

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA

Regular Town Board Meeting February 17, 2026 - 6:00 PM TOWN HALL (14704 N Old Statesville Road)

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

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

1.A. Presentation on project HL-0056 North NC115 (Old Statesville Rd) widening between McCord Rd to Hwy 73 (Sam Furr Rd). *(Stephen Trott)*

2. Call to Order

3. Moment of Silence

4. Pledge of Allegiance

5. Announcements and Presentations

5.A. A Proclamation for National Engineers Week. *(Christy Clark)*

6. Public Comments

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the January 29-30, 2026 Town Board Planning Workshop. *(Catherine Cook)*

8.B. Approve the minutes of the February 3, 2026 Town Board Meeting. *(Catherine Cook)*

8.C. Approve Mecklenburg County Property Tax refunds. *(Pattie McGinnis)*

- 8.D. Call a public hearing for Tuesday March 3, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #R26-02, a request by HFH Investments to rezone +/- .397 acres, located the south side of Gilead Rd, from Neighborhood Residential (NR) to Town Center (TC). *(Brian Richards)*

9. Public Hearings

10. Other Business

- 10.A. Consider decision on traffic calming on Central Ave between Dellwood Drive and Holbrooks Road *(Lora Mastrofrancesco)*

- 10.B. Consider decision on need for additional traffic calming measures on Dellwood Drive. *(Lora Mastrofrancesco)*

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:

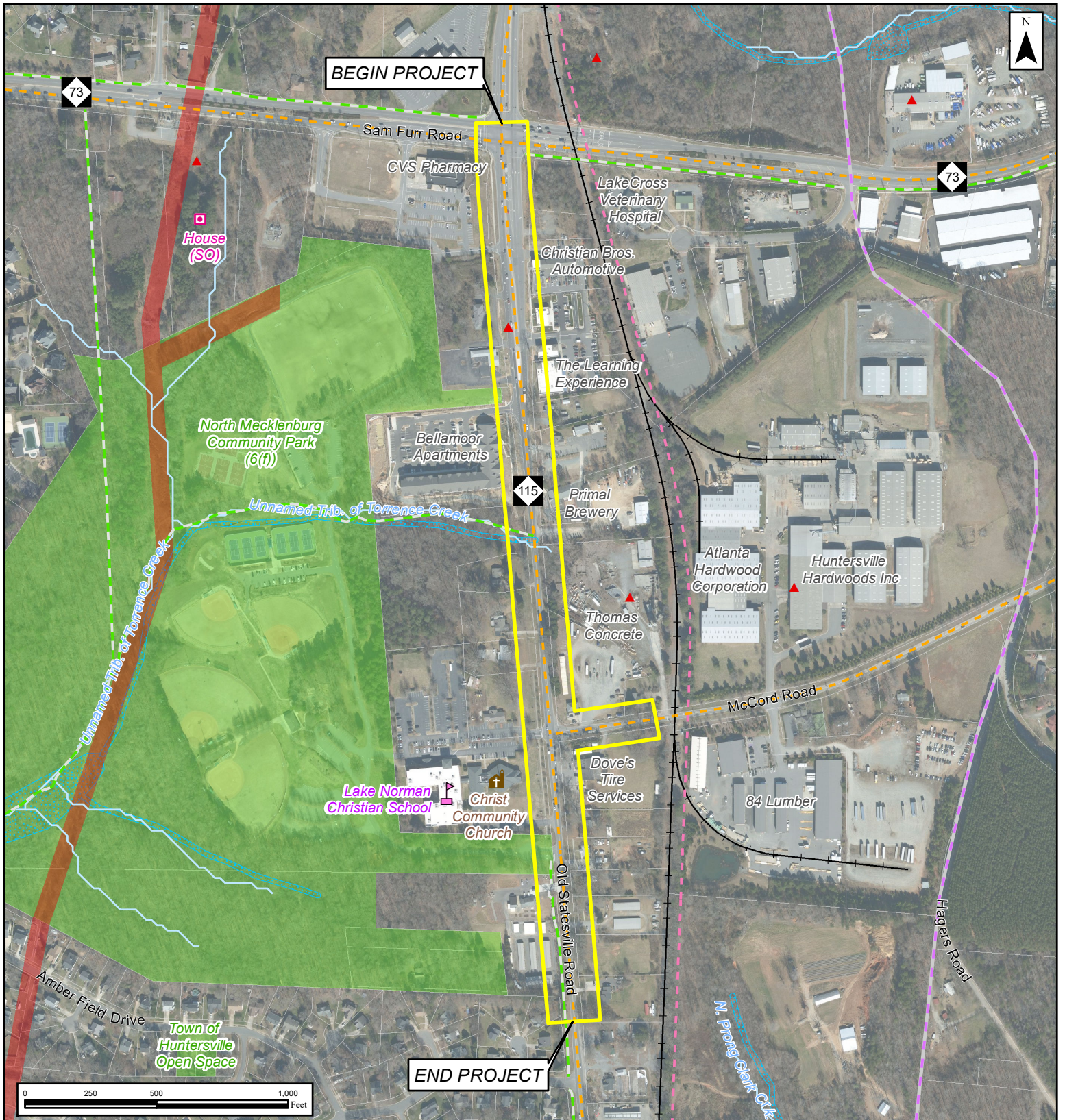
All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in the Town Hall at 6:00 p.m. on the first and third Tuesday of each month (unless otherwise posted). Agendas are published Thursdays before the meeting on our website. The Board reserves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

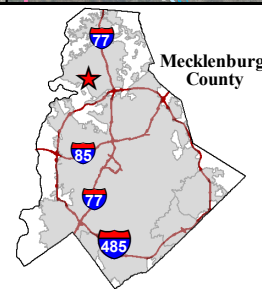
Please contact the Town Clerk, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Janet Pierson can be reached at clerk@huntersville.org or 704-875-6541.



Town of
Huntersville
 NORTH CAROLINA

STV 100 Years

- Project Study Area
- Stream
- NWI Wetland
- Carolina Thread Trail
- Mooresville Trail (Future)
- NCDOT Bike Route
- Norfolk Southern Railroad
- Planned Greenway
- Duke Power Utility ROW
- Parcel
- Park
- + Church
- ▲ EDR Potential
- ▲ Hazardous Waste Site
- NC HPO Historic Site
- School



Sources: Mecklenburg County GIS Department, NC One Map, NC HPO GIS Portal, EDR Radius Map Report, & Google Earth

CRTPO Funding Study
 NC 115 (Old Statesville Road)
 from NC 73
 (Sam Furr Road) to
 McCord Road
 Town of Huntersville, NC

September 2021

Preliminary
Environmental
Screening Map



A PROCLAMATION FOR NATIONAL ENGINEERS WEEK

WHEREAS, engineers use their scientific skills and specialized knowledge and skills in creative and innovative ways to fulfill society's needs; and

WHEREAS, engineers help solve major technological challenges of our time - from designing efficient building systems to rebuilding towns devastated by natural disasters; and

WHEREAS, engineering has been called the invisible or stealth profession because everything around us and things we use every day have been engineered in some way, yet we may not see the engineers behind the scenes or know much about engineering; and

WHEREAS, founded in 1951, National Engineers Week (EWeek) is dedicated to ensuring a diverse and well-educated future engineering workforce by increasing understanding of, and interest in, engineering and technology careers; and

WHEREAS, EWeek is a formal coalition of engineering, education and cultural societies, with corporations and government agencies dedicated to raising public awareness of engineers' positive contributions to quality of life; and

WHEREAS, EWeek promotes recognition among parents, teachers and students of the importance of a technical education and a high level of math, science and technology literacy, and motivates youth to pursue engineering careers in order to provide a diverse and vigorous engineering workforce.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of February 22 through February 28 as "**NATIONAL ENGINEERS 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 17th day of February, 2026.

Christy Clark, Mayor



Request for Board Action

February 17, 2026

To: The Honorable Mayor and Board of Commissioners

From: Catherine Cook, Deputy Town Clerk

Subject: Town Board Planning Workshop Minutes Approval

EXPLAIN REQUEST:

Approve the Town Board Planning Workshop minutes.

ACTION RECOMMENDED:

Approve workshop minutes.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 20260129-MinutesPacket_Draft

Mayor
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Town Clerk
Janet Pierson

MINUTES

Town Board Planning Workshop

January 29, 2026 - 8:30 AM

GRAYLYN ESTATE (1900 Reynolda Road)

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

The Huntersville Board of Commissioners meeting was held at Graylyn Estate 1900 Reynolda Road, Winston-Salem, NC 27106, at 8:30 AM on January 29, 2026

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

Day 1 - January 29, 2026

Opening Remarks and Overview

Mayor Christy Clark called the meeting to order.

Mayor Clark welcomed everyone. She and Town Manager Anthony Roberts gave opening remarks and an overview of the workshop.

Public Works and Engineering Departments Presentation

Kevin Fox, Director of Public Works, spoke about:

- *Powell Bill Funds*
- *Stormwater Funds*
- *Solid Waste Fee*
- *Public Works Staffing*

Stephen Trott, Director of Engineering, spoke about:

- *Staffing Requests*
- *ADA Sidewalk Update*
- *Projects Completed in 2025*
- *Town Road Projects Underway*
- *Town Sidewalk Projects Underway*
- *NCDOT Projects*
- *Future CIP Projects*

- PowerPoint attached hereto as EXHIBIT - D1-1

Break

Information Technology Department Presentation

Larry Davis, Director of Information Technology, spoke about:

- *General Update/Projects*
- *Camera Update*
- *Support Update/Additional Staff*

- PowerPoint attached hereto as EXHIBIT - D1-2

Human Resources Department Presentation

Lara Cagle, Director of Human Resources, spoke about:

- *Staffing Overview*
- *ElectriCities Transition*
- *Benefit Review*
- *Projected Staffing*
- *2026 Focus*

- PowerPoint attached hereto as EXHIBIT - D1-3

Legal Department Presentation

Emily Sloop, Town Attorney, spoke about:

- *Public Records*
- *Conflicts of Interest Related to Development Regulations*
- *Conflicts of Interest in Contracting*
- *Social Media Policy*

- PowerPoint attached hereto as EXHIBIT - D1-4

Engineering - Verhoeff Alignment Study

Mr Trott updated the Board on the Verhoeff Alignment Study.

Mr Trott will submit the suggested alignment to CRTPO to determine next steps.

- PowerPoint attached hereto as EXHIBIT - D1-5

Lunch

Police Department Presentation

Brian Vaughan, Chief of Police, spoke about:

- *State of the Department*
- *Personnel and Staffing Update*
- *Compensation and Incentives*
- *Organizational Structure*
- *Space Needs, Equipment and Technology*
- *North Meck Magistrate Update*

- PowerPoint attached hereto as EXHIBIT - D1-6

Fire Department Presentation

Jim Dotoli, Chief of Fire, spoke about:

- *Station Response Area*
- *Station Calls*
- *CIP Apparatus*
- *CIP Stations 1, 2 and 5*
- *Medic Contract*
- *Part-Time to Full-Time Positions*

- PowerPoint attached hereto as EXHIBIT - D1-7

Break

Huntersville Family Fitness and Aquatics Presentation

George Eversmann, Vice President Operations of LIV unltd, spoke about:

- *Facility Impact / Community Relations*
- *Memberships*
- *Capital/Operational Expenditures and Improvements*
- *Ongoing Projects*
- *Future Capital / Facility Planning*

Commissioner Quarles inquired about cross-marketing initiatives and Mr Eversmann explained their various initiatives

- PowerPoint attached hereto as EXHIBIT - D1-8

Attainable Housing Presentation

Bobby Williams, Assistant Town Manager, spoke about Attainable Housing.

- PowerPoint attached hereto as EXHIBIT - D1-9

Adjourn

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

Day 2 - January 30, 2026

Opening Remarks and Overview

Mayor Clark called the meeting to order.

Mayor Clark welcomed everyone back. She and Mr Roberts gave opening remarks and an overview of the workshop.

Planning Department Presentation

Brian Richards, Director of Planning, spoke about:

- *Growth / Development Trends*
- *Maps*
- *Long Range Planning Goals*
- *2040 Community Plan*
- *2023 Downtown Master Plan*
- *Pottstown Community Preservation Plan*
- *Transportation Planning*
- *Unified Development Ordinance*

- PowerPoint attached hereto as EXHIBIT - D2-1

Parks and Recreation Department Presentation

Michael Jaycocks, Director of Parks and Recreation, spoke about:

- *Park Visitors*
- *Sports Tourism*
- *Waiting List*
- *Impact of Park Improvements*
- *Downtown Parks and Events*
- *Greenway Usage*
- *Tree Canopy*
- *2030 Master Plan*
- *Current Projects*
- *Future Projects*

The Board asked Mr Jaycocks to look into adding a New Year's Eve Event.

- PowerPoint attached hereto as EXHIBIT - D2-2

ElectriCities Presentation

Kevin Josupait, Electric System Manager, spoke about:

- *Electric Service Territory*
- *Capital Projects FY26*
- *Capital Outlook FY27*
- *Electric System Load Update*

- PowerPoint attached hereto as EXHIBIT - D2-3

Finance Department Presentation

Pattie McGinnis, Director of Finance, spoke about:

- *Fund Balance*
- *Debt Schedule*
- *Budget Calendar*

- *CIP and Five Year Financial Forecast*

- *PowerPoint attached hereto as EXHIBIT - D2-4*

Wrap Up / Board Discussion

Mayor Clark, Mr Roberts and Mr Williams spoke about:

- *Economic Development*
- *Town Center RFPs - The Board agreed to Mr Roberts suggestion to open up the type of use for the building in the next RFP*
- *Potential FY27 Goals - Mr Roberts asked the Board to use the FY26 goals as a base to formulate FY27 goals*
- *Budget Survey - Mr Roberts asked the Board to review the questions in the draft survey*
- *Parking Deck - The Board directed Mr Roberts to start research on a parking deck*
- *Cashion's Lot - Mr Roberts asked the Board for suggestions to submit to Parks and Recreation department*

- *PowerPoint attached hereto as EXHIBIT - D2-5*

Adjourn

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

Commissioner Smallwood seconded the motion.

The motion Passed.

Mayor Clark adjourned the meeting.

EXHIBIT
D1-1

Engineering & Public Works

Jan. 29, 2026

Town of
Huntersville
NORTH CAROLINA

Public Works

- ❧ CIP Projects – Roads and Sidewalks Construction
- ❧ Street Maintenance
- ❧ Stormwater Maintenance
- ❧ Fleet Maintenance
- ❧ Solid Waste
- ❧ Street Lights
- ❧ Land Development / Street Acceptance/ Encroachments



Public Works Topics Today

 Powell Bill Funds

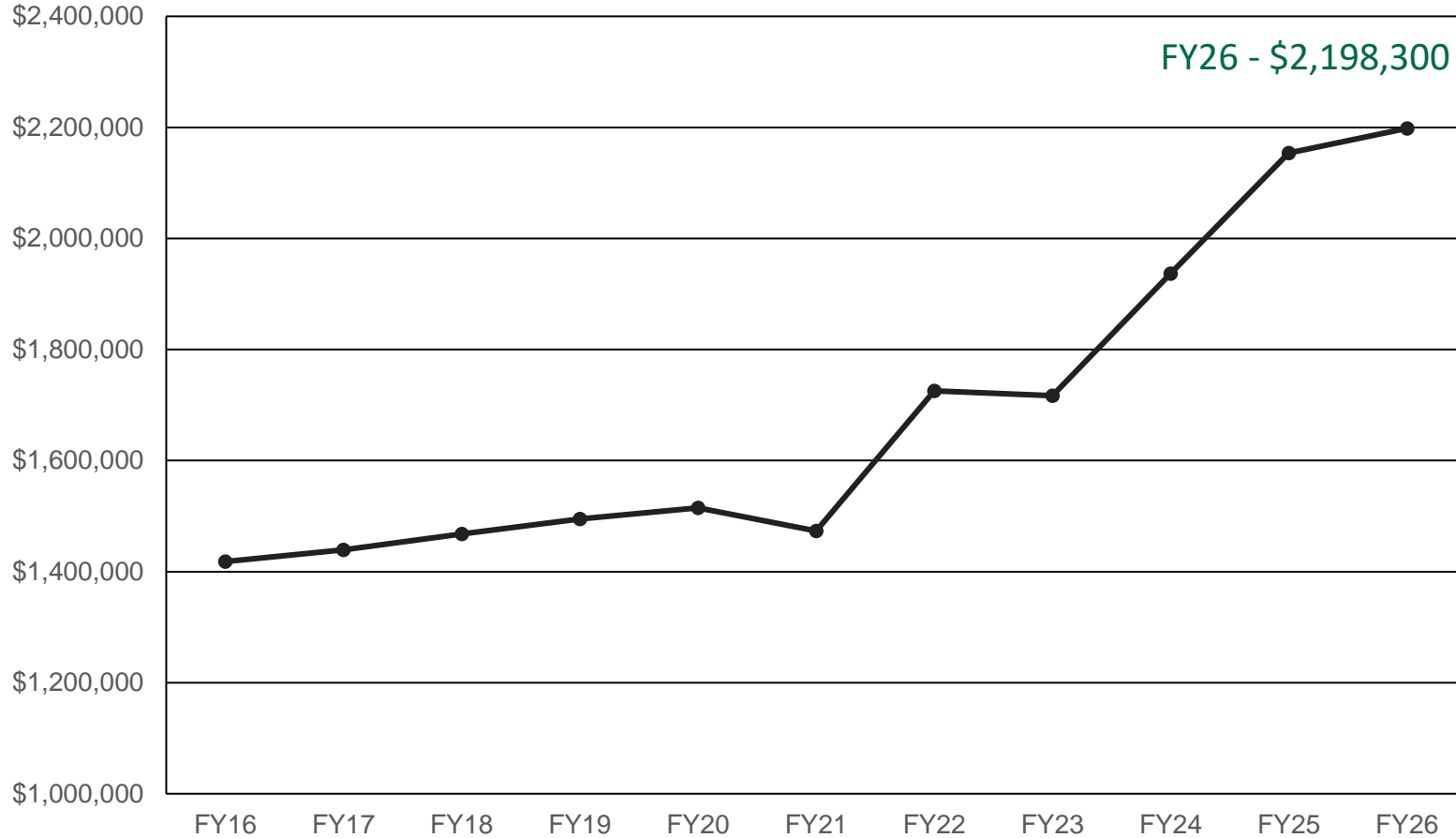
 Stormwater Funds

 Solid Waste Fee

 Public Works Staffing



Powell Bill – (Town Allocations)



FY26 - \$185,622,000 Statewide total distribution



Powell Bill

Cost to mill, patch, and resurface **1 mile** of street

\$50,000 to mill PLUS

\$45,000 to patch 10% of area PLUS

\$175,000 to resurface w/ 2" of asphalt

TOTAL = \$270,000



Powell Bill

\$270,000 x 254.98 miles

\$68,844,600

Spending **85%** of the \$2,198,300 annual Powell Bill funds provides resurfacing of streets every. . .

37 YEARS

Note: FY26 plan to address approx. 11 miles of town-maintained streets, an increase from the historic 5-7 miles per year.

Recommend: *Continue to supplement Powell Bill funding to increase paving to 12-14 miles per year. This will decrease the number above to ~20 years.*



Stormwater Fund

🌿 Approximately \$3,500,000 committed to on-going Stream Enhancement Projects

- South Prong Clarke Creek Project (Vermillion Area)
- Upper Tributary Torrance Creek (Hamptons/Monteith Park)
- Tributary to Caldwell Station Creek (Cambridge Grove/Hampton Ridge)

🌿 Increasing demand for Stormwater Maintenance

- Aging infrastructure of piped systems through-out Town
- Continuing to rely on Contractor Labor to complete projects

🌿 Increasing County Fees for Major System Components and NPDES Permit

🌿 ***Recommend: No increase to Stormwater Fee for FY27 but monitor for future years.***



Solid Waste Fee

❧ Current-year Solid Waste Fee for residents - \$154 per household

❧ FY25 Solid waste cost – \$5,256,300

❧ Estimate current-year costs to be \$5,700,000

(\$244/household/year)

❧ Fee Covers 63% of actual costs



Staffing

🌿 Fully staffed for the first time in 5+ years!

🌿 Plan to request 4 new positions in Public Works Operations

- Landscape Maintenance Crew to reduce Contracted Services
- Additional Capacity for Increasing Sidewalk and Street Maintenance

🌿 Plan to request 1 new position for Fleet Maintenance

- Over 400 “pieces” to maintain (added HFD and future Electric Dept.)
- Provides support for 2 current positions for greater production/faster turn-around
- Safety – minimum 2 personnel in shop in event someone is out

🌿 Important to remain competitive as we continue to compete with Private sector



Engineering

- ❧ CIP Projects – Roads and Sidewalks
- ❧ Land Development Plan Review and TIAs
- ❧ Traffic Calming
- ❧ New Street Signage Requests
- ❧ ADA Sidewalk Compliance
- ❧ NCDOT Project Coordination



Engineering Topics Today

❧ Staffing Requests

❧ ADA Sidewalk Update

❧ Projects Completed in 2025

❧ Town Road Projects Underway

❧ Town Sidewalk Projects Underway

❧ NCDOT Projects

❧ Future CIP Projects



Staffing Requests for FY27

- ❧ Engineering Manager – Traffic
- ❧ Convert an Engineer II position to Engineering Manager (Land Development)
- ❧ Engineer to design/manage road and sidewalk projects
- ❧ Project Manager for current & upcoming Town projects (fire stations, greenways, parks additions, public works building, etc.)

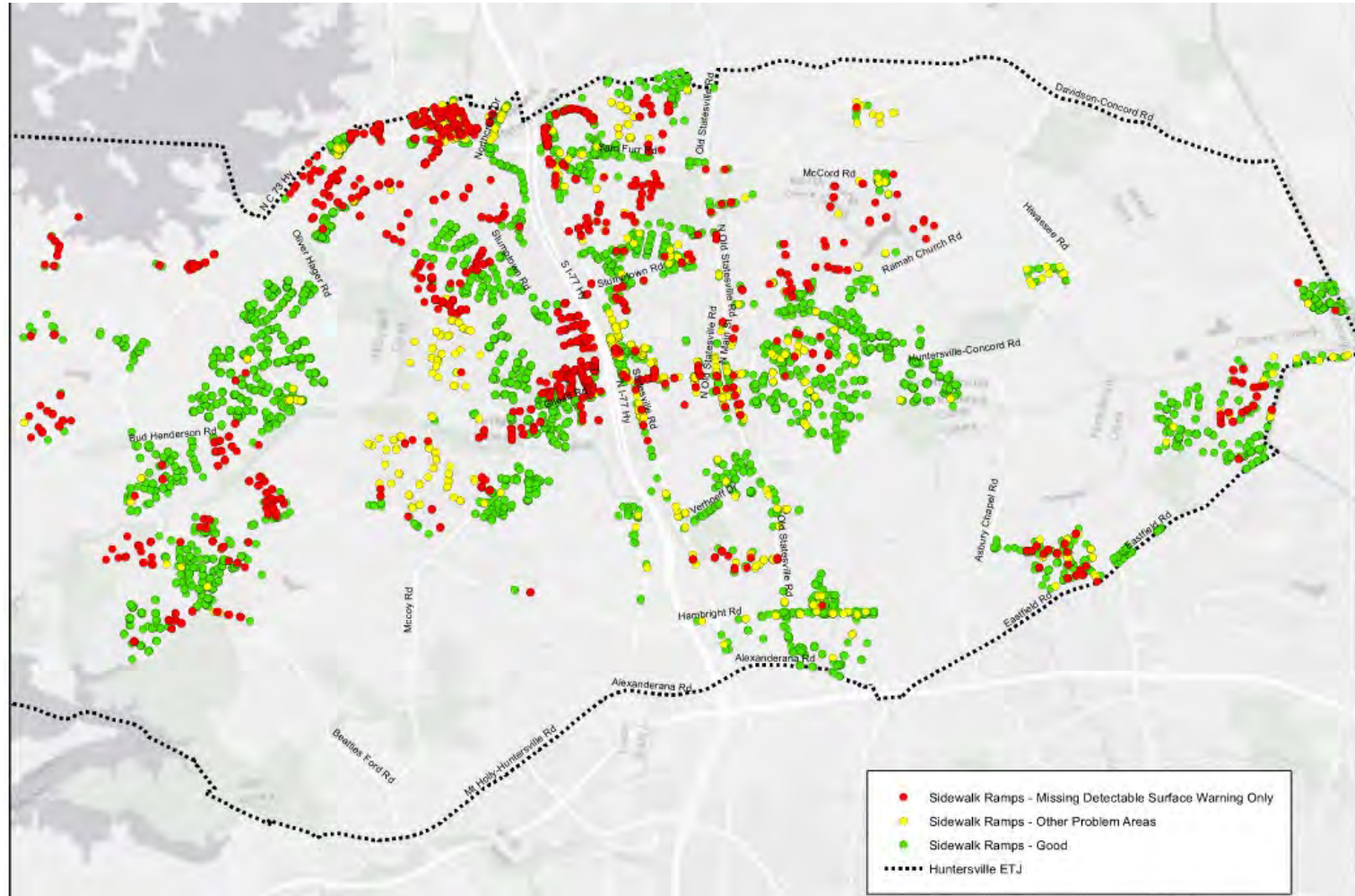


ADA Sidewalk Ramps Update

6,335 ramps

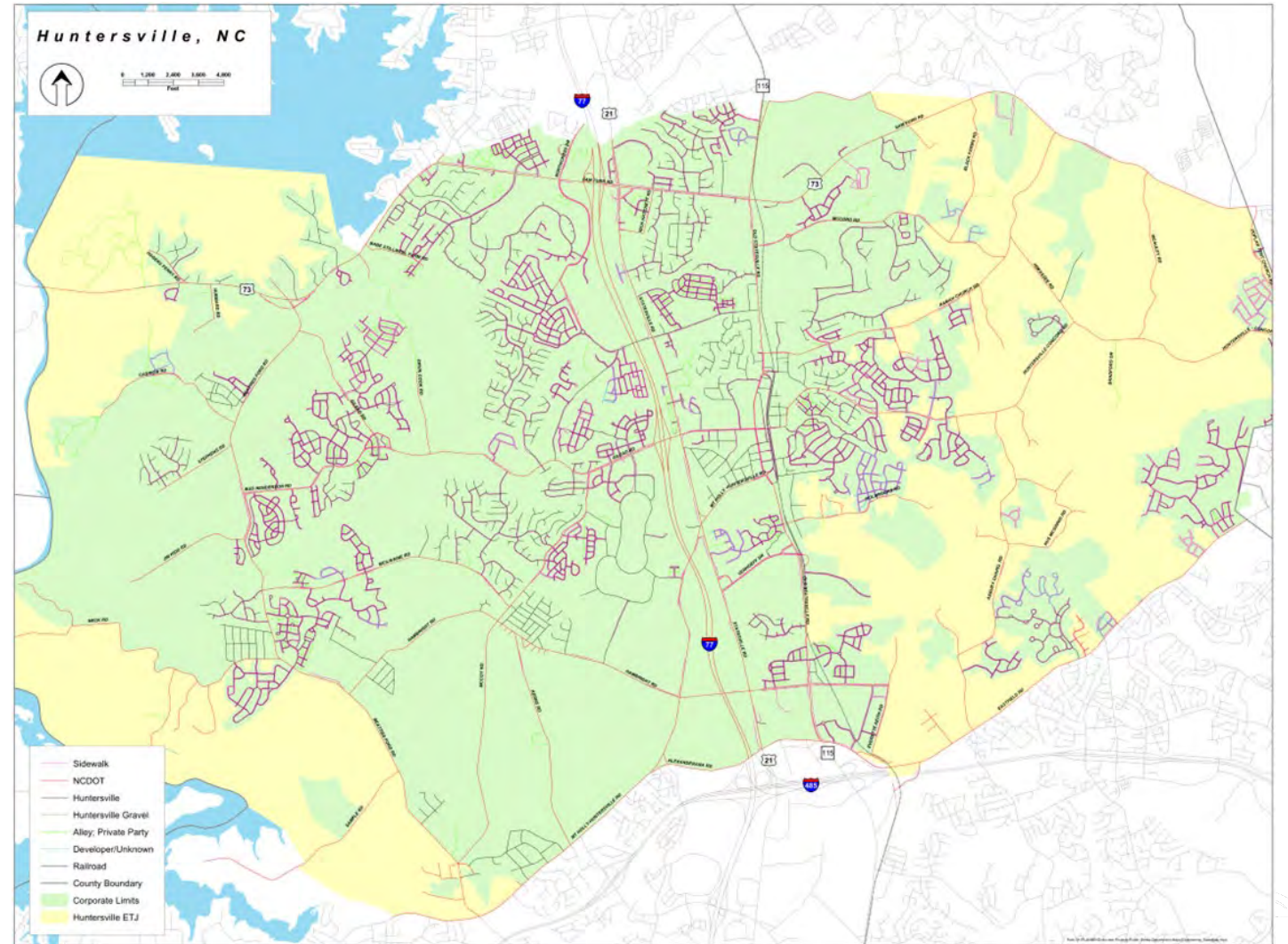
About 22%
noncompliant

Estimated cost to fix
~\$2,100,000



ADA Sidewalk Update

- ❧ About 320 miles of sidewalks
- ❧ Surveyed about 73% of total
- ❧ Roughly 18% of sidewalk surveyed is noncompliant (42 miles)
- ❧ Estimated cost to fix: ~\$10,400,000



Projects Completed in 2025

❧ Arahova

❧ Vanstory at Reese

❧ Holbrook Street connection to Dallas Street

❧ Bud Henderson Sidewalk

❧ North Meck HAWK signal

❧ NC115 North Meck to Blythe Sidewalk

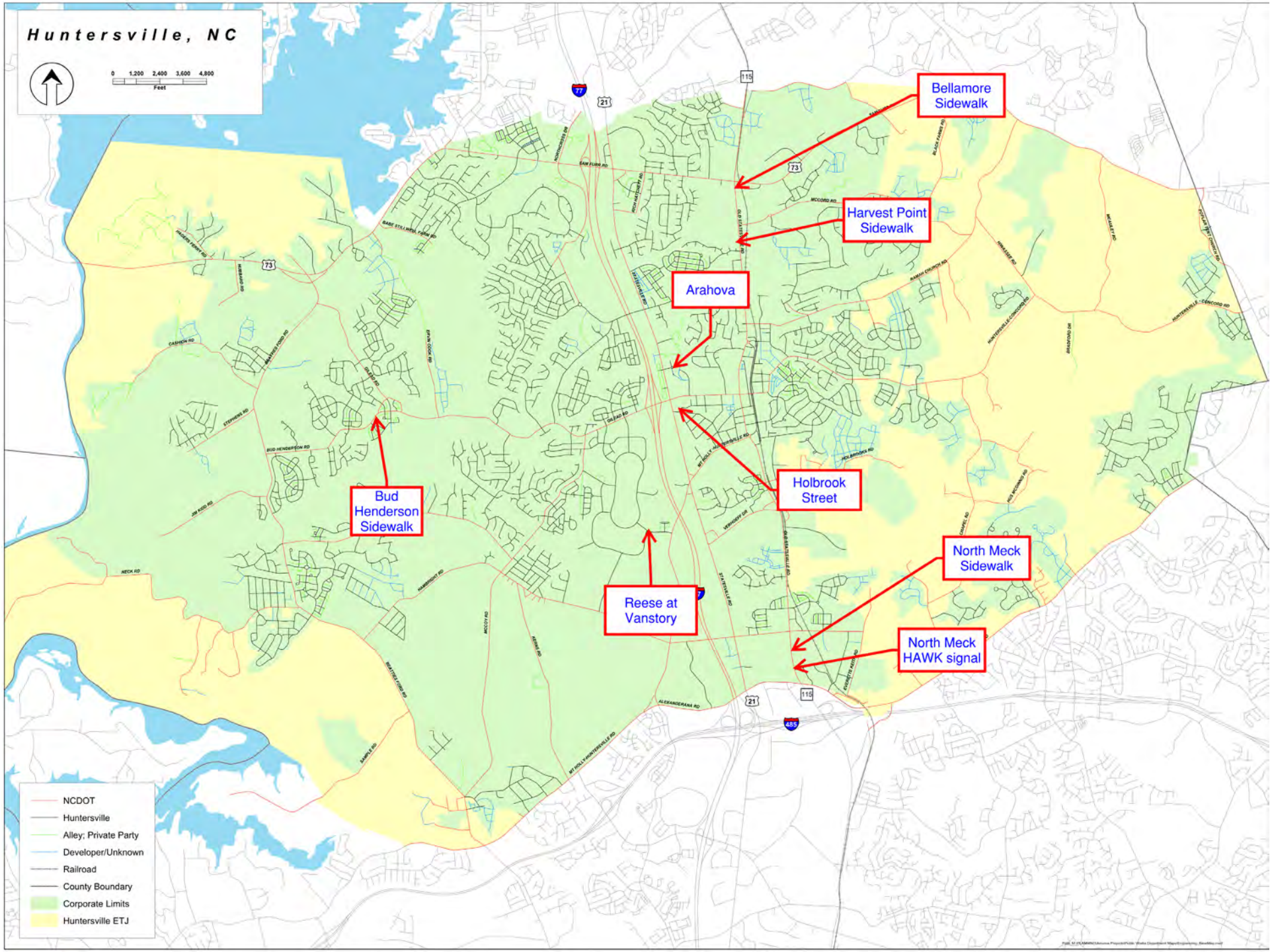
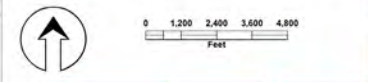
❧ NC115 at Harvest Point Sidewalk

❧ NC115 Bellamore Sidewalk

❧ 2025 Resurfacing – 10.73 miles



Huntersville, NC



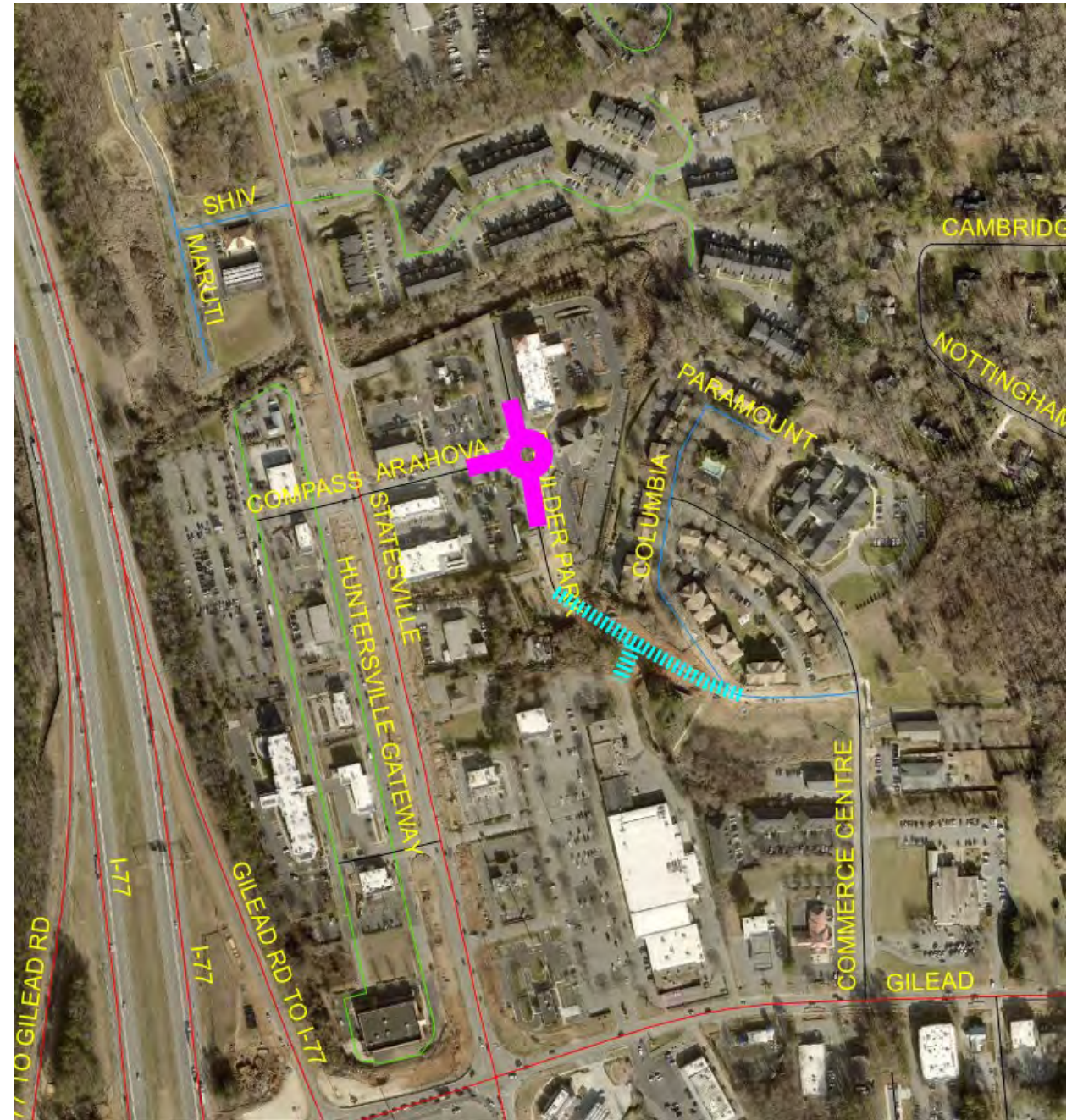
- NCDOT
- Huntersville
- Alley; Private Party
- Developer/Unknown
- Railroad
- County Boundary
- Corporate Limits
- Huntersville ETJ



