK	
194	18	OAK	
195	15	OAK	
196	15	OAK	
197	15	OAK	
198	**24**	**OAK**	**SPECIMEN**
199	**24**	**OAK**	**SPECIMEN**
200	12	OAK	
201	15	OAK	
202	18	OAK	
203	**24**	**OAK**	**SPECIMEN**
204	**24**	**OAK**	**SPECIMEN**
205	15	OAK	
206	12	OAK	
207	12	OAK	
208	**30**	**OAK**	**SPECIMEN**
209	18	OAK	
210	18	OAK	
211	18	OAK	
212	**24**	**OAK**	**SPECIMEN**
213	20	OAK	
214	15	OAK	
215	**24**	**OAK**	**SPECIMEN**
216	18	OAK	
217	12	CEDAR	
218	12	OAK	
219	**24**	**OAK**	**SPECIMEN**
220	15	OAK	
221	12	OAK	
222	15	OAK	
223	12	OAK	
224	**24**	**OAK**	**SPECIMEN**
225	12	OAK	
226	15	OAK	
227	12	OAK	
228	**24**	**OAK**	**SPECIMEN**
229	15	OAK	
230	15	OAK	
231	12	OAK	
232	15	OAK	
233	12	OAK	
234	20	OAK	
235	18	OAK	
236	15	PINE	
237	12	OAK	
238	12	PINE	
239	12	OAK	
240	12	PINE	
241	18	PINE	
242	12	PINE	
243	12	PINE	
244	12	PINE	
245	12	PINE	
246	12	PINE	

* SPECIMEN TREES LOCATED WITHIN THE FUTURE TRAIN STATION HAVE BEEN REMOVED FROM THE OVERALL CALCULATIONS. THESE TREES ARE SHOWN ON THE PLAN WITHIN THE HATCHED AREA AND ARE #198-228 ON THE ACCOMPANYING CHART.
**ASSUMES 49-2 INCH CALIPER TREES PLANTED. SEE PAGE RZ8

SHEET LEGEND

- TREE (NON-SPECIMEN) *TO REMAIN*
- TREE (SPECIMEN) *TO REMAIN*
- TREE (NON-SPECIMEN) *TO BE REMOVED*
- TREE (SPECIMEN) *TO BE REMOVED*
- TREE PROTECTION FENCING
- EXISTING FEATURE TO BE REMOVED

BOUNDARY AND TOPOGRAPHY IS FROM AN ALTA/NSPS FROM CLONINGER BELL SURVEYING AND MAPPING, JUSTIN CLONINGER SURVEYOR. SURVEY DATED MARCH 19, 2024.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

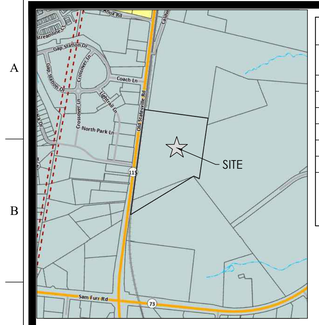
ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

DEMO + TREE SAVE PLAN

RZ2B

N:\224021-Overcash Property\DWG\Sheets Rezone\RZ2B - DEMO - TREE SAVE PLAN.DWG 5-13-25 02:04:53 PM truteidge



VICINITY MAP

NTS

SITE AREA DATA

	AREA (SF)	AREA (AC)	TOTAL FLOOR AREA (SF)	PROPOSED F.A.R.
TOTAL SITE	927,181	21.29	533,200	-
STREET R/W	116,393	2.67	-	-
RAILWAY R/W	70,418	1.62	-	-
CONCEPTUAL LOT 1	231,721	5.32	162,300	0.70
CONCEPTUAL LOT 2	100,227	2.30	22,000	0.22 *
CONCEPTUAL LOT 3	408,422	9.38	348,900	0.85

* PER MODIFICATION REQUEST E ON SHEET RZ9. FLOOR TO AREA RATIO MAY BE LOWER THAN THE REQUIRED RATIO AS SET FORTH IN 3.2.13(A). DEVELOPER WILL CONTINUE TO INVESTIGATE THE ECONOMIC FEASIBILITY OF ADDING SECOND FLOOR SPACE TO BUILDINGS 9 & 10. IF FINANCIALLY FEASIBLE, AS DETERMINED BY DEVELOPER IN HIS SOLE DISCRETION, DEVELOPER WILL ADD A SECOND STORY FLOOR SPACE.

BLOCK DATA

BLOCK	BLOCK LENGTH
BLOCK #1	285'
BLOCK #2	596' *
BLOCK #3	230'
BLOCK #4	274'
BLOCK #5	639' *

* PER MODIFICATION REQUEST A ON SHEET RZ9, BLOCK LENGTH IS GREATER THAN THE MAXIMUM 500'.

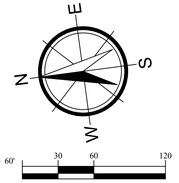
BUILDING DATA

BUILDING	BUILDING TYPE	USE	MAX BLDG HEIGHT *	MINIMUM FAR	RESIDENTIAL BLDG AREA **	RESIDENTIAL FLOOR AREA **	NON-RES. BLDG AREA	NON-RES. FLOOR AREA
BUILDING 1	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	7,600 SF	22,800 SF	-	-
BUILDING 2	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	7,600 SF	22,800 SF	-	-
BUILDING 3	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,800 SF	20,400 SF	-	-
BUILDING 4	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,800 SF	20,400 SF	-	-
BUILDING 5	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,000 SF	18,000 SF	-	-
BUILDING 6	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,000 SF	18,000 SF	-	-
BUILDING 7	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	5,200 SF	15,600 SF	-	-
BUILDING 8	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	8,400 SF	25,200 SF	-	-
BUILDING 9	COMMERCIAL	GENERAL OFFICE	36'	0.35	-	-	3,500 SF	3,500 SF
BUILDING 10	COMMERCIAL	RESTAURANT	36'	0.35	-	-	3,500 SF	3,500 SF
BUILDING 11	MIXED-USE	MULTI-FAMILY HOMES	46'	-	9,725 SF	58,500 SF	-	-
		RESTAURANT		0.35	-	-	6,525 SF	6,525 SF
BUILDING 12	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-	-
BUILDING 13	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-	-
BUILDING 14	PARKING STRUCTURE	PARKING STRUCTURE	46'	-	-	-	25,000 SF	-
BUILDING 15	MIXED-USE	MULTI-FAMILY HOMES	46'	-	5,000 SF	10,000 SF	-	-
		RETAIL		0.35	-	-	5,000 SF	5,000 SF
BUILDING 16	MIXED-USE	MULTI-FAMILY HOMES	46'	-	9,100 SF	18,200 SF	-	-
		RECREATIONAL		0.35	-	-	9,100 SF	9,100 SF
BUILDING 17	MIXED-USE	MULTI-FAMILY HOMES	46'	-	9,725 SF	58,500 SF	-	-
		RESTAURANT			-	-	6,525 SF	6,525 SF
BUILDING 18	APARTMENT	MULTI-FAMILY HOMES	36'	-	16,265 SF	48,795 SF	-	-
BUILDING 19	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-	-
BUILDING 20	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,950 SF	35,700 SF	-	-

* - MAXIMUM BUILDING HEIGHTS ARE TO TOP OF WALL FOR TOP FLOOR OR TOP OF PARAPET. SLOPED ROOF IS IN ADDITION TO THIS HEIGHT.
** - RESIDENTIAL BUILDING AND FLOOR AREAS ARE APPROXIMATE AS PLANS ARE CONCEPTUAL

LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- CURB AND GUTTER
- BUILDING SETBACK
- ROAD CENTERLINE
- EXISTING SURVEY
- ADJACENT LOT PLANS
- MIXED-USE BUILDING HATCH
- RESIDENTIAL BUILDING HATCH
- PUBLIC STREET ASPHALT
- CONCRETE SIDEWALK
- SPECIALTY PAVEMENT
- PAVERS



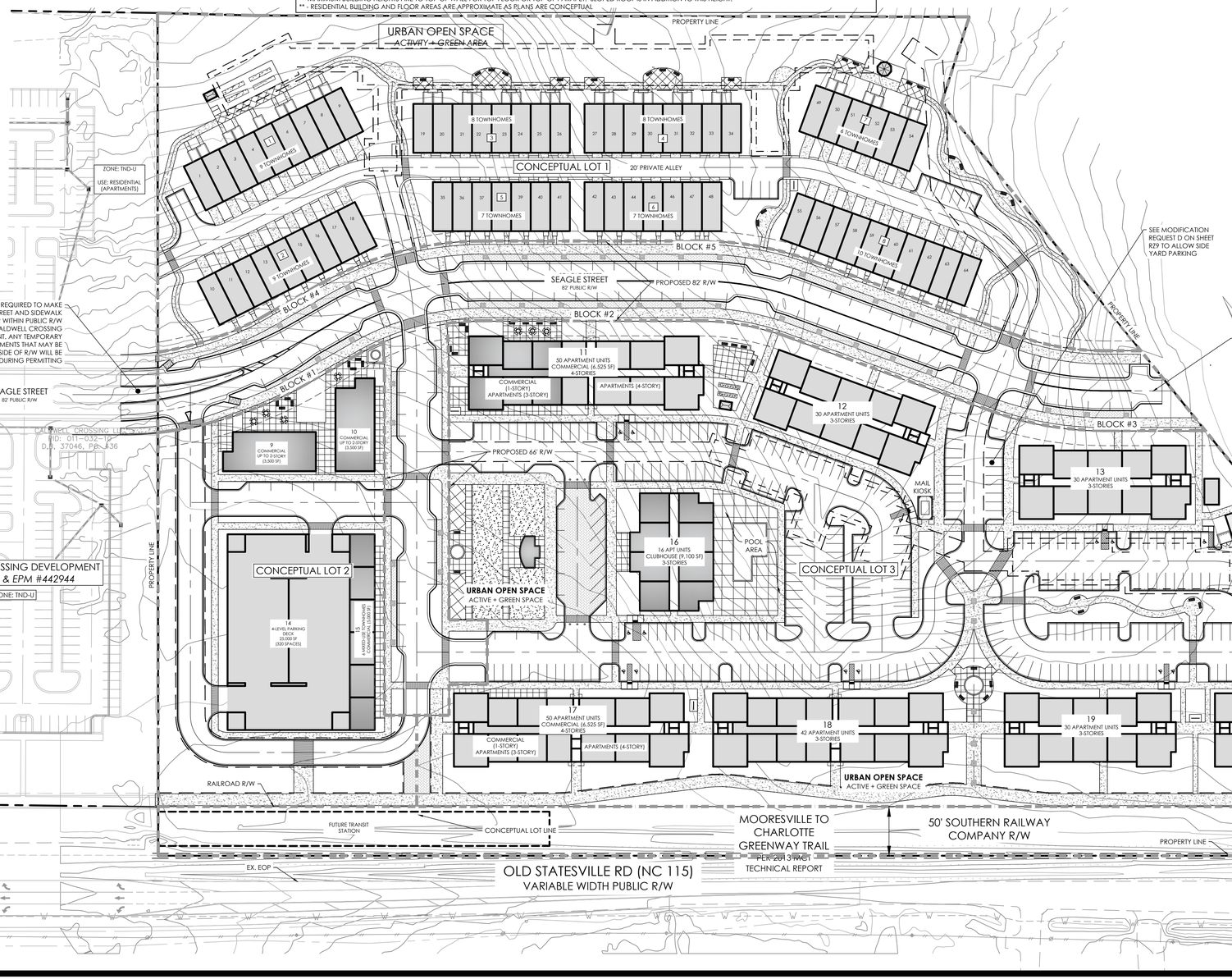
SCALE 1" = 60' 30 60 120

OVERALL SITE DATA

PARCEL ID	01103213 (19.52 AC) + 01121101 (1.22 AC)
TOTAL AREA	21.29 AC (927,181 SF)
PROPOSED DISTURBED AREA	21.00 AC (91,760 SF)
RIVER BASIN	YADKIN-PEEDEE RIVER BASIN
STREAM CLASSIFICATION	RAMAH CREEK - CLASSIFICATION C
PRINCIPAL USE(S)	MIXED-USE (COMMERCIAL, APARTMENTS, TOWNHOMES)
BUILDING TYPE	URBAN WORKPLACE, APARTMENT BUILDING, ATTACHED HOUSE,
CURRENT ZONING	CB (CD) - CONDITIONAL ZONING CORPORATE BUSINESS DISTRICT
PROPOSED ZONING	TOD-R - TRANSIT-ORIENTED DEVELOPMENT - RESIDENTIAL DISTRICT
IMPERVIOUS % PROVIDED	65% (13.83 AC)
TOTAL NUMBER OF DWELLINGS	348 (278 APARTMENTS + 6 MIXED-USE TOWNHOMES + 64 TOWNHOMES)
TOTAL NON-RESIDENTIAL BUILDING AREA	59,150 SF
FRONT BTL RANGE OR SETBACK	10'-15'
FEMA MAP NUMBER	3710465200K
FEMA MAP DATE	11/16/2018
SOIL TYPES	CeB2 (59%), CeD2 (32%), HeB (9%)

SEE SHEET RZ7 - CONCEPT LANDSCAPE PLAN FOR DETAIL ON LANDSCAPING AND TREES

SEE SHEET RZ4 - SITE PLAN OPTION A FOR DETAIL AND DIMENSIONS FOR SITE PLAN



NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATESVILLE SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

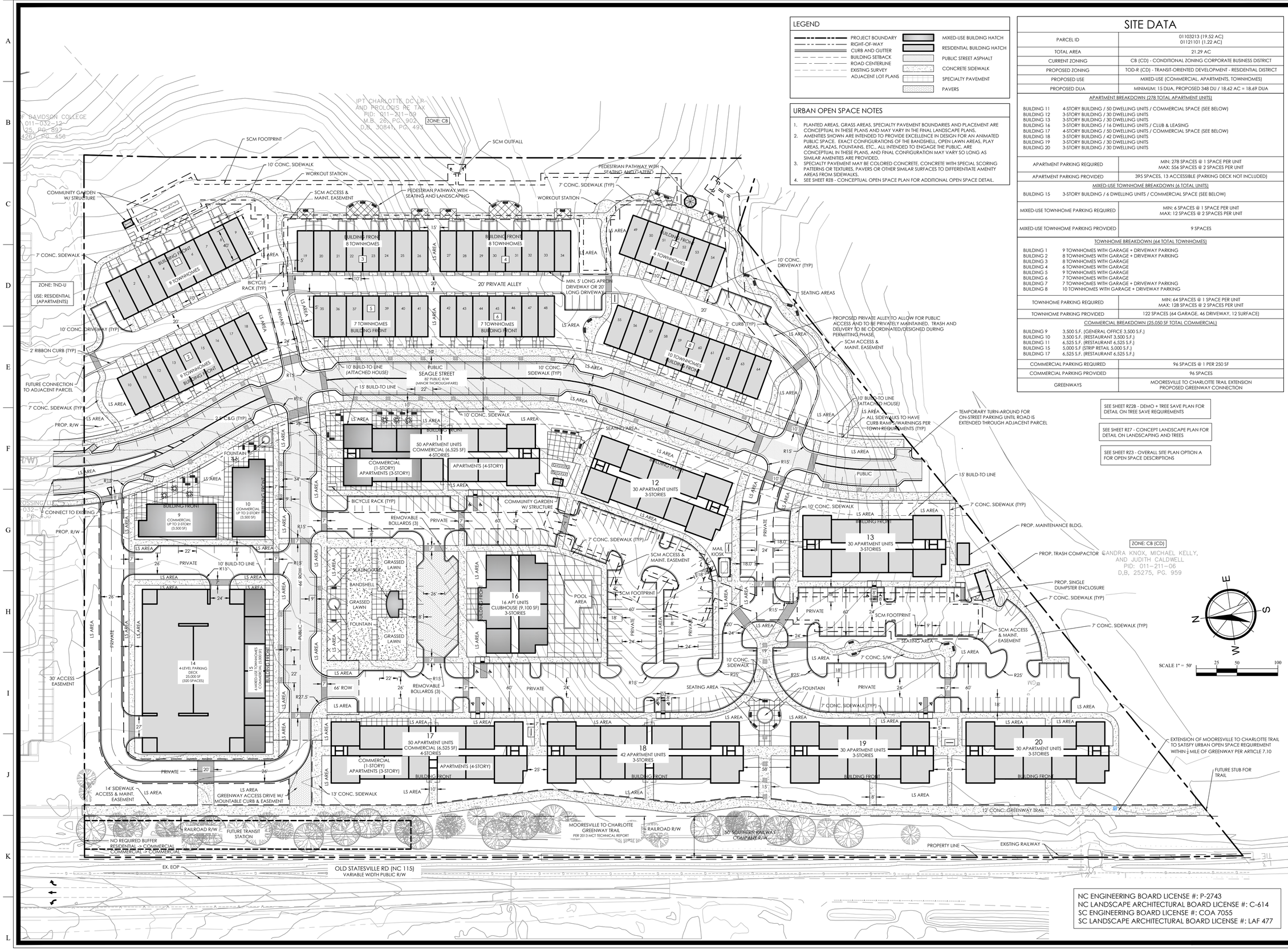
ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

OVERALL SITE PLAN OPTION A

RZ3

N:\224021-Overcash Property\DWG\Sheets Rezone\RZ3A - OVERALL SITE PLAN A.DWG 5-13-25 02:05:10 PM truitedge



W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

SITE PLAN OPTION A

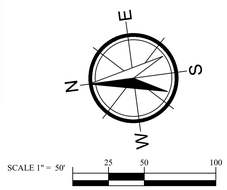
RZ4

N:\224021-Overcash Property\DWG Sheets\Rezone\RZ4A - SITE PLAN A.DWG 5-13-25 02:05:26 PM tutlelge

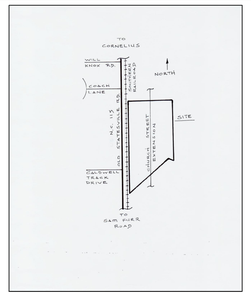
CONCEPTUAL STORM CONTROL MANAGEMENT CALCULATIONS

BMP	CONTRIBUTING DRAINAGE AREA	PRELIMINARY REQ'D VOLUME (10,000 CF/AC)	APPROXIMATE LF OF CHAMBERS	APPROXIMATE PROVIDED VOLUME (38.5 CF/ LF)*
UNDERGROUND BMP #1	3.40 ACRES	34,000 CF	890 LF	34,265 CF
UNDERGROUND BMP #2	4.10 ACRES	41,000 CF	1075 LF	41,385 CF
UNDERGROUND BMP #3	11.38 ACRES	113,800 CF	2,960 LF	113,960 CF

* STORMTECH PROVIDE A MINIMUM VOLUME OF 267.3 CF FOR EACH CHAMBER OF MC-7200. EACH CHAMBER IS 83.4" LONG. THAT EQUATES TO APPROXIMATELY VOLUME OF 38.5CF/LF OF CHAMBERS.



SCALE 1" = 50'



VICINITY MAP

LEGEND

- EXISTING TREE
- EXISTING TOPO MAJOR
- EXISTING TOPO MINOR
- PROPOSED TOPO MAJOR
- PROPOSED TOPO MINOR
- PROPOSED RETAINING WALL

STORM CONTROL MANAGEMENT SYSTEM NOTE:

THE PROPOSED STORM CONTROL MANAGEMENT SYSTEMS SHALL MEET THE CRITERIA LOCATED IN CHAPTER 4.1 IN THE CHARLOTTE-MECKLENBURG SCM DESIGN MANUAL.

TO MEET LID REQUIREMENTS FOR WATER QUALITY, STONE STORAGE TO BE PROVIDED AT THE BOTTOM OF THE UNDERGROUND DETENTION SYSTEMS TO PROMOTE INFILTRATION. INFILTRATION TESTING WILL BE DONE AT THE TIME OF CONSTRUCTION DOCUMENTS PERMITTING.

BMP #3 (UNDERGROUND DETENTION WITH INFILTRATION FOR WATER QUALITY) SEE DETAIL AND CALCULATIONS ON SHEET RZ10.
TOTAL STORAGE = ~113,960 CU. FT
CONTRIBUTING D.A. = 11.38 ACRES

SCM MAINTENANCE EASEMENT

POND OUTLET STRUCTURE SEE DETAIL ON SHEET RZ10.

BMP #2 (UNDERGROUND DETENTION WITH INFILTRATION FOR WATER QUALITY) SEE DETAIL AND CALCULATIONS ON SHEET RZ10.
TOTAL STORAGE = ~41,385 CU. FT
CONTRIBUTING D.A. = 4.10 ACRES

BMP #1 (UNDERGROUND DETENTION WITH INFILTRATION FOR WATER QUALITY) SEE DETAIL AND CALCULATIONS ON SHEET RZ10.
TOTAL STORAGE = ~34,265 CU. FT
CONTRIBUTING D.A. = 3.40 ACRES

SCM MAINTENANCE EASEMENT

POND OUTLET STRUCTURES SEE DETAIL ON SHEET RZ10.

TRUSTEES OF DAVIDSON COLLEGE
PID: 011-032-12
M.B. 25, PG. 59
D.B. 14267, PG. 456

IPT CHARLOTTE DC LP AND PROLOGIS RE TAX
PID: 011-311-09
M.B. 28, PG. 902
D.B. 32, PG. 493

ZONE: CB

EX: 786.493

OUTFALL

S 09°06'34" W 100.00'

S 07°42'43" W 729.82'

N 64°39'43" W 923.14'

ZONE: TND-U

USE: RESIDENTIAL (APARTMENTS)

20FT BMP ACCESS EASEMENT FROM PUBLIC R.O.W.

20' PRIVATE ALLEY

STORM DRAINAGE, TYP.

TIE INTO SEAGLE STREET STUBOUT

SEAGLE STREET
82' PUBLIC R/W

1 9 TOWNHOMES
2 9 TOWNHOMES
3 8 TOWNHOMES
4 8 TOWNHOMES
5 7 TOWNHOMES
6 7 TOWNHOMES
7 6 TOWNHOMES
8 2 SPLIT TOWNHOMES
9 COMMERCIAL UP TO 2-STORY (3,500 SF) FFE: 816.00
10 COMMERCIAL UP TO 2-STORY (5,000 SF) FFE: 815.00
11 50 APARTMENT UNITS COMMERCIAL (6,525 SF) 4-STORIES
COMMERCIAL (1-STORY) APARTMENTS (3-STORY)
APARTMENTS (4-STORY) FFE: 810.00
12 30 APARTMENT UNITS 3-STORIES FFE: 804.5
13 30 APARTMENT UNITS 3-STORIES FFE: 809.50
14 4-LEVEL PARKING DECK 25,000 SF (320 SPACES)
15 6 MIXED-USE TOWNHOMES 6 COMMERCIAL (3,000 SF)
16 16 APT UNITS CLUBHOUSE (9,100 SF) 3-STORIES FFE: 813.00
POOL
17 50 APARTMENT UNITS COMMERCIAL (6,525 SF) 4-STORIES
COMMERCIAL (1-STORY) APARTMENTS (3-STORY)
APARTMENTS (4-STORY) FFE: 816.50
18 42 APARTMENT UNITS 3-STORIES FFE: 813.50
19 30 APARTMENT UNITS 3-STORIES FFE: 811.00
20 30 APARTMENT UNITS 3-STORIES FFE: 812.00

20FT BMP ACCESS EASEMENT FROM PUBLIC R.O.W.

STORM DRAINAGE, TYP.

