Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

AGENDA
Regular Town Board Meeting
February 3, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

1. Pre-meeting - None

2. Call to Order

3. Moment of Silence

4. Pledge of Allegiance

5. Announcements and Presentations

5.A. Recognition of Hough High School Huskies Football Team Winning the North Carolina State Championship. *(Christy Clark)*

5.B. A Proclamation for Black History Month. *(Christy Clark)*

5.C. A Proclamation for Random Acts of Kindness Week. *(Christy Clark)*

5.D. Presentation of the Fiscal Year 2025 Financial Statements. *(Pattie McGinnis)*

6. Public Comments

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the January 20, 2026 Regular Town Board Meeting. *(Catherine Cook)*

8.B. Adopt the amended 2026 Town Board Regular Meeting Schedule with the following changes:

1. Cancel the April 7 meeting due to Charlotte-Mecklenburg Schools Spring Break
2. Move the May 5 meeting to May 4 due to the Board attending NCLM CityVision event
3. Move the November 3 meeting to November 2 due to Election Day

(Catherine Cook)

8.C. Approve Interlocal Cooperation Agreement with Mecklenburg County to establish County Veterans Service Office at the Huntersville Town Hall. *(Emily Sloop)*

8.D. Call a public hearing for March 3, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-17, a request by W&A Engineering & BDG Properties, LLC to rezone +/- 1.066 acres at the corner of Glendale Drive and Huntersville-Concord Rd from General Residential (GR) to Neighborhood Residential- Conditional District (NR-CD) for a four lot single-family residential subdivision. *(Patrick Patterson)*

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

9. Public Hearings

9.A. Conduct a public hearing for traffic calming on Central Ave between Dellwood Drive and Holbrooks Road. *(Lora Mastrofrancesco)*

9.B. Conduct a public hearing on Petition #R25-15 Old Statesville Road Mixed Use, 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. *(Jesse James)*

9.C. Conduct a public hearing on Petition #R25-16, a request by the property owners to rezone +/- 44 acres at 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-R-CD) for a commercial and multi-family development. *(Brad Priest)*

9.D. Conduct a public hearing on Petition #ANNEX 25-03, a request by the Town of Huntersville, to annex 1.221 contiguous acres into the Town of Huntersville. *(Becca Prichard)*

9.E. Conduct a public hearing on Petition #ANNEX 26-02, a request by KB Home Charlotte Inc., to annex 2.874 contiguous acres into the Town of Huntersville. *(Becca Prichard)*

10. Other Business

10.A. Consider adopting an Ordinance approving Petition #ANNEX 26-02, a request by KB Home Charlotte Inc, to annex 2.874 contiguous acres into the Town of Huntersville. *(Becca Prichard)*

10.B. Consider adopting an Ordinance approving Petition #ANNEX 25-03, a request by the Town of Huntersville, to annex 1.221 contiguous acres into the Town of Huntersville. *(Becca Prichard)*

11. Closing Comments

12. Adjourn

General Meeting Information

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

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

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

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

A PROCLAMATION FOR BLACK HISTORY MONTH

WHEREAS, in 1976, Black History Month was formally adopted to honor and affirm the importance of Black history throughout our American experience, which dates thousands of years and includes some of the greatest, most advanced and innovative societies that we can all draw inspiration from; and

WHEREAS, the second week of February was chosen to coincide with the birthdays of Frederick Douglass and Abraham Lincoln, was celebrated by Black people in the United States; and

WHEREAS, the Huntersville Board of Commissioners takes pride in recognizing February as Black History Month, celebrating the many notable contributions that people of African descent have made to our community, state, and country; and

WHEREAS, the omission of much of the history and contributions of Black people from textbooks and other literature has impeded awareness and appreciation; and

WHEREAS, the celebration of Black History Month is a positive way of recognizing the culture and history of Black people vital to the core beliefs and values of this society; and

WHEREAS, Black people living and working in Huntersville - from the time of legalized slavery to the present day - have shown a steadfast determination to live freely and equally and to press the town and the community to make manifest an equitable Huntersville where race is not a determining factor of outcomes; and

WHEREAS, the contributions of Black people have played significant roles and made lasting contributions to our Town's history and the history of our economic, cultural, spiritual and political development, while working tirelessly to contribute to every aspect of American society including business, education, politics, science, and the arts.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the month of February as **"BLACK HISTORY MONTH"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 3rd day of February, 2026.

_____

Christy Clark, Mayor

A PROCLAMATION FOR RANDOM ACTS OF KINDNESS WEEK

WHEREAS, The Town of Huntersville recognizes the value of acts of kindness that are performed without prompting or reason and how these acts can positively impact the person offering kindness, the person receiving the act of kindness, and those witnessing; and

WHEREAS, acts of kindness can be performed by any person regardless of age, origin, education, gender, religious beliefs, lifestyle, or abilities for the good around them; and

WHEREAS, kind individuals can create a more caring community and help to perpetuate genuine acts of kindness within their city, state, and even throughout the world; and

WHEREAS, we seek to cultivate thoughtful and compassionate residents by teaching our youth to make a difference through random acts of kindness; and

WHEREAS, the positive effects of kindness are contagious, which creates a domino effect of "paying it forward"; and

WHEREAS, Random Acts of Kindness Week is recognized as an international celebration intended to encourage all of us to practice acts of kindness in our homes, schools, businesses, and communities.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of February 14 through February 20 as **"RANDOM ACTS OF KINDNESS WEEK"** in Huntersville, North Carolina.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 3rd day of February, 2026.

_____

Christy Clark, Mayor

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Catherine Cook, Deputy Town Clerk

Subject: January 20, 2026 Regular Town Board Meeting Minutes

EXPLAIN REQUEST:
Approve the minutes of the January 20, 2026 Regular Town Board Meeting.

ACTION RECOMMENDED:
Approve minutes.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 20260120-MinutesPacket_Draft

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

MINUTES
Regular Town Board Meeting
January 20, 2026 - 6:00 PM
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Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

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 20, 2026, with a Pre-meeting 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. Verhoeff Drive Alignment Study Update

Share and discuss the feedback received from the public comment period for the potential change for the adopted Verhoeff Drive alignment between NC115 and Asbury Chapel Road.

Stephen Trott presented the study update.
The Board will revisit options during the upcoming Town Board Planning Workshop.

- PowerPoint attached hereto as EXHIBIT 1A-1

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:

- *The Black History Month celebration is on Saturday February 6, from 6 to 8 PM at the David B Waymer Recreation Center located at 14008 Holbrooks Road and will feature live performances and poetry readings.*
- *The new Town Hall grand opening is this Friday at 10 AM and will include refreshments, speeches, a ribbon-cutting ceremony, and a viewing of the building.*

5.A. <u>American Legion Post 321 Presentation</u>

Presentation by the American Legion Post 321 about their programs and benefits to the community.

Kevin Horn gave a presentation about the American Legion Post 321.

- PowerPoint attached hereto as EXHIBIT 5A-1

6. Public Comments

No public comments.

7. Agenda Changes/Adoption of Agenda

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

8. Consent Agenda

Commissioner Smallwood 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. <u>Town Board January 6, 2026 Meeting Minutes Approval</u>

Approve meeting minutes.

Item approved via Consent Agenda

8.B. <u>Call a Public Hearing for Traffic Calming on Central Ave</u>

Call a public hearing for Traffic Calming on Central Ave on February 3rd, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078. The public hearing will present the traffic calming results and include different calming measures for input from the Board and the public.

Item approved via Consent Agenda

8.C. **Road Closure Ordinance for Spring Car and Truck Show**

Adopt Ordinance approving road closures for the Spring Car and Truck Show.

Item approved via Consent Agenda

8.D. **Road Closure Ordinance for Hello Huntersville**

Adopt Ordinance approving road closures for the Hello Huntersville event.

Item approved via Consent Agenda

8.E Accept street in the Birkdale Golf Mixed Use Subdivision for Town Maintenance

.

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Birkdale Golf-Club Mixed Use Subdivision.

Street Name	From	To	Approx. Length
Lindholm Drive	Birkdale Commons Parkway	Sam Furr Road	4390-ft

Item approved via Consent Agenda

8.F Accept Streets in the Huntersville Market Subdivision for Town Maintenance

.

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Huntersville Market Subdivision.

Street Name	From	To	Approx. Length
Hylas Lane	Rocky Ford Club Road	Prosperity Church Road	845-ft
Oyster Lane	Hylas Lane	Eastfield Road	300-ft

Item approved via Consent Agenda

8.G Accept Streets in the Oak Farm Subdivision for Town Maintenance

.

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Oak Farm Subdivision.

Street Name	From	To	Approx. Length

Oak Farm Lane	Sam Furr Road	Pinoli Pine Circle	1900-ft
Pinoli Pine Circle	McConnell Glen Lane	Oak Farm Lane	2280-ft
McConnell Glen Lane	Oak Farm Lane	End of Road	805-ft
One Square Lane	McConnell Glen Lane	215-ft W of McConnell Glen Lane	215-ft

Item approved via Consent Agenda

8.H Accept Streets in the Valencia Subdivision Phase 1I for Town Maintenance

.

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Valencia Subdivision Phase 1I.

Street Name	From	To	Approx. Length
Andres Duany Drive	Berkley Ave	Holbrooks Rd	870-ft
Quicksilver Lane	Andres Duany Dr	ES Draper Dr	545-ft
ES Draper Drive	Berkley Ave	Holbrooks Rd	465-ft

Item approved via Consent Agenda

9. Public Hearings

9.A. Public Hearing on Selling Town-Owned Property for Economic Development

Conduct public hearing on selling town-owned property (Parcel IDs 019-031-15 and 019-031-16) for economic development.

Emily Sloop and Anthony Roberts presented information for the public hearing.

Mayor Pro Tem Hunt asked about grants to help with a renovation. Mr Roberts and Bobby Williams discussed a previously received grant and the challenge of future grants.
Mayor Clark asked about the use of the Arts and Cultural Center. Mr Williams replied that it can be used for community space.
Mayor Pro Tem Hunt asked about the size of the Arts and Cultural Center. Mr Williams replied about 4,000 sq ft.
Mr Roberts asked how long the funds are available. Mr Williams replied until around 2033.
Commissioner Coronet asked about the possibility of rezoning the old Town Hall. Ms Sloop

discussed the rezoning process. Mr Roberts added that it would be unlikely due to the shrinking parcel size and no guarantee of parking.

Mayor Clark called for public comments.

1. *Gatewood Campbell spoke of placing a pause on selling the property*
2. *Tosha Miller spoke of re-purposing the property*
3. *Bee Jay Caldwell spoke of re-purposing the property*
4. *Elaine Kerns spoke of placing a pause on selling the property*

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9A-1

10. Other Business

(No Other Business)

11. Closed Session

11.A. <u>Closed Session</u>

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

Commissioner Quarles made a motion to enter into Closed Session
Commissioner Coronet seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

The Board returned from closed session.

12. Closing Comments

Mayor Clark asked for any closing comments.
Commissioner Rivers commented on the life and legacy of Martin Luther King, Jr and commended Commissioner Quarles on his vision for the MLK Day Celebration. She thanked Staff, Parks and Recreation department, and everyone who came out and celebrated the day.
Commissioner Quarles commented on the support from the Board and Community for events such as the Second Annual Dr Martin Luth King, Jr Celebration, which had more than 400 people in attendance from as far as Apex.
Mayor Clark reiterated thanks to Commissioner Quarles for his vision and reminded everyone about the new Town Hall ribbon cutting ceremony on Friday.

13. Adjourn

There being no further business, Commissioner Rivers made a motion to adjourn.
Mayor Pro Tem Hunt seconded the motion.

The motion Passed.
Mayor Clark adjourned the meeting.

EXHIBIT
1A-1

Verhoeff Alignment Study

Town Board Meeting
January 20, 2026

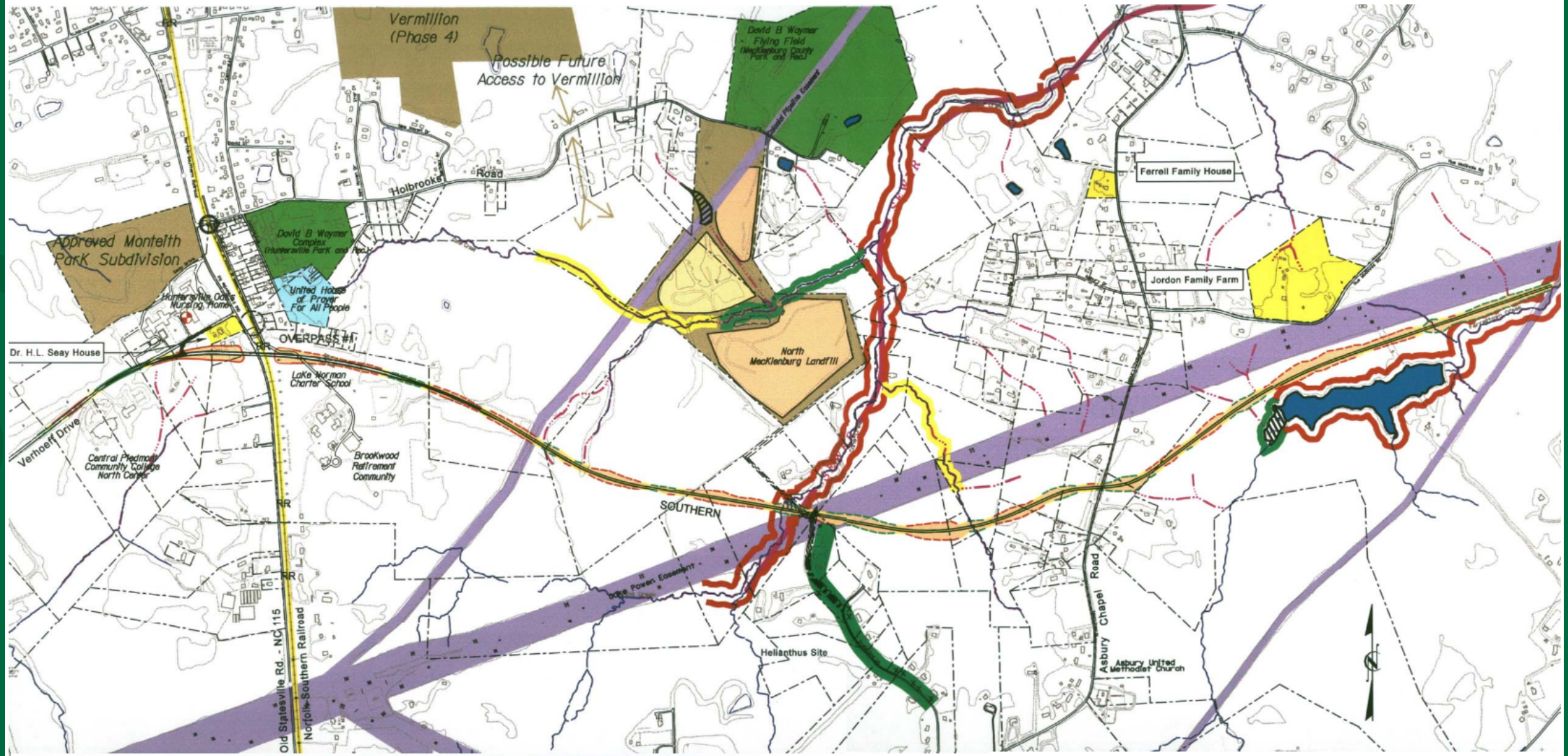
Town of Huntersville
NORTH CAROLINA

Verhoeff Alignment Study

- Current Alignment Adopted in November 2002
- Portion of Alignment has been constructed
- Development has occurred in the area since 2002 (more development proposed)
- Utility Transmission Facility crossings

VERHOEFF DRIVE

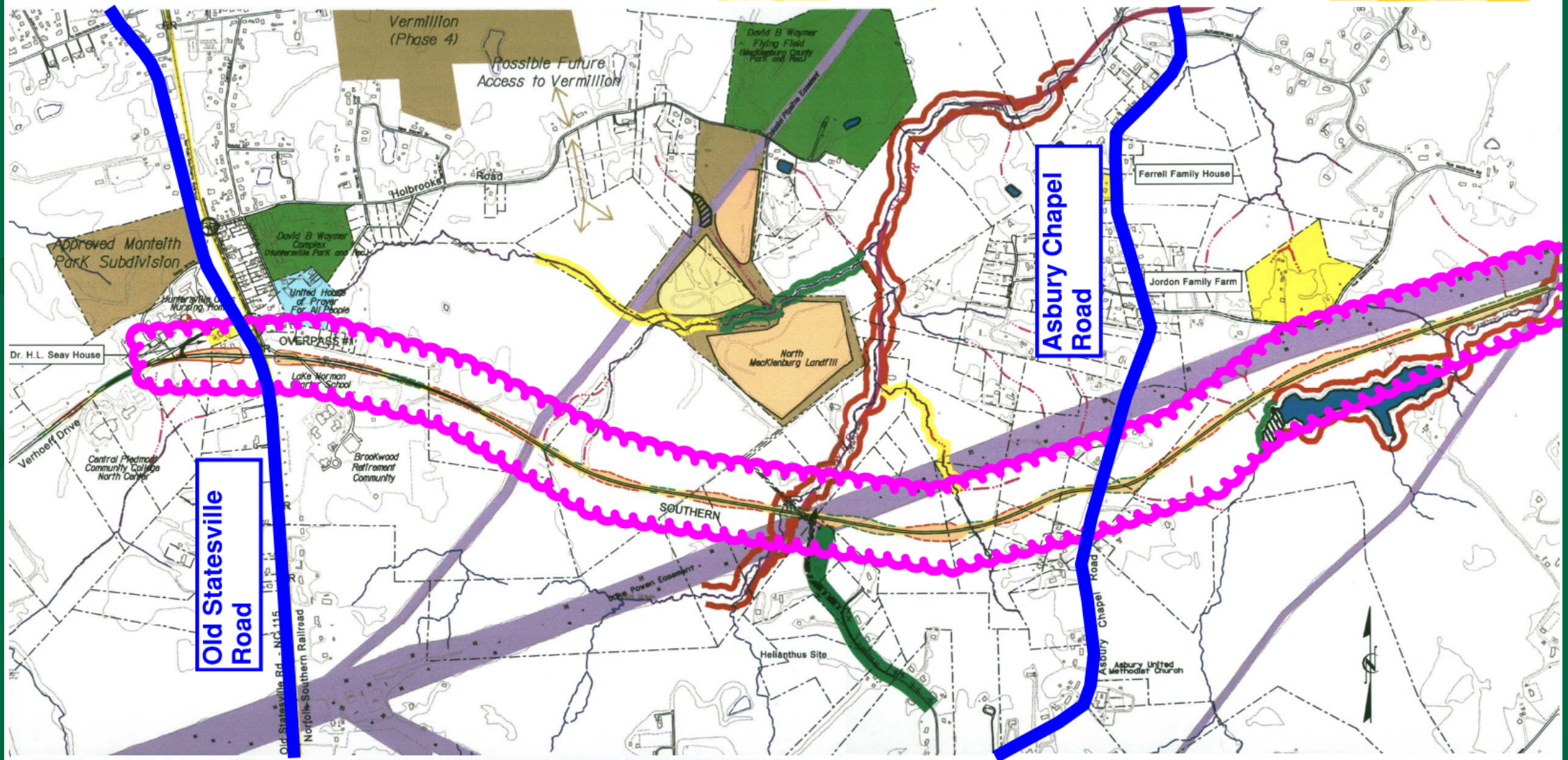
SOUTHERN ALIGNMENT



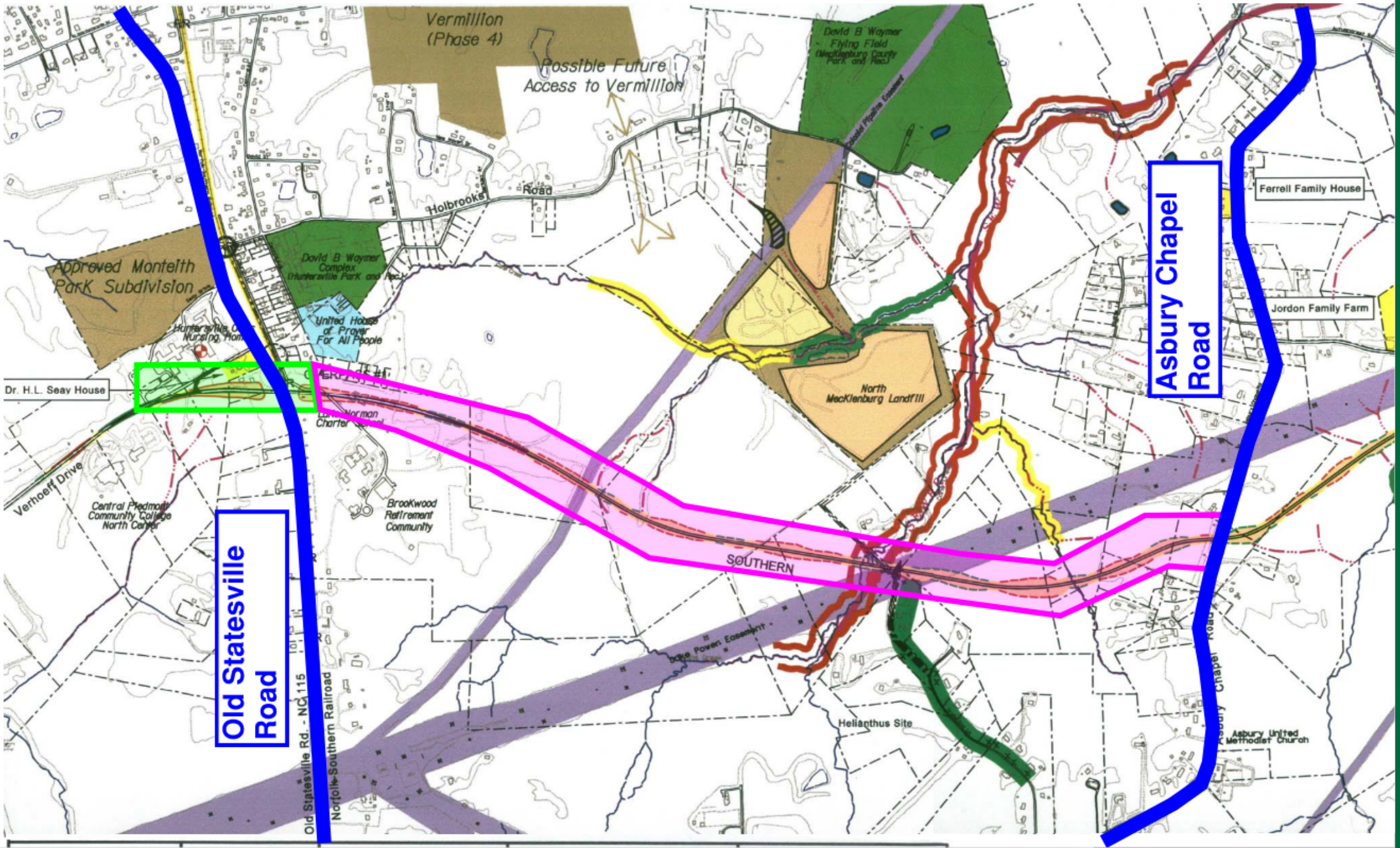
Alignment approved by MUMPO
November 20, 2002

VERHOEFF DRIVE

SOUTHERN ALIGNMENT

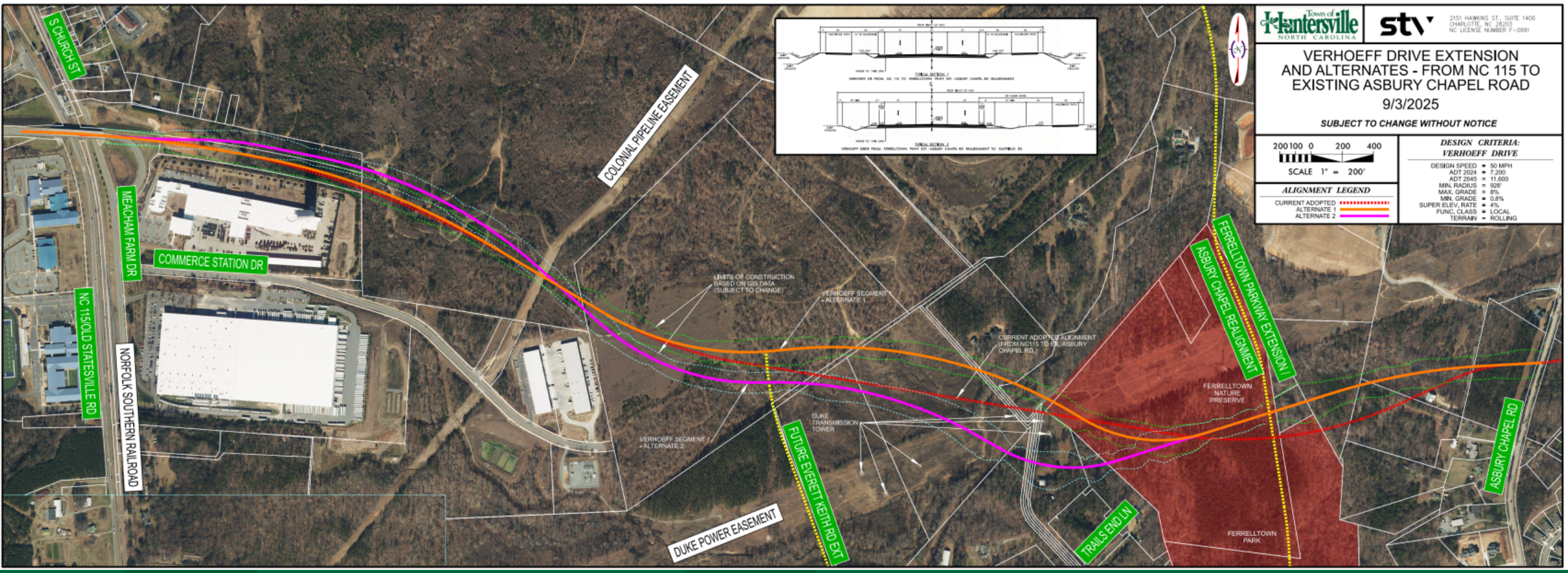


Alignment approved by MUMPO
November 20, 2002


Vermillion (Phase 4)
Possible Future Access to Vermillion
David B Waymer Flying Field (Mecklenburg County Park and Rec.)
Colonial Pipeline Easement
Holbrooks Road
Approved Monteith ParK Subdivision
David B Waymer Complex (Huntersville Park and Rec.)
United House of Prayer For All People
Hunterville Nursing Home
Dr. H.L. Seay House
Asbury Chapel Road
Ferrell Family House
Jordon Family Farm
North MecKlenburg Landfill
Norman Charter
Verhoeff Drive
Central Piedmont Community College North Center
BrooKwood Retirement Community
Old Statesville Road
SOUTHERN
Duke Power Easement
Old Statesville Rd. - NC 115
Norfolk Southern Railroad
Helianthus Site
Asbury United Methodist Church

Verhoeff Alignment Study

- Developed two potential alternatives
- Utilize portion of alignment constructed
- Design Criteria input from NCDOT, Duke Energy, Colonial Pipeline



Town of Huntersville
NORTH CAROLINA

stv
2151 HAWKINS ST., SUITE 1400
CHARLOTTE, NC 28203
NC LICENSE NUMBER F-0991

VERHOEFF DRIVE EXTENSION AND ALTERNATES - FROM NC 115 TO EXISTING ASBURY CHAPEL ROAD

9/3/2025

SUBJECT TO CHANGE WITHOUT NOTICE

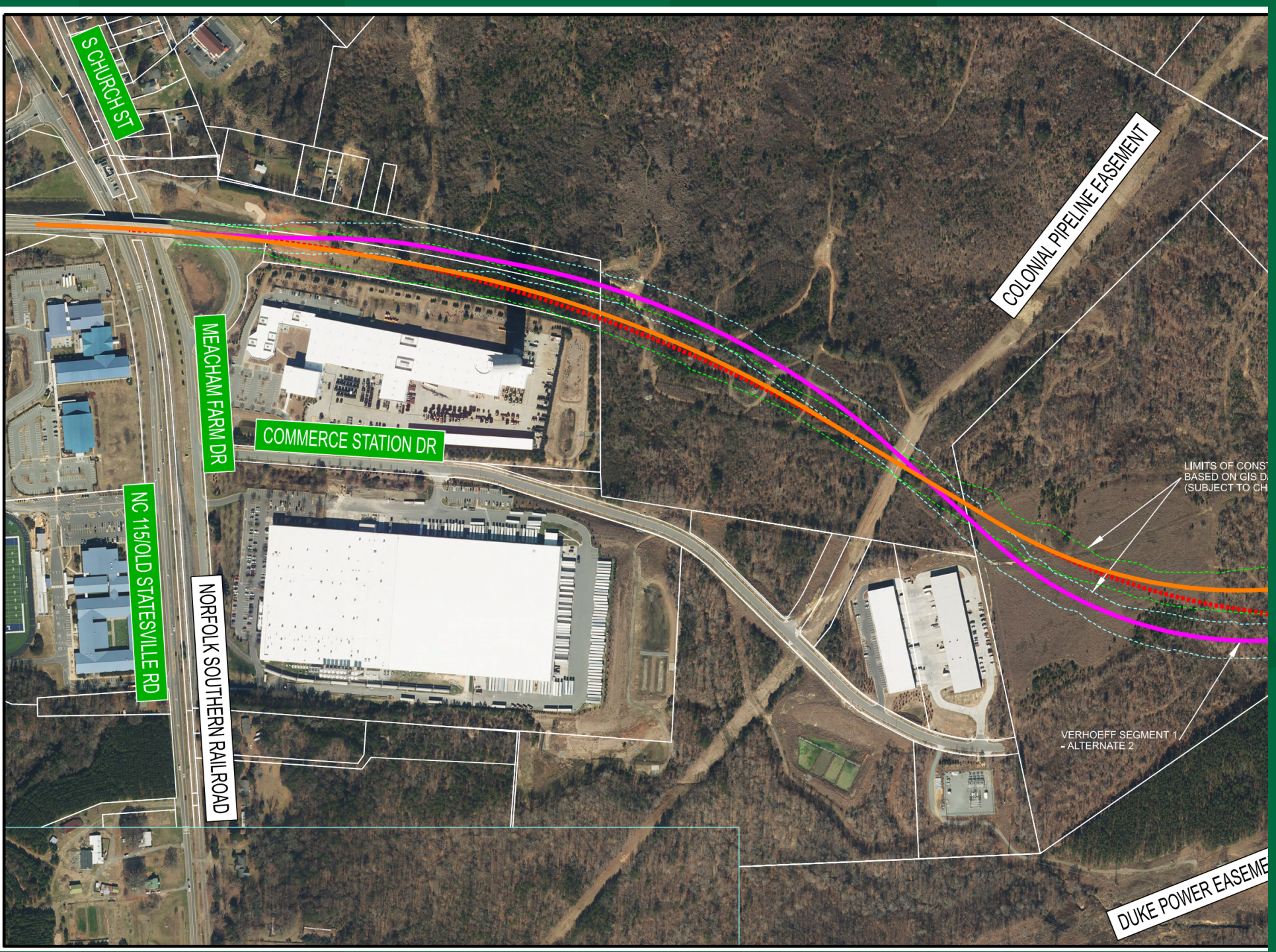
200 100 0 200 400
SCALE 1" = 200'

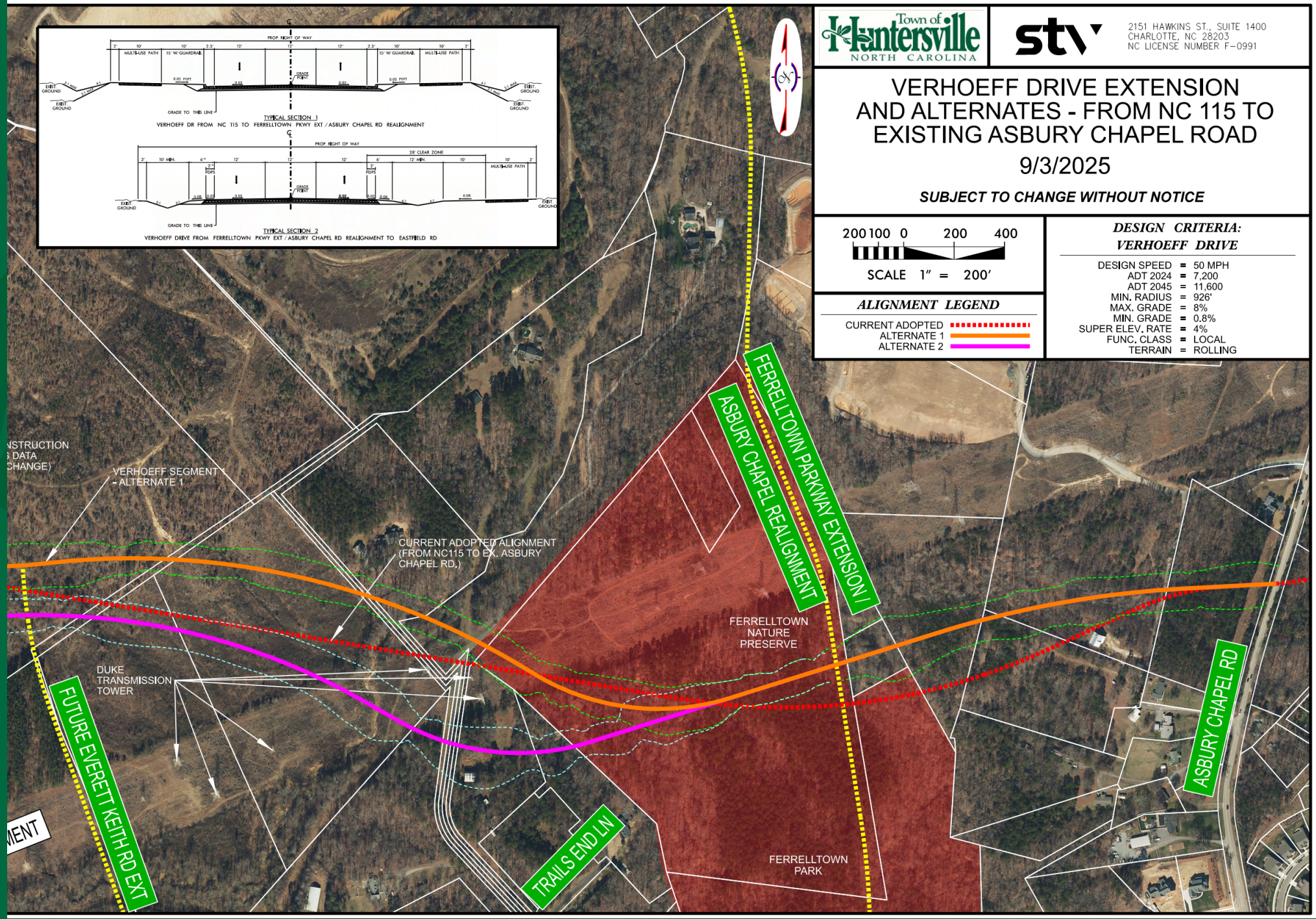
ALIGNMENT LEGEND

- CURRENT ADOPTED
- ALTERNATE 1
- ALTERNATE 2

DESIGN CRITERIA: VERHOEFF DRIVE

DESIGN SPEED	= 50 MPH
ADT 2024	= 7,200
ADT 2045	= 11,600
MIN. RADIUS	= 926'
MAX. GRADE	= 8%
MIN. GRADE	= 0.8%
SUPER ELEV. RATE	= 4%
FUNC. CLASS	= LOCAL
TERRAIN	= ROLLING


S CHURCH ST
MEACHAM FARM DR
COMMERCE STATION DR
NC 115/OLD STATESVILLE RD
NORFOLK SOUTHERN RAILROAD
COLONIAL PIPELINE EASEMENT
LIMITS OF CONS
BASED ON GIS D
(SUBJECT TO CH
VERHOEFF SEGMENT 1
- ALTERNATE 2
DUKE POWER EASEME


PROP. RIGHT OF WAY
MULTI-USE PATH
15' W/ GUARDRAIL
EXIST. GROUND
GRADE TO THIS LINE
TYPICAL SECTION 1
VERHOEFF DR FROM NC 115 TO FERRELLTOWN PKWY EXT / ASBURY CHAPEL RD REALIGNMENT
28' CLEAR ZONE
TYPICAL SECTION 2
VERHOEFF DRIVE FROM FERRELLTOWN PKWY EXT / ASBURY CHAPEL RD REALIGNMENT TO EASTFIELD RD
Town of Huntersville
NORTH CAROLINA
stv
2151 HAWKINS ST., SUITE 1400
CHARLOTTE, NC 28203
NC LICENSE NUMBER F-0991
VERHOEFF DRIVE EXTENSION
AND ALTERNATES - FROM NC 115 TO
EXISTING ASBURY CHAPEL ROAD
9/3/2025
SUBJECT TO CHANGE WITHOUT NOTICE
200 100 0 200 400
SCALE 1" = 200'
ALIGNMENT LEGEND
CURRENT ADOPTED
ALTERNATE 1
ALTERNATE 2
DESIGN CRITERIA:
VERHOEFF DRIVE
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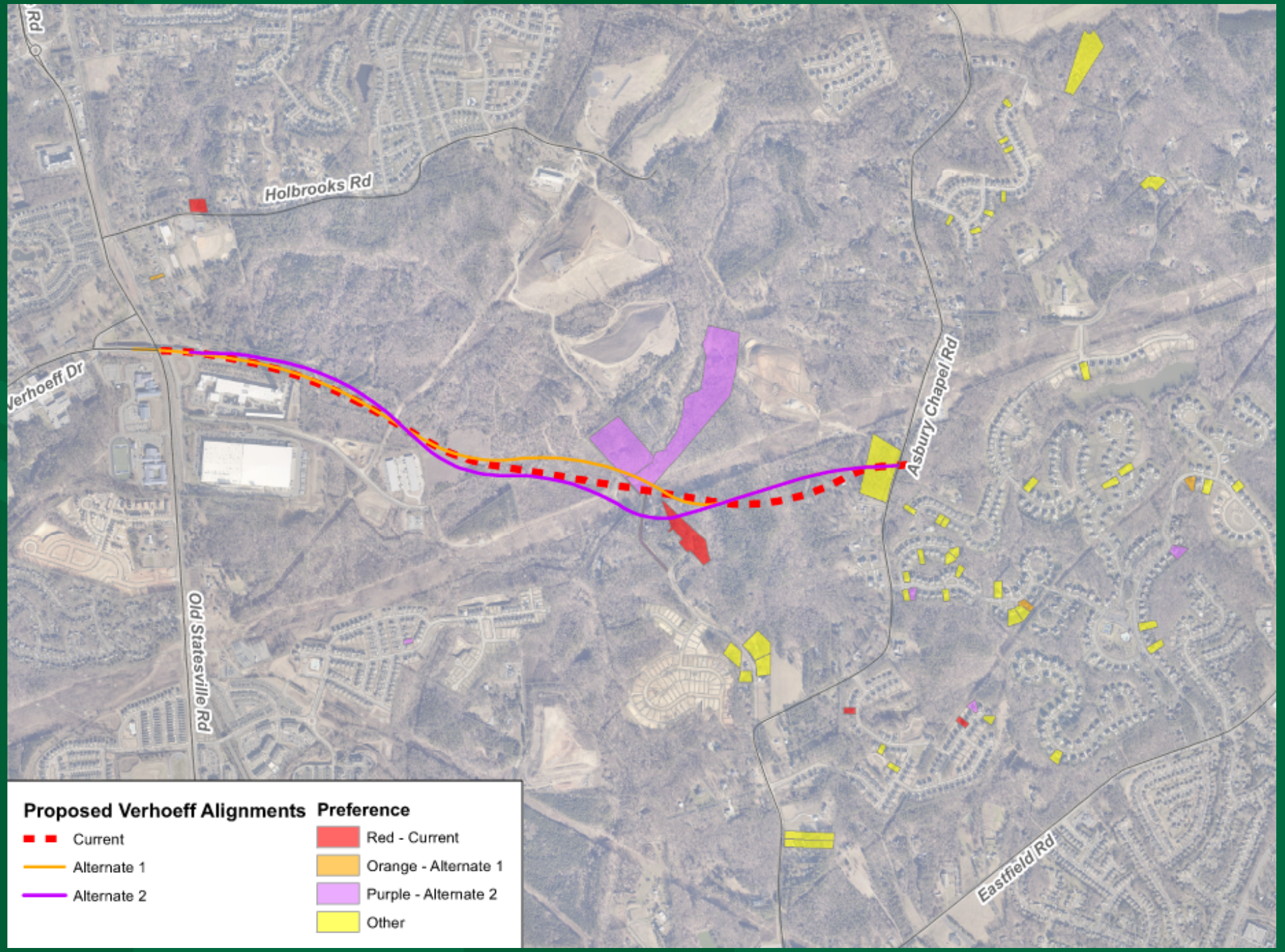
ADT 2024 = 7,200
ADT 2045 = 11,600
MIN. RADIUS = 926'
MAX. GRADE = 8%
MIN. GRADE = 0.8%
SUPER ELEV. RATE = 4%
FUNC. CLASS = LOCAL
TERRAIN = ROLLING
VERHOEFF SEGMENT 1
- ALTERNATE 1
CURRENT ADOPTED ALIGNMENT
(FROM NC115 TO EX. ASBURY
CHAPEL RD.)
FERRELLTOWN PARKWAY EXTENSION
ASBURY CHAPEL REALIGNMENT
FERRELLTOWN
NATURE
PRESERVE
DUKE
TRANSMISSION
TOWER
FUTURE EVERETT KEITH RD EXT
TRAILS END LN
FERRELLTOWN
PARK
ASBURY CHAPEL RD

Verhoeff Alignment Study

- Presented to TCC and CRTPO Board (September) to request opening of a public comment period.
- CRTPO opened public comment period for October 16 - November 14.
- Hosted in person meeting on October 23.
- Feedback could be submitted in person or through Town website.

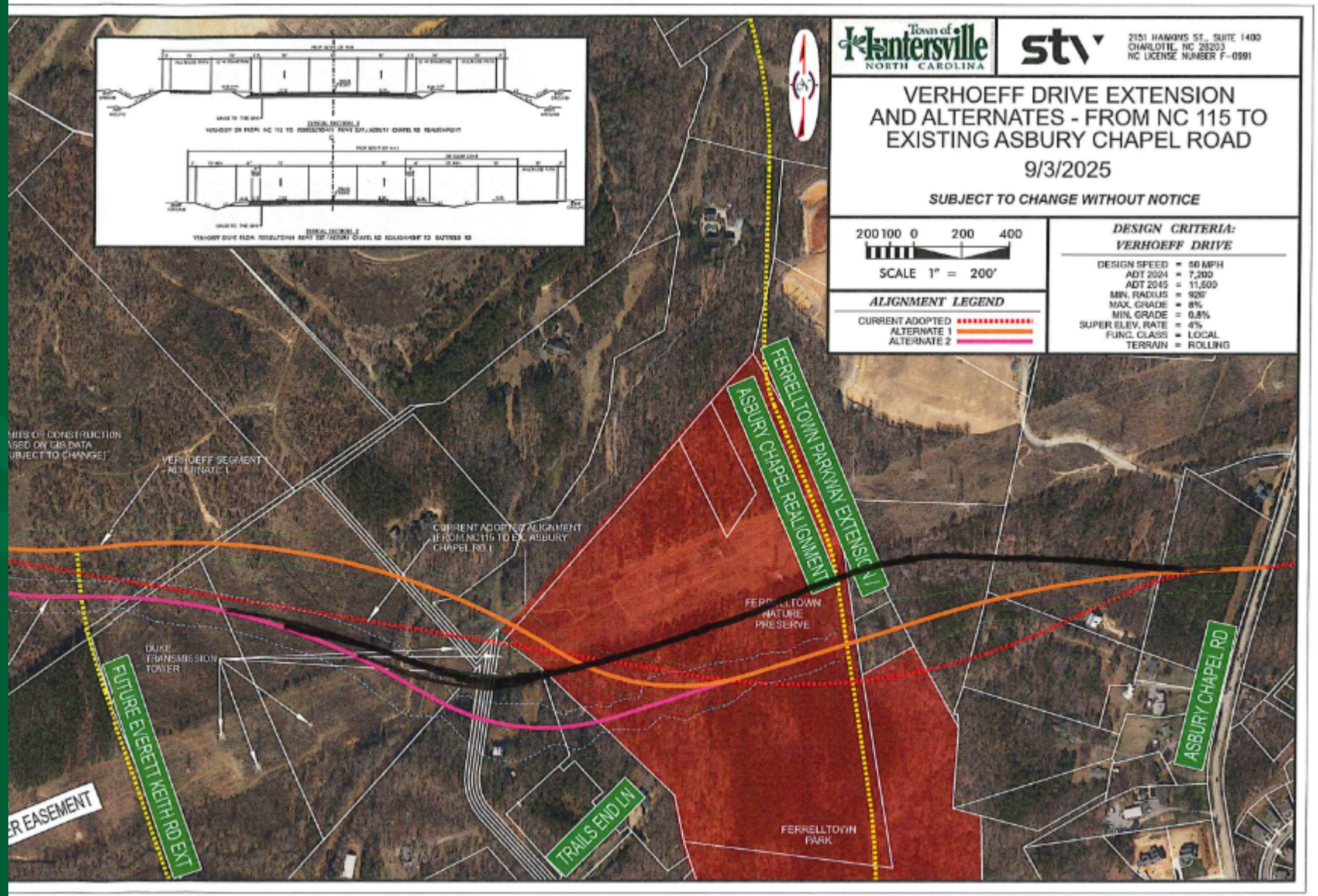
Verhoeff Alignment Study

- 135 Responses
  - 3 appear to be duplicates
  - 98 provided a name
  - 105 provided a physical address (93 unique)
  - 18 no choice or comment
  - 16 no name or address
- 8 prefer Purple
- 6 prefer red (existing)
- 4 prefer orange
- 63 prefer other

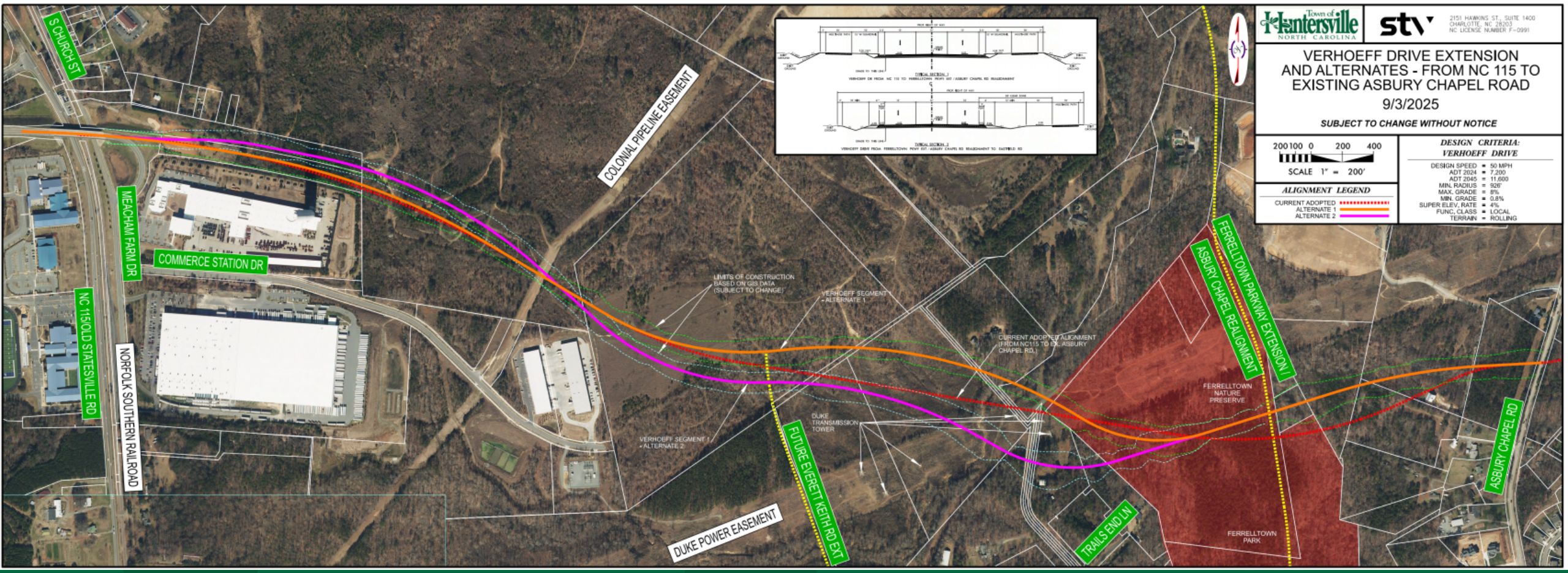

Holbrooks Rd
Verhoeff Dr
Old Statesville Rd
Asbury Chapel Rd
Eastfield Rd
Proposed Verhoeff Alignments
Current
Alternate 1
Alternate 2
Preference
Red - Current
Orange - Alternate 1
Purple - Alternate 2
Other

Verhoeff Alignment Study

- 48 mention “no road”
- 38 mention Olmstead
- 16 mentioned “dump trucks”
- 4 suggested widening Asbury Chapel Road



Maybe something more like this? (black)
Missed Duke towers. Maybe fewer properties.



Town of Huntersville
NORTH CAROLINA

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SUPER ELEV. RATE	= 4%
FUNC. CLASS	= LOCAL
TERRAIN	= ROLLING

Town of Huntersville

THRIVE HERE

EXHIBIT
5A-1

The American Legion Post 321

Presented By: Post Commander, Kevin Horn

Email: al321post@gmail.com

What is the American Legion?

Who we serve and how

The American Legion, Est 1919

AMERICAN LEGION POST 321

Established by an act of Congress in order to support Veterans and their families, while continuing the spirtit of service in our communities.

We invest directly in Huntersville's future, culminating in the lasting effects of developing informed, civic-minded, and responsible future leaders, through programs such as: Boys' State, Girls' State, Oratorical Scholarship, and Student Trooper, among other efforts.

American Legion Programs

EACH PROGRAM BEGINS AT THE POST LEVEL

Tarheel Boys/Girls State

Hands-on, week-long, civic-education summer program that prepares high school juniors for leadership and public service

Immersive Government Experience
- Draft legislation, campaign for office, and participate in elections

Build Leadership & Networking
- Collaborate with peers and engage with community leaders

Boost College & Career Prospects
- Recognized by top universities and employers

Oratorical Program

Scholarship Awards up to $25,000.
- The overall national contest winner receives a $25,000 scholarship. Second place takes home $22,500 and third gets $20,000.
- Each department (state) winner who is certified into, and participates in, the national contest's first round, receives a $2,000 scholarship. Those who advance past the first round receive an additional $2,000.

Enhance Public Speaking and Critical Thinking
- Receive feedback from experienced judges

Leadership Recognition
- A standout addition to college applications and resumes

Student Trooper

Firsthand Law Enforcement Experience
- Observe patrols, investigations, traffic enforcement, and public safety procedures up close

Career Exploration and Mentorship
- Receive guidance from sworn officers and develop insight into criminal justice careers

Real World Skills
- Learn communication, emergency response, teamwork, and professionalism in action

Partnerships in Huntersville

We also partner with the Town and other local non-profit organizations to support our collective efforts to serve the community

- HOPEWELL JROTC
- CHARLOTTE USO
- ANGELS AND SPARROWS
- NORTH MECK WOMENS CLUB
- GIRL SCOUTS
- SCOUTING AMERICA
- HUNTERSVILLE ARP CHURCH
- HUNTERSVILLE UMC

Giving Back

We actively participate in Veterans' Administration programs directly impacting local homeless or struggling veterans, such as: providing toiletries, bedding, clothing, and other necessities directly to vets as well as supporting the ALA's Annual Heroes 5K Run

Wreaths Across America

Annual Heroes 5k

Homeless veteran backpack programs

Cleanup in Huntersville

We have adopted Main Street in downtown Huntersville and we perform a quarterly cleanup of the area from Huntersville-Concord Road to Bigham Road.

Memorial and Remembrance

FLAG RETIREMENT ON POW/MIA DAY

MEMORIAL DAY FLAG PLACEMENT AT ARP CHRUCH

VETERANS DAY AND MEMORIAL DAY SERVICES

Upcoming Events at Post 321

District 20 Oratorical Contest

January 31st at 12pm
Competiton begins at 1pm

Join us for lunch and witness America's young leaders in Mecklenburg County compete to advance to the Division 4 competition.

Four Chaplains Ceremony

February 5th at 7pm

Join us at the American Legion for our annual Four Chaplains Memorial Ceremony.
Light refreshments wil be served

Questions?

Email: al321post@gmail.com

EXHIBIT
9A-1

Potential Sale of Town-Owned Property

January 20, 2026

Town of Huntersville
NORTH CAROLINA

Key Terms

Address: 101 Old Statesville Road, Huntersville NC, 28078 (portions of Parcel IDs 01903115 and 01903116).

Price: 1,440,000.00

Proposed Restrictions: The Property shall be restricted to retail, restaurant, and other non-residential uses for seven (7) years following Closing (the "**Restriction Period**"). A food and beverage component that is a minimum of seventy-five percent (75%) of the gross square feet of the building located on the Building Parcel (the "Building") is a requirement of the Project during the Restriction Period. If the Property fails to be used for retail, restaurant, and other non-residential uses, or the food and beverage component is not a minimum of seventy-five percent (75%) of the gross square feet of the Building, during the Restriction Period, the Property will go into Default. Purchase Agreement will detail Default and Cure process.

Inspection Period: Approximately 150 days following the execution of the purchase agreement.

Option to Extend Closing: Closing to occur 90d days following Inspection Period. Buyer will have the option to extend closing for two 30-day periods.

Key Terms

Operating and Easement Agreement: Buyer and Seller will work together to establish reciprocal cross access, parking, and driveway easements benefiting the "new" and "old" town hall properties. The agreement will also address maintenance of the easements. Anticipated that two parking spots on the old town hall property will be 15-minute parking and that two will be for 2-hour parking.

Subdivision: The existing property lines will be adjusted prior to closing to ensure the breezeway is included in the new town hall parcel.

Proposed Restrictions: The Property shall be restricted to retail, restaurant, and other non-residential uses for seven (7) years following Closing (the "**Restriction Period**"). A food and beverage component that is a minimum of seventy-five percent (75%) of the gross square feet of the building located on the Building Parcel (the "Building") is a requirement of the Project during the Restriction Period. If the Property fails to be used for retail, restaurant, and other non-residential uses, or the food and beverage component is not a minimum of seventy-five percent (75%) of the gross square feet of the Building, during the Restriction Period, the Property will go into Default. Purchase Agreement will detail Default and Cure process.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Catherine Cook, Deputy Town Clerk

Subject: Adopt the Amended 2026 Town Board Regular Meeting Schedule

---

EXPLAIN REQUEST:

Adopt the amended 2026 Town Board Regular Meeting Schedule with the following changes:

1. Cancel the April 7 meeting due to Charlotte-Mecklenburg Schools Spring Break
2. Move the May 5 meeting to May 4 due to the Board attending NCLM CityVision event
3. Move the November 3 meeting to November 2 due to Election Day

ACTION RECOMMENDED:

Adopt the amended meeting schedule.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Board of Commissioners - Meeting Schedule 2026, 20260203 Amended

Huntersville Board of Commissioners
2026 Town Board Regular Meeting Schedule

Meetings begin at 6:00 p.m. at Town Hall located at 14704 N Old Statesville Road, Huntersville, NC 28078. Pre-meetings may occur as part of regular meetings at the time and for the purpose specified on the agenda.
Meetings are livestreamed at https://www.youtube.com/@townofhuntersvillenc28078.

The Board of Commissioners reserve the right to hold virtual board meetings during declared States of Emergency as applicable in the Town of Huntersville. Notice of virtual meetings and their procedures will be issued pursuant to N.C.G.S. § 166A-19.24.

January 6, 2026	
January 20, 2026	
February 3, 2026	
February 17, 2026	
March 3, 2026	
March 17, 2026	
April 7, 2026	Canceled due to Charlotte-Mecklenburg Schools Spring Break
April 21, 2026	
May 4, 2026	Moved to Monday, due to NCLM CityVision Event
May 19, 2026	
June 2, 2026	
June 16, 2026	
July 7, 2026	Canceled, due to Independence Day
July 21, 2026	
August 4, 2026	
August 18, 2026	
September 1, 2026	
September 15, 2026	
October 6, 2026	
October 20, 2026	
November 2, 2026	Moved to Monday, due to Election Day
November 17, 2026	
December 1, 2026	
December 15, 2026	

Adopted: December 2, 2025
Amended: February 3, 2026

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Emily Sloop, Town Attorney

Subject: Interlocal Cooperation Agreement with Mecklenburg County to establish County Veterans Service Office at the Huntersville Town Hall

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EXPLAIN REQUEST:

To approve agreement with Mecklenburg County for the establishment of a Veterans Service Office at Town Hall.

ACTION RECOMMENDED:

Approve Interlocal Agreement

FINANCIAL IMPLICATIONS:

Town share, which is $27,500, is provided in the FY26 original budget.

ATTACHMENTS:

1. FY26_Huntersville_Interlocal_Cooperation Agreement_Veterans Services OfficeSL EAS 1-14-26 YEAGER15Jan26_Final Draft with Changes
2. FY26_Huntersville_Interlocal_Cooperation Agreement_Veterans Services OfficeSL EAS 1-14-26 YEAGER15Jan26_Final Draft w Changes 1-20-26 - CLEAN

INTERLOCAL COOPERATION AGREEMENT BETWEEEN
MECKLENBURG COUNTY AND TOWN OF HUNTERSVILLE

This **INTERLOCAL AGREEMENT** (the "Agreement") is made and entered into by and between Mecklenburg County (referred to herein as "County"), a political subdivision of the State of North Carolina and the Town of Huntersville (referred to herein as "Town") a municipal corporation organized under the law of the State of North Carolina each a "Party," (or collectively the "Parties"), to be effective January 1, 2026.

W I T N E S S E T H:

WHEREAS, the Town and the County have the authority pursuant to General Statute § 153A-445(a)(1) and Article 20 of Chapter 160A of the North Carolina General Statutes to enter into Agreements and Partnerships with each other for the exercise of any governmental function which either has been granted the authority to exercise and to enter into Interlocal cooperation agreements to specify the details of these undertakings; and

WHEREAS, Mecklenburg County recognizes that our nation's veterans have bravely served in the armed forces, sacrificing their safety and well-being to protect the freedoms and rights we cherish as citizens; and

WHEREAS, the commitment and dedication of our veterans and their families deserve not only our gratitude but also tangible support and resources to help them transition successfully into civilian life and our community while obtaining the benefits they have earned; and

WHEREAS, it is our duty as a community to honor their service by ensuring that veterans have access to essential services such as housing support, access to healthcare, education, employment, benefits, and social enrichment; and

WHEREAS, collaboration among local government entities through interlocal agreement will foster the pooling of resources ultimately enhancing the effectiveness of the services provided to our veterans; and

WHEREAS, it is our obligation to ensure that no veteran or their families feel isolated or underserved, and that all veterans in our community have the opportunity for a successful and dignified life post-service; and

WHEREAS, establishing a designated Veteran Services Office in collaboration with the Town of Huntersville in the Huntersville Town Hall will provide streamlined access to these vital services, creating a supportive environment where veterans can better access assistance they need in north Mecklenburg County; and

WHEREAS, the Mecklenburg County Board of Commissioners and Town of Huntersville Board of Commissioners have approved the initiatives contained in this Agreement.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants of the parties as set forth herein, the County and Town agree as follows:

AGREEMENT

1. PURPOSE.

The purpose of this partnership agreement is to establish a County Veterans Services Office in the Town of Huntersville Town Hall located at 14704 North Old Statesville Road, Huntersville, NC 28078. Combining County and Town efforts to have greater efficiency of scale and streamlined access to vital services, creating a supportive environment where veterans can better access essential services such as housing support, access to healthcare, education, employment, benefits, and social enrichment.

2. DURATION OF THE AGREEMENT.

2.1. The term of the agreement shall be from January 1, 2026, through June 30, 2026 with program funding beginning January 1, 2026, and ending Jun 30, 2026.

2.2. The agreement will automatically renew annually unless terminated in accordance with section 6 of this agreement.

2.3. To provide prompt and efficient services, all parties agree to maintain open communication with the other and be available during regular business hours.

Commented [SL1]: I think we need to update the date for when is begins.

Commented [AG2R1]: Can change when about to be signed.

3. DUTIES OF THE TOWN

3.1. Town agrees:

- To pay fifty (50) percent of the Full-Time Equivalent (FTE) to Mecklenburg County to staff the Veterans Service Office with a Veteran Service Officer FTE as follows:
  - The Town shall transfer $27,500 (twenty-seven thousand five hundred) dollars ("Town Funds") to Mecklenburg County Finance Department as soon as practicable after January 1, 2026, or when funding becomes available in the FY2026 budget.
  - The Town shall transfer $55,000 (fifty-five thousand) dollars ("Town Funds") to Mecklenburg County Finance Department as soon as practicable after July 1, or when funding becomes available in all future FY budgets until this agreement is terminated.

- To provide for the physical dedicated office space and equipment including but not limited to desk, chairs, bookshelf, and filing cabinet, located at 14704 North Old Statesville Road, Huntersville, NC 28078 and required access in the performance of duties related to County Veterans Services.
- Provide access to computer network and/or WiFi suitable for and meeting applicable security requirements for connectivity to local, state, and federal databases
- The program will be managed by Mecklenburg County Department of Community Support Services.
- Promote the Veterans Service Office through their standard communication channels, platforms, and public information distributions.

4. DUTIES OF THE COUNTY

4.1. County agrees:

- The Mecklenburg County Department of Community Support Services shall at all times manage the Veterans Services Office and all employees thereof. The employees of the Veterans Service Office shall at all times be employed by and under the exclusive control and supervision of Mecklenburg County, which is solely responsible for their compensation.
- To fund fifty (50) percent of the Veteran Service Officer FTE and related business expenses.
- To provide for related Information Technology hardware and software, cell phone, and any other technological equipment needed by Veteran Service Officer to access local, state, and federal resources as necessary in the performance of duties.

- To provide one trained and accredited Veteran Service Officer for the Veterans Services Office Monday thru Friday from 8:00am to 5:00pm with exception for county holidays, required employee continuing education, and any absences for employee sick or annual leave.

Commented [SL3]: Please add in what we are responsible for providing equipment wise. Laptop, monitors, cell phone?, etc.

5. AMENDMENT.

a. The County Manager and Town Manager or their designees, are authorized to amend any components of this agreement without further authorization of the Mecklenburg County Board of Commissioners or Town of Huntersville Board of Commissioners.

b. Except as provided herein, this Agreement may not be modified or amended except by a subsequent written agreement authorized and signed by all parties.

6. TERMINATION OF AGREEMENT.

a. This Agreement may be terminated upon mutual consent of the parties, or by any court of competent jurisdiction upon the finding that there has been such a substantial breach of this Agreement by the non-complaining party so as to entitle the complaining party to be relieved of its obligations under this Agreement.

b. Either party may terminate this Agreement at any time without cause by giving thirty (30) days prior written notice to the other party. As soon as practicable after receipt of a written notice of termination without cause, the County shall submit a statement to the Town showing in detail the allocation of funds administered under the program through the date of termination.

c. TERMINATION FOR DEFAULT BY EITHER PARTY. By giving written notice to the other party, either party may terminate this Agreement upon the occurrence of one or more of the following events:

i. The other party violates or fails to perform any covenant, provision, obligation, term or condition contained in this Agreement, provided that, unless otherwise stated in this Agreement, such failure or violation shall not be cause for termination if both of the following conditions are satisfied: (i) such default is reasonably susceptible to cure; and (ii) the other party cures such default within thirty (30) days of receipt of written notice of default from the non-defaulting party; or

ii. The other party attempts to assign, terminate or cancel this Agreement contrary to the terms hereof.

Any notice of default shall identify this Section of this Agreement and shall state the party's intent to terminate this Agreement if the default is not cured within the specified period.

d. COUNTY AUTHORITY TO TERMINATE. The following persons are authorized, consistent with this Agreement, to terminate this Agreement on behalf of the County: (a) the County Manager, or any designee of the County Manager.

e. TOWN AUTHORITY TO TERMINATE. The following persons are authorized, consistent with this Agreement, to terminate this Agreement on behalf of Town: (a) the Town Manager, or any designee of the Town Manager.

f. OBLIGATIONS UPON EXPIRATION OR TERMINATION. Upon expiration or termination of this Agreement, the County shall comply with all applicable terms and conditions contained herein. In addition, within thirty (30) days of the termination by either party, the County shall return all Town funds that have not been utilized by the HOMES program to the Town.

7. ENFORCEMENT OF AGREEMENT. The parties agree that the remedy of specific performance would be an appropriate remedy, among others, for the enforcement of this Agreement.

8. ENTIRE AGREEMENT. This Agreement constitutes the entire Agreement between the parties with respect to its subject matter, and there are no other representations, understandings, or agreements between the parties with respect to such subject matter. This Agreement supersedes all prior agreements, negotiations, representations, and proposals, written or oral.

9. NOTICES. Any notices, requests or other communications required by this Agreement shall be in writing and shall be deemed duly given if hand-delivered or mailed first class mail, postage prepaid, certified mail, return

receipt requested and addressed:

County	Town
County Manager	Town of Huntersville
Mecklenburg County	Anthony Roberts Town Manager
CMGC 600 E. Fourth Street 11th Floor	Town Hall 14704 North Old Statesville Road,
Charlotte, NC 28202	Huntersville, NC 28078

10. MISCELLANEOUS

10.1 This Agreement may be executed in several counterparts, each of which will be deemed an original and which together shall constitute one and the same instrument.

10.2. All paragraph headings are inserted for convenience only.

10.3. This Agreement shall not be assigned by the Town without prior written consent of the County.

10.4 This Agreement replaces and supersedes all prior oral or written agreements between the parties with respect to the subject matter hereof and shall not be amended except by written agreement signed by the parties hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, and in acknowledgement that the parties hereto have read and understood each and every provision hereof, the parties have caused this Agreement to be executed.

TOWN OF HUNTERSVILLE

Town Manager:_____

Approved as to form by Town Attorney:_____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer:_____

MECKLENBURG COUNTY

County Manager:_____

Approved as to form by County Attorney:_____

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WHEREAS, the Town and the County have the authority pursuant to General Statute § 153A-445(a)(1) and Article 20 of Chapter 160A of the North Carolina General Statutes to enter into Agreements and Partnerships with each other for the exercise of any governmental function which either has been granted the authority to exercise and to enter into Interlocal cooperation agreements to specify the details of these undertakings; and

WHEREAS, Mecklenburg County recognizes that our nation's veterans have bravely served in the armed forces, sacrificing their safety and well-being to protect the freedoms and rights we cherish as citizens; and

WHEREAS, the commitment and dedication of our veterans and their families deserve not only our gratitude but also tangible support and resources to help them transition successfully into civilian life and our community while obtaining the benefits they have earned; and

WHEREAS, it is our duty as a community to honor their service by ensuring that veterans have access to essential services such as housing support, access to healthcare, education, employment, benefits, and social enrichment; and

WHEREAS, collaboration among local government entities through interlocal agreement will foster the pooling of resources ultimately enhancing the effectiveness of the services provided to our veterans; and

WHEREAS, it is our obligation to ensure that no veteran or their families feel isolated or underserved, and that all veterans in our community have the opportunity for a successful and dignified life post-service; and

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receipt requested and addressed:

County	Town
County Manager	Town of Huntersville
Mecklenburg County	Anthony Roberts Town Manager
CMGC 600 E. Fourth Street 11th Floor	Town Hall 14704 North Old Statesville Road,
Charlotte, NC 28202	Huntersville, NC 28078

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[Signature Page Follows]

IN WITNESS WHEREOF, and in acknowledgement that the parties hereto have read and understood each and every provision hereof, the parties have caused this Agreement to be executed.

TOWN OF HUNTERSVILLE

Town Manager:_____

Approved as to form by Town Attorney:_____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer:_____

MECKLENBURG COUNTY

County Manager:_____

Approved as to form by County Attorney:_____

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer:_____

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Patrick Patterson, Planner II

Subject: Call a Public Hearing for Petition #R25-17: Glendale Dr Subdivision

---

EXPLAIN REQUEST:

Call a public hearing for March 3, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R25-17, a request by W&A Engineering & BDG Properties, LLC to rezone +/- 1.066 acres (Parcel #01928207) at the corner of Glendale Drive and Huntersville-Concord Rd from General Residential (GR) to Neighborhood Residential- Conditional District (NR-CD) for a four lot single-family residential subdivision.

ACTION RECOMMENDED:

Call a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Call Public Hearing for Petition #R25-14: Dash In Gas Station

---

EXPLAIN REQUEST:

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

ACTION RECOMMENDED:

Call a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Public Hearing for Traffic Calming on Central Ave

EXPLAIN REQUEST:
Conduct a public hearing.

ACTION RECOMMENDED:
Conduct a public hearing for traffic calming on Central Ave between Dellwood Drive and Holbrooks Road.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. Central Ave Traffic Calming

DELLWOOD DRIVE
CENTRAL AVE
OLD STATESVILLE ROAD
HOLBROOKS ROAD
Whispering Pines Ln
Sherrwynn Ln
Combs Ln
Dellwood Center Developed
Pottstown Park Undeveloped
Huntersville
Norfolk Southern Railway
David St
Mecklenburg
115
100-199
104-221
14-103
14000-15003
500-549
13542-13699
15004-15099
13500-13541
200-23
13400-13435
13908-13929
14000-14015
13602-13773
13220-13241
13206-13217
12204-12243
13210-13401
13800-13899
13900-14111
13200-13331

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Jesse James, Principal Planner

Subject: Public Hearing on Petition #R25-15: Old Statesville Road Mixed Use

---

EXPLAIN REQUEST:

Conduct a public hearing 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.

ACTION RECOMMENDED:

Conduct a public hearing

FINANCIAL IMPLICATIONS:

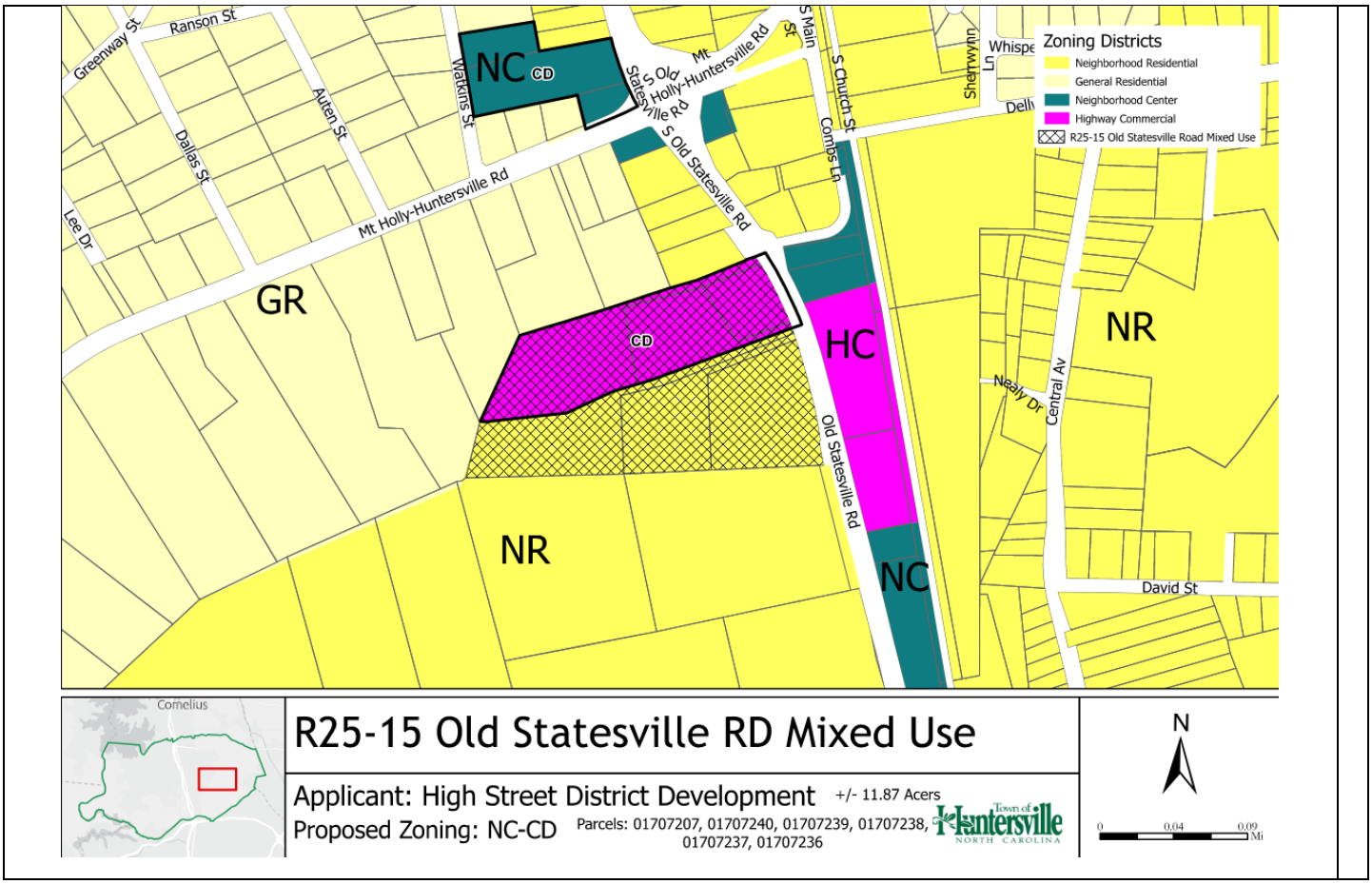
N/A

ATTACHMENTS:

1. R25-15 PH 2-3-26 Staff Report
2. Old Statesville Mixed Use_Rezoning Engineering Comment Summary
3. 2. Town of Huntersville General Application_Signed
4. 3. Exhibit A Signature Pages
5. 12515 Old Statesville Mixed Use 2025-12-19
6. Old Statesville Road Multi-Use CD Rezoning Sketch Plan Drainage Narrative 12.19.2025
7. Stream & Wetlands Survey - 13501 Old Statesville Road (5-9-25)
8. Community Meeting Report R25-15

Petition R25-15
Old Statesville Rd Mixed Use

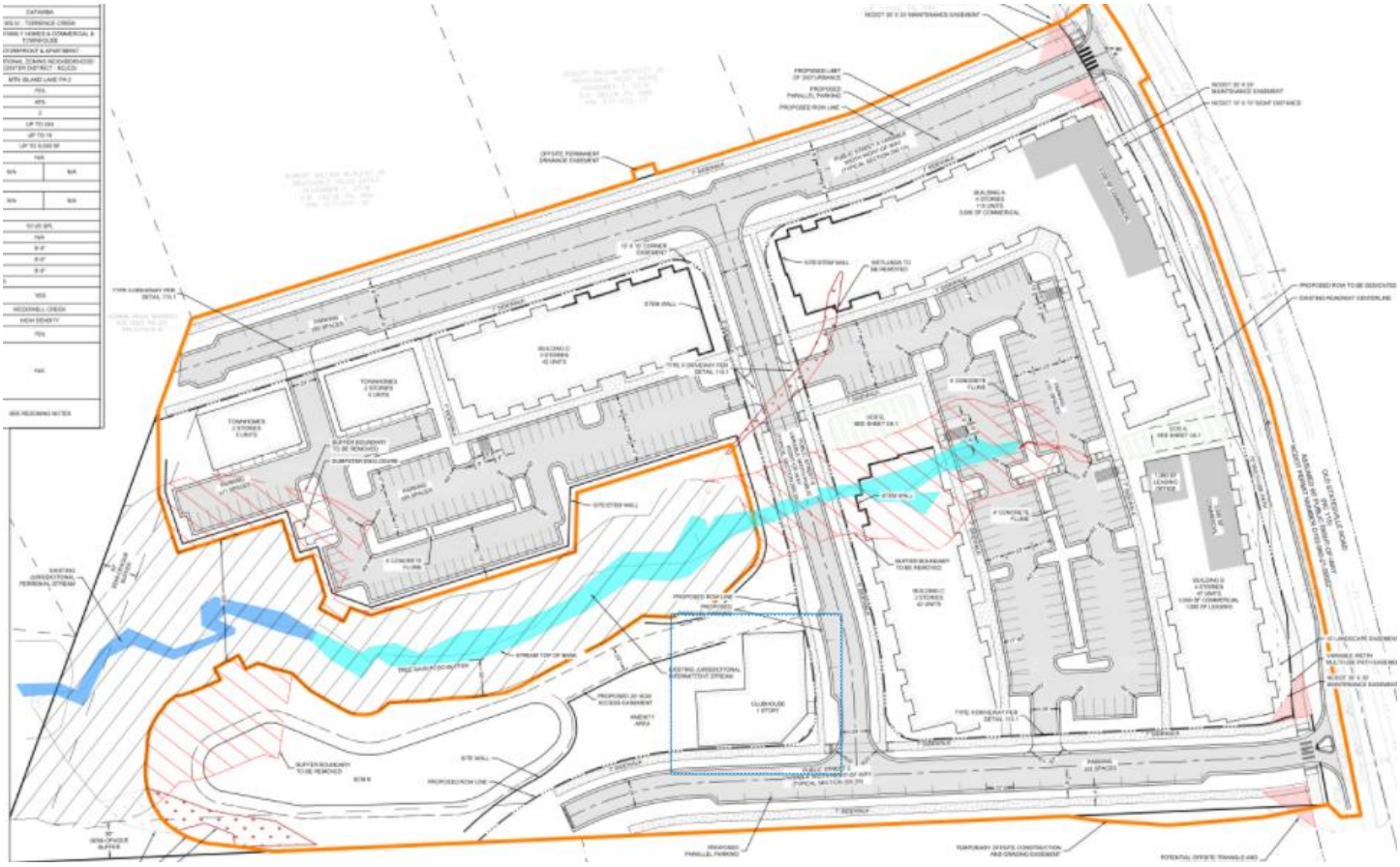
PART 1: PROJECT SUMMARY



1. Purpose: Rezone approximately 11.87-acres at 13501 Old Statesville Road (PINs 01707207, 01707236, 01707237, 01707238, 01707239, 01707240) from Highway Commercial Conditional District and Neighborhood Residential (HC-CD & NR) to Neighborhood Center-Conditional District (NC-CD) to permit a mixed-use development.
2. The proposal consists of 4 apartment buildings, 2 of which have commercial tenant space on a portion of the ground floor, 2 townhome buildings, and a clubhouse. The proposal is to allow up to 254 residential units, including 10 that are proposed as affordable(more details within).
3. Adjoining Zoning and Land Uses.
   - North: General Residential and Neighborhood Residential-Single Family Residential.
   - South: Neighborhood Residential- Congregate Care Housing
   - East: Highway Commercial/Neighborhood Center-Commercial
   - West: General Residential- Single Family Residential.
4. A neighborhood meeting was held on Monday, January 5, 2026. Questions asked by residents and the responses from the applicants are summarized in the Community Meeting Report (see Attachment).

5. Notice for this rezoning petition was sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and posting of rezoning signs on the property along Old Statesville Road.

PART 2: REZONING/SITE PLAN



The proposed Conditional District Rezoning Plan has modification proposals and site standard requests from staff that are presented in the body of this document. Generally, the layout and architecture of these buildings meet ordinance standards. Significant elements include:

- The plan is laid out with mixed use buildings A and B positioned fronting Old Statesville Road. The plan builds out a proposed street grid network with Public Street A, B, and C for connectivity and building fronting requirements with accessibility to buildings C, D, the Clubhouse and the 2 Proposed Townhome buildings(see Sheet C3.0).
    - **Staff Comment**- Staff recommend converting Building D to additional townhome buildings matching the buildings in that same quadrant of the plan while also lowering the density and height to better blend in with the existing single-family buildings adjacent to the north. NC zoning only permits 30% attached housing within a major subdivision (modification request in next bullet) by right. Staff support the idea of having lower density attached housing in the form of townhomes on that back portion of the plan to lower the density and be more in nature with the mix of housing required per ordinance while better matching surrounding land uses.
- **Modification Request**- Multi-family units may comprise up to 100% of the residential units.

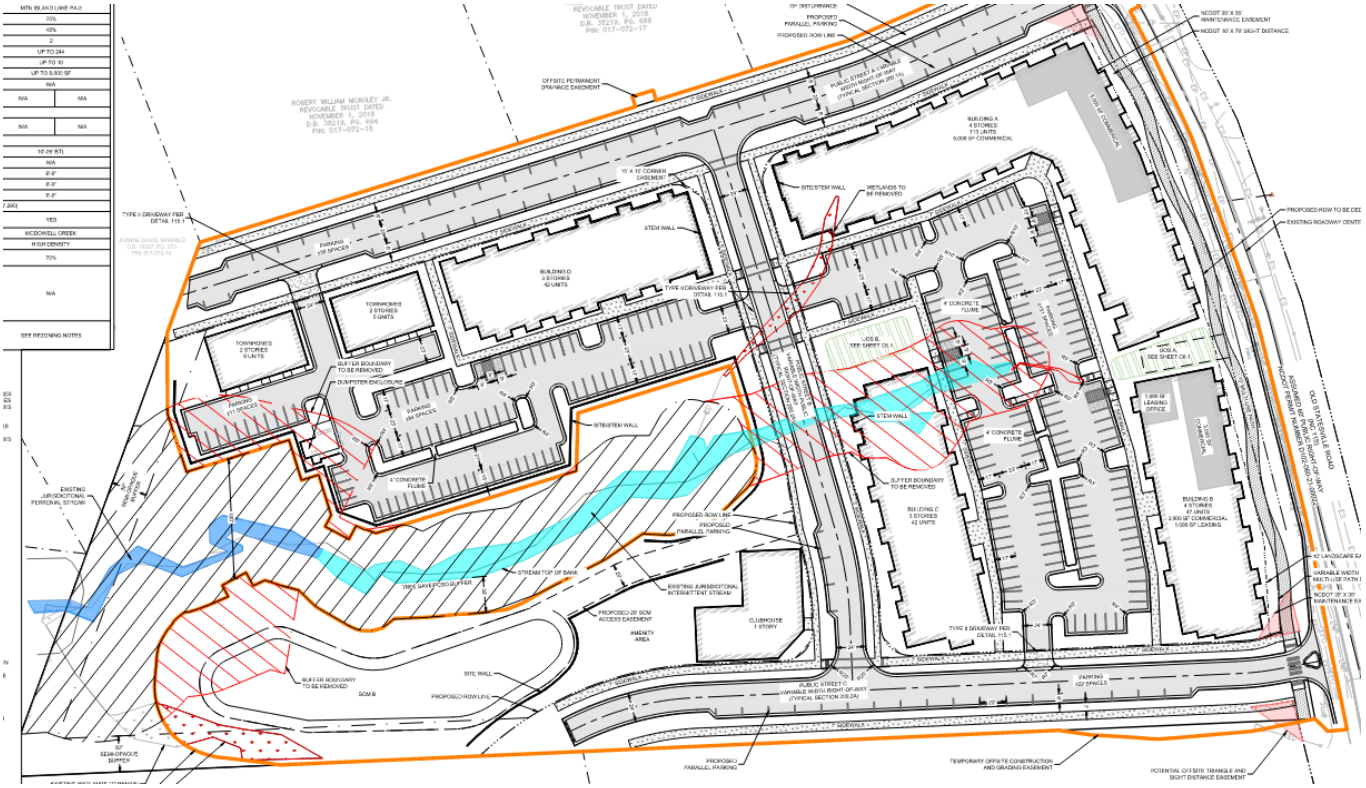
- **Staff Comment**- The zoning ordinance article 3.2.5 states that in major subdivisions and planned developments, the aggregate number of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings shall not exceed 30 percent of the total number of dwelling units in a project. This request would allow 100% which is a break from the Towns traditional mixing of housing types in a planned development. This request would also greatly increase the density of what would otherwise be permitted in this district.
  Staff reviews these types of requests wholistically by reviewing the full plan and focus on items that potentially go over and beyond the ordinance standards to make our assessment, this can be achieved by adding great urban design, architecture, open space, or other items that can give the development an overall standard that the community may find benefit in. Staff is generally in favor of the request with items included in the plan like a vertical mixed-use component (previously detailed), and the addition of attainable housing (previously mentioned and details later in this report). Staff does however request conversion of building D to Townhomes, as previously stated to recommend this modification request.