Arahova

Rebuild Roundabout

Construction Complete



Vanstory at Reese

➤ Add left turn lane on Reese Blvd

➤ Construction Complete



Holbrook Street Connection

🌿 Connect Holbrook Street to Dallas Street

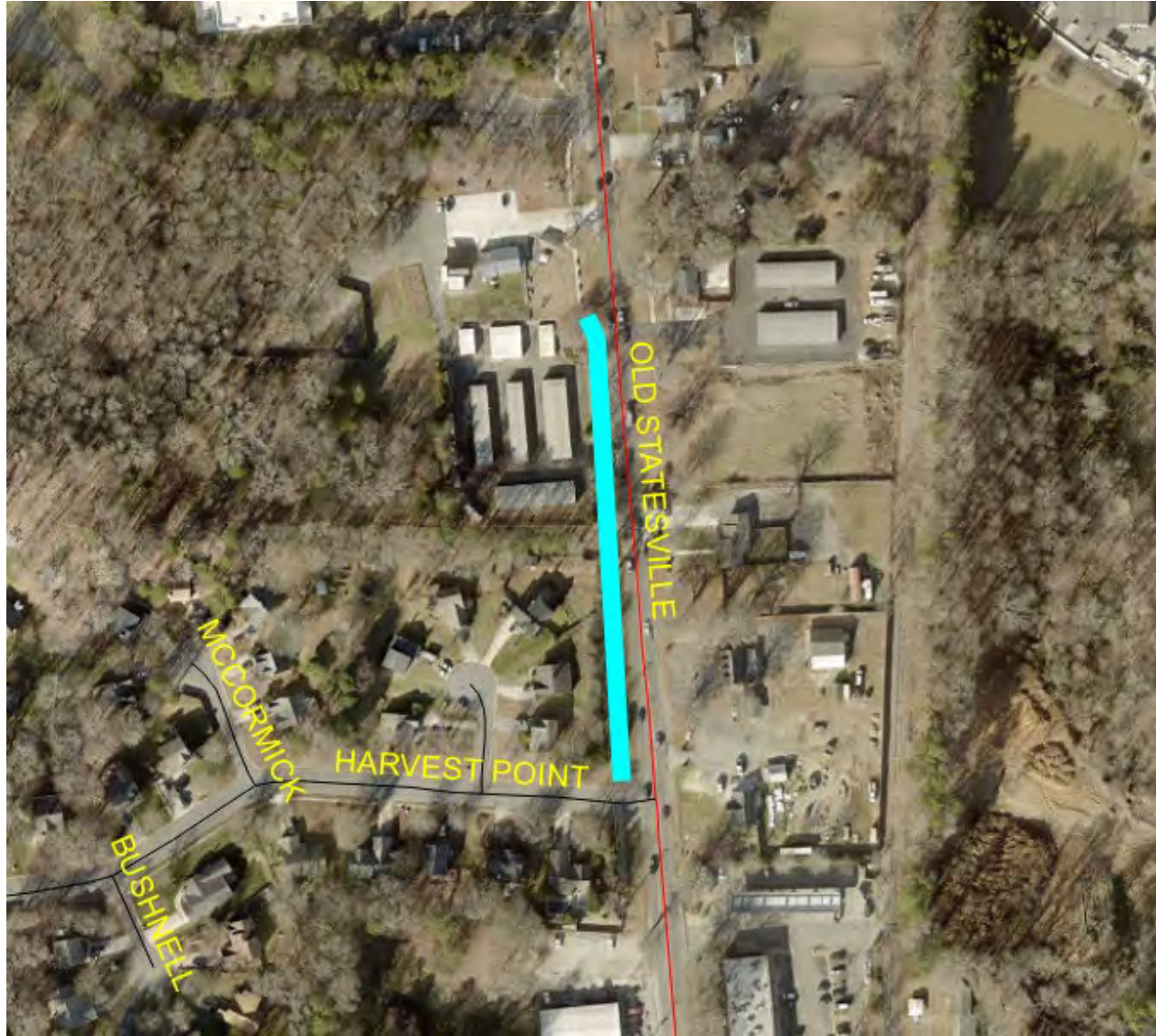
🌿 Construction Complete



NC115 at Harvest Point

🌿 Along NC115, connect North Meck Park to Harvest Point

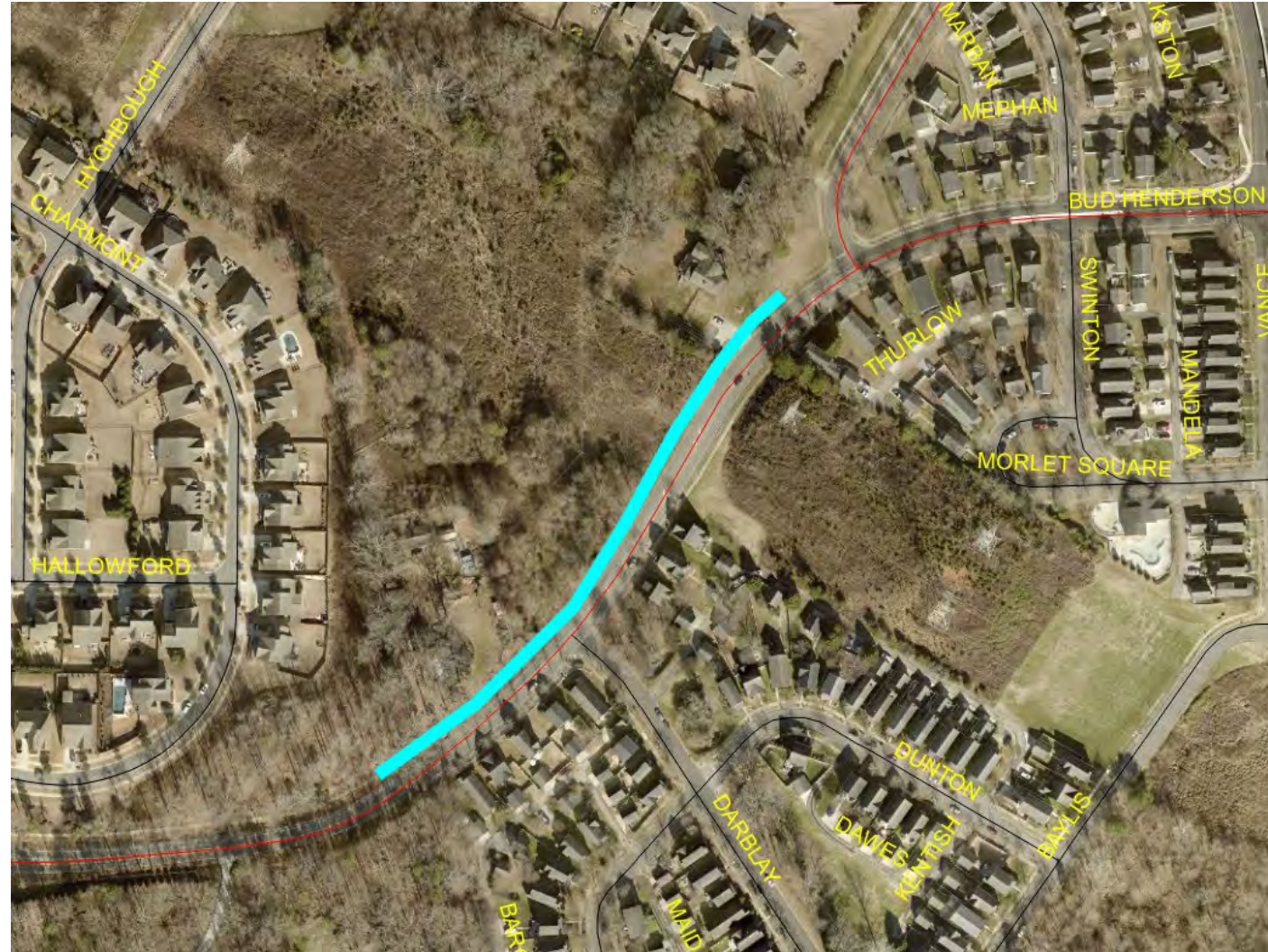
🌿 Construction Complete



Bud Henderson

Along Bud Henderson Road,
connect Arbormere to the Villages
at Gilead

Construction Complete



NC115-Bellamore to CVS

🌿 Along NC115, connect Bellamore to CVS

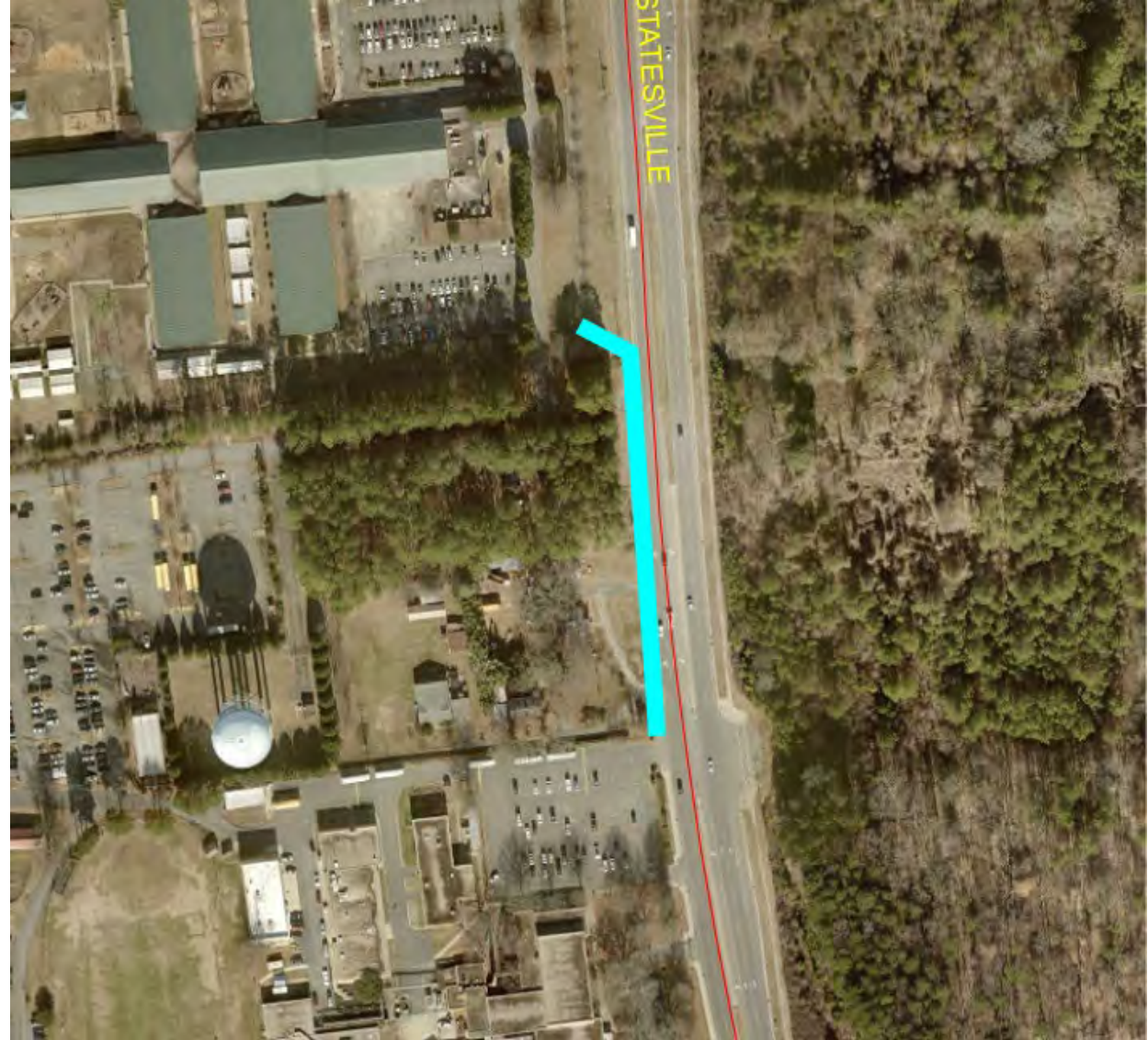
🌿 Construction Complete



NC115-North Meck to Blythe

🌿 Connect sidewalk along NC115
between North Meck High and
Blythe Elementary School

🌿 Construction Complete



North Meck Pedestrian Crossing

- ❧ Add PHB and pedestrian crossing on NC115 at North Meck high school
- ❧ Construction Complete

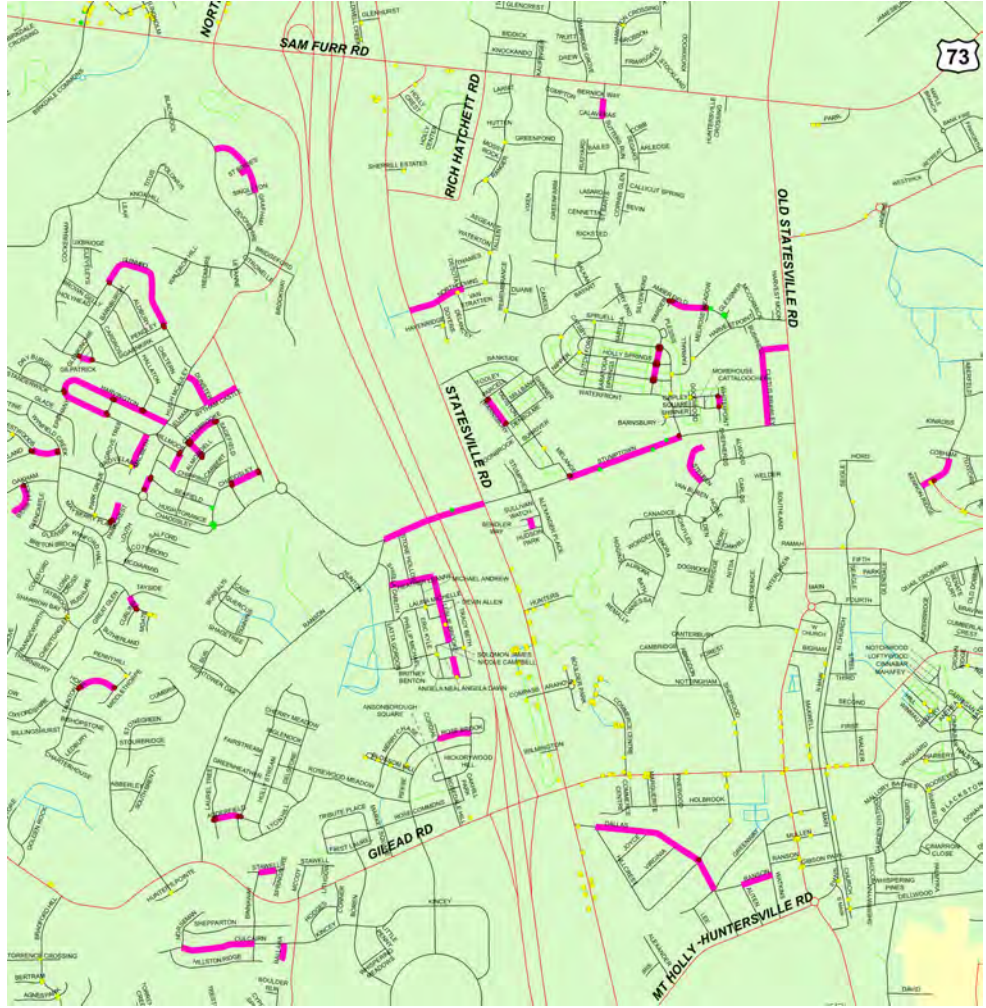
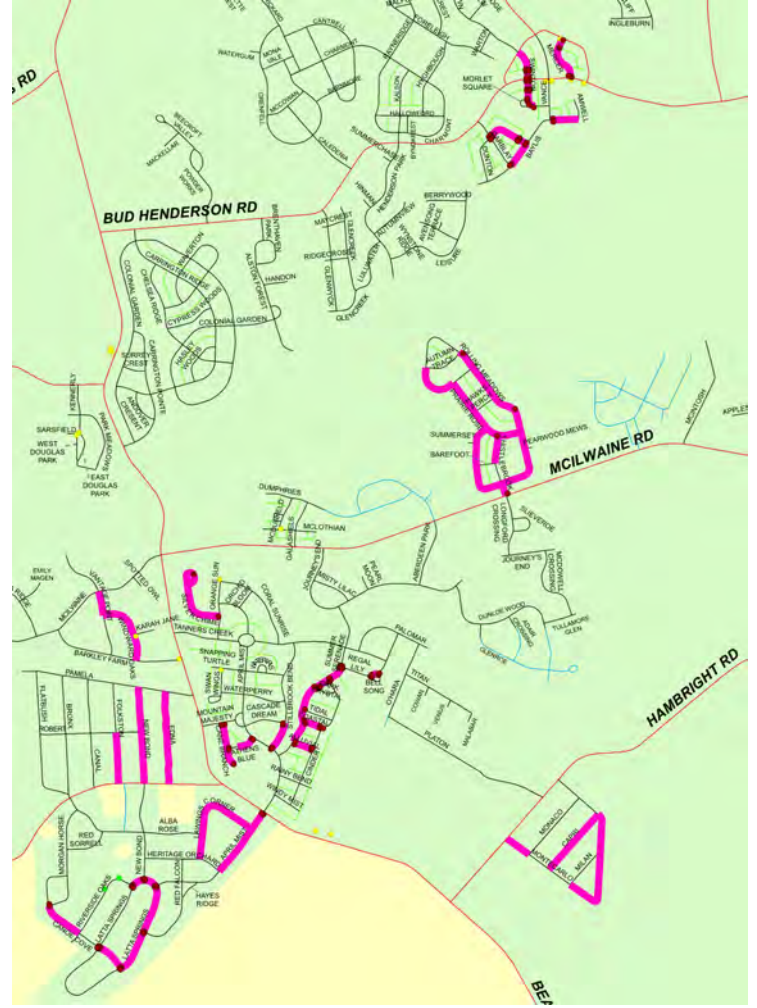
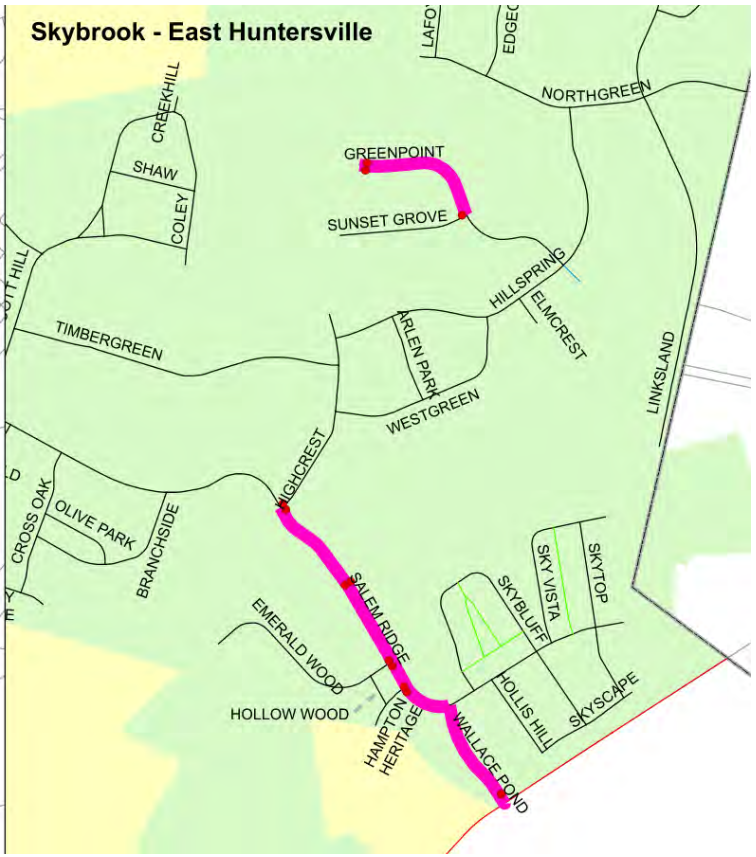


2025 Resurfacing

10.73 miles

Total Cost ~

\$2,642,459



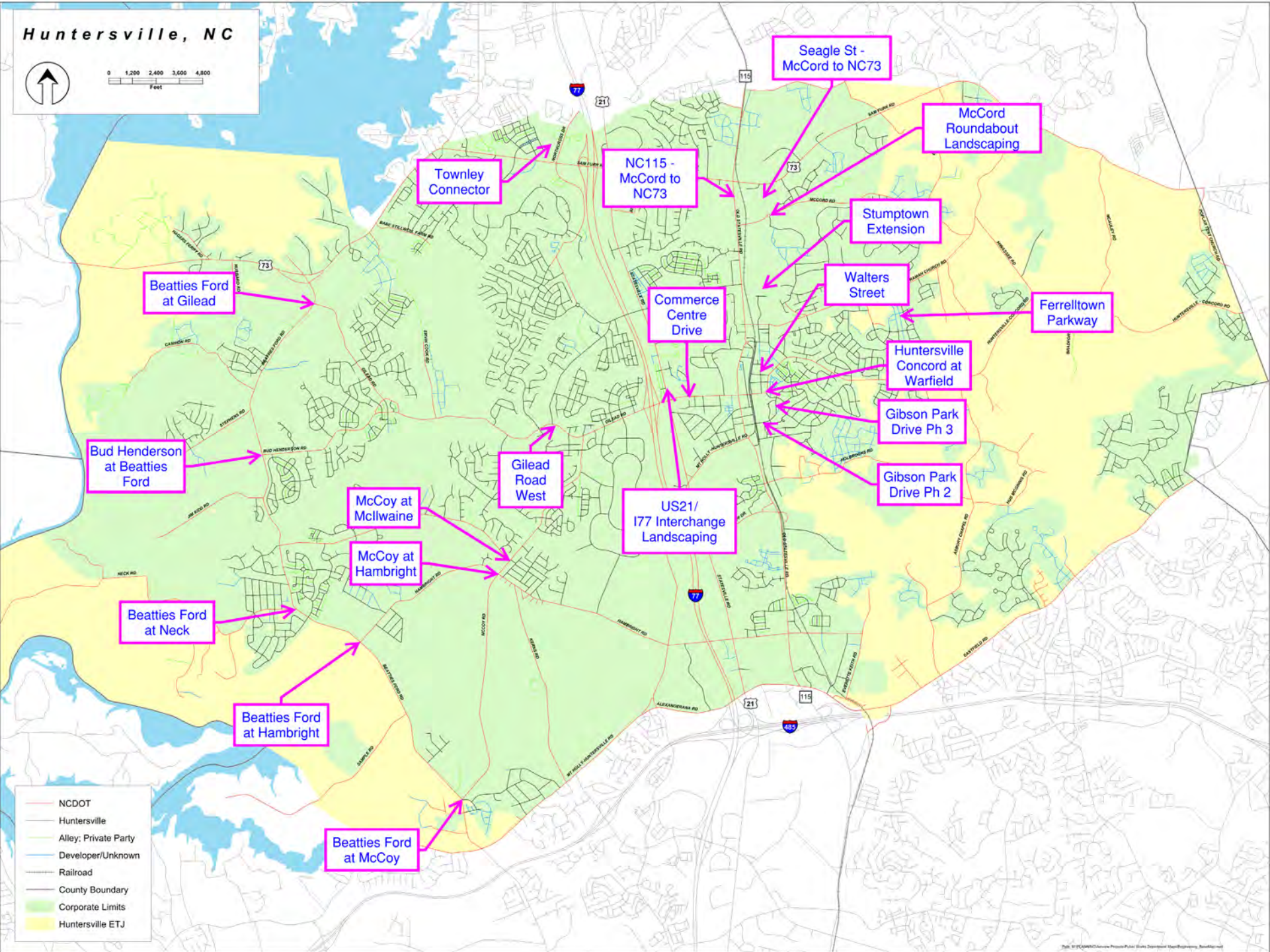
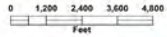
Town Road Projects Underway

- ❧ 2026 Street Resurfacing
- ❧ Gibson Park Drive Phase 2
- ❧ Beatties Ford at Gilead Road
- ❧ Commerce Centre Drive
- ❧ Ferrelltown Parkway
- ❧ Seagle Street – McCord to NC73
- ❧ Gilead Road West
- ❧ Beatties Ford at Hambright
- ❧ Beatties Ford at McCoy Road
- ❧ Bud Henderson at Beatties Ford
- ❧ Stumptown Extension

- ❧ McCoy Road at Hambright/McIlwaine
- ❧ Walters Street
- ❧ Huntersville Concord Rd at Warfield
- ❧ Beatties Ford at Neck
- ❧ NC115 (McCord to NC73)
- ❧ US 21/I 77 Interchange Landscaping
- ❧ McCord Roundabout Landscaping
- ❧ Townley Connector
- ❧ Gibson Park Phase 3



Huntersville, NC



- NCDOT
- Huntersville
- Alley: Private Party
- Developer/Unknown
- Railroad
- County Boundary
- Corporate Limits
- Huntersville ETJ



TOWN OF HUNTERSVILLE
ENGINEERING AND PUBLIC WORKS
PROJECT LIST
12/22/2025

Project Name	Completed Project	Project Updated	Spent To Date	Design & ROW	Construction	Est Completion Date	Comments
	Source of Funds	Budget*					
NC115 Sidewalk - Bellamore to CVS	General Fund	\$200,000	\$82,512	Property Acquisition complete. 0/1 parcel in condemnation settled.	Complete	Summer 2025	
Enhanced Pedestrian Crossing at North Meck HS	General Fund	\$275,000	\$188,626	Complete.	Complete	Summer 2025	
NC115 Sidewalk - North Meck to Blythe	General Fund	\$190,600	\$132,698	Complete.	Complete	Fall 2025	
Holbrook St - Connection to Dallas St	Transportation Reserve	\$350,000	\$123,091	Complete.	Complete	Winter 2025	
Main Street U-5908	Bond Funds	\$31,790,878	\$26,367,963	33/35 parcels in condemnation settled.	Complete	Summer 2025	
Huntington Green Community Sidewalk	CDBG Grant, General Fund	\$4,700,000	\$3,940,305	Complete.	85% complete	Spring 2026	Construction underway.
Gibson Park Drive Phase 2	Bond Funds/Fund Balance	\$1,400,000	\$276,800	Complete.	35% complete	Spring 2026	Construction underway.
Commerce Centre Drive	General Fund	\$1,500,000	\$171,335	Property Acquisition underway. 4/5 parcels settled.	Spring 2026	Fall 2026	
Ferrelltown Parkway	General Fund	\$5,100,000	\$138,225	Phase 1: Property Acquisition complete. 100% plans underway. Phase 2: 0/3 parcels settled.	Spring 2026	Summer 2028	
Beatties Ford Rd/Gilead Rd	Bond Funds	\$2,700,000	\$335,784	Property Acquisition underway. 7/9 parcels acquired. 0/2 parcels in condemnation settled.	Summer 2026	Spring 2027	
Beatties Ford & Hambright Intersection	Transportation Reserve/Bond Fund	\$2,150,000	\$496,234	100% Plans underway. 0/1 parcels in condemnation settled.	Summer 2026	Spring 2027	Utility relocation underway.
Gilead Rd West - Wynfield Creek Parkway to McCoy Rd. U-6106	Bond Fund	\$19,500,000	\$4,295,201	Property Acquisition underway. 33/47 parcels acquired. 0/5 parcels in condemnation settled.	Summer 2026	Summer 2028	
Beatties Ford Rd/McCoy Rd	Bond Fund	\$3,000,000	\$304,839	Property Acquisition underway. 5/13 parcels acquired.	Fall 2026	Summer 2027	
Greenway St Sidewalk	General Fund	\$200,000	\$63,805	Property Acquisition underway. 0/2 parcels acquired.	Spring 2026	Summer 2026	
US21/I77 Interchange Landscaping	General Fund	\$800,000	\$5,250	Plans underway.	Fall 2026	Spring 2027	
McCord Road Roundabout Landscaping	General Fund	\$250,000	\$1,350	Plans underway.	Fall 2026	Spring 2027	
Seagle St- McCord to NC73	General Fund	\$1,750,000	\$142,348	Property Acquisition underway. 0/3 parcels acquired.	Fall 2026	Summer 2027	Schedule dependant on development road construction.
Covington Crest to Vermillion Village - Sidewalk	General Fund	\$600,000	\$51,203	30% plans in review.	Fall 2026	Spring 2027	
Crown Ridge E - Sidewalk	General Fund	\$600,000	\$51,203	30% plans in review.	Fall 2026	Spring 2027	
Kedleston Rd - Sidewalk	General Fund	\$1,600,000	\$81,052	30% plans in review.	Summer 2027	Winter 2027	
Main St to Monteith Grove N - Sidewalk	General Fund	\$500,000	\$64,532	65% plans underway.	Fall 2026	Spring 2027	Potential development project R25-15.
Main St to Monteith Grove S - Sidewalk	General Fund	\$275,000	\$37,961	65% plans underway.	Fall 2026	Spring 2027	
Verhoeff Dr - Sidewalk	General Fund	\$475,000	\$56,941	65% plans underway.	Fall 2026	Spring 2027	
LN Charter to Damson Dr Section 1 - Sidewalk	General Fund	\$110,000	\$16,699	65% plans underway.	Fall 2026	Spring 2027	
LN Charter to Damson Dr Section 2 - Sidewalk	General Fund	\$375,000	\$56,946	65% plans underway.	Fall 2026	Spring 2027	



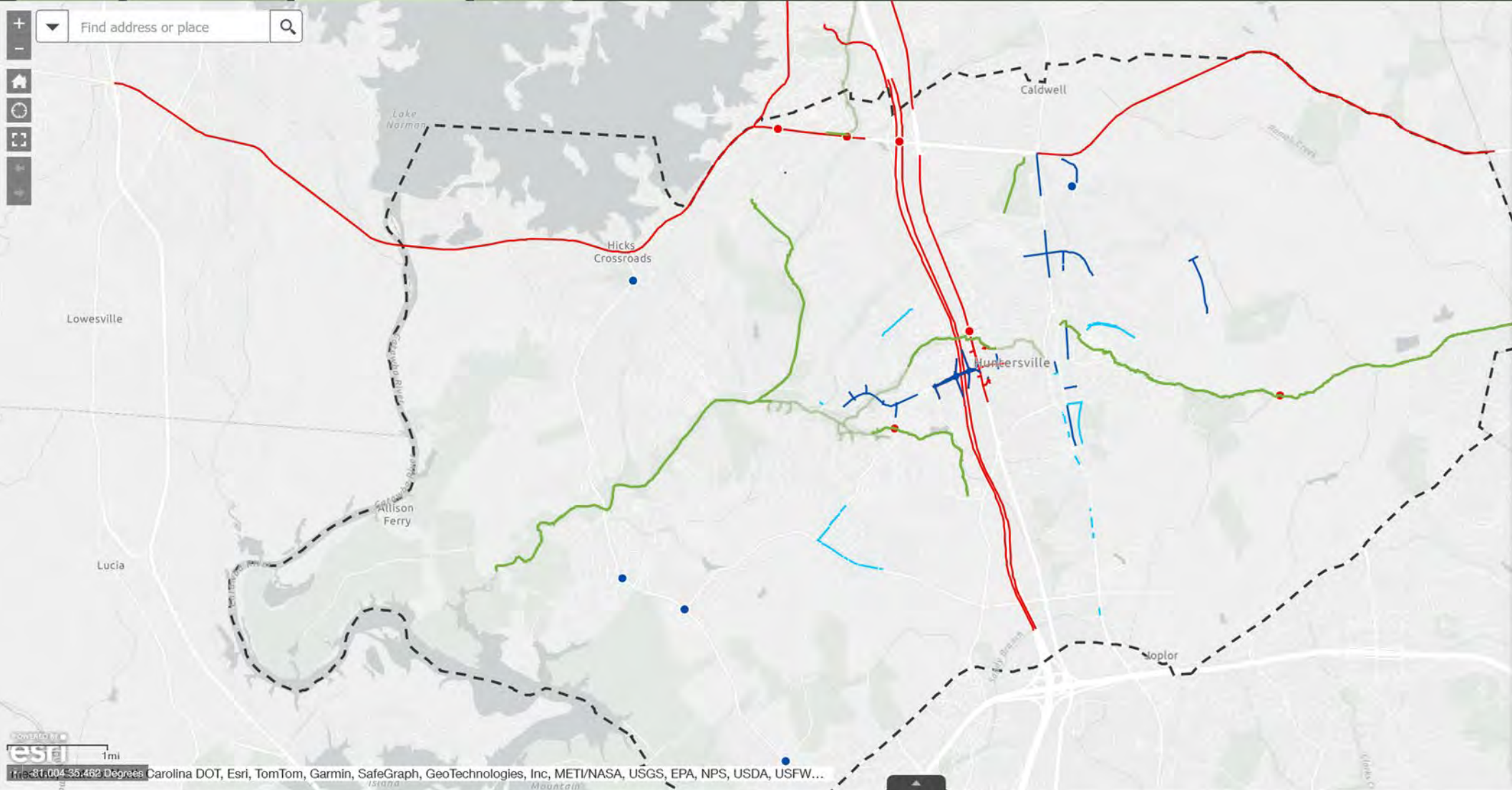
Project Name	Source of Funds	Budget*	Spent To Date	Design & ROW	Construction	Est Completion Date	Comments
LN Charter to Damson Dr Section 3 - Sidewalk	General Fund	\$250,000	\$37,962	65% plans underway.	Fall 2026	Spring 2027	
Bud Henderson at Beatties Ford Right Turn Lane	Transportation Reserve	\$800,000	\$77,812	65% plans in review.	Fall 2026	Summer 2027	
McCoy Rd at Hambright Rd	General Fund	\$2,300,000	\$209,326	65% plans in review.	Fall 2026	Fall 2027	Utility coordination underway.
McCoy Rd at McIlwaine Rd	General Fund	\$1,500,000	\$194,669	65% plans in review.	Fall 2026	Fall 2027	Utility coordination underway.
Ranson Road Sidewalk	Bond Funds	\$2,900,000	\$134,552	65% plans underway.	Fall 2026	Fall 2027	
Bradford Hill Sidewalk	General Fund	\$550,000	\$0	Concept selected, revision underway.	Spring 2027	Fall 2027	
Townley Connector	General Fund	\$9,000,000	\$0	Survey and environmental study underway.	Fall 2028	Fall 2029	
Gibson Park Phase 3	General Fund	\$3,300,000	\$0		Fall 2028	Fall 2029	
Stumptown Road Extension HL-0118	Fund Balance/Bond Funds	\$25,202,591	\$1,172,686	65% plans underway.	Fall 2028	Fall 2030	
Walters (Huntersville-Concord to Armfield Ave)	Bond Funds	\$4,611,558	\$127,880	65% plans underway.	Spring 2029	Spring 2030	
Huntersville-Concord at Warfield	Bond Funds	\$3,800,000	\$995,739	Concept plans underway.	Spring 2029	Spring 2030	
Beatties Ford at Neck Road	Bond Funds	\$2,600,000	\$90,361	65% plans in review.	Spring 2029	Fall 2029	
NC115 (McCord to 73) HL-0056	Bond Funds	\$8,542,000	\$253,835	Environmental document underway.	Spring 2031	Spring 2033	
U-5114 US21/Gilead Rd	NCDOT TIP	\$19,322,000	-	Complete.	Underway.	2026	Construction Underway
I-5714 I-77/Gilead Rd Interchange	NCDOT TIP	\$13,600,000	-	Complete.	Underway.	2026	Construction Underway
U-5108 Northcross Dr Extension	NCDOT TIP	\$23,285,000	-	Complete.	Underway.	2027	Construction Underway
BP10.R012 Asbury Chapel Rd Bridge Replacement		-	-	In ROW Acquisition.	2026		
U-5771 US21 - Gilead Rd to Holly Point Dr	NCDOT TIP	\$97,835,000	-	In ROW Acquisition.	2027		Widen to multi lanes.
I-5715 I-77/NC-73 Interchange	NCDOT TIP	\$101,901,000	-	In ROW Acquisition.	2027		2 new bridges, roundabouts.
U-5765 NC73 - W Catawba Ave to Northcross Dr	NCDOT TIP	\$119,680,000	-	In ROW Acquisition.	2027		Widen to multi lanes.
BL-0119 Pedestrian Bridge over NC73 (McDowell Creek Greenway)	NCDOT TIP	\$5,159,000	-	In design.	2027		
BL-0080 Greenway Tunnel Under US21	NCDOT TIP	\$3,250,000	-	In design.	2027		
I-6065 I-77 Peak Period Shoulder Lanes	NCDOT TIP	\$47,000,000	-		2027		
R-2632AB NC73 - NC115 to Davidson-Concord Rd	NCDOT TIP	\$84,100,000	-	In ROW Acquisition.	2028		Widen to multi lanes.
R-2555B W. Catawba Ave - NC73 to Jetton Rd	NCDOT TIP	\$48,855,000	-	In ROW Acquisition.	2028		Widen to 4 lane divided.
R-5721B NC73 - Vance Rd Ext/Beatties Ford Rd to W Catawba Ave	NCDOT TIP	\$77,700,000	-	In ROW Acquisition.	2028		Widen to multi lanes.
BP10.R032 McCoy Rd Bridge Replacement		-	-	In design.	2029		
R-5706A NC73 - Davidson-Concord Rd to Poplar Tent Rd	NCDOT TIP	\$71,300,000	-	In design.	2030		Widen to multi lanes.
U-5767 US21 - Northcross Center Ct to Westmoreland Rd	NCDOT TIP	\$82,700,000	-	In design.	2034		Widen to multi lanes.
R-5721A NC73 - NC16 to Vance Rd Ext/Beatties Ford Rd	NCDOT TIP	\$268,800,000	-	Restarting design.	-		Funded for preliminary engineering only.
*Total Project Estimate							



Development Projects



- Introduction
- Current Development
- Transportation Projects
- Zoning Map



ABOUT

- Information icon (i)
- List icon
- Scale bar icon
- Print icon

By clicking on a project line or circle, you will find corresponding details related to the project. The **RED** projects are funded by North Carolina Department of Transportation and the **DARK BLUE** projects are a part of the Town of Huntersville's Capital Improvement Program. Sidewalk projects are noted in **LIGHT BLUE**.

