

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

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



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

MINUTES

Town Board Organizational Meeting

December 2, 2025 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

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

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 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. **Regular Town Board Meeting Minutes for October 7, 2025**

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

Item approved via Consent Agenda

8.B. **Regular Town Board Meeting Minutes for October 21, 2025**

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

Item approved via Consent Agenda

8.C. **Regular Town Board Meeting Minutes for November 3, 2025**

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.

These Board Minutes were approved this the 16th day of December 2025.
Janet Pierson, Town Clerk



Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Edwin Quarles
LaToya Rivers
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

MINUTES

Regular Town Board Meeting

October 21, 2025 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

Meeting video available via YouTube
[@townofhuntersvillenc28078](https://www.youtube.com/@townofhuntersvillenc28078)

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. Lake Norman Community Development Corporation Presentation

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. Discovery Place Lease

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. Petition #R25-07 Home2Hilton

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. Petition #R25-08 Second Street Village

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. Petition #R25-11 Long Creek Retail

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

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(Removed from Agenda)

10.G. 13315 Ramah Church Road Budget Amendment

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(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-expected 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.

Rezoning 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 Regenesi. I have over 30 years' experience in remediation with a Master's in Biology. I represent Regenesi. 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 Regensis. 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. Regensis 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 Regensis 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 Gilbertson back there, head environmental guy, he's nodding his head in agreement.

Ron Gilbertson said perfect explanation. I would like to add to that. This might clarify some information. Ron Gilbertson 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 Gilbertson said if I may just add to that, Ron Gilbertson 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 Vermilion 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 that 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 paved 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 9/10/2025 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 PRESENTATI ON TO THE TOWN OF HUNTERSVIL LE

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



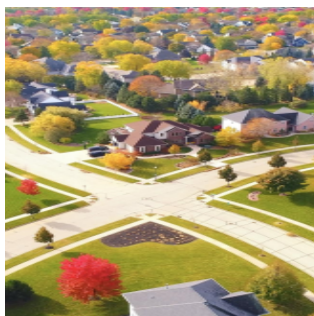
Affordability Programs

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



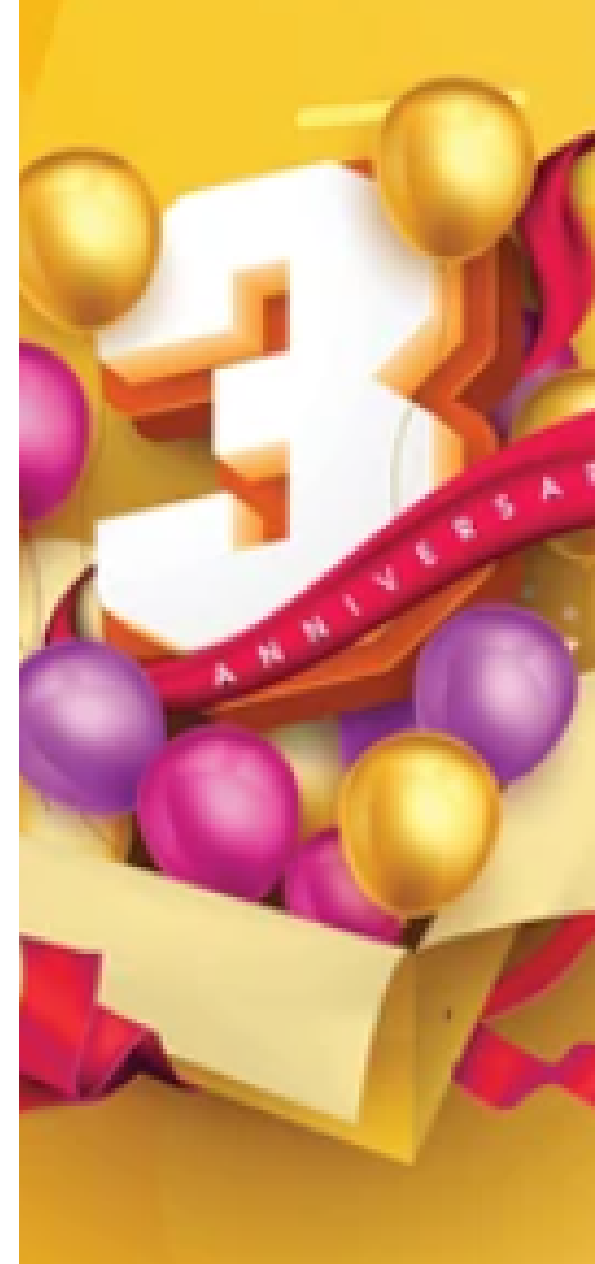
Supporting Essential Workers

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.

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
PARTNERSHI
P



HUNTERSVILLE FIRST RESPONDER'S TESTIMONIAL

LAKE NORMAN CDC RENTAL BRIDGE BENEFICIARY

EXHIBIT

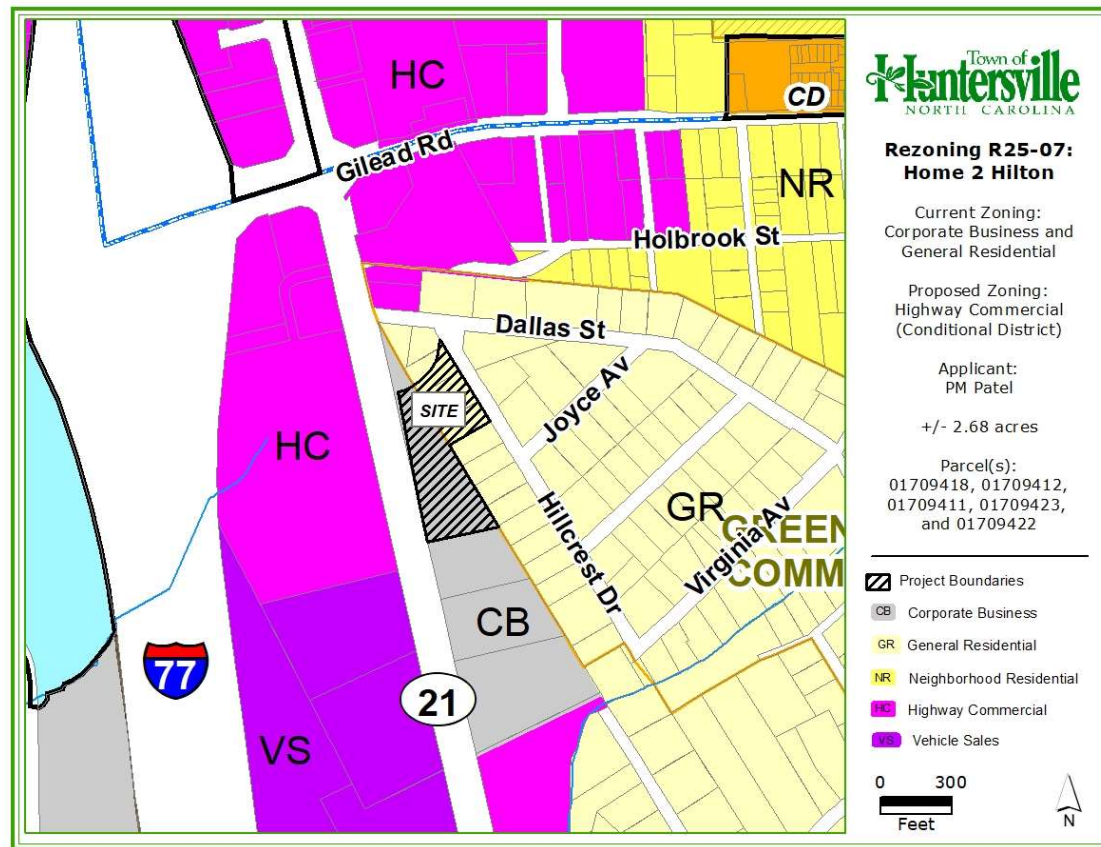
10B-1

R25-07 Home2Hilton

October 21, 2025

Town of
Huntersville
NORTH CAROLINA

Background



- **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.



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

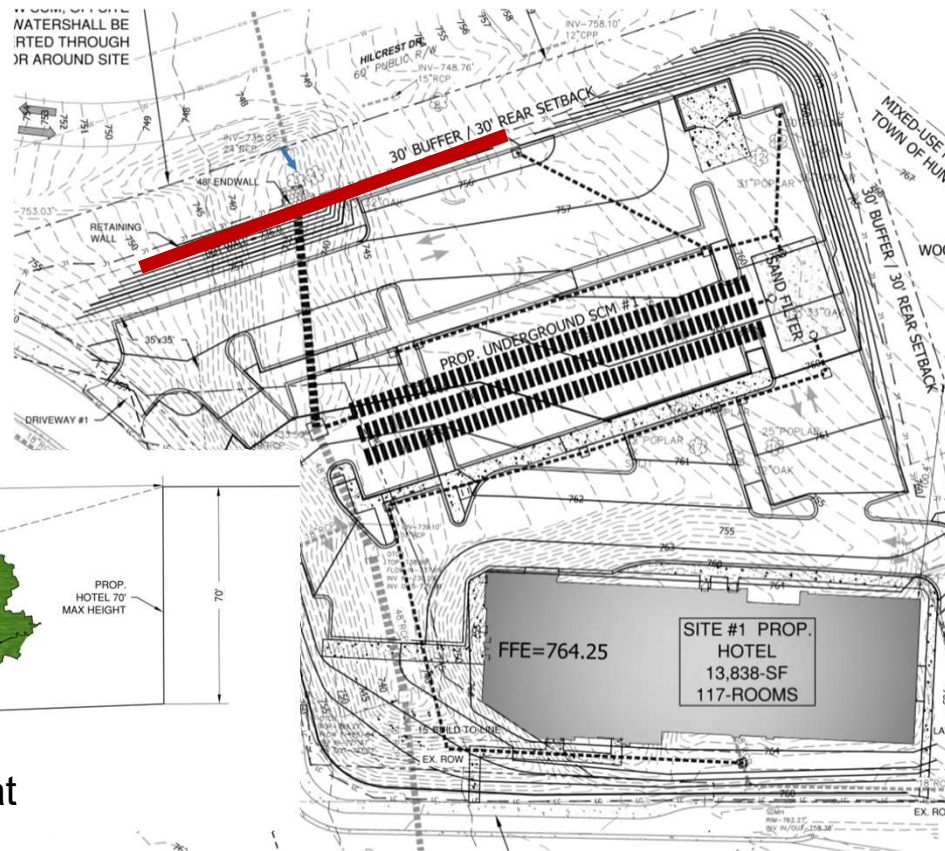
Questions?

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



Car Dealership

Existing
Single-Family
homes

Best Western
Hotel



- [illegible]



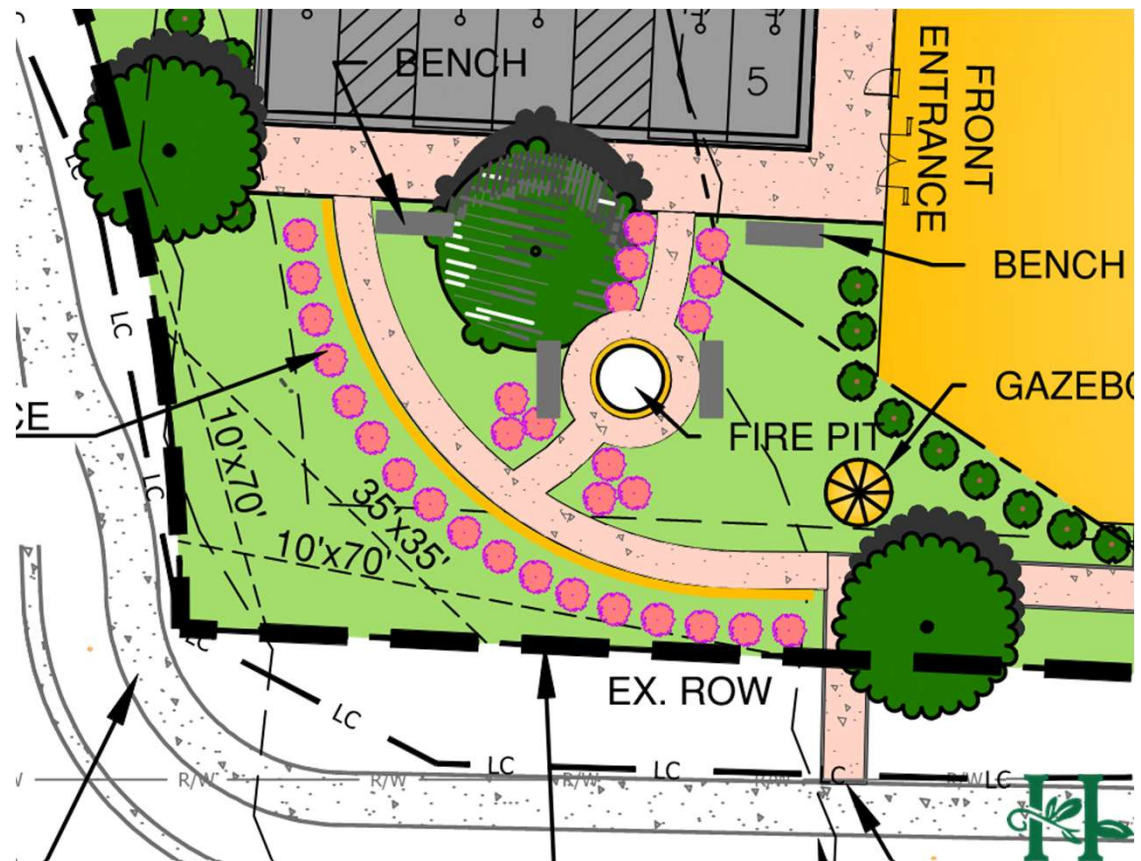
Site Plan Discussion: Elevations

- 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



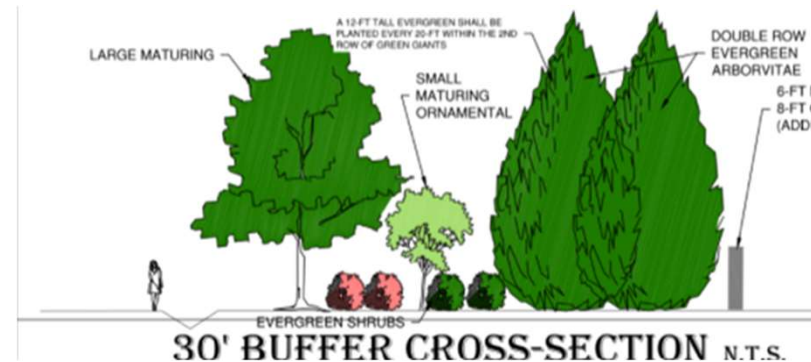
REQUIRED PLANTINGS:

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

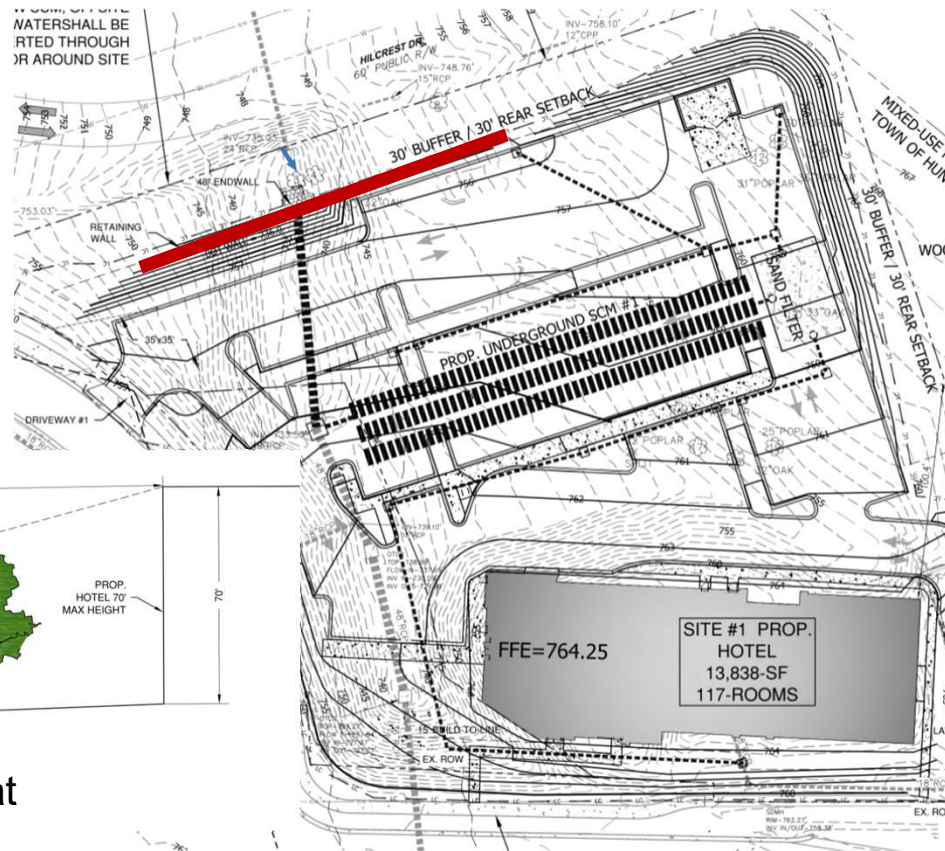


-
- 182-SF TOTAL=46,540-SF
 TOTAL=72,450-SF
 10 = 46%
- BARCLAY NEIRA
 P: 01712101
 501 HILLCREST DR
- 30' BUFFER = 7-TREES PER 1000-SF OF BUFFER, 50% LARGE MATURING, 25% SMALL MATURING, 75% EVERGREEN, 10-SHRUBS PER 1000-SF 100% EVERGREEN
- 30' PC BUFFER PER GIS
- A 10-FT TALL EVERGREEN SHALL BE PLANTED EVERY 20-FT WITHIN THE 2ND ROW OF GREEN GIANTS
- PROP. ZONING BOUNDARY HC-CD
- EX. ROW
- EX. PROPERTY LINE
- 60' PUBLIC R/W HILLCREST DR 60' PUBLIC R/W
- PROP. 6-FT MASONRY WALL ALONG REAR OF PARCEL
- END 8-FT FENCE
- EX. VEGETATION SHALL COUNT TOWARDS BUFFER AND SCREENING REQUIREMENTS PER ARTICLE 7.2(b)
- 119 SPACES
- PROP. RETAINING WALL
- PEDESTRIAN CORRIDOR
- ENCLOSURE 1
- INTERNAL TREES
- PEDESTRIAN CORRIDOR
- PEDESTRIAN CORRIDOR
- PROP. 8-FT OPAQUE FENCE
- PROP. PARCEL 2.68-ACRE
- 5-FT SIDEWALK
- BIKE PARKING
- PROP. HOTEL 13,838-SF 70-FT MAX. 13830 STATESVILLE RD
- REAR OF BUILDING
- FRONT
- 15' BUILD-TO LINE
- EX. ROW
- 6-FT SIDEWALK BY NCDOT
- URBAN OPEN SPACE GREENWAY 4,000-SF
- STREET TREES
- CRUISEWAY #1
- SIGN "NO RIGHT TURN"
- LOT 1 MAP 28-231
- WOODED
- LOT 5 MAP 9-239 PANSY, HINSON 017-09-410
- PROP. ZONING BOUNDARY HC-CD
- PROP. ACCESS TO EX. PARKING LOT
- EX. PARKING
- 15' BUILD-TO LINE
- TIE TO EX.
- 4-FT SIDEWALK
- STREET TREES

- 

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



Share

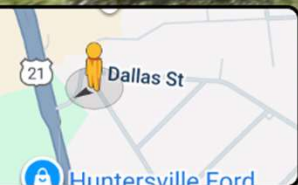


998 Hillcrest Dr
Huntersville, North Carolina



Google Street View

Mar 2019 [See more dates](#)



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 don't Support Plan

- **Policy LU 8.2:** *Encourage higher design standards.* Current design does not go above and beyond the ordinance minimums. Can't support without full detailed elevations.
- **Policy LU 11.1:** *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

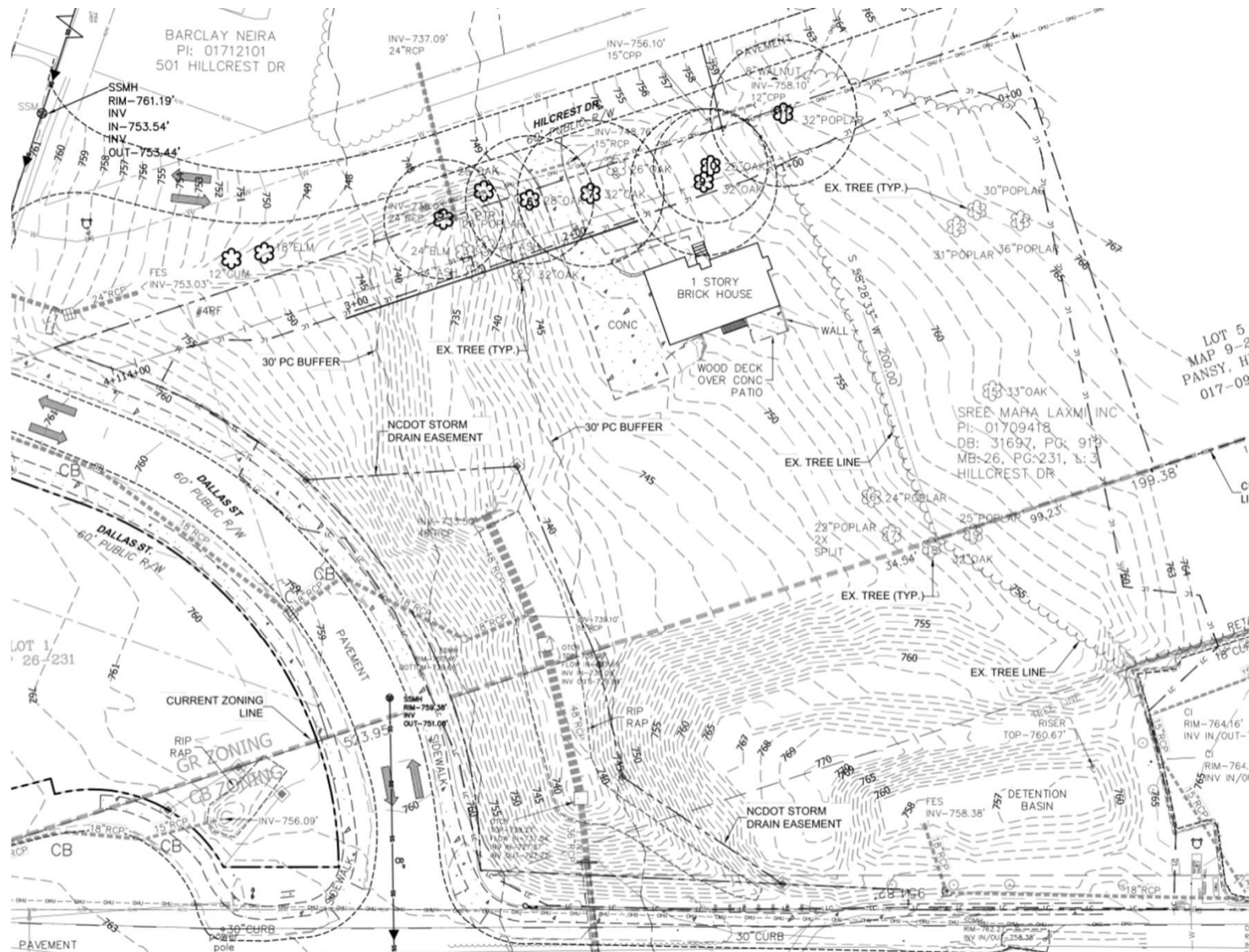
APPROVAL: In considering the proposed rezoning application R25-07, Home2Hilton, the Planning Board recommends approval based on the Plan being consistent with (insert applicable plan reference).

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)





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

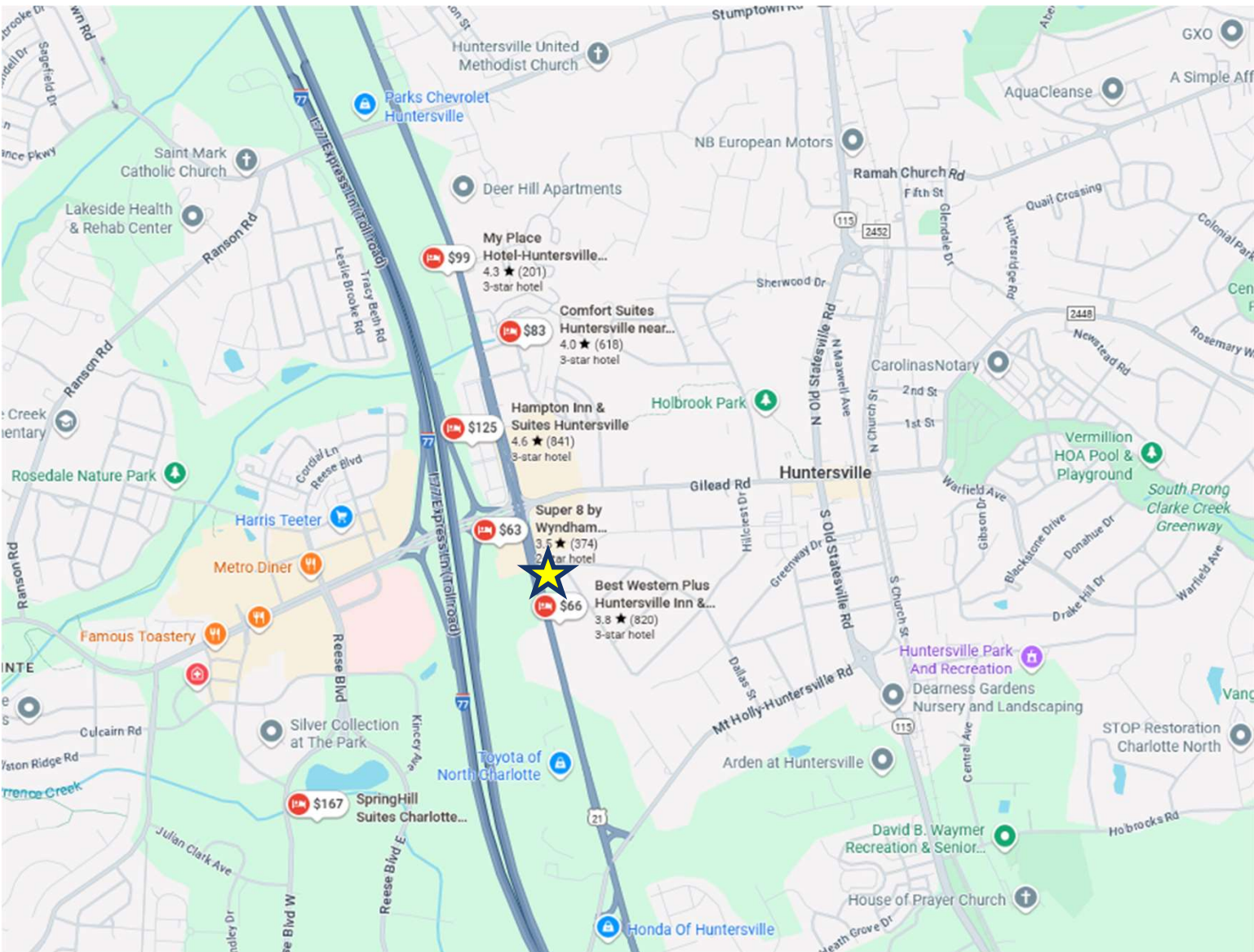
- Local family-owned business
- First hotel – Best Western opened in 2000
- Applicant has grown the business to 58 hotels in Eastern U.S.
- Wants to bring high-quality accommodations to Huntersville
- Build a new Home2 by Hilton hotel on the land acquired in 2004 and 2006
- New hotel will allow original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

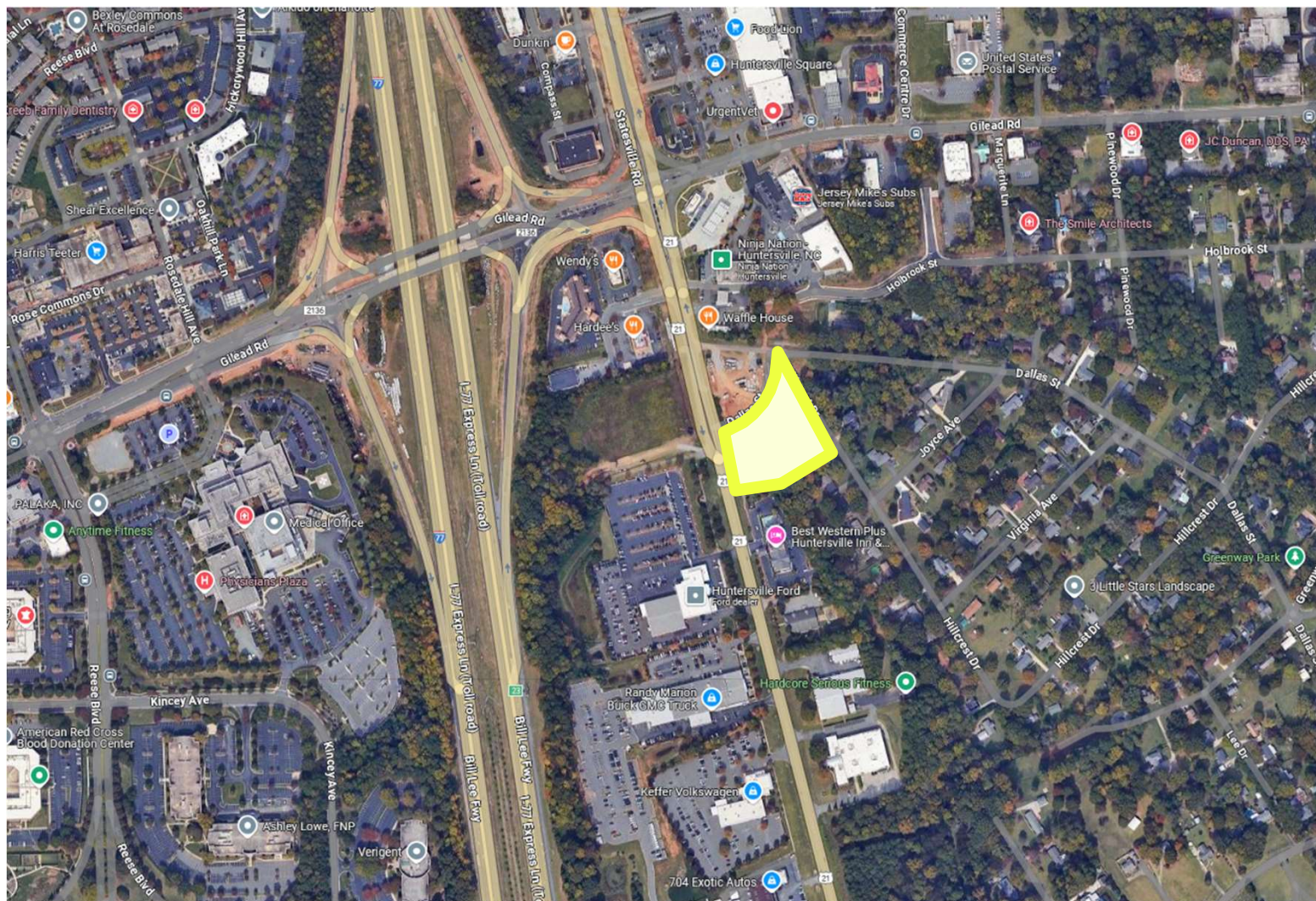


Niche higher tier hotel classification for Huntersville

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

Home2 Hilton Rates:
• \$200+ per night (vs. typical less than \$100)

Vicinity

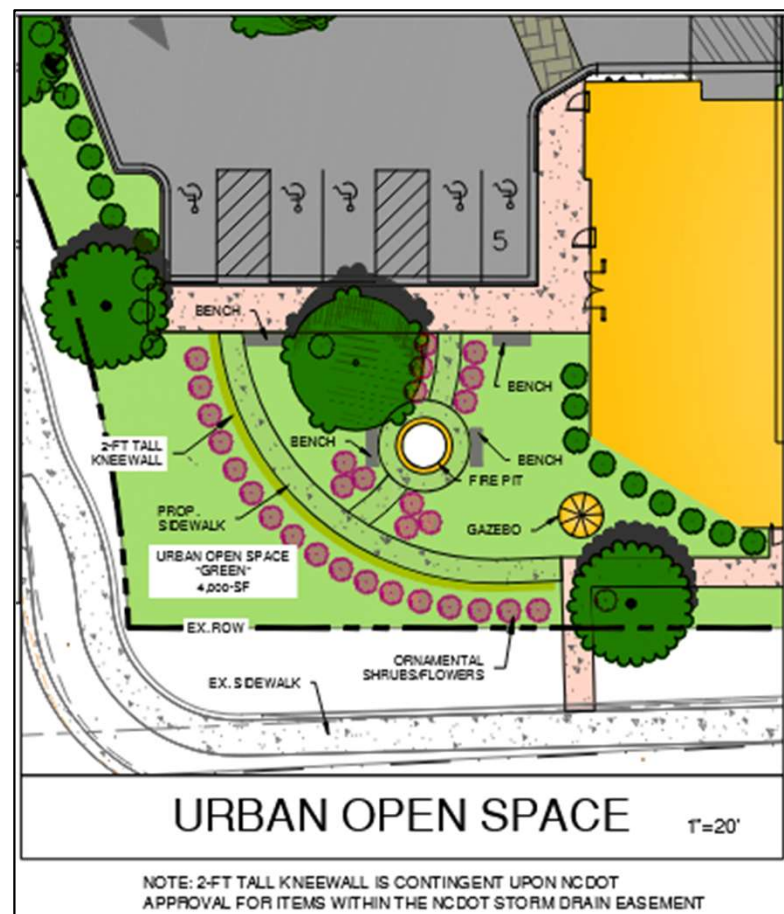


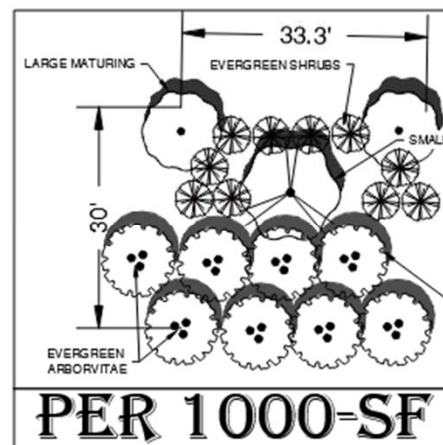
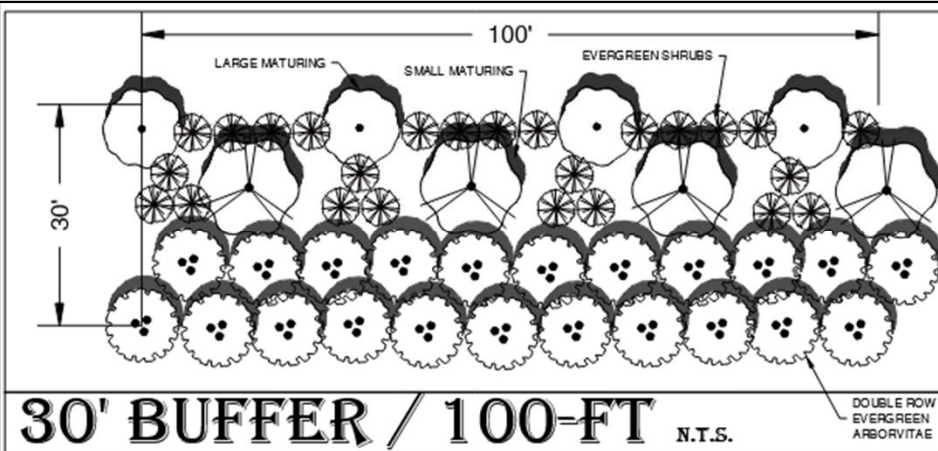
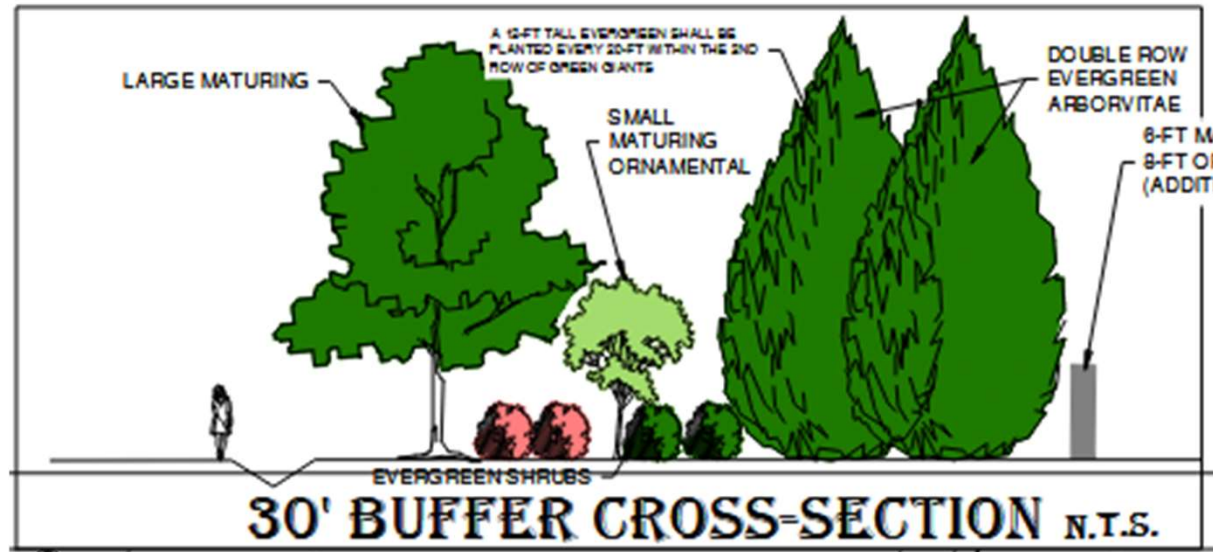


