

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
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
Regular Town Board Meeting
January 6, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

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

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on January 6, 2026.

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 - None**
2. **Call to Order**
Mayor Clark called the meeting to order.
3. **Moment of Silence**
Mayor Clark called for a moment of silence and honored the memory of Jerry Johnson.
4. **Pledge of Allegiance**
Mayor Clark led the Pledge of Allegiance.
5. **Announcements and Presentations**
Ethan Smith presented announcements regarding:
 - *Martin Luther King, Jr Celebration Day on January 19, 3:00 P.M. at David B Waymer Center (14008 Holbrooks Rd)*
 - *Black History Month Program on February 6, 6:00 P.M. at David B Waymer Center (14008 Holbrooks Rd)*
 - *Town Hall Grand Opening on January 23, 10:00 A.M. at 14704 N Old Statesville Rd*

Mayor Clark presented Bobby Williams with a framed rendering of the new Town Hall in appreciation of his work as project manager for the new Town Hall.

5.A. 2025 Fire Service Awards

Fire Service Awards being presented to four firefighters for saving the lives of occupants of a house fire.

Chief Jim Dotoli presented Fire Service awards:

- Company Citation to Engine 3 "C" Shift - Assistant Chief Jason Dyer, Lieutenant Ray Murphy, Firefighter Paul Medeiros, Engineer Brandon Johnson
- Company Citation to Engine 1 "A" Shift - Captain Chris Massey, Engineer Elijah Estep, Firefighter Cory Logan
- Fire Chief's Medal of Valor to Lieutenant Ray Murphy
- Fire Chief's Medal of Valor to Battalion Chief Charles Auten Jr

- PowerPoint attached hereto as EXHIBIT 5A-1

6. Public Comments

Mayor Clark opened public comments.

1. Gatewood Campbell spoke about the Public Comment Policy
2. Johnny Campbell spoke about the new Town Hall
3. John Foster spoke about the need for a culture facility
4. Elain Kerns spoke about the former Town Hall building
5. Roberts Kerns spoke about the former Town Hall building

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Quarles made a motion to remove item 8.D. Petition #ANNEX 26-01 from the Agenda.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

Commissioner Coronet made a motion to adopt the Amended Agenda.
Commissioner Smallwood seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

8. Consent Agenda

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

8.A. Regular Town Board Meeting Minutes

Approve the minutes of the December 16, 2025 Regular Town Board Meeting.

Item approved via Consent Agenda

8.B. Call Public Hearing for Sale of Property For Economic Development

Call a public hearing to consider selling all or a portion of Tax Parcels 019-031-15 and 019-031-16 for economic development.

Item approved via Consent Agenda

8.C. Call Public Hearing on Petition #ANNEX 25-03

Call a public hearing for Tuesday, February 3, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 25-03, a request by the Town of Huntersville, for the contiguous annexation of two parcels identified as 01926598 and 01905103.

Item approved via Consent Agenda

8.D. Call a Public Hearing on Petition #ANNEX 26-01

Call a public hearing for February 3, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the contiguous annexation of a parcel #02119101, located on Eastfield Road.

(removed from Agenda)

8.E. Call a Public Hearing on Petition #ANNEX 26-02

Call a public hearing for February 3, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #ANNEX 26-02, a request by KB Home Charlotte, Inc, for the contiguous annexation of five parcels identified as 02121127, 02121128, 02121129, 02121130, and 02121131.

Item approved via Consent Agenda

8.F. Call a Public Hearing Petition #R25-14: Dash In Gas Station

Call a public hearing for February 3, 2026 at 6:00 pm at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-14, a request by Dash In Food Stores, Inc. to rezone +/- 2.67 acres at the corner of Hambright Rd and Statesville Rd (Parcel #017015123) from Corporate Business with Conditions (CB-CD) to Highway Commercial with Conditions (HC-CD) for a convenience store with gasoline sales and an accessory car wash.

Item approved via Consent Agenda

8.G. R25-15 Old Statesville Road Mixed Use

Call a public hearing for February 3, 2026, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-15 Old Statesville Road Mixed Use (Parcel #'s- 01707207,01707240,01707239,01707238,01707237, 01707236), a request by High Street District Development, Inc. to rezone +/- 11.87 acres on Old Statesville Road from Highway Commercial-Conditional District and Neighborhood Residential (HC-CD & NR) to Neighborhood Center-Conditional District (NC-CD) for a Mixed Use Development.

Item approved via Consent Agenda

8.H. Call Public Hearing on Petition #R25-16: Knox Crossing

Petition #R25-16 is a request by the property owners to rezone +/- 44 acres (PID:01121105 and 01121106) on the northeast corner of Sam Furr Road and Old Statesville Road from Corporate Business Conditional District (CB-CD) to Highway Commercial Conditional District (HC-CD) and Transit Oriented Development-Residential Conditional District (TOD-CD) for a commercial and multi-family development.

Item approved via Consent Agenda

8.I. Electric System On-Call Engineering Services Contract

The Town issued a request for qualifications (RFQ) for on-call engineering services for its electric system on December 8, 2025. One response was received by the deadline of December 22, 2025. The respondent is Southeastern Consulting Engineers. This is the firm currently performing these services on behalf of the Town and Electricities as the current manager of our system and they work with a number of other public power communities in the region. The current contract for on-call services expired December 31, 2025. This is for a 3-year contract with a not to exceed amount based on previous year's projects requiring engineering services. Actual costs will be incurred as services rendered.

Item approved via Consent Agenda

9. Public Hearings

9.A. Public Hearing on Petition #R25-12: Oak Grove Hill Revision 3

Conduct a public hearing on Petition #R25-12, a request by Carver Bowman LLC to revise the existing approved rezoning R22-05 for the Oak Grove Hill development from a Neighborhood Residential-Conditional District to Neighborhood Residential - Conditional District with a revised site plan layout of Phase 3.

Brian Richards presented information for the public hearing and the applicant, Nate Bowman, spoke.

Commissioner Quarles asked about the removal of Carver Street. Mr Richards replied that Carver is being moved so there would be a more circuitous way to navigate the neighborhood.

Commissioner Quarles asked about the lot sizes appearing smaller and the elimination of 5 lots. Mr Richards replied that the lots are smaller to add one additional unit. Mr Bowman replied that the

five lots are being eliminated where the stream is crossing.

Commissioner Walsh asked about the tree survey. Mr Richards replied that the applicant is asking for a modification to use the old standards. Mr Bowman stated they are saving 51% of the trees. Commissioner Coronet asked about the timeline for road completion on Mr Bowman's previous developments. Mr Bowman replied he hired a contractor, and he would have a schedule by Friday. Commissioner Quarles asked if Mr Bowman would consider adding commercial to the community. Mr Bowman stated that at the first neighborhood meeting, traffic was a major concern, so he did not go in the direction of adding commercial.

Mayor Clark called for public comments.

- 1. Lisa Fisher spoke about traffic concerns*
- 2. John Huber spoke about traffic and grading concerns*
- 3. Renee Story spoke about property boundary and traffic concerns*
- 4. Joe Sailors spoke about traffic concerns*
- 5. Amy Curtis spoke about traffic concerns*
- 6. Phyllis Smeaton spoke about buffer concerns*
- 7. Donny Woodard spoke about traffic concerns*
- 8. Bill Weir spoke about Town objectives and processes*

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9A-1

9.B. Public Hearing on Designation of Town-Owned Property Being Held for Resale

The Town Board directed staff to post a request for proposals (RFP) from developers on potential development of the Town Hall building located at 101 Huntersville-Concord Road and the adjacent parking parcel.

In order to move forward with a potential disposal of the property for economic development purposes, the property must first be designated as being held for resale for economic development.

If the property is designated, that does not mean that the Town has to sell the property for that purpose, but has the option of doing so.

A second public hearing will be required to consider any potential sales agreement prior to approving the sales agreement.

Emily Sloop stated that the board previously directed staff to advertise a Request For Proposal on the development of the old Town Hall on the adjacent parking parcel. Staff has since advertised the RFP and received a response. If the Town would like to move forward with being able to potentially utilize the economic disposal method in order to sell this property, the Board needs to first designate the property as being held for resale for economic development purposes and this is merely a procedural step. If the Town does decide to sell the property, there will have to be a second public hearing, and at that time, the Board will all consider a purchase agreement to sell the property, and all the specific terms of the purchase agreement would be discussed at that time. Ms Sloop pointed out that if the Board designates the property as being held for resale for economic development purposes, they do not actually have to move forward with the sale through that method. There are other options available. However, the benefit of utilizing the economic development statute for disposal is that the Town can impose restrictions on the disposal, meaning restrictions and other conditions can be added for a certain number of years. These conditions or

restrictions would not be able to be added if you used, for example, the upset bid process, the sealed bid process, or a public auction.