- **Modification Request**- Within Mixed-Use buildings (Shopfront Building Type Article 4), ground floor commercial space shall not be required to comprise 60% minimum of the ground floor area. (need the minimum % the applicant is asking for)
  - **Staff Comment-** The zoning ordinance article 4.4 requires that mixed use/shop-front building types, which are proposed in Buildings A and B on this plan, fronting Old Statesville Road, to be at minimum 60% commercial for the first-floor area. This plan provides "up to" 5000 square feet of commercial (or roughly 17%-needs to be verified with the applicant) of first floor area in Building A and 3000 square feet(or roughly 20%) in Building B. These 2 buildings will need a modification request approved.
    Staff is ok with a reduced percentage but recommend closer to the required 60% for these 2 buildings. It is staff's professional opinion that this area of Town can support more retail space.

- **Modification Required-** This is not a request on the plan but will be needed for approval. Per ordinance article 7.4, Neighborhood Center requires that 30% of existing specimen trees are saved. This plan proposes 8% specimen tree save. Per mitigation requirements, only 50% of the required specimen trees may be mitigated or a modification shall be approved under conditional rezoning.
  - **Staff Comment-** Staff is in support of mitigating with tree bank fund or mitigation on site for this plan due to the road infrastructure needed in the northern section of the plan, where over half of the existing specimen trees are located. The applicants did make a good faith effort to save these trees in the first review of plans, but it was determined that the only course of action for road connectivity was to remove the specimen trees in that specific area.

- **Modification Required-** Article 7.5 requires a vegetated buffer of 30-feet with no disturbance of existing vegetation within it.
  - **Staff Comment-** This plan proposes to disturb this buffer in 2 areas. One in the southern boundary where grading is proposed for the storwater control device. This device is shown to be inside of the required buffer, which is not permitted by the zoning ordinance. The other disturbance is within a small portion of the west boundary for construction of one of the townhome buildings and parking area there is also a retaining wall within the buffer. Staff is not in favor of either of the buffers being disturbed and moreover that no structure be placed withing the buffers.

- **Modification Required-** The ordinance requires that intermittent streams (seen in the plan below light blue area) that are proposed for disturbance or development, may seek a conditional rezoning modification to approve the proposed disturbance with one of the mitigation techniques provided in article 8.25.11.B. The applicants have chosen mitigation technique 8 for mitigation credits.
    - **Staff Comment-** Staff can support this modification with technique 8 offered (Mitigation Credits: The purchase of mitigation credits through the Stream Restoration Program on a 1:1 basis, utilizing linear feet of stream impacted and the prevailing rate of purchase as established by the Charlotte-Mecklenburg Buffer Implementation Guidelines. Mitigation credits purchased under any other program (i.e., U.S. Army Corp of Engineers) shall not cover this requirement unless the issuing agency agrees to relinquish the funds to the appropriate local government agency.)



- **Variance Required-** The dark blue area in the plan above is determined to be a 100-foot perennial stream buffer for water supply. This can only be removed via a variance per the ordinance standards in article 3.3.2-C. The major variance would eventually be approved or denied by the State if it does pass Town Variance standards.
    - **Staff Comment-** Staff does not recommend approval of the perennial stream buffer disturbance. Ultimately this does go through a quasi-judicial process but in staff's opinion no hardship can be proven in this situation and would not recommend that the plan moves forward with conditional approval without the perennial stream buffer being fully protected per ordinance standards.

- **Architectural Elevations- Staff Comment**- Architectural elevations sheets A-C meet ordinance standards. Staff requests conceptual elevations of the 1-story clubhouse to make a full determination of recommendations.

Below is the rendering of the Shopfront vertical multi-use building conceptual elevation. This is the type of architecture that can be excepted from this project showing good pedestrian form with commercial on a portion of the lower lever with apartment living above on the next 3 floors. As mentioned previously, staff is looking closer to the required 60% commercial space on the lower level. Staff would be okay with a modification to lower this but only slightly to no less than 50% commercial space.

- **Urban Open Space**- The ordinance requires UOS to be accessible and usable. Urban Open Space features should provide focal points for the neighborhood. A central square or green, for example, may comprise most of the open space. There should be a hierarchy of open space within new neighborhoods to serve the needs of all residents. Article 7B of the zoning ordinance outlines the requirements.
    - **Staff Comment**- The proposed plan shows UOS1 and UOS2 locations on the site plan with details on sheet C6.1. Overall, the plan lacks adequate UOS size and activated features to accommodate up to 254 overall units with 8,000 square feet of commercial space. The Plazas shown on the plan may be adequate to pronounce certain commercial space features but more overall usable open space for residents to use would elevate the plan. Staff do not feel that the proposed UOS's go above and beyond ordinance standards to overcome the multiple significant modification requests.

- **Attainable Housing-** This plan offers at least 10 attainable units for a period of 15 years after the issuance of a certificate of occupancy compliant with the requirements of NCGS 160D-803(B1). At least 4 of the units shall be available to households earning between 80% of the area median income as published by HUD for the Charlotte-Concord-Gastonia NC-SC HUD metro area (The AMI). The remaining attainable units shall be available to households earning 100% of the AMI.
    - **Staff Comment**- Staff considers the addition of these attainable units going over and beyond ordinance requirements and adds to the community benefits of the Town.

General Plan Information

- Parking requirements= multi-family= 1 space for 1BR, 1.5 spaces/2BR units= 309 required plus Commercial= 1 space/500 square feet of space=Required= 18. Total Required 327, provided 328 spaces meeting the standard.
- Minimum Tree Preservation (specimen tree save) for Neighborhood Center is 30%. See modification request above. This plan saves 8% of on site specimen trees.
- There are no identified Heritage Trees on site.

- Planning, Transportation, and Storm Water Engineering staff have site plan comments outstanding that need to be addressed prior to final plan approval. See attached report.

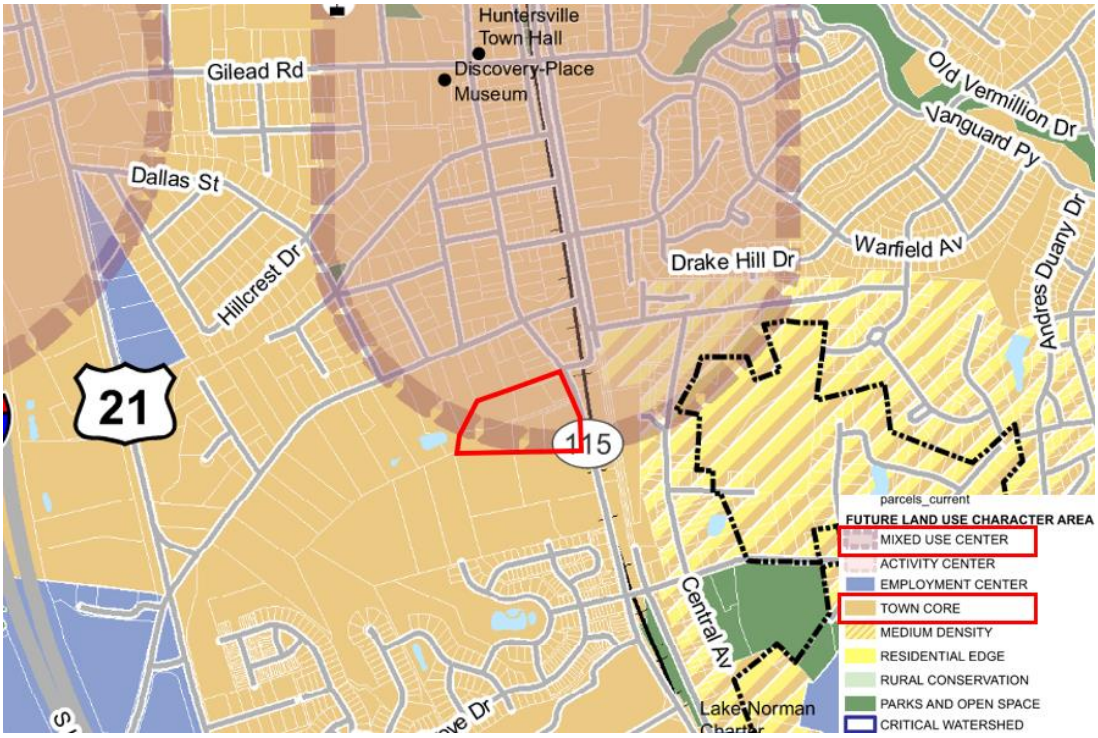
PART 3: TRANSPORTATION ISSUES

See attached analysis

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan(Subject Parcel within "Mixed Use Center")



STAFF COMMENT – Staff finds the proposed use/project is ***consistent*** with the following policies of the *2040 Huntersville Community Plan*:

- - LU-2.1- Encourage higher density residential uses focused generally within 2 miles of the I-77/Hwy 115 corridor.

  Staff Comment: This proposal is within this core area for higher density.

- - LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.
  Staff Comment: This proposal fronts Hwy 115 and is in the Town Core and Mixed-Use areas.

- LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  Staff Comment: The project introduces mixed-use buildings but staff recommends more commercial area closer to the intent matching the zoning ordinance as described previously.
- -LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
  Staff Comment: The proposal is within this area where commercial projects are encouraged Staff does however recommend more square footage of commercial in the mixed-use buildings.

- -LU 7.1: Require all new development to adhere to the following design principles:
  • In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
  • All buildings shall front a public street or open space.
  • Streets should be connected, have short blocks and sidewalks on both sides of streets.
  • Improve connectivity, particularly for pedestrians and vehicles.
  • Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
  Staff Comment: This plan addresses all these principles.

- Policy LU-10: Encourage a diversity of housing options.
  LU 10.1: Align housing options with resident needs and promote attainable housing options.
  • Accommodate a mix of housing by type, tenure, and location to serve a growing and increasingly diverse population. Housing offerings should align with workforce opportunities, including management, professional positions, and service positions.
  Staff Comment: The plan includes at least 10 attainable housing units for a period of 15-years of which 4 will be available at 80% or less of the area AMI, and 6 will be available at 100% or less of the area AMI.

- T-3: Improve connectivity throughout the study area.
  T 3.1: Continue to enhance street connectivity by requiring connections among different uses.
  - Continue to require street connectivity among residential, commercial, employment, recreational and institutional uses.
  -Street connectivity should be emphasized during the review of all development proposals for consistency with the proposed street map and the Zoning Ordinance.
  - Context-sensitive Street design should be applied.
  Staff Comment: This plan supports this initiative by adding to the core network of interconnected streets with a grid-like pattern that connects in all directions for potential future development.

STAFF COMMENT- Staff finds the proposed use/project is ***not consistent*** with the following policies of the *2040 Huntersville Community Plan:*

- Policy LU-6: Support a mix of land uses in key locations.

LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
Staff Comment: This initiative is identified as following and not following 2040 Plan consistency because while it does introduce commercial space in a mixed-use building, the percentages of commercial space are too low for staff recommendation.

- Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.
    - Accommodate a mix of uses and/or housing types.

  Staff Comment: While the site layout for the road network follows Town design principles, the mix of land uses at this point does not meet Town Planning expectations. Staff recommend more townhome housing overall as a mix of housing options. Currently apartment housing amasses over 90% of the overall units.

- LU8.2: Encourage the achievement of higher design standards.

  Staff Comment: While staff believes that the project overall meets higher standards of urban design through good design of Urban Open Space and Road Improvements with on street parking, the current plans for architecture of the multi-family units are lacking minimum design standards of the ordinance, as described in this report. Staff recommends that not only these architectural elevations meet the minimum design but go over and beyond these standards due to some of the modification requests within the proposed plan.

- Policy LU-11: Protect Existing Housing Stock.
    - LU 11.1: Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.
      Staff Comment: As previously indicated, staff recommend the back quadrant of the proposed development convert the apartment unit housing to townhome housing to lessen the impact of adjacent single family land uses and support a mix of housing options.

- Policy EOS-1: Support the preservation and enhancement of the natural environment, along with its scenic and cultural assets.
    - EOS 1.1: Support and enhance regulations pertaining to open space design and protection.
    - Continue to encourage the preservation of floodplains, wetlands, scenic views, wildlife habitat and prominent natural and historical features
    - Enhance open space design criteria by prioritizing the following:
    - Water quality protection (land within 100-300 feet of streams, and uplands adjacent to floodplains or sensitive watersheds

      Staff Comment: This plan proposes to disturb within the protected perennial buffer (within 100-feet) area and will need county and potentially state approval prior to.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   The proposed rezoning has the potential to be consistent with the established character of the area, provided that the revisions identified in this report are implemented. Areas requiring further refinement include increasing the amount of commercial space within the proposed mixed-use buildings, revising open space areas to be more active and functional, avoiding encroachment into protected perennial stream buffers, and enhancing the diversity of housing types by increasing the percentage of townhomes in lieu of some proposed apartment units.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   There is no indication this project will have a negative impact on public facilities and or services.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological or cultural resources, however it is possible that environmental resources may be impacted as described within this report on the impact of the 100-foot perennial stream buffer proposed for encroachment.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning amendment petition R25-15, Old Statesville Road Mixed Use, staff cannot at this time support the plan for the following reasons:

1) Convert apartment building D to townhomes and revise the parking/alley as necessary.
2) Add a higher commercial percentage to the mixed-use buildings A and B.
3) Move all developed areas out of the perennial stream buffer
4) Redesign open spaces to be more active and functional
5) Maintain natural vegetation in required 30-foot buffer areas
6) Any remaining staff comments are addressed.

It is **not** reasonable and in the public interest to approve this rezoning until the recommended revisions are made to the plan as it would not be consistent with future land use implementation policies LU-6.1, LU-7, LU-8.2, LU-11, EOS-1.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing is scheduled for February 3, 2026.

PART 7: PLANNING BOARD RECOMMENDATION

Planning Board Meeting is tentatively scheduled for February 24, 2026.

PART 8: TOWN BOARD RECOMMENDATION

Town Board Meeting is tentatively scheduled for March 17, 2026.

PART 9: ATTACHMENTS

A – Rezoning Application
B – Proposed CD Rezoning Plan
C – Transportation/Engineering Report
D – Neighborhood Meeting Report
E- Elevation Plans

PART 10: CONSISTENCY STATEMENT – R25-15 Old Statesville Road Mixed Use

Planning Department	Planning Board	Board of Commissioners
APPROVAL:	APPROVAL: **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: **(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 amendment petition R25-15, Old Statesville Road Mixed Use, staff cannot at this time support the plan for the following reasons: 1) Convert apartment building D to townhomes and revise the parking/alley as necessary. 2) Add a higher commercial percentage to the mixed-use buildings A and B. 3) Move all developed areas out of the perennial stream buffer 4) Redesign open spaces to be more active and functional	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

5) Maintain natural vegetation in required 30-foot buffer areas 6) Any remaining staff comments are addressed. It is **not** reasonable and in the public interest to approve this rezoning until the recommended revisions are made to the plan as it would not be consistent with future land use implementation policies LU-6.1, LU-7, LU-8.2, LU-11, EOS-1.		

Town Engineering Rezoning Comment Summary
R25-15 13501 Old Statesville Road Mixed Use Rezoning
13501 Old Statesville Road
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at 13501 Old Statesville Road. This rezoning plans for a mixed use development will consist of two (2) townhome buildings, four (4) apartment buildings with accompanying commercial usage, and one (1) clubhouse amenity building. Three public streets are included as a part of the proposed development with two (2) connections along Old Statesville Rd. Two (2) stormwater SCMS are being proposed to meet the sties stormwater quality requirements. The property is located within the Mountain Island Lake Watershed PA-1 district. The applicant is proposing a modification to an existing 30' post-construction buffer and an existing 100' water supply watershed buffer on-site.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The developer's consultant submitted a TIA on 12/18/2025. The TIA submitted is acceptable as a final version. The TIA identifies the following recommended improvements:

NC115 (Old Statesville Road) at Site Access A (northern access)

- Construct a northbound left-turn lane on Old Statesville Road at Access A to include 75 feet of storage and taper.

Site Plan Comments:

1) The applicant is requesting modifications to a 30' post-construction stream buffer, subject to Town Board approval. Mitigation techniques are to be provided per Zoning Ordinance 8.25.11.b. It is staff's understanding that the applicant would like to pursue the mitigation credit payment as its mitigation method, which is acceptable. A Buffer Disturbance Authorization Application needs to be provided by the applicant to staff for review.

2) In addition, the applicant is also requesting modification to a 100' water supply watershed buffer. Requests to modify this stream buffer are to be performed per Zoning Ordinance 3.3.2-C. which requires a major variance with the Town Planning Board. It's important to note that the only option available for mitigating/restoring a water supply watershed buffer disturbance is Level 2 revegetation of an area equal or greater in size

than the area disturbed. Mitigation credit payment is not available for this buffer disturbance. A Buffer Disturbance Authorization Application needs to be provided by the applicant with a conceptual mitigation plan so staff can fully review the request.

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

- ☐ Change of Use
- ☐ Commercial Site Plan
- ■ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
  Original Project # _____
- ☐ Other _____

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ■ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 11/3/2025

Name of Project Old Statesville Rd Mixed Use Phase # (if subdivision) _____

Project Address 13501 Old Statesville Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01707207, 01707240, 01707239, 01707238, 01707237, 01707236

Current Zoning District HC(CD) & NR Proposed District (for rezoning only) NC(CD)

Property Size (acres) 11.87 Street Frontage (feet) 678'

Current Land Use Vacant, greenhouse and accessory storage

Proposed Land Use(s) Mixed use development including multi-family and commercial space

Is the project within Huntersville's corporate limits?
Yes x No_____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

The applicant is seeking to rezone properties to provide a mixed use development consisting of multi-family and commercial space.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name High Street District Development, Inc. Phone 847-226-0815

■ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

■ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Tom Burr

Title Vice President Email tburr@trammellcrow.com

Address of Applicant 1422 S Tryon Street, Suite 300, Charlotte NC 28203

7. Property Owner (if different than applicant)

*Printed Name See attached Exhibit A Phone _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

■ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Moore & Van Allen	Bridget Grant	704-331-2379	bridgetgrant@mvalaw.com
Development Firm	Name of Contact	Phone	Email
Seamon Whiteside	Megan Schoonmaker	704-910-9901	mschoonmaker@seamonwhiteside.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

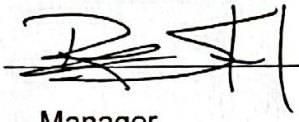
Exhibit A (Cont.)

Property Owner

PID #s: 01707237 & 01707236

*Printed Name: Dearness Properties LLC *(Limited Liability Company)*

Phone Number: + 502 - 5286-1946

Signature: 

Title: Manager

Email: r.strick51@gmail.com

Address of Property Owner: 4393 Point West Drive, Portsmouth, VA, 23703

Escaneado con CamScanner

Exhibit A

Property Owner

PID #s: 01707207, 01707240, 01707239

Printed Name: Forster Investments Inc. *(Corporation)*

Phone Number: 704-361-1627

Signature: Kenneth Forster
Kenneth Forster (Oct 23, 2025 07:41:38 EDT)

Title: President

Email: ken@dearnessgardens.net

Address of Property Owner: 4601 Granite Hill Drive, Davidson, NC 28036

Exhibit A (Cont.)

Property Owner

PID #: 01707238

*Printed Name: Don Dale Dancy & Carol M. Dancy *(Individuals)*

Phone Number: (704)-575-6098

Signature: don dale dancy
don dale dancy (Oct 24, 2025 12:41:02 EDT)

Signature: Carol M Dancy
Carol M Dancy (Oct 24, 2025 15:44:13 EDT)

Title: Owners

Email: Carol.Dancy@icloud.com

Address of Property Owner: P.O. Box 648, Huntersville, NC, 28070

OLD STATESVILLE ROAD MIXED-USE

SKETCH PLAN / CONDITIONAL DISTRICT REZONING

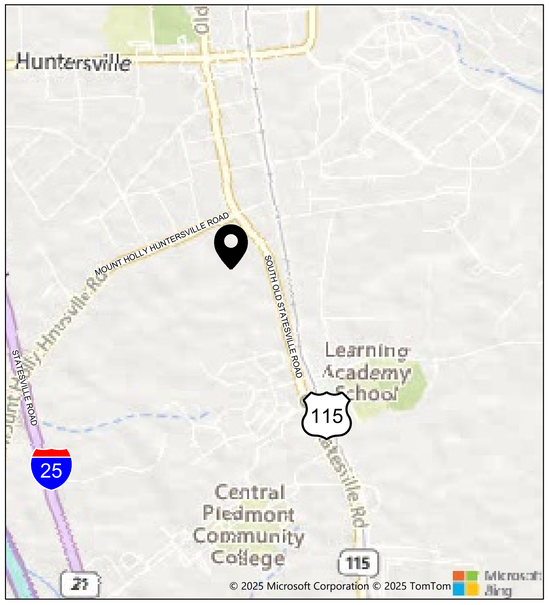
HUNTERSVILLE, MECKLENBURG COUNTY, NC

PARCEL ID: 017-072-07, 017-072-36, 017-072-37, 017-072-38, 017-072-39, AND 017-072-40

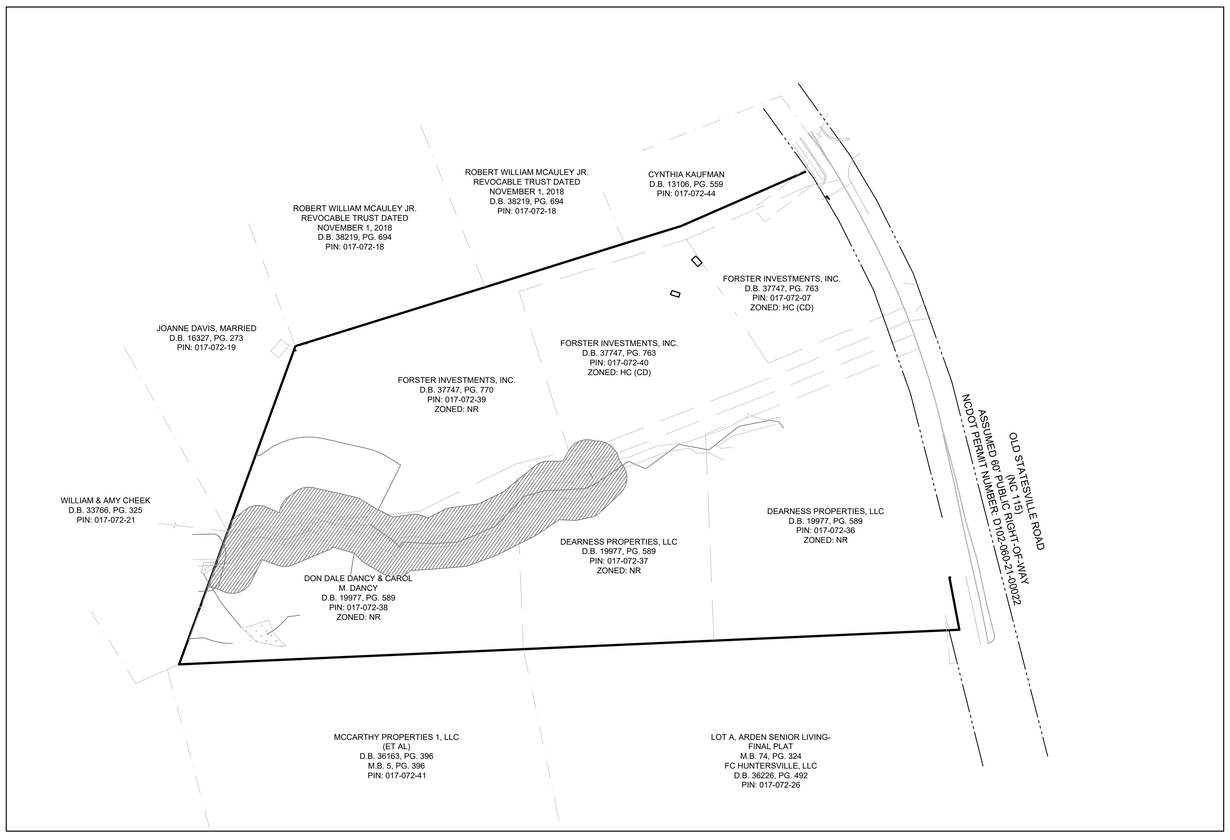
REZONING #: R25-15

ACCELA #: CSP-500111

SITE LOCATION MAP (SCALE: 1" = 1000')



SITE OVERVIEW



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PROJECT DESCRIPTION

THE PROPOSED MIXED-USE DEVELOPMENT IS LOCATED NEAR OLD STATESVILLE ROAD AND MOUNT HOLLY HUNTERSVILLE ROAD. THE DEVELOPMENT WILL CONSIST OF MULTIFAMILY HOMES AND COMMERCIAL SPACE ON APPROXIMATELY 11.87 ACRES WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.

FLOOD ZONE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018. MAP NUMBER: 3710465000K; ZONE "X"

PROPERTY INFORMATION:	
PARCEL ID:	ZONING DISTRICT:
017-072-36	NR
017-072-37	NR
017-072-38	NR
017-072-39	NR
017-072-40	HC (CD)
017-072-07	HC (CD)

GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS:

1. BOUNDARY, TOPOGRAPHIC, TREE, WETLAND DELINEATION, AND OTHER EXISTING CONDITIONS SHOWN ARE FROM SURVEY PREPARED BY RB PHARR & ASSOCIATES, P.A. SURVEYING COMPANY, TITLED "TC MIDATLANTIC DEVELOPMENT V, INC.", DATED JUNE 30, 2025. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM "TC MIDATLANTIC DEVELOPMENT V, INC." AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER.
2. PER REFERENCE SURVEY, ALL ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM. HORIZONTAL DATUM IS STATE PLANE (NC NADV88). REFER TO SURVEY FOR BENCHMARK REFERENCE AND/OR LOCATION. CONTACT OWNER FOR ANY MISSING BOUNDARY PINS, MONUMENTS, OR VERTICAL DATUM BENCHMARKS NEEDED FOR ESTABLISHING CONSTRUCTION STAKING CONTROL.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
4. PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.

811 Know what's below. Call before you dig.

0 50 100 200
SCALE: 1" = 100'

N W E S

PROJECT CONTACTS

DEVELOPER:
HIGH STREET DISTRICT DEVELOPMENT, INC.
1422 S TRYON STREET, SUITE 300,
CHARLOTTE, NC 28203
CONTACT: TOM BURR
PHONE: 847-226-0815

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON, WHITESIDE & ASSOCIATES, INC
230 E. PETERSON DRIVE, SUITE B
CHARLOTTE, NC 28217
CONTACT: TOMMIE L. LITTLE, III P.E.
PHONE: (980) 312-5450

SURVEYOR:
RB PHARR & ASSOCIATES, P.A.
969 E. 7TH., SUITE #100
CHARLOTTE, NC, 28204
CONTACT: KEITH MCGUINNESS
PHONE: (704) 376-2186

OWNERS:
DEARNESS PROPERTIES LLC
4393 POINT WEST DRIVE
PORTSMOUTH, VA 23703

FORSTER INVESTMENTS INC
4601 GRANITE HILLS DR
DAVIDSON, NC 28036

DON DALE DANCY & CAROL M. DANCY
PO BOX 648
HUNTERSVILLE, NC 28070

ARCHITECT:
BB+M ARCHITECTURE
1900 WEST MOREHEAD STREET, SUITE 200
CHARLOTTE, NC 28208
CONTACT: HONG CHOE
PHONE: 704-408-8994

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

OLD STATESVILLE ROAD
MIXED-USE
SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING #: R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	12515
DATE:	12/17/2025
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

TITLE SHEET

C1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 233 S. WEST ST. #900, RALEIGH, NC 27603
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REZONING NOTES

SITE DEVELOPMENT DATA:
--ACREAGE: ±11.87
--TAX PARCEL #S: 01707207, 01707240, 01707239, 01707238, 01707237, 01707236
--EXISTING ZONING: HC(CD) AND NR
--PROPOSED ZONING: NC(CD)
--EXISTING USES: VACANT, GREENHOUSE AND ACCESSORY STORAGE
--PROPOSED USES: UP TO 244 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 10 TOWNHOME-STYLE ATTACHED-HOUSING DWELLING UNITS (UP TO 254 TOTAL RESIDENTIAL UNITS) TOGETHER WITH ACCESSORY USES, AND UP TO 8,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE AS ALLOWED IN THE NC ZONING DISTRICT.

1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY HIGH STREET DISTRICT DEVELOPMENT, INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MIXED-USE COMMUNITY ON AN APPROXIMATELY ±11.87-ACRE SITE GENERALLY LOCATED ON OLD STATESVILLE ROAD (THE "SITE").

b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE) IN EXISTENCE AS OF THE DATE OF APPROVAL OF THE REZONING. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NC ZONING CLASSIFICATION SHALL GOVERN.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 11.4.4.E. OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 11.4.4.E. OF THE ORDINANCE. THESE INSTANCES INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 11.4.4.E OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. SUBDIVISION. PURSUANT TO ARTICLE 11.4.7.L OF THE ORDINANCE, WHICH ALLOWS FOR A CONCURRENT SUBDIVISION SKETCH PLAN AND REZONING REVIEW PROCESS, THIS PETITION SHALL CONSTITUTE AS THE SKETCH PLAN REVIEW FOR SUBDIVISION PURPOSES. THEREFORE, THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBSEQUENTLY SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION FOLLOWS APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. DEVELOPMENT STANDARDS, REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO 244 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 10 TOWNHOME-STYLE ATTACHED-HOUSING DWELLING UNITS (UP TO 254 TOTAL RESIDENTIAL UNITS) TOGETHER WITH ACCESSORY USES, AND UP TO 8,000 SQUARE FEET OF GRPOUND-FLOOR COMMERCIAL SPACE AS ALLOWED IN THE NC ZONING DISTRICT. THE COMMERCIAL SPACE IS INTENDED TO ACCOMMODATE A WIDE VARIETY OF POTENTIAL SMALL BUSINESSES, RETAILERS, AND PROFESSIONALS WITHIN FLEXIBLE, GROUND-FLOOR STOREFRONT SPACE AT APPROPRIATE SCALE CREATING MIXED-USE ACTIVATION FOR THE BROADER PROJECT AND SURROUNDING AREA. THIS COMMERCIAL SPACE IS PROHIBITED FROM BEING CONVERTED TO RESIDENTIAL USE.

b. AFFORDABLE HOUSING COMMITMENT. PETITIONER PROPOSES THAT AT LEAST TEN(10) ATTAINABLE HOUSING UNITS SHALL BE PROVIDED AMONG THE MULTI-FAMILY UNITS FOR A PERIOD OF FIFTEEN (15) YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS OF N.C.G.S. 160D-703(B1) AND ARTICLE 3.2.5(D)(1)C OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE, AT LEAST FOUR (4) OF SUCH ATTAINABLE UNITS SHALL BE FLOATING HOUSING UNITS THAT WILL BE AVAILABLE TO HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME AS PUBLISHED BY HUD FOR THE CHARLOTTE–CONCORD–GASTONIA NC–SC HUD METRO FMR AREA. THE REMAINING SIX (6) ATTAINABLE UNITS SHALL BE AVAILABLE TO HOUSEHOLDS EARNING 100% OR LESS OF THE AREA MEDIAN INCOME AS PUBLISHED BY HUD FOR THE CHARLOTTE–CONCORD–GASTONIA NC–SC HUD METRO FMR AREA.

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. ACCESS TO THE SITE SHALL BE FROM OLD STATESVILLE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF HUNTERSVILLE AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

c. THE PETITIONER SHALL DEDICATE FORTY FEET (40') OF RIGHT-OF-WAY FROM THE OLD STATESVILLE ROAD CENTERLINE.

d. IT IS UNDERSTOOD ALL TRANSPORTATION IMPROVEMENTS PER THE TRANSPORTATION IMPACT ANALYSIS ARE THE RESPONSIBILITY OF THE PETITIONER AND SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE TOWN) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH THE DEVELOPMENT IMPROVEMENTS DESCRIBED ABOVE, THEN THE TOWN MAY INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

e. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60-DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN THE TOWN OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY MAY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND AT MARKET PRICES. IN SUCH AN EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT, OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT, OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTEMPLATED HEREIN AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH THE DEVELOPMENT IMPROVEMENTS DESCRIBED ABOVE, THEN THE TOWN MAY INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS, IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

IN ADDITION TO THE FOREGOING, IN THE EVENT THE RIGHT OF WAY IS NOT AVAILABLE FOR ANY REASON AFTER THE GOOD FAITH EFFORTS OF THE PETITIONER, THE PETITIONER WILL WORK WITH THE TOWN OF HUNTERSVILLE AND/OR NCDOT AS APPLICABLE TO EITHER (I) IDENTIFY ALTERNATIVE IMPROVEMENTS TO IMPLEMENT TRAFFIC MITIGATION IN LIEU OF THE IMPROVEMENTS IMPACTED BY THE LACK OF RIGHT OF WAY AS DESCRIBED IN SUBSECTION E ABOVE; OR (II) CONTRIBUTE TO THE TOWN OF HUNTERSVILLE AND/OR NCDOT AS APPLICABLE, AN AMOUNT EQUAL TO THE ESTIMATED COST OF THE ROAD IMPROVEMENTS NOT COMPLETED DUE TO THE LACK OF AVAILABLE RIGHT OF WAY, SUCH FUNDS TO BE USED TO COMPLETE SUCH ALTERNATIVE ROADWAY IMPROVEMENTS IN THE GENERAL AREA OF THE SITE IN A MANNER REASONABLE AGREEABLE TO THE PETITIONER, THE TOWN OF HUNTERSVILLE AND/OR NCDOT AS APPLICABLE.

4. STREETSCAPE, OPEN SPACE AND LANDSCAPING:

a. ALONG OLD STATESVILLE RD A TEN-FOOT (10') MULTI-USE PATH AND TEN-FOOT (10') PLANTING STRIP WILL BE PROVIDED. AN ADDITIONAL ROW OF STREET TREES WILL BE LOCATED BEHIND THE PROPOSED SIDEWALK IN A 10-FOOT LANDSCAPE EASEMENT TO BE RECORDED ON A PLAT OF RECORD. THE INTERIOR ROW OF TREES SHALL BE STAGGERED FROM THE TREES PROVIDED WITHIN THE RIGHT-OF-WAY.

b. ALL OTHER ROADS SHALL MEET THE HUNTERSVILLE STREET SECTION DETAILS (200 SERIES) WITH A MINIMUM SEVEN-FOOT (7') PLANTING STRIP AND A SEVEN (7') FOOT SIDEWALK.

c. LANDSCAPE BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED BUFFERS MAY BE REDUCED IN WIDTH AS ALLOWED BY THE ORDINANCE. IF THE ZONING OR LAND USE ON THE ADJOINING PROPERTIES CHANGES TO A USE OR ZONING DISTRICT THAT NO LONGER REQUIRES A BUFFER, THEN THE BUFFERS INDICATED MAY BE ELIMINATED.

d. PROGRAMMED OPEN SPACE AREA(S) WILL BE PROVIDED ON SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. PROGRAMMING MAY INCLUDE PLAZAS DESIGNED USING THE STANDARDS OF THE TOWN OF HUNTERSVILLE DESIGN GUIDEBOOK AND ARTICLE 7.11 OF THE ZONING ORDINANCE OR OTHER FEATURES AS ALLOWED BY ORDINANCE.

5. GENERAL DESIGN GUIDELINES:

a. DUMPSTER AND RECYCLING AREA WILL BE ENCLOSED BY A SOLID WALL OR FENCE WITH ONE SIDE BEING A DECORATIVE GATE. THE WALL OR FENCE USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDINGS. THE LOCATION OF THE PROPOSED DUMPSTER AND RECYCLING AREA IS GENERALLY DEPICTED ON THE REZONING PLAN.

b. LOCATIONS OF HVAC CONDENSERS SHALL MEET ORDINANCE STANDARDS.

6. ENVIRONMENTAL FEATURES:

a. THE SITE WILL COMPLY WITH THE WATER QUALITY ARTICLE 8.17 AND THE HUNTERSVILLE WATER QUALITY DESIGN MANUAL. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. STORMWATER INFRASTRUCTURE IS PERMITTED WITHIN PUBLIC RIGHT-OF-WAY AS GENERALLY DEPICTED ON THE REZONING PLAN. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FINAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. IN ACCORDANCE WITH THE ORDINANCE, QUALIFYING STREAM BUFFER DISTURBANCE AS DEPICTED ON THE REZONING PLAN IS INTENDED TO BE MITIGATED VIA OPTION 8 (MITIGATION CREDITS) FROM SECTION 8.25.11.B AS ESTABLISHED BY THE TOWN OF HUNTERSVILLE SWIM ORDINANCE. IT IS THE INTENT FOR ANY MITIGATION CREDITS PAID TO BE ROUTED TO AN ASSOCIATED STREAM RESTORATION PROJECT WITHIN THE TOWN OF HUNTERSVILLE.

7. VESTED RIGHTS

a. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 160D-108.1.

8. AMENDMENTS TO THE REZONING PLAN

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11.4.4.E. OF THE ZONING ORDINANCE.

9. REQUESTED MODIFICATION & JUSTIFICATION

a. A MIX OF ATTACHED AND DETACHED RESIDENTIAL UNITS SHALL NOT BE REQUIRED AS SET FORTH IN ARTICLE 3.2.5 (D)(3). ATTACHED BUILDNGS MAY COMPRISE UP TO ONE HUNDRED PERCENT (100%) OF THE RESIDENTIAL UNITS.

b. WITHIN MIXED-USE BUILDINGS, GROUND-FLOOR COMMERCIAL SPACE SHALL NOT BE REQUIRED TO COMPRISE 60% MINIMUM OF GROUND-FLOOR AREA AS SET FORTH IN ARTICLE 4.4.

i. THIS MODIFICATION IS PURSUANT TO ARTICLE 11.4.7 OF THE HUNTERSVILLE ZONING ORDINANCE AND IS WARRANTED AND SUPPORTED BY THE OVERALL QUALITY, DESIGN, AND COMMUNITY BENEFITS OF THE PROPOSED DEVELOPMENT, WHICH COLLECTIVELY EXCEED ORDINANCE STANDARDS AND ADVANCE THE GOALS OF THE TOWN. THE MIXED-USE NATURE OF THE PROJECT ALIGNS WITH THE 2040 HUNTERSVILLE COMMUNITY PLAN MIXED-USE CENTER CHARACTER AREA (SUBJECT DESIGNATION) WHICH ENCOURAGES HIGHER DENSITY RESIDENTIAL FOCUSED WITHIN THE I-77/HWY 115 CORRIDOR. IN ADDITION, TO THE PROPOSED DEVELOPMENT'S MIXTURE OF USES AND HOUSING TYPES ON-SITE, A MIXTURE OF HOUSING TYPES ARE AVAILABLE WITHIN ¼ MILE OF THE SITE. SPECIFICALLY, APPROXIMATELY 100 TOWNHOMES AND SINGLE-FAMILY HOMES ARE PLANNED TO THE SOUTHWEST, AN ACTIVE ADULT/SENIORS HOUSING COMMUNITY (BUILT 2024) IS ADJACENT TO THE SOUTH, AND EXISTING SINGLE-FAMILY TO THE NORTH. THE ADDITION OF MULTI-FAMILY UNITS AND TOWNHOMES ALONG WITH COMMERCIAL SPACE AND ATTAINABLE HOUSING COMMITMENTS PROVIDES HOUSING TYPE DIVERSITY AND RETAIL/OFFICE OPPORTUNITIES NOT CURRENTLY IN THE AREA.

10. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

GENERAL SKETCH PLAN NOTES

1. MODIFICATIONS REQUESTED ARE LISTED IN THE REZONING NOTES.
2. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
3. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
4. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE DEDICATED FOR PERPETUITY.
5. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSING ACCESS POINTS. MODIFICATIONS TO PLAN MAY RESULT.
6. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS. TREE SPECIES SHALL COMPLY WITH TOWN APPROVED TREE LIST.
7. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
8. WATER AND SEWER SERVICE WILL BE PROVIDED BY CHARLOTTE WATER.

501 MANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 210 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
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OLD STATESVILLE ROAD MIXED-USE

SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING #: R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	12515
DATE:	12/17/2025
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

REZONING NOTES

C1.1

PLOTTED: 12/18/2025 2:53 PM, BY: Megan Schoonmaker P:\ACAD\25-R15\SD\CAD Files\2025.10.01 - Rezoning Set\C1.1 Title Sheet.dwg

TREE LEGEND

SPECIMEN TREE TO REMAIN

>12" DBH NON SPECIMEN TREE TO REMAIN

SPECIMEN TREE REMOVAL

>12" DBH NON SPECIMENTREE REMOVAL

TREE LABEL LEGEND:

CED	=	CEDAR
CHY	=	CHERRY
HEM	=	HEMLOCK
MAG	=	MAGNOLIA
MAP	=	MAPLE
POP	=	POPLAR
SYC	=	SYCAMORE

HERITAGE TREES

NUMBER OF HERITAGE TREES ON SITE:	0
NUMBER OF HERITAGE TREES SAVED:	N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE:	100%
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED:	N/A

SPECIMEN TREES

NUMBER OF SPECIMEN TREES ON SITE:	24
NUMBER OF SPECIMEN TREES SAVED:	2
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE:	30%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED:	8%

NOTE: PETITIONER WILL USE BEST EFFORTS TO SAVE SPECIMEN TREES IN BUFFERS AND IN TREE SAVE AREA AS SHOWN ON THE REZONING PLAN. ONSITE TREE MITIGATION OR FEE IN LIEU WILL BE USED AS A LAST RESORT AS ALLOWED BY TOWN ORDINANCE.

TREE CANOPY

REQUIRED: 0%
PROPOSED: 15%

SITE LEGEND:

- PCSO BUFFER
- EXISTING WETLAND
- WETLAND IMPACT
- LIMITS OF DISTURBANCE (LOD)

CYNTHIA KAUFMAN
D.B. 13106, PG. 559
PIN: 017-072-44

ROBERT WILLIAM MCAULEY JR. REVOCABLE TRUST DATED NOVEMBER 1, 2018
D.B. 38219, PG. 688
PIN: 017-072-17

ROBERT WILLIAM MCAULEY JR. REVOCABLE TRUST DATED NOVEMBER 1, 2018
D.B. 38219, PG. 694
PIN: 017-072-18

FORSTER INVESTMENTS, INC.
D.B. 37747, PG. 763
PIN: 017-072-07
ZONED: HC (CD)

EXISTING SHED

EXISTING BUILDING

EXISTING GREEN HOUSE

EXISTING GREEN HOUSE

EXISTING GREEN HOUSE

PROPOSED LIMITS OF DISTURBANCE (10.2 ACRES)

FORSTER INVESTMENTS, INC.
D.B. 37747, PG. 763
PIN: 017-072-40
ZONED: HC (CD)

EXISTING TREELINE, TYP.

EXISTING POTENTIALLY JURISDICTIONAL WETLAND TO BE REMOVED

EXISTING NON-SPECIMEN TREE TO BE REMOVED

EXISTING SPECIMEN TREE TO BE REMOVED

22' TEMPORARY NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS & REGRESS TO REMOVED D.B. 37748, PG. 327

EXISTING POTENTIALLY JURISDICTIONAL WETLAND TO BE REMOVED

JOANNE DAVIS, MARRIED
D.B. 16327, PG. 273
PIN: 017-072-19

FORSTER INVESTMENTS, INC.
D.B. 37747, PG. 770
PIN: 017-072-39
ZONED: NR

OLD STATESVILLE ROAD (NCSR 1115)
ASSUMED 80' PUBLIC RIGHT-OF-WAY
NCDOT PERMIT NUMBER D1702-60-21-0022

EXISTING POST CONSTRUCTION BUFFER, TYP.

DEARNESS PROPERTIES, LLC
D.B. 19977, PG. 589
PIN: 017-072-36
ZONED: NR

EXISTING POTENTIALLY JURISDICTIONAL WETLAND, TYP.

100-FOOT PERENNIAL STREAM BUFFER

50' OCD

TREE SAVE/PCSO BUFFER

STREAM TOP OF BANK

EXISTING SPECIMEN TREE TO REMAIN

EXISTING NON-SPECIMEN TREE TO REMAIN

DEARNESS PROPERTIES, LLC
D.B. 19977, PG. 589
PIN: 017-072-37
ZONED: NR

EXISTING BOUNDARY LINE TO BE ABANDONED

WILLIAM & AMY CHEEK
D.B. 33766, PG. 325
PIN: 017-072-21

DON & CAROL DANCY
D.B. 6017, PG. 459
PIN: 017-072-38
ZONED: NR

EXISTING SPECIMEN TREE TO REMAIN

PROPOSED LIMITS OF DISTURBANCE (10.2 ACRES)

MCCARTHY PROPERTIES 1, LLC (ET AL)
D.B. 36163, PG. 836
M.B. 5, PG. 396
PIN: 017-072-41

EXISTING POTENTIALLY JURISDICTIONAL WETLAND TO BE REMOVED, TYP.

PROPERTY BOUNDARY LINE, TYP.

LOT A, ARDEN SENIOR LIVING FINAL PLAT
M.B. 74, PG. 324
FC HUNTERSVILLE, LLC
D.B. 36226, PG. 492
PIN: 017-072-26

EXISTING TREES															
8"GUM X2	12"GUM X2	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"ELM	15"OAK	15"PINE	15"PINE	15"POP	18"ELM	18"OAK	18"PINE	18"POP	20"PECAN	26"OAK
12"CED	12"GUM X2	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"ELM	15"OAK	15"PINE	15"PINE	15"POP	18"ELM	18"OAK	18"PINE	18"POP	20"PINE	26"PINE
12"CED	12"GUM X3	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"ELM	18"OAK	18"PINE	18"POP	20"PINE	27"PINE
12"CED	12"GUM X3	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM	18"OAK	18"PINE	18"POP	20"PINE	28"MAG
12"CED	12"HEM	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM	18"OAK	18"PINE	18"POP	20"PINE	30"OAK
12"CED	12"MAP	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM	18"OAK	18"PINE	18"POP	20"POP	30"PINE
12"CHY	12"MAP	12"OAK	12"PINE	12"PINE	12"PINE TWIN	12"POP	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM	18"OAK X2	18"PINE	18"POP	21"OAK	30"PINE
12"CHY	12"OAK	12"OAK	12"PINE	12"PINE	12"PINE X3	12"POP X2	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM	18"PINE	18"PINE	18"POP X2	24"GUM	36"OAK
12"ELM	12"OAK	12"OAK	12"PINE	12"PINE	12"PINE X3	12"POP X2	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM	18"PINE	18"PINE	18"POP X2	24"OAK	36"OAK
12"GUM	12"OAK	12"OAK	12"PINE	12"PINE	12"PINE X5	12"POP X2	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM TWIN	18"PINE	18"PINE	18"SYC	24"OAK	36"OAK
12"GUM	12"OAK	12"OAK	12"PINE	12"PINE	12"PINE X6	12"POP X2	15"GUM	15"OAK	15"PINE	15"PINE	15"POP	18"GUM X2	18"PINE	18"PINE X2	18"SYC	24"OAK	36"OAK
12"GUM	12"OAK	12"OAK	12"PINE	12"PINE	12"POP	12"POP X2	15"GUM X2	15"OAK	15"PINE	15"PINE	15"POP	18"MAP	18"PINE	18"PINE X2	18"SYC	24"OAK	36"OAK
12"GUM	12"OAK	12"OAK	12"PINE	12"PINE	12"POP	12"POP X3	15"HACKBERRY	15"OAK	15"PINE	15"PINE	15"POP	18"MAP	18"PINE	18"PINE X2	18"SYC	24"OAK	36"OAK
12"GUM	12"OAK	12"OAK	12"PINE	12"PINE	12"POP	12"POP X4	15"MAP	15"OAK	15"PINE	15"PINE X2	15"POP	18"OAK	18"PINE	18"POP	18"SYC	24"OAK	36"OAK
12"GUM	12"OAK	12"OAK	12"PINE	12"PINE	12"POP	12"TREE	15"OAK	15"OAK	15"PINE	15"PINE X2	15"POP	18"OAK	18"PINE	18"POP	18"SYC TWIN	24"OAK	40"OAK
12"GUM	12"OAK	12"OAK X2	12"PINE	12"PINE	12"POP	12"TREE	15"OAK	15"OAK	15"PINE	15"PINE X2	15"POP	18"OAK	18"PINE	18"POP	18"TREE	24"OAK	40"PINE
12"GUM	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	12"TREE	15"OAK	15"OAK X2	15"PINE	15"PINE X3	15"POP X2	18"OAK	18"PINE	18"POP	20"ELM	24"PINE	PINE
12"GUM	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"CED	15"OAK	15"OAK X2	15"PINE	15"PINE X4	15"TREE	18"OAK	18"PINE	18"POP	20"OAK	24"PINE	TWIN TREE
12"GUM x2	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"ELM	15"OAK	15"PINE	15"PINE	15"POP	15"TREE	18"OAK	18"PINE	18"POP	20"OAK	25"PINE	
12"GUM X2	12"OAK	12"PINE	12"PINE	12"PINE	12"POP	15"ELM	15"OAK	15"PINE	15"PINE	15"POP	15"TREE	18"OAK	18"PINE	18"POP	20"OAK	26"OAK	

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SCALE: 1" = 40'

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SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING # R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT: 12515
DATE: 12/17/2025
DRAWN BY: CPE
CHECKED BY: TLL

REVISION HISTORY

EXISTING CONDITIONS

C2.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EAST BOUNDARY AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
1520 SOUTH BOULEVARD, SUITE 200, CHARLOTTE, NC 28203 | 210 PETERSON DR., GREENVILLE, SC 29611 | 230 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29306 | 212 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306

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PLOTTED:12/19/2025 2:53 PM, BY Megan Schoonmaker P:\ACAD\12-15\25\CAD Files\2025.10.01 - Rezoning Set\C0.01251S - Existing Conditions.dwg

SITE DATA TABLE		
TOTAL AREA (ACRES, SQUARE FEET)	±11.87 ACRES, 517,210 SF	
PROPOSED DISTURBED AREA (ACRES, SQUARE FEET)	± 9.69 ACRES, 422,289 SF	
RIVER BASIN	CATAWBA	
STREAM CLASSIFICATION	WS-IV - TORRENCE CREEK	
PRINCIPAL USES(S) (Z.O. ARTICLE 3)	MULTI-FAMILY HOMES & COMMERCIAL & TOWNHOUSE	
BUILDING TYPE (Z.O. ARTICLE 3, 4, & 8.10)	STOREFRONT & APARTMENT	
PROPOSED ZONING DISTRICT (Z.O. ARTICLE 3)	CONDITIONAL ZONING NEIGHBORHOOD CENTER DISTRICT - NC(CD)	
OVERLAY DISTRICT, IF APPLICABLE (ARTICLE 3 Z.O.)	MTN ISLAND LAKE PA-2	
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3Z.O.)	70%	
PERCENTAGE OF IMPERVIOUS SHOWN	45%	
LOT COUNT	2	
TOTAL NUMBER OF DWELLINGS (MULTIFAMILY)	UP TO 244	
TOTAL NUMBER OF TOWNHOUSE UNITS	UP TO 10	
TOTAL AREA OF COMMERCIAL (SQUARE FEET)	UP TO 8,000 SF	
LOT SIZE RANGE	N/A	
NUMBER OF LOTS WITHIN EACH RANGE (USE MORE LINES IF NEEDED)	N/A	N/A
LOT WIDTHS RANGE (Z.O. ARTICLE 3)		
NUMBER OF LOTS WITHIN EACH WIDTH (USE MORE LINES IF NEEDED)	N/A	N/A
SETBACKS AND BUILD-TO-LINES (Z.O. ARTICLE 3, 4, & 8)		
FRONT BTL RANGE OR SETBACK	10'-25' BTL	
CORNER SETBACKS	N/A	
REAR SETBACKS	8'-0"	
RIGHT SIDE SETBACKS	8'-0"	
LEFT SIDE SETBACKS	8'-0"	
WATERSHED INFORMATION (Z.O. ARTICLE 3 AND S.O. SECTION 7.290)		
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	YES	
WATERSHED DISTRICT	MCDOWELL CREEK	
LOW DENSITY/HIGH DENSITY	HIGH DENSITY	
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	70%	
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS BY HOMEOWNER. *FYI, IF YOU ARE PROPOSING TO DEVELOP A RESIDENTIAL SUBDIVISION INSIDE THE MILO-O OR LN-O WATERSHED DISTRICTS YOU SHALL RESERVE 1% OF THE LOT AREA BUT NOT LESS THAN 150 SQ/FT IMPERVIOUS AREA PER LOT TO ALLOW FOR ADDITION OF FUTURE IMPERVIOUS AREA BY THE HOMEOWNER/OCCUPANT.*	N/A	
LIST ALL MODIFICATIONS FROM THE APPROVED SKETCH PLAN AND ANY CONDITIONS OF THE REZONING PLAN, IF THE PROPERTY IS SUBJECT A CONDITIONAL REZONING PLAN.	SEE REZONING NOTES	

PARKING SUMMARY TABLE:

REQUIRED PARKING SPACES:

RESIDENTIAL:
- 1 SPACE/1 BD UNIT = 1 SPACE * 136 UNITS = 136 SPACES
- 1.5 SPACE/1+ BD UNIT = 1.5 SPACES * 115 UNITS = 173 SPACES
- TOTAL RESIDENTIAL = 309 SPACES

COMMERCIAL:
- 1 SPACE/500 SF = (9,000 SF/500 SF) * 1 SPACE = 18 SPACES

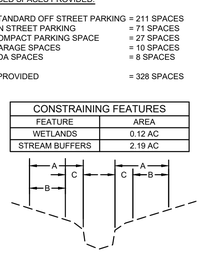
TOTAL REQUIRED = 327 SPACES

PROPOSED SPACES PROVIDED:

- STANDARD OFF STREET PARKING = 211 SPACES
- ON STREET PARKING = 71 SPACES
- COMPACT PARKING SPACE = 27 SPACES
- GARAGE SPACES = 10 SPACES
- ADA SPACES = 8 SPACES

TOTAL PROVIDED = 328 SPACES

CONSTRAINING FEATURES	
FEATURE	AREA
WETLANDS	0.12 AC
STREAM BUFFERS	2.19 AC



30' STREAM BUFFER SECTION LEGEND:

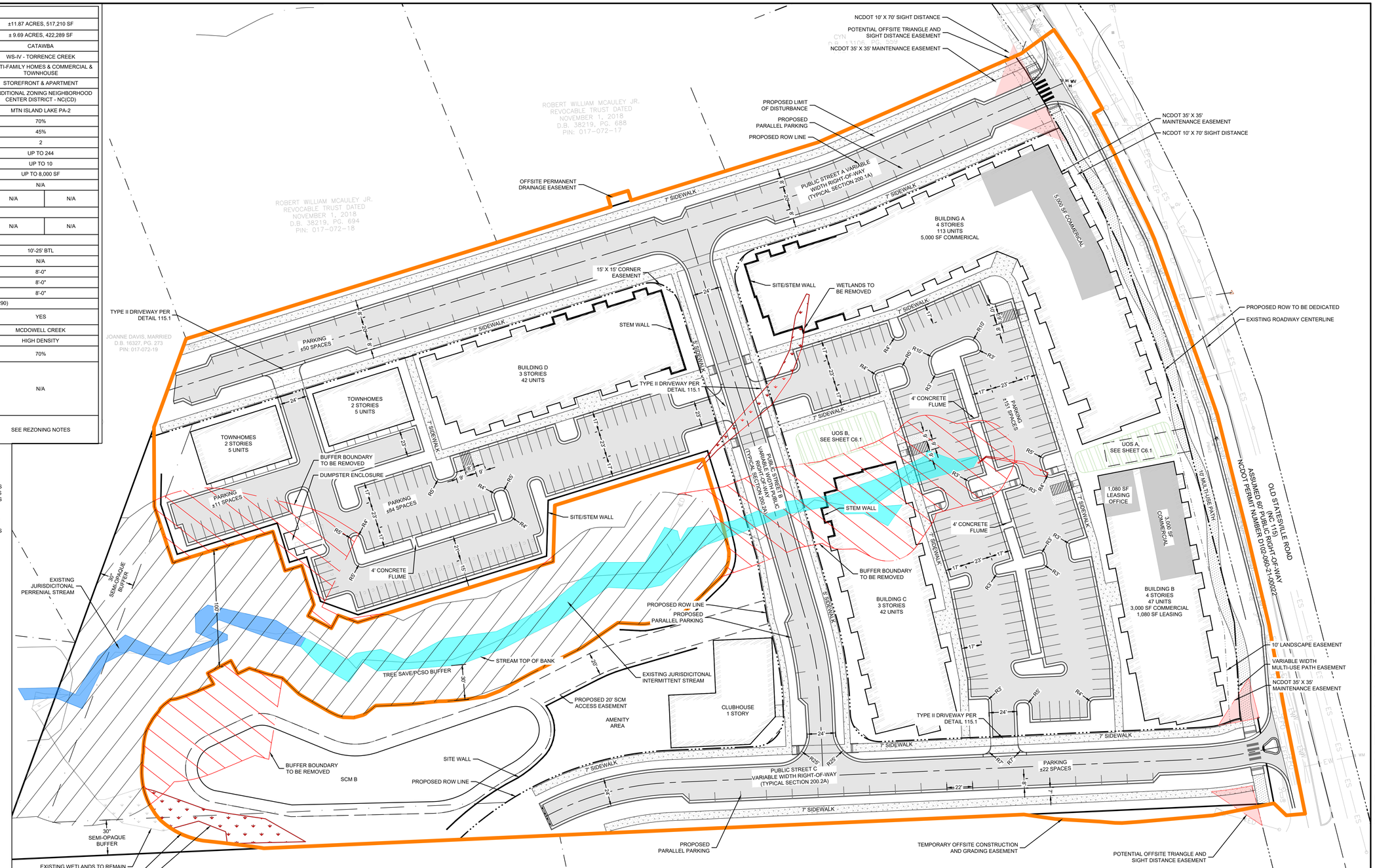
A 30' UPLAND ZONE STREAM BUFFER

B 20' VEGETATED BUFFER. DISTURBANCE WITHIN THIS AREA MUST BE REVEGETATED.

C 10' BANK STABILIZATION BUFFER. ANY DISTURBANCE WITHIN THIS AREA SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.

NOTES:

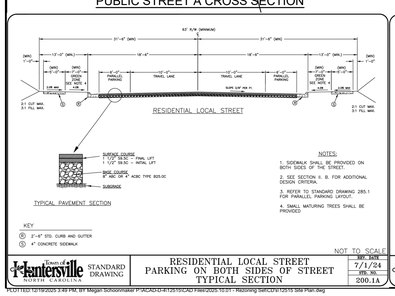
1. **MITIGATION SHALL BE PROVIDED BY OPTION 8 FROM SECTION 8.25.11.B IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCES.**
2. **LANDSCAPE BUFFERS FOR LOT 3, 4, & 5 SHALL BE PER ORDINANCE UPON DEVELOPMENT.**
3. **DEVELOPER TO LIMIT GRADING AND MAINTAIN EXISTING VEGETATION WHERE FEASIBLE WITHIN LANDSCAPE BUFFERS.**



SITE LEGEND:

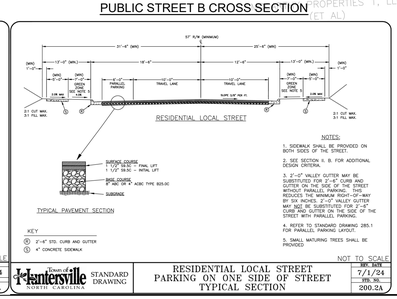
- JURISDICTIONAL PERENNIAL STREAM
- JURISDICTIONAL INTERMITTENT STREAM
- PCSO BUFFER
- PCSO BUFFER IMPACT
- EXISTING WETLAND
- WETLAND IMPACT
- LANDSCAPE BUFFER
- EXISTING CANOPY TO COUNT TOWARDS BUFFER PLANTINGS
- TREE SAVE
- URBAN OPEN SPACE
- PUBLIC ROAD SECTION
- PAVEMENT ASPHALT
- HEAVY DUTY CONCRETE
- ADA CONCRETE
- SIDEWALK CONCRETE
- MULTI-USE PATH
- LIMITS OF DISTURBANCE (LOD)

PUBLIC STREET A CROSS SECTION



Town of Huntersville NORTH CAROLINA	STANDARD DRAWING	RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET TYPICAL SECTION	REV. DATE 7/1/24 REV. NO. 200.1A

PUBLIC STREET B CROSS SECTION



Town of Huntersville NORTH CAROLINA	STANDARD DRAWING	RESIDENTIAL LOCAL STREET PARKING ON ONE SIDE OF STREET TYPICAL SECTION	REV. DATE 7/1/24 REV. NO. 200.2A

Core Thoroughfare

OLD STATESVILLE ROAD CROSS SECTION

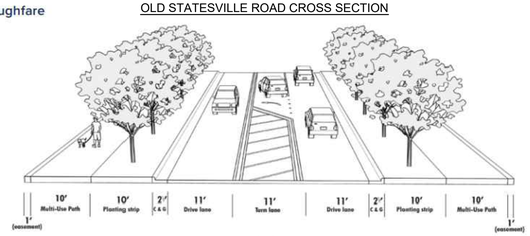


Figure 5.5. Core Thoroughfare Cross-Section. (Diagram not to scale.)

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0 20 40 80
SCALE: 1" = 40'

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REZONING # R25-15
HUNTERSVILLE, MECKLENBURG COUNTY , NORTH CAROLINA

SW+ PROJECT: 12515
DATE: 12/17/2025
DRAWN BY: CPE
CHECKED BY: TLL

REVISION HISTORY

SITE PLAN

C3.0

501 MANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 220 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603

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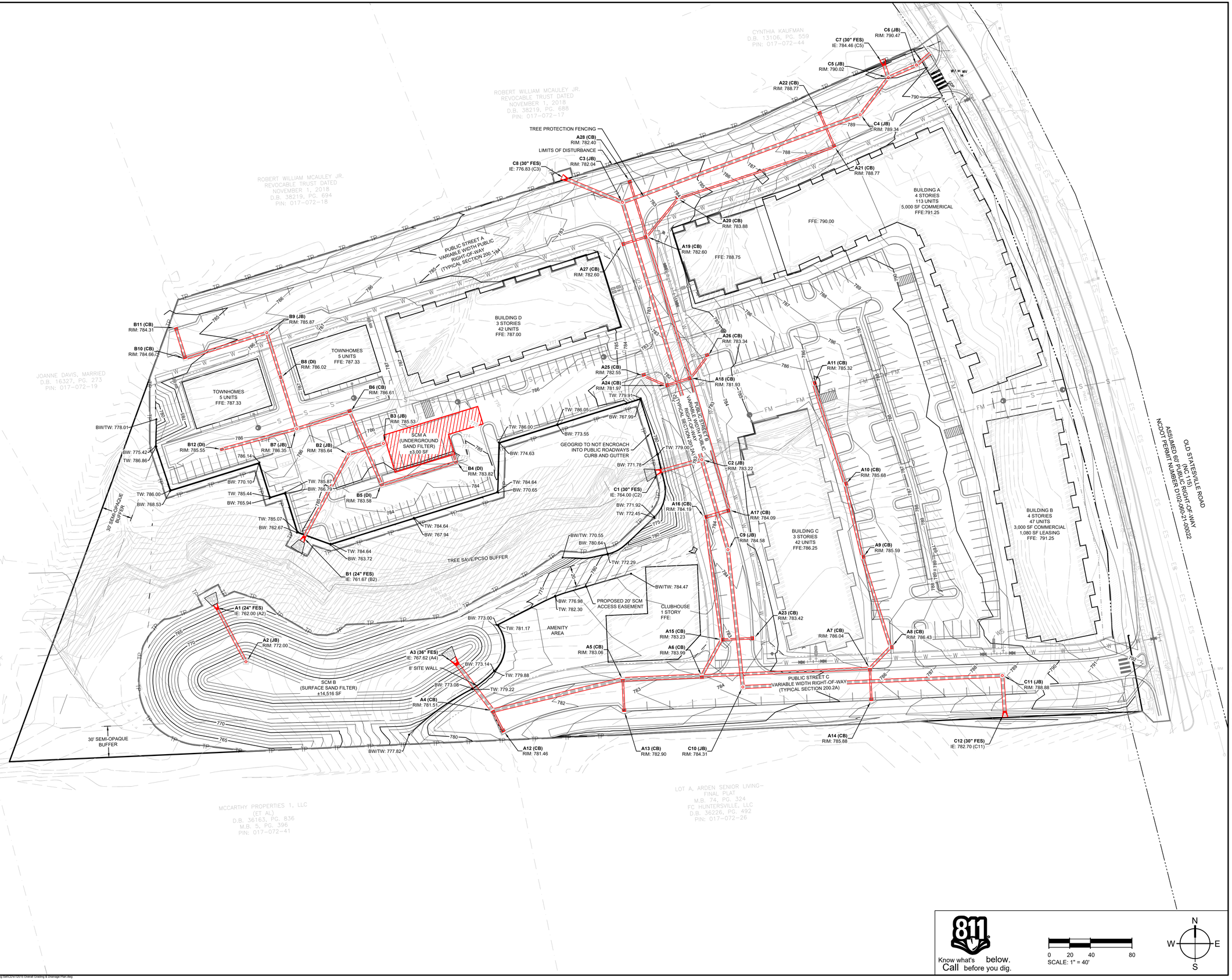
I:\2025\12515\CAD\12515-SKETCH PLAN.dwg, 12/17/2025 1:20:57 PM, Megan Schoolmaster



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REZONING #: R25-15
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SW+ PROJECT:	12515
DATE:	12/17/2025
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

OVERALL GRADING & DRAINAGE PLAN

C4.0

Know what's below. Call before you dig.

0 20 40 80
SCALE: 1" = 40'

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W E
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ROBERT WILLIAM MCAULEY JR.
REVOCABLE TRUST DATED
NOVEMBER 1, 2018
D.B. 38219, PG. 688
PIN: 017-072-17

CYNTHIA KAUFMAN
D.B. 13106, PG. 559
PIN: 017-072-44

ROBERT WILLIAM MCAULEY JR.
REVOCABLE TRUST DATED
NOVEMBER 1, 2018
D.B. 38219, PG. 694
PIN: 017-072-18

JOANNE DAVIS, MARRIED
D.B. 16327, PG. 273
PIN: 017-072-19

WILLIAM & AMY CHEEK
D.B. 33766, PG. 325
PIN: 017-072-21

MCCARTHY PROPERTIES 1, LLC
(ET AL)
D.B. 36163, PG. 836
M.B. 5, PG. 396
PIN: 017-072-41

LOT A, ARDEN SENIOR LIVING-
FINAL PLAT
M.B. 74, PG. 324
FC HUNTERSVILLE, LLC
D.B. 36226, PG. 492
PIN: 017-072-26

OLD STATESVILLE ROAD
(NC 115)
ASSUMED 89' PUBLIC RIGHT-OF-WAY
NCDOT PERMIT NUMBER 0102-2002-21-00022

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	Vertical	

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SCALE: 1" = 40'

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OLD STATESVILLE ROAD MIXED-USE

SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING # R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	12515
DATE:	12/17/2025
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

EXISTING SLOPE ANALYSIS

C4.1

R:\21\12515\12-15\2025 2 SH PM, BY Megan Sizkos\Initial P:\ACAD\21-21\12515\CAD Files\2025.10.01 - Rezoning Set\C21-12515 Slope Analysis.dwg

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OLD STATESVILLE ROAD
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ASSUMED 66' PUBLIC RIGHT-OF-WAY
NCDOT PERMIT NUMBER D102-060-21-00022

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
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SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC

REZONING #: R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	12515
DATE:	12/17/2025
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

PROPOSED SLOPE ANALYSIS

C4.2

K:\01 TEC\12515\05 2 SW PM\ MY Megan Sidhom\Harlan P:\ACAD\12-01\25\SEUM Files\2025.10.01 - Rezoning Set\Civil\12515 Slope Analysis.dwg

STANDARD SEWER PLAN NOTES:

1. FOR PROJECT SURVEY INFORMATION INCLUDING VERTICAL DATUM AND BENCHMARK LOCATIONS, SEE "PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS" ON SHEET C1.0.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER. ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. MANHOLE COVERS ARE NOT ALLOWED WITHIN CURB AND GUTTER AND ARE TO BE INSTALLED COMPLETELY WITHIN OR COMPLETELY OUT OF PAVED AREAS (INCLUDING SIDEWALKS).
4. SEWER MANHOLE CONES ADJACENT TO CURB AND/OR SIDEWALK RAMPS SHALL BE ROTATED TO LOCATE MANHOLE FRAME AND COVER AWAY FROM THE SIDEWALK RAMPS AND CURBS.
5. REFER TO THE SEWER AUTHORITY'S STANDARD NOTES, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND PROCEDURES, INCLUDING WATERTIGHT MANHOLE LOCATIONS.
6. REFER TO SEWER DETAIL SHEETS AND SEWER PROFILE SHEETS FOR DETAILS AND ANY ADDITIONAL SEWER SYSTEM INFORMATION.

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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D.B. 13106, PG. 559
PIN: 017-072-44

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FINAL PLAT
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FC HUNTERSVILLE, LLC
D.B. 36226, PG. 492
PIN: 017-072-26

PUBLIC STREET A
VARIABLE WIDTH RIGHT-OF-WAY
(TYPICAL SECTION 200.1A)

PUBLIC STREET B
VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY
(TYPICAL SECTION 200.2A)

PUBLIC STREET C
VARIABLE WIDTH RIGHT-OF-WAY
(TYPICAL SECTION 200.2A)

OLD STATESVILLE ROAD
ASSUMED 60' PUBLIC
NCDOT PERMIT NUMBER D102360-21-00022
(NC HWY 115)
VARIABLE WIDTH RIGHT-OF-WAY

BUILDING A
4 STORIES
113 UNITS
5,000 SF COMMERICAL

BUILDING B
4 STORIES
47 UNITS
3,000 SF COMMERCIAL
1,080 SF LEASING

BUILDING C
3 STORIES
42 UNITS

BUILDING D
3 STORIES
42 UNITS

TOWNHOMES
3 STORIES
5 UNITS

TOWNHOMES
3 STORIES
5 UNITS

CLUBHOUSE
1 STORY

SCM A

SCM B

TREE SAVE/PCSO BUFFER

30' SEMI-OPAQUE BUFFER

30' SEMI-OPAQUE BUFFER

20' SEWER EASEMENT

EXISTING PUBLIC WATER MAIN

EXISTING 8" PUBLIC SEWER MAIN

8" PUBLIC WATER MAIN

PROPOSED ROW

PUBLIC FIRE HYDRANT

3" PRIVATE DOMESTIC WATER SERVICE

8" PRIVATE FIRE WATER SERVICE

3" DOMESTIC WATER SERVICE

2" PRIVATE IRRIGATION WATER SERVICE

BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

8" PRIVATE FIRE WATER SERVICE

2" PRIVATE DOMESTIC WATER SERVICE

PRIVATE GRAVITY SEWER SERVICE, TYP.

BUILDING MOUNTED FDC

2" PRIVATE DOMESTIC WATER SERVICE

PRIVATE GRAVITY SEWER SERVICE, TYP.

PROPOSED PUBLIC GRAVITY SEWER MAIN

PRIVATE SEWER FORCE MAIN

PROPOSED PRIVATE PUMP STATION

PROPOSED ROW

BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

8" PRIVATE FIRE WATER SERVICE

2" PRIVATE DOMESTIC WATER SERVICE

2" PRIVATE DOMESTIC WATER SERVICE

BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

8" PRIVATE FIRE WATER SERVICE

EXISTING PUBLIC FIRE HYDRANT

PROPOSED ROW LINE

8" PUBLIC WATER MAIN

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SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING #: R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	12515
DATE:	12/17/2025
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

UTILITY PLAN

C5.0

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LANDSCAPE SUMMARY TABLE:

OLD STATESVILLE ROAD FRONTAGE (OVERHEAD POWER):
- SMALL MATURING STREET TREES IN R/W PLANTED 30' ON CENTER.
- LARGE MATURING MULTI-USE PATH TREES IN 10' LANDSCAPE EASEMENT PLANTED 40' ON CENTER.

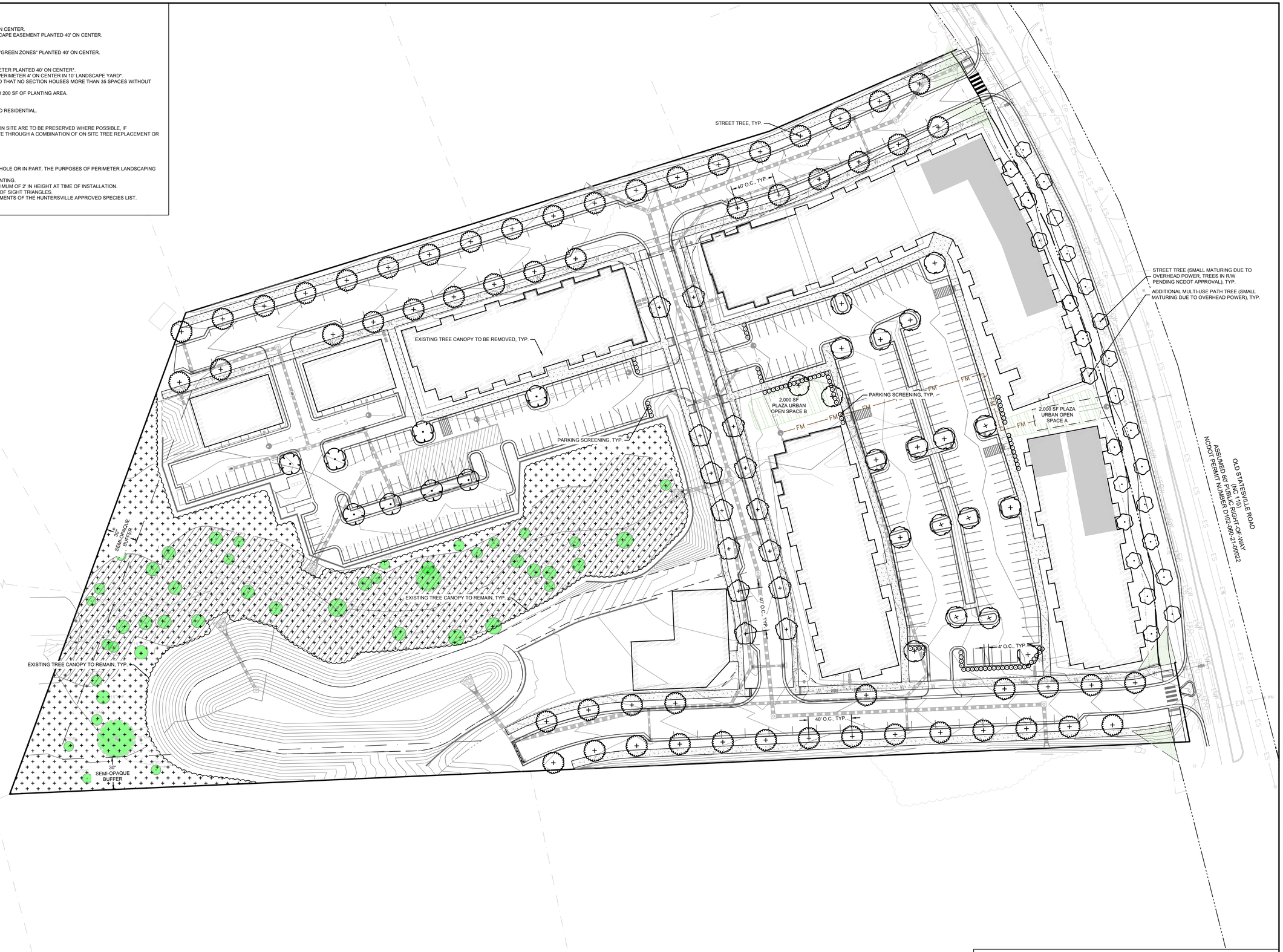
PROPOSED INTERNAL PUBLIC R/W FRONTAGES:
- LARGE MATURING TREES IN HUNTERSVILLE STANDARD "GREEN ZONES" PLANTED 40' ON CENTER.

OFF STREET PARKING:
- LARGE MATURING TREES AROUND PARKING LOT PERIMETER PLANTED 40' ON CENTER*.
- EVERGREEN SHRUBS PLANTED AROUND PARKING LOT PERIMETER 4' ON CENTER IN 10' LANDSCAPE YARD*.
- PARKING LOTS SHALL BE BROKEN UP INTO SECTIONS SO THAT NO SECTION HOUSES MORE THAN 35 SPACES WITHOUT A TREE ISLAND.
- INTERIOR ISLANDS TO BE A MINIMUM OF 8' IN WIDTH AND 200 SF OF PLANTING AREA.

BUFFER YARDS:
30' SEMI-OPAQUE MAJOR SUBDIVISION BUFFER ADJACENT TO RESIDENTIAL.

TREE PRESERVATION REQUIREMENTS:
- 100% OF HERITAGE TREES & 30% OF SPECIMEN TREES ON SITE ARE TO BE PRESERVED WHERE POSSIBLE, IF PERCENTAGES ARE NOT MET, DEVELOPER MAY MITIGATE THROUGH A COMBINATION OF ON SITE TREE REPLACEMENT OR A CONTRIBUTION TO THE TREE FUND/BANK PER CODE.

GENERAL NOTES:
- *EXISTING VEGETATION TO REMAIN WHICH MEETS, IN WHOLE OR IN PART, THE PURPOSES OF PERIMETER LANDSCAPING ABOVE, MAY BE APPLIED TOWARD REQUIREMENT.
- TREES TO BE A MINIMUM OF 2" CALIPER AT TIME OF PLANTING.
- OFF STREET PARKING SCREENING SHRUBS TO BE A MINIMUM OF 2' IN HEIGHT AT TIME OF INSTALLATION.
- ALL TREES AND SHRUBS ARE TO BE LOCATED OUTSIDE OF SIGHT TRIANGLES.
- CODE REQUIRED LANDSCAPE IS TO MEET THE REQUIREMENTS OF THE HUNTERSVILLE APPROVED SPECIES LIST.



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SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING #: R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	12515
DATE:	12/17/2025
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REVISION HISTORY

LANDSCAPE PLAN

C6.0

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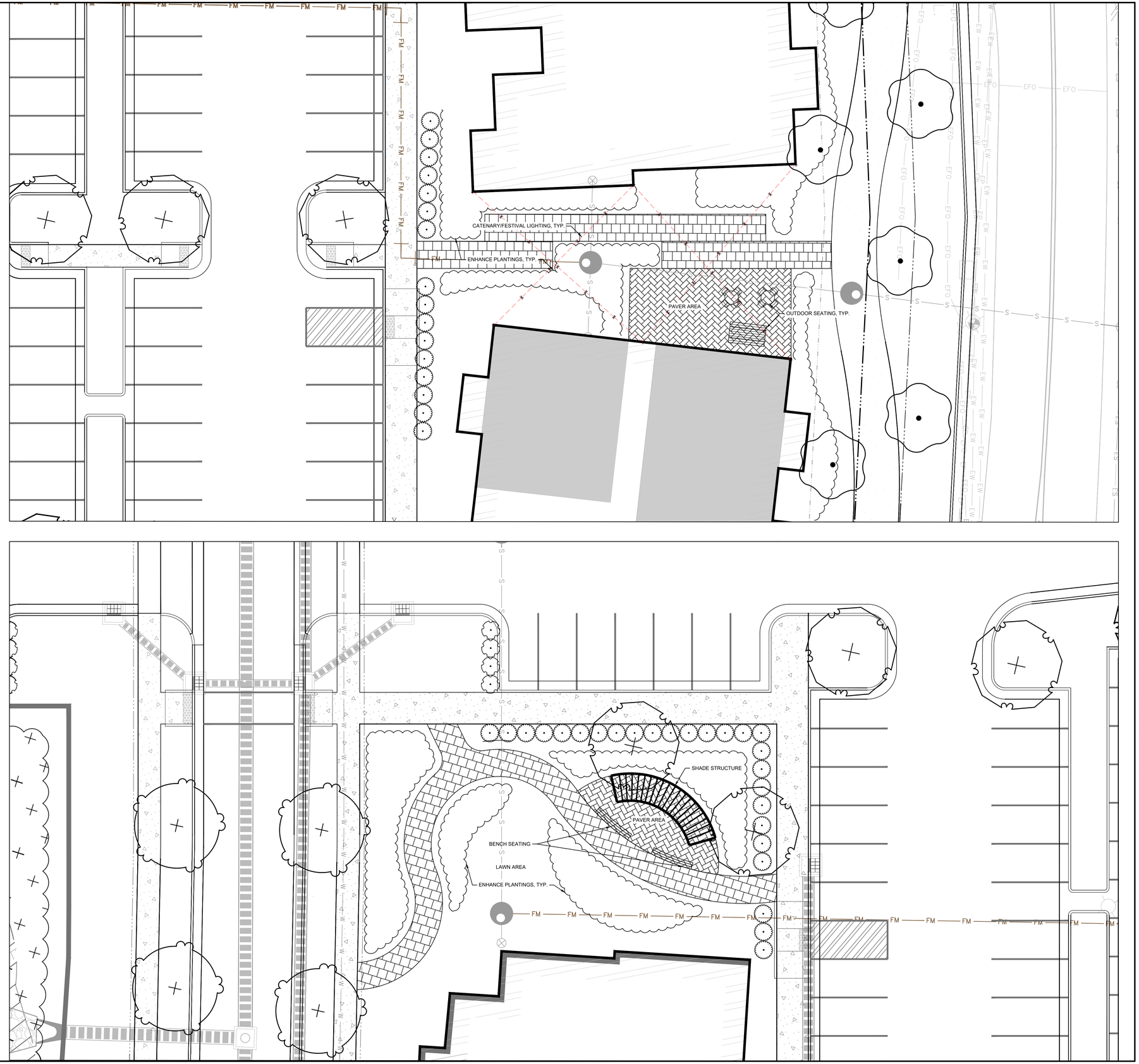

URBAN OPEN SPACE A (PLAZA TYPE)

IS TO CONSIST OF 2 TABLES/CHAIRS, FESTIVAL/CATENARY LIGHTS, ENHANCED PLANTINGS, AND A PAVER FORECOURT THAT CONNECTS THE SITE TO THE ADJACENT MULTIUSE PATH. DESIGN IS SUBJECT TO CHANGE, BUT ALL ELEMENTS MENTIONED WILL BE INCLUDED.

N W E S

0 5 10 20
SCALE: 1" = 10'

URBAN OPEN SPACE B (PLAZA TYPE)

IS TO CONSIST OF A PAVER PATIO WITH 2 DECORATIVE BENCHES, A SHADE STRUCTURE, UPLIGHTING, AND ENHANCED PLANTINGS. DESIGN IS SUBJECT TO CHANGE, BUT ALL ELEMENTS MENTIONED WILL BE INCLUDED.

N W E S

0 5 10 20
SCALE: 1" = 10'

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HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING #: R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

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REVISION HISTORY

URBAN OPEN SPACE PLANS

C6.1

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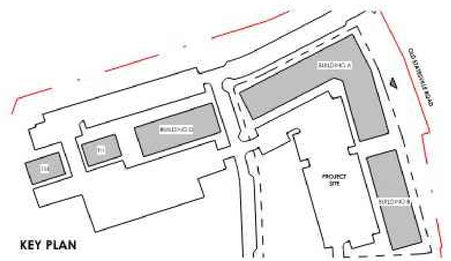

KEY PLAN

MIXED-USE BUILDING

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REVISION HISTORY

ARCHITECTURAL ELEVATION A

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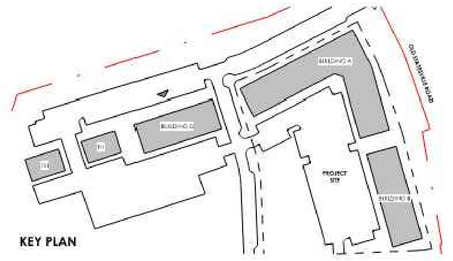
APARTMENT BUILDING ELEVATION



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REVISION HISTORY

ARCHITECTURAL ELEVATION B

K:\01 HED 12-19-2025 2:11 PM, BY Megan Isbosimitaler P:\ACAD\12-R12515\CAD Files\2025.10.01 - Rezoning Set\CU12515 Title Sheet.dwg

901 MANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
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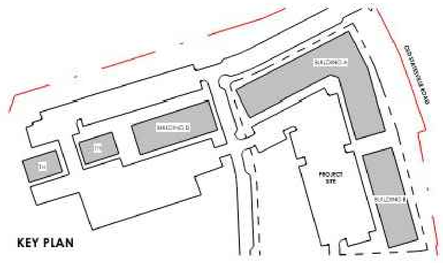
DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.