12,182-SF TOTAL=48,540-SF
8-SF TOTAL=72,450-SF
x100 = 48%

BARCLAY NEIRA
PI: 01712101
501 DALLAS ST







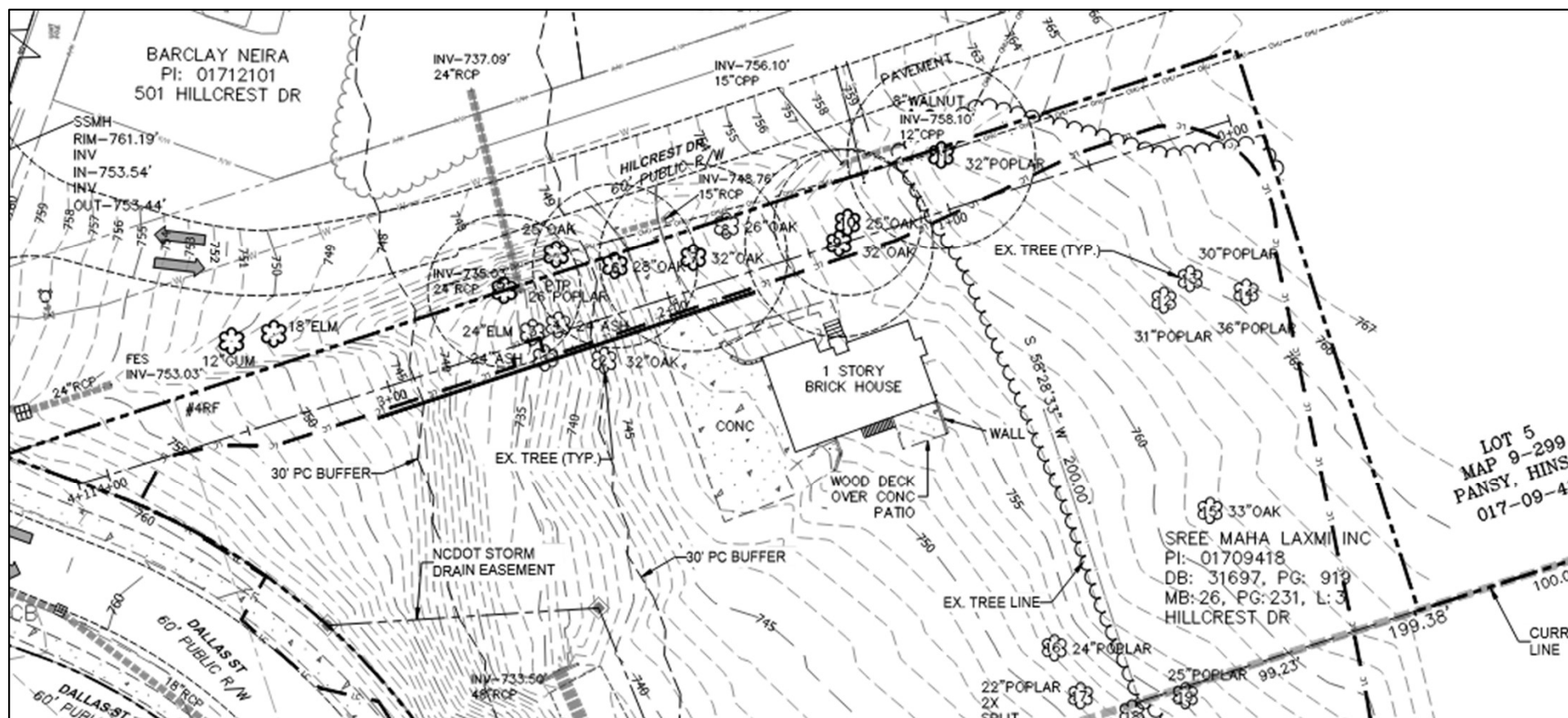
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A 12-FT TALL EVERGREEN SHALL BE PLANTED EVERY 20-FT WITHIN THE 2ND ROW OF GREEN GIANTS

SPECIMEN TREE LEGEND





Street View from US-21

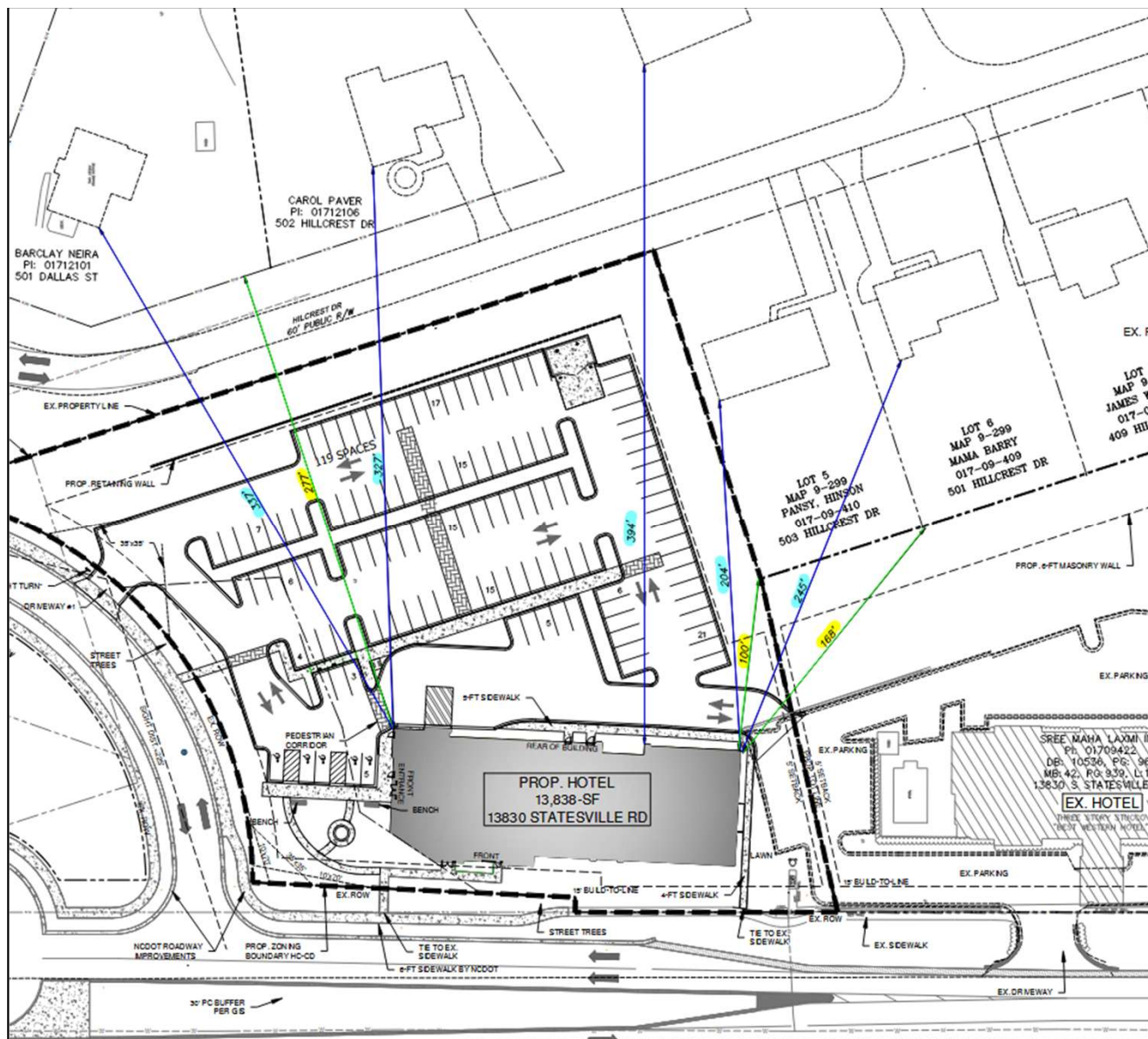


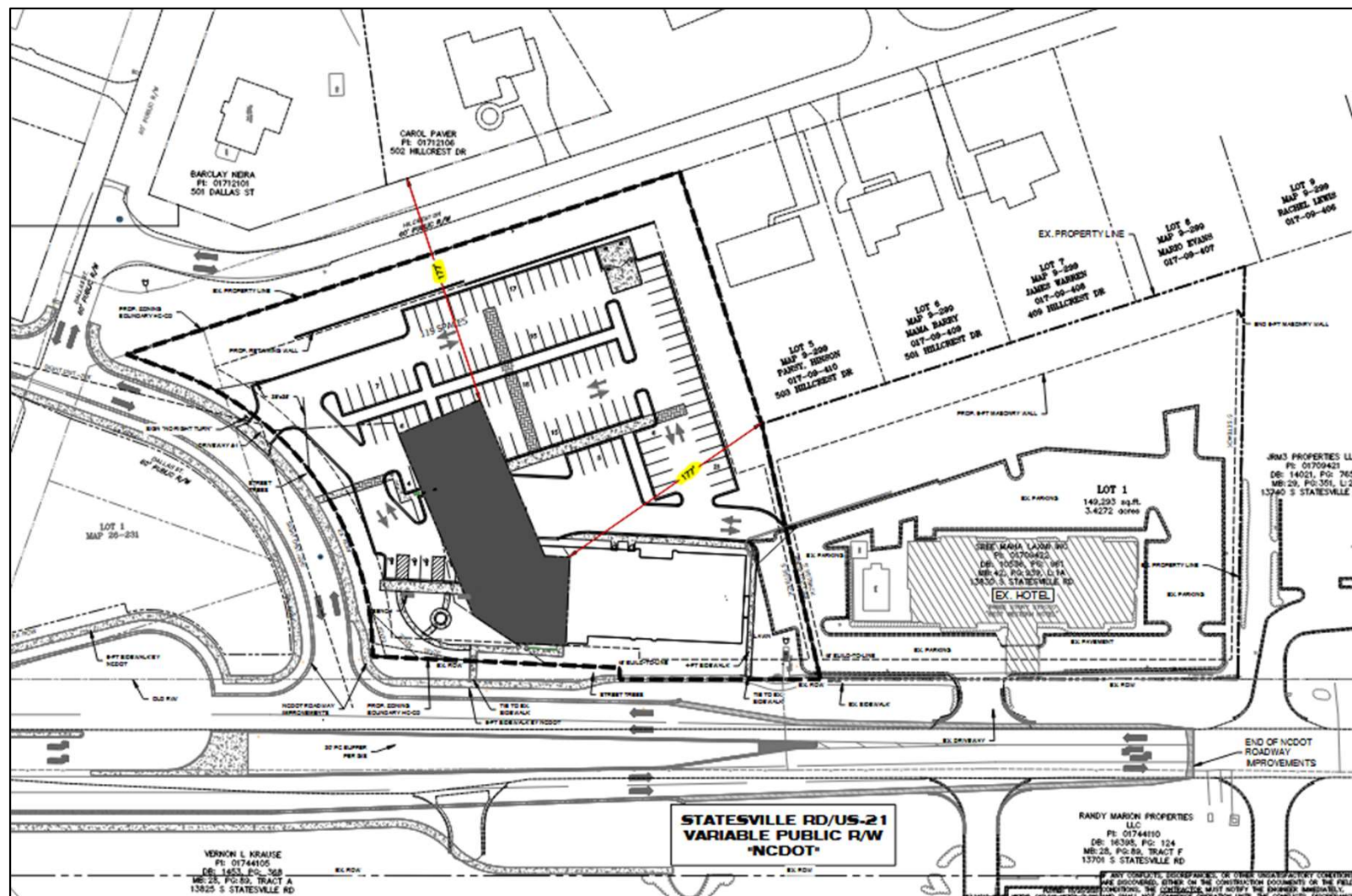


Street View from Hillcrest

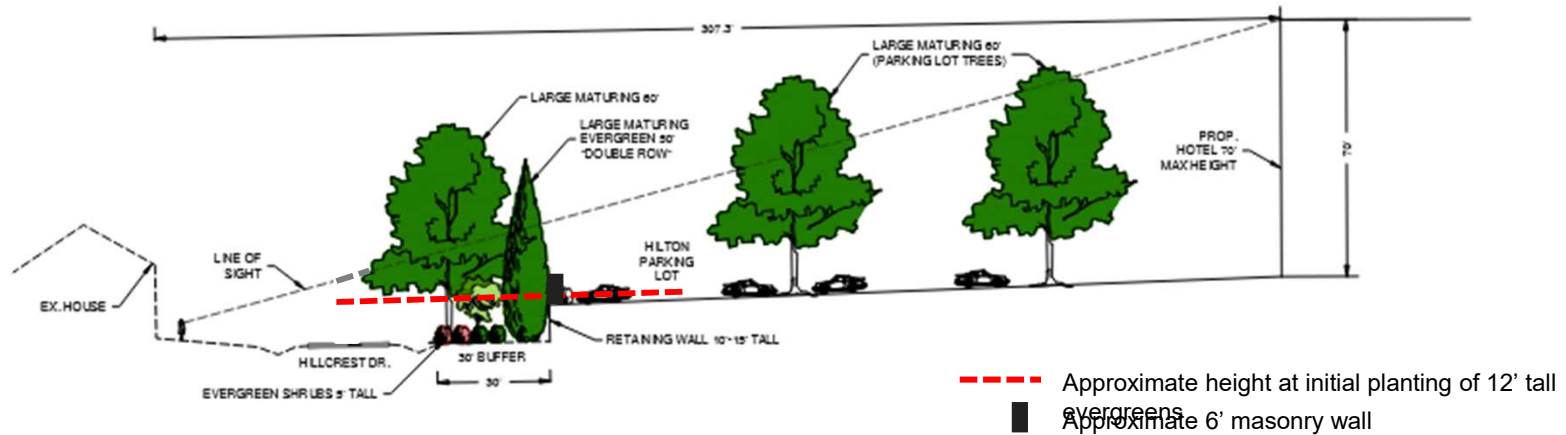


Street View from Hillcrest

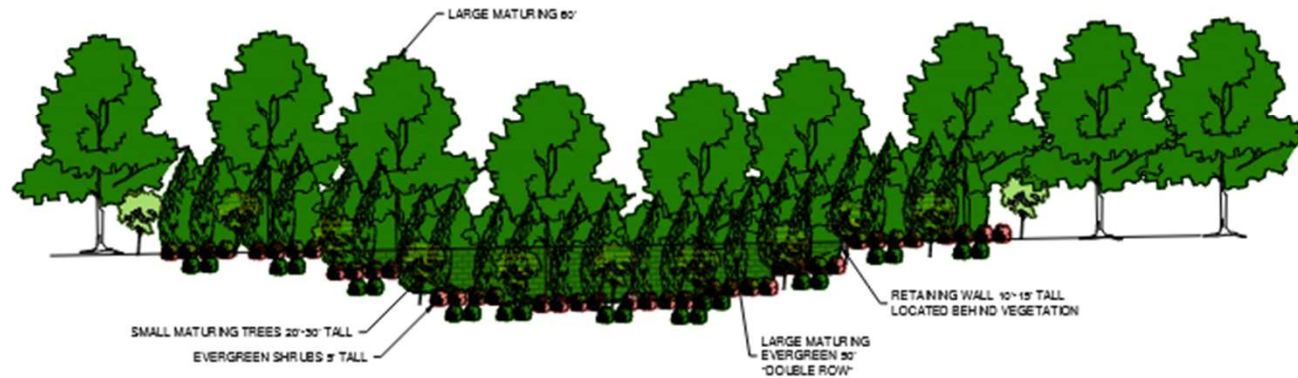








BUFFER CROSS-SECTIONAL VIEW ALONG HILLCREST DR.



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 CEN- TERS

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**



Thank you!

Questions?

Appendi

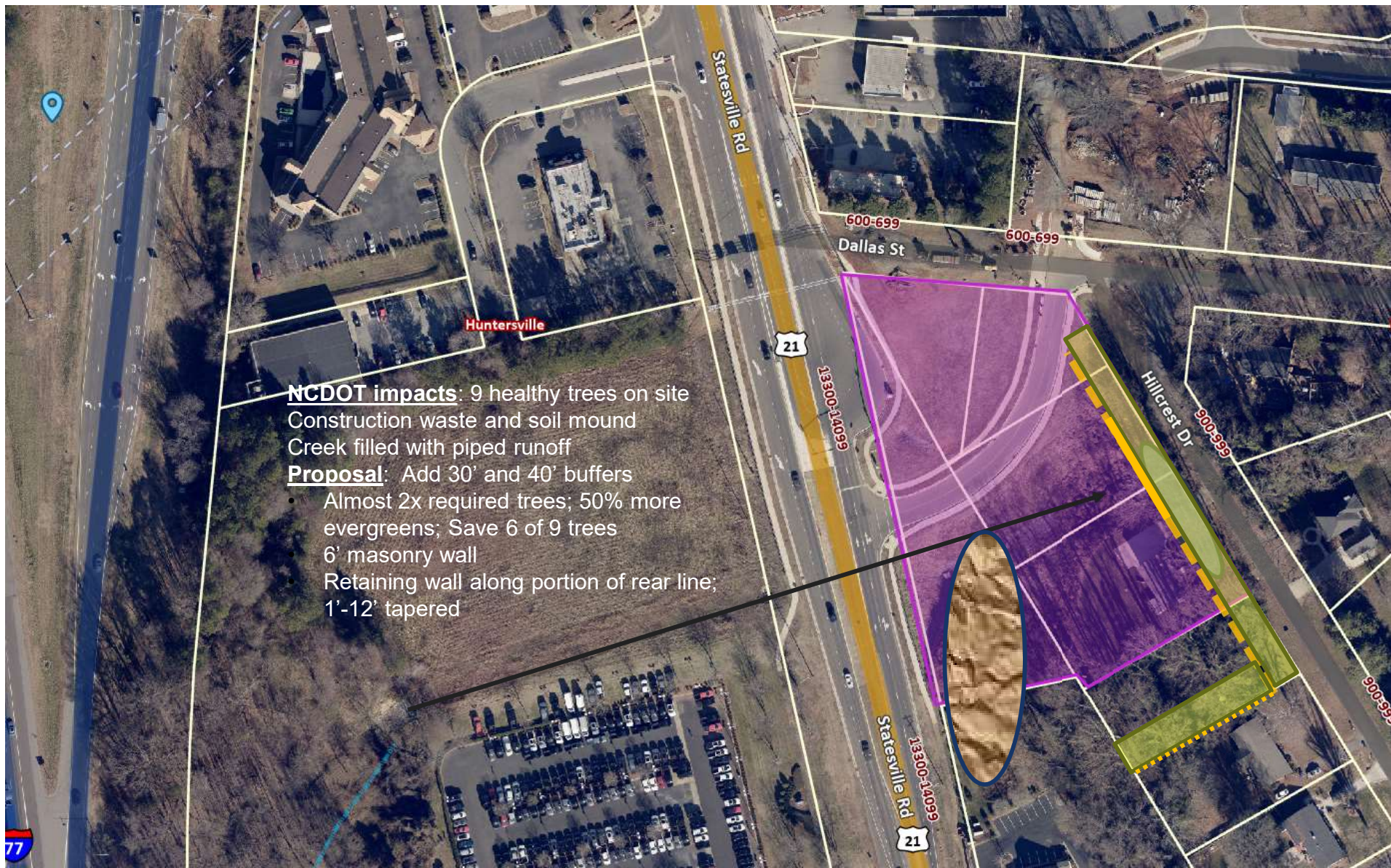
x

Coordination with Staff on report comments:

- Topography and screening – cross section
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- Height reduction below Best Western roofline
- Specimen trees on site plan

Additional comments from community meetings:

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- Enhanced buffer – 180+ new trees, addition of 12' tall evergreens, 75% evergreens (compared to 50% requirement)
- 40+ support letters



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

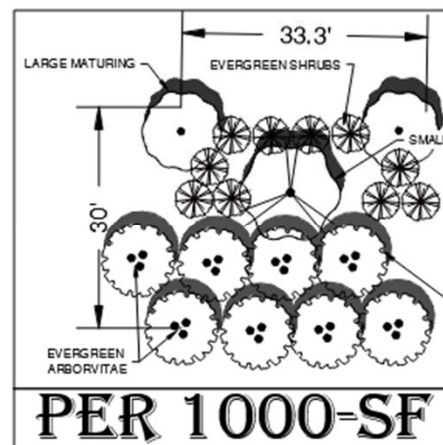
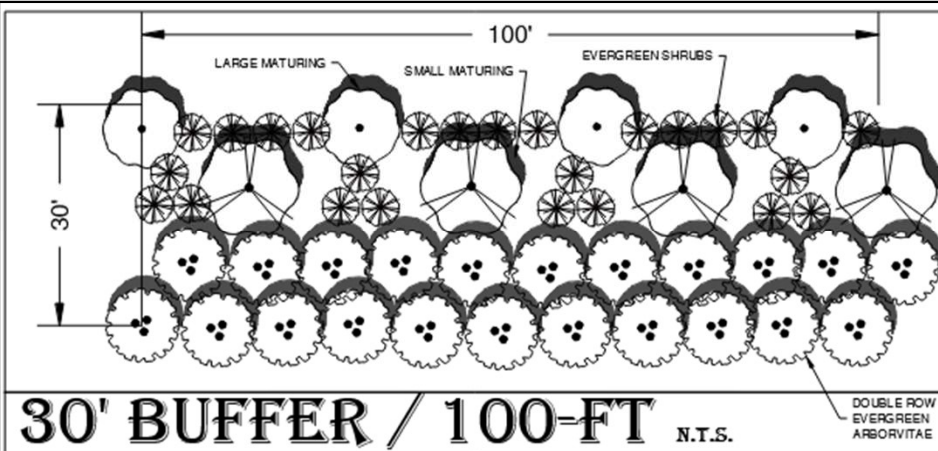
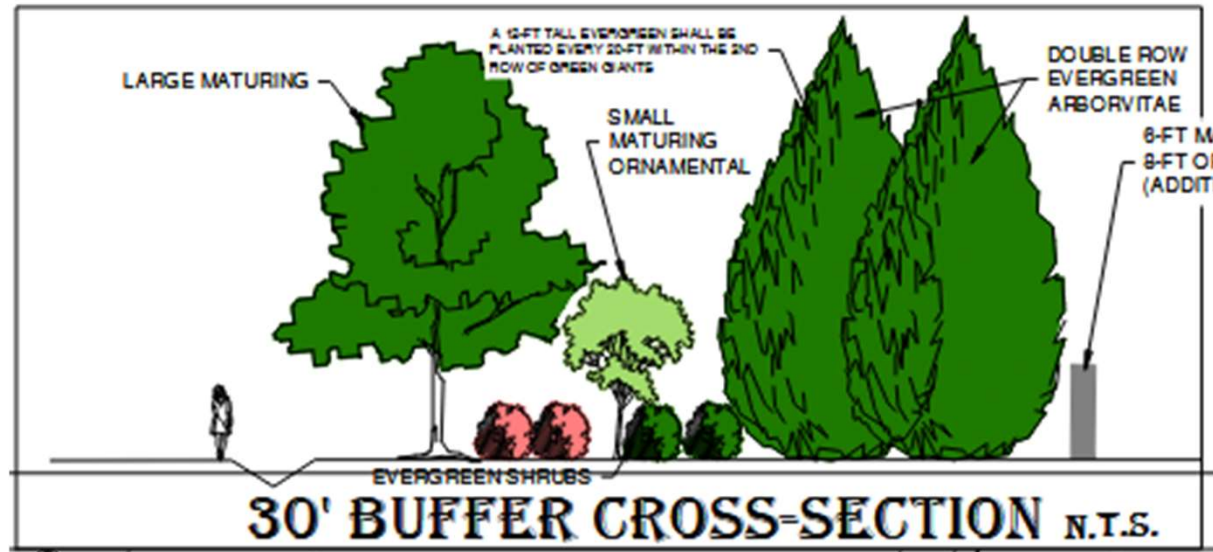
Street View from US-21





BARCLAY NEIRA
PI: 01712101
501 DALLAS ST





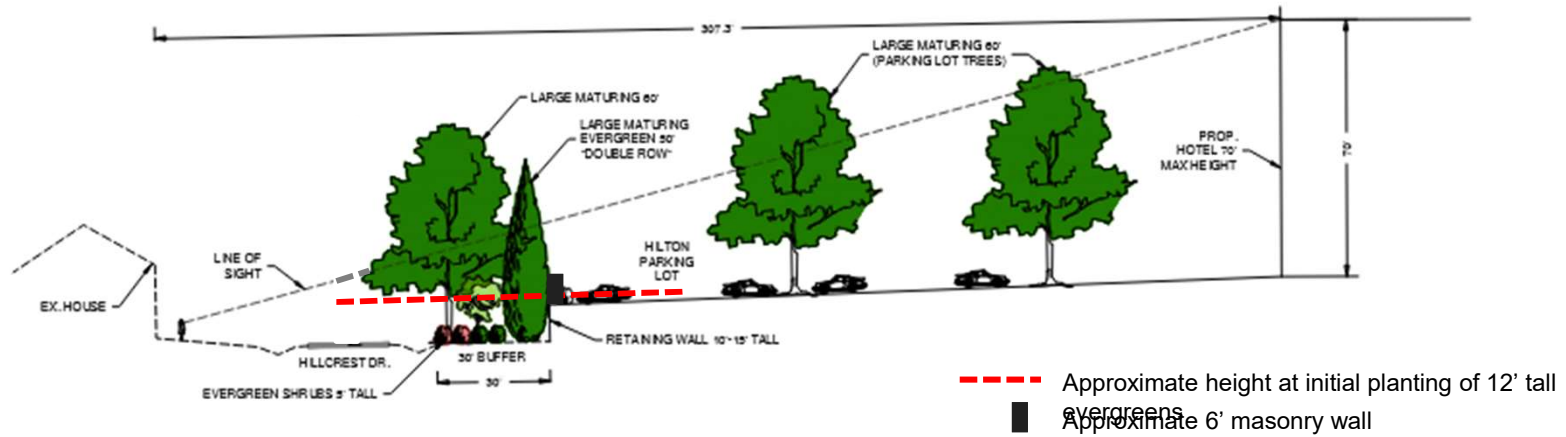
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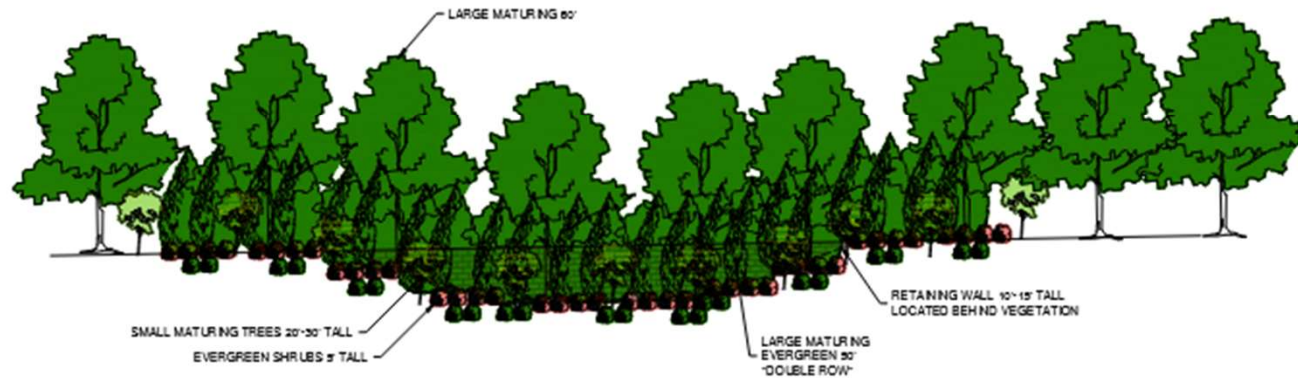
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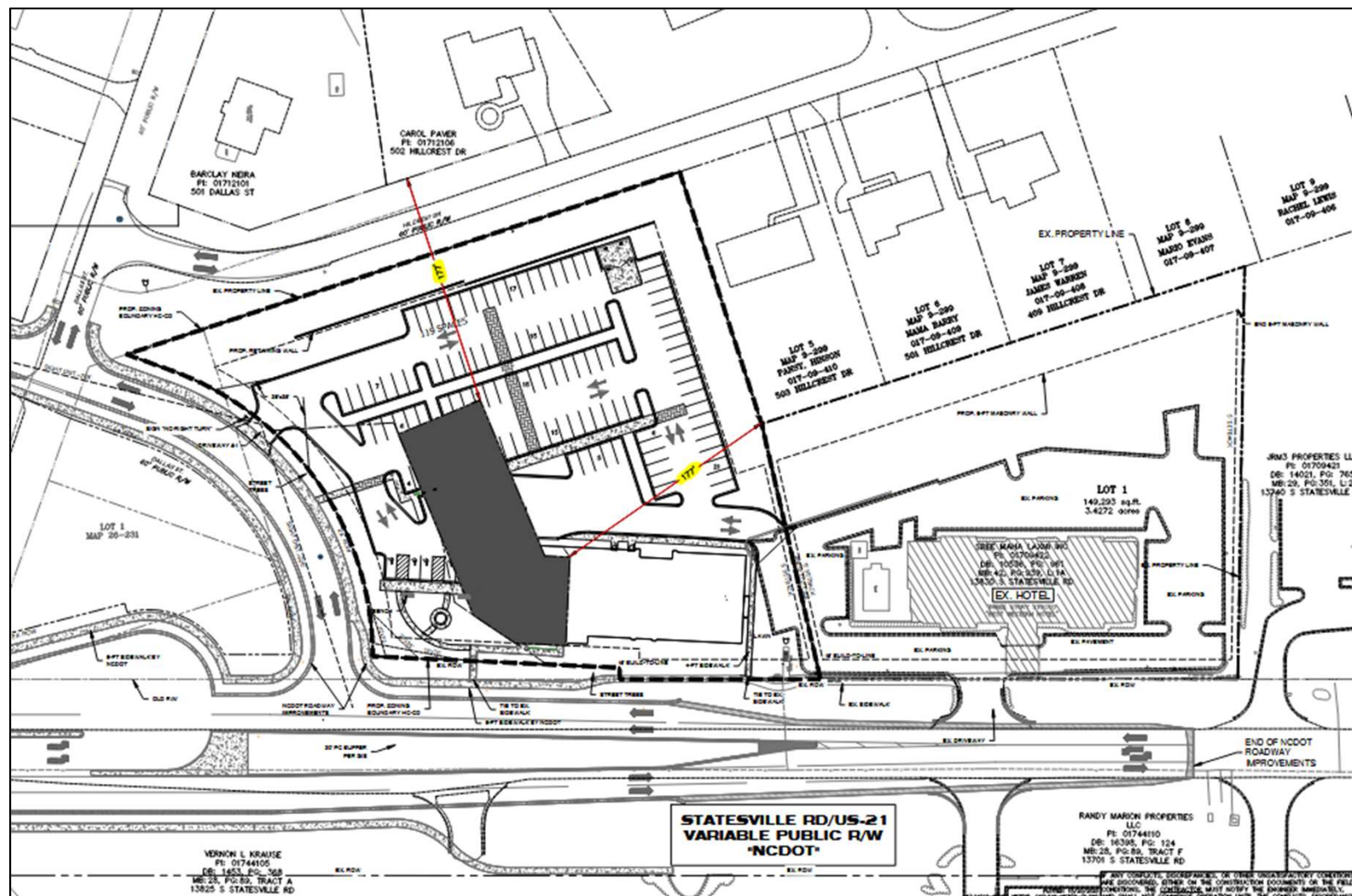


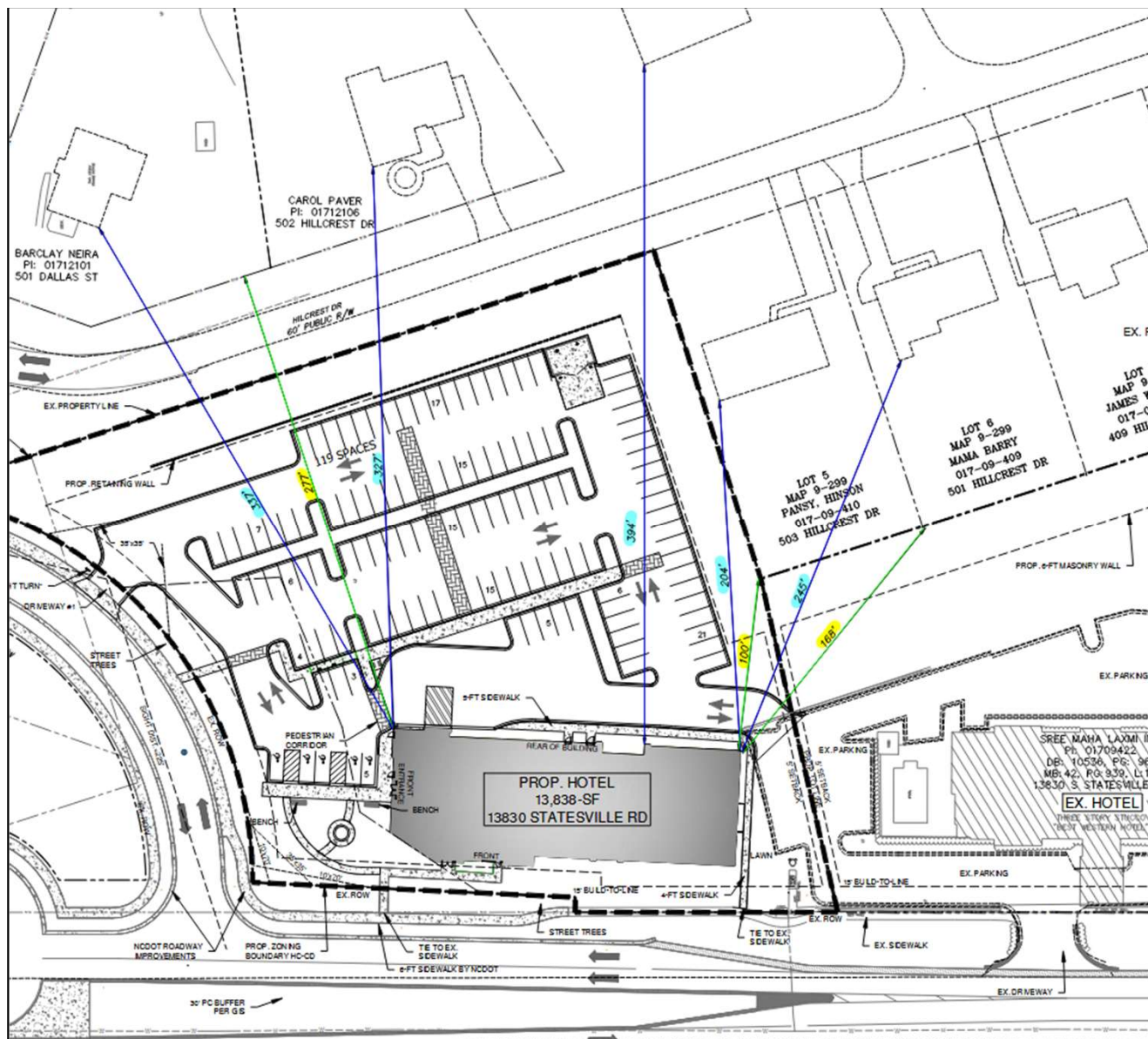


BUFFER CROSS-SECTIONAL VIEW ALONG HILLCREST DR.