Commissioner Coronet asked if this was the same process and restrictions used for 760 Craft Works. Ms Sloop replied Yes.

Mayor Clark asked about deed restrictions being placed for commercial purposes versus, for example, a dentist office. Ms Sloop replied that the Board has discretion on how deed restrictions are crafted, such as use or a certain percentage of the square footage would be used for certain purposes. Mr Sloop also suggested the Board include some language that the property be converted back to the Town in a reversionary clause if the deed restrictions are violated.

Mayor Pro Tem Hunt reiterated that if the deed restrictions are unfavorable, the Board can vote No. Ms Sloop replied that if a developer suggested terms that are not amenable to the Board, at the second public hearing, the Board can vote No.

Mr Anthony Roberts clarified that if the Board moves forward with the public hearing, this would move to a contract phase and would come back to the Board on January 20, which would spell out some details and questions. Ms Sloop replied that the second step, on January 20, would include another public hearing with public comments, and the Board would have the opportunity to consider the actual contract and its terms.

Mr Roberts verified that the contract would be on the January 20 agenda. Ms Sloop replied she anticipated it would be at the next meeting, or it could be two meetings away. But the direction was to allow everyone to comment on the night that it is actually being discussed, so have them on the same night.

Mayor Clark asked that by designating the Town property for economic development does not obligate the Board to actually sell the property - it just adds conditions for future sale? Ms Sloop replied that it allows the Board to use a specific disposal method. The most common methods of disposal, when there are no deed restrictions is the upset bid process, sealed bid process, and auction process - those processes don't let you include restrictions, as this would. Because this property was not originally purchased for economic development, it was instead purchased for a governmental purpose, a Town Hall, the Board needs to designate it first as being held for resale for economic development if the Board wants to potentially sell the property under that statutory authority.

Mayor Clark asked if there are other spaces available for public use, if the building were sold for commercial use. Mr Roberts replied that in the 2030 Plan, Parks and Recreation was looking for 44,000 square feet for programming and recreational space. The old Town Hall is roughly 8,000 square feet. The new Lake Norman Charter Elementary School would give 10,000 square feet with a joint-use agreement. In the CIP FY28 we have expansion of the Huntersville Rec Center, which is roughly 24,000 square feet. The 3rd floor of Town Center is 10-12,000 square feet.

Mayor Pro Tem Hunt asked about necessary renovations to the old Town Hall if it was used for event or programming space. Mr Roberts replied that the Town set aside \$1.5 million for upgrades. Mr Roberts also mentioned the 3,000 square foot second floor space at the new Town Hall that could potentially be used by the public.

Commissioner Quarles commented that this could be a goal and opportunity to transform downtown and help small businesses by bringing some traffic and some life to our downtown.

Commissioner Coronet commented that the town owns three quarters of the four corners of downtown and by five o'clock they are closed up. He would like to see something that revitalizes downtown and brings people here after five o'clock.

Commissioner Walsh asked about what happens after a seven-year deed restriction. Ms Sloop replied that the deed restrictions would sunset after the restriction period. However, only the uses that the property had been zoned for is what it could actually be used for without going through a

rezoning process.

Commissioner Coronet stated that the property could not be turned into an apartment complex at year seven. Mr Richards replied that whatever rules are in place at the time is what would be allowed. Mr Roberts stated that would be tough because there are a lot of cross parking easements that would be in place and also there's only an exit and minimal parking spaces. Ms Sloop added that not only would the purchase agreement require cross parking, cross access and cross driveway easements for both the old Town Hall and the new Town Hall, but the developer, if they invest \$2 million to upfit the property, and they are locked in for seven years, it's not as likely that they would then change the use after a significant investment.

Mayor Clark asked if there is a cap on the number of years for a deed restriction. Ms Sloop replied that it could be increased to 15 years, but anything past that would cause the property to be devalued significantly. Mr Roberts added that the more you limit property use, the more it devalues the property. And along the same lines is if parking is removed or limited to one entrance or exit - which affects the appraisal and did affect the appraisal on this property. Ms Sloop added that the current appraisal is based on a proposal of seven years. So their offer price is the appraised value considering what has been proposed thus far. They would likely need to get an entirely new appraisal if deed restrictions were increased.

Mayor Clark asked if there was a seven-year deed restriction when the property was appraised. Mr Roberts replied Yes.

Mayor Pro Tem Hunt asked how the RFP process worked. Mr Roberts replied that the Town publicized a Request for Proposal for the two parcels and received one proposal which come before the Board to consider.

Mayor Clark called for public comments.

1. Amy Hallman spoke against selling the property

Mayor Clark closed the public hearing.

10. Other Business

10.A. Resolution for Designating Town-Owned Property for Resale

The Town Board directed staff to post a request for proposals (RFP) from developers on potential development of the Town Hall building located at 101 Huntersville-Concord Road and the adjacent parking parcel.

In order to move forward with a potential disposal of the property for economic development purposes, the property must first be designated as being held for resale for economic development.

If the property is designated, that does not mean that the Town has to sell the property for that purpose, but has the option of doing so.

A second public hearing will be required to consider any potential sales agreement prior to approving the sales agreement.

Ms Sloop stated that this does not lock the Town Board into selling the property. It is just a procedural point that needs to be taken care of if you want to use that particular disposal method.

Commissioner Walsh made a motion to approve a resolution for designating town-owned property

resale located at 101 Huntersville-Concord Road and the adjacent parking parcel.
Commissioner Quarles seconded the motion.

Mayor Clark asked for any discussion.

Commissioner Walsh stated that the Board is taking another important step toward fulfilling their commitment to downtown revitalization and making Huntersville a great place to thrive. The sale of the old Town Hall building will result in approximately \$3 million savings for the Town. That figure includes both the proceeds from the sale and the avoided cost of upfitting the facility for future government use. The reality is people don't come downtown on a Friday night to see a government building. And while a community center may sound appealing, in theory, the truth is it would spend much of its time underutilized. Instead, this Board is choosing a direction that will help draw people into our downtown by encouraging vibrant retail, dining, and activity-generated uses that support a thriving local economy. In addition, once this property is privately owned, it will be producing tax revenue rather than maintaining another government facility with ongoing maintenance costs born by the taxpayers. This decision reflects responsible stewardship of public resources and a clear focus on the long-term success and vitality of downtown Huntersville.

Commissioner Rivers stated her appreciation of Commissioner Walsh's statement in regard to economic development and the growth of the Town of Huntersville and creating a more conducive place where people can thrive here and ensuring that small business owners have opportunities. She stated she understands the importance of the downtown steering committee at the time when things were being discussed in regard to revitalizing the downtown area, and she is not against economic development and economic growth. However, there needs to be more conversation and public input in regard to what is being done with downtown - which was the reason for creating the Downtown Steering Committee. Therefore, she is not in favor of this and the Board needs more time to go back and revisit the Steering Committee and have more public input in regard to what downtown will look like.

Mayor Pro Tem Hunt stated the Board has not determined anything or made any decision yet.

Motion Passed with Yes 5, No 1, Abstained 0
No Vote: Commissioner Rivers

10.B. Parks and Recreation Commission Appointment

Consider appointing one (1) member to the Parks and Recreation Commission, due to a non-acceptance of an appointment from 5 applicants.

1. Three-year term, expiring 3/31/2029 (Richard Aquino declined his appointment)

Commissioner Rivers made a motion to Appoint Robert Nibarger to an unexpired term ending March 31, 2029.

Mayor Pro Tem Hunt seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

11. Closing Comments

Mayor Clark asked for any closing comments.

Commissioner Coronet thanked everybody who put so much work in to make this beautiful building happen and extended appreciation for everyone's candid discussion tonight.

Commissioner Walsh said it was a pleasure to be in the new building and thanked Bobby, Anthony, Jackie

and everybody else who worked so hard to put this building on the map. He also stated it was a pleasure to sit at the dais and have a little elbow room.

Commissioner Rivers said Happy New Year to all and wanted to expand on the moment of silence. Mr Johnson was not only a pillar to the Town of Huntersville, but he was a pillar to the Pottstown Community and one of her uncle's dearest, longest, best friend, and brother. She grew up with Mr Johnson being one of her mentors and was blessed to have known him and have had him in her life. Not only is this hard for the Town, but for Pottstown and prayers are with the Johnson family.

Mayor Pro Tem Hunt wished everyone a Happy New Year. She thanked the staff for all their hard work for making all of this come together today and expressed her excitement working in the new space and with everyone.