ATTACHED HOME ELEVATION



SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
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980.312.5450
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PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

OLD STATESVILLE ROAD MIXED-USE

SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC
REZONING #: R25-15
HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT:	12515
DATE:	12/17/2025
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

ARCHITECTURAL ELEVATION C

PLOTTED: 12/18/2025 2:12 PM, BY: Megan Sokoloski.staff P:\ACAD\12-R15\RCAD Files\2025.10.01 - Rezoning Set\Cm1-12515 - Title Sheet.dwg

December 19, 2025

Town of Huntersville
101 Huntersville-Concord Road
Huntersville, NC 28078
(864) 595-5349

To whom it may concern,

High Street District Development, Inc is proposing a ± 11.87 acre mixed-use development in Huntersville, NC. Stormwater runoff from the proposed development will be treated and detained by two sand filter systems. One of the proposed systems is an underground sand filter (SCM A) and the other is a surface sand filter (SCM B). Water quality volume and 50-year routing calculations for both systems per the Town of Huntersville Water Quality Design Manual are attached.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Tommie L. Little, PE
Director

WATER QUALITY VOLUME CALCULATIONS

SCM A (Underground Sand Filter) Calculations

Dearness Gardens
Huntersville, NC

19-Dec-25
12515
CPE

1. Simple Method for Runoff Volume, DV

Definitions

- The runoff coefficient, RV, is the runoff depth in inches divided by the rainfall depth in inches.
- The impervious fraction, IA, is the impervious portion of drainage area in acres divided by the drainage area in acres
- The design volume, DV, is the volume of runoff that must be controlled for the design storm.
- The design storm depth, RD, is 1.5" in Coastal Counties and 1.0" elsewhere. In SA waters, the DV is the difference between runoff volume pre- versus post-development for the 10-year storm.
- The drainage area, A, must include all of the surfaces that drain to the SCM regardless of whether they are on-site or off-site.

1a.) $R_v = 0.05 + 0.9 * I_A$

Impervious Drainage Area=	1.15	(ac)
Drainage Area=	1.46	A (ac)
Impervious Fraction=	0.79	I_A (unitless)
R_V=	**0.76**	(unitless)

1b.) $DV = 3630 * R_D * R_v$*A

Coastal County (Y/N)	N	
Design Storm Depth=	1.00	R_D (in.)**
Design Volume=	**4033**	(cu ft)
Sand Filter Design Volume (DV)=	**4033**	(cu ft)

SCM A (Underground Sand Filter) Calculations

Dearness Gardens
Huntersville, NC

19-Dec-25
12515
CPE

2. Pond Data

Temporary Pool			
		Stage	Cummulative
Elevation (ft)	Area (sf)	Volume (cf)	Volume (cf)
774.00	3000	0	0
775.00	3000	3,000	3,000
775.50	3000	1,500	4,500
		1.46	**4500** cf

783.00 (asphalt surface)
780.00 (top of chamber)
771.00 (FES invert)
772.00 (IE invert/bottom of sand)
774.00 (Top of Sand)

Sand Filter Design Volume (DV) = 4033 cf

Interpolated Temp Pool Elevation = **775.34** ft

0.00

SCM B (Surface Sand Filter) Calculations

Dearness Gardens
Huntersville, NC

19-Dec-25
12515
CPE

1. Simple Method for Runoff Volume, DV

Definitions

- The runoff coefficient, RV, is the runoff depth in inches divided by the rainfall depth in inches.
- The impervious fraction, IA, is the impervious portion of drainage area in acres divided by the drainage area in acres
- The design volume, DV, is the volume of runoff that must be controlled for the design storm.
- The design storm depth, RD, is 1.5" in Coastal Counties and 1.0" elsewhere. In SA waters, the DV is the difference between runoff volume pre- versus post-development for the 10-year storm.
- The drainage area, A, must include all of the surfaces that drain to the SCM regardless of whether they are on-site or off-site.

1a.) $R_v = 0.05 + 0.9 * I_A$

Impervious Drainage Area=	4.97	(ac)
Drainage Area=	7.62	A (ac)
Impervious Fraction=	0.65	I_A (unitless)
R_V=	**0.64**	(unitless)

1b.) $DV = 3630 * R_D * R_v$*A

Coastal County (Y/N)	N	
Design Storm Depth=	1.00	R_D (in.)**
Design Volume=	**17564**	(cu ft)
Sand Filter Design Volume (DV)=	**17564**	(cu ft)

SCM B (Surface Sand Filter) Calculations

Dearness Gardens
Huntersville, NC

19-Dec-25
12515
CPE

2. Pond Data

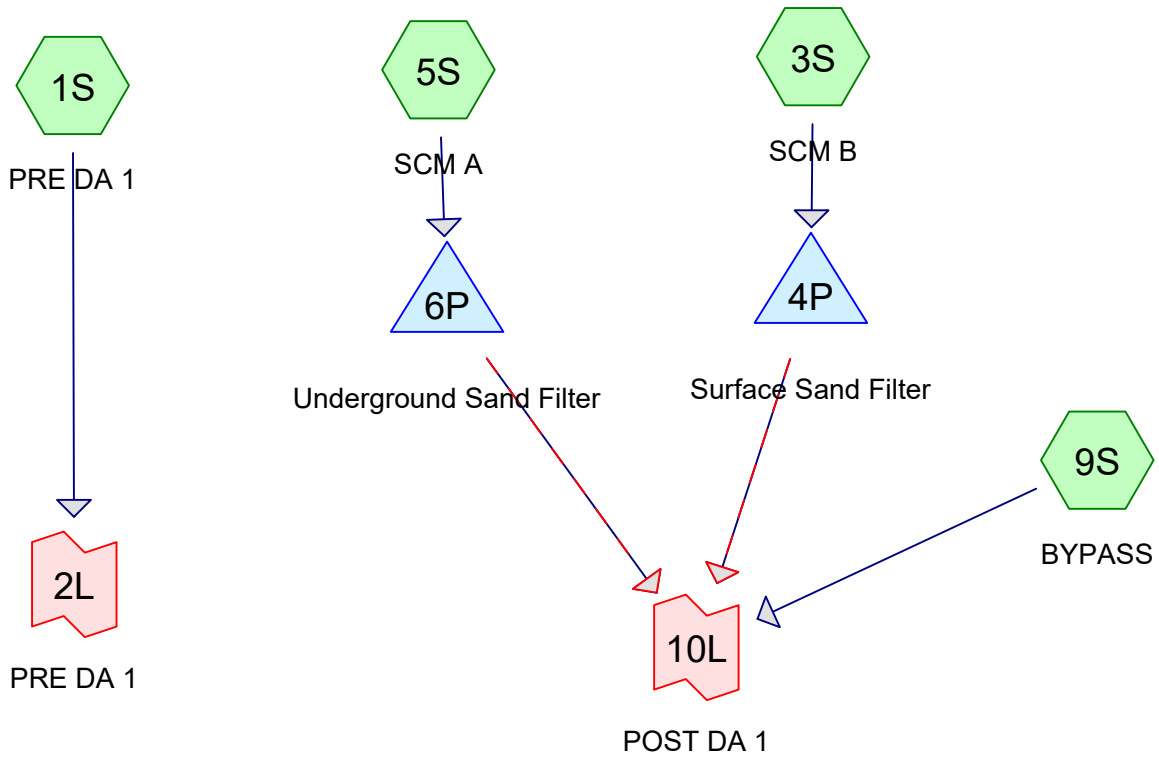
Temporary Pool				
Elevation (ft)	Area (sf)	Stage Volume (cf)	Cummulative Volume (cf)	
767.00	7957	0	0	765 (Bottom of Sand)
768.0	5358	6,658	6,658	
769.0	7076	6,217	12,875	
770.0	8851	7,964	20,838	

STORAGE VOLUME AVAILABLE= **20838** cf

Sand Filter Design Volume (DV) = 17564 cf

Interpolated Temp Pool Elevation = **769.59** **ft**

50-YEAR ROUTING CALCULATIONS



Subcat Reach Pond Link

Routing Diagram for 12515 HydroCAD 12.19.2025
Prepared by Seamon Whiteside, Printed 12/19/2025
HydroCAD® 10.20-7a s/n 12150 © 2025 HydroCAD Software Solutions LLC

Time span=0.00-120.00 hrs, dt=0.10 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PRE DA 1 Runoff Area=11.878 ac 27.36% Impervious Runoff Depth=0.70"
Tc=14.2 min CN=75 Runoff=9.77 cfs 0.691 af

Subcatchment3S: SCM B Runoff Area=7.623 ac 65.20% Impervious Runoff Depth=1.45"
Tc=5.0 min CN=88 Runoff=17.51 cfs 0.921 af

Subcatchment5S: SCM A Runoff Area=1.403 ac 79.47% Impervious Runoff Depth=1.68"
Tc=5.0 min CN=91 Runoff=3.67 cfs 0.197 af

Subcatchment9S: BYPASS Runoff Area=2.785 ac 0.00% Impervious Runoff Depth=0.22"
Tc=25.0 min CN=61 Runoff=0.25 cfs 0.051 af

Pond 4P: Surface Sand Filter Peak Elev=770.25' Storage=21,392 cf Inflow=17.51 cfs 0.921 af
Primary=1.39 cfs 0.921 af Secondary=0.00 cfs 0.000 af Outflow=1.39 cfs 0.921 af

Pond 6P: Underground Sand Filter Peak Elev=775.72' Storage=5,158 cf Inflow=3.67 cfs 0.197 af
Outflow=0.17 cfs 0.197 af

Link 2L: PRE DA 1 Inflow=9.77 cfs 0.691 af
Primary=9.77 cfs 0.691 af

Link 10L: POST DA 1 Inflow=1.68 cfs 1.169 af
Primary=1.68 cfs 1.169 af

Summary for Subcatchment 1S: PRE DA 1

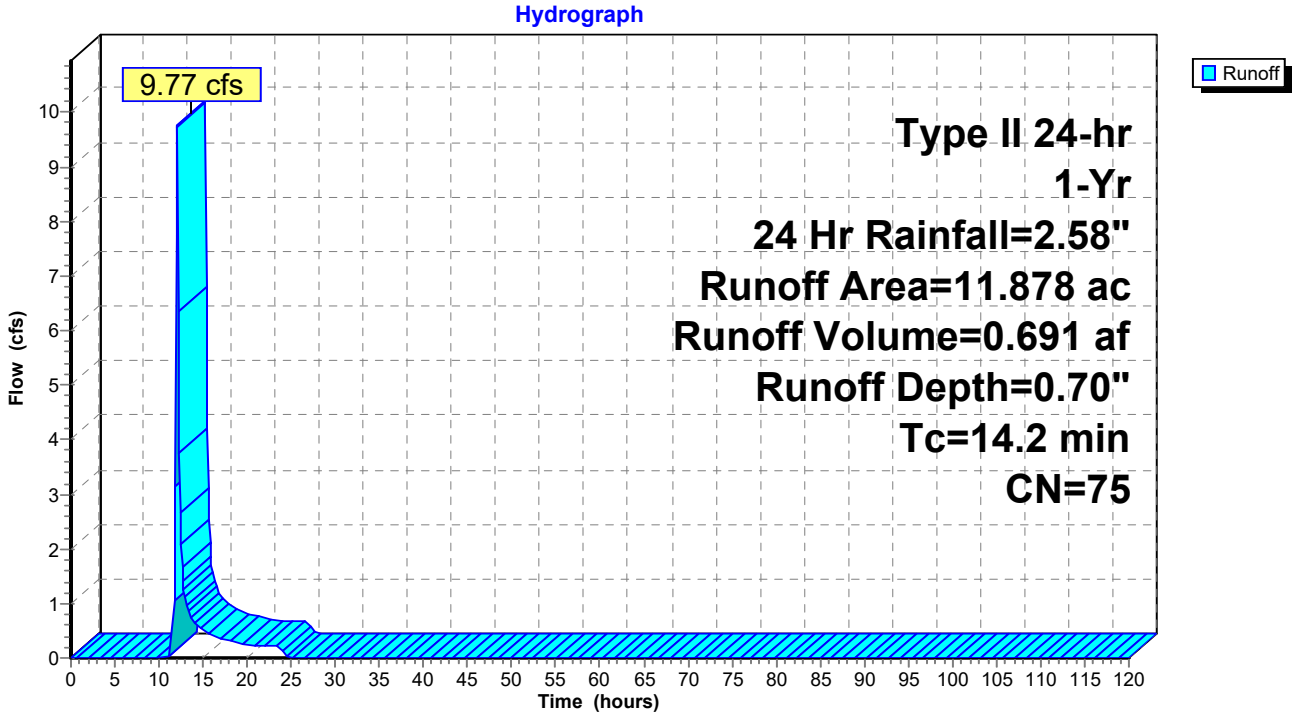
Runoff = 9.77 cfs @ 12.09 hrs, Volume= 0.691 af, Depth= 0.70"
Routed to Link 2L : PRE DA 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 1-Yr, 24 Hr Rainfall=2.58"

	Area (ac)	CN	Description
*	3.250	98	Pavement Building
*	1.763	58	Estimated HeB Soil (B/Wooded)
*	0.883	58	Estimated MeB Soil (B/Wooded)
*	5.248	70	Estimated EnD Soi (C/Wooded)l
*	0.734	77	Estimated VaB Soil (D/Wooded)
	11.878	75	Weighted Average
	8.628		72.64% Pervious Area
	3.250		27.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9					**Direct Entry, Sheet Flow from Excel**
0.7					**Direct Entry, Shallow Concentrated Flow from Excel**
7.6					**Direct Entry, Channel Flow**
14.2	0	Total			

Subcatchment 1S: PRE DA 1



Summary for Subcatchment 3S: SCM B

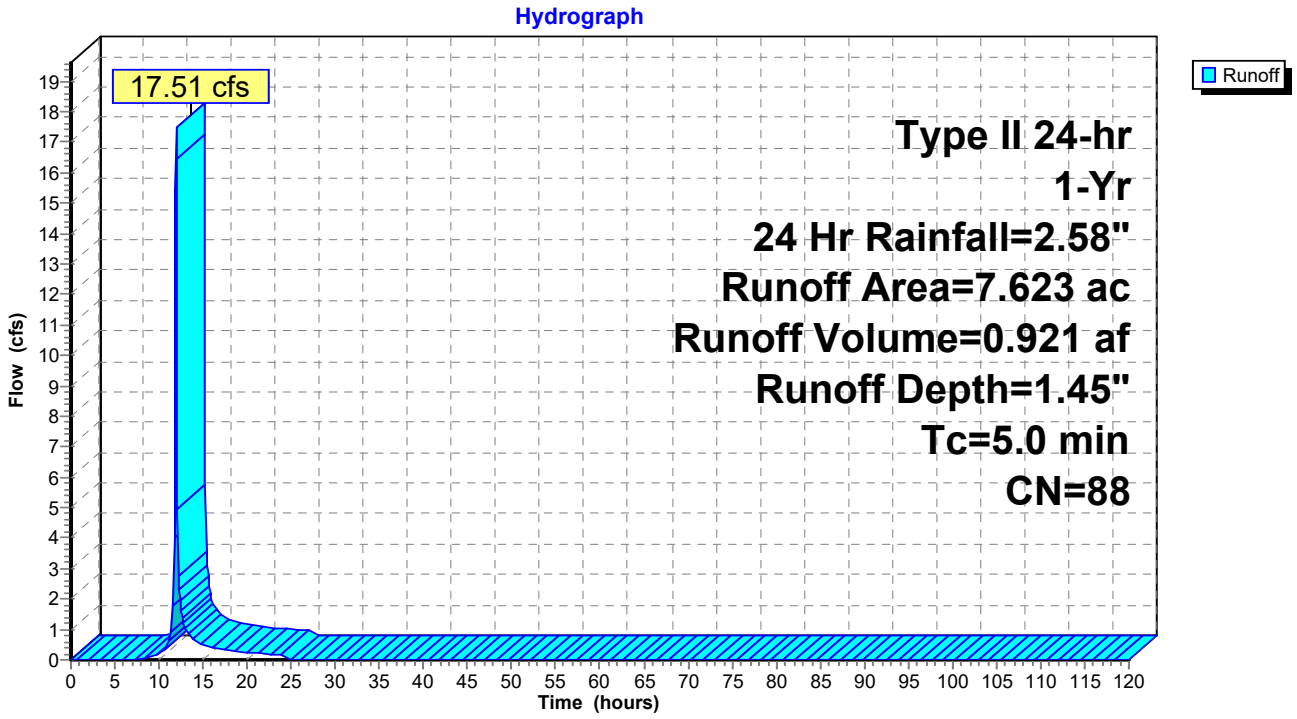
Runoff = 17.51 cfs @ 11.96 hrs, Volume= 0.921 af, Depth= 1.45"
Routed to Pond 4P : Surface Sand Filter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 1-Yr, 24 Hr Rainfall=2.58"

	Area (ac)	CN	Description
	4.970	98	Paved parking, HSG C
*	0.561	58	Estimated HeB
*	0.948	70	Estimated EnD
*	1.144	77	Estimated VaB
	7.623	88	Weighted Average
	2.653		34.80% Pervious Area
	4.970		65.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: SCM B



Summary for Subcatchment 5S: SCM A

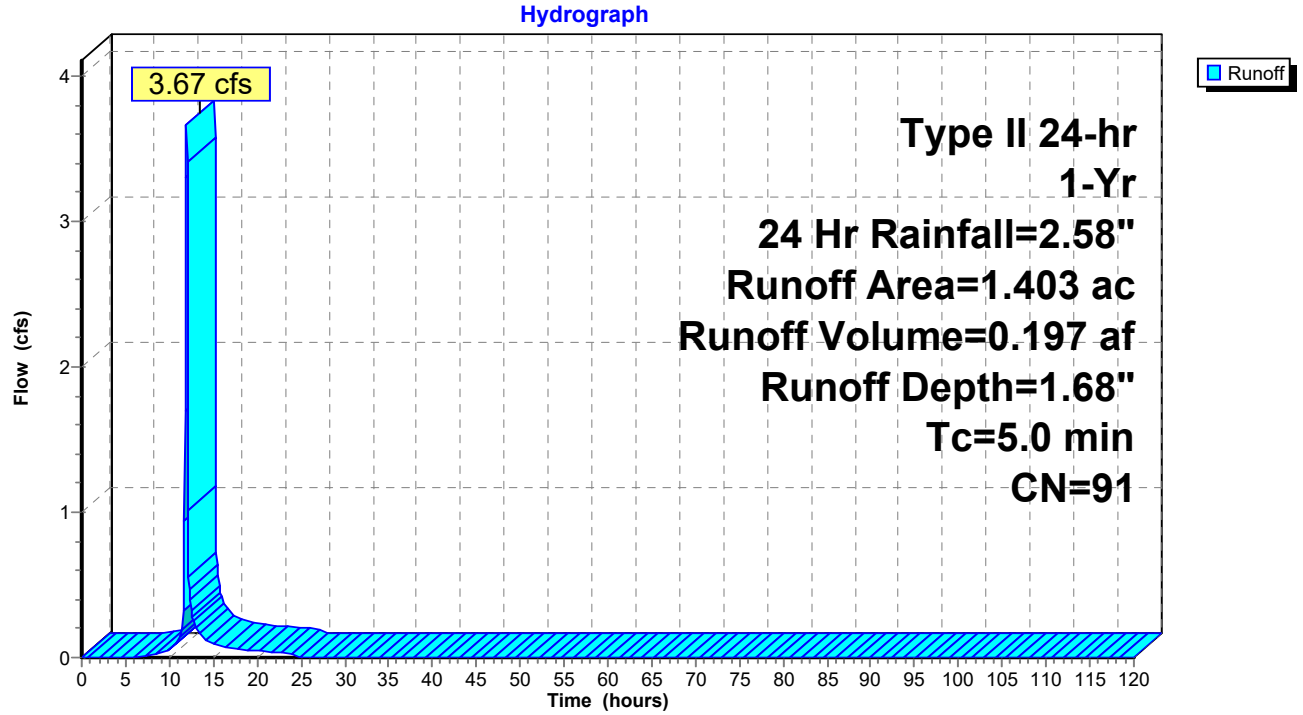
Runoff = 3.67 cfs @ 11.95 hrs, Volume= 0.197 af, Depth= 1.68"
Routed to Pond 6P : Underground Sand Filter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 1-Yr, 24 Hr Rainfall=2.58"

	Area (ac)	CN	Description
	1.115	98	Paved parking, HSG C
*	0.175	58	Estimated MeB Wooded C
*	0.113	70	Estimated Wooded D
	1.403	91	Weighted Average
	0.288		20.53% Pervious Area
	1.115		79.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: SCM A



Summary for Subcatchment 9S: BYPASS

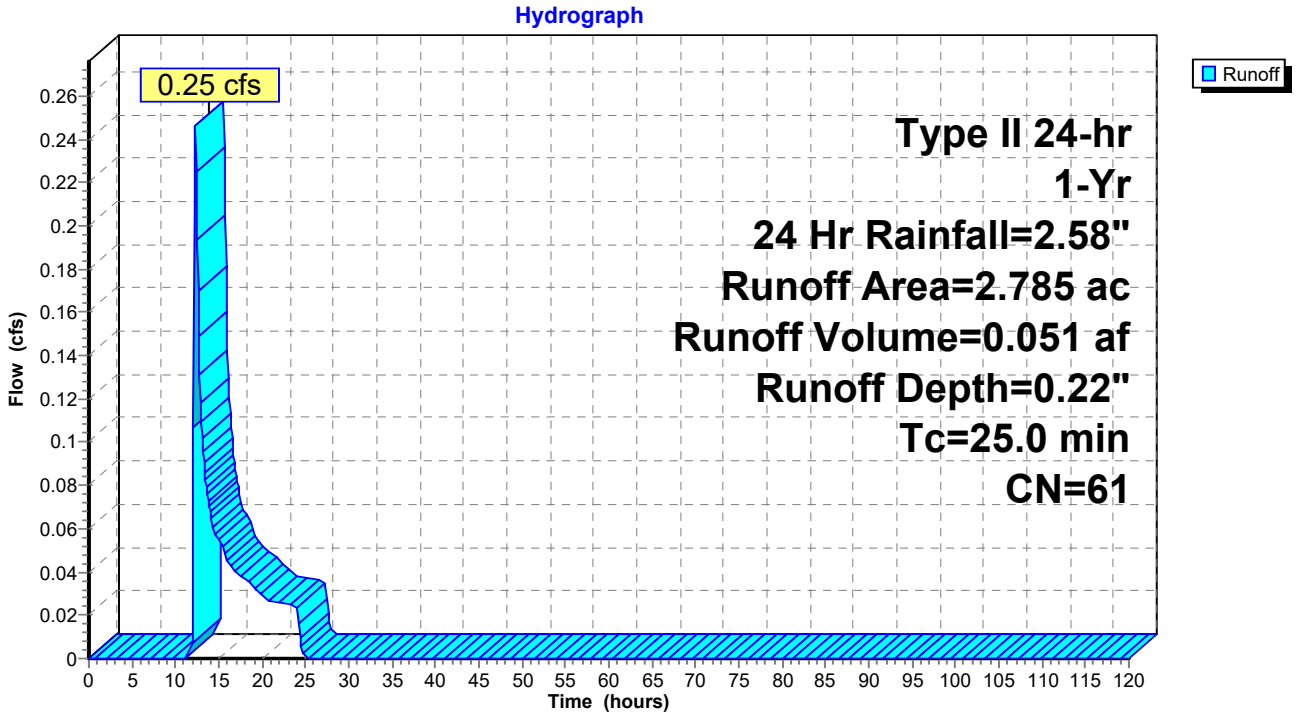
Runoff = 0.25 cfs @ 12.31 hrs, Volume= 0.051 af, Depth= 0.22"
Routed to Link 10L : POST DA 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 1-Yr, 24 Hr Rainfall=2.58"

	Area (ac)	CN	Description
*	2.180	58	Estimated HeB
*	0.605	70	Estimated EnD
	2.785	61	Weighted Average
	2.785		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 9S: BYPASS



Summary for Pond 4P: Surface Sand Filter

Inflow Area = 7.623 ac, 65.20% Impervious, Inflow Depth = 1.45" for 1-Yr, 24 Hr event
Inflow = 17.51 cfs @ 11.96 hrs, Volume= 0.921 af
Outflow = 1.39 cfs @ 12.62 hrs, Volume= 0.921 af, Atten= 92%, Lag= 39.9 min
Primary = 1.39 cfs @ 12.62 hrs, Volume= 0.921 af
Routed to Link 10L : POST DA 1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 10L : POST DA 1

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Peak Elev= 770.25' @ 12.62 hrs Surf.Area= 9,309 sf Storage= 21,392 cf

Plug-Flow detention time= 747.8 min calculated for 0.920 af (100% of inflow)
Center-of-Mass det. time= 748.8 min (1,568.9 - 820.2)

Volume	Invert	Avail.Storage	Storage Description
#1	767.00'	54,057 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

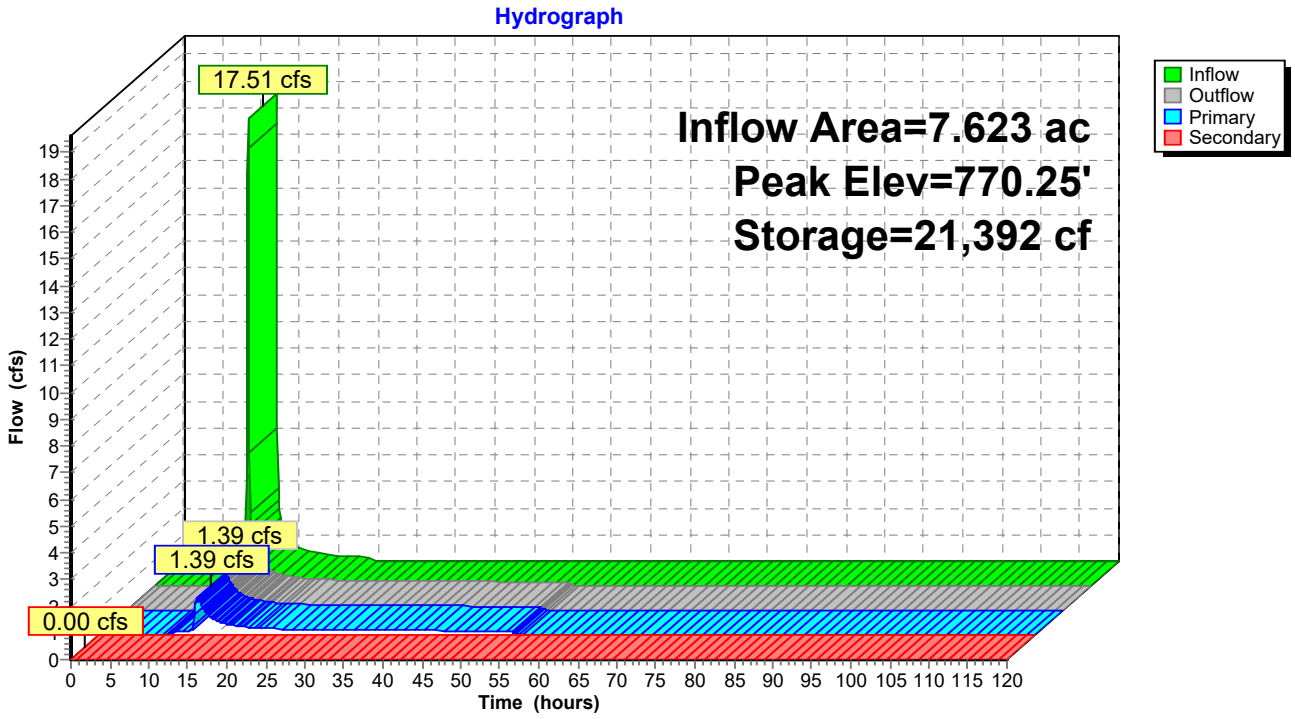
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
767.00	4,520	0	0
768.00	5,358	4,939	4,939
769.00	7,076	6,217	11,156
770.00	8,851	7,964	19,120
771.00	10,683	9,767	28,887
772.00	12,571	11,627	40,514
773.00	14,516	13,544	54,057

Device	Routing	Invert	Outlet Devices
#1	Primary	765.00'	**42.0" Round 36" Outfall** L= 100.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 765.00' / 765.00' S= 0.0000 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 9.62 sf
#2	Device 1	765.00'	**Sand Filter Media** Head (feet) 0.00 1.00 2.00 3.00 4.00 5.00 Disch. (cfs) 0.000 0.104 0.133 0.163 0.193 0.222
#3	Device 1	770.00'	**24.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Secondary	772.00'	**20.0' long + 3.0 '/' SideZ x 10.0' breadth Emergency Spillway** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Device 1	772.00'	**16.0' long Riser** 2 End Contraction(s)

Primary OutFlow Max=1.38 cfs @ 12.62 hrs HW=770.25' (Free Discharge)
└─**1=36" Outfall** (Passes 1.38 cfs of 70.09 cfs potential flow)
  ├─**2=Sand Filter Media** (Custom Controls 0.22 cfs)
  ├─**3=Orifice/Grate** (Orifice Controls 1.15 cfs @ 1.70 fps)
  └─**5=Riser** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=767.00' (Free Discharge)
└─**4=Emergency Spillway** (Controls 0.00 cfs)

Pond 4P: Surface Sand Filter



Summary for Pond 6P: Underground Sand Filter

Inflow Area = 1.403 ac, 79.47% Impervious, Inflow Depth = 1.68" for 1-Yr, 24 Hr event
Inflow = 3.67 cfs @ 11.95 hrs, Volume= 0.197 af
Outflow = 0.17 cfs @ 13.33 hrs, Volume= 0.197 af, Atten= 95%, Lag= 82.3 min
Primary = 0.17 cfs @ 13.33 hrs, Volume= 0.197 af
Routed to Link 10L : POST DA 1

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Peak Elev= 775.72' @ 13.33 hrs Surf.Area= 3,000 sf Storage= 5,158 cf

Plug-Flow detention time= 1,002.9 min calculated for 0.197 af (100% of inflow)
Center-of-Mass det. time= 1,004.2 min (1,811.0 - 806.8)

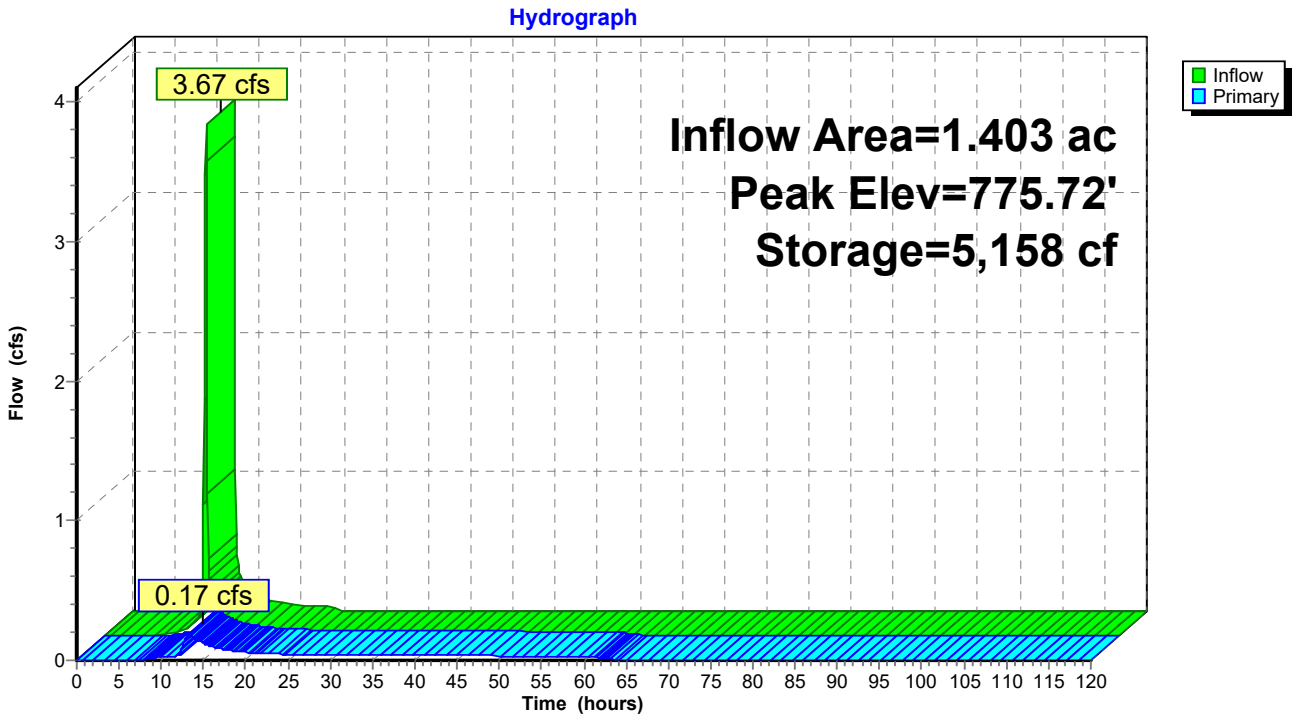
Volume	Invert	Avail.Storage	Storage Description
#1	774.00'	15,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.00	3,000	0	0
775.00	3,000	3,000	3,000
776.00	3,000	3,000	6,000
777.00	3,000	3,000	9,000
778.00	3,000	3,000	12,000
779.00	3,000	3,000	15,000

Device	Routing	Invert	Outlet Devices
#1	Primary	772.00'	**30.0" Round 30" Outfall** L= 65.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 772.00' / 728.00' S= 0.6769 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 4.91 sf
#2	Device 1	772.00'	**Sand Filter Media** Head (feet) 0.00 1.00 2.00 3.00 4.00 5.00 Disch. (cfs) 0.000 0.021 0.028 0.035 0.042 0.049
#3	Device 1	775.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	779.00'	**48.0" x 48.0" Horiz. Riser** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.17 cfs @ 13.33 hrs HW=775.72' (Free Discharge)
└**1=30" Outfall** (Passes 0.17 cfs of 32.77 cfs potential flow)
  ├**2=Sand Filter Media** (Custom Controls 0.04 cfs)
  ├**3=Orifice/Grate** (Orifice Controls 0.13 cfs @ 1.59 fps)
  └**4=Riser** (Controls 0.00 cfs)

Pond 6P: Underground Sand Filter

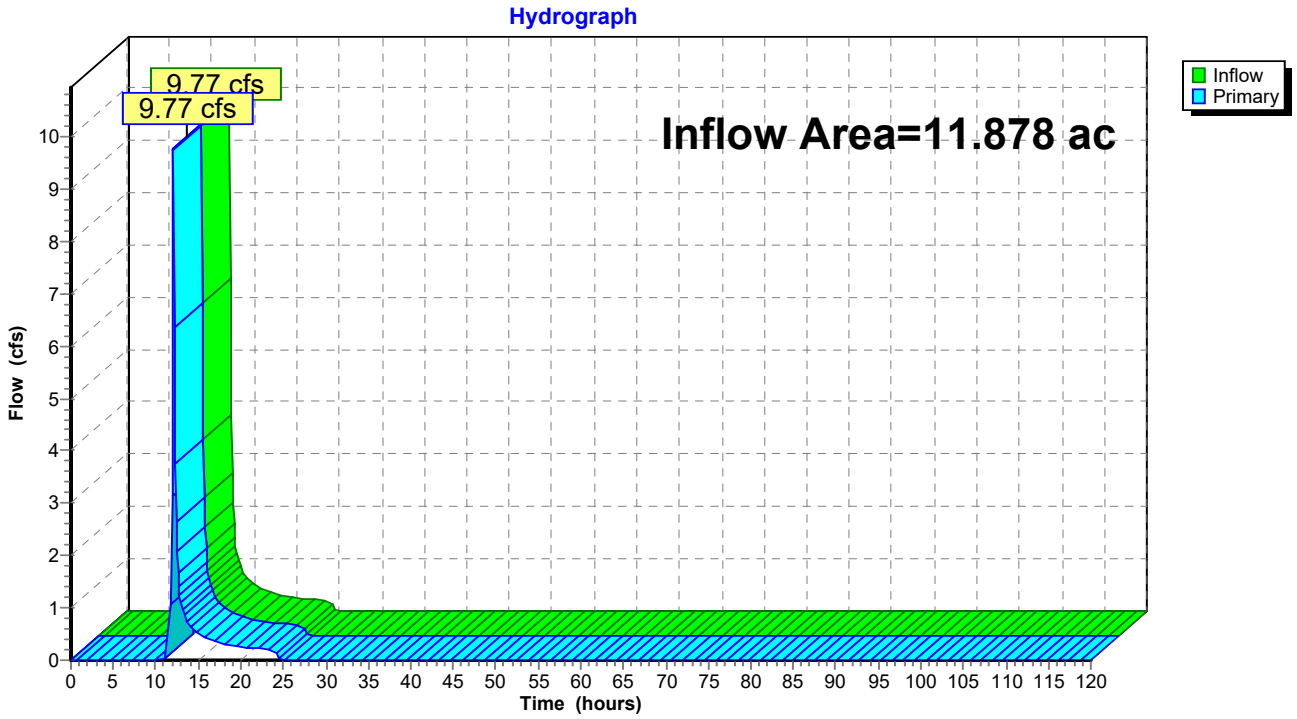


Summary for Link 2L: PRE DA 1

Inflow Area = 11.878 ac, 27.36% Impervious, Inflow Depth = 0.70" for 1-Yr, 24 Hr event
Inflow = 9.77 cfs @ 12.09 hrs, Volume= 0.691 af
Primary = 9.77 cfs @ 12.09 hrs, Volume= 0.691 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs

Link 2L: PRE DA 1

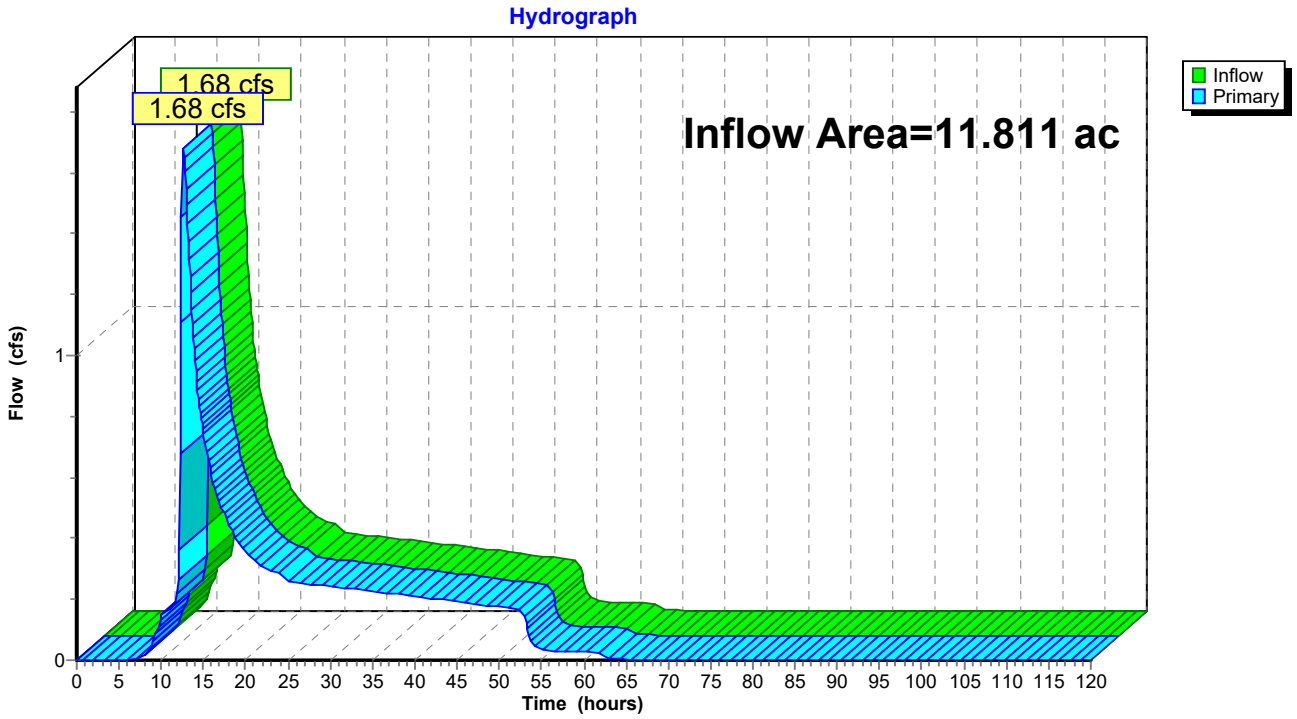


Summary for Link 10L: POST DA 1

Inflow Area = 11.811 ac, 51.52% Impervious, Inflow Depth = 1.19" for 1-Yr, 24 Hr event
Inflow = 1.68 cfs @ 12.62 hrs, Volume= 1.169 af
Primary = 1.68 cfs @ 12.62 hrs, Volume= 1.169 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs

Link 10L: POST DA 1



Time span=0.00-120.00 hrs, dt=0.10 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PRE DA 1 Runoff Area=11.878 ac 27.36% Impervious Runoff Depth=1.22"
Tc=14.2 min CN=75 Runoff=17.86 cfs 1.205 af

Subcatchment3S: SCM B Runoff Area=7.623 ac 65.20% Impervious Runoff Depth=2.16"
Tc=5.0 min CN=88 Runoff=25.65 cfs 1.372 af

Subcatchment5S: SCM A Runoff Area=1.403 ac 79.47% Impervious Runoff Depth=2.43"
Tc=5.0 min CN=91 Runoff=5.18 cfs 0.284 af

Subcatchment9S: BYPASS Runoff Area=2.785 ac 0.00% Impervious Runoff Depth=0.52"
Tc=25.0 min CN=61 Runoff=0.96 cfs 0.121 af

Pond 4P: Surface Sand Filter Peak Elev=770.78' Storage=26,580 cf Inflow=25.65 cfs 1.372 af
Primary=10.39 cfs 1.372 af Secondary=0.00 cfs 0.000 af Outflow=10.39 cfs 1.372 af

Pond 6P: Underground Sand Filter Peak Elev=776.16' Storage=6,480 cf Inflow=5.18 cfs 0.284 af
Outflow=0.65 cfs 0.284 af

Link 2L: PRE DA 1 Inflow=17.86 cfs 1.205 af
Primary=17.86 cfs 1.205 af

Link 10L: POST DA 1 Inflow=11.71 cfs 1.776 af
Primary=11.71 cfs 1.776 af

Summary for Subcatchment 1S: PRE DA 1

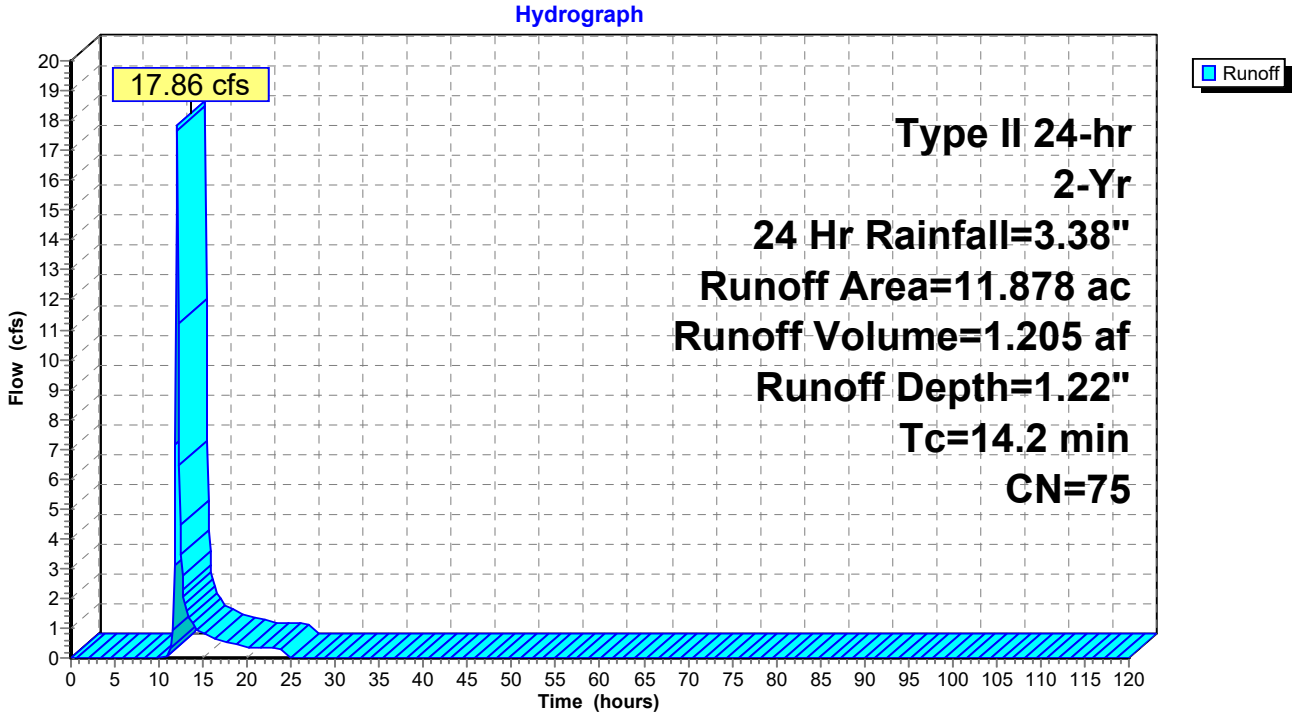
Runoff = 17.86 cfs @ 12.08 hrs, Volume= 1.205 af, Depth= 1.22"
Routed to Link 2L : PRE DA 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 2-Yr, 24 Hr Rainfall=3.38"

	Area (ac)	CN	Description
*	3.250	98	Pavement Building
*	1.763	58	Estimated HeB Soil (B/Wooded)
*	0.883	58	Estimated MeB Soil (B/Wooded)
*	5.248	70	Estimated EnD Soi (C/Wooded)l
*	0.734	77	Estimated VaB Soil (D/Wooded)
	11.878	75	Weighted Average
	8.628		72.64% Pervious Area
	3.250		27.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9					**Direct Entry, Sheet Flow from Excel**
0.7					**Direct Entry, Shallow Concentrated Flow from Excel**
7.6					**Direct Entry, Channel Flow**
14.2	0	Total			

Subcatchment 1S: PRE DA 1



Summary for Subcatchment 3S: SCM B

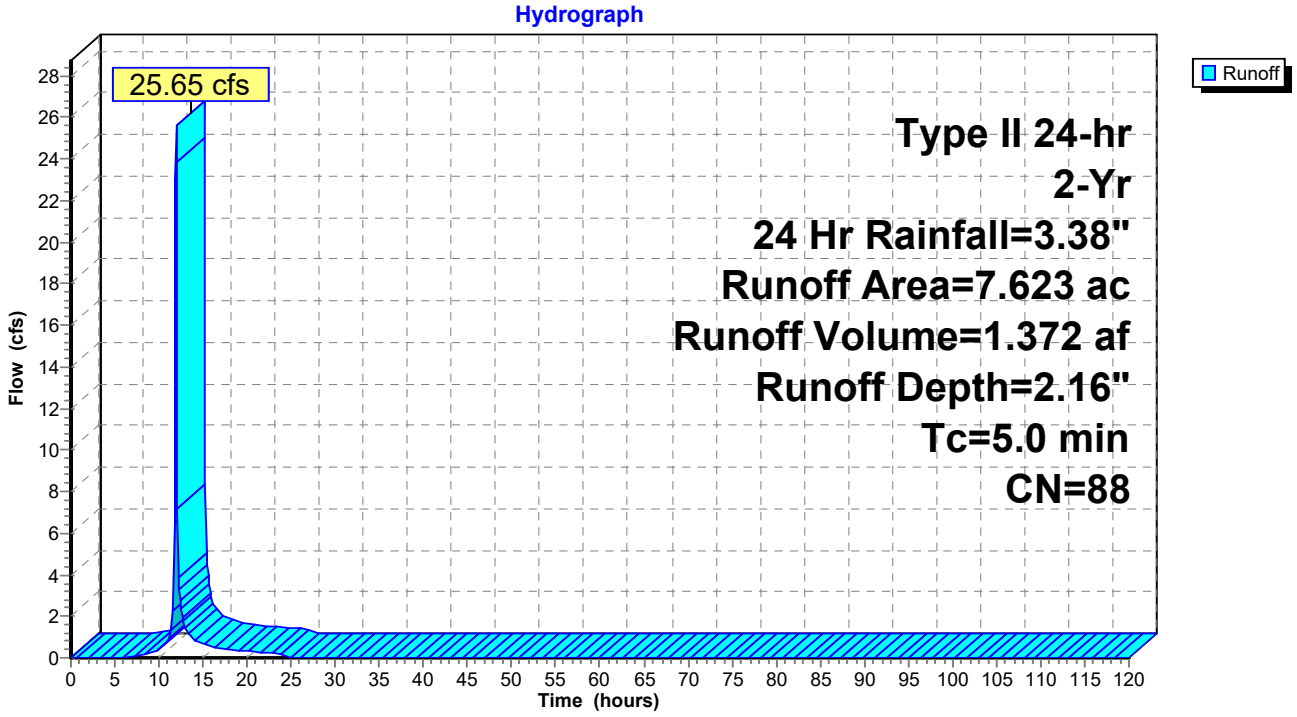
Runoff = 25.65 cfs @ 11.95 hrs, Volume= 1.372 af, Depth= 2.16"
Routed to Pond 4P : Surface Sand Filter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 2-Yr, 24 Hr Rainfall=3.38"

	Area (ac)	CN	Description
	4.970	98	Paved parking, HSG C
*	0.561	58	Estimated HeB
*	0.948	70	Estimated EnD
*	1.144	77	Estimated VaB
	7.623	88	Weighted Average
	2.653		34.80% Pervious Area
	4.970		65.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: SCM B



Summary for Subcatchment 5S: SCM A

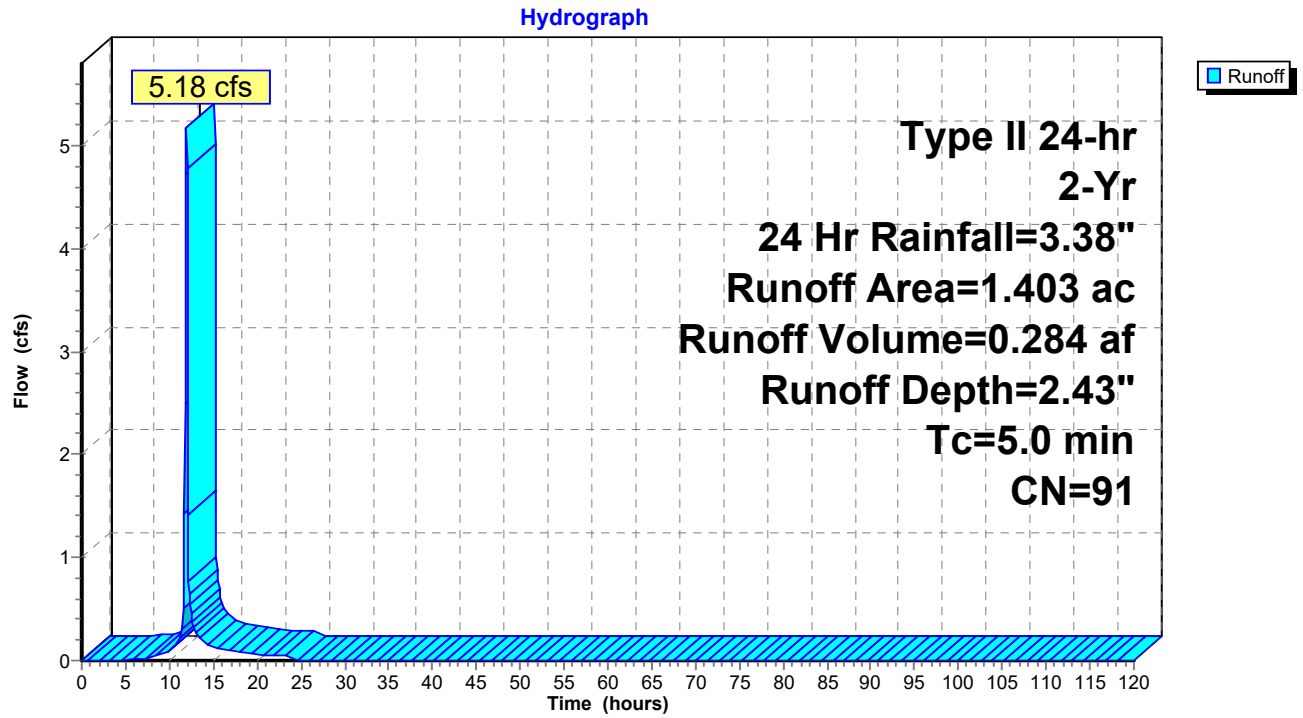
Runoff = 5.18 cfs @ 11.95 hrs, Volume= 0.284 af, Depth= 2.43"
Routed to Pond 6P : Underground Sand Filter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 2-Yr, 24 Hr Rainfall=3.38"

	Area (ac)	CN	Description
	1.115	98	Paved parking, HSG C
*	0.175	58	Estimated MeB Wooded C
*	0.113	70	Estimated Wooded D
	1.403	91	Weighted Average
	0.288		20.53% Pervious Area
	1.115		79.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: SCM A



Summary for Subcatchment 9S: BYPASS

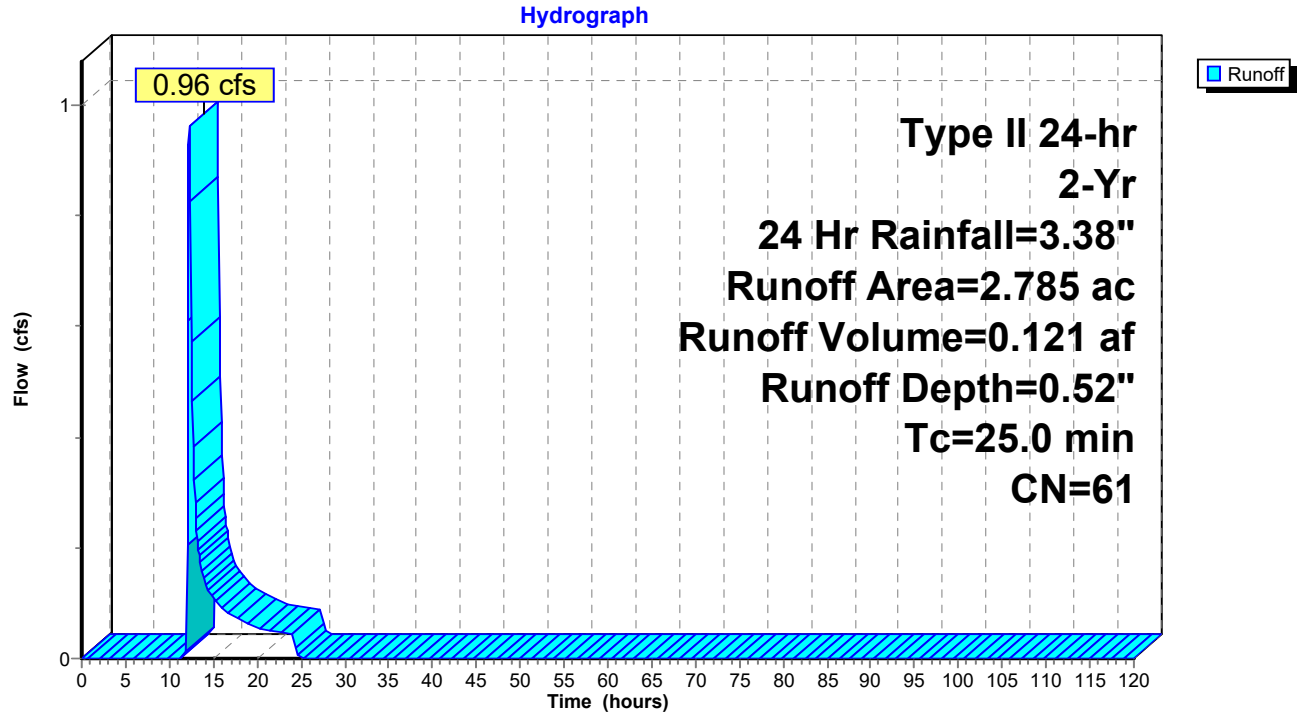
Runoff = 0.96 cfs @ 12.25 hrs, Volume= 0.121 af, Depth= 0.52"
Routed to Link 10L : POST DA 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 2-Yr, 24 Hr Rainfall=3.38"

	Area (ac)	CN	Description
*	2.180	58	Estimated HeB
*	0.605	70	Estimated EnD
	2.785	61	Weighted Average
	2.785		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 9S: BYPASS



Summary for Pond 4P: Surface Sand Filter

Inflow Area = 7.623 ac, 65.20% Impervious, Inflow Depth = 2.16" for 2-Yr, 24 Hr event
Inflow = 25.65 cfs @ 11.95 hrs, Volume= 1.372 af
Outflow = 10.39 cfs @ 12.12 hrs, Volume= 1.372 af, Atten= 59%, Lag= 9.9 min
Primary = 10.39 cfs @ 12.12 hrs, Volume= 1.372 af
Routed to Link 10L : POST DA 1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 10L : POST DA 1

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Peak Elev= 770.78' @ 12.12 hrs Surf.Area= 10,280 sf Storage= 26,580 cf

Plug-Flow detention time= 526.7 min calculated for 1.372 af (100% of inflow)
Center-of-Mass det. time= 526.4 min (1,335.2 - 808.8)

Volume	Invert	Avail.Storage	Storage Description
#1	767.00'	54,057 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

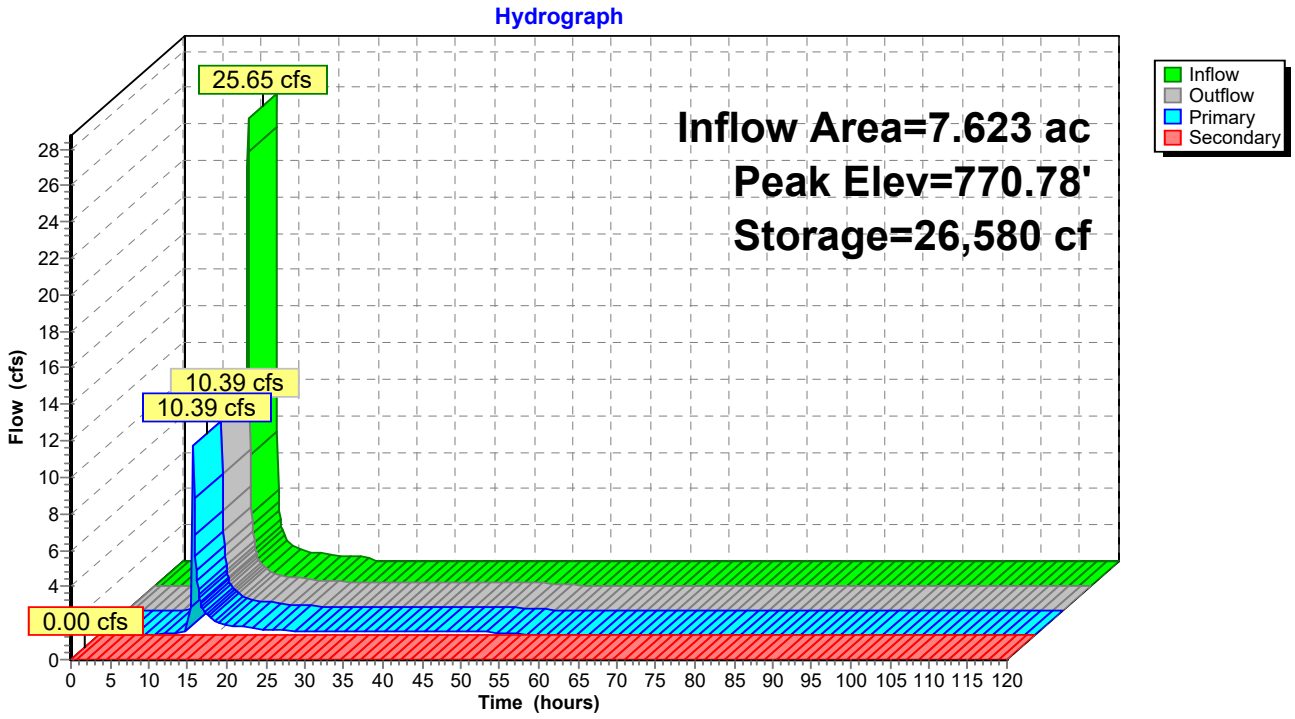
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
767.00	4,520	0	0
768.00	5,358	4,939	4,939
769.00	7,076	6,217	11,156
770.00	8,851	7,964	19,120
771.00	10,683	9,767	28,887
772.00	12,571	11,627	40,514
773.00	14,516	13,544	54,057

Device	Routing	Invert	Outlet Devices
#1	Primary	765.00'	**42.0" Round 36" Outfall** L= 100.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 765.00' / 765.00' S= 0.0000 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 9.62 sf
#2	Device 1	765.00'	**Sand Filter Media** Head (feet) 0.00 1.00 2.00 3.00 4.00 5.00 Disch. (cfs) 0.000 0.104 0.133 0.163 0.193 0.222
#3	Device 1	770.00'	**24.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Secondary	772.00'	**20.0' long + 3.0 '/' SideZ x 10.0' breadth Emergency Spillway** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Device 1	772.00'	**16.0' long Riser** 2 End Contraction(s)

Primary OutFlow Max=9.68 cfs @ 12.12 hrs HW=770.75' (Free Discharge)
└─**1=36" Outfall** (Passes 9.68 cfs of 79.44 cfs potential flow)
  ├─**2=Sand Filter Media** (Custom Controls 0.22 cfs)
  ├─**3=Orifice/Grate** (Orifice Controls 9.46 cfs @ 2.94 fps)
  └─**5=Riser** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=767.00' (Free Discharge)
└─**4=Emergency Spillway** (Controls 0.00 cfs)

Pond 4P: Surface Sand Filter



Summary for Pond 6P: Underground Sand Filter

Inflow Area = 1.403 ac, 79.47% Impervious, Inflow Depth = 2.43" for 2-Yr, 24 Hr event
Inflow = 5.18 cfs @ 11.95 hrs, Volume= 0.284 af
Outflow = 0.65 cfs @ 12.31 hrs, Volume= 0.284 af, Atten= 87%, Lag= 21.3 min
Primary = 0.65 cfs @ 12.31 hrs, Volume= 0.284 af
Routed to Link 10L : POST DA 1

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Peak Elev= 776.16' @ 12.31 hrs Surf.Area= 3,000 sf Storage= 6,480 cf

Plug-Flow detention time= 729.9 min calculated for 0.284 af (100% of inflow)
Center-of-Mass det. time= 731.4 min (1,527.8 - 796.4)

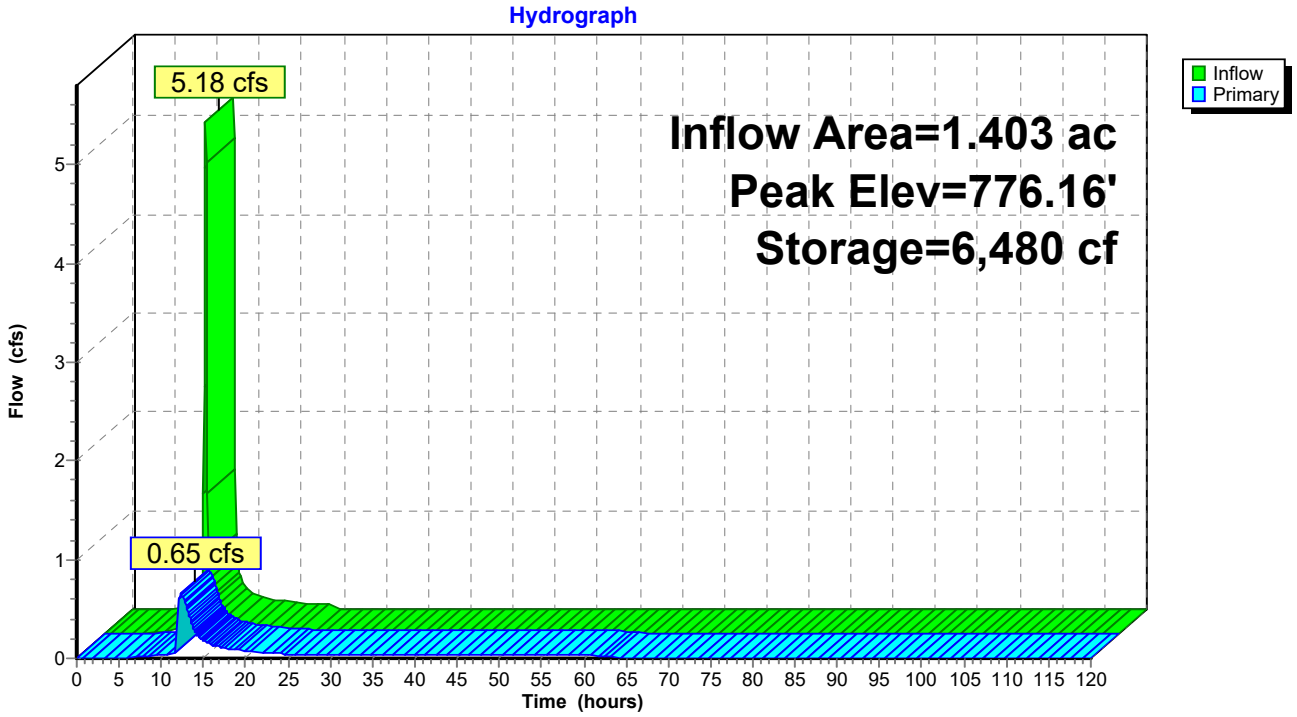
Volume	Invert	Avail.Storage	Storage Description
#1	774.00'	15,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.00	3,000	0	0
775.00	3,000	3,000	3,000
776.00	3,000	3,000	6,000
777.00	3,000	3,000	9,000
778.00	3,000	3,000	12,000
779.00	3,000	3,000	15,000

Device	Routing	Invert	Outlet Devices
#1	Primary	772.00'	**30.0" Round 30" Outfall** L= 65.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 772.00' / 728.00' S= 0.6769 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 4.91 sf
#2	Device 1	772.00'	**Sand Filter Media** Head (feet) 0.00 1.00 2.00 3.00 4.00 5.00 Disch. (cfs) 0.000 0.021 0.028 0.035 0.042 0.049
#3	Device 1	775.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	779.00'	**48.0" x 48.0" Horiz. Riser** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.65 cfs @ 12.31 hrs HW=776.16' (Free Discharge)
└**1=30" Outfall** (Passes 0.65 cfs of 35.57 cfs potential flow)
  ├**2=Sand Filter Media** (Custom Controls 0.04 cfs)
  ├**3=Orifice/Grate** (Orifice Controls 0.61 cfs @ 3.08 fps)
  └**4=Riser** (Controls 0.00 cfs)

Pond 6P: Underground Sand Filter

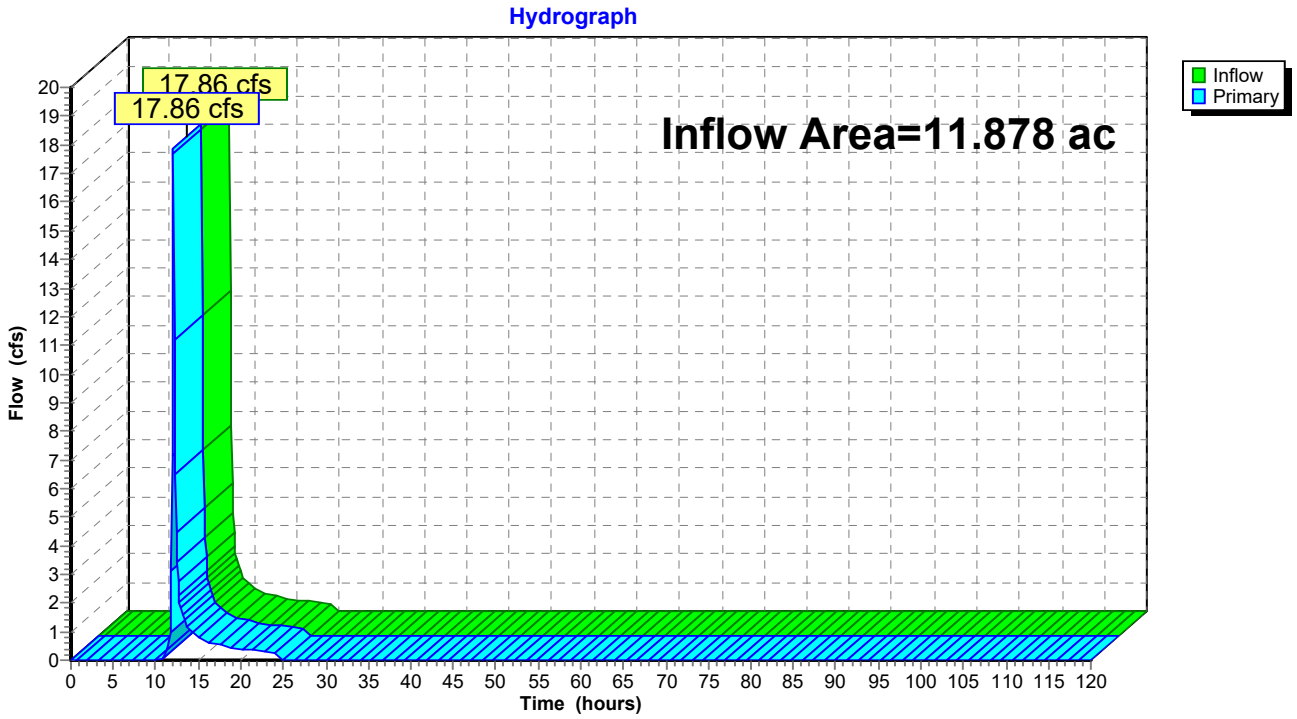


Summary for Link 2L: PRE DA 1

Inflow Area = 11.878 ac, 27.36% Impervious, Inflow Depth = 1.22" for 2-Yr, 24 Hr event
Inflow = 17.86 cfs @ 12.08 hrs, Volume= 1.205 af
Primary = 17.86 cfs @ 12.08 hrs, Volume= 1.205 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs

Link 2L: PRE DA 1

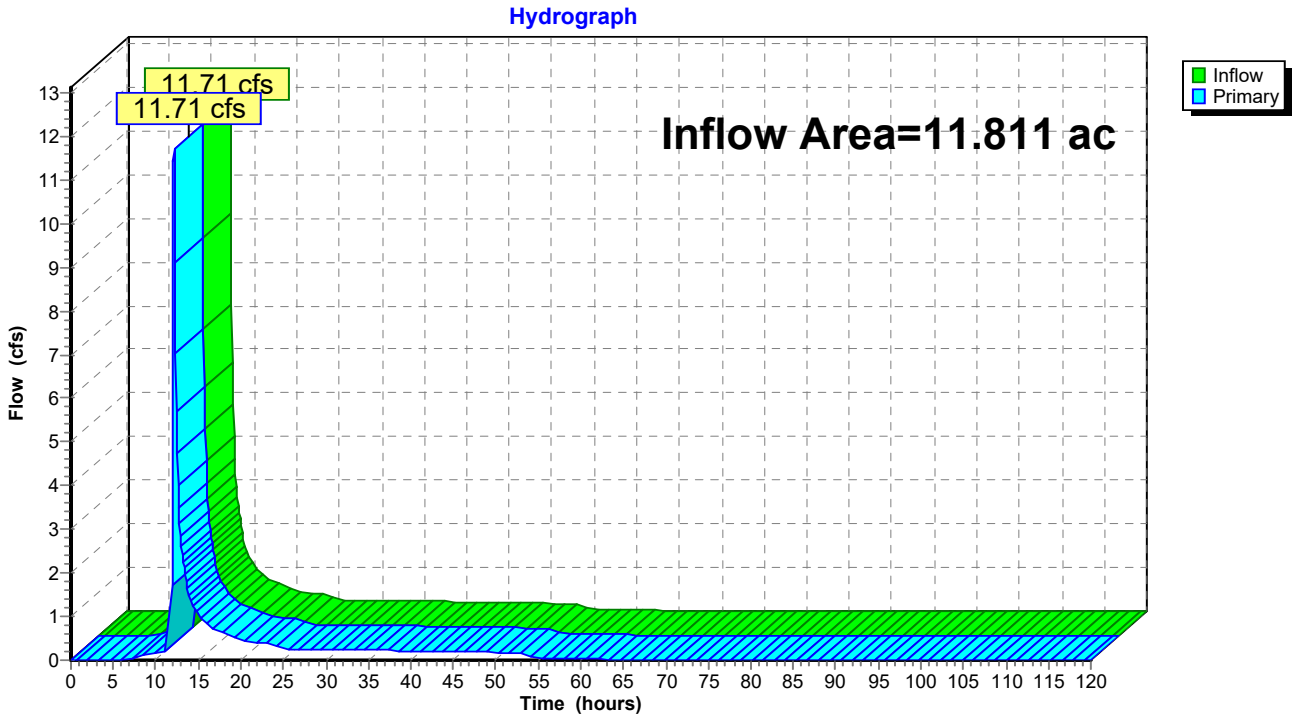


Summary for Link 10L: POST DA 1

Inflow Area = 11.811 ac, 51.52% Impervious, Inflow Depth = 1.80" for 2-Yr, 24 Hr event
Inflow = 11.71 cfs @ 12.12 hrs, Volume= 1.776 af
Primary = 11.71 cfs @ 12.12 hrs, Volume= 1.776 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs

Link 10L: POST DA 1



Time span=0.00-120.00 hrs, dt=0.10 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PRE DA 1 Runoff Area=11.878 ac 27.36% Impervious Runoff Depth=3.78"
Tc=14.2 min CN=75 Runoff=56.41 cfs 3.743 af

Subcatchment3S: SCM B Runoff Area=7.623 ac 65.20% Impervious Runoff Depth=5.19"
Tc=5.0 min CN=88 Runoff=56.93 cfs 3.294 af

Subcatchment5S: SCM A Runoff Area=1.403 ac 79.47% Impervious Runoff Depth=5.53"
Tc=5.0 min CN=91 Runoff=10.91 cfs 0.646 af

Subcatchment9S: BYPASS Runoff Area=2.785 ac 0.00% Impervious Runoff Depth=2.40"
Tc=25.0 min CN=61 Runoff=6.18 cfs 0.558 af

Pond 4P: Surface Sand Filter Peak Elev=771.98' Storage=40,288 cf Inflow=56.93 cfs 3.294 af
Primary=45.47 cfs 3.294 af Secondary=0.00 cfs 0.000 af Outflow=45.47 cfs 3.294 af

Pond 6P: Underground Sand Filter Peak Elev=778.92' Storage=14,752 cf Inflow=10.91 cfs 0.646 af
Outflow=1.73 cfs 0.646 af

Link 2L: PRE DA 1 Inflow=56.41 cfs 3.743 af
Primary=56.41 cfs 3.743 af

Link 10L: POST DA 1 Inflow=50.54 cfs 4.498 af
Primary=50.54 cfs 4.498 af

Summary for Subcatchment 1S: PRE DA 1

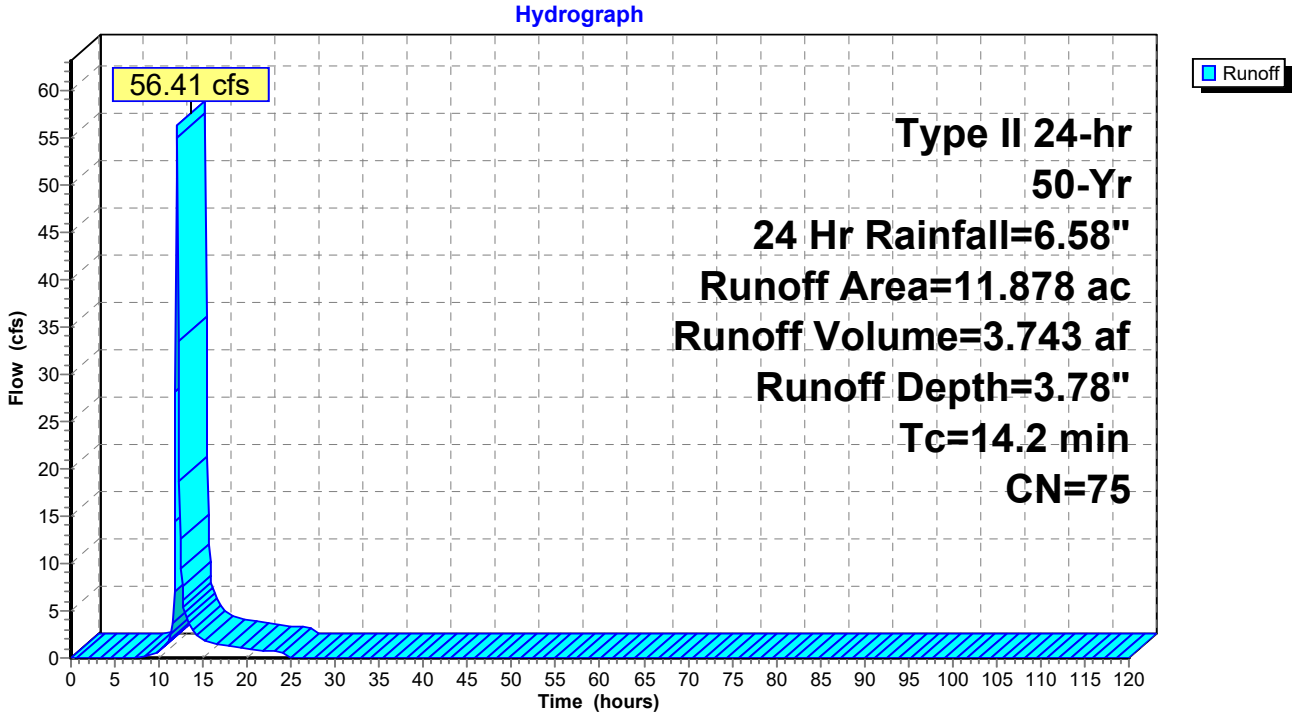
Runoff = 56.41 cfs @ 12.07 hrs, Volume= 3.743 af, Depth= 3.78"
Routed to Link 2L : PRE DA 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 50-Yr, 24 Hr Rainfall=6.58"

	Area (ac)	CN	Description
*	3.250	98	Pavement Building
*	1.763	58	Estimated HeB Soil (B/Wooded)
*	0.883	58	Estimated MeB Soil (B/Wooded)
*	5.248	70	Estimated EnD Soi (C/Wooded)l
*	0.734	77	Estimated VaB Soil (D/Wooded)
	11.878	75	Weighted Average
	8.628		72.64% Pervious Area
	3.250		27.36% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9					**Direct Entry, Sheet Flow from Excel**
0.7					**Direct Entry, Shallow Concentrated Flow from Excel**
7.6					**Direct Entry, Channel Flow**
14.2	0	Total			

Subcatchment 1S: PRE DA 1



Summary for Subcatchment 3S: SCM B

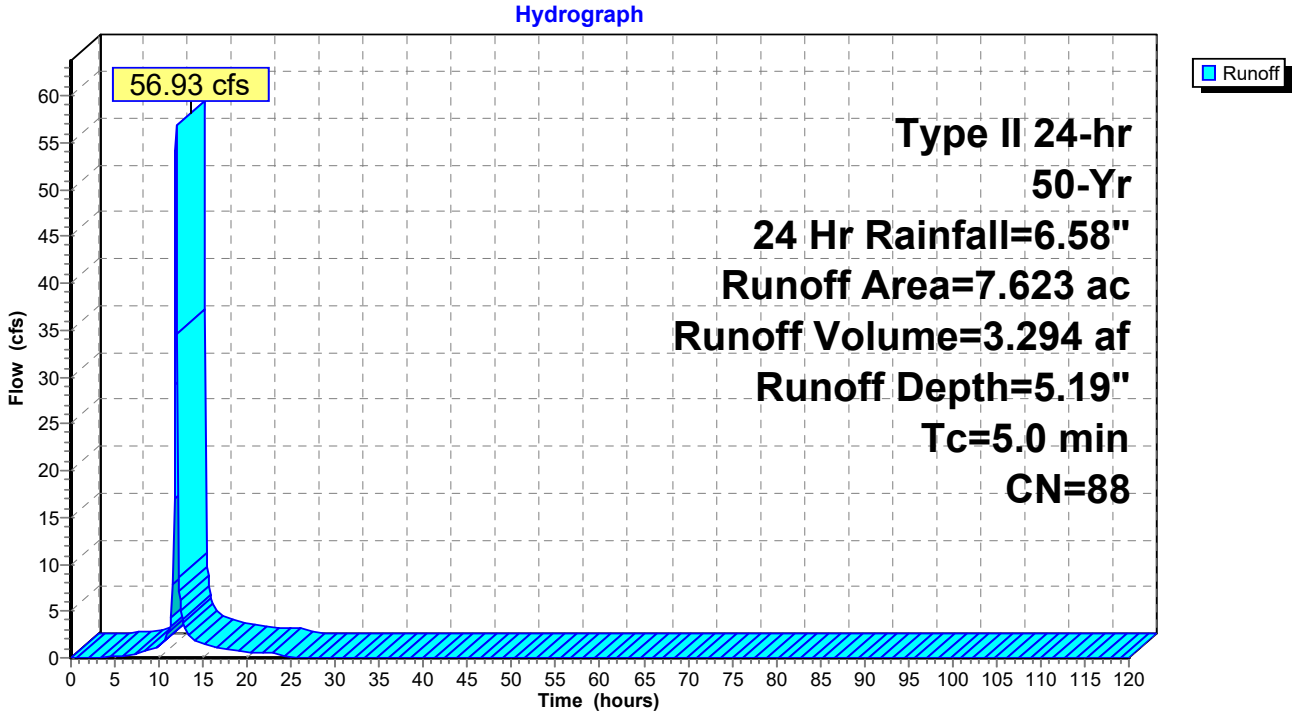
Runoff = 56.93 cfs @ 11.95 hrs, Volume= 3.294 af, Depth= 5.19"
Routed to Pond 4P : Surface Sand Filter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 50-Yr, 24 Hr Rainfall=6.58"

	Area (ac)	CN	Description
	4.970	98	Paved parking, HSG C
*	0.561	58	Estimated HeB
*	0.948	70	Estimated EnD
*	1.144	77	Estimated VaB
	7.623	88	Weighted Average
	2.653		34.80% Pervious Area
	4.970		65.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: SCM B



Summary for Subcatchment 5S: SCM A

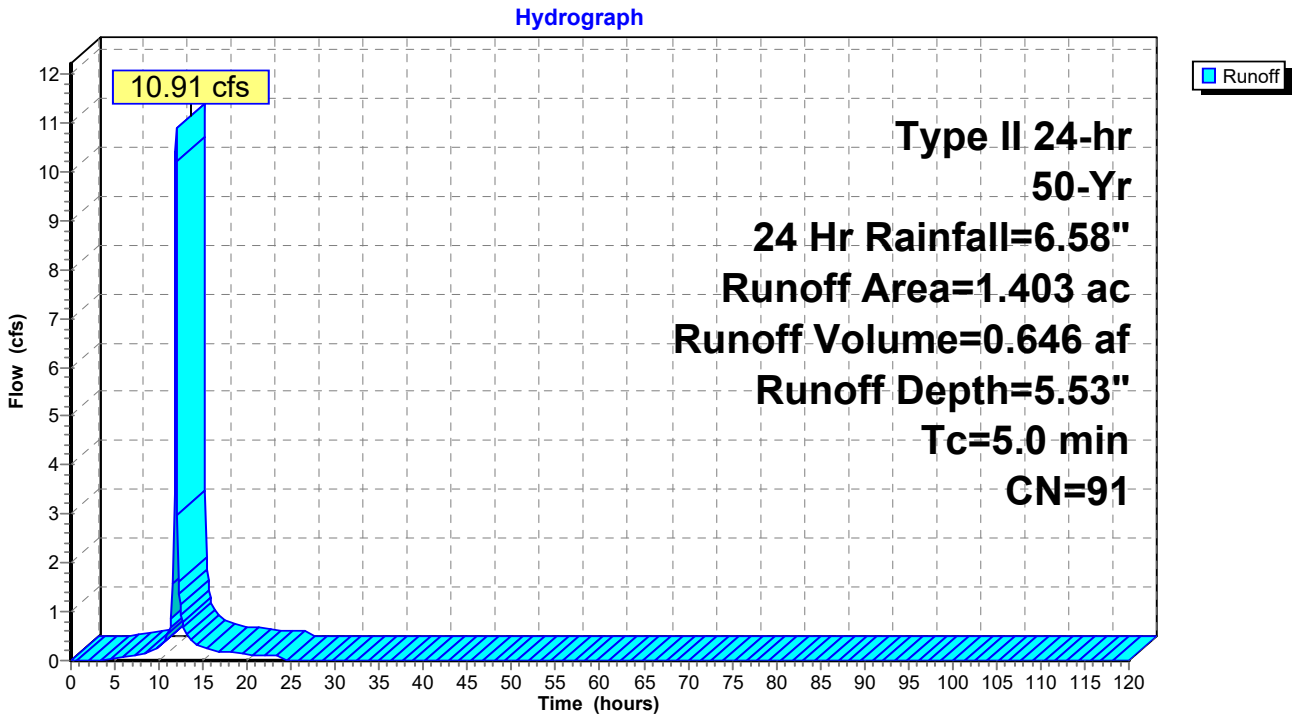
Runoff = 10.91 cfs @ 11.95 hrs, Volume= 0.646 af, Depth= 5.53"
Routed to Pond 6P : Underground Sand Filter