Greenway Projects are denoted in **ORANGE** and **GREEN** symbology.

Updated: October 31, 2025

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Other Resources:

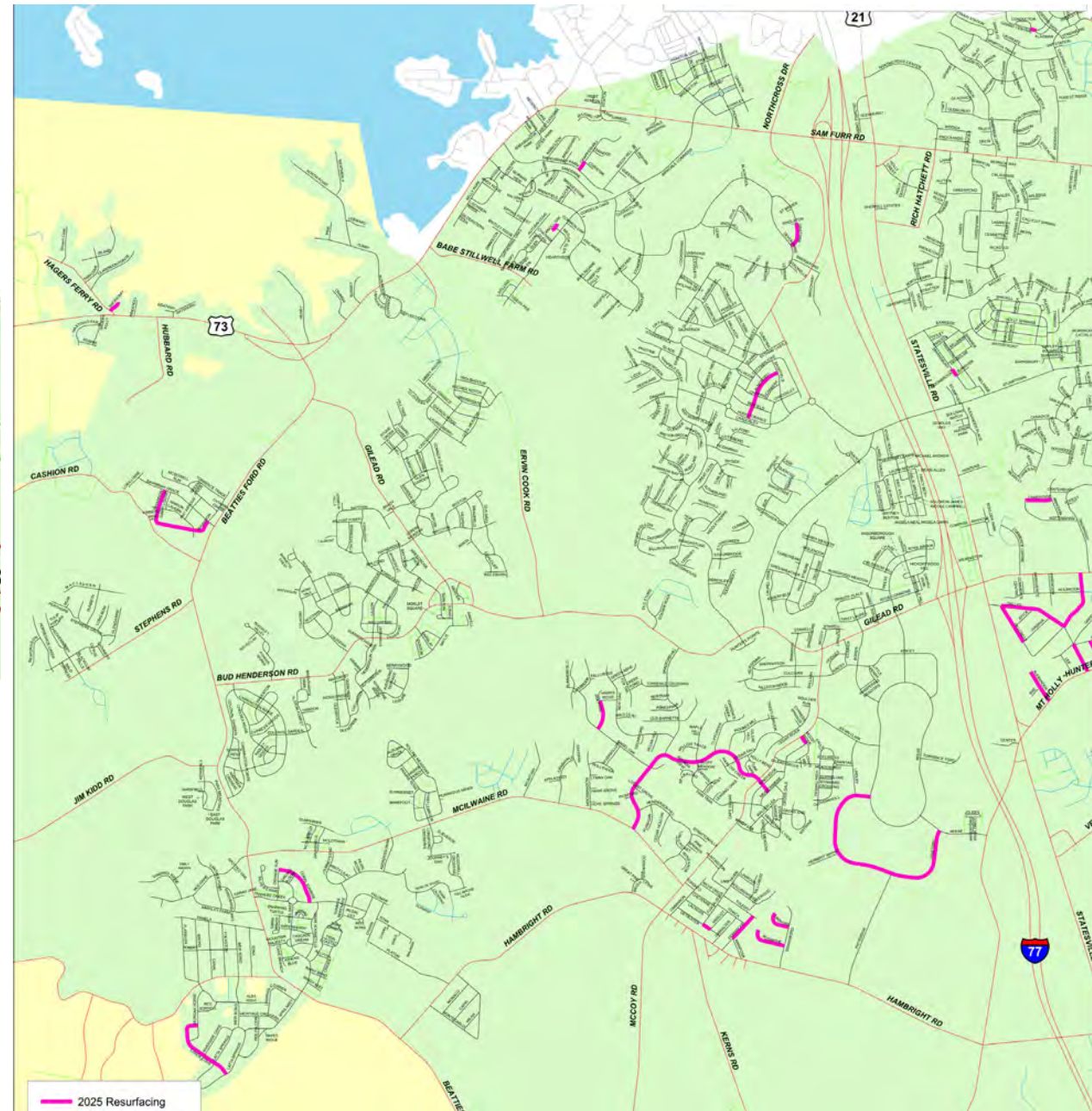
- [Town of Huntersville](#)
- [Mecklenburg County GIS - Polaris 3G](#)
- [Google Maps](#)



2026 Resurfacing

11.08 miles

Projected Cost
~ \$6,712,856



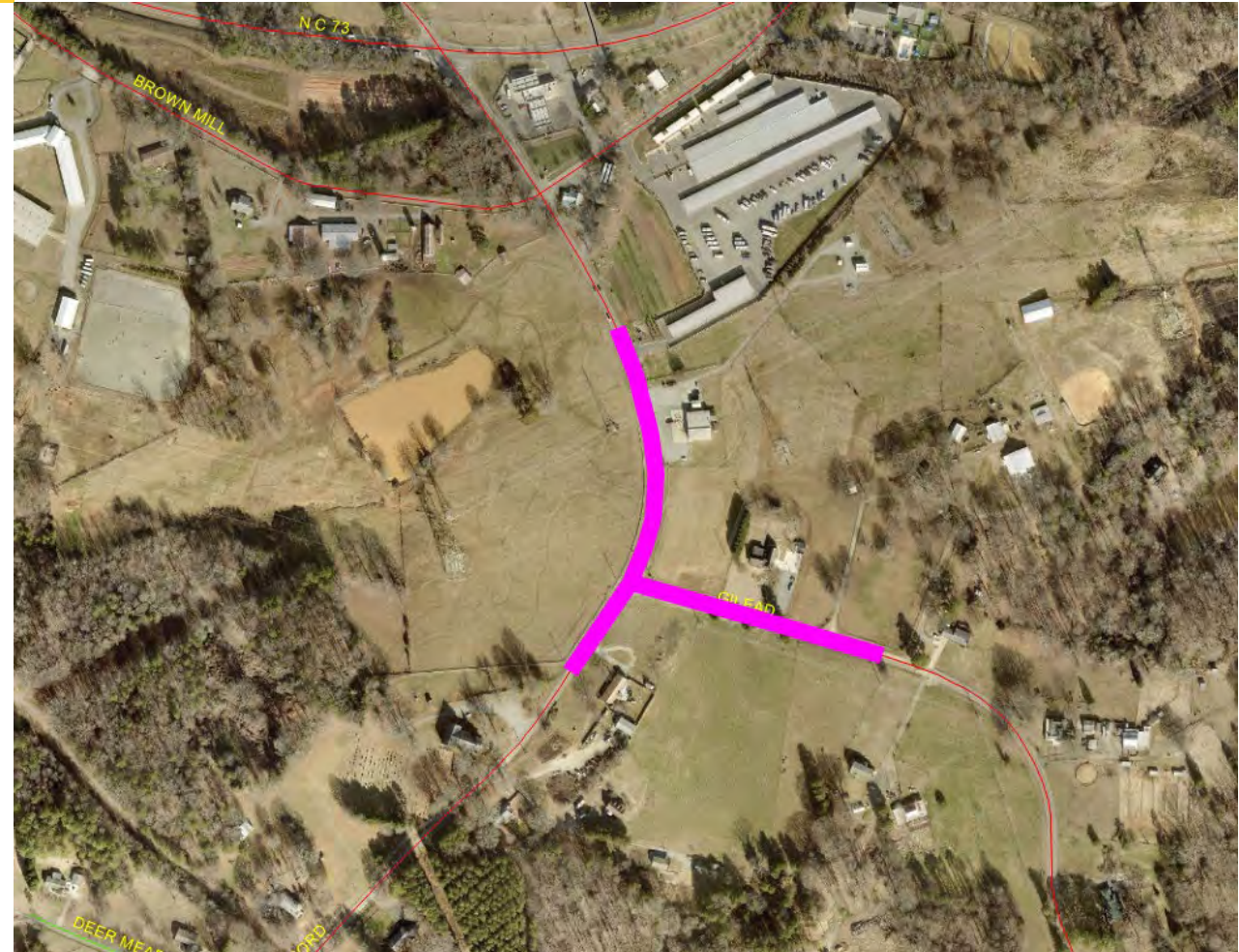
Gibson Park Drive Phase 2

- Widen, resurface, add curb and gutter, sidewalk on north side
- Construction underway
- Projected Cost ~\$1,400,000
- Spent to date ~\$277,000



Beatties Ford at Gilead Road

- ✿ Adding turn lanes and traffic signal
- ✿ Right-of-way Acquisition
- ✿ Plan Construction Start Summer 2026
- ✿ Projected Cost ~\$2,700,000
- ✿ Spent to date ~\$336,000



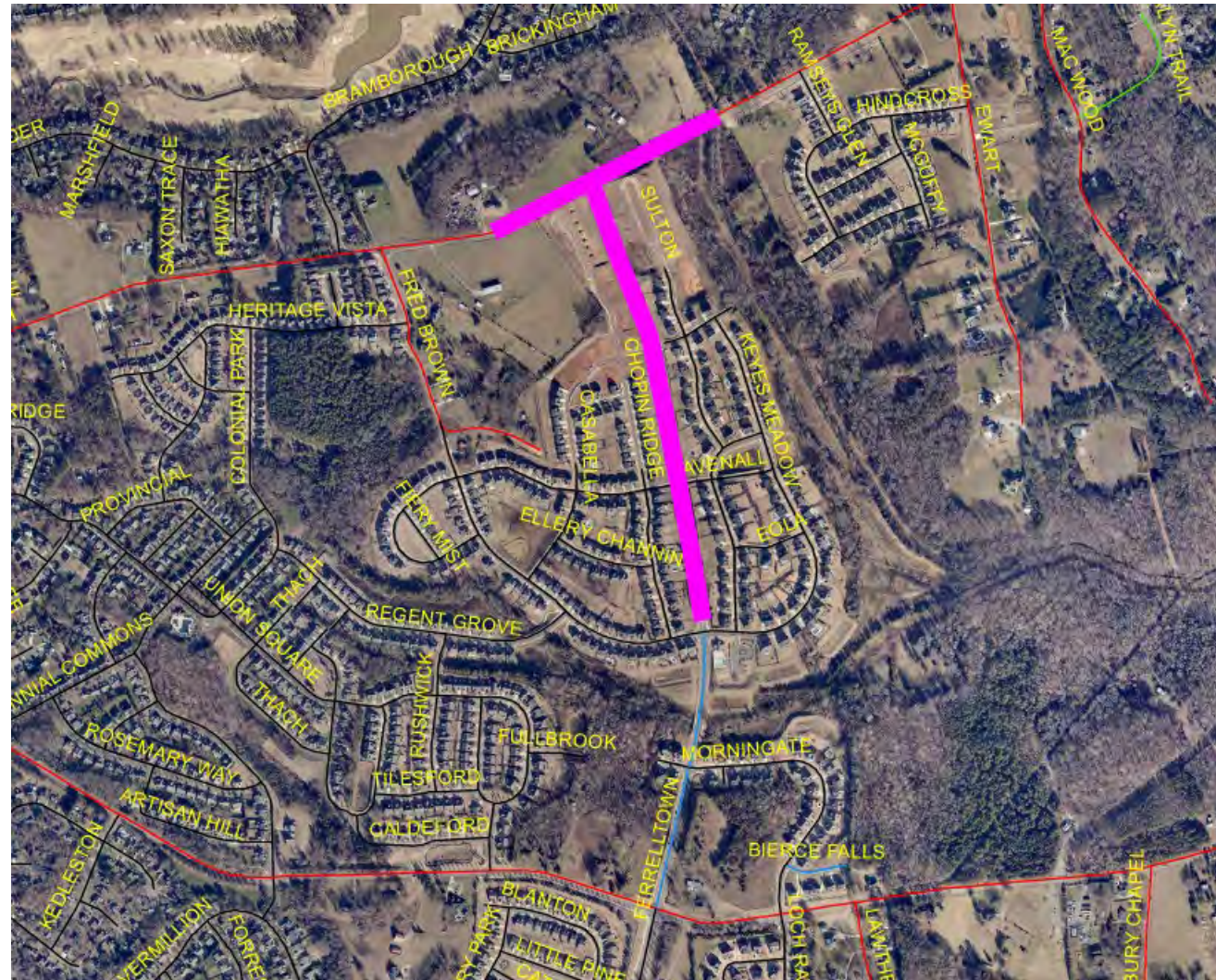
Commerce Centre Drive

- ❖ Connect and Realign Road, upgrade traffic signal
- ❖ Right-of-way Acquisition
- ❖ Plan Construction Start Summer 2026
- ❖ Projected Cost ~\$1,500,000
- ❖ Spent to date ~\$171,000



Ferrelltown Parkway

- ✿ Extend New Road with sidewalk to Ramah Church Road, lower Ramah Church Road, add turn lanes
- ✿ Final Plans Phase 1; Right-of-way Acquisition Phase 2
- ✿ Plan Construction Start Phase 1 Spring 2026, Phase 2 Summer 2027
- ✿ Projected Cost ~\$5,600,000
- ✿ Spent to date ~\$138,000



Seagle Street- McCord to NC73

- ✿ Extend Seagle Street from development to NC73, add multiuse path on east side. Connect to Northbrook Subdivision.
- ✿ Right-of-way Acquisition
- ✿ Plan Construction Start Fall 2026 (dependent on adjacent development)
- ✿ Projected Cost ~\$1,750,000
- ✿ Spent to date ~\$142,000



Gilead Road West

❧ Widen Gilead Road to four lane divided, add multi-use path on both sides of road

❧ Right-of-way acquisition

❧ Est. Construction Start Summer 2026

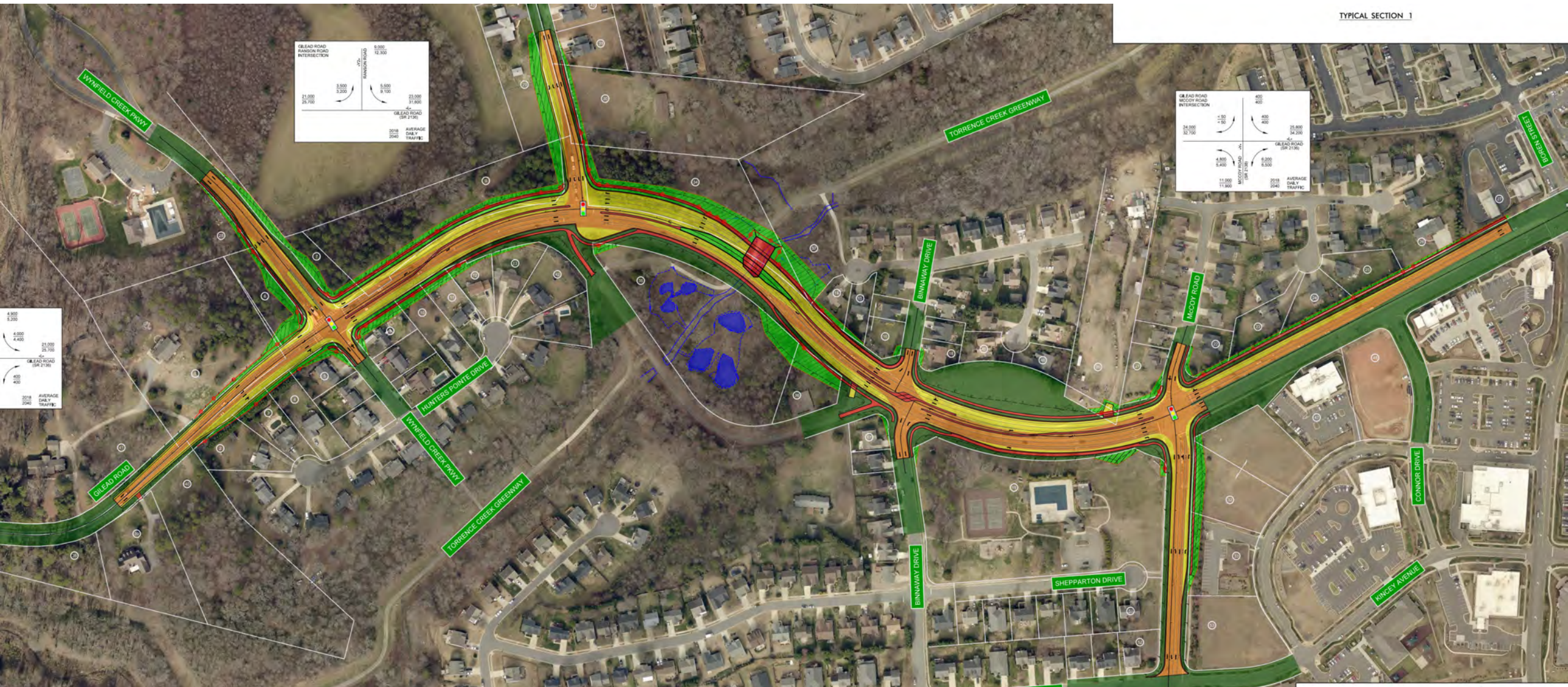
❧ Projected Cost ~\$20,000,000

○ \$10,760,000 in funds through CRTPO

❧ Spent to date ~\$4,295,000



Gilead Road West



TYPICAL SECTION 1

Beatties Ford at Hambright

✿ Add turn lanes, add traffic signal,
improve stormwater system

✿ Utility Relocation

✿ Plan Construction Start Summer
2026

✿ Projected Cost ~\$2,650,000

✿ Spent to date ~\$496,000



Beatties Ford at McCoy Road

- ❧ Add turn lanes, minor realignment of Beatties Ford Rd, add traffic signal, remove Overhill connection, add curb and gutter south of McCoy
- ❧ Right of Way Acquisition
- ❧ Plan Construction Start Fall 2026
- ❧ Projected Cost ~\$3,400,000
- ❧ Spent to date ~\$305,000



Bud Henderson at Beatties Ford

- ✿ Add right-turn lane on westbound Bud Henderson Road
- ✿ Design
- ✿ Plan Construction Start Fall 2026
- ✿ Projected Cost ~\$800,000
- ✿ Spent to date ~\$78,000



Stumptown Road Extension

🌿 Connect from NC115 to Aberfeld Road, add turn lanes on NC115, new at grade Railroad Crossing, removal of 2 existing public railroad crossings and 4 private railroad crossings, add sidewalk along existing Stumptown, multiuse path along new section. Extend Seagle Street to Stumptown Road

🌿 Design

🌿 Plan Construction Start Fall 2028

🌿 Projected Cost ~\$25,202,591

○ \$11,259,000 in funds through CRTPO

🌿 Spent to date ~\$1,173,000



Stumptown Road Extension



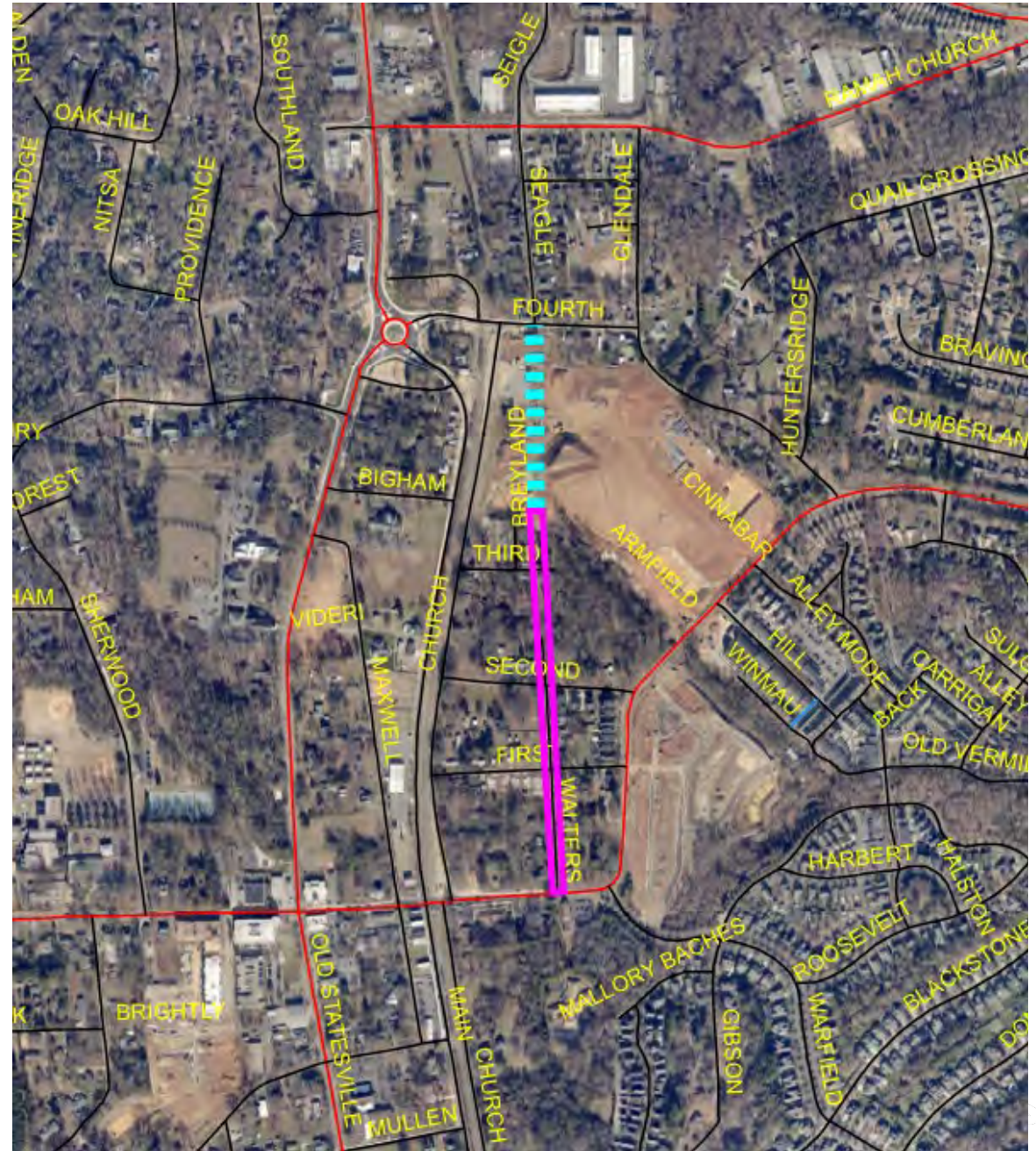
McCoy at Hambright and McIlwaine

- ✿ Add turn lanes, traffic signals, multiuse path
- ✿ Utility Coordination
- ✿ Plan Construction Start Summer 2027
- ✿ Projected Cost ~\$4,800,000
- ✿ Spent to date ~\$404,000



Walters Street

- Minor widening/resurfacing of existing street, add curb and gutter, sidewalks, extend street north from Second Street to Vermillion Village
- Design
- Plan Construction Start Spring 2029
- Projected Cost ~\$4,612,000
- Spent to date ~\$128,000



Huntersville Concord at Warfield

🌿 Realign road or roundabout at Warfield intersection, widen rest to three lane section, add sidewalk/multiuse path

🌿 Concept

🌿 Plan Construction Start Spring 2029

🌿 Projected Cost ~\$7,500,000

🌿 Spent to date ~\$996,000



Beatties Ford/Neck Road

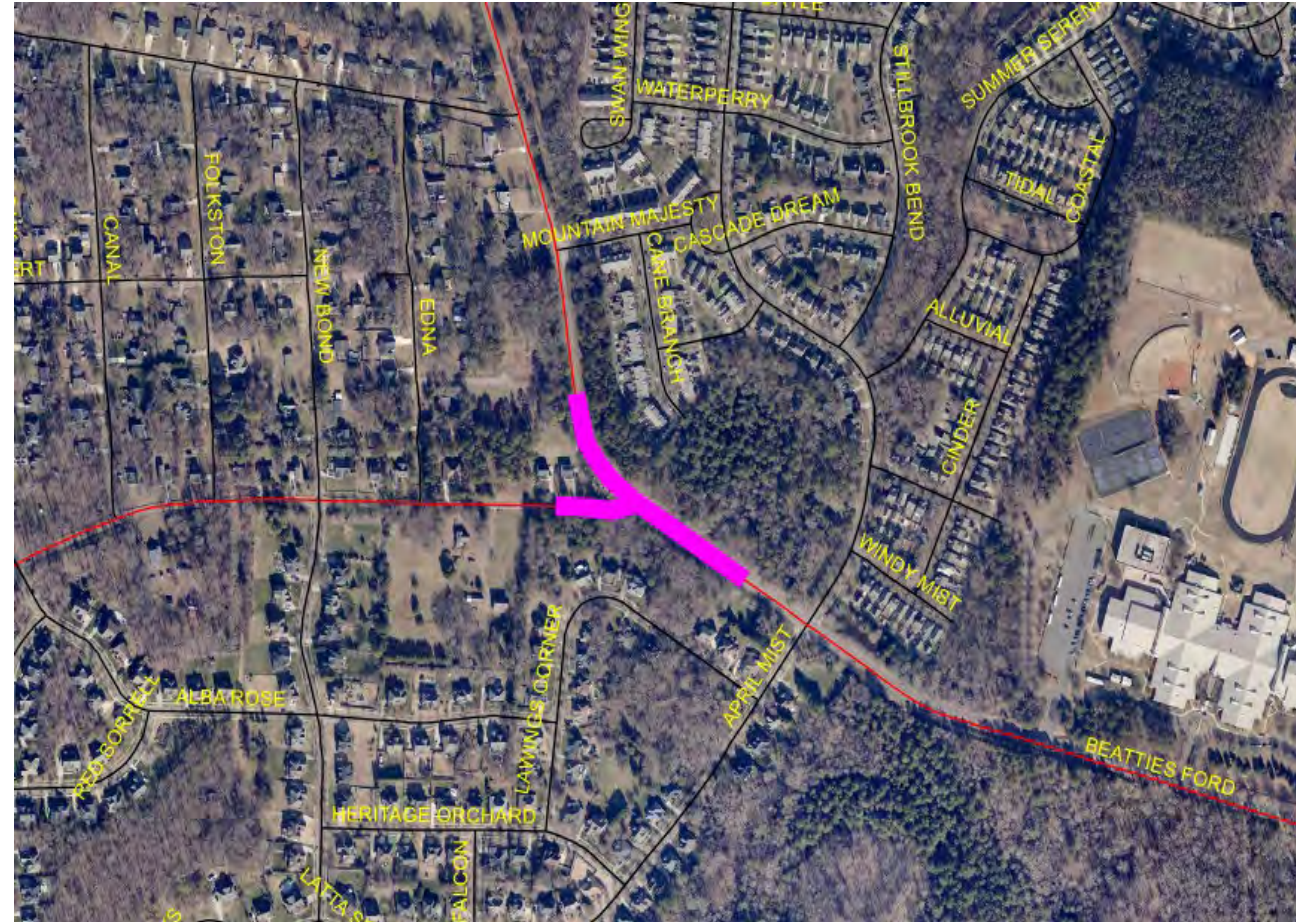
✿ Add left-turn lane on Beatties Ford Road

✿ Design

✿ Plan Construction Start Spring 2029

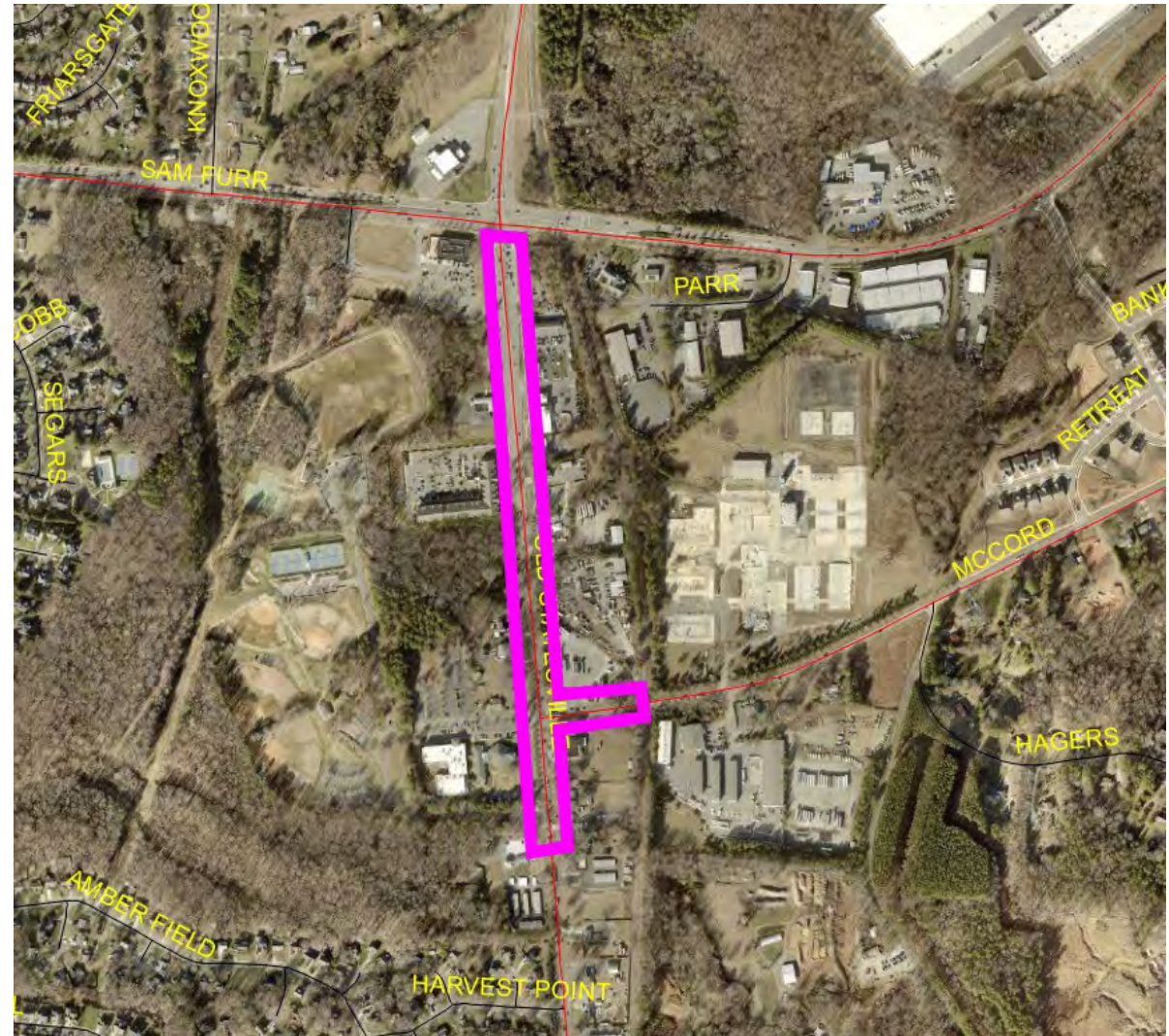
✿ Projected Cost ~\$2,600,000

✿ Spent to date ~\$90,000



NC115 (McCord to NC73)

- ❧ Widen NC115, add bike/ped accommodations, add turn lanes at McCord intersection
- ❧ Environmental Document
- ❧ Plan Construction Start Spring 2031
- ❧ Projected Cost ~\$8,542,000
(\$5,980,000 in CRTPO funds)
- ❧ Spent to date ~\$254,000



US21/I-77 Interchange Landscaping

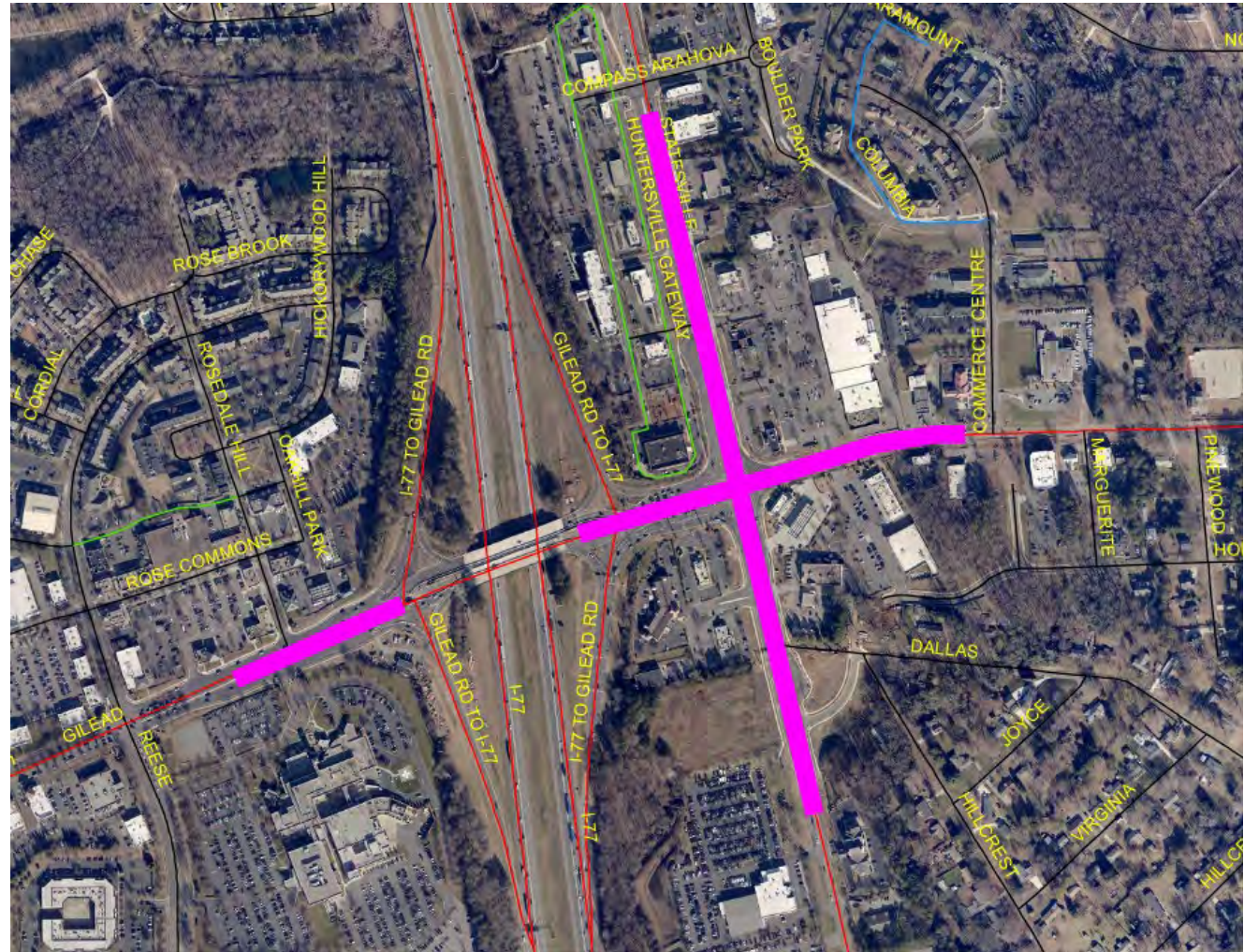
✿ Add landscaping to medians and intersections corners

✿ Design

✿ Plan Construction Start Fall 2026

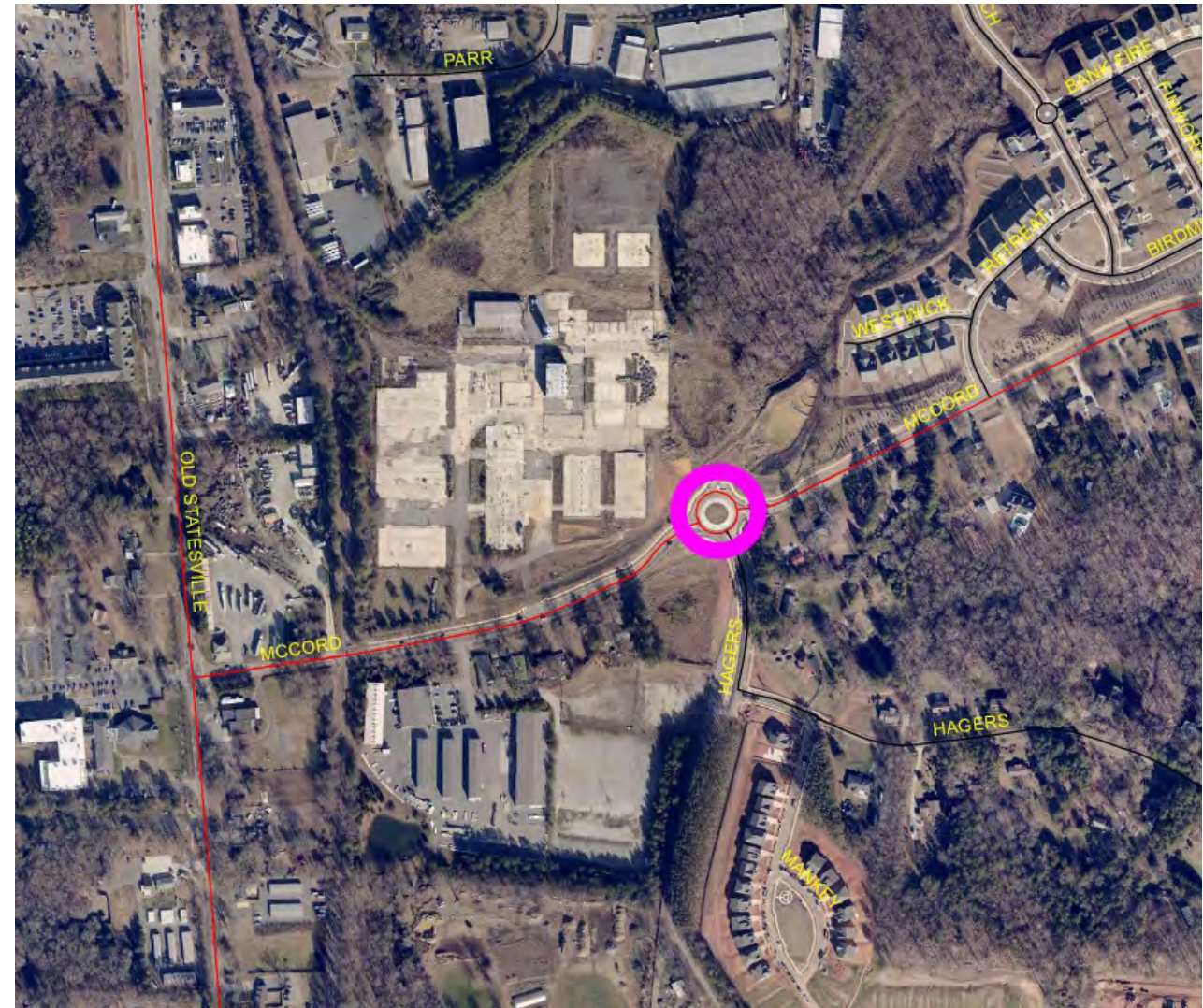
✿ Projected Cost ~\$800,000

✿ Spent to date ~\$5,000



McCord Roundabout Landscaping

- ✿ Add landscaping to center and edges of roundabout
- ✿ Design
- ✿ Plan Construction Start Fall 2026
- ✿ Projected Cost ~\$250,000
- ✿ Spent to date ~\$1,000