Commissioner Quarles wished everyone a Happy New Year. He congratulated Bobby on a job well done and his orchestration of this wonderful facility. He announced that the Veterans Service Office opened yesterday in this building and she's ready to rock and roll. So if you know a veteran in Huntersville, Cornelius, Davidson, North Charlotte, please have them come here to meet with the Veterans Service Office. He also reminded residents of the Dr. Martin Luther King Jr. Celebration on January 19 and 3:00 PM at the David B Waymer Center which will include the Youth Orchestra and Hopewell High School Band playing jazz. Commissioner Smallwood wished everyone Happy New Year and thanked staff and Bobby for the incredible building. She also appreciated everyone that came out tonight and for their public comments.

12. Adjourn

There being no further business, Commissioner Smallwood made a motion to adjourn.

Commissioner Rivers seconded the motion.

The motion Passed.

Mayor Clark adjourned the meeting.

These Board Minutes were approved this the 20th day of January 2026.

Catherine Cook, Deputy Town Clerk



EXHIBIT

5A-1

2025 Awards

January 6, 2026

 H FIRE
DEPARTMENT

Fire

Department

Chief



Company/Unit Citation

- a. Criteria- The Company/Unit Citation may be awarded to the members of a company or Unit for conspicuous action that results in the successful mitigation of an incident or saving of a life, where the company performs in the face of extreme, extraordinary, or overwhelming circumstances.

- b. Decoration- The company or Unit shall receive a certificate with a narrative of the action, and all members involved in the action shall receive a red ribbon that is to be worn over the badge on the Class “A” uniform.



HUNTERSVILLE FIRE DEPARTMENT



COMPANY CITATION IS AWARDED TO:

Engine 3 "C"

Assistant Chief Jason Dyer, Lieutenant Ray Murphy, Firefighter Paul Medeiros,
Engineer Brandon Johnson

On August 29, 2025, Huntersville Fire Station 3 was dispatched to 11038 Rocky Ford Club Road. Lt. Murphy and FF Medeiros breached the door, and the mobile home was completely involved in fire. Engineer Johnson pumped the fire truck and pulled a second line to the door. While performing his search, Lt. Murphy located one of the occupants on a bed in a high-heat, smoke-filled environment struggling to breathe and unresponsive. Lt. Murphy pulled the person to the floor. Due to the person's size, Lt.

Murphy realized he needed assistance and yelled to FF Medeiros. As Chief Dyer approached the home, Lt. Murphy and FF Medeiros stated that he was agonal breathing and unresponsive. Chief Dyer cut the victim's shirt off, checked for vital signs and told Eng. Johnson to set the pump and get the oxygen bag and start patient care. Eng. Johnson started patient care and Charlotte units assisted him. Lt. Murphy and FF Medeiros operated in heavy smoke and high heat conditions to extricate the patient and Eng. Johnson started life saving patient care/intervention while operating the apparatus. Due to their actions, the patient made a full recovery. When he was released from the hospital, he thanked the Fire Station 3 crew for saving his life.

For these actions, they are awarded a Company Citation.



FIRE CHIEF JIM DOTOLI

MAYOR CHRISTY CLARK



HUNTERSVILLE FIRE DEPARTMENT



COMPANY CITATION IS AWARDED TO:

Engine 1 "A" Shift

Captain Chris Massey, Engineer Elijah Estep, Firefighter Corey Logan

On October 5, 2025 Huntersville and Cornelius Fire Departments were dispatched to a reported house fire with people trapped at 9607 Rich Hatchett Road. Car 3 arrived a few minutes after dispatch and reported a working fire and assumed command. Car 5, Engine 1 and Ladder 4 were assigned to a primary search and fire attack. A patient was found and while keeping the fire in check members of Car 5, Engine 1 and Ladder 4 extricated the patient and continued to fight fire until extinguishment. For their actions Car 5, Engine 1, and Ladder 4 are awarded a Company Citation.



FIRE CHIEF JIM DOTOLI

MAYOR CHRISTY CLARK



Fire Chief's Medal of Valor

This is the Department's highest award for bravery and valor.

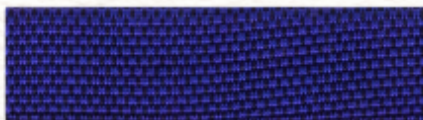
a. Criteria- The Fire Chief's Medal of Valor may be awarded to any member who is directly responsible for the saving of a life, in an action that places the member at extraordinary personal risk, when that member conspicuously disregards his/her own personal safety in the performance of his/her duty.

b. Decoration- The member receiving The Fire Chief's Medal of Valor shall get the medal itself, a narrative document of the action, and a blue ribbon that is worn over the badge with the Class "A" uniform



FIRE CHIEF'S MEDAL OF VALOR

HUNTERSVILLE FIRE DEPARTMENT



IS PROUDLY PRESENTED TO:

Lieutenant Ray Murphy

On August 29, 2025, Huntersville Fire Station 3 was dispatched to 11038 Rocky Ford Club Road. Lt. Murphy and FF Medeiros breached the door, and the mobile home was completely involved in fire. Engineer Johnson pumped the fire truck and pulled a second line to the door. While performing his search, Lt. Murphy located one of the occupants on a bed in a high-heat, smoke-filled environment struggling to breathe and unresponsive. Lt. Murphy pulled the person to the floor. Due to the person's size, Lt. Murphy realized he needed assistance and yelled to FF Medeiros. As Chief Dyer approached the home, Lt. Murphy and FF Medeiros stated that he was agonal breathing and unresponsive. Chief Dyer cut the victim's shirt off, checked for vital signs and told Eng. Johnson to set the pump and get the oxygen bag and start patient care. Eng. Johnson started patient care and Charlotte units assisted him. Lt. Murphy and FF Medeiros operated in heavy smoke and high heat conditions to extricate the patient and Eng. Johnson started life saving patient care/intervention while operating the apparatus. Due to their actions, the patient made a full recovery. When he was released from the hospital, he thanked the Fire Station 3 crew for saving his life.

For his actions, he is awarded the Fire Chief's Medal of Valor.



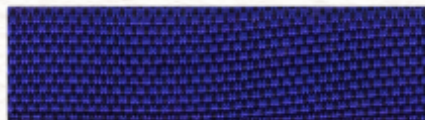
FIRE CHIEF JIM DOTOLI

MAYOR CHRISTY CLARK



FIRE CHIEF'S MEDAL OF VALOR

HUNTERSVILLE FIRE DEPARTMENT



IS PROUDLY PRESENTED TO:

Battalion Chief Charles Auten Jr.

On October 5, 2025 Huntersville and Cornelius Fire Departments were dispatched to a reported house fire with people trapped at 9607 Rich Hatchett Road. Car 3 arrived a few minutes after dispatch and reported a working fire and assumed command. Car 5, Engine 1 and Ladder 4 were assigned to a primary search and fire attack. A patient was found and while keeping the fire in check members of Car 5, Engine 1 and Ladder 4 extricated the patient and continued to fight fire until extinguishment.

For his actions, he is awarded the Fire Chief's Medal of Valor.