STUB STREET FOR FUTURE CONNECTION

S 58°41'25" W 985.36'

ZONE: CB (CD)

SANDRA KNOX, MICHAEL KELL AND JUDITH CALDWELL
PID: 011-211-06
D.B. 25275, PG. 959

CALDWELL CROSSING LLC
PID: 011-032-10
D.B. 37046, PG. 536

S 82°26'33" W 1336.31'

PROPOSED 82' PUBLIC R/W SEAGLE STREET

FUTURE TRANSIT STATION

MOORESVILLE TO CHARLOTTE GREENWAY TRAIL
PER 2013 MCT TECHNICAL REPORT

N 07°36'07" E 1219.44'

OLD STATESVILLE RD (NC 115)
VARIABLE WIDTH PUBLIC R/W

EXISTING RAILROAD

OLD STATESVILLE RD
VARIABLE WIDTH PUBLIC R/W
PER MECKLENBURG COUNTY GIS

N 56°79'

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

PID: 01103213, 01121101

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

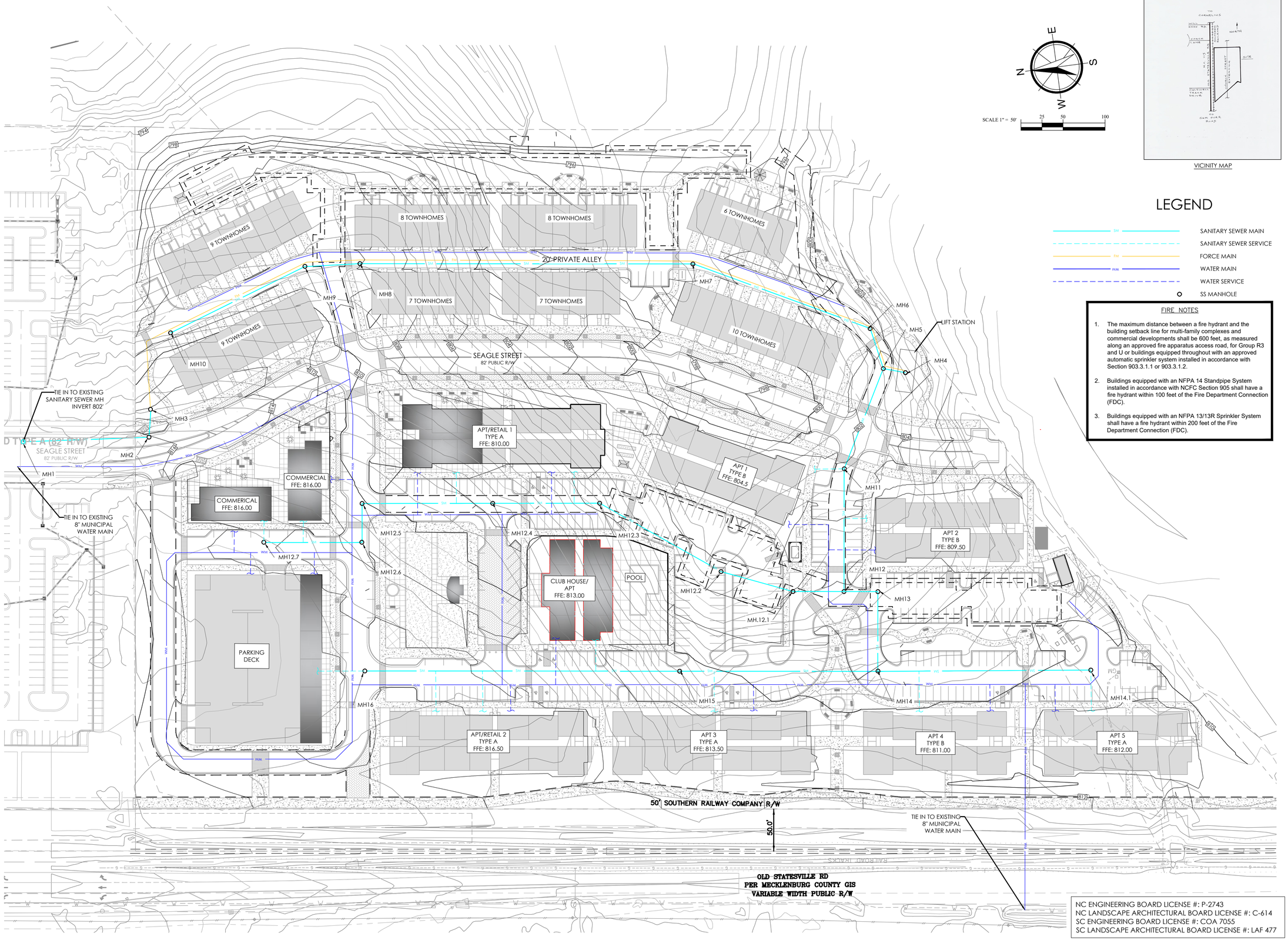
ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

CONCEPT GRADING AND DRAINAGE

RZ5

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ6 - CONCEPT GRADING AND DRAINAGE.dwg 5-13-25 02:05:50 PM truffedge



SCALE 1" = 50' 25 50 100

VICINITY MAP

LEGEND

- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- FORCE MAIN
- WATER MAIN
- WATER SERVICE
- SS MANHOLE

FIRE NOTES

1. The maximum distance between a fire hydrant and the building setback line for multi-family complexes and commercial developments shall be 600 feet, as measured along an approved fire apparatus access road, for Group R3 and U or buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Buildings equipped with an NFPA 14 Standpipe System installed in accordance with NCFC Section 905 shall have a fire hydrant within 100 feet of the Fire Department Connection (FDC).
3. Buildings equipped with an NFPA 13/13R Sprinkler System shall have a fire hydrant within 200 feet of the Fire Department Connection (FDC).

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 23557 7/16/2024 TIMOTHY D. FOLGA

HFI PROJECT #: 224021

CONCEPT UTILITY PLAN

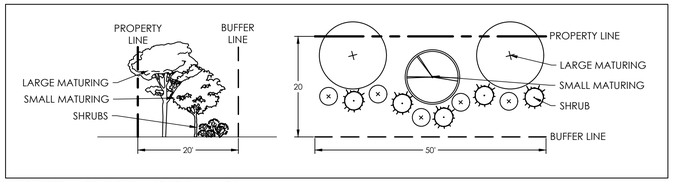
RZ6

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ-7 UTILITY PLAN.dwg 5-13-25 02:06:03 PM truteidge

TREE SAVE CALCULATIONS	
EXISTING CANOPY REQUIRED TO BE SAVED: 0% EXISTING SPECIMEN TREES REQUIRED TO BE SAVED: 30% (TND)	
TOTAL OF EXISTING SPECIMEN TREES ON SITE*	36*
SPECIMEN TREE SAVE REQUIREMENT	0.3 x 36 = 11
SPECIMEN TREES TO BE SAVED*	9
TOTAL SPECIMEN TREES FOR REPLACEMENT	2 LARGEST TREES REMOVED 50" AND 48" = 98"
TOTAL REPLACEMENT TREES REQUIRED 98/2 **	49"

POSSIBLE MITIGATION TREE LOCATIONS
MINIMUM 25, 2" TREES TO BE PLANTED (37 LOCATIONS SHOWN)

* SPECIMEN TREES LOCATED WITHIN THE FUTURE TRAIN STATION HAVE BEEN REMOVED FROM THE OVERALL CALCULATIONS. THESE TREES ARE SHOWN ON THE PLAN WITHIN THE HATCHED AREA AND ARE #198-228 ON THE ACCOMPANYING CHART.
**ASSUMES 10-2 INCH CALIPER TREES PLANTED. SEE PAGE R28



20' BUFFER YARD TYPICAL SECTION - N.T.S.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER TOWN OF HUNTERSVILLE STANDARDS AND DETAILS
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT.
3. LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE URBAN FORESTER TO RESOLVE BEFORE PLANTING.
4. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES.
5. NEW TREES SHALL BE A MINIMUM 2" CALIPER FOR STREET TREE REQUIREMENTS.
6. SEE TREE PRESERVATION NOTES ON GRADING AND EROSION CONTROL SHEETS.
7. ALL TREES ARE TO BE NURSERY GROWN, BALL AND BURLAP (B&B) PREFERRED. MINIMUM TREE SIZE IS 2" CALIPER (MEASURED 6" ABOVE ROOT BALL(, 8' MINIMUM HEIGHT.
8. STAKING IS OPTIONAL. RUBBER HOSE AND ROPE OR WIRE FOR STAKING IS NOT RECOMMENDED. NO WIRE OR ROPE IS TO BE IN DIRECT CONTACT WITH TRUNK. REMOVE ALL TRUNK WRAP, TREE STRAPS, AND STAKING WIRE OR ROPE AFTER ONE GROWING SEASON.
9. GUY WIRES ARE NOT PERMITTING IN THE STREET RIGHT-OF-WAY.
10. ALL TREES AND SHRUBS SHALL MEET THE NORMAL REQUIREMENTS FOR THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN (AAN).
11. NEW AND EXISTING TREES ARE PERMITTED WITHIN SITE TRIANGLE, BUT MUST BE LIMED UP TO 6' HEIGHT CLEARANCE PER ADA REQUIREMENTS.
12. SIMILAR CRITERIA FOR TREE PLACEMENT AND PRUNING UP SHOULD BE CONSIDERED AT DRIVEWAY/STREET INTERSECTIONS.
13. CONTRACTOR TO MAINTAIN CLEAR LEVEL BETWEEN 30" AND 72" ABOVE STREET. AREA MUST BE TREE OF LIMBS AND FOLIAGE FOR SAFE CROSS VISIBILITY.
14. SEE SHEET R29 - NOTES AND DETAILS FOR CONTINUED NOTES AND DETAILS.

PLANTING NOTES:

1. ALL PERIMETER SCREENING SHRUBS MUST BE NO LESS THAN 36" IN HEIGHT AT PLANTING
2. ALL PARKING LOT SHRUBS MUST BE NO LESS THAN 24" IN HEIGHT AT PLANTING

OTHER LANDSCAPE REQUIREMENTS:

PERIMETER PARKING LANDSCAPE

- SCREENING SHALL BE PROVIDED BY INSTALLING ALONG THE PERIMETER OF THE PARKING LOT A CONTINUOUS ROW OF EVERGREEN SHRUBS EXPECTED TO REACH A HEIGHT OF 4' MINIMUM AT MATURITY WHERE ADJACENT TO STREET RIGHT-OF-WAY
- IN ADDITION TO SCREENING, LARGE MATURING CANOPY TREES SHALL LINE THE PARKING LOT, PLANTED AT A MAXIMUM OF 40' O.C. (THESE MAY BE REPLACED BY SMALL MATURING TREES AT A MAX OF 30' O.C. SPACING WHERE PRE-EXISTING OVERHEAD UTILITY LINES EXIST)

STREET TREES

- STREET TREES ARE REQUIRED TO BE WITHIN A MINIMUM 7' PLANTING STRIP LOCATED BETWEEN THE EXISTING STREET AND PROPOSED SIDEWALK, PROVIDED AS FOLLOWS:
  - A. SMALL MATURING TREES SHALL BE PLANTED 30' O.C. WHERE EXISTING OVERHEAD UTILITY LINES PROHIBIT THE USE OF LARGE MATURING CANOPY TREES
  - B. FOR PROPERTY LOCATED ON A MAJOR OR MINOR THOROUGHFARE AND ADDITIONAL ROW OF STREET TREES ARE REQUIRED TO BE LOCATED BEHIND THE PROPOSED SIDEWALK IN A 10' LANDSCAPE EASEMENT, TREES ARE TO BE STAGGERED FROM THOSE PROVIDED WITHIN THE RIGHT-OF-WAY

PLANTED BUFFER - 20' WIDTH

- TREES: 3 TREES REQUIRED PER 1,000 SF BUFFER AREA
  - A. MIN. 50% LARGE MATURING, 25% SMALL MATURING, 50% EVERGREEN
- SHRUBS: 10 SHRUBS REQUIRED PER 1,000 SF BUFFER AREA
  - B. 100% EVERGREEN

SCALE 1" = 50' (25, 50, 100)

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

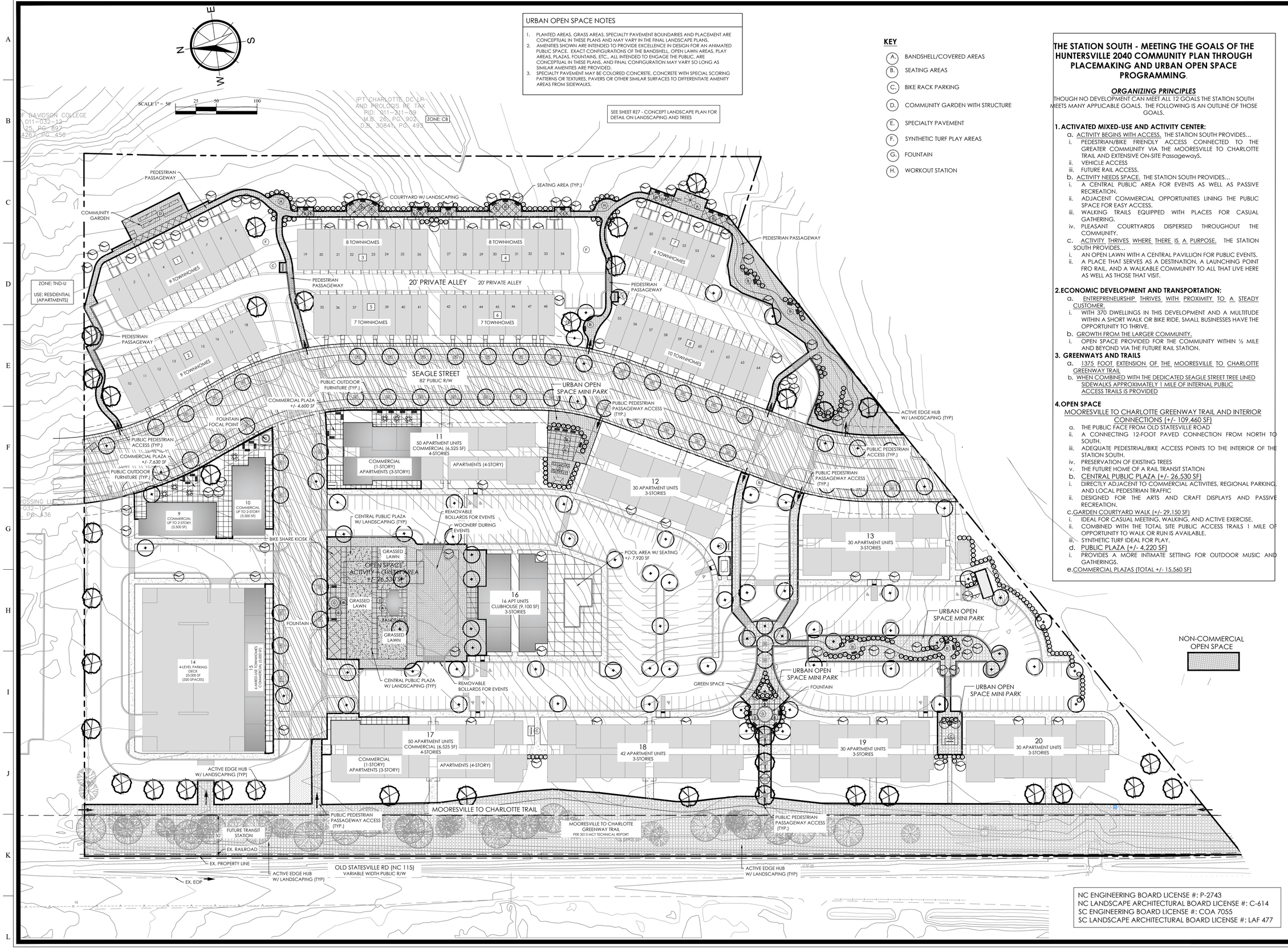
ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

CONCEPT LANDSCAPE PLAN

RZ7

N:\224021-Overcash Property\DWG Sheets\Rezone\RZ8 - CONCEPT LANDSCAPE PLAN.dwg 5-13-25 02:06:17 PM tmiledge



KEY

- A. BANDSHELL/COVERED AREAS
- B. SEATING AREAS
- C. BIKE RACK PARKING
- D. COMMUNITY GARDEN WITH STRUCTURE
- E. SPECIALTY PAVEMENT
- F. SYNTHETIC TURF PLAY AREAS
- G. FOUNTAIN
- H. WORKOUT STATION

THE STATION SOUTH - MEETING THE GOALS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN THROUGH PLACEMAKING AND URBAN OPEN SPACE PROGRAMMING.

ORGANIZING PRINCIPLES

THOUGH NO DEVELOPMENT CAN MEET ALL 12 GOALS THE STATION SOUTH MEETS MANY APPLICABLE GOALS. THE FOLLOWING IS AN OUTLINE OF THOSE GOALS.

1. ACTIVATED MIXED-USE AND ACTIVITY CENTER:

a. ACTIVITY BEGINS WITH ACCESS. THE STATION SOUTH PROVIDES…
- i. PEDESTRIAN/BIKE FRIENDLY ACCESS CONNECTED TO THE GREATER COMMUNITY VIA THE MOORESVILLE TO CHARLOTTE TRAIL AND EXTENSIVE ON-SITE PassagewayS.
- ii. VEHICLE ACCESS
- iii. FUTURE RAIL ACCESS.

b. ACTIVITY NEEDS SPACE. THE STATION SOUTH PROVIDES…
- i. A CENTRAL PUBLIC AREA FOR EVENTS AS WELL AS PASSIVE RECREATION.
- ii. ADJACENT COMMERCIAL OPPORTUNITIES LINING THE PUBLIC SPACE FOR EASY ACCESS.
- iii. WALKING TRAILS EQUIPPED WITH PLACES FOR CASUAL GATHERING.
- iv. PLEASANT COURTYARDS DISPERSED THROUGHOUT THE COMMUNITY.

c. ACTIVITY THRIVES WHERE THERE IS A PURPOSE. THE STATION SOUTH PROVIDES…
- i. AN OPEN LAWN WITH A CENTRAL PAVILLION FOR PUBLIC EVENTS.
- ii. A PLACE THAT SERVES AS A DESTINATION, A LAUNCHING POINT FRO RAIL, AND A WALKABLE COMMUNITY TO ALL THAT LIVE HERE AS WELL AS THOSE THAT VISIT.

2. ECONOMIC DEVELOPMENT AND TRANSPORTATION:

a. ENTREPRENEURSHIP THRIVES WITH PROXIMITY TO A STEADY CUSTOMER.
- i. WITH 370 DWELLINGS IN THIS DEVELOPMENT AND A MULTITUDE WITHIN A SHORT WALK OR BIKE RIDE, SMALL BUSINESSES HAVE THE OPPORTUNITY TO THRIVE.

b. GROWTH FROM THE LARGER COMMUNITY.
- i. OPEN SPACE PROVIDED FOR THE COMMUNITY WITHIN ½ MILE AND BEYOND VIA THE FUTURE RAIL STATION.

3. GREENWAYS AND TRAILS

a. 1375 FOOT EXTENSION OF THE MOORESVILLE TO CHARLOTTE GREENWAY TRAIL

b. WHEN COMBINED WITH THE DEDICATED SEAGLE STREET TREE LINED SIDEWALKS APPROXIMATELY 1 MILE OF INTERNAL PUBLIC ACCESS TRAILS IS PROVIDED

4. OPEN SPACE

MOORESVILLE TO CHARLOTTE GREENWAY TRAIL AND INTERIOR CONNECTIONS (+/- 109,460 SF)
- a. THE PUBLIC FACE FROM OLD STATESVILLE ROAD
- ii. A CONNECTING 12-FOOT PAVED CONNECTION FROM NORTH TO SOUTH.
- iii. ADEQUATE PEDESTRIAL/BIKE ACCESS POINTS TO THE INTERIOR OF THE STATION SOUTH.
- iv. PRESERVATION OF EXISTING TREES
- v. THE FUTURE HOME OF A RAIL TRANSIT STATION

b. CENTRAL PUBLIC PLAZA (+/- 26,530 SF)
- i. DIRECTLY ADJACENT TO COMMERCIAL ACTIVITIES, REGIONAL PARKING, AND LOCAL PEDESTRIAN TRAFFIC
- ii. DESIGNED FOR THE ARTS AND CRAFT DISPLAYS AND PASSIVE RECREATION.

c. GARDEN COURTYARD WALK (+/- 29,150 SF)
- i. IDEAL FOR CASUAL MEETING, WALKING, AND ACTIVE EXERCISE.
- ii. COMBINED WITH THE TOTAL SITE PUBLIC ACCESS TRAILS 1 MILE OF OPPORTUNITY TO WALK OR RUN IS AVAILABLE.
- iii. SYNTHETIC TURF IDEAL FOR PLAY.

d. PUBLIC PLAZA (+/- 4,220 SF)
- i. PROVIDES A MORE INTIMATE SETTING FOR OUTDOOR MUSIC AND GATHERINGS.

e. COMMERCIAL PLAZAS (TOTAL +/- 15,560 SF)

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE:	10/16/2024
ISSUANCE DATE:	05/13/2025

HFI PROJECT #: 224021

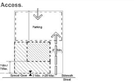
CONCEPTUAL OPEN SPACE PLAN

RZ8

N:\224021-Overcash Property\DWG Sheets\Rezone\RZ5 - OPEN SPACE PLAN.dwg 5-13-25 02:06:34 PM truiledge

4.7 Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access.



1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 10' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In such conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units and exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment at ground level shall be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property(MVSIX 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access.

1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay winows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

Description. The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design pairs the apartment with other residential types through the coordination of site and building design (see Architecture Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:

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. Corners: 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, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

4.8 Building Type / Apartment Building

Permitted Height and Uses.

1. Building height shall be measured as the vertical distance from the highest finished grade realitive to the street frontage, or, if alternate frontage conditions from the constructed portion of a greenway along or within the project boundary, as provided, as permitted under Section 8.1.4, height may be measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, up to the eaves. If building height is measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, no more than one (1) additional story on the greenway side of the building may result from this arrangement.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above.

Architectural Standards.

Principles.

A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.

B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.

C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.

D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.

E. Apartment Building Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.

F. Porches should form a predominant motif of house designs and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.

G. Front loaded garages, if provided, shall meet the standards of Section 8.16.

H. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations.

A. Main roofs on residential buildings shall either be flat or symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.

B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.

C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.

D. Exterior chimneys should be finished in brick or stucco.

Techniques.

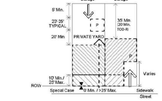
A. Overhanging eaves may expose rafters.

B. Flush eaves should be finished by profiled molding or gutters.

HISTORY
Amended by Ord. TA22-01 on 1/21/2022

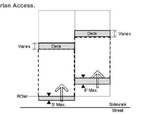
4.11 Lot Type / Attached House

Building Placement/Parking/Vehicle Access.



1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to line will range from 10' to 25' behind street ROW; Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to lines shall typically be equal to the average setbacks for buildings on the same side of the street within 300 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Front loaded garages, if provided, shall meet the standards of Section 8.16.
5. Points of permitted access to parking indicated by arrows.

Encroachment/Pedestrian Access.



1. For buildings set up to the sidewalk, balconies and upper level bay windows are permitted to encroach over the sidewalk area up to 5'.
2. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.
3. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).
4. Decks must be constructed only in an established rear yard and are permitted to encroach into the rear setback up to 15'.
5. Mechanical equipment shall not encroach into any required setback.

Description. The attached house is a rowhouse, a townhouse, or a duplex. Traditional southern homes in Savannah and Charleston provide the historic model. Dilworth Crescent in Charlotte provides a good contemporary example. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

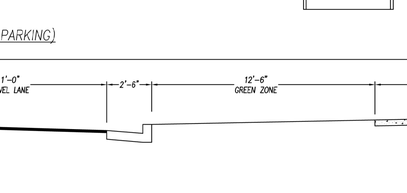
Special Conditions.

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. Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity.

4.12 Building Type / Attached House

Permitted Height and Uses.

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 to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet.



REZONING NOTES

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY PEAK DEVELOPMENT ("PETITIONER") ON NOVEMBER 1 2024 (THE "FILING DATE") AS REZONING PETITION #24-15 (THE "REZONING PLAN") FOR THAT APPROXIMATELY 21.29 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS CALDWELL STATION SOUTH (THE "PROJECT") IN CONNECTION TAX PARCEL NUMBERS 011-032-13 AND 011-211-01 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CORPORATE BUSINESS DISTRICT CONDITIONAL DISTRICT (CB (CD)) TO TRANSIT ORIENTED DEVELOPMENT - RESIDENTIAL CONDITIONAL DISTRICT (TOD-R (CD)) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. 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 DATE. SUBJECT IN ALL RESPECTS TO THE RIGHTS OF THE PETITIONER UNDER THE PERMIT CHOICE ACT, N.C.G.S. 143-755, AND UNLESS OTHERWISE SHOWN 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. IN THE EVENT OF A CONFLICT BETWEEN THE PROVISIONS OF THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN, THESE DEVELOPMENT STANDARDS WILL GOVERN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE CONFIGURATION, PLACEMENT, NUMBER AND SIZE OF THE BUILDINGS AND PROPOSED IMPROVEMENTS, INCLUDING PARKING AREAS, DRIVEWAYS, URBAN OPEN SPACE, RECREATIONAL IMPROVEMENTS, COMMON AREAS AND STORM PONDS, SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT LOCATIONS, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF BUILDINGS AND IMPROVEMENTS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT OF THE REZONING PLAN AND DOES NOT EXCEED THE MAXIMUM SQUARE FOOTAGE FOR COMMERCIAL SQUARE FOOTAGE AND RESIDENTIAL UNITS CONTEMPLATED IN THE TRAFFIC IMPACT ANALYSIS. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR MODIFICATIONS OR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE BUILT IN ONE PHASE, BUT MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PROPOSED PHASING SEQUENCE IS CONCEPTUAL AND MAY BE ALTERED DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT BUT ANY PHASE MUST ALIGN WITH REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS FOR THAT PHASE. UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. 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. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, TEXT AMENDMENTS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH TEXT AMENDMENTS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS 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. § 160D-108.1.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR A MIXED-USE DEVELOPMENT, INCLUDING APARTMENTS, TOWNHOMES, RETIREMENT COMMUNITY AND COMMERCIAL USES AND RELATED PERMITTED USES, USES PERMITTED WITH CONDITIONS AND ACCESSORY USES PERMITTED IN THE TOD-R ZONING DISTRICT, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELLING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.