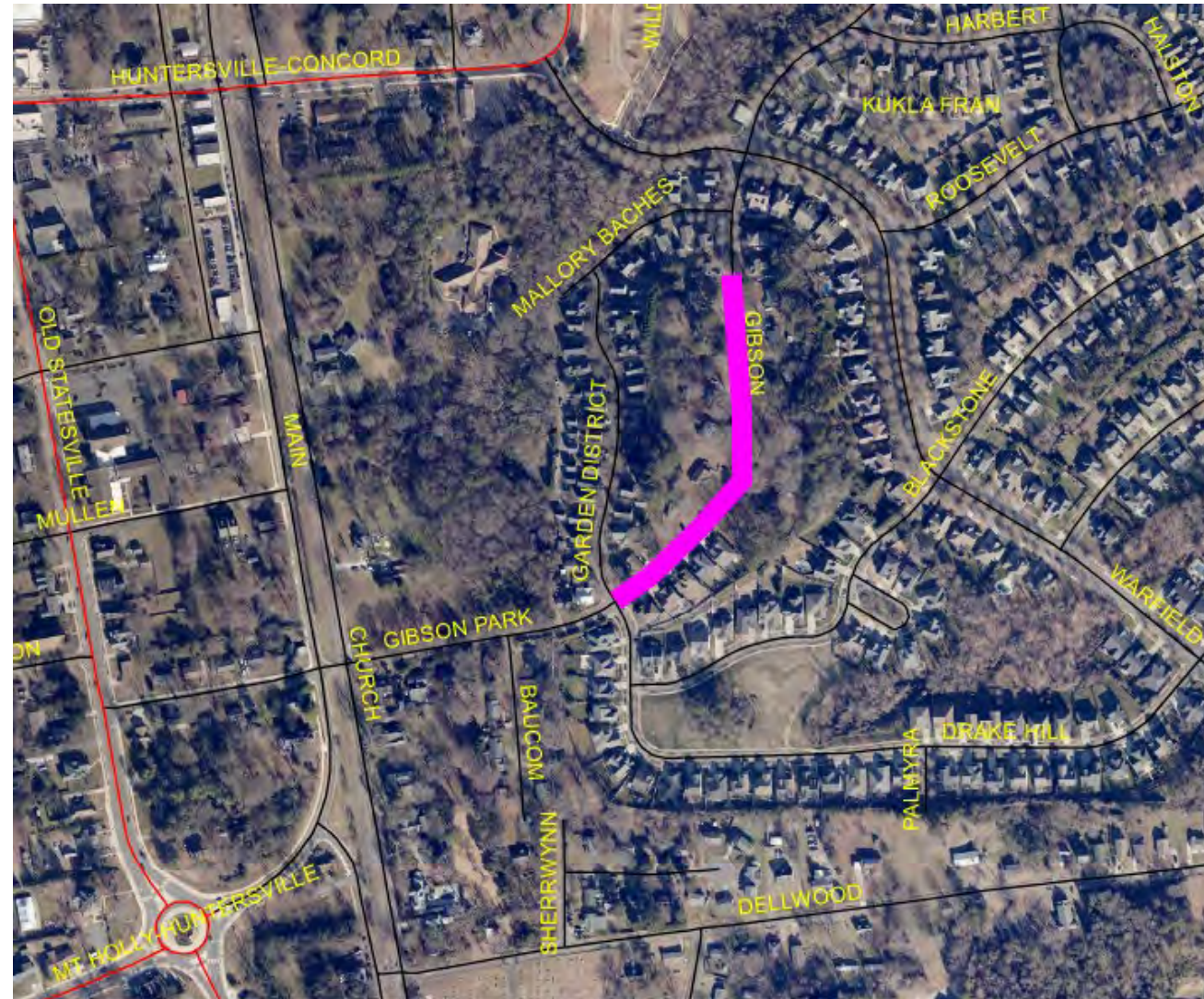
Townley Road Connector

- ❧ New two-lane road and bridge and connect to Northpointe Executive Park Drive
- ❧ Survey
- ❧ Plan Construction Start Fall 2028
- ❧ Projected Cost ~\$9,000,000
- ❧ Spent to date ~\$0



Gibson Park Drive Phase 3

- Widen, resurface, add curb and gutter, sidewalk
- Project kickoff
- Plan Construction Start Fall 2028
- Projected Cost ~\$3,300,000
- Spent to date ~\$0



Beatties Ford McIlwaine

- Install traffic signal
- Plan Construction Start To Be Determined
- Projected Cost ~\$250,000
- Spent to date ~\$0



Town Sidewalk Projects Underway

🌿 Huntington Green

🌿 Greenway Street

🌿 Covington Crest to Vermillion Village

🌿 Crown Ridge East

🌿 Kedleston Road

🌿 Main Street to Monteith Grove N

🌿 Main Street to Monteith Grove S

🌿 Verhoeff Drive

🌿 LN Charter to Damson Section 1

🌿 LN Charter to Damson Section 2

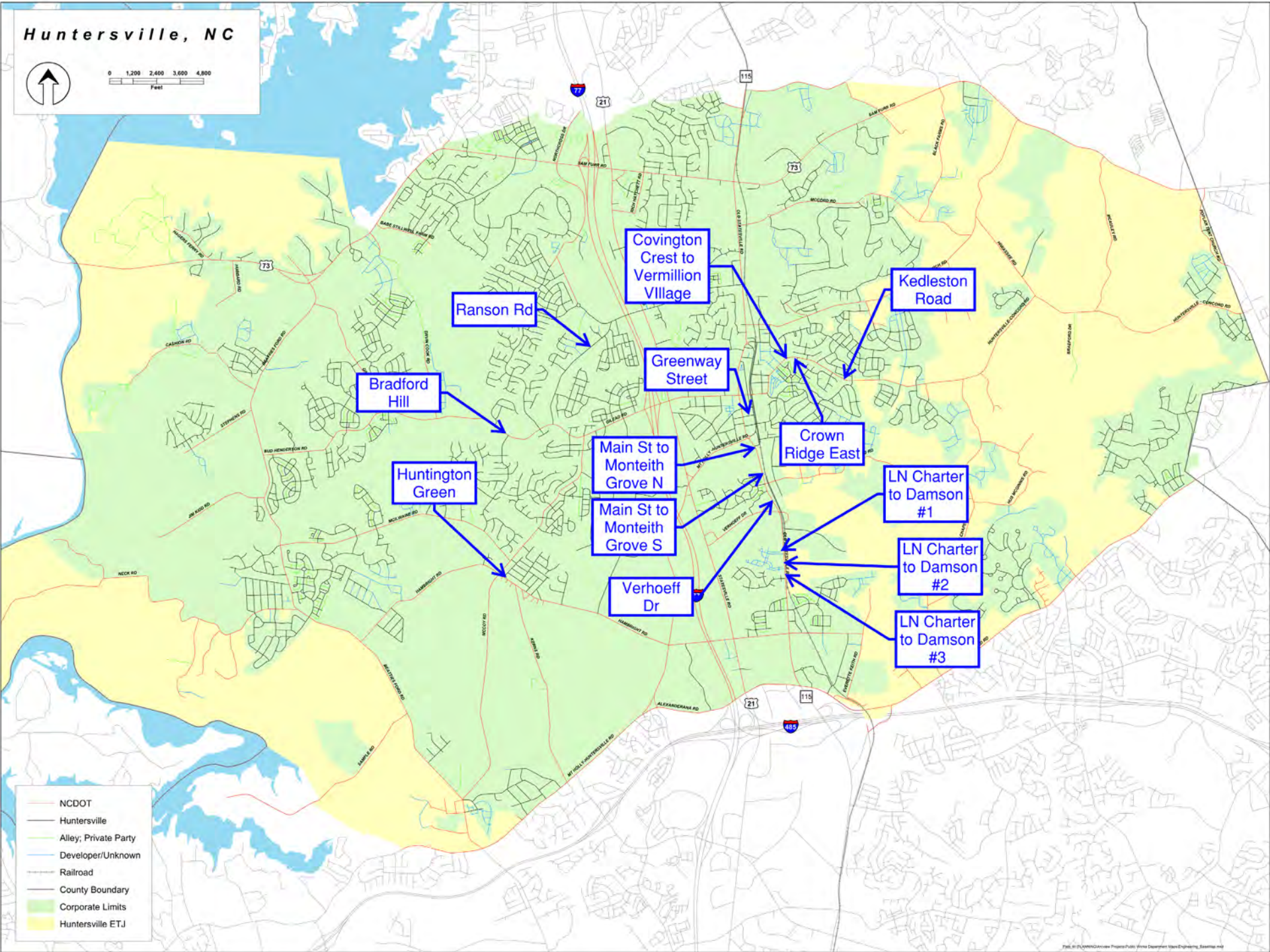
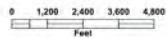
🌿 LN Charter to Damson Section 3

🌿 Ranson Road Sidewalk

🌿 Bradford Hill Sidewalk



Huntersville, NC



Bradford Hill

Ranson Rd

Covington Crest to Vermillion Village

Greenway Street

Kedleston Road

Huntington Green

Main St to Monteith Grove N

Main St to Monteith Grove S

Verhoeff Dr

Crown Ridge East

LN Charter to Damson #1

LN Charter to Damson #2

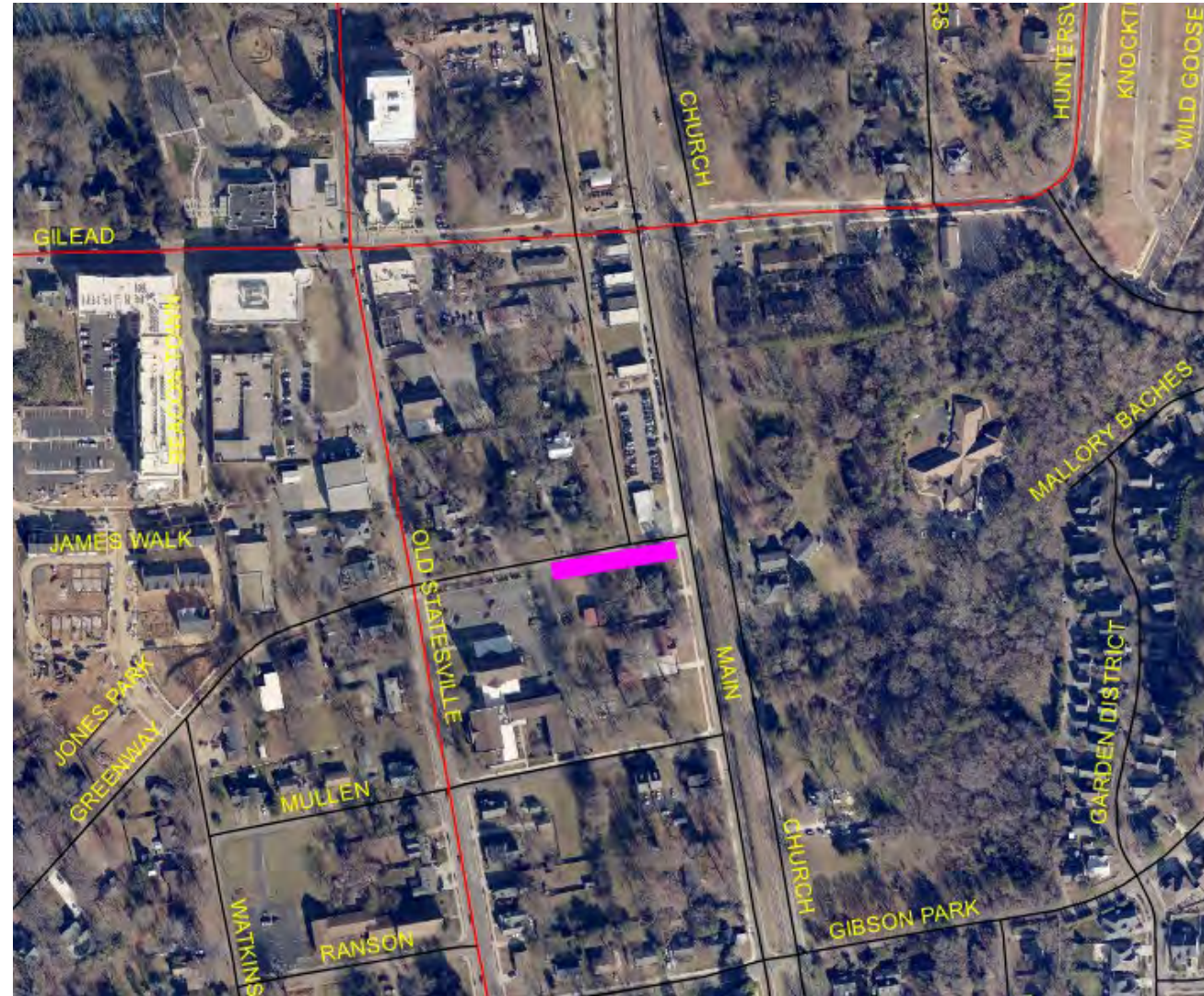
LN Charter to Damson #3

- NCDOT
- Huntersville
- Alley; Private Party
- Developer/Unknown
- Railroad
- County Boundary
- Corporate Limits
- Huntersville ETJ



Greenway Street

- ✿ Add sidewalk along Greenway Street in the vicinity of Main Street
- ✿ Ready for Construction
- ✿ Projected Cost ~\$200,000
- ✿ Spent to date ~\$64,000



Covington Crest to Vermillion Village

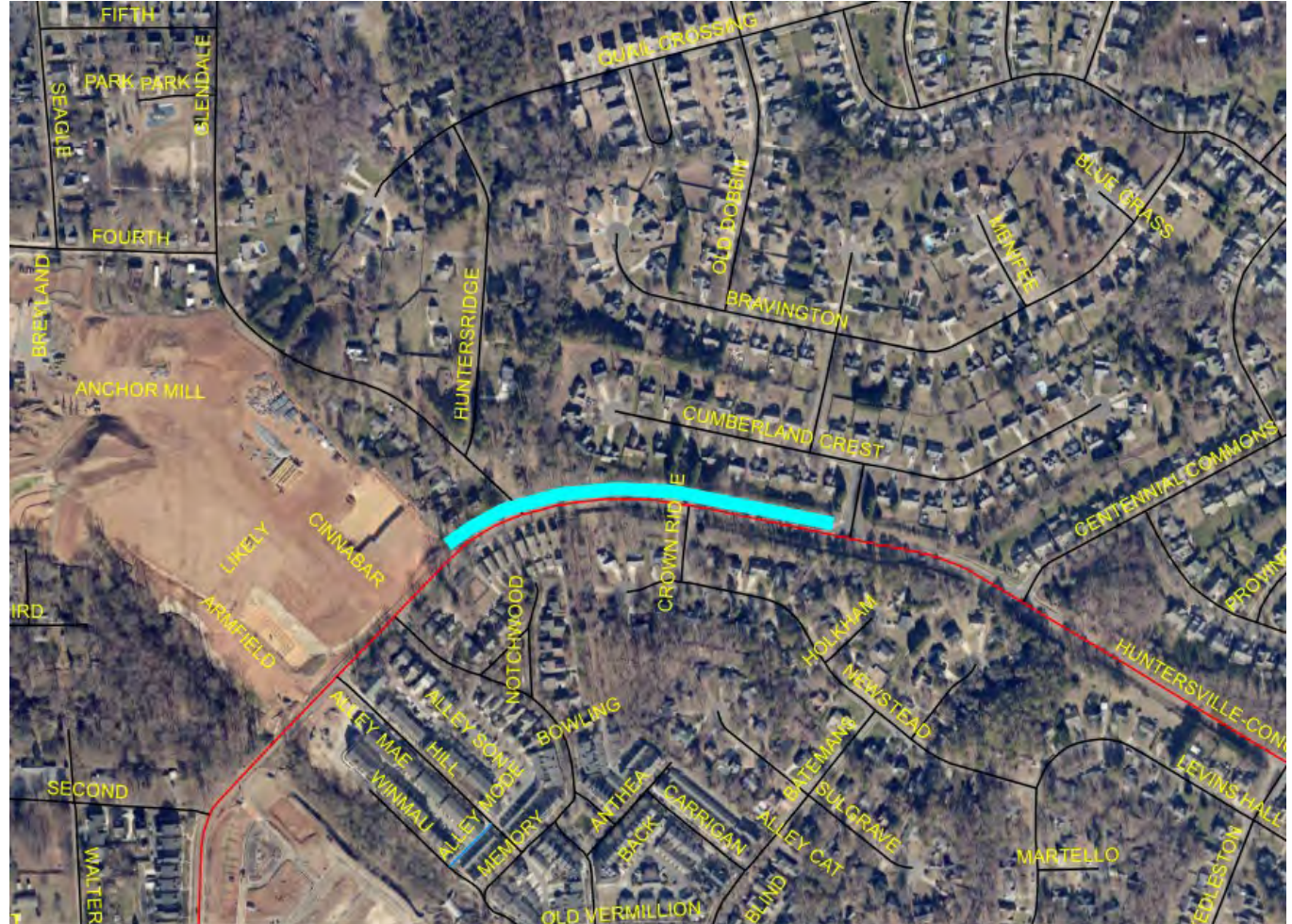
🌿 Connect sidewalk along
Huntersville Concord between
Covington Crest and Vermillion
Village on north side of road

🌿 Redesign

🌿 Plan Construction Start TBD

🌿 Est. Project Cost ~\$TBD

🌿 Spent to date ~\$51,000



Crown Ridge East

🌿 Connect sidewalk along Huntersville Concord between Cinnabar Place and Crown Ridge Road

🌿 Redesign

🌿 Plan Construction Start TBD

🌿 Projected Cost ~\$TBD

🌿 Spent to date ~\$51,000



Kedleston Road

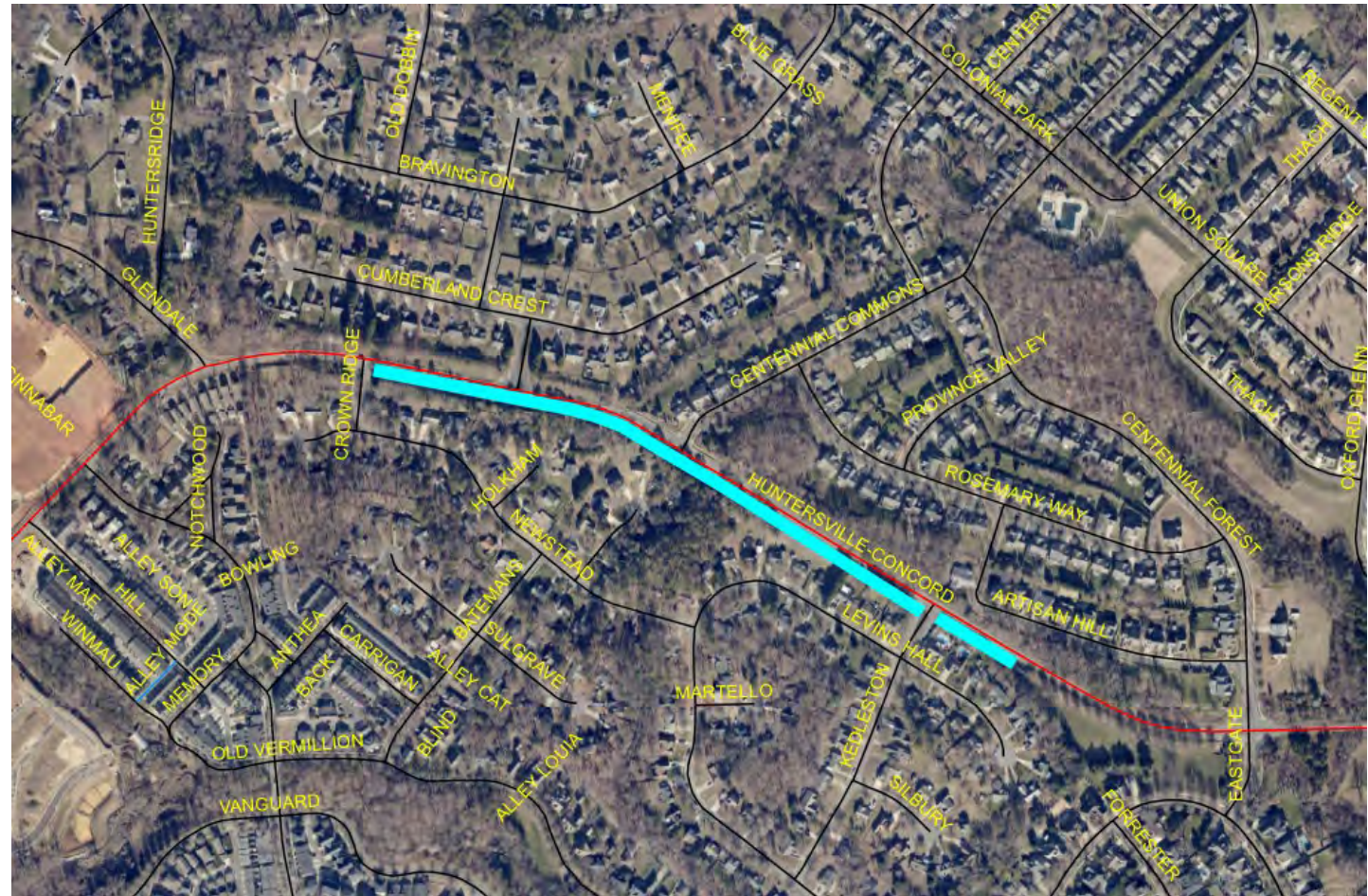
Connect sidewalk along
Huntersville Concord between
Crown Ridge Road and just past
Kedleston Road

Design

Plan Construction Start
Summer 2027

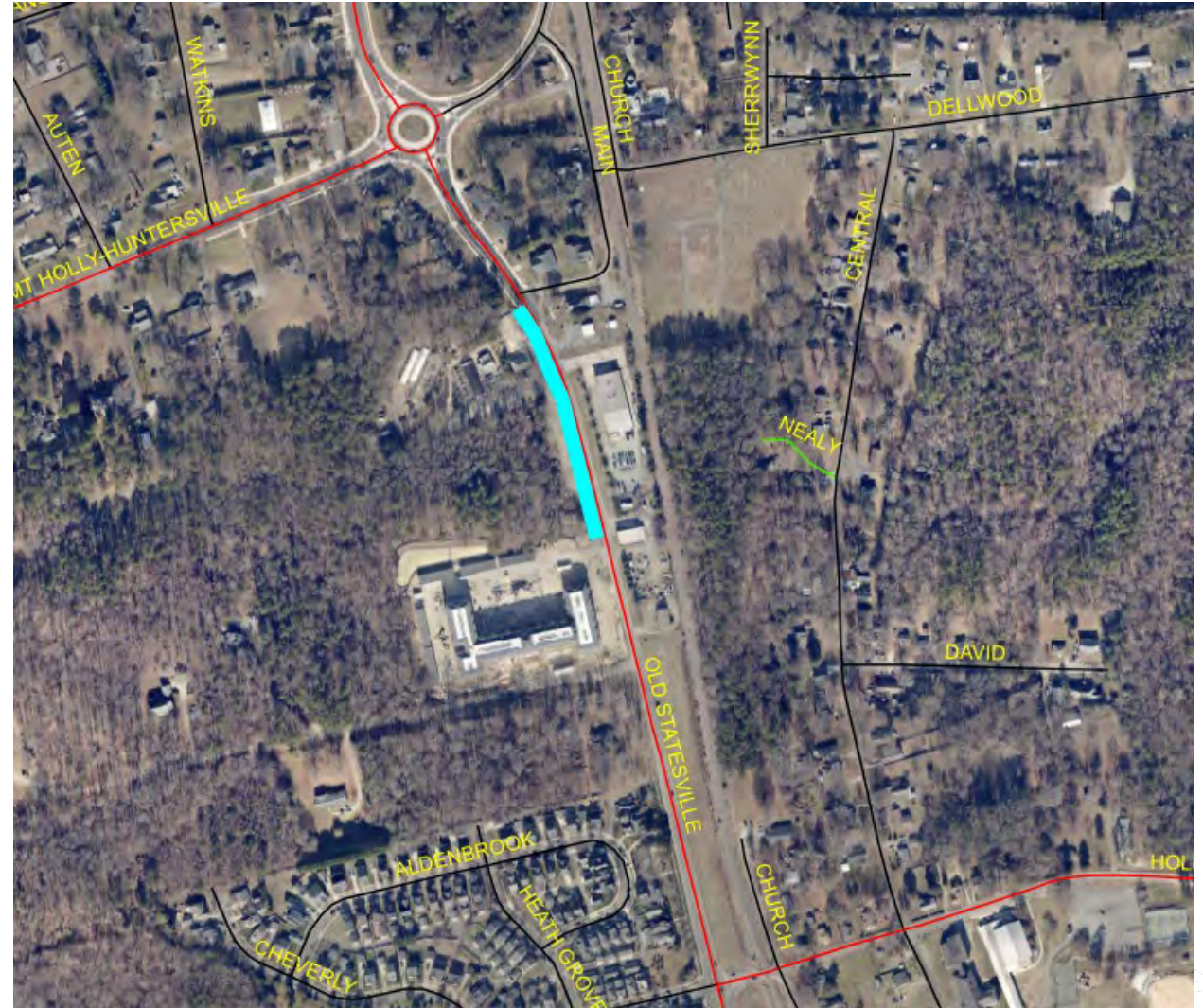
Projected Cost ~\$1,600,000

Spent to date ~\$81,000



Main Street to Monteith Grove N

- 🌿 Connect sidewalk along NC115 between Main Street and Arden
- 🌿 Design (to hold)
- 🌿 Rezoning Pending
- 🌿 Plan Construction Start TBD
- 🌿 Projected Cost ~\$500,000
- 🌿 Spent to date ~\$64,000



Main Street to Monteith Grove S

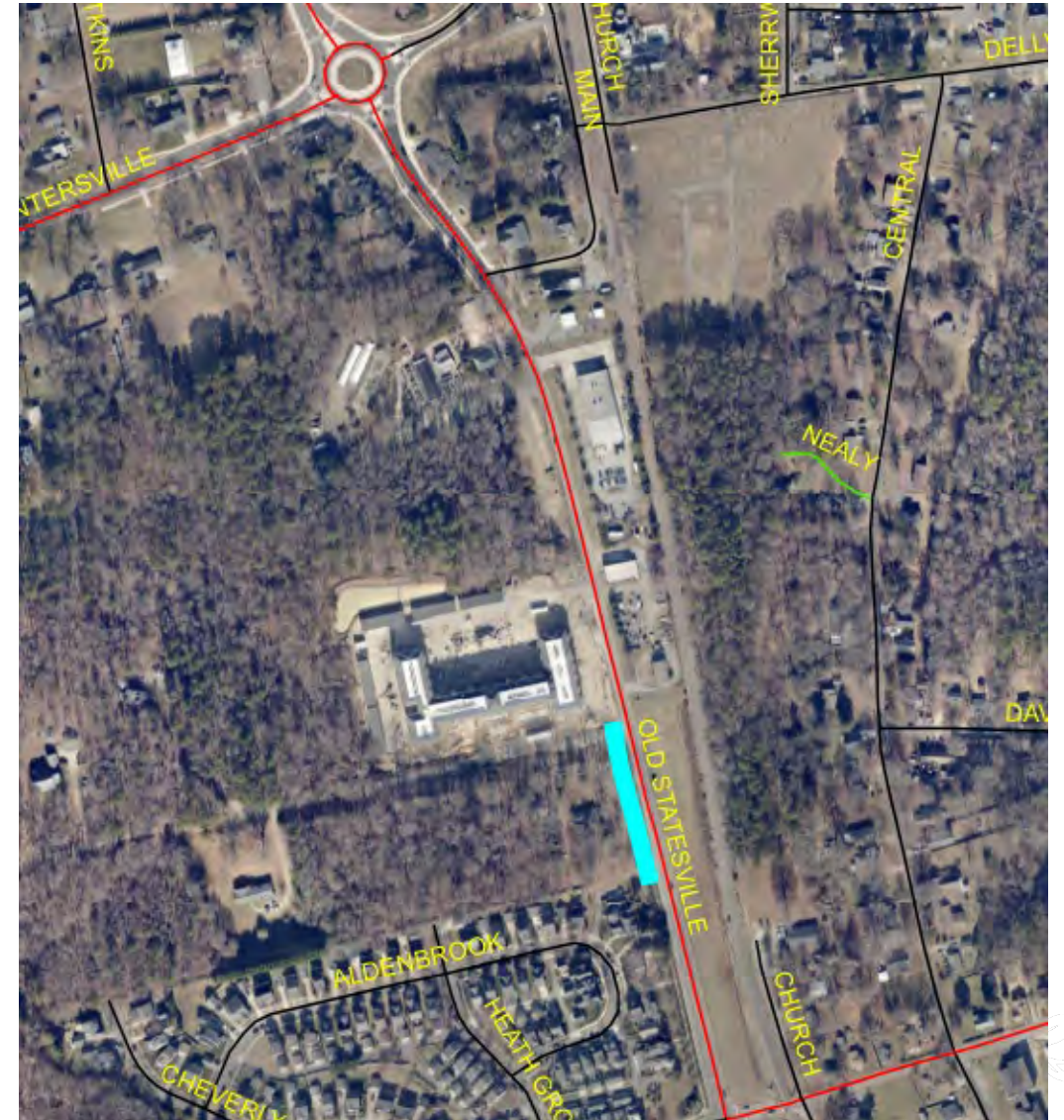
Connect sidewalk along NC115
between Arden and Monteith Park
Subdivision

Design

Plan Construction Start Fall 2026

Projected Cost ~\$275,000

Spent to date ~\$38,000



Verhoeff Drive

Connect sidewalk along NC115
between Monteith Park and Verhoeff
Drive Connector

Design

Plan Construction Start Fall 2026

Projected Cost ~\$475,000

Spent to date ~\$57,000



LN Charter to Damson Drive Section 1

🌿 Connect sidewalk along NC115
between Lake Norman Charter and
Westeros Ln

🌿 Design

🌿 Plan Construction Start Fall 2026

🌿 Projected Cost ~\$110,000

🌿 Spent to date ~\$17,000



LN Charter to Damson Drive Section 2

🌿 Connect sidewalk along NC115
between Westeros Ln and Farrier Ln

🌿 Design

🌿 Plan Construction Start Fall 2026

🌿 Projected Cost ~\$375,000

🌿 Spent to date ~\$57,000



LN Charter to Damson Drive Section 3

🌿 Connect sidewalk along NC115
between Farrier Ln and Damson Drive

🌿 Design

🌿 Plan Construction Start Fall 2026

🌿 Projected Cost ~\$250,000

🌿 Spent to date ~\$38,000



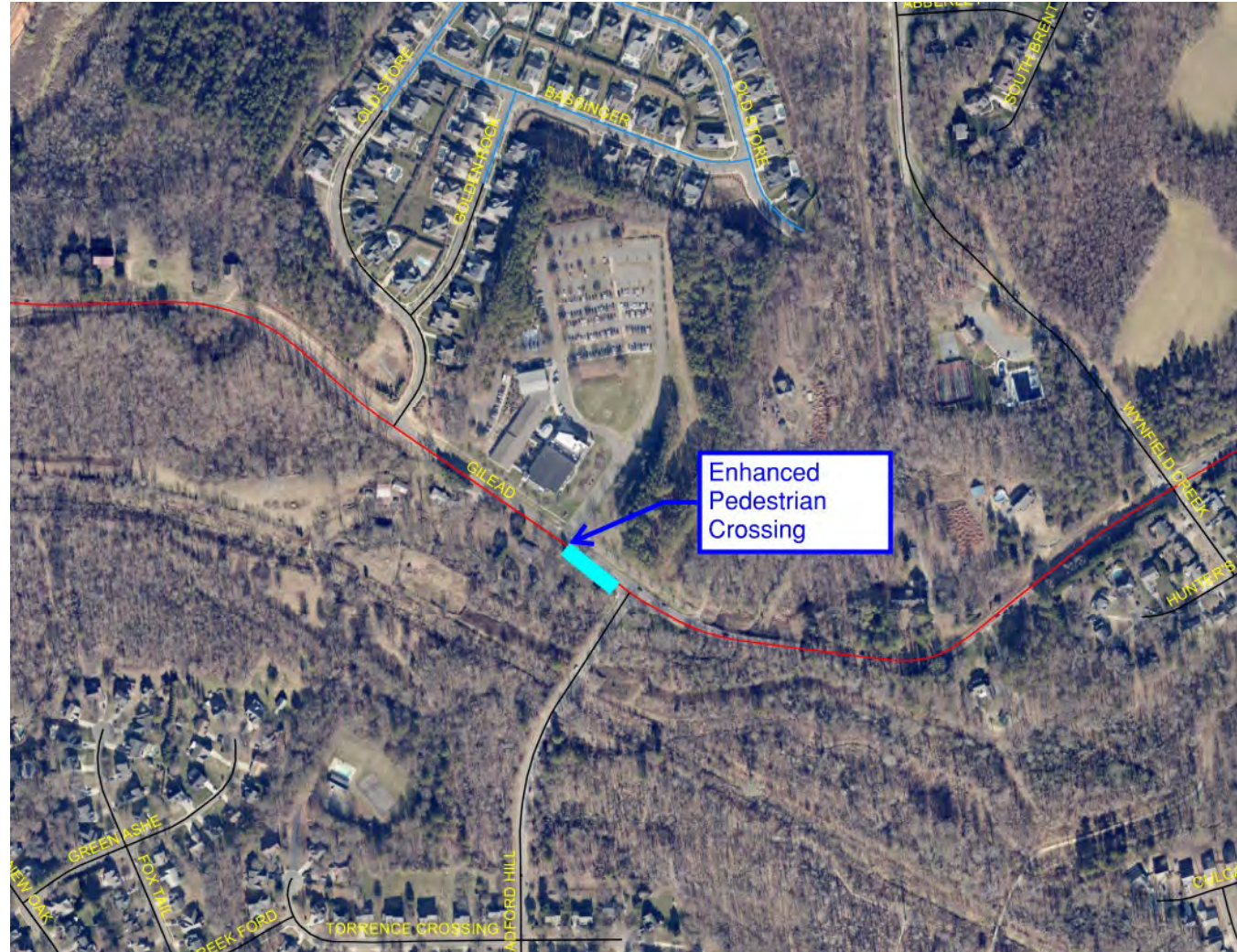
Ranson Road Sidewalk

- ❧ Sidewalk along both sides of Ranson Road between Torrence Creek Elementary and Huntson Reserve
- ❧ Design
- ❧ Plan Construction Start Summer 2027
- ❧ Projected Cost ~\$4,000,000
- ❧ Spent to date ~\$135,000



Bradford Hill Sidewalk and Crossing

- ❧ Sidewalk along south side of road from Bradford Hill to Lake Forest Church
- ❧ Enhanced Pedestrian Crossing of Gilead Rd
- ❧ Design
- ❧ Plan Construction Start Spring 2027
- ❧ Projected Cost ~\$550,000
- ❧ Spent to date ~\$17,000