FIRE CHIEF JIM DOTOLI

MAYOR CHRISTY CLARK





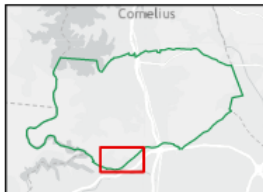
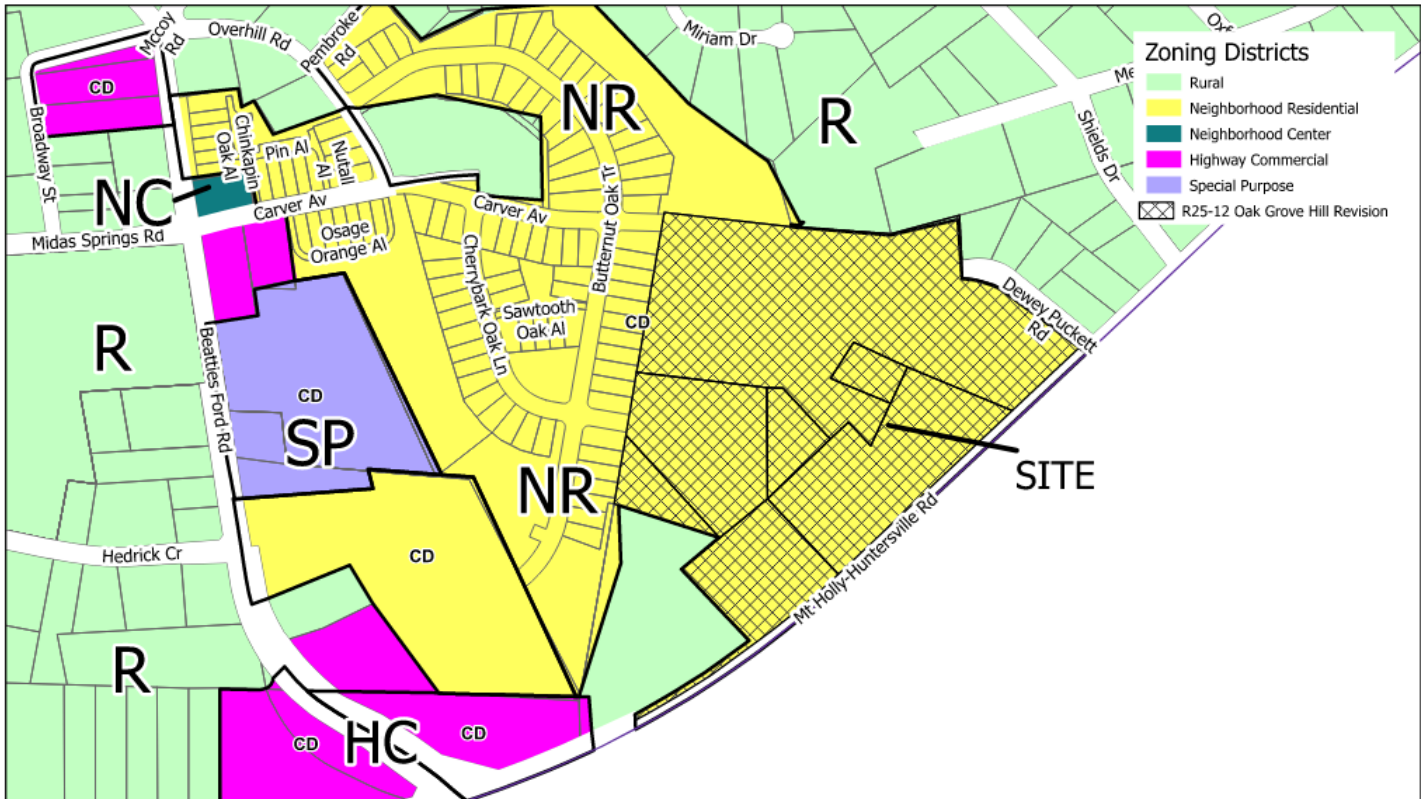
Town of
Huntersville
THRIVE HERE

EXHIBIT

9A-1

Rezoning 25-12 Oak Grove Hill Revision 3

January 6, 2026

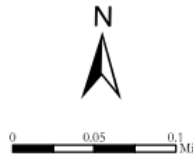


R25-12 Oak Grove Hill Revision

Applicant: Carver Bowman LLC

+/- 28.87 Acers

Parcels: 01526432, 01526456, 01526450,
01526455, 01526428, 01526429, 01526431



Background Overview

R18-10 A

Approved January 2020

R22-05

Approved March 2023

R23-04

Approved March 2023

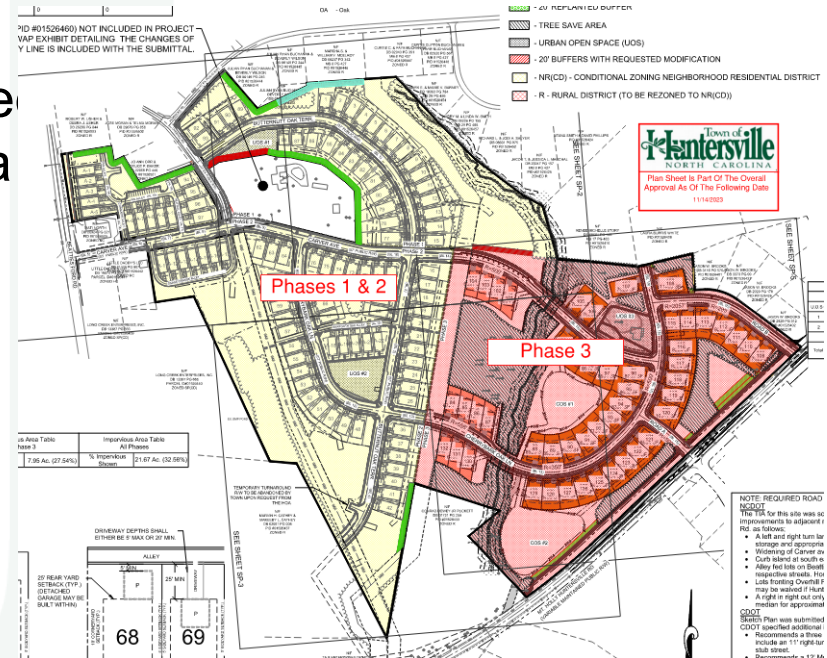
R25-12

Public Hearing January 2025

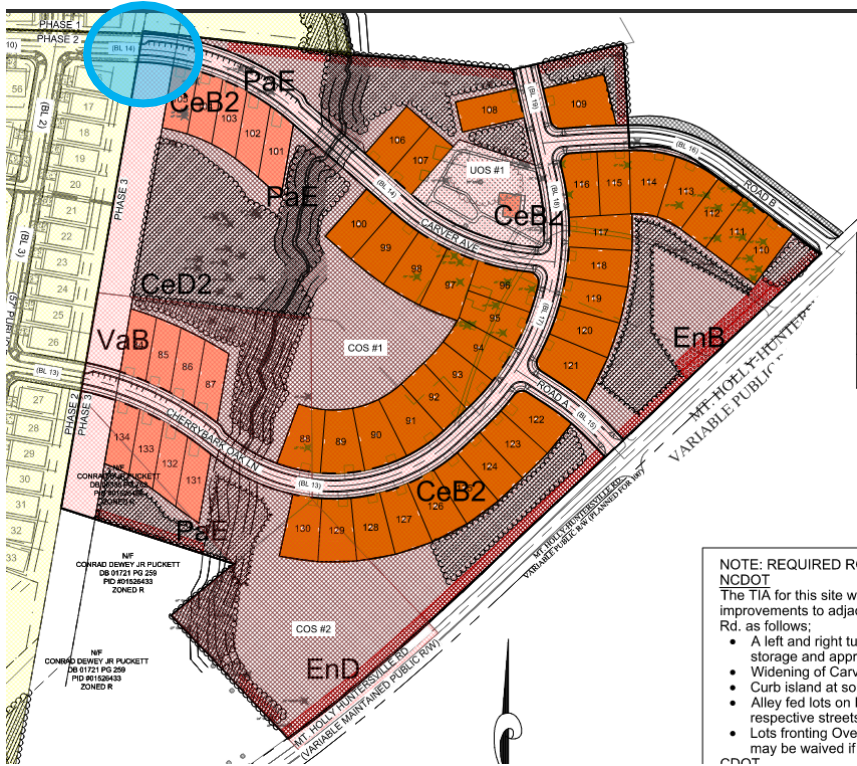


Significant changes from R22-05:

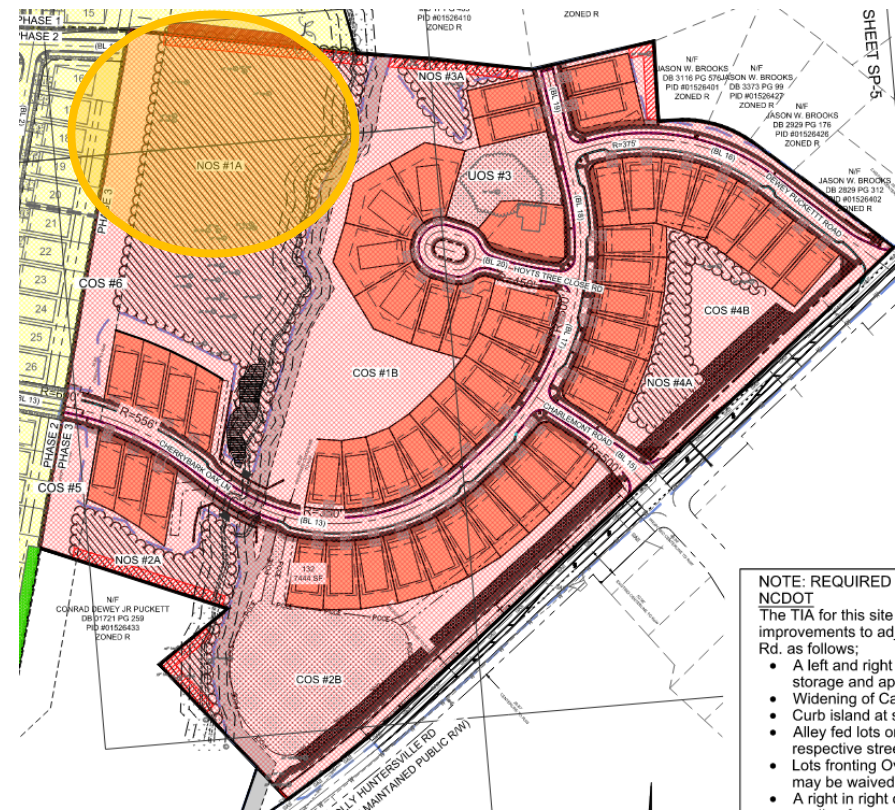
1. Reduction in Connectivity – Removal of Carver Avenue connection to Phase 3
2. Two additional specimen trees identified
3. Reduction in canopy preservation area
4. Change in distribution of lot sizes
5. Increase in density
6. Increase in open space