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 50-Yr, 24 Hr Rainfall=6.58"

	Area (ac)	CN	Description
	1.115	98	Paved parking, HSG C
*	0.175	58	Estimated MeB Wooded C
*	0.113	70	Estimated Wooded D
	1.403	91	Weighted Average
	0.288		20.53% Pervious Area
	1.115		79.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: SCM A



Summary for Subcatchment 9S: BYPASS

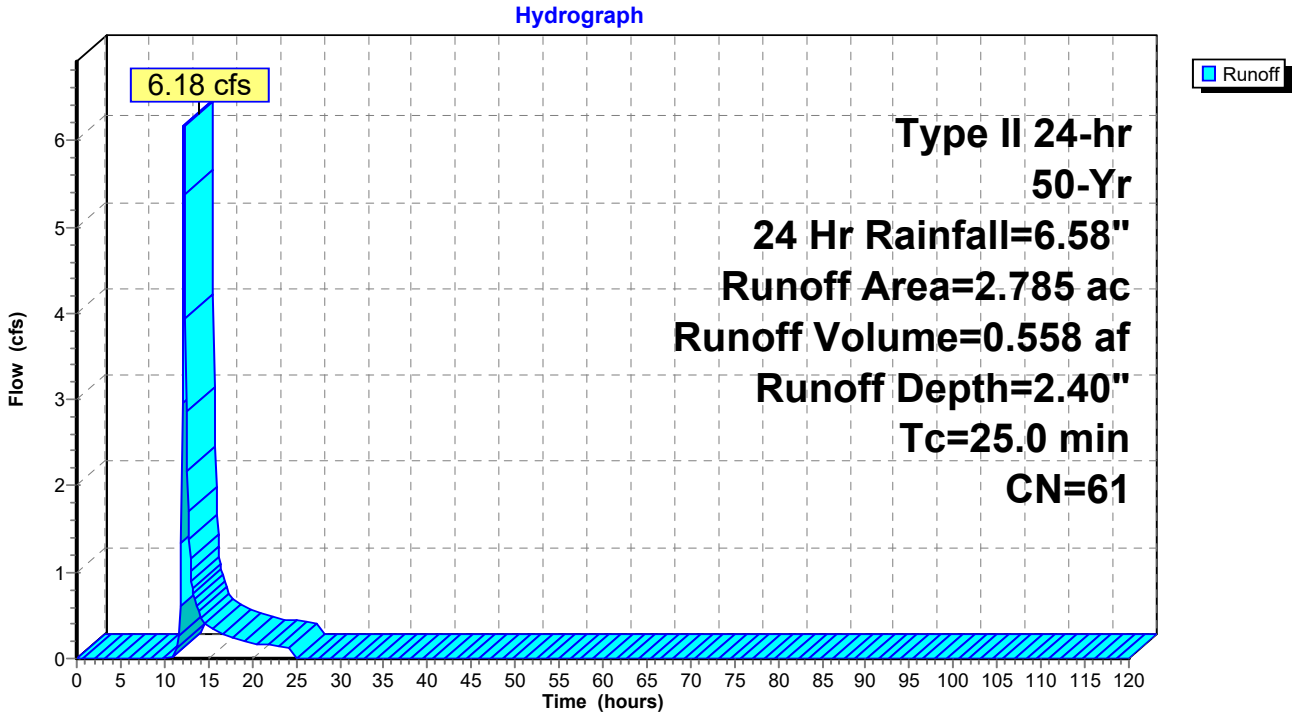
Runoff = 6.18 cfs @ 12.21 hrs, Volume= 0.558 af, Depth= 2.40"
Routed to Link 10L : POST DA 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Type II 24-hr 50-Yr, 24 Hr Rainfall=6.58"

	Area (ac)	CN	Description
*	2.180	58	Estimated HeB
*	0.605	70	Estimated EnD
	2.785	61	Weighted Average
	2.785		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.0					**Direct Entry,**

Subcatchment 9S: BYPASS



Summary for Pond 4P: Surface Sand Filter

Inflow Area = 7.623 ac, 65.20% Impervious, Inflow Depth = 5.19" for 50-Yr, 24 Hr event
Inflow = 56.93 cfs @ 11.95 hrs, Volume= 3.294 af
Outflow = 45.47 cfs @ 12.02 hrs, Volume= 3.294 af, Atten= 20%, Lag= 4.2 min
Primary = 45.47 cfs @ 12.02 hrs, Volume= 3.294 af
Routed to Link 10L : POST DA 1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Link 10L : POST DA 1

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Peak Elev= 771.98' @ 12.02 hrs Surf.Area= 12,537 sf Storage= 40,288 cf

Plug-Flow detention time= 241.8 min calculated for 3.292 af (100% of inflow)
Center-of-Mass det. time= 243.2 min (1,027.4 - 784.2)

Volume	Invert	Avail.Storage	Storage Description
#1	767.00'	54,057 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

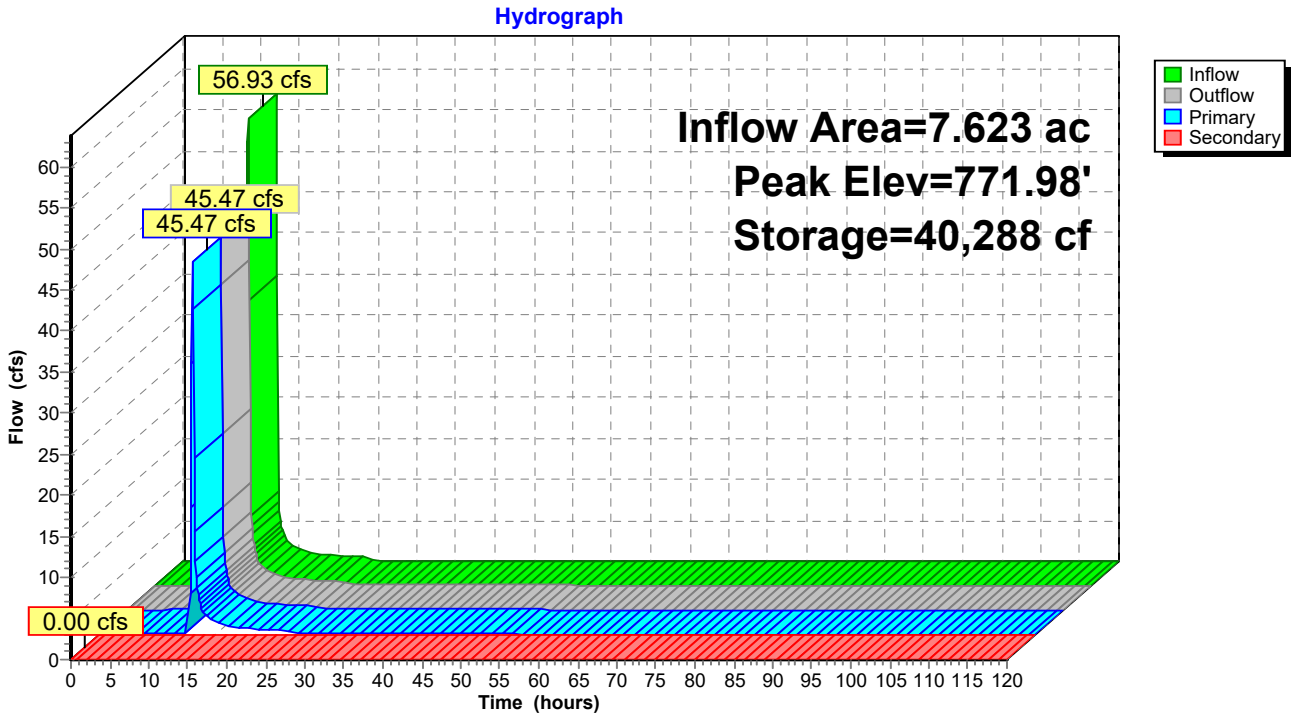
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
767.00	4,520	0	0
768.00	5,358	4,939	4,939
769.00	7,076	6,217	11,156
770.00	8,851	7,964	19,120
771.00	10,683	9,767	28,887
772.00	12,571	11,627	40,514
773.00	14,516	13,544	54,057

Device	Routing	Invert	Outlet Devices
#1	Primary	765.00'	**42.0" Round 36" Outfall** L= 100.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 765.00' / 765.00' S= 0.0000 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 9.62 sf
#2	Device 1	765.00'	**Sand Filter Media** Head (feet) 0.00 1.00 2.00 3.00 4.00 5.00 Disch. (cfs) 0.000 0.104 0.133 0.163 0.193 0.222
#3	Device 1	770.00'	**24.0" Vert. Orifice/Grate X 3.00** C= 0.600 Limited to weir flow at low heads
#4	Secondary	772.00'	**20.0' long + 3.0 '/' SideZ x 10.0' breadth Emergency Spillway** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Device 1	772.00'	**16.0' long Riser** 2 End Contraction(s)

Primary OutFlow Max=44.35 cfs @ 12.02 hrs HW=771.93' (Free Discharge)
└─**1=36" Outfall** (Passes 44.35 cfs of 93.05 cfs potential flow)
  ├─**2=Sand Filter Media** (Custom Controls 0.22 cfs)
  ├─**3=Orifice/Grate** (Orifice Controls 44.13 cfs @ 4.73 fps)
  └─**5=Riser** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=767.00' (Free Discharge)
└─**4=Emergency Spillway** (Controls 0.00 cfs)

Pond 4P: Surface Sand Filter



Summary for Pond 6P: Underground Sand Filter

Inflow Area = 1.403 ac, 79.47% Impervious, Inflow Depth = 5.53" for 50-Yr, 24 Hr event
Inflow = 10.91 cfs @ 11.95 hrs, Volume= 0.646 af
Outflow = 1.73 cfs @ 12.22 hrs, Volume= 0.646 af, Atten= 84%, Lag= 16.4 min
Primary = 1.73 cfs @ 12.22 hrs, Volume= 0.646 af
Routed to Link 10L : POST DA 1

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs
Peak Elev= 778.92' @ 12.22 hrs Surf.Area= 3,000 sf Storage= 14,752 cf

Plug-Flow detention time= 388.9 min calculated for 0.646 af (100% of inflow)
Center-of-Mass det. time= 390.7 min (1,164.6 - 773.9)

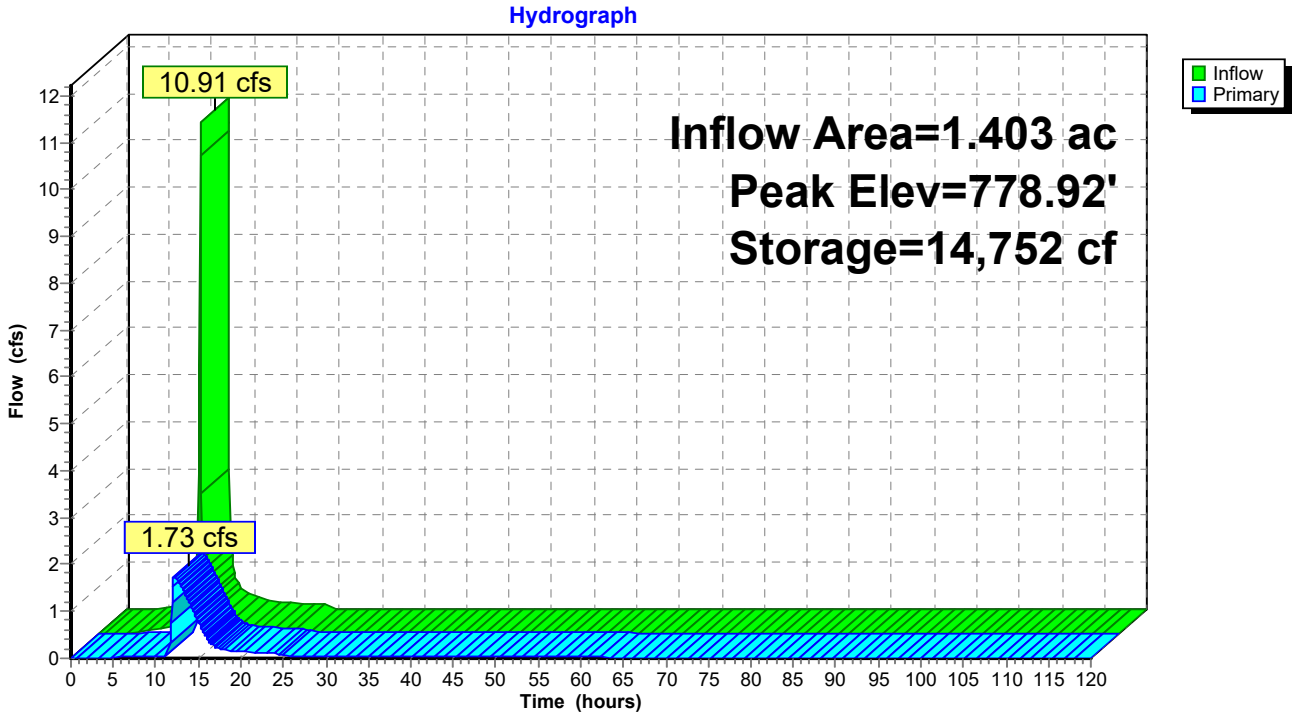
Volume	Invert	Avail.Storage	Storage Description
#1	774.00'	15,000 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
774.00	3,000	0	0
775.00	3,000	3,000	3,000
776.00	3,000	3,000	6,000
777.00	3,000	3,000	9,000
778.00	3,000	3,000	12,000
779.00	3,000	3,000	15,000

Device	Routing	Invert	Outlet Devices
#1	Primary	772.00'	**30.0" Round 30" Outfall** L= 65.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 772.00' / 728.00' S= 0.6769 '/' Cc= 0.900 n= 0.011 Concrete pipe, straight & clean, Flow Area= 4.91 sf
#2	Device 1	772.00'	**Sand Filter Media** Head (feet) 0.00 1.00 2.00 3.00 4.00 5.00 Disch. (cfs) 0.000 0.021 0.028 0.035 0.042 0.049
#3	Device 1	775.50'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	779.00'	**48.0" x 48.0" Horiz. Riser** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.73 cfs @ 12.22 hrs HW=778.91' (Free Discharge)
└**1=30" Outfall** (Passes 1.73 cfs of 49.61 cfs potential flow)
  ├**2=Sand Filter Media** (Custom Controls 0.05 cfs)
  ├**3=Orifice/Grate** (Orifice Controls 1.68 cfs @ 8.56 fps)
  └**4=Riser** (Controls 0.00 cfs)

Pond 6P: Underground Sand Filter

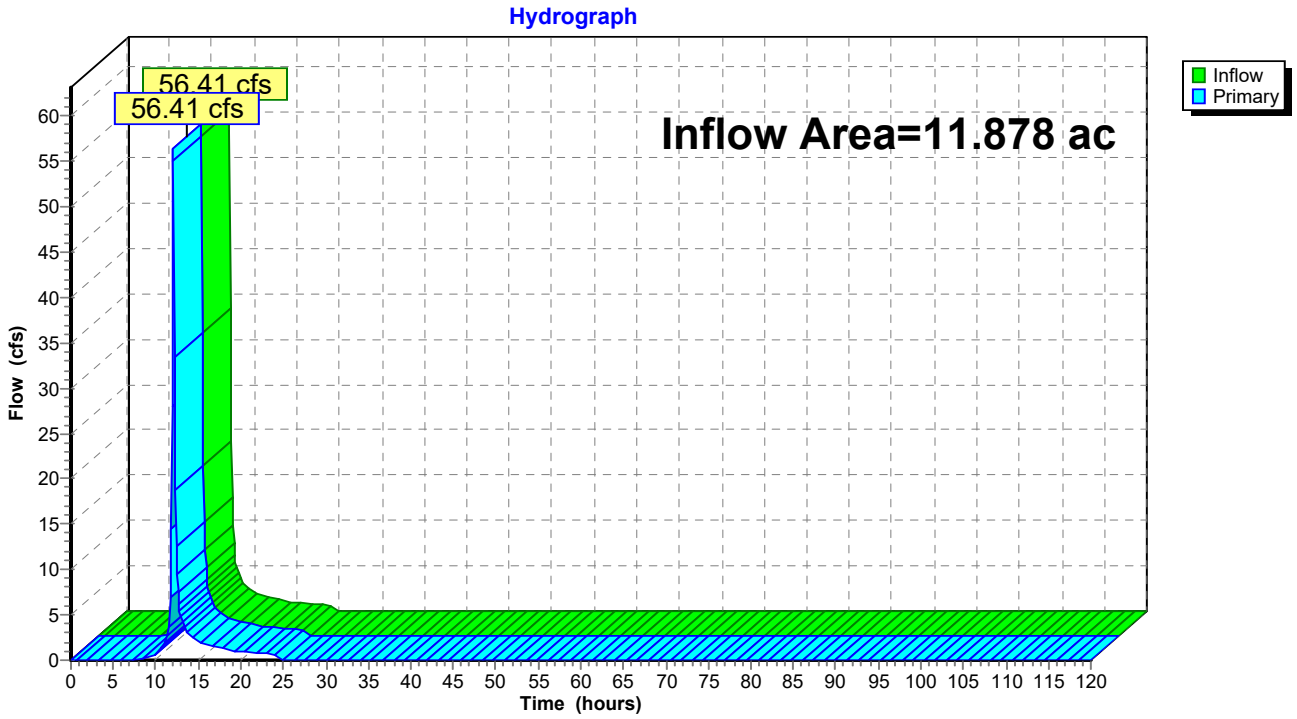


Summary for Link 2L: PRE DA 1

Inflow Area = 11.878 ac, 27.36% Impervious, Inflow Depth = 3.78" for 50-Yr, 24 Hr event
Inflow = 56.41 cfs @ 12.07 hrs, Volume= 3.743 af
Primary = 56.41 cfs @ 12.07 hrs, Volume= 3.743 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs

Link 2L: PRE DA 1

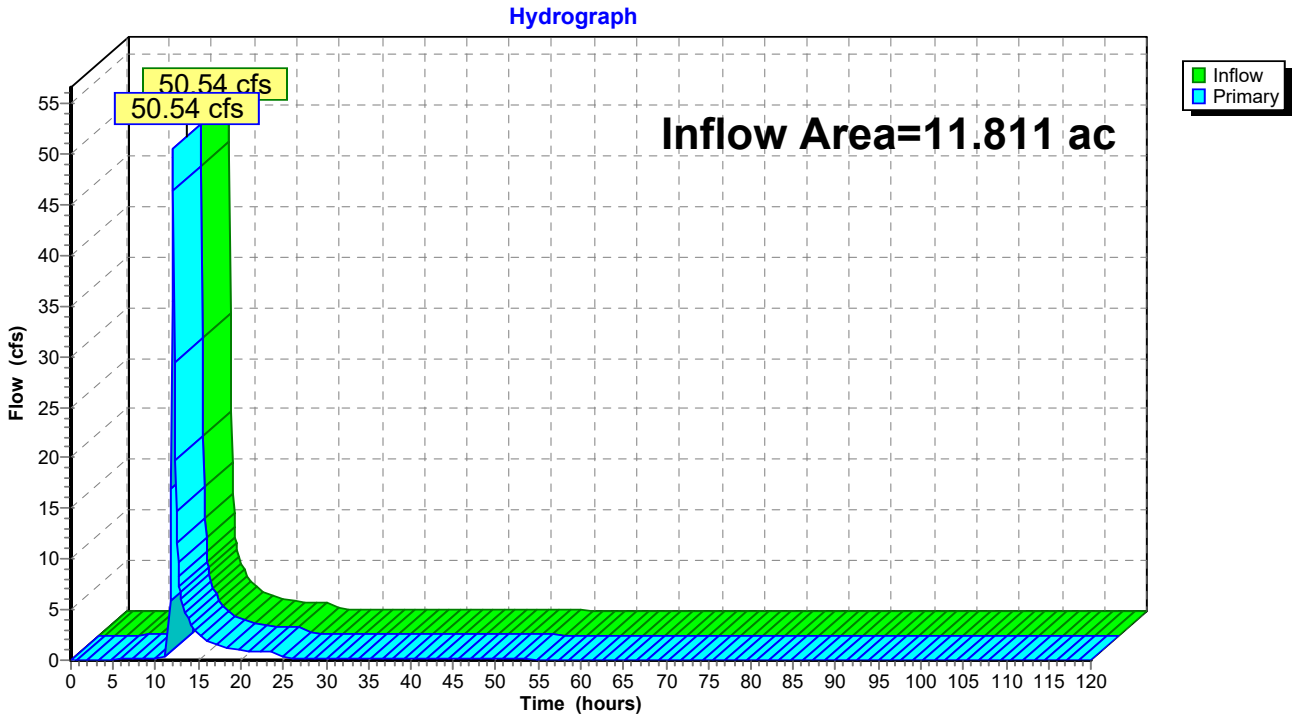


Summary for Link 10L: POST DA 1

Inflow Area = 11.811 ac, 51.52% Impervious, Inflow Depth = 4.57" for 50-Yr, 24 Hr event
Inflow = 50.54 cfs @ 12.03 hrs, Volume= 4.498 af
Primary = 50.54 cfs @ 12.03 hrs, Volume= 4.498 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.10 hrs

Link 10L: POST DA 1



Sent Via Email

May 9, 2025

TC MidAtlantic Development V, Inc.
555 Fayetteville Street
Suite 300
Raleigh, North Carolina 27601

Attn: Mr. Andy Whiteley

Re: Preliminary Stream and Wetlands Survey
Commercial and Undeveloped Land
13501 Old Statesville Road
Huntersville, North Carolina
H&H Job No. TCD-020

Dear Andy:

1.0 Introduction

Hart & Hickman, PC (H&H) has prepared this report to present the results of preliminary stream and wetlands survey activities completed for the commercial and undeveloped property located at 13501 Old Statesville Road in Huntersville, Mecklenburg County, North Carolina (Site or subject Site). The Site consists of six contiguous parcels of land (Mecklenburg County Parcel ID Numbers 01707207, 01707240, 01707239, 01707236, 01707237, and 01707238) that total approximately 11.8 acres. The northeastern portion of the Site is developed with a nursery that is occupied by Dearness Gardens Nursery and Landscaping. The remaining portions of the Site consist primarily as undeveloped wooded land. A Site location map is provided as Figure 1, and an aerial map depicting potential Waters of the US is provided as Figure 2.

H&H conducted the preliminary stream and wetlands survey activities on May 1, 2025. The purpose of the preliminary survey activities was to identify Waters of the US (potential jurisdictional streams, wetlands, and open waters) at the Site. A summary of the preliminary stream and wetlands survey activities and results is provided in the following sections.

2.0 Preliminary Stream and Wetland Survey Activities

H&H conducted a preliminary stream and wetlands survey of the subject Site, which consisted of 1) a desktop review of maps and environmental documents; and 2) a Site-specific survey for streams, wetlands, and surface water features. A summary of the survey activities is provided below.

2.1 Map and Environmental Document Review

To evaluate the potential presence of streams and wetlands on the subject Site, H&H reviewed available information for the Site using the following resources:

- Cornelius, North Carolina (2022) US Geological Survey (USGS) 7.5-minute topographic map with coverage of the subject Site;
- Mecklenburg County Polaris 3G Geographical Information System (GIS) website for the presence of water bodies, floodplains, and environmental buffers on the subject Site (https://polaris3g.mecklenburgcountync.gov/);
- US Fish and Wildlife Service (FWS) National Wetlands Inventory (NWI) map for the presence of potential wetlands and surface water features on the subject Site (https://www.fws.gov/wetlands/data/mapper.html);
- United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey website for potential hydric soil series present on the subject Site (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm);
- USDA Soil Conservation Service (SCS) Published Soil Survey of Mecklenburg County (1980) for soil series and the presence of water bodies on the subject Site; and
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the presence of floodplains on the subject Site (https://msc.fema.gov/portal/search).

A copy of the USGS topographic map is included as Figure 1, and copies of the GIS information, NWI map, soil survey maps, and flood map are included in Appendix A. Information obtained from our review of these documents is summarized below.

USGS 7.5-Minute Topographic Map

H&H reviewed the USGS 7.5-minute topographic map with coverage of the subject Site. The USGS map does not depict surface water features on the Site; however, a topographic crenulation is depicted through the central portion of the Site. Streams and wetlands are often located within topographic crenulations. Site topography slopes generally to the west towards an off-Site pond.

Mecklenburg County GIS

H&H reviewed the Mecklenburg County GIS website to determine if surface water features, floodplains, or environmental buffers are depicted on the subject Site. The Mecklenburg County GIS website does not depict surface water features or floodplains on the Site. The Mecklenburg County GIS website depicts a 30-foot Post-Construction (PC) buffer in the west-central portion of the Site, which transitions to a 35-foot PC buffer and Surface Water Improvement & Management (SWIM) buffer in the westernmost portion of the Site.

Environmental buffers are regulated by Charlotte-Mecklenburg Storm Water Services (CMSWS) and apply to intermittent and perennial streams, and to in-line ponds that intersect intermittent or perennial streams based on the results of field surveys. The buffers consist of undisturbed vegetated buffers to protect the natural function of a stream system. Regulated PC buffers such as the buffer depicted in the west-central and westernmost portion of the Site are applied to intermittent and perennial streams, and their in-line ponds, that drain less than 50 acres of area. Regulated SWIM buffers such as the buffer depicted in the westernmost portion of the Site are applied to intermittent and perennial streams, and their in-line ponds, that drain greater than 50 acres of area.

Additionally, the Mecklenburg County GIS website indicates that the Site is located within the Protected Area-2 (PA-2) of the Mountain Island Lake water supply watershed (WSW). The Town of Huntersville regulates environmental buffers and density restrictions in the Mountain Island Lake WSW. According to Section 3.3.2 (Mountain Island Lake Watershed Overlay District) of the Town of Huntersville Zoning Ordinance, development is typically restricted to

24% maximum built-upon area (BUA) for low-density development with curb and gutter streets, 36% maximum BUA without curb and gutter streets, and 70% maximum BUA for high-density development in the PA-2 of the Mountain Island Lake WSW. The installation of post-construction stormwater management areas is typically required for high-density development. Further, for low-density development, a 30-foot undisturbed vegetative buffer is applied to perennial streams, and for high-density development, a 100-foot undisturbed vegetative buffer is applied to perennial streams. Certain impacts to the vegetative buffer are only allowed with the approval of CMSWS, which may also require the development of a mitigation plan.

NWI Map

H&H reviewed the NWI map for potential wetlands and surface waters on the subject Site. The NWI map does not depict wetlands or surface water features on the Site.

USDA NRCS Web Soil Survey

H&H reviewed soil survey information for the Site on the Web Soil Survey and identified one hydric soil series, Helena sandy loam, 2 to 8 percent slopes (HeB), in the southeastern portion of the Site. Hydric soil series are sometimes associated with consistently saturated soil such as in wetland areas.

USDA SCS Published Soil Survey

H&H reviewed soil information on the published soil survey and identified the hydric soil series HeB in the southeastern portion of the Site. No stream features are depicted on the Site.

FEMA FIRM

H&H reviewed the FEMA FIRM panel with coverage of the Site, which does not depict floodplains on the subject Site.

2.2 Site-Specific Survey

On May 1, 2025, H&H performed a preliminary stream and wetlands survey on the Site following the *1987 US Army Corps of Engineers (Corps) Manual* and the *Regional Supplement to the Corps Wetland Delineation Manual – Eastern Mountains and Piedmont Region (Version 2.0)*, and the *North Carolina Department of Environmental Quality Division of Water Resources (DEQ DWR) Methodology for Identification of Intermittent and Perennial Streams and Their Origins (Version 4.11)*. Hydric soil, wetland hydrology, and wetland vegetation must each be present to classify an area as a wetland. A defined bed and bank and an ordinary high-water mark (OHWM) must each be present to classify a channel as a stream. In North Carolina, a stream channel must exhibit intermittent or perennial flow conditions to be considered jurisdictional.

H&H flagged potential features in the field using an alphanumeric system and estimated the locations of each flag using a handheld Trimble Global Positioning System (GPS) unit. Due to slight GPS inaccuracies in the field typically caused by area topography, vegetative coverage, and variable satellite access at the time of a survey, H&H recommends conducting a professional land survey of the flagged features identified on the Site. A summary of the survey activities is provided below.

<u>Stream Survey</u>

H&H surveyed the Site for potential jurisdictional stream features. H&H observed the following potentially jurisdictional streams on the subject Site:

- *Stream Channel "A" (SCA)* – SCA originates in the central portion of the Site when flow from Wetland Area "A" channelizes at the downgradient section of a culvert pipe. SCA flows to the south before reaching a confluence with Stream Channel "B". H&H used DEQ DWR's Stream Identification Form (version 4.11), which indicates that SCA has characteristics consistent with that of an intermittent stream. SCA totals approximately 11 linear feet of on-Site length.

- *Stream Channel "B" (SCB)* – SCB originates in the east-central portion of the Site when flow from an ephemeral drainage channelizes to form a consistent bed and bank and OHWM. At this point, SCB appears to seasonally intersect the water table. SCB flows as an intermittent stream generally to the west before transitioning to a perennial stream channel downgradient of a transitional headcut in the western portion of the Site. After the transitional headcut, SCA appears to intersect the water table for the majority of the year. SCA continues to flow as a perennial stream generally to the west through the western portion of the Site before flowing off-Site at the western Site boundary. H&H used DEQ DWR's Stream Identification Form (version 4.11), which indicates that SCB is intermittent upgradient of the transitional headcut and perennial downgradient of the transitional headcut. The intermittent portion of SCB totals approximately 657 linear feet of on-Site length and the perennial portion of SCB totals approximately 287 linear feet of on-Site stream length, with a total length of approximately 944 linear feet.

- *Stream Channel "C" (SCC)* – SCC originates in the southwestern portion of the Site when flow from Wetland Area "D" channelizes and forms a bed and bank and OHWM. SCC flows to the northwest before flowing off-Site at the western Site boundary. H&H used DEQ DWR's Stream Identification Form (version 4.11), which indicates that SCC is intermittent. SCC totals approximately 96 linear feet of on-Site length.

The streams are depicted on Figure 2, and representative data forms and photos are provided in Appendix B and Appendix C, respectively.

Wetland Survey

During our survey of the Site, H&H evaluated potential wetland areas for the presence of hydrology indicators, hydrophytic vegetation, and hydric soil indicators. H&H delineated four wetland areas on the Site. H&H advanced test pit borings in the potential wetland areas to evaluate wetland criteria and noted that soils sampled in the wetland area exhibited characteristics consistent with those of hydric soil. H&H also observed primary and secondary hydrologic indicators and sufficient obligate to facultative wetland vegetation located at the

wetland test pit borings advanced within the potential wetland areas. In addition, test pit borings were advanced in upland areas at the Site to document Site-specific upland conditions.

H&H identified the following wetland areas on the subject Site:

- *Wetland Area "A" (WAA)* – WAA is a depressional wetland located within a swale in the north-central portion of the Site. WAA drains in a southwesterly direction into a culvert pipe that discharges into SCA. WAA encompasses approximately 0.04 acre of on-Site area and consists of herbaceous vegetation.

- *Wetland Area "B" (WAB)* – WAB is a linear wetland located within a topographic swale in the eastern portion of the Site. WAB drains in a northwesterly direction into SCB. WAB encompasses less than 0.01 acre of on-Site area and vegetation within WAD consists of deciduous trees and herbaceous species.

- *Wetland Area "C" (WAC)* – WAC is a riparian wetland located within a low-lying area between SCB and SCC in the western portion of the Site. WAC drains in a westerly direction off-Site toward SCB and an off-Site pond. WAC encompasses less than 0.01 acre of on-Site area and vegetation within WAD consists of deciduous trees and herbaceous species.

- *Wetland Area "D" (WAD)* – WAD is a depressional wetland located within a low-lying area in the southwestern portion of the Site. WAD drains in a northwesterly direction into SCC. WAD encompasses approximately 0.08 acre of on-Site area and vegetation within WAD consists of deciduous trees and herbaceous species..

The wetland areas are depicted on Figure 2, and representative data forms and photos are provided in Appendix B and Appendix C, respectively.

Open Water Survey

H&H also surveyed the Site for potential surface water features other than streams and wetlands, such as open waters. H&H did not observe evidence of open water features on-Site during our survey.

3.0 Permitting for Stream and Wetland Impacts

Proposed impacts to streams, wetlands, and/or surface water features require Section 404/401 permits from the Corps and DWR, respectively. H&H understands that WAB, SCA, and portions of SCB in the eastern and central portions of the Site were verified by the Corps during a Preliminary Jurisdictional Determination (PJD) that was issued on November 21, 2023. H&H recommends that the remaining streams and wetlands be verified by the Corps through an updated PJD request to include the entirety of the Site. Only the Corps can determine if jurisdictional features exist. Please note that sizes and/or locations of features identified during the survey may be altered during a Site visit with the Corps. If the Corps concurs with the preliminary findings of this survey, Section 404/401 permits will be required if future redevelopment plans include impacts to the on-Site streams and wetland.

The Corps published Nationwide Permits (NWPs) including NWP 29, which went into effect on March 15, 2021. NWP 29 allows for cumulative impacts of 0.5 acre to streams, wetlands, and open waters for residential developments. In response to NWP 29, the North Carolina DEQ DWR published corresponding Water Quality Certificate (WQC) 4256, which also went into effect on March 15, 2021. According to WQC 4256, an Individual 401 WQC will be required if impacts exceed 150 linear feet of stream or 0.1 acre of wetland. The Individual 401 WQC requires the publication of an electronic Public Notice, which is published by DEQ DWR during their review timeframe. Finally, the Corps Wilmington District finalized regional conditions associated with the NWPs, which limits the loss of stream bed to 0.05 acre under the NWP program.

As noted above, the current NWP 29 allows up to 0.5 acre of cumulative wetland, stream, and open water impact with potential mitigation provided the applicant can: 1) demonstrate avoidance of wetland and/or stream impacts where practicable, and 2) minimize impacts to wetlands and/or streams where impacts cannot be avoided. Mitigation is typically required by the Corps when impacts exceed 0.1 acre to wetlands or 0.02 acre to streams. Mitigation requirements are most often fulfilled by purchasing mitigation credits from a private mitigation bank or from the North Carolina DEQ Division of Mitigation Services (DMS) In-Lieu Fee program. If impacts to on-Site streams and wetlands cumulatively exceed 0.5 acre or other criteria noted above, an Individual Permit will be required. Individual Permits are Site-specific permits that require more time and effort to obtain and are subject to additional scrutiny from regulators.

As noted above, PC and SWIM buffers are applied to intermittent and perennial stream channels and in-line ponds identified during a field survey. The Mecklenburg County GIS website depicts a PC buffer generally along SCB in the central and western portions of the Site and a SWIM buffer along SCB in the westernmost portion of the Site. For projects that propose impact to land within the environmental buffers, stormwater controls that continue to protect the water quality of a stream are typically required to offset the loss of the buffer. Other mitigation techniques can include stream restoration, stream preservation, wetland restoration, bottomland hardwood preservation, controlled impervious cover, open space development, and the purchase of mitigation credits. In accordance with CMSWS regulations, the jurisdictional boundary of the buffers is measured from the top of the stream bank and extends landward to the designated buffer width. On a stream origin or endpoint, such as a culvert, the buffer is applied as a “semi-circle” and extends landward to the designated buffer width.

Additionally, the Site is located within the PA-2 of the Mountain Island Lake WSW. The Town of Huntersville regulates environmental buffers and BUA restrictions in the Mountain Island Lake WSW. Development is typically restricted to 24% maximum BUA for low-density development with curb and gutter streets, 36% maximum BUA without curb and gutter streets, and 70% maximum BUA for high-density development in the PA-2 of the Mountain Island Lake

WSW. The installation of post-construction stormwater management areas is typically required for high-density development. Further, for low-density development, a 30-foot undisturbed vegetative buffer is applied to perennial streams, and for high-density development, a 100-foot undisturbed vegetative buffer is applied to perennial streams. Certain impacts to the vegetative buffer are only allowed with the approval of CMSWS, which may also require the development of a mitigation plan.

Thank you for the opportunity to assist you with this project. Please contact us should you have questions or require additional information.

Sincerely,

Hart and Hickman, PC

Danielle Clark, PWS
Wetlands Manager

Julia McGuire, PWS
Asst. Project Environmental Scientist

Attachments

Figure 1 – Site Location Map
Figure 2 – Preliminary Wetland Delineation Map

Appendix A – Support Documents
Appendix B – Survey Field Forms
Appendix C – Site Photographs

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Figures

N

0 1,000 2,000

SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

CORNELIUS,
NORTH CAROLINA 2022

QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE

SITE LOCATION MAP

PROJECT

COMMERCIAL AND UNDEVELOPED LAND
13501 OLD STATESVILLE ROAD
HUNTERSVILLE, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS

2923 South Tryon Street - Suite 100
Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0373 (f)
License # C-1269 / # C-245 Geology

DATE: 5/6/2025	REVISION NO: 0
JOB NO: TCD-020	FIGURE NO: 1

Path: C:\Users\jmcguire\Desktop\desktop import\TCD-020 Huntersville\GIS\Figure_1.mxd

C:\Users\jmcguire\Desktop\desktop import\TCD-020 Huntersville\GIS\Figure_2.mxd

LEGEND

- SITE PROPERTY BOUNDARY
- H&H IDENTIFIED POTENTIALLY JURISDICTIONAL PERENNIAL STREAM
- H&H IDENTIFIED POTENTIALLY JURISDICTIONAL INTERMITTENT STREAM
- H&H IDENTIFIED POTENTIALLY JURISDICTIONAL WETLAND
- CULVERT
- TEST PIT
- PARCEL BOUNDARY LINE

POTENTIAL JURISDICTIONAL STREAM CHANNEL LENGTH	
STREAM CHANNEL ID	APPROXIMATE LENGTH (LF)
STREAM CHANNEL "A" (SCA)	11 (INTERMITTENT)
STREAM CHANNEL "B" (SCB)	657 (INTERMITTENT)
STREAM CHANNEL "B" (SCB)	287 (PERENNIAL)
STREAM CHANNEL "C" (SCC)	96 (INTERMITTENT)
STREAM TOTAL	**1,051**

POTENTIAL JURISDICTIONAL WETLAND AREA	
WETLAND AREA ID	APPROXIMATE AREA (AC)
WETLAND AREA "A" (WAA)	0.04
WETLAND AREA "B" (WAB)	<0.01
WETLAND AREA "C" (WAC)	<0.01
WETLAND AREA "D" (WAD)	0.08
WETLAND TOTAL	**0.12**

NOTES:

1. LF - LINEAR FEET
   WA - WETLAND AREA
   SC - STREAM CHANNEL
2. DELINEATION COMPLETED BY H&H ON 5/1/25.
3. SIZE AND LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND WERE OBTAINED USING A TRIMBLE GPS UNIT.
4. FLAGGED BOUNDARIES OF FEATURES ARE SUBJECT TO THE REVIEW OF A US ARMY CORPS OF ENGINEERS REPRESENTATIVE AND MAY BE ALTERED DURING A JURISDICTIONAL DETERMINATION SITE VISIT, WHICH COULD CHANGE SIZES AND/OR LOCATIONS OF FEATURES.
6. PARCEL DATA OBTAINED FROM MECKLENBURG COUNTY GIS, 2023. AERIAL IMAGERY OBTAINED FROM ESRI, MAXAR, EARTHSTAR GEOGRAPISCS AND THE GIS USER COMMUNITY, 2025.

N

APPROXIMATE
0 100 200
SCALE IN FEET

TITLE

PRELIMINARY WETLAND DELINEATION MAP

PROJECT

COMMERCIAL AND UNDEVELOPED LAND
13501 OLD STATESVILLE ROAD
HUNTERSVILLE, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
2923 South Tryon Street, Ste. 100
Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0373 (f)
License # C-1269 / #C-245 Geology

DATE: 5/6/2025	REVISION NO. 0
JOB NO: TCD-020	FIGURE NO. 2

Appendix A

Support Documents

- Mecklenburg County Polaris 3G GIS Map (Figure A1)
- NWI Map (Figure A2)
- Soil Survey Maps (Figures A3 & A4)
- FEMA Flood Map (Figure A5)

N

0 410 820

SCALE IN FEET

MECKLENBURG COUNTY POLARIS 3G GIS

OPEN MAPPING DATA

TITLE

MECKLENBURG COUNTY GIS MAP

PROJECT

COMMERCIAL AND UNDEVELOPED LAND
13501 OLD STATESVILLE ROAD
HUNTERSVILLE, NORTH CAROLINA

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Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0373 (f)
License # C-1269 / # C-245 Geology

DATE: 5/8/2025	REVISION NO: 0
JOB NO: TCD-020	FIGURE NO: A1

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N

0 500 1,000

SCALE IN FEET

U.S. FISH AND WILDLIFE SERVICE (USFWS)

HYDROLOGIC UNIT CODE 03050101

NATIONAL WETLANDS INVENTORY (NWI)

TITLE

NATIONAL WETLANDS INVENTORY MAP

PROJECT

COMMERCIAL AND UNDEVELOPED LAND
13501 OLD STATESVILLE ROAD
HUNTERSVILLE, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
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License # C-1269 / # C-245 Geology

DATE: 5/6/2025	REVISION NO: 0
JOB NO: TCD-020	FIGURE NO: A2

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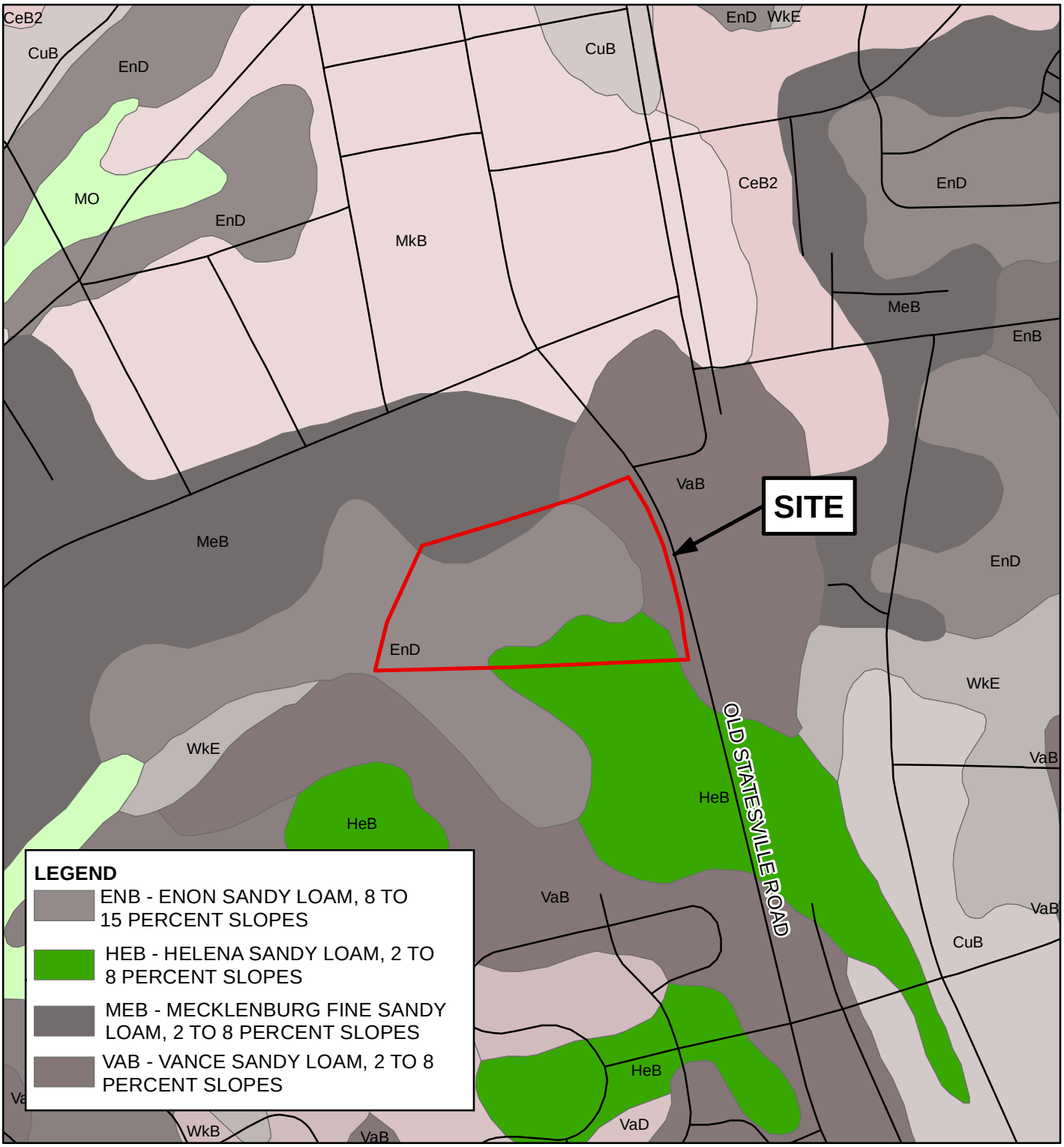

N

0 500 1,000

SCALE IN FEET

USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

MECKLENBURG COUNTY, NC119

WEB SOIL SURVEY

TITLE

WEB SOIL SURVEY MAP

PROJECT

COMMERCIAL AND UNDEVELOPED LAND
13501 OLD STATESVILLE ROAD
HUNTERSVILLE, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS

2923 South Tryon Street - Suite 100
Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0373 (f)
License # C-1269 / # C-245 Geology

DATE: 5/6/2025	REVISION NO: 0
JOB NO: TCD-020	FIGURE NO: A3

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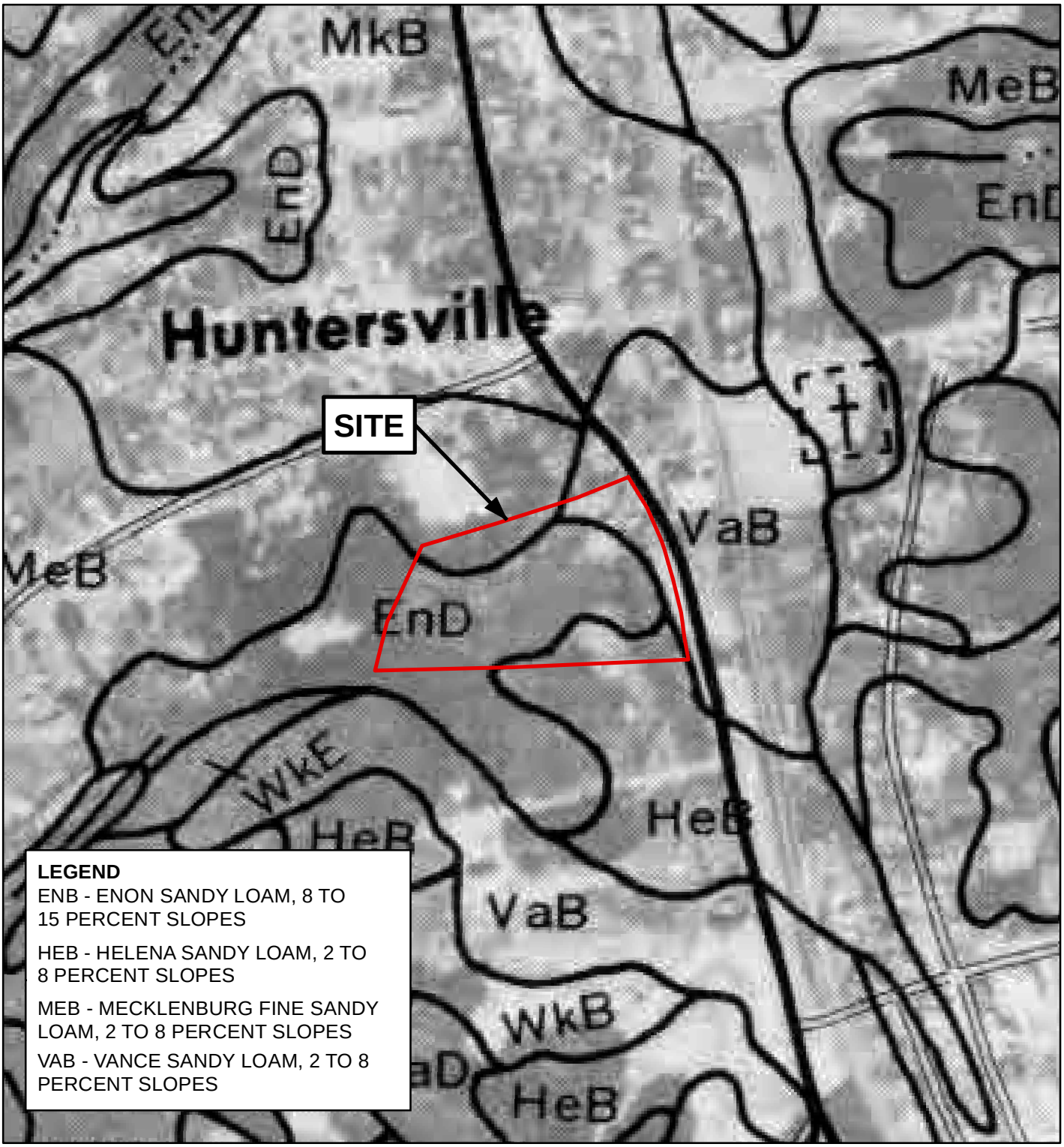

LEGEND

ENB - ENON SANDY LOAM, 8 TO 15 PERCENT SLOPES

HEB - HELENA SANDY LOAM, 2 TO 8 PERCENT SLOPES

MEB - MECKLENBURG FINE SANDY LOAM, 2 TO 8 PERCENT SLOPES

VAB - VANCE SANDY LOAM, 2 TO 8 PERCENT SLOPES

N

0 500 1,000

SCALE IN FEET

USDA SOIL CONSERVATION SERVICE (SCS)

MECKLENBURG COUNTY, SHEET 2, PUBLISHED 1980

PUBLISHED SOIL SURVEY

TITLE

PUBLISHED SOIL SURVEY MAP

PROJECT

COMMERCIAL AND UNDEVELOPED LAND
13501 OLD STATESVILLE ROAD
HUNTERSVILLE, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS

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704-586-0007 (p) 704-586-0373 (f)
License # C-1269 / # C-245 Geology

DATE: 5/6/2025	REVISION NO: 0
JOB NO: TCD-020	FIGURE NO: A4

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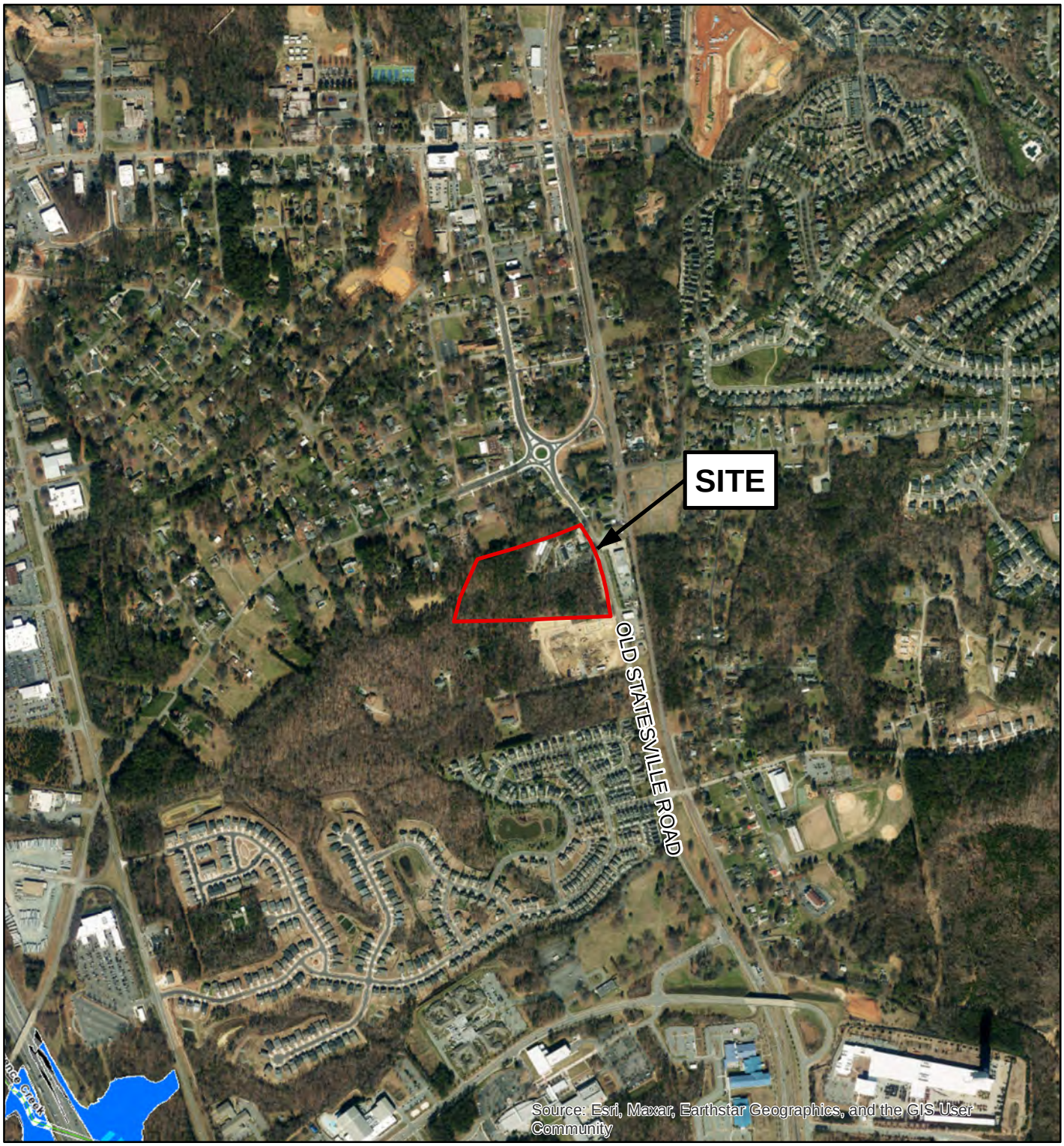


N

0 1,000 2,000

SCALE IN FEET

FEDERAL EMERGENCY MANAGMENT AGENCY (FEMA)

PANEL 3710465000K,
REVISED 11/16/2018

FLOOD INSURANCE RATE MAP (FIRM)

TITLE

FEMA FLOOD INSURANCE RATE MAP

PROJECT

COMMERCIAL AND UNDEVELOPED LAND
13501 OLD STATESVILLE ROAD
HUNTERSVILLE, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS

2923 South Tryon Street - Suite 100
Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0373 (f)
License # C-1269 / # C-245 Geology

DATE: 5/6/2025	REVISION NO: 0
JOB NO: TCD-020	FIGURE NO: A5

Path: C:\Users\jmcguire\Desktop\desktop import\TCD-020 Huntersville\GIS\Background Maps\Figure-A5 FEMA.mxd

Appendix B

Survey Field Forms

NC DWQ Stream Identification Form Version 4.11

Date: 5/1/25	**Project/Site**: 13501 Old Statesville Road	**Latitude:** 35.402485
Evaluator: JKM	**County:** Mecklenburg	**Longitude:** -80.841196
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** **20**	**Stream Determination: Ephemeral Intermittent Perennial** **Intermittent**	**Other Stream Name:** Stream A

A. Geomorphology Subtotal = **7**	Absent	Weak	Moderate	Strong
1. Continuity of channel bed and bank*	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

*artificial ditches are not rated; see discussions in manual

B. Hydrology Subtotal = **7.5**				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology Subtotal = **5.5**				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			0

*perennial streams may also be identified using other methods.

Notes:

Sketch:

NC DWQ Stream Identification Form Version 4.11

Date: 5/1/25	**Project/Site**: 13501 Old Statesville Road	**Latitude:** 35.402574
Evaluator: JKM	**County:** Mecklenburg	**Longitude:** -80.840656
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** **26**	**Stream Determination: Ephemeral Intermittent Perennial** **Intermittent**	**Other** **Stream Name:** Stream B - INT

A. Geomorphology Subtotal = **13**	Absent	Weak	Moderate	Strong
1. Continuity of channel bed and bank*	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

*artificial ditches are not rated; see discussions in manual

B. Hydrology Subtotal = **7**				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology Subtotal = **6**				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			0

*perennial streams may also be identified using other methods.

Notes:

Sketch:

NC DWQ Stream Identification Form Version 4.11

Date: 5/1/25	**Project/Site**: 13501 Old Statesville Road	**Latitude:** 35.402206
Evaluator: JKM	**County:** Mecklenburg	**Longitude:** -80.84279
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** **39.25**	**Stream Determination: Ephemeral Intermittent Perennial** **Perennial**	**Other** **Stream Name:** Stream B- PER

A. Geomorphology Subtotal = **20**	Absent	Weak	Moderate	Strong
1. Continuity of channel bed and bank*	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

*artificial ditches are not rated; see discussions in manual

B. Hydrology Subtotal = **10.5**				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology Subtotal = **8.75**				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			0.75

*perennial streams may also be identified using other methods.

Notes:

Sketch:

NC DWQ Stream Identification Form Version 4.11

Date: 5/1/25	**Project/Site**: 13501 Old Statesville Road	**Latitude:** 35.401951
Evaluator: JKM	**County:** Mecklenburg	**Longitude:** -80.842928
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** **20**	**Stream Determination: Ephemeral Intermittent Perennial** **Intermittent**	**Other** **Stream Name:** Stream C

A. Geomorphology Subtotal = **11.5**	Absent	Weak	Moderate	Strong
1. Continuity of channel bed and bank*	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

*artificial ditches are not rated; see discussions in manual

B. Hydrology Subtotal = **4.5**				
12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology Subtotal = **4**				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			0

*perennial streams may also be identified using other methods.

Notes:

Sketch:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-1

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): swale Local relief (concave, convex, none): concave Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.402804 Long: -80.840968 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal.
Dataform is representative of jurisidctional wetland area 'A'.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ True Aquatic Plants (B14)
- ____ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 5
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was observed.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: TP-1

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5)			
1. *Mentha spicata*	60	Yes	FACW
2. *Hydrocotyle sibthorpioides*	20	Yes	FACW
3. *Juncus effusus*	5	No	FACW
4. *Lolium multiflorum*	5	No	FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	90 =Total Cover		
50% of total cover: 45	20% of total cover: 18		
Woody Vine Stratum (Plot size: 30)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
100.0% of dominant vegetation is FAC or wetter.
Plot size is limited to wetland extent.
Vegetation is disturbed, consists of mowed area dominated by invasive spearmint. Upland gradient wetland dominated by lizard's tail, among others. Reported to be planted by garden staff.

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 5/2	90	10YR 5/6	10	C	PL/M	Loamy/Clayey	Prominent redox concentrations
10-14	10YR 6/2	85	10YR 5/6	15	C	M	Loamy/Clayey	Prominent redox concentrations
14-20	10YR 6/2	85	10YR 6/6	15	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soils were observed.

U.S. Army Corps of Engineers

WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region

See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-2

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 5

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.402683 Long: -80.840176 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal.
Dataform is representative of jurisidctional wetland area 'B'

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- X Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ True Aquatic Plants (B14)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- ____ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 10

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was observed.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: TP-2

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
50% of total cover:	20% of total cover:		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Lindera benzoin*	20	Yes	FAC
2. *Fraxinus pennsylvanica*	10	Yes	FACW
3. *Ligustrum sinense*	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
	35 =Total Cover		
50% of total cover: 18	20% of total cover: 7		
Herb Stratum (Plot size: 5)			
1. *Campsis radicans*	10	Yes	FAC
2. *Parthenocissus quinquefolia*	10	Yes	FACU
3. *Lespedeza bicolor*	3	No	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	23 =Total Cover		
50% of total cover: 12	20% of total cover: 5		
Woody Vine Stratum (Plot size: 30)			
1. *Campsis radicans*	5	Yes	FAC
2. *Parthenocissus quinquefolia*	5	Yes	FACU
3.			
4.			
5.			
	10 =Total Cover		
50% of total cover: 5	20% of total cover: 2		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
66.7% of dominant vegetation is FAC or wetter.
Plot size is limited to wetland extent.

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 6/1	100					Loamy/Clayey	
5-10	10YR 6/1	95	10YR 5/6	5	C	M	Loamy/Clayey	Prominent redox concentrations
10-20	10YR 6/1	70	10YR 5/4	20	C	M	Loamy/Clayey	Distinct redox concentrations
			10YR 5/6	5	C	M		Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soils were observed.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-3

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): hilllside Local relief (concave, convex, none): none Slope (%):

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.402524 Long: -80.840372 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal.
Dataform is representative of a non-jurisidctional upland area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was not observed.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: TP-3

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus phellos*	40	Yes	FAC
2. *Liquidambar styraciflua*	30	Yes	FAC
3. *Acer rubrum*	20	Yes	FAC
4. *Ulmus rubra*	5	No	FAC
5.			
6.			
7.			
	95	=Total Cover	
50% of total cover: 48		20% of total cover:	19
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ligustrum sinense*	20	Yes	FACU
2. *Ilex opaca*	5	Yes	FACU
3. *Ulmus rubra*	5	Yes	FAC
4. *Elaeagnus umbellata*	5	Yes	UPL
5. *Liquidambar styraciflua*	5	Yes	FAC
6.			
7.			
8.			
9.			
	40	=Total Cover	
50% of total cover: 20		20% of total cover:	8
Herb Stratum (Plot size: 5)			
1. *Lonicera japonica*	25	Yes	FACU
2. *Parthenocissus quinquefolia*	10	Yes	FACU
3. *Campsis radicans*	10	Yes	FAC
4. *Galium aparine*	10	Yes	FACU
5. *Rubus argutus*	5	No	FACU
6.			
7.			
8.			
9.			
10.			
11.			
	60	=Total Cover	
50% of total cover: 30		20% of total cover:	12
Woody Vine Stratum (Plot size: 30)			
1. *Lonicera japonica*	5	Yes	FACU
2.			
3.			
4.			
5.			
	5	=Total Cover	
50% of total cover: 3		20% of total cover:	1

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 13 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 46.2% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
42.6% of dominant vegetation is FAC or wetter.

SOIL

Sampling Point: TP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/4	100					Loamy/Clayey	
5-20	10YR 6/4	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soils were observed.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-4

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 5

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.402084 Long: -80.843001 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal
Dataform is representative of jurisidctional wetland area 'C.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ True Aquatic Plants (B14)
- ____ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- X Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- ____ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes X	No ____	Depth (inches): 10
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 2

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was observed.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: TP-4

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	10	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	10 =Total Cover		
50% of total cover: 5	20% of total cover: 2		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Liquidambar styraciflua*	10	Yes	FAC
2. *Elaeagnus umbellata*	5	Yes	UPL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
	15 =Total Cover		
50% of total cover: 8	20% of total cover: 3		
Herb Stratum (Plot size: 5)			
1. *Parthenocissus quinquefolia*	70	Yes	FACU
2. *Boehmeria cylindrica*	20	No	FACW
3. *Microstegium vimineum*	10	No	FAC
4. *Toxicodendron radicans*	10	No	FAC
5. *Rubus argutus*	5	No	FACU
6. *Lonicera japonica*	5	No	FACU
7.			
8.			
9.			
10.			
11.			
	120 =Total Cover		
50% of total cover: 60	20% of total cover: 24		
Woody Vine Stratum (Plot size: 30)			
1. *Smilax rotundifolia*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
60.0% of dominant vegetation is FAC or wetter.
Plot size is limited to wetland extent.

SOIL

Sampling Point: TP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 5/2	95	7.5YR 5/4	5	C	M	Loamy/Clayey	Distinct redox concentrations
10-20	10YR 5/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soils were bserved.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-5

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.401985 Long: -80.842773 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification: NONE

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal
Dataform is representative of a non-jurisidctional upland area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was not observed.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: TP-5

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Liquidambar styraciflua*	60	Yes	FAC
2. *Liriodendron tulipifera*	20	Yes	FACU
3. *Fagus grandifolia*	10	No	FACU
4. *Quercus alba*	5	No	FACU
5. *Ulmus alata*	5	No	FACU
6.			
7.			
	100	=Total Cover	
50% of total cover: 50		20% of total cover:	20
Sapling/Shrub Stratum (Plot size: 15)			
1. *Elaeagnus umbellata*	25	Yes	UPL
2. *Ulmus rubra*	10	Yes	FAC
3. *Fraxinus americana*	5	No	FACU
4. *Quercus alba*	5	No	FACU
5.			
6.			
7.			
8.			
9.			
	45	=Total Cover	
50% of total cover: 23		20% of total cover:	9
Herb Stratum (Plot size: 5)			
1. *Vitis rotundifolia*	30	Yes	FAC
2. *Lonicera japonica*	20	Yes	FACU
3. *Viola sororia*	5	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	55	=Total Cover	
50% of total cover: 28		20% of total cover:	11
Woody Vine Stratum (Plot size: 30)			
1. *Lonicera japonica*	5	Yes	FACU
2. *Smilax rotundifolia*	5	Yes	FAC
3.			
4.			
5.			
	10	=Total Cover	
50% of total cover: 5		20% of total cover:	2

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
50.0% of dominant vegetation is FAC or wetter.

SOIL

Sampling Point: TP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 5/2	100					Loamy/Clayey	
2-12	10YR 6/4	100					Loamy/Clayey	
12-20	10YR 6/6	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soils were not observed.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-6

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%): 3

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.401829 Long: -80.842663 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal
Dataform is representative of jurisidctional wetland area 'D'

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- X Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ True Aquatic Plants (B14)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Sparsely Vegetated Concave Surface (B8)
- X Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- X Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- X Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- ____ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was observed.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: TP-6

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	60	Yes	FAC
2. *Liquidambar styraciflua*	10	No	FAC
3. *Quercus phellos*	10	No	FAC
4.			
5.			
6.			
7.			
	80	=Total Cover	
50% of total cover: 40		20% of total cover:	16
Sapling/Shrub Stratum (Plot size: 15)			
1. *Liquidambar styraciflua*	30	Yes	FAC
2. *Elaeagnus umbellata*	20	Yes	UPL
3. *Acer rubrum*	5	No	FAC
4. *Fraxinus pennsylvanica*	5	No	FACW
5.			
6.			
7.			
8.			
9.			
	60	=Total Cover	
50% of total cover: 30		20% of total cover:	12
Herb Stratum (Plot size: 5)			
1. *Carex abscondita*	20	Yes	FAC
2. *Microstegium vimineum*	10	Yes	FAC
3. *Parthenocissus quinquefolia*	10	Yes	FACU
4. *Lonicera japonica*	5	No	FACU
5. *Boehmeria cylindrica*	5	No	FACW
6. *Toxicodendron radicans*	5	No	FAC
7.			
8.			
9.			
10.			
11.			
	55	=Total Cover	
50% of total cover: 28		20% of total cover:	11
Woody Vine Stratum (Plot size: 30)			
1. *Vitis rotundifolia*	5	Yes	FAC
2. *Toxicodendron radicans*	3	Yes	FAC
3.			
4.			
5.			
	8	=Total Cover	
50% of total cover: 4		20% of total cover:	2

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
75.0% of dominant vegetation is FAC or wetter.
Plot size is limited to wetland extent.

SOIL

Sampling Point: TP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 5/1	90	7.5YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations
5-12	10YR 6/1	90	10YR 5/4	10	C	M	Loamy/Clayey	Distinct redox concentrations
12-20	10YR 6/2	70	10YR 5/3	30	C	M	Sandy	Faint redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soils were observed.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-7

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): hillside Local relief (concave, convex, none): convex Slope (%): 10

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.401878 Long: -80.842370 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification: NONE

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**		
Hydric Soil Present?	Yes ____	No X	**within a Wetland?**	**Yes** ____	**No** X
Wetland Hydrology Present?	Yes ____	No X			

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal
Dataform is representative of a non-jurisidctional upland area

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was not observed.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: TP-7

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Quercus phellos*	30	Yes	FAC
2. *Pinus taeda*	20	Yes	FAC
3. *Liquidambar styraciflua*	10	No	FAC
4.			
5.			
6.			
7.			
	60	=Total Cover	
50% of total cover: 30		20% of total cover:	12

Sapling/Shrub Stratum (Plot size: 15)			
1. *Elaeagnus umbellata*	30	Yes	UPL
2. *Liquidambar styraciflua*	10	Yes	FAC
3. *Ulmus rubra*	10	Yes	FAC
4.			
5.			
6.			
7.			
8.			
9.			
	50	=Total Cover	
50% of total cover: 25		20% of total cover:	10

Herb Stratum (Plot size: 5)			
1. *Lonicera japonica*	30	Yes	FACU
2. *Toxicodendron radicans*	10	Yes	FAC
3. *Microstegium vimineum*	10	Yes	FAC
4. *Rubus argutus*	5	No	FACU
5. *Potentilla indica*	3	No	FACU
6. *Juncus effusus*	3	No	FACW
7.			
8.			
9.			
10.			
11.			
	61	=Total Cover	
50% of total cover: 31		20% of total cover:	13

Woody Vine Stratum (Plot size: 30)			
1. *Smilax rotundifolia*	5	Yes	FAC
2. *Lonicera japonica*	5	Yes	FACU
3.			
4.			
5.			
	10	=Total Cover	
50% of total cover: 5		20% of total cover:	2

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 70.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
70.0% of dominant vegetation is FAC or wetter.

SOIL

Sampling Point: TP-7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 5/3	100					Loamy/Clayey	
8-20	10YR 5/4	95	10YR 5/6	5	C	M	Loamy/Clayey	Distinct redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soils were not observed.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region
See ERDC/EL TR-12-9; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 13501 Old Statesville Road City/County: Huntersville/Mecklenburg Sampling Date: 5/1/25

Applicant/Owner: TC MidAtlantic Development V, Inc. State: NC Sampling Point: TP-8

Investigator(s): JKM Section, Township, Range: none

Landform (hillside, terrace, etc.): gully Local relief (concave, convex, none): concave Slope (%): 10

Subregion (LRR or MLRA): LRR P, MLRA 136 Lat: 35.402802 Long: -80.841784 Datum: NAD83

Soil Map Unit Name: EnD - Enon sandy loam, 8 to 15 percent slopes NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
According to the Antecedent Precipitation Tool Version 2.0, conditions were drier than normal
Dataform is representative of a non-jurisidctional upland area

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was not observed.

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: TP-8

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Fagus grandifolia*	30	Yes	FACU
2. *Pinus taeda*	20	Yes	FAC
3. *Quercus phellos*	15	No	FAC
4. *Liriodendron tulipifera*	10	No	FACU
5. *Juniperus virginiana*	10	No	FACU
6.			
7.			
	85 =Total Cover		
50% of total cover: 43	20% of total cover: 17		
Sapling/Shrub Stratum (Plot size: 15)			
1. *Ulmus rubra*	15	Yes	FAC
2. *Liquidambar styraciflua*	10	Yes	FAC
3. *Juniperus virginiana*	10	Yes	FACU
4. *Ligustrum sinense*	5	No	FACU
5.			
6.			
7.			
8.			
9.			
	40 =Total Cover		
50% of total cover: 20	20% of total cover: 8		
Herb Stratum (Plot size: 5)			
1. *Smilax rotundifolia*	5	Yes	FAC
2. *Vitis rotundifolia*	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	10 =Total Cover		
50% of total cover: 5	20% of total cover: 2		
Woody Vine Stratum (Plot size: 30)			
1. *Smilax rotundifolia*	5	Yes	FAC
2.			
3.			
4.			
5.			
	5 =Total Cover		
50% of total cover: 3	20% of total cover: 1		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
75.0% of dominant vegetation is FAC or wetter.

SOIL

Sampling Point: TP-8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 5/3	100					Loamy/Clayey	
4-10	10YR 6/4	100					Loamy/Clayey	
10-20	10YR 6/6	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Mucky Mineral (F1) **(MLRA 136)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 122, 136)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147, 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (F21) **(outside MLRA 127, 147, 148)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

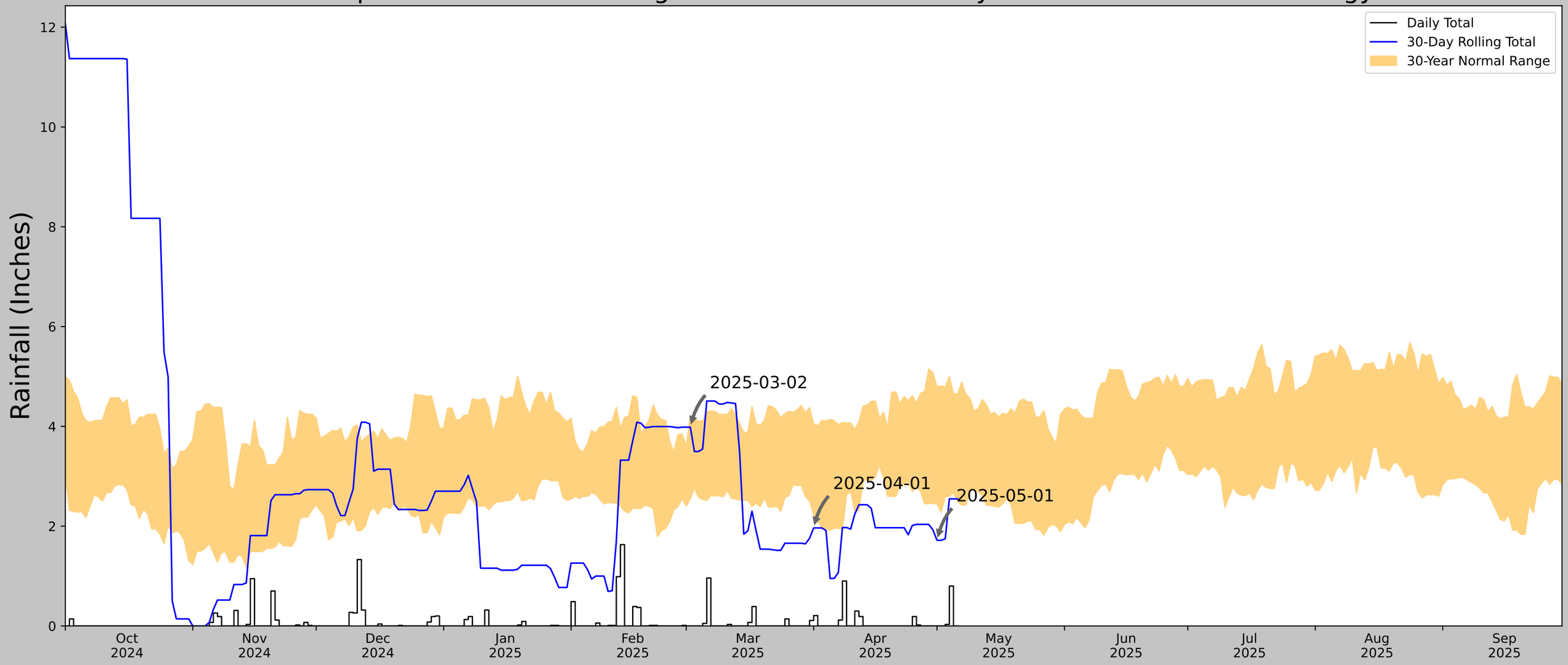
Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Hydric soils were not observed.

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	35.402804, -80.840968
Observation Date	2025-05-01
Elevation (ft)	770.256
Drought Index (PDSI)	Moderate drought (2025-04)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-05-01	2.450787	4.78504	1.716535	Dry	1	3	3
2025-04-01	2.229528	4.053937	1.964567	Dry	1	2	2
2025-03-02	2.547244	4.186614	3.984252	Normal	2	1	2
Result							Drier than Normal - 7

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
MT HOLLY 4 NE	35.3339, -80.9867	609.908	9.491	160.348	5.793	10836	90
MOUNT HOLLY 4.4 ENE	35.3302, -80.96	729.003	1.527	119.095	0.869	358	0
MOUNT HOLLY 4.8 E	35.3073, -80.9469	674.869	2.9	64.961	1.493	84	0
STANLEY 4.8 E	35.3678, -81.013	750.984	2.772	141.076	1.638	1	0
PAW CREEK 1.2 N	35.2951, -80.9332	722.113	4.035	112.205	2.268	2	0
MC ADENVILLE	35.2625, -81.0778	609.908	7.122	0.0	3.205	19	0
BELMONT 0.4 E	35.249, -81.0335	673.885	6.432	63.977	3.306	13	0
CHARLOTTE 9.2 WNW	35.2264, -80.993	600.066	7.436	9.842	3.419	3	0
CHARLOTTE DOUGLAS AP	35.2225, -80.9544	729.987	7.91	120.079	4.509	37	0

Appendix C

Site Photographs

Photograph 1: General view of SCA in the central portion of the Site

Photograph 2: General view of intermittent portion of SCB in the east-central portion of the Site

hart hickman
2923 S. Tryon Street, Suite 100
Charlotte, NC 28203
704.586.0007(p) 704.586.0373(f)

Photograph 3: General view of perennial portion of SCB in the western portion of the Site

Photograph 4: General view of SCC in the southwestern portion of the Site

hart hickman
2923 S. Tryon Street, Suite 100
Charlotte, NC 28203
704.586.0007(p) 704.586.0373(f)

Photograph 5: General view of WAA in the north-central portion of the Site

Photograph 6: General view of WAB in the eastern portion of the Site

hart hickman
2923 S. Tryon Street, Suite 100
Charlotte, NC 28203
704.586.0007(p) 704.586.0373(f)

Photograph 7: General view of WAC in the western portion of the Site

Photograph 8: General view of WAD in the southwestern portion of the Site

hart hickman
2923 S. Tryon Street, Suite 100
Charlotte, NC 28203
704.586.0007(p) 704.586.0373(f)

Photograph 9: General view of upland area in the east-central portion of the Site (TP-3)

Photograph 10: General view of upland area in the north-central portion of the Site (TP-8)

hart hickman
2923 S. Tryon Street, Suite 100
Charlotte, NC 28203
704.586.0007(p) 704.586.0373(f)

Photograph 11: Hydric soils observed in the north-central portion of the Site (TP-1)

Photograph 12: Upland soils observed throughout the Site (TP-8)

hart hickman
2923 S. Tryon Street, Suite 100
Charlotte, NC 28203
704.586.0007(p) 704.586.0373(f)

COMMUNITY MEETING REPORT FOR REZONING & SKETCH PLAN # CSP-500111

Petitioner: **High Street District Development, Inc.**

Rezoning Petition Nos.: **CSP-500111 (R25-15)**

Property: **±11.87-acres located along Old Statesville Road**

This Community Meeting Report is being filed with the Town of Huntersville Planning Department pursuant to the Zoning Ordinance Article 11.4.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner sent via certified mail a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 12/22/2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, January 5, 2026, at 6:00 p.m. The meeting was held at the Torrence Lytle Community Center, 508 Dellwood Drive, Huntersville, North Carolina, 28078.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Tom Burr with High Street District Development, Megan Schoonmaker, the Site Engineer with Seamon Whiteside, Nick Burns, the traffic consultant with Impact Designs, Inc., and Bridget Grant and Lisa Thompson with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan & Process:

- Petitioner representatives shared the PowerPoint presentation attached to this Community Meeting Report covering items including site location, proposed rezoning, alignment with Huntersville 2040 Comprehensive Plan, current development plan, and other relevant items.
- Following explanation of the proposal, the anticipated/tentative rezoning schedule was reviewed as included in the attached presentation noted as being subject to change.

II. Summary of Questions/Comments and Responses:

The meeting was then opened for questions and answers. A summary is included below with responses provided in **bold**:

- Has an environmental study been completed and how will the project impact any of the stream/stream buffer on-site? **A stream/wetlands study has been completed by the Petitioner's wetlands consultant and submitted to the Town. Current design aims to limit impacts to identified stream buffers. In limited areas of impact to these buffers, Petitioner plans to mitigate these impacts as required by Ordinance via mitigation fees/credits with the intention of these credits being routed to associated stream restoration project in the Town.**

- Does any approval or permit required by the Army Corps of Engineers (ACOE) for stream/wetland impacts have to be completed as a part of the rezoning? **No, wetland and/or stream permitting via the ACOE is a separate process from rezoning.**
- What is Building D on the proposed site plan as there is concern with this multifamily building having visibility to neighboring single-family structures? **Building D is a 3-story (~35') multifamily building that serves as a transition from the 4-story mixed-use buildings along Old Statesville Road to the 2-story townhome buildings in the northwest portion of the plan along Public Street A. All buildings along Public Street A are set back approximately ~70' from the northern property boundary. If this new public R/W were not planned, only a 30' semi-opaque buffer would be required per Ordinance. As a result, Building D at minimum is approximately ~300'+ away from any existing structure on adjacent parcels with existing tree canopy on these adjacent parcels providing further natural buffer.**
- Are all of the traffic improvements planned to occur south of the roundabout at Old Statesville/Mount Holly-Huntersville Road? **Yes, traffic improvements associated with the project per the draft TIA submitted are planned generally along the property's Old Statesville Road frontage (south of existing roundabout).**
- How is stormwater runoff being addressed to avoid negative impacts to neighboring properties? **The project will comply with the Town Water Quality Ordinance and Design Manual, which includes accommodating 50-year storm event. The Petitioner explained the two separate stormwater systems planned for the project to accommodate these requirements: one underground sand filter on north side of the tree save/PCSO buffer area and one surface sand filter on the south side of this buffer area.**
- Is there a possibility of including a fence along the property boundary? **Petitioner's ability to fence along new on-site public R/W (in alignment with Planning Staff comments) is limited and 30' buffer held to west and south intended to serve as natural privacy buffer. As project progresses to construction documents phase, Petitioner can explore potential for fencing in select property boundary areas.**
- Are the 10 affordable/attainable units Section 8 housing? **No, these units are not Section 8 or tax-credit housing. Attainable units are intended to serve residents within the 80% - 100% AMI range (as set by HUD for metro area) with high-quality housing. Attainable units will be no different in terms of quality, finishes, and access to project amenities.**
- When will the current plans presented this evening be available on the Town's website/portal? **It is the Petitioner's understanding that the current plans resubmitted to the Town on 12/19/25 should be available on the Town's website this week (week of 1/5/26).**

<u>CHANGES MADE TO PETITION AS A RESULT OF THE MEETING</u>:

The development team will continue to coordinate efforts with City Staff.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Tom Burr, High Street District Development, Inc.
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC

EXHIBIT A

Community Meeting Notices

Project Name	Old Statesville Road Mixed-Use

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be submitted to the Planning Department and incorporated into the application for this project.

The following persons and organizations were sent notices of the community meeting (first and last name or business name only):

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
BATES ROBERT NEAL | BATES BELINDA WASHAM	01707204	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FC HUNTERSVILLE LLC	01707206	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FORSTER INVESTMENTS INC	01707207	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WESTHAFER MICHAEL A | WESTHAFER LESA R	01707209	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
PRICE JAMES L | PRICE SUSAN M	01707211	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MAYE DIANE N | DIANE N MAYE REVOCABLE TRUST	01707212	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WHITE ROBERT EDWARD | WHITE JANE M	01707214	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707215	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707217	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707218	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
LAUDERT JOANNE MYERS	01707219	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
LIBBY AARON NEIL | LIBBY SOUHEILA BEDAIA	01707220	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
CHEEK WILLIAM MATTHEW | CHEEK AMY RACHEL	01707221	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
PELL JOHN NICHOLSON | ELIZABETH TALLEY	01707222	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707230	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEARNESS PROPERTIES LLC	01707236	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEARNESS PROPERTIES LLC	01707237	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DANCY DON DALE | DANCY CAROL M	01707238	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FORSTER INVESTMENTS INC	01707239	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FORSTER INVESTMENTS INC	01707240	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCCARTHY PROPERTIES 1 LLC | MCCARTHY PROPERTIES 2 LLC	01707241	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KAUFMAN CYNTHIA A	01707244	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
GUIGNARD CHARLES S	01907202	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
HINES BRIAN	01907203	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KEPPLE JAMES JR | KEPPLE SHELI	01907204	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TORRES JUAN RAMIRO RODRIGUEZ | MARTINEZ-CASTRO YOLANDA	01907205	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DANCY DON DALE | DANCY CAROL M	01907206	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KEPPLE JAMES E JR | KEPPLE SHELI	01907209	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MIKEY AND SLY HOLDINGS LLC	01907301	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MICHELONE JEFFREY W | MICHELONE NANCY C	01907304	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MONTGOMERY MYRA HYLEMAN | MYRA HYLEMAN MONTGOMERY REVOCABLE TRUST	01907305	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEWESE TERRY E | DEWESE REBECCA A	01907306	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MIKEY AND SLY HOLDINGS LLC	01907307	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TOWN OF HUNTERSVILLE	01907309	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TOWN OF HUNTERSVILLE	01907310	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BROWN JAMES WILLIAM JR | JOHN SAMUEL PUTNAM	01907315	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TOWN OF HUNTERSVILLE	01907402	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MAYORS CORNER HOMEOWNERS ASSOCIATION INC	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))
MONTEITH PLACE HOMEOWNERS ASSOCIATION	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))
RESIDENTIAL HOMEOWNERS ASSOCIATION FOR MAGNOLIA WALK MECKLENBURG INC	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))
VERMILLION COMMUNITY ASSOCIATION INC	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING & SKETCH PLAN
PROJECT # CSP-500111

Subject:	Rezoning & Sketch Plan Project No. CSP-500111 for property located at 13501 Old Statesville Road in Huntersville
Applicant:	High Street District Development, Inc.
Current Land Use:	Vacant, Greenhouse and Accessory Storage
Existing Zoning:	HC(CD) (Highway Commercial District, Conditional) and NR (Neighborhood Residential)
Rezoning Requested:	NC(CD) (Neighborhood Center District, Conditional)
Date and Time of Meeting:	***Monday, January 5, 2026, at 6:00 p.m.***
Location of Meeting:	**Torrence Lytle Community Center** **508 Dellwood Drive** **Huntersville, NC 28078**
Meeting Registration:	***Please send an email to CommunityMeeting@mvalaw.com to register to attend and reference project # CSP-500111.***
Date of Notice:	12/22/2025

Moore & Van Allen is assisting High Street District Development, Inc. (the "Applicant") on a recently filed rezoning and sketch plan request for an approximately ±11.87-acre site located along Old Statesville Road (the "Site"), in Huntersville, North Carolina. The parcel ID numbers for the Site include: 01707207, 01707236, 01707237, 01707238, 01707239, and 01707240. The request is to rezone from HC(CD) and NR to NC(CD) to develop the Site with a mixed-use community.

The Applicant will hold a **Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Huntersville Planning and Zoning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Community Meeting at the Torrence Lytle Community Center, 508 Dellwood Drive, Huntersville, North Carolina, 28078, to be held on Monday, January 5, 2026, at 6:00 p.m. To register to attend, please send an email to CommunityMeeting@mvalaw.com before Friday, January 2nd and reference project #CSP-500111.

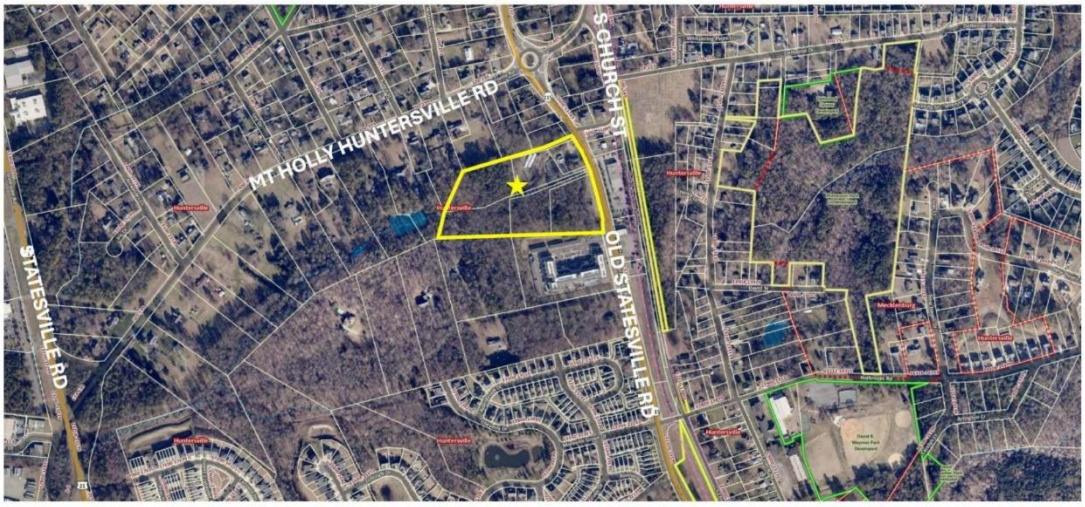
Representatives of the Applicant look forward to discussing this rezoning proposal at the Community Meeting. Thank you.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Tom Burr, High Street District Development, Inc.
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC

14415543v2

Exhibit B (Continued)

Site location:



14415543v2

EXHIBIT C

Community Meeting Attendance Log

Project Name:	Old Statesville Road Mixed-Use
Location of Meeting:	Torrence Lytle Community Center (Dellwood)
Date:	5-Jan-26
Time:	6:00 p.m.

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

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

1	Ken & Tracy Forster	26	
2	Jake & Joanne Laudert	27	
3	Don Dancy	28	
4	Bob McAuley	29	
5	Matthew & Amy Cheek	30	
6		31	
7		32	
8		33	
9		34	
10		35	
11		36	
12		37	
13		38	
14		39	
15		40	
16		41	
17		42	
18		43	
19		44	
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21		46	
22		47	
23		48	
24		49	
25		50	

HIGH STREET DISTRICT DEVELOPMENT,
A Subsidiary of Trammell Crow Company

OLD STATESVILLE ROAD MIXED-USE

Community Meeting

January 5, 2026
6:00 p.m.

Moore&VanAllen

BY RIGHT VS CONDITIONAL

By-Right Development

When a development proposal strictly **conforms to the zoning codes** and, thus, qualifies for construction without requiring discretionary approval.

Administrative-Type Decision: *Approval is based on Ordinance compliance only*

Conditional Zoning

When a development needs flexibility in zoning requirements owners can seek **conditional zoning.**

Discretionary Decision: *Voted on based on Ordinance compliance, Council goals, adopted policies, community engagement, land use plan consistency*

WHY CONDITIONALLY REZONE?

A developer is asking for something that isn't permitted by-right and thus commits to conditions to **off-set any potential impacts** of the request.

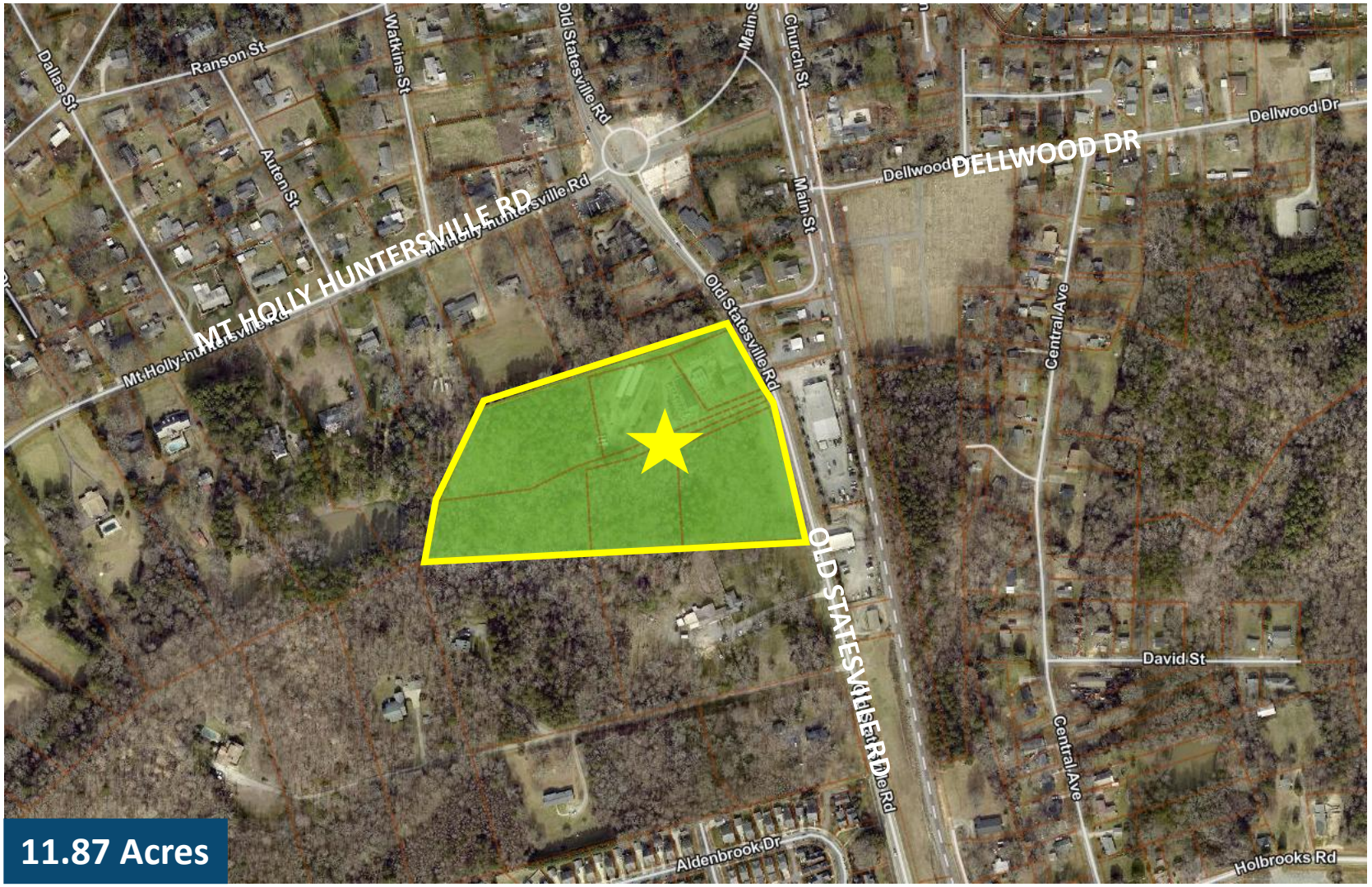
Conditional zoning is a tool that allows the developer to impose conditions on the site that **exceed ordinance requirements** to allow for other technical flexibility.

Conditional zoning is a tool to **"raise the bar"** with higher architectural, environmental, and site design standards.

AERIAL SITE CONTEXT

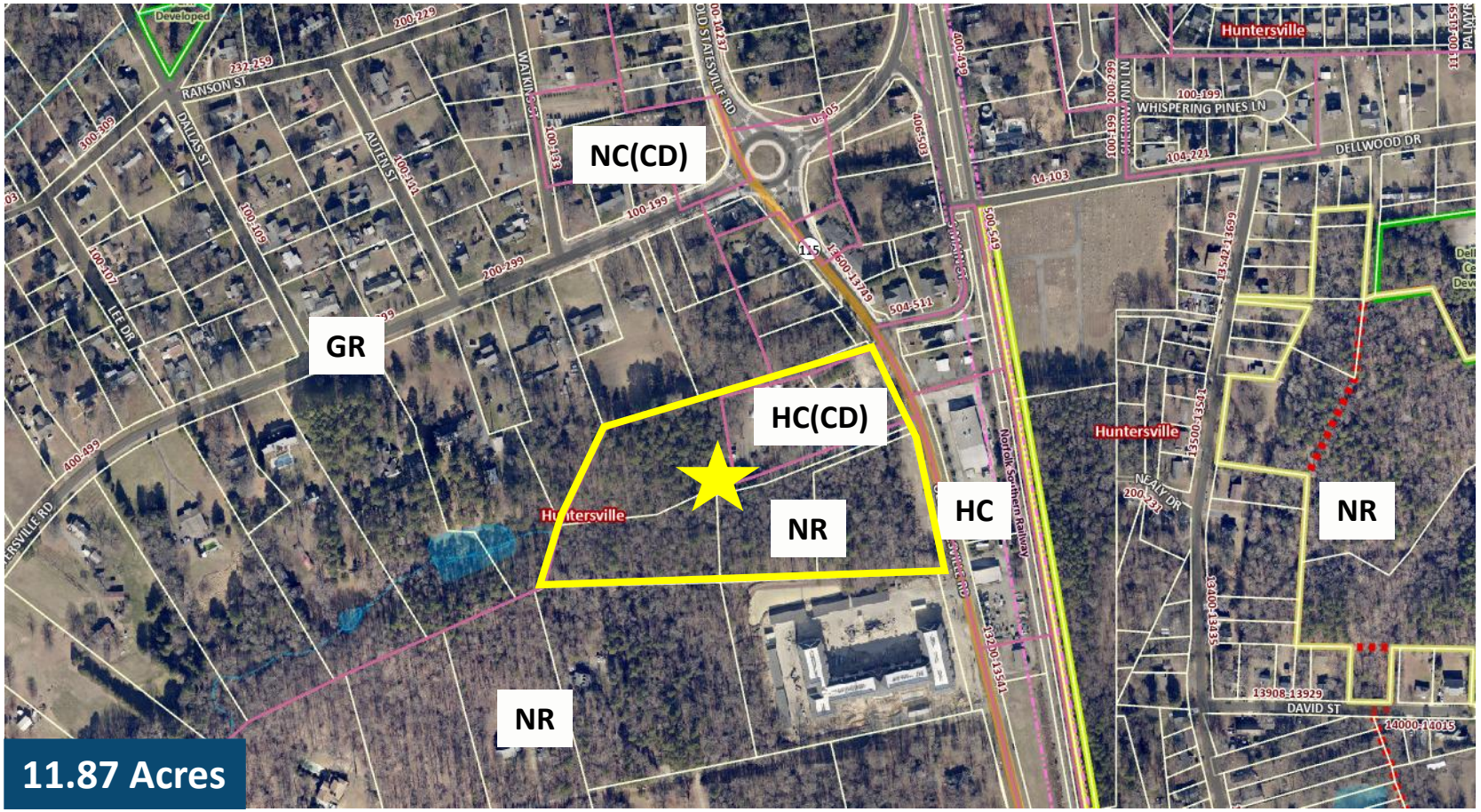
Site located along Old Statesville Road (NC-115) south of Gilead Road and east of I-77 and Statesville Road. Site falls within I-77/NC-115 Corridor.

SITE LOCATION



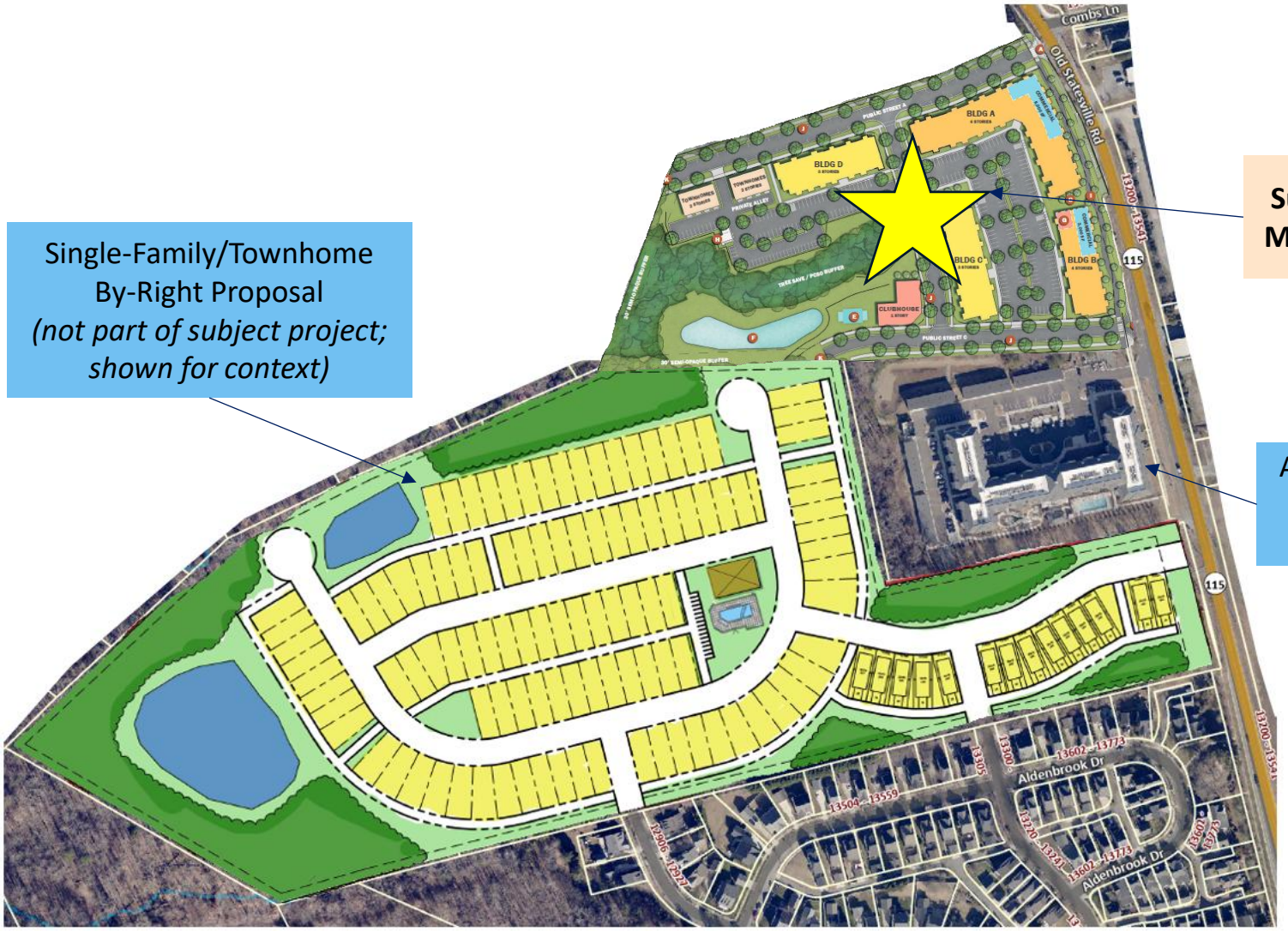
Site consists of 6 parcels on the west side of Old Statesville Road (NC-115).

EXISTING AND PROPOSED ZONING



- Existing zoning is HC(CD) – (Highway Commercial District, Conditional) and NR – Neighborhood Residential District.
- Proposed zoning is NC(CD) (Neighborhood Center, Conditional) to construct a mixed-use development.

SITE CONTEXT

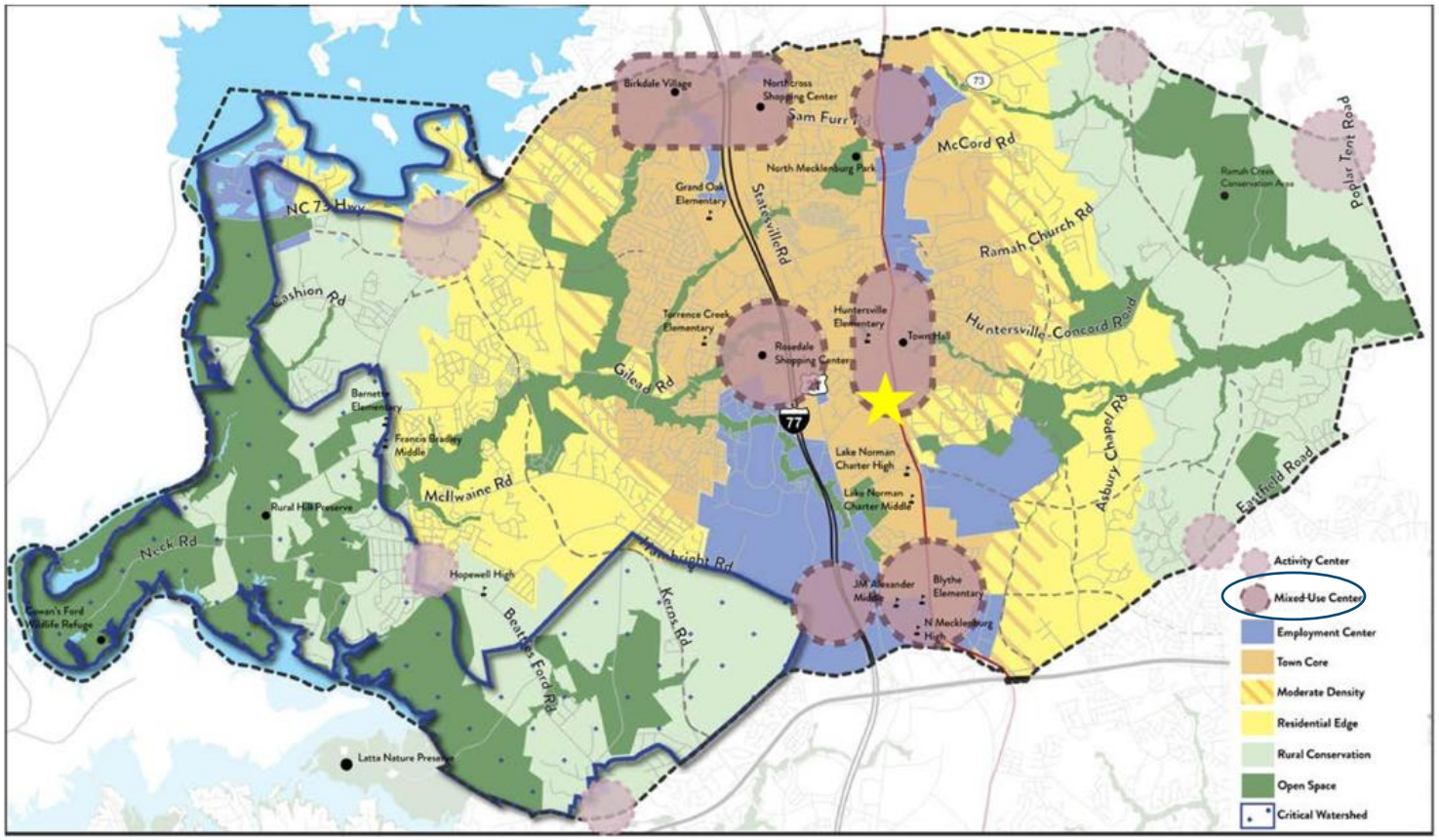


Single-Family/Townhome By-Right Proposal *(not part of subject project; shown for context)*

Subject Proposed Mixed-Use Project

Arden Huntersville 55+/Seniors Completed 2024

HUNTERSVILLE 2040 FUTURE LAND USE PLAN



Select 2040 Policy Recommendations:

LU-1 Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.

LU-2 Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.

LU-5 Policy LU-5: Focus more intense development in locations that can support growth.

LU-8 Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

DT-11 Policy DT-11: Promote Residential Development in Downtown Huntersville.

EOS-10 Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.

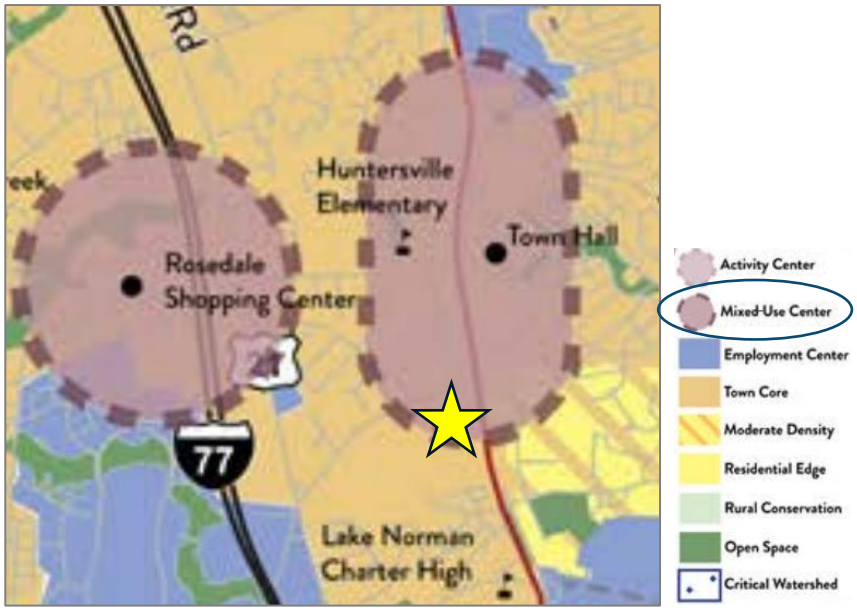
T-1 Policy T-1: Link land-use with transportation using the mobility framework

T-3 Policy T-3: Improve connectivity throughout the study area.

SUMMARY GOALS:

- Encourages density between I-77 and HWY-115
- Allows for urban housing options throughout
- Vertical mixed-use along HWY-115
- Multimodal infrastructure improvements
- Activated corridors with transparency
- Housing located near employment and services
- Environmental stewardship

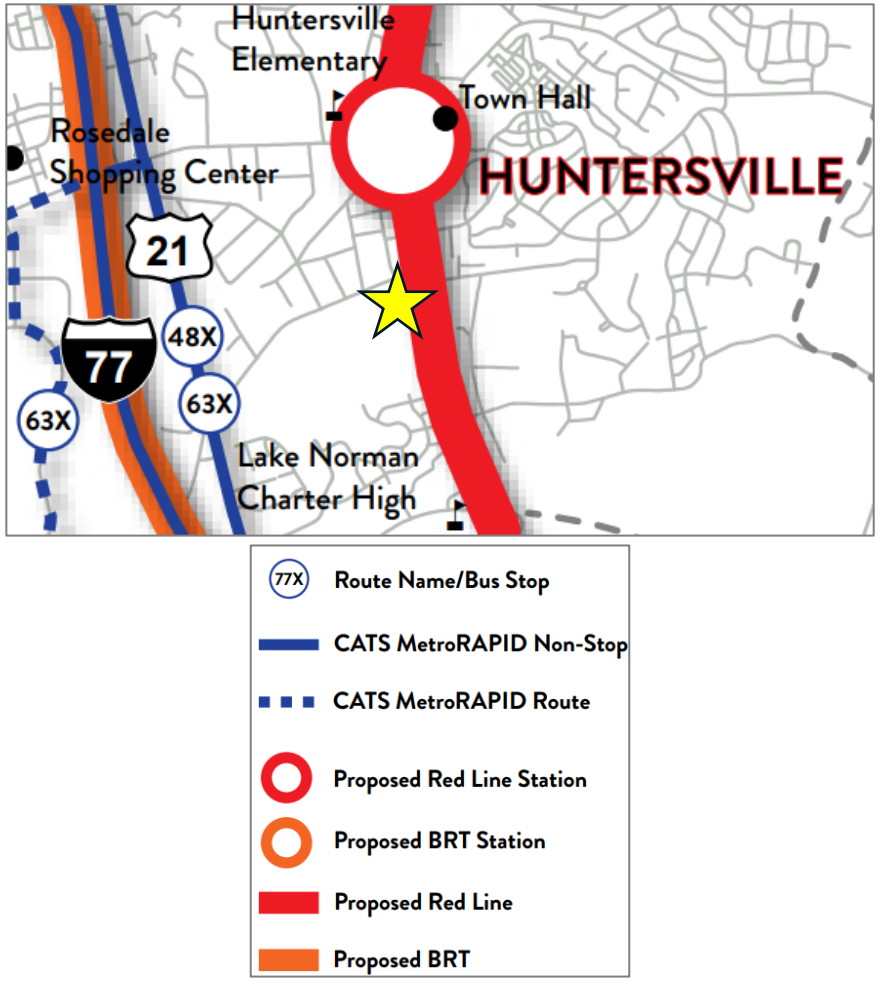
MIXED-USE CENTER CORRIDOR & PROXIMITY TO PUBLIC TRANSIT



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 PLAN TRANSPORTATION NETWORK

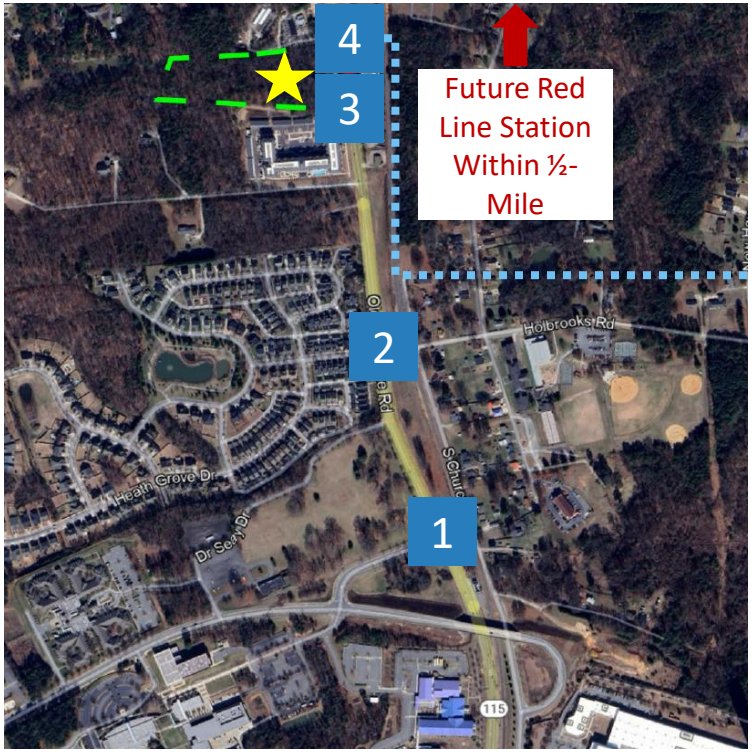


PROPOSED SITE PLAN

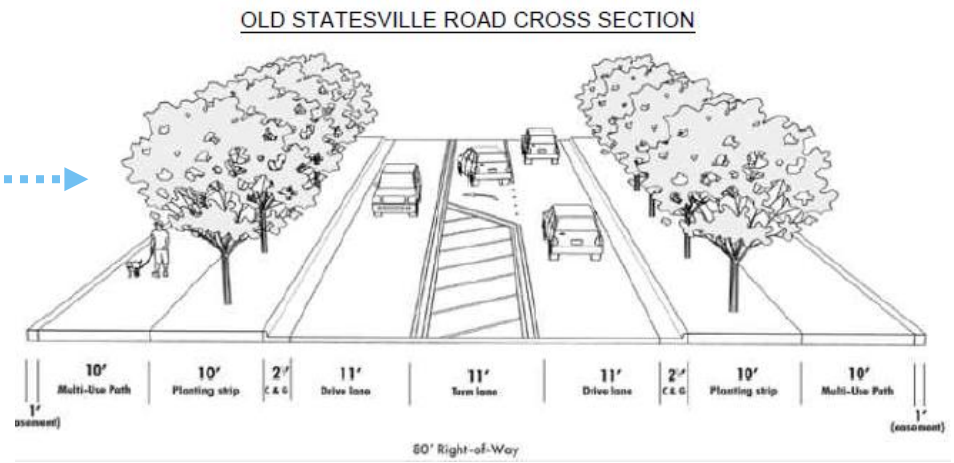
KEY PROJECT BENEFITS TO HUNTERSVILLE

- Affordable Housing
- Multi-Modal Connectivity Enhancements are Infrastructure Wins
- Significant Job Creation: 225+ Construction Jobs + Long-Term Small Business Growth
- Major Increase to Annual Commercial Tax Base: $5k Today vs. $125k at Buildout
- Proximity to Public Transportation: Future Red Line Station within ½-Mile
- 2040 Land Use Plan Alignment in Focused Growth I-77/Highway-115 Corridor
- High-Quality Mixed-Use Development
- Thoughtful & Varied Residential Options to Activate & Support Downtown
- Flexible Commercial Spaces to Serve Wide Array of Small Businesses

TRAFFIC ANALYSIS AND IMPROVEMENTS



Traffic Analysis – Study Intersections per NCDOT & Town of Huntersville Coordination	
1	NC-115 & Verhoeff Drive Ramp
2	NC-115 & Holbrooks Road
3	NC-115 & Southern Site Access
4	NC-115 & Northern Site Access



Summary Outcomes & Draft Recommended Improvements:

- All study intersections expected to increase <3% and/or under adopted % targeted by Town of Huntersville.
- Construct two site entry points (northern and southern) off NC-115 as currently designed.
- Construct northbound left turn lane on NC-115 approaching northern access with 75' of storage. Improvement to be considered in NC-115 widening/enhancements.

PRECEDENT IMAGES

PRECEDENT IMAGES

CONCEPT ELEVATION – MIXED-USE BUILDING

DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.

CONCEPT RENDERING – MIXED-USE BUILDING

CONCEPT RENDERING – MIXED-USE BUILDING

CONCEPT ELEVATIONS – MULTIFAMILY & TOWNHOME BUILDINGS

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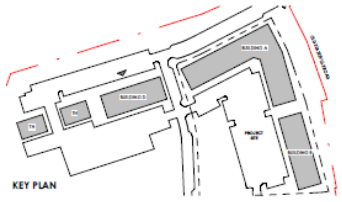
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND

DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.



OPEN SPACE PRECEDENT IMAGERY

TENTATIVE REZONING SCHEDULE

- **COMMUNITY MEETING:** January 5, 2026
- **CALL FOR PUBLIC HEARING:** January 6, 2026
- **TOWN PUBLIC HEARING:** February 3, 2026
- **PLANNING BOARD MEETING:** February 24, 2026
- **TOWN BOARD DECISION:** March 17, 2026

QUESTIONS & THANK YOU!

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: Public Hearing on Petition #R25-16: Knox Crossing

EXPLAIN REQUEST:

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.

ACTION RECOMMENDED:

Conduct a public hearing.

FINANCIAL IMPLICATIONS:

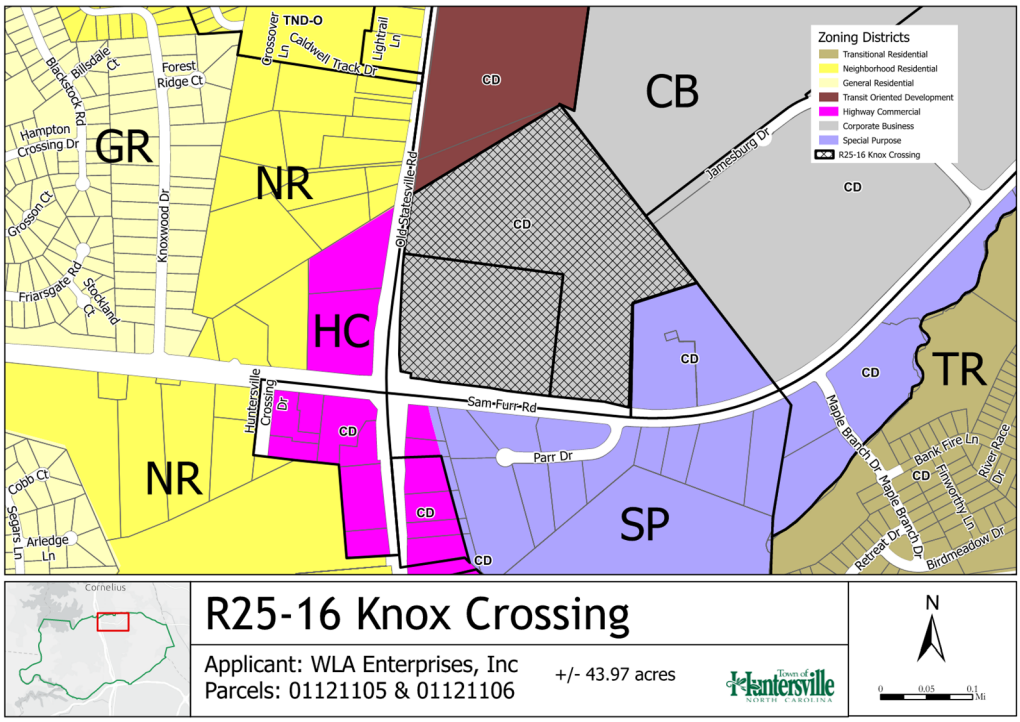
N/A

ATTACHMENTS:

1. R25-16 Knox Crossing - PH - 2 3 26
2. ENG_Public Hearing Memo_2026 0123
3. Knox Crossing Conceptual Site Plan Set
4. SAC Letter of Recommendation_Huntersville_Knox Crossing_v3 signed
5. 1025438-Sam Furr Rd Crossing Huntersville-The Seam
6. Knox Crossing Commercial Building Elevations
7. Knox Crossing Concept Master and Amenities Plan
8. Knox Crossing Multifamily Elevations
9. Knox Crossing Townhome Elevations
10. R25-16 Community Meeting Report Package
11. Knox Crossing Rezoning Application

Petition R25-16
Knox Crossing

PART 1: PROJECT SUMMARY



Applicant: WLA Enterprises, Inc.

Property Owner: Same

Property Address: 16900 Old Statesville Road

Project Size: (+/-) 43.97

Parcel Numbers: 01121105, 01121106

Current Zoning: Corporate Business Conditional District (CB-CD) for Manufacturing and Industrial uses

Current Land Use: Vacant Land

Proposed Zoning: Transit Oriented Development Residential Conditional District (TOD-R-CD) and Highway Commercial Conditional District (HC-CD)

Proposed Land Use: Multi-family and commercial development.

2. Purpose: 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-R-CD) for commercial and multi-family development.
3. Adjoining Zoning and Land Uses

   North: *Transit Oriented Development (TOD) zoning,* Station South Mixed Use Development; *Traditional Neighborhood Development* – (*TND*) zoning, Caldwell Crossing Mixed Use Development; both approved but not yet constructed developments. Existing vacant land.
   South: *Special Purpose (SP) zoning, Par Drive* Office/Industrial Business Park, Vacant Land
   East: *Corporate Business Conditional District (CB-CD) zoning;* Jamestown Drive Business Park, warehousing, industrial.
   West: *Neighborhood Residential (NR), General Residential (GR), and Highway Commercial (HC) zoning,* Single Family Residential developments.

4. The property in question is currently zoned Corporate Business Conditional District (CB-CD). On August 1, 1995, the Huntersville Town Board approved a conditional rezoning plan allowing a sugar refining and processing center and any uses permitted in the "I-1" zoning district from the 1991 Huntersville Zoning Ordinance. No

specific development plan was included in the rezoning plan, only design guidelines, setbacks, buffer descriptions, and access locations for the development.

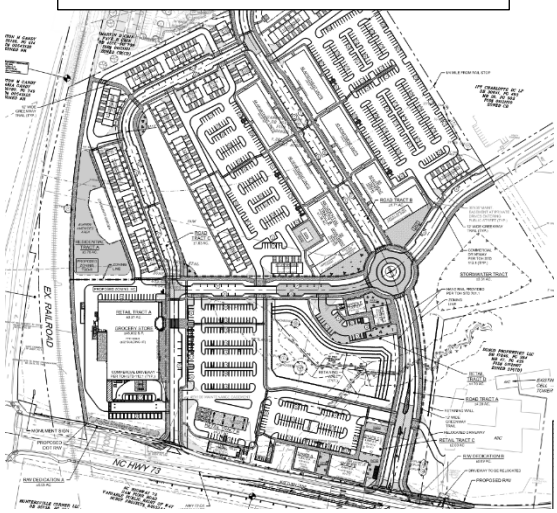
5. The proposed location of the commuter rail transit stop is located immediately to the north of this proposed development (R24-15: Station South Rezoning). The applicants are seeking the rezoning to continue the mixed use and transit-oriented design of development.
6. A neighborhood meeting was held on Monday January 5, 2026. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review.
7. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along Sam Furr Road in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The proposed development is located immediately south of a planned commuter rail station. The station is situated adjacent to the railroad along Old Statesville Road within the recently approved Station South rezoning development. Refer to the context map on this page below. The commuter rail is at the red star. The subject development is outlined in orange.
- Article 3.2.13 of the Huntersville Zoning Ordinance states that developable property located within one-half (½) mile of a transit station qualifies for Transit-Oriented Development Residential (TOD-R). The subject property is located within this one-half mile radius of the proposed commuter rail station.
- The applicant proposes to rezone the site into two zoning districts: Transit-Oriented Development Residential (TOD-R) for the residential components of the project and Highway Commercial (HC) for the commercial components. The HC district and associated commercial development are primarily located in the southern portion of the site, while the residential development is concentrated toward the northern portion of the site, closer to the proposed rail station.
- A planned thoroughfare, Seagle Street/Church Street Extension, traverses the subject property. The proposed development includes the construction and future connection of the Church Street Extension to development to the north, when that extension is constructed.
- Total development units would include 324 apartments, 96 townhomes, and 70,802 sqft of commercial development. The commercial development would be anchored by a 45,000 sqft grocery store near the corner of Sam Furr Road and Old Statesville Road.
- The applicants are proposing to condition the development to reserve 5% of the total residential units for affordable housing; for 15 years at 100% of the Area Median Income. 5% would be 21 units.

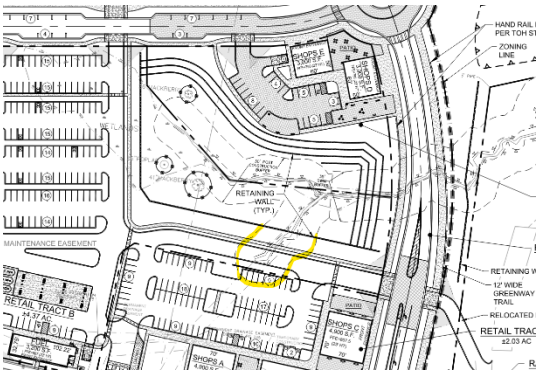
Proposed Site Plan



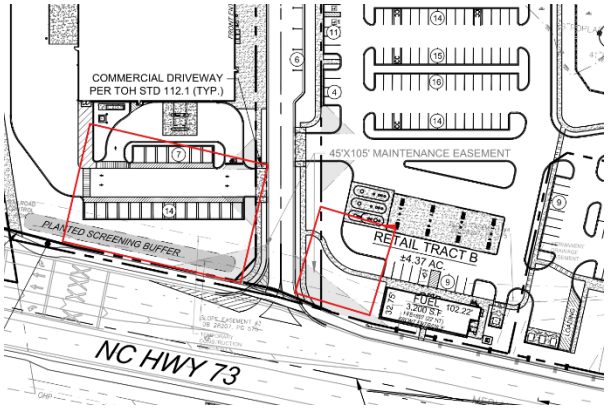
Rezoning Issues

Modifications of the Ordinance Requested:

- *SWIM Buffers*: Article 8.25 requires that stream buffers remain undisturbed. The applicants propose filling portions of the buffer to accommodate the development. Please see the highlighted area below. However, it should be noted that the buffer on the plans is likely larger and further expansive than shown as the buffer is measured (30 feet) from the top of bank of the stream, not the center of it.
  - STAFF COMMENT: Staff supports the mitigation of the stream, as the length of intermittent stream needed is small. A mitigation plan per Article 8.25 is needed.



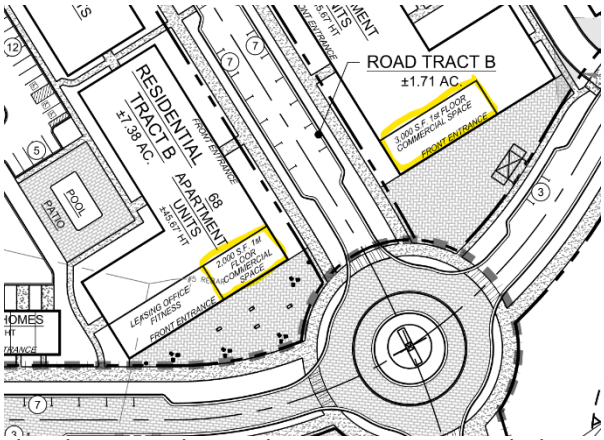
- *Block Length:* Article 3.2.13.f.2 of the Zoning Ordinance requires that block lengths not exceed 500 feet in length. The applicants are asking for a modification to allow an 800-foot block length.
  - STAFF COMMENT: The TOD ordinance allows pedestrian pathways to be counted toward the required "block break". While the applicant proposes standard concrete sidewalks that connect to the street sidewalk network, staff does not find that these sidewalks meet the intent of the ordinance. A pedestrian pathway, as contemplated by the ordinance, is intended to function as a wider, more intentional, and enhanced open space that provides an active pedestrian connection through the development, particularly in the east–west direction in this case. Such pathways should emphasize pedestrian comfort, visibility, and placemaking rather than serve solely as utilitarian circulation. Accordingly, staff recommends that additional design enhancements be incorporated into the proposed pathways to better align with the intent of the ordinance.
- *Side yard Parking / Build to Line / Drive-throughs in the Front Yard Intersecting a Street*: Article 4 of the Zoning ordinance requires buildings to be placed up at the corner of street intersections, with parking and drive-throughs located behind the building line. The grocery store and the gas station would therefore be moved closer to the intersection of NC HWY 73 and the street in front of the grocery store. The red boxes represent generally where the buildings would go. The applicants are seeking a modification to allow the site locations as shown.



  - STAFF COMMENT: Staff is open to discussing the layout proposed. NC HWY 73 is being designed as a "super street" highway, therefore pedestrian orientation may be better served interior to the site. Staff continues to work with the applicant to understand what buffer is proposed in front of the grocery store on HWY 73 and what architecture is proposed for the gas station. See architectural elevations comment below on page 7.
- *Double Row of Street Trees along Thoroughfares*: Article 7.7.2 c of the Zoning Ordinance requires a second row of street trees behind the sidewalk along thoroughfares. The applicants are seeing a modification of this requirement in front of the apartment buildings.

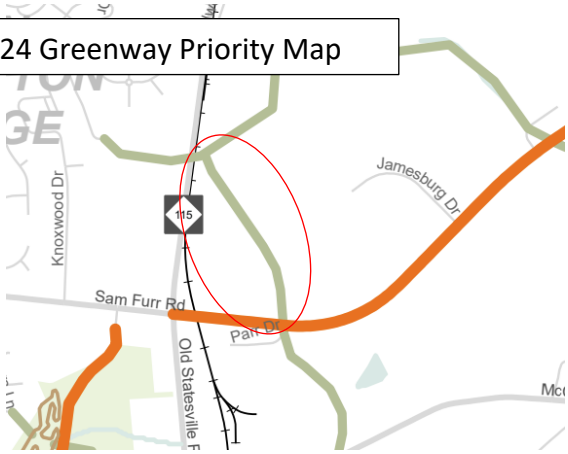
- STAFF COMMENT: Staff supports this modification due to the close building setback making it difficult to add an additional tree. Staff would prefer the closer building setback to encourage site design and walkability.

- *Townhome Height*: Article 4.12 of the Zoning Ordinance has a max height of 30 feet for townhomes. The applicants are requesting townhomes that are up to 37.5 feet in height.
  - STAFF COMMENT: Staff supports this request as the architecture of the townhomes, as the additional height remains at 3 stories, but adds the option of additional terraces and "half story" bonus living space. The townhomes proposed will be lower in height than the apartments which are proposed to be 46.7 feet in height. A modification is needed for this height and a note should be added to the plan requesting it.
- *Townhomes in TOD*: Article 3.2.13 does not list townhomes as approved building types in the zoning district. The applicants are proposing townhomes in the TOD-R district.
  - STAFF COMMENT: This omission was an oversight during the omnibus text amendment that changed attached homes to different building types. They were intended to be included, so staff supports this modification and will follow up with a text amendment to the ordinance to address it soon.
- *Tree Save Mitigation*: Article 7.4 of the Zoning Ordinance only allows 50% of required tree save to be mitigated (recent text amendment). Of the 115 specimen trees identified on their tree survey, the applicants proposed to save 14, which is 12% of the requirement.
  - STAFF COMMENT: From the plan submitted, 35 trees are required to be saved per ordinance. Therefore only 18 may be mitigated. This means 18 are also required to be saved. In addition, of the 14 proposed to be saved by the applicant, many are being disturbed into their dripline, therefore they should not be counted as saved. Staff recommends the following:
    - The plan be updated to accurately depict trees that can be saved per ordinance requirements.
    - Proposed mitigation be shown. Is payment to the tree fund bank proposed? Planting on site?
    - An agreeable modification could be significant plantings in the proposed parks, and amenity areas that do not include active programing through the site.
- *Minimum Commercial for Mixed Use Buildings*: Article 4.4 of the Zoning Ordinance requires Mixed Use/Shopfront Buildings have a minimum of 60% of the floor area of the building be commercial use. The applicant proposes 2 mixed use buildings at the corner of the roundabout. The western building includes 10% commercial (leasing office does not count as commercial), and the eastern building includes 15% commercial.
  - STAFF COMMENT: Conceptually, staff recommends more commercial be located interior to the site to create a more walkable and pedestrian oriented development. This would bring activity to the site and create a better transition from the pure residential development to the north, and the highway-oriented development along HWY 73. Staff would be amenable to this modification if other commercial uses were added elsewhere along the interior street network. Please see development design discussion on page 5 below.



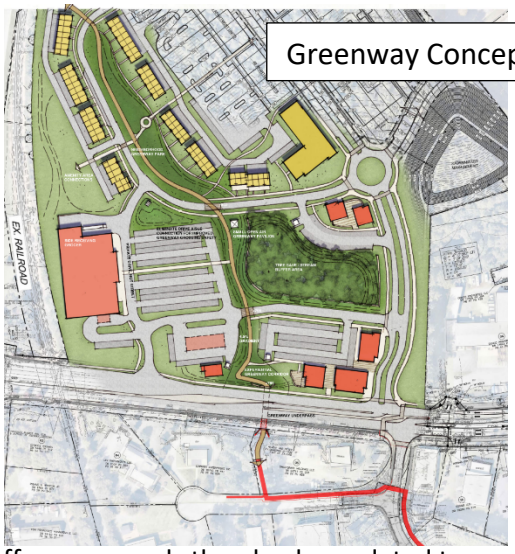
Site Plan and Design Issues for Consideration

2024 Greenway Priority Map



- Huntersville Greenway Plan: The Huntersville 2024 Existing Greenways, Future Projects, and Priority Map identifies the Mooresville-to-Charlotte (Seam) Trail as traversing the subject property (see attached graphic). The originally envisioned alignment followed the rail line along HWY 115. However, when the Huntersville Bike Plan was completed in 2020 it was shifted to the thoroughfare alignment shown (circled in red), not knowing whether or not the rail would move forward and if a HWY 73 crossing could be made with the rail crossing. Today, it is understood by staff that the rail is moving forward but a crossing with the rail is not feasible. Additionally, because NC Highway 73 is now planned to be designed as a superstreet, a greenway and crossing at this intersection is not recommended. In response, the Town has initiated further evaluation of alternative alignments for this corridor through the Charlotte-to-Mooresville Trail Alignment Study, which is currently underway.
    - Preliminary design recommendations for the greenway crossing and alignment through the subject parcel have recently been developed as part of the study. Given the superstreet design of NC Highway 73, the associated roadway and site grades, and overall safety considerations, the Seam Trail Advisory Group and Planning Staff recommend a tunnel crossing beneath Highway 73. The proposed alignment would route the greenway through the development and connect to the trail segment planned to the north.
    - Please see the attached conceptual alignment prepared by the Town's trail alignment study consultants. While the concept has been developed with consideration of the currently proposed site plan, some modifications and amendments to the plan will be necessary to accommodate the recommended greenway alignment. Staff recommends the plan be updated to accommodate the greenway as shown in the concept.

Greenway Concept

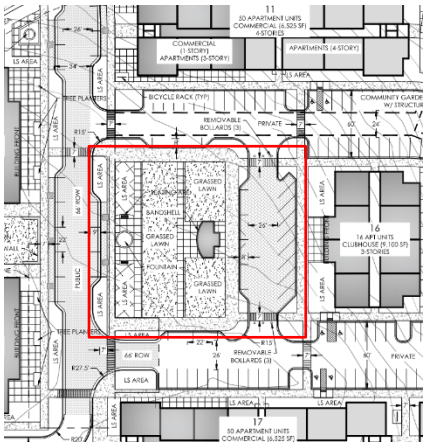


- Highway Commercial Design: The application proposes two different zoning districts in the development; Transit Oriented Development Residential (TOD-R) and Highway Commercial (HC).
    - Staff is generally supportive of this approach, as a portion of the development is located closer to the proposed commuter rail station, while the southern portion is adjacent to NC Highway 73 and the rail corridor, which is anticipated to include a future grade-separated rail crossing over Highway 73.
    - However, the transition in form and intensity between the two areas is abrupt. From north to south, the site plan shifts from multi-story residential development to a more suburban commercial pattern characterized by large surface parking lots and automobile-oriented uses, including drive-throughs. Staff recommends a more intentional blending of commercial and residential development in the central portion of the site. This would help extend walkable activity and intensity toward the interior of the development rather than concentrating it solely along Highway 73, which has less walkable opportunity. Such an approach would reinforce TOD principles through the entire site by creating a cohesive pedestrian-oriented environment from the rail station (serving multiple developments) all the way down to Highway 73.
    - To further advance the intent described above, staff believes the most appropriate location for a grocery store would be in the northeast portion of the development, closer to the proposed rail station and

adjacent to higher concentrations of residential development. This placement would better support transit-oriented development principles and enhance walkability. *Staff recognizes, however, that tenant requirements and market conditions may limit the feasibility of relocating the grocery store*. Accordingly, while the currently proposed location is acceptable, staff recommends incorporating additional commercial or mixed-use frontage along the internal public street separating the HC and TOD-R zoning districts.

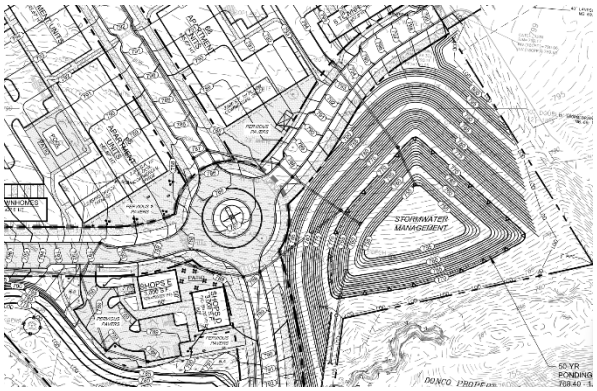
- A local example illustrating this principle is the Harris Teeter development at the corner of Griffin Street and Jetton Street in Davidson, where the grocery store is framed by apartments and multi-story mixed-use buildings, creating a highly walkable and urban setting.

- Sewer Extension and Off-Site Improvements: The application currently shows sewer connection through the adjacent property to the east. No letter of approval or acknowledgement of the adjacent property owner has been received. Staff recommends prior to rezoning approval and entitlement of the property that critical infrastructure be in place first for the development. Therefore, a letter from the affected property owners is recommended to be provided stating that negotiations are underway and progressing.



- Urban Open Space: Staff recommends that additional design refinement and programming be considered for the proposed urban open space network. Transit-oriented and mixed-use developments are most successful when they incorporate prominent, centralized urban plazas that function as active recreational and gathering spaces for both residents and visitors (see the plaza associated with the approved Station South TOD development located to the north, referenced on this page).
  - In contrast, the proposed development primarily features smaller, more fragmented open spaces distributed throughout the site. While these spaces contribute to the overall open space framework, staff recommends the incorporation of more intentional amenitization and programming to ensure they function as active, attractive destinations.
  - For example: Plaza areas at the roundabout could be enhanced with permanent planters or barriers defining the roundabout edges, along with fountains, architectural features, creative seating, and integrated public art. The recommended greenway alignment through the development could include wider landscaped natural areas, with intermittent seating and gathering nodes to encourage use and enhance the pedestrian experience.
- Automotive Dependent Uses: As noted above, the applicant proposes to divide the development into two zoning districts, including a Highway Commercial (HC) district. While the overall site is well positioned to function as a Transit-Oriented Development (TOD)—which typically emphasizes walkability and limits automobile-dependent uses—staff finds the inclusion of an HC district acceptable in this context.
  - However, staff recommends limiting the extent of automobile-dependent uses within the HC portion of the development. The proposed plan includes a grocery store with a drive-through and a gas station. Staff understands that these uses reflect firm tenant requirements and is amenable to their inclusion (with excellent design and architecture, see below). That said, staff recommends that no additional automobile-dependent uses be permitted, nor that the proposed automotive uses be expanded beyond what is currently shown. This limitation is recommended to support a more walkable development pattern and to better integrate the HC area into the TOD.
- Phasing Plan: The applicants have not submitted a phasing plan showing what portion of the development and what infrastructure will be built when. Generally, staff recommends that some commercial development be built with the first phase, and not just apartments only to truly keep the mixed-use nature of the development. Staff recommends a phasing plan or series of notes be submitted outlining general timelines of the proposed development and infrastructure.

- Apartment Elevations: The proposed apartment elevations are not clearly tied to the specific buildings depicted on the site plan. Additionally, based on the conceptual materials submitted, it is not possible to determine whether the proposed elevations comply with the Huntersville Zoning Ordinance requirements related to building articulation and pedestrian-oriented entrances. Staff recommends that specific architectural concepts be provided for each building type, clearly associated with their respective locations on the site plan. These concepts should illustrate building massing, articulation depth, façade variation, and the location and treatment of primary pedestrian entrances to demonstrate compliance with ordinance standards.
- Gas Station Elevation: The applicants have submitted architectural elevations for the proposed gas station. As noted above, staff recommends limiting automobile-dependent uses within the development; however, staff is amenable to the inclusion of the gas station provided that it exhibits a high-quality, distinctive architectural design.
    - To avoid a standard highway or suburban shopping center aesthetic, staff recommends that the submitted elevations be revised to incorporate enhanced architectural elements, including increased building height, greater window transparency along the primary frontage, stronger architectural articulation, and a greater quantity of exterior materials. These design enhancements would help ensure the building contributes positively to the overall character of the development and aligns more closely with the intended TOD-oriented environment.
- Roundabout Intersection: The proposed application demonstrates strong urban design north of the roundabout, with taller mixed-use buildings and the potential for highly amenitized plaza spaces adjacent to them. However, the areas south and east of the roundabout consist primarily of one-story commercial buildings and a stormwater detention pond with a depth of approximately 35 feet (see the graphic attached) .This configuration does not effectively support the type of urban design typically encouraged at prominent intersections, where buildings are intended to frame the public realm and create a strong sense of place.



    - To better enclose and activate the intersection, staff recommends that the commercial buildings located south of the roundabout be designed as two-story structures, or that their heights be increased to approximately 28 feet to emulate a two-story form. In addition, staff recommends evaluating opportunities to develop the southeast corner of the intersection and to consider placing stormwater facilities underground or otherwise internalizing them to allow for active building frontage at this key location.
- Amendment Note: The application includes a note allowing a third party to purchase a portion of the development and pursue redevelopment or rezoning without obtaining approval from the owners of the remaining portions of the site, provided those other portions are not modified or rendered noncompliant with the ordinance.
    - Staff recommends this note be amended to limit its scope. Significant changes to one portion of a large, coordinated development can have indirect impacts on adjacent portions, even if those areas are not physically altered. Such impacts may include changes to open space configuration, circulation patterns, access points, or internal street connections. Accordingly, staff recommends that any substantial rezoning amendment to the approved plan *that has even an indirect effect on the rest of the development* requires acknowledgment and approval from the remaining property owners.
- Minor Site Plan Comments: Several minor site plan comments remain unresolved. Staff recommends these comments be addressed on the updated rezoning submittals.

PART 3: TRANSPORTATION ISSUES

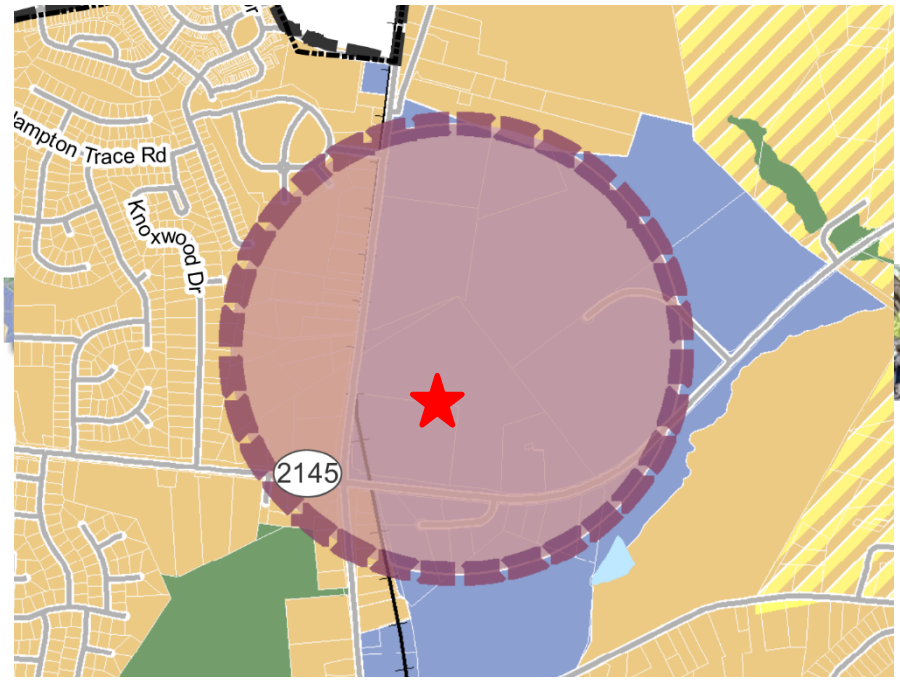
Traffic Impact Analysis (TIA)

- Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them and is still in progress.
- Please find the Engineering Memo for the proposed development attached in the agenda packet.
- Since the TIA has been deferred to NCDOT, and the results of it are unknown at this time, staff recommends that a note be added to the plan stating that any mitigation proposed by the TIA or NCDOT be committed to by the applicant.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan – "Employment Center / Activity Center"



STAFF COMMENT – The 2040 Huntersville Community Plan **DOES** SUPPORT this project through the following sections:

- **Policy LU 1.1**: Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
    - STAFF COMMENT: The properties involved in the rezoning plan include the Employment Center and Activity Center Character Areas.
        - Rezoning the property away from manufacturing uses (CB), to retail and apartments (TOD and HC) would make the property less compatible with the Employment Center Character Area, but would meet the intent of the Activity Center Character Area. Staff recommends the mixed-use development would match the intent of activity center "node" very well; especially so near to a transit stop.
        - The Activity Center Character Area recommends a cap of 40,000 sqft for commercial at key intersections. However, at this specific location between a major thoroughfare intersection, and the rail transit node, staff recommends additional commercial uses are appropriate. Having a grocery store within walking distance to the rail stop and adjacent residential would be highly recommended for a walkable development.
- **Policy LU-2.1**: Encourage Higher Density Development within Two Miles of I-77
    - STAFF COMMENT: The proposed development is within 2 miles of I-77 and is located along the NC-115 corridor as recommended by the policy.
- **Policy LU-5**: Focus More Intense Development in Locations that Can Support Growth.
    - STAFF COMMENT: The proposed development is located at the intersection of 2 major thoroughfares, and within a ¼ mile from the proposed commuter rail station stop.
    - A Traffic Impact Analysis (TIA) is currently being conducted by NCDOT. Staff recommends a condition be added to the plan that all mitigation recommended by the TIA and NCDOT be committed to by the applicant.
- **Policy LU-10**: Encourage a Diversity of Housing Options:
    - STAFF COMMENT: The proposed development includes both apartment units and townhomes. A condition on the plan has also been submitted committing 5% of the units being affordable to those who earn 100% of the Area Median Income (AMI) for 15 years. Staff recommends however, further information concerning where these units will be spread out, and whether any townhome for sale units will be included.
- **Policy T-1.2:** Prioritize Connecting Mixed Use Centers to Activity Centers with Transit.
    - STAFF COMMENT: Introducing higher-intensity residential development near the proposed rail stop will bolster the success of the Transit-Oriented Development (TOD) and increase the likelihood of connecting the downtown to the subject activity center.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT** SUPPORT this project through the following sections:

- **Policy LU-7.1**: Urban Design Principles Box:
    - On page 64 of the Huntersville 2040 Plan it states "The Town of Huntersville uses a form based approach to mixed use and non-residential development that discourages large scale commercial strips and disconnected uses. Commercial design was very important to survey respondents and policies in the plan include specific strategies to maintain and improve quality".
    - STAFF COMMENT: As noted on pages 5-6, staff recommends considering the intent of the zoning ordinance regarding the design and architecture of the proposed commercial development. While the application requests HC zoning, it is important to note that Birkdale Village is also zoned HC. This highlights that the specific design and detailing have a significant impact on the overall character and function of the

development, particularly at this prominent location near the proposed commuter rail stop. Accordingly, staff recommends that the plan be amended with greater attention to the following design elements:
    - Pedestrian Pathways through the development
    - Urban Open Space – Centralized Open Space and/or Greenway Trail accommodation.
    - Excellent Architectural Elevations for Commercial Uses
    - Automotive Use Restriction
    - Further mixed-use development central to the development
- **Policy LU-8.2**: Excellence in Design.
    - STAFF COMMENT: This policy encourages flexibility in development requirements when exceptional design is proposed that exceeds the minimum standards of the ordinance. As described above, several modifications to ordinance requirements are being proposed as described on pages 3-4. To comply with this policy, the applicant proposes to commit 5 percent of the residential units to affordable housing for a period of 15 years at 100 percent of AMI. Affordable housing is a stated goal of the Town of Huntersville, and staff appreciates this commitment.
    - Although the affordable housing is commendable, staff does not recommend that the commitment is commensurate with the degree of deviation to the Town's ordinance standards and the modifications proposed. To assist with this policy, the following examples of high-quality design, that would be well-suited to a Transit-Oriented Development (TOD) include, but are not limited to, the following:
        - Fully mixed-use development buildings meeting ordinance minimums at the roundabout.
        - A commercial building facing north, toward the park near the grocery parking area, terminating the vista of the greenway going south.
        - Reduction of surface parking throughout the development, with greater incorporation of structured parking, rooftop parking, first-floor integrated parking, or underground parking to allow additional opportunities for development or open space (Langtree at Mooresville as an example).
        - Public art accommodation.
        - Two-story commercial buildings to enhance the pedestrian scale and intensity of the development.
        - Preservation and integration of natural areas and green space, including accommodation of the greenway through the site as illustrated above.
        - A financial contribution by the applicant toward construction of the greenway tunnel beneath Highway 73.
        - Commitment to additional units as affordable housing, including some for-sale units, and/or for a 30 year term.
- **Policy EOS-4**: In Urban Environments, Encourage Tree Canopy Preservation.
    - STAFF COMMENT: The applicant is proposing to remove and mitigate more than 50% of their required tree save area. It is understood that higher density development makes it more difficult to save trees. However from the current plan, it is unclear if any large specimen trees are being preserved per ordinance requirements.
    - Staff recommends an updated tree preservation plan and mitigation plan be submitted for review.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   - The proposed property is immediately adjacent and to the south of the Station South Mixed Use Development that is also zoned TOD-R. North of the Station South development another TND development that is also mixed use. There is HC and SP zoning to the south of HWY 73. Staff recommends that the nature

of the rezoning would be consistent with the overall character of existing development in the immediate vicinity of the subject property.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is required for this development but has been deferred to NCDOT review.
   - Staff recommends that, in order to move forward, the applicant add a condition to the plan committing to implement all mitigation measures recommended in the forthcoming Traffic Impact Analysis (TIA) and by NCDOT.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   - Staff has no reason to believe the proposed reclassification would adversely affect any known archelogical, environmental, historical, or cultural resource.

PART 5: STAFF RECOMMENDATION

Staff strongly supports the intensification of this property and the extension of Transit-Oriented Development (TOD) south toward Sam Furr Road. Such an expansion would help complete an urban neighborhood surrounding the proposed rail station and strengthen connections both north and south of the rail station. However, as outlined above, staff has identified concerns related to the proposed uses, site layout, and building design as they relate to established TOD principles. Accordingly, staff does not recommend approval of the plan in its current form; however, with targeted design improvements, staff anticipates being able to recommend approval.

Staff has engaged in multiple discussions with the applicant regarding design modifications and potential improvements, as detailed throughout this report. The applicant has indicated that while staff's recommendations have merit, the specific needs of prospective tenants and prevailing market conditions limit the feasibility of more substantial design changes. While staff acknowledges these constraints and the challenges they present, the intent of this report is to clearly communicate to the Town Board what staff considers to be best practices for development at this key location and to provide the Board with the information necessary to make a well-informed decision.

Staff will continue to work collaboratively with the applicant throughout the review process to identify design enhancements that are acceptable to the applicant and consistent with the overall framework of the proposed plan.

PART 6: PUBLIC HEARING COMMENTS

The public hearing is scheduled for Tuesday February 3, 2026.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board review of the application is scheduled for Tuesday February 24, 2026.

PART 8: TOWN BOARD CONSIDERATION

Town Board final action consideration is scheduled for March 17, 2026.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R25-16 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report

PART 10: CONSISTENCY STATEMENT – R25-16 Knox Crossing

Planning Department	Planning Board	Board of Commissioners
APPROVAL: N/A	APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, 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)**	APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: In considering the proposed rezoning application R25-16, Knox Crossing Mixed Use Development, staff recommends denial of the application as it is inconsistent with policies LU-7.1, LU-8.2, and EOS-4 of the Huntersville 2040 Plan. It is not reasonable and in the public interest to approve the Rezoning Plan because the development proposed shows a substantial deviation to the requirements of the Huntersville Zoning Ordinance, to transit oriented principles, and does not provide excellence in design over and above the minimum of the ordinance.	DENIAL: In considering the proposed rezoning application R25-16, The Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: In considering the proposed rezoning application R25-16 the Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

Town Engineering Rezoning Comment Summary
R25-16 Knox Crossing (CSP-500110)
NC Hwy 115 & NC Hwy 73 (PID 01121105 & PID 01121106)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the corner of Old Statesville Rd (NC-115) and NC Hwy 73 and is a mixed-use development consisting of a grocery store, gas station, retail, multi-family residential, and attached single family residential. Proposed infrastructure includes approx. 1,725 LF of the planned Seagle Street Extension. The anticipated impacts of a funded NCDOT STIP project on NC-73 have been considered by the applicant.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them and is still in progress.

Transportation and Stormwater:

1) A disturbance to existing PC buffer of approx. 7,900 SF is proposed to serve a commercial parking lot, this is not an allowable disturbance per ZO 8.25.10 and will require a modification request in the rezoning application or a variance per ZO 8.25.11. A proposed mitigation method has not been provided.
2) A different typical section is proposed for Seagle Street Extension north of the prop. round-a-bout than is shown in the Town's Mobility plan. The proposed section eliminates a median and adds on-street parking. This section matches the typical road section from the recently approved Station South (R24-15) to the north of this development.
3) Pervious pavers have been proposed as a stormwater control measure (SCM) to meet the Town's LID requirement. Pervious pavers are required to meet the design criteria established in section 4.5 of the SCM Design Manual. It is not clear from the latest submittal that these requirements will be met, additional information from the applicant is needed.

REZONING PLANS FOR:

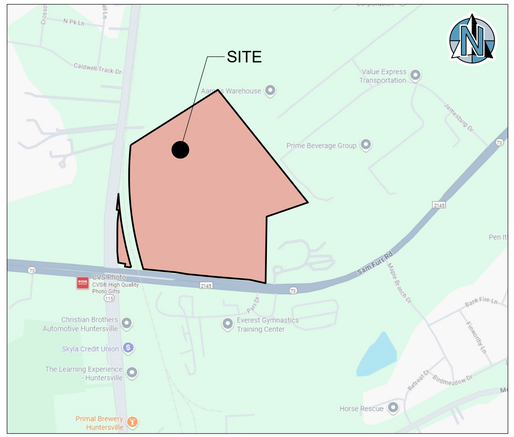
PROPOSED KNOX CROSSING

NORTHEAST INTERSECTION SAM FURR RD AND OLD STATESVILLE RD
PARCEL NO: 01121105 & 01121106
CURRENTLY ZONED: CB(CD)
PROPOSED ZONING: HC (CD) AND TOD-R (CD)

TOWN OF HUNTERSVILLE, NC
MECKLENBURG COUNTY
SITE AREA: 43.97 ACRES
FG PROJECT NO: 2022.003
HUNTERSVILLE PROJECT NO: R25-16
MIXED-USE DEVELOPMENT

SHEET INDEX

C-0	COVER
QL-19	CONCEPTUAL SITE PLAN (COLOR)
1 OF 2	TOPOGRAPHIC LAND SURVEY
V-1	CONCEPTUAL TREE SURVEY & DEMO PLAN
C-1	CONCEPTUAL SITE PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
C-4	GRADING & DRAINAGE PLAN
C-4.1	EXISTING SLOPE ANALYSIS PLAN
C-4.2	PROPOSED SLOPE ANALYSIS PLAN
C-5	CONCEPTUAL UTILITIES PLAN
CN	GENERAL NOTES



VICINITY MAP
NOT TO SCALE

TRAFFIC IMPROVEMENTS AS PART OF THIS PROJECT INCLUDE THE FOLLOWING IMMEDIATE AND FULL BUILD OUT RECOMMENDATIONS:

IMMEDIATE (2027 BUILD CONDITIONS)
- WEST DRIVEWAY: CONSTRUCT ONE INGRESS AND ONE EGRESS LANE (RIGHT-IN/RIGHT-OUT ONLY)
- EAST DRIVEWAY: CONSTRUCT ONE EGRESS (RIGHT-OUT ONLY) AND ONE INGRESS LANE. CONSTRUCT AN EASTBOUND HWY 73 LEFT TURN LANE WITH 400 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH
- CONVERT THE EXISTING FULL MOVEMENT INTERSECTION TO A LEFTOVER INTERSECTION ALLOWING RIGHT-IN, LEFT-IN, AND RIGHT-OUT MOVEMENTS.
- PROVIDE 100' RIGHT TURN STORAGE AND APPROPRIATE TAPER FOR EAST DRIVEWAY

AT FULL BUILD-OUT (ESTIMATED 2030)
- RESTRIPE EXISTING HATCHED OUT PAVEMENT TO PROVIDE AN ADDITIONAL WESTBOUND NC 73 TURN LANE WITH MAXIMUM ALLOWABLE STORAGE LENGTH AND APPROPRIATE TAPER
- SIGNALIZE THE EASTBOUND LEFT, WESTBOUND THROUGH AND RIGHT, AND SOUTHBOUND RIGHT APPROACHES INTO AND OUT OF THE EAST ACCESS
- CONSTRUCT A WESTBOUND NC 73 RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH FOR THE EAST DRIVEWAY

PROJECT DIRECTORY

PRESENT PROPERTY OWNERSHIP

PID# 01121105
MICHAEL GREY KELLY ETAL.
20825 LAGOONA DR.
CORNELIUS, NC 28031

PID# 01121106
SANDRA L KNOX ETAL.
19453 W CATAWBA AVE., SUITE B
CORNELIUS, NC 28031

APPLICANT/DEVELOPER
WLA ENTERPRISES, INC.
410 MILL STREET, BLDG 1, SUITE 200
MT. PLEASANT, SC 29464

CONTACT: MR. KEVIN ROGERS
KROGERS@WRSREALTY.COM

CIVIL ENGINEER
FORESITE GROUP ENGINEERING OF
NORTH CAROLINA, PLLC
3740 DAVINCI COURT, SUITE 100
PEACHTREE CORNERS, GA 30092
770.368.1399
CONTACT: MR. KELLY J. WAGONER
KWAGONER@FG-INC.NET

SURVEYOR
GPA PROFESSIONAL LAND SURVEYORS
605 PHILLIPS DAVIS DR., SUITE 3
CHARLOTTE, NC 28217
PHONE: 704-335-8600
CONTACT: CHRIS DELLA MEA
CDELLAMEA@GPALAND.COM

PREPARED BY:

FORESITE group
ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

ISSUED:
OCTOBER 17, 2017
2022.003

ENGINEER:
FORESITE group
ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:
WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888
CONTACT: KEVIN ROGERS

PROJECT:
PROPOSED KNOX CROSSING
NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 024855 ENGINEER JOSHUA W. COX
10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	KJW
DRAWING BY:	KJW
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-10-17
TITLE:	COVER
SHEET NUMBER:	C-0
COMMENTS:	REZONING PLAN - NOT FOR CONSTRUCTION
JOB/FILE NUMBER:	2022.003

North Carolina 811 www.nc811.org

Y:\SHARED\PROJECTS\2022.WRS, INC\2022.003 HUNTERSVILLE, NC_CIVIL CS\CAD\DOC-0 COVER.DWG
Plot Scale: 1:1
Plotted on: 1/13/2026 4:46:32 PM
By: KELLY WAGONER

VICINITY MAP
NOT TO SCALE

ENGINEER:

FORESITE group

ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024335 ENGINEER JOSHUA M. COLE 10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-23
TITLE:	

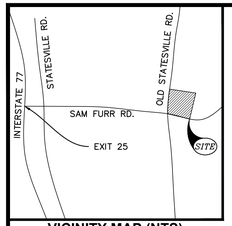
CONCEPTUAL COLOR RENDERING

SHEET NUMBER:

QL-19

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003



VICINITY MAP (NTS)

REFERENCES:

1. DB 26068 PG 622
2. DB 26068 PG 611
3. DB 13605 PG 912
4. DB 17405 PG 358
5. MB 26 PG 902
6. MB 24 PG 177
7. MB 47 PG 439
8. MB 69 PG 619
9. DB 27383 PG 245
10. DB 28207 PG 575

MECKLENBURG COUNTY
REGISTER OF DEEDS.

SURVEY NOTES:

1. NORTH ORIENTATION IS NAD 83(2011) AND VERTICAL DATUM IS NAVD'88 AND BASED ON NCGS MONUMENT "COULTER" VIA THE NC VRS NETWORK.
2. SUBJECT PARCEL IS ZONED: CB(CD).
3. AREA WAS DETERMINED BY THE COORDINATE METHOD.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. IRONS AT ALL CORNERS UNLESS SHOWN OR LABELED OTHER WISE.
6. DESIGNATED AS BEING TAX PARCELS 01121106 & 01121105.
7. CONTOUR INTERVAL IS ONE FOOT.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAP NUMBER 3710465200K, PANEL 4652, REVISED NOVEMBER 16, 2018

SURVEYOR CERTIFICATE:

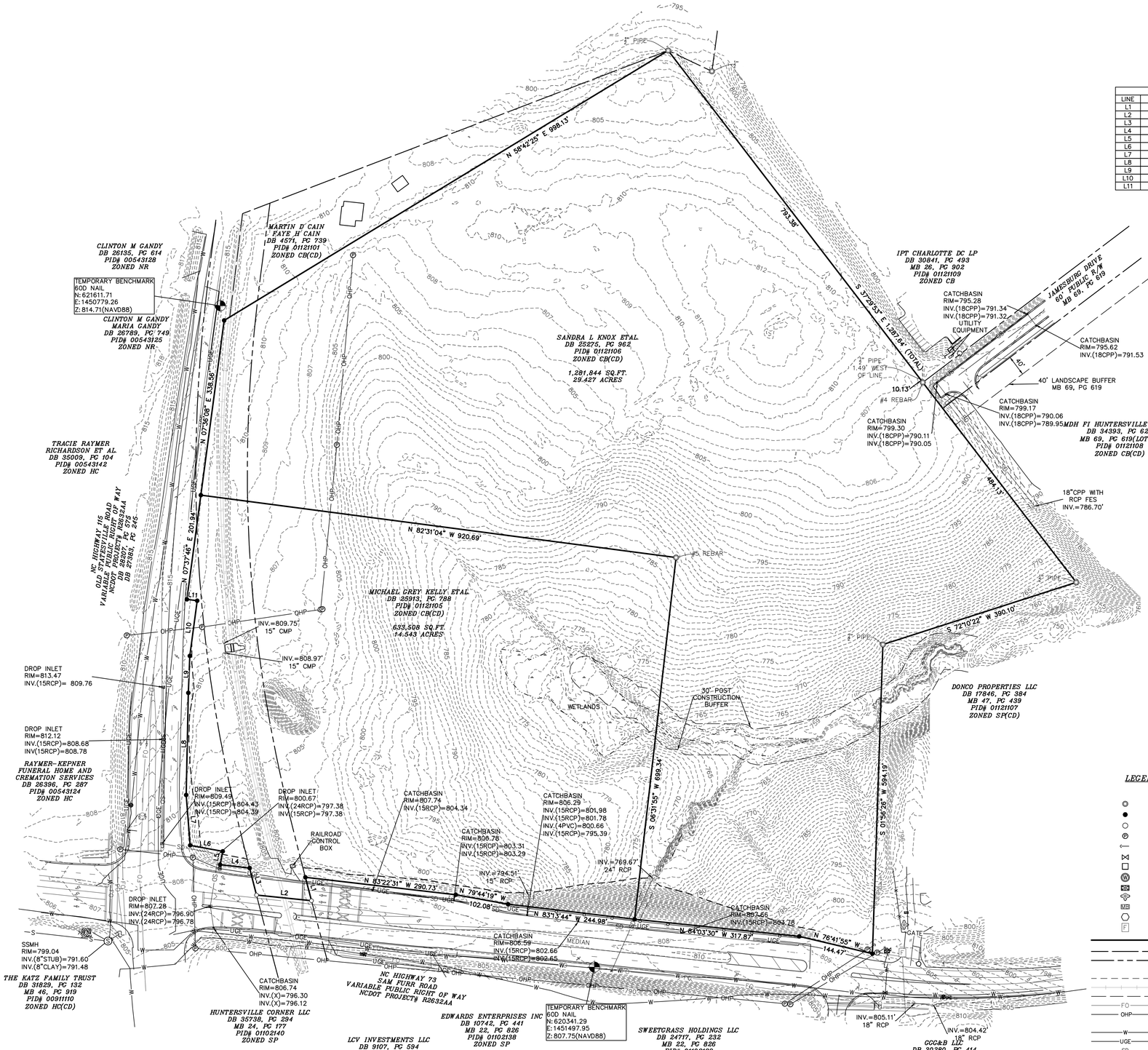
I, CHRISTOPHER G. DELLA MEA, PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND PLATS REFERENCED ABOVE; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS __ DAY OF JULY, 2025.

PRELIMINARY

CHRISTOPHER G. DELLA MEA, PLS L-4157

NORTH CAROLINA PROFESSIONAL SEAL L-4157 LAND SURVEYOR CHRISTOPHER G. DELLA MEA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°37'44" E	46.50'
L2	N 84°08'00" W	106.18'
L3	N 14°27'01" W	53.53'
L4	N 83°31'00" W	56.92'
L5	N 11°07'24" E	26.20'
L6	N 79°37'31" W	63.63'
L7	N 04°31'03" W	97.07'
L8	N 01°12'29" E	196.25'
L9	N 02°17'03" E	71.02'
L10	N 07°37'17" E	107.00'
L11	N 82°22'14" W	19.96'

LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- POWER POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- WATER MANHOLE
- WATER VAULT
- FIRE HYDRANT
- MAILBOX
- TELEPHONE PEDESTAL
- FIBER OPTIC BOX
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE (AS DESCRIBED)
- TRAIN TRACKS
- BUFFER LINE (AS DESCRIBED)
- FIBER OPTIC LINE
- OVERHEAD POWER LINE
- TREELINE
- WATERLINE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- UNDERGROUND GAS LINE
- GUARDRAIL
- WETLANDS

100' 0' 50' 100' 200'

1 INCH = 100 FEET

DATE	REVISION	BY

GPA
PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP OFC
281 TREELAND DR. STE B
LADSON SC 29456
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CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600

"Integrity Without Boundaries"
www.gpaland.com

NAD83(2011) NC GRID

SCALE
1" = 100'

JOB NO.
250040

DATE
07/22/2025

DRAWN BY
GPA

CHECKED BY
CGD

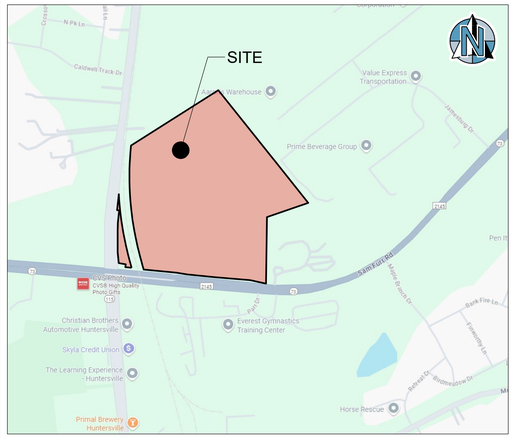
TOPOGRAPHIC LAND SURVEY

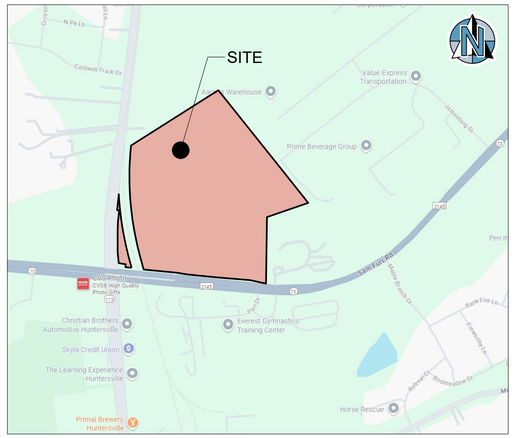
SHOWING PID# 01121106 & 01121105
OWNED BY
MICHAEL GREY KELLY, JUDITH K. CALDWELL & SANDRA L. KNOX
LOCATED IN THE CITY OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:
PHSS, INC
4915 PINE STREET
BLDG. 1, SUITE 200
MT PLEASANT, SC 29464

NORTH CAROLINA CORPORATE CERTIFICATE OF AUTHORIZATION
GPA, INC
No. C-4472

SHEET 1 OF 2


SITE
Caldwell Track Dr
Value Express Transportation
Prime Beverage Group
Jamesburg Dr
Pen Fl
Stable Gate Rd
Middle Branch Dr
Black Fox Ln
Everest Gymnastics Training Center
Christian Brothers Automotive Huntersville
Skyla Credit Union
The Learning Experience - Huntersville
Primal Brewery Huntersville
Horse Rescue
Beaver Ridge Dr
Ellendale Ln
Pine Hollow Dr
Pine Ln
Caldwell Rd
Pine Ln
Ave
Warehouse
Huntersville
Cvs
Pharmacy
Photo Gifts
Drive-thru
Quality
Photo
Gifts
Drive-thru
Pharmacy
Cvs
Huntersville
Automotive
Brothers
Christian
Credit
Skyla
Gymnastics
Everest
Training
Center
Experience
Learning
The
Huntersville
Brewery
Primal
Huntersville
Rescue
Horse
Beverage
Prime
Express
Value
Transportation
Warehouse
Track
Caldwell
Dr
Jamesburg
Dr
Pen
Fl
Stable
Gate
Rd
Middle
Branch
Dr
Black
Fox
Ln
Ellendale
Ln
Pine
Hollow
Dr
Pine
Ln
Caldwell
Rd
Pine
Ln
Ave
Warehouse
Huntersville
Cvs
Pharmacy
Photo



VICINITY MAP
NOT TO SCALE

PROJECT DATA

SITE DATA

RETAIL TRACT A	3.21 AC.
RETAIL TRACT B	4.37 AC.
RETAIL TRACT C	2.03 AC.
RETAIL TRACT D	1.70 AC.
(TOTAL RETAIL AREA= 11.31 AC. OR 492,664 S.F.)	
RESIDENTIAL TRACT A	3.76 AC.
RESIDENTIAL TRACT B	7.38 AC.
RESIDENTIAL TRACT C	7.36 AC.
(TOTAL RESIDENTIAL AREA= 18.50 AC. OR 805,860 S.F.)	
ROAD TRACT A	4.39 AC.
ROAD TRACT B	1.71 AC.
ROAD TRACT C	1.53 AC.
STORMWATER TRACT	3.31 AC.
EXCESS PROPERTY	0.72 AC.
R/W DEDICATION A	0.05 AC.
R/W DEDICATION B	0.09 AC.
TOTAL SITE AREA	41.61 AC. (1,812,618 S.F.)
PROPOSED DISTURBED AREA	41.61 AC. (1,812,618 S.F.)

PROPOSED HC ZONING DISTRICT

BUILDING DATA:	
GROCERY STORE	45,002 S.F.
FUEL STATION	3,200 S.F.
SHOPS A	4,900 S.F.
SHOPS B	8,400 S.F.
SHOPS C	4,900 S.F.
SHOPS D	3,000 S.F.
SHOPS E	3,000 S.F.
TOTAL BUILDING AREA	72,402 S.F.
BUILDING TYPE	HIGHWAY COMMERCIAL (GROCERY/FUEL) SHOPFRONT (SHOPS)
PARKING DATA:	
PARKING PROVIDED	331 SPACES
RATIO PROVIDED	4.57/1,000 S.F.

PROPOSED TOD-R ZONING DISTRICT

BUILDING DATA:	
APARTMENT BUILDINGS	6 BUILDINGS
APARTMENT UNITS	324
BUILDING TYPE	APARTMENT BUILDING
TOWNHOME BUILDINGS	18 BUILDINGS
TOWNHOME DWELLINGS	100
BUILDING TYPE	ATTACHED HOUSE
TOTAL UNITS	424
DENSITY NET OF STREETS	22.5 UNITS/AC.
PARKING DATA:	
PARKING PROVIDED	723 SPACES
RATIO PROVIDED	1.71/UNIT

NOTES:
- EACH TOWNHOME DWELLING IS PROVIDED WITH A PRIVATE DRIVEWAY & SPACE FOR 1 VEHICLES TO BE PARKED
- PARKING COUNT INCLUDES STREET PARKING FOR RESPECTIVE COMMERCIAL OR RESIDENTIAL USES

Total Area (acres, square feet)	41.61 ac. (1,812,618 s.f.)
Proposed Disturbed Area (acres, square feet)	39.92 ac. (1,738,915 s.f.)
River Basin	Yadkin Pee-Dee
Stream Classification	Class C
Principal Uses(s) *(Z.O Article 3)*	Retail & Residential
Building Type *(Z.O. Article 3, 4 and 8.10)*	Hwy Commercial, Apartment, and Attached House
Zoning District *(Z.O. Article 3)*	Existing: CB (CD), Proposed: HC & TOD-R (CD)
Overlay District, if applicable *(Article 3 Z.O.)*	Not Applicable
Percentage of Impervious Allowed *(Article 3 Z.O.)*	No Limitation
Percentage of Impervious Shown	1,065,106 s.f. (58.8%)
Lot Count	118 (each TH to have separate lot)
Total number of dwellings (detached/ attached)	424 units
Mixed-use/# of live/work units	
Total area of residential	18.50 ac. (805,860 s.f.)
Total area of non-residential (square feet)	11.31 ac. (492,664 s.f.)
Lot size range	
Number of lots within each range (Use more lines if needed)	1,230 s.f. - 1,400 s.f. — 100 lots
Lot widths range *(Z.O Article 3)*	
Number of lots within each width (Use more lines if needed)	20' — 100 lots
Setbacks and Build-to-lines *(Z.O Article 3, 4 &8.)*	
Front BTL range or Setback	HC= 0'-15' max. / TOD-R= 25' max.
Corner setbacks	HC= 0'-15' max. / TOD-R= 25' max.
Rear setbacks	20' min.
Right side setback	8' min.
Left side setback	8' min.
Watershed Information *(Z.O. Article 3 and S.O. Section 7.290)*	
Is the property in a regulated watershed district?	___Yes _X_No
Watershed District	Not Applicable
Low Density/High Density	High Density
Percentage of allowable impervious area	No Limitation
Percentage of impervious area shown on plans	1,087,717 s.f. (58.9%)
Amount of lot area set aside for future impervious by homeowner *FYI If you are proposing to develop a residential subdivision inside the MIL-O or LN-O Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.*	
List all modifications from the approved sketch plan and any conditions of the rezoning plan, if the property is subject a conditional rezoning plan.	See General Notes plan sheet.

ENGINEER:
FORESITE group
ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:
WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888
CONTACT: KEVIN ROGERS

PROJECT:
PROPOSED KNOX CROSSING
NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 024865 ENGINEER JOSHUA W. COY
10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

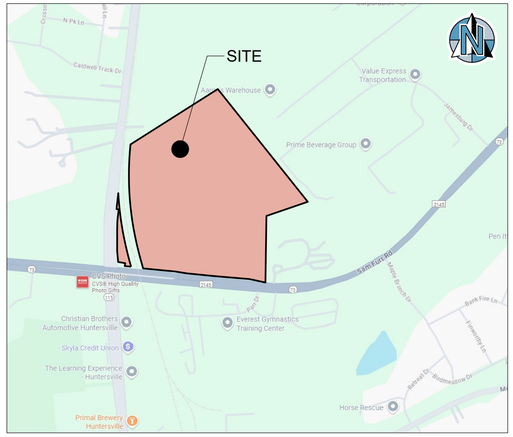
PROJECT MANAGER: ADB
DRAWING BY: SC
JURISDICTION: HUNTERSVILLE, NC
DATE: 2025-12-23
TITLE:

CONCEPTUAL SITE PLAN

SHEET NUMBER:
C-1

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003



VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
TREES						
	440	LARGE CANOPY TREE	B & B	2" CAL	8` MIN. HT.	
	66	LARGE EVERGREEN	B & B	2"CAL	6` MIN. HT.	
	88	MEDIUM EVERGREEN	B & B	1.5" CAL	6` MIN. HT.	
	155	SMALL MATURING TREE	B & B	2" CAL	6` MIN. HT.	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	POINTS	SPACING
SHRUBS						
	115	EVERGREEN SHRUB	3 GAL	3'HT MIN.		48" o.c.
	101	FLOWERING SHRUB	3 GAL	3'HT MIN.		48" o.c.
	55	LARGE EVERGREEN SHRUB 6'MIN. HT AT MATURE	3 GAL	3'HT MIN.		60" o.c.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE: 1 LARGE MATURING CANOPY TREE PER 40 LF

SAM FURR ROAD (NC HWY 73)
621 LF (EXCLUDE DRIVEWAY AND EASEMENT) / 40 LF = 16 TREES REQUIRED
16 TREES PROPOSED (MIN. 30' O.C.)

BUFFER: 3 TREES AND 10 SHRUBS PER 1,000 SF. AT LEAST 75% OF THE TREES AND 100% OF THE SHRUBS SHALL BE EVERGREEN SPECIES.

WEST
13,020 SF / 1,000 SF x 3 = 39 TREES REQUIRED
39 TREES PROPOSED

13,020 SF / 1,000 SF x 10 = 130 SHRUBS REQUIRED
XX SHRUBS PROPOSED

EAST
16,060 SF / 1,000 SF x 3 = 48 TREES REQUIRED
48 TREES PROPOSED
3 EXISTING TREES TO REMAIN

16,060 SF / 1,000 SF x 10 = 161 SHRUBS REQUIRED
XX SHRUBS PROPOSED

PARKING LOT PERIMETER LANDSCAPE: CONTINUOUS EVERGREEN SHRUB EXPECTED TO REACH A HEIGHT OF 4' MINIMUM AT MATURITY WHERE ADJACENT TO STREET RIGHT-OF-WAY AND 1 LARGE MATURING CANOPY TREE PER 40 LF

970 LF / 40 LF x 1 = 25 TREES REQUIRED
25+ TREES PROPOSED

PARKING LOT LANDSCAPE: 1 TREE PER 35 SPACES

954 SPACES / 35 = 28 TREES REQUIRED
28+ TREES PROPOSED

NOTES:

1. LARGE STREET TREES ALONG THROUGHFARE ROADS SHALL MAINTAIN A MINIMUM CLEARANCE OF 8' FROM CURB AND GUTTER.
2. SMALL STREET TREES ALONG THROUGHFARE ROADS SHALL MAINTAIN A MINIMUM CLEARANCE OF 5' FROM CURB AND GUTTER.
3. STREET TREES SHALL BE SPACED A MINIMUM OF 30' ON CENTER (O.C.).
4. REPLACEMENT TREE QUANTITIES SHALL BE ADJUSTED AT A RATE OF FIVE (5) TREES PER 1,000 SF IN ACCORDANCE WITH THE FINAL APPROVED TREE PRESERVATION PLAN.

ENGINEER:

FORESITE group

ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO. R25-16

SEAL:

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	KJW
DRAWING BY:	KJW
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-10-17
TITLE:	

LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

Plot Scale=1:1
Plotted on: 1/12/2026 2:40:13 PM By: KJE HE
V:\2022\FS\PROJECTS\2022.003_HUNTERSVILLE_NC_CIVIL_CDS\CAD\CDS\L-1 LANDSCAPE PLAN.DWG

ENGINEER:

FORESITE group

ENGINEERING OF NORTH CAROLINA, PLLC

North Carolina Authorization Number: P-2475

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3740 Davinci Ct., Suite 100
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PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024655 10/31/25 ENGINEER JOSHUA W. COX

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-5

TITLE:

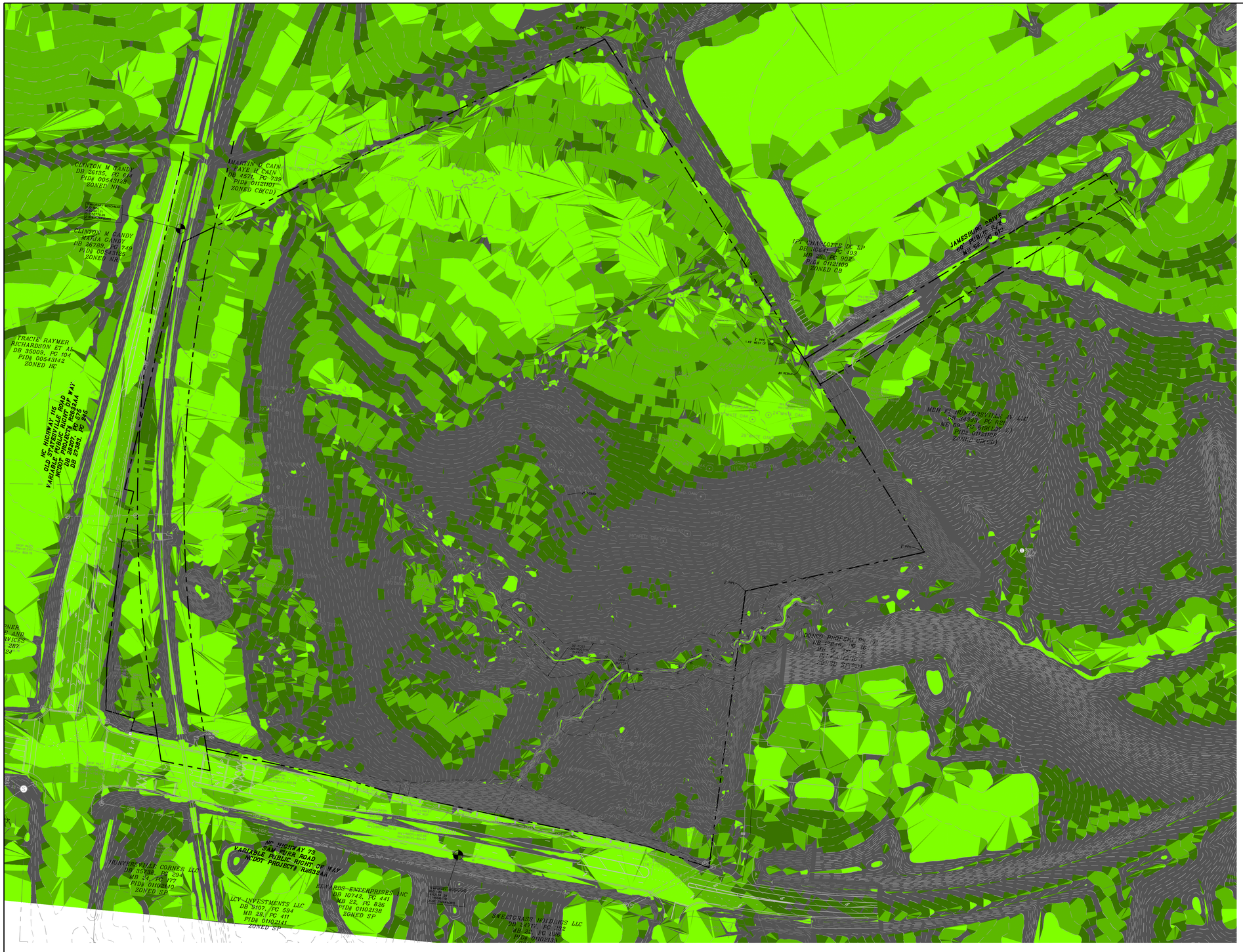
CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-4

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003



SLOPES TABLE
0.0% - 2.5% SLOPE
2.5% - 5.0% SLOPE
5.0% - 7.5% SLOPE
+7.5% SLOPE

N

NAD83 NORTH CAROLINA STATE PLANES, US FOOT

1" = 100'

100' 50' 0 100' 200'

SCALE IN FEET

ENGINEER:

FORESITE group

ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024855 ENGINEER JOSHUA.NV.COM 10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-5
TITLE:	

EXISTING SLOPE ANALYSIS PLAN

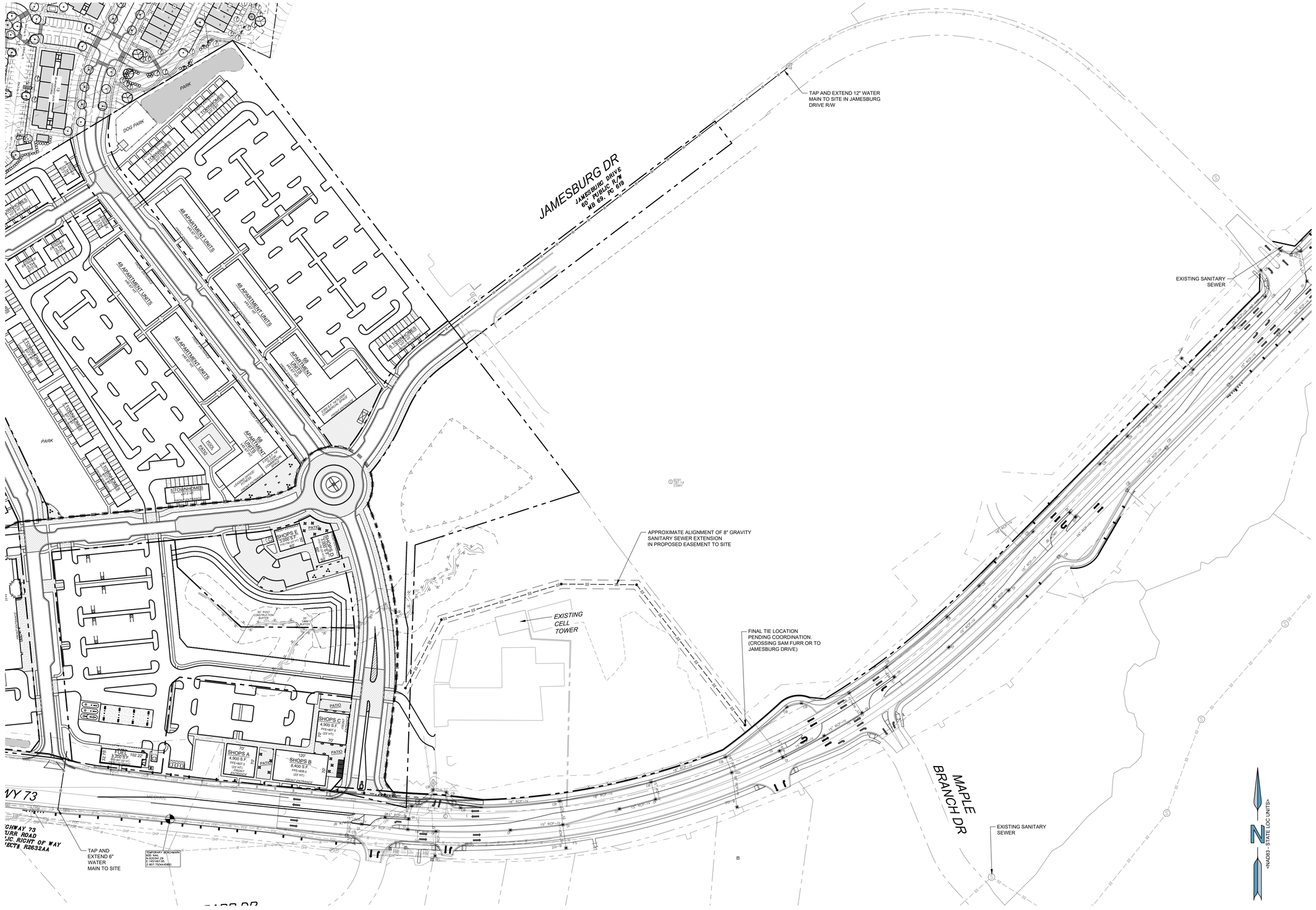
SHEET NUMBER:

C-4.1

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003

GROCERY STORE
±45,002 S.F.
FFE=804.0
(±32' BUILDING HT)
SHOPS A
4,900 S.F.
FFE=803.5
(23' HT)
SHOPS B
6,400 S.F.
FFE=803.5
(23' HT)
SHOPS C
4,900 S.F.
FFE=803.5
(23' HT)
SHOPS D
6,400 S.F.
FFE=803.5
(23' HT)
SHOPS E
7,000 S.F.
FFE=803.5
(23' HT)
CURB CUT
CURB CUT
CURB CUT

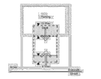

JAMESBURG DR
JAMESBURG DRIVE
60' PUBLIC R/W
MB 69, PG 618
TAP AND EXTEND 12" WATER MAIN TO SITE IN JAMESBURG DRIVE R/W
EXISTING SANITARY SEWER
APPROXIMATE ALIGNMENT OF 8" GRAVITY SANITARY SEWER EXTENSION IN PROPOSED EASEMENT TO SITE
EXISTING CELL TOWER
FINAL TIE LOCATION PENDING COORDINATION. (CROSSING SAM FURR OR TO JAMESBURG DRIVE)
MAPLE BRANCH DR
EXISTING SANITARY SEWER
TAP AND EXTEND 6" WATER MAIN TO SITE
PARK
DOG PARK
48 APARTMENT UNITS
68 APARTMENT UNITS
STOREFRONT
STOREFRONT
STOREFRONT

4.7 Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access.

1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units shall have their primary access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment shall be located in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access.



1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 16 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

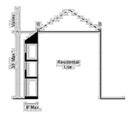
Description. The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:

1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

4.8 Building Type / Apartment Building

Permitted Height and Uses.



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, or, if alternate frontage conditions from the constructed portion of a greenway along or within the project boundary, are provided, as permitted under Section 8.1.4, height may be measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, up to the eaves. If building height is measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, no more than one (1) additional story on the greenway side of the building may result from this arrangement.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above.

Architectural Standards.

Principles.

A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.
E. Apartment Building Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multi-family structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.
F. Porches should form a predominant motif of house designs and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.
G. Front loaded garages, if provided, shall meet the standards of Section 8.16.
H. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations.

A. Main roofs on residential buildings shall either be flat or symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.
B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.
C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.
D. Exterior chimneys should be finished in brick or stucco.

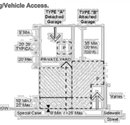
Techniques.

A. Overhanging eaves may expose rafters.
B. Flush eaves should be finished by prefilled molding or gutters.

HISTORY
Amended by Ord. TA22-02 on 11/21/2022

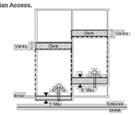
4.11 Lot Type / Attached House

Building Placement/Parking/Vehicle Access.



1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to line will range from 10' to 25' behind street ROW. Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to lines shall typically be equal to the average setbacks for buildings on the same side of the street within 200 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Front loaded garages, if provided, shall meet the standards of Section 8.16.
5. Points of permitted access to parking indicated by arrows.

Encroachment/Pedestrian Access.



1. For buildings set up to the sidewalk, balconies and upper level bay windows are permitted to encroach over the sidewalk area up to 8'.
2. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.
3. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).
4. Decks must be constructed only in an established rear yard and are permitted to encroach into the rear setback up to 15'.
5. Mechanical equipment shall not encroach into any required setback.

Description. The attached house is a rowhouse, a townhouse, or a duplex. Traditional southern homes, in Savannah and Charleston provide the historic model. Elsewhere, Carytown in Charlotte provides a good contemporary example. Generally, building plans will have narrow frontages with the plan depth being greater than its width. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions.

1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity.

4.12 Building Type / Attached House

Permitted Height and Uses.

1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet.

REZONING NOTES

KNOX CROSSING DEVELOPMENT

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY WRS HUNTERSVILLE, LLC (''PETITIONER") ON NOVEMBER 3, 2025 (THE "FILING DATE") AS REZONING PETITION #25-16 (THE "REZONING PLAN") FOR THAT APPROXIMATELY 43.97 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS KNOX CROSSING (THE "PROJECT") IN CONNECTION TAX PARCEL NUMBERS 011-21-105 AND 011-21-106 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CORPORATE BUSINESS DISTRICT CONDITIONAL DISTRICT (CB (CD)) TO TRANSIT ORIENTED DEVELOPMENT – RESIDENTIAL CONDITIONAL DISTRICT (TOD-R (CD)) AND HIGHWAY COMMERCIAL DISTRICT CONDITIONAL DISTRICT (HC (CD)) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING DATE. SUBJECT IN ALL RESPECTS TO THE RIGHTS OF THE PETITIONER UNDER THE PERMIT CHOICE ACT, N.C.G.S. 143-755, AND UNLESS OTHERWISE SHOWN ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN. IN THE EVENT OF A CONFLICT BETWEEN THE PROVISIONS OF THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN, THESE DEVELOPMENT STANDARDS WILL GOVERN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT BUILDING LAYOUTS AND LOCATIONS ARE NOT SHOWN. 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 ARE COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN. THE TOTAL NON-RESIDENTIAL BUILDING SQUARE FOOTAGE OF THE PLAN MAY BE UP TO 82,000 SQUARE FEET AND THE TOTAL NUMBER OF RESIDENTIAL UNITS MAY BE UP TO 486.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE BUILT IN ONE PHASE, BUT MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PROPOSED PHASING SEQUENCE IS CONCEPTUAL AND MAY BE ALTERED DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT BUT ANY PHASE MUST ALIGN WITH REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS FOR THAT PHASE. UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 160D-108.1.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES PERMITTED IN THE TOD-R AND HC ZONING DISTRICTS, IN THE AREAS DESIGNATED FOR SUCH CONDITIONAL ZONING DISTRICTS ON THE REZONING PLAN, AS APPLICABLE, INCLUDING USES PERMITTED WITH CONDITIONS AND ACCESSORY USES, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, A FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. CROSS ACCESS AND PARKING EASEMENTS SHALL BE GRANTED AS NEEDED TO PROVIDE ACCESS OVER SHARED DRIVEWAYS AND RIGHTS TO SHARED PARKING. REQUIRED PARKING MAY BE CALCULATED ACROSS MULTIPLE LOTS AS LONG AS REASONABLE ACCESS IS PROVIDED. FRONTAGE MAY BE ALTERED OR REORIENTED TO ADDRESS URBAN OPEN SPACE WITHOUT THE REQUIREMENT OF A REZONING OR AMENDMENT TO THIS REZONING PLAN.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION FOLLOWS ALL APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS, RECOMBINATION, CONDOMINIUMIZATION OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. PURSUANT TO NOTE #4 OF THESE DEVELOPMENT STANDARDS, REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS SO LONG AS THEY ARE MET BY THE DEVELOPMENT.

9. FRONTAGE IMPROVEMENTS. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 17 HEREOF, PETITIONER SHALL BE REQUIRED TO INSTALL STREETS TREES AND OTHER IMPROVEMENTS ALONG THE STREET FRONTAGE AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY ANY APPLICABLE DRIVEWAY PERMIT AND BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE AND APPLICABLE HUNTERSVILLE/NCDOT TIA OR DRIVEWAY PERMIT REQUIREMENTS. STREET TREE LOCATIONS, SIDEWALKS, PLANTING STRIPS AND PARKING ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PHASE AS REQUIRED BY PETITIONER AND TO SATISFY THE TOWNS ENGINEERING STANDARDS AND PROCEDURES MANUAL. THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS.

10. LANDSCAPING/BUFFERS. EXCEPT AS MODIFIED HEREIN, LANDSCAPING AND BUFFERS SHALL BE IN ACCORDANCE WITH THE ORDINANCE. BUFFER IMPACTS/MITIGATION SHALL BE PERMITTED THROUGH THE APPROPRIATE STATE OR FEDERAL AGENCY IF APPLICABLE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE LAW. IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, SO LONG AS THE MODIFICATION WOULD NOT RESULT IN OTHER PARCELS WITHIN THE BOUNDARIES OF THE CONDITIONAL REZONING PLAN FAILING TO MEET THE TERMS OF THE CONDITIONS, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. STORMWATER DESIGN. THE STORMWATER DESIGNS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

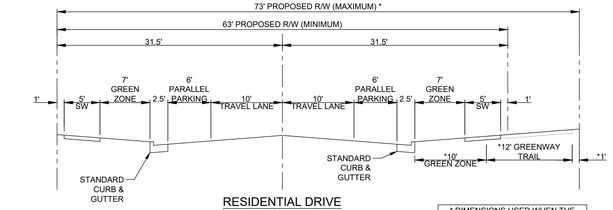
14. ELEVATIONS. THE ELEVATIONS ARE SUBMITTED AS EXAMPLES ONLY AND ARE NOT THE ACTUAL ELEVATIONS FOR THIS PROJECT. ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED WITH THE REZONING PLAN ARE APPROVED FOR THE PROJECT.

15. MASTER SIGNAGE PROGRAM. PETITIONER ELECTS TO APPLY FOR APPROVAL PURSUANT TO THE MASTER SIGNAGE PROGRAM PURSUANT TO SECTION 10.11 OF THE ORDINANCE.

16. AFFORDABLE HOUSING. PETITIONER PROPOSES THAT AT LEAST 5% OF THE TOTAL UNITS SHALL BE ATTAINABLE HOUSING UNITS TO BE PROVIDED AMONG THE RESIDENTIAL UNITS AS SHOWN ON THE REZONING PLAN FOR A PERIOD OF FIFTEEN (15) YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE BUILDING. THE ATTAINABLE UNITS WILL BE AVAILABLE TO HOUSEHOLDS EARNING LESS THAN 100% OF THE AREA MEDIAN INCOME AS PUBLISHED BY HUD FOR THE CHARLOTTE-CONCORD-GASTONIA NC-SC HUD METRO FMR AREA.

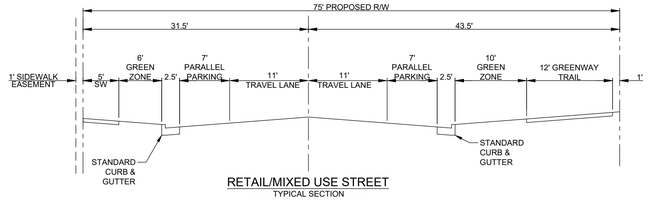
17. REQUESTED MODIFICATIONS TO STANDARDS.
PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

A. BLOCK LENGTH MODIFICATIONS REQUESTED AS SHOWN ON THE REZONING PLAN.
B. ALONG SEAGLE STREET, ONLY ONE ROW OF STREET TREES ON EITHER SIDE OF THE RIGHT OF WAY WILL BE REQUIRED TO BE INSTALLED AND TREES MAY BE INSTALLED WITH TREE GRATES.
C. SIDEYARD PARKING, INCLUDING DRIVE-THRU OPERATIONS, IS PERMITTED AS SHOWN ON THE REZONING PLAN.
D. SIDEYARD PARKING, INCLUDING DRIVE-THRU OPERATIONS, SHALL BE SCREENED FROM VIEW WITH LANDSCAPING.
E. MODIFICATION TO ALLOW GRADING AND SITE IMPROVEMENTS INTO REQUIRED BUFFERS AS SHOWN ON THE REZONING PLAN.
F. MODIFICATION TO PERMIT MORE THAN 30% OF SPECIMEN TREES TO BE REMOVED.
G. MITIGATION FOR PROTECTED TREES SHALL NOT BE LIMITED IN ORDER TO ACHIEVE DEVELOPMENT OBJECTIVES COORDINATED WITH THE TOWN.
H. ALLOW FOR TOWNHOMES IN THE TOD-R ZONING DISTRICT AS SHOWN ON THE REZONING PLAN.
I. ADDITIONAL CONDITIONS:
   1. THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS.
   2. INTEGRATING THE NATURAL LANDSCAPE INTO THE DESIGN OF THE PROJECT.
   3. BMP ENHANCEMENT TO ACTIVATE PEDESTRIAN CORRIDOR.

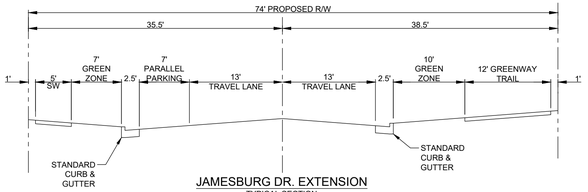


RESIDENTIAL DRIVE
TYPICAL SECTION
(ROAD TRACT C - FROM GROCERY STORE TO SEAGLE STREET EXTENSION)

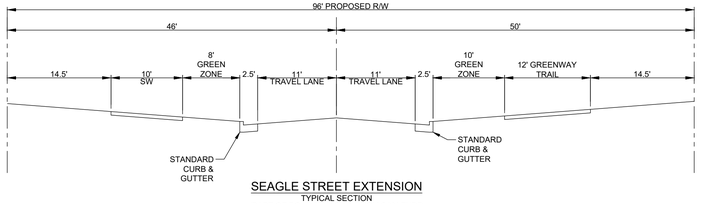
* DIMENSIONS USED WHEN THE GREEWAY TRAIL IS PRESENT



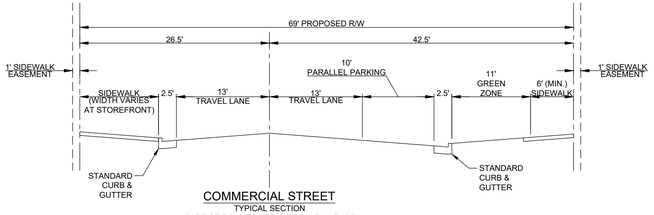
RETAIL/MIXED USE STREET
TYPICAL SECTION
(PART OF ROAD TRACT A - FROM ROUND-ABOUT TO GROCERY STORE)



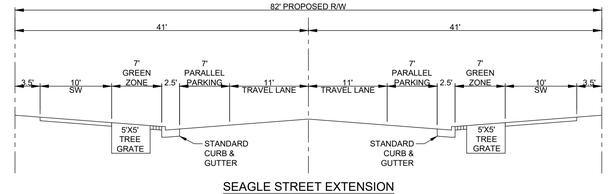
JAMESBURG DR. EXTENSION
TYPICAL SECTION
(FROM ROUND-ABOUT TO JAMESBURG DRIVE)



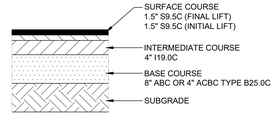
SEAGLE STREET EXTENSION
TYPICAL SECTION
(PART OF ROAD TRACT A - FROM SAM FURR ROAD TO ROUND-ABOUT)



COMMERCIAL STREET
TYPICAL SECTION
(PART OF ROAD TRACT A - FROM SAM FURR FRONTING GROCERY STORE)



SEAGLE STREET EXTENSION
TYPICAL SECTION
(ROAD TRACT B - FROM ROUND-ABOUT TO SOUTH STATION REZONING PLANS BY W&A ENGINEERING)



TYPICAL ROADWAY PAVEMENT SECTION

ENGINEER:

FORESITE group
ENGINEERING of NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 177 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	KJW
DRAWING BY:	KJW
JURISDICTION:	HUNTERSVILE, NC
DATE:	2025-10-17
TITLE:	

GENERAL NOTES

SHEET NUMBER:

CN

COMMENTS:
REZONING PLAN - NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

Plot Scale: 1:1
Plotted on: 1/13/2026 4:39:54 PM By: KELLY WAGONER
V:\SHARED\PROJECTS\2022.WRS_INC\2022.003 HUNTERSVILLE, NC_CIVIL_DISC\ADD\DISC-1 GENERAL NOTES.DWG

January 26, 2026

Dear Mayor and Town Commissioners,

On behalf of the **Seam Trail Advisory Committee** (a multi-jurisdictional advisory body convened by the Charlotte Regional Transportation Planning Organization (CRTPO) to guide implementation of The Seam, a signature regional trail connecting all communities between Statesville, North Carolina, and the South Carolina border), we write to express our support for the Knox Crossing rezoning, to be conditioned on the accommodation of a grade-separated crossing of Sam Furr Road (NC 73) and full integration of The Seam Trail into the site design. We offer the following parameters to supplement the Town's direction to the applicant and to inform the next iteration of the rezoning site plan.

The Seam Phase 1 Planning Report (August 2024) established a data-driven scoring framework to prioritize alignments that best advance the corridor's regional goals. The highest-weighted criteria emphasize **safety and separation from traffic, directness of route, access to destinations, trail-oriented development (TrOD) potential, and quality of trail experience.** The parameters below are intended to ensure that the rezoning site plan meaningfully advances these priorities and that the trail performs as a high-value segment of the 70+ mile regional Seam corridor.

Recommended Site Plan Parameters

1. **Direct, Accessible Grade-Separated Connection**
   (Maximum 4.5% slope; no sharp switchbacks)
   This supports the Seam's top-weighted priorities for road crossing reduction, route directness, and safety by minimizing exposure to vehicles and providing a comfortable, intuitive connection for all users.

2. **Minimum 12' Trail within a 50' Landscaped Linear Park**
   Placing the Seam within a generous, tree-lined corridor directly advances vehicle separation, trail character, and trail-user comfort, while establishing this segment as a signature public space rather than a back-of-house facility.

3. **Minimum 8' Landscaped Separation from Vehicular Drive Aisles**
   This buffer reinforces the Seam's core goals related to safety, vehicle separation, and perceived security, and reduces visual and noise impacts from adjacent traffic.

4. **Minimize the Number and Length of Vehicular Crossings**
   This aligns with the highest-weighted safety metric in the Seam framework, road crossings, by reducing conflict points and improving operational safety.

5. **Direct Alignment from the Sam Furr Road Tunnel through the Rezoning Site**
   A direct, clearly delineated trail alignment that follows natural desire lines, reduces travel distance, avoids out-of-direction movement, and improves travel efficiency. By minimizing indirect routing, the Seam becomes more intuitive to use and better suited for everyday trips, including those to transit stations.
6. **Trail-Oriented Development: Front Buildings on the Seam**
   Fronting residential and commercial uses on the trail advances TrOD potential and perception of safety by activating the corridor, increasing "eyes on the trail," and establishing the Seam as a primary civic frontage.

Why this matters

The Seam's scoring framework assigns its greatest relative importance to road crossing reduction, vehicle separation, route directness, access to destinations, and trail-oriented development potential - the very outcomes which the parameters outlined above deliver. Incorporating them into the rezoning plan will ensure that this segment performs as a high-quality, high-impact link in the regional system, while also creating lasting value for the Town and future residents.

For these reasons, the Seam Trail Advisory Committee respectfully recommends that if the Town supports a rezoning in this location, that the incorporation of the above parameters are included as conditions thereof.

Sincerely,

Robert Cook

Robert Cook, AICP
Director
Charlotte Regional Transportation Planning Organization (CRTPO)

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

NOT FOR CONSTRUCTION

PROJECT

THE SEAM – SAM FURR RD CROSSING

TOWN OF HUNTERSVILLE

NC-115 OLD STATESVILLE RD AT NC-73 SAM FURR RD

HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1025438

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE NORTH

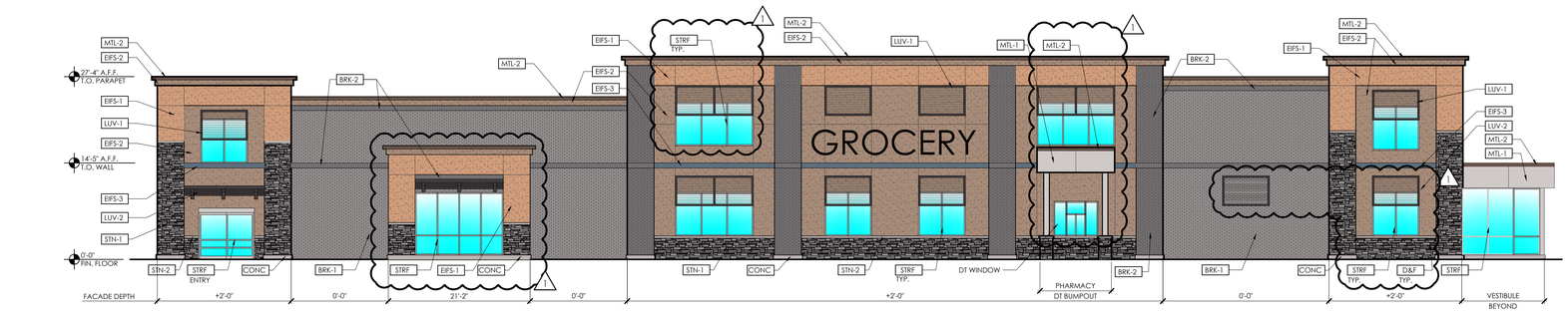
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

OVERALL PLAN

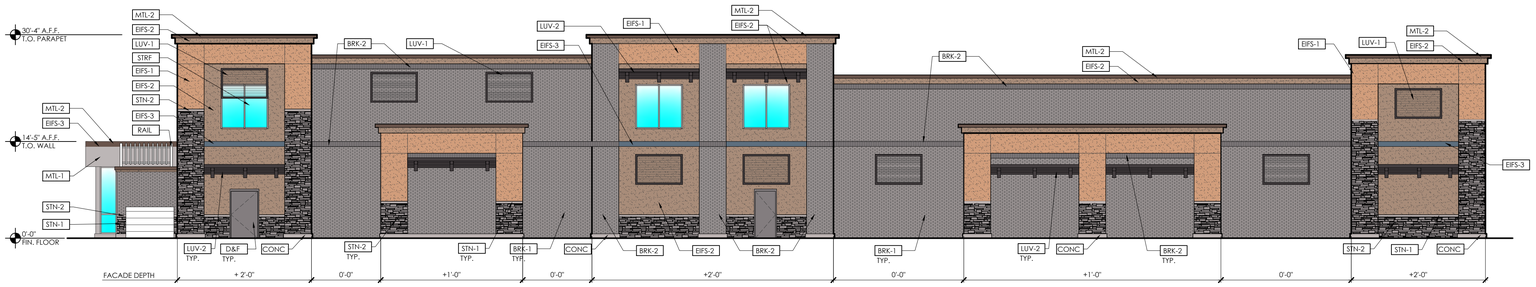
SHEET NUMBER

C300



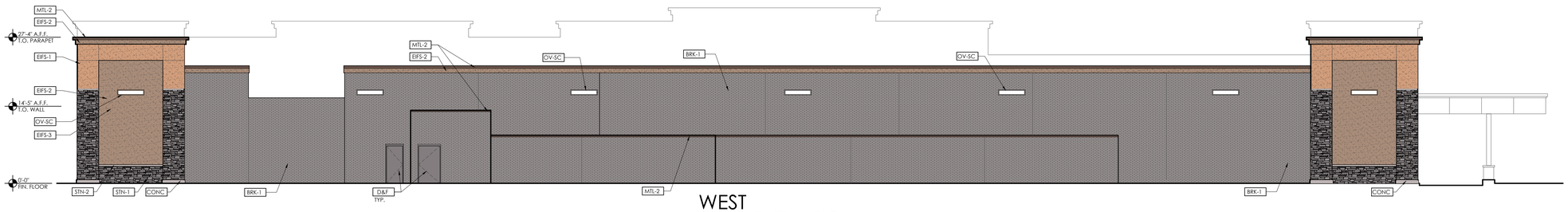
SOUTH SIDE ELEVATION

4 SCALE: 3/32" = 1'-0"



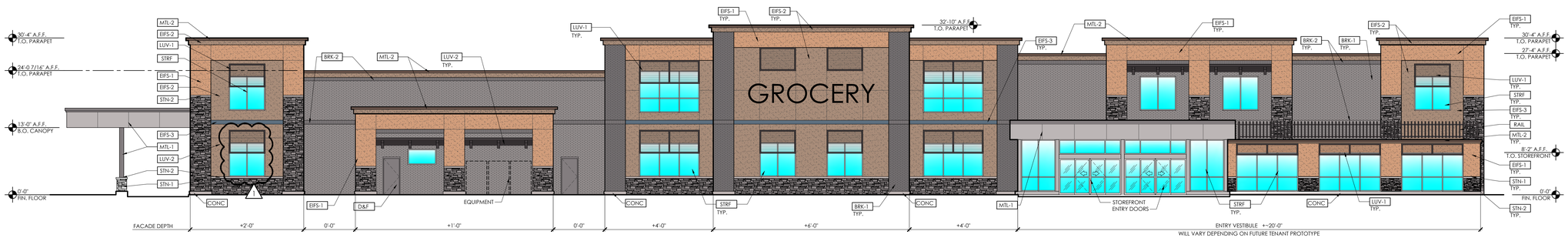
NORTH SIDE ELEVATION

3 SCALE: 3/32" = 1'-0"



WEST REAR ELEVATION

2 SCALE: 3/32" = 1'-0"



EAST FRONT ELEVATION

1 SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GRAY	MFR TO BE SELECTED BY GC
BRK-2	BRICK VENEER	DARK GRAY	MFR TO BE SELECTED BY GC
CONC	CONCRETE CURB	--	PROVIDE BROOM FINISH
D&F	HOLLOW METAL DOOR & FRAME	SHERWIN-WILLIAMS "SENSUOUS GRAY" SW# 7081	
OV-SC	OVERFLOW SCUPPER	PAINT TO MATCH ADJACENT WALL	
EIFS-1	EIFS SYSTEM	SHERWIN-WILLIAMS "FAME ORANGE" SW# 6346	
EIFS-2	EIFS SYSTEM	SHERWIN-WILLIAMS "CHOCOLATE POWDER" SW# 9082	
EIFS-3	EIFS SYSTEM	SHERWIN-WILLIAMS "DISTANCE" SW# 6243	
MTL-1	ALUMINUM COMP PANEL	SILVER	
MTL-2	METAL COPING CAP	CHARCOAL	
LUV-1	PRE-ENGINEERED LOUVER	CHARCOAL	
LUV-2	PRE-ENGINEERED BLADE LOUVER	CHARCOAL	
RAIL	PREFINISHED METAL DECORATIVE RAILING - NON FUNCTIONAL	CHARCOAL	
STN-1	CAST STONE SILL	CORONADO-LEDGESTONE -ARTISAN	
STN-2	CAST STONE SILL	LIGHT GRAY	MFR AS SELECTED BY G.C.
STRF	ALUMINUM STOREFRONT SYSTEM	CLEAR ANNODIZED	

GENERAL NOTES

1. STOREFRONT NOTES:
   - A. ALL CLEAR GLAZING IS 1" CLEAR, LOW "E". ALL GLAZING NEEDS TO BE LISTED TO MEET LOCAL WIND LEVELS AND CORRESPONDING DP RATINGS.
   - B. ALL FRAMES EQUAL TO KAWNEER 451T SERIES STOREFRONT SYSTEM.
   - C. "T" DENOTES TEMPERED GLAZING WHERE REQUIRED BY CODE.
   - D. SEE SHEET A6.1 FOR STOREFRONT FLASHING DETAILS.
   - E. SEE SHEET A6.0 FOR STOREFRONT DETAILS
2. ALL ELECTRICAL EQUIPMENT, DOORS, AND DOWNSPOUTS ARE TO BE PAINTED TO MATCH ADJACENT WALLS.
3. CLEAN ALL GALVANIZED SURFACES WITH A WATER-BASED ALKALINE CLEANSER TO REMOVE ANY OIL OR PASSIVATOR AND APPLY 1 COAT GALVITE HS PRIMER PRIOR TO APPLYING 2 COATS OF FINISH PAINT. TYPICAL AT ALL EXTERIOR GALVANIZED METAL SURFACES, INCLUDING ELECTRICAL EQUIPMENT.

NARRAMORE ARCHITECTURE EST 1973
American Institute of Architects
201 SMYTHE ST, STE 11
GREENVILLE, SC 29611
864.242.9881
plans@narramore.net

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SEAL

WRS INC REAL ESTATE INVESTMENTS

PROPOSED GROCERY STORE

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

REVISIONS
1 DESIGN REVIEW COMMENTS 12-29-25

PROJECT DATA
--

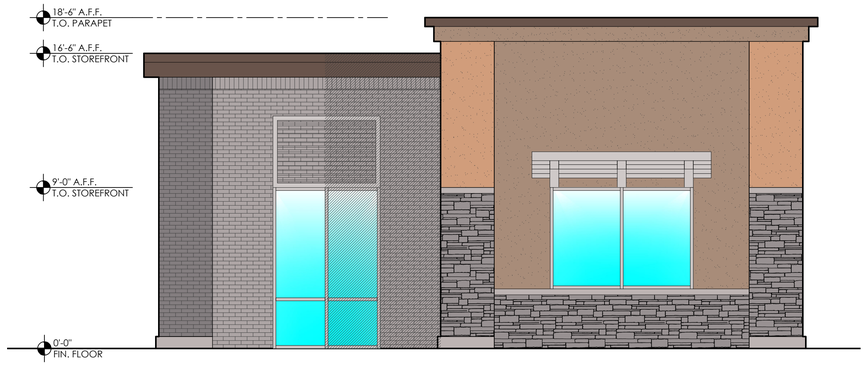
PROJECT NUMBER
25141

ISSUE DATE
10-15-25

PROPOSED GROCERY STORE
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS

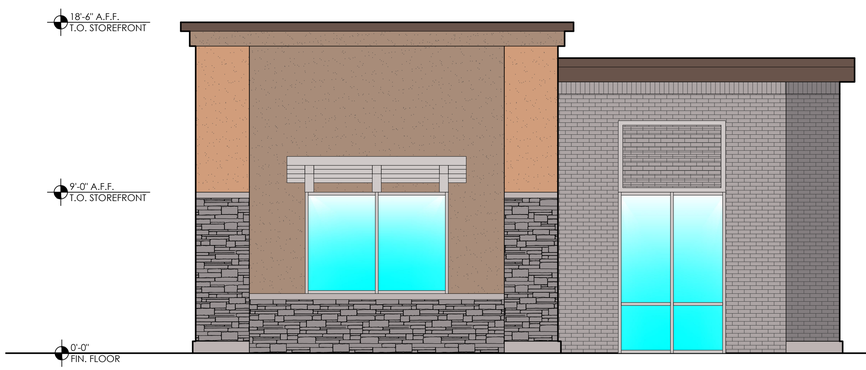


4 EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"

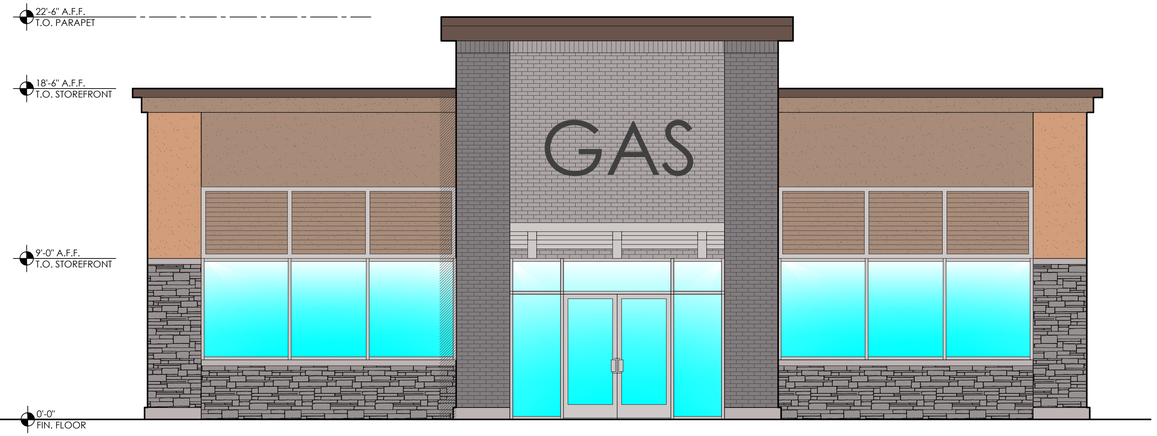
3 SOUTH REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1 NORTH FRONT ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GRAY	MFR TO BE SELECTED BY GC
BRK-2	BRICK VENEER	DARK GRAY	MFR TO BE SELECTED BY GC
CONC	CONCRETE CURB	--	PROVIDE BROOM FINISH
D&F	HOLLOW METAL DOOR & FRAME	SHERWIN-WILLIAMS "SENSUOUS GRAY" SW# 7081	
OV-SC	OVERFLOW SCUPPER	PAINT TO MATCH ADJACENT WALL	
EIFS-1	EIFS SYSTEM	SHERWIN-WILLIAMS "FAME ORANGE" SW# 6346	
EIFS-2	EIFS SYSTEM	SHERWIN-WILLIAMS "CHOCOLATE POWDER" SW# 9082	
EIFS-3	EIFS SYSTEM	SHERWIN-WILLIAMS "DISTANCE" SW# 6243	
MTL-1	ALUMINUM COMP PANEL	SILVER	
MTL-2	METAL COPING CAP	CHARCOAL	
LUV-1	PRE-ENGINEERED LOUVER	CHARCOAL	
LUV-2	PRE-ENGINEERED BLADE LOUVER	CHARCOAL	
RAIL	PREFINISHED METAL DECORATIVE RAILING - NON FUNCTIONAL	CHARCOAL	
STN-1	CAST STONE SILL	CORONADO-LEDGESTONE -ARTISAN	
STN-2	CAST STONE SILL	LIGHT GRAY	MFR AS SELECTED BY G.C.
STRF	ALUMINUM STOREFRONT SYSTEM	CLEAR ANNODIZED	

GENERAL NOTES

1. STOREFRONT NOTES:
   - A. ALL CLEAR GLAZING IS 1" CLEAR, LOW "E". ALL GLAZING NEEDS TO BE LISTED TO MEET LOCAL WIND LEVELS AND CORRESPONDING DP RATINGS.
   - B. ALL FRAMES EQUAL TO KAWNEER 451T SERIES STOREFRONT SYSTEM.
   - C. "T" DENOTES TEMPERED GLAZING WHERE REQUIRED BY CODE.
   - D. SEE SHEET A6.1 FOR STOREFRONT FLASHING DETAILS.
   - E. SEE SHEET A6.0 FOR STOREFRONT DETAILS
2. ALL ELECTRICAL EQUIPMENT, DOORS, AND DOWNSPOUTS ARE TO BE PAINTED TO MATCH ADJACENT WALLS.
3. CLEAN ALL GALVANIZED SURFACES WITH A WATER-BASED ALKALINE CLEANSER TO REMOVE ANY OIL OR PASSIVATOR AND APPLY 1 COAT GALVITE HS PRIMER PRIOR TO APPLYING 2 COATS OF FINISH PAINT. TYPICAL AT ALL EXTERIOR GALVANIZED METAL SURFACES, INCLUDING ELECTRICAL EQUIPMENT.

NOTE: FUEL STATION TO BE 3,200 SF

NARRAMORE ARCHITECTURE EST 1973
American Institute of Architects
201 SMYTHE ST, STE 11
GREENVILLE, SC 29611
864.242.9881
plans@narramore.net

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SEAL

WRS INC REAL ESTATE INVESTMENTS

PROPOSED C-STORE

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

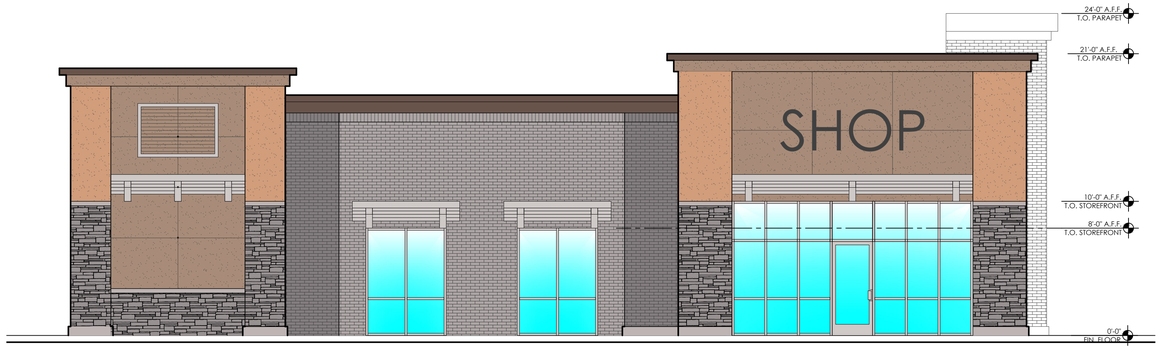
REVISIONS

PROJECT DATA
1,600 SQ.FT.
PROJECT NUMBER
25141
ISSUE DATE
01-12-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS



4 NORTH SIDE ELEVATION

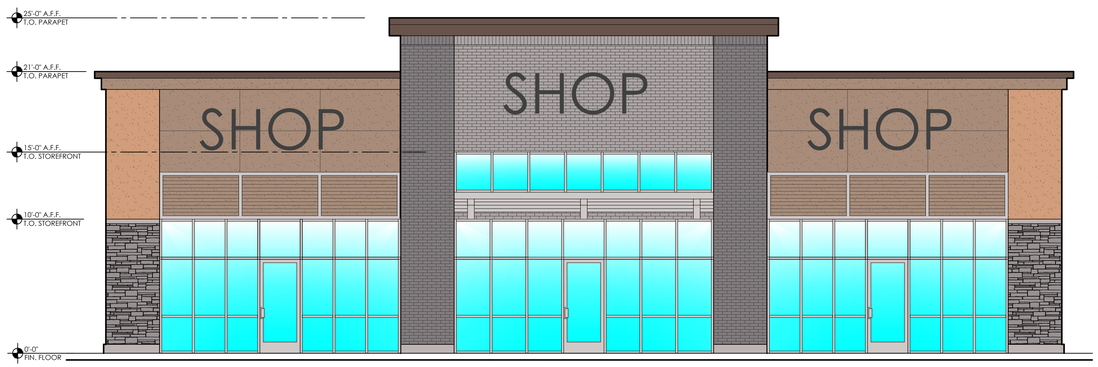
SCALE: 3/16" = 1'-0"

3 EAST REAR ELEVATION

SCALE: 3/16" = 1'-0"

2 SOUTH SIDE ELEVATION

SCALE: 3/16" = 1'-0"



1 WEST FRONT ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GRAY	MFR TO BE SELECTED BY GC
BRK-2	BRICK VENEER	DARK GRAY	MFR TO BE SELECTED BY GC
CONC	CONCRETE CURB	--	PROVIDE BROOM FINISH
D&F	HOLLOW METAL DOOR & FRAME	SHERWIN-WILLIAMS "SENSUOUS GRAY" SW# 7081	
OV-SC	OVERFLOW SCUPPER	PAINT TO MATCH ADJACENT WALL	
EIFS-1	EIFS SYSTEM	SHERWIN-WILLIAMS "FAME ORANGE" SW# 6346	
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RAIL	PREFINISHED METAL DECORATIVE RAILING - NON FUNCTIONAL	CHARCOAL	
STN-1	CAST STONE SILL	CORONADO-LEDGESTONE -ARTISAN	
STN-2	CAST STONE SILL	LIGHT GRAY	MFR AS SELECTED BY G.C.
STRF	ALUMINUM STOREFRONT SYSTEM	CLEAR ANNODIZED	

GENERAL NOTES

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NARRAMORE ARCHITECTURE EST 1973
American Institute of Architects
201 SMYTHE ST, STE 11
GREENVILLE, SC 29611
864.242.9881
plans@narramore.net

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SEAL

WRS REAL ESTATE INVESTMENTS

PROPOSED RETAIL SHOPS 'C'

NC HWY 115 & NC HWY 73
HUNTERSVILLE, NC

REVISIONS

PROJECT DATA
4,900 SQ.FT.

PROJECT NUMBER
25141

ISSUE DATE
01-08-26

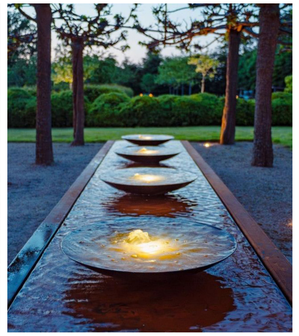
PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

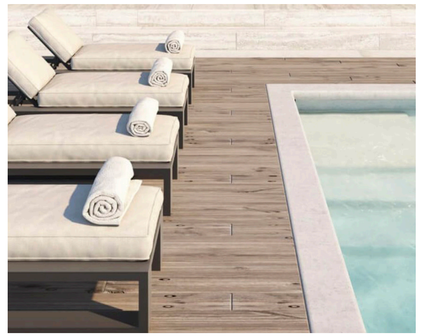
A2.0

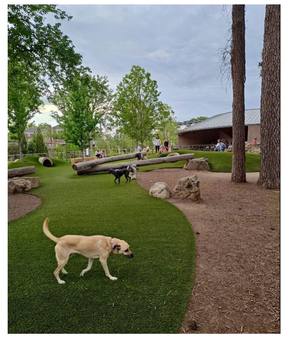
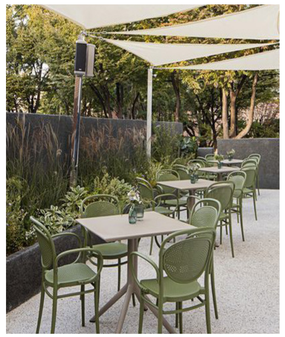
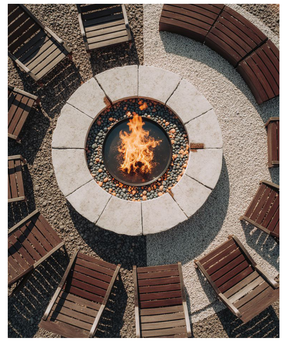
EXTERIOR ELEVATIONS

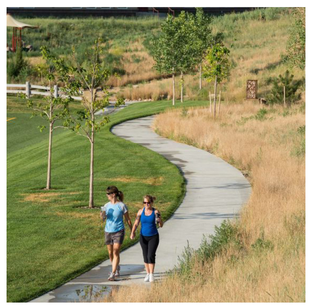
LEGEND

1. APARTMENT BUILDING
2. TOWNHOMES
3. RETAIL
4. POOL
5. FIRE PIT AREA
6. DOG PARK
7. OPEN LAWN
8. SHARED COURTYARD
9. PLAZA WITH FESTOON LIGHT
10. SIDEWALK
11. RESIDENTIAL PARKING LOT
12. RETAIL PARKING LOT
13. GAS STATION
14. OPEN SPACE (OPTIONAL PARKING)
15. DETENTION POND
16. STREAM WITH BUFFER
17. MONUMENT IDENTITY SIGN
18. GREENWAY CONNECTION
19. ROUNDABOUT WITH IDENTITY FEATURE
20. EXISTING RAIL TRACK
21. COMMUNITY GARDEN
22. PLAYGROUND







KNOX CROSSING - HUNTERSVILLE, NC

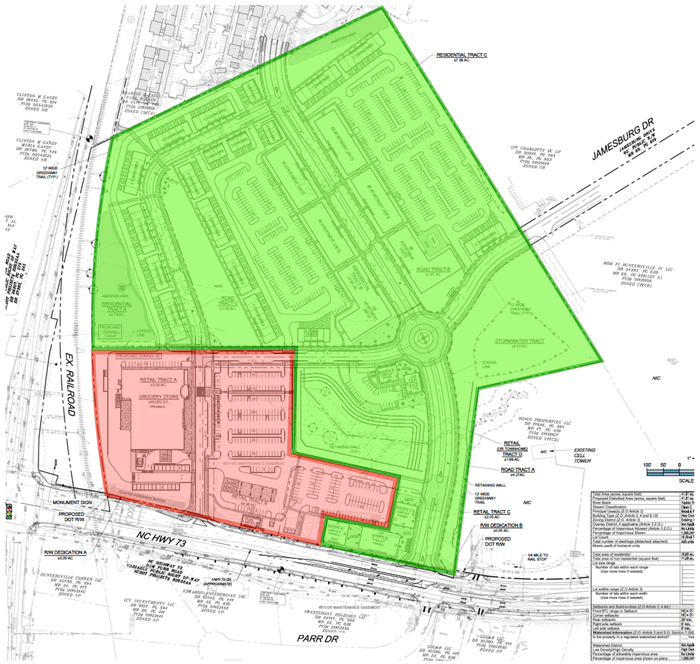
CONCEPTUAL MASTER PLAN

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

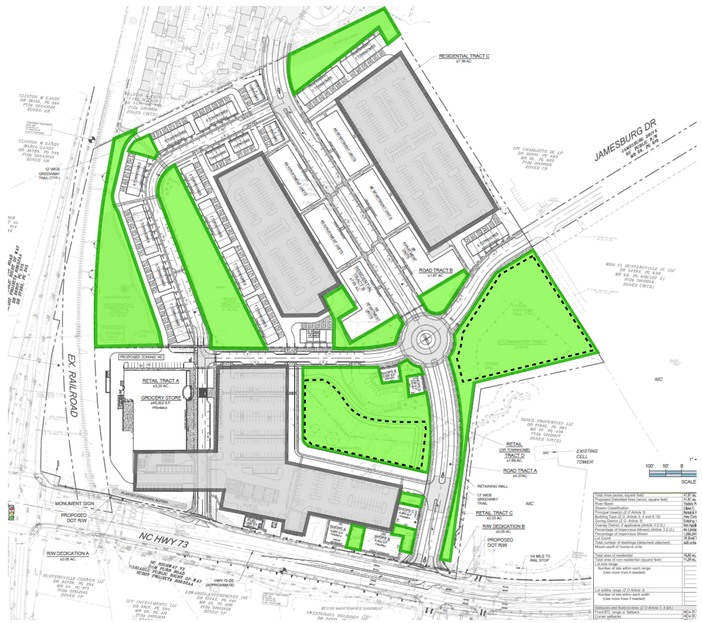
0 50 100 200

JAN · 05 · 2026
2022.003



Acreage & Percentage of Total

Acreage & Percentage of Total



Acreage & Percentage of Total

Acreage & Percentage of Sub-Total

Acreage & Percentage of Total

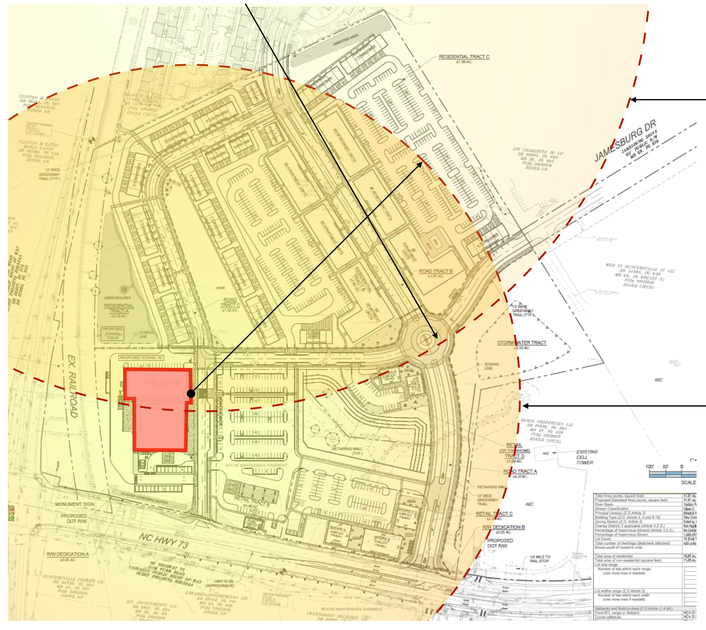
Acreage & Percentage of Total

Acreage & Percentage of Sub-Total

Acreage & Percentage of Total

500ft radius walking circle

Pedestrian Open Space Connections



Radius distance in feet from Transit Stop

Radius distance in feet from Grocery

KNOX CROSSING - HUNTERSVILLE, NC

DESIGN ELEMENTS

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

JAN · 05 · 2026
2022.003

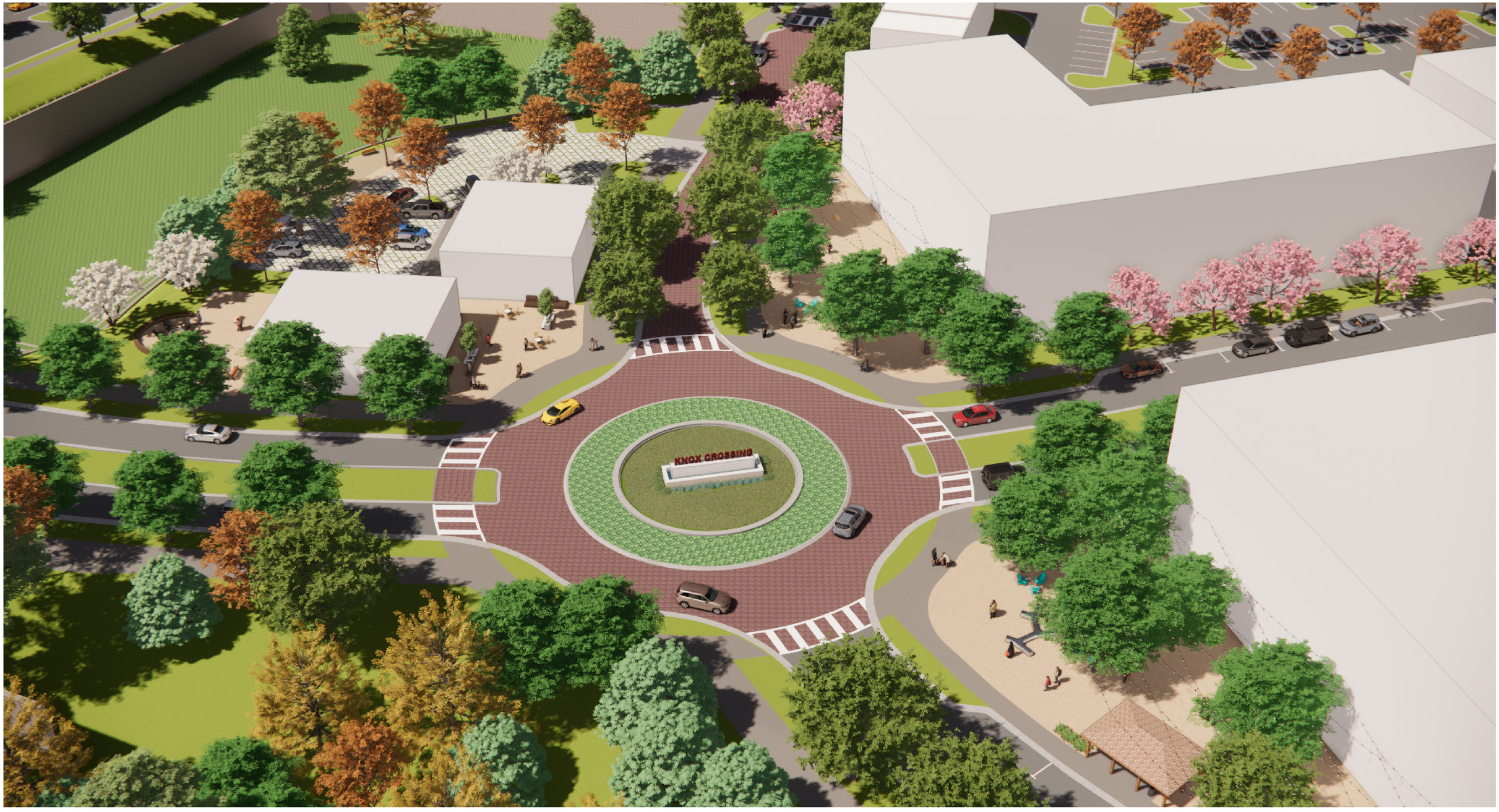
KNOX CROSSING - HUNTERSVILLE, NC

PERSPECTIVES

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

JAN · 05 · 2026
2022.003



KNOX CROSSING - HUNTERSVILLE, NC

PERSPECTIVES

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

JAN · 05 · 2026
2022.003

KNOX CROSSING - HUNTERSVILLE, NC

CONCEPTUAL MASTER PLAN

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

0 50 100 200

JAN · 05 · 2026
2022.003

BLDG 1 - SOUTH ELEVATION 2

1/8" = 1'-0"

BLDG 1 - NORTH ELEVATION 1

1/8" = 1'-0"

NOTE: MULTIFAMILY TO HAVE URBAN CHARACTERISTICS WITH FLAT ROOFS, ARTICULATION, AND MAIN PEDESTRIAN ENTRIES.

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 1 A2.01

1/8" = 1'-0" | 225180 | 09.22.2025

BLDG 1 - WEST ELEVATION 2
1/8" = 1'-0"

BLDG 1 - EAST ELEVATION 1
1/8" = 1'-0"

cline

BROADSTONE, HUNTERSVILLE
HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 1 A2.02
1/8" = 1'-0" | 225180 | 09.22.2025

BLDG 2 - SOUTH ELEVATION 2

1/8" = 1'-0"

BLDG 2 - NORTH ELEVATION 1

1/8" = 1'-0"

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 2 A2.03

1/8" = 1'-0" | 225180 | 09.22.2025

BLDG 2 - EAST ELEVATION A

1/8" = 1'-0"

2

BLDG 2 - EAST ELEVATION B

1/8" = 1'-0"

1

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 2 A2.04

1/8" = 1'-0" | 225180 | 09.22.2025

BLDG 2 - WEST ELEVATION OVERALL A

1/8" = 1'-0"

2

BLDG 2 - WEST ELEVATION OVERALL B

1/8" = 1'-0"

1

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 2 A2.05

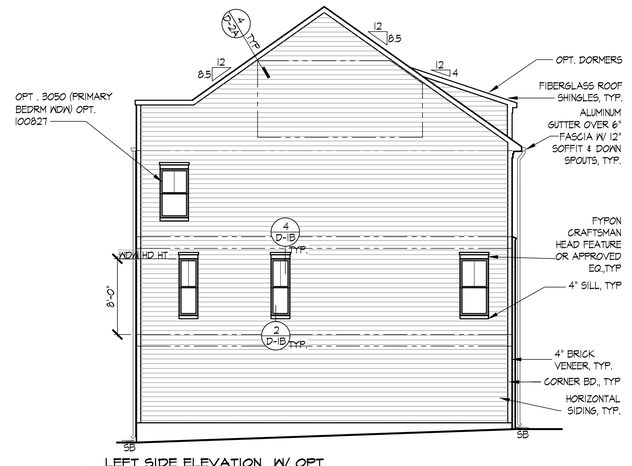
1/8" = 1'-0" | 225180 | 09.22.2025

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

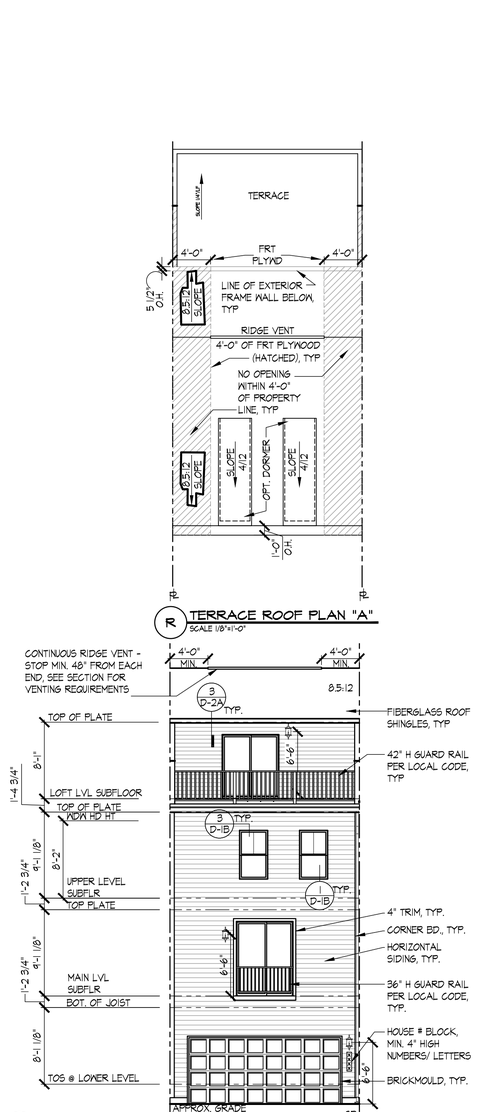
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)

0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"

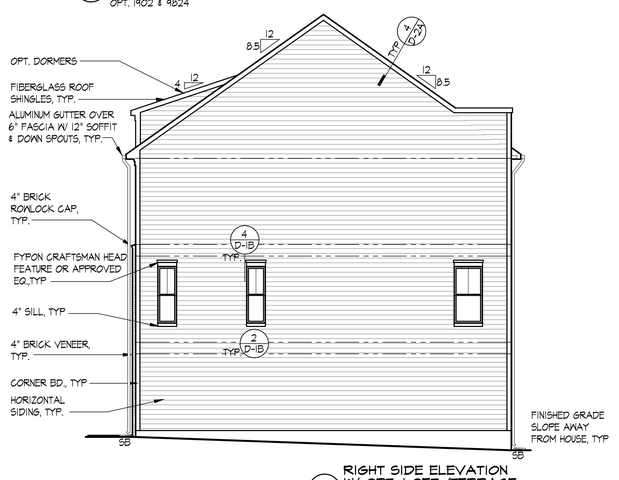
R TERRACE ROOF PLAN "A"
SCALE 1/8"=1'-0"



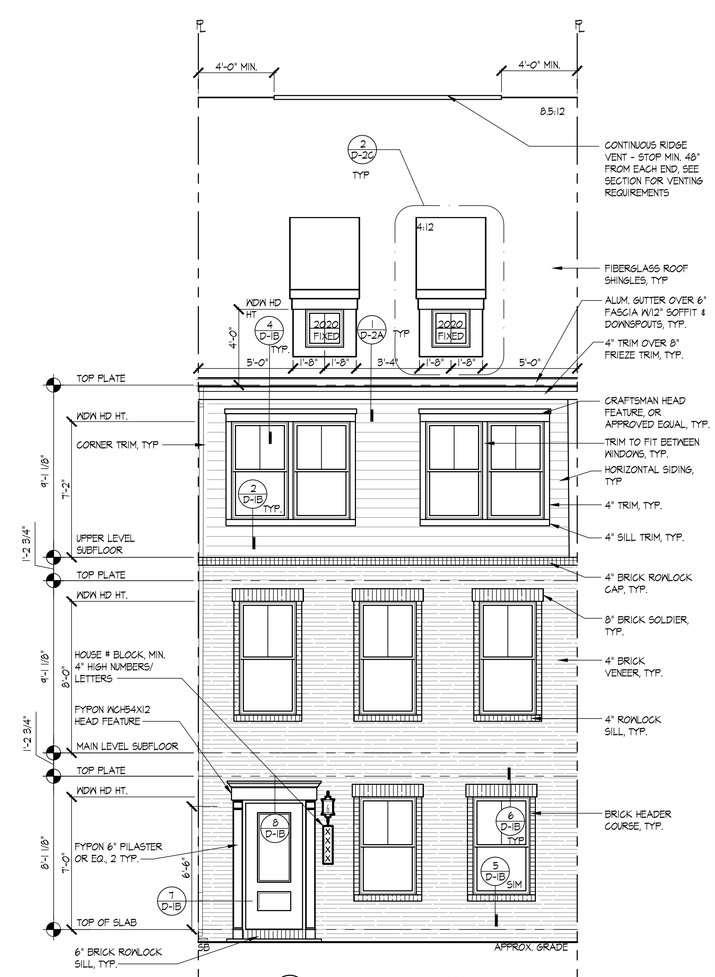
10 LEFT SIDE ELEVATION W/ OPT. LOFT/TERRACE & UPPER LVL WDW
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1902 & 9824



9 REAR ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A" - SIM. W/ OTHER ELEVS.
OPT. 9824



8 RIGHT SIDE ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1901 & 9824



1 FRONT ELEVATION "A"
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-3000 FAX: (703) 715-8076

SEAL:

MODEL:
JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
07/11/2025

DRAWING DESCRIPTION:
ELEVATION "A" & ROOF PLANS

SHEET #
A-4A

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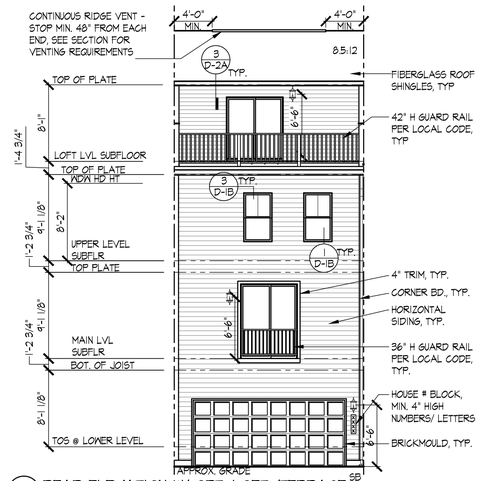
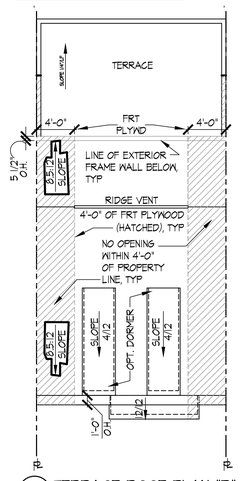
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"

REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)

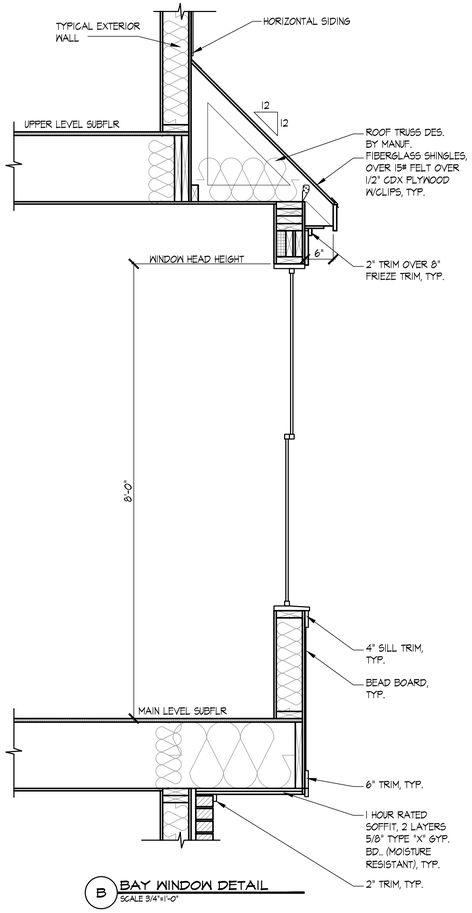
REFER TO PRODUCT BOOK FOR EXTERIOR TRIM



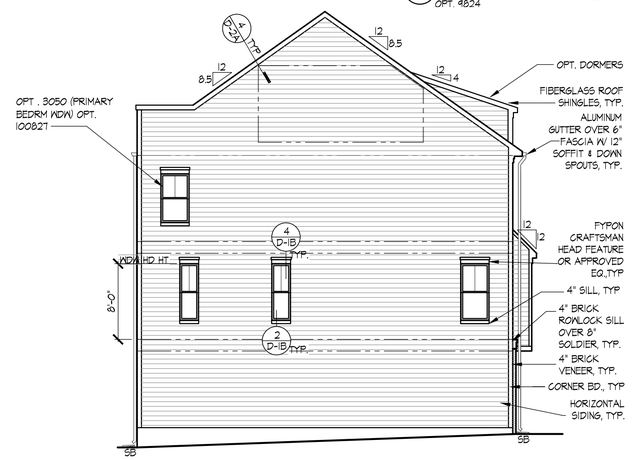
9 REAR ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A" - SIM. W/ OTHER ELEVS.
OPT. 9824



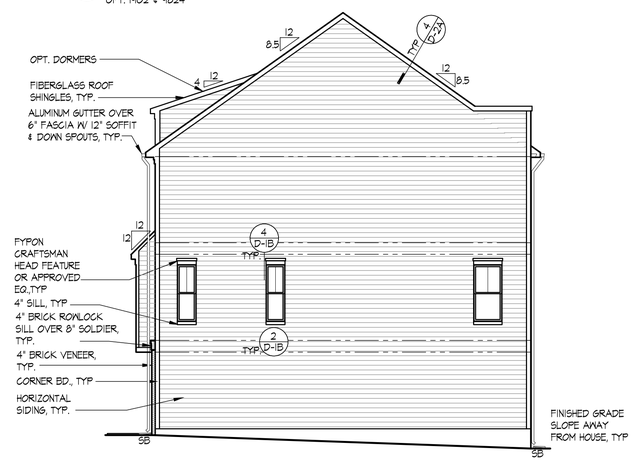
R TERRACE ROOF PLAN "B"
SCALE 1/8"=1'-0"



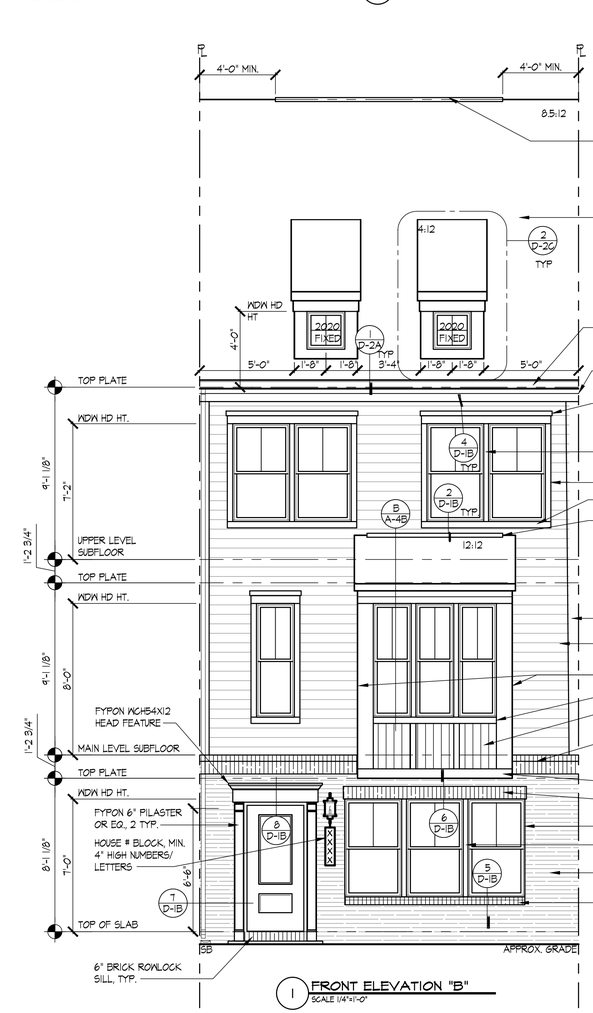
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



10 LEFT SIDE ELEVATION W/ OPT. LOFT/TERRACE & UPPER LVL WDW
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "B"
OPT. 1902 & 9824



8 RIGHT SIDE ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "B"
OPT. 1901 & 9824



1 FRONT ELEVATION "B"
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS SLAB HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S): 07/11/2025

DRAWING DESCRIPTION: ELEVATION "B" & ROOF PLANS

SHEET # A-4B

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0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"

0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
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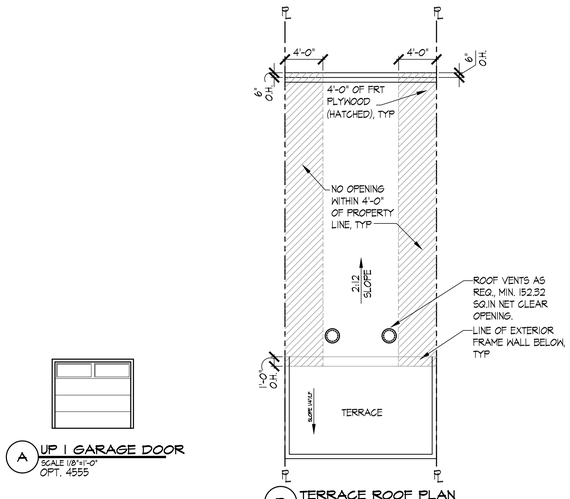
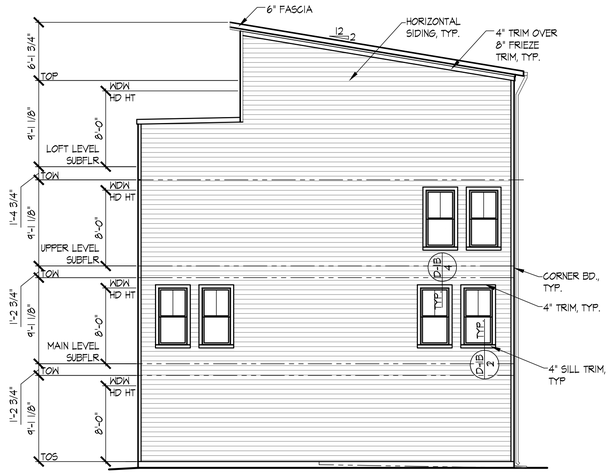


R TERRACE ROOF PLAN
SCALE 1/8"=1'-0"

A UP 1 GARAGE DOOR
SCALE 1/8"=1'-0"
OPT. 4555



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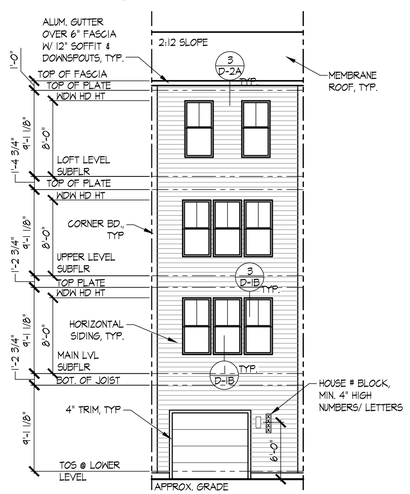
OPT. 1900



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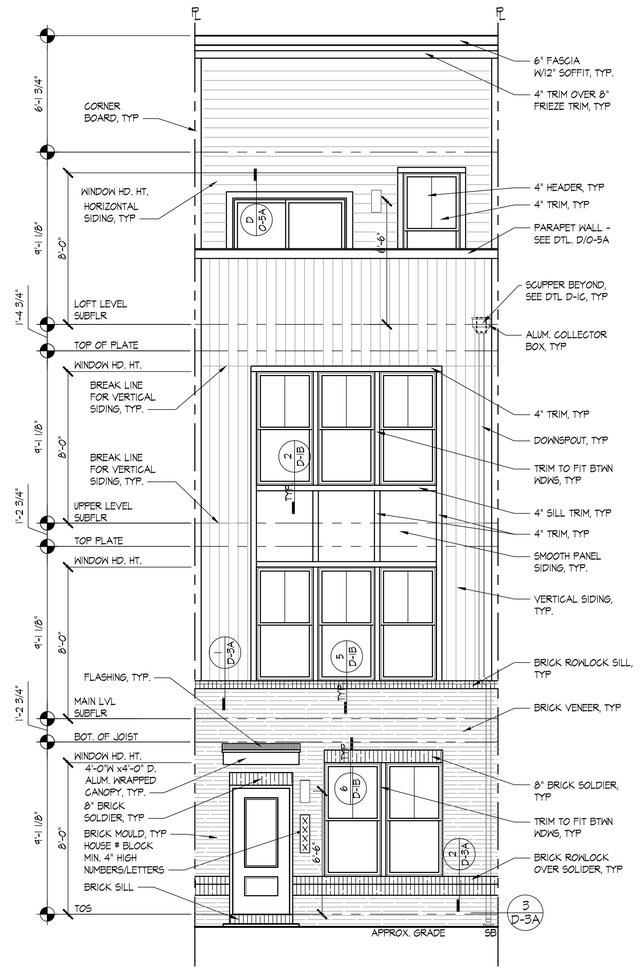
SCALE 1/8"=1'-0"
ALL ELEV. SIM.



1 FRONT ELEVATION "A" W/ LOFT LEVEL
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL:
KELLY
SLAB
HBI#: 00155V02
GSP

ORIGINAL ISSUE DATE: 07/24/2020

REVISION(S):
04/07/2021
10/22/2021
05/11/2022
07/31/2025 FOR (GSP)

DRAWING DESCRIPTION:
ELEVATION "A" & ROOF PLANS

SHEET #
A-4A

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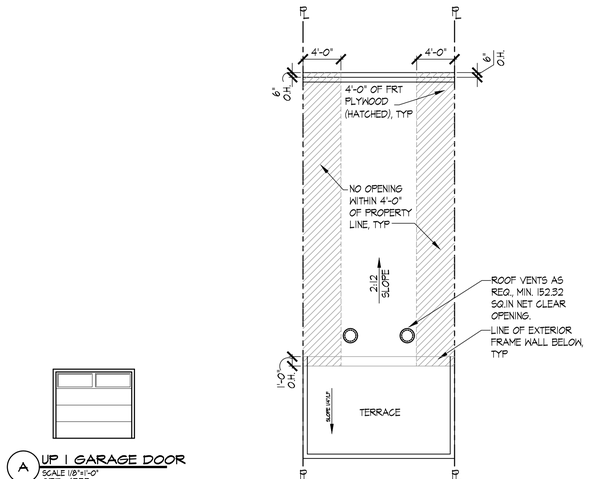
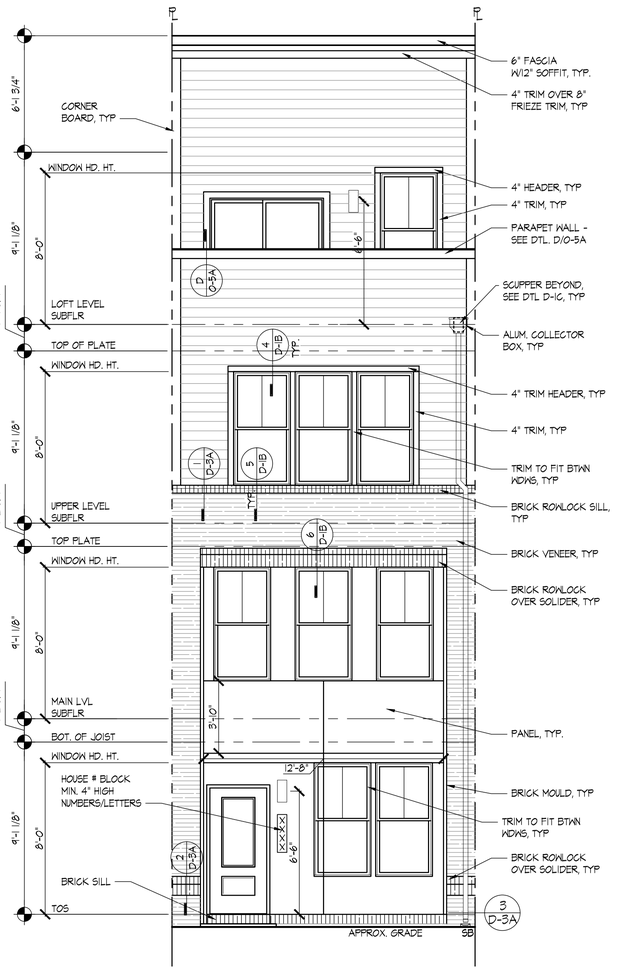
1/8" = 1'-0"



R TERRACE ROOF PLAN
SCALE 1/8"=1'-0"



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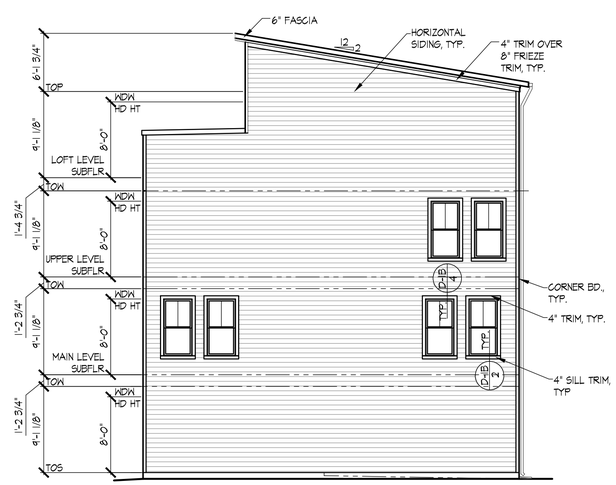
SCALE 1/4"=1'-0"



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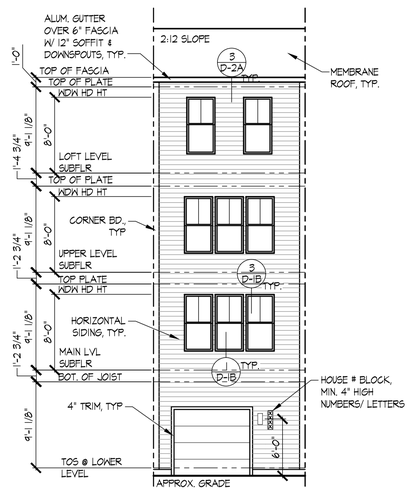

5 REAR ELEVATION W/OPT. LOFT LEVEL
SCALE 1/8"=1'-0"
ALL ELEV. SIM.

A UP 1 GARAGE DOOR
SCALE 1/8"=1'-0"
OPT. 4555

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MODEL:
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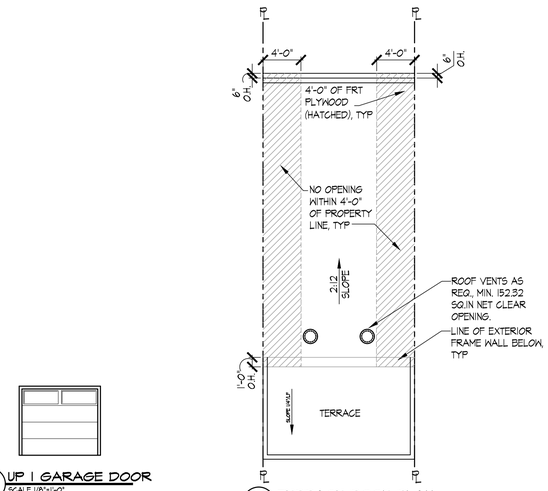
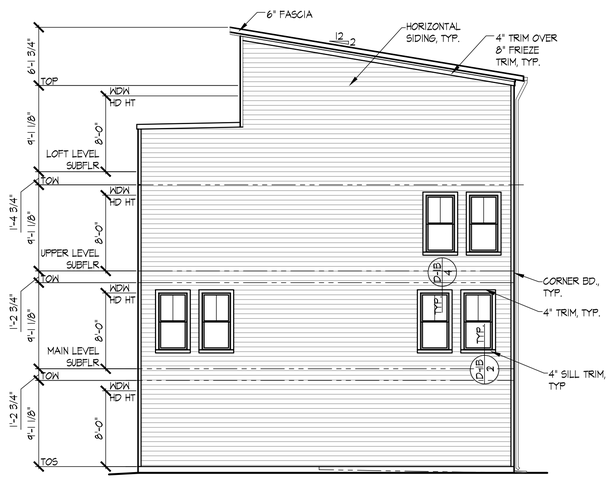


R TERRACE ROOF PLAN
SCALE 1/8"=1'-0"

A UP 1 GARAGE DOOR
SCALE 1/8"=1'-0"
OPT. 4555



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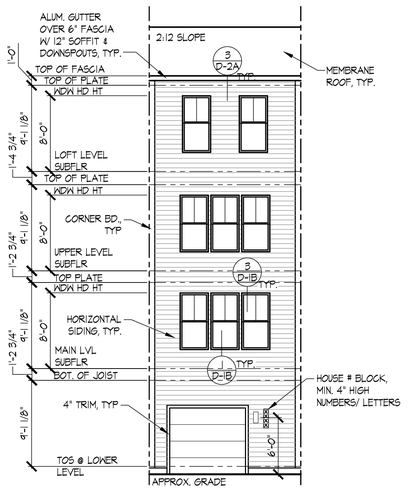

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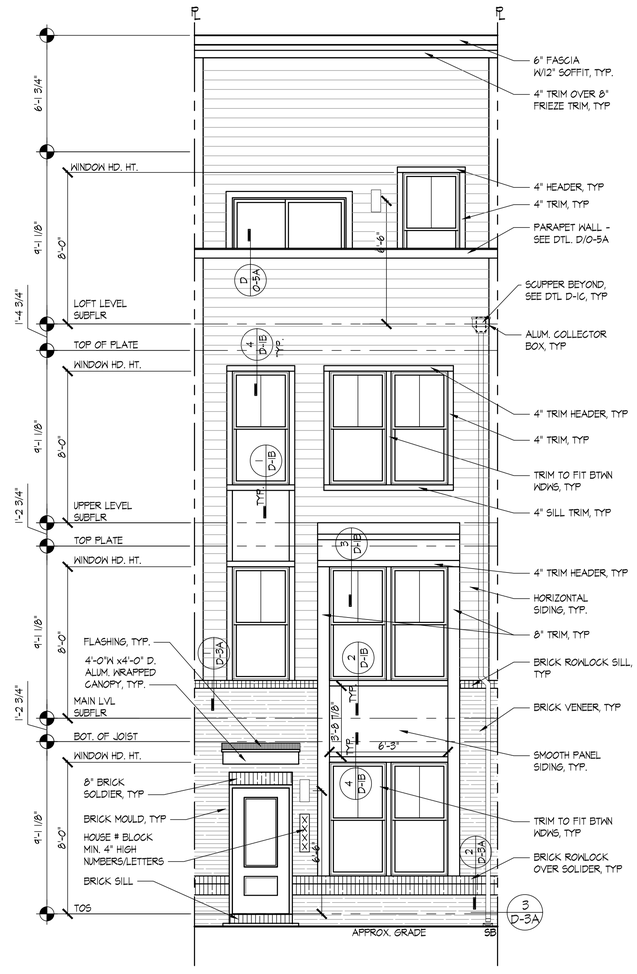

3 FRONT ELEVATION "C" W/LOFT LEVEL
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

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MODEL:
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DRAWING DESCRIPTION:
ELEVATION "C" & ROOF PLANS

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A-4C

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EXAMPLE COLORS

Knox Crossing (R25-16)

Community Meeting Report

Date: January 5, 2026

Time: 6:00 pm – 7:00 pm

Location: Lake Norman Church of Christ, 17634 Caldwell Station Road, Huntersville 28078

Roster of Persons in Attendance: **See attached sign-in sheets**

Agenda:

1. Applicant presentation & rezoning description
2. Attendees' question & answer session

Applicant and the attendees discussed the following comments and questions:

General Discussion

- Development team introduction, background, and project history.
- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- Discussion around Huntersville's future development plans (2040 plan, greenway plans and small area plans) and how these policies shaped the Knox Crossing project.
- General discussion about development in the area including the future transit station, rail line, NCDOT Sam Furr Road improvements, and projects in the activity and mixed-use centers.
- Discussion about how the Knox Crossing project complements and fits in with the Station South project to the North.
- General discussion regarding safety and pedestrian walkability throughout the corridor, specifically pedestrian traffic to and from the future transit station.
- Open space discussion (largest percentage use on the property) and identification on the site plan showing community gardens, parks, and additional gathering spaces.
- Overview of the rezoning process and upcoming public meetings.

Questions

***Answers in bold**

- How long until this project is built? **After rezoning approval there will be at least 8 months of design and construction document review. Once this process is complete it will be at least another 1.5-2 years until the project is built out. Overall, the estimate is that the project will be complete 2 years after rezoning approval.**
- Is this the final version of the plan? **No, the review and revision process is ongoing. This iteration of the plan is still undergoing some revisions and will be resubmitted to the Town as the second version on or before January 13th.**
- Do you have examples of other similar projects that you have completed or started? **Mallard Creek in Charlotte is a project will similar ingredients, it is a grocer anchored**

mixed-use project with apartments and for sale housing. We have a project in Gaithersburg, Maryland (Washington DC MSA) that is a 100-acre mall revitalization with office, 700+ apartments, 600 + for sale housing units, retail uses (including grocery) vertically stacked. Also, the second slide of the PowerPoint highlights a development in downtown Charleston, SC that is vertical with apartments, restaurants, grocery, smaller retail, and a spa.

- What are the next steps in the public process? **The Applicant explained that the next steps are a public hearing, planning board and then town board final action.**
- What are the roads that will go through this site? **The Applicant responded that Seagle Street will be extended North/South to the adjacent Caldwell Crossing and Station South developments to connect to Sam Furr Road and Highway 115.**
- Do you know what grocery store will go into the development? **There are potentially one of 3 grocers that could go into that site. As the development process continues the Applicant will narrow the decision to a final candidate. But we are looking to finalize that as soon as possible.**
- Is a gas station planned? **Many grocery stores have a gas station or drive-thru pharmacy component and the Applicant does not want to limit any potential grocer that has that type of model.**
- Is there any connection to the property from Highway 115? **CATS and Norfolk Southern will not permit another crossing from Highway 115 to Knox Crossing. The internal road network of the project will connect to the projects to the North (Station South and Caldwell Crossing) and provide access in and out via a signalized intersection.**

COMMUNITY MEETING
SIGN IN SHEET
January 5, 2026, 6:00pm to 7:00pm
R25-16 Station South Rezoning
Location: Lake Norman Church of Christ
17634 Caldwell Station Road, Huntersville, NC 28078

ATTENDEE NAME	ADDRESS (optional)
MARTY + FAYE CAIN	
JAREN & MICHELE EDWARDS	102 PARR DRIVE
PARMEET SINGH	
Charles Knox	

KNOX CROSSING

Huntersville, NC

WRS INC
REAL ESTATE INVESTMENTS

METROCOLOGY

FORESITE group

PRESTIGE

KNOX CROSSING
Huntersville, NC

WRS Inc. is a full-service commercial real estate development and investment firm, specializing in retail, office, industrial, and residential projects.

Since its founding in 2001 WRS has developed more than 45 anchored retail developments and mixed-use projects across the Southeast, totaling over 10 million square feet of floor space.

WRS's extensive portfolio attests to the Firm's ability to deliver exceptional results across various real estate sectors. Our experience spans site selection, acquisition, entitlement, development, and long-term asset management. WRS Inc. manages every phase of each project in-house providing leasing, brokerage, property management, accounting, and construction management.

This vertically integrated model has been a pillar to WRS's long-term success. It ensures efficient project execution and consistently delivery of premium development assets. The WRS leadership team remains committed to operational excellence and long-term partnerships that create lasting value.

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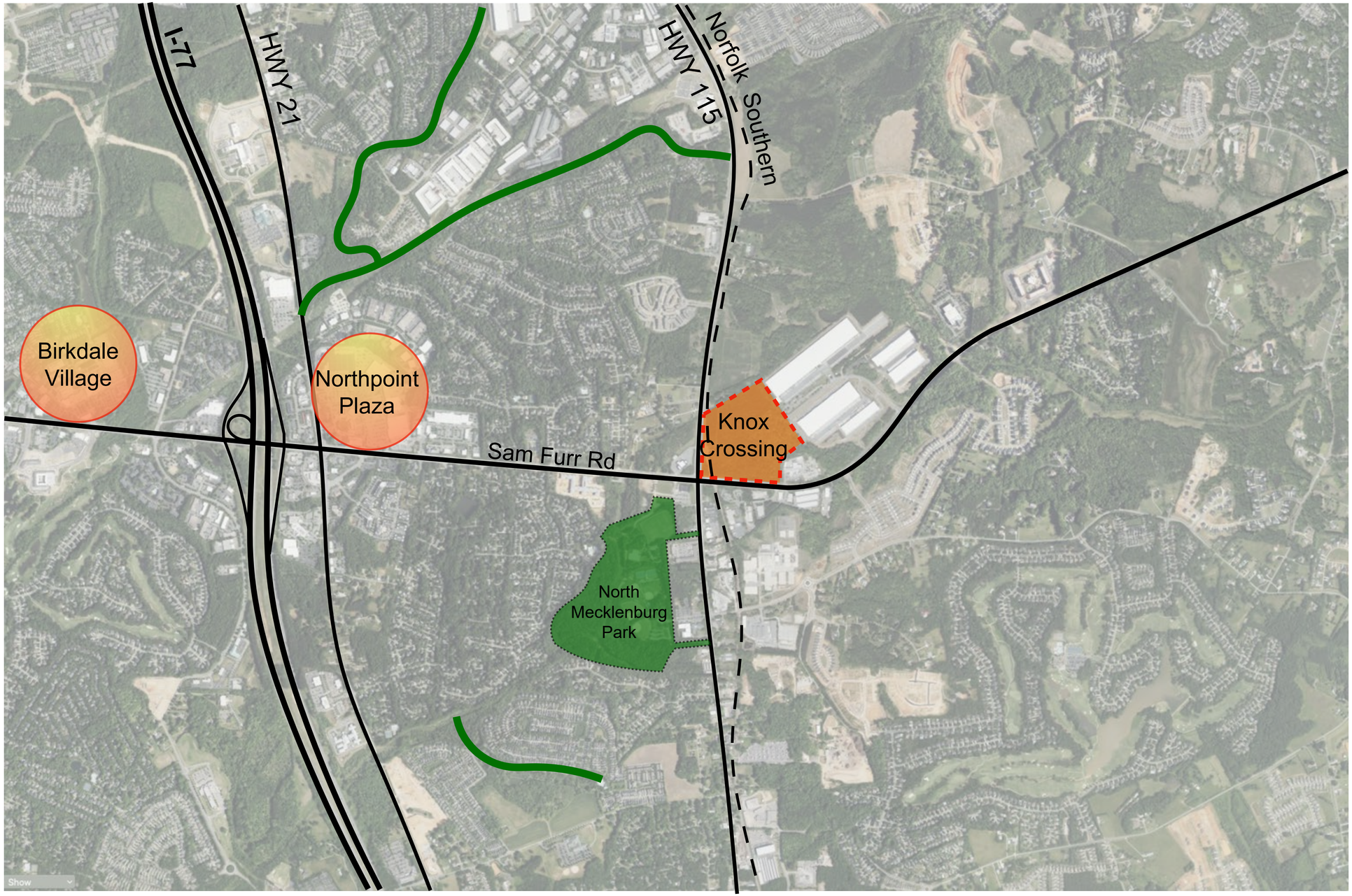
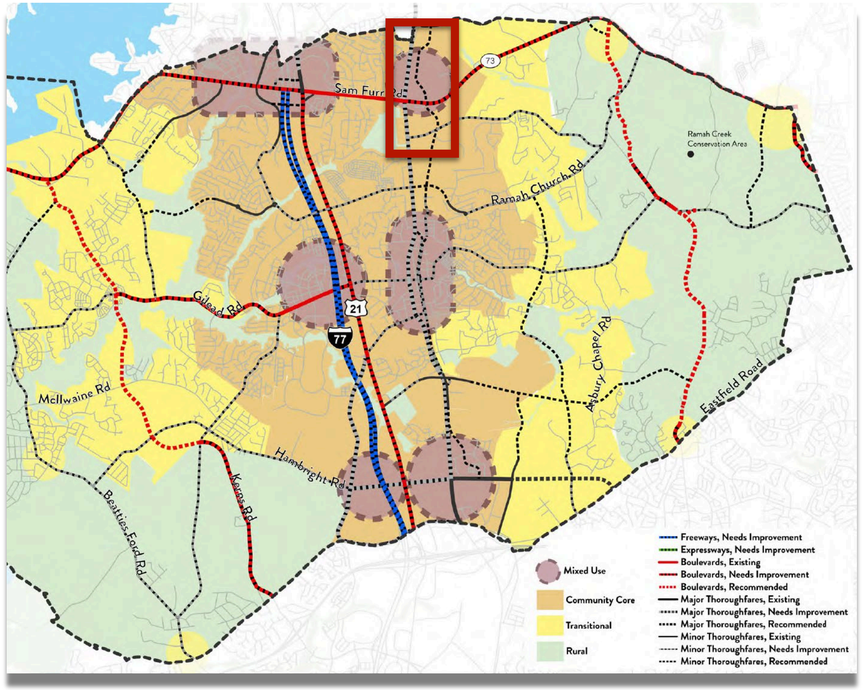
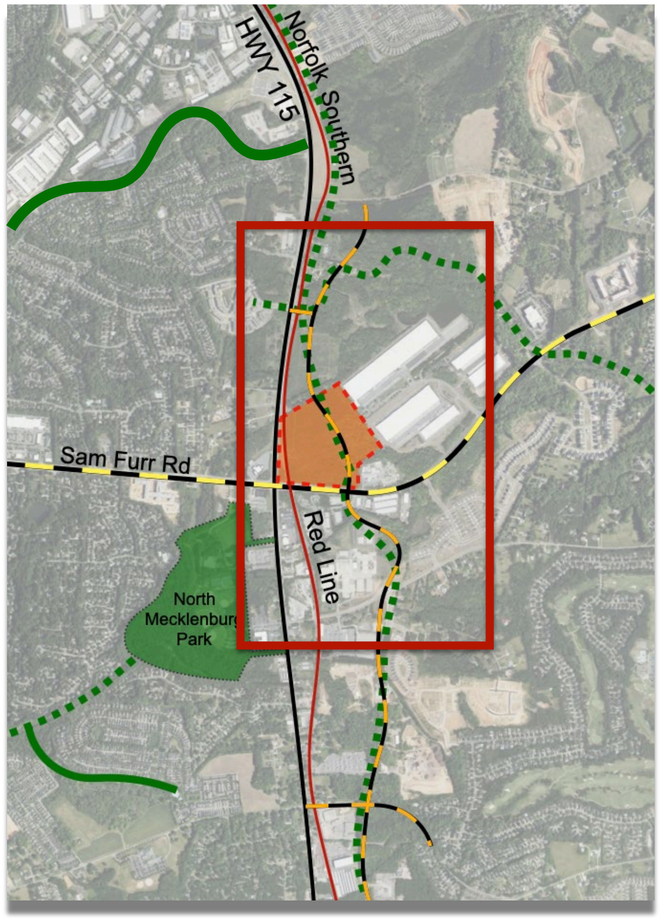
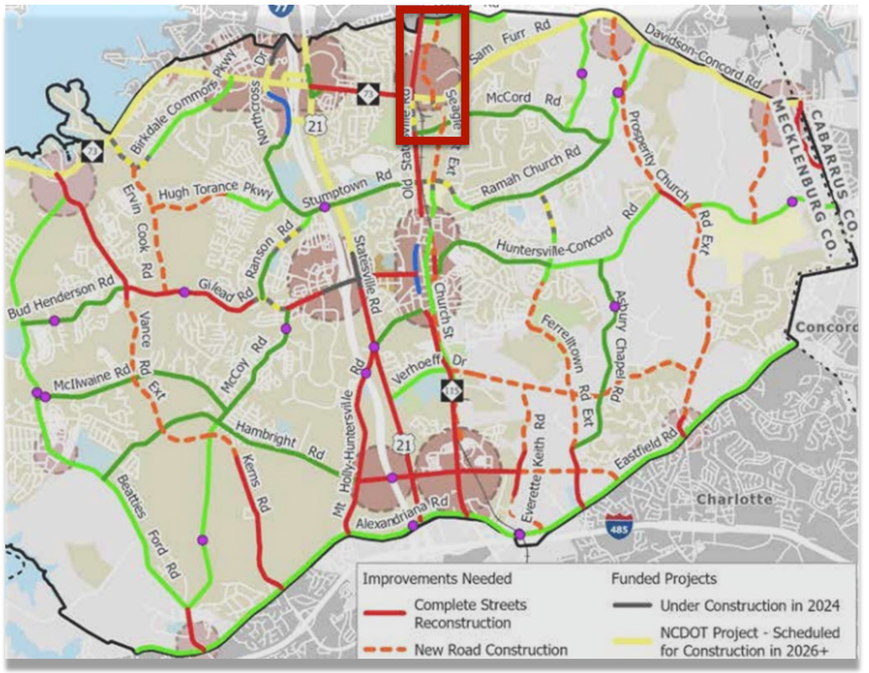
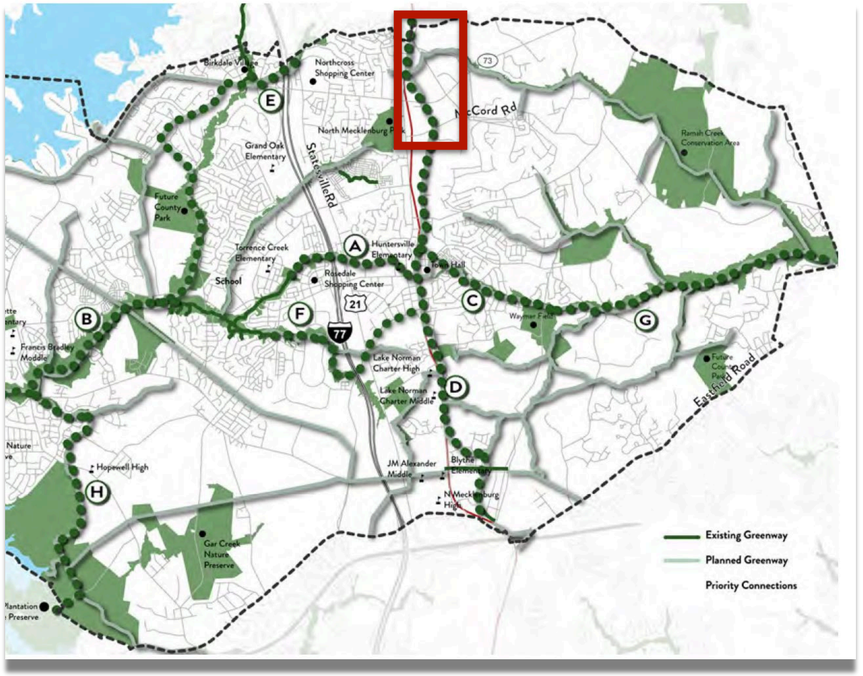


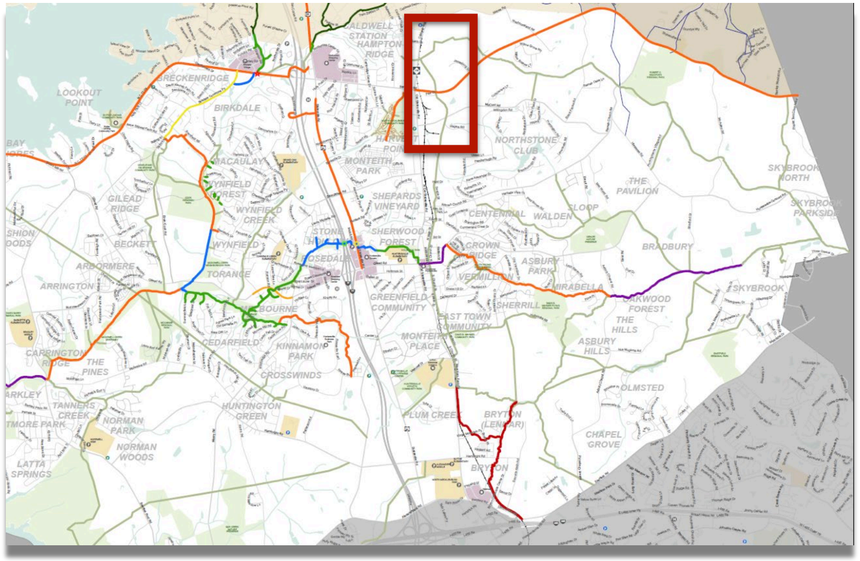
KNOX CROSSING
Huntersville, NC











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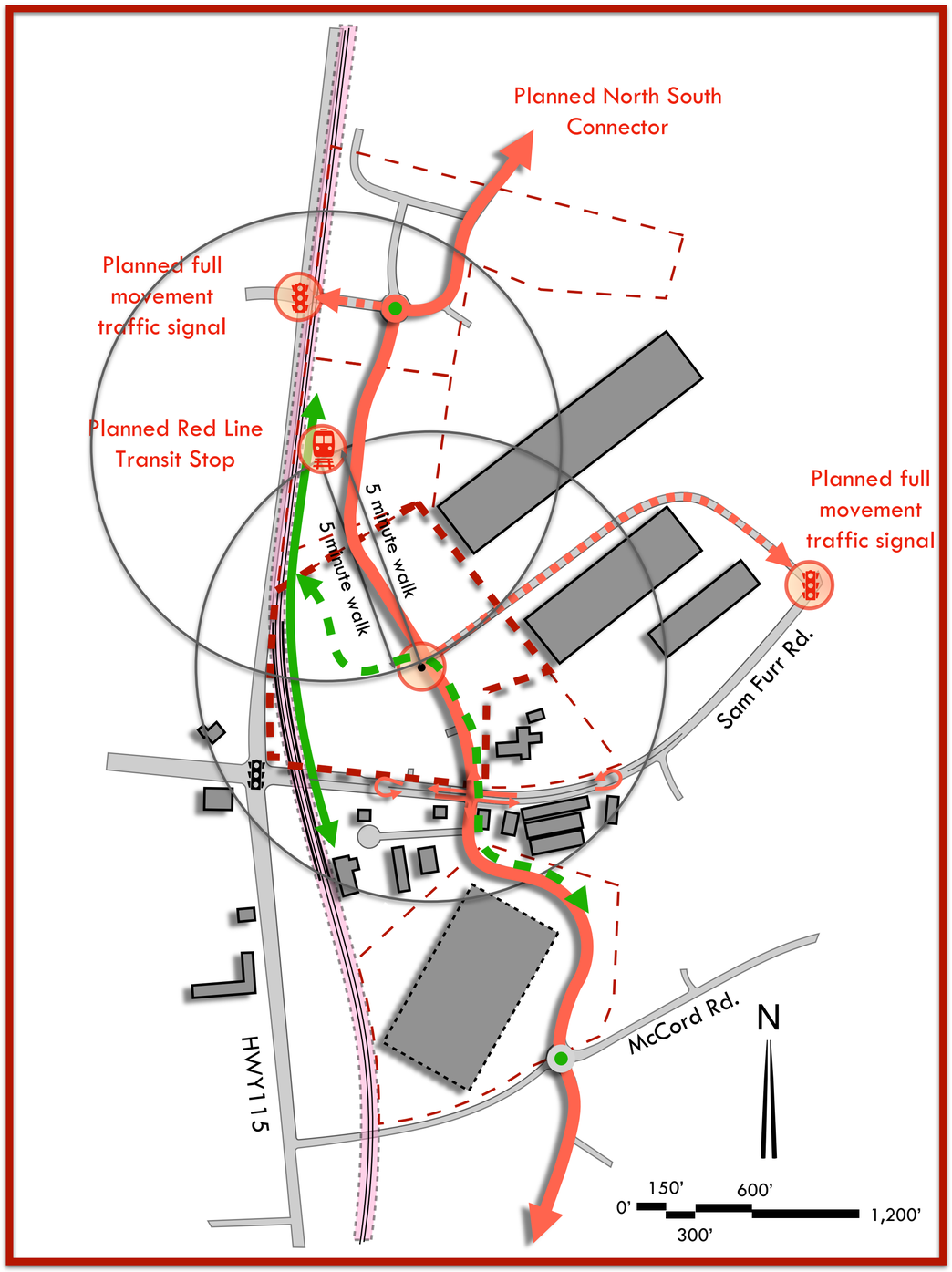

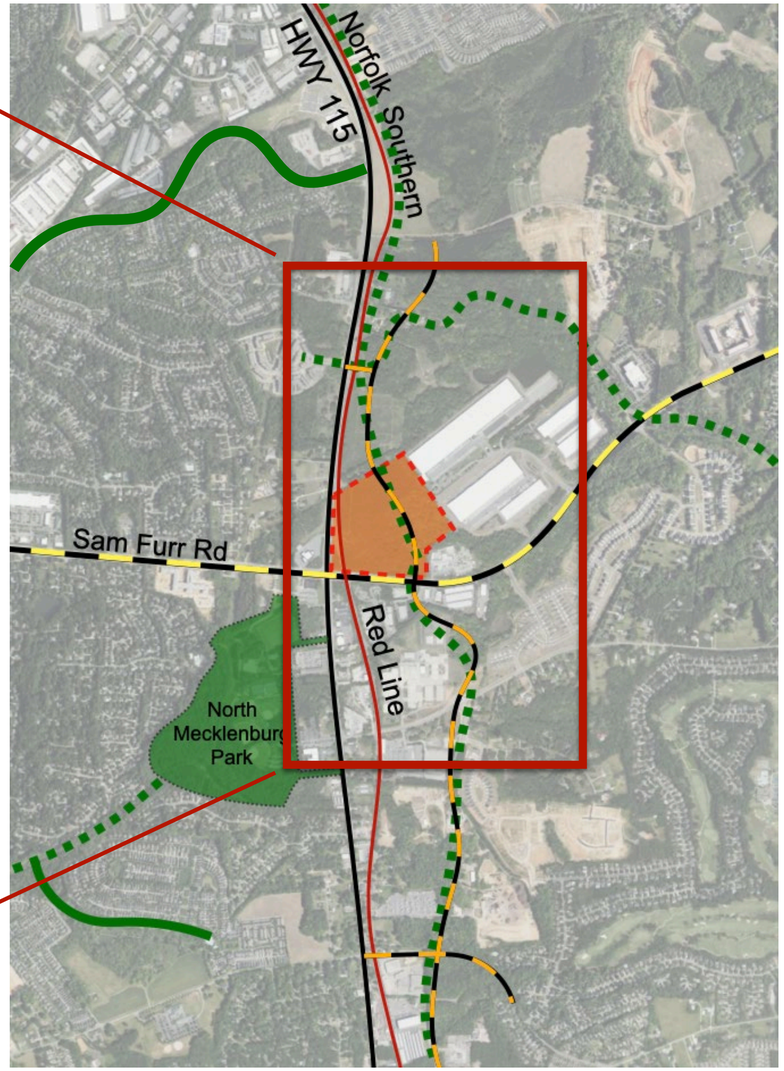

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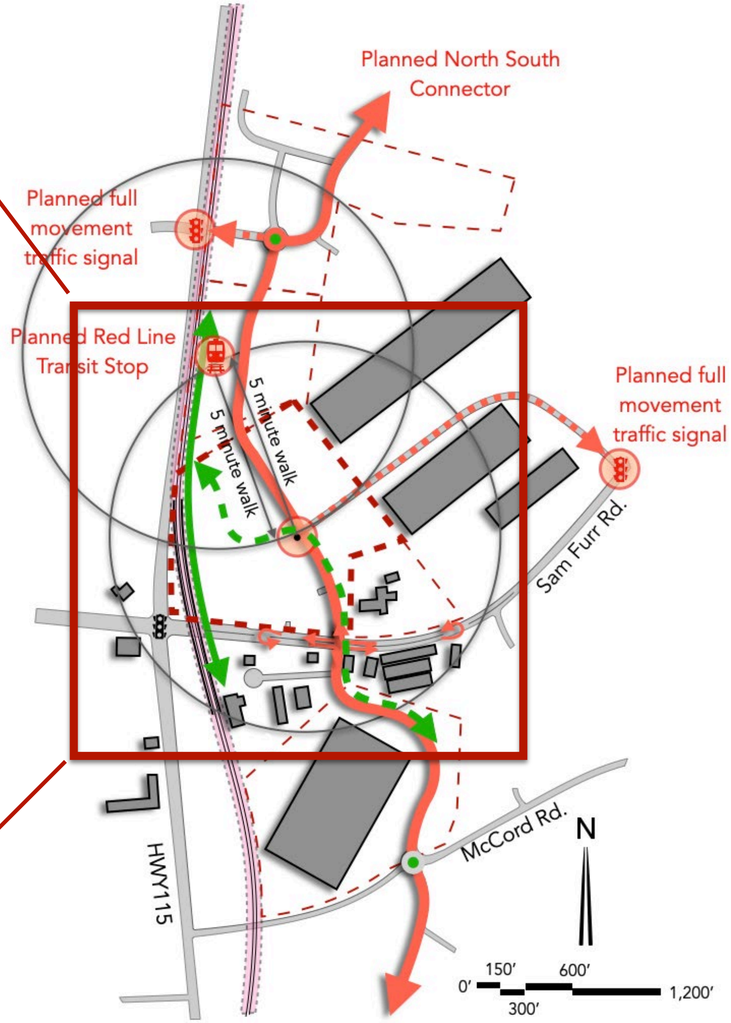
Huntersville, NC



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Mixed Use Centers

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

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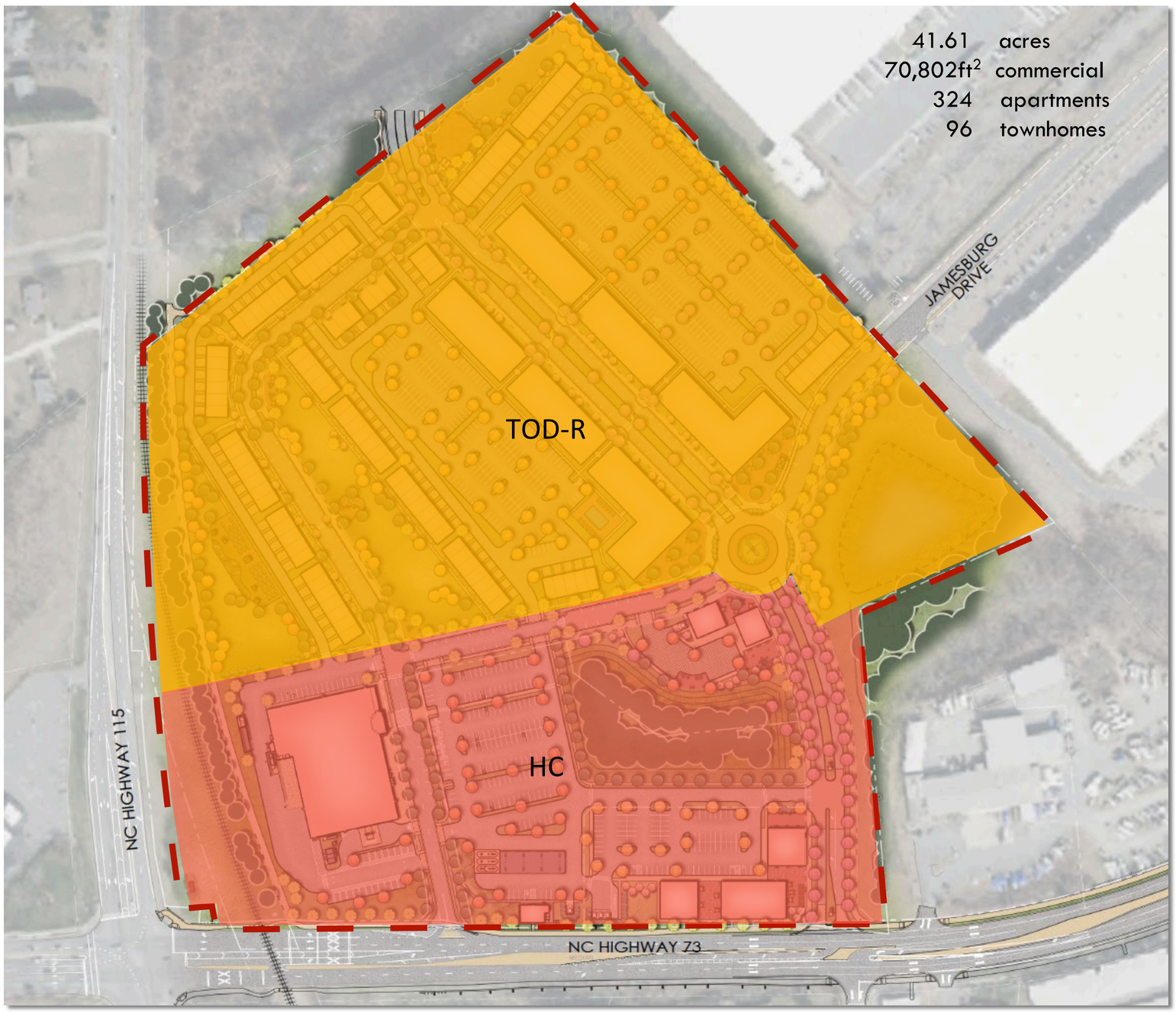

3.2.13 Transit Oriented Development - Residential (TOD-R)

Intent: The TOD-R District is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large housing and large retail outlets are excluded from this District. The TOD-R may be located on developable and re-developable parcels generally found within the 1/2 mile catchment area of designated rapid transit station sites. Nothing in these regulations shall preclude application of the TOD-R beyond the 1/2 mile radius when site-specific development plans demonstrate efficient resident access to a rapid transit station.

The District establishes a primarily residential village within a 10 minute walk of a designated rapid transit station that serves a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service.

3.2.7 Highway Commercial (HC)

Intent: The HC District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the HC District will serve not only the Huntersville Community, but intestate travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within a Town Center or Neighborhood Center District. Development at district boundaries must provide a compatible transition to uses outside the district; property boundaries adjacent to freeways or expressways will require a 50 foot foliated buffer yard; and frontages on major or minor arterials will require formal street tree plantings.

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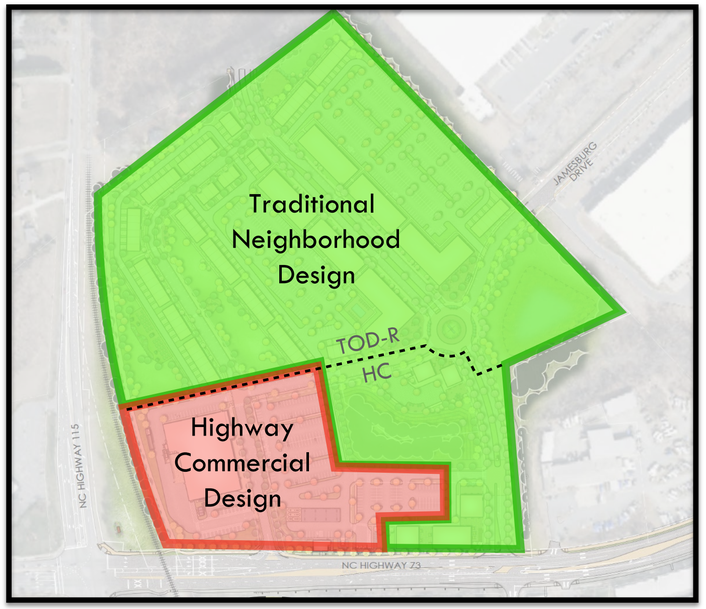


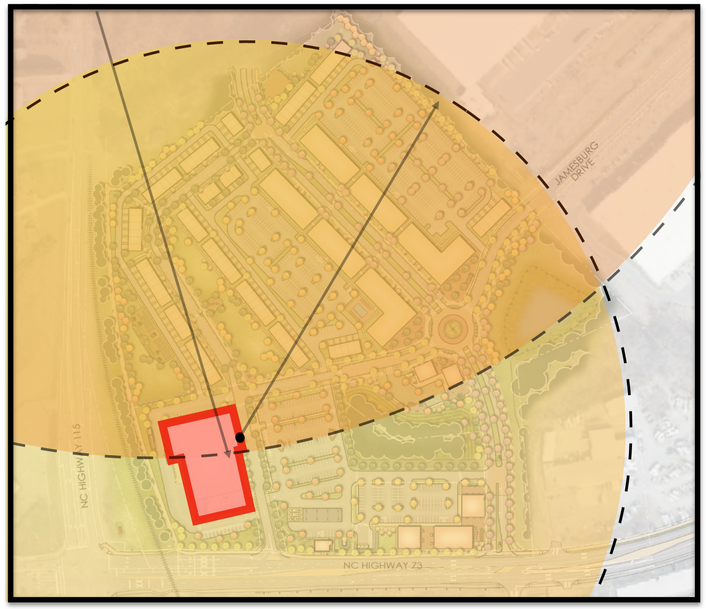
32 Acres
79% of total

8.8 Acres
22% of total

10.2 Acres
25.3% of total

500ft radius
walking circle

Pedestrian
Open Space
Connections



1,250ft radius
walking circle

2,000ft radius
walking circle

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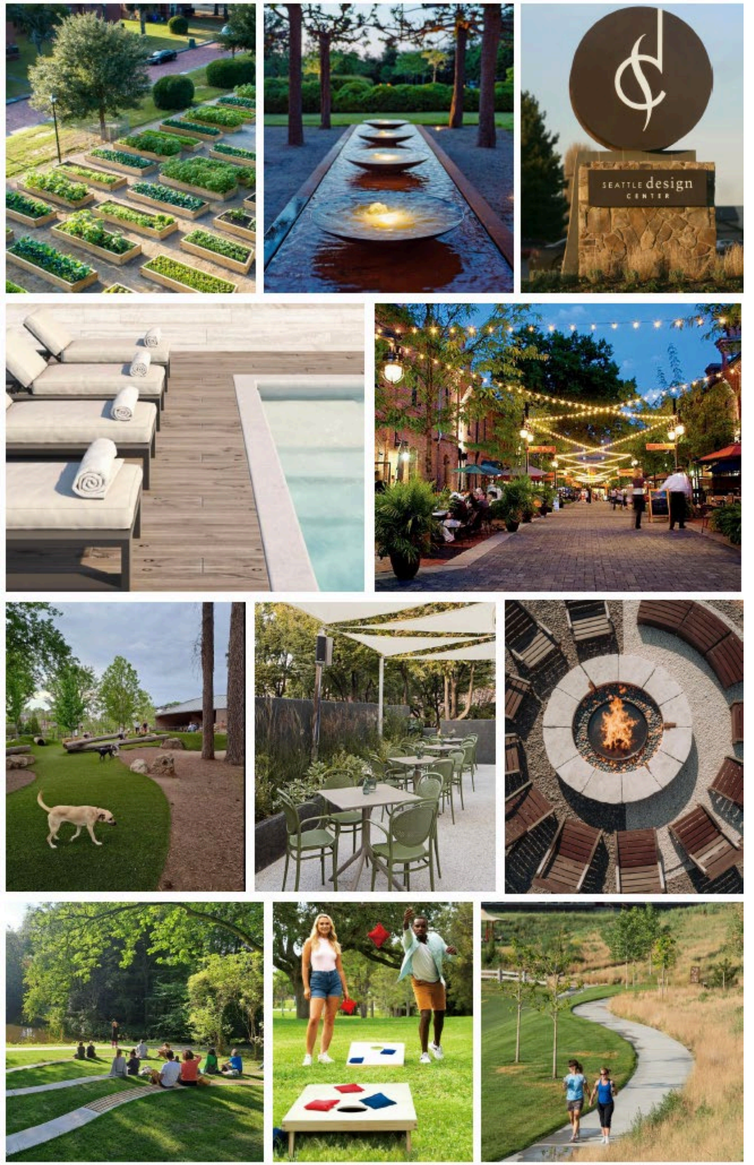

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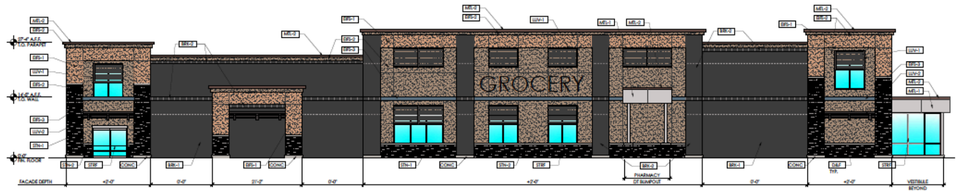
Huntersville, NC

COMMERCIAL



4 SOUTH SIDE ELEVATION
SCALE: 3/32" = 1'-0"

1 EAST FRONT ELEVATION
SCALE: 3/32" = 1'-0"

MULTIFAMILY

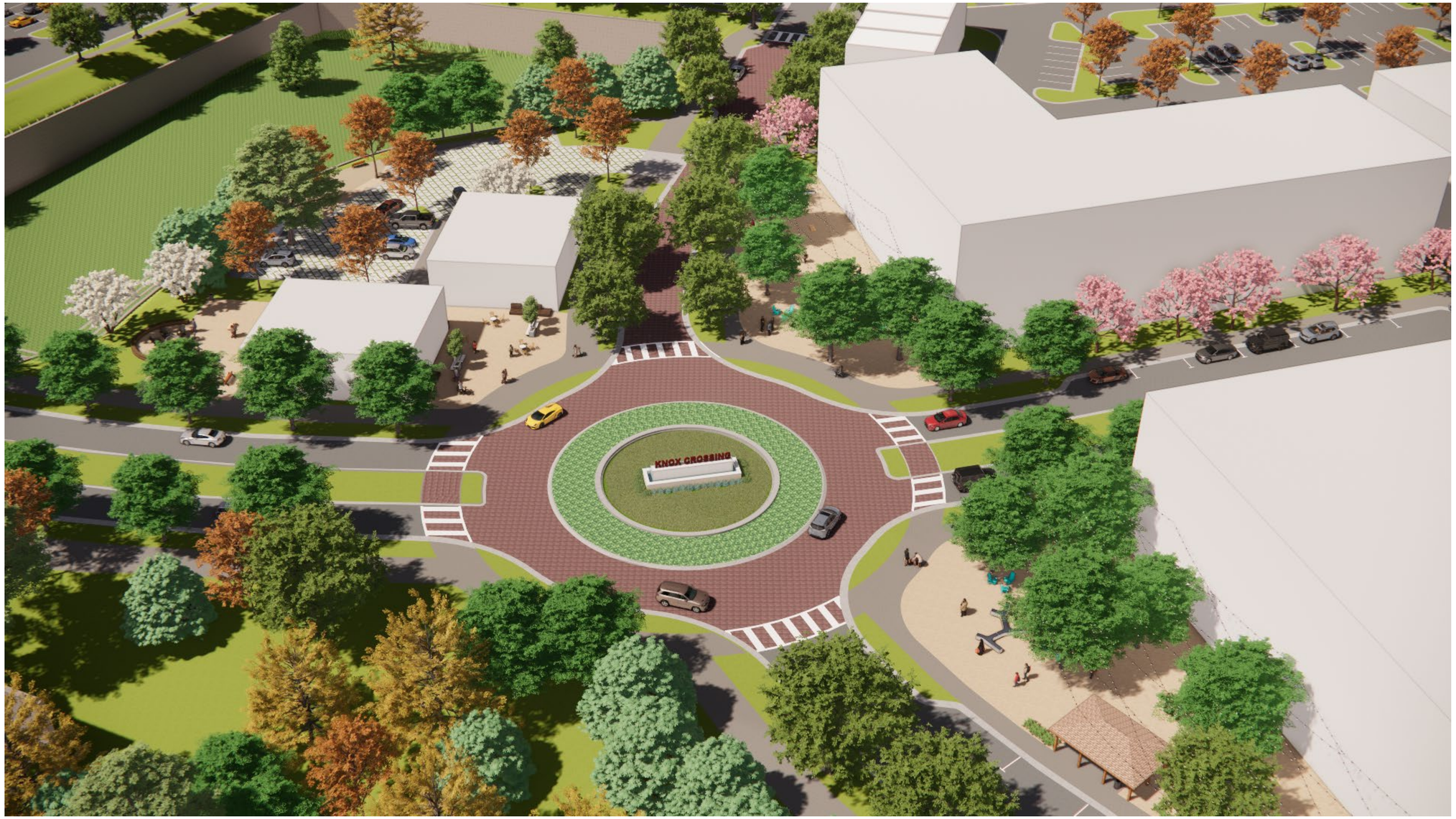
BLDG 1 - SOUTH ELEVATION 2
1/8" = 1'-0"

BLDG 1 - NORTH ELEVATION 1
1/8" = 1'-0"

ATTACHED SINGLE FAMILY

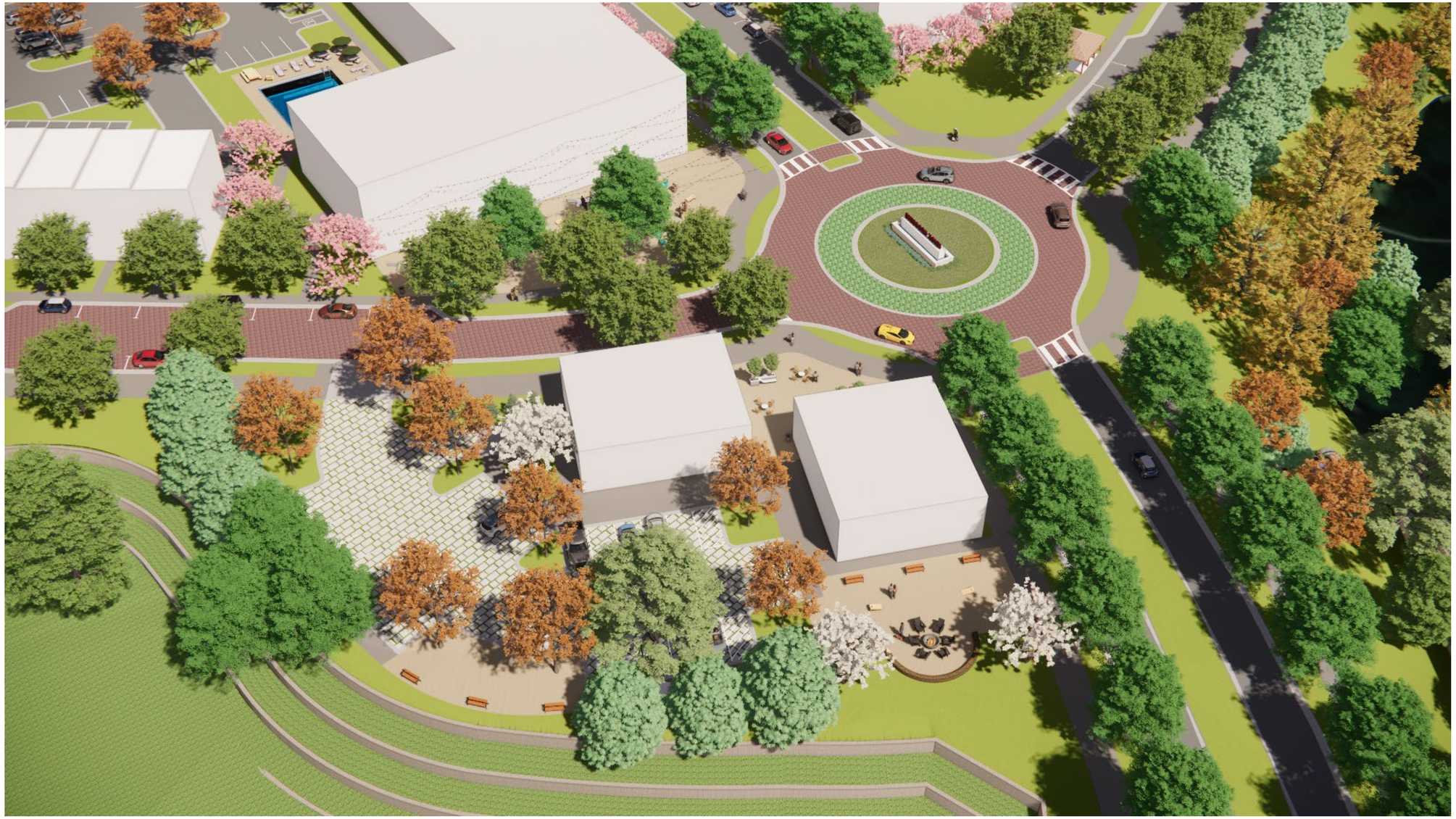
KNOX CROSSING

Huntersville, NC



KNOX CROSSING

Huntersville, NC



KNOX CROSSING

Huntersville, NC

KNOX CROSSING

Huntersville, NC

KNOX CROSSING

Huntersville, NC

KNOX CROSSING
Huntersville, NC

REZONING SCHEDULE

- Public Hearing - February 3rd
- Planning Board Meeting - February 24th
- Town Board Decision - March 17th

KNOX CROSSING

Huntersville, NC

WRS INC
REAL ESTATE INVESTMENTS

METROCOLOGY

FORESITE group

PRESTIGE

December 17, 2025

SUBJECT: Notice of community meeting for information related to the R25-16 “Knox Crossing” conditional rezoning of approximately 43.97 acres on the Northeast Intersection of Sam Furr (NC 73) and Old Statesville Road (NC 115), Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01121105 and 01121106. The Applicant for the subject property is WLA Enterprises, Inc.

To Whom It May Concern:

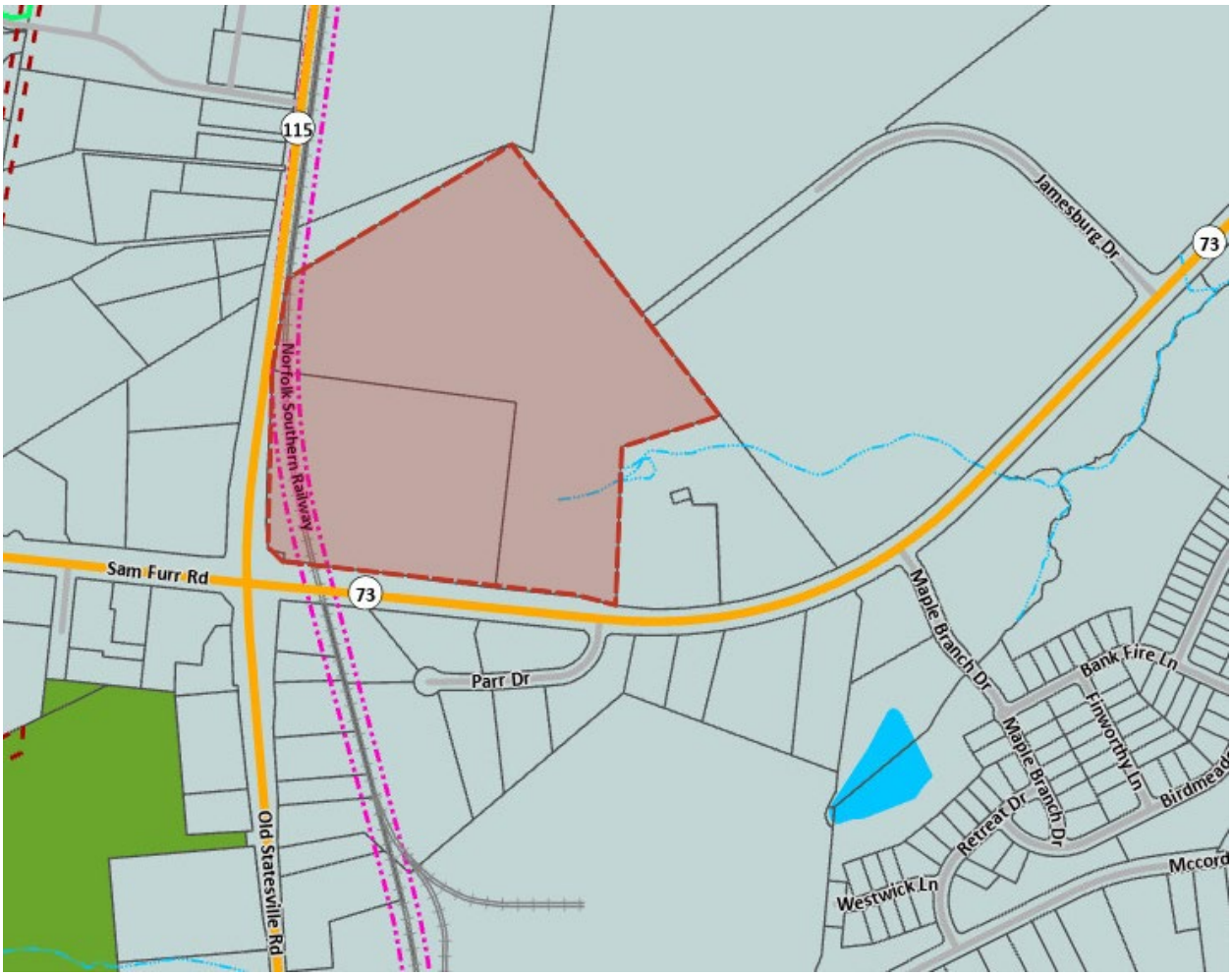
Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the community meeting is to provide an opportunity for the Applicant to describe the proposed project and to answer any questions you may have. The Applicant is requesting approval from the Town for a Conditional Rezoning from the current zoning of CB(CD) to the proposed zoning of HC(CD) and TOD-R(CD) to construct a mixed-use development.

MEETING DETAILS:
6:00 P.M. to 7:00 P.M.
January 5, 2026
Lake Norman Church of Christ
17634 State Rd 2431
Huntersville, NC 28078

You are welcome to attend the above-mentioned neighborhood meeting. There will be an additional opportunity to ask questions about the proposed development.

Sincerely,

WLA Enterprises, Inc.


115
73
Jamesburg Dr
Norfolk Southern Railway
Sam Furr Rd
73
Parr Dr
Maple Branch Dr
Bank Fire Ln
Finworthy Ln
Maple Branch Dr
Birdmead
Retreat Dr
Mccord
Westwick Ln
Old Statesville Rd

ownrlstnme	ownrfrstnm	ownr2lstnm	ownr2frstn	mailaddr1	zipcode	state	mailcity
ALLEN	SHARON			58 FISH DANCER CT	29910	SC	BLUFFTON
CAIN	MARTIN D	CAIN	FAYE H	P.O. BOX 623	28070-0623	NC	HUNTERSVILLE
CALDWELL STATION HOMEOWNERS ASSOCIAtION				919 NORLAN RD	28203		CHARLOTTE
CARLTON	GARY SCOTT	BECKY KNOX		17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
CARLTON	GARY SCOTT			17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
DONCO PROPERTIES LLC				11235 SAM FURR RD SUITE 101	28078	NC	HUNTERSVILLE
DONCO PROPERTIES LLC				11235 SAM FURR RD SUITE 101	28078	NC	HUNTERSVILLE
DONCO PROPERTIES LLC				11235 SAM FURR RD SUITE 101	28078	NC	HUNTERSVILLE
EDWARDS ENTERPRISES INC				2478 CHRISTENBURY HALL NW	28027-3348	NC	CONCORD
GANDY	CLINTON M	GANDY	MARIA	17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GGG&B LLC				115 E PARK AVE SUITE B	28203	NC	CHARLOTTE
GGG&B LLC				115 E PARK AVE SUITE B	28203	NC	CHARLOTTE
GLORY CHURCH WORLD OUTREACH	MINISTRIES INC			PO BOX 481300	28269	NC	CHARLOTTE
HAMPTON RIDGE HOMEOWERS				525077 Center DR STE 350	28217-0718	NC	HUNTERSVILLE
HEATH	CONNIE WASHAM			3500 TALL PINE CT	28409	NC	WILMINGTON
HUNTERSVILLE CORNER LLC		C/O THE KNOX CROUP		19725 OAK ST STE 8	28031	NC	CORNELIUS
IPT CHARLOTTE DC LP		C/O PROLOGIS RE TAX		1800 WAZEE ST STE 500	80202	CO	DENVER
JOHN M RAYMER JR	REVOCALBLE TRUST			PO BOX 36	28111	NC	MONROE
KELLY	MICHAEL GREY	CALDWELL	JUDITH K	20825 LAGOONA DR	28031	NC	CORNELIUS
KNOX	SANDRA L	KELLY	MICHAEL GREY	19453 W CATAWBA AVE	28031	NC	CORNELIUS
LCV INVESTMENTS LLC				8405 SANDOWNE LN	28078	NC	HUNTERSVILLE
MDH FI HUNTERSVILLE JV LLC				PO BOX 250509	30325	GA	ATLANTA
MDH FI HUNTERSVILLE JV LLC				PO BOX 250509	30325	GA	ATLANTA
NORTHBROOK PROPERTY OWNERS ASSOCIATION				600 MATHEWS MINT HILL RD	38205-1847	NC	MATTHEWS
OVERCASH	JUNE			PO BOX 1755	28070	NC	HUNTERSVILLE
RAYMER-KEPNER FUNERAL HOME AND CREMATION SERVICES				16901 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
SWEETGRASS HOLDINGS LLC				PO BOX 1401	28036	NC	DAVIDSON
THE KATZ FAMILY	TRUST	KATZ	JERRY	PO BOX 1610	21030	MD	COCKEYSVILLE
WINSTON	RYLAND A JR			829 ARDSLEY RD	28207	NC	CHARLOTTE

Docusign Envelope ID: 460430BF-6DF2-4BF1-9EB6-C0457A555D0D

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

☐ Change of Use ☐ Commercial Site Plan ■ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☐ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 11/11/2025

Name of Project Knox Crossing Phase # (if subdivision) _____

Project Address Northwest Intersection of Sam Furr Rd (NC 73) and Old Statesville Rd (NC 115)

Parcel Identification Number(s) (PIN) 01121105, 01121106

Current Zoning District CB(CD) Proposed District (for rezoning only) HC(CD)/TOD-R(CD)

Property Size (acres) 43.97 Street Frontage (feet) 2482

Current Land Use Undeveloped

Proposed Land Use(s) Commercial and Residential

Is the project within Huntersville's corporate limits?
Yes x No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

Rezoning of site to support an urban mixed use development consisting of multiple commercial retail uses along with connected residential subdivision. The project also includes new public infrastructure to support the development consistent with the Town of Huntersville development objectives.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name WLA Enterprises, Inc. Phone 843-654-7872

☐ Corporation ■ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

■ By signature below, I hereby acknowledge, (as)/~~on behalf~~ of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Signed by: Kevin Rogers 102411E31B25441... _____

Title Vice President Email krogers@wrsrealty.com

Address of Applicant 410 Mill Street, Building 1, Suite 200; Mt. Pleasant, SC 29464

7. Property Owner (if different than applicant)

*Printed Name See attached Phone _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

■ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

WRS Realty	Mr. Kevin Rogers	843-654-7872	krogers@wrsrealty.com
Development Firm	Name of Contact	Phone	Email
Foresite Group	Mr. Kelly Wagoner	770-368-1399	kwagoner@fg-inc.net
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Public Hearing on Petition #ANNEX 26-03

EXPLAIN REQUEST:

Conduct a public hearing on Petition #ANNEX 25-03, a request by the Town of Huntersville, to annex 1.221 contiguous acres into the Town of Huntersville.

ACTION RECOMMENDED:

Consider decision

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

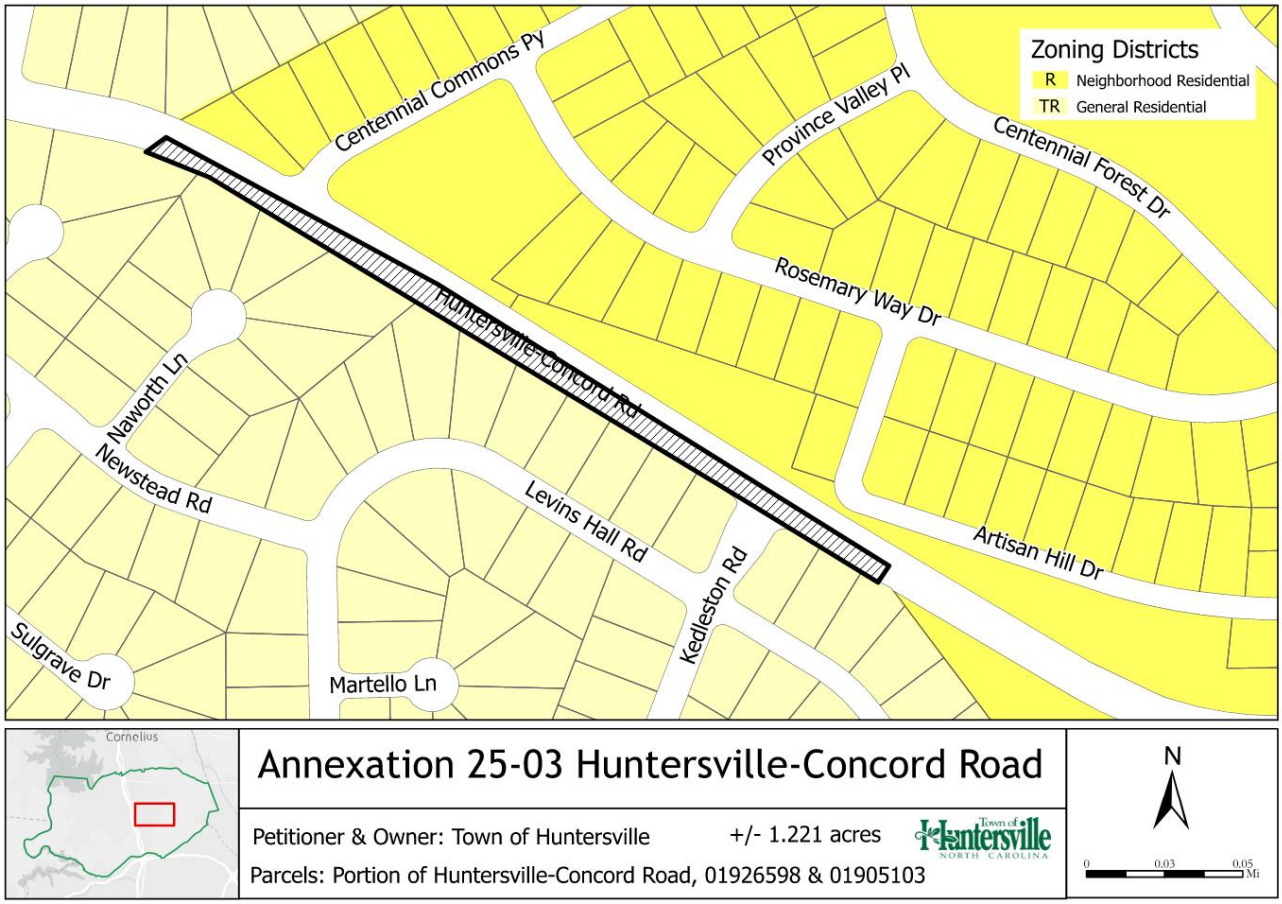
1. Annex 25-03 Huntersville Concord Road Staff Report
2. Annexation Petition_ANNEX 25-03_Huntersville-Concord Road
3. Huntersville Concord Road Annexation Plat_Signed
4. Certificate of Sufficiency_ANNEX 25-03
5. IPL0306228-Affidavit
6. 01511-0044-ANNEX LEGAL

Annexation Petition # 25-03 (Contiguous)
Huntersville-Concord Road

EXPLANATION OF THE REQUEST

Petition Annex #25-03 is for the contiguous annexation of two parcels into the Town of Huntersville. Identified as PIDs 01926598 and 01905103, the 1.221-acre parcel will be utilized for sidewalk along Huntersville-Concord Road.

LOCATION



BACKGROUND

The petitioner, the Town of Huntersville, has filed a petition to consider voluntary, contiguous annexation pursuant to North Carolina General Statutes Section 160A-31.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on January 23, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on January 21, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on February 3, 2026, the voluntary, contiguous annexation would also become effective on February 3, 2026.

ATTACHMENTS

A - Contiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   01926598 and 01905103

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Petitioner & Owner Signature

Petitioner

Petitioner: Town of Huntersville

01926598 and 01905103

Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Town of Huntersville

01926598 and 01905103

Parcel(s) Owned

Signature of Property Owner(s) Date

2. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	715.00'	136.11'	N68°58'23"W	135.91'
C2	700.00'	158.21'	S65°14'37"E	157.87'
C3	5000.00'	55.08'	S59°05'03"E	55.08'
C4	715.00'	59.00'	N61°09'20"W	58.98'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N61°54'19"E	51.06'
L2	S30°20'20"W	37.97'
L3	S36°53'07"E	29.00'
L4	N76°46'00"W	47.65'
L5	N77°55'19"W	73.06'
L6	N38°58'55"E	56.20'

I, TIMOTHY A. BROWN, PLS L-5369, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON THIS MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.08' @ 95%, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

GS 47-30 (F) (11) C-1

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

GS 47-30 (F) (11) J

THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

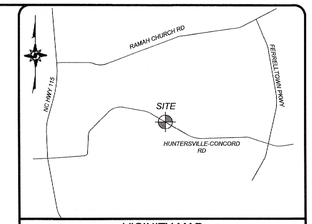
THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION FOR SETTING CONTROL ONLY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.03' @ 95%
TYPE OF GPS FIELD PROCEDURE: NC RTN/RTK
DATES OF SURVEY: MARCH 5, 2025
DATUM/EPOCH: NAD 83(2011)
PUBLISHED/FIXED-CONTROL USED: NCGS "MAIN"
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99984236
UNITS: US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-5369 LAND SURVEYOR TIMOTHY A. BROWN

10/8/2025
TIMOTHY A. BROWN DATE
PROFESSIONAL LAND SURVEYOR L-5369
TBROWN@MCKIMCREED.COM

N
W E
S
NC GRID
NAD 83/2011

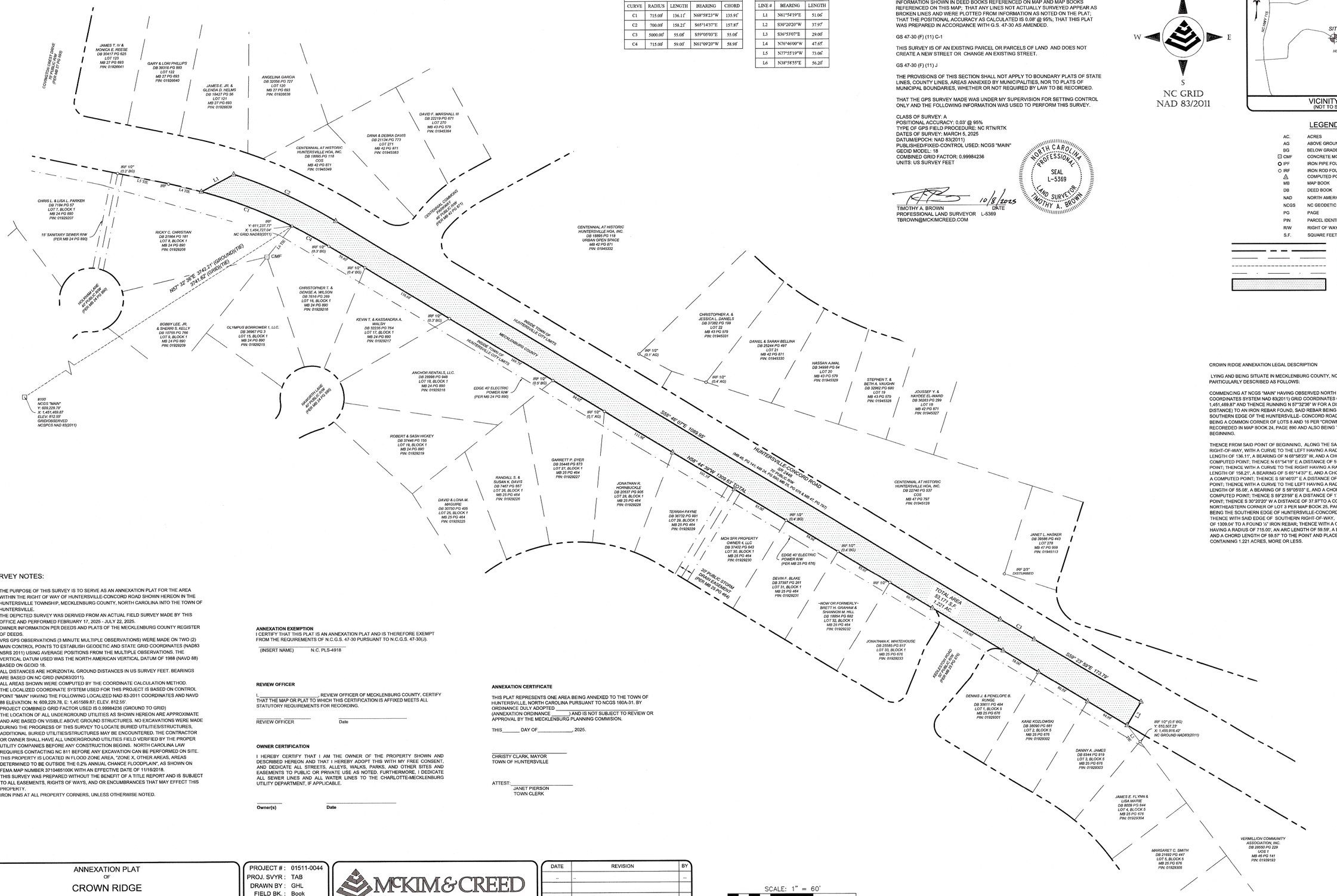


VICINITY MAP
(NOT TO SCALE)

LEGEND

AC.	ACRES
AG	ABOVE GRADE
BG	BELOW GRADE
☐ CMF	CONCRETE MONUMENT FOUND
○ IPF	IRON PIPE FOUND
○ IRF	IRON ROD FOUND
△	COMPUTED POINT
MB	MAP BOOK
DB	DEED BOOK
NAD	NORTH AMERICAN DATUM
NCGS	NC GEODETIC SURVEY
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
R/W	RIGHT OF WAY
S.F.	SQUARE FEET

SUBJECT PARCEL
RIGHT OF WAY
ADJACENT PROPERTY LINE
TIE LINE
EASEMENT LINE
AREA OF ANNEXATION



CROWN RIDGE ANNEXATION LEGAL DESCRIPTION

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS "MAIN" HAVING OBSERVED NORTH CAROLINA STATE PLANE COORDINATES SYSTEM NAD 83(2011) GRID COORDINATES OF Y: 609,229.78' AND X: 1,451,469.87' AND THENCE RUNNING N 57°32'38" W FOR A DISTANCE OF 3,741.62' (GRID DISTANCE) TO AN IRON REBAR FOUND, SAID REBAR BEING LOCATED ON THE SOUTHERN EDGE OF THE HUNTERSVILLE- CONCORD ROAD RIGHT-OF-WAY, ALSO BEING A COMMON CORNER OF LOTS 8 AND 16 PER "CROWN RIDGE PHASE 1, MAP 4 AS RECOREDED IN MAP BOOK 24, PAGE 890 AND ALSO BEING THE POINT AND PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING, ALONG THE SAID SOUTHERN RIGHT-OF-WAY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00', AN ARC LENGTH OF 136.11', A BEARING OF N 68°58'23" W, AND A CHORD OF 135.91' TO A COMPUTED POINT; THENCE N 61°54'19" E A DISTANCE OF 51.06' TO A COMPUTED POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00', AN ARC LENGTH OF 158.21', A BEARING OF S 65°14'37" E, AND A CHORD LENGTH OF 157.87' TO A COMPUTED POINT; THENCE S 58°46'07" E A DISTANCE OF 1089.95' TO A COMPUTED POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5000.00', AN ARC LENGTH OF 55.08', A BEARING OF S 59°05'03" E, AND A CHORD LENGTH OF 55.08' TO A COMPUTED POINT; THENCE S 59°23'59" E A DISTANCE OF 173.79' TO A COMPUTED POINT; THENCE S 30°20'20" W A DISTANCE OF 37.97'TO A COMPUTED POINT IN A NORTHEASTERN CORNER OF LOT 3 PER MAP BOOK 25, PAGE 676; SAID CORNER ALSO BEING THE SOUTHERN EDGE OF HUNTERSVILLE-CONCORD ROAD RIGHT-OF-WAY; THENCE WITH SAID EDGE OF SOUTHERN RIGHT-OF-WAY, N 58°44'39" W A DISTANCE OF 1309.04' TO A FOUND ½" IRON REBAR; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00', AN ARC LENGTH OF 59.59', A BEARING OF N 61°07'54" W, AND A CHORD LENGTH OF 59.57' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.221 ACRES, MORE OR LESS.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SERVE AS AN ANNEXATION PLAT FOR THE AREA WITHIN THE RIGHT OF WAY OF HUNTERSVILLE-CONCORD ROAD SHOWN HEREON IN THE HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA INTO THE TOWN OF HUNTERSVILLE.
2. THE DEPICTED SURVEY WAS DERIVED FROM AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE AND PERFORMED FEBRUARY 17, 2025 - JULY 22, 2025.
3. OWNER INFORMATION PER DEEDS AND PLATS OF THE MECKLENBURG COUNTY REGISTER OF DEEDS.
4. VRS GPS OBSERVATIONS (3 MINUTE MULTIPLE OBSERVATIONS) WERE MADE ON TWO (2) MAIN CONTROL POINTS TO ESTABLISH GEODETIC AND STATE GRID COORDINATES (NAD83 NSRS 2011) USING AVERAGE POSITIONS FROM THE MULTIPLE OBSERVATIONS. THE VERTICAL DATUM USED WAS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GEOID 18.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET. BEARINGS ARE BASED ON NC GRID (NAD83(2011).
6. ALL AREAS SHOWN WERE COMPUTED BY THE COORDINATE CALCULATION METHOD.
7. THE LOCALIZED COORDINATE SYSTEM USED FOR THIS PROJECT IS BASED ON CONTROL POINT "MAIN" HAVING THE FOLLOWING LOCALIZED NAD 83-2011 COORDINATES AND NAVD 88 ELEVATION: N: 609,229.78, E: 1,451569.87; ELEV. 812.55'.
8. PROJECT COMBINED GRID FACTOR USED IS 0.99984236 (GROUND TO GRID)
9. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR OR OWNER SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS. NORTH CAROLINA LAW REQUIRES CONTACTING NC 811 BEFORE ANY EXCAVATION CAN BE PERFORMED ON SITE.
10. THIS PROPERTY IS LOCATED IN FLOOD ZONE AREA, "ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON FEMA MAP NUMBER 3710465100K WITH AN EFFECTIVE DATE OF 11/16/2018.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
12. IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

ANNEXATION EXEMPTION
I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47-30 PURSUANT TO N.C.G.S. 47-30(J).