NCDOT Projects

 17 Projects

 Major road widenings

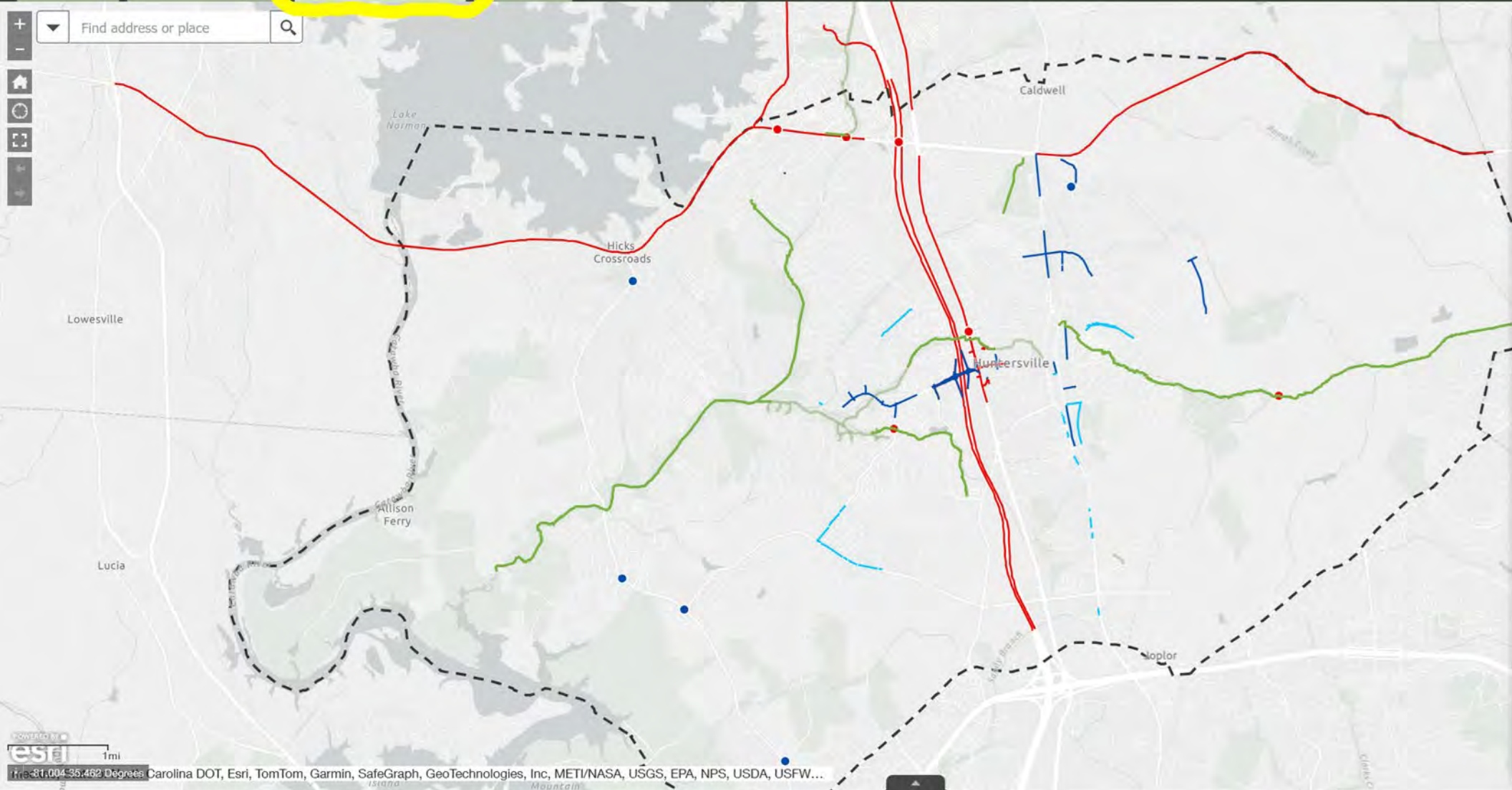
 Bridge Replacements

 Pedestrian Tunnels and Bridges



- Introduction
- Current Development
- Transportation Projects**
- Planning Map

Find address or place



ABOUT

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- [Mecklenburg County GIS - Polaris 3G](#)
- [Google Maps](#)



US21 at Gilead

- ❧ Currently Under Construction (mostly complete)
- ❧ Estimated completion first quarter of 2026
- ❧ Adds through lanes, turn lanes along US 21 between Huntersville Ford and Cook out/Goodwill and on Gilead Road between I-77 and Post Office. Add sidewalk along US 21 and Gilead Road within project. Adds Connection from Boulder Park Drive to Commerce Centre Drive and realigns connection from Dallas Street to US 21.
- ❧ Reduced Conflict Intersections (Restricted movements)
- ❧ Projected Cost \$19,322,000



I-77 at Gilead Interchange

- ❧ Diverging Diamond Interchange
- ❧ Adds through lanes, turn lanes along Gilead Road between I-77 and Reese Blvd. Adds turn lanes at interchange ramp approaches. Replaces sidewalk along Gilead Road within project.
- ❧ Estimated completion first quarter of 2026
- ❧ Projected Cost \$13,600,000



Northcross Drive Extension

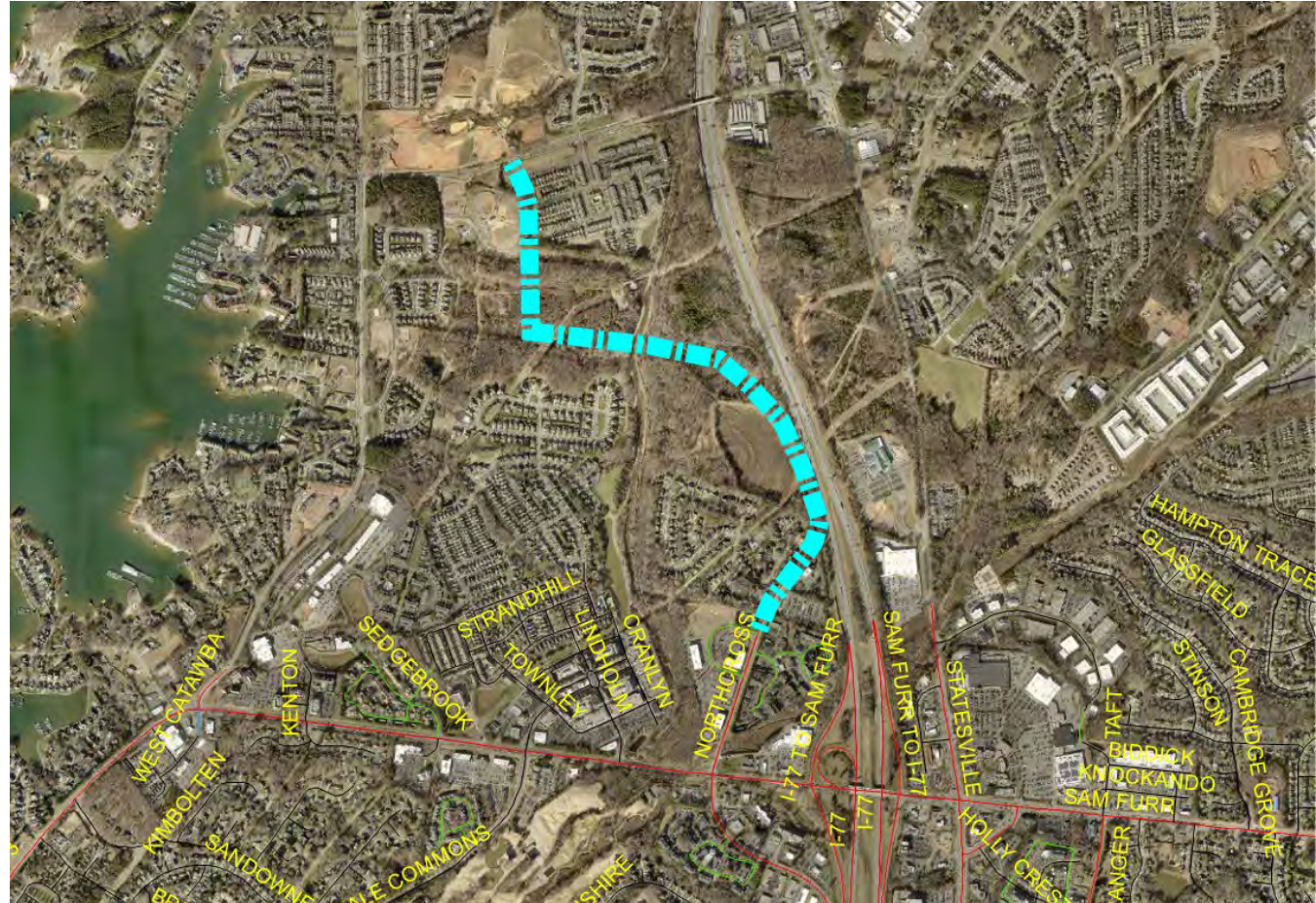
✿ Extend Northcross Drive From current end in Huntersville to Westmoreland Road

✿ Road will be two lanes, with sidewalk along portion in Huntersville

✿ Under Construction

✿ Est. Completion in 2027

✿ Projected Cost \$23,285,000



Asbury Chapel Bridge Replacement

- ❧ Replace existing bridge over South Prong Clarke Creek
- ❧ Asbury Chapel anticipated to be closed for 12 to 15 months
- ❧ Right-of-way Acquisition
- ❧ Construction Start in Fall 2026



NC 73-NC 115 to Davidson Concord

Widen to 4 lane divided, two lanes in each direction, along NC 73

Reduced Conflict Intersections

Right-of-way Acquisition

Construction Start in 2028

Projected Cost \$84,100,000



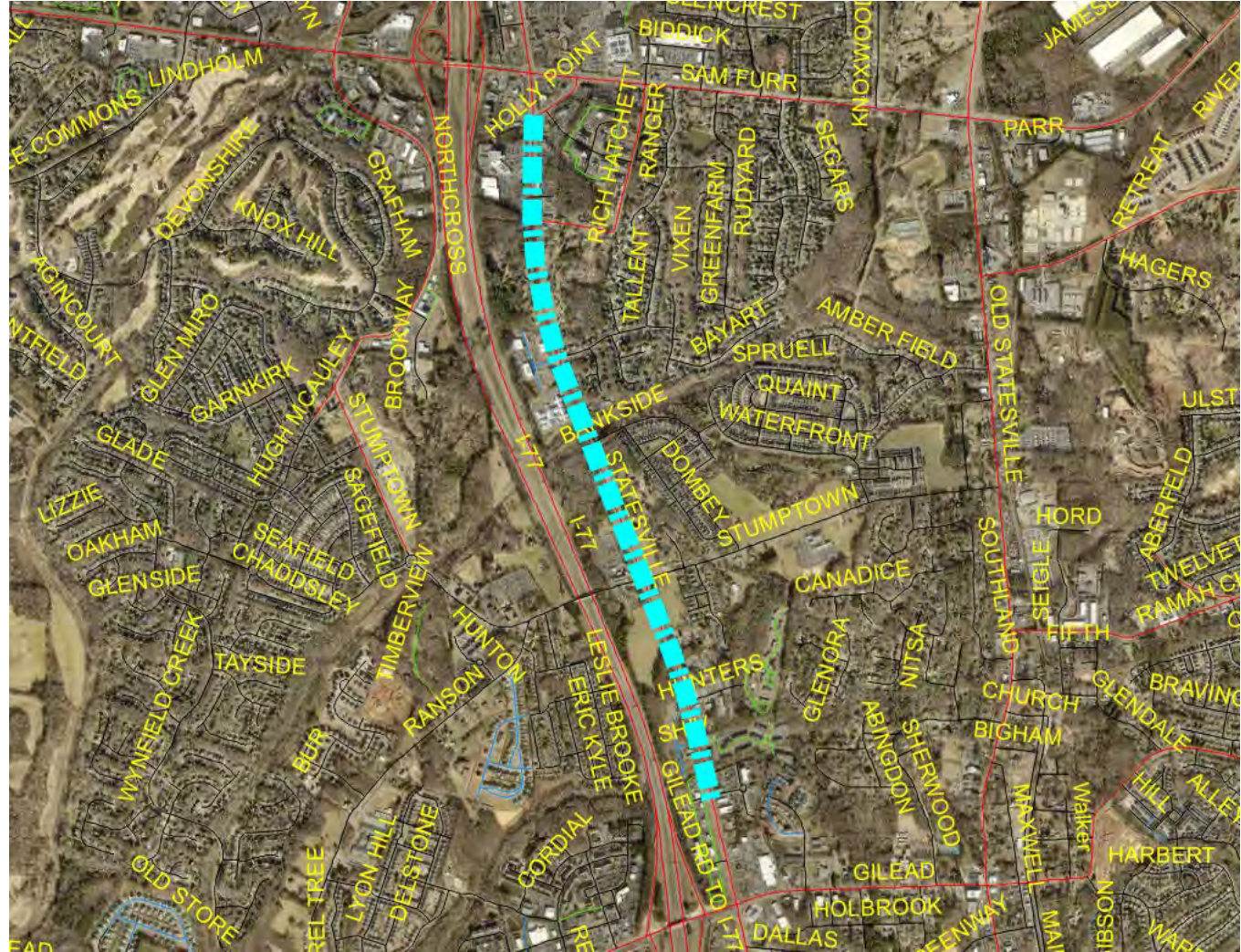
W. Catawba Avenue – NC73 to Jetton

- ❧ Widen W. Catawba Avenue to four lane divided
- ❧ Most intersections are Reduced Conflict Intersections
- ❧ Right-of-way Acquisition
- ❧ Construction Start in 2028
- ❧ Projected Cost \$48,855,000



US 21 – Gilead Road to Holly Point

- Widen US 21 to four lane divided
- Reduced Conflict Intersections throughout
- Right-of-way Acquisition
- Construction Start in 2027
- Projected Cost \$97,835,000



I-77 at NC 73 Interchange

- ❖ Split Diamond Layout
- ❖ Adds new connections to US 21 and Northcross Drive with overpass bridges over I-77 to divert traffic from NC 73
- ❖ Right-of-way Acquisition
- ❖ Construction Start in 2027
- ❖ Projected Cost \$101,901,000



NC 73 – W. Catawba Ave. to Northcross Dr.

Widen to 6 lane divided, three lanes in each direction along NC 73

Reduced Conflict Intersections

Right-of-way Acquisition

Construction Start in 2027

Project Cost \$119,680,000



NC 73 – Davidson Concord Rd. to Poplar Tent

Widen to 4 lane divided, two lanes in each direction, along NC 73

Reduced Conflict Intersections

Design

Construction Start in 2030

Projected Cost \$71,300,000



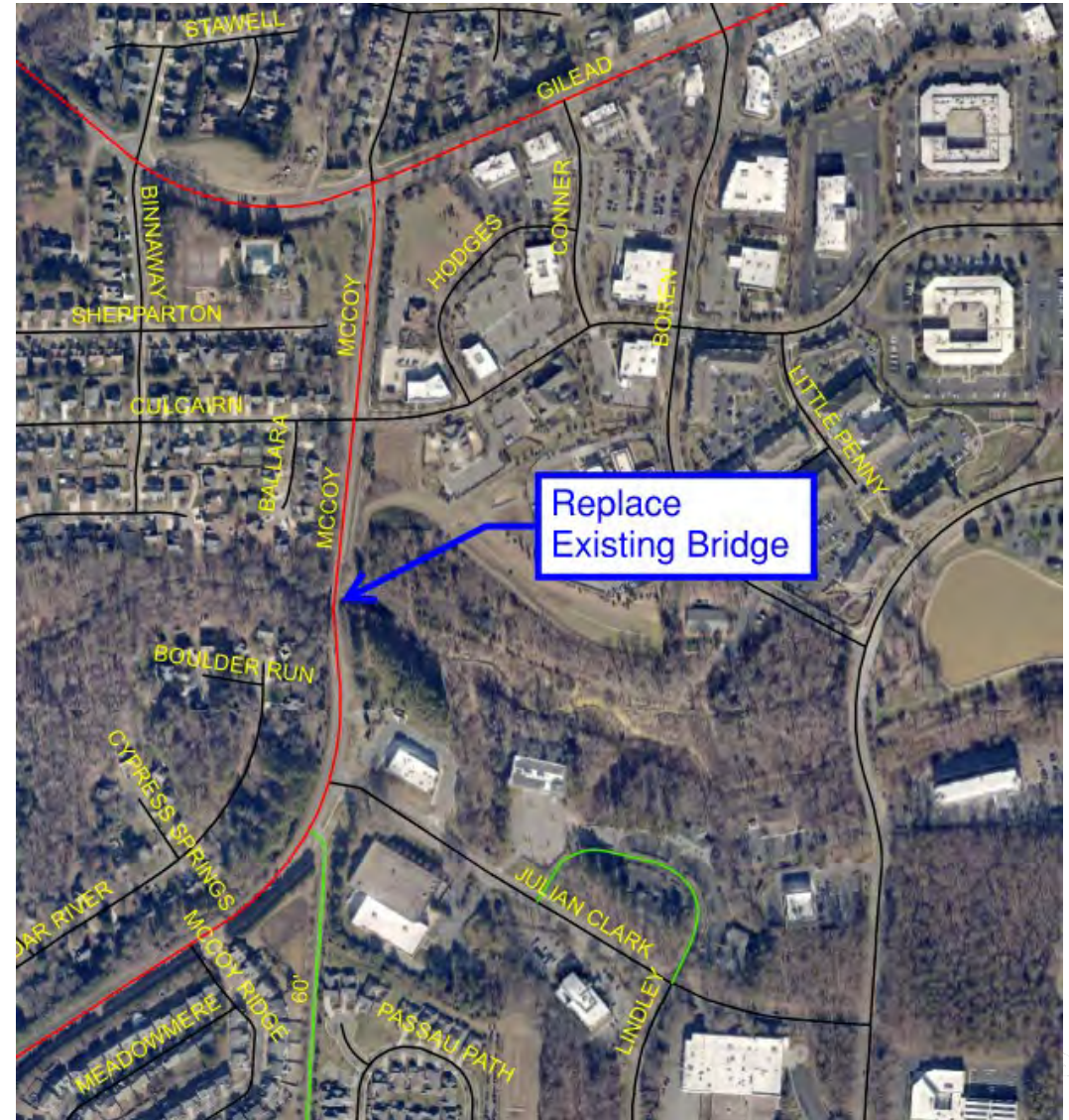
McCoy Road Bridge Replacement

🌿 Replace Existing bridge over

Torrence Creek

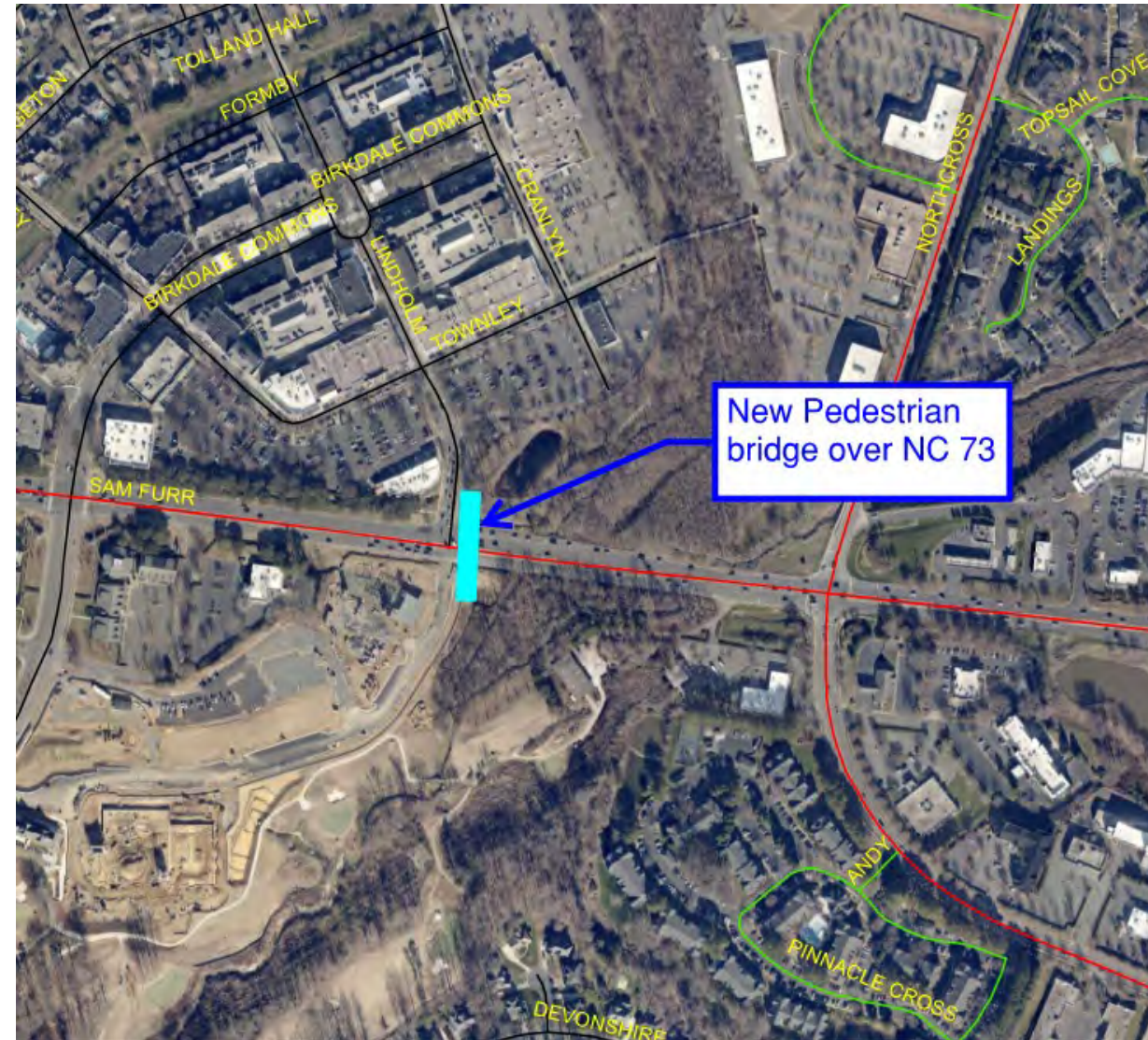
🌿 Starting Design

🌿 Construction Start in 2029



Pedestrian Bridge over NC 73

- 🌿 New Pedestrian Bridge over NC73 at McDowell Creek Greenway (near Lindholm Drive)
- 🌿 Design
- 🌿 Construction Start in 2027
- 🌿 Projected Cost ~\$6,100,000 (\$3,095,280 in funds through CRTPO)



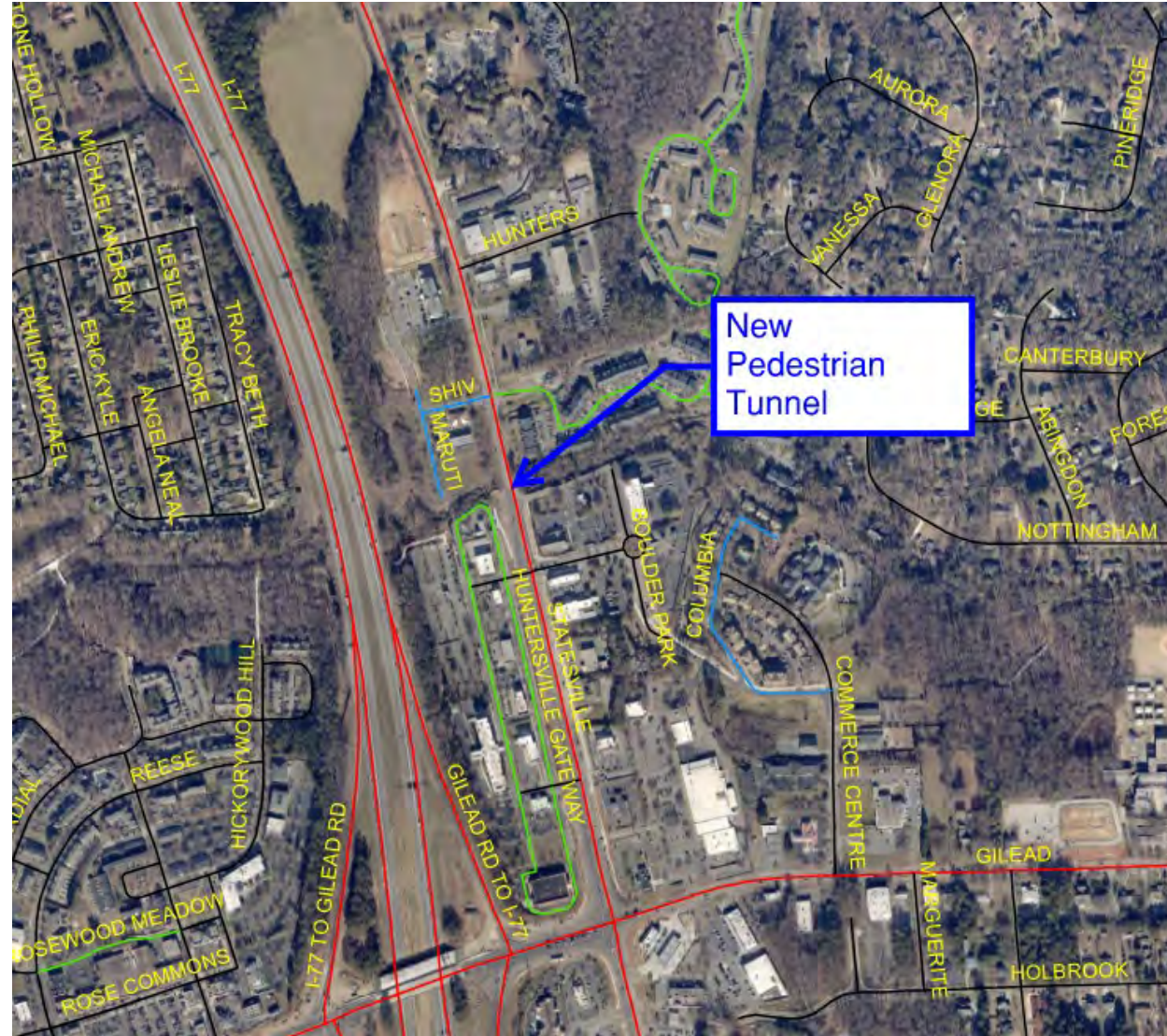
Pedestrian Tunnel under US 21

🌿 New Pedestrian Tunnel under
US21 at Torrance Creek Trib 2
Greenway (near Arahova Drive)

🌿 Design

🌿 Construction Start in 2027

🌿 Projected Cost ~\$3,250,000
(\$2,600,000 in funds through CRTPO)



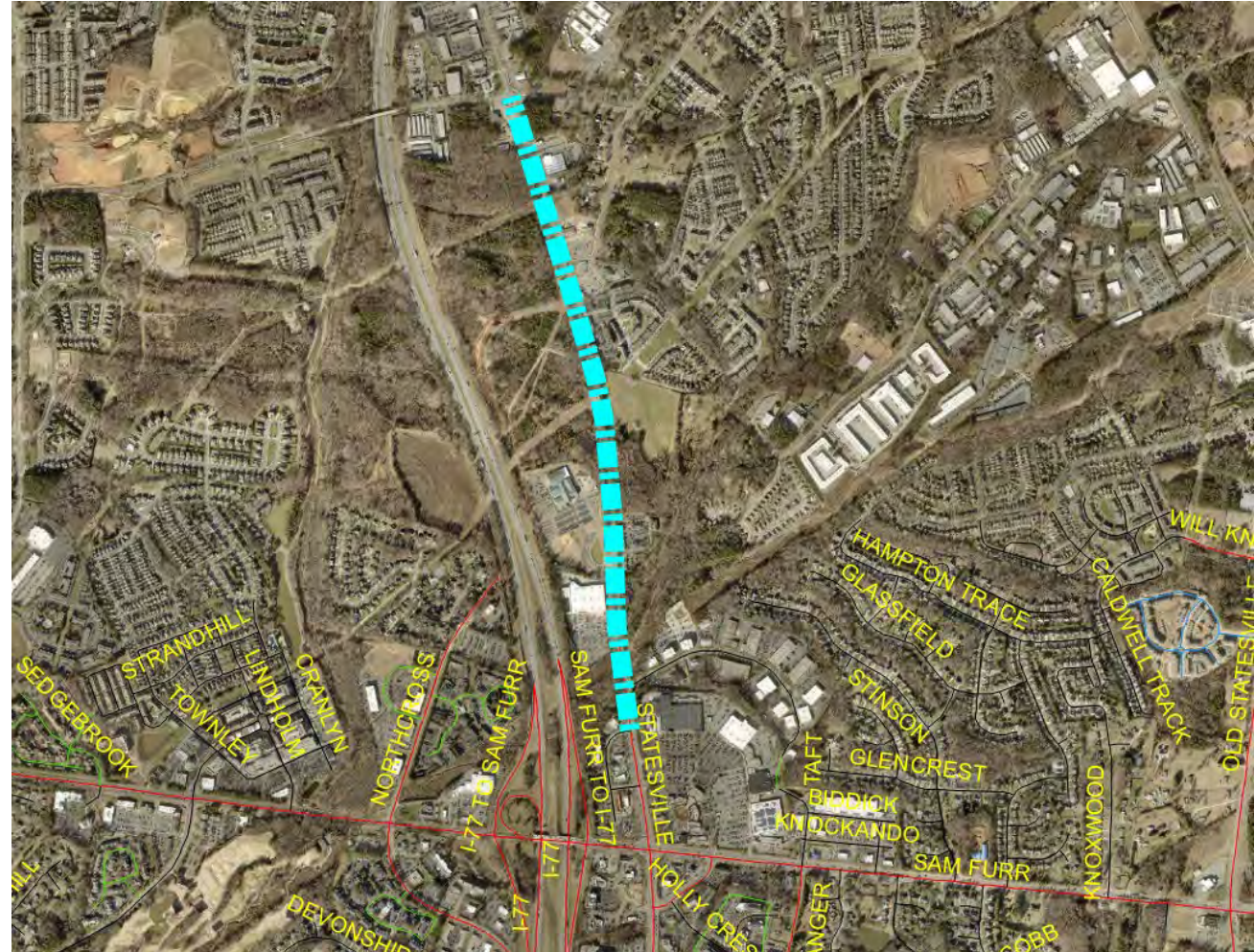
NC 73 – Beatties Ford Rd. to W. Catawba

- ❧ Widen to 4 lane divided, two lanes in each direction, along NC 73
- ❧ Reduced Conflict Intersections
- ❧ Right-of-way Acquisition
- ❧ Construction Start in 2028
- ❧ Project Cost ~\$77,700,000



US 21 – Northcross Center Ct to Westmoreland

- ❧ Widen to 4 lane divided, two lanes in each direction, along US 21
- ❧ Reduced Conflict Intersections
- ❧ Planning & Design
- ❧ Construction Start in 2034
- ❧ Projected Cost ~\$82,700,000



NC 73 – NC 16 to Beatties Ford Road

- ❧ Widen to 4 lane divided, two lanes in each direction, along NC 73
- ❧ Reduced Conflict Intersections
- ❧ Addl. bridge over Catawba River
- ❧ Design
- ❧ Construction Start TBD
- ❧ Project Cost \$268,800,000

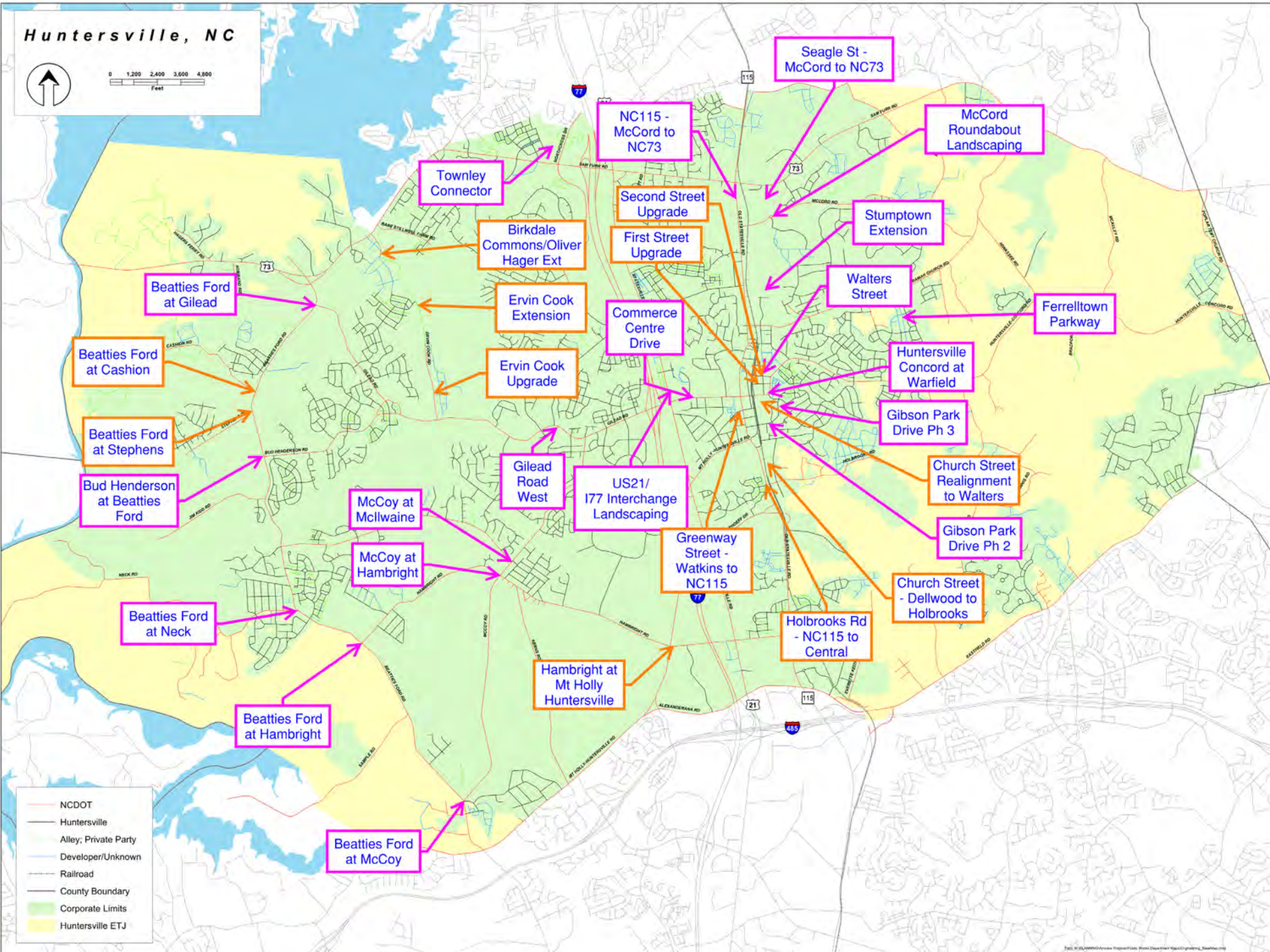
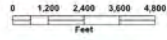


Future CIP Roadway Projects

- ❧ Maxwell Avenue Upgrade
- ❧ Birkdale Commons Extension – Ervin Cook Extension
- ❧ Church Street – Holbrooks to Dellwood
- ❧ David Kenney Farm Connection
- ❧ Church Street Realignment to Walters
- ❧ Upgrade Existing Ervin Cook Road
- ❧ Greenway Street – Watkins to NC 115
- ❧ Ervin Cook Road Extension
- ❧ Hambright at Mt Holly Huntersville
- ❧ Holbrooks Rd between NC 115 and Central)
- ❧ Beatties Ford at Cashion
- ❧ Beatties Ford at Stephens
- ❧ First Street Upgrade
- ❧ Second Street Upgrade



Huntersville, NC



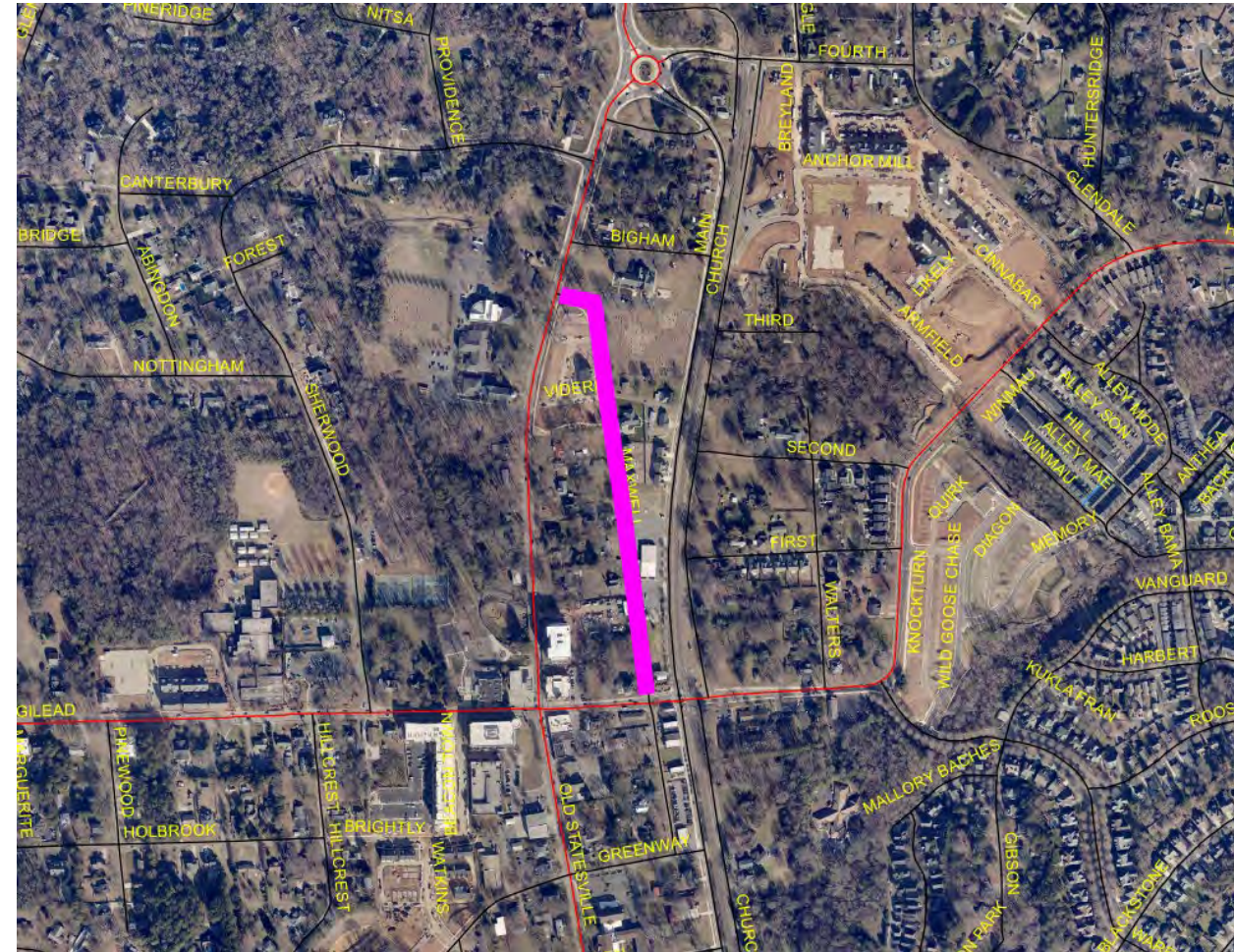
- NCDOT
- Huntersville
- Alley; Private Party
- Developer/Unknown
- Railroad
- County Boundary
- Corporate Limits
- Huntersville ETJ