7. ACCESS. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, ANY CHANGES TO THE DRIVEWAY, ACCESS POINTS AND ROAD CONNECTION MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. CROSS ACCESS AND PARKING EASEMENTS SHALL BE GRANTED AS NEEDED TO PROVIDE ACCESS OVER SHARED DRIVEWAYS AND RIGHTS TO SHARED PARKING. REQUIRED PARKING MAY BE CALCULATED ACROSS MULTIPLE LOTS AS LONG AS REASONABLE ACCESS IS PROVIDED. FRONTAGE MAY BE ALTERED OR REORIENTED TO ADDRESS URBAN OPEN SPACE WITHOUT THE REQUIREMENT OF A REZONING OR AMENDMENT TO THIS REZONING PLAN.

8. 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 FOLLOWS APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. PURSUANT TO NOTE #4 OF THESE DEVELOPMENT STANDARDS, 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.

9. FRONTAGE IMPROVEMENTS. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 18 HEREOF, PETITIONER SHALL BE REQUIRED TO INSTALL STREETS TREES AND OTHER IMPROVEMENTS ALONG THE STREET FRONTAGE AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY ANY APPLICABLE DRIVEWAY PERMIT AND BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE AND APPLICABLE HUNTERSVILLE/CDOT TIA OR DRIVEWAY PERMIT REQUIREMENTS. STREET TREE LOCATIONS, SIDEWALKS, PLANTING STRIPS AND PARKING ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PHASE AS REQUIRED BY PETITIONER AND TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

10. LANDSCAPING/BUFFERS. EXCEPT AS MODIFIED HEREIN, LANDSCAPING AND BUFFERS SHALL BE IN ACCORDANCE WITH THE ORDINANCE. BUFFER IMPACTS/MITIGATION SHALL BE PERMITTED THROUGH THE APPROPRIATE STATE OR FEDERAL AGENCY IF APPLICABLE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OF OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE; PROVIDED, HOWEVER, IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. STORMWATER DESIGN. THE STORMWATER DESIGNS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS. THE PROPOSED STORM CONTROL MANAGEMENT SYSTEMS SHALL MEET THE CRITERIA LOCATED IN CHAPTER 4.1 IN THE CHARLOTTE-MECKLENBURG SCM DESIGN MANUAL.

13. 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.

14. ELEVATIONS. THE ELEVATIONS ARE SUBMITTED AS EXAMPLES ONLY AND ARE NOT THE ACTUAL ELEVATIONS FOR THIS PROJECT. ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED WITH THE REZONING PLAN ARE APPROVED FOR THE PROJECT.

15. AFFORDABLE HOUSING. FIVE (5) ATTAINABLE HOUSING UNITS SHALL BE PROVIDED AMONG THE RESIDENTIAL UNITS AS SHOWN ON THE REZONING PLAN FOR A PERIOD OF FIFTEEN (15) YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE BUILDING. TWO (2) OF THE UNITS WILL BE AVAILABLE TO HOUSEHOLDS EARNING UP TO 80% OF THE AREA MEDIAN INCOME AS PUBLISHED BY HUD FOR THE CHARLOTTE-CONCORD-GASTONIA NC-SC HUD METRO FMR AREA. THREE (3) OF THE UNITS WILL BE AVAILABLE TO HOUSEHOLDS EARNING BETWEEN 80%-120% OF THE AREA MEDIAN INCOME.

16. MASTER SIGNAGE PROGRAM. PETITIONER ELECTS TO APPLY FOR APPROVAL PURSUANT TO THE MASTER SIGNAGE PROGRAM PURSUANT TO SECTION 10.11 OF THE ORDINANCE.

17. SAM FURR ROAD FUTURE TRANSIT STATION OR BUS STATION. THE SAM FURR ROAD STATION AREA CONCEPT PLAN IDENTIFIES THIS SITE AS THE LOCATION FOR THE FUTURE TRANSIT STATION. THE CATS NORTH CORRIDOR COMMUTER RAIL PLAN, DATED 10/9/08, ALSO IDENTIFIES THIS SITE AS THE LOCATION FOR THE FUTURE TRANSIT STATION. THE DESIGN, LAYOUT, AND EXACT LOCATION OF THE FUTURE TRANSIT STATION HAS NOT BEEN DETERMINED, AND THE FINAL CONFIGURATION MAY HAVE AN IMPACT ON THE SITE. THE APPROXIMATE LAYOUT AND CONFIGURATIONS OF LOTS AND BUILDINGS AND ALIGNMENTS OF STREETS AND DRIVES MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT TO ACCOMMODATE THE FUTURE TRANSIT STATION OR A FUTURE BUS STATION AS PERMITTED BY CATS AND AS AGREED TO BY THE PETITIONER AND THE TOWN.

18. REQUESTED MODIFICATIONS TO STANDARDS.

A. BLOCK LENGTH MODIFICATIONS REQUESTED AS SHOWN ON THE REZONING PLAN.

B. ALONG SEAGLE STREET, ONLY ONE ROW OF STREET TREES ON EITHER SIDE OF THE RIGHT OF WAY WILL BE REQUIRED TO BE INSTALLED AND TREES MAY BE INSTALLED WITH TREE GRATES.

C. IF, BY NOVEMBER 30, 2025, FUNDING FOR THE RED LINE PROJECT HAS NOT BEEN APPROVED, OPTION B OF THE REZONING PLAN MAY BE ADOPTED BY PETITIONER WITHOUT THE REQUIREMENT OF AN AMENDMENT TO THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS. IN SUCH EVENT, PETITIONER'S ELECTION TO ADOPT OPTION B OF THE REZONING PLAN MAY BE MADE IN WRITING TO THE PLANNING DIRECTOR AND THESE DEVELOPMENT STANDARDS SHALL BE APPLICABLE TO THE ADOPTED ALTERNATE REZONING PLAN.

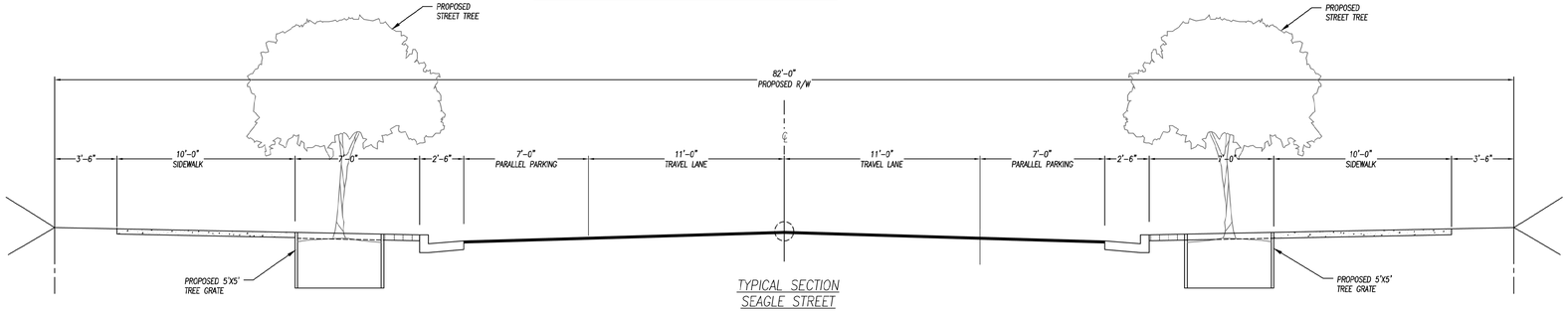
IF FUNDING FOR THE RED LINE IS APPROVED BY NOVEMBER 30, 2025, PETITIONER MAY ELECT TO DELAY COMPLETION OF PHASE 2 OF OPTION A UNTIL DESIGN HAS BEEN COMPLETED, RIGHT OF WAY ACQUIRED AND PERMITS APPROVED FOR THE PORTION OF THE RED LINE SOUTH OF THE PROPERTY AND INCLUDING THE STATION ON OR NEAR THE PROPERTY.

D. SIDEYARD PARKING IS PERMITTED AS SHOWN ON THE REZONING PLAN.

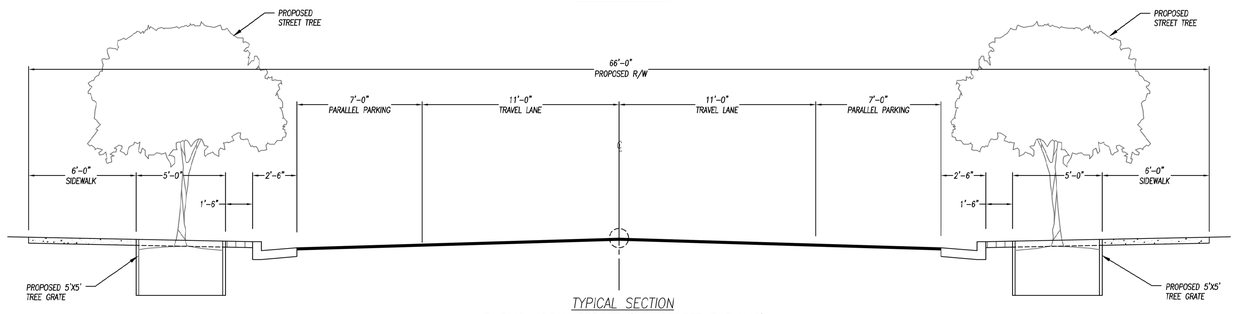
E. THE FLOOR TO AREA RATIO, FOR BOTH PHASE 2 OPTION A AND PHASE 2 OPTION B, FOR BUILDINGS WITH COMMERCIAL/SERVICE/OFFICE/RETAIL USES MAY BE LOWER THAN THE REQUIRED RATIO AS SET FORTH IN 3.2.13(A).

F. THE SQUARE FOOTAGE OF RETAIL/SERVICE/OFFICE SPACE MAY BE UP TO THE SQUARE FOOTAGE SHOWN ON THE PLANS, WHETHER PHASE 2 OPTION A OR OPTION B, RATHER THAN BEING LIMITED TO 10,000 S.F. PER DWELLING UNITS MASTER PLANNED IN THE ½ MILE CATCHMENT AREA AS SET FORTH IN 3.2.13 (E)(5)

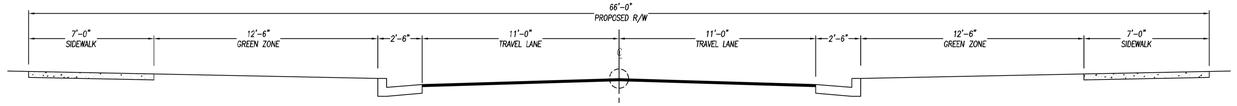
G. MAXIMUM HEIGHT FOR TOWNHOMES IS INCREASED TO 56 FEET.



TYPICAL SECTION
SEAGLE STREET



TYPICAL SECTION
PUBLIC LOCAL STREET (ON-STREET PARKING)



TYPICAL SECTION
PUBLIC LOCAL STREET (NO ON-STREET PARKING)

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

PID: 01103213, 01121101

Know what's **below.** **Call** before you dig.

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

NOTES AND DETAILS

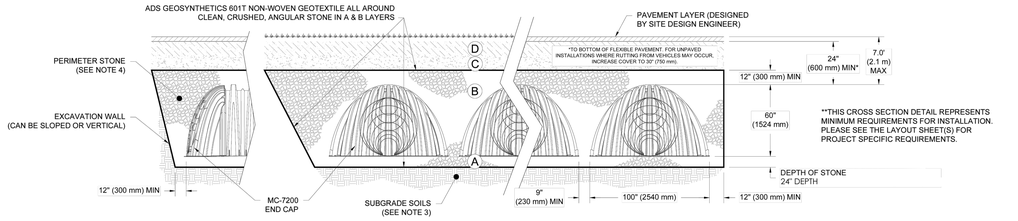
RZ9

N:\224021-Overcash Property\DWG Sheets\Rezone\RZ9 - NOTES AND DETAILS.dwg 5-15-25 02:21:16 PM jhunt

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-7200
STANDARD CROSS SECTION
DATE: 12/21/23
PROJECT #:
DRAWN: SLS
CHECKED: SLS

DATE	DRWN.	CHKD	DESCRIPTION

THIS DRAWING CAN BE EITHER PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS DEPICTED ON THIS SHEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

ADS

SHEET 1 OF 1

UNDERGROUND POND CROSS SECTION

N.T.S.

STORM CONTROL MANAGEMENT SYSTEM NOTE:

THE PROPOSED STORM CONTROL MANAGEMENT SYSTEMS SHALL MEET THE CRITERIA LOCATED IN CHAPTER 4.1 IN THE CHARLOTTE-MECKLENBURG SCM DESIGN MANUAL.

TO MEET LID REQUIREMENTS FOR WATER QUALITY, STONE STORAGE TO BE PROVIDED AT THE BOTTOM OF THE UNDERGROUND DETENTION SYSTEMS TO PROMOTE INFILTRATION. INFILTRATION TESTING WILL BE DONE AT THE TIME OF CONSTRUCTION DOCUMENTS PERMITTING.

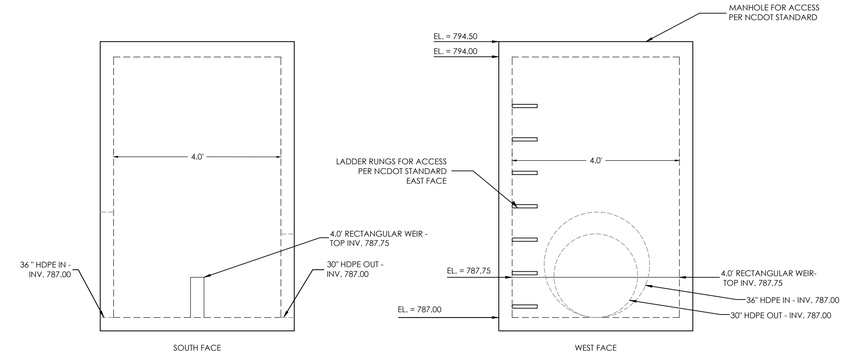
CONCEPTUAL STORM CONTROL MANAGEMENT CALCULATIONS

BMP	CONTRIBUTING DRAINAGE AREA	PRELIMINARY REQ'D VOLUME (10,000 CF/AC)	APPROXIMATE LF OF CHAMBERS	APPROXIMATE PROVIDED VOLUME (38.5 CF/ LF)*
UNDERGROUND BMP #1	3.40 ACRES	34,000 CF	890 LF	34,265 CF
UNDERGROUND BMP #2	4.10 ACRES	41,000 CF	1075 LF	41,385 CF
UNDERGROUND BMP #3	11.38 ACRES	113,800 CF	2,960 LF	113,960 CF

* STORMTECH PROVIDE A MINIMUM VOLUME OF 267.3 CF FOR EACH CHAMBER OF MC-7200. EACH CHAMBER IS 83.4" LONG. THAT EQUATES TO APPROXIMATELY VOLUME OF 38.5CF/LF OF CHAMBERS.

POND OUTLET DETAILS

N.T.S.



W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

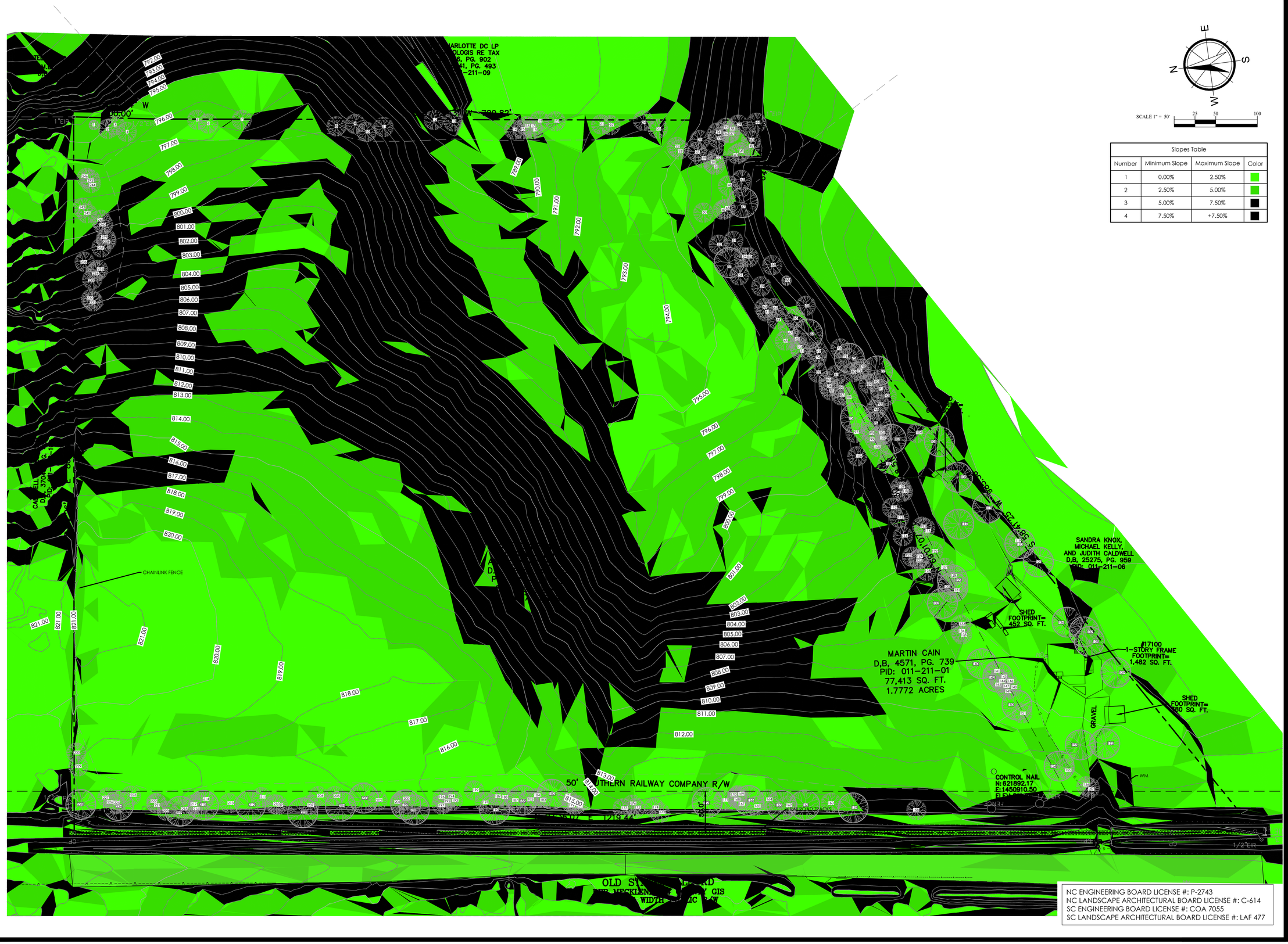
HFI PROJECT #: 224021

DETAILS

RZ10

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

N:\224021-Overaash Property\DWG\Sheets\Rezone\RZ9 - NOTES AND DETAILS.dwg 5-13-25 02:06:48 PM tmiledge



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	2.50%	
2	2.50%	5.00%	
3	5.00%	7.50%	
4	7.50%	+7.50%	

SCALE 1" = 50'

W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

SLOPE ANALYSIS PLAN

RZ11

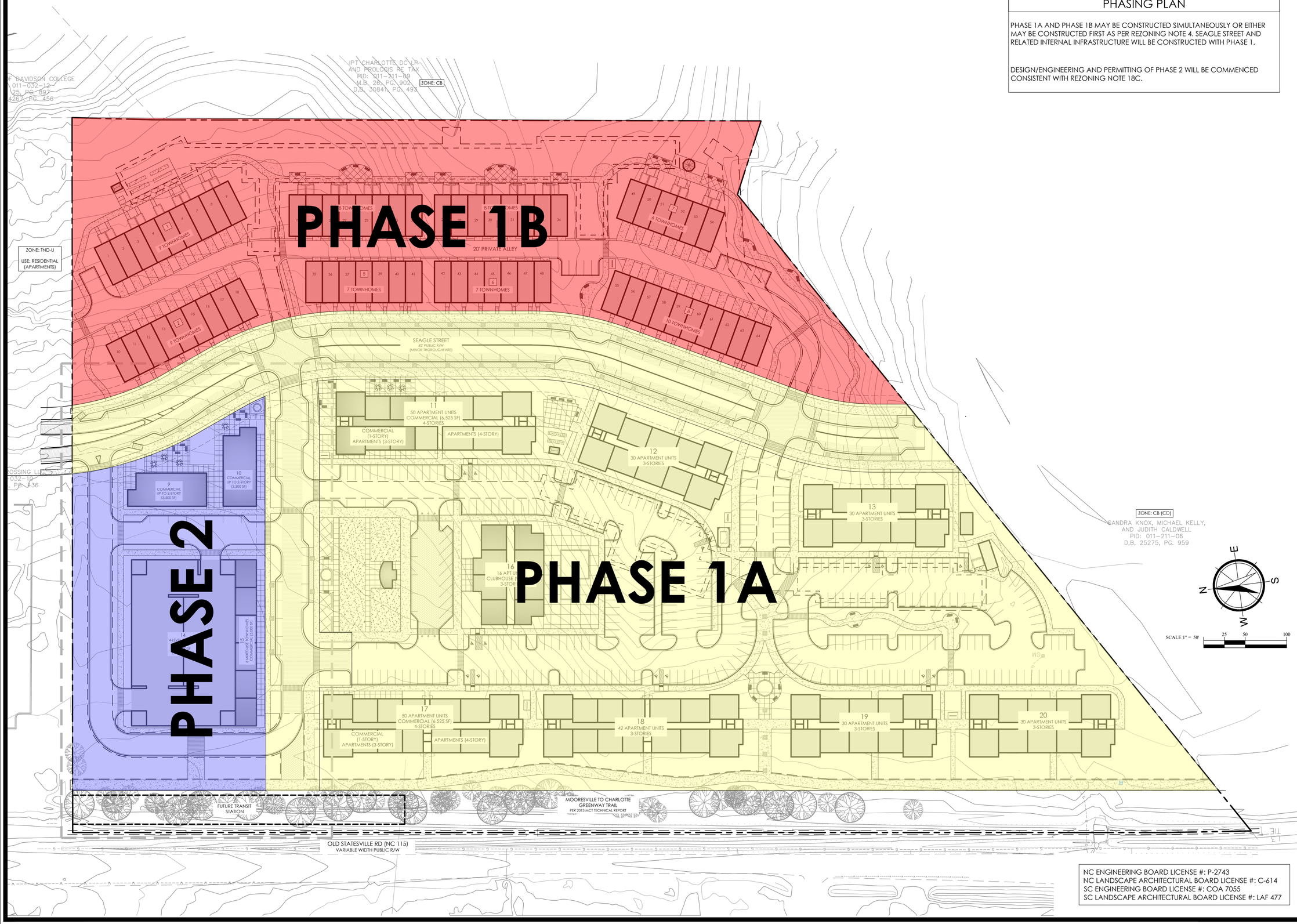
NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ-2C - SLOPE ANALYSIS.dwg 5-13-25 02:07:03 PM truteidge

PHASING PLAN

PHASE 1A AND PHASE 1B MAY BE CONSTRUCTED SIMULTANEOUSLY OR EITHER MAY BE CONSTRUCTED FIRST AS PER REZONING NOTE 4. SEAGLE STREET AND RELATED INTERNAL INFRASTRUCTURE WILL BE CONSTRUCTED WITH PHASE 1.

DESIGN/ENGINEERING AND PERMITTING OF PHASE 2 WILL BE COMMENCED CONSISTENT WITH REZONING NOTE 18C.



NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH
REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

PHASING PLAN

RZ12

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ5 - PHASING PLAN.dwg 5-15-25 03:30:20 PM jburt

VICINITY MAP

NTS

SITE AREA DATA

	AREA (SF)	AREA (AC)	TOTAL FLOOR AREA (SF)	PROPOSED F.A.R.
TOTAL SITE	927,181	21.29	523,200	-
STREET R/W	115,615	2.65	-	-
RAILWAY R/W	70,418	1.62	-	-
CONCEPTUAL LOT 1	231,721	5.32	162,300	0.70
CONCEPTUAL LOT 2	100,616	2.31	12,000	0.12 *
CONCEPTUAL LOT 3	408,811	9.39	348,900	0.85

* PER MODIFICATION REQUEST E ON SHEET R29, FLOOR TO AREA RATIO MAY BE LOWER THAN THE REQUIRED RATIO AS SET FORTH IN 3.2.13(A), DEVELOPER WILL CONTINUE TO INVESTIGATE THE ECONOMIC FEASIBILITY OF ADDING SECOND FLOOR SPACE TO BUILDINGS 9 & 10. IF FINANCIALLY FEASIBLE, AS DETERMINED BY DEVELOPER IN HIS SOLE DISCRETION, DEVELOPER WILL ADD A SECOND STORY FLOOR SPACE.

BLOCK DATA

BLOCK	BLOCK LENGTH
BLOCK #1	285'
BLOCK #2	596' *
BLOCK #3	230'
BLOCK #4	274'
BLOCK #5	639' *

* PER MODIFICATION REQUEST A ON SHEET R29, BLOCK LENGTH IS GREATER THAN THE REQUIRED 500'.

BUILDING DATA

BUILDING	BUILDING TYPE	USE	MAX BLDG HEIGHT	MINIMUM FAR	RESIDENTIAL BLDG AREA **	RESIDENTIAL FLOOR AREA **	NON-RES. BLDG AREA	NON-RES. FLOOR AREA
BUILDING 1	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	7,600 SF	22,800 SF	-	-
BUILDING 2	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	7,600 SF	22,800 SF	-	-
BUILDING 3	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,800 SF	20,400 SF	-	-
BUILDING 4	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,800 SF	20,400 SF	-	-
BUILDING 5	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,000 SF	18,000 SF	-	-
BUILDING 6	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	6,000 SF	18,000 SF	-	-
BUILDING 7	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	5,200 SF	15,600 SF	-	-
BUILDING 8	ATTACHED HOUSE	MULTI-FAMILY HOMES	30'	-	8,400 SF	25,200 SF	-	-
BUILDING 9	COMMERCIAL	GENERAL OFFICE RETAIL RESTAURANT	36'	0.35	-	-	6,000 SF	6,000 SF
BUILDING 10	COMMERCIAL	GENERAL OFFICE RETAIL RESTAURANT	36'	0.35	-	-	6,000 SF	6,000 SF
BUILDING 11	MIXED-USE	MULTI-FAMILY HOMES	46'	-	9,725 SF	58,500 SF		-
		RESTAURANT		0.35	-	-	6,525 SF	6,525 SF
BUILDING 12	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-	-
BUILDING 13	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-	-
BUILDING 14	MIXED-USE	MULTI-FAMILY HOMES	46'	-	9,100 SF	18,200 SF	-	-
		RECREATIONAL		0.35	-	-	9,100 SF	9,100 SF
BUILDING 15	MIXED-USE	MULTI-FAMILY HOMES	46'	-	9,725 SF	58,500 SF	-	-
		RESTAURANT			-	-	6,525 SF	6,525 SF
BUILDING 16	APARTMENT	MULTI-FAMILY HOMES	36'	-	16,265 SF	48,800 SF	-	-
BUILDING 17	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,900 SF	35,700 SF	-	-
BUILDING 18	APARTMENT	MULTI-FAMILY HOMES	36'	-	11,950 SF	35,700 SF	-	-

* - MAXIMUM BUILDING HEIGHTS ARE TO TOP OF WALL FOR TOP FLOOR OR TOP OF PARAPET. SLOPED ROOD IS IN ADDITION TO THIS HEIGHT
** - RESIDENTIAL FLOOR AREAS ARE APPROXIMATE AS PLANS ARE CONCEPTUAL

LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- CURB AND GUTTER
- BUILDING SETBACK
- ROAD CENTERLINE
- EXISTING SURVEY
- ADJACENT LOT PLANS
- MIXED-USE BUILDING HATCH
- RESIDENTIAL BUILDING HATCH
- PUBLIC STREET ASPHALT
- CONCRETE SIDEWALK
- SPECIALTY PAVEMENT
- PAVERS

OVERALL SITE DATA

PARCEL ID	01103213 (19.52 AC) + 01121101 (1.22 AC)
TOTAL AREA	21.29 AC (927,181 SF)
PROPOSED DISTURBED AREA	21.00 AC (91,760 SF)
RIVER BASIN	YADKIN-PEEDEE RIVER BASIN
STREAM CLASSIFICATION	RAMAH CREEK - CLASSIFICATION C
PRINCIPAL USE(S)	MIXED-USE (COMMERCIAL, APARTMENTS, TOWNHOMES)
BUILDING TYPE	URBAN WORKPLACE, APARTMENT BUILDING, ATTACHED HOUSE,
CURRENT ZONING	CB (CD) - CONDITIONAL ZONING CORPORATE BUSINESS DISTRICT
PROPOSED ZONING	TDO-R - TRANSIT-ORIENTED DEVELOPMENT - RESIDENTIAL DISTRICT
IMPERVIOUS % PROVIDED	65% (13.83 AC)
TOTAL NUMBER OF DWELLINGS	348 (278 APARTMENTS + 6 MIXED-USE TOWNHOMES + 64 TOWNHOMES)
TOTAL NON-RESIDENTIAL BUILDING AREA	34,150 SF
FRONT BTL RANGE OR SETBACK	10'-15'
FEMA MAP NUMBER	3710465200K
FEMA MAP DATE	11/16/2018
SOIL TYPES	CeB2 (59%), CeD2 (32%), HeB (9%)

SEE SHEET R21.4 - SITE PLAN OPTION B FOR DETAIL AND DIMENSIONS FOR SITE PLAN

SCALE 1" = 60' (30, 60, 120)

URBAN OPEN SPACE
ACTIVE + GREEN AREA

PROPERTY LINE

ZONE: TND-U
USE: RESIDENTIAL (APARTMENTS)

1 9 TOWNHOMES
2 9 TOWNHOMES
3 8 TOWNHOMES
4 8 TOWNHOMES
5 7 TOWNHOMES
6 7 TOWNHOMES
7 5 TOWNHOMES
8 10 TOWNHOMES

CONCEPTUAL LOT 1
20' PRIVATE ALLEY

BLOCK #5
BLOCK #4
BLOCK #2
BLOCK #1
BLOCK #3

SEE MODIFICATION REQUEST D ON SHEET R29 TO ALLOW SIDE YARD PARKING

SEAGLE STREET
82' PUBLIC R/W
PROPOSED 82' R/W

OFFSITE WORK REQUIRED TO MAKE CONNECTIONS TO STREET AND SIDEWALK WILL PRIMARILY OCCUR WITHIN PUBLIC R/W ESTABLISHED BY CALDWELL CROSSING DEVELOPMENT. ANY TEMPORARY CONSTUCTION EASEMENTS THAT MAY BE REQUIRED OUTSIDE OF R/W WILL BE OBTAINED DURING PERMITTING

CALDWELL CROSSING LLC
PID: 011-037-10
D.B. 37046, PG. 436

SEE MODIFICATION REQUEST D ON SHEET R29 TO ALLOW SIDE YARD PARKING

COMMERCIAL

COMM BUILDING A
FFE: 82.92

COMM BUILDING B
FFE: 83.67

CALDWELL CROSSING DEVELOPMENT
SEE R21-09 & EPM #442944
ZONE: TND-U

COACH LANE
100' PUBLIC R/W

CONCEPTUAL LOT 2

9 COMMERCIAL (6,000 SF)
10 COMMERCIAL (6,000 SF)

11 50 APARTMENT UNITS, COMMERCIAL (6,525 SF), 4-STORIES
COMMERCIAL (1-STORY), APARTMENTS (3-STORY), APARTMENTS (4-STORY)
12 30 APARTMENT UNITS, 3-STORIES
13 30 APARTMENT UNITS, 3-STORIES
16 16 APT UNITS, CLUBHOUSE (9,100 SF), 3-STORIES
POOL AREA
MAIL KIOSK
17 50 APARTMENT UNITS, COMMERCIAL (6,525 SF), 4-STORIES
COMMERCIAL (1-STORY), APARTMENTS (3-STORY), APARTMENTS (4-STORY)
18 42 APARTMENT UNITS, 3-STORIES
19 30 APARTMENT UNITS, 3-STORIES
20 30 APARTMENT UNITS, 3-STORIES

CONCEPTUAL LOT 3

URBAN OPEN SPACE
ACTIVE + GREEN SPACE

PROPOSED 66' R/W

FUTURE STUB FOR THOROUGHFARE CONNECTION

ZONE: CB (CD)
SANDRA KNOX, MICHAEL KELLY, AND JUDITH CALDWELL
PID: 011-211-06
D.B. 25275, PG. 959

RAILROAD R/W
FUTURE TRANSIT STATION
CONCEPTUAL LOT LINE
EX. EOP

MOORESVILLE TO CHARLOTTE GREENWAY TRAIL
PER 2013 TIMET TECHNICAL REPORT

50' SOUTHERN RAILWAY COMPANY R/W

EXISTING RAILWAY

OLD STATESVILLE RD (NC 115)
VARIABLE WIDTH PUBLIC R/W

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH
REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

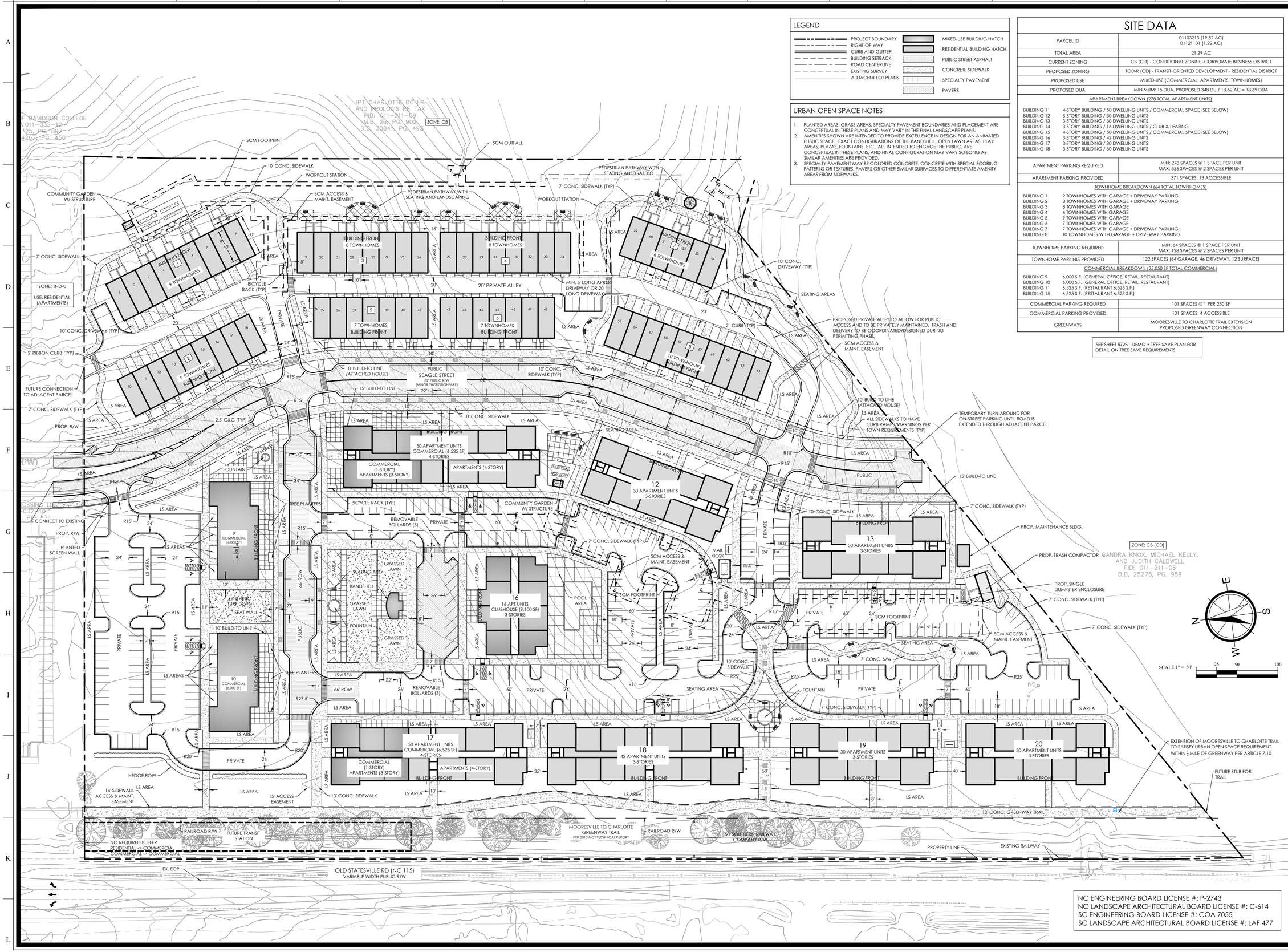
ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

OVERALL SITE PLAN OPTION B

RZ13

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ4B - OVERALL SITE PLAN B.DWG 5-13-25 @ 07:40 PM mtuledge



LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- CURB AND GUTTER
- BUILDING SETBACK
- ROAD CENTERLINE
- EXISTING SURVEY
- ADJACENT LOT PLANS
- MIXED-USE BUILDING HATCH
- RESIDENTIAL BUILDING HATCH
- PUBLIC STREET ASPHALT
- CONCRETE SIDEWALK
- SPECIALTY PAVEMENT
- PAVERS

URBAN OPEN SPACE NOTES

1. PLANTED AREAS, GRASS AREAS, SPECIALTY PAVEMENT BOUNDARIES AND PLACEMENT ARE CONCEPTUAL IN THESE PLANS AND MAY VARY IN THE FINAL LANDSCAPE PLANS.
2. AMENITIES SHOWN ARE INTENDED TO PROVIDE EXCELLENCE IN DESIGN FOR AN ANIMATED PUBLIC SPACE. EXACT CONFIGURATIONS OF THE BANDSHELL, OPEN LAWN AREAS, PLAY AREAS, PLAZAS, FOUNTAINS, ETC., ALL INTENDED TO ENGAGE THE PUBLIC, ARE CONCEPTUAL IN THESE PLANS, AND FINAL CONFIGURATION MAY VARY SO LONG AS SIMILAR AMENITIES ARE PROVIDED.
3. SPECIALTY PAVEMENT MAY BE COLORED CONCRETE, CONCRETE WITH SPECIAL SCORING PATTERNS OR TEXTURES, PAVERS OR OTHER SIMILAR SURFACES TO DIFFERENTIATE AMENITY AREAS FROM SIDEWALKS.

SITE DATA

PARCEL ID	01103213 (19.52 AC) 01121101 (1.22 AC)
TOTAL AREA	21.29 AC
CURRENT ZONING	CB (CD) - CONDITIONAL ZONING CORPORATE BUSINESS DISTRICT
PROPOSED ZONING	TOD-R (CD) - TRANSIT-ORIENTED DEVELOPMENT - RESIDENTIAL DISTRICT
PROPOSED USE	MIXED-USE (COMMERCIAL, APARTMENTS, TOWNHOMES)
PROPOSED DUA	MINIMUM: 15 DUA, PROPOSED 348 DU / 18.62 AC = 18.69 DUA

APARTMENT BREAKDOWN [278 TOTAL APARTMENT UNITS]

BUILDING 11	4-STORY BUILDING / 50 DWELLING UNITS / COMMERCIAL SPACE (SEE BELOW)
BUILDING 12	3-STORY BUILDING / 30 DWELLING UNITS
BUILDING 13	3-STORY BUILDING / 30 DWELLING UNITS
BUILDING 14	3-STORY BUILDING / 16 DWELLING UNITS / CLUB & LEASING
BUILDING 15	4-STORY BUILDING / 50 DWELLING UNITS / COMMERCIAL SPACE (SEE BELOW)
BUILDING 16	3-STORY BUILDING / 42 DWELLING UNITS
BUILDING 17	3-STORY BUILDING / 30 DWELLING UNITS
BUILDING 18	3-STORY BUILDING / 30 DWELLING UNITS

APARTMENT PARKING REQUIRED	MIN: 278 SPACES @ 1 SPACE PER UNIT MAX: 556 SPACES @ 2 SPACES PER UNIT
APARTMENT PARKING PROVIDED	371 SPACES, 13 ACCESSIBLE

TOWNHOME BREAKDOWN [64 TOTAL TOWNHOMES]

BUILDING 1	9 TOWNHOMES WITH GARAGE + DRIVEWAY PARKING
BUILDING 2	8 TOWNHOMES WITH GARAGE + DRIVEWAY PARKING
BUILDING 3	8 TOWNHOMES WITH GARAGE
BUILDING 4	6 TOWNHOMES WITH GARAGE
BUILDING 5	9 TOWNHOMES WITH GARAGE
BUILDING 6	7 TOWNHOMES WITH GARAGE
BUILDING 7	7 TOWNHOMES WITH GARAGE + DRIVEWAY PARKING
BUILDING 8	10 TOWNHOMES WITH GARAGE + DRIVEWAY PARKING

TOWNHOME PARKING REQUIRED	MIN: 64 SPACES @ 1 SPACE PER UNIT MAX: 128 SPACES @ 2 SPACES PER UNIT
TOWNHOME PARKING PROVIDED	122 SPACES (64 GARAGE, 46 DRIVEWAY, 12 SURFACE)

COMMERCIAL BREAKDOWN [25,050 SF TOTAL COMMERCIAL]

BUILDING 9	6,000 S.F. (GENERAL OFFICE, RETAIL, RESTAURANT)
BUILDING 10	6,000 S.F. (GENERAL OFFICE, RETAIL, RESTAURANT)
BUILDING 11	6,525 S.F. (RESTAURANT 6,525 S.F.)
BUILDING 15	6,525 S.F. (RESTAURANT 6,525 S.F.)

COMMERCIAL PARKING REQUIRED	101 SPACES @ 1 PER 250 SF
COMMERCIAL PARKING PROVIDED	101 SPACES, 4 ACCESSIBLE
GREENWAYS	MOORESVILLE TO CHARLOTTE TRAIL EXTENSION PROPOSED GREENWAY CONNECTION

SEE SHEET RZ2B - DEMO + TREE SAVE PLAN FOR DETAIL ON TREE SAVE REQUIREMENTS

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

SITE PLAN OPTION B

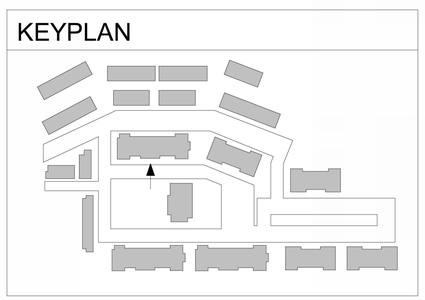
RZ14

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ4B - SITE PLAN B.DWG 5-13-25 02:07:54 PM truitledge

4 STORY ELEVATION @ RETAIL CORNER 1

1/8" = 1'-0"

KEYPLAN



cline

STATION SOUTH

MOORESVILLE, NC

220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217

STATION SOUTH
REZONING: ARCHITECTURAL STANDARDS DRAFT
1-2-2025

APARTMENTS

- ROOF
  - SLOPED/SHINGLED ROOF, TYPICALLY GABLE TRUSSES.
  - MAY INCLUDE GABLE OR OTHER FORM DORMERS.
  - SOME FLAT ROOF AREAS MAY BE INCLUDED.
- SIDING
  - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
- MASONRY
  - APPROXIMATELY 24" TALL BRICK "WAINSCOT".
  - OPTIONALLY, BRICK TO 8' HIGH, APPROXIMATELY 24" WIDE, ADJACENT TO BUILDING ENTRANCES.
- WINDOWS
  - VINYL SINGLE-HUNG WINDOWS.

MIXED-USE BUILDINGS

- ROOF
  - SLOPED/SHINGLED ROOF, TYPICALLY GABLE TRUSSES.
  - MAY INCLUDE GABLE OR OTHER FORM DORMERS.
  - SOME FLAT ROOF AREAS MAY BE INCLUDED.
- SIDING
  - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
- MASONRY
  - AT RESIDENTIAL AREAS:
    - APPROXIMATELY 24" TALL BRICK "WAINSCOT".
    - OPTIONALLY, BRICK TO 8' HIGH, APPROXIMATELY 24" WIDE, ADJACENT TO BUILDING ENTRANCES.
  - AT COMMERCIAL AREAS:
    - APPROXIMATELY 24" TALL BRICK "WAINSCOT", WITH BRICK TO APPROXIMATELY 8' HIGH AT COMMERCIAL STOREFRONT AREAS, APPROXIMATELY 24" ADJACENT TO ALL STOREFRONT.
- WINDOWS
  - AT RESIDENTIAL AREAS;
    - VINYL SINGLE-HUNG WINDOWS.
  - AT COMMERCIAL AREAS:
    - ALUMINUM "STOREFRONT" FRAMING AND GLASS.
- PAVEMENT
  - SEE CIVIL PLANS FOR PAVEMENT AREAS.
  - SIDEWALKS TYPICALLY CONCRETE.
  - SOME AREAS WIDENED TO PROVIDE SPACE FOR OUTDOOR DINING OR SEATING AREAS - PAVEMENT DIFFERENTIATED FROM SIDEWALK AREAS BY DIFFERENT CONCRETE SCORING PATTERNS, COLORED CONCRETE, OR PAVERS.

RETAIL BUILDINGS

- ROOF
  - FLAT ROOF WITH PARAPET WALLS.
- SIDING / MASONRY
  - WALLS - APPROXIMATELY 60% BRICK MASONRY.
  - WALLS - UP TO 40% CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
- WINDOWS
  - ALUMINUM "STOREFRONT" FRAMING AND GLASS.
- PAVEMENT
  - SEE CIVIL PLANS FOR PAVEMENT AREAS.
  - SIDEWALKS TYPICALLY CONCRETE.
  - SOME AREAS WIDENED TO PROVIDE SPACE FOR OUTDOOR DINING OR SEATING AREAS - PAVEMENT DIFFERENTIATED FROM SIDEWALK AREAS BY DIFFERENT SCORING PATTERNS, COLORED CONCRETE, OR PAVERS.

PARKING DECK

- PRECAST CONCRETE COLUMNS, SPANDRELS AND WALL PANELS
  - UP TO 40% UNFINISHED.
  - APPROXIMATELY 60% COVERED WITH BRICK MASONRY, LOUVERS, MESH, PAINTED, OTHER ARCHITECTURAL TREATMENT, AND/OR "LINER" LIVE/WORK BUILDING.

"LINER" LIVE/WORK BUILDING (FRONTING THE PARKING DECK, OPPOSITE THE PUBLIC PARK)

- ROOF
  - SLOPED/SHINGLED ROOF OR FLAT ROOF.
  - MAY INCLUDE GABLE OR OTHER FORM DORMERS IF SLOPED/SHINGLED ROOF.
- SIDING
  - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
- MASONRY
  - AT RESIDENTIAL AREAS (SECOND FLOOR AND ABOVE):
    - OPTIONALLY, BRICK TO 8' HIGH, APPROXIMATELY 24" WIDE, ADJACENT TO BUILDING ENTRANCES.
  - AT COMMERCIAL AREAS (FIRST FLOOR):
    - APPROXIMATELY 24" TALL BRICK "WAINSCOT" WITH BRICK TO APPROXIMATELY 8' HIGH AT COMMERCIAL STOREFRONT AREAS, APPROXIMATELY 24" ADJACENT TO ALL STOREFRONT.
- WINDOWS
  - AT RESIDENTIAL AREAS;
    - VINYL SINGLE-HUNG WINDOWS.
  - AT COMMERCIAL AREAS:
    - ALUMINUM "STOREFRONT" FRAMING AND GLASS.

TOWNHOUSES

- ROOF
  - SLOPED/SHINGLED ROOF, TYPICALLY GABLE TRUSSES.
  - MAY INCLUDE GABLE OR OTHER FORM DORMERS.
  - SOME FLAT ROOF AREAS MAY BE INCLUDED.
- SIDING
  - CEMENT-BASED ("HARDI" OR SIMILAR) SIDING, TYPICALLY LAP SIDING, VERTICAL BOARD AND BATTEN, OR FLAT PANELS WITH BATTENS, OR A COMBINATION OF THESE MATERIALS.
- MASONRY
  - OPTIONALLY, APPROXIMATELY 24" TALL BRICK "WAINSCOT".
- WINDOWS
  - VINYL SINGLE-HUNG WINDOWS.