_____
(INSERT NAME) N.C. PLS-4918

REVIEW OFFICER

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____ _____
REVIEW OFFICER Date

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

_____ _____
Owner(s) **Date**

ANNEXATION CERTIFICATE

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED _____ (ANNEXATION ORDINANCE _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE MECKLENBURG PLANNING COMMISION.

THIS_____ DAY OF_____, 2025.

_____
CHRISTY CLARK, MAYOR
TOWN OF HUNTERSVILLE

ATTEST:_____
JANET PIERSON
TOWN CLERK

ANNEXATION PLAT
OF
CROWN RIDGE
FOR
RUMMEL, KLEPPER, & KAHL, LLP
DATE: OCTOBER 8, 2025 SCALE: AS NOTED
HUNTERSVILLE TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

PROJECT # : 01511-0044
PROJ. SVYR : TAB
DRAWN BY : GHL
FIELD BK. : Book
COMP. FILE : .
SHEET # : 1 OF 1
DWG. # : 01511-0044

McKIM & CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704) 841-2588, Fax: (704) 841-2567
NC License# F-1222
Internet Site: http://www.mckimcreed.com

DATE	REVISION	BY
..	..	..

SCALE: 1" = 60'
0 30 60 120 180

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by N.C.G.S. § 160A-31.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to N.C.G.S. § 160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this _____ day of _____, 2026.

_____
Catherine Cook, Deputy Town Clerk

(TOWN SEAL)

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
31994	IPL0306228	Legal Ad - IPL0306228		2.0	94.0L

ATTENTION: TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664
Huntersville, NC 28070
tbarron@huntersville.org

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(Huntersville Concord Road)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on February 3, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-31, to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Old Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.facebook.com/HuntersvilleNCTownGovernment.

The property subject to the Petition consists of approximately 1.221 acres (Annexation Petition 25-03), further identified as Meck. Co. PINs 01926598 and 01905103 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):

LEGAL DESCRIPTION (ANNEX 25-03)

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS "MAIN" HAVING OBSERVED NORTH CAROLINA STATE PLANE COORDINATES SYSTEM NAD 83(2011) GRID COORDINATES OF Y: 609,229.78' AND X: 1,451,469.87' AND THENCE RUNNING N 57°32'36" W FOR A DISTANCE OF 3,741.62' (GRID DISTANCE) TO AN IRON REBAR FOUND, SAID REBAR BEING LOCATED ON THE SOUTHERN EDGE OF THE HUNTERSVILLE-CONCORD ROAD RIGHT-OF-WAY, ALSO BEING A COMMON CORNER OF LOTS 8 AND 16 PER "CROWN RIDGE PHASE 1, MAP 4 AS RECOREDED IN MAP BOOK 24, PAGE 890 AND ALSO BEING THE POINT AND PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING, ALONG THE SAID SOUTHERN RIGHT-OF-WAY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00', AN ARC LENGTH OF 136.11', A BEARING OF N 68°58'23" W, AND A CHORD OF 135.91' TO A COMPUTED POINT; THENCE N 61°54'19" E A DISTANCE OF 51.06' TO A COMPUTED POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00', AN ARC LENGTH OF 158.21', A BEARING OF S 65°14'37" E, AND A CHORD LENGTH OF 157.87' TO A COMPUTED POINT; THENCE S 58°46'07" E A DISTANCE OF 1089.95' TO A COMPUTED POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5000.00', AN ARC LENGTH OF 55.08', A BEARING OF S 59°05'03" E, AND A CHORD LENGTH OF 55.08' TO A COMPUTED POINT; THENCE S 59°23'59" E A DISTANCE OF 173.79' TO A COMPUTED POINT; THENCE S 30°20'20" W A DISTANCE OF 37.97'TO A COMPUTED POINT IN A NORTHEASTERN CORNER OF LOT 3 PER MAP BOOK 25, PAGE 676; SAID CORNER ALSO BEING THE SOUTHERN EDGE OF HUNTERSVILLE-CONCORD ROAD RIGHT-OF-WAY; THENCE WITH SAID EDGE OF SOUTHERN RIGHT-OF-WAY, N 58°44'39" W A DISTANCE OF 1309.04' TO A FOUND " IRON REBAR; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00', AN ARC LENGTH OF 59.59', A BEARING OF N 61°07'54" W, AND A CHORD LENGTH OF 59.57' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.221 ACRES, MORE OR LESS.

IPL0306228
Jan 21 2026

North Carolina } ss
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:
01/21/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 21, 2026, 9:46 AM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(Huntersville Concord Road)

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IPL0306228
Jan 21 2026

CROWN RIDGE ANNEXATION LEGAL DESCRIPTION

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS “MAIN” HAVING OBSERVED NORTH CAROLINA STATE PLANE COORDINATES SYSTEM NAD 83(2011) GRID COORDINATES OF Y: 609,229.78’ AND X: 1,451,469.87’ AND THENCE RUNNING N 57°32’36” W FOR A DISTANCE OF 3,741.62’ (GRID DISTANCE) TO AN IRON REBAR FOUND, SAID REBAR BEING LOCATED ON THE SOUTHERN EDGE OF THE HUNTERSVILLE- CONCORD ROAD RIGHT-OF-WAY, ALSO BEING A COMMON CORNER OF LOTS 8 AND 16 PER “CROWN RIDGE PHASE 1, MAP 4 AS RECOREDED IN MAP BOOK 24, PAGE 890 AND ALSO BEING THE POINT AND PLACE OF BEGINNING.

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Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Public Hearing on Petition #ANNEX 26-02: KB Home Charlotte

---

EXPLAIN REQUEST:

Conduct a public hearing on Petition #ANNEX 26-02, a request by KB Home Charlotte Inc., to annex 2.874 contiguous acres into the Town of Huntersville.

ACTION RECOMMENDED:

Conduct public hearing.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

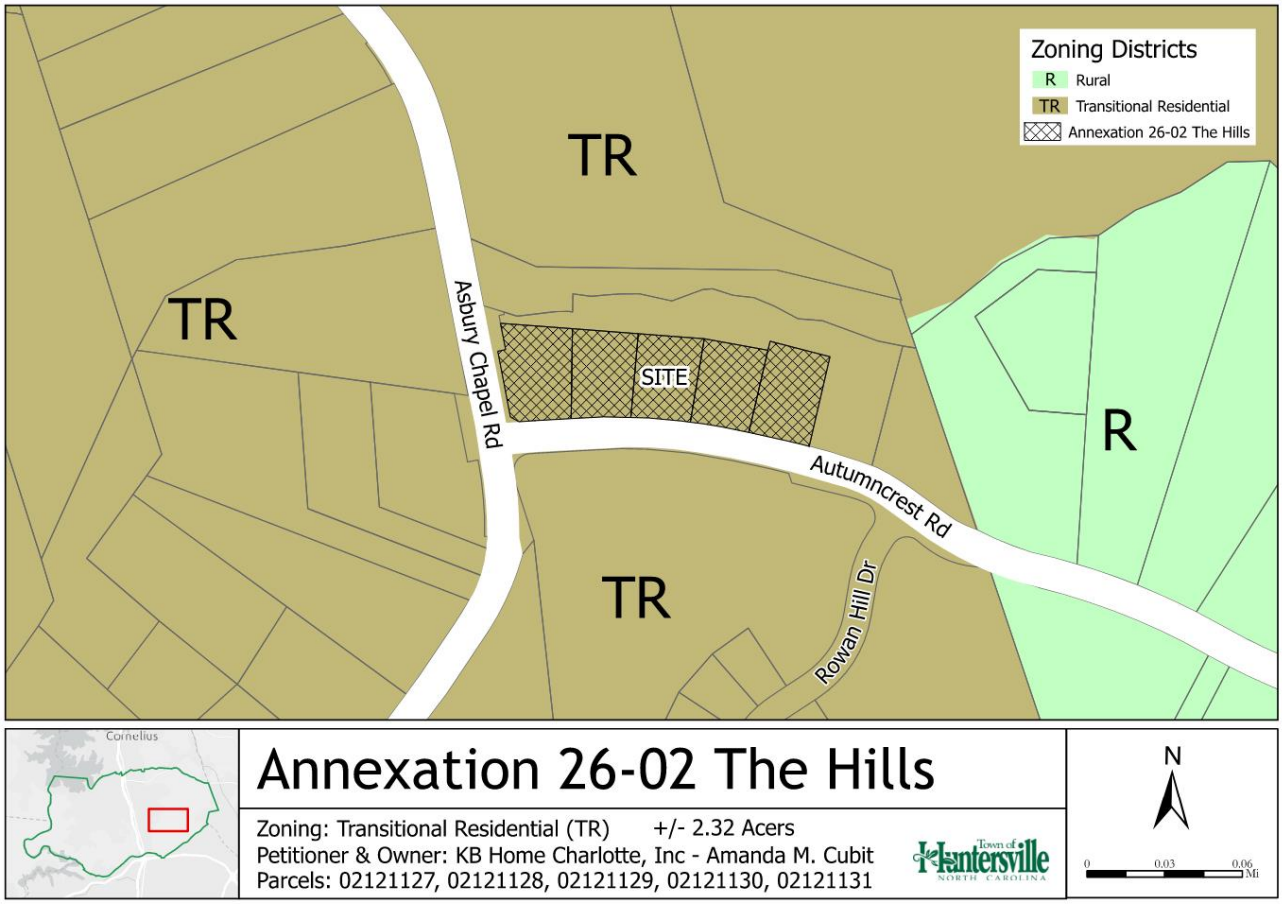
1. Annex 26-02 The Hills Staff Report
2. THE_1_Annexation_Petition
3. Complete_with_Docusign_THE_2_Annexation_Peti
4. Complete_with_Docusign_THE_4_Annexation_Peti
5. Complete_with_Docusign_THE_5_Annexation_Peti
6. FINAL Annexation Plat 6-23-25
7. Signed Certificate of Sufficiency_ANNEX 26-02
8. IPL0306231-Affidavit
9. Autumn Crest Annexation Legal

Annexation Petition # 26-02 (Contiguous)
Autumncrest Road

EXPLANATION OF THE REQUEST

Petition Annex #26-02 is for the contiguous annexation of five parcels into the Town of Huntersville. Identified as PIDs 02121127, 02121128, 02121129, 02121130, and 02121131, the 2.874-acre parcel will be utilized for single family homes.

LOCATION



BACKGROUND

The petitioner, KB Home Charlotte Inc., has filed a petition to consider voluntary, contiguous annexation pursuant to North Carolina General Statutes Section 160A-31.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on January 23, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on January 21, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on February 3, 2026, the voluntary, contiguous annexation would also become effective on February 3, 2026.

ATTACHMENTS

A - Contiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

Docusign Envelope ID: D3B48A41-8922-44D6-A333-261232625169

Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   0121127, 02121128, 0212119, 0121130, and 02121131

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Docusign Envelope ID: D3B48A41-8922-44D6-A333-261232625169

Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131
Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Samantha J. Weber

02121127 14409 Autumncrest Road
Parcel(s) Owned

DocuSigned by:
Samantha Weber
Signature of Property Owner(s) 9/22/2025 Date

2. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

Docusign Envelope ID: 4974007A-13D9-4744-89B3-954E4A7E9424

Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

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   _____

   _____

   _____

   _____

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   _____

   _____

   _____

   _____

Docusign Envelope ID: 4974007A-13D9-4744-89B3-954E4A7E9424

Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131
Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Amanda M. Cubit

02121128 14415 Autumncrest Road
Parcel(s) Owned

Signed by:
Amanda M. Cubit 9/10/2025
4357D81724EA4C5...
Signature of Property Owner(s) Date

2. Property Owner(s): _____

_____
Parcel(s) Owned

_____
Signature of Property Owner(s) Date

3. Property Owner(s): _____

_____
Parcel(s) Owned

_____
Signature of Property Owner(s) Date

4. Property Owner(s): _____

_____
Parcel(s) Owned

_____
Signature of Property Owner(s) Date

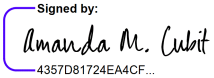
Certificate Of Completion

Envelope Id: 4974007A-13D9-4744-89B3-954E4A7E9424
Status: Sent
Subject: Complete with Docusign: THE 2 Annexation Petition.pdf
Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 3
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Emily Mullis
10990 Wilshire Blvd
FL 5
Los Angeles, CA 90024
esmullis@kbhome.com
IP Address: 104.129.205.135

Record Tracking

Status: Original
9/10/2025 11:43:00 AM
Holder: Emily Mullis
esmullis@kbhome.com
Location: DocuSign

Signer Events	Signature	Timestamp
Amanda M. Cubit acubit@doziermillerlaw.com Security Level: Email, Account Authentication (None)	Signed by:  4357D81724EA4CF... Signature Adoption: Pre-selected Style Using IP Address: 173.227.251.35	Sent: 9/10/2025 11:46:03 AM Viewed: 9/10/2025 11:46:37 AM Signed: 9/10/2025 11:46:51 AM
Electronic Record and Signature Disclosure: Accepted: 9/10/2025 11:46:37 AM ID: 90767ef4-3036-49f2-9423-9fd5ddcfc735 Company Name: KB Home		
Matt S. Wade mattswade2@gmail.com Security Level: Email, Account Authentication (None)		Sent: 9/10/2025 11:46:03 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

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Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/10/2025 11:46:03 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

The parties to this document acknowledge and agree that they have voluntarily consented to using electronic signatures and/or initials and to thereby execute it through the DocuSign, Inc. electronic signing system (or any successor or similar system), and that their use of such electronic signatures and/or initials, however they may be implemented or affixed onto the document, is intended to, and does, establish a binding legal agreement between the parties in accordance with its terms, with the same validity, force and effect as handwritten/manual signatures or initials.

Docusign Envelope ID: 658F7478-ACA9-419E-886E-83BA2D492C23

Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

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Docusign Envelope ID: 658F7478-ACA9-419E-886E-83BA2D492C23

Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131

Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Thomas Jennings & Elliot Hill Jennings

02121130 14431 Autumncrest Road

Parcel(s) Owned

DocuSigned by: T. E. Jennings 5B9F14C0BB07496...

Signed by: Elliott Hill Jennings 4A54881BF632417...

9/11/2025 9/10/2025

Signature of Property Owner(s) Date

2. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

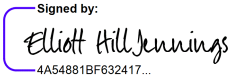
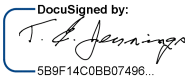
Certificate Of Completion

Envelope Id: 658F7478-ACA9-419E-886E-83BA2D492C23
Status: Completed
Subject: Complete with Docusign: THE 4 Annexation Petition.pdf
Source Envelope:
Document Pages: 2
Signatures: 2
Certificate Pages: 3
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Emily Mullis
10990 Wilshire Blvd
FL 5
Los Angeles, CA 90024
esmullis@kbhome.com
IP Address: 104.129.205.135

Record Tracking

Status: Original
9/10/2025 11:46:27 AM
Holder: Emily Mullis
esmullis@kbhome.com
Location: DocuSign

Signer Events	Signature	Timestamp
Elliott HillJennings elliotthj91@gmail.com Security Level: Email, Account Authentication (None)	Signed by:  4A54881BF632417... Signature Adoption: Pre-selected Style Using IP Address: 99.24.221.73 Signed using mobile	Sent: 9/10/2025 11:49:11 AM Resent: 9/10/2025 11:54:41 AM Viewed: 9/10/2025 12:32:07 PM Signed: 9/10/2025 12:32:42 PM
Electronic Record and Signature Disclosure: Accepted: 9/10/2025 12:32:07 PM ID: e95d1a6b-4c78-4b7f-905e-c32deb9ff927 Company Name: KB Home		
Thomas Jennings thomasejennings@yahoo.com Security Level: Email, Account Authentication (None)	DocuSigned by:  5B9F14C0BB07496... Signature Adoption: Drawn on Device Using IP Address: 199.217.104.254 Signed using mobile	Sent: 9/10/2025 11:49:10 AM Resent: 9/10/2025 11:54:42 AM Resent: 9/11/2025 7:05:43 AM Viewed: 9/11/2025 6:08:53 PM Signed: 9/11/2025 6:11:29 PM
Electronic Record and Signature Disclosure: Accepted: 9/11/2025 6:08:53 PM ID: e02112f9-114c-4db9-9d91-7dd15dc85da2 Company Name: KB Home		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/10/2025 11:49:11 AM
Envelope Updated	Security Checked	9/10/2025 11:54:41 AM
Envelope Updated	Security Checked	9/11/2025 7:05:42 AM
Certified Delivered	Security Checked	9/11/2025 6:08:53 PM
Signing Complete	Security Checked	9/11/2025 6:11:29 PM
Completed	Security Checked	9/11/2025 6:11:29 PM
Payment Events	**Status**	**Timestamps**
Electronic Record and Signature Disclosure		

The parties to this document acknowledge and agree that they have voluntarily consented to using electronic signatures and/or initials and to thereby execute it through the DocuSign, Inc. electronic signing system (or any successor or similar system), and that their use of such electronic signatures and/or initials, however they may be implemented or affixed onto the document, is intended to, and does, establish a binding legal agreement between the parties in accordance with its terms, with the same validity, force and effect as handwritten/manual signatures or initials.

Docusign Envelope ID: 3614A67F-DB0E-4F2C-B19D-3D72861C5BAE

Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   0121127, 02121128, 0212119, 0121130, and 02121131

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Docusign Envelope ID: 3614A67F-DB0E-4F2C-B19D-3D72861C5BAE

Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131

Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Elizabeth R. Williams

02121131 14505 Autumncrest Road

Parcel(s) Owned

Signed by:

Elizabeth R. Williams 9/10/2025

Signature of Property Owner(s) Date

2. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

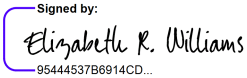
Certificate Of Completion

Envelope Id: 3614A67F-DB0E-4F2C-B19D-3D72861C5BAE
Status: Completed
Subject: Complete with Docusign: THE 5 Annexation Petition.pdf
Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Emily Mullis
10990 Wilshire Blvd
FL 5
Los Angeles, CA 90024
esmullis@kbhome.com
IP Address: 104.129.205.135

Record Tracking

Status: Original
9/10/2025 11:49:35 AM
Holder: Emily Mullis
esmullis@kbhome.com
Location: DocuSign

Signer Events	Signature	Timestamp
Elizabeth R. Williams elizrwilliams319@gmail.com Security Level: Email, Account Authentication (None)	Signed by:  95444537B6914CD... Signature Adoption: Pre-selected Style Using IP Address: 192.30.60.201 Signed using mobile	Sent: 9/10/2025 11:51:41 AM Viewed: 9/10/2025 11:57:49 AM Signed: 9/10/2025 11:58:06 AM

Electronic Record and Signature Disclosure:
Accepted: 9/10/2025 11:57:49 AM
ID: 32919ffb-fd8a-4d33-b393-f57b9d206ec1
Company Name: KB Home

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/10/2025 11:51:41 AM
Certified Delivered	Security Checked	9/10/2025 11:57:49 AM
Signing Complete	Security Checked	9/10/2025 11:58:06 AM
Completed	Security Checked	9/10/2025 11:58:06 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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SURVEY INFORMATION & PLAT STANDARDS:

1. THIS SURVEY IS AN ANNEXATION OF EXISTING PARCELS OF LAND.
2. THIS PLAT IS OF PARCEL ID #02121127, 02121128, 02121129, 02121130 & 02121131
3. ZONING: TR
4. ACREAGE OF THIS PLAT: 2.874 ACRES±
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6. THIS SURVEY IS NOT AN ALTA/NSPS LAND TITLE SURVEY.
7. NORTH ARROW REFERENCE TIED TO NC GRID (NAD'83).
8. AREA COMPUTED BY COORDINATE METHOD.
9. DASHED LINES INDICATE LINES NOT SURVEYED.
10. THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
11. INTERIOR IMPROVEMENTS NOT SHOWN ON THIS SURVEY.
12. THIS PROPERTY HAS BEEN SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO DEED RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER APPURTENANCES NOT DEPICTED HEREON.
13. SITE HAS BEEN TIED TO NC GRID COORDINATE SYSTEM AS REFERENCED ON PLAT. TIED TO NGS MONUMENT "MULCH".
14. IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
15. ANNEXATION LINE GOES TO THE CENTER OF ROAD PER STATUTE § 160A–31. ANNEXATION BY PETITION.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL #02121127, 02121128, 02121129, 02121130 & 02121131 (2.320 CONTIGUOUS ACRES) INTO THE TOWN LIMITS OF HUNTERSVILLE AS SHOWN ON THIS SURVEY.

ANNEXATION ACREAGE SUMMARY

PID #02121127	= 0.583 AC±
PID #02121128	= 0.440 AC±
PID #02121129	= 0.422 AC±
PID #02121130	= 0.418 AC±
PID #02121131	= 0.460 AC±
AREA IN R/W	= 0.551 AC±
TOTAL	= 2.874 AC±

I,_____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE–MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

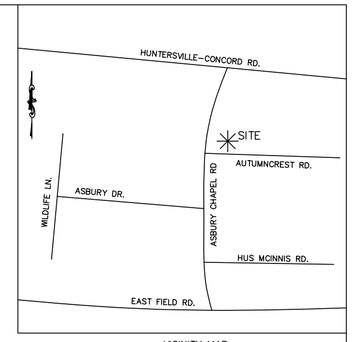
_____
OWNER(S) DATE
(SAMUEL LENTZ & SAMANTHA J WEBER)

_____
OWNER(S) DATE
(MATT S WADE & AMANDA M CUBIT)

_____
OWNER(S) DATE
(SOPHY PHAI)

_____
OWNER(S) DATE
(THOMAS JENNINGS, JULIE HILL & ELLIOT HILL JENNINGS)

_____
OWNER(S) DATE
(JOHNATHAN WILLIAMS & ELIZABETH R WILLIAMS)



VICINITY MAP
(NOT TO SCALE)

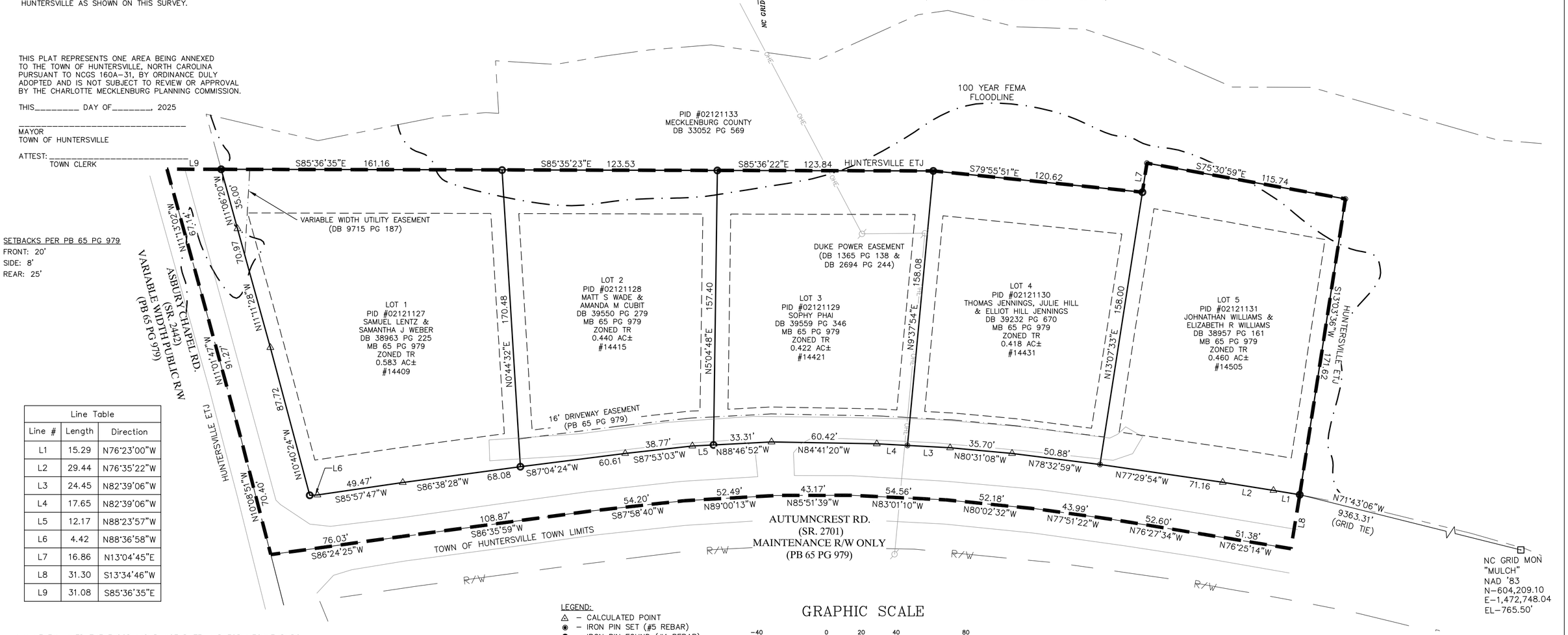
THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A–31, BY ORDINANCE DULY ADOPTED AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE MECKLENBURG PLANNING COMMISSION.

THIS_____ DAY OF_____, 2025

_____
MAYOR
TOWN OF HUNTERSVILLE

ATTEST: _____
TOWN CLERK

SETBACKS PER PB 65 PG 979
FRONT: 20'
SIDE: 8'
REAR: 25'



Line Table

Line #	Length	Direction
L1	15.29	N76°23'00"W
L2	29.44	N76°35'22"W
L3	24.45	N82°39'06"W
L4	17.65	N82°39'06"W
L5	12.17	N88°23'57"W
L6	4.42	N88°36'58"W
L7	16.86	N13°04'45"E
L8	31.30	S13°34'46"W
L9	31.08	S85°36'35"E

LEGEND:
- △ – CALCULATED POINT
- ◉ – IRON PIN SET (#5 REBAR)
- ○ – IRON PIN FOUND (#4 REBAR)
- R/W – RIGHT OF WAY
- ⊡ – NGS MONUMENT
- – ANNEXATION BOUNDARY LINE
- – PROPERTY LINE
- – ADJOINERS
- – 100 YEAR FEMA FLOODLINE
- – SETBACK LINE
- – EDGE OF PAVEMENT
- – EASEMENT
- – CENTERLINE OF ROAD

GRAPHIC SCALE

–40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710466000K DATED NOVEMBER 16, 2018, AND HEREBY CERTIFY THAT THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENNETH M. GREEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK __65__, PAGE __979__; THAT THE RATIO OF PRECISION AS CALCULATED IS __+ 1:10000__; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2025.

NORTH CAROLINA PROFESSIONAL SEAL L–3512 LAND SURVEYOR KENNETH M. GREEN

NORTH CAROLINA PROFESSIONAL SEAL C–4168 ENGINEERING & SURVEYING INC. R. JOE HARRIS & ASSOCIATES, INC.

FOR REVIEW

KENNETH M. GREEN, PLS

I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47–30 PURSUANT TO N.C.G.S. 47–30(J).

FOR REVIEW

KENNETH M. GREEN N.C. PLS L–3512

CURRENT OWNERS:

PID #02121127
SAMUEL LENTZ & SAMANTHA J WEBER
14409 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121128
MATT S WADE & AMANDA M CUBIT
14415 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121129
SOPHY PHAI
14421 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121130
THOMAS JENNINGS, JULIE HILL & ELLIOT HILL JENNINGS
14431 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121131
JOHNATHAN WILLIAMS & ELIZABETH R WILLIAMS
14505 AUTUMNCREST RD HUNTERSVILLE NC

THE HILLS ANNEXATION PLAT
TAX ID# 02121127, 02121128, 02121129,
02121130 & 02121131
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

SURVEYED FOR:
KB HOME CHARLOTTE INC
4506 S MIAMI BLVD SUITE 100
DURHAM NC 27703

R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd, Tega Cay, SC, 29708 P: (803) 802-1799

DWG:	ANNEXATION PLAT
PROJECT #	4677
DATE	6–23–2025
DWG SCALE	1" = 40'
PREPARED BY	CAT
SURVEYED BY	KMG
SHEET	1
OF	1

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by N.C.G.S. § 160A-31.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to N.C.G.S. § 160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 22 day of JANUARY, 2026.

Catherine Cook, Deputy Town Clerk

(TOWN SEAL)

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
31994	IPL0306231	Legal Ad - IPL0306231		2.0	98.0L

ATTENTION: TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664
Huntersville, NC 28070
tbarron@huntersville.org

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(The Hills)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on February 3, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-31, to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Old Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.facebook.com/HuntersvilleNCTownGovernment.

The property subject to the Petition consists of approximately 2.874 acres, which includes a subdivision known as the Hills (Annexation Petition 26-02), further identified as Meck. Co. PINs 02121127, 02121128, 02121129, 02121130, and 02121131 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):

LEGAL DESCRIPTION (ANNEX 26-02)

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND SITUATE IN THE HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF LOT #1 OF THE HILLS BOWMAN (aka AUTUMNCREST), SAID LOT BEING RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS IN MB 65 PAGE 979, SAID POINT BEING THE POINT OF BEGINNING (POB):

THENCE FROM THE POB N10 40'24"W FOR A DISTANCE OF 87.72' TO A POINT; THENCE N11 11'28"W FOR A DISTANCE OF 70.97' TO A POINT; THENCE N11 06'21"W FOR A DISTANCE OF 34.98' TO A POINT; THENCE S85 35'01"E FOR A DISTANCE OF 161.16' TO A POINT; THENCE S85 35'01"E FOR A DISTANCE OF 123.51' TO A POINT; THENCE S85 35'01" FOR A DISTANCE OF 123.69' TO A POINT; THENCE S79 51'13"E FOR A DISTANCE OF 120.74' TO A POINT; THENCE N13 07'17"E FOR A DISTANCE OF 17.20' TO A POINT; THENCE S75 30'59"E FOR A DISTANCE OF 115.74' TO A POINT; THENCE S13 07'17"W FOR A DISTANCE OF 171.99' TO A POINT ON THE RIGHT-OF-WAY OF AUTUMNCREST ROAD; THENCE ALONG THE SAID RIGHT-OF-WAY THE FOLLOWING 15 CALLS: 1) N74 58'19"W FOR A DISTANCE OF 15.12 TO A POINT; 2)N76 35'22"W FOR A DISTANCE OF 29.44' TO A POINT; 3) N77 29'54"W FOR A DISTANCE OF 71.16' TO A POINT; 4) N78 32'59"W FOR A DISTANCE OF 50.88' TO A POINT; 5) N80 31'08"W FOR A DISTANCE OF 35.70' TO A POINT; 6) N82 39'06"W FOR A DISTANCE OF 24.45' TO A POINT; 7) N82 39'06"W FOR A DISTANCE OF 17.65' TO A POINT; 8) N84 41'20"W FOR A DISTANCE OF 60.42' TO A POINT; 9) N88 40'44"W FOR A DISTANCE OF 33.55' TO A POINT; 10) N88 40'44"W FOR A DISTANCE OF 11.93' TO A POINT; 11) S87 53'03"W FOR A DISTANCE OF 38.77' TO A POINT; 12) S86 59'23"W FOR A DISTANCE OF 60.80' TO A POINT; 13) S86 42'54"W FOR A DISTANCE OF 67.88' TO A POINT; 14) S85 57'47"W FOR A DISTANCE OF 49.47' TO A POINT; 15) N88 36'58"W FOR A DISTANCE OF 4.42'TO THE POB AND CONTAINING 2.32 ACRES, MORE OR LESS. SAID PROPERTY BEING DESIGNATED AS LOTS 1, 2, 3, 4, AND 5 OF MB 65 PG 979.

IPL0306231
Jan 21 2026

North Carolina } ss
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:
01/21/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 21, 2026, 9:46 AM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(The Hills)

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THENCE FROM THE POB N10 40'24"W FOR A DISTANCE OF 87.72' TO A POINT; THENCE N11 11'28"W FOR A DISTANCE OF 70.97' TO A POINT; THENCE N11 06'21"W FOR A DISTANCE OF 34.98' TO A POINT; THENCE S85 35'01"E FOR A DISTANCE OF 161.16' TO A POINT; THENCE S85 35'01"E FOR A DISTANCE OF 123.51' TO A POINT; THENCE S85 35'01" FOR A DISTANCE OF 123.69' TO A POINT; THENCE S79 51'13"E FOR A DISTANCE OF 120.74' TO A POINT; THENCE N13 07'17"E FOR A DISTANCE OF 17.20' TO A POINT; THENCE S75 30'59"E FOR A DISTANCE OF 115.74' TO A POINT; THENCE S13 07'17"W FOR A DISTANCE OF 171.99' TO A POINT ON THE RIGHT-OF-WAY OF AUTUMNCREST ROAD; THENCE ALONG THE SAID RIGHT-OF-WAY THE FOLLOWING 15 CALLS: 1) N74 58'19"W FOR A DISTANCE OF 15.12 TO A POINT; 2)N76 35'22"W FOR A DISTANCE OF 29.44' TO A POINT; 3) N77 29'54"W FOR A DISTANCE OF 71.16' TO A POINT; 4) N78 32'59"W FOR A DISTANCE OF 50.88' TO A POINT; 5) N80 31'08"W FOR A DISTANCE OF 35.70' TO A POINT; 6) N82 39'06"W FOR A DISTANCE OF 24.45' TO A POINT; 7) N82 39'06"W FOR A DISTANCE OF 17.65' TO A POINT; 8) N84 41'20"W FOR A DISTANCE OF 60.42' TO A POINT; 9) N88 40'44"W FOR A DISTANCE OF 33.55' TO A POINT; 10) N88 40'44"W FOR A DISTANCE OF 11.93' TO A POINT; 11) S87 53'03"W FOR A DISTANCE OF 38.77' TO A POINT; 12) S86 59'23"W FOR A DISTANCE OF 60.80' TO A POINT; 13) S86 42'54"W FOR A DISTANCE OF 67.88' TO A POINT; 14) S85 57'47"W FOR A DISTANCE OF 49.47' TO A POINT; 15) N88 36'58"W FOR A DISTANCE OF 4.42'TO THE POB AND CONTAINING 2.32 ACRES, MORE OR LESS. SAID PROPERTY BEING DESIGNATED AS LOTS 1, 2, 3, 4, AND 5 OF MB 65 PG 979.

IPL0306231
Jan 21 2026

DESCRIPTION OF PROPERTY FOR ANNEXATION

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Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Ordinance for Petition #ANNEX 26-02: KB Home Charlotte

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EXPLAIN REQUEST:

Consider adopting an Ordinance approving Petition #ANNEX 26-02, a request by KB Home Charlotte Inc, to annex 2.874 contiguous acres into the Town of Huntersville.

ACTION RECOMMENDED:

Consider adopting Ordinance

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. EXHIBIT A - Autumn Crest Annexation Legal
2. Annex 26-02 The Hills Staff Report
3. THE_1_Annexation_Petition
4. Complete_with_Docusign_THE_4_Annexation_Peti
5. Complete_with_Docusign_THE_5_Annexation_Peti
6. Complete_with_Docusign_THE_2_Annexation_Peti
7. FINAL Annexation Plat 6-23-25
8. Signed Certificate of Sufficiency_ANNEX 26-02
9. IPL0306231-Affidavit

AN ORDINANCE TO ANNEX CERTAIN NON-CONTIGUOUS AREAS TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

Ordinance No. O-2026-3

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 3rd day of February 2026, after due notice by publication in The Charlotte Observer on January 21st, 2026; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-31; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation.

NOW THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 3rd day of February 2026: See Exhibit A attached hereto for a metes and bounds description of the subject tract.

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 3rd day of February, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

DESCRIPTION OF PROPERTY FOR ANNEXATION

.

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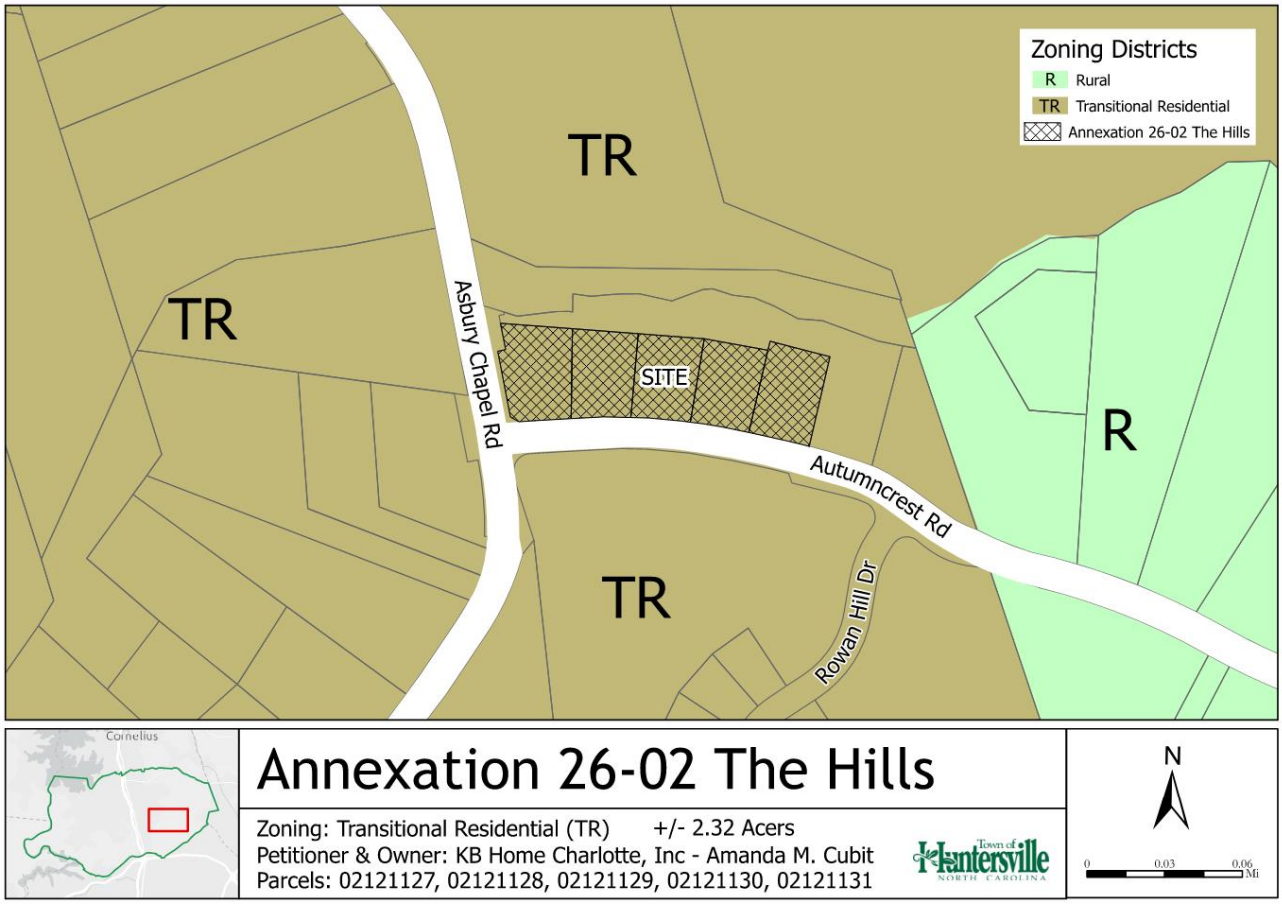
Annexation Petition # 26-02 (Contiguous)
Autumncrest Road

EXPLANATION OF THE REQUEST

Petition Annex #26-02 is for the contiguous annexation of five parcels into the Town of Huntersville. Identified as PIDs 02121127, 02121128, 02121129, 02121130, and 02121131, the 2.874-acre parcel will be utilized for single family homes.

LOCATION



BACKGROUND

The petitioner, KB Home Charlotte Inc., has filed a petition to consider voluntary, contiguous annexation pursuant to North Carolina General Statutes Section 160A-31.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on January 23, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on January 21, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on February 3, 2026, the voluntary, contiguous annexation would also become effective on February 3, 2026.

ATTACHMENTS

A - Contiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

Docusign Envelope ID: D3B48A41-8922-44D6-A333-261232625169

Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   0121127, 02121128, 0212119, 0121130, and 02121131

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Docusign Envelope ID: D3B48A41-8922-44D6-A333-261232625169

Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131
Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Samantha J. Weber

02121127 14409 Autumncrest Road
Parcel(s) Owned

DocuSigned by:
Samantha Weber
Signature of Property Owner(s) 9/22/2025 Date

2. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

Docusign Envelope ID: 658F7478-ACA9-419E-886E-83BA2D492C23

Town of Huntersville NORTH CAROLINA

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Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131

Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Thomas Jennings & Elliot Hill Jennings

02121130 14431 Autumncrest Road

Parcel(s) Owned

DocuSigned by: T. E. Jennings 5B9F14C0BB07496...

Signed by: Elliott Hill Jennings 4A54881BF632417...

9/11/2025 9/10/2025

Signature of Property Owner(s) Date

2. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

Certificate Of Completion

Envelope Id: 658F7478-ACA9-419E-886E-83BA2D492C23
Status: Completed
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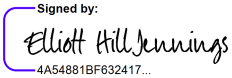
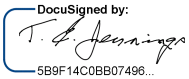
Source Envelope:
Document Pages: 2
Signatures: 2
Certificate Pages: 3
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Emily Mullis
10990 Wilshire Blvd
FL 5
Los Angeles, CA 90024
esmullis@kbhome.com
IP Address: 104.129.205.135

Record Tracking

Status: Original
9/10/2025 11:46:27 AM
Holder: Emily Mullis
esmullis@kbhome.com
Location: DocuSign

Signer Events	Signature	Timestamp
Elliott HillJennings elliotthj91@gmail.com Security Level: Email, Account Authentication (None)	Signed by:  4A54881BF632417... Signature Adoption: Pre-selected Style Using IP Address: 99.24.221.73 Signed using mobile	Sent: 9/10/2025 11:49:11 AM Resent: 9/10/2025 11:54:41 AM Viewed: 9/10/2025 12:32:07 PM Signed: 9/10/2025 12:32:42 PM
Electronic Record and Signature Disclosure: Accepted: 9/10/2025 12:32:07 PM ID: e95d1a6b-4c78-4b7f-905e-c32deb9ff927 Company Name: KB Home		
Thomas Jennings thomasejennings@yahoo.com Security Level: Email, Account Authentication (None)	DocuSigned by:  5B9F14C0BB07496... Signature Adoption: Drawn on Device Using IP Address: 199.217.104.254 Signed using mobile	Sent: 9/10/2025 11:49:10 AM Resent: 9/10/2025 11:54:42 AM Resent: 9/11/2025 7:05:43 AM Viewed: 9/11/2025 6:08:53 PM Signed: 9/11/2025 6:11:29 PM
Electronic Record and Signature Disclosure: Accepted: 9/11/2025 6:08:53 PM ID: e02112f9-114c-4db9-9d91-7dd15dc85da2 Company Name: KB Home		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	9/11/2025 6:11:29 PM
Payment Events	**Status**	**Timestamps**
Electronic Record and Signature Disclosure		

The parties to this document acknowledge and agree that they have voluntarily consented to using electronic signatures and/or initials and to thereby execute it through the DocuSign, Inc. electronic signing system (or any successor or similar system), and that their use of such electronic signatures and/or initials, however they may be implemented or affixed onto the document, is intended to, and does, establish a binding legal agreement between the parties in accordance with its terms, with the same validity, force and effect as handwritten/manual signatures or initials.

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Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

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Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131

Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Elizabeth R. Williams

02121131 14505 Autumncrest Road

Parcel(s) Owned

Signed by:

Elizabeth R. Williams 9/10/2025

Signature of Property Owner(s) Date

2. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s):

Parcel(s) Owned

Signature of Property Owner(s) Date

Certificate Of Completion

Envelope Id: 3614A67F-DB0E-4F2C-B19D-3D72861C5BAE
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Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Emily Mullis
10990 Wilshire Blvd
FL 5
Los Angeles, CA 90024
esmullis@kbhome.com
IP Address: 104.129.205.135

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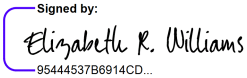
Status: Original
9/10/2025 11:49:35 AM
Holder: Emily Mullis
esmullis@kbhome.com
Location: DocuSign

Signer Events	Signature	Timestamp
Elizabeth R. Williams elizrwilliams319@gmail.com Security Level: Email, Account Authentication (None)	Signed by:  95444537B6914CD... Signature Adoption: Pre-selected Style Using IP Address: 192.30.60.201 Signed using mobile	Sent: 9/10/2025 11:51:41 AM Viewed: 9/10/2025 11:57:49 AM Signed: 9/10/2025 11:58:06 AM

Electronic Record and Signature Disclosure:
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Company Name: KB Home

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	9/10/2025 11:58:06 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   0121127, 02121128, 0212119, 0121130, and 02121131

   _____

   _____

   _____

   _____

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

   _____

   _____

   _____

   _____

Docusign Envelope ID: 4974007A-13D9-4744-89B3-954E4A7E9424

Petitioner & Owner Signature

Petitioner

Petitioner: KB Home Charlotte, Inc.

02121127, 02121128, 02121129, 02121130, and 02121131
Parcel(s) Owned

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Amanda M. Cubit

02121128 14415 Autumncrest Road
Parcel(s) Owned

Signed by:
Amanda M. Cubit 9/10/2025
4357D81724EA4C5...
Signature of Property Owner(s) Date

2. Property Owner(s): _____

_____
Parcel(s) Owned

_____
Signature of Property Owner(s) Date

3. Property Owner(s): _____

_____
Parcel(s) Owned

_____
Signature of Property Owner(s) Date

4. Property Owner(s): _____

_____
Parcel(s) Owned

_____
Signature of Property Owner(s) Date

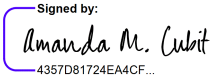
Certificate Of Completion

Envelope Id: 4974007A-13D9-4744-89B3-954E4A7E9424
Status: Sent
Subject: Complete with Docusign: THE 2 Annexation Petition.pdf
Source Envelope:
Document Pages: 2
Signatures: 1
Certificate Pages: 3
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Emily Mullis
10990 Wilshire Blvd
FL 5
Los Angeles, CA 90024
esmullis@kbhome.com
IP Address: 104.129.205.135

Record Tracking

Status: Original
9/10/2025 11:43:00 AM
Holder: Emily Mullis
esmullis@kbhome.com
Location: DocuSign

Signer Events	Signature	Timestamp
Amanda M. Cubit acubit@doziermillerlaw.com Security Level: Email, Account Authentication (None)	Signed by:  4357D81724EA4CF... Signature Adoption: Pre-selected Style Using IP Address: 173.227.251.35	Sent: 9/10/2025 11:46:03 AM Viewed: 9/10/2025 11:46:37 AM Signed: 9/10/2025 11:46:51 AM
Electronic Record and Signature Disclosure: Accepted: 9/10/2025 11:46:37 AM ID: 90767ef4-3036-49f2-9423-9fd5ddcfc735 Company Name: KB Home		
Matt S. Wade mattswade2@gmail.com Security Level: Email, Account Authentication (None)		Sent: 9/10/2025 11:46:03 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/10/2025 11:46:03 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

The parties to this document acknowledge and agree that they have voluntarily consented to using electronic signatures and/or initials and to thereby execute it through the DocuSign, Inc. electronic signing system (or any successor or similar system), and that their use of such electronic signatures and/or initials, however they may be implemented or affixed onto the document, is intended to, and does, establish a binding legal agreement between the parties in accordance with its terms, with the same validity, force and effect as handwritten/manual signatures or initials.

SURVEY INFORMATION & PLAT STANDARDS:

1. THIS SURVEY IS AN ANNEXATION OF EXISTING PARCELS OF LAND.
2. THIS PLAT IS OF PARCEL ID #02121127, 02121128, 02121129, 02121130 & 02121131
3. ZONING: TR
4. ACREAGE OF THIS PLAT: 2.874 ACRES±
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6. THIS SURVEY IS NOT AN ALTA/NSPS LAND TITLE SURVEY.
7. NORTH ARROW REFERENCE TIED TO NC GRID (NAD'83).
8. AREA COMPUTED BY COORDINATE METHOD.
9. DASHED LINES INDICATE LINES NOT SURVEYED.
10. THIS SURVEY IS OF EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
11. INTERIOR IMPROVEMENTS NOT SHOWN ON THIS SURVEY.
12. THIS PROPERTY HAS BEEN SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO DEED RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, OR OTHER APPURTENANCES NOT DEPICTED HEREON.
13. SITE HAS BEEN TIED TO NC GRID COORDINATE SYSTEM AS REFERENCED ON PLAT. TIED TO NGS MONUMENT "MULCH".
14. IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
15. ANNEXATION LINE GOES TO THE CENTER OF ROAD PER STATUTE § 160A–31. ANNEXATION BY PETITION.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ANNEX PARCEL #02121127, 02121128, 02121129, 02121130 & 02121131 (2.320 CONTIGUOUS ACRES) INTO THE TOWN LIMITS OF HUNTERSVILLE AS SHOWN ON THIS SURVEY.

ANNEXATION ACREAGE SUMMARY

PID #02121127	= 0.583 AC±
PID #02121128	= 0.440 AC±
PID #02121129	= 0.422 AC±
PID #02121130	= 0.418 AC±
PID #02121131	= 0.460 AC±
AREA IN R/W	= 0.551 AC±
TOTAL	= 2.874 AC±

I,_____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE–MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

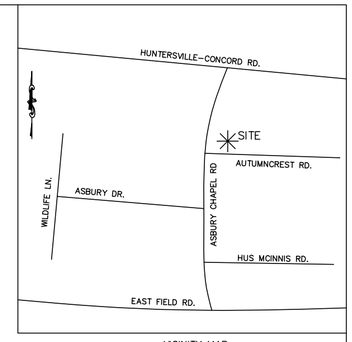
_____
OWNER(S) DATE
(SAMUEL LENTZ & SAMANTHA J WEBER)

_____
OWNER(S) DATE
(MATT S WADE & AMANDA M CUBIT)

_____
OWNER(S) DATE
(SOPHY PHAI)

_____
OWNER(S) DATE
(THOMAS JENNINGS, JULIE HILL & ELLIOT HILL JENNINGS)

_____
OWNER(S) DATE
(JOHNATHAN WILLIAMS & ELIZABETH R WILLIAMS)



VICINITY MAP
(NOT TO SCALE)

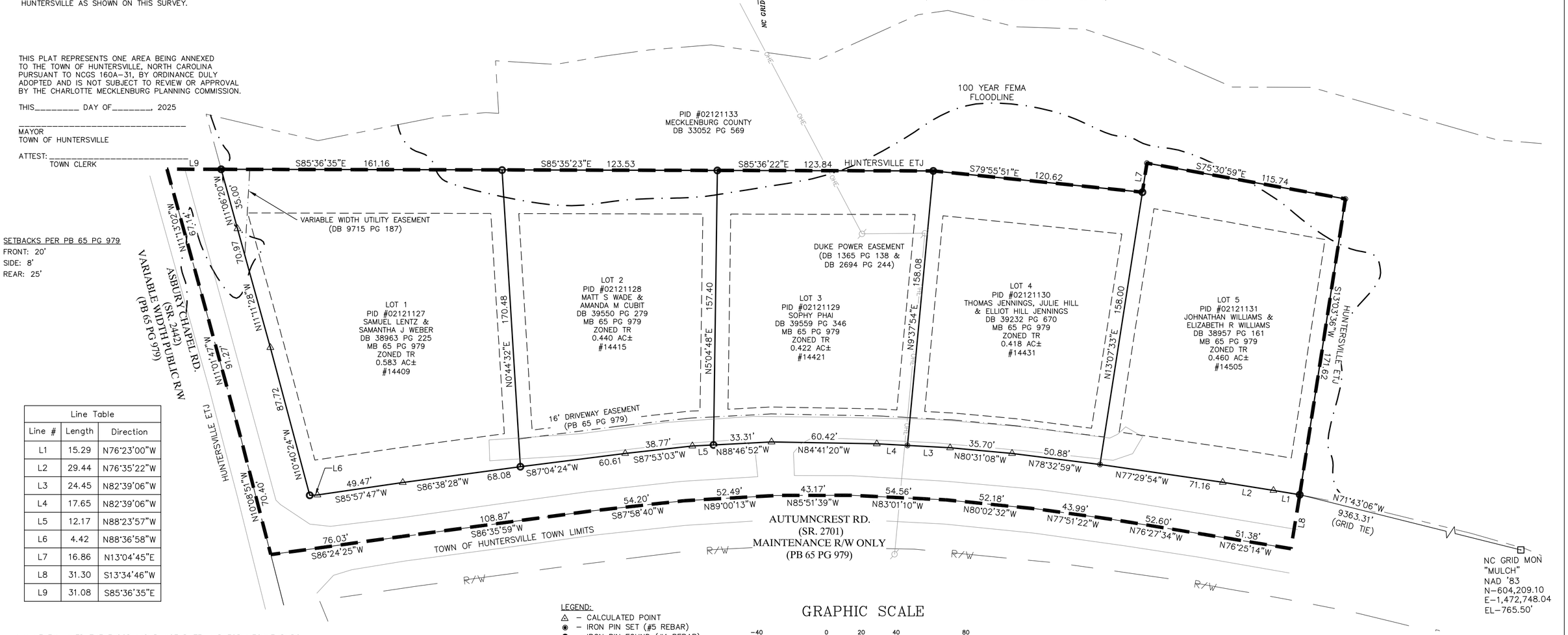
THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A–31, BY ORDINANCE DULY ADOPTED AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE CHARLOTTE MECKLENBURG PLANNING COMMISSION.

THIS_____ DAY OF_____, 2025

_____
MAYOR
TOWN OF HUNTERSVILLE

ATTEST: _____
TOWN CLERK

SETBACKS PER PB 65 PG 979
FRONT: 20'
SIDE: 8'
REAR: 25'



Line Table		
Line #	Length	Direction
L1	15.29	N76°23'00"W
L2	29.44	N76°35'22"W
L3	24.45	N82°39'06"W
L4	17.65	N82°39'06"E
L5	12.17	N88°23'57"W
L6	4.42	N88°36'58"W
L7	16.86	N13°04'45"E
L8	31.30	S13°34'46"W
L9	31.08	S85°36'35"E

LEGEND:
- △ – CALCULATED POINT
- ◉ – IRON PIN SET (#5 REBAR)
- ○ – IRON PIN FOUND (#4 REBAR)
- R/W – RIGHT OF WAY
- ⊡ – NGS MONUMENT
- – ANNEXATION BOUNDARY LINE
- – PROPERTY LINE
- – ADJOINERS
- – 100 YEAR FEMA FLOODLINE
- – SETBACK LINE
- – EDGE OF PAVEMENT
- – EASEMENT
- – CENTERLINE OF ROAD

GRAPHIC SCALE

–40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR MECKLENBURG COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710466000K DATED NOVEMBER 16, 2018, AND HEREBY CERTIFY THAT THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, KENNETH M. GREEN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK __65__, PAGE __979__; THAT THE RATIO OF PRECISION AS CALCULATED IS __+ 1:10000__; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2025.

NORTH CAROLINA PROFESSIONAL SEAL L–3512 LAND SURVEYOR KENNETH M. GREEN

NORTH CAROLINA PROFESSIONAL SEAL C–4168 ENGINEERING & SURVEYING INC. R. JOE HARRIS & ASSOCIATES, INC.

FOR REVIEW

KENNETH M. GREEN, PLS

I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47–30 PURSUANT TO N.C.G.S. 47–30(J).

FOR REVIEW

KENNETH M. GREEN N.C. PLS L–3512

CURRENT OWNERS:

PID #02121127
SAMUEL LENTZ & SAMANTHA J WEBER
14409 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121128
MATT S WADE & AMANDA M CUBIT
14415 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121129
SOPHY PHAI
14421 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121130
THOMAS JENNINGS, JULIE HILL & ELLIOT HILL JENNINGS
14431 AUTUMNCREST RD HUNTERSVILLE NC

PID #02121131
JOHNATHAN WILLIAMS & ELIZABETH R WILLIAMS
14505 AUTUMNCREST RD HUNTERSVILLE NC

THE HILLS ANNEXATION PLAT
TAX ID# 02121127, 02121128, 02121129,
02121130 & 02121131
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

SURVEYED FOR:
KB HOME CHARLOTTE INC
4506 S MIAMI BLVD SUITE 100
DURHAM NC 27703

R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning Management
1186 Stonecrest Blvd, Tega Cay, SC, 29708 P: (803) 802-1799

DWG:	ANNEXATION PLAT
PROJECT #	4677
DATE	6–23–2025
DWG SCALE	1" = 40'
PREPARED BY	CAT
SURVEYED BY	KMG
SHEET	1
OF	1

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by N.C.G.S. § 160A-31.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to N.C.G.S. § 160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 22 day of JANUARY, 2026.

Catherine Cook, Deputy Town Clerk

(TOWN SEAL)

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
31994	IPL0306231	Legal Ad - IPL0306231		2.0	98.0L

ATTENTION: TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664
Huntersville, NC 28070
tbarron@huntersville.org

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(The Hills)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on February 3, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-31, to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Old Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.facebook.com/HuntersvilleNCTownGovernment.

The property subject to the Petition consists of approximately 2.874 acres, which includes a subdivision known as the Hills (Annexation Petition 26-02), further identified as Meck. Co. PINs 02121127, 02121128, 02121129, 02121130, and 02121131 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):

LEGAL DESCRIPTION (ANNEX 26-02)

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND SITUATE IN THE HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF LOT #1 OF THE HILLS BOWMAN (aka AUTUMNCREST), SAID LOT BEING RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS IN MB 65 PAGE 979, SAID POINT BEING THE POINT OF BEGINNING (POB):

THENCE FROM THE POB N10 40'24"W FOR A DISTANCE OF 87.72' TO A POINT; THENCE N11 11'28"W FOR A DISTANCE OF 70.97' TO A POINT; THENCE N11 06'21"W FOR A DISTANCE OF 34.98' TO A POINT; THENCE S85 35'01"E FOR A DISTANCE OF 161.16' TO A POINT; THENCE S85 35'01"E FOR A DISTANCE OF 123.51' TO A POINT; THENCE S85 35'01" FOR A DISTANCE OF 123.69' TO A POINT; THENCE S79 51'13"E FOR A DISTANCE OF 120.74' TO A POINT; THENCE N13 07'17"E FOR A DISTANCE OF 17.20' TO A POINT; THENCE S75 30'59"E FOR A DISTANCE OF 115.74' TO A POINT; THENCE S13 07'17"W FOR A DISTANCE OF 171.99' TO A POINT ON THE RIGHT-OF-WAY OF AUTUMNCREST ROAD; THENCE ALONG THE SAID RIGHT-OF-WAY THE FOLLOWING 15 CALLS: 1) N74 58'19"W FOR A DISTANCE OF 15.12 TO A POINT; 2)N76 35'22"W FOR A DISTANCE OF 29.44' TO A POINT; 3) N77 29'54"W FOR A DISTANCE OF 71.16' TO A POINT; 4) N78 32'59"W FOR A DISTANCE OF 50.88' TO A POINT; 5) N80 31'08"W FOR A DISTANCE OF 35.70' TO A POINT; 6) N82 39'06"W FOR A DISTANCE OF 24.45' TO A POINT; 7) N82 39'06"W FOR A DISTANCE OF 17.65' TO A POINT; 8) N84 41'20"W FOR A DISTANCE OF 60.42' TO A POINT; 9) N88 40'44"W FOR A DISTANCE OF 33.55' TO A POINT; 10) N88 40'44"W FOR A DISTANCE OF 11.93' TO A POINT; 11) S87 53'03"W FOR A DISTANCE OF 38.77' TO A POINT; 12) S86 59'23"W FOR A DISTANCE OF 60.80' TO A POINT; 13) S86 42'54"W FOR A DISTANCE OF 67.88' TO A POINT; 14) S85 57'47"W FOR A DISTANCE OF 49.47' TO A POINT; 15) N88 36'58"W FOR A DISTANCE OF 4.42'TO THE POB AND CONTAINING 2.32 ACRES, MORE OR LESS. SAID PROPERTY BEING DESIGNATED AS LOTS 1, 2, 3, 4, AND 5 OF MB 65 PG 979.

IPL0306231
Jan 21 2026

North Carolina } ss
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:
01/21/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 21, 2026, 9:46 AM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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(The Hills)

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IPL0306231
Jan 21 2026

Request for Board Action

February 3, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Ordinance for Petition #ANNEX 25-03

EXPLAIN REQUEST:

Consider adopting an ordinance approving Petition #ANNEX 25-03, a request by the Town of Huntersville, to annex 1.221 contiguous acres into the Town of Huntersville.

ACTION RECOMMENDED:

Consider decision

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Annex 25-03 Huntersville Concord Road Staff Report
2. EXHIBIT A - 01511-0044-ANNEX LEGAL
3. Signed Annexation Petition_ANNEX 25-03
4. Huntersville Concord Road Annexation Plat_Signed
5. Signed Certificate of Sufficiency_ANNEX 25-03
6. IPL0306228-Affidavit

AN ORDINANCE TO ANNEX CERTAIN NON-CONTIGUOUS AREAS TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

Ordinance No. O-2026-4

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 3rd day of February 2026, after due notice by publication in The Charlotte Observer on January 21st, 2026; and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended, namely (i) the area described herein meets all of the standards set out in G.S. 160A-31; (ii) the petition bears the signatures of all of the owners of real property within the area proposed for annexation; (iii) the petition is otherwise valid; (iv) the public health, safety, and welfare of the inhabitants of the city and of the area proposed for annexation will be best served by the annexation.

NOW THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 3rd day of February 2026: See Exhibit A attached hereto for a metes and bounds description of the subject tract.

Section 2. Upon the effective date, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-31(e).Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 3rd day of February, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

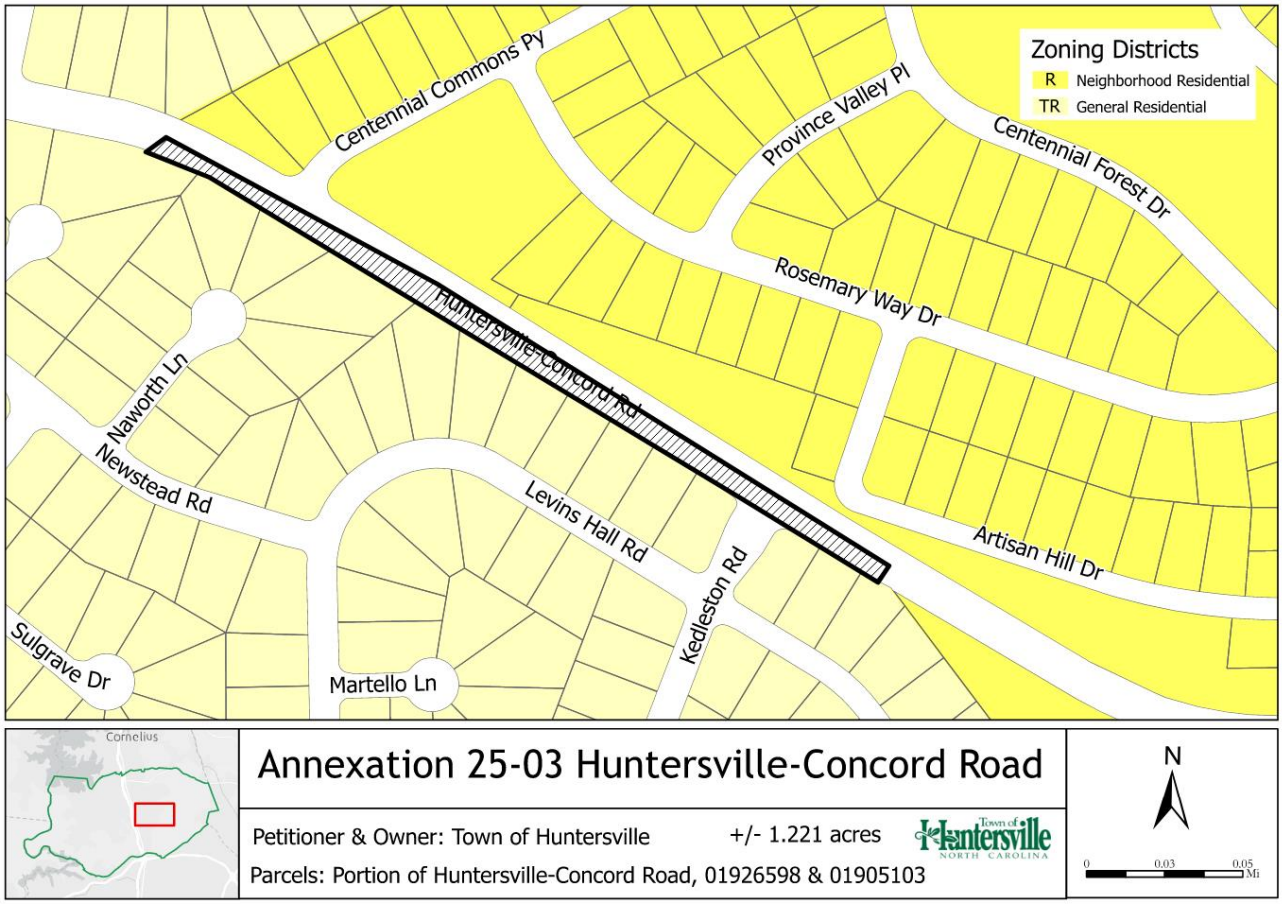
Emily Sloop, Town Attorney

Annexation Petition # 25-03 (Contiguous)
Huntersville-Concord Road

EXPLANATION OF THE REQUEST

Petition Annex #25-03 is for the contiguous annexation of two parcels into the Town of Huntersville. Identified as PIDs 01926598 and 01905103, the 1.221-acre parcel will be utilized for sidewalk along Huntersville-Concord Road.

LOCATION



BACKGROUND

The petitioner, the Town of Huntersville, has filed a petition to consider voluntary, contiguous annexation pursuant to North Carolina General Statutes Section 160A-31.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on January 23, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on January 21, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on February 3, 2026, the voluntary, contiguous annexation would also become effective on February 3, 2026.

ATTACHMENTS

A - Contiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

CROWN RIDGE ANNEXATION LEGAL DESCRIPTION

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS “MAIN” HAVING OBSERVED NORTH CAROLINA STATE PLANE COORDINATES SYSTEM NAD 83(2011) GRID COORDINATES OF Y: 609,229.78’ AND X: 1,451,469.87’ AND THENCE RUNNING N 57°32’36” W FOR A DISTANCE OF 3,741.62’ (GRID DISTANCE) TO AN IRON REBAR FOUND, SAID REBAR BEING LOCATED ON THE SOUTHERN EDGE OF THE HUNTERSVILLE- CONCORD ROAD RIGHT-OF-WAY, ALSO BEING A COMMON CORNER OF LOTS 8 AND 16 PER “CROWN RIDGE PHASE 1, MAP 4 AS RECOREDED IN MAP BOOK 24, PAGE 890 AND ALSO BEING THE POINT AND PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING, ALONG THE SAID SOUTHERN RIGHT-OF-WAY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00’, AN ARC LENGTH OF 136.11’, A BEARING OF N 68°58’23” W, AND A CHORD OF 135.91’ TO A COMPUTED POINT; THENCE N 61°54’19” E A DISTANCE OF 51.06’ TO A COMPUTED POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00’, AN ARC LENGTH OF 158.21’, A BEARING OF S 65°14’37” E, AND A CHORD LENGTH OF 157.87’ TO A COMPUTED POINT; THENCE S 58°46’07” E A DISTANCE OF 1089.95’ TO A COMPUTED POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5000.00’, AN ARC LENGTH OF 55.08’, A BEARING OF S 59°05’03” E, AND A CHORD LENGTH OF 55.08’ TO A COMPUTED POINT; THENCE S 59°23’59” E A DISTANCE OF 173.79’ TO A COMPUTED POINT; THENCE S 30°20’20” W A DISTANCE OF 37.97’TO A COMPUTED POINT IN A NORTHEASTERN CORNER OF LOT 3 PER MAP BOOK 25, PAGE 676; SAID CORNER ALSO BEING THE SOUTHERN EDGE OF HUNTERSVILLE-CONCORD ROAD RIGHT-OF-WAY; THENCE WITH SAID EDGE OF SOUTHERN RIGHT-OF-WAY, N 58°44’39” W A DISTANCE OF 1309.04’ TO A FOUND ½” IRON REBAR; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00’, AN ARC LENGTH OF 59.59’, A BEARING OF N 61°07’54” W, AND A CHORD LENGTH OF 59.57’ TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.221 ACRES, MORE OR LESS.

Town of Huntersville NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   01926598 and 01905103

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Petitioner & Owner Signature

Petitioner

Petitioner: Town of Huntersville

01926598 and 01905103

Parcel(s) Owned

Christy L. Mac 1.23.26

Signature of Petitioner Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Town of Huntersville

01926598 and 01905103

Parcel(s) Owned

Christy L. Mac 1.23.26

Signature of Property Owner(s) Date

2. Property Owner(s): _____

_____

Parcel(s) Owned

_____

Signature of Property Owner(s) Date

3. Property Owner(s): _____

_____

Parcel(s) Owned

_____

Signature of Property Owner(s) Date

4. Property Owner(s): _____

_____

Parcel(s) Owned

_____

Signature of Property Owner(s) Date

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	715.00'	136.11'	N68°58'23"W	135.91'
C2	700.00'	158.21'	S65°14'37"E	157.87'
C3	5000.00'	55.08'	S59°05'03"E	55.08'
C4	715.00'	59.00'	N61°09'20"W	58.98'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N61°54'19"E	51.06'
L2	S30°20'20"W	37.97'
L3	S36°53'07"E	29.00'
L4	N76°46'00"W	47.65'
L5	N77°55'19"W	73.06'
L6	N38°58'55"E	56.20'

I, TIMOTHY A. BROWN, PLS L-5369, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON THIS MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.08' @ 95%, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

GS 47-30 (F) (11) C-1

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

GS 47-30 (F) (11) J

THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO BOUNDARY PLATS OF STATE LINES, COUNTY LINES, AREAS ANNEXED BY MUNICIPALITIES, NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.

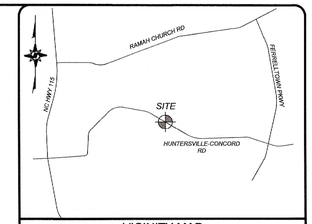
THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION FOR SETTING CONTROL ONLY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.03' @ 95%
TYPE OF GPS FIELD PROCEDURE: NC RTN/RTK
DATES OF SURVEY: MARCH 5, 2025
DATUM/EPOCH: NAD 83(2011)
PUBLISHED/FIXED-CONTROL USED: NCGS "MAIN"
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99984236
UNITS: US SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-5369 LAND SURVEYOR TIMOTHY A. BROWN

10/8/2025
TIMOTHY A. BROWN DATE
PROFESSIONAL LAND SURVEYOR L-5369
TBROWN@MCKIMCREED.COM

N
W E
S
NC GRID
NAD 83/2011

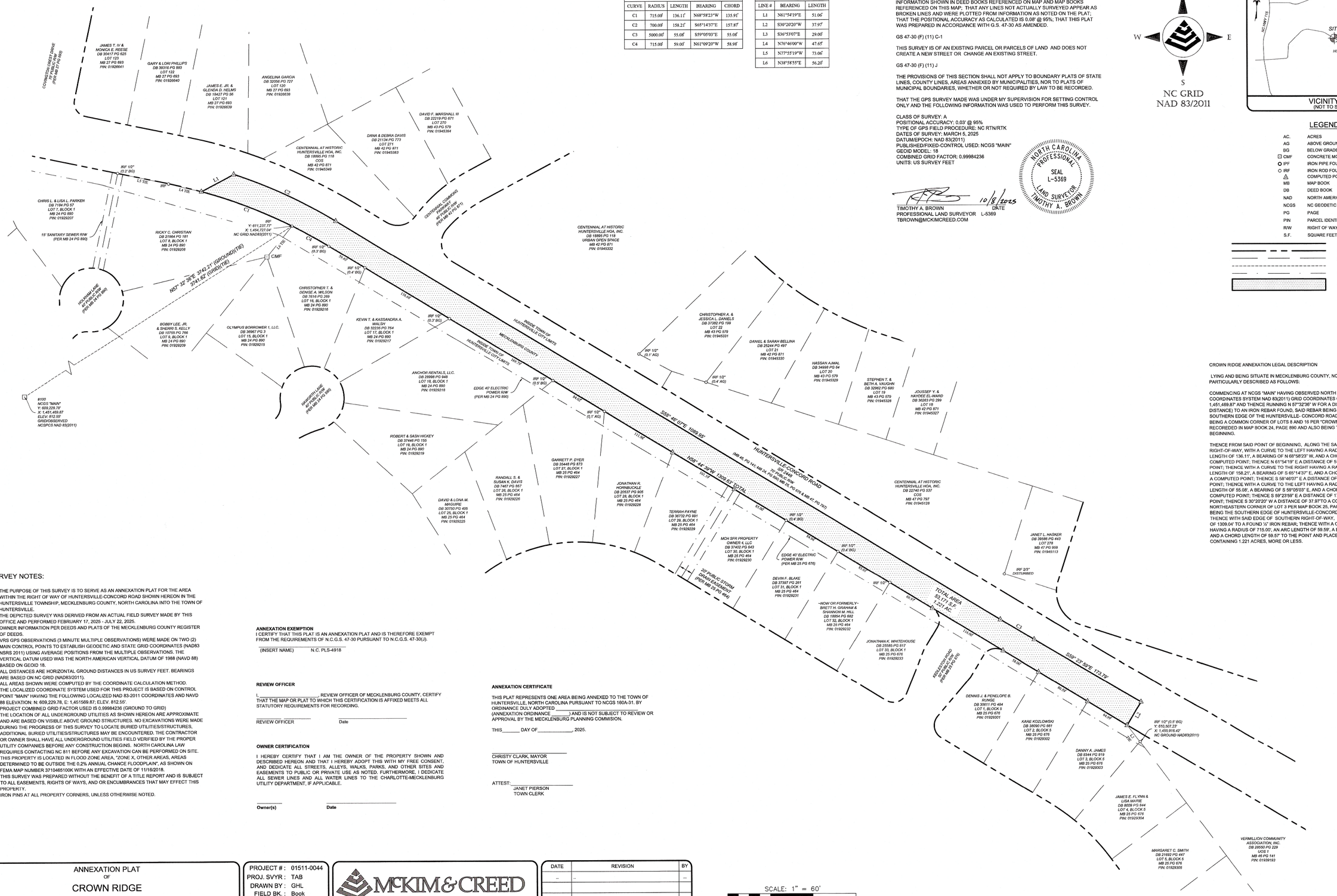


VICINITY MAP
(NOT TO SCALE)

LEGEND

AC.	ACRES
AG	ABOVE GRADE
BG	BELOW GRADE
☐ CMF	CONCRETE MONUMENT FOUND
○ IPF	IRON PIPE FOUND
○ IRF	IRON ROD FOUND
△	COMPUTED POINT
MB	MAP BOOK
DB	DEED BOOK
NAD	NORTH AMERICAN DATUM
NCGS	NC GEODETIC SURVEY
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
R/W	RIGHT OF WAY
S.F.	SQUARE FEET

SUBJECT PARCEL
RIGHT OF WAY
ADJACENT PROPERTY LINE
TIE LINE
EASEMENT LINE
AREA OF ANNEXATION



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SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SERVE AS AN ANNEXATION PLAT FOR THE AREA WITHIN THE RIGHT OF WAY OF HUNTERSVILLE-CONCORD ROAD SHOWN HEREON IN THE HUNTERSVILLE TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA INTO THE TOWN OF HUNTERSVILLE.
2. THE DEPICTED SURVEY WAS DERIVED FROM AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE AND PERFORMED FEBRUARY 17, 2025 - JULY 22, 2025.
3. OWNER INFORMATION PER DEEDS AND PLATS OF THE MECKLENBURG COUNTY REGISTER OF DEEDS.
4. VRS GPS OBSERVATIONS (3 MINUTE MULTIPLE OBSERVATIONS) WERE MADE ON TWO (2) MAIN CONTROL POINTS TO ESTABLISH GEODETIC AND STATE GRID COORDINATES (NAD83 NSRS 2011) USING AVERAGE POSITIONS FROM THE MULTIPLE OBSERVATIONS. THE VERTICAL DATUM USED WAS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GEOID 18.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET. BEARINGS ARE BASED ON NC GRID (NAD83(2011).
6. ALL AREAS SHOWN WERE COMPUTED BY THE COORDINATE CALCULATION METHOD.
7. THE LOCALIZED COORDINATE SYSTEM USED FOR THIS PROJECT IS BASED ON CONTROL POINT "MAIN" HAVING THE FOLLOWING LOCALIZED NAD 83-2011 COORDINATES AND NAVD 88 ELEVATION: N: 609,229.78, E: 1,451569.87; ELEV. 812.55'.
8. PROJECT COMBINED GRID FACTOR USED IS 0.99984236 (GROUND TO GRID)
9. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR OR OWNER SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS. NORTH CAROLINA LAW REQUIRES CONTACTING NC 811 BEFORE ANY EXCAVATION CAN BE PERFORMED ON SITE.
10. THIS PROPERTY IS LOCATED IN FLOOD ZONE AREA, "ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON FEMA MAP NUMBER 3710465100K WITH AN EFFECTIVE DATE OF 11/16/2018.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
12. IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

ANNEXATION EXEMPTION
I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47-30 PURSUANT TO N.C.G.S. 47-30(J).

_____
(INSERT NAME) N.C. PLS-4918

REVIEW OFFICER

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____ _____
REVIEW OFFICER Date

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

_____ _____
Owner(s) **Date**

ANNEXATION CERTIFICATE

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED _____ (ANNEXATION ORDINANCE _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE MECKLENBURG PLANNING COMMISION.

THIS_____ DAY OF_____, 2025.

_____
CHRISTY CLARK, MAYOR
TOWN OF HUNTERSVILLE

ATTEST:_____
JANET PIERSON
TOWN CLERK

ANNEXATION PLAT
OF
CROWN RIDGE
FOR
RUMMEL, KLEPPER, & KAHL, LLP
DATE: OCTOBER 8, 2025 SCALE: AS NOTED
HUNTERSVILLE TOWNSHIP MECKLENBURG COUNTY NORTH CAROLINA

PROJECT # : 01511-0044
PROJ. SVYR : TAB
DRAWN BY : GHL
FIELD BK. : Book
COMP. FILE : .
SHEET # : 1 OF 1
DWG. # : 01511-0044

McKIM & CREED
8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704) 841-2588, Fax: (704) 841-2567
NC License# F-1222
Internet Site: http://www.mckimcreed.com

DATE	REVISION	BY
..	..	..

SCALE: 1" = 60'
0 30 60 120 180

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by G.S. 160A-31.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to NCGS §160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 22 day of January, 2026.

(TOWN SEAL)

Catherine Cook, Deputy Town Clerk

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
31994	IPL0306228	Legal Ad - IPL0306228		2.0	94.0L

ATTENTION: TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664
Huntersville, NC 28070
tbarron@huntersville.org

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION
(Huntersville Concord Road)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on February 3, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-31, to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Old Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.facebook.com/HuntersvilleNCTownGovernment.

The property subject to the Petition consists of approximately 1.221 acres (Annexation Petition 25-03), further identified as Meck. Co. PINs 01926598 and 01905103 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):

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IPL0306228
Jan 21 2026

North Carolina } ss
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:
01/21/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Mary Castro

DIGITALLY SIGNED

Sworn to and subscribed before me on Jan 21, 2026, 9:46 AM EST

NOTARY PUBLIC STATE OF TEXAS
MARY CASTRO
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 134932849
MY COMMISSION EXPIRES 6/5/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NCGS "MAIN" HAVING OBSERVED NORTH CAROLINA STATE PLANE COORDINATES SYSTEM NAD 83(2011) GRID COORDINATES OF Y: 609,229.78' AND X: 1,451,469.87' AND THENCE RUNNING N 57°32'36" W FOR A DISTANCE OF 3,741.62' (GRID DISTANCE) TO AN IRON REBAR FOUND, SAID REBAR BEING LOCATED ON THE SOUTHERN EDGE OF THE HUNTERSVILLE-CONCORD ROAD RIGHT-OF-WAY, ALSO BEING A COMMON CORNER OF LOTS 8 AND 16 PER "CROWN RIDGE PHASE 1, MAP 4 AS RECOREDED IN MAP BOOK 24, PAGE 890 AND ALSO BEING THE POINT AND PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING, ALONG THE SAID SOUTHERN RIGHT-OF-WAY, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00', AN ARC LENGTH OF 136.11', A BEARING OF N 68°58'23" W, AND A CHORD OF 135.91' TO A COMPUTED POINT; THENCE N 61°54'19" E A DISTANCE OF 51.06' TO A COMPUTED POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00', AN ARC LENGTH OF 158.21', A BEARING OF S 65°14'37" E, AND A CHORD LENGTH OF 157.87' TO A COMPUTED POINT; THENCE S 58°46'07" E A DISTANCE OF 1089.95' TO A COMPUTED POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5000.00', AN ARC LENGTH OF 55.08', A BEARING OF S 59°05'03" E, AND A CHORD LENGTH OF 55.08' TO A COMPUTED POINT; THENCE S 59°23'59" E A DISTANCE OF 173.79' TO A COMPUTED POINT; THENCE S 30°20'20" W A DISTANCE OF 37.97'TO A COMPUTED POINT IN A NORTHEASTERN CORNER OF LOT 3 PER MAP BOOK 25, PAGE 676; SAID CORNER ALSO BEING THE SOUTHERN EDGE OF HUNTERSVILLE-CONCORD ROAD RIGHT-OF-WAY; THENCE WITH SAID EDGE OF SOUTHERN RIGHT-OF-WAY, N 58°44'39" W A DISTANCE OF 1309.04' TO A FOUND " IRON REBAR; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 715.00', AN ARC LENGTH OF 59.59', A BEARING OF N 61°07'54" W, AND A CHORD LENGTH OF 59.57' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.221 ACRES, MORE OR LESS.

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