Significant changes from R22-05: Removal of Carver Avenue Connection to Phase 3



Existing Approved R22-05



Proposed Revision R25-12

Significant changes from R22-05: Two Additional Specimen Trees Identified

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.29± AC	28.26± AC	66.55± AC
% COVERED BY TREE CANOPY	26.26± AC (68.6%)	22.07± AC (78.1%)	48.33± AC (72.6%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.83± AC (10%)	2.82± AC (10%)	6.69± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.1%)	6.21± AC (22.0%)	9.69± AC (14.5%)
NO. OF SPECIMEN TREES ON-SITE*	8	81	49 89
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	40 (49%)	43 (48%)
NO. OF HERITAGE TREES ON SITE	0	1	1

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.05± AC	28.87± AC	66.92± AC
% COVERED BY TREE CANOPY	26.26± AC (69.0%)	22.07± AC (78.1%)	48.33± AC (72.2%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.81± AC (10%)	2.89± AC (10%)	6.70± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.15%)	5.73± AC (19.85%)	9.21± AC (13.76%)
NO. OF SPECIMEN TREES ON-SITE*	8	83	91
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	36 (43%)	39 (43%)
NO. OF HERITAGE TREES ON SITE	0	1	1

* DOES NOT INCLUDE SPECIMEN TREES W/IN PROPOSED SMITH PROPERTY BOUNDARY

TRFF I FGFND

Existing Approved R22-05

Proposed Revision R25-12

Significant changes from R22-05: Reduction in Canopy Preservation

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.29± AC	28.26± AC	66.55± AC
% COVERED BY TREE CANOPY	26.26± AC (68.6%)	22.07± AC (78.1%)	48.33± AC (72.6%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.83± AC (10%)	2.82± AC (10%)	6.69± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.1%)	6.21± AC (22.0%)	9.69± AC (14.5%)
NO. OF SPECIMEN TREES ON-SITE*	8	81	49 89
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	40 (49%)	43 (48%)
NO. OF HERITAGE TREES ON SITE	0	1	1

OAK GROVE HILL TREE PRESERVATION

	PHASE 1&2	PHASE 3	ALL PHASES
SITE ACREAGE	38.05± AC	28.87± AC	66.92± AC
% COVERED BY TREE CANOPY	26.26± AC (69.0%)	22.07± AC (78.1%)	48.33± AC (72.2%)
% OF TREE CANOPY PRESERVATION REQUIRED	3.81± AC (10%)	2.89± AC (10%)	6.70± AC (10%)
% OF TREE CANOPY PROVIDED	3.48± AC (9.15%)	5.73± AC (19.85%)	9.21± AC (13.76%)
NO. OF SPECIMEN TREES ON-SITE*	8	83	91
NO. OF SPECIMEN TREES TO BE SAVED (MIN REQ. 10%)	3 (37%)	36 (43%)	39 (43%)
NO. OF HERITAGE TREES ON SITE	0	1	1

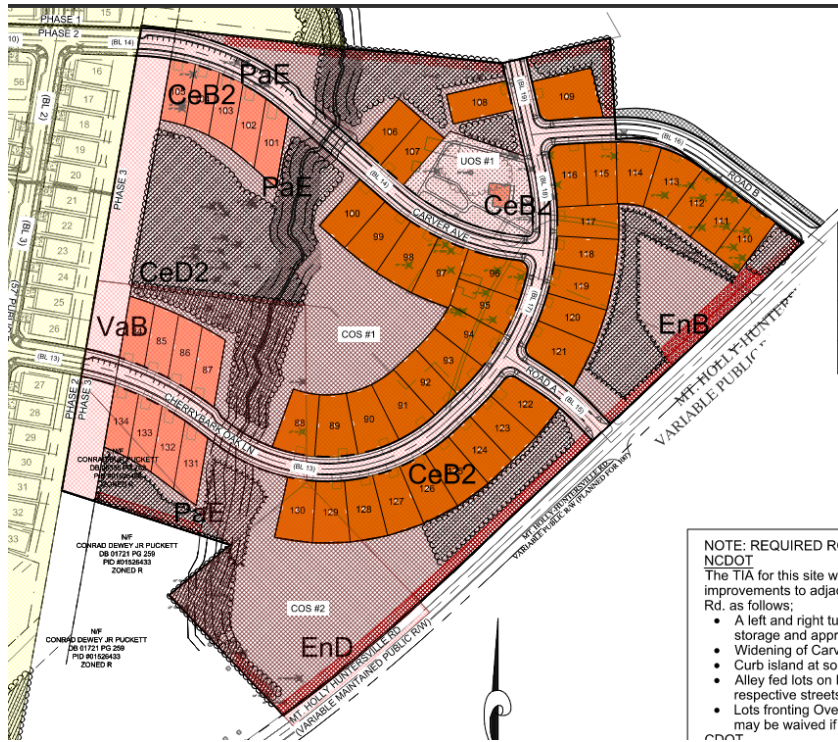
* DOES NOT INCLUDE SPECIMEN TREES W/IN PROPOSED SMITH PROPERTY BOUNDARY

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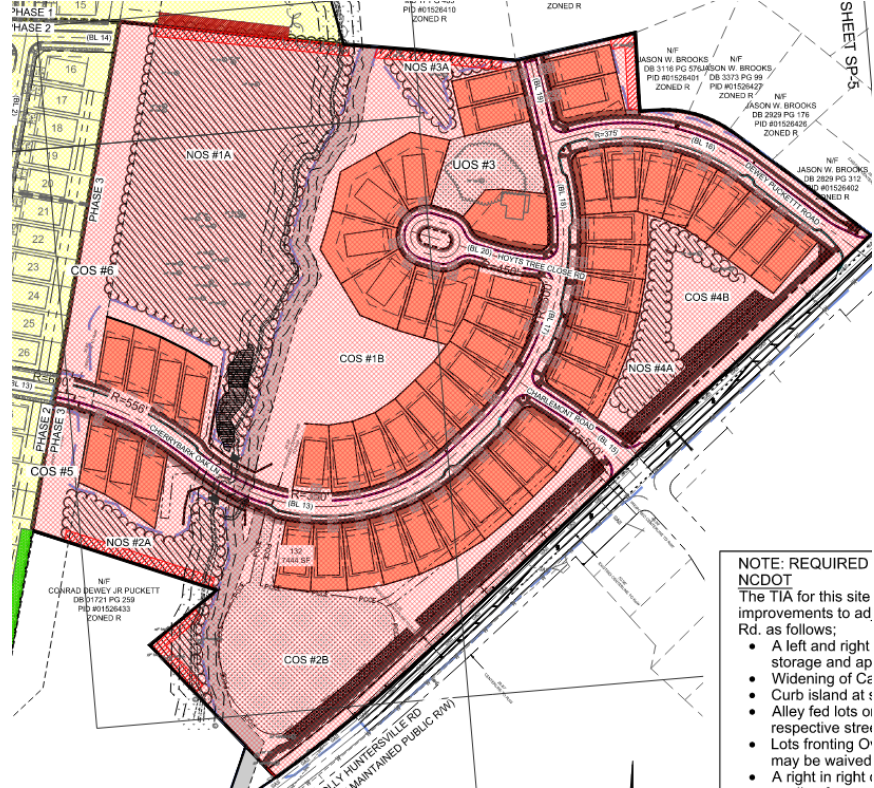
Existing Approved R22-05

Proposed Revision R25-12

Significant changes from R22-05: Lot Sizes, Density*



Existing Approved R22-05



Proposed Revision R25-12

*Correction/Update from Staff Report

Significant changes from R22-05: Open Space*

Open Space Table: Phase 3					
Urban Open Space			Common Open Space		
U.O.S #	Area	Type	C.O.S #	Area	Type
3	36,038 SF	Mini/Pocket Park	1	593,223 SF	COS
			2	57,168 SF	Buffers
Total	36,038 SF 0.83 Acres		Total	650,391 SF 14.93 Acres	

Existing Approved R22-05

Open Space Table: Phase 3		
Common Open Space		
C.O.S #	Area	Type
#1A NOS	186,769 SF	Natural Open Space
#1B COS	185,862 SF	BMP & COS
#2A NOS	33,285 SF	Natural Open Space
#2B COS	170,523 SF	BMP, COS, & Buffer
#3A NOS	9,744 SF	Natural Open Space
#3B COS	13,094 SF	COS & Buffer
#4A NOS	17,718 SF	Natural Open Space
#4B COS	35,823 SF	COS & Buffer
#3 UOS	22,773 SF	Mini/Pocket Park
Total	675,591 SF 15.51 Acres	