THESE ELEVATIONS AND ILLUSTRATIVE RENDERINGS ARE SUBMITTED AS EXAMPLES ONLY AND DO NOT REPRESENT ACTUAL ELEVATIONS OR SITE LAYOUTS FOR THIS PROJECT. STAFF MAY APPROVE ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED IN THE REZONING PLAN.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

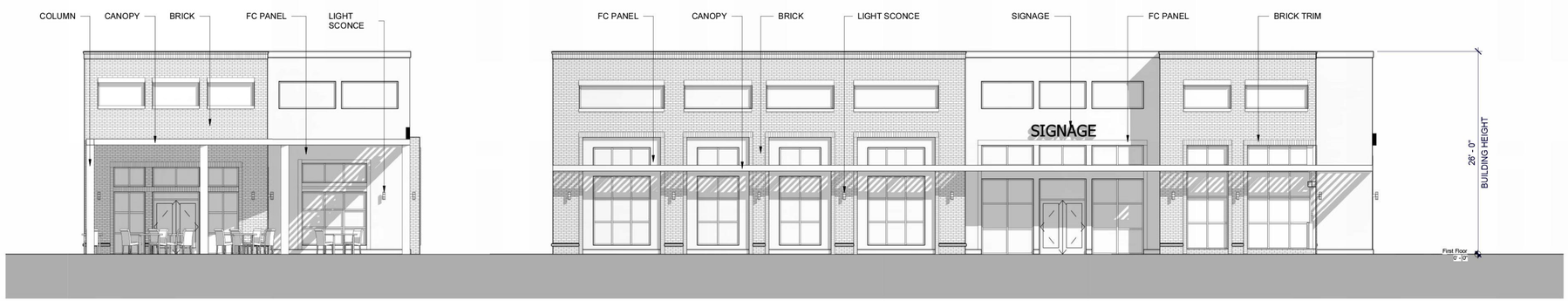
BUILDING ELEVATIONS

RZ15

N:\224021-Overcash Property\DWG\Streets-Rezone\RZ15 - ELEVATIONS + RENDERS.dwg 5-13-25 02:08:08 PM trutledge

3 STORY ELEVATION @ CLUB INTERSECTION 1

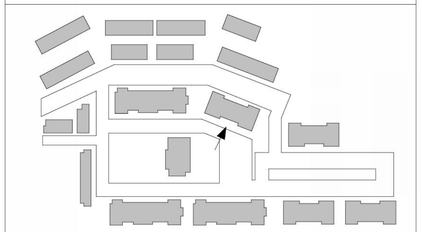
1/8" = 1'-0"



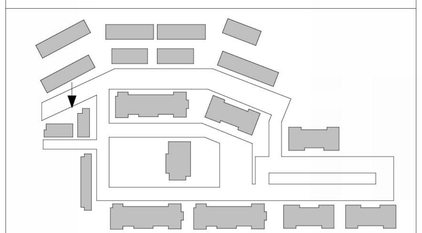
RETAIL ELEVATION @ STREET 1

1/8" = 1'-0"

KEYPLAN



KEYPLAN



THESE ELEVATIONS AND ILLUSTRATIVE RENDERINGS ARE SUBMITTED AS EXAMPLES ONLY AND DO NOT REPRESENT ACTUAL ELEVATIONS OR SITE LAYOUTS FOR THIS PROJECT. STAFF MAY APPROVE ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED IN THE REZONING PLAN.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

cline

STATION SOUTH

MOORESVILLE, NC

220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217

W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

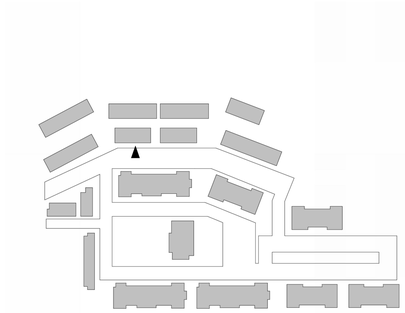
ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

BUILDING ELEVATIONS

RZ16

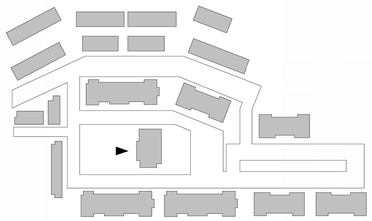
N:\224021-Overstalk Property\DWG\Sheets\Rezone\RZ11 - ELEVATIONS + RENDERS.dwg 5-13-25 02:08:22 PM trutledge



3 STORY TOWNHOUSE ELEVATION 1

1/8" = 1'-0"

KEYPLAN



CLUBHOUSE FRONT ELEVATION 1

1/8" = 1'-0"

cline

STATION SOUTH

MOORESVILLE, NC

220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217

THESE ELEVATIONS AND ILLUSTRATIVE RENDERINGS ARE SUBMITTED AS EXAMPLES ONLY AND DO NOT REPRESENT ACTUAL ELEVATIONS OR SITE LAYOUTS FOR THIS PROJECT. STAFF MAY APPROVE ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED IN THE REZONING PLAN.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH
REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

BUILDING ELEVATIONS

RZ17

N:\224021-Overcash Property\DWG\Sheets\Rezone\RZ17 - ELEVATIONS + RENDERS.dwg 5-13-25 02:08:37 PM truitedge

LIVE-WORK DECK WRAP ELEVATION 1

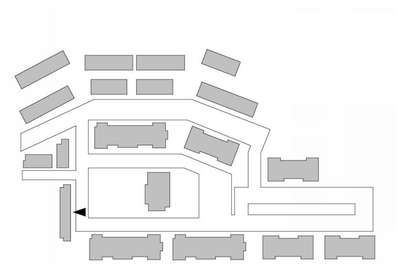
1/8" = 1'-0"

cline

STATION SOUTH

MOORESVILLE, NC

220 EAST PETERSON DRIVE, CHARLOTTE, NC 28217



THESE ELEVATIONS AND ILLUSTRATIVE RENDERINGS ARE SUBMITTED AS EXAMPLES ONLY AND DO NOT REPRESENT ACTUAL ELEVATIONS OR SITE LAYOUTS FOR THIS PROJECT. STAFF MAY APPROVE ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED IN THE REZONING PLAN.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

STATION SOUTH REZONING PLAN

PID: 01103213, 01121101

OLD STATESVILLE RD, HUNTERSVILLE
MECKLENBURG COUNTY, NC 28087

Know what's below. Call before you dig. 811

REVISIONS

INITIAL SUB. DATE: 10/16/2024

ISSUANCE DATE: 05/13/2025

HFI PROJECT #: 224021

BUILDING ELEVATIONS

RZ18

N:\224021-Overcash Property\DWG\Streets\Rezone\RZ18 - ELEVATIONS + RENDERS.dwg 5-13-25 02:08:52 PM trufedge

Town Engineering Rezoning Comment Summary
R24-15 Station South (CSP-500046)
17100 and 17220 Old Statesville Rd (PID 01103213, 01121101)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located on the east side of Old Statesville Rd (NC-115) approximately 0.25 Miles north of the intersection of NC-115 and Sam Furr Road (NC-73). It consists of mixed-use development, a public street connection and four driveway connections to the proposed extension of Seagle Street. Two options for the site (A and B) have been provided by the applicant. "Option A" proposes a parking deck to serve a potential future transit station. "Option B" has omitted the future transit station and proposes a parking lot in lieu of a parking deck.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The developer's consultant submitted a TIA on January 31. The TIA was returned to the consultant as incomplete as it did not comply with Article 14.5.4 of the Zoning Ordinance.

The TIA was resubmitted on March 24 and acceptable as a final version. The TIA identifies the following improvements to comply with Article 14.4 of the Zoning Ordinance:

NC73 at NC115 (Old Statesville Road)

- Construct a second southbound left-turn lane on NC115 with 350 feet of storage. Modifications to the existing traffic signal for the added lane are required.

NC115 (Old Statesville Road) at Coach Lane

- Construct a second northbound through lane on NC115 with 200 feet of storage along with a receiving lane of adequate length to meet NCDOT requirements (typically 800 to 1,000 feet).

A supplemental traffic impact analysis memorandum was submitted on May 9 which provides an alternative solution for the intersection of NC115 at Coach Lane as follows:

- Construct a thru-cut intersection (restricts through movements for Coach Lane). Separate left and right turn lanes on both Coach Lane approaches along with raised concrete islands are required. (See concept attached)

Recommend that the wording for the committed improvements be reworded to the above on the rezoning plans.

Site Plan Comments:

1) Modify the wording on the committed TIA improvements on the coversheet.
2) For both options, an easement and portions of sidewalk are proposed on an adjacent parcel (PID 01121106). Work or easements proposed on adjacent parcels will require written approval from the adjacent property owner prior to construction document approval.
3) Address other transportation and stormwater related minor comments.

LEGEND

- EXISTING DEDICATED R/W
- EXISTING MAINTENANCE R/W
- PROPOSED R/W PER NORTH PARK APARTMENTS PLANS
- PROPOSED R/W PER CALDWELL CROSSING PLANS
- PROPOSED R/W
- ADDITIONAL R/W AREA NEEDED BEYOND NORTH PARK APARTMENTS AND CALDWELL CROSSING LIMITS

N/F
NORTH PARK
APARTMENTS, LLC
PID: 00544331

N/F
NORTH PARK
APARTMENTS, LLC
PID: 00544317

N/F
NORTH PARK
APARTMENTS, LLC
PID: 00544318

N/F
NORTH PARK
APARTMENTS, LLC
PID: 00544319

N/F
CALDWELL PARTNERS, LLC
PID: 00544320

N/F
CALDWELL PARTNERS, LLC
PID: 00544378

COACH LANE
(TOWN OF HUNTERSVILLE MAINTAINED)

8' TOTAL SHOULDER
(4' PAVED + 4' TURF)

TIE TO NORTH PARK APARTMENTS
ROADWAY IMPROVEMENTS

REBUILD EX. DRIVEWAY

OLD STATESVILLE ROAD (NC HWY 115)

100' TURN LANE TAPER

550' LANE SHIFT TAPER (50 MPH DESIGN SPEED x 11' OFFSET)

150' DECELERATION

200' STORAGE

11' TYP.

RAIL R/W

SUE

THIS EXHIBIT IS SCHEMATIC IN NATURE AND IS SUBJECT TO VARIATION.

HORZ. SCALE 0 30 60 FEET

STATION SOUTH - HIGHWAY 115 IMPROVEMENTS

SITE PLAN - SHEET 1 OF 2

HUNTERSVILLE, NC

05.01.2025

BOLTON & MENK

LEGEND

- EXISTING DEDICATED R/W
- EXISTING MAINTENANCE R/W
- PROPOSED R/W PER NORTH PARK APARTMENTS PLANS
- PROPOSED R/W PER CALDWELL CROSSING PLANS
- PROPOSED R/W
- ADDITIONAL R/W AREA NEEDED BEYOND NORTH PARK APARTMENTS AND CALDWELL CROSSING LIMITS

COACH LANE
(TOWN OF HUNTERSVILLE MAINTAINED)

WILL KNOX ROAD - SR 2432
(NCDOT MAINTAINED)

OLD STATESVILLE ROAD (NC HWY 115)

N/F
CALDWELL PARTNERS, LLC
PID: 00544320

N/F
CALDWELL PARTNERS, LLC
PID: 00544378

N/F
CALDWELL PARTNERS, LLC
PID: 00544379

N/F
CALDWELL PARTNERS, LLC
PID: 00544324

N/F
EQUITY TRUST COMPANY
PID: 00544335

N/F
MASON A. LOWRANCE AND
JEANNE KNOX LOWRANCE
PID: 00544325

N/F
RANDALL A. WOLF
PID: 00544326

N/F
LAKESIDE CHARTER
HOLDINGS, LLC
PID: 00502104

8' TOTAL SHOULDER
(4' PAVED + 4' TURF)

REBUILD EX. DRIVEWAY

LANE SHIFT TAPER
(45 MPH POSTED SPEED x 8' OFFSET)

TIE TO EXISTING STRIPING

TIE TO EXISTING PAVEMENT

NEW R/W ACQUISITION NOT REQUIRED FOR PID#00544325 AS NO PAVEMENT WIDENING NOR ADJUSTMENT TO DITCH LINE IS OCCURRING WITHIN EX. MAINTENANCE R/W

100' TURN LANE TAPER

150' DECELERATION

280' STORAGE

495' LANE SHIFT TAPER (45 MPH POSTED SPEED x 11' OFFSET)

200' STORAGE

THIS EXHIBIT IS SCHEMATIC IN NATURE AND IS SUBJECT TO VARIATION.

HORZ. SCALE 0 30 60 FEET

STATION SOUTH - HIGHWAY 115 IMPROVEMENTS

SITE PLAN - SHEET 2 OF 2

HUNTERSVILLE, NC

05.01.2025

BOLTON & MENK

Community Meeting Notices

Project Name	R24-15 Station South Rezoning

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be submitted to the Planning Department and incorporated into the application for this project.

The following persons and organizations were sent notices of the community meeting (first and last name or business name only):

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
Caldwell Station Homeowners Assoc.	N/A	11/29/2024	Certified Mail	homeowner assocation within 2000 feet of any portion of
ampton Ridge Owners Assoc of Charlott	N/A	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
Hampton Ridge II Homeowners Assoc	N/A	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
June Overcash	1103213	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Sharon Allen	1103213	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Connie Washam Heath	1103213	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Martin D. & Faye H. Cain	1121101	11/29/2024	Certified Mail	Property Owner (SO 6.320.3(a))
Clinton M. & Maria Gandy	543125	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Clinton M. Gandy	543128	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Gary Scott Carlton	543130	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
/ Church Worldwide Outreach Ministrie	543131	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
/ Church Worldwide Outreach Ministrie	543132	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Saykham & Phoummy S. Inthanonh	543134	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
William David Inthanonh & Veda Vang	543134	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Timothy Joseph Roy & Brenda Hager	543135	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Timothy Joseph Roy & Brenda Hager	543136	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Timothy Joseph Roy & Brenda Hager	543137	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
North Park Apartments LLC	544317	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
North Park Apartments LLC	544318	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
North Park Apartments LLC	544330	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
North Park Apartments LLC	544331	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	544320	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Crossing LLC	1103210	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Crossing LLC	1103211	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))

Trustees of Davidson College	1103212	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	1103216	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	1103217	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
North Park Apartments LLC	1103218	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
North Park Apartments LLC	1103219	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
Wanda Dianne G. Yocum	1103220	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Clinton M. Gandy	1121103	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Sandra L. Knox & Michael Grey Kelly	1121106	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Charles E. Knox Jr.	1121106	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
IPT Charlotte DC LP	1121109	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Caldwell Partners LLC	544378	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
John M. Raymer Jr. Revocable Trust	543142	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Gary Scott Carlton & Becky Knox	1121102	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
Clinton M. & Maria Gandy	1121104	11/29/2024	Certified Mail	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
The Pointe at Caldwell LLC	N/A	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
JPO Mayes LP	N/A	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom
Bellamoor at the Park, LLC	N/A	11/29/2024	Certified Mail	Neigborhood association, property woner assocation, and hom

Community Meeting Attendance Log

Project Name:	R24-15 Station South Rezoning
Location of Meeting:	Lake Norman Church of Christ
Date:	12-Dec-24
Time:	5:30 pm - 6:30 pm

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

For the record of attendance, please list your first and last name:

1	Todd	26	Burris
2	June	27	Overcash
3	David	28	McDonnell
4	Jesse	29	James
5	Marty	30	Cain
6	Faye	31	Cain
7	Mike	32	Prosko
8		33	
9		34	
10		35	
11		36	
12		37	
13		38	
14		39	
15		40	
16		41	
17		42	
18		43	
19		44	
20		45	
21		46	
22		47	
23		48	
24		49	
25		50	

PEAK
DEVELOPMENT

November 26, 2024

SUBJECT: Notice of community meeting for information related to a Conditional Rezoning of approximately 21.29 acres on Old Statesville Road, Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01103213 and 01121101. The Applicant for the subject property is Station South, LLC.

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the community meeting is to provide an opportunity for the Applicant to describe the proposed project and to answer any questions you may have. The Applicant is requesting approval from the Town for a Conditional Rezoning from the current zoning of CB(CD) to the proposed zoning of TOD-R(CD) to construct a mixed-use development.

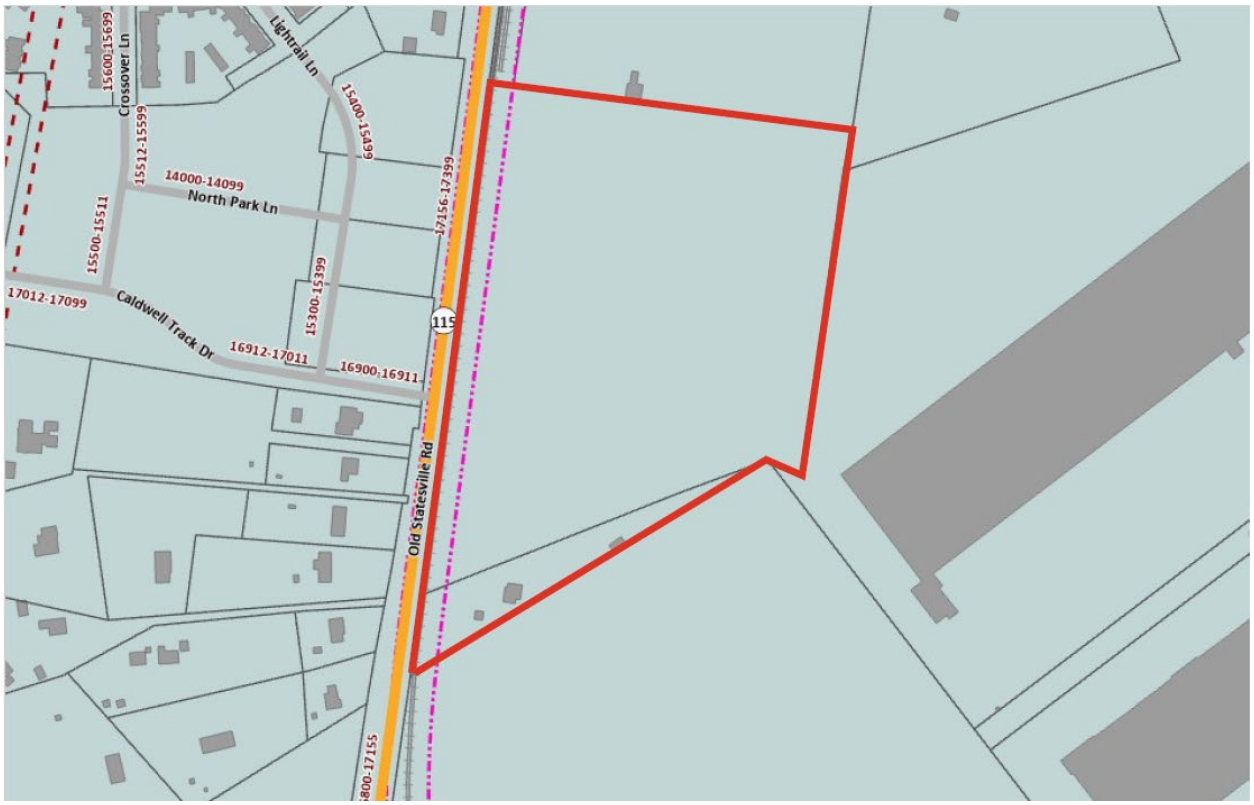
MEETING DETAILS:
5:30 P.M. to 6:30 P.M.
December 12
Lake Norman Church of Christ
17634 Caldwell Station Road
Huntersville, NC 28078

You are welcome to attend the above-mentioned neighborhood meeting. There will be an additional opportunity to ask questions about the proposed development.

Sincerely,

Station South, LLC

PEAK
DEVELOPMENT



Station South (R24-15)

Community Meeting Report

Date: December 12, 2024

Time: 5:30 pm – 6:30 pm

Location: Lake Norman Church of Christ, 17634 Caldwell Station Road, Huntersville 28078

Roster of Persons in Attendance: **See attached community meeting form**

Agenda:

1. Applicant presentation & rezoning description
2. Attendees' question & answer session

Applicant and the attendees discussed the following comments and questions:

General Discussion

- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- General discussion about the CATS Redline location and the Redline station location.
- General discussion about development in the area.

Questions

***Answers in bold**

- What happens if the Redline is not approved and there is not a station at this site? **The Applicant will have an alternate plan to address what happens if the Red Line is not approved. The rezoning plans include an "Option A" plan with the Red Line Transit Station and an "Option B" for the parcel to be developed as primarily a retail/commercial use if the Red Line funding is not approved so the Station will not be built.**
- What comments/ feedback have you received from planning staff? **Overall, Planning Staff is supportive of the plan. The Applicant explained that Planning Staff comments are being addressed. The Applicant provided examples of the staff feedback, in that much of the commentary was technical in nature – requiring labelling or dimensions, while other comments requested the Developer provide drawing details and/or description of how the plan was supportive of the 2040 Plan or Zoning Ordinance.**
- When will the project start? **The schedule has not been determined at this point, but based upon permitting would likely not start construction until late 2025 or early 2026.**
- What are the next steps in the public process? **The Applicant explained that the next steps are a public hearing, planning board and then town board final action.**
- What are the roads that will go through this site? **The Applicant responded that Seagle Street will be extended south from the adjacent Caldwell Crossing development through this site, providing access from both Old Statesville Road via a Coach Lane**

extension and crossing of the rail line, and from Mayes Road via an extension/reconfiguration of Caldwell Station Road.

PEAK
DEVELOPMENT

STATION SOUTH

Peak Development

PROJECT TEAM

PEAK DEVELOPMENT

Developer

IRVIN LAW GROUP

Legal

W&A Engineering

Civil Engineer

PEAK DEVELOPMENT LEADERSHIP

Michael Cox
Development

Harris Ralston
Capital Formation

Andy Giraldo
Operations

Dan Wendover
Development

Adam Horner
General Counsel

Ryan Lambert
Operations

PEAK DEVELOPMENT

01.

Local Developer

02.

150 Years of Experience

03.

$20 Billion

04.

Over 1,500 MF Units

05.

Over 350 Townhomes

06.

Over 1 Million SF of Retail

Caldwell Station Tributary Greenway
LAKESIDE CHARTER ACADEMY
AMBASSADOR CHRISTIAN SCHOOL
115
73
1
2
Huntersville
Huntersville
73
Town of Huntersville
NORTH CAROLINA
ENGINEERING & PUBLIC WORKS
115
North Mecklenburg Park Developed
NORTHSTONE COUNTRY CLUB

Station South

Huntersville 2040 Community Plan

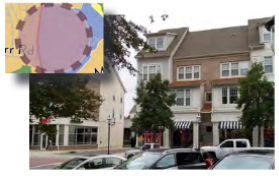
Proximity to Public Transportation

Station South

PEAK DEVELOPMENT

Huntersville 2040 Community Plan

Future Land Use Character Areas



Mixed Use Centers

Mixed Use Centers contain vertical mixed use along key frontages. New development includes wide sidewalks, buildings are close to street with high levels of transparency, and parking is located in rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

Station South

PEAK DEVELOPMENT

Huntersville 2040 Community Plan

2040 Policy Recommendations

LU-1 Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.

LU-2 Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.

LU-6 Policy LU-6: Support a mix of land uses in key locations.

EOS-10 Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.

LU-10 Policy LU-10: Encourage a diversity of housing options.