Maxwell Avenue Upgrade

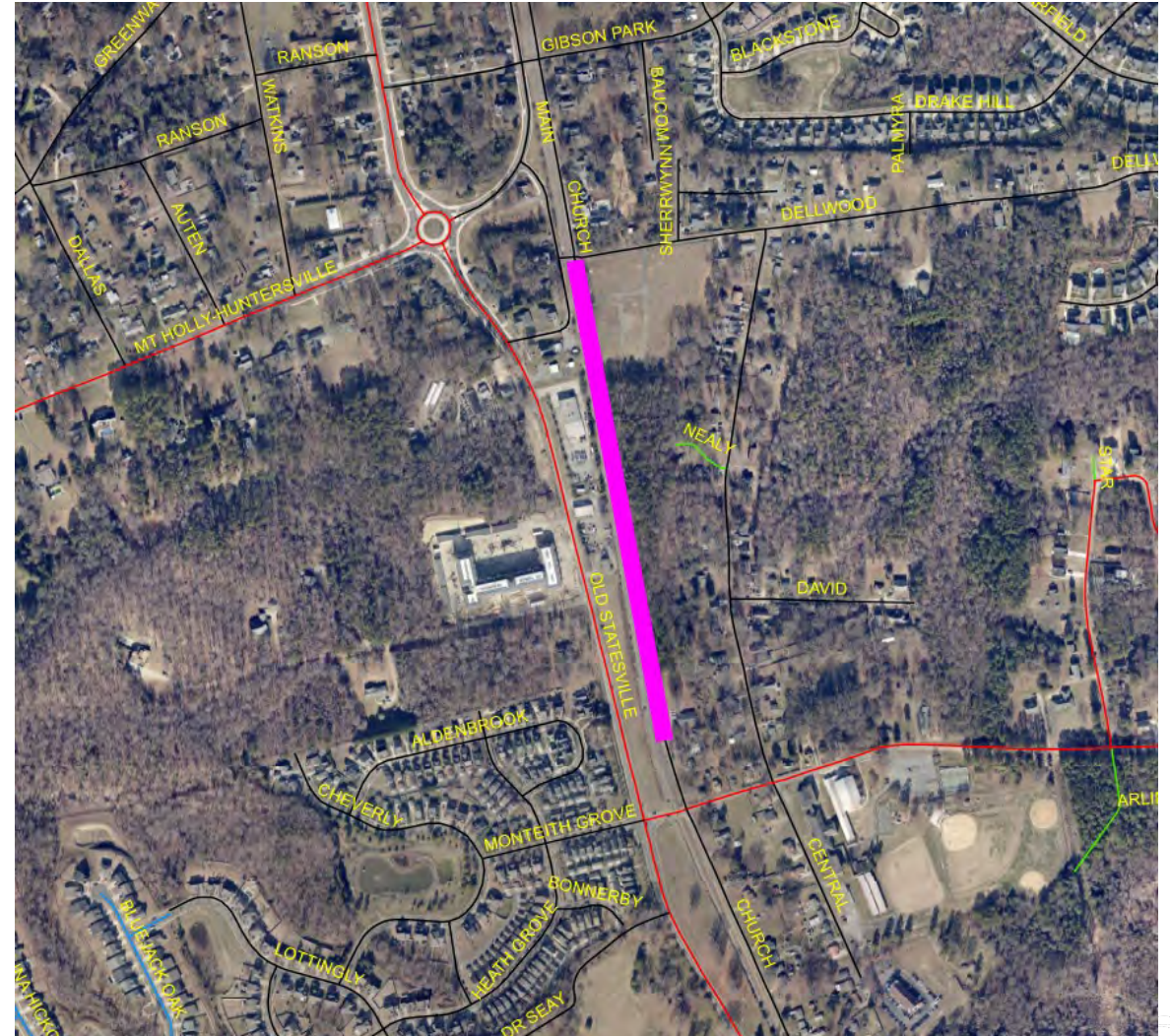
Minor widening/resurfacing of existing street, add curb and gutter, sidewalk

Projected Cost ~\$3,900,000



Church St – Holbrooks to Dellwood

- Build new street connecting Dellwood to Holbrooks Road with multiuse path
- On hold, design mostly complete
- Projected Cost ~\$4,000,000
- Spent to date ~\$305,000



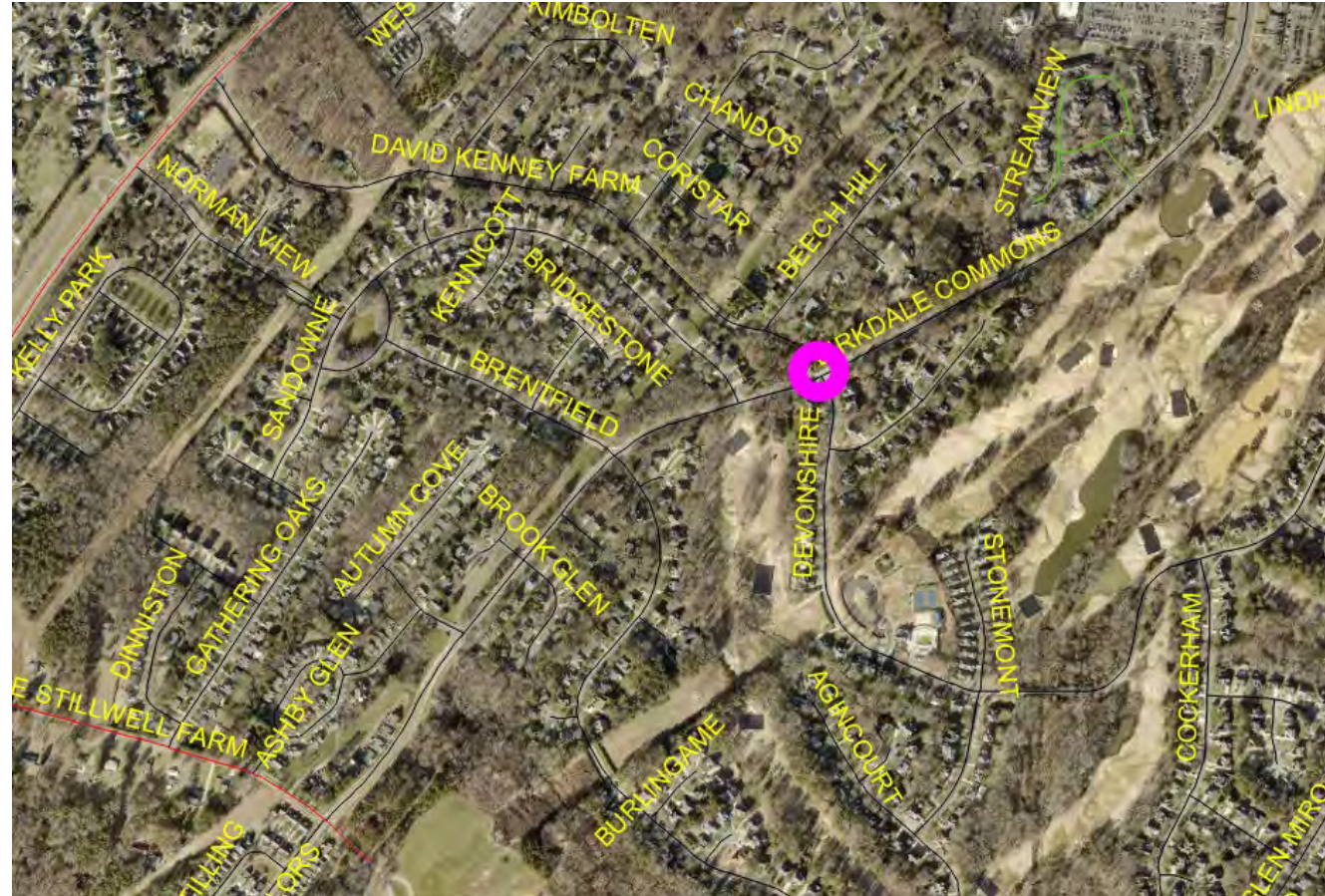
David Kenney Farm Connection

Build Roundabout, connect David Kenney Farm Rd to Birkdale Commons Pkwy

On hold, design mostly complete

Projected Cost ~\$2,000,000

Spent to date ~\$130,000



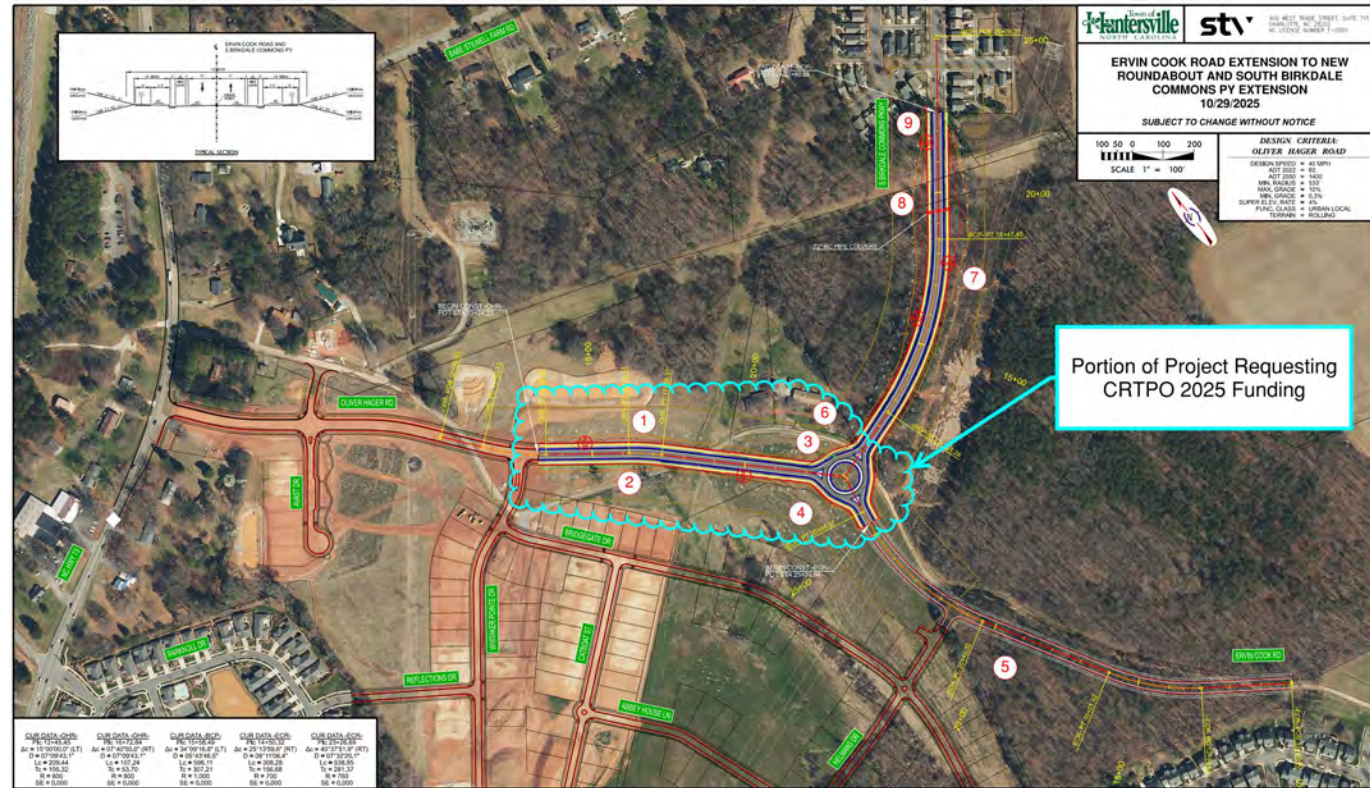
Church Street Realignment to Walters

- Build new road to align Church Street with Walters Street
- Build new Street to connect to Warfield Avenue
- Projected Cost ~\$7,600,000



Birkdale Commons Ext – Ervin Cook Ext

- Extend Ervin Cook Road south to Birkdale Commons Extension
- Extend Birkdale Commons Road to Ervin Cook Road Extension
- Roundabout at new intersection
- Projected Cost ~\$15,466,266 (\$412,000 in funds through CRTPO, anticipated \$3,200,000 additional)
- Note: Cook Farms/Whitaker Pointe to build portion of Ervin Cook Road to north of project



Ervin Cook Extension

Extend Ervin Cook Road from Birkdale Commons Extension to current end of Ervin Cook Road

Projected Cost ~\$12,000,000



Ervin Cook Upgrade

- ❖ Add left-turn lanes on Ervin Cook at the two subdivision entrances
- ❖ Add Multiuse Path on both sides of Road (in locations not included with Subdivision Project)
- ❖ Projected Cost ~\$2,750,000



Greenway Street – Watkins to NC 115

- Minor widening/resurfacing of existing street
- Add curb and gutter and sidewalks
- Projected Cost ~\$1,500,000



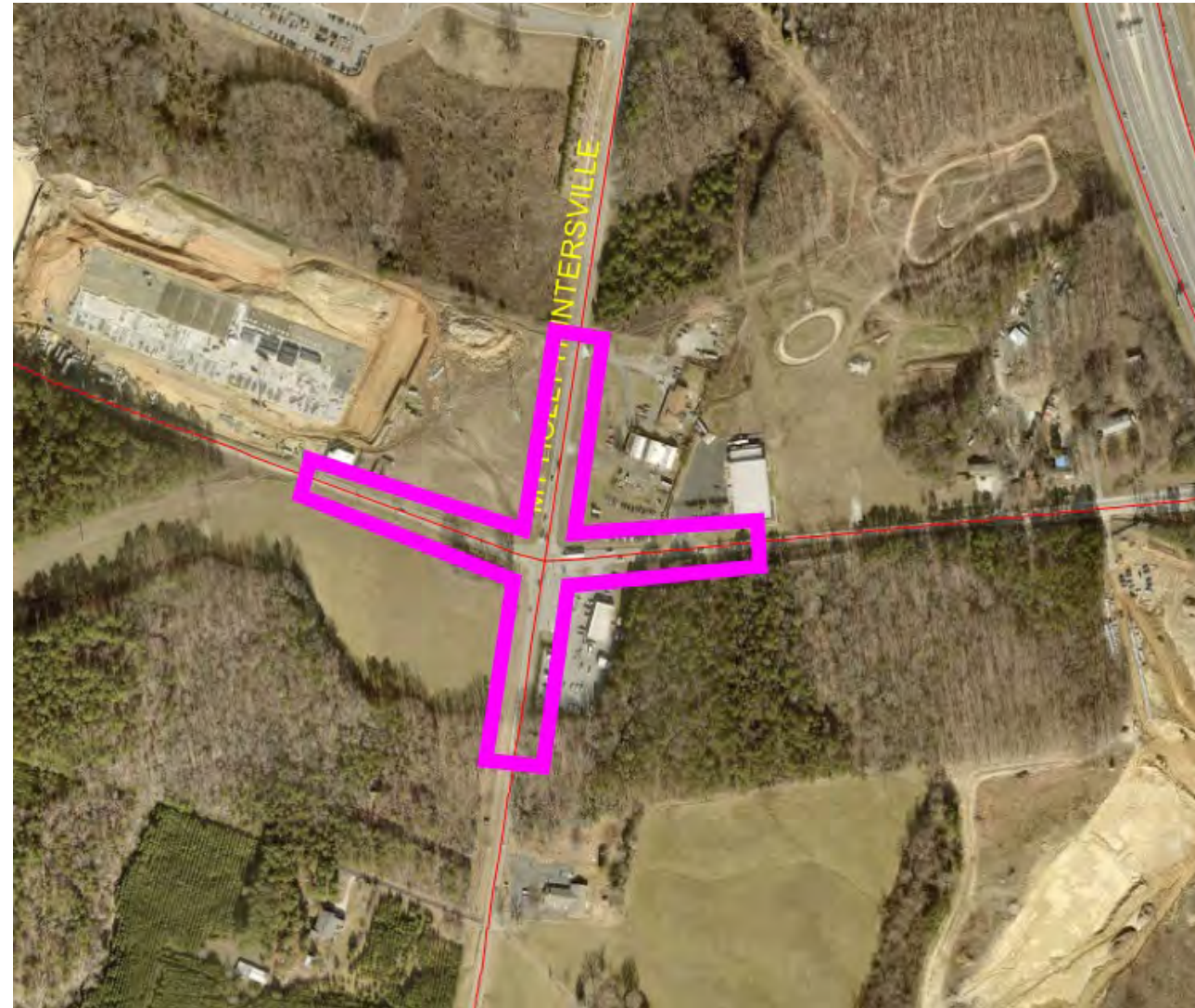
Hambright at Mt. Holly Huntersville

🌿 Realign (Straighten) Hambright Road

🌿 Add turn lanes

🌿 Projected Cost ~\$3,200,000

🌿 Note: Three developers have not completed committed improvements at the intersection. This may reduce project scope/cost.



Holbrooks Road (NC 115 to Central Ave)

- ✿ Add turn lane storage
- ✿ Improve Railroad crossing
- ✿ Add sidewalk along south side of road
- ✿ Add traffic signal
- ✿ Projected Cost ~\$2,500,000



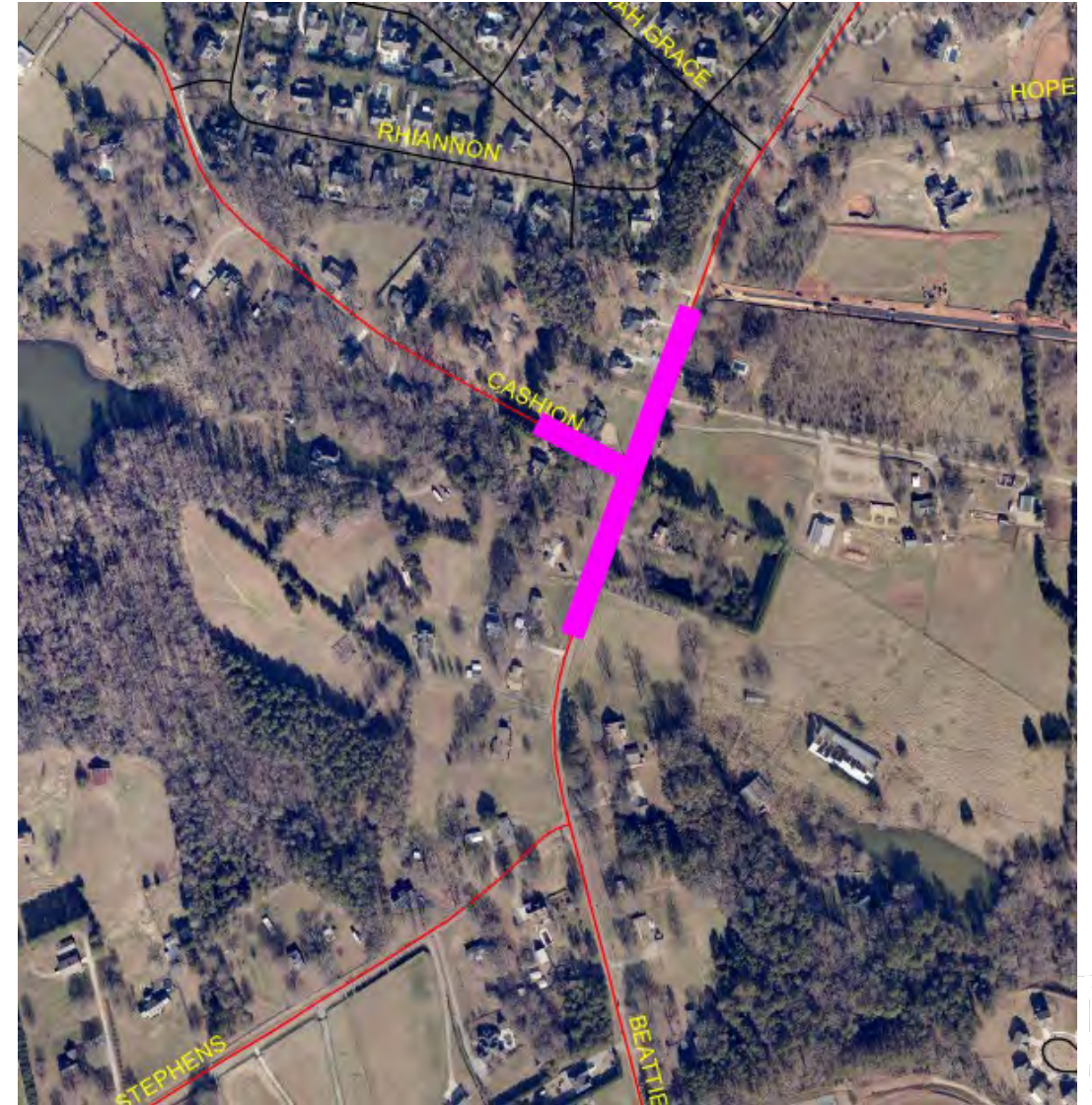
Beatties Ford at Cashion

✿ Add left-turn lane on Beatties

Ford Road

✿ Add turn lane on Cashion

✿ Projected Cost ~\$2,400,000



Beatties Ford at Stephens

- ✿ Add left-turn lane on Beatties Ford Road
- ✿ Add turn lane on Stephens
- ✿ Projected Cost ~\$2,400,000



First Street Upgrade

❧ Minor widening/resurfacing of existing street, add curb and gutter, sidewalks

❧ Projected Cost ~\$1,750,000



Second Street Upgrade

✿ Minor widening/resurfacing of existing street, add curb and gutter, sidewalks

✿ Projected Cost ~\$1,750,000



EXHIBIT

D1-2

Information Technology

Jan. 29, 2026

Town of
Huntersville
NORTH CAROLINA

Discussion Overview

 General Update/Projects

 Camera Update

 Support Update/Additional Staff




General Update/Projects

- ✿ Successfully upgraded all Town computers to Windows 11, ensuring continued vendor support, improved security, and compliance with modern operating system standards.
- ✿ In calendar year 2025, Town staff generated 1,982 IT service tickets, representing an approximately 10% increase over the prior year (1,775 tickets), reflecting increased technology usage and support demand.
- ✿ Played a critical role in the buildout and successful transition to the New Town Hall, including infrastructure planning, system deployment, and staff move-in support.
- ✿ Continue to partner with Town departments to identify and implement technology improvements that increase operational efficiency, reduce manual processes, and support evolving service needs.



Camera Update

 The Town has a total of 345 cameras.

 We are continually adding cameras to high-traffic areas, parks, and greenways.

Below is the camera breakdown;

 Traffic Cameras - 105

 Security Cameras - 164

 Parks & Greenway Cameras - 71

 LPR Camera – 5 (Does not include Flock Cameras)



Support Update

- ❧ Support all Town Board and Planning Board meetings, including after-hours and on-site technical support.
- ❧ Manage and maintain over 325 desktop and laptop computers, 80 police patrol laptops, and in-car police printers.
- ❧ Administer and support more than 40 servers, including a multi-layer backup infrastructure, network infrastructure, and multiple enterprise firewalls.
- ❧ Manage nearly 400 mobile devices, including iPads, iPhones, MiFi devices, and wireless gateways.
- ❧ Maintain and support critical Town systems, including the telephone system, virtual meeting technology, cybersecurity infrastructure, end-user security training, electronic door access control, and security camera systems across all Town facilities.
- ❧ We are requesting an additional FTE to balance daily support, public safety systems, and long-term strategic planning



EXHIBIT

D1-3

Human Resources

Jan. 29, 2026

Town of
Huntersville
NORTH CAROLINA

Staffing Overview

	Budgeted	Full-Time	Part-Time
Administration (Clerk, Communications, Finance, HR, IT, Legal)	25	23	1
Engineering	10	10	
Fire	25	25	72
Parks and Recreation	31	31	46
Planning	18	16	
Police	145	110	3
Sworn	119	91	
Non-sworn	26	19	
Public Works	29	29	
Total	283	240	125



Turnover

Fiscal Year	2026	2025	2024	2023	2022
Budgeted Positions	283	263	250	226	212
Hires	31	31	62	43	46
Separations	20	34	23	33	26
Retirement	1	4	3	3	1
Turnover (FT)	7%	13%	9%	15%	12%
PT Hires	6	31	90	11	28
PT Separations	14	15	16	11	14



By Department

	Budgeted	Separations	Turnover Rate	Last Year Turnover	Current Vacancies	Vacancy Rate
Administration	25	2	8%	4%	2	8%
Engineering	10	1	0%	0%	0	0%
Fire	25	0	0%	0%	0	0%
Parks and Recreation	31	3	10%	17%	0	0%
Planning	18	1	6%	6%	2	11%
Police	145	12	8%	15%	35	24%
Sworn	119	10	8%	13%	28	24%
Non-Sworn	26	2	8%	19%	7	27%
Public Works	29	1	3%	14%	0	0%

ElectriCities Transition

🌿 Total operation – 23 employees

🌿 Employee Transition

🌿 Line and Service (17)

🌿 Business Office/Finance (6)

🌿 Recruitments

🌿 Electric Services Director

🌿 Electric Operations Manager

🌿 Field Engineer

🌿 Accounting Specialist



Benefit Review



🌿 Insurance Review

🌿 Medical

🌿 Ancillary

🌿 Policy Review

🌿 Bereavement Leave

🌿 Parental Leave

🌿 Returning Employees



Projected Staffing

	Budgeted	Projected
Administration	25	2
Electric		23
Engineering	10	3
Fire	25	7
Parks and Recreation	31	1
Planning	18	0
Police	145	2
Sworn	119	2
Non-Sworn	26	0
Public Works	29	5
Total	283	43

2026 Focus

- 🌿 Continued Growth
- 🌿 ElectriCities Transition
- 🌿 Compensation Study, mid year implementation



Questions



EXHIBIT

D1-4

Legal

January 29, 2026

Town of
Huntersville
NORTH CAROLINA

Topics for Discussion

 Public Records

 Conflicts of Interest Related to Development Regulations

 Conflicts of Interest in Contracting

 Social Media Policy



Public Records Defined

N.C.G.S. § 132-1. "Public records" defined.

"Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, **regardless of physical form or characteristics**, made or received pursuant to law or ordinance **in connection with the transaction of public business** by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include **every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government** of the State or of any county, unit, special district or other political subdivision of government.



Limitations

N.C.G.S. 132-6.2 contains the following limitations:

- ❖ Nothing in this section shall be construed to require a public agency to respond to a request for a copy of a public record **by creating or compiling a record that does not exist**...Nothing in this section shall be construed to require a public agency to put into electronic medium a record that is not kept in electronic medium.



Non-Public/Confidential Information

Certain information is non-public or confidential per statute, including:

- ❧ Information protected by attorney-client privilege and trial preparation materials
- ❧ Tax information, enterprise billing information, electronic payment account numbers
- ❧ Proprietary information (trade secrets, design work, computer code)
- ❧ Criminal intelligence information, 911 database, sensitive public security information
- ❧ Social security numbers and other personally identifying information
- ❧ Protected medical information
- ❧ Information contained in personnel files, which is not considered public record by statute



Retention of Public Records

- ❧ The retention of public records is dictated by the NC Retention Schedule for Local Government Agencies.
- ❧ The length of retention fluctuates depending on the type of record.
- ❧ E-mail, text messages, and social media should be handled according to their content.
- ❧ Specifically, when the schedule does not include a records series that instructs you on how to handle one of these born-digital records by format, consider what content is contained in the e-mail, text message, or social media post for determining the retention period.



Conflicts of Interest – Development Regulations

N.C.G.S. § 160D-109 sets forth the conflict rules regarding legislative decisions related to development regulations and quasi-judicial decisions.

❧ **Legislative decisions** - Governing board members shall not vote on any legislative decision regarding a development regulation...where the outcome of the matter being considered is reasonably likely to have a **direct, substantial, and readily identifiable financial impact on the member**. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a **close familial, business, or other associational relationship**.

❧ **Quasi-judicial decisions** - A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a **fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome** of the matter.



Conflicts of Interest – Contracts

The following statutes address conflicts of interest for all public officers and employees at the state and local government level:

- ❧ N.C.G.S. § 133-32: “Gifts and Favors”
- ❧ N.C.G.S. § 14-234: “Self-benefiting”
- ❧ N.C.G.S. § 14-234.1: “Misuse of Confidential Information”
- ❧ N.C.G.S. § 14-234.2: “Financially Benefitting from Public Position” (New)
- ❧ N.C.G.S. § 14-234.3: “Contracts Benefitting Nonprofits” (New)



N.C.G.S. 133-32: “Gifts and Favors”

A public officer or employee may not accept gifts or favors from a past (within the past year), current, or potential future vendor or contractor if the officer or employee is charged with the duty of any or all of the following:

- ❧ preparing plans, specifications, or estimates for public contracts;
- ❧ awarding or administering public contracts; or
- ❧ inspecting or supervising construction.

Exceptions:

- ❧ Awards (i.e. trophy or commemorative plaque)
- ❧ Advertising items or souvenirs of nominal value (i.e. pens, cups, mugs)
- ❧ Meals at banquets
- ❧ Gifts to professional organizations
- ❧ Gifts from family or friends (which must be reported to the employee’s department director)



N.C.G.S. 14-234: “Self-benefiting”

Prohibited activities:

- ❧ **Deriving a direct benefit if making or administering a contract:** A public officer or employee who makes or administers a contract on behalf of a public agency may not also derive a direct benefit from the contract (unless an exception applies).
- ❧ **Influencing others if deriving a direct benefit:** A public officer or employee who will derive a direct benefit from a contract but is not involved in making or administering it shall not attempt to influence any other person who is involved in making or administering the contract.
- ❧ **Getting gifts in exchange for influencing others:** A public officer or employee shall not solicit or receive any gift, reward, or promise of reward in exchange for recommending, influencing, or attempting to influence the award of a contract by the public agency he or she serves. Does not require that the officer or employee either derive a direct benefit or be making or administering the contract to violate this section of the statute.



N.C.G.S. 14-234.1: “Misuse of Confidential Information”

- ❧ A public officer or employee may not gain any pecuniary benefit, or help someone else gain a pecuniary benefit, from the use of non-public information that the person has learned through his or her official position.



N.C.G.S. 14-234.2: “Financially Benefitting”

- ❧ No elected officer shall solicit or receive personal financial gain from the political subdivision for which the elected officer serves by means of intimidation, undue influence, or misuse of the employees of the political subdivision.
- ❧ Does not apply to financial gain received from a political subdivision for acting in the elected official’s capacity (i.e. board member compensation) or financial gain received with the approval of the governing board (i.e. just compensation for condemned property).



N.C.G.S. 14-234.3: “Nonprofits”

Prohibits public officials from knowingly participating in the making or administering of a contract, or award of money, with any nonprofit with which the public official is associated.

- ❧ Only applies to the members of the Board of Commissioners.

- ❧ Does not apply to Town employees or members of other boards, commissions, or committees.

- ❧ A public official is “**associated**” with a nonprofit if that person is a director, officer, or governing board member (i.e. member of the Board of Directors) of the nonprofit.

- ❧ The statute does not distinguish between voting and nonvoting governing board members.

- ❧ If the adopted structure of the nonprofit does not include a formal board of directors, members with decision-making authority should also recuse.

- ❧ “**Nonprofit**” as defined in N.C.G.S. § 14-234.3 does not include any entity created by the state or a local government.

- ❧ Is specific to nonprofits organized or operating primarily for religious, charitable, scientific, literary, public health and safety, or educational purposes.

- ❧ If associated with a nonprofit as defined in N.C.G.S. § 14-234.3, the Board Member shall recuse themselves from deliberating or voting on the contract.

- ❧ Any attempt to influence others who are voting or deliberating on the contract AND soliciting or receiving any gift, favor, reward, service, or promise of reward, including a promise of future employment, in exchange for recommending, influencing, or attempting to influence the award of a contract by the Town with a nonprofit you are associated with is also prohibited.

- ❧ The prohibitions are not limited to conducting Town business.

- ❧ Extends to personal social media accounts.



Social Media Policy

- ❧ The Social Media Policy contains conduct standards, as well as best practices for elected and appointed officials.
- ❧ It is important for Board members to familiarize themselves with the policy contents, including, but not limited to, requirements related to public records, conflicts of interest, and confidential information.







EXHIBIT
D1-5

Verhoeff Alignment Study

Town Board Meeting
January 20, 2026

Town of
Huntersville
NORTH CAROLINA

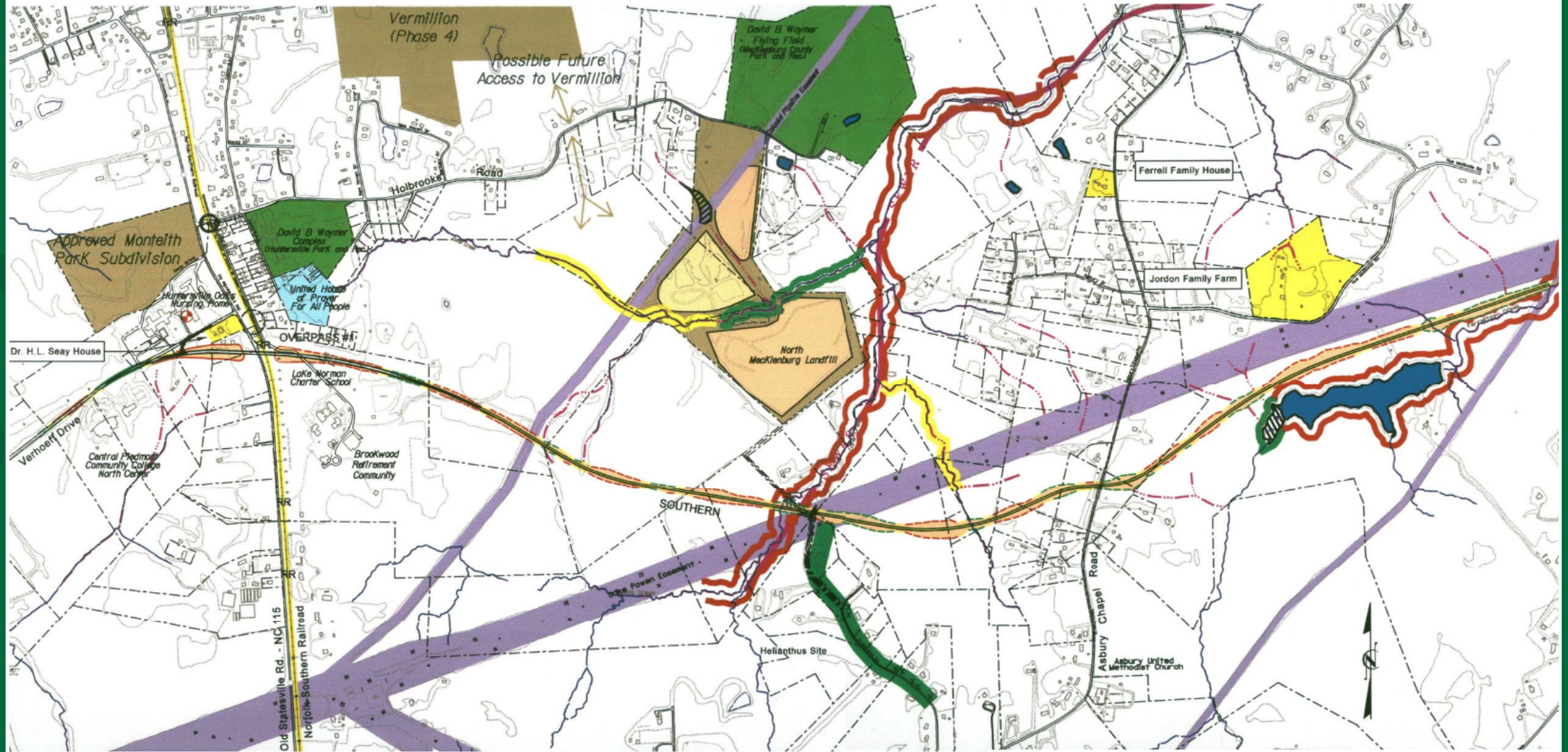
Verhoeff Alignment Study

-  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

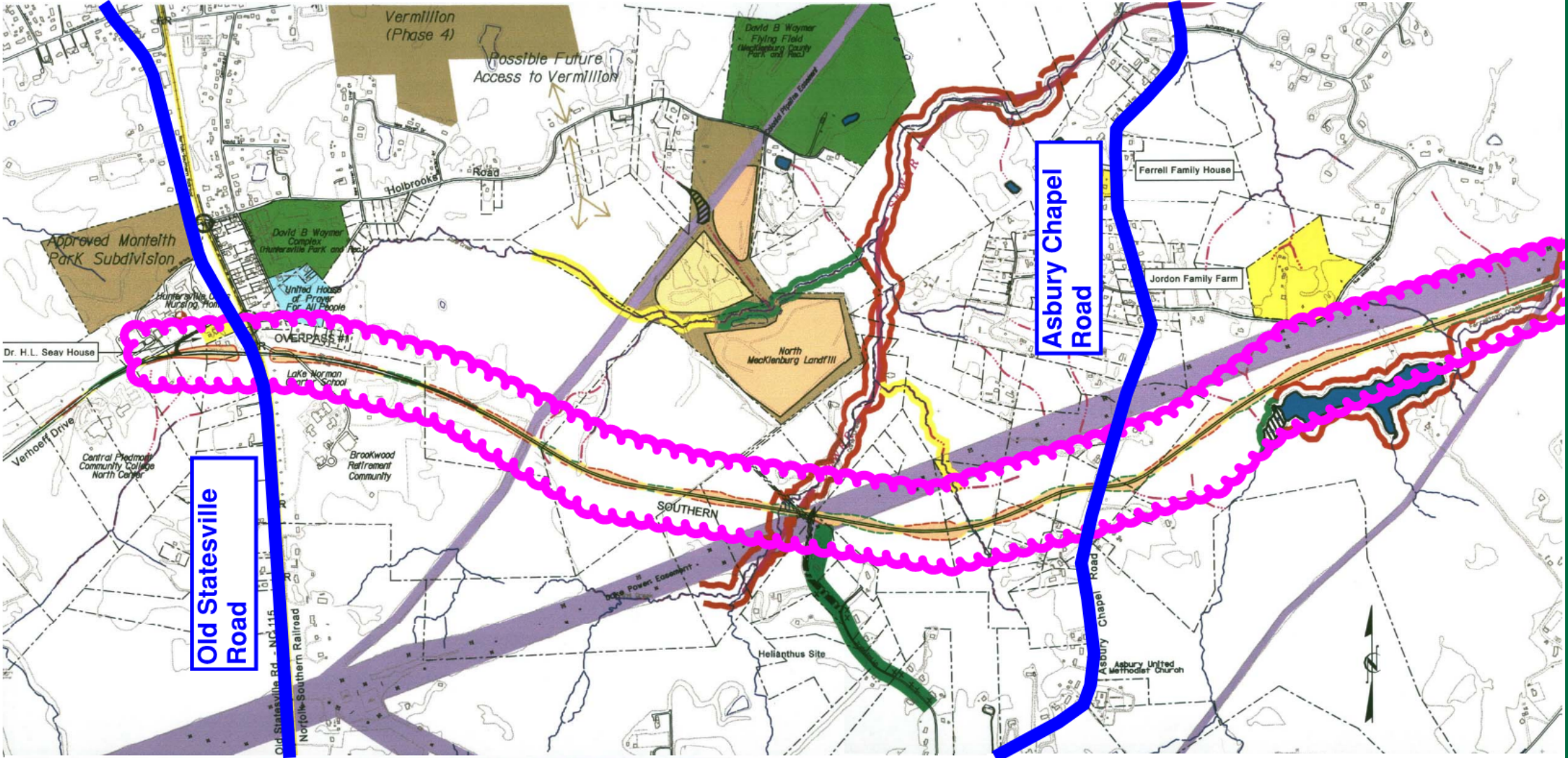


Existing & Proposed Development	Major Utility Easement	Proposed Transit Corridor	Historic Property	Jurisdictional Wetland Areas	Surface Water Buffer 35 Feet 50 Feet 100 Feet
Park Land	RR Un-gated Railroad Crossing	Possible Transit Station	Jurisdictional Waters of the U.S. (Stream Channel)	Schweintz's Sunflower (Heliathus) Populations	
Church Property	Gated Railroad Crossing	Future Sewer (10 Year Needs)	Jurisdictional Waters of the U.S. (Pond/Lake)	Underground Storage Tanks (UST)	

Alignment approved by MUMPO
November 20, 2002

VERHOEFF DRIVE

SOUTHERN ALIGNMENT



Existing & Proposed Development	Major Utility Easement	Proposed Transit Corridor	Historic Property	Jurisdictional Wetland Areas	Surface Water Buffer
Park Land	RR Un-gated Railroad Crossing	Possible Transit Station	Jurisdictional Waters of the U.S. (Stream Channel)	Schweinitz's Sunflower (Helianthus) Populations	35 Feet
Church Property	Gated Railroad Crossing	Future Sewer (10 Year Needs)	Jurisdictional Waters of the U.S. (Pond/Lake)	Underground Storage Tanks (UST)	50 Feet
					100 Feet

Alignment approved by MUMPO
November 20, 2002

Vermillion
(Phase 4)

Possible Future
Access to Vermillion

David B Wayer
Flying Field
(Mecklenburg County
Park and Rec.)