Proposed Revision R25-12

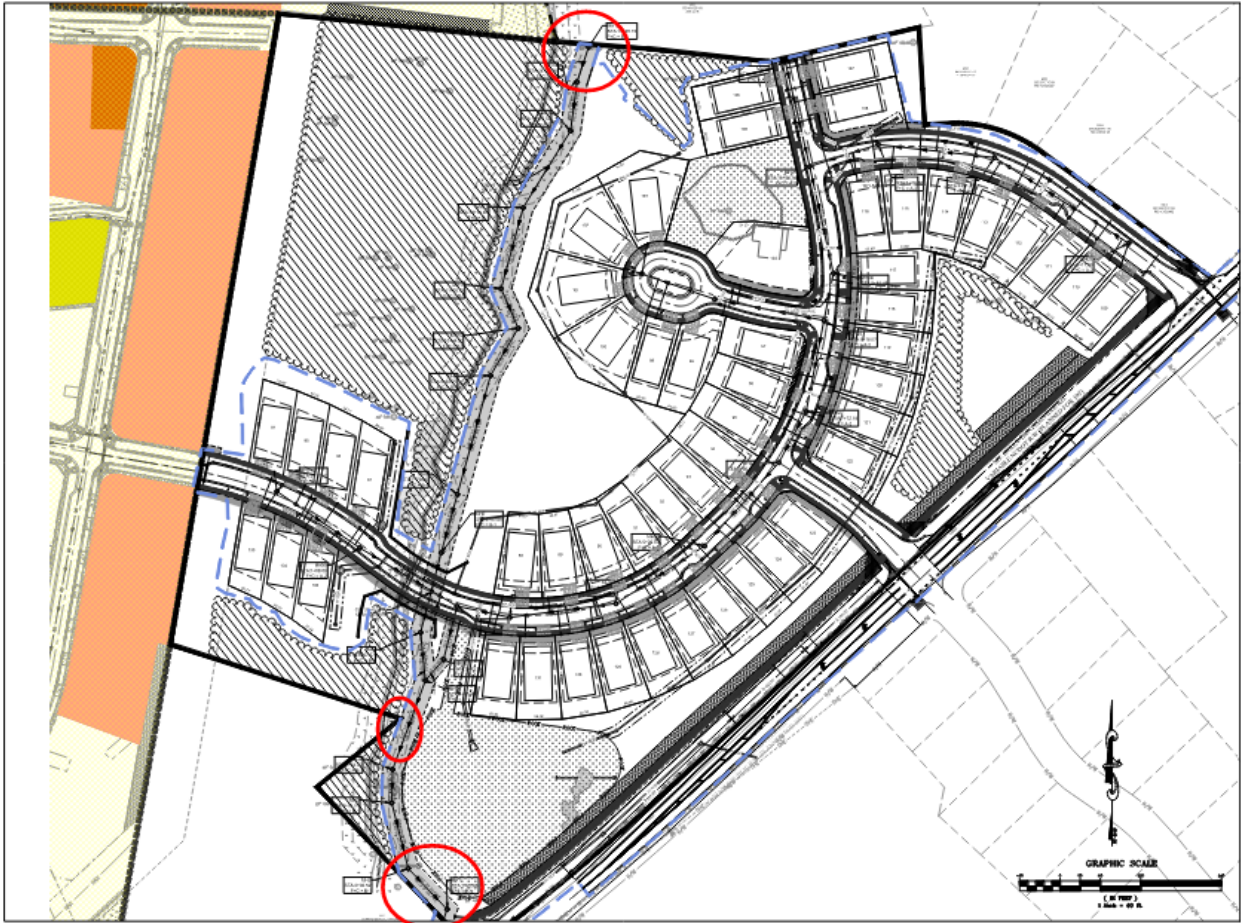
*Correction/Update from Staff Report

Modifications Requested

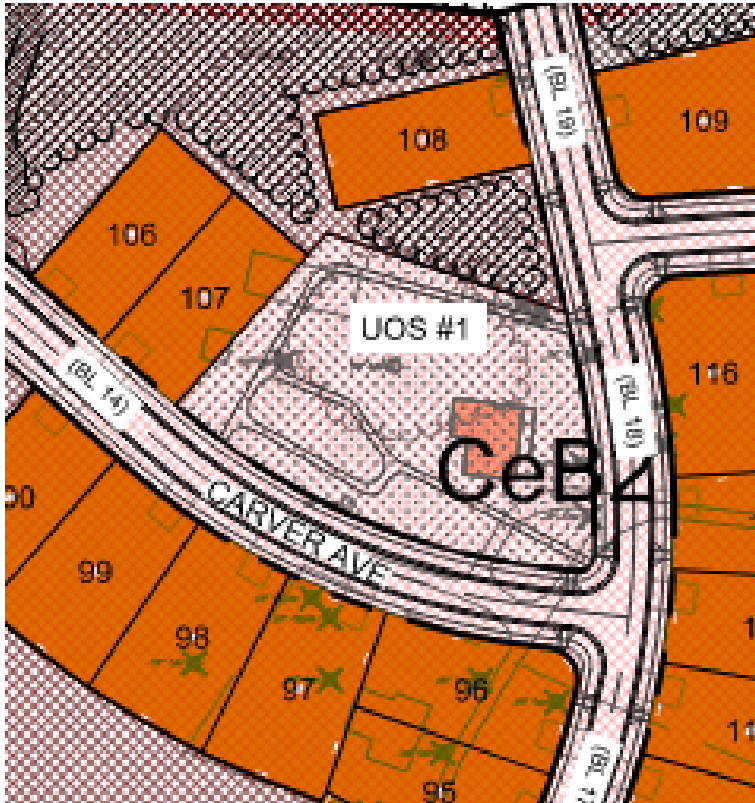
1. Tree Survey Requirements
2. Canopy Preservation Requirements
3. Buffer Requirements