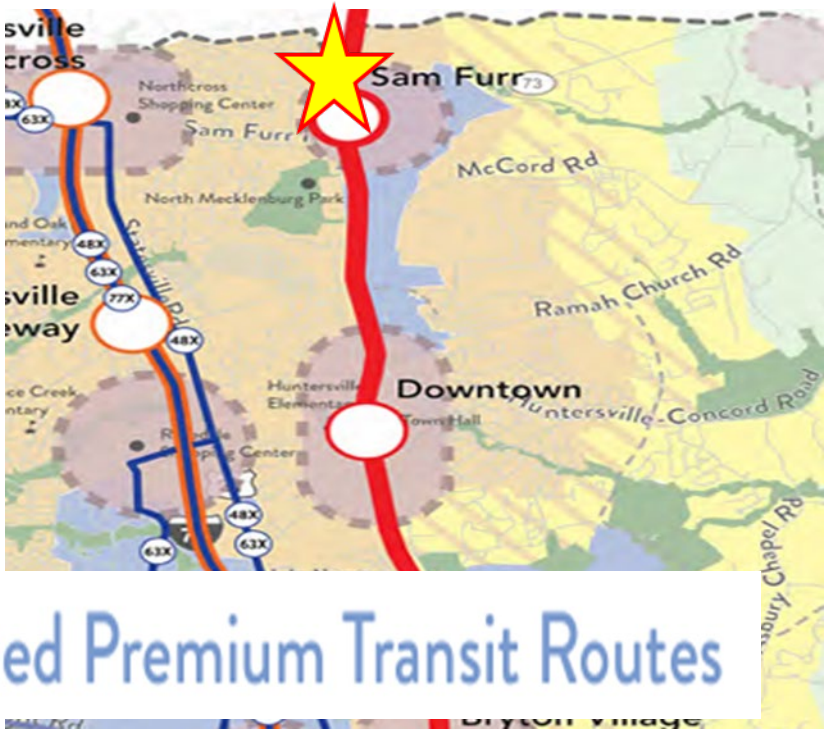
Station South

2040 Policy TRANSPORTATION Recommendations

T-1 Policy T-1: Link land use with transportation using the mobility framework

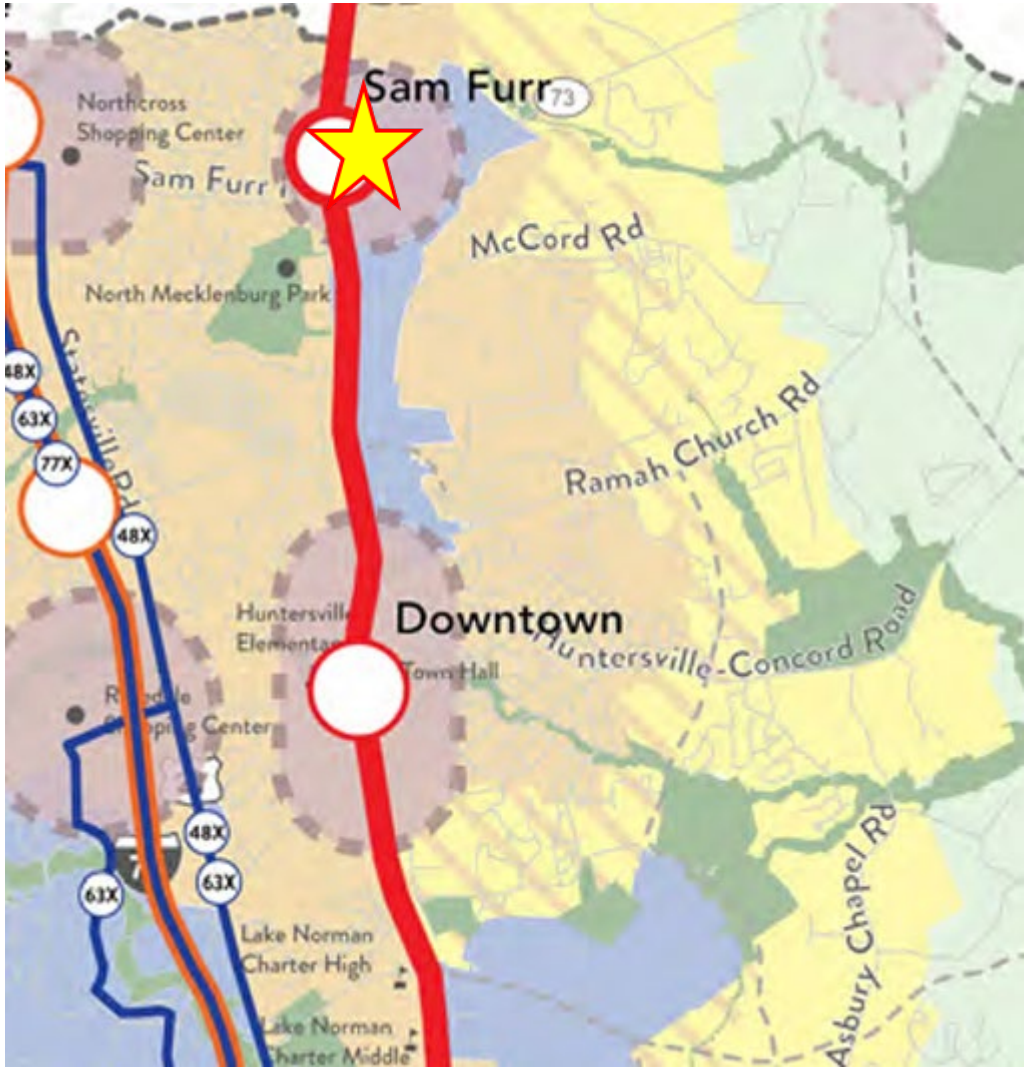
T-3 Policy T-3: Improve connectivity throughout the study area.

T-5 Policy T-5: Facilitate multimodal transportation.



Planned Premium Transit Routes

Station South



CATS Express Route

Proposed Red Line Station

Proposed BRT Station

Proposed Red Line

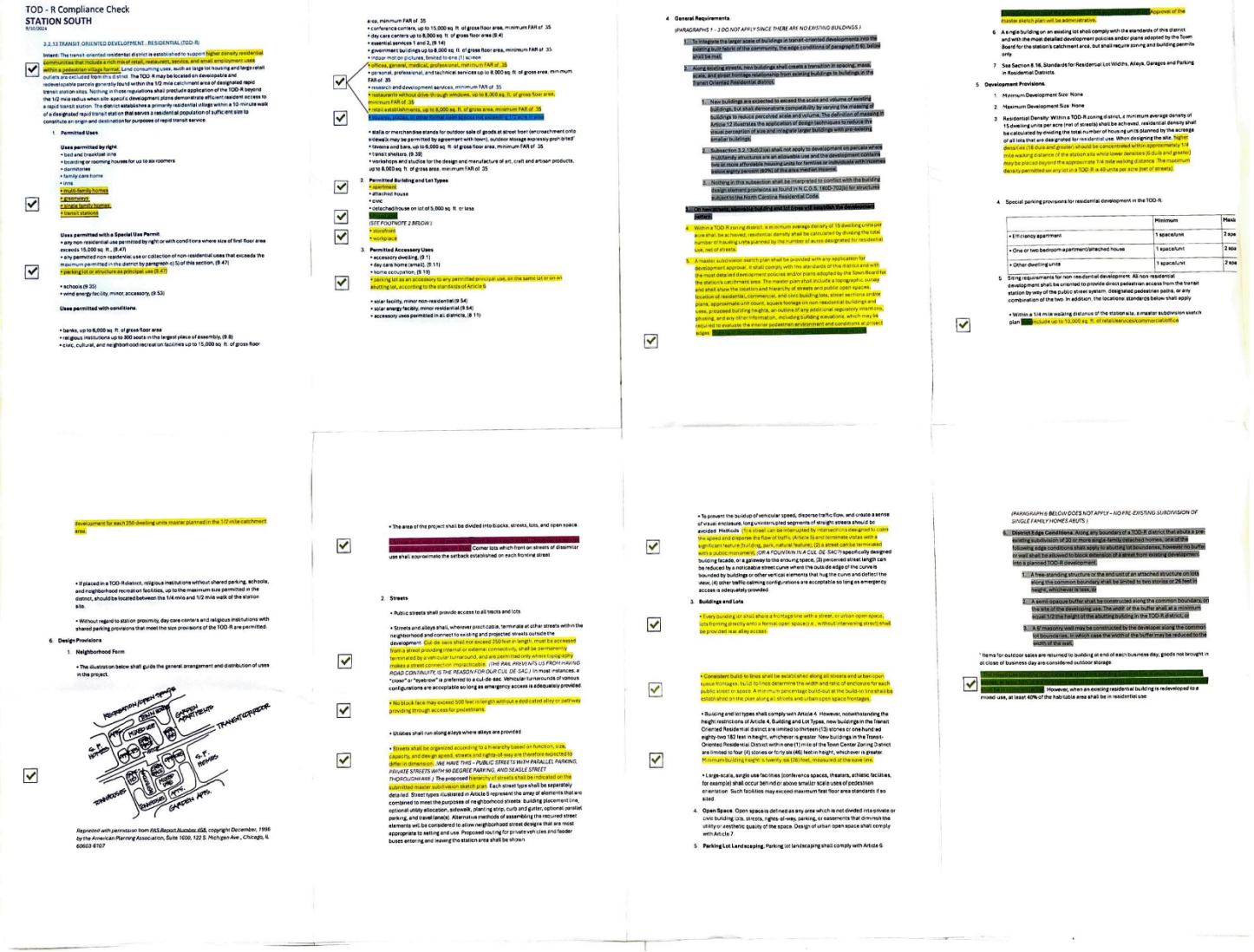
Proposed BRT

LOOKING FORWARD

Caldwell Station Tributary Greenway
LAKESIDE CHARTER ACADEMY
AMBASSADOR CHRISTIAN SCHOOL
115
73
1
2
Huntersville
Huntersville
73
Town of Huntersville
NORTH CAROLINA
ENGINEERING & PUBLIC WORKS
115
North Mecklenburg Park Developed
NORTHSTONE COUNTRY CLUB

Huntersville – TOD-R

PEAK DEVELOPMENT



TOD - R Compliance Check
STATION SOUTH

3.2.13 TRANSIT ORIENTED DEVELOPMENT - RESIDENTIAL (TOD-R)

Intent: The transit oriented residential district is established to support higher density residential communities that include a mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large lot housing and large retail outlets are excluded from this district. The TOD-R may be located on developable and redevelopable parcels generally found within the 1/2 mile catchment area of designated rapid transit station sites. Nothing in these regulations shall preclude application of the TOD-R beyond the 1/2 mile radius when site specific development plans demonstrate efficient resident access to a rapid transit station. The district establishes a primarily residential village within a 10 -minute walk of a designated rapid transit station that serves a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service.

1. Permitted Uses

Uses permitted by right:
• bed and breakfast inns
• boarding or rooming houses for up to six roomers
• dormitories
• family care home
• inns
• multi-family homes
• greenways
• single family homes
• transit stations

Uses permitted with a Special Use Permit:
• any non-residential use permitted by right or with conditions where size of first floor area exceeds 15,000 sq. ft., (9.47)
• any permitted non-residential use or collection of non-residential uses that exceeds the maximum permitted in the district by paragraph c) 5) of this section, (9.47)
• parking lot or structure as principal use (9.47)
• schools (9.35)
• wind energy facility, minor, accessory, (9.53)

Uses permitted with conditions:
• banks, up to 6,000 sq. ft. of gross floor area
• religious institutions up to 300 seats in the largest place of assembly, (9.8)
• civic, cultural, and neighborhood recreation facilities up to 15,000 sq. ft. of gross floor area, minimum FAR of .35
• conference centers, up to 15,000 sq. ft. of gross floor area, minimum FAR of .35
• day care centers up to 8,000 sq. ft. of gross floor area (8.4)
• essential services 1 and 2, (9.14)
• government buildings up to 8,000 sq. ft. of gross floor area, minimum FAR of .35
• indoor motion pictures, limited to one (1) screen
• offices, general, medical, professional, minimum FAR of .35
• personal, professional, and technical services up to 8,000 sq. ft. of gross area, minimum FAR of .35
• research and development services, minimum FAR of .35
• restaurants without drive-through windows, up to 8,000 sq. ft. of gross floor area, minimum FAR of .35
• hotels and lodgings, up to 8,000 sq. ft. of gross area, minimum FAR of .35
• theaters, stadia, or other formal assembly halls not exceeding 1/2 mile in area
• stalls or merchandise stands for outdoor sale of goods at street front (encroachment onto sidewalks may be permitted by agreement with town), outdoor storage expressly prohibited
• taverns and bars, up to 6,000 sq. ft. of gross floor area, minimum FAR of .35
• transit shelters, (9.39)
• workplaces and studios for the design and manufacture of art, craft and artisan products, up to 8,000 sq. ft. of gross area, minimum FAR of .35

2. Permitted Building and Lot Types
• apartment
• attached house
• civic
• detached house on lot of 5,000 sq. ft. or less
• live/work
(SEE FOOTNOTE 2 BELOW)
• storefront
• workplace

3. Permitted Accessory Uses
• accessory dwelling, (9.1)
• day care home (small), (9.11)
• home occupation, (9.19)
• parking lot as an accessory to any permitted principal use, on the same lot or on an abutting lot, according to the standards of Article 6
• solar facility, minor non-residential (9.54)
• solar energy facility, minor residential (9.54)
• accessory uses permitted in all districts, (8.11)

4. General Requirements.
(PARAGRAPHS 1 - 3 DO NOT APPLY SINCE THERE ARE NO EXISTING BUILDINGS.)

1. To integrate the larger scale of buildings in transit-oriented developments into the existing built fabric of the community, the edge conditions of paragraph f) 6), below shall be met.

2. Along existing streets, new buildings shall create a transition in spacing, mass, scale, and street frontage relationship from existing buildings to buildings in the Transit Oriented Residential district.

3. New buildings are expected to exceed the scale and volume of existing buildings, but shall demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in Article 12 illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.

4. Subsection 3.2.13(e)(2)(a) shall not apply to development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.

5. Nothing in this subsection shall be interpreted to conflict with the building design element provisions as found in N.C.G.S. 160D-702(b) for structures subject to the North Carolina Residential Code.

6. On two (2) acres or less, but any one (1) zone lot shall contain the development parcel.

4. Within a TOD-R zoning district, a minimum average density of 15 dwelling units per acre shall be achieved; residential density shall be calculated by dividing the total number of housing units planned by the number of acres designated for residential use, net of streets.

5. A master subdivision sketch plan shall be provided with any application for development approval. It shall comply with the standards of the district and with the most detailed development policies and/or plans adopted by the Town Board for the station's catchment area. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans, approximate unit count, square footage in non-residential buildings and uses, proposed building heights, an outline of any additional regulatory restrictions, phasing, and any other information, including building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges.

Approval of the master sketch plan will be administrative.

6. A single building on an existing lot shall comply with the standards of this district and with the most detailed development policies and/or plans adopted by the Town Board for the station's catchment area, but shall require zoning and building permits only.

7. See Section 8.16, Standards for Residential Lot Widths, Alleys, Garages and Parking in Residential Districts.

5. Development Provisions.

1. Minimum Development Size: None
2. Maximum Development Size: None
3. Residential Density: Within a TOD-R zoning district, a minimum average density of 15 dwelling units per acre (net of streets) shall be achieved; residential density shall be calculated by dividing the total number of housing units planned by the acreage of all lots that are designated for residential use. When designing the site, higher densities (16 dua and greater) should be concentrated within approximately 1/4 mile walking distance of the station site while lower densities (6 dua and greater) may be placed beyond the approximate 1/4 mile walking distance. The maximum density permitted on any lot in a TOD -R is 40 units per acre (net of streets).

4. Special parking provisions for residential development in the TOD-R.

	Minimum	Maximum
• Efficiency apartment	1 space/unit	2 spaces/unit
• One or two bedroom apartment/attached house	1 space/unit	2 spaces/unit
• Other dwelling units	1 space/unit	2 spaces/unit

5. Siting requirements for non-residential development. All non-residential development shall be oriented to provide direct pedestrian access from the transit station by way of the public street system. Designed pedestrian paths, or any combination of the two. In addition, the locations standards below shall apply.

• Within a 1/4 mile walking distance of the station site, a master subdivision sketch plan shall include up to 12,000 sq. ft. of retail/services/commercial within the

development for each 250 dwelling units master planned in the 1/2 mile catchment area.

• If placed in a TOD-R district, religious institutions without shared parking, schools, and neighborhood recreation facilities, up to the maximum size permitted in the district, should be located between the 1/4 mile and 1/2 mile walk of the station site.

• Without regard to station proximity, day care centers and religious institutions with shared parking provisions that meet the size provisions of the TOD-R are permitted.

6. Design Provisions

1. Neighborhood Form.

• The illustration below shall guide the general arrangement and distribution of uses in the project.

Reprinted with permission from PAS Report Number 458, copyright December, 1996 by the American Planning Association, Suite 1600, 122 S. Michigan Ave., Chicago, IL 60603-6107

• The area of the project shall be divided into blocks, streets, lots, and open space.

Corner lots which front on streets of dissimilar use shall approximate the setback established on each fronting street.

2. Streets

• Public streets shall provide access to all tracts and lots.

• Streets and alleys shall, wherever practicable, terminate at other streets within the neighborhood and connect to existing and projected streets outside the development. Cul-de-sacs shall not exceed 250 feet in length, must be accessed from a street providing internal or external connectivity, shall be permanently terminated by a vehicular turnaround, and are permitted only where topography or other conditions make a street connection impracticable. *(THE FAA PREVENTS US FROM HAVING ROAD CONTINUITY, IS THE REASON FOR OUR CUL DE SAC.)* In most instances, a "closed" or "eyebrow" is preferred to a cul-de-sac. Vehicular turnarounds of various configurations are acceptable so long as emergency access is adequately provided.

• No block face may exceed 500 feet in length without a dedicated alley or pathway providing through access for pedestrians.

• Utilities shall run along alleys where alleys are provided.

• Streets shall be organized according to a hierarchy based on function, size, capacity, and design speed. streets and rights-of-way are therefore expected to differ in dimension. *(WE HAVE THIS – PUBLIC STREETS WITH PARALLEL PARKING, PRIVATE STREETS WITH 90 DEGREE PARKING, AND SEAGLE STREET THROUGHWARE.)* The proposed hierarchy of streets shall be indicated on the submitted master subdivision sketch plan. Each street type shall be separately detailed. Street types illustrated in Article 5 represent the array of elements that are contained to meet the purposes of neighborhood streets: building placement line, optional utility allocation, sidewalk, planting strip, curb and gutter, optional parallel parking, and travel lane(s). Alternative methods of assembling the required street elements will be considered to allow neighborhood street designs that are most appropriate to setting and use. Proposed routing for private vehicles and feeder buses entering and leaving the station area shall be shown.

• To prevent the buildup of vehicular speed, disperse traffic flow, and create a sense of visual enclosure, long uninterrupted segments of straight streets should be avoided. Methods (1) a street can be interrupted by intersections designed to calm the speed and disperse the flow of traffic, (Article 5) and terminate vistas with a significant feature (building, park, natural feature), (2) a street can be terminated with a public monument, *(OR A FOUNTAIN IN A CUL-DE-SAC?)* specifically designed building facade, or a gateway to the ensuing space, (3) perceived street length can be reduced by a noticeable street curve where the outside edge of the curve is bounded by buildings or other vertical elements that hug the curve and deflect the view, (4) other traffic calming configurations are acceptable so long as emergency access is adequately provided.

3. Buildings and Lots

• Every building or shall share a frontage line with a street, or urban open space, lots fronting directly onto a formal open space (i.e., without intervening street) shall be provided w/ alley access.

• Consistent build-to lines shall be established along all streets and urban open space frontages. build-to lines determine the width and ratio of enclosure for each public street or space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and urban open space frontages.

• Building and lot types shall comply with Article 4. However, notwithstanding the height restrictions of Article 4, Building and Lot Types, new buildings in the Transit Oriented Residential district are limited to thirteen (13) stories or one hundred eighty-two 182 feet in height, whichever is greater. New buildings in the Transit-Oriented Residential District within one (1) mile of the Town Center Zoning District are limited to four (4) stories or forty-six (46) feet in height, whichever is greater. Minimum building height is twenty-six (26) feet, measured at the eave line.

• Large-scale, single use facilities (conference spaces, theaters, athletic facilities, for example) shall occur behind or above smaller scale uses of pedestrian orientation. Such facilities may exceed maximum feet floor area standards if so sited.

4. Open Space. Open space is defined as any area which is not divided into private or civic building lots, streets, rights-of-way, parking, or easements that diminish the utility or aesthetic quality of the space. Design of urban open space shall comply with Article 7.

5. Parking Lot Landscaping. Parking lot landscaping shall comply with Article 6.

(PARAGRAPH 6 BELOW DOES NOT APPLY – NO PRE-EXISTING SUBDIVISION OF SINGLE FAMILY HOMES ABUTS.)

6. District Edge Conditions. Along any boundary of a TOD-R district that abuts a pre-existing subdivision of 20 or more single-family detached homes, one of the following edge conditions shall apply to abutting lot boundaries, however no buffer or wall shall be allowed to block extension of a street from existing development into a planned TOD-R development.

1. A free-standing structure or the end unit of an attached structure on lots along the common boundary shall be limited to two stories or 26 feet in height, whichever is less, or

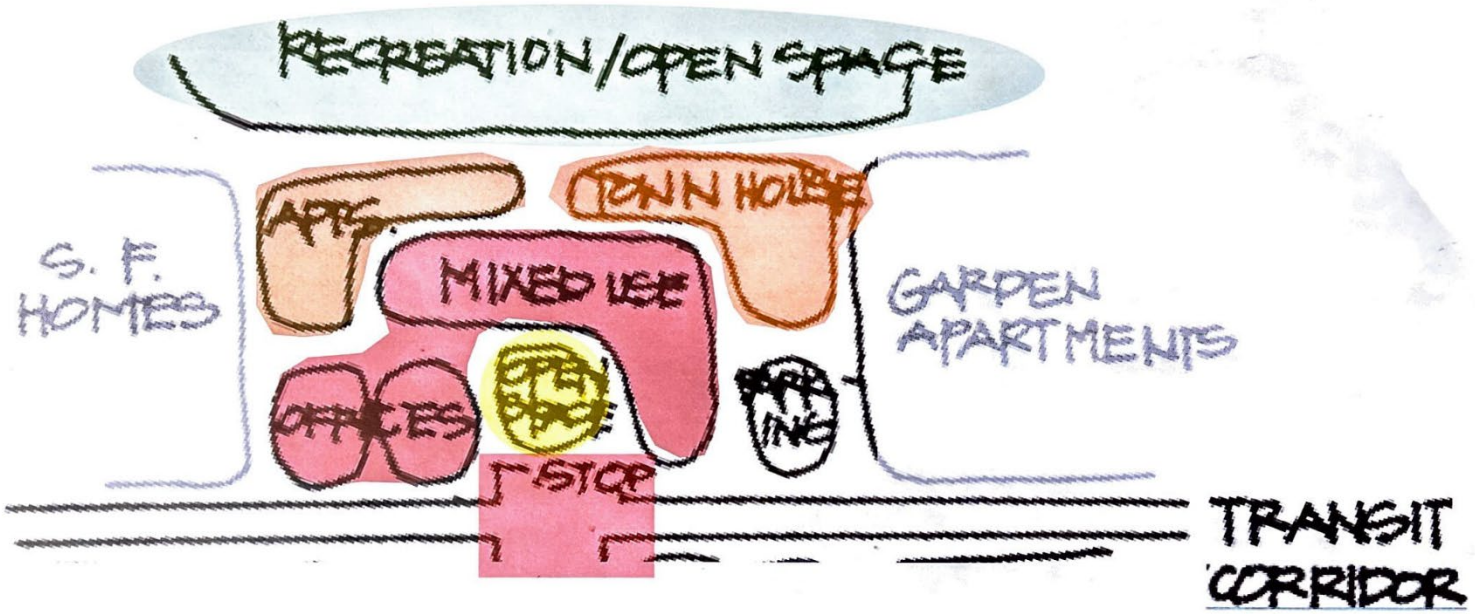
2. A semi-opaque buffer shall be constructed along the common boundary, on the land of the developing use. The width of the buffer shall at a minimum equal 1/2 the height of the abutting building in the TOD-R district, or

3. A 6' masonry wall may be constructed by the developer along the common lot boundaries, in which case the width of the buffer may be reduced to the width of the wall.