BUFFER STREET VIEW ALONG HILLCREST DR.





EXHIBIT

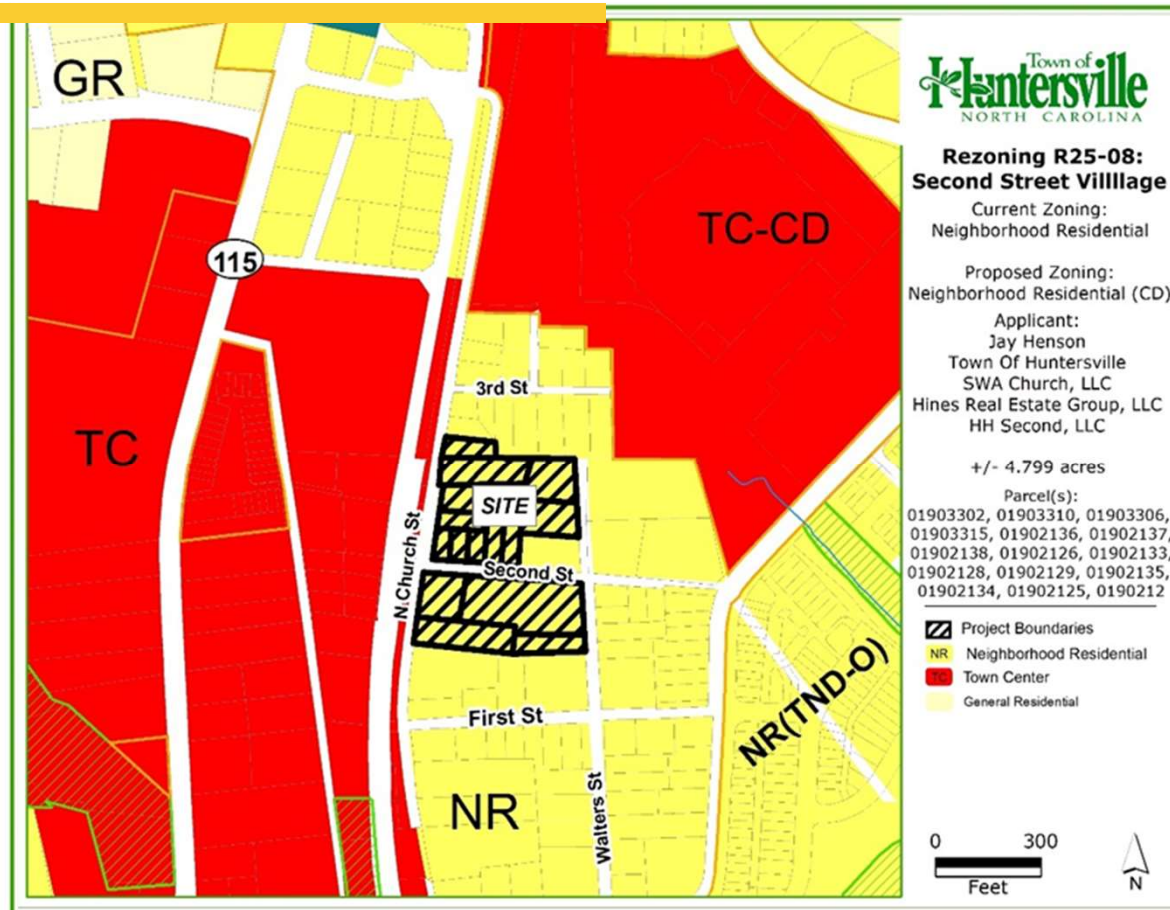
10C-1

R25-08 Second Street Village

October 21, 2025

Town of
Huntersville
NORTH CAROLINA

Background



Site Plan Updates

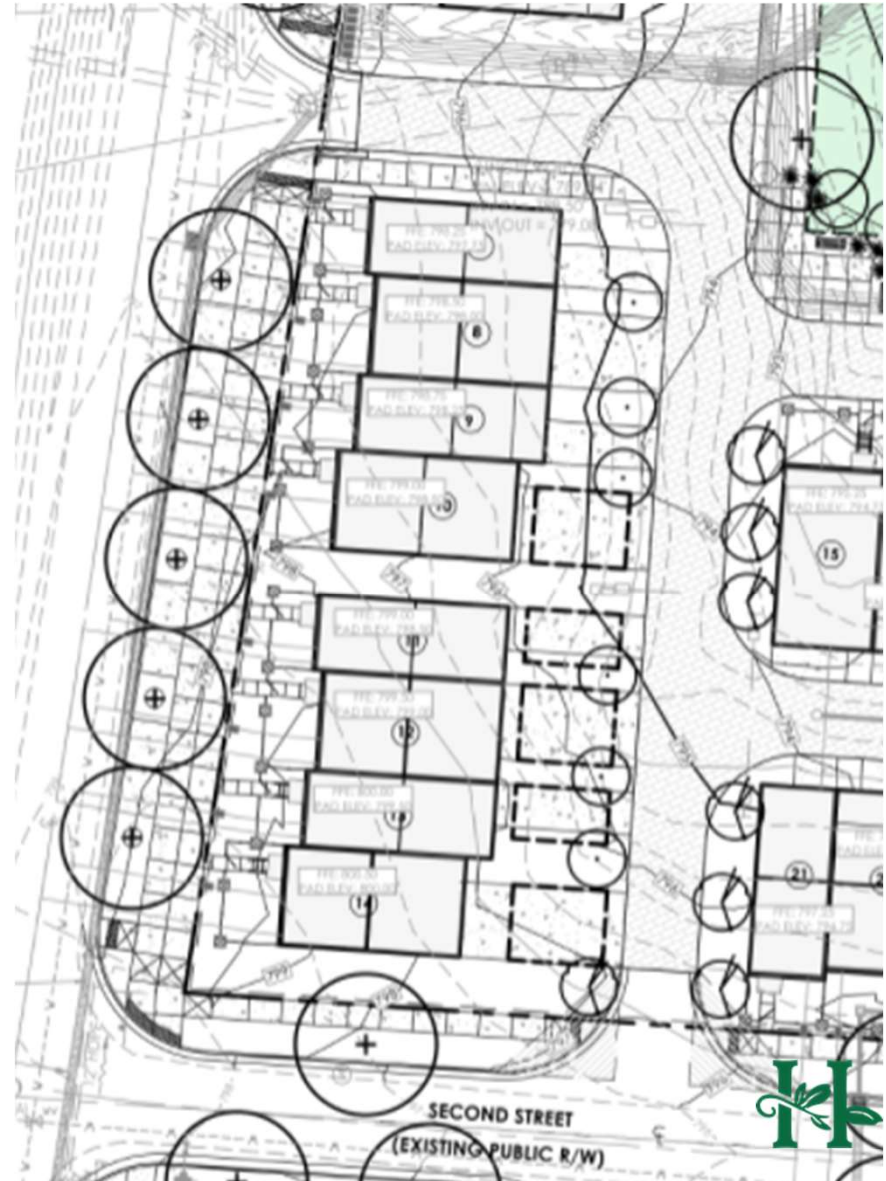
- Park: Applicant will place park in a Public Access Easement.
- TIA: Original TIA determination was for 76 units. New TIA determination has been conducted for 79 units. No TIA is required.



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



- [illegible]



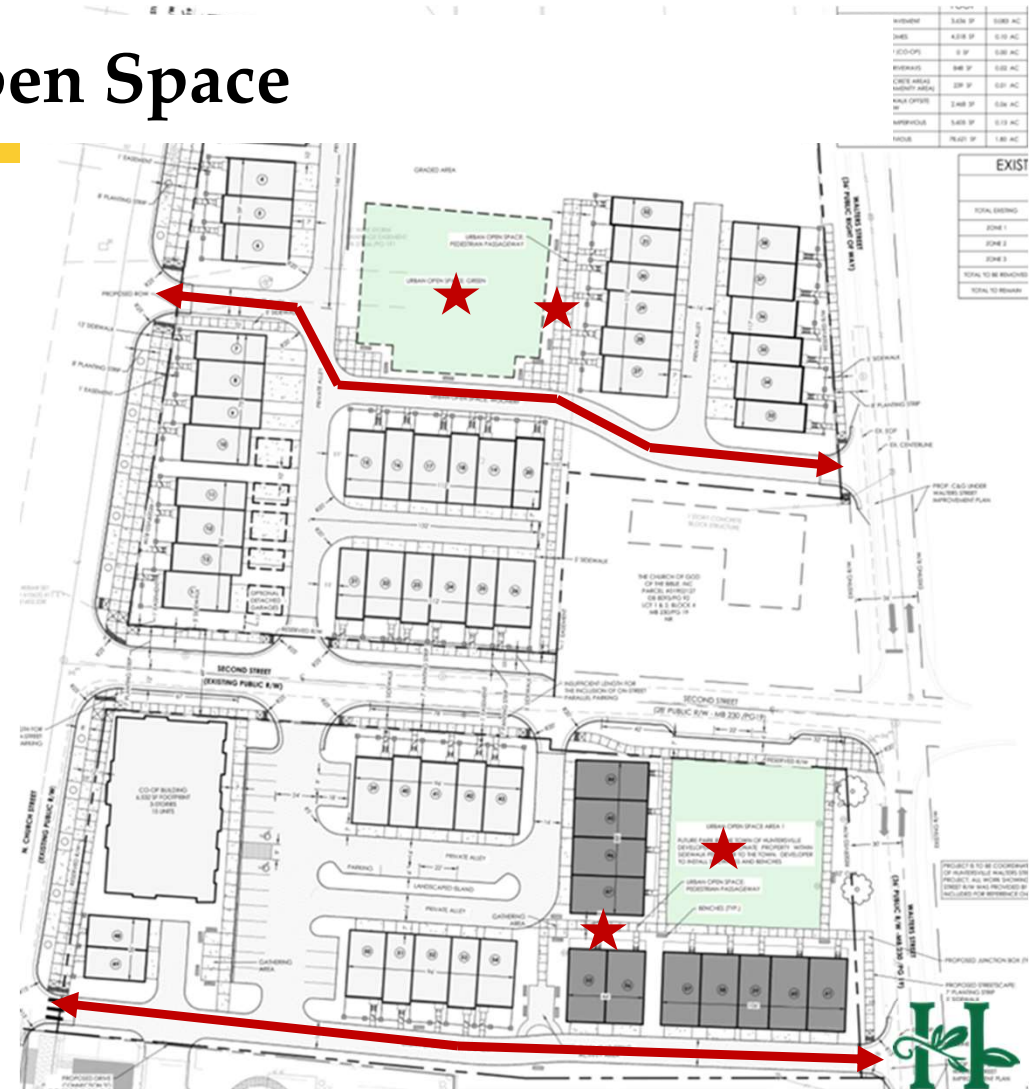
Site Plan Discussion: Affordable Housing

- 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



BLDG. 1

BLDG. 2

BLDG. 3



Plantersville
Plan Sheet is Part Of The C
Approval As Of The Follow
05/02/2022

DESIGN: GILE.
DATE: JAN. 13,
2024 BY:
A.J.
SHEET
2.0

Plantersville
Plan Sheet is Part Of The Overall
Approval As Of The Following Date
05/02/2022



Site Plan Discussion: Elevations



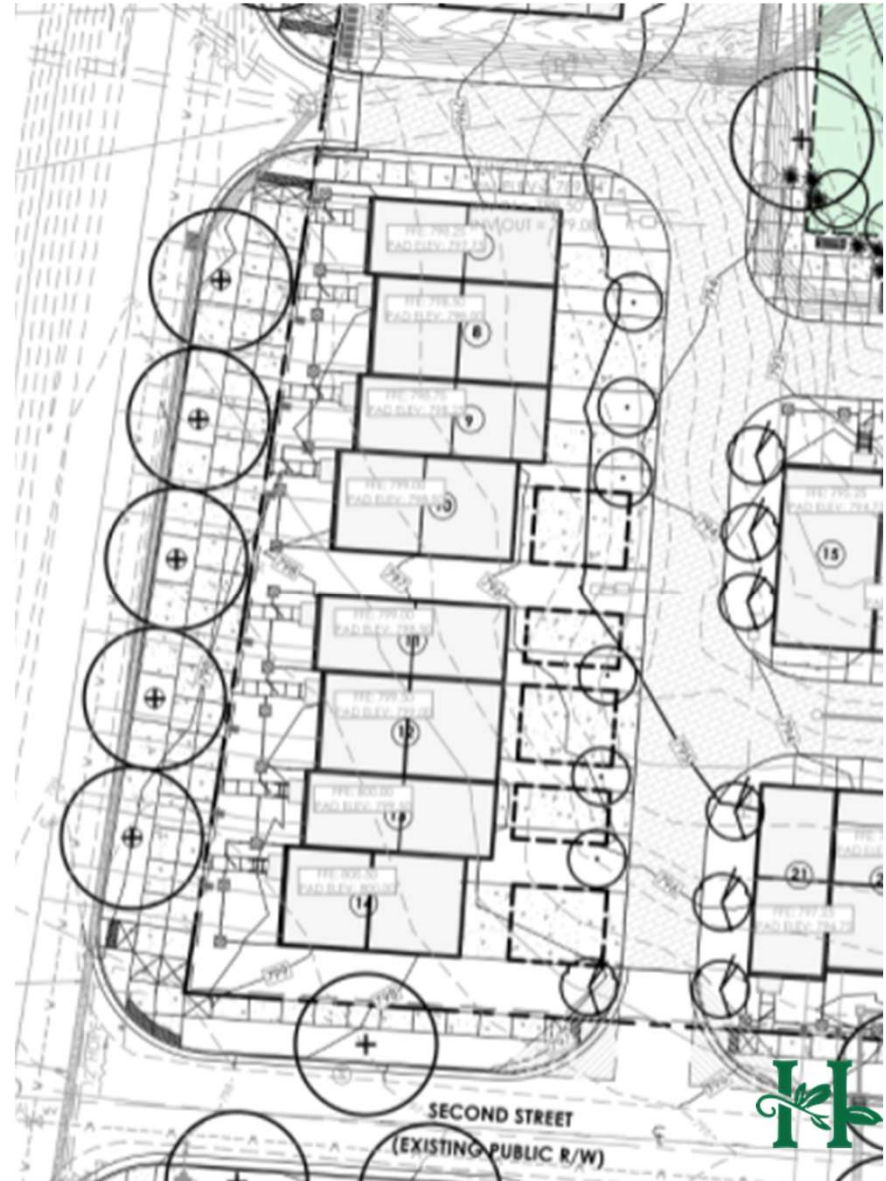
ELEVATION KEYNOTE LEGEND:	
1	BRICK VENEER
2	8" FIBER CEMENT SIDING
3	DECK WOOD BRACKET
4	WOOD SHINGLED R/W STANDING SEAM METAL ROOF
5	ASPHALT SHINGLE ROOF
6	WOOD OR METAL LOUVRES
7	42" METAL GUARDRAIL
8	METAL PREFAB AWNING



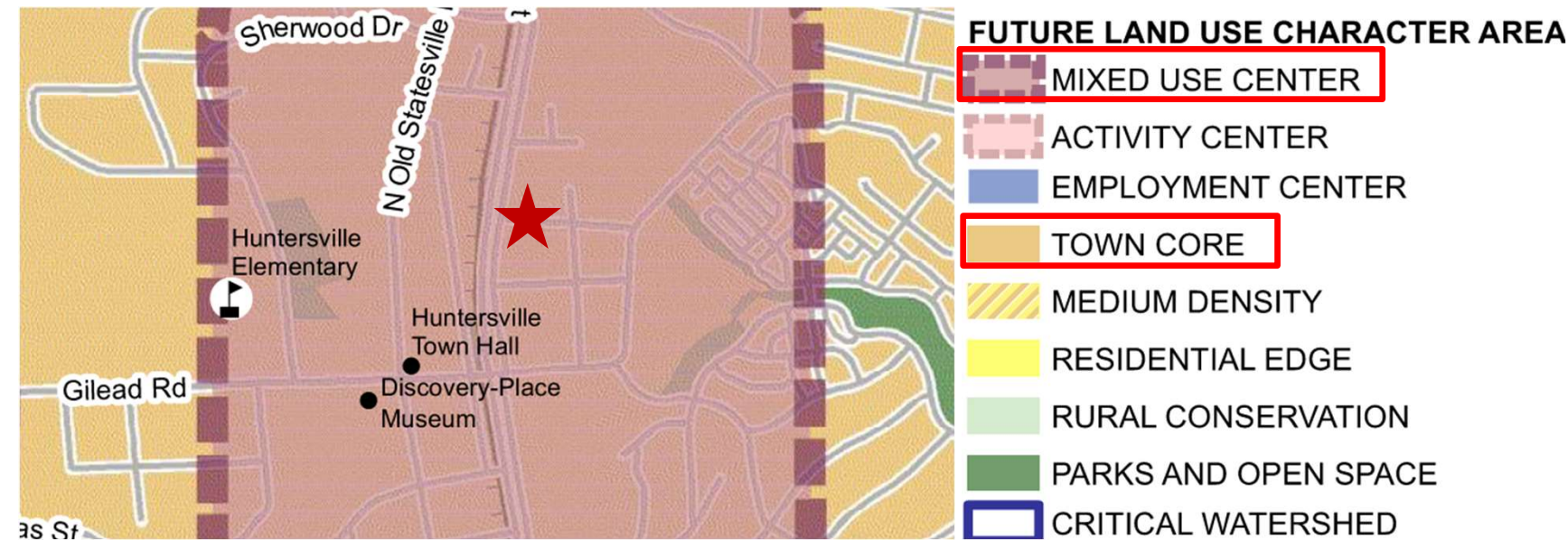
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- On-Street Parking: Asking to not provide On-Street parking for attached housing type.



2040 Huntersville Community Plan – Future Character Area



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.



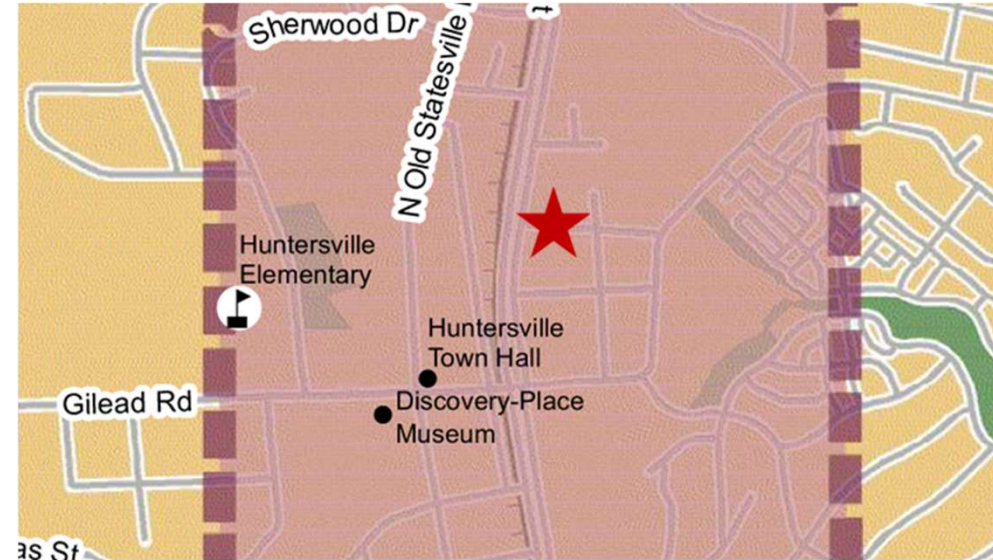
Town Core

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.

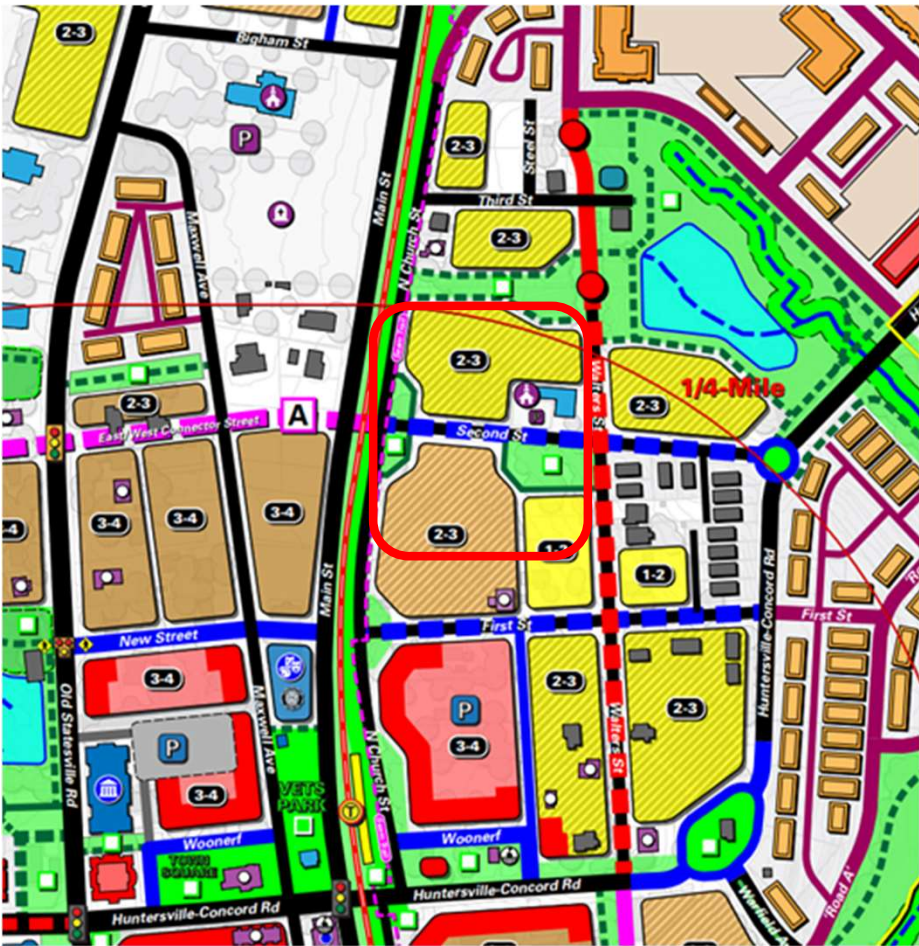


2040 Huntersville Community Plan – Policies that Support Plan

- **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

PROPOSED BUILDING HEIGHTS (RANGE)

EXISTING STRUCTURES

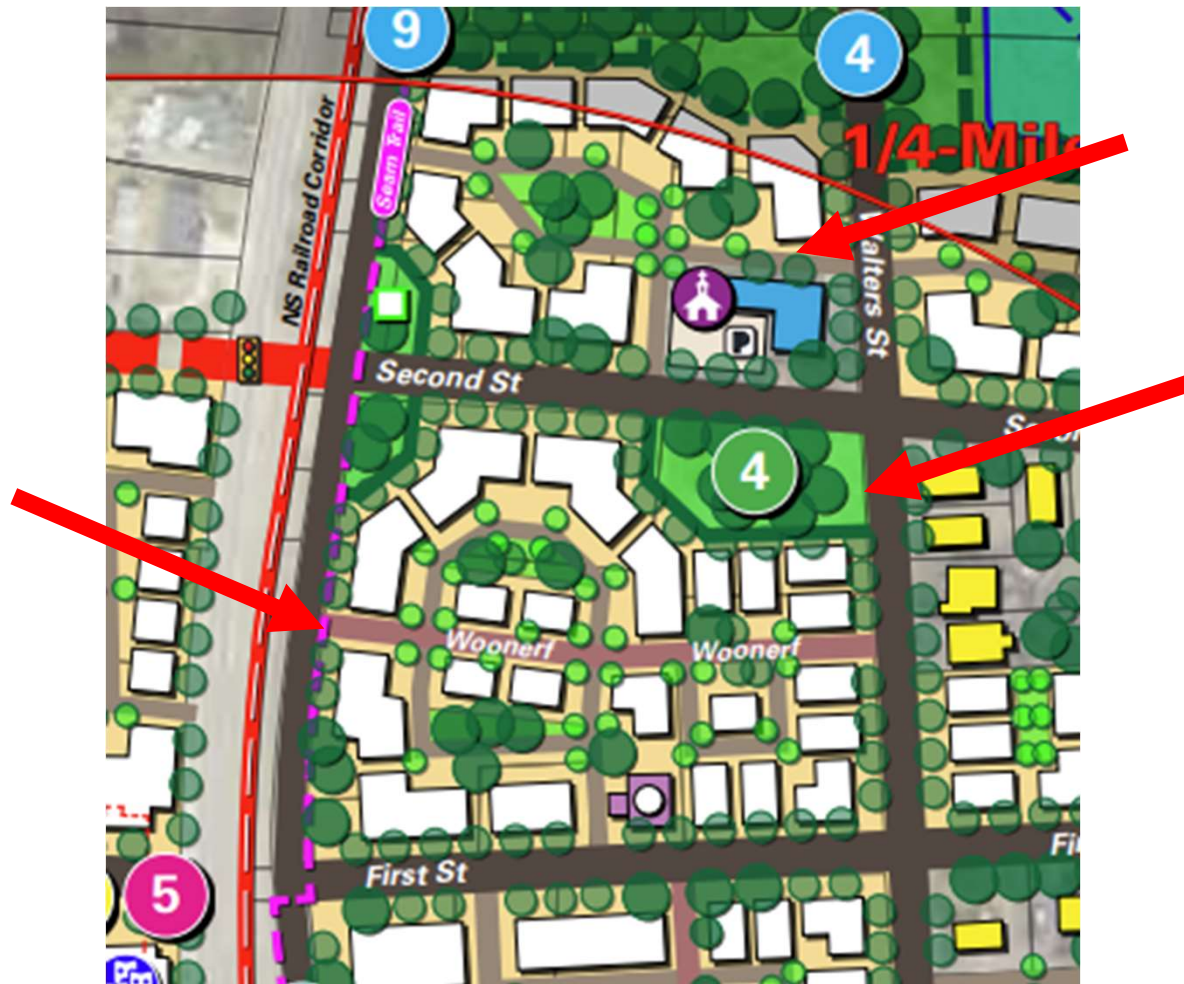
PROPOSED ACTIVE FRONTAGES

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

SURFACE LOT

STRUCTURED DECK

Downtown Master Plan



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA

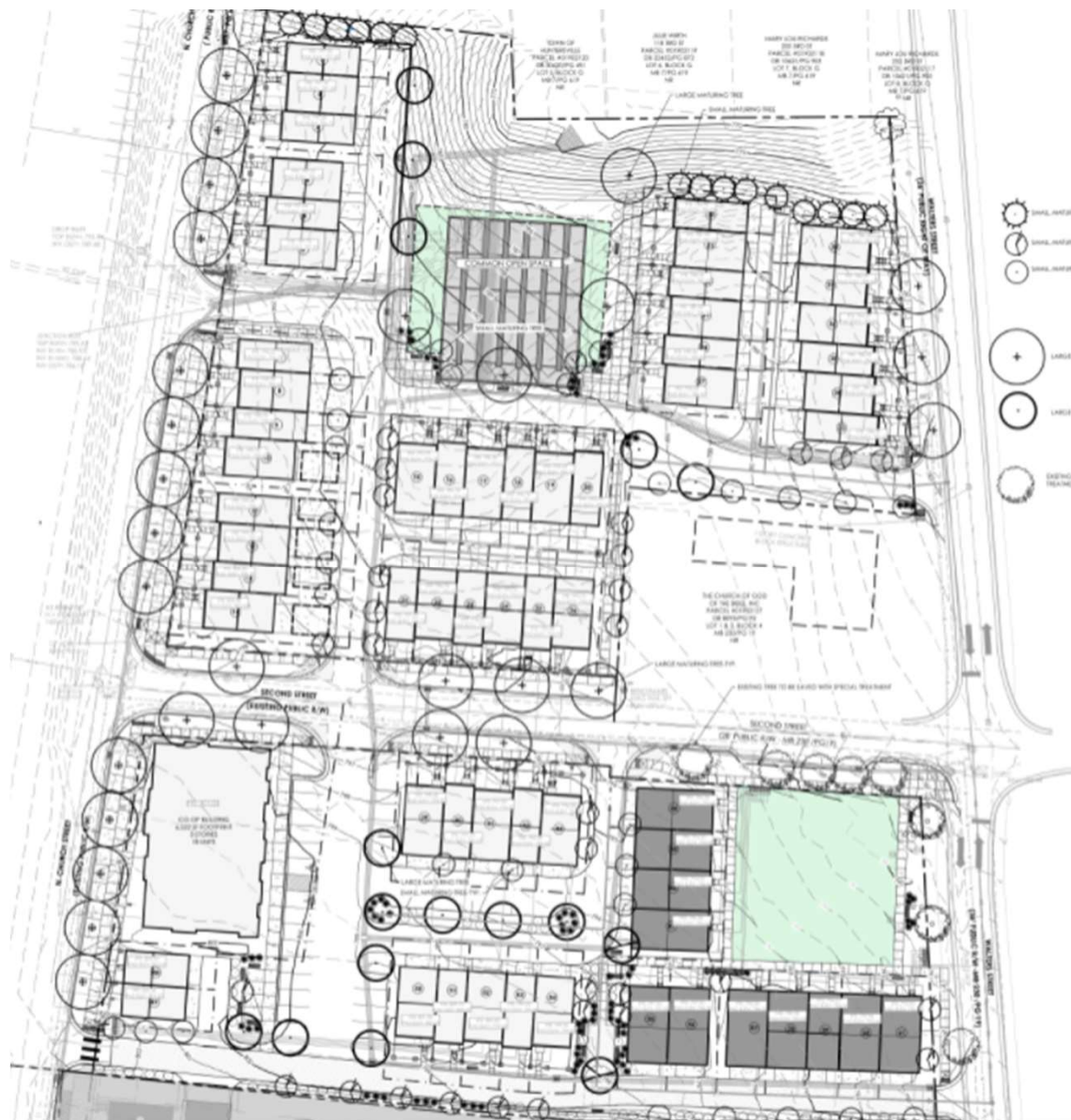


Consistency Statement: Planning Staff

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.



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

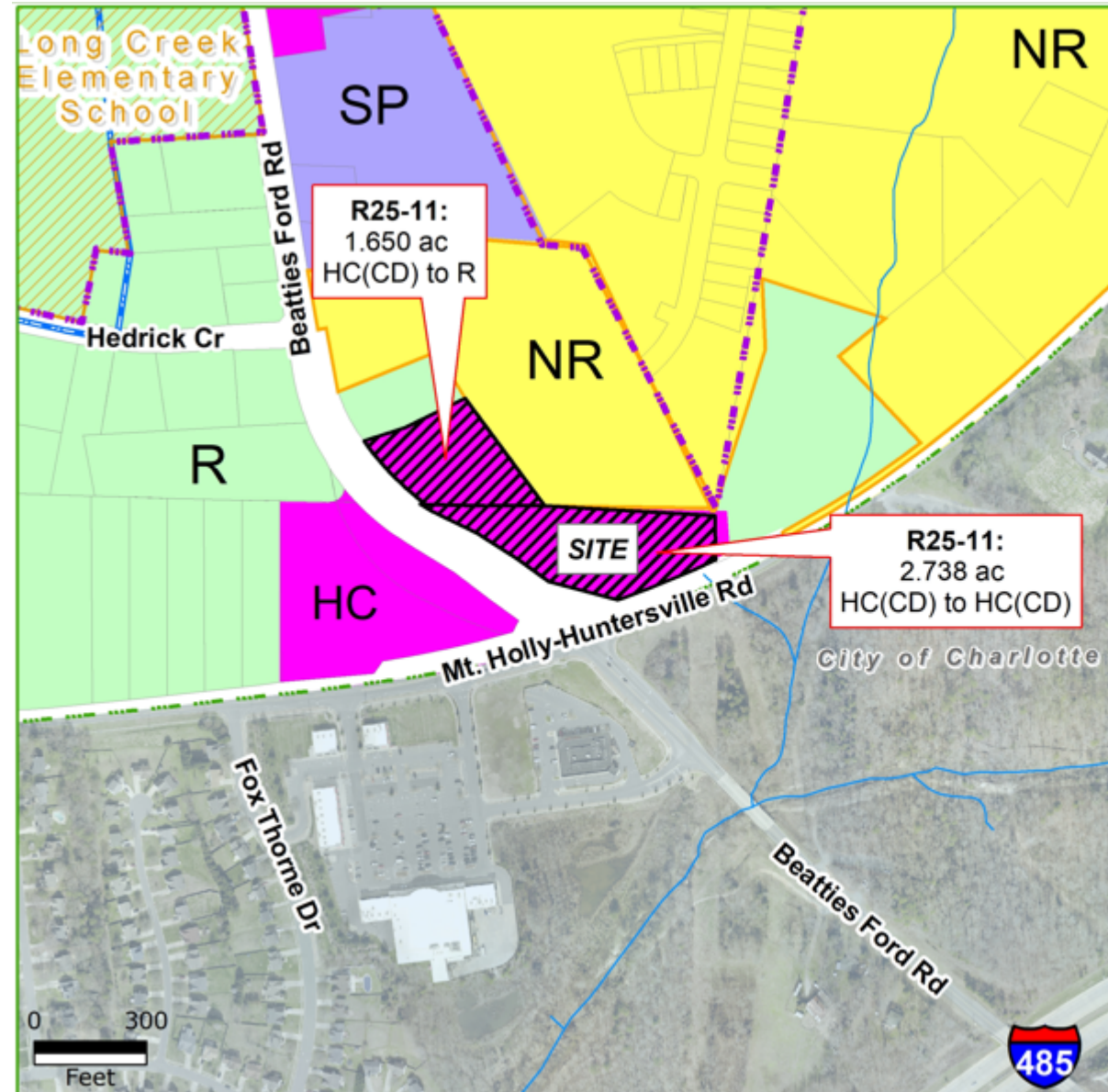
R25-11: Long Creek Retail Conditional District Rezoning

Town Board

October 21, 2025

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



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



Site Plan

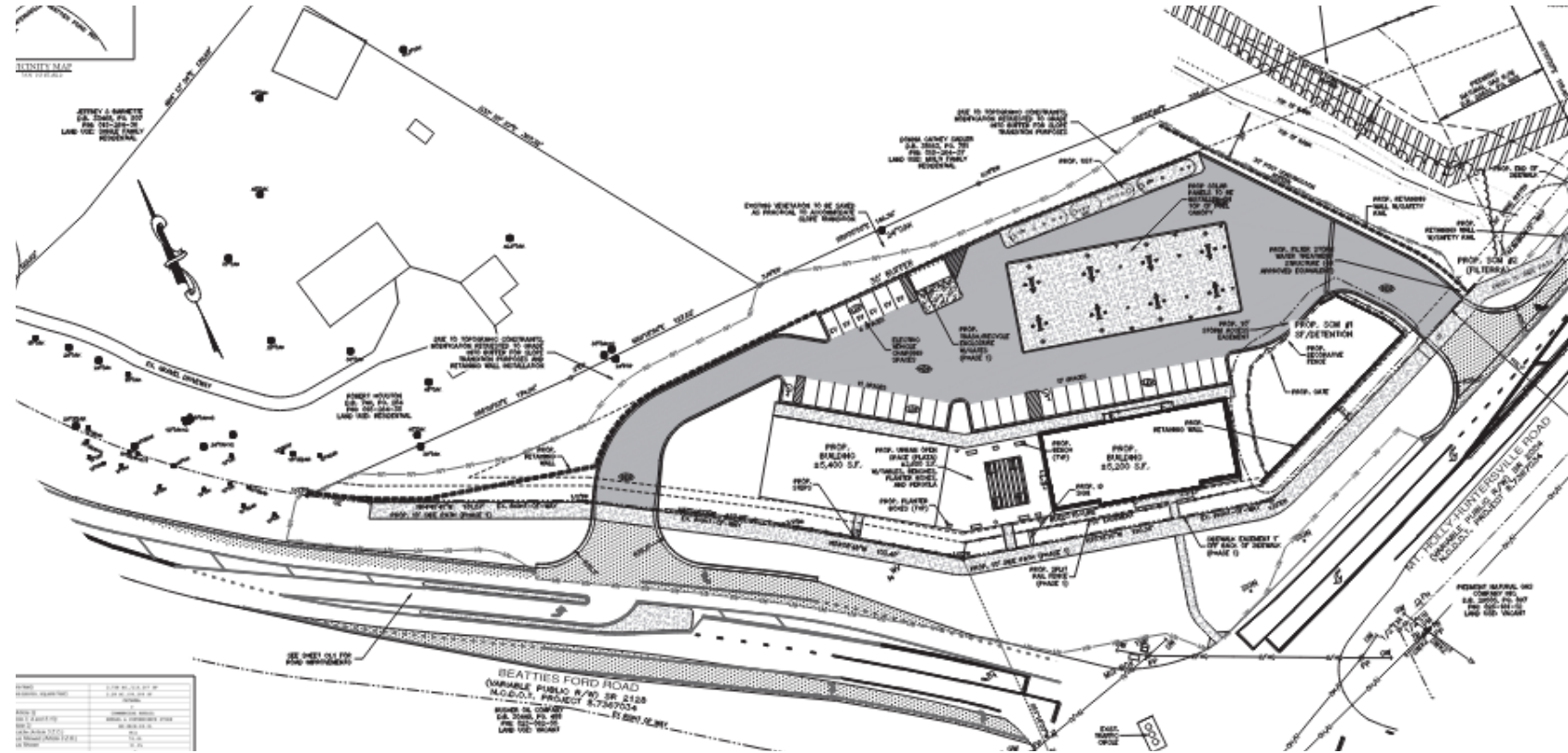
- Convenience Store/Fuel Canopy
- Additional Retail Building

Modifications

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

Concerns

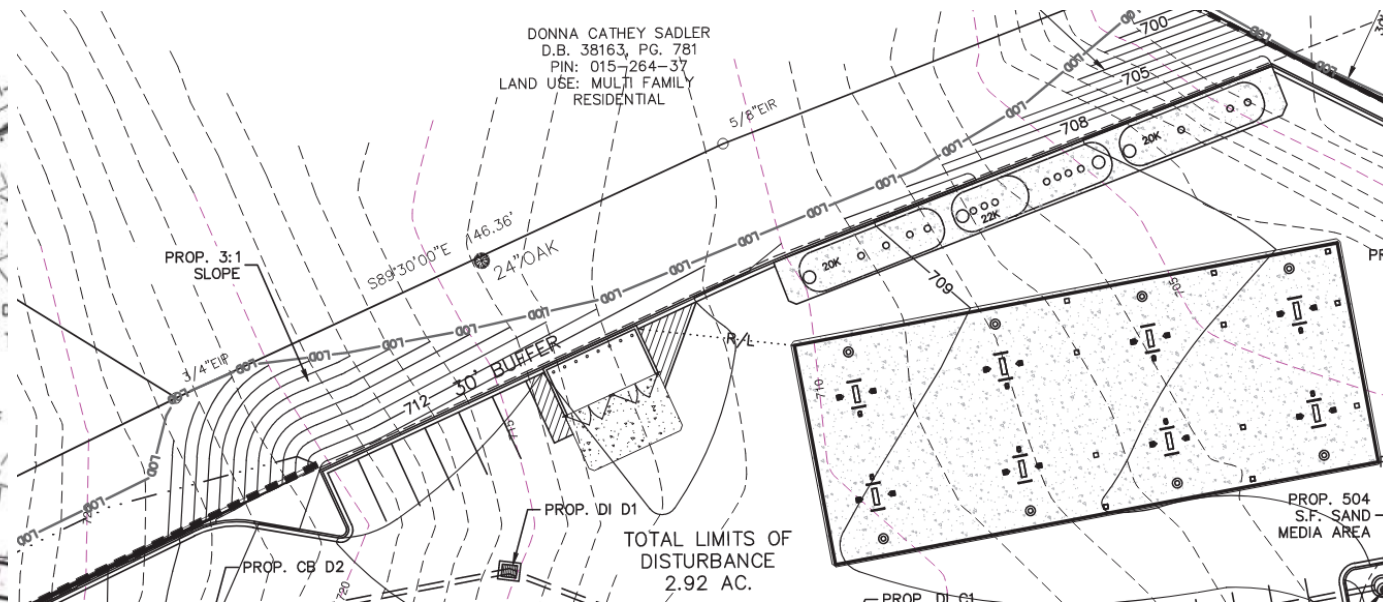
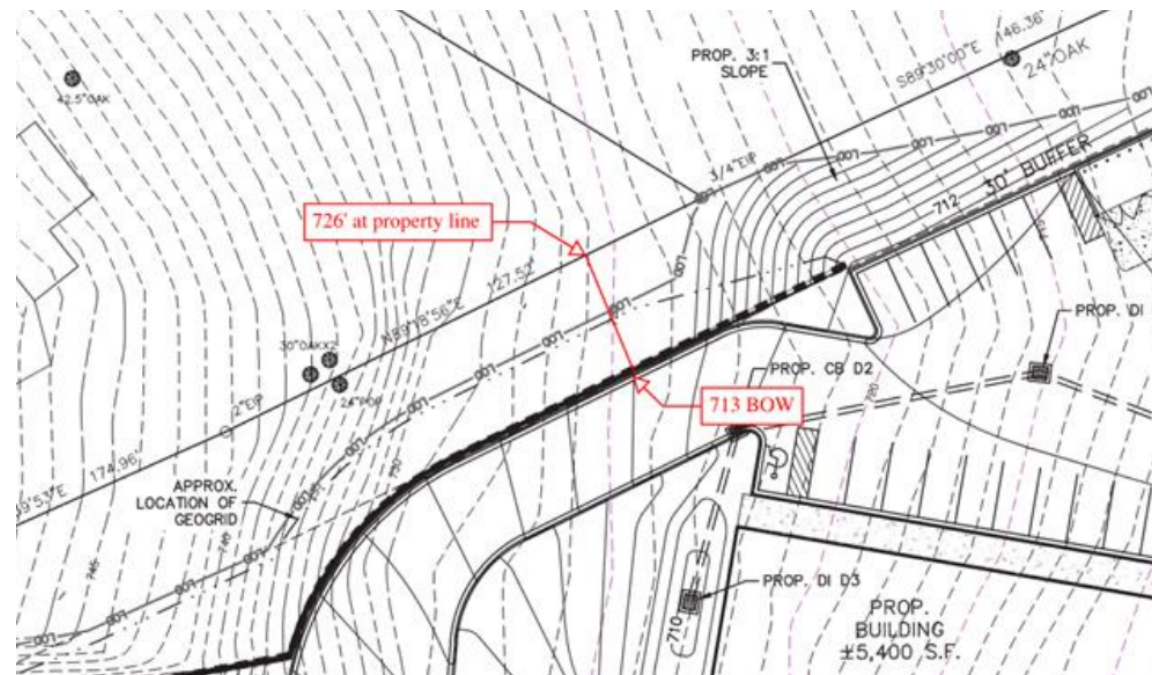
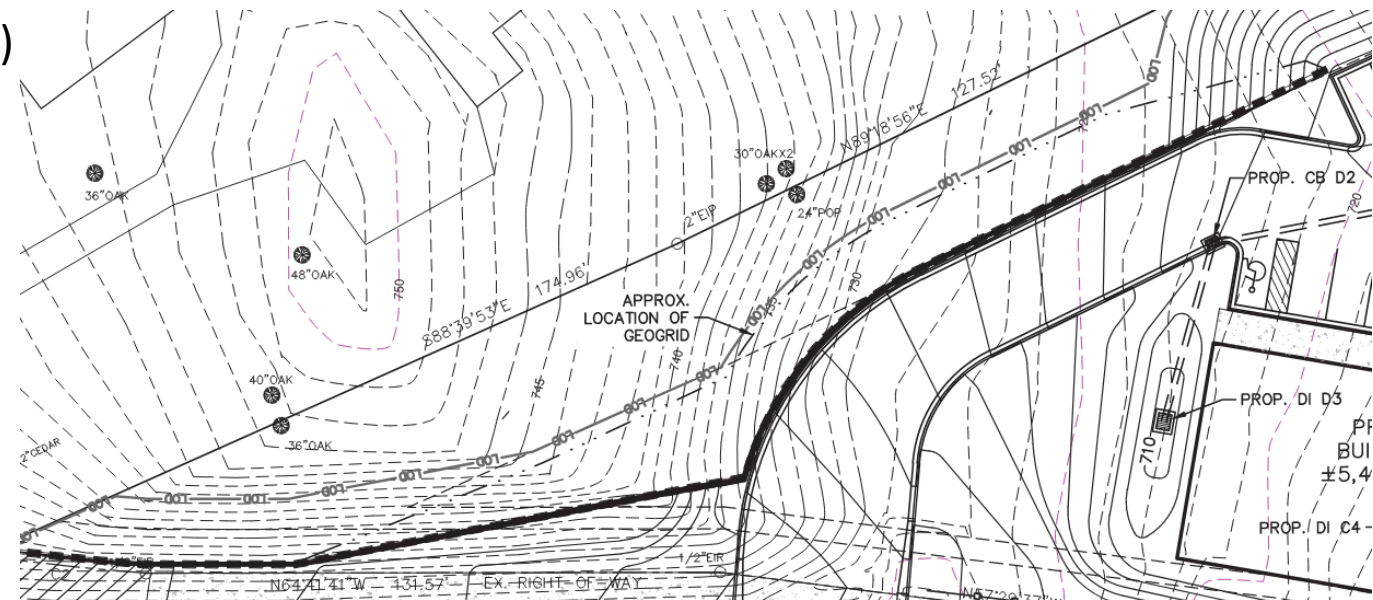
- As proposed, this site is stand alone and cannot be integrated into a larger development.
- Side-path not connected to adjacent parcel
- Tree Save detail comments awaiting response



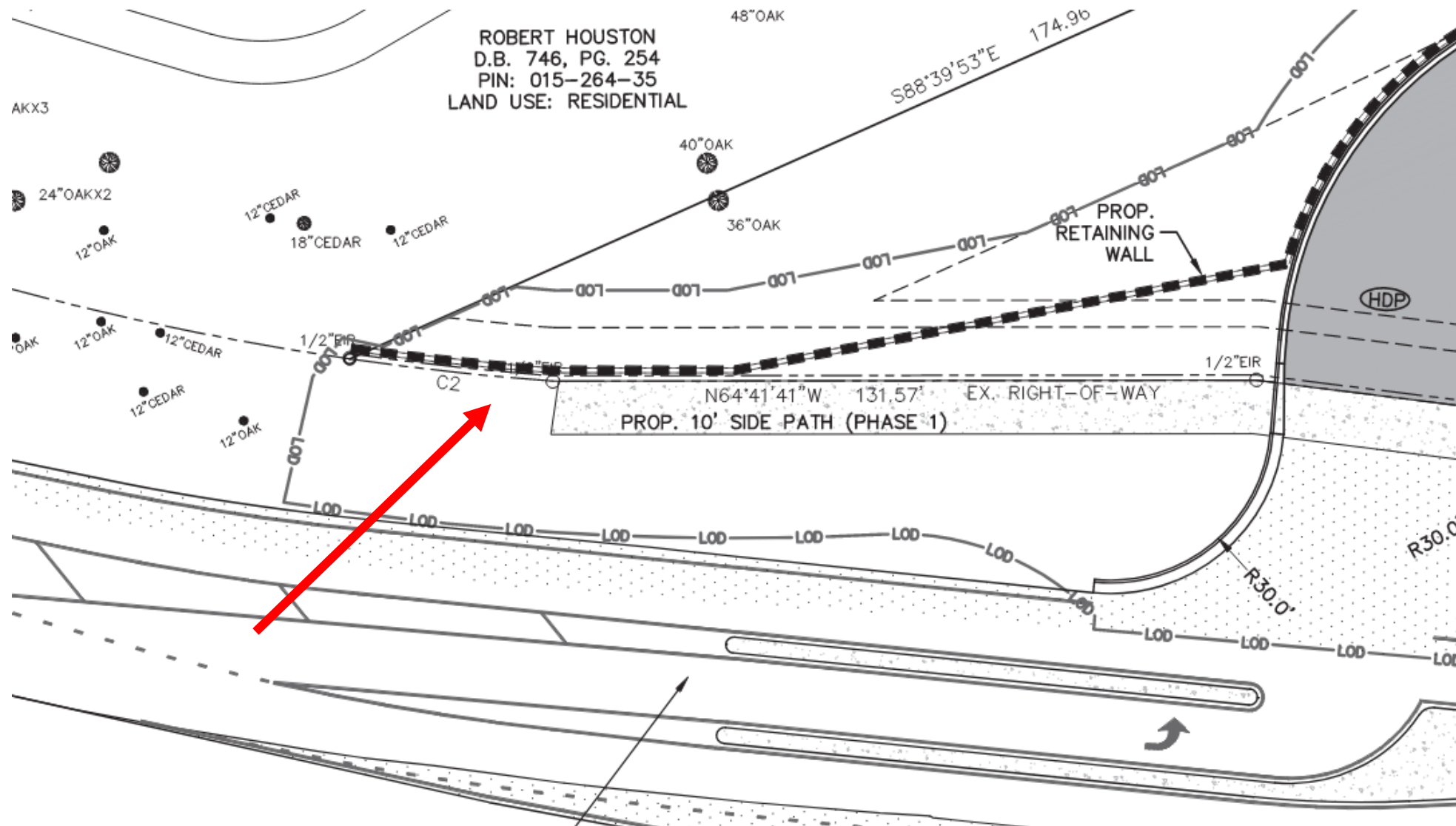
Buffer Requirements: (Modification Request)

Modification request-

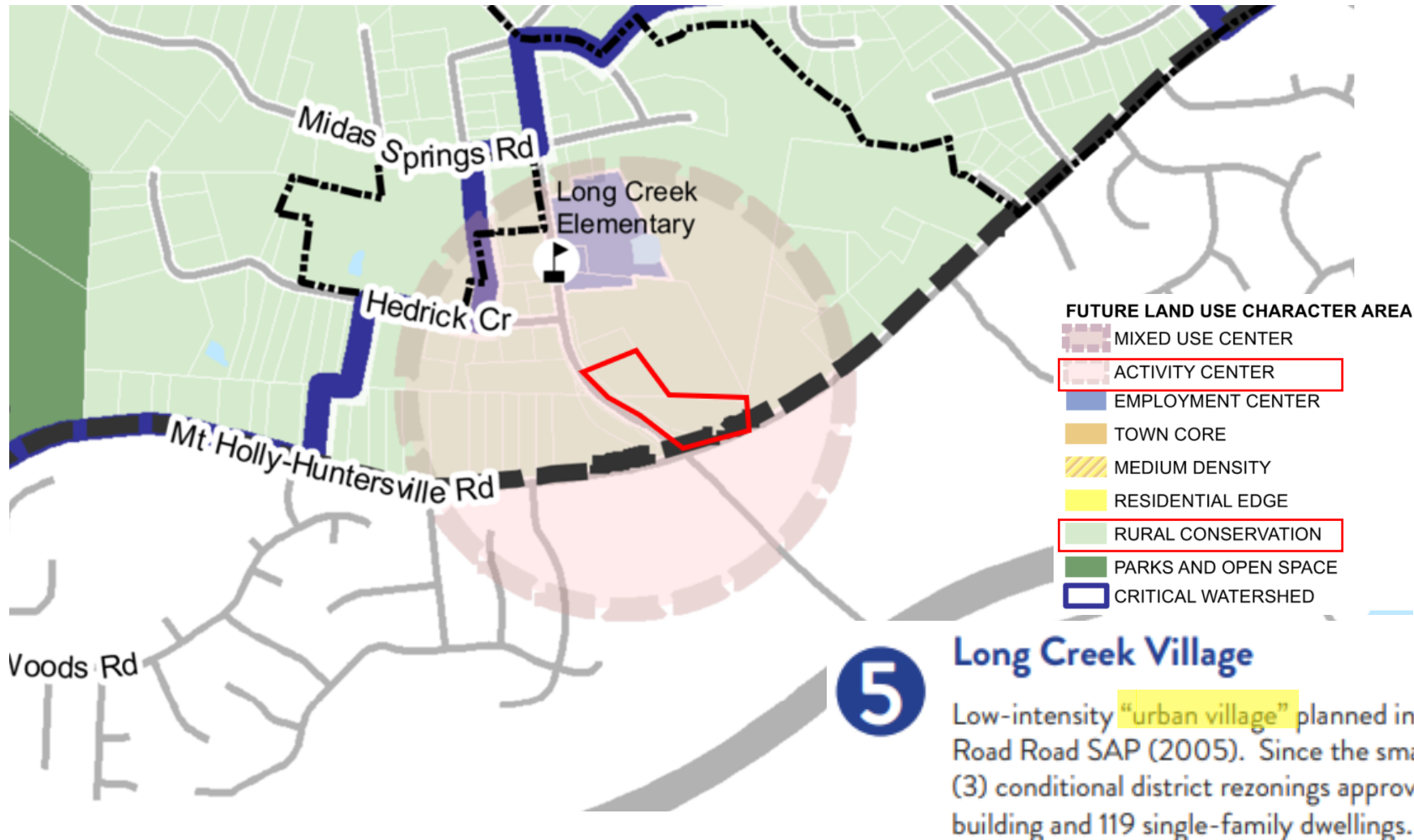
- Grade into required 30-foot vegetated buffer
- 13-foot difference from property line to proposed driveway
- Retaining wall separating



Side-path Connection:



2040 Huntersville Community Plan



Proposal Supports:

LU 5.1- Intense use directed to areas with infrastructure

Proposal Does Not Support:

- 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.



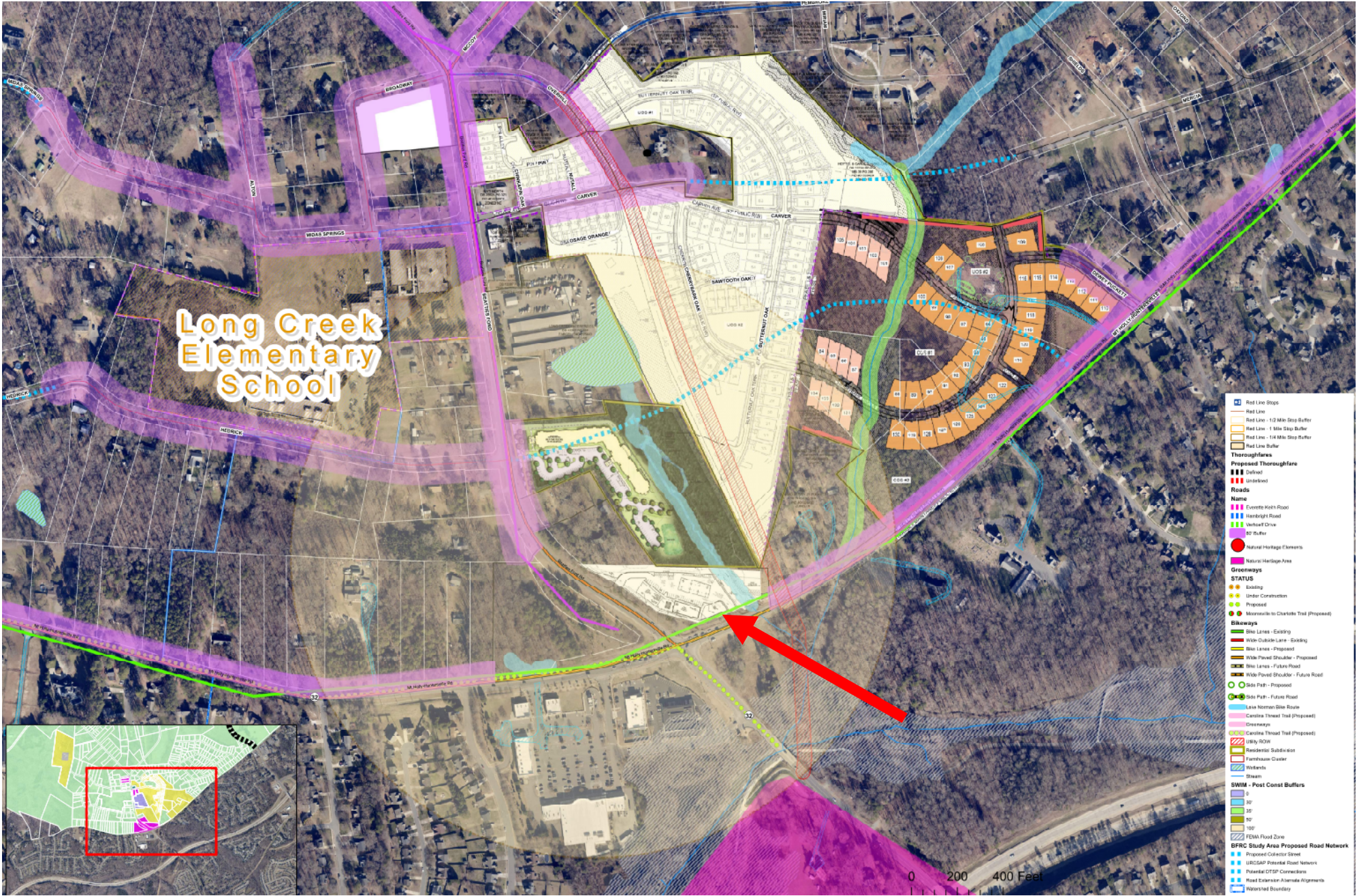
Thank You

Questions?

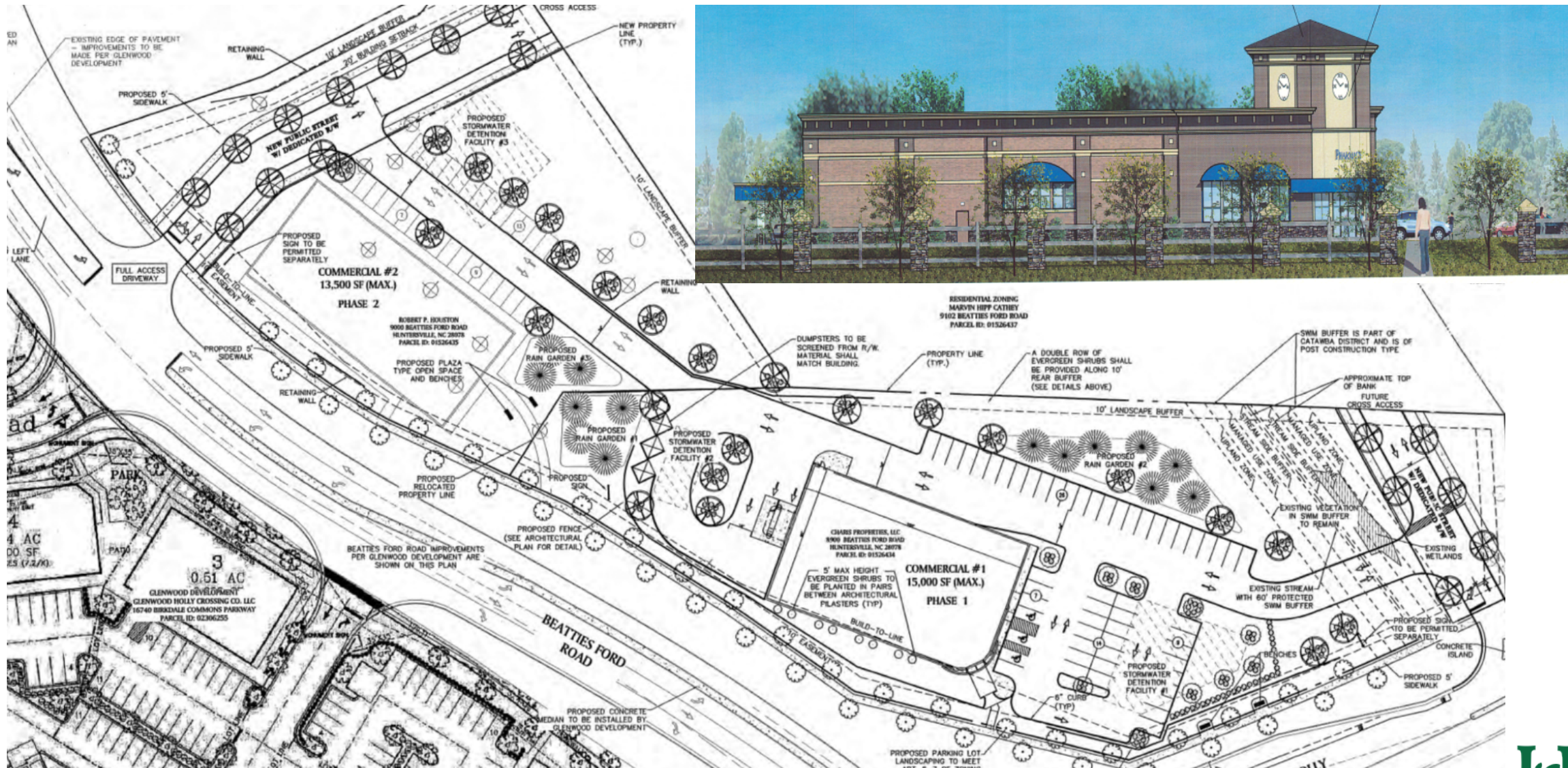
Town of
Huntersville
NORTH CAROLINA



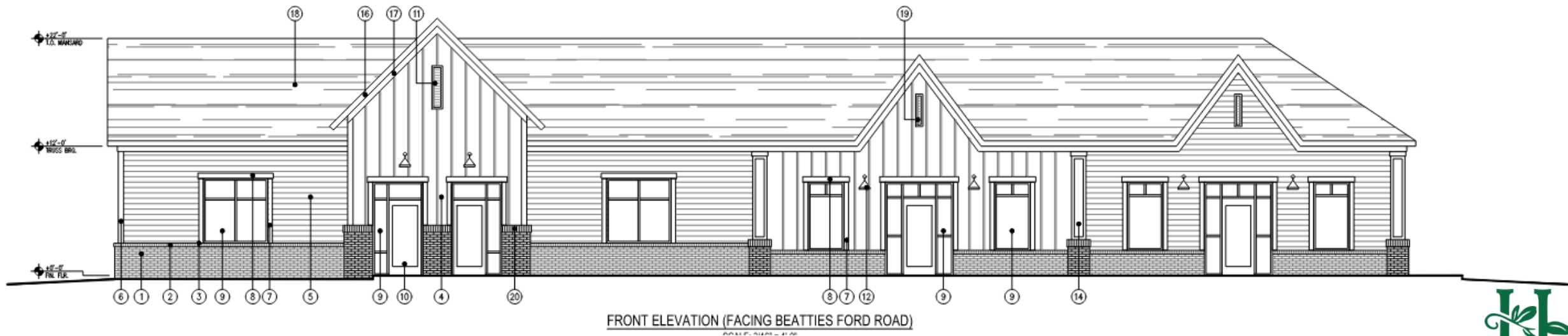
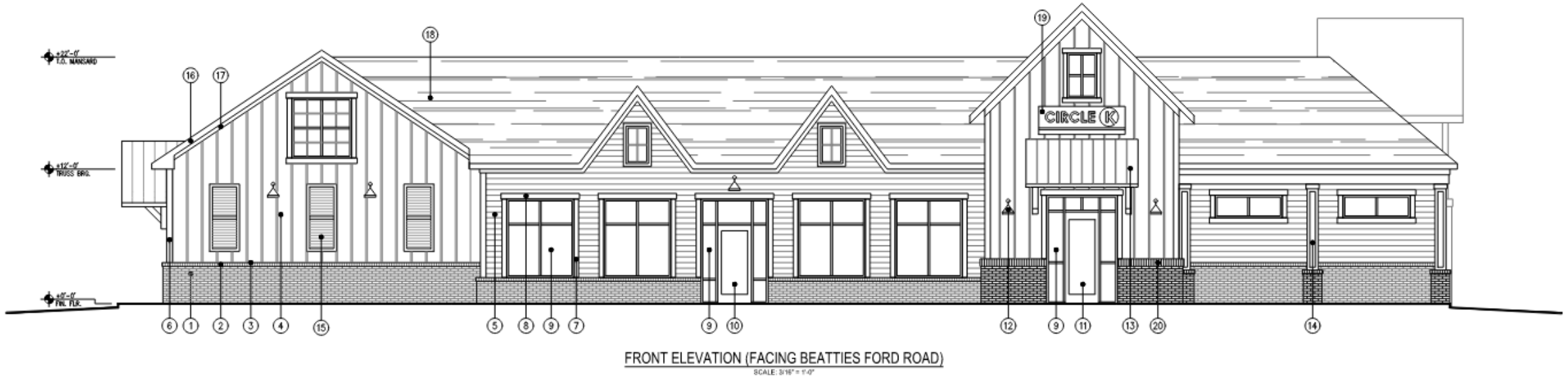
Existing Conditions Context :



R08-01 Long Creek Commercial



Elevations:





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
		\$ 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

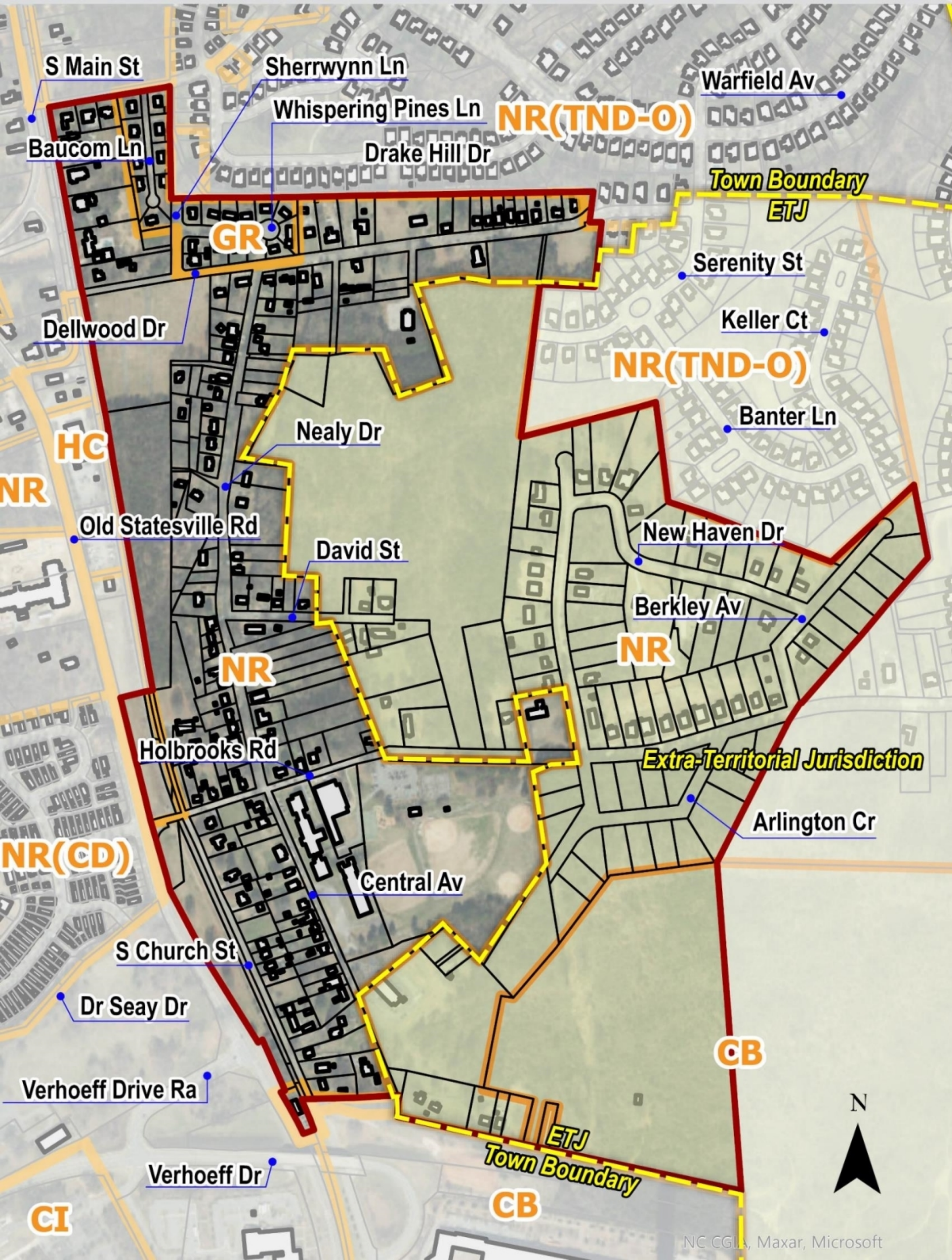


"SAVE HISTORIC
POTTSTOWN FROM
GENTRIFICATION"

- 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

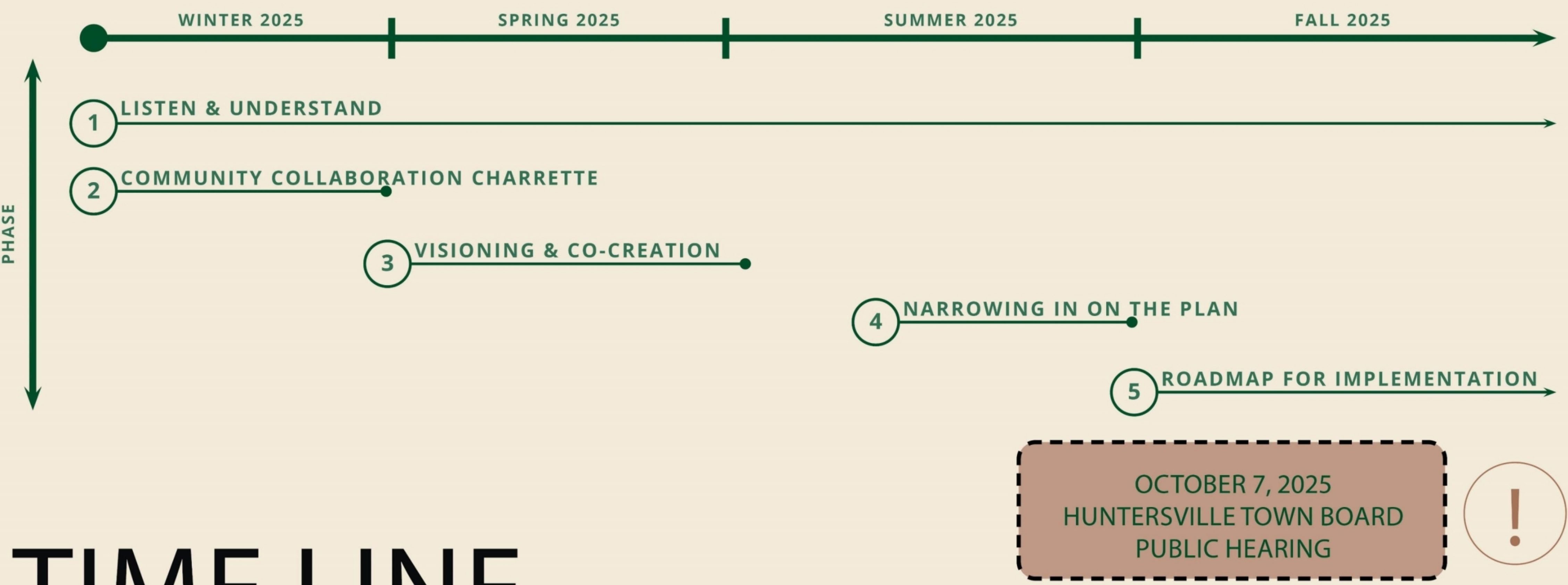


PURPOSE OF THE PRESERVATION PLAN

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



TIME LINE

POTTSTOWN COMMUNITY PRESERVATION PLAN

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

- Shamaie 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

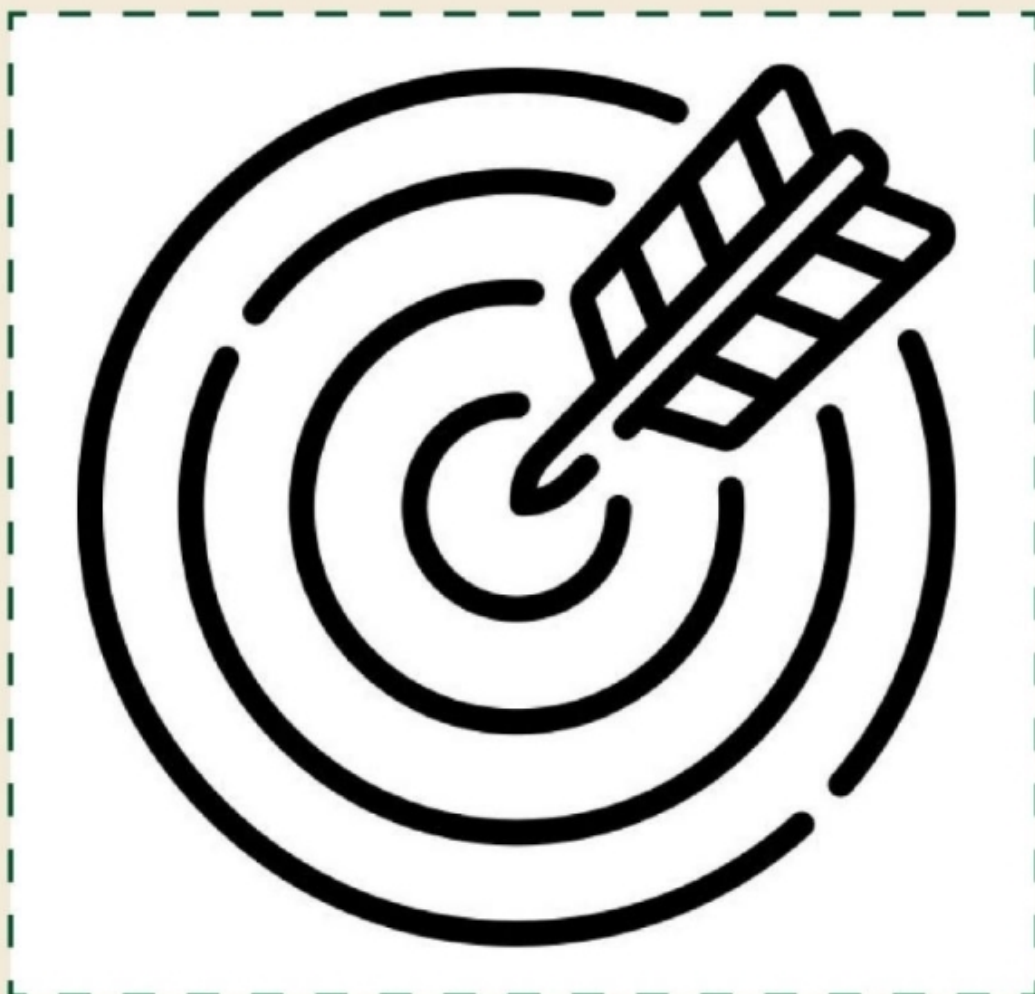
Pamela Escobar
Lead Communications Specialist

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.