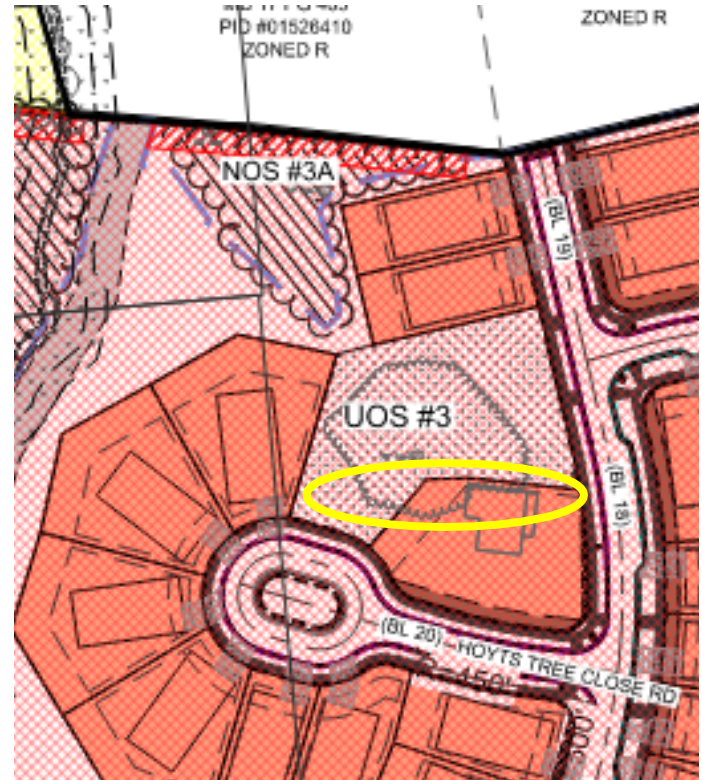
Modifications Requested: Buffers



Modifications Requested: Canopy Preservation Requirements



Existing Approved R22-05



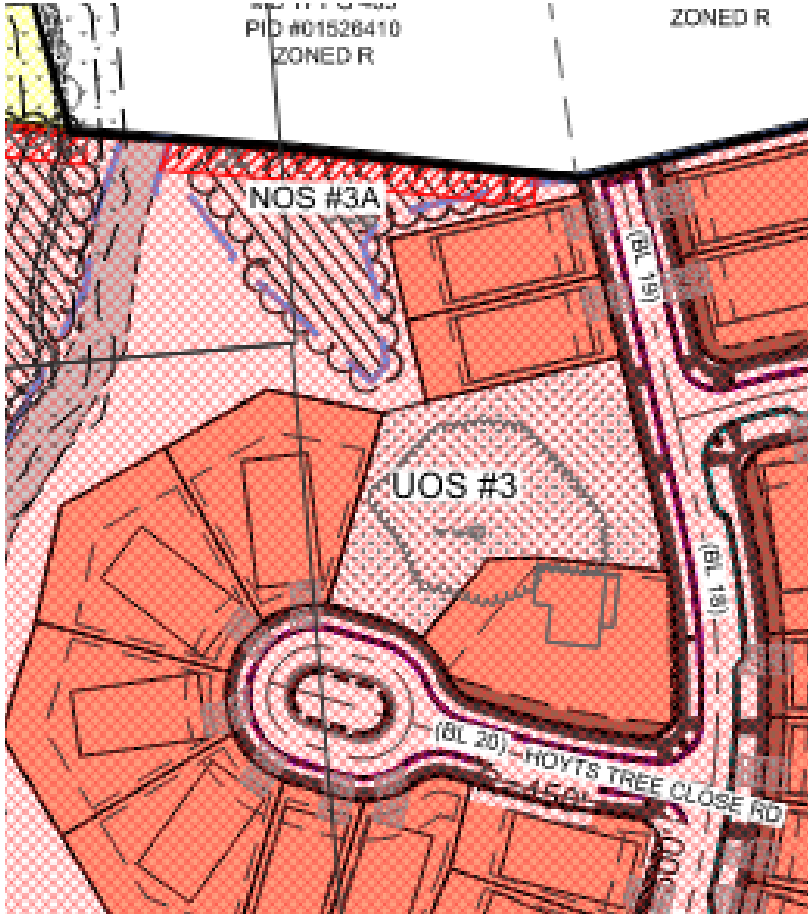
Proposed Revision R25-12

Overall Site Plan Comments

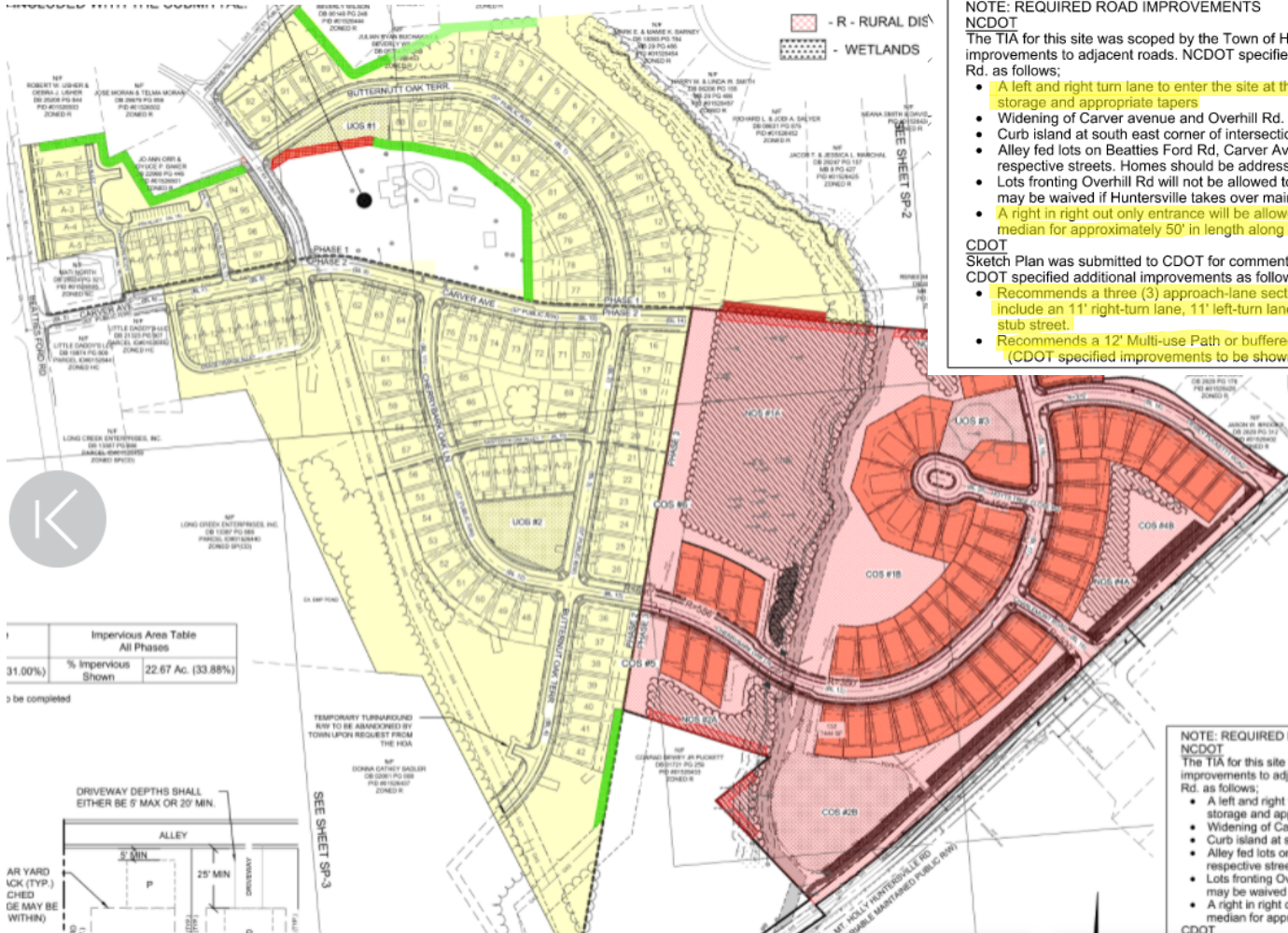
1. Tree Survey
2. Heritage Tree
3. Transportation Notes from R22-05



Overall Site Plan Comments: Tree Survey and Heritage Tree



Overall Site Plan Comments: Tree Survey and Heritage Tree



NOTE: REQUIRED ROAD IMPROVEMENTS

NCDOT

The TIA for this site was scoped by the Town of Huntersville and the Applicant. Huntersville required no improvements to adjacent roads. NCDOT specified improvements to the connection at Mount Holly - Huntersville Rd. as follows:

- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Rd, including 100' min storage and appropriate tapers
- Widening of Carver avenue and Overhill Rd. from 16' to 20' along all site frontage.
- Curb island at south east corner of intersection of Carver Ave. and Beatties Ford Rd.
- Alley fed lots on Beatties Ford Rd, Carver Ave, and Overhill Rd will not be allowed a driveway or access to respective streets. Homes should be addressed to the alley behind the lots.
- Lots fronting Overhill Rd will not be allowed to front load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street)
- A right in right out only entrance will be allowed at Dewey Puckett Rd. This entrance shall have a 4' raised median for approximately 50' in length along Mt. Holly-Huntersville Rd.

CDOT

Sketch Plan was submitted to CDOT for comments on Mt. Holly-Huntersville road intersection improvements.

CDOT specified additional improvements as follows:

- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left-turn lane and a 13' receiving lane. This section to be carried to the first stub street.
- Recommends a 12' Multi-use Path or buffered bike lane along frontage.
 (CDOT specified improvements to be shown on Construction Plans)

NOTE: REQUIRED RX

NCDOT

The TIA for this site w improvements to adja improvements to adja Rd. as follows:

- A left and right tu storage and appr
- Widening of Carv
- Curb island at s
- Alley fed lots on E respective streets
- Lots fronting Over may be waived if
- A right in right out median for appro