Holbrooke
Road

Approved Montelth
Park Subdivision

David B Wayer
Complex
(Huntersville Park and Rec.)

United House
of Prayer
For All People

Huntersville
Nursing Home

Dr. H.L. Seay House

Ferrell Family House

Jordan Family Farm

North
Mecklenburg Landfill

Asbury Chapel
Road

Vernoeff Drive

Central Piedmont
Community College
North Center

Lawman
Charter

Brookwood
Retirement
Community

Old Statesville
Road

Old Statesville Rd. - NC 115

Norfolk-Southern Railroad

SOUTHERN




Boke Power Easement

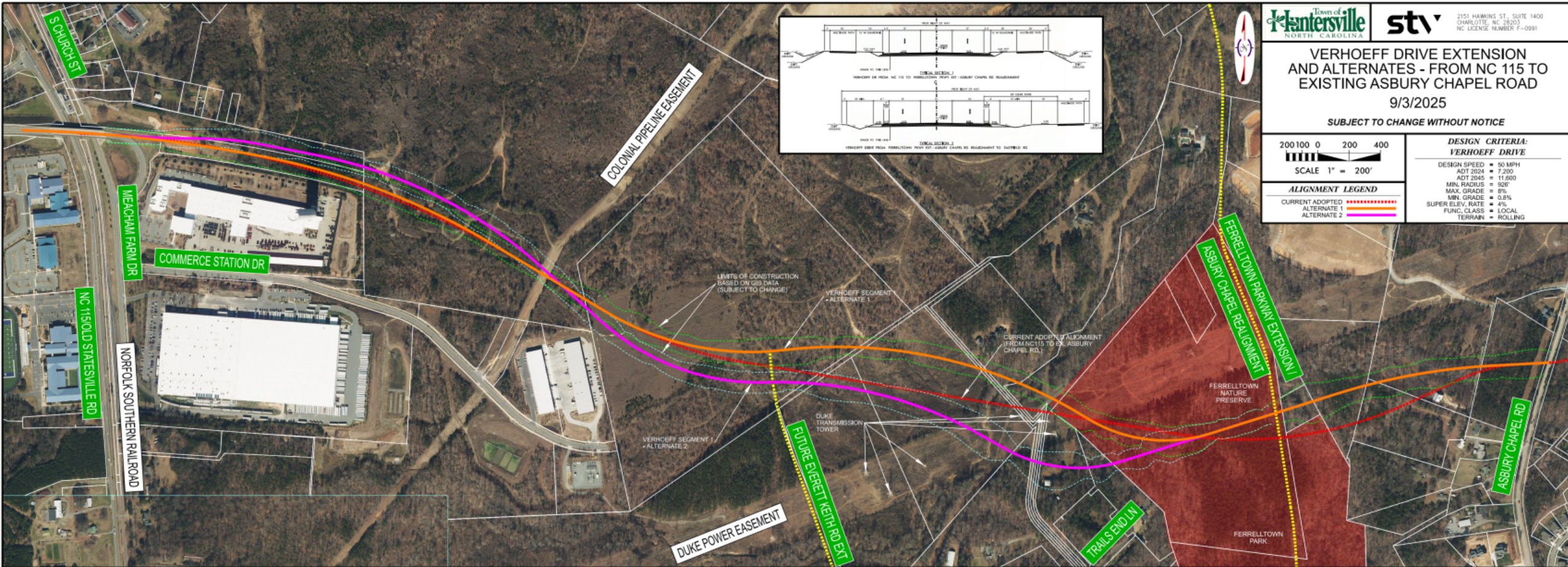
Heliathus Site

Asbury United
Methodist Church

Asbury Chapel Road

Verhoeff Alignment Study

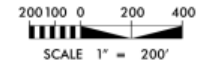
-  Developed two potential alternatives
-  Utilize portion of alignment constructed
-  Design Criteria input from NCDOT, Duke Energy,
Colonial Pipeline



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

9/3/2025

SUBJECT TO CHANGE WITHOUT NOTICE

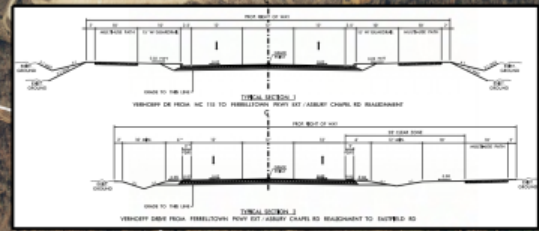


ALIGNMENT LEGEND

CURRENT ADOPTED	-----
ALTERNATE 1	-----
ALTERNATE 2	-----

**DESIGN CRITERIA:
VERHOEFF DRIVE**

DESIGN SPEED	50 MPH
ADT 2024	7,200
ADT 2045	11,600
MIN. RADIUS	500'
MAX. GRADE	8%
MIN. GRADE	0.8%
SUPER ELEV. RATE	4%
FUNC. CLASS	LOCAL
TERRAIN	ROLLING



COLONIAL PIPELINE EASEMENT

DUKE POWER EASEMENT

FUTURE EVERETT KENNETH RD EXT

TRAILS END LN

FERRRELTOWN PARKWAY EXTENSION
 ASBURY CHAPEL REALIGNMENT

ASBURY CHAPEL RD

FERRRELTOWN NATURE PRESERVE

FERRRELTOWN PARK

LIMITS OF CONSTRUCTION
 BASED ON GIS DATA
 (SUBJECT TO CHANGE!)

VERHOEFF SEGMENT
 - ALTERNATE 1

VERHOEFF SEGMENT
 - ALTERNATE 2

CURRENT ADOPTED ALIGNMENT
 (FROM NC115 TO EX. ASBURY
 CHAPEL RD.)

DUKE TRANSMISSION
 TOWER

MEACHAM FARM DR

COMMERCE STATION DR

NORFOLK SOUTHERN RAIL ROAD

NC 115 OLD STATESVILLE RD

S CHURCH ST

SCHURCH ST

MEACHAM FARM DR

COMMERCE STATION DR

NC 115 OLD STATESVILLE RD

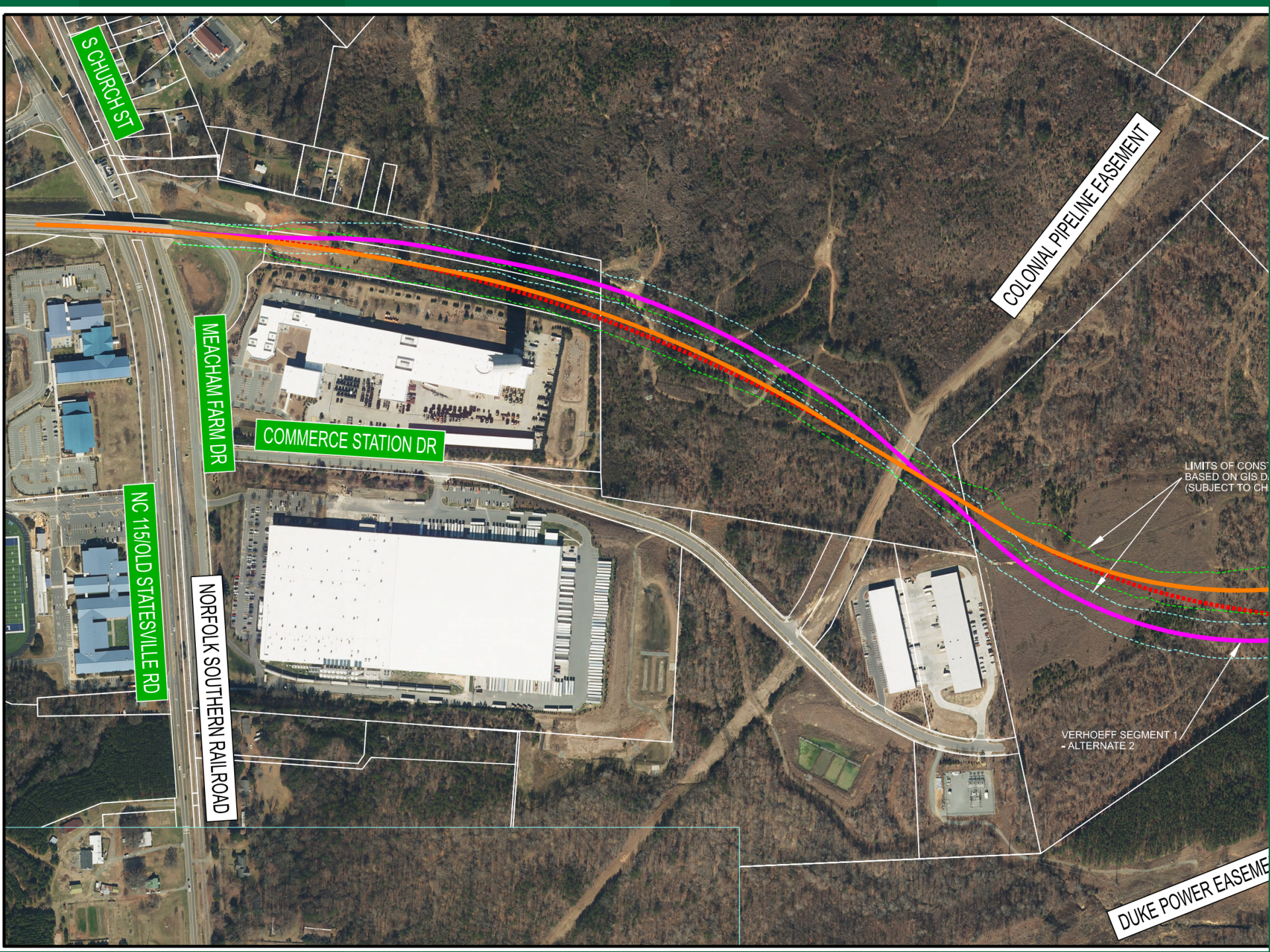
NORFOLK SOUTHERN RAILROAD

COLONIAL PIPELINE EASEMENT

DUKE POWER EASEMENT

LIMITS OF CONSTRUCTION
BASED ON GIS DATA
(SUBJECT TO CHANGE)

VERHOEFF SEGMENT 1
- ALTERNATE 2



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



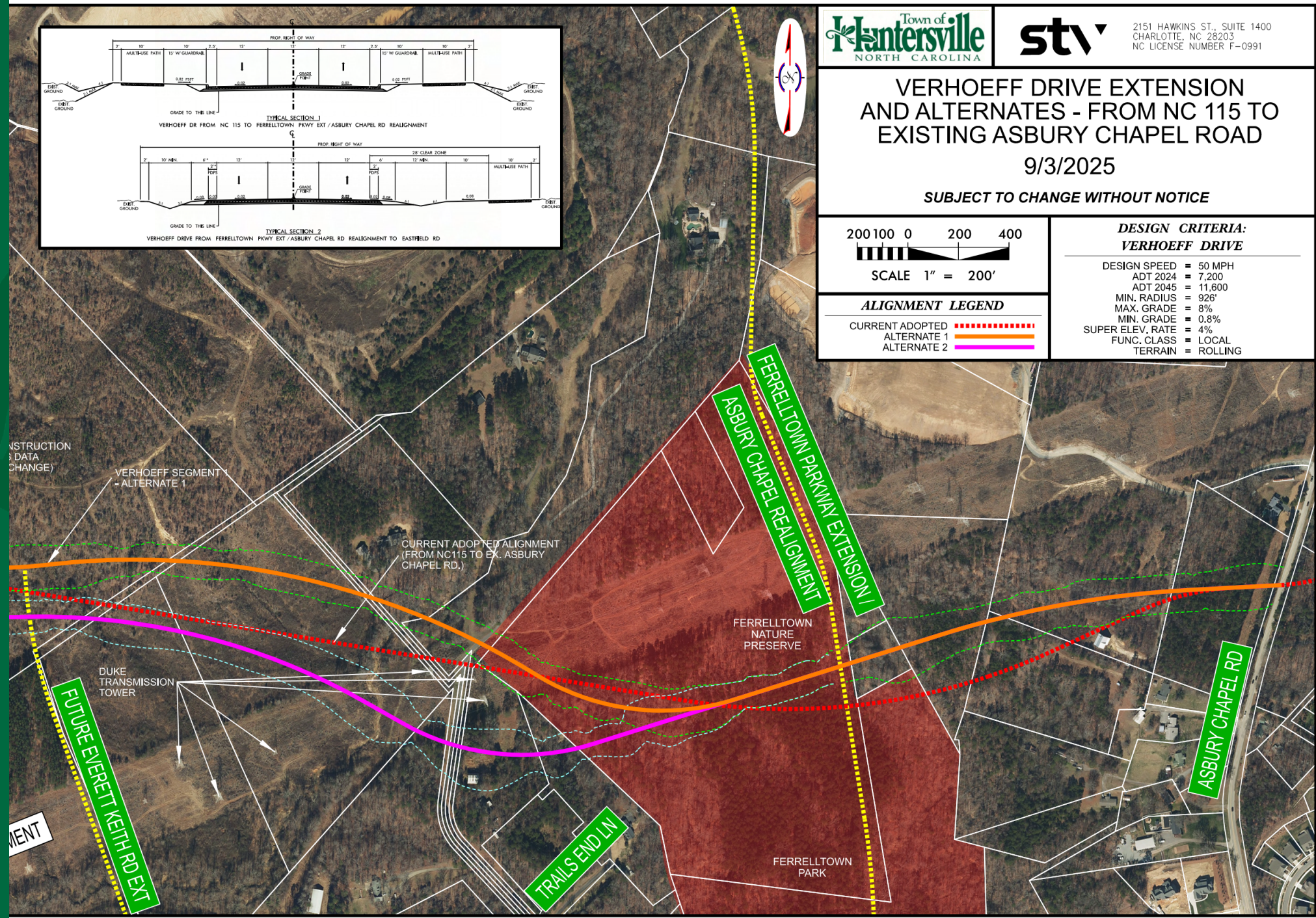
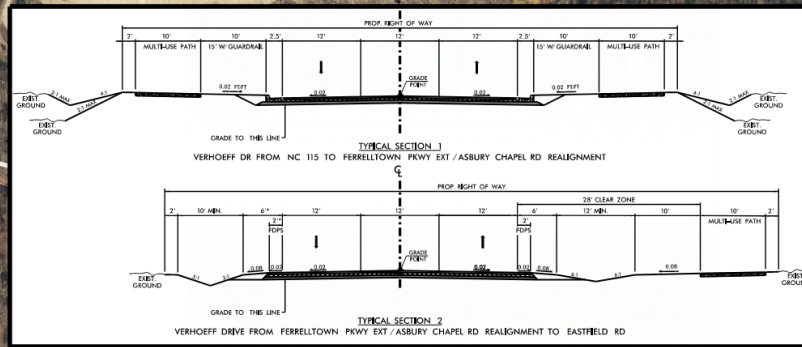
SCALE 1" = 200'

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



CONSTRUCTION
(DATA
CHANGE)

VERHOEFF SEGMENT
- ALTERNATE 1

CURRENT ADOPTED ALIGNMENT
(FROM NC115 TO EX. ASBURY
CHAPEL RD.)

FUTURE EVERETT KEITH RD EXT


TRAILS END LN

FERRELLTOWN PARKWAY EXTENSION /
ASBURY CHAPEL REALIGNMENT

ASBURY CHAPEL RD


FERRELLTOWN
PARK

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



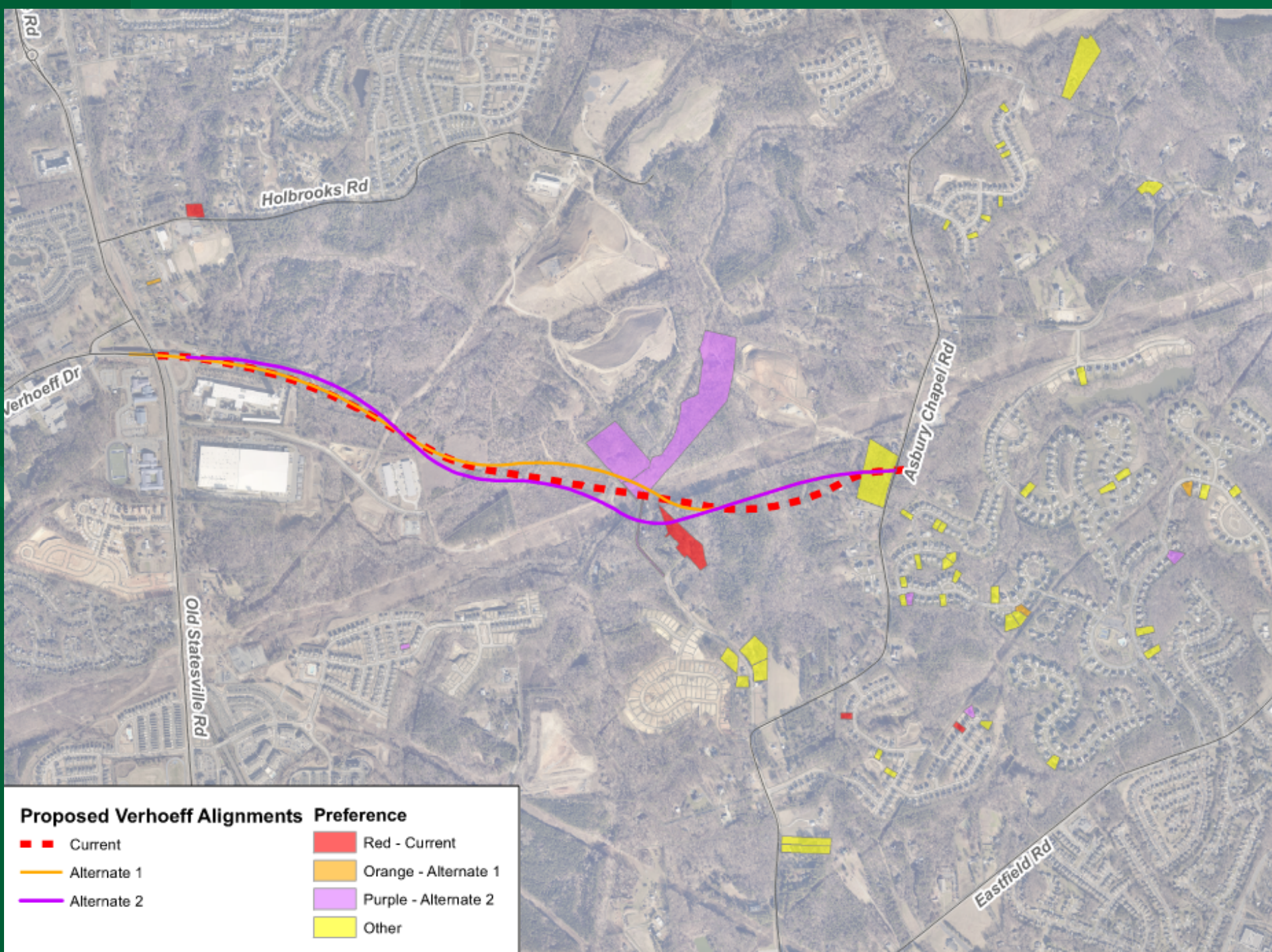
- 8 prefer Purple

- 6 prefer red (existing)





- 4 prefer orange

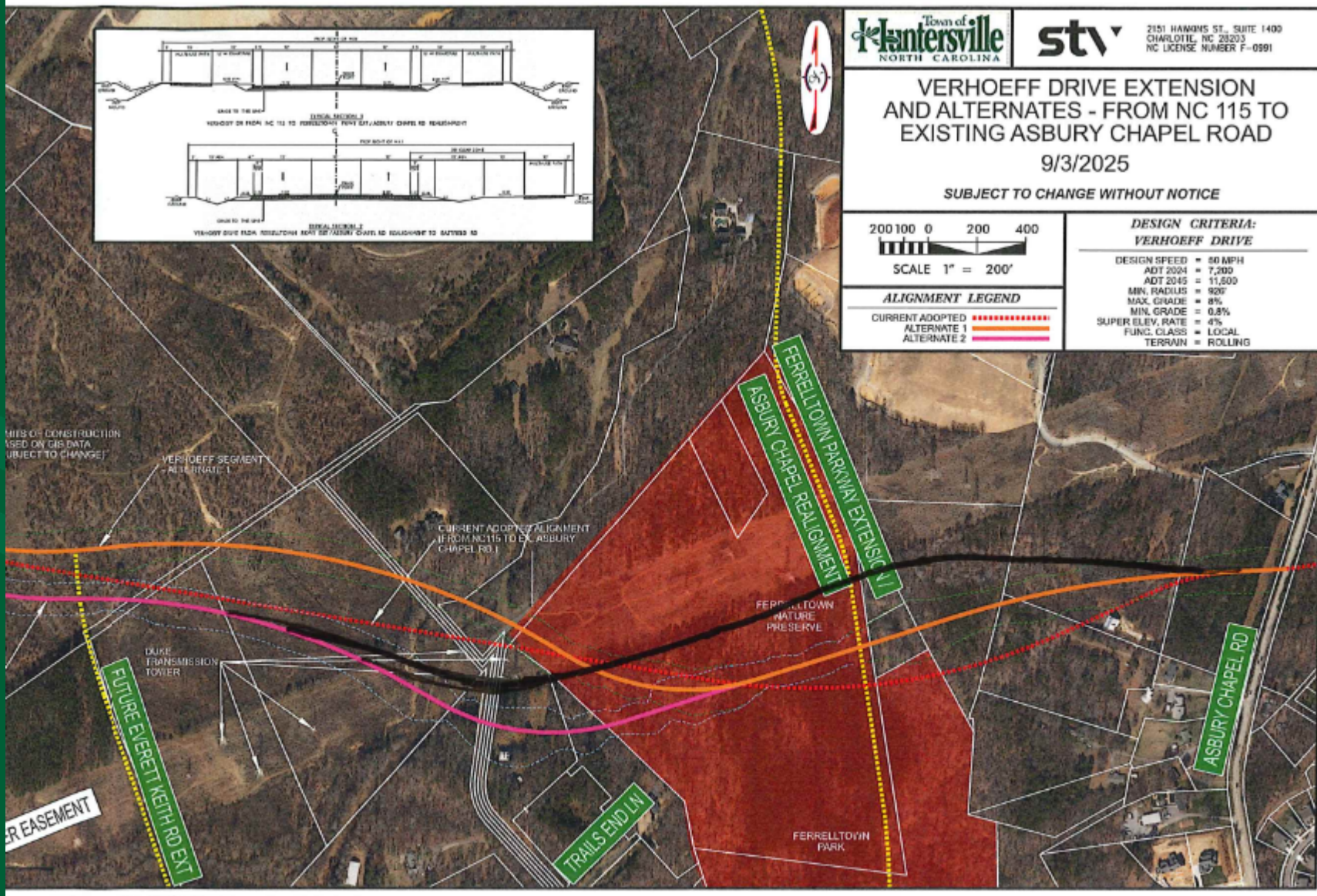
- 63 prefer other

54

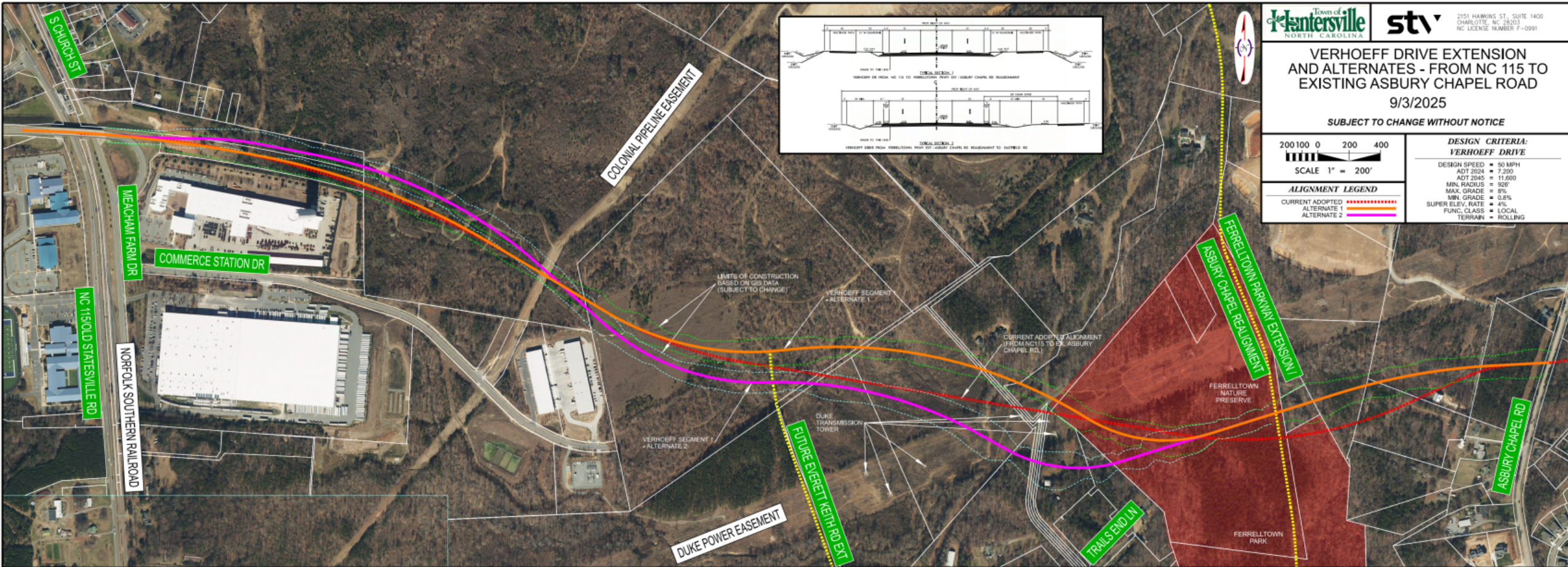


Verhoeff Alignment Study

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



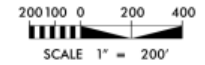
Maybe something more like this? (black)
Misses Duke towers. Maybe fewer properties.



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

9/3/2025

SUBJECT TO CHANGE WITHOUT NOTICE



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 = 500'
- MAX. GRADE = 8%
- MIN. GRADE = 0.8%
- SUPER ELEV. RATE = 4%
- FUNC. CLASS = LOCAL
- TERRAIN = ROLLING

A stylized white leaf graphic with a curved stem and three leaves, positioned over the first 'H' of 'Huntersville'.

Town of • **Huntersville**

THRIVE HERE

EXHIBIT

D1-6

Police Department

Jan. 29, 2026

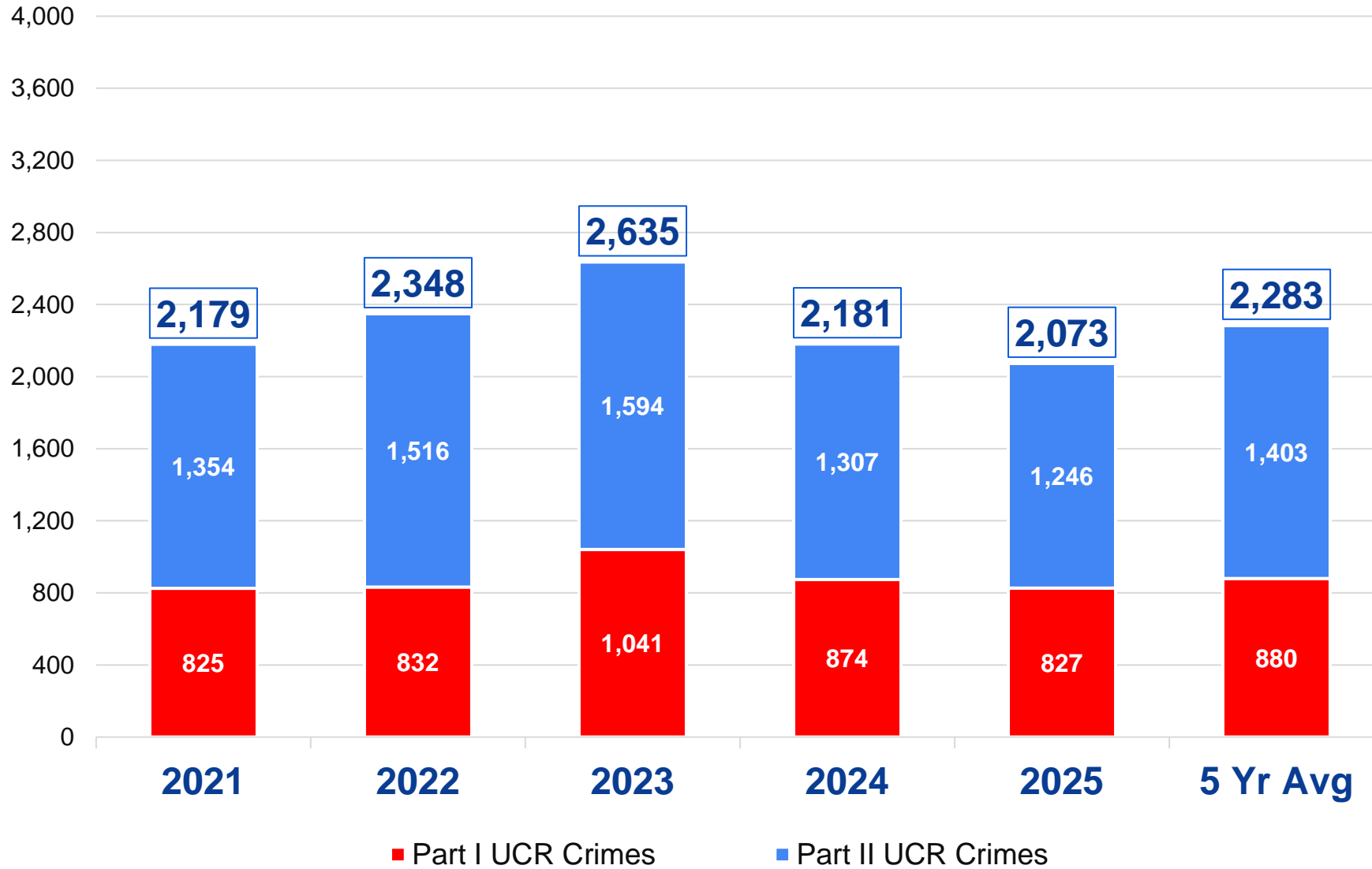
Town of
Huntersville
NORTH CAROLINA

Agenda

- State of the Department
- Personnel and Staffing Update
- Compensation and Incentives
- Organizational Structure
- Space Needs, Equipment, and Technology
- North Meck Magistrate Update



2021 - 2025



*UCR
CRIME
TOTALS*



Five Year UCR: Part I Crimes

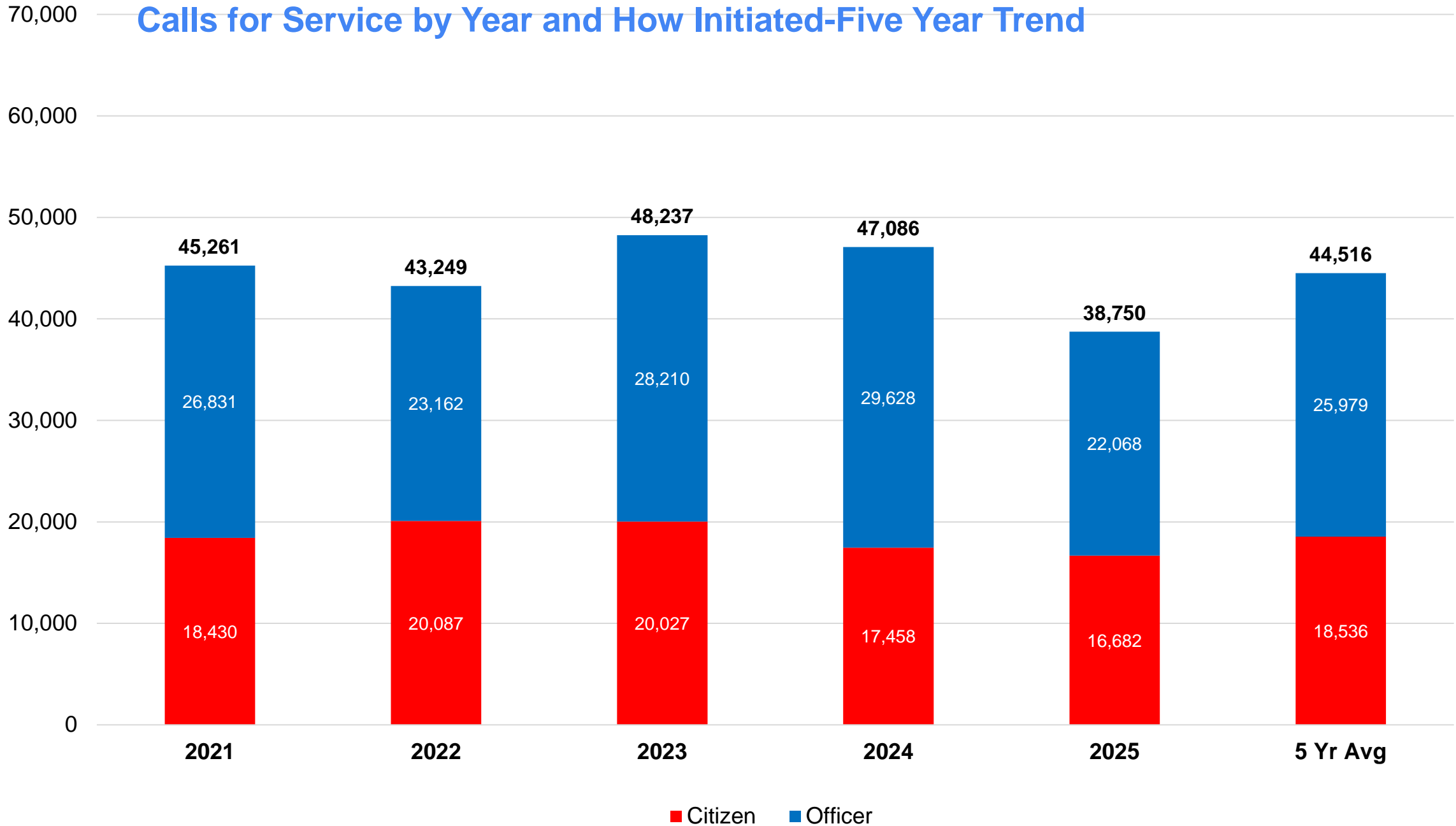
UCR Part I Crimes	2021	2022	2023	2024	2025	5 Yr Avg	% change 2025 vs 2024
Murder	4	1	2	1	1	2	0%
Agg Assault	56	46	70	52	47	54	-10%
Forcible Rape	7	8	8	11	5	8	-55%
Robbery	18	15	13	14	14	15	0%
Total Violent Crime	83	70	93	78	67	78	-14%
Burglary/B&E	94	95	105	67	88	90	31%
Larceny/Theft	596	595	709	637	587	625	-8%
Motor Vehicle Theft	48	68	131	89	81	83	-9%
Arson	4	4	3	3	4	4	33%
Total Property Crime	742	762	944	796	760	801	-5%
Total Part I Crime	825	832	1,041	874	827	880	-5%