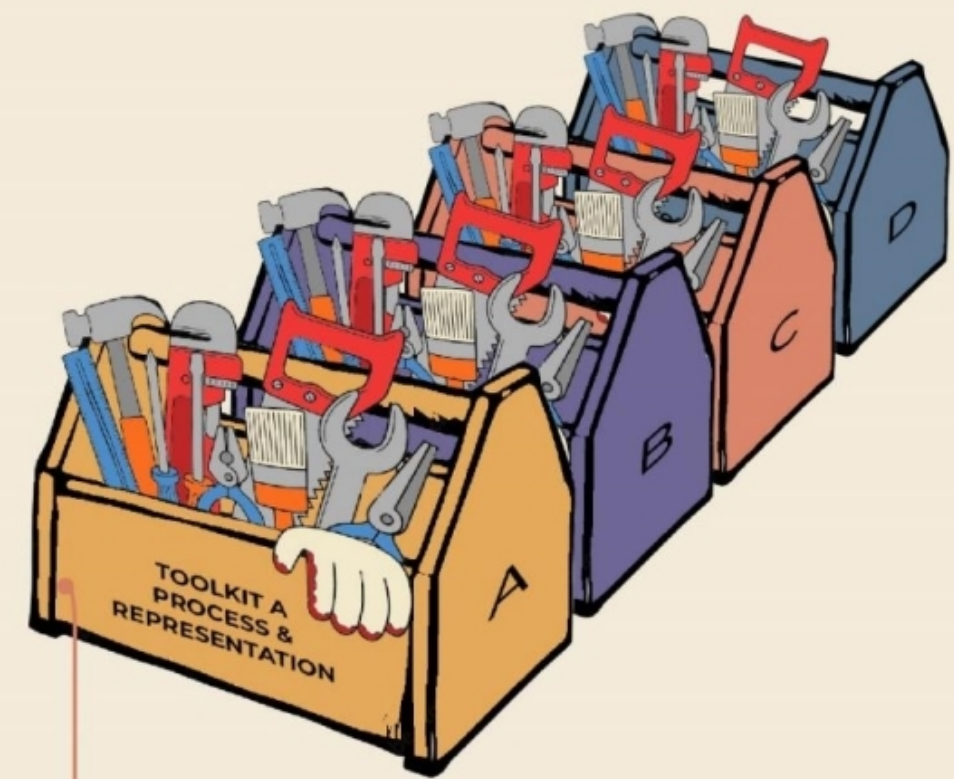
3

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

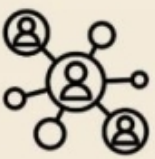
The Goals shape each Toolkit, and the Toolkits provide Tools to put those Goals into action.



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**

5

TOOLS

TOOLKIT B

REGULATORY TOOLS

3

TOOLS

TOOLKIT C

HOUSING STABILITY

9

TOOLS

TOOLKIT D

**PUBLIC & NONPROFIT
INVESTMENTS**

7

TOOLS

TOOLS

SUBSECTIONS

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

\$

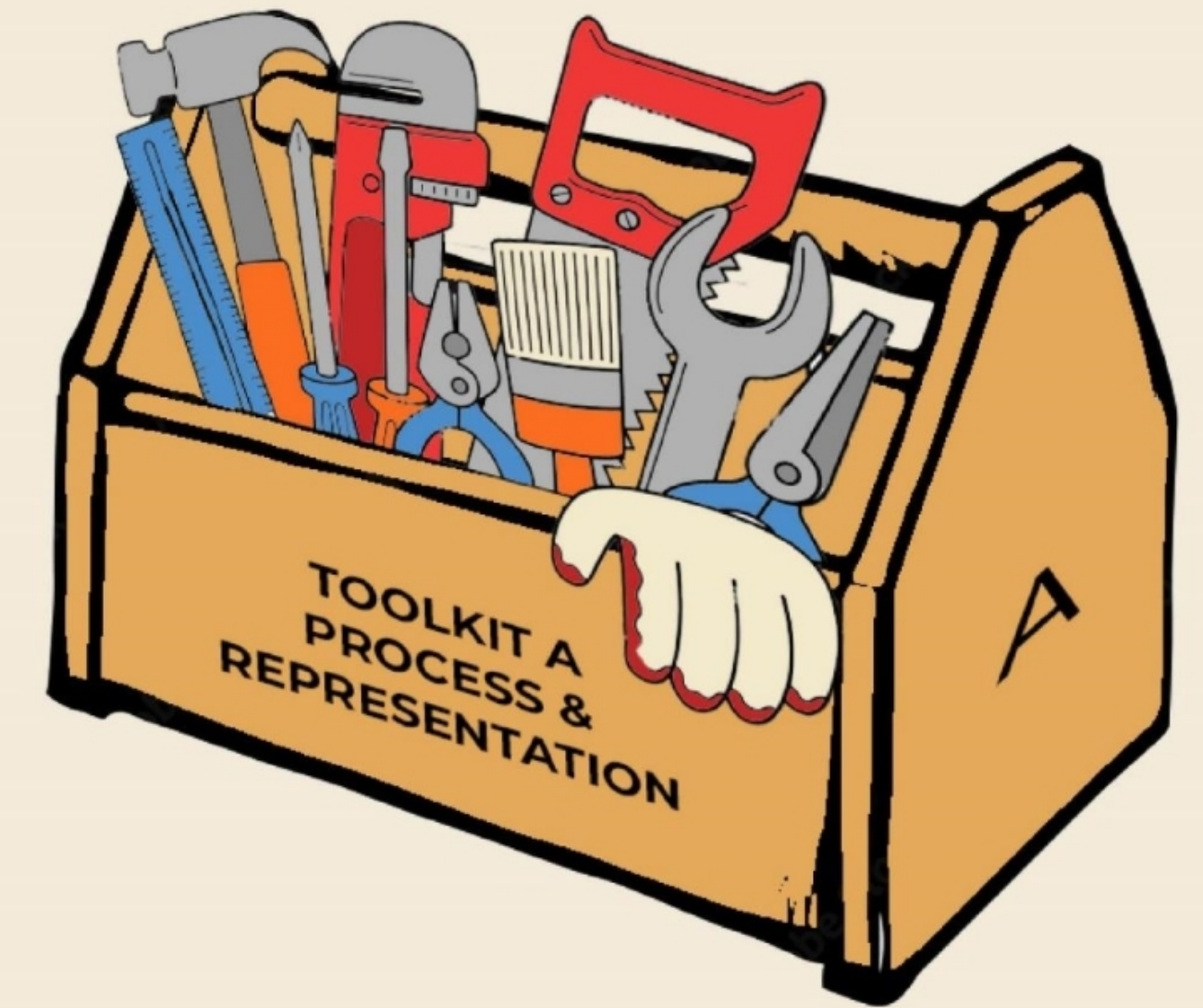
\$

\$

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.

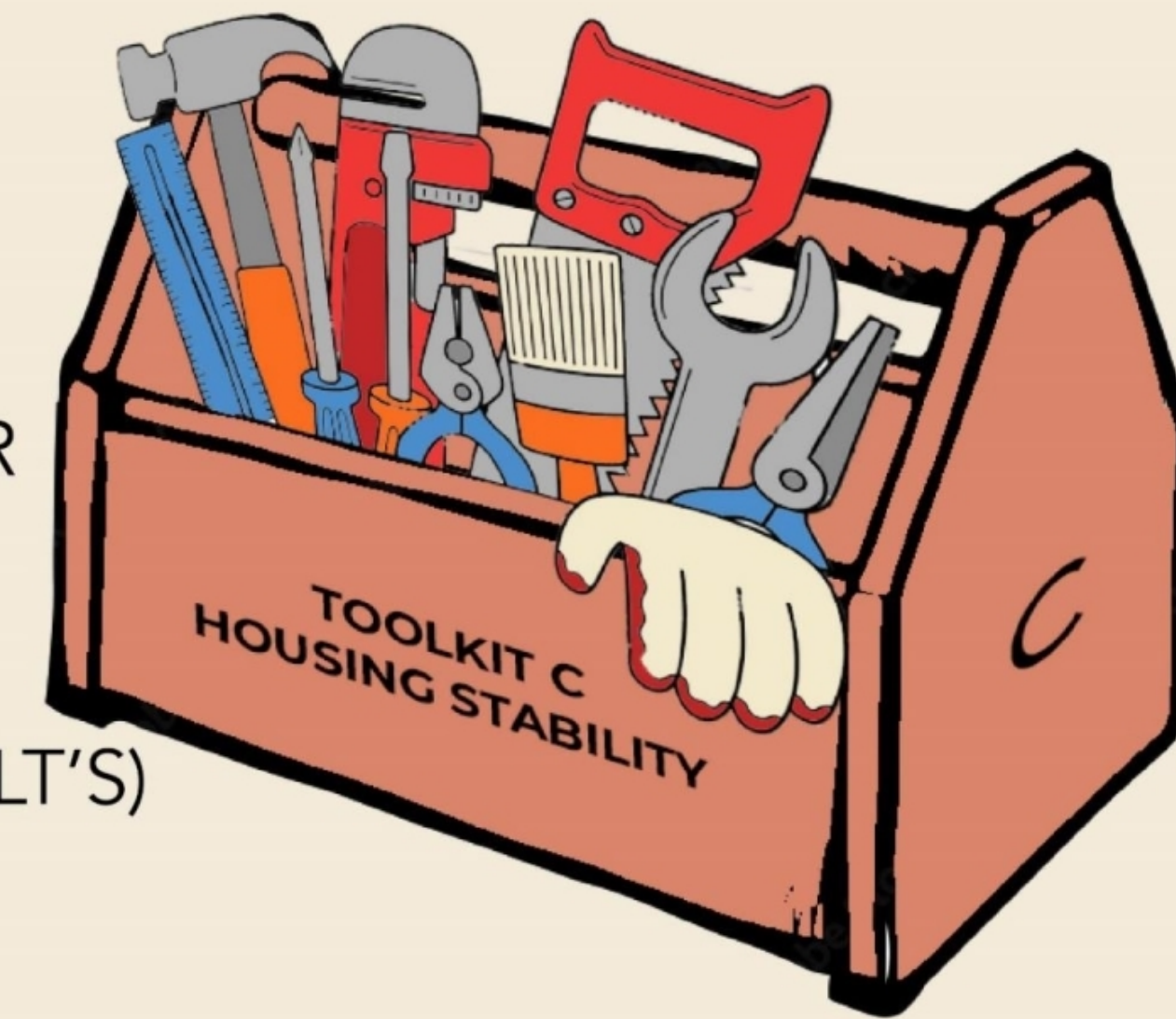
Town Efforts: Continue working to enhance zoning and development requirements in the Town for stormwater, tree canopy, and green space. Adopting new standards moving beyond current minimal thresholds will require review for statutory compliance. Explore methods to incentivize more energy-efficient, resilient 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.



C9 | PARTNER WITH A QUARTERBACK ORGANIZATION

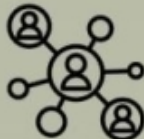
TIME ⌚ ⌚ ⌚

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

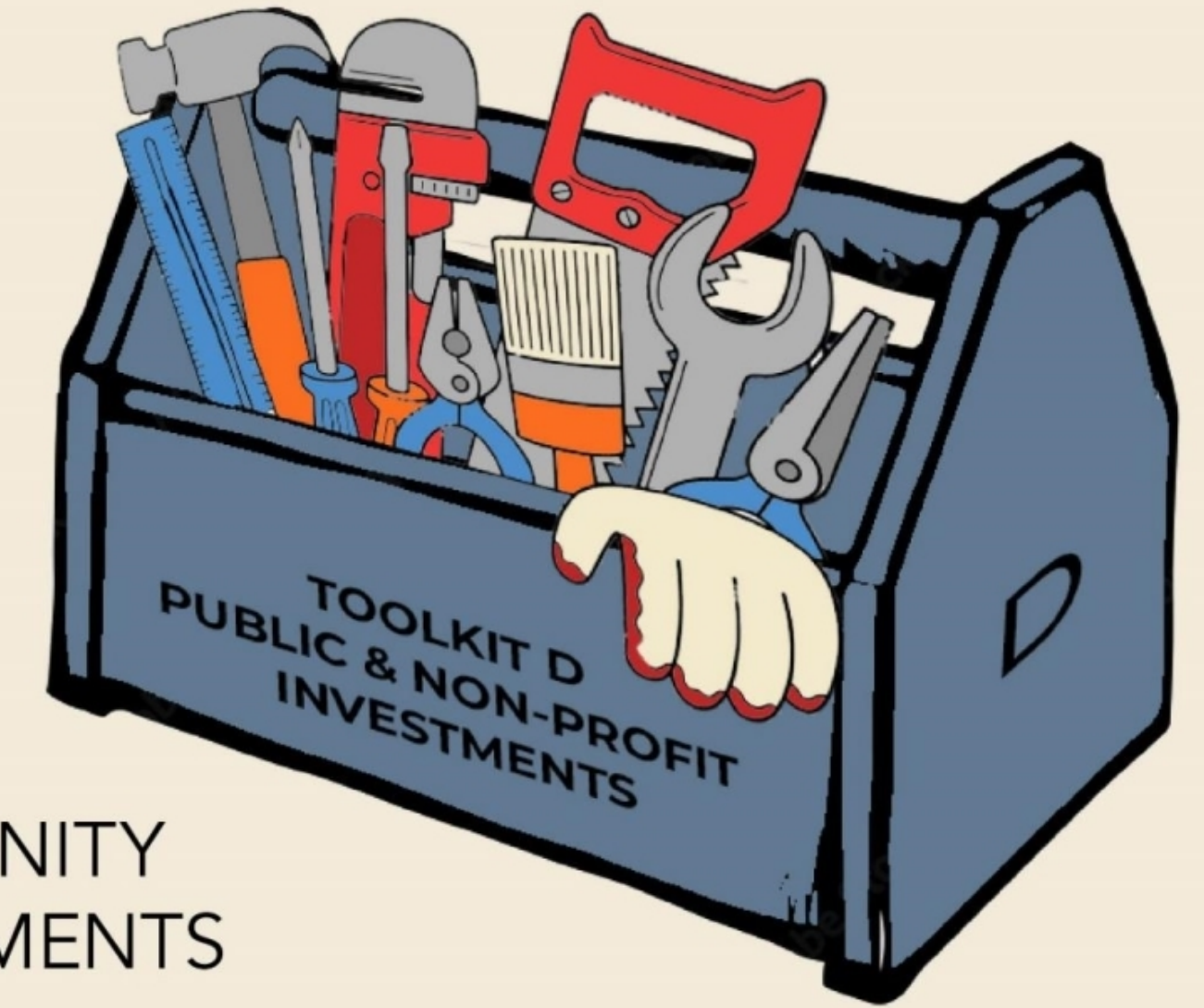
Preserving and strengthening Pottstown’s community is a daily effort that can use nonprofit staff, programmatic resources and collaboration with regional partners. A mission-driven quarterback organization can bring expert staff dedicated to efforts and programs that protect and serve Pottstown’s community.

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).



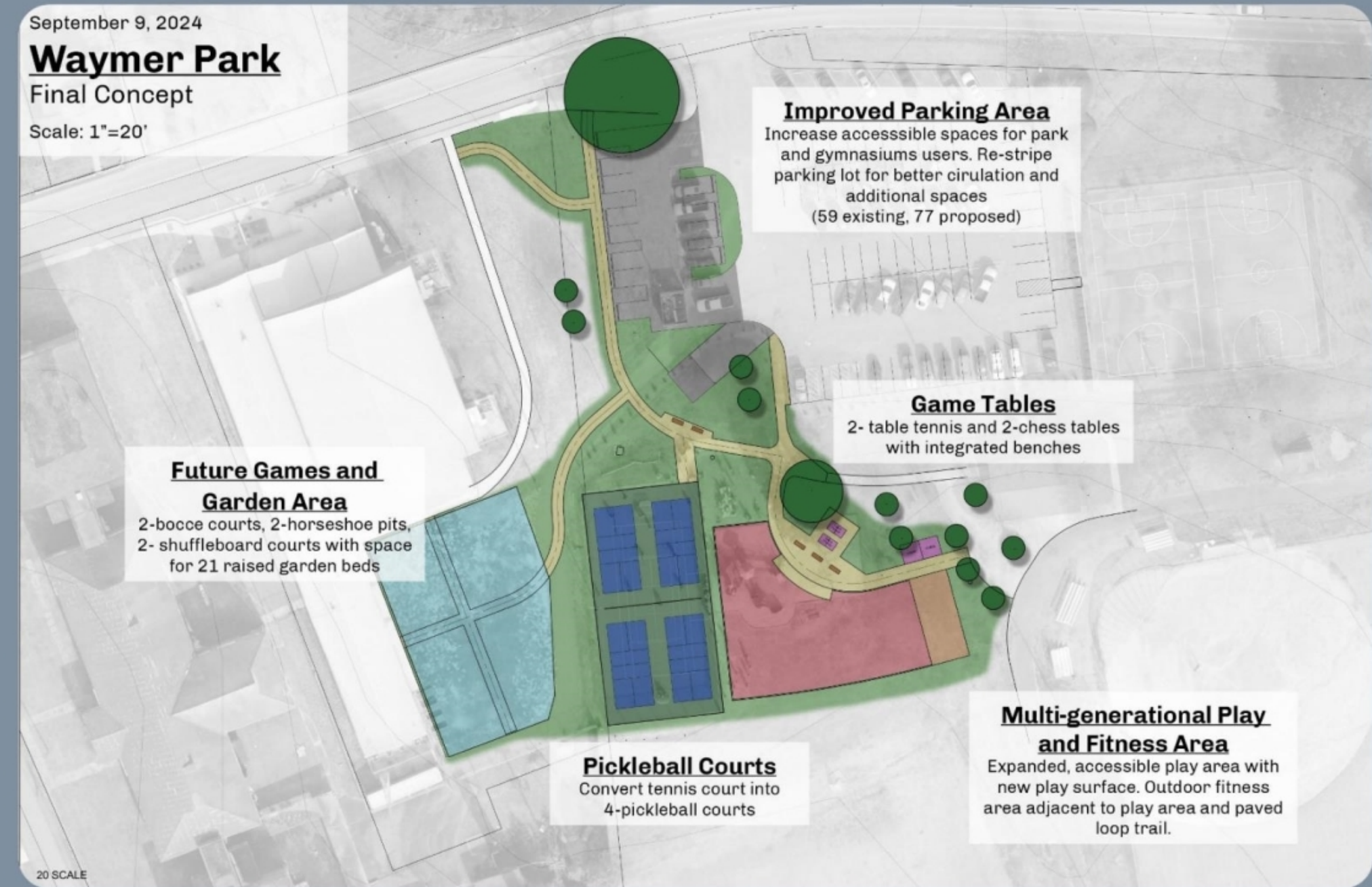
Image from wildlandseng.com

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

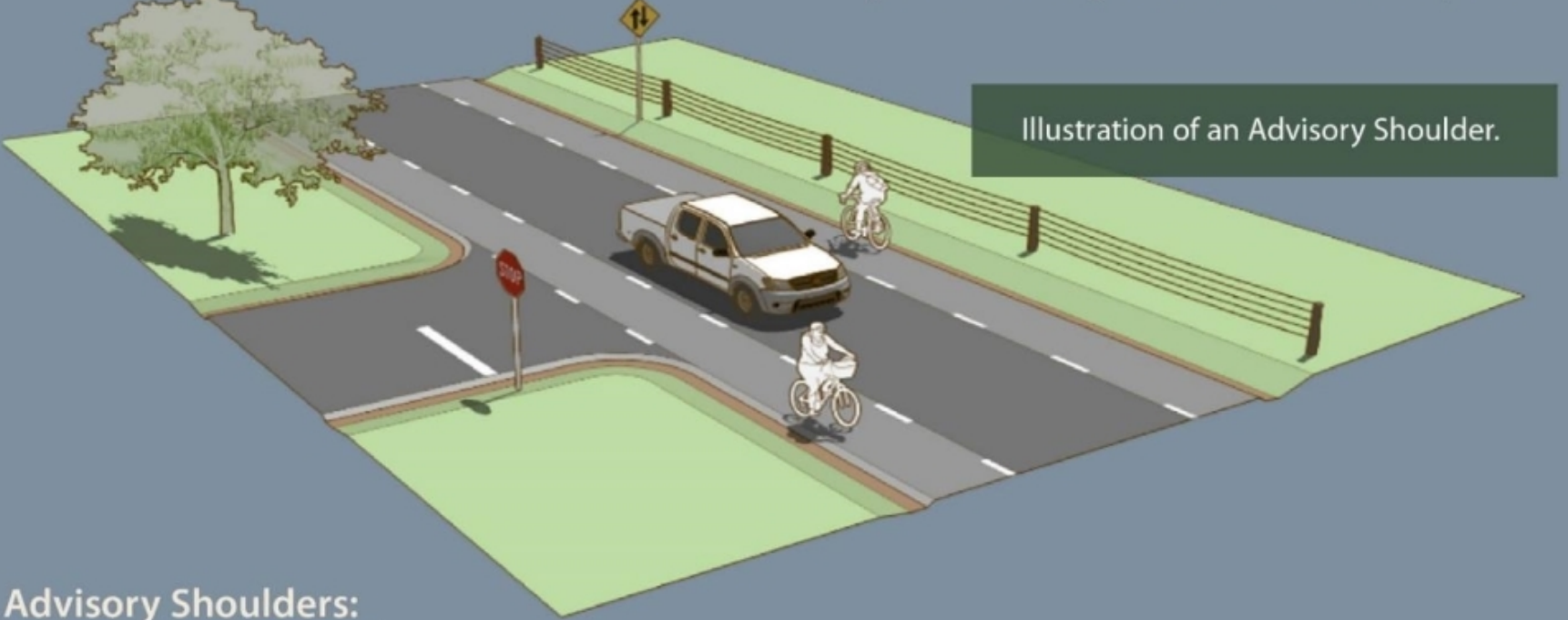
The Town of Huntersville is currently working on several infrastructure improvements in the Pottstown Community including:

- 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.



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>

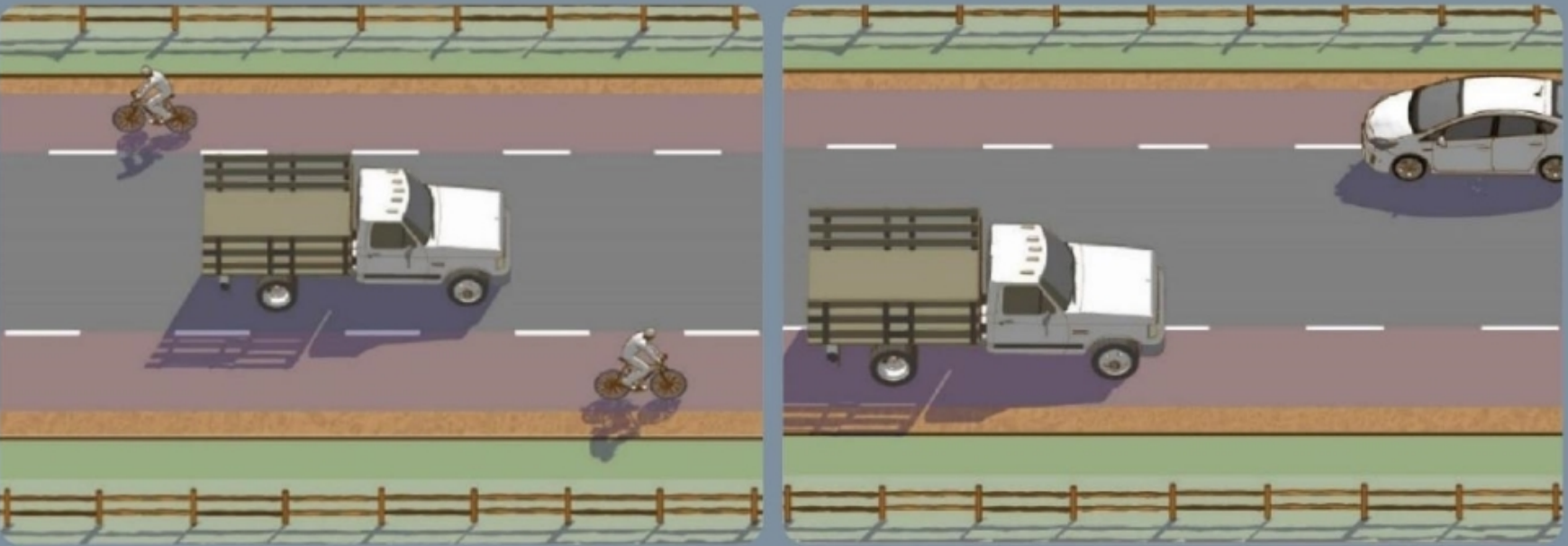


FIGURE 1

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

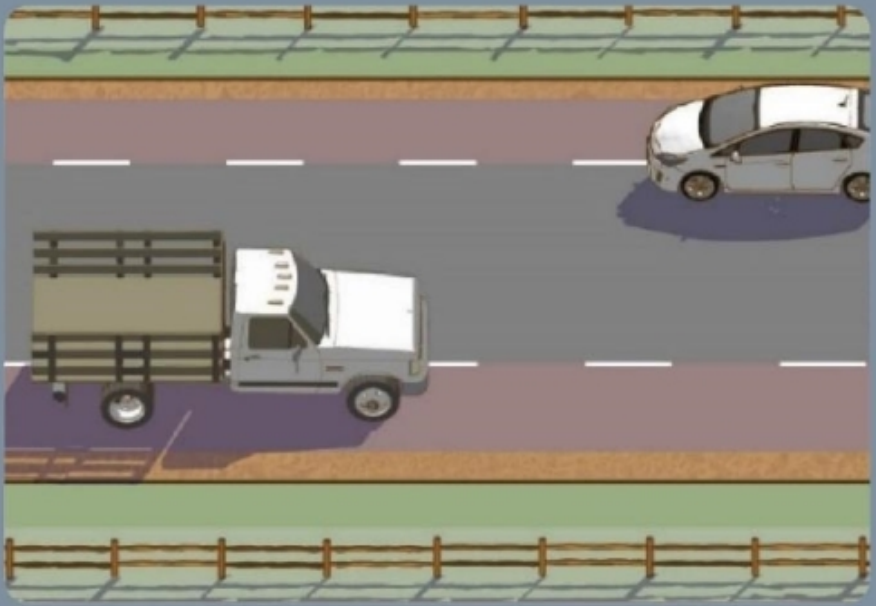


FIGURE 2

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 churches + sites	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

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

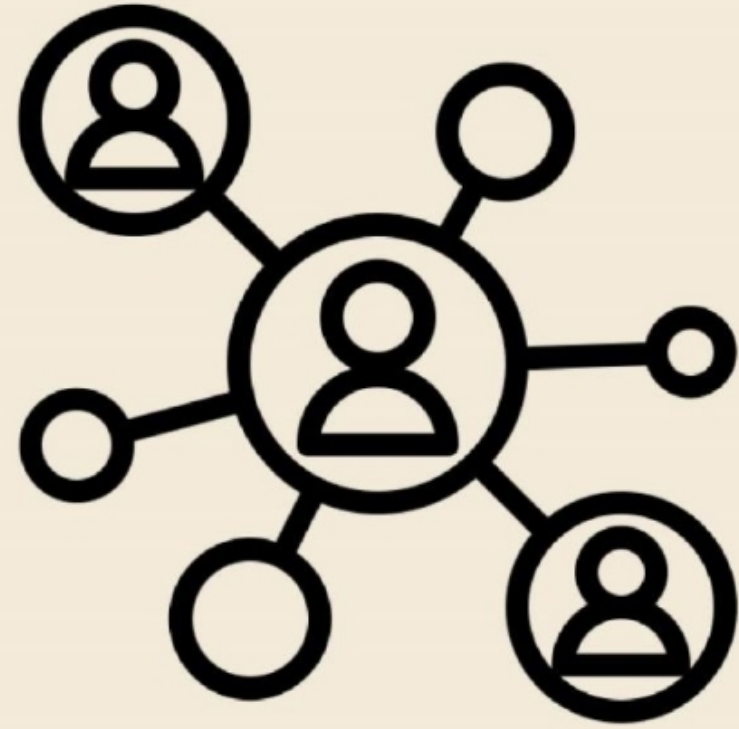
First Official Meeting: Prioritize action steps, establish Work Groups and Board communication processes, and set up the recurring Advisory Board Meeting dates/times.
- 4

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		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 partners	\$\$\$	🕒
	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 First order priority to engage a developer to save a historic home on Holbrooks.	1	Create a developer-community dialogue process	Coalition or Pottstown Preservation Advisory Board (PPAB; see A6)	\$	🕒
	2	Develop project dialogue tools + meeting processes	Coalition or PPAB	\$	🕒🕒
	3	Hold a voluntary developer meeting	Developers + Coalition/PPAB	\$	🕒

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost (\$)	Time (🕒)
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)					
High Priority	1	Town appoints Advisory Board members	Town Board	\$	🕒
	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	\$	🕒

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost (\$)	Time (🕒)
B1 – Preservation Zoning Overlay / Enhancements	1	Form a PPAB Work Group to focus on all efforts to implement Toolkit B strategies for Regulatory Improvements	Coalition or PPAB	\$\$	🕒
	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	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

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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	\$	🕒
	2	Prioritize and refine Toolkit C Tools and begin advancing to implement	CBOs + PPAB/Coalition	\$	🕒
High Priority					

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost (\$)	Time (🕒)
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.
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	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	\$\$	🕒

Tool	Sub-item	What (Action Step)	By Whom / Lead	Cost (\$)	Time (🕒)
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	\$	🕒

SUP 25-01

EXHIBIT
10J-1

Greenway Waste Landfill Expansion

October 21, 2025

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 for 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.





**Special Use Permit
SUP25-01:
Greenway Waste
Landfill Expansion**

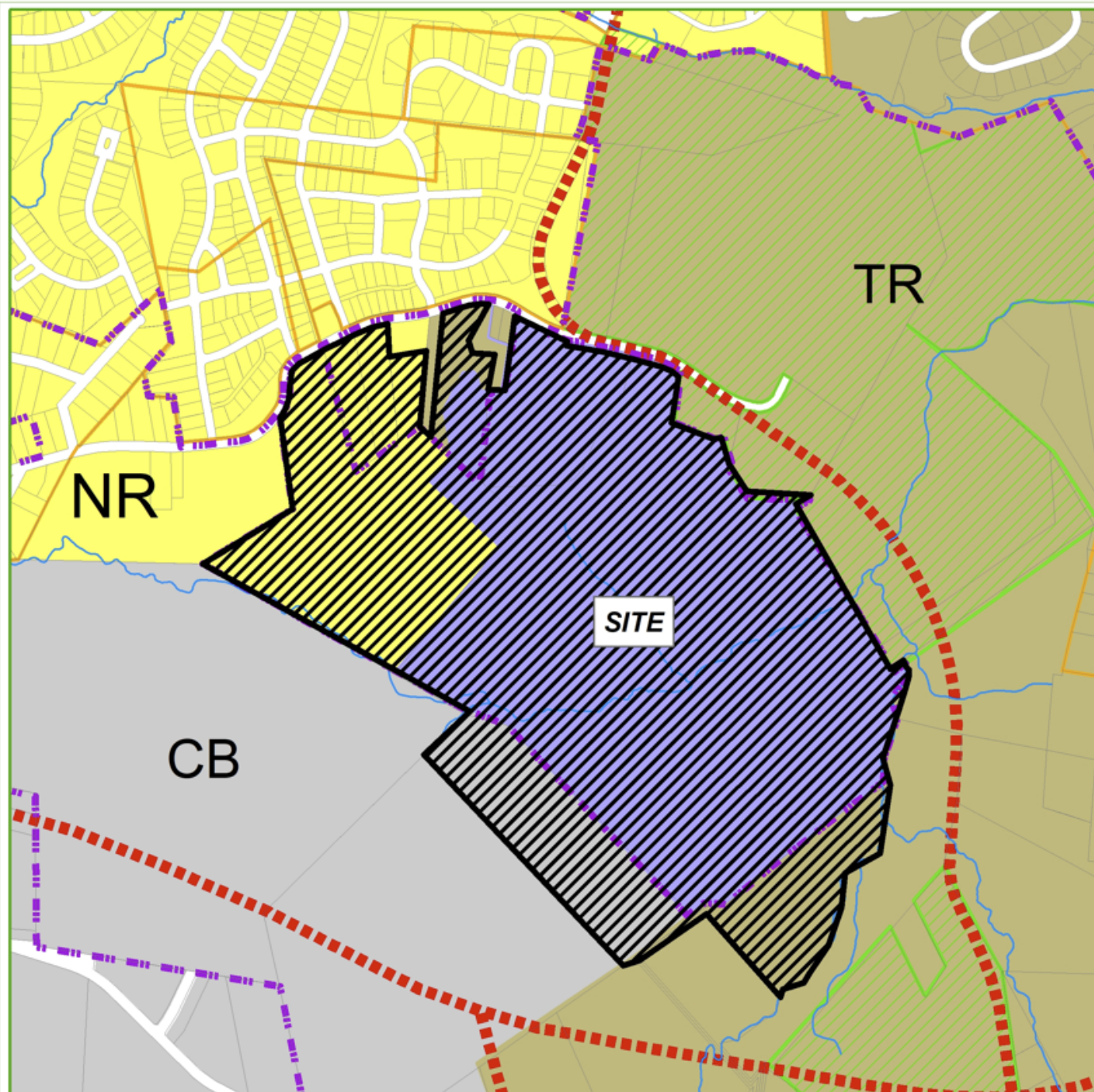
Current Zoning:
Neighborhood Residential
Transitional Residential
Corporate Business
Special Purpose (CD)

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



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

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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
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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





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.

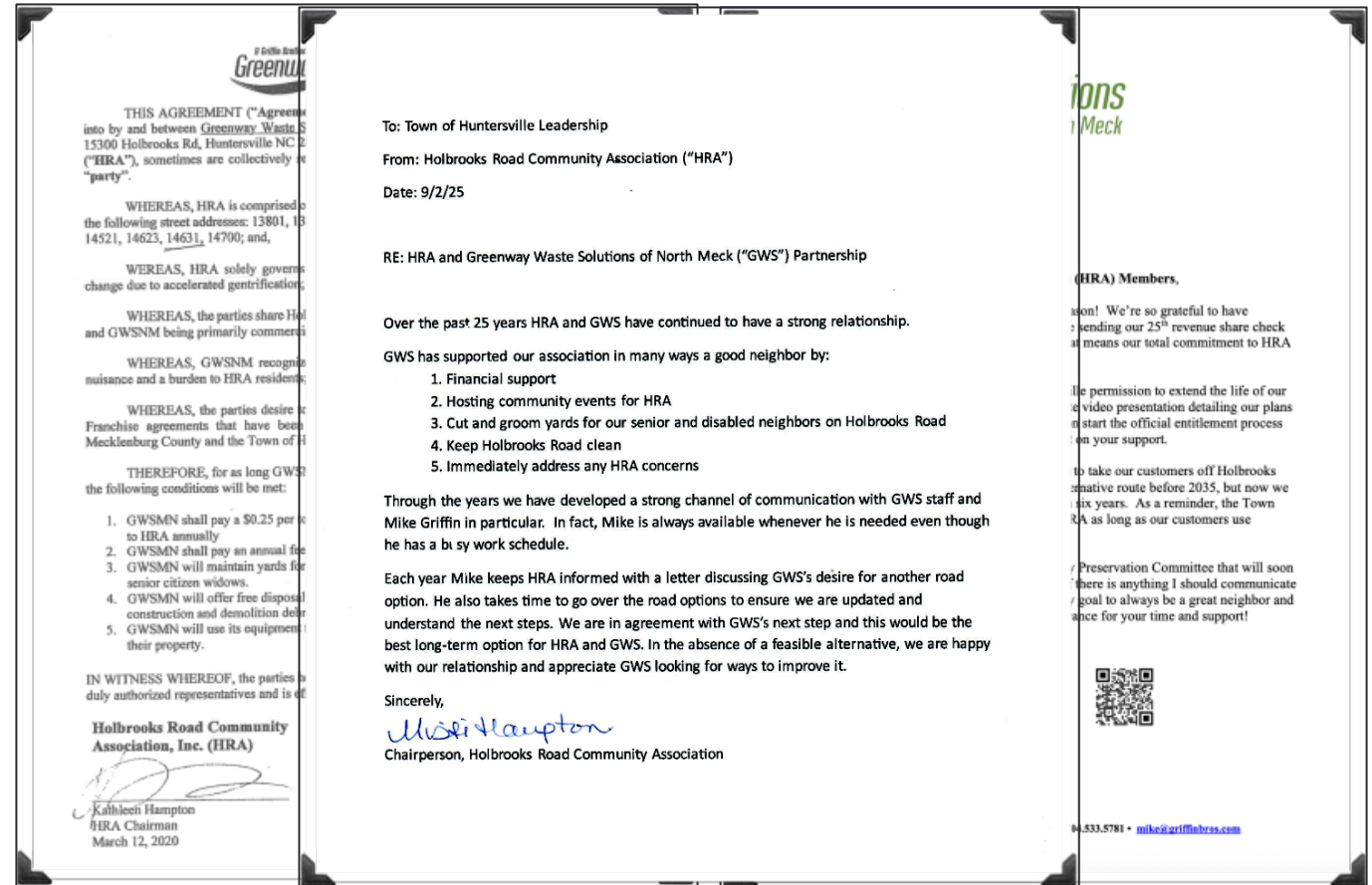




HOLBROOKS NEIGHBOR PARTNERSHIP

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

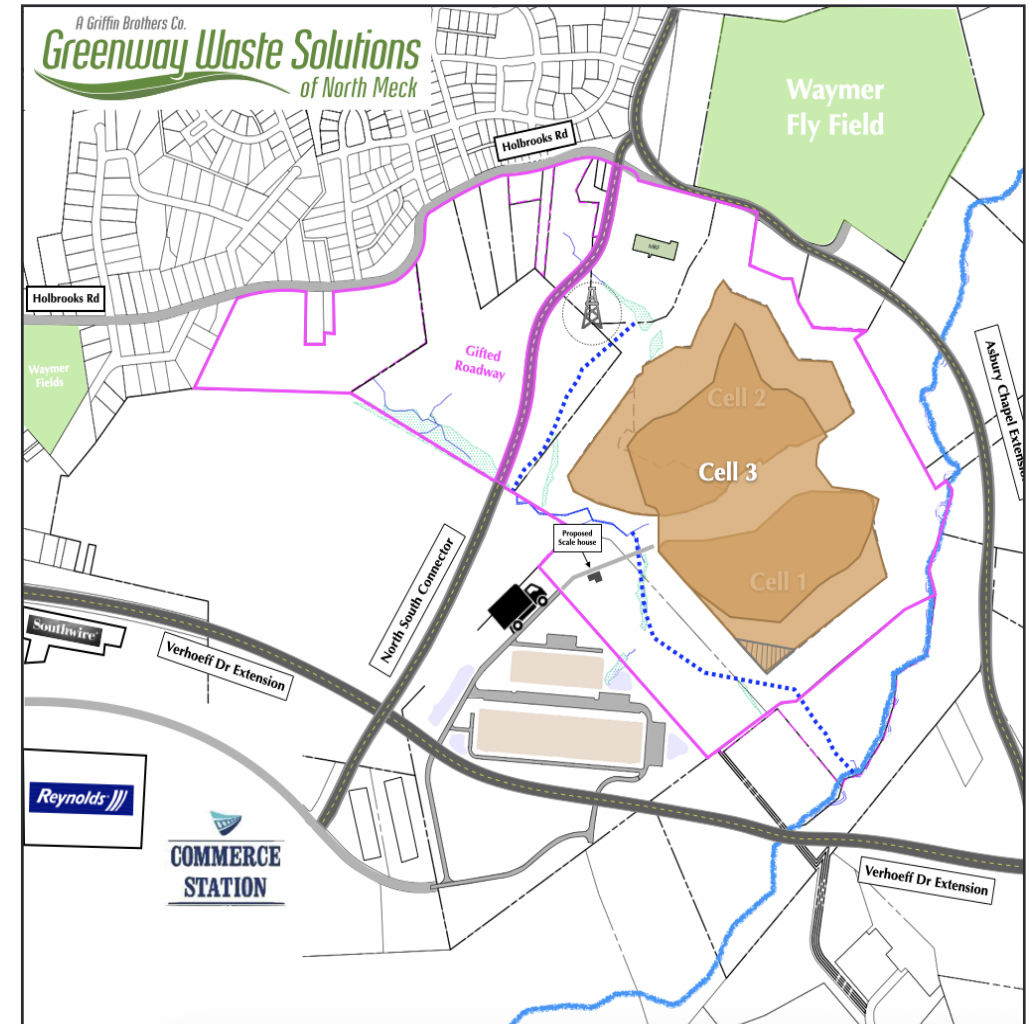




ROAD PARTNERSHIP

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.





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.



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

Technical Expertise

1. Health &
Safety



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.

2. Property Value



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.

3. Plan
Conformity



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

4. Zoning
Compliance



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.

5. Ordinance
Modifications



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).

Health & Safety (Continued)



1. Health & Safety

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 Regenesi 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 Regenesi, 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.

2. Property Value

3. Plan Conformity

4. Zoning Compliance

5. Ordinance Modifications



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 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.

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

Plan Conformity



1. Health & Safety

2. Property Value

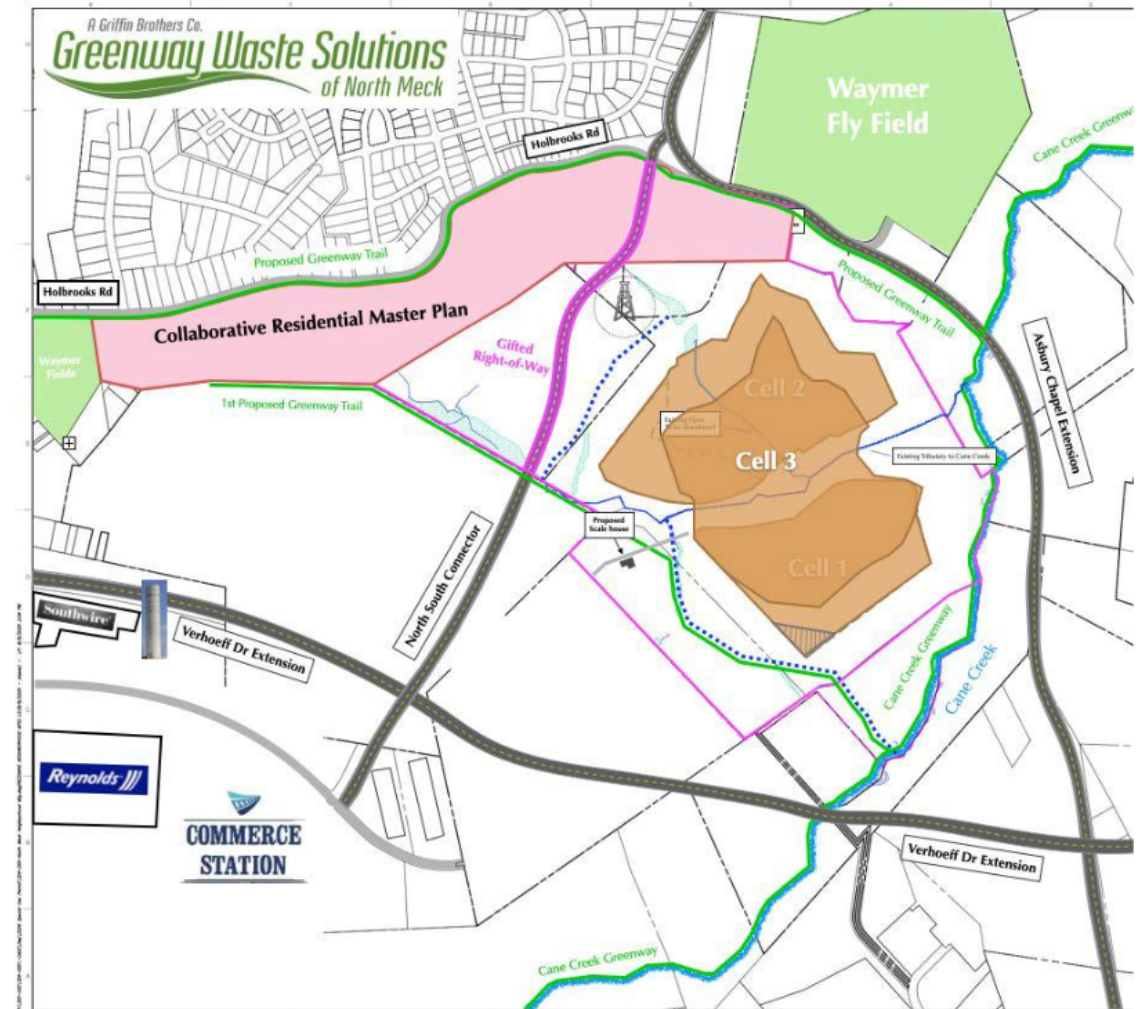
3. Plan Conformity

4. Zoning Compliance

5. Ordinance Modifications

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.





Zoning Compliance

1. Health &
Safety

2. Property Value

3. Plan
Conformity

4. Zoning
Compliance

5. Ordinance
Modifications

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;



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)

3. Plan Conformity

- ## 4. Zoning Compliance

[illegible]



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



Health & Safety

1. Health & Safety

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

2. Property Value

3. Plan Conformity

4. Zoning Compliance

5. Ordinance Modifications

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 Mecklenburg 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

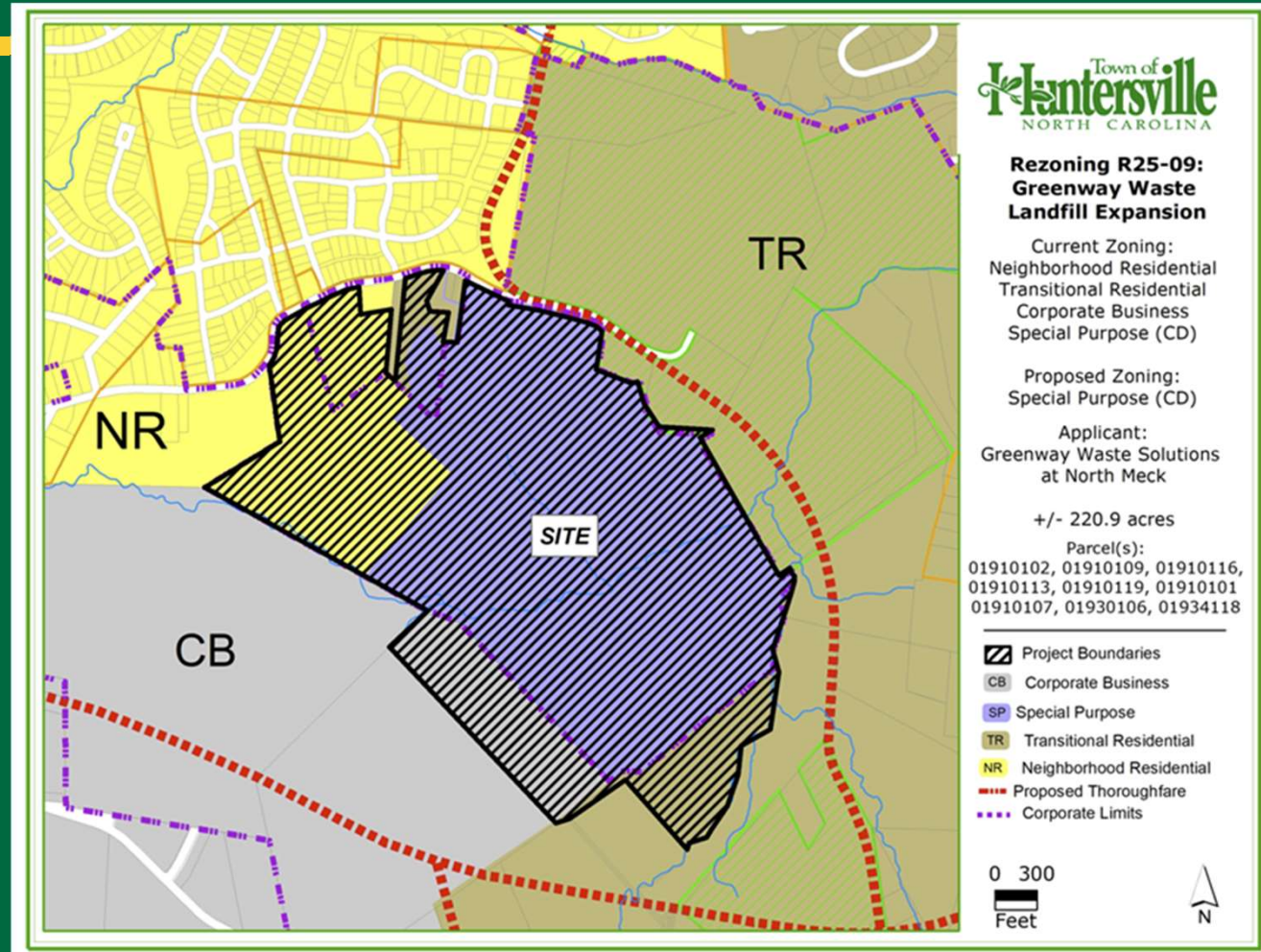
Conditional Rezoning Application

October 21, 2025



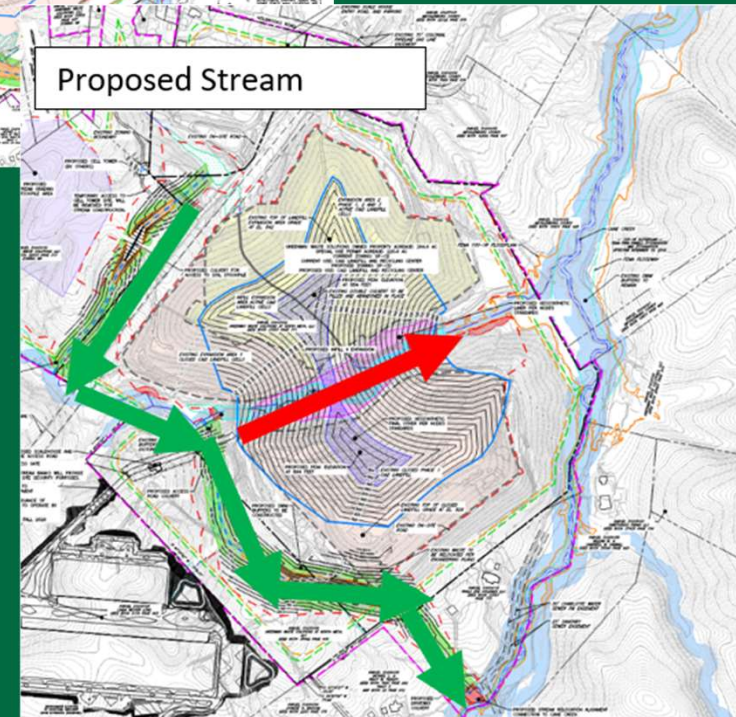
Rezoning Request

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



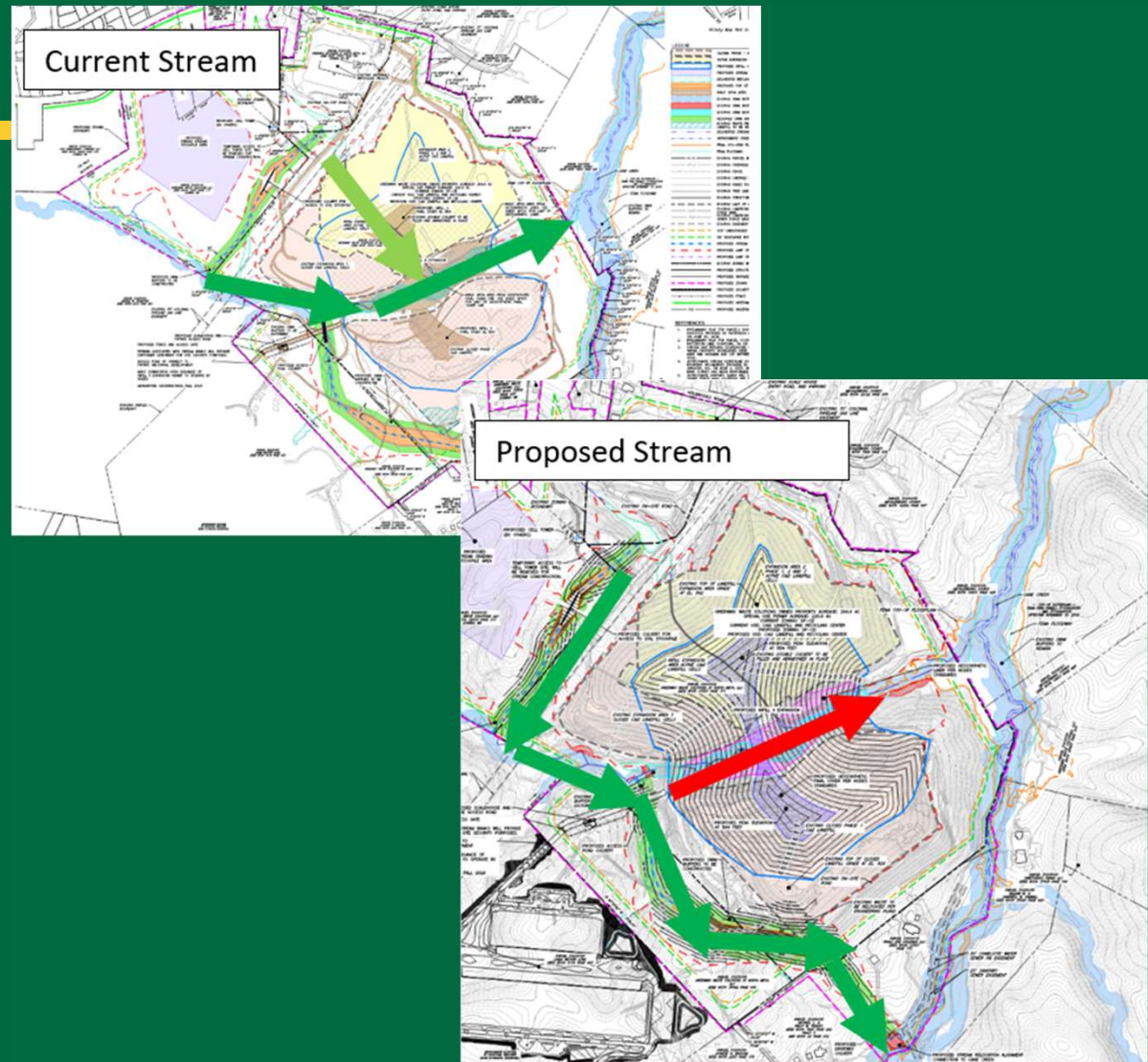
Plan Highlights

- 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

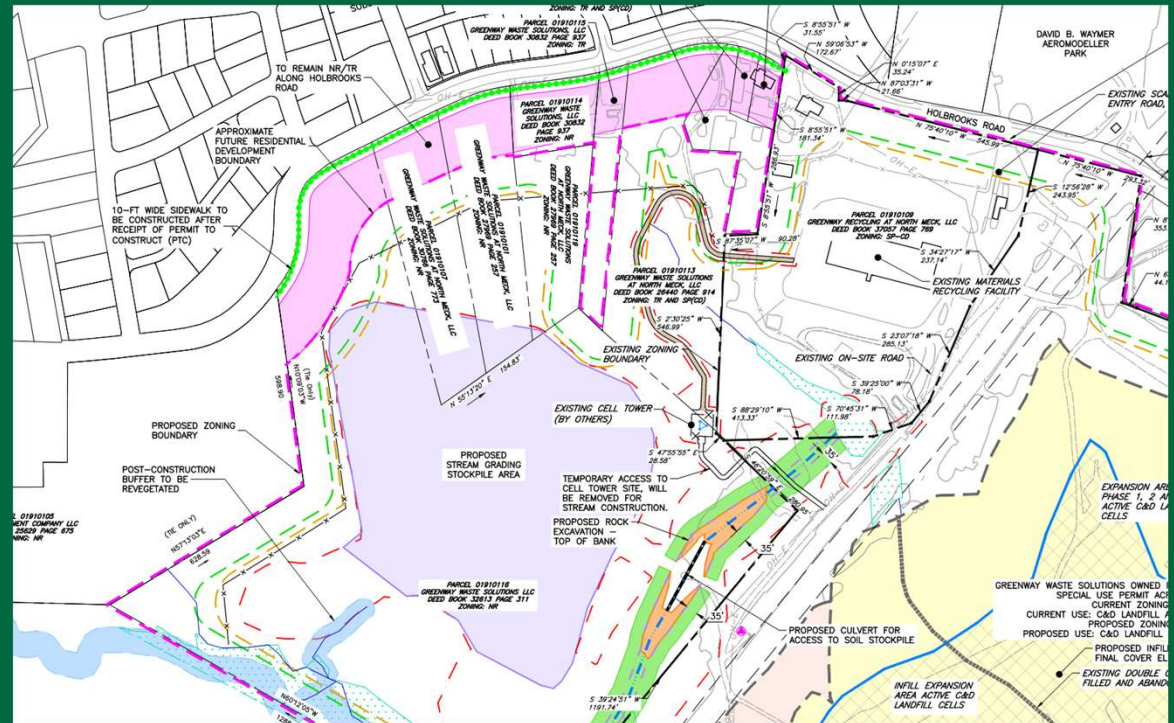
- Modifications
 - SWIM Buffers: Disturbance to relocate streams and re-establish new buffers.
 - SP Buffers: Buffers are generally disturbed in various areas.
 - C&D Landfill Buffers: Buffers are prohibited in delineated streams.
 - *100 foot undisturbed buffer at property lines.*
 - Landfill Fencing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



-

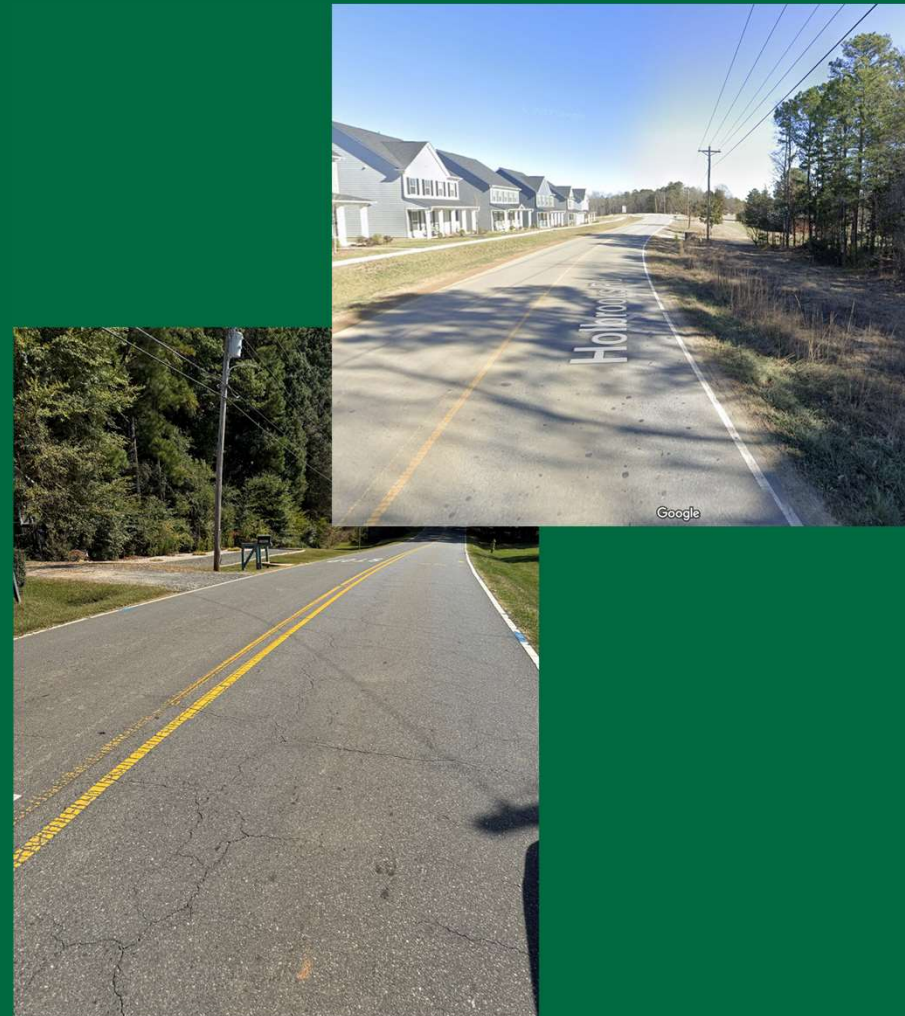
Site Design UPDATES

- 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 <u>recommends</u> approval of the application with conditions as listed in Part 5 of the staff report. With the listed conditions, the application is consistent with <u>policies</u> 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: <u>In</u> 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). <u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>
DENIAL: N/A	DENIAL: <u>N/A</u>	DENIAL: <u>In</u> 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). <u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u>



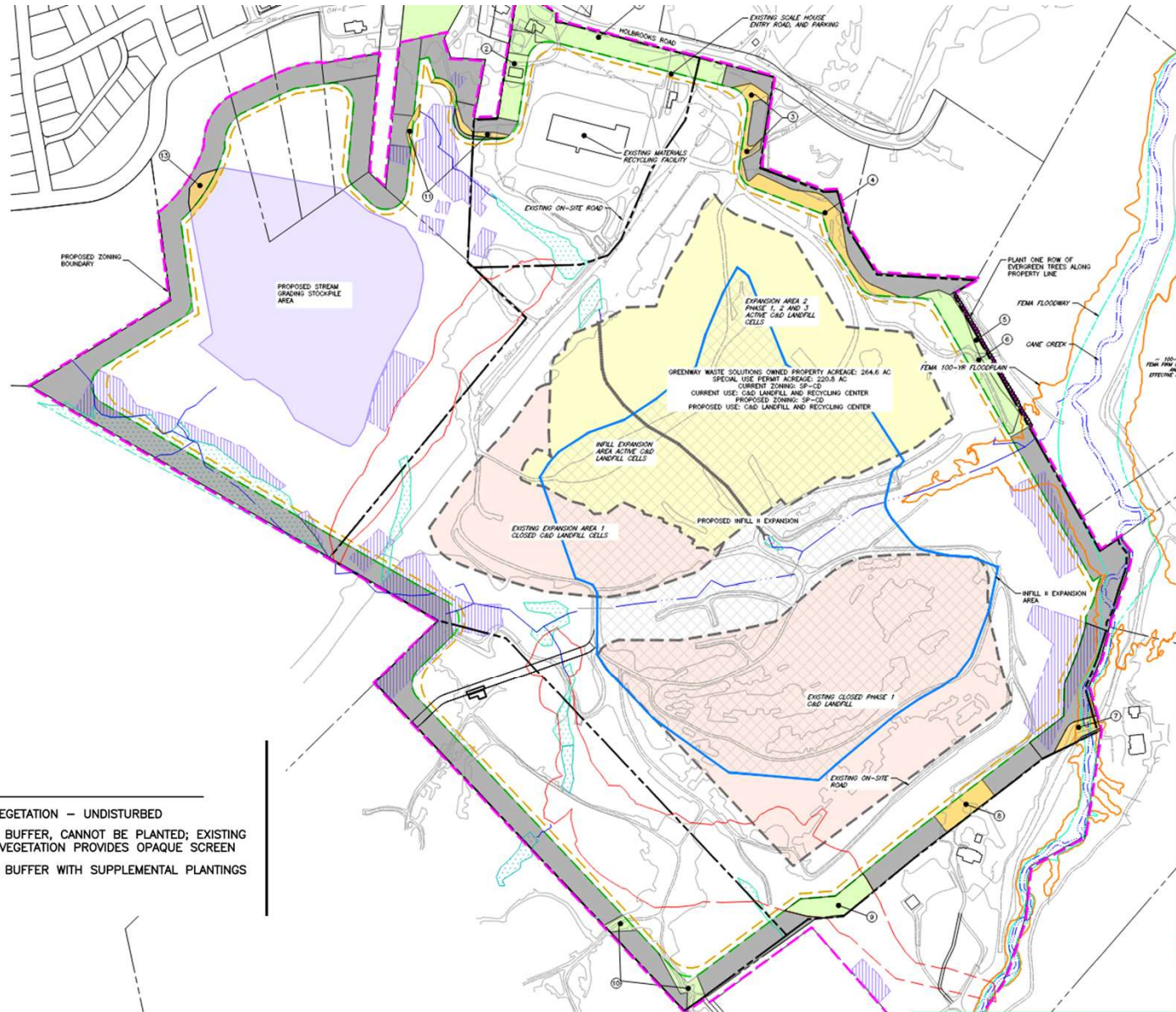
Thank You

Questions?

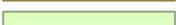
Town of
Huntersville
NORTH CAROLINA



Buffer Plan



BUFFER LEGEND

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

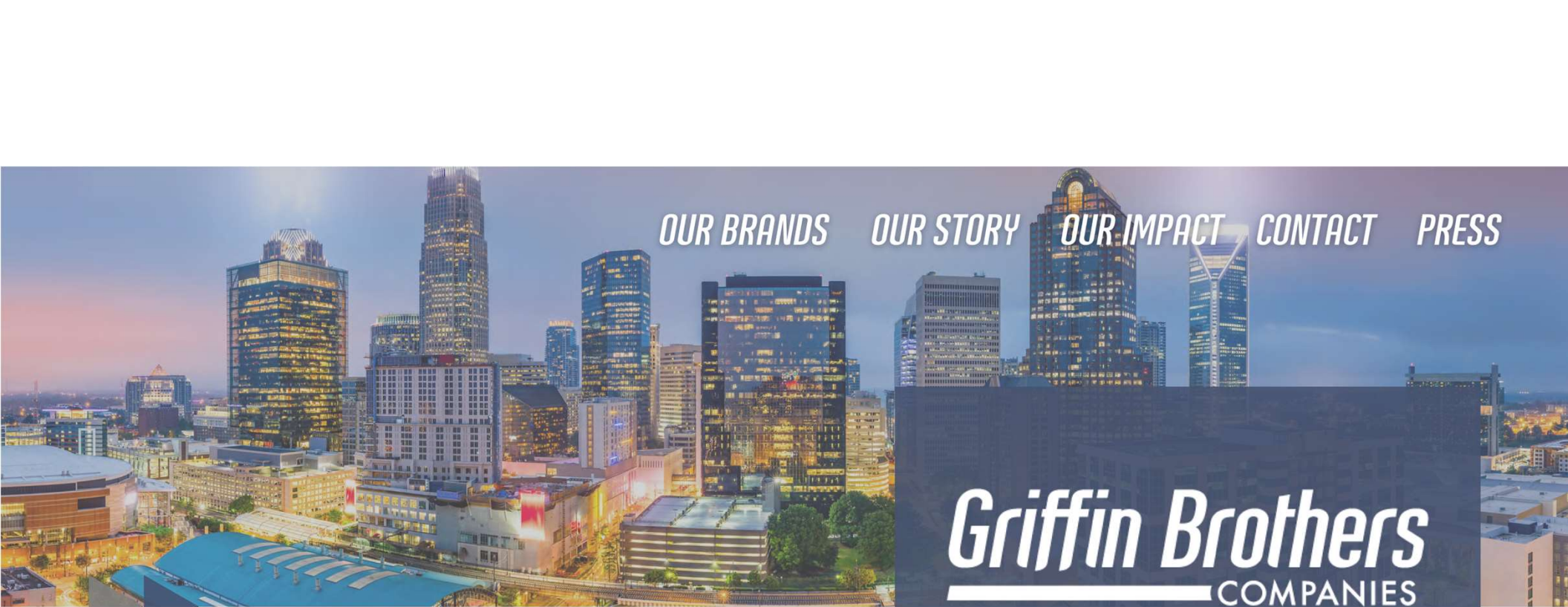




Griffin Brothers

COMPANIES





OUR BRANDS

OUR STORY

OUR IMPACT

CONTACT

PRESS

Griffin Brothers
COMPANIES

A COMMUNITY OF BRANDS MAKING AN IMPACT

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

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.

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



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.



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



1

What is Greenway Waste Solutions (GWS)?

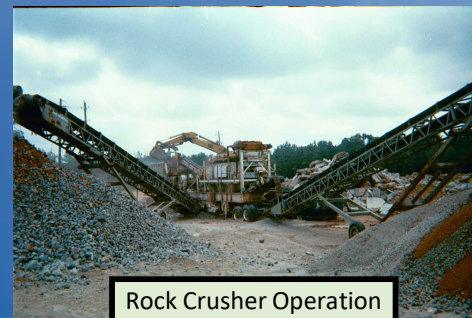
Recycling • Reprocessing • Landfilling

- 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

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



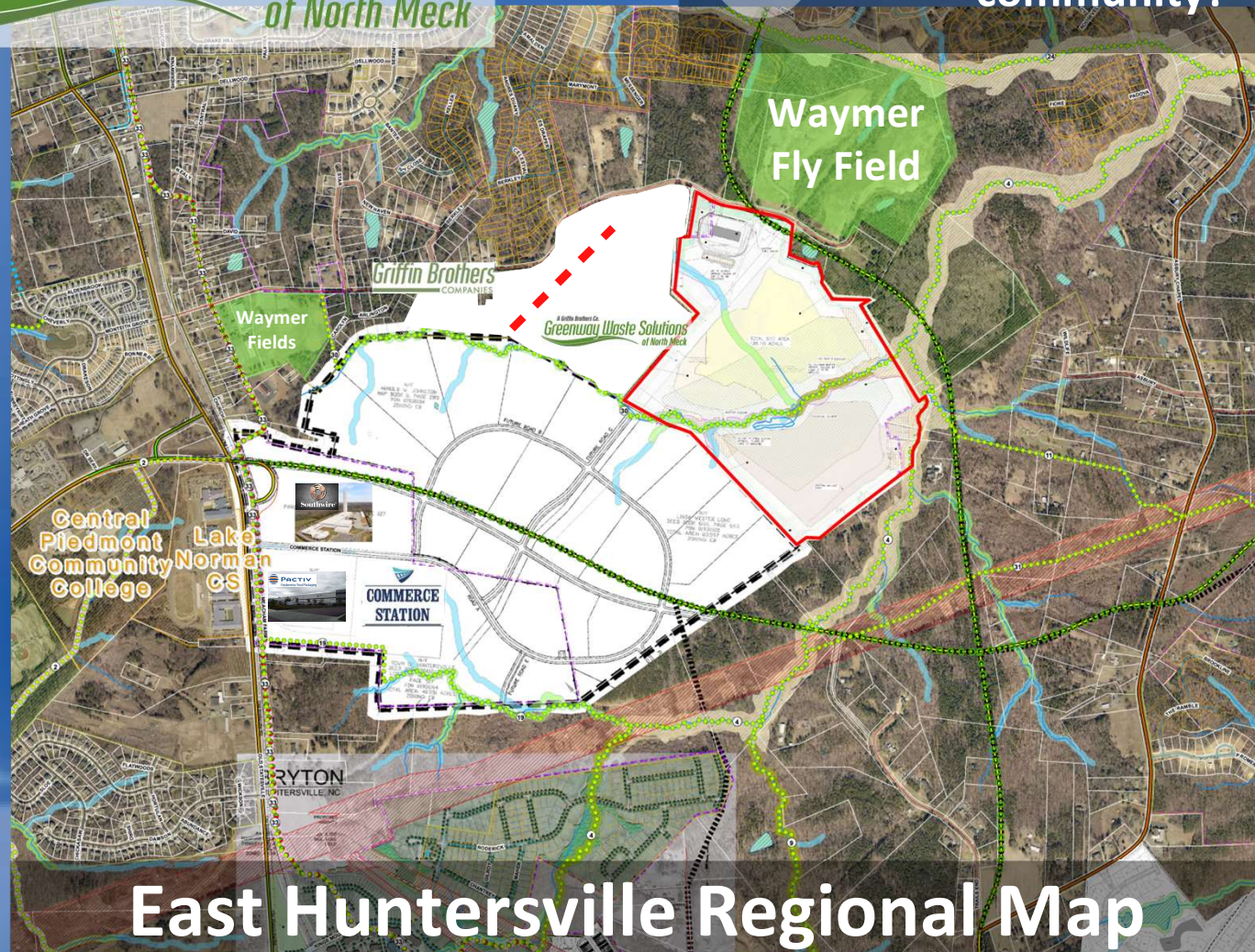
1 What is Greenway Waste Solutions (GWS)?

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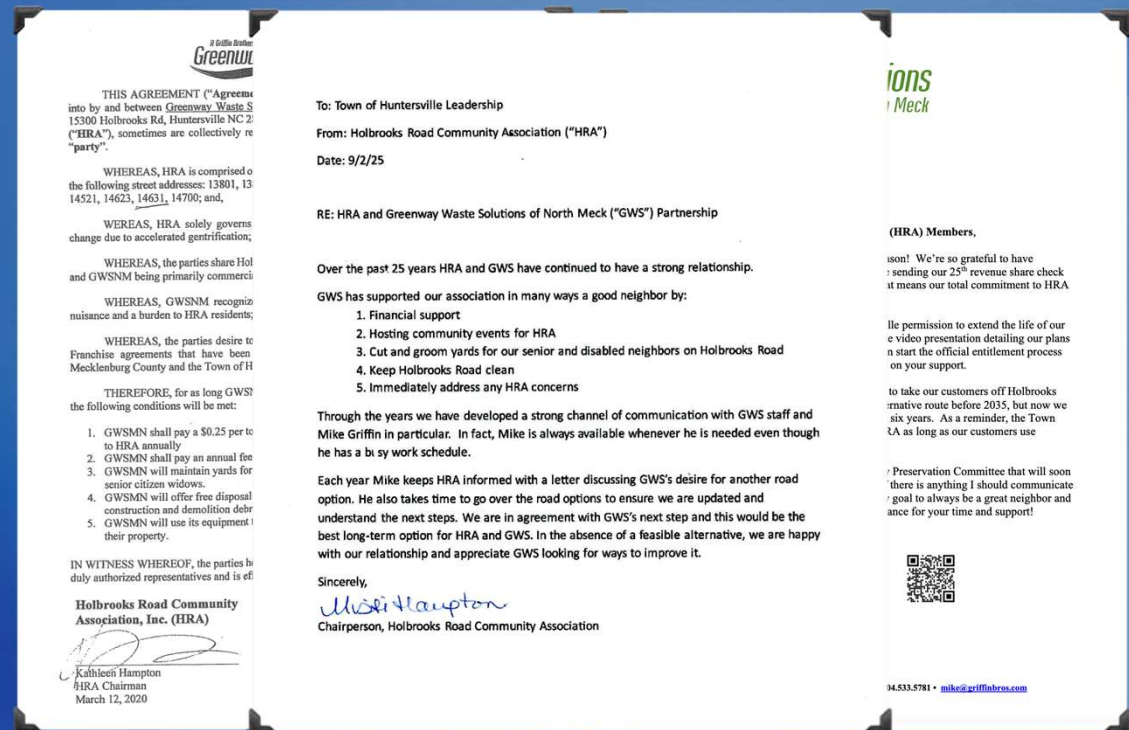


East Huntersville Regional Map

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

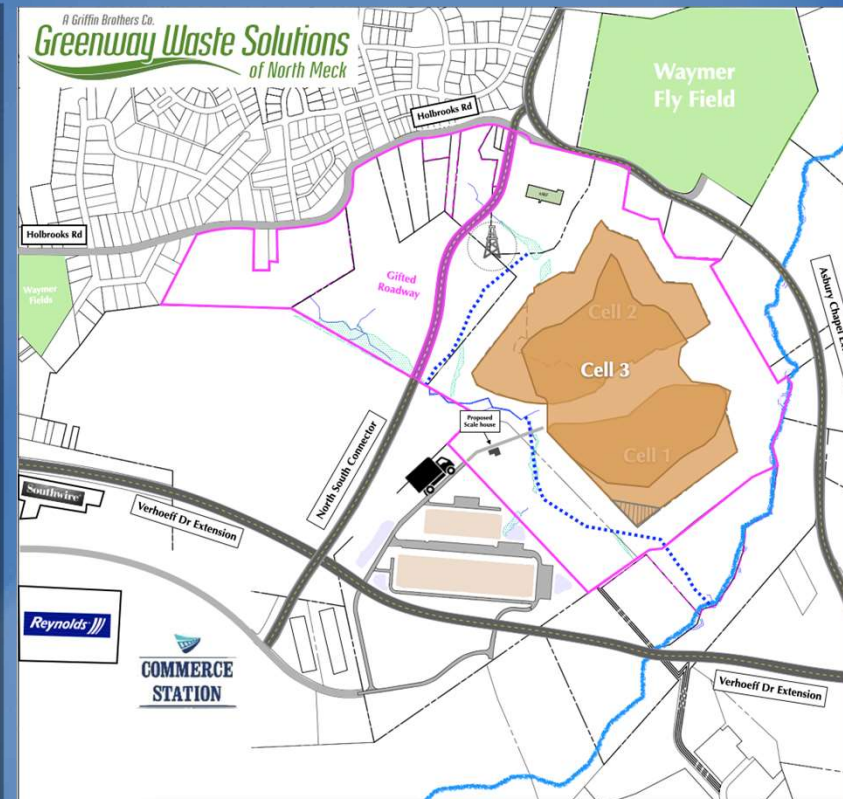


ROAD PARTNERSHIP

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.



Holbrooks Road – October 16, 2025



AREA HEIGHTS

1250 ft

830 ft

840 ft

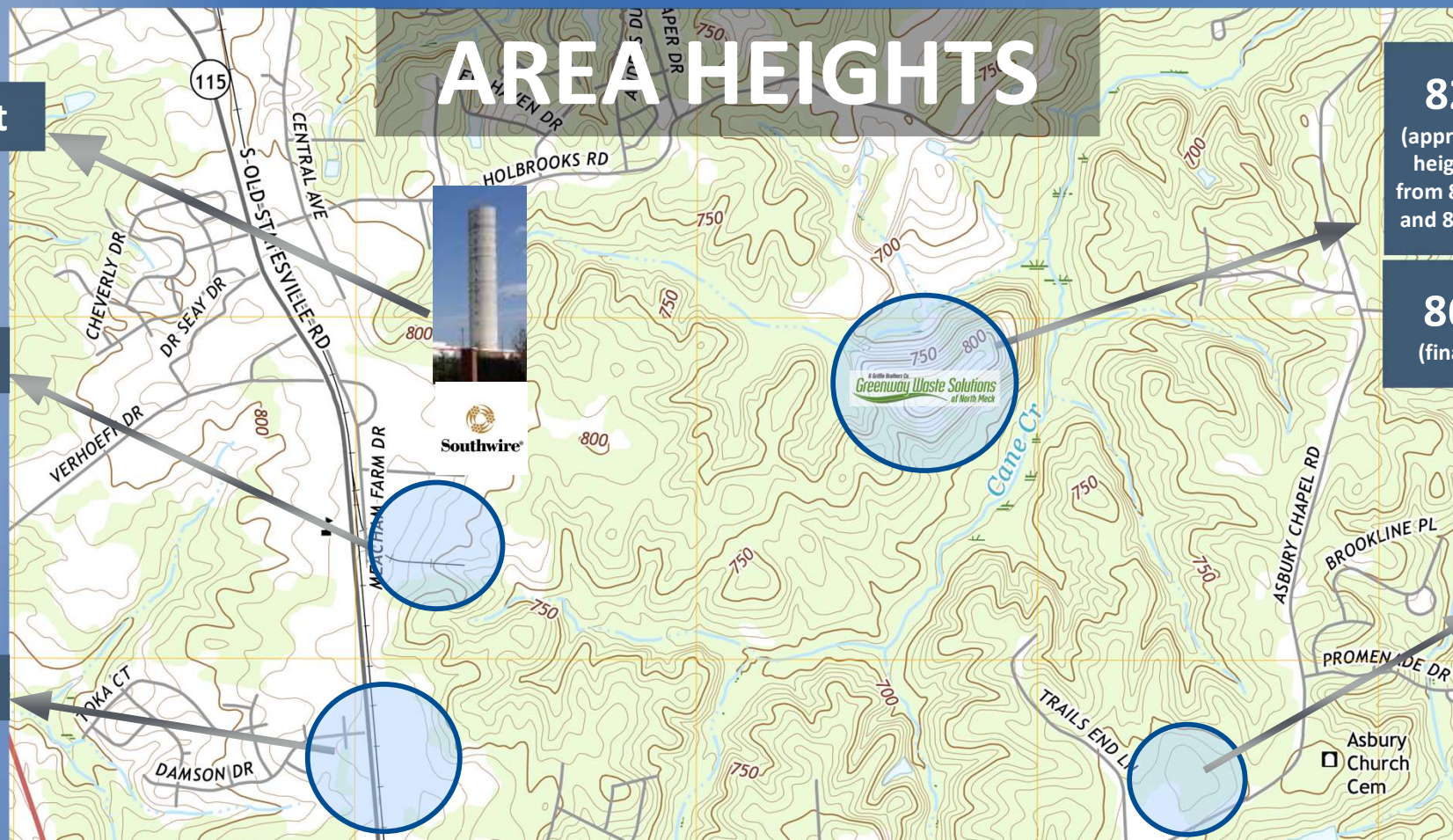
820 ft

(approx. existing height - varies from 818 Phase 1 and 834 Phase 2)

865 ft

(final height)

820 ft





1

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3

Why is GWS vital for North Mecklenburg?

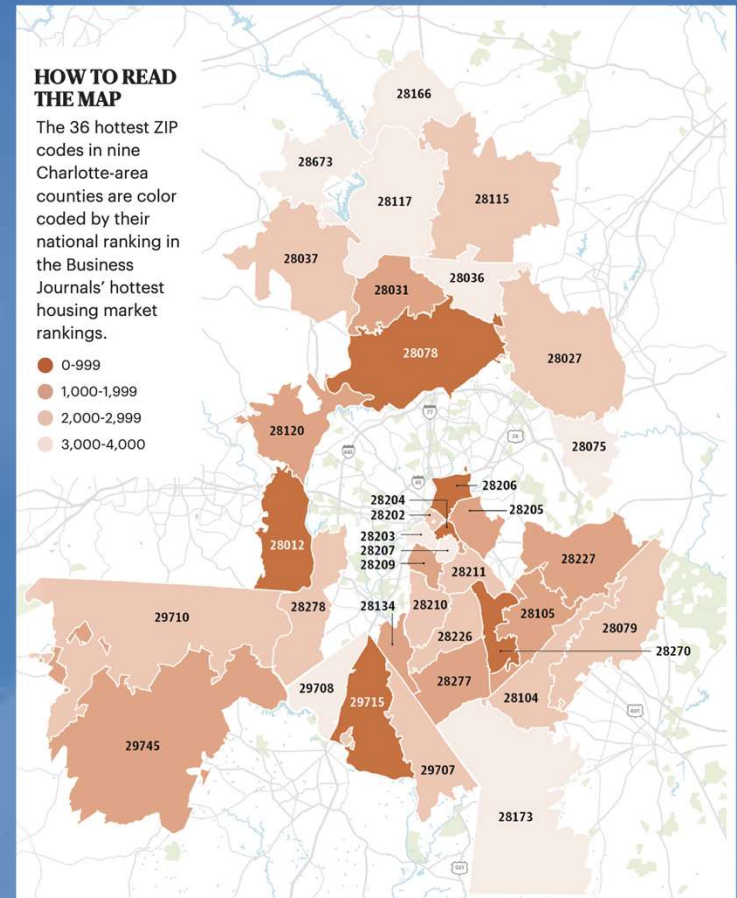
Mecklenburg County is expected to add more than 400,000 new residents and 200,000 new jobs between 2020 & 2040



HOW TO READ THE MAP

The 36 hottest ZIP codes in nine Charlotte-area counties are color coded by their national ranking in the Business Journals' hottest housing market rankings.

- 0-999
- 1,000-1,999
- 2,000-2,999
- 3,000-4,000



There's a new hottest housing market in Charlotte - Charlotte Business Journal

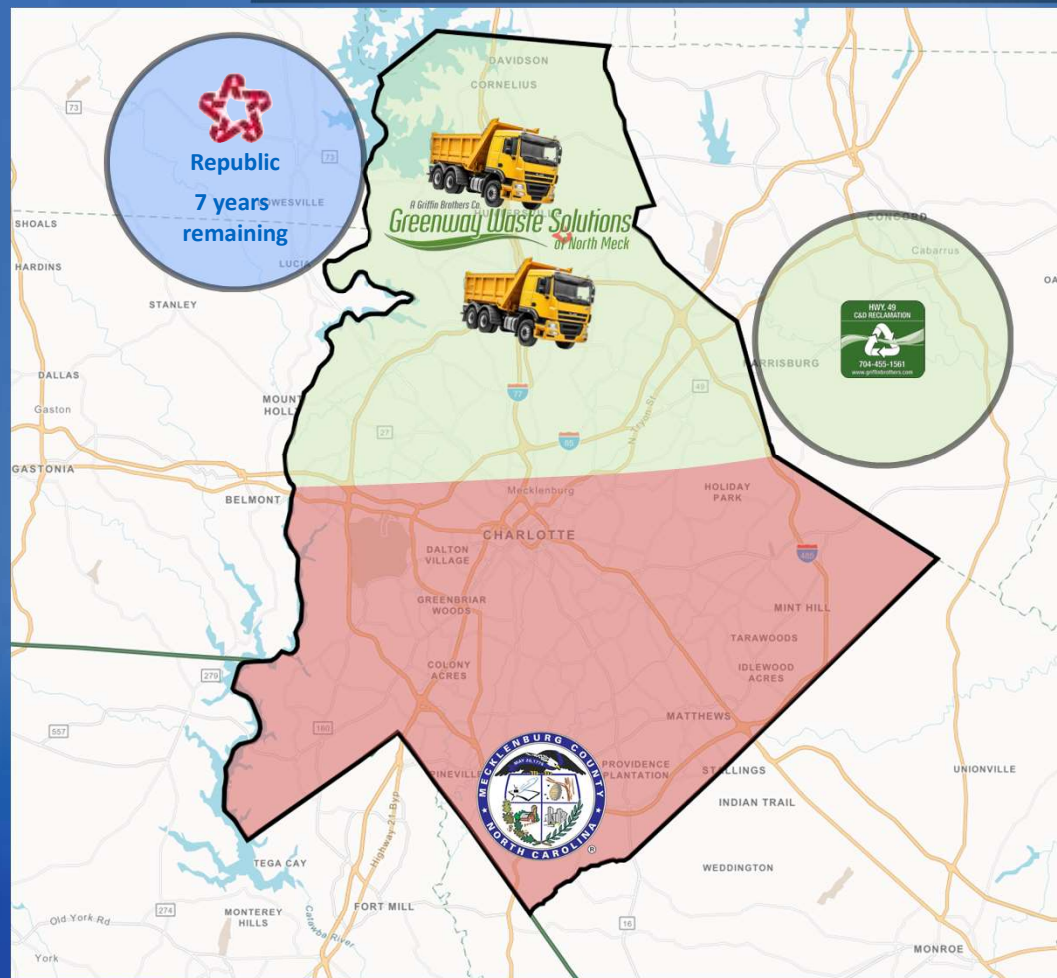
5/11/25,

New ranking reveals hottest housing markets in Charlotte



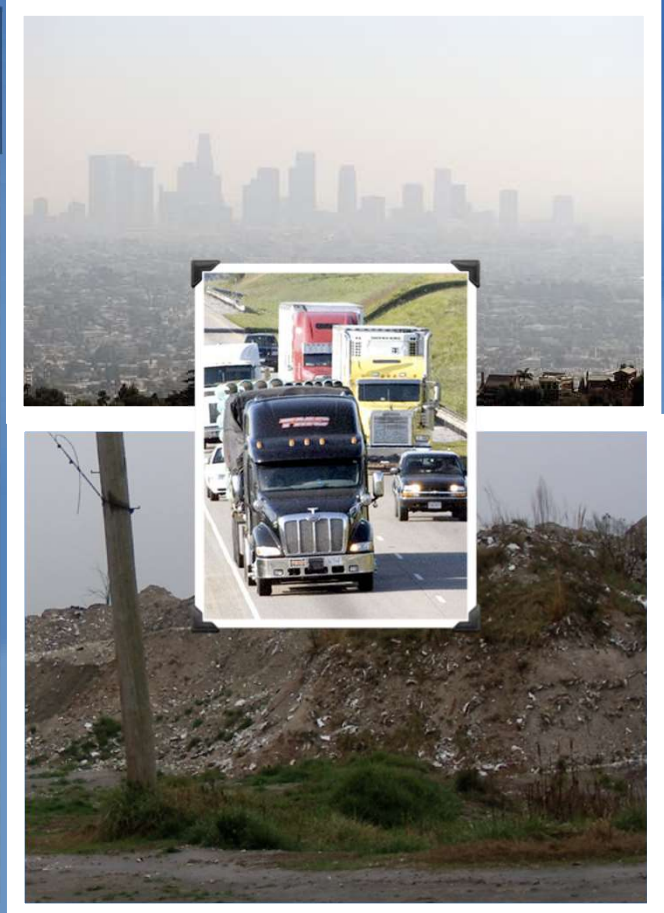
IMPACT WITHOUT GWS

- 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



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



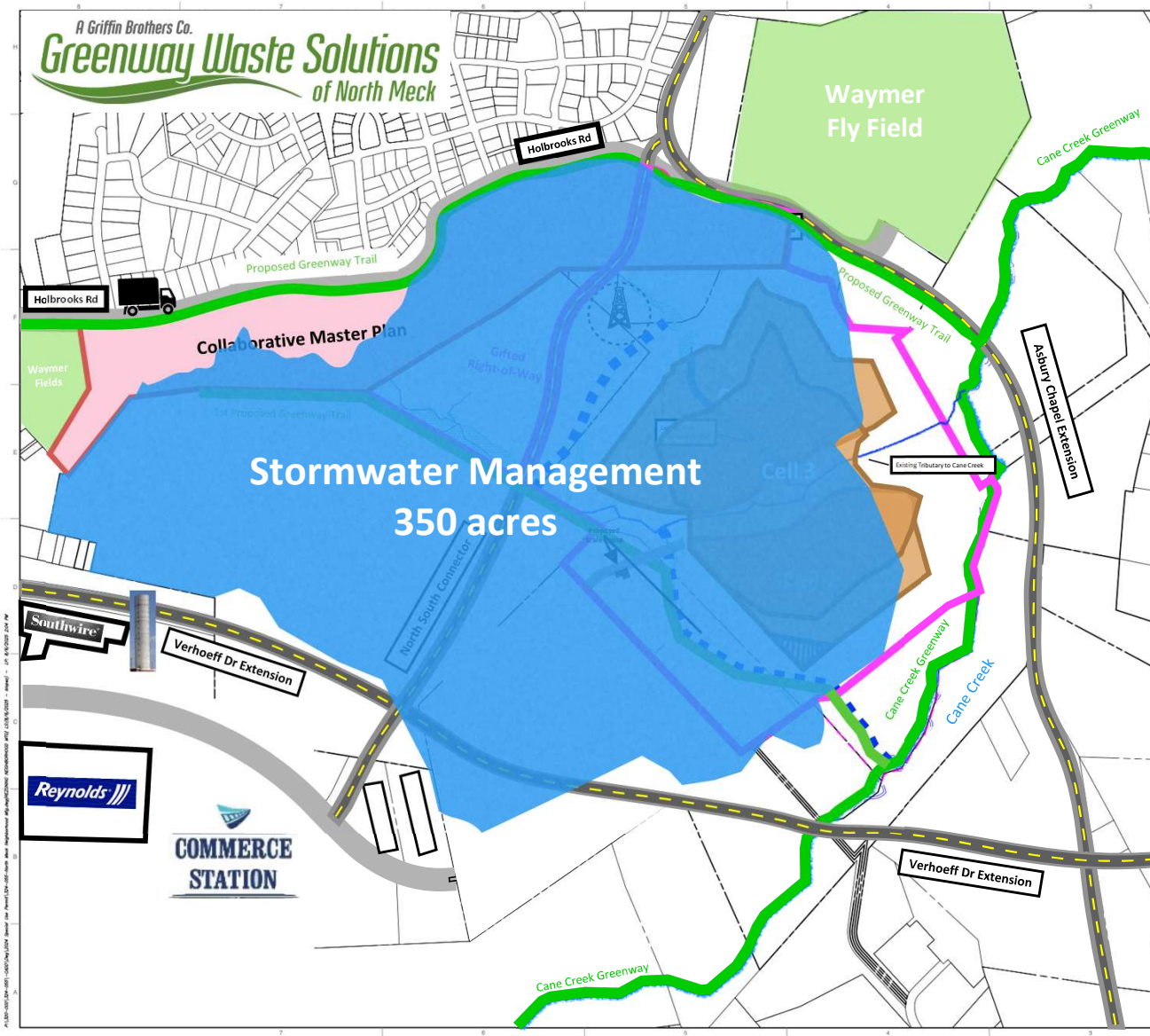
1 What is Greenway Waste Solutions (GWS)?

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5 GWS' Environmental Preservation & Enhancement



4

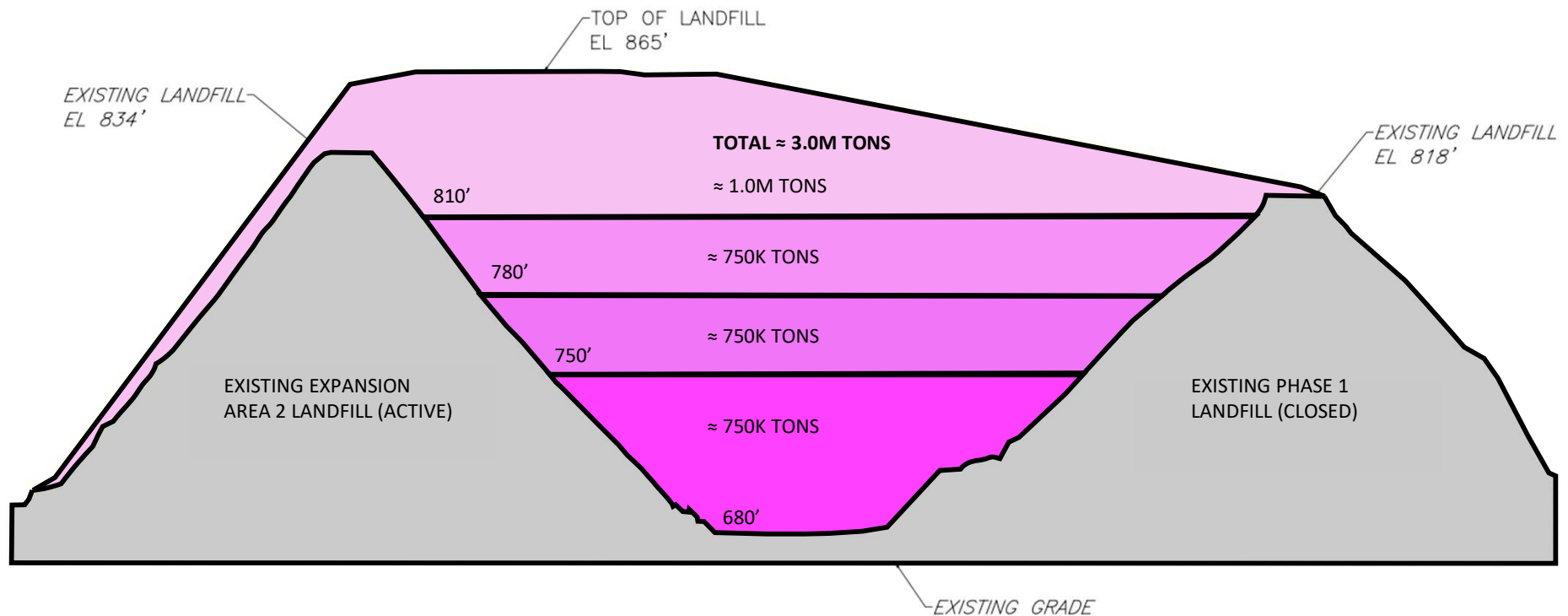
What is next for GWS & Commerce Station?

- 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

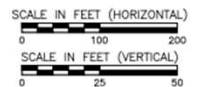
4

What is next for GWS & Commerce Station?



NORTH MECK INFILL 2 LANDFILL FILL PROGRESSION

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





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GWS' Environmental Preservation & Enhancement

- ④ Groundwater is tested twice a year, per NCDEQ regulations.
- ④ 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.
- ④ For example, a decade ago we had a small trace of constituent, Vinyl Chloride, above the regulatory standard.
- ④ GWS spent over \$1,000,000 in remediation, which included installing a methane extraction system.
- ④ 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.
- ④ 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.
- ④ Recently, we have had some emerging constituents detected in our groundwater testing more than 500 feet from our property line.
- ④ 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 reference 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.
- ④ GWS has already engaged Regenesys (leading water remediation company) & collaborating with NCDEQ to pioneer a solution to eliminate these new constituents.

- 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



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

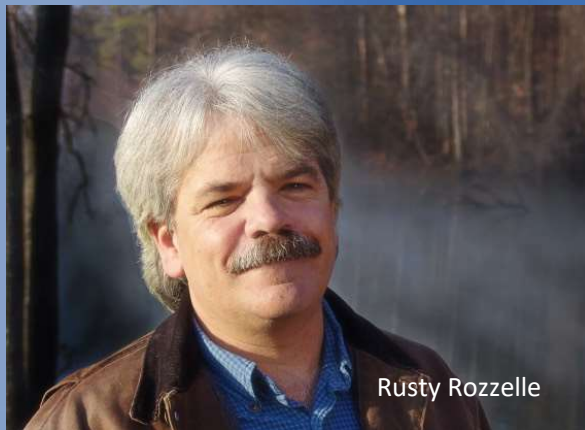
12. Geomembrane
13. Compacted Clay
14. Prepared Subgrade





5

GWS' Environmental Preservation & Enhancement



Rusty Rozzelle



Meck County Water Quality

RR

Rozzelle, Rusty

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

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

May 6, 2025 at 11:12 AM

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.



ones,
iverkeeper



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."





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





Community Meetings

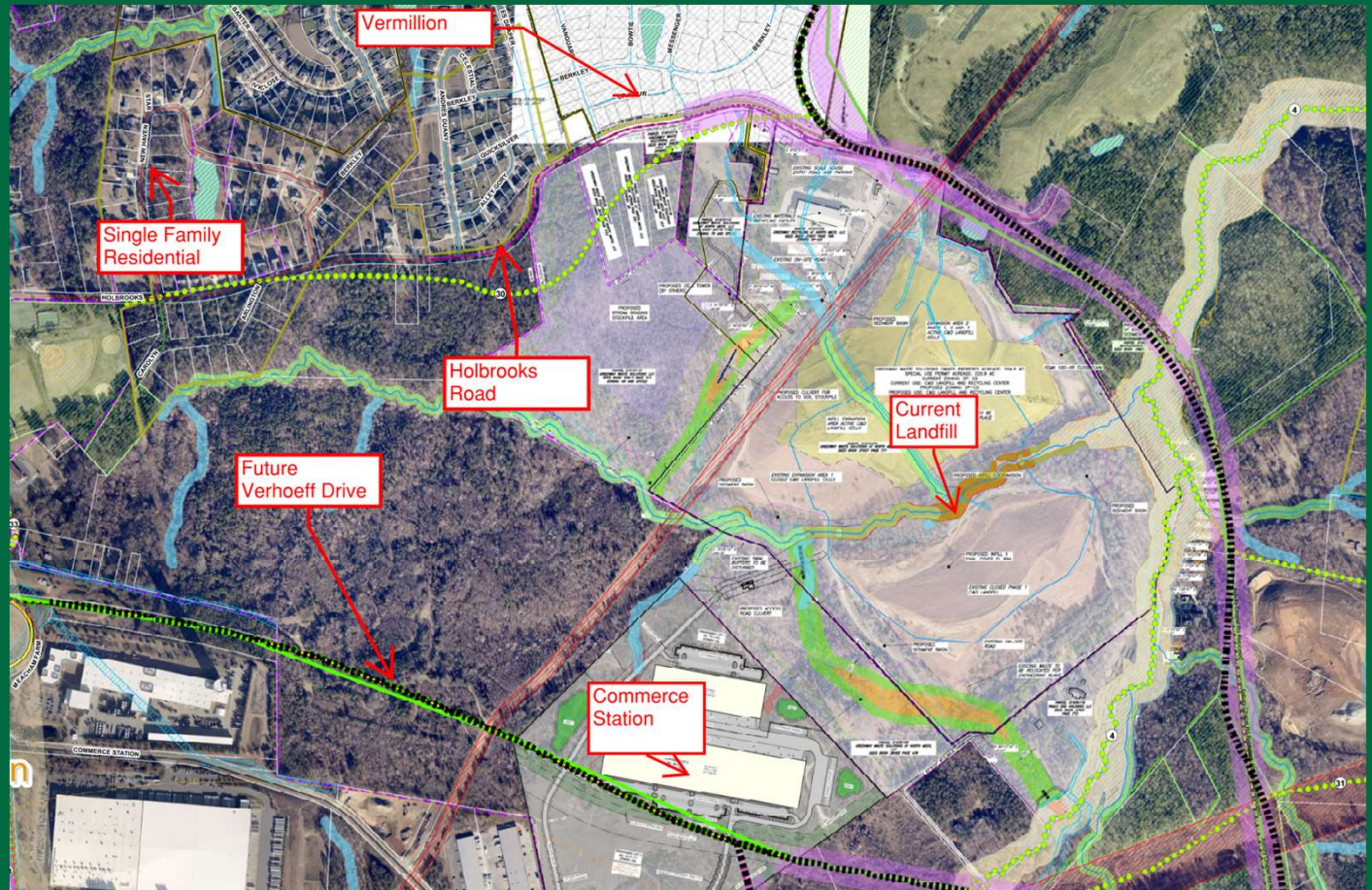
Meeting Attendance Log	
Project Name:	Pottstown Community Meeting
Location of Meeting:	Greenway Recycling Facility
Date:	10/15/25
Time:	6:00 PM

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

1	<u>Janae Zeth</u>	26
2	<u>Althara White</u>	27
3	<u>Rini McKie</u>	28
4	<u>Rachel Zupit</u>	29
5	<u>Chris Wolak</u>	30
6	<u>Mike Henry</u>	31
7	<u>Don Murphy</u>	32
8	<u>Tracie Harris</u>	33
9		34
10		35
11		36
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25		50

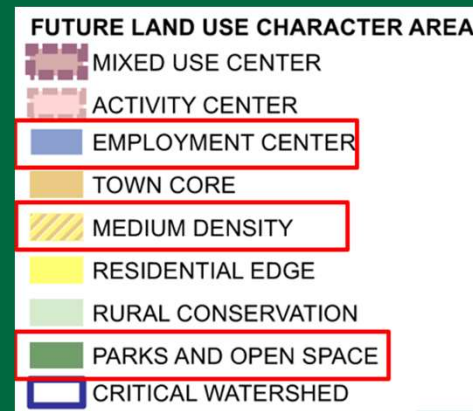
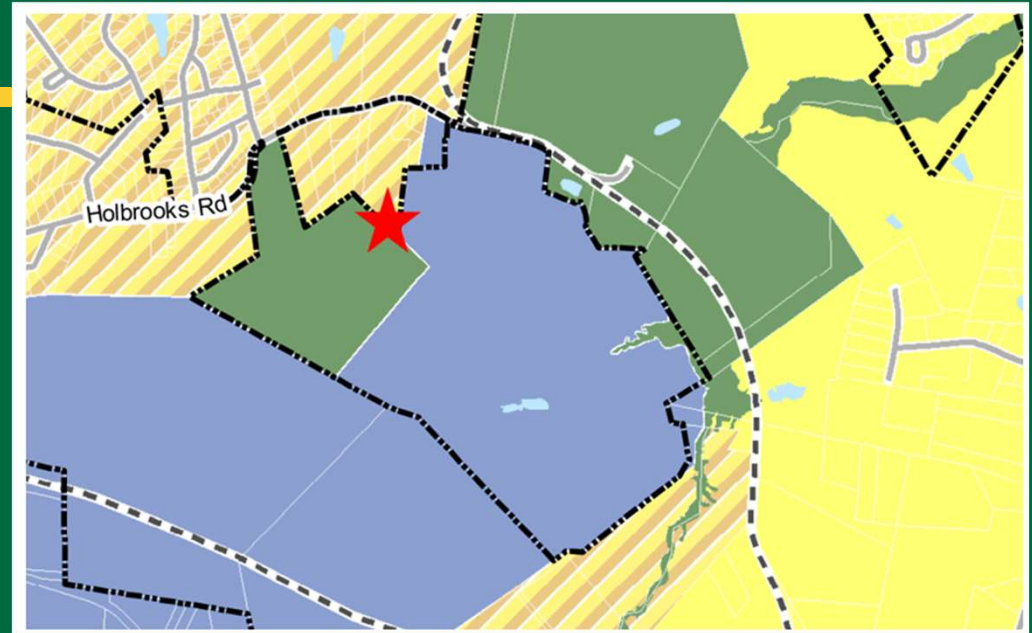


Context Map



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



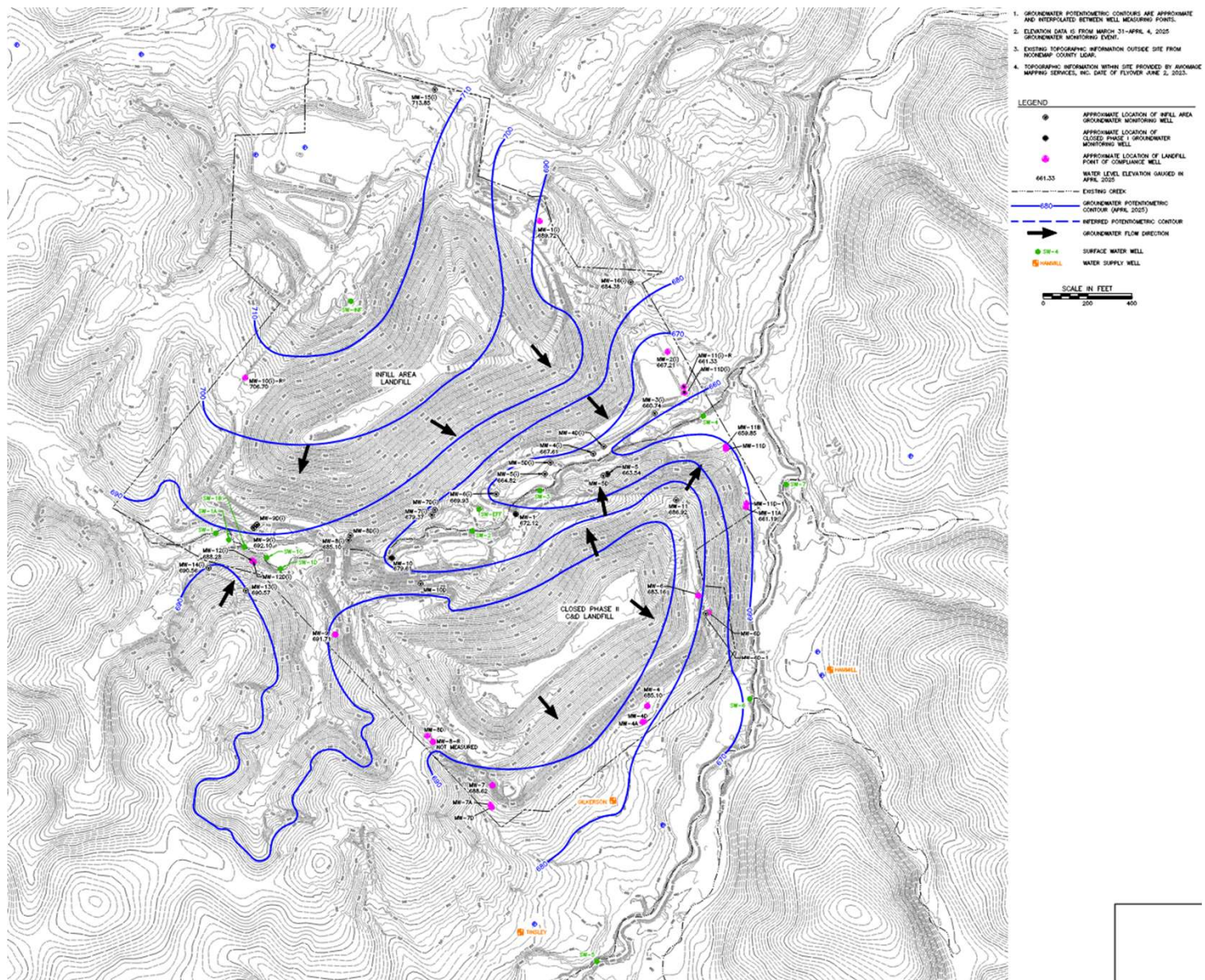
Town Board Final Action
October 21, 2025



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



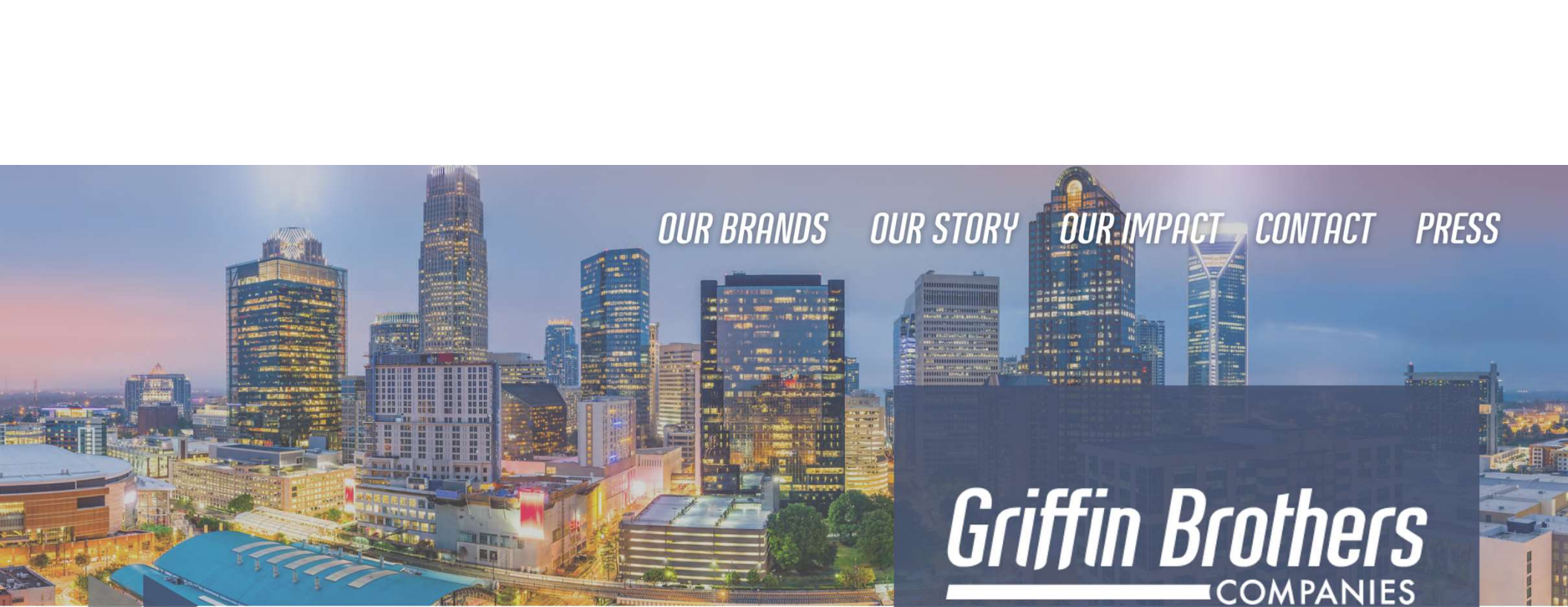




Griffin Brothers

COMPANIES





OUR BRANDS

OUR STORY

OUR IMPACT

CONTACT

PRESS

Griffin Brothers
COMPANIES

A COMMUNITY OF BRANDS MAKING AN IMPACT

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

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.

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



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 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.





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



1

What is Greenway Waste Solutions (GWS)?

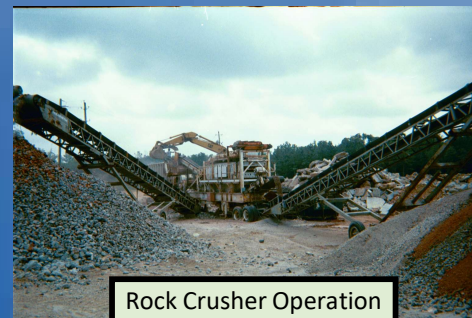
Recycling • Reprocessing • Landfilling

- 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

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



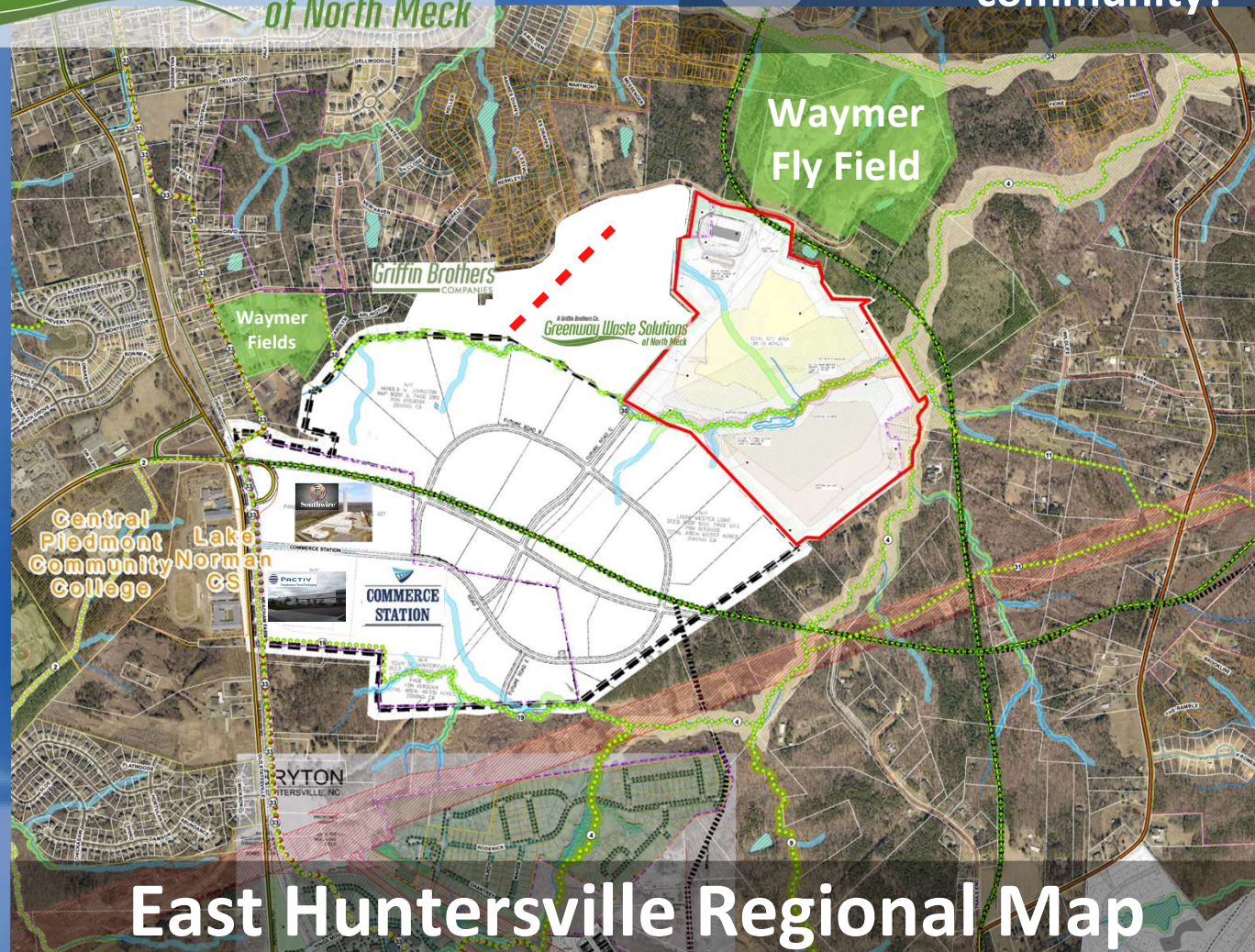
1 What is Greenway Waste Solutions (GWS)?

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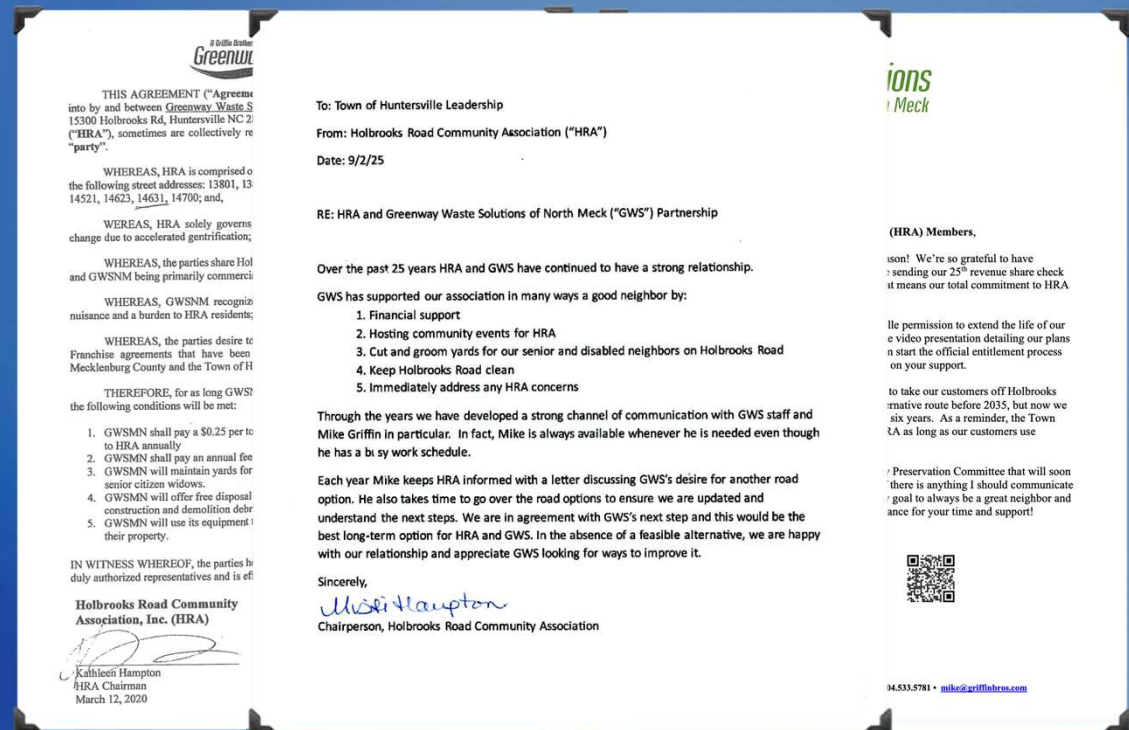


East Huntersville Regional Map

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

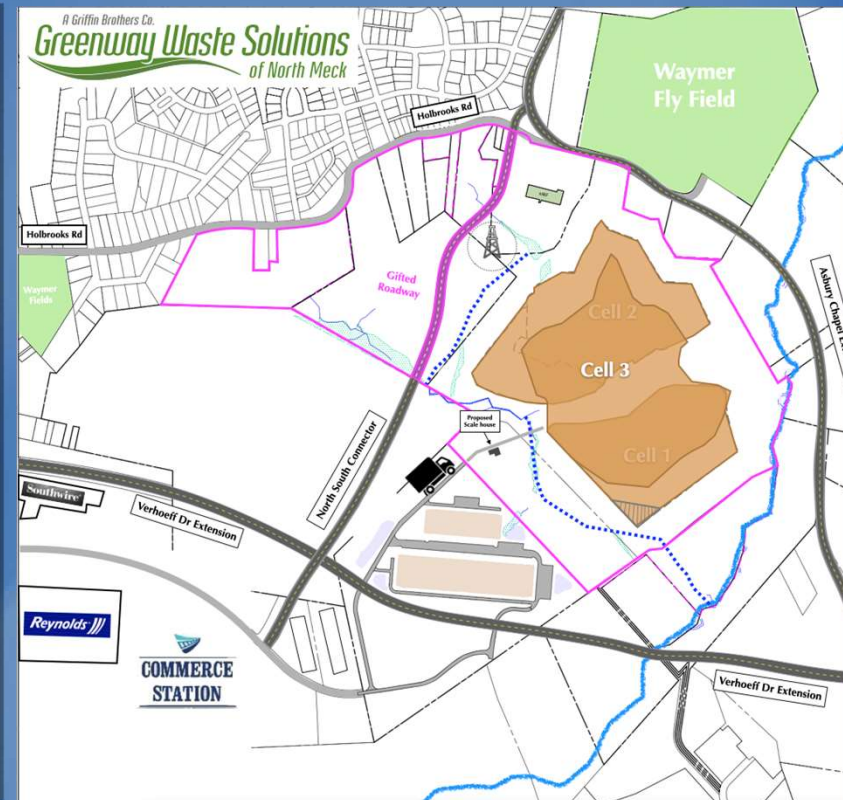


ROAD PARTNERSHIP

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.



AREA HEIGHTS

1250 ft

830 ft

840 ft

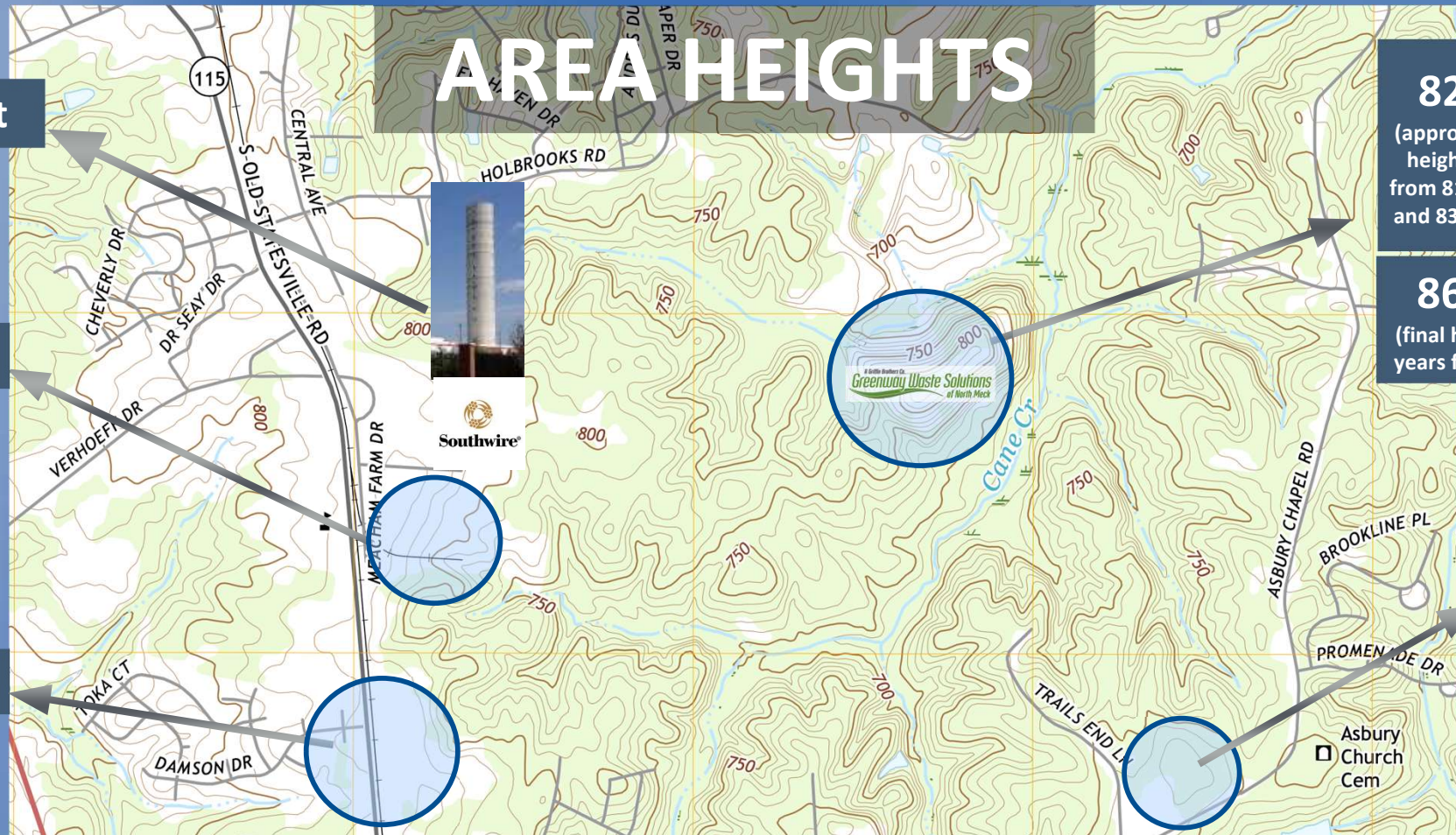
820 ft

(approx. existing height - varies from 818 Phase 1 and 834 Phase 2)

865 ft

(final height 40+ years from now)

820 ft





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



3

Why is GWS vital for North Mecklenburg?

There's a new hottest housing market in Charlotte - Charlotte Business Journal

5/11/25,

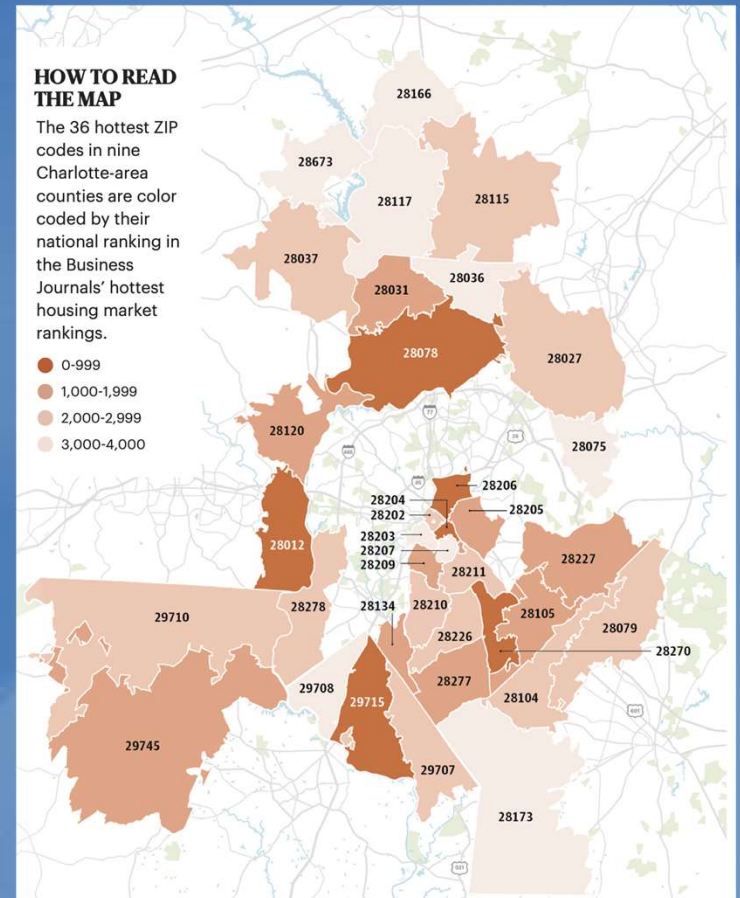
New ranking reveals hottest housing markets in Charlotte



HOW TO READ THE MAP

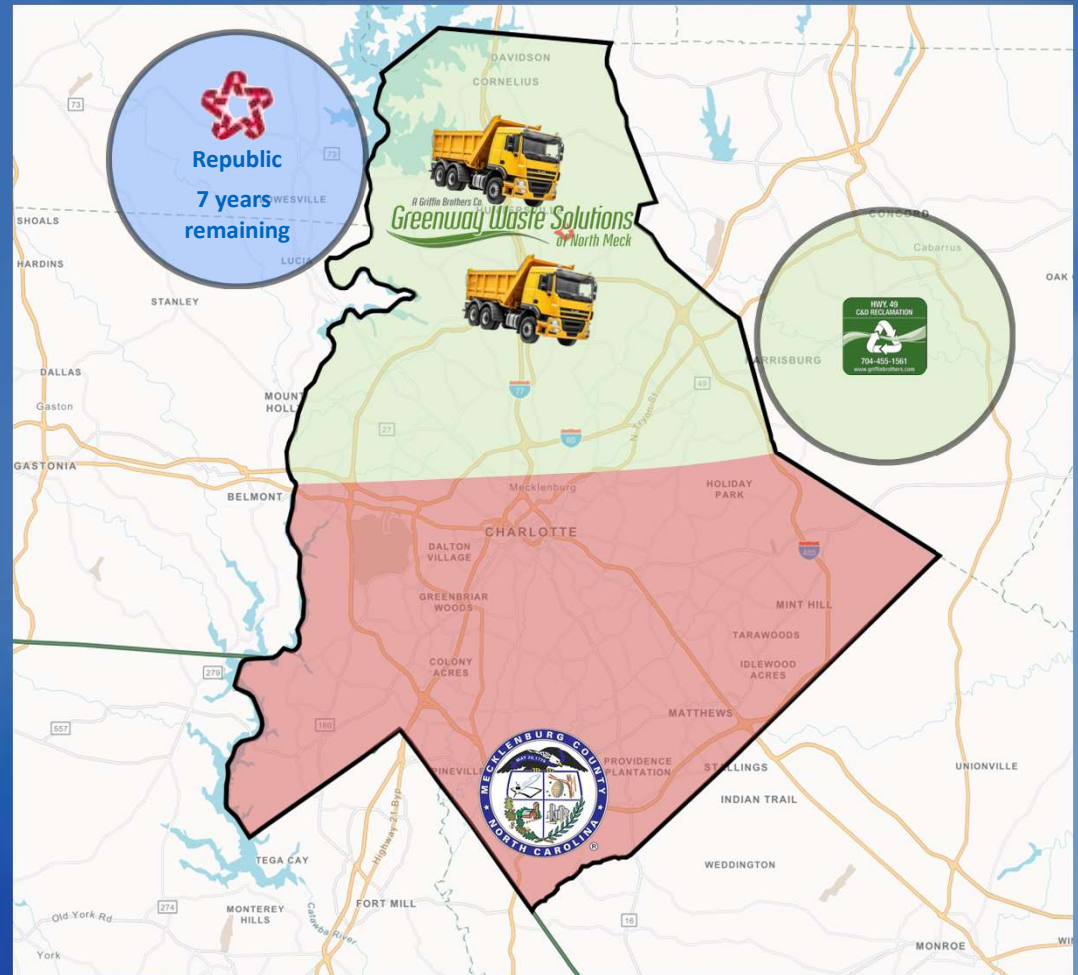
The 36 hottest ZIP codes in nine Charlotte-area counties are color coded by their national ranking in the Business Journals' hottest housing market rankings.

- 0-999
- 1,000-1,999
- 2,000-2,999
- 3,000-4,000



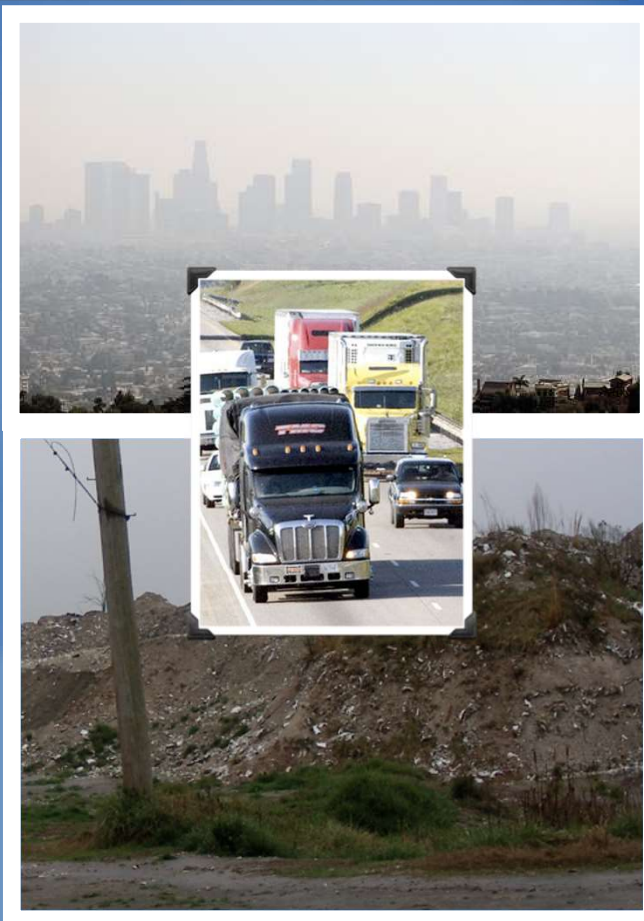
IMPACT WITHOUT GWS

- 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



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



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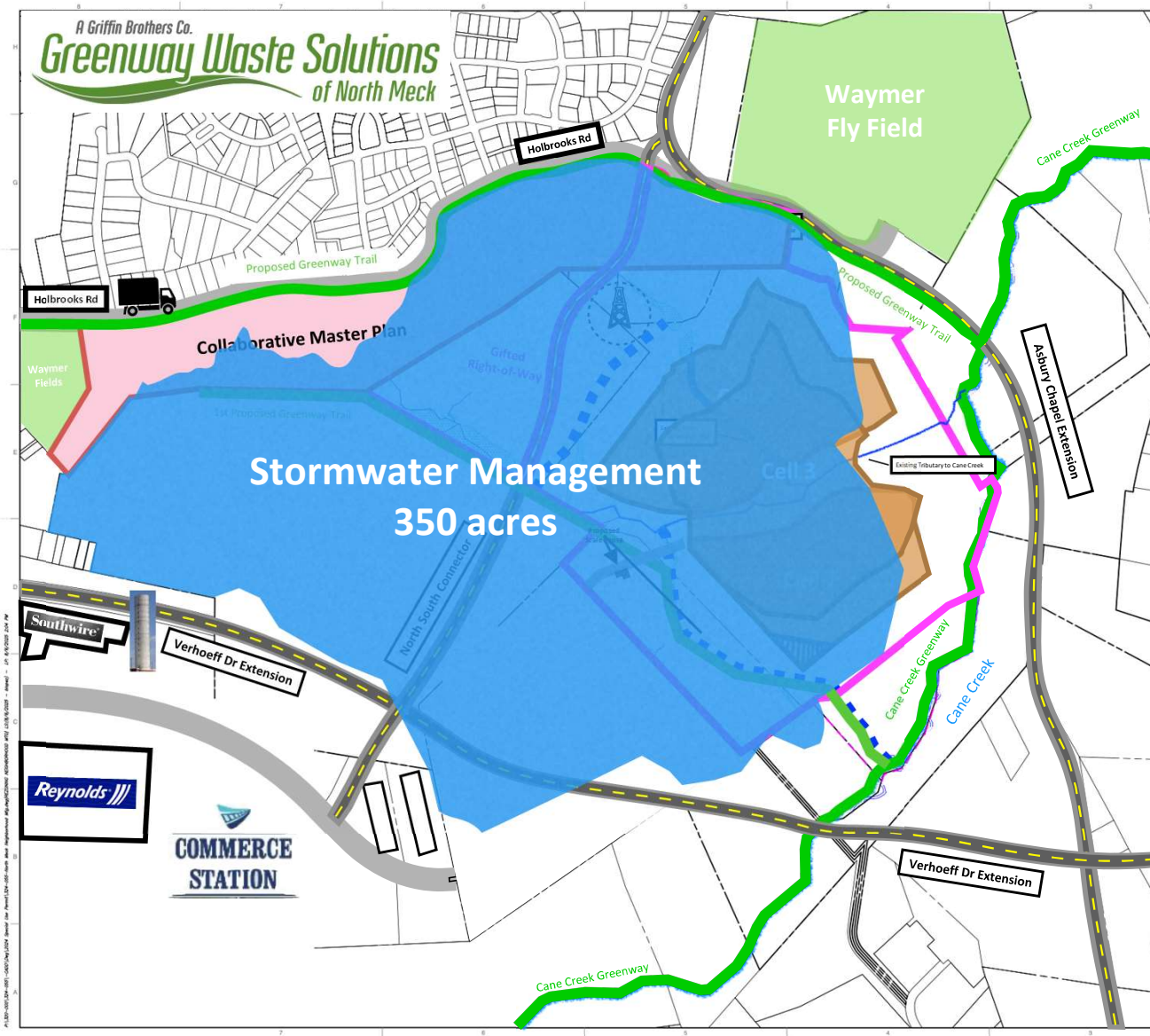
Why is GWS vital for North Mecklenburg?

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What is next for GWS & Commerce Station?

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GWS' Environmental Preservation & Enhancement



4

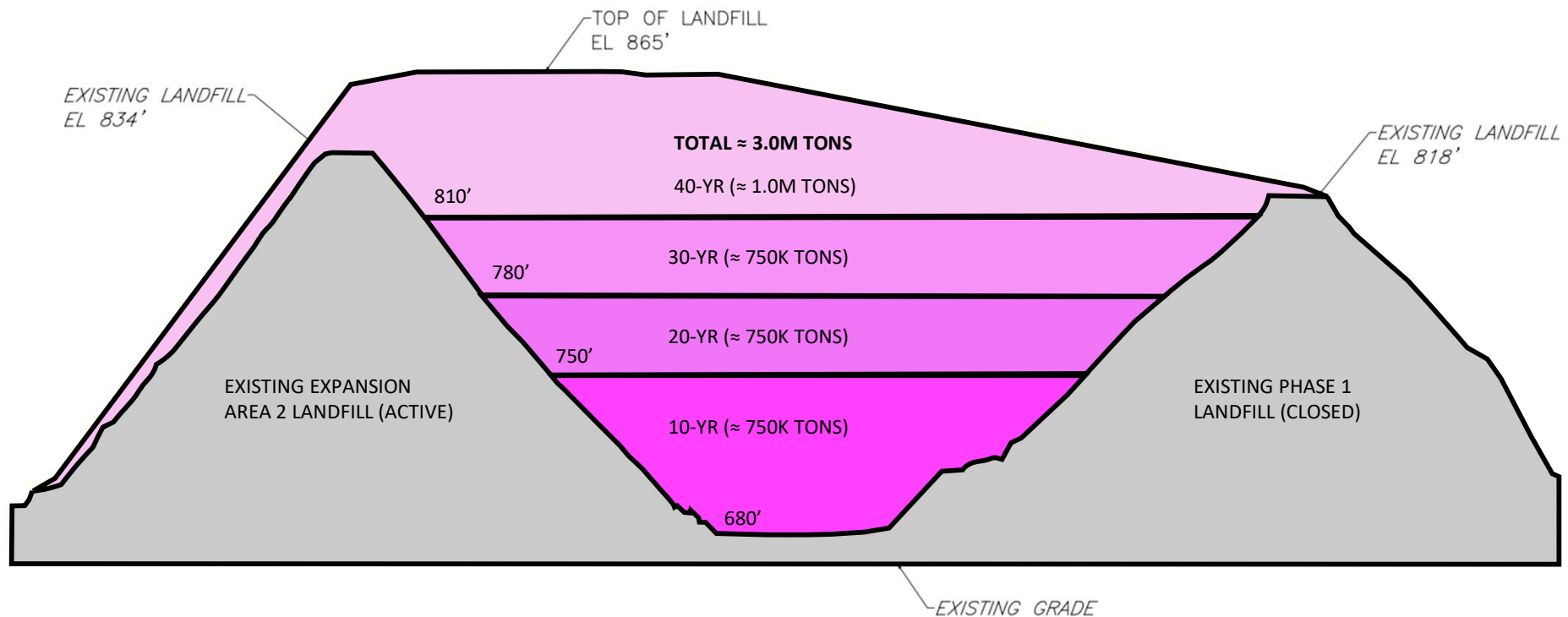
What is next for GWS & Commerce Station?

- 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)

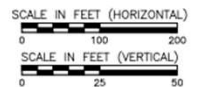
Cross Section of Infill Progression

4

What is next for GWS & Commerce Station?



NORTH MECK INFILL 2 LANDFILL FILL PROGRESSION





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GWS' Environmental Preservation & Enhancement

- ④ Groundwater is tested twice a year, per NCDEQ regulations.
- ④ 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.
- ④ For example, a decade ago we had a small trace of constituent, Vinyl Chloride, above the regulatory standard.
- ④ GWS spent over \$1,000,000 in remediation, which included installing a methane extraction system.
- ④ 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.
- ④ 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.
- ④ Recently, we have had some emerging constituents detected in our groundwater testing more than 500 feet from our property line.
- ④ 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 reference 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.
- ④ GWS has already engaged Regenesys (leading water remediation company) & collaborating with NCDEQ to pioneer a solution to eliminate these new constituents.

- 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



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

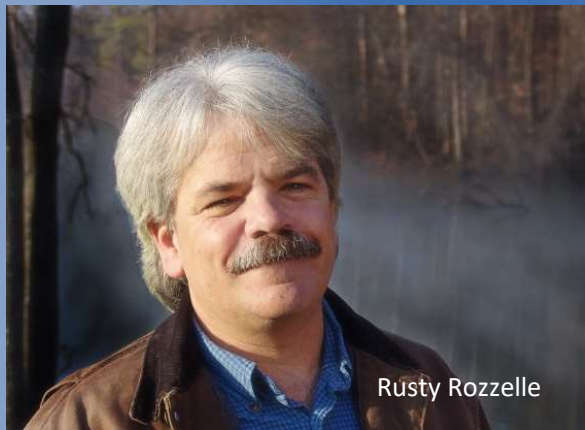


(Not to scale)



5

GWS' Environmental Preservation & Enhancement



Rusty Rozzelle



Meck County Water Quality

RR

Rozzelle, Rusty

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

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

May 6, 2025 at 11:12 AM

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.



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

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.

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
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www.catawbairiverkeeper.org

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GWS' Environmental
Preservation & Enhancement

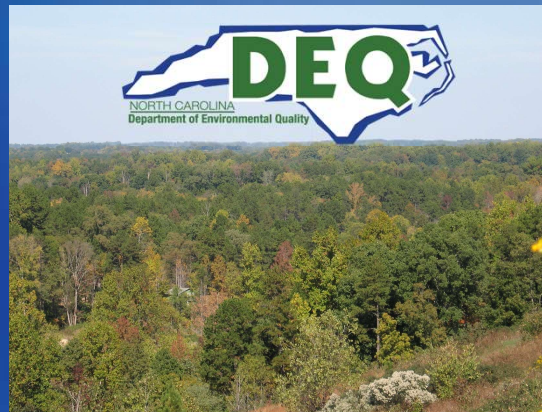


State & Federal Creek Redirection Approvals

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."





Presentation Highlights

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 Sustainable 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



Southern Culvert Rendering - Cane Creek