CDOT

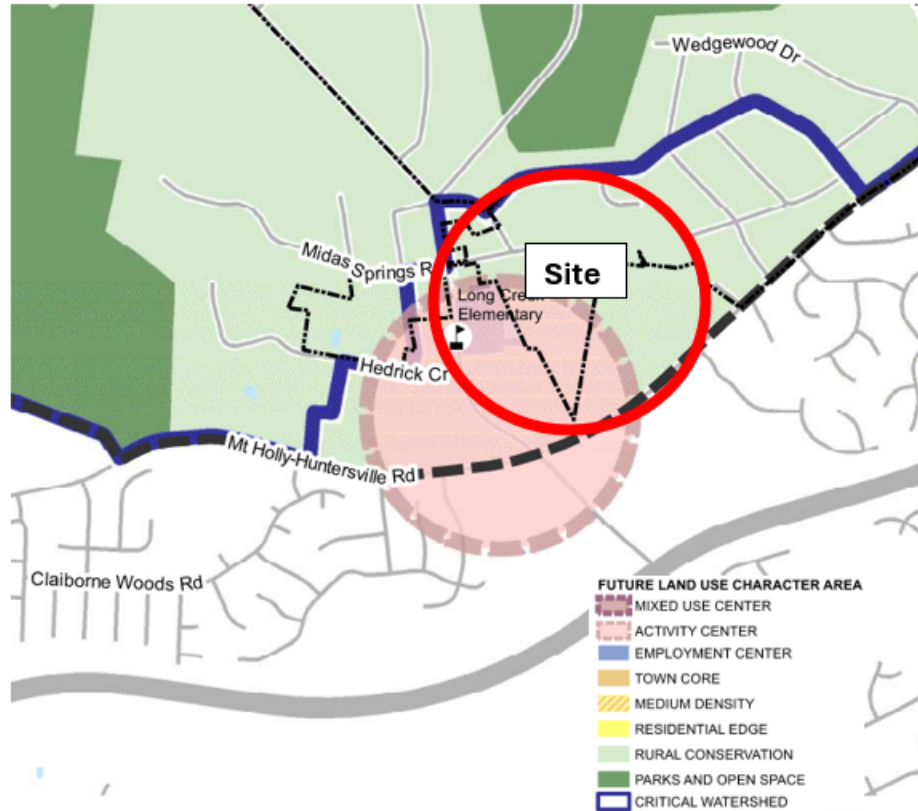
Intent of Neighborhood Residential

From Article 3.2.4 of the Zoning Ordinance -

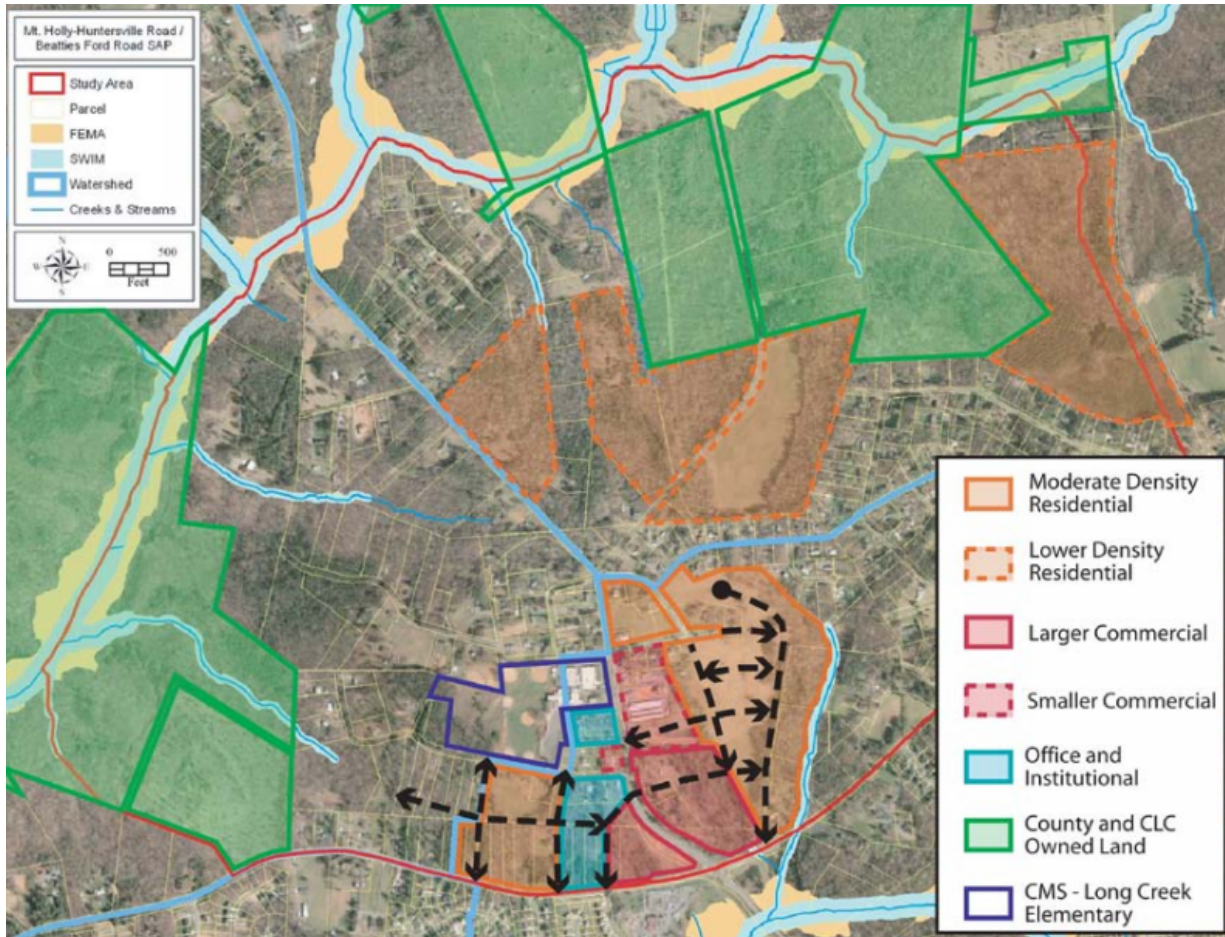
- Neighborhood Residential provides for residential infill development around the Town Core, Activity Centers and Mixed Use Centers and their logical extensions identified in adopted long range plans.
- Streets in the Neighborhood Residential District must be interconnected, according to Article 5, Streets, and Urban Open Space provided according to Article 7.
- A range of housing types is encouraged. Low-intensity business activity is permitted in mixed-use and commercial buildings at residential scale, according to locational criteria. The intensity to which permitted uses may be built is regulated by the building type which corresponds to the use.”



2040 Huntersville Community Plan with Site of R22-12



Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan; Adopted October 17, 2005









Beatties Ford Road Corridor Small Area Plan; Adopted September 19, 2007




Land Use

-  BFRCSAP Study Area Boundary
-  Residential Area / Subdivisions
-  Equestrian Use Corridor
-  Nature Preserve / Passive Open Space
-  Active Use Park
-  Mixed-Use / Hamlet Center

Proposed Transportation System









-  Existing Major Thoroughfare
-  Existing Minor Thoroughfare
-  Proposed Major Thoroughfare
-  Proposed Minor Thoroughfare
-  Existing Collector Street
-  Proposed Collector Street

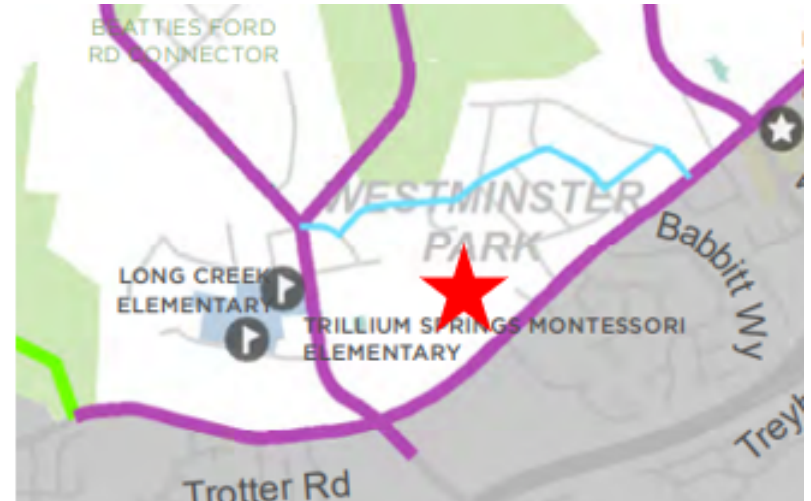
Proposed Non-Vehicular Network

-  Primary Greenway / Trail
-  Secondary Trail
-  Blueway
-  Boat Access / Canoe Launch

Huntersville Greenway and Bikeway Master Plan (Approved December 2020)

Off-Street Facilities

-  Greenway- existing
-  Mountain Bike Trails- existing
-  Greenway- funded
-  Greenway
-  Sidepath
-  Sidepath- funded
-  Sidepath- [future road]
-  B+P Connector



Consistency with 2040 Plan

Consistent

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
- EOS-4: In more urban environments, encourage the preservation of heritage trees and tree canopy enhancement.

Inconsistent

- LU 6.1: A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
- LU 8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards.



Rezoning Criteria



Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.



Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.



The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.



Staff Recommendation

Staff recommends approval with the following conditions:

- either an arborist certify there are no specimen trees **less than 24 inches in caliper*** on site or all trees 12 inches and greater are identified;
- the buffer standards meet the current planting standards.
- excellence in design is demonstrated with the urban open space to balance the significance of modifications requested.


The proposal is consistent with the Huntersville 2040 Community Plan policies LU1.1 and EOS-4. It is reasonable and in the public interest to rezone the approximate 66.92 acres described herein as is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.




Timeline

 Community Meeting
October 22, 2025

 Public Hearing
January 6, 2026*

 Planning Board Recommendation
January 27, 2026*

 Town Board Final Action
February 17, 2026*

*Correction/Update from Staff Report



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA