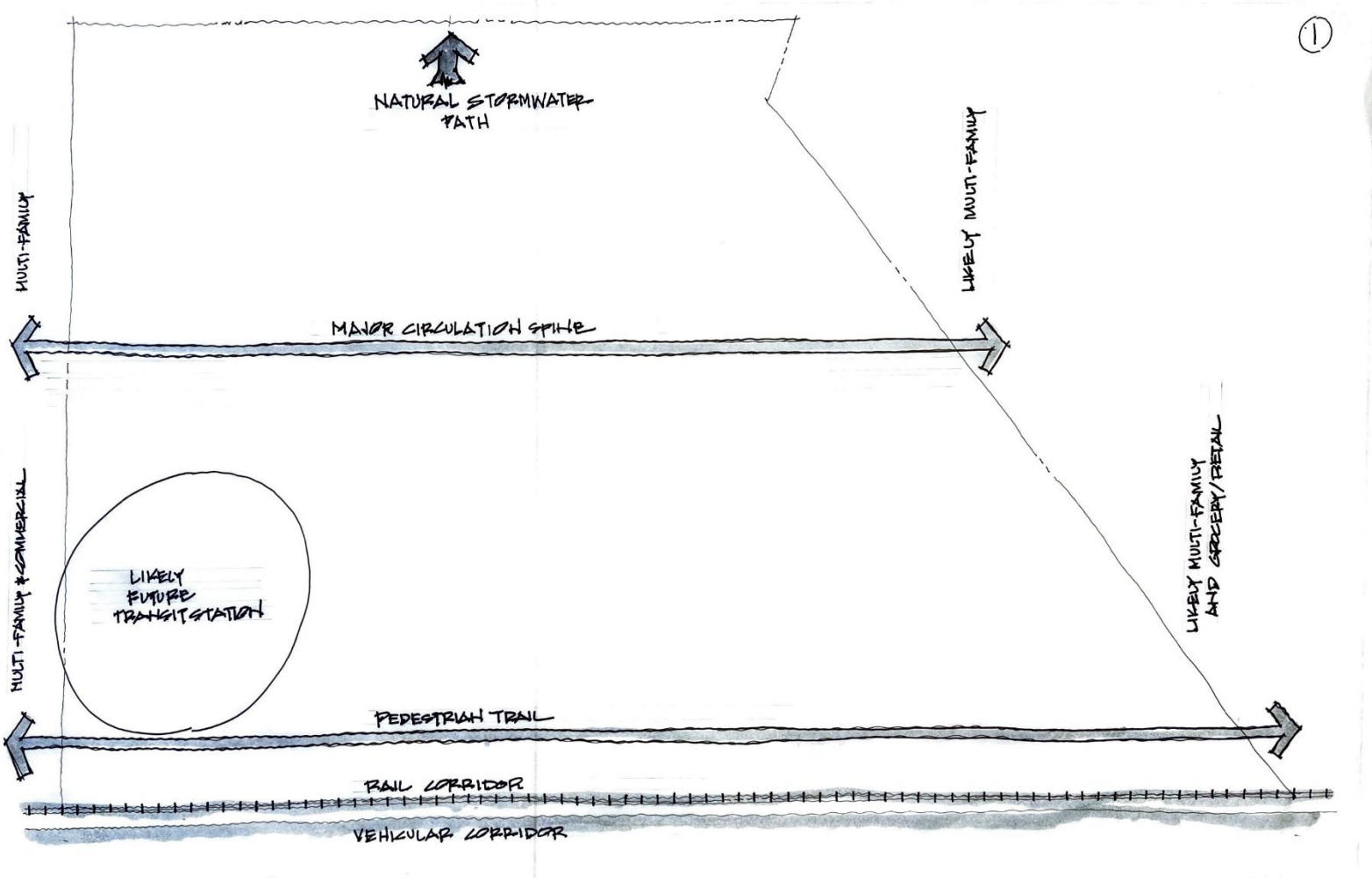
* Items for outdoor sales are returned to building at end of each business day; goods not brought in at close of business day are considered outdoor storage.

However, when an existing residential building is redeveloped to a mixed use, at least 40% of the habitable area shall be in residential use.

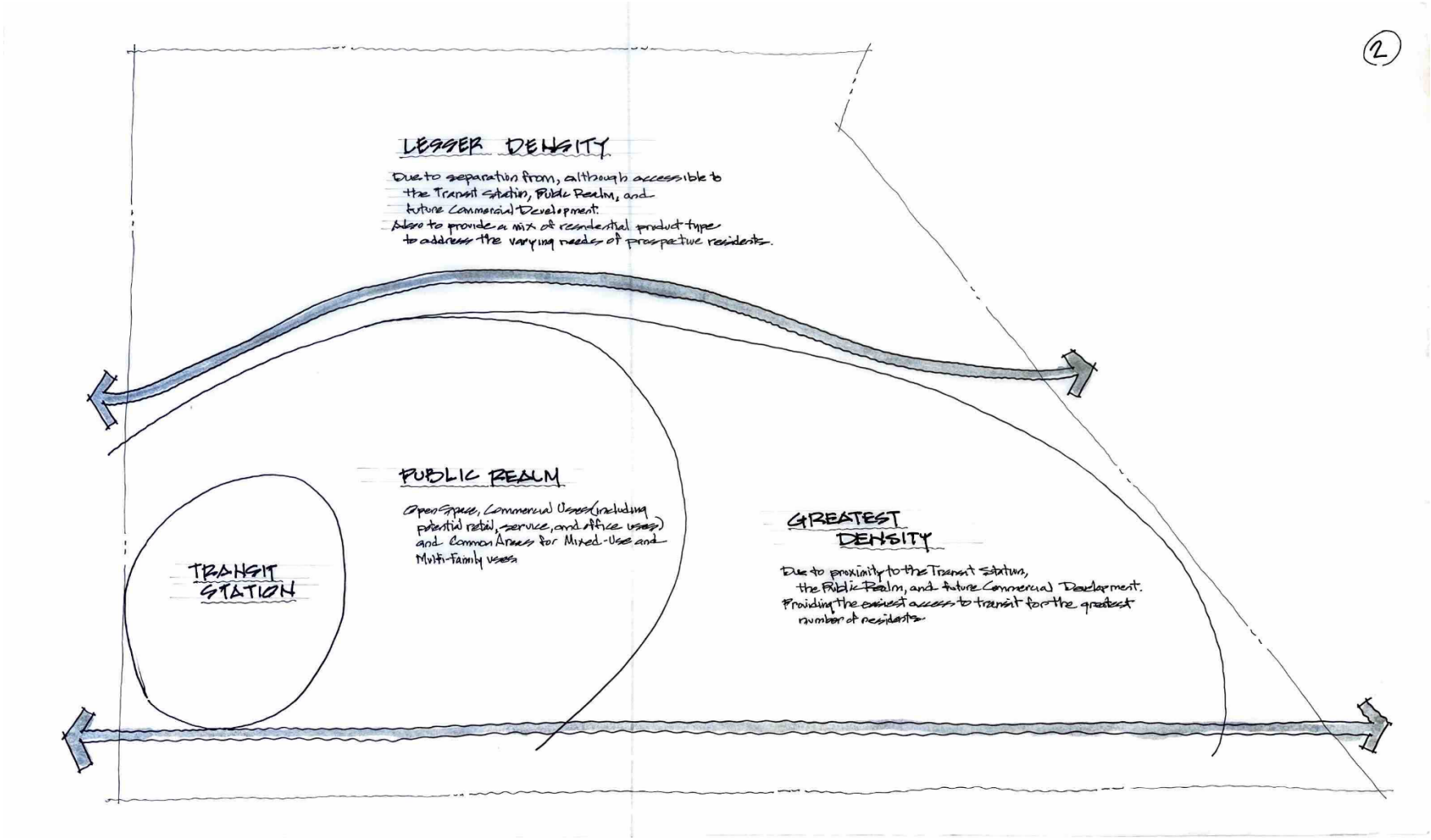
Huntersville TOD- R



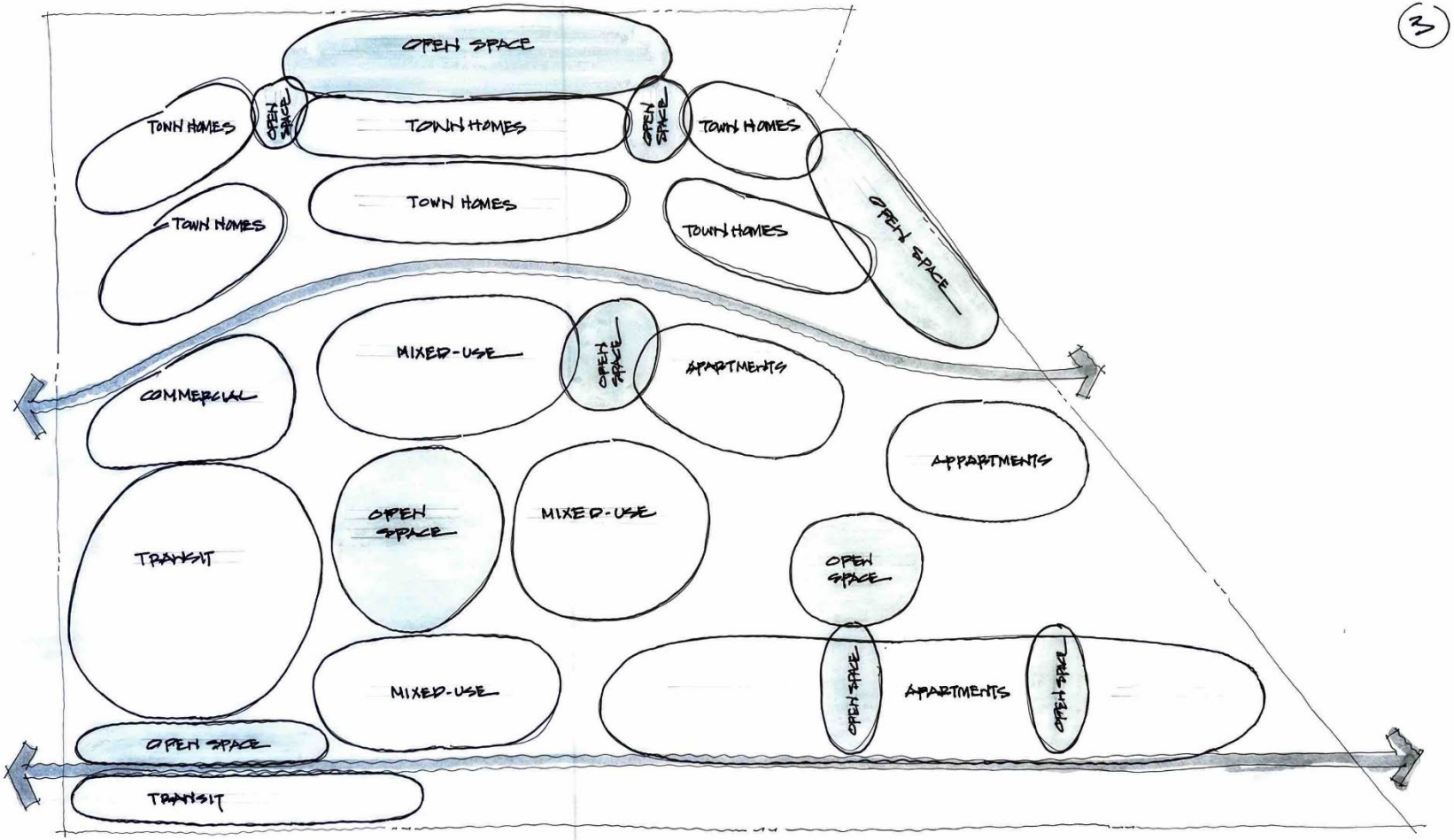
Peak Site Constraints



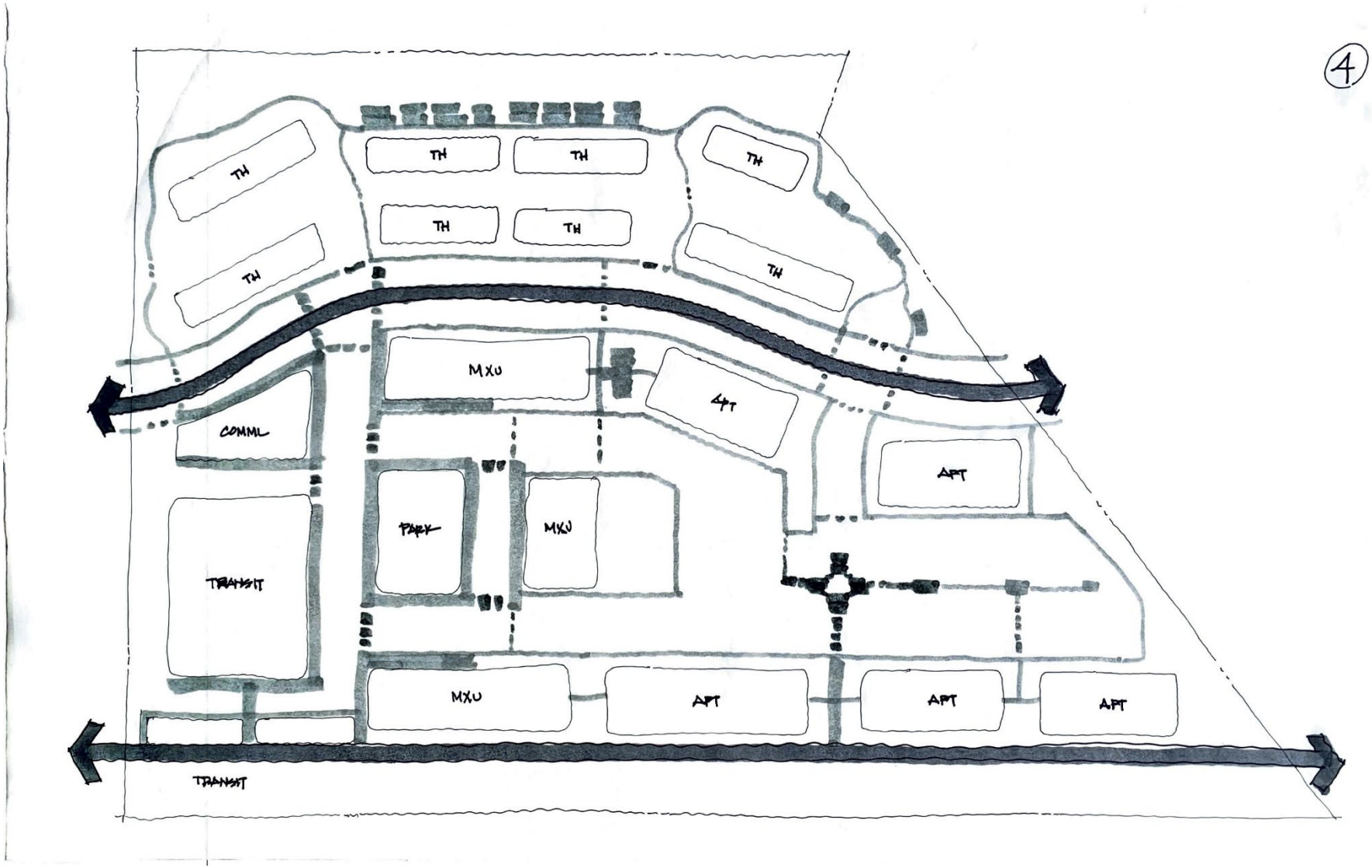
Peak High Level Block Analysis



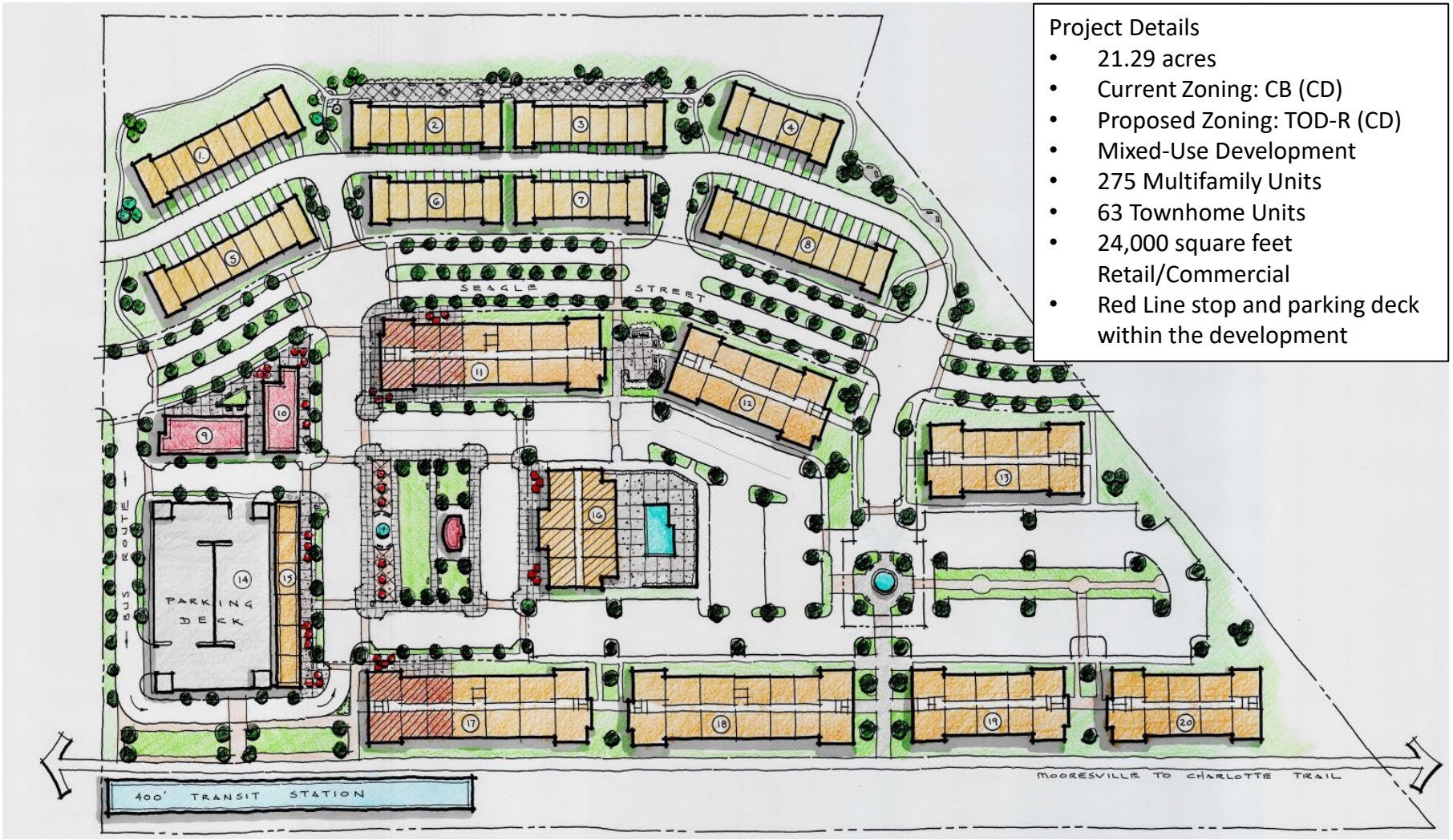
Peak Bubble Diagram



Greenways, Parks &Open Space



Station South



Project Details

- 21.29 acres
- Current Zoning: CB (CD)
- Proposed Zoning: TOD-R (CD)
- Mixed-Use Development
- 275 Multifamily Units
- 63 Townhome Units
- 24,000 square feet Retail/Commercial
- Red Line stop and parking deck within the development

Station South

PEAK DEVELOPMENT

Precedent images

Station South

PEAK DEVELOPMENT

Station South

PEAK DEVELOPMENT

Station South

PEAK DEVELOPMENT

Benefits to the Town of Huntersville

- Large Job Creation
- Affordable Housing
- Future Red Line Station located on Property
- Extension of Seagle Street (North South Connector)
- Quality Development
- Goods and Services in Mixed Use Node
- Pedestrian connectivity throughout site to Carolina Thread Trail
- Critical Component of Greenway Network- Extends the Carolina Thread Trail North

ACTIVATED MIXED-USE AND ACTIVITY CENTERS

Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses, and housing.

GROWTH MANAGEMENT

Focus growth near the central core and limit growth in less developed areas.

TRANSPORTA-TION

Improve streets and sidewalks and expand transportation options.

GREENWAYS & TRAILS

Connect 30,000 residents to greenways and trails by 2030.

ECONOMIC DEVELOPMENT

Balance the tax base, encourage entrepreneurship and attract target industries.

Station South

Timeline

o Formal Rezoning Submission	November 1, 2024
o Community Meeting	December 12, 2025
o Call for Public Hearing	January 7, 2025
o Town Public Hearing	February 4, 2025
o Planning Board Meeting	February 25, 2025
o Zoning Contingency Date	March 1, 2025
o Town Board Decision	March 18, 2025

PEAK
DEVELOPMENT

Thank You !

Questions?

Michael Cox
Peak Development
mcox@peakdevllc.com

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Petition #TA25-10: Helistops Zoning Ordinance

EXPLAIN REQUEST:

Petition #TA25-10 is a text amendment request by R. Todd Hirschfeld to amend Articles 3.2.3 and 9.18 of the Zoning Ordinance to permit private helistops in the General Residential (GR) zoning designation with conditions.

ACTION RECOMMENDED:

Consider a decision on TA25-10, a request by R. Todd Hirschfeld to amend Articles 3.2.3 and 9.18 of the Zoning Ordinance

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA25-10 Helistops FA Staff Report
2. TA25-10_Helistops_Application
3. TA25-10 Ordinance

TA25-10 Helistops in GR

PART 1: DESCRIPTION

TA25-05 is a text amendment request by R. Todd Hirschfeld to amend Articles 3.2.3 and 9.18 of the Zoning Ordinance to permit private helistops in the General Residential (GR) zoning designation with conditions.

PART 2: BACKGROUND

Currently the Zoning Ordinance allows helistops as an accessory use in the Campus Institutional, Corporate Business, and Special Purpose Districts. This text amendment would add helistops as a use permitted with conditions in the GR zoning district (Article 3.2.3) and add the related conditions of the use (Article 9.18). The proposed conditions are:

1. The helistop shall be for personal, private use only and shall not be open to the public for commercial purposes.
2. Landings and take-offs shall only occur during daylight hours.
3. No fueling, maintenance, or repairs shall occur on the property.
4. All operations must comply with the FAA regulations and any applicable local safety standards.

Staff has concerns about the proposed text amendment due to potential disturbances to adjacent properties and the lack of precedent for helistops on residential property in the region.

Staff researched how other municipalities handle helistops and only one allows them in conjunction with a residential use. The City of Charlotte allows helistops in the Neighborhood 1 Place Type, which is a designation in the City's comprehensive plan for areas that are primarily residential, with a mix of single-family homes, duplexes, triplexes, and duplexes with limited commercial uses that serve the immediate neighborhood. Helistops in the Neighborhood 1 Place Type are required to be located at least 400 feet from a lot line. The other municipalities allow helistops as an accessory for medical, government, and commercial uses, which is consistent with how the Huntersville Zoning Ordinance already addresses them.

Staff is also concerned about the impact of helicopter activity on properties adjacent to helistops if distance regulations are not included in the text amendment. Impacts can include excessive noise and wind due to helicopter activity. Trees will also need to be removed from a property with a helistop to ensure a clear flight path for the helicopter.

PART 3: STAFF RECOMMENDATION

Staff believes that the existing regulations of the Zoning Ordinance regarding helistops are sufficient as they are consistent with other municipalities in the region. Additionally, staff believes helistops in a residential zoning district create a nuisance on adjacent property owners without distance requirements, therefore **denial** is recommended.

If the Town Board would like to add helistops as accessory to residential uses, staff recommends they be permitted by way of Special Use Permit to review and address site specific elements of the proposed sites that may create nuisances to adjacent properties.

PART 4: PUBLIC HEARING

The Public Hearing occurred on November 18th, 2025.

PART 5: PLANNING BOARD RECOMMENDATION

At the November 19th, 2025, Planning Board meeting, the Board unanimously recommended denial of TA25-10 based on the amendment being inconsistent with a number of critical issues with the recommendation that Town Board direct staff to create a staff driven special use permit category for helistops in residential districts.

PART 6: ATTACHMENTS

1. Text Amendment Application
2. Proposed Ordinance

PART 7: STATEMENT OF CONSISTENCY – TA25-10

Planning Department	Planning Board	Board of Commissioners
DENIAL: In considering the proposed amendment TA25-10, Planning Staff recommends denial due to concerns of disturbance to adjacent property owners and lack of precedent in the region.	**DENIAL:** In considering the proposed amendment TA25-10, the Planning Board recommends denial based on the amendment being… **(insert applicable statement)**	**DENIAL:** In considering the proposed amendment TA25-10, the Town Board recommends denial based on the amendment being… **(insert applicable statement)**
DECISION:	**DECISION:** S. Hensley made a motion to deny TA25-10 based on the amendment being inconsistent with a number of critical issues, however, the Board recommends the Town Board to direct staff to create a staff driven special use permit category for helistops in residential districts. M. Pollard seconded the motion. **Vote:** The motion passed unanimously (9-0).	**DECISION:**

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application September 8, 2025

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

____ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

✓ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 9 : Conditions for Certain Uses Section(s): 9.18 — Helistop

Current Ordinance

Section 9.19 currently states:

"A Helistop shall be permitted as an accessory use in the Campus Distrcits and the Special Purpose District, provided it complies with all applicable Federal Aviation Administration regulations and guidelines."

Proposed Text

Helistops shall also be permitted as a conditional use in the General Residential (GR) zoning district, subject to the following limiations:

1. The helistop shall be for personal, private use only and shall not be open to public or commerical purposes.
2. Landings and take-offs shall occur only during daylight hours.
3. No fueling, maintenance, or repairs shall occur on the property.
4. All operations must comply with FAA regulations and any applicable local safety standards.