Five Year UCR: Part II Crimes

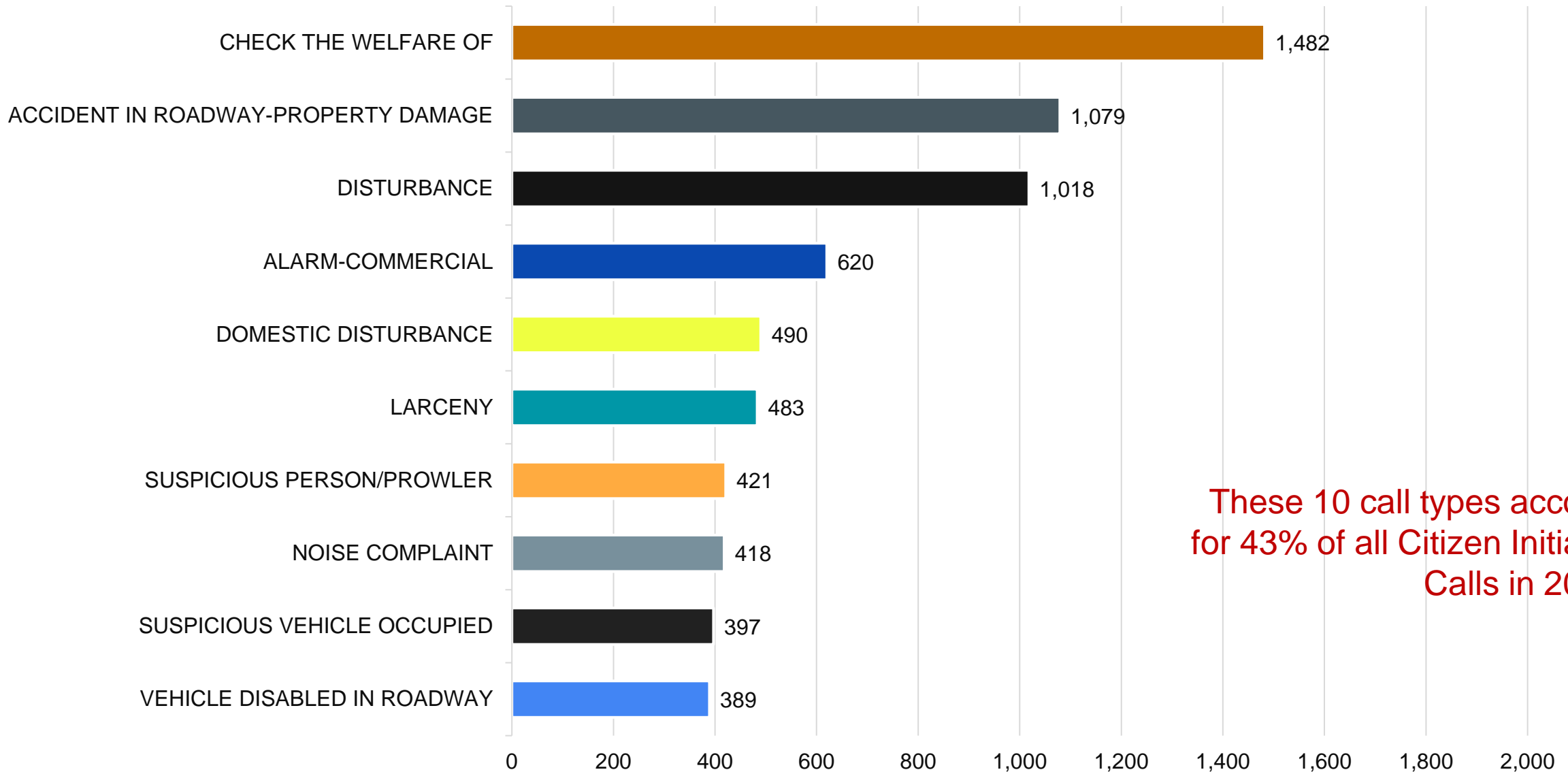
UCR Part II Crimes	2021	2022	2023	2024	2025	5 Yr Avg	% Change 2025 vs 2024
Simple Assault	278	318	304	312	304	303	-3%
Intimidation	78	113	113	126	119	110	-6%
Kidnapping	4	5	16	11	7	9	-36%
Forcible Sodomy	3	2	1	1	1	2	0%
Forcible Fondling	15	17	18	16	37	21	131%
Sexual Assault With Object	0	1	1	0	0	0	no change
Incest	0	0	0	0	0	0	no change
Statutory Rape	1	2	1	0	0	1	no change
Pornography	3	9	11	7	7	7	0%
Indecent Exposure	6	3	6	4	8	5	100%
Peeping Tom	0	0	2	0	0	0	no change
Family Offenses; Nonviolent	0	1	1	0	2	1	200%
Extortion/Blackmail	7	13	22	13	16	14	23%
Counterfeiting/Forgery	35	52	38	27	24	35	-11%
False Pretenses/Swindle	92	88	114	88	93	95	6%
Credit Card/Teller Fraud	23	15	27	30	22	23	-27%
Impersonation	11	9	26	21	23	18	10%
Welfare Fraud	0	1	0	0	0	0	no change
Wire Fraud	4	10	3	1	3	4	200%
Identity Theft	90	46	58	28	41	53	46%
Hacking/Computer Invasion	1	2	1	1	0	1	-100%
Embezzlement	6	8	7	9	8	8	-11%
Stolen Property Offenses	17	11	19	17	14	16	-18%
Drug/Narcotic Violations	296	264	224	108	121	203	12%
Drug Equipment Violations	41	38	21	15	18	27	20%
Driving Under The Influence	83	119	125	73	75	95	3%
Liquor Law Violations	1	2	3	1	0	1	-100%
Weapon Law Violations	19	27	53	36	23	32	-36%
Betting/Wagering	1	0	0	0	0	0	no change
Animal Cruelty	1	4	10	8	5	6	-38%
Worthless Check: Felony	1	0	0	3	0	1	-100%
Disorderly Conduct	13	22	16	12	10	15	-17%
Affray	4	16	16	11	18	13	64%
Trespass	20	38	35	33	18	29	-45%
Vandalism	83	117	111	102	71	97	-30%
All Other Offenses	117	143	191	193	158	160	-18%

Huntersville Police Department

Calls for Service by Year and How Initiated-Five Year Trend



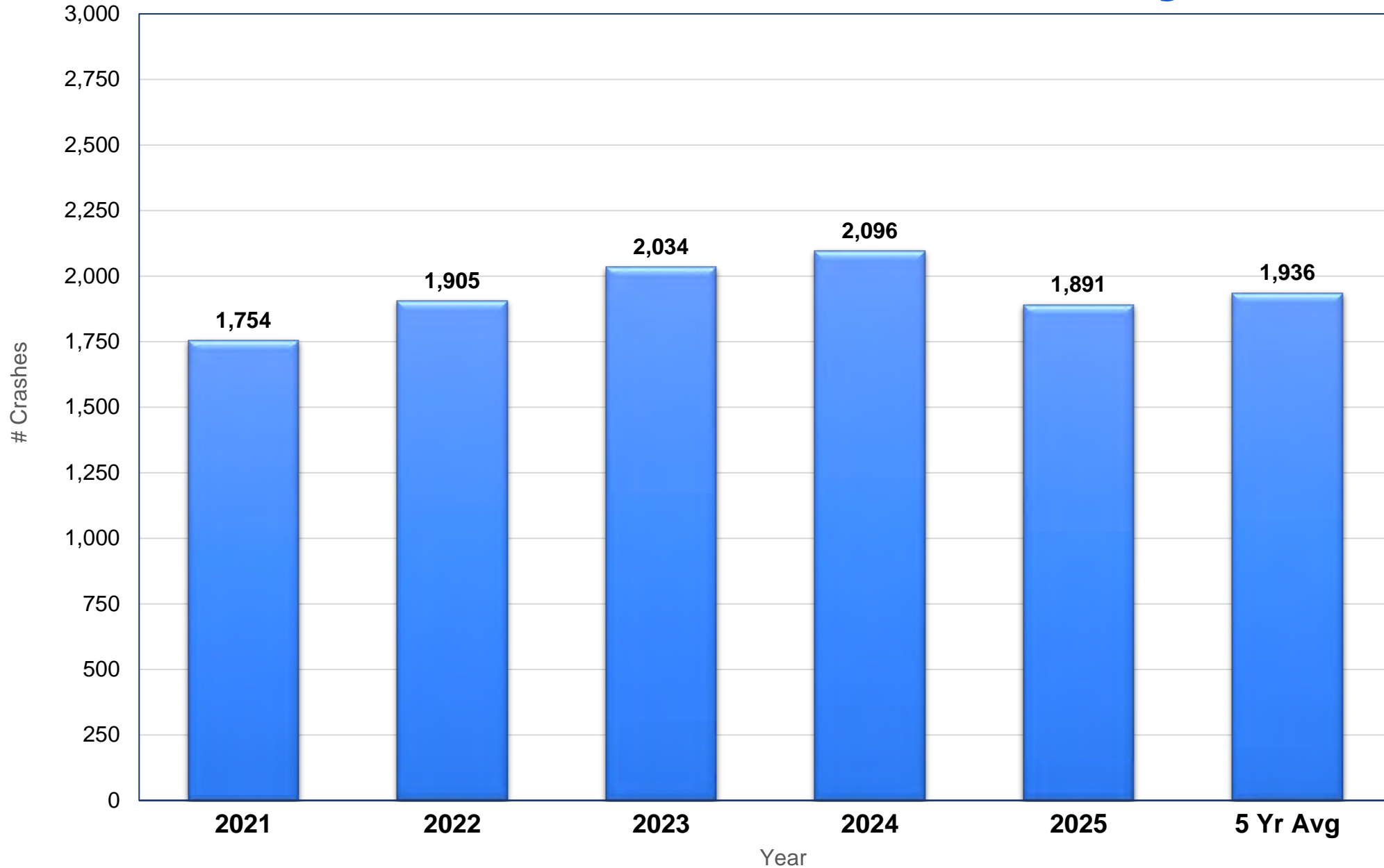
2025 Top 10 Citizen Initiated Dispatched Call Types



These 10 call types account for 43% of all Citizen Initiated Calls in 2025.



Huntersville Traffic Crashes by Year



**-10% decrease in
crashes
2025 vs 2024**



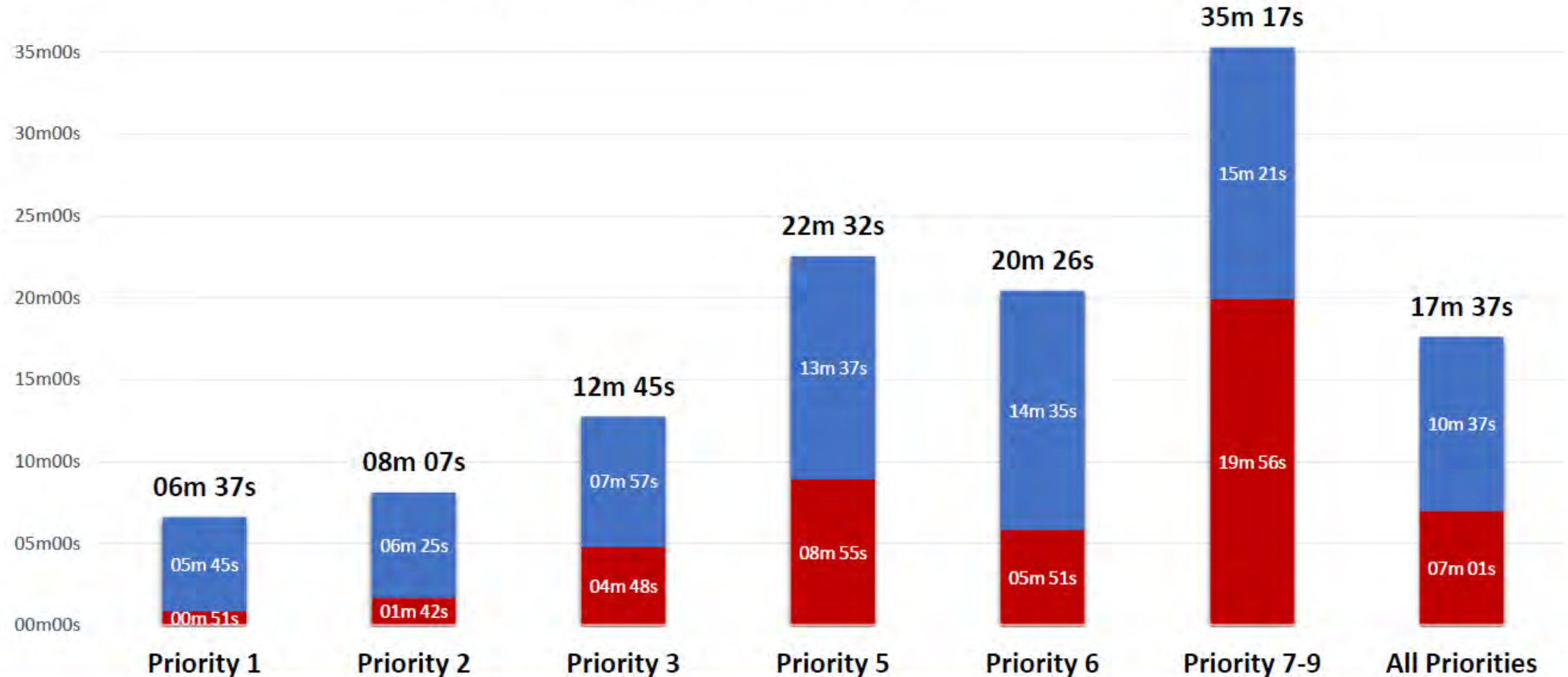
2025 Traffic Fatalities

Case#	Crash Date/ Time	Address	Summary
20250124114003	1/24/2025 11:40	BEATTIES FORD RD & SAMPLE RD	Driver of Veh 1 lost control, left roadway, collided with a creekside which caused his vehicle to become airborne and impact several trees.
20250223013504	2/24/2025 1:35	73 & MAYES RD.	Driver of Veh 2 crossed center line, hit and killed Driver of Veh 1.
20250324105500	3/24/2025 10:55	73 & W.CATAWBA AVE.	Driver of Veh 2 made illegal turn, crashed into Driver of Veh 1 killing Passenger 1.
20250405091703	4/5/2025 9:17	73 & MCGUIRE NUCLEAR STATION	Driver of Veh 1 had medical episode, crossed center line, hit Driver of Veh 2. Driver 1 died.
20250422133202	4/23/2025 13:32	BEATTIES FORD RD & SAMPLE RD.	Driver of Veh 1 fleeing scene of hit and run crash, hit large rock, went airborne, hit rock wall, before hitting tree and coming to stop. Died of injuries.
20251003142802	10/3/2025 14:28	BEATTIES FORD RD & CARRINGTON POINTE DR	Driver 1 crossed center line, hit other vehicle head on. Driver not wearing seatbelt died as result of injuries.
20251003060100	10/6/2025 6:01	GILEAD RD & REESE BLVD.	Pedestrian sitting in roadway, Driver 1 could not stop/swerve in time to avoid collision. Driver 2 also hit sitting pedestrian who died as a result of injuries.
20251022134904	10/22/2025 13:49	73 & STANLEY MCEL RATH RD	Driver 2 crossed center line, struck tractor trailer head on. Died as a result of injuries.



2025 Huntersville Police Department Response Time

911 Pickup to Arrived on Scene



■ Dispatch Delay

Dispatch pickup to assigned to officer

■ Travel Time

Assigned to officer to arrived on scene

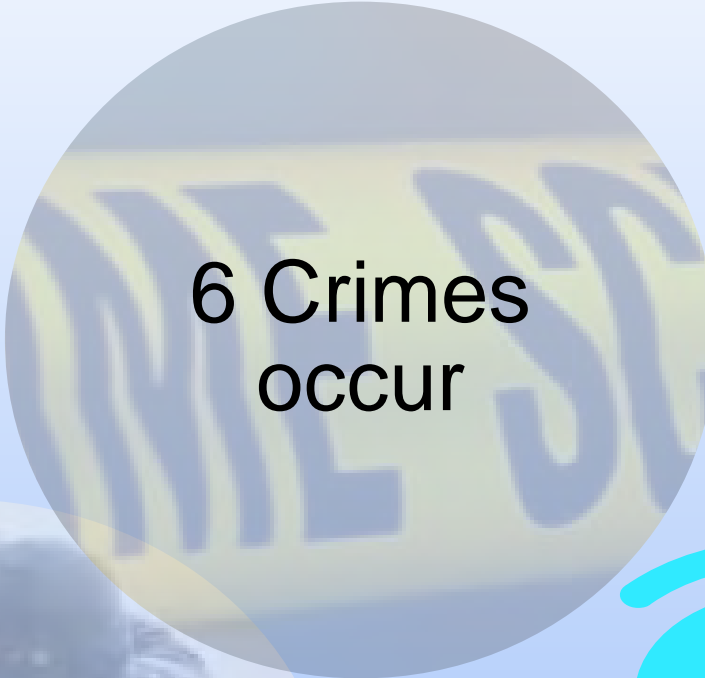
Only citizen initiated calls for service were used for this analysis

Police, the time the primary unit assigned was populated, the time the unit arrived was populated, total service time was not null, and citizen-initiated calls only. The following call dispositions were excluded from analysis: cancelled, advised event (BOLO), 911 hang-ups, and officer-initiated calls. The original priority level was used in this analysis instead of final priority level which could skew results. Additionally, the standard deviation was calculated using the above parameters by priority. Calls which were three standard deviations above the average were identified as outliers and excluded. Date range 1/1/2025-12/31/2025

HPD Quick Facts Per Day



12
Traffic
Stops



6 Crimes
occur



5 traffic
crashes



2 Crimes
Against
Property



HPD handles
106 calls



Personnel & Staffing

- Currently 28 openings (13 are new positions adopted since FY23)
 - 7 (BLET Cadets, start 2/16)
 - 2 (Laterals by 2/16)
- 2024 Application totals: 262
- 2025 Application totals: 248 (January – August)
256 (September – December)
- FY 2025 – Down 10 (Retirement (1), Death (2), Resigned (7))
 - Resignations (7) – Private Sector (2), Other LE Local (4), Federal LE (1)
 - 11 New hires (Laterals (4), Cadets (7))
- First net positive year of new employees since FY 2023



Personnel & Staffing

- Internal personnel restructuring
- Moved a sworn officer to assist with recruiting
- Attending 19 college / hiring career fairs between now and March
 - Open hiring even at the end of January
- Additional Compensation Alignment
 - Associate's Degree / Bachelor's Degree
 - Associate's Degree currently 2.5% to 5%
 - Bachelor's Degree currently 5% to 10%
- Also increase all existing sworn staff with this proposal. 37 police officers have a Bachelor's Degree; 11 police officers have an Associates Degree

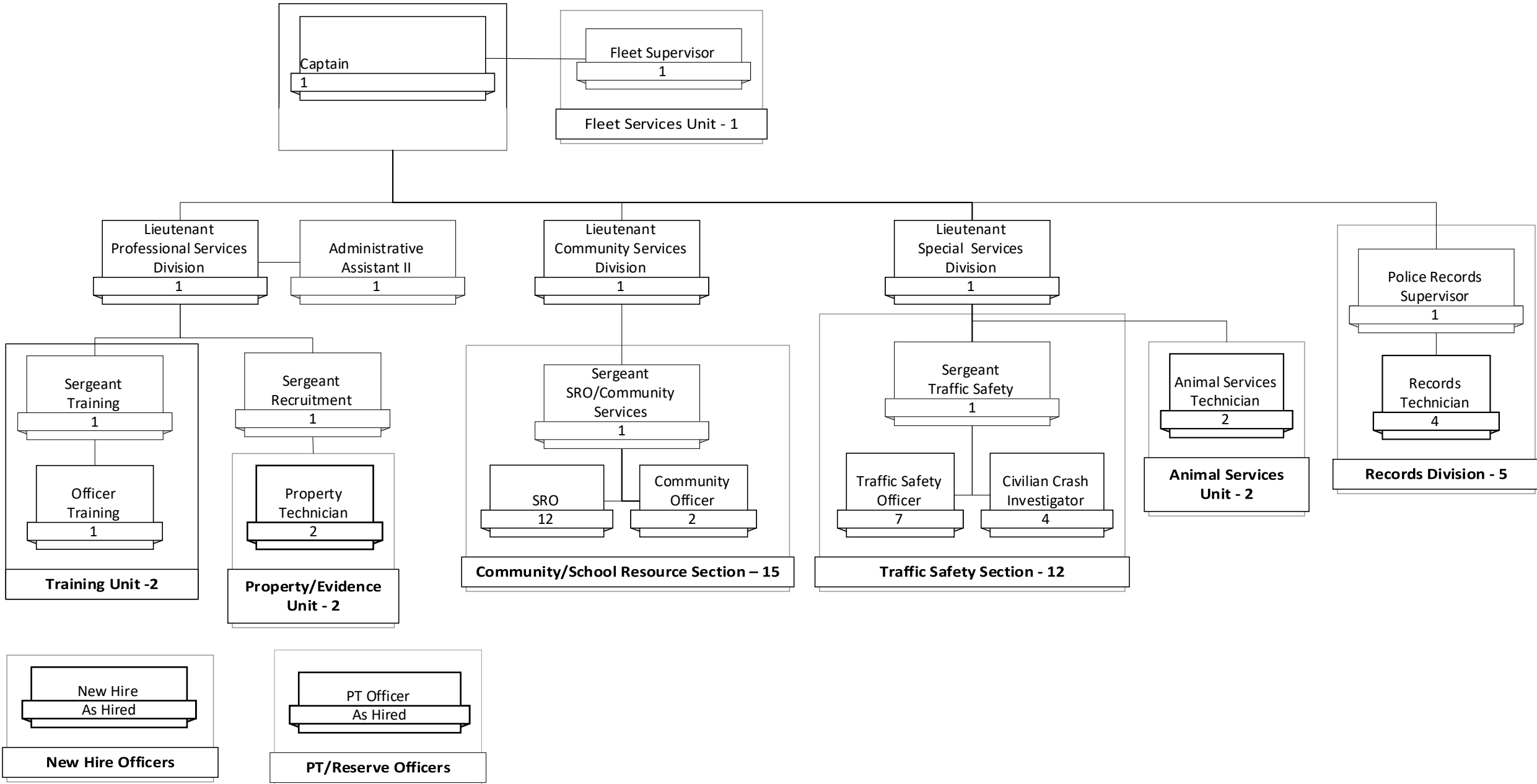


New Supervisory Positions

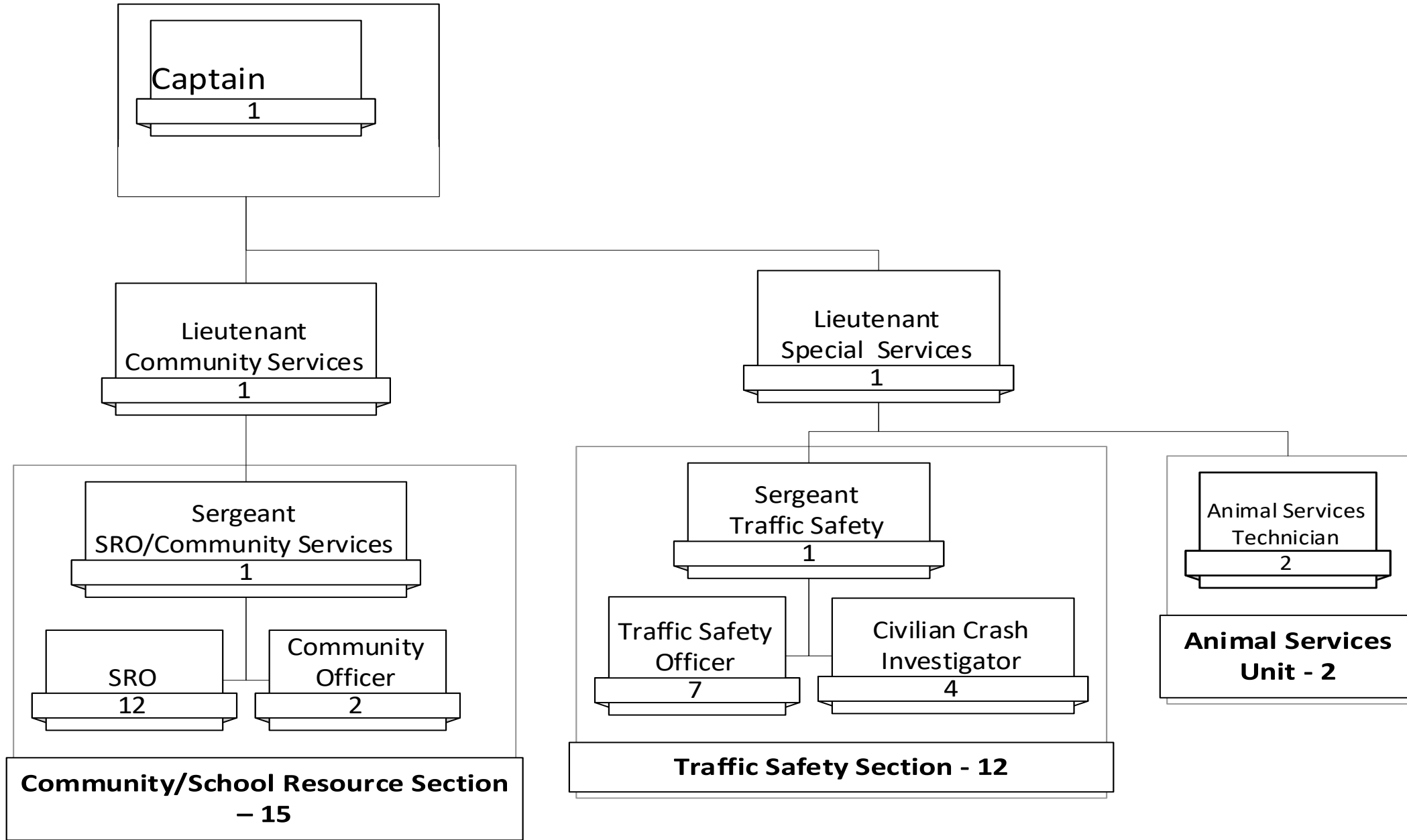
- Accountability
- Responsibilities
- Liability Reduction



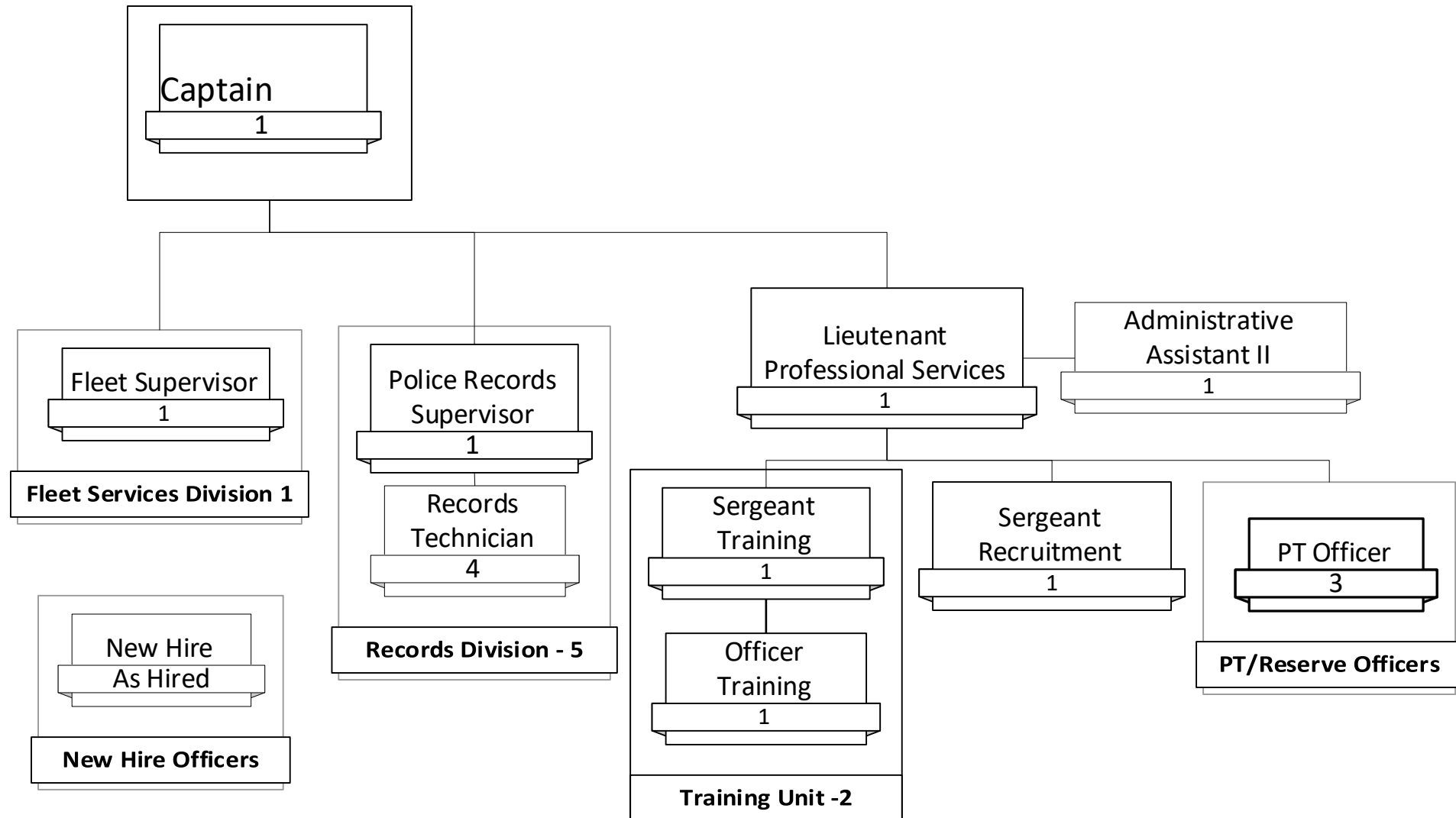
Current - Support Services Bureau – 46



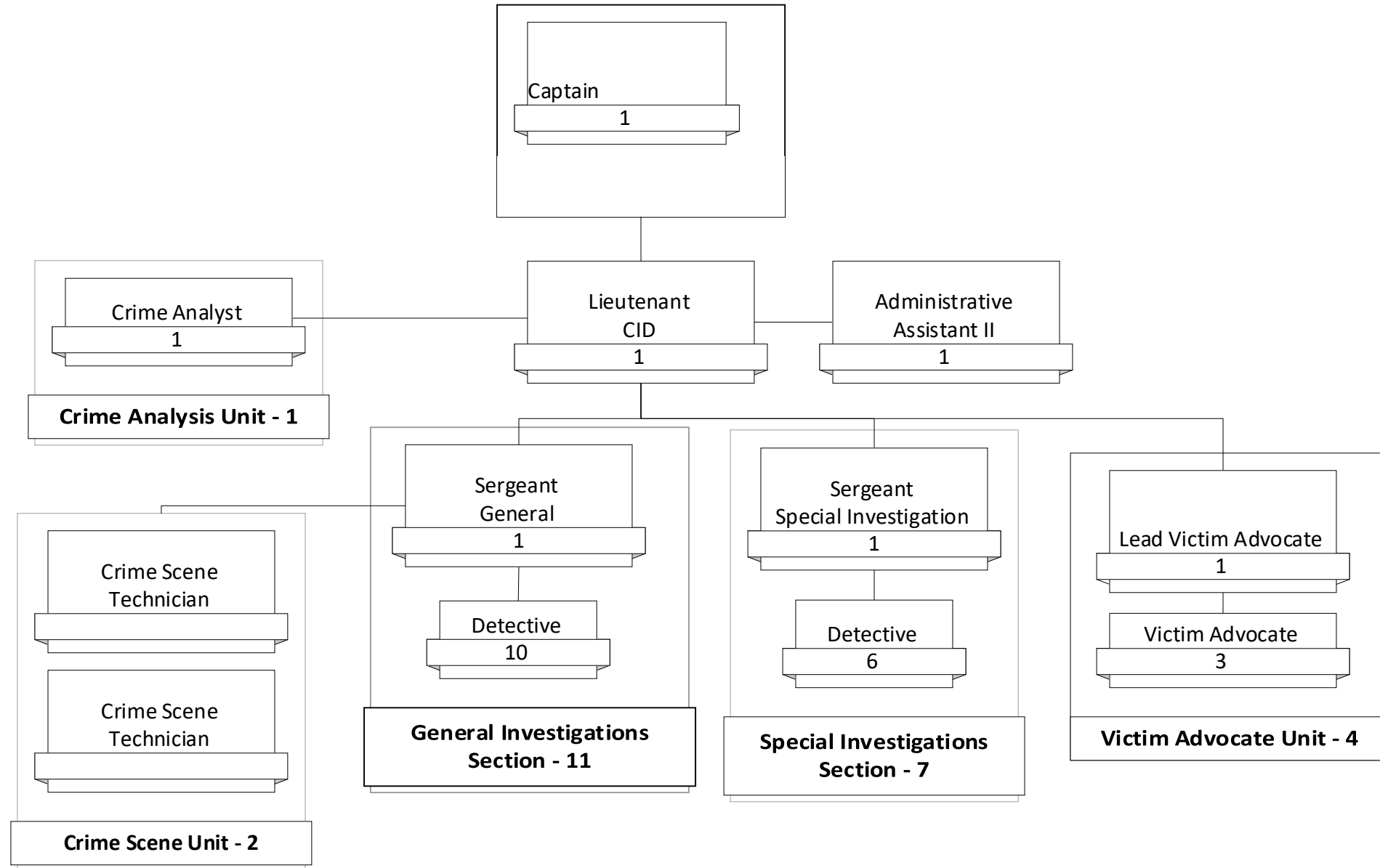
PROPOSED Support Services Bureau - 32



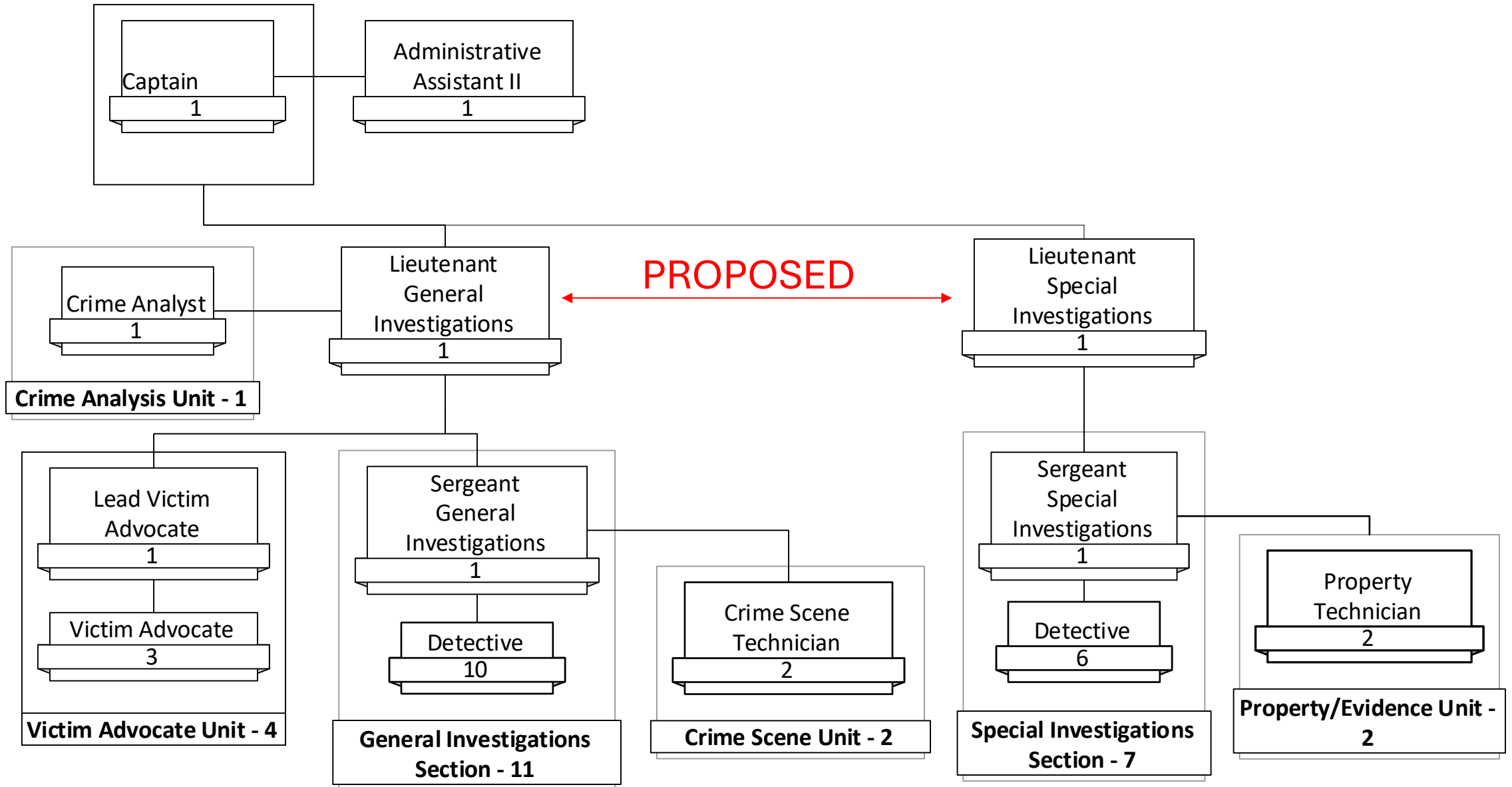
PROPOSED Professional Services Bureau - 12



Current Investigations Bureau - 28



PROPOSED Criminal Investigations Bureau - 31