Reason for Proposed Change

Please see below

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name R. Todd Hirschfeld, Trustee of the Richard Todd Hirschfeld Revocable Trust

☐ Corporation ☐Limited Liability Company ☑ Trust ☐ Partnership ☐ Other: _____

Signature R. Todd Hirschfeld Date 9/8/2025

Title Trustee Email todd@hmsworldwide.com

Address of Applicant 16220 Stinson Cove Road Huntersville, NC 28078

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

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

Date Received By Planning Department: _____

Staff Initials: _____

Supportive Letter – Reason for Proposed Change

(For Huntersville Text Amendment Application)

Date: September 8, 2025
To: Huntersville Planning Department
Address: 105 Gilead Road, Third Floor
Huntersville, NC 28078

Re: Proposed Text Amendment — Section 9.18: Allowing Helistops as a Conditional Use in General Residential (GR)

Dear Planning Department Members,

I respectfully submit this request to amend the Huntersville Zoning Ordinance, Section 9.18, which currently permits helistops only as accessory uses in the Campus and Special Purpose Districts. I am requesting that helistops also be allowed as a conditional use within the General Residential (GR) zoning district.

This request pertains to the limited, private use of a helicopter on my personal property, which includes my primary residence and an adjacent vacant lot I have owned for over 10 years. I am seeking the approval as a conditional use on this property as part of expanding the thoughtful use of my land.

Importantly, my proposed use fully aligns with the Town's existing definition of a "Helistop":

"A facility or structure that is intended or used for the landing and take-off of rotary-wing aircraft, but not including the regular repair, fueling, or maintenance of such aircraft, or the sale of goods or materials to users of such aircraft."

I want to emphasize the limited and low-impact nature of this request:

- **Personal Use Only** — The helistop will be used exclusively for private purposes and will not be open to the public, used for charters, or operate commercially.
- **Occasional Use** — On average, I anticipate using the helistop no more than 2–3 times per month. As such, operations would be infrequent and respectful of neighboring properties and the environment.
- **Daylight Operations Only** — All landings and take-offs will occur strictly during daylight hours to minimize any potential disruption.
- **Limited, Low-Impact** — The helistop is fundamentally different from a heliport. It does not allow for fueling, maintenance, or high-frequency use. This helistop will serve only as a landing and take-off point and, by its nature of operation, can be tailored to minimize disruption.
- **Adequate Property Size and Location** – The property is spacious and well positioned on a cove of Lake Norman with natural landscape buffer zones to mitigate sound and visibility impacts.
- **Strict Compliance with Safety Requirements** — I will adhere to all Federal Aviation Administration (FAA) regulations and any applicable local or state safety guidelines.

- **Emergency Preparedness and Access** – While the primary intent is personal transportation, having a designated, approved helistop on site could prove valuable in emergency or medical situations for the adjacent homes in this peninsula area.

This amendment request is not intended to create a broader precedent for widespread helistop development within residential areas. Instead, it is a site-specific, carefully controlled request to enhance the functional use of my property while ensuring safety, compatibility, and minimal impact on the surrounding community.

Thank you for thoughtful consideration of this application. I respectfully ack that the Board approve this conditional use request recognizing that it represents a responsible, private-use helistop. I look forward to working collaboratively with Town staff and officials throughout this process.

Sincerely,

R. Todd Hirschfeld, Trustee

AN ORDINANCE TO AMEND ARTICLES 3.2.3 & 9.18 OF THE ZONING ORDINANCE

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Articles 3.2.3(a) and 9.18 of the Zoning Ordinance are hereby amended to be modified as follows:

Article 3.2.3(a)

(a) Permitted Uses.

Uses permitted by right.

- single family homes
- family care home

Uses permitted with conditions.

- cemeteries, (9.7)
- religious institutions, (9.8)
- duplexes on corner lots, (9.13)
- essential services 1 and 2, (9.14)
- government buildings up to 5,000 sq. ft. of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (9.29)
- schools, (9.35)
- transit shelters, (9.39)
- helistops, (9.18)

Uses permitted with Special Use Permit.

- wind energy facility, minor, accessory (9.53)

Article 9.18

A helistop shall be permitted as an accessory use in the GR, CI, CB and the SP Districts provided it complies with all applicable Federal Aviation Administration regulations and guidelines.

Helistops in the General Residential (GR) zoning district shall be subject to the following limitations:

1. The helistop shall be for personal, private use only and shall not be open to the public for commercial purposes.
2. Landings and take-offs shall only occur during daylight hours.
3. No fueling, maintenance, or repairs shall occur on the property.
4. All operations must comply with the FAA regulations and any applicable local safety standards.

Section 2. This ordinance shall become effective upon adoption.

PUBLIC HEARING DATE: November 18, 2025
PLANNING BOARD MEETING: November 19, 2025
TOWN BOARD DECISION: December 16, 2025

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Lauren Speight, Senior Planner

Subject: Petition #TA25-11: Garage Setbacks and Mechanical Equipment Requirements

---

EXPLAIN REQUEST:

Consider a decision on Petition #TA25-11, a request by Northwood Ravin to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow single-family detached homes on lots 50 feet wide and less accessed via alley to have a reduced rear yard setback when a garage is attached to the primary structure via breezeway and modify requirements for mechanical equipment.

ACTION RECOMMENDED:

Consider a decision

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. TA25-11 Staff Report TB FA 12.16.2025
2. Application
3. TA25-11 Ordinance

TA25-11 Garage Setbacks and Mechanical Equipment for Single-Family Detached Homes

PART 1: DESCRIPTION

TA25-11 is a request by Northwood Ravin to amend Articles 4.9 and 8.16 of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow garages attached via breezeway to single-family detached homes with alley access and to amend the requirements for the placement of mechanical equipment on single-family home lots.

PART 2: BACKGROUND

Currently, detached single-family homes are permitted to have accessory structures on the same lot as the home as long as the total area of all accessory structures does not exceed the total heated area of the first floor of the home per Article 8.8 of the Zoning Ordinance. Accessory structures are generally required to be located in the side or rear yard and must be a minimum of 5 feet from adjoining property lines per Article 8.8 of the Zoning Ordinance.[1] More often than not, setbacks for accessory structures are less than the setbacks for the primary homes.

Garages may be attached to a home or detached from a home per Article 8.16. Garages, or any other structure, attached to a home are not subject to the size restriction for accessory structures. Garages and other structures attached to a home are subject to the setbacks for the home. Detached garages are accessory structures subject to the previously stated size restriction. Detached garages are required to be a minimum of 5 feet from side and rear yard property lines.

Some of the single-family detached homes proposed within the Northwood Ravin development "Lodges at Huntersville" include a garage attached to the home via breezeway. As a structure attached to the home, the garage would be subsequently subject to the 25 ft rear yard setback per the requirements of Article 4 of the Zoning Ordinance for a single-family detached home. Northwood Ravin proposed that when a single-family detached home on a lot with primary access from an alley includes a garage attached via breezeway, there shall be a reduced rear yard setback.

Mechanical equipment on single-family detached home lots is not allowed to encroach into any required setback. The applicant proposes to allow encroachment into the required rear-yard setback as long as the mechanical equipment is screen from view from the public street or publicly-accessible alleys at-grade.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

TA25-11 is consistent with the following Huntersville 2040 Community Plan policy:

- **LU-8.1: Continue to emphasize form and flexibility in development regulations for these areas.** Staff Comment: This proposed text amendment would allow minimal setbacks for single-family detached home on a lot with primary access from an alley includes a garage attached via breezeway.

[1] Accessory dwellings shall be 15 feet from rear property lines. Swimming pools shall be a minimum of 10 feet from side and rear yard property lines measured from the water's edge.

- **LU-8.1: Evaluate and strengthen incentives to encourage the achievement of higher design standards.** Comment: This text amendment would allow flexibility for the encroachment of mechanical equipment into rear-yards, but would encourage the higher standard of screening mechanical equipment from view from the public street or publicly-accessible alleys.

PART 4: STAFF RECOMMENDATION

Setbacks are a quantitative distance used to provide a separation of uses or structures. For single-family homes with access from alleys, the setback ensures a rear yard for the resident as well as a separation from the traffic in the alley. In most cases, single-family detached homes with alley access that include detached garages do not have significant rear yards, so this text amendment would slightly reduce the area of a usable rear yard for this home type. Per current Ordinance standards, the driveway for single-family homes with alley access is less than 5 feet or greater than 20 feet. This text amendment would not reduce the minimum setback currently required of the Ordinance.

Mechanical equipment is required to be screened for every other building type within the Town. The separation of mechanical equipment from adjoining properties and screening provides a reduction of noise nuisance and improved view.

Staff recommends approval of the proposed text amendment due to its consistency with policies LU-8.1 and LU-8.2 of the Huntersville 2040 Plan. TA25-11 would allow greater flexibility for setbacks of garages for single-family homes and higher design.

PART 5: PUBLIC HEARING

The Public Hearing took place November 18, 2025.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board review took place November 19, 2025.

PART 7: ATTACHMENTS

1. Text Amendment Application
2. Proposed Ordinance

PART 8: STATEMENT OF CONSISTENCY – TA25-11		
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA25-11, Planning Staff recommends approval based on consistency with policies LU-8.1 and 8.2 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the application because it will allow greater flexibility for setbacks of garages for single-family homes.	**APPROVAL:** C. Boyd made a motion to approve TA25-11 based on the amendment being consistent with policies LU 8.0, and 8.1 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the zoning ordinance because it will allow greater flexibility for setbacks of garages for single family homes as well as mechanical equipment but only within 10 feet of the structure. T. Loomis seconded the motion. The motion passed (8-1) with M. Pollard opposed.	**APPROVAL:** In considering the proposed amendment TA25-11, the Town Board recommends approval based on the amendment being consistent with **(insert applicable plan reference)** It is reasonable and in the public interest to amend the Zoning Ordinance because…*(Explain)*
DENIAL: N/A	**DENIAL:**	**DENIAL:** In considering the proposed amendment TA25-11, the Town Board recommends denial based on the amendment being **(consistent OR inconsistent)** with **(insert applicable plan reference).** It is not reasonable and in the public interest to amend the Zoning Ordinance because…. *(Explain)*

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application 9.29.2025

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

_____ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

__x__ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): X Article(s): _____ Section(s): 4.9, 8.16

Current Ordinance

Proposed Text

Reason for Proposed Change

To introduce a new building type.

Attach additional pages if needed.

See attached for proposed modifications.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Chuck Travis, Housing Studio PA

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: Professional Association

Signature Chuck Travis, FAIA Date 9.29.2025

Title Principal Email ctravis@housingstudio.com

Address of Applicant 333 W Trade St, Suite 300. Charlotte NC 29202

Property Owner (if different than applicant)

* Printed Name Northwood Ravin

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other:

Signature Chuck Travis for Northwood Ravin Date 9.29.2025

Title Email

Address of Property Owner 929 Jay St #100, Charlotte, NC 28208

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

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

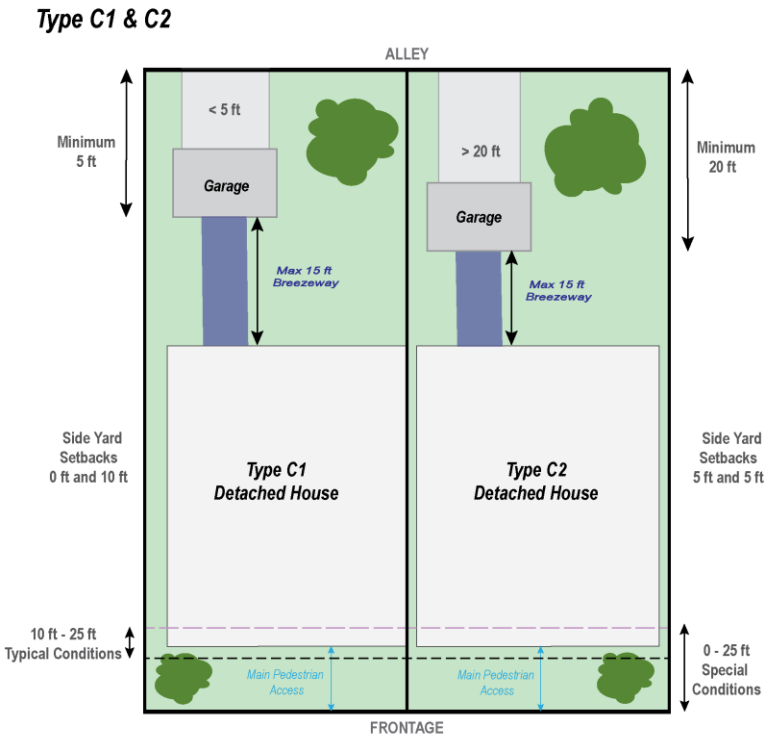
Date Received By Planning Department: _____

Staff Initials: _____

AN ORDINANCE TO AMEND ARTICLES 4.9 and 8.16

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4.9 of the Zoning Ordinance is hereby amended to add typical drawings for Type C1 and C2 Garages Attached via Breezeway as follows:

Garages Attached Via Breezeway



Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4.9 of the Zoning Ordinance is hereby amended to as follows:

8. Mechanical equipment shall not encroach into any required **front or side** setback **or build-to-ranges**. **Mechanical equipment may encroach in the required rear setback. Mechanical equipment shall be screened from view from the public street or publicly-accessible alleys at-grade.**

Section 3. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.16 of the Zoning Ordinance is hereby amended to as follows:

8. For lots 50 feet wide and less with single-family detached homes where alley access is provided, garages may be located in the rear yard attached to the home via breezeway. The breezeway shall be no longer than 15 feet in length. The garage shall not be less than 5 feet from all property lines.

Section 3. This ordinance shall become effective upon adoption.

PUBLIC HEARING DATE: November 18, 2025
PLANNING BOARD MEETING: Tentative November 19, 2025
TOWN BOARD DECISION: Tentative December 16, 2025

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Petition # TA25-12: Detached Garages Zoning Ordinance

---

EXPLAIN REQUEST:

Petition #TA25-12 is a text amendment request by the Town of Huntersville Planning Department to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow detached garages in any yard on lots over five acres in size.

ACTION RECOMMENDED:

Consider a decision on Petition TA25-12, a request by the Town of Huntersville Planning Department to amend Articles 4.9 and 8.16 of the Zoning Ordinance

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TA25-12 Detached Garages FA Staff Report
2. TA25-12 Signed Application
3. TA25-12 Ordinance

TA25-12 Detached Garages

PART 1: DESCRIPTION

TA25-05 is a text amendment request by the Town of Huntersville Planning Department to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow detached garages in any yard on lots over five acres in size.

PART 2: BACKGROUND

Article 4.9.7 states that the side yard setback is 12' in the Rural (R) Zoning District. A previously approved text amendment changed the side yard setback for properties in the R district to 8' in Article 3.2.1(d)(2)(e). The amendment to Article 4.9.7 will make the regulations for side yard setbacks in the R designation consistent across the Zoning Ordinance.

Article 8.16.7 of the Zoning Ordinance currently has a regulation that requires garages for more than two cars to either be detached and located in the rear yard or rear loading if attached to the side. The proposed text amendment removes this because local governments no longer have the authority to regulate single family homes.

Additionally, Article 8.16.7 only allows detached garages to be located in the rear yard. This text amendment allows for detached garages to be placed in any yard as long as the lot is five acres or larger and the structure can't be seen from the road. Smaller lots and lots without proper screening will still be required to place detached garages in the rear yard.

PART 3: STAFF RECOMMENDATION

Staff recommends approval of the proposed text amendment. Approving the amendment to Article 4.9 ensures consistency within the Zoning Ordinance. Approving the amendment to Article 8.16.7 allows the ordinance to be consistent with current state statute and allows large residential lots additional design flexibility without altering urban design standards of keeping parking removed from the public street.

PART 4: PUBLIC HEARING

The Public Hearing was held on November 18th, 2025.

PART 5: PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended approval of the text amendment at the November 19th, 2025 meeting.

PART 6: ATTACHMENTS

1. Text Amendment Application
2. Proposed Ordinance

PART 7: STATEMENT OF CONSISTENCY – TA25-12		
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed amendment TA25-12, Planning Staff recommends approval as it increases consistency within the Zoning Ordinance, aligns the Town's Zoning Ordinance with state statute, and allows design flexibility for large lots without altering urban design standards.	**APPROVAL:** In considering the proposed amendment TA25-12, the Planning Board recommends approval based on the amendment being consistent with… **(insert applicable statement)**	**APPROVAL:** In considering the proposed amendment TA25-12, the Town Board recommends approval based on the amendment being consistent with… **(insert applicable statement)**
DECISION:	**DECISION:** C. Boyd made a motion to approve TA25-12 based on the amendment being consistent with the zoning ordinance, aligns the town zoning ordinance with the state statute and allows design flexibility for large lots without altering urban design standards. T. Loomis seconded the motion. **Vote:** The motion passed unanimously (9-0).	**DECISION:**

Town of Huntersville
NORTH CAROLINA

Text Amendment
Application

Date of Application 10/22/2025

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

_____ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

__X__ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): _____ Article(s): 4.9.3, 7 & 8.16.7 Section(s): _____

Current Ordinance	Article 4.9.3: A detached garage may be located only in the rear yard. Article 4.9.7: Sideyard setback is 12' in the R zone & 6' in the TR zone. Article 8.16.7: Detached garages may only be placed in the established rear yard. Garages for more than two cars must be detached and located in the established rear yard or be attached side or rear loading.
Proposed Text	Article 4.9.3: A detached garage may be located only in the rear yard. See Article 4.9.7: Sideyard setback is 8' in the R zone & 6' in the TR zone. Article 8.16: 7. Detached Garage Locations a. Detached garages may only be placed in the established rear yard. b.Detached garages may be placed in any yard on lots five acres or greater in size provided they cannot be seen from the public street.
Reason for Proposed Change	Fix an error, eliminate an unenforceable regulation, and allow flexibility for detached garages on large lots.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Town of Huntersville

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: _____

Signature _____ Date _____

Title Planning Director Email brichards@huntersville.org

Address of Applicant 105 Gilead Road, Huntersville, NC 28078

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

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

Date Received By Planning Department: _____

Staff Initials: _____

AN ORDINANCE TO AMEND ARTICLE 8.16 OF THE ZONING ORDINANCE

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4.9 of the Zoning Ordinance is hereby amended to be modified as follows:

Article 4.9

1. Buildings shall be placed on the lot within zone represented by the hatched area except in R & TR zone, where min. front setback is 20'. Along new streets, the build-to line shall be a minimum of 10' behind street ROW. 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.
2. Garages 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.
3. A detached garage may be located only in the rear yard. See Article 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 setback is 8~~12~~' in the R zone & 6' in the TR zone.

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.16 of the Zoning Ordinance is hereby amended to be modified as follows:

Article 8.16

1. Except as specifically provided in the Rural and Transitional districts, detached house types and two-unit attached house types shall be required to have a lot width greater than 50' feet. Developers shall have the option to provide lots widths 50' feet wide or less when alley access allowing on-site parking is provided for detached house types and two-unit attached house types. Further, developers shall also have the option to apply

for a conditional district rezoning to create lot widths of 50 feet wide or less without an alley provided it can demonstrated the development can accommodate on-street parking, meet all the provisions of the Zoning Ordinance including installation of street trees, and demonstrate public services such as trash pick-up can be provided.

2. Alley access for on-site parking is strongly encouraged for three-unit or more attached house types.
3. For lots 60 feet wide or less, driveways shall be no more than 14 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house type. For lots wider than 60 feet, driveways shall be no more than 20 feet wide as measured along the public street right-of-way for a detached house and two-unit attached house type. For three or more unit attached house types, driveway width shall not occupy more than 50% of the public street front of a lot as measured along the public street right-of-way.
4. When front entry garages are used, it is recommended to minimize emphasis on front loaded garages by having a building feature projecting from or flush with the garage, have a column to separate a two-car garage or any other technique as determined by the owner to be appropriate.
5. Driveways shall extend at least twenty (20) feet from a public right-of-way and public sidewalk easement to prevent on-site residential parking from encroaching into the public right-of-way or easement for a public sidewalk.
6. On-street parking at lot front, when specifically provided, may be counted toward all or part of the parking requirement of a dwelling unit.
7. Detached Garage Location:
    a. Detached garages may only be placed in the established rear yard. ~~Garages for more than two cars must be detached and located in the established rear yard or be attached side or rear loading~~
    ~~7.~~b. Detached garages may be placed in any yard on lots five acres or greater in size provided they cannot be seen from the public street.
8. Lots in subdivisions approved prior to the effective date of this ordinance, are exempt from the limitations of .1 through .2, above.
9. Vehicles used primarily for commercial purposes and with more than two axles are prohibited from parking on streets, in driveways, or on private property in residential districts. This shall not be construed as preventing the temporary parking of delivery trucks, moving vans, and similar vehicles which deliver goods or services.
10. Provisions for parking unlicensed vehicles in residentially zoned districts shall be as follows:
    a) No more than two (2) motor vehicles that do not have a current, valid license plate and are not fully enclosed in a permanent structure shall be permitted outside on any premises, provided such vehicles are registered to the occupant of the premises or immediate family member of the occupant as the record title of the vehicle.

b) No unlicensed motor vehicle if not registered to the occupant of the premises or immediate family member of the occupant as the record title owner of the vehicle shall be permitted outside of any premises.
c) Vehicles described in paragraphs (a) and (b) are not permitted to be located within any established setback or any established side yards which abut a street or any required side yards contained in these regulations or any street right-of-way. If stored in the rear yard, it must be a minimum of five (5) feet off the rear property line.
d) Vehicles described in paragraphs (a) and (b) are not permitted on vacant or undeveloped parcels.

Section 3. This ordinance shall become effective upon adoption.

PUBLIC HEARING DATE: November 18, 2025
PLANNING BOARD MEETING: November 19, 2025
TOWN BOARD DECISION: December 16, 2025

Request for Board Action

December 16, 2025

To: The Honorable Mayor and Board of Commissioners

From: Christy Clark, Mayor

Subject: Boards and Committees Appointements

EXPLAIN REQUEST:
Consider appointments to various boards and committees.

ACTION RECOMMENDED:
Consider appointments to various boards and committees.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. Committee Assignments 2025-2027- DRAFT

Board of Commissioners - Committee Assignments

Committee Assignments	Schedule	Representative	Alternate
Mayor Appointments			
Charlotte Regional Transportation Planning Org (CRPTO)	monthly - 3rd weds, 6pm	Nick Walsh	Christy Clark
Commerce Station	yearly	Christy Clark	Anthony Roberts
Metropolitan Transit Commission (MTC)	monthly - 4th weds, 5:30pm	Christy Clark	Anthony Roberts
Commissioner Appointments			
Centralina Council of Governments (COG)	quarterly	Heather Smallwood	Edwin Quarles
Lake Norman Chamber	monthly - 4th mon, 4pm	Edwin Quarles	LaToya Rivers
NC Power Agency #1	quarterly	Nick Walsh	Bobby Williams
Planning Coordinating Committee	yearly	As assigned	
Visit Lake Norman	quarterly - Jul, Oct, Jan, Apr	Scott Coronet	Heather Smallwood
Other			
Age-Friendly Mecklenburg	quarterly	LaToya Rivers, Heather Smallwood	Edwin Quarles
Communications Liaison	as needed	Christy Clark	Nick Walsh
Community Capital & Bond Committee	as needed	Jennifer Hunt	Christy Clark
Environmental Sustainability Committee	monthly - 2nd thurs, 3:30pm	Jennifer Hunt	Scott Coronet
Greenway, Trail & Bikeway Commission	monthly - 3rd tues, 6pm	Scott Coronet	Jennifer Hunt
Huntersville Family Fitness and Aquatics (HFFA)	every other month - 2nd mon, 4pm (flexible)	Christy Clark, Jennifer Hunt	
Huntersville Fire Liaison	as needed	Edwin Quarles	LaToya Rivers
Huntersville Government Affairs	as needed	Christy Clark, Jennifer Hunt, LaToya Rivers	
Huntersville Police Liaison	as needed	Nick Walsh	Edwin Quarles
Park and Recreation Commission	monthly - 3rd weds, 6:30pm	Heather Smallwood	Scott Coronet
Public Arts Commission	quarterly - 2nd weds, 6:30pm	Scott Coronet	
Workforce Housing	as needed	Nick Walsh, LaToya Rivers	
Transportation Committee	monthly	Christy Clark, Nick Walsh, Heather Smallwood	

Assignment Summary:	*(counts will automatically update)*	**rep**	**alt**	**total**
Christy Clark		5	2	**7**
Scott Coronet		3	2	**5**
Jennifer Hunt		4	1	**5**
Edwin Quarles		2	3	**5**
LaToya Rivers		3	2	**5**
Heather Smallwood		3	1	**4**
Nick Walsh		4	1	**5**

Draft 12/1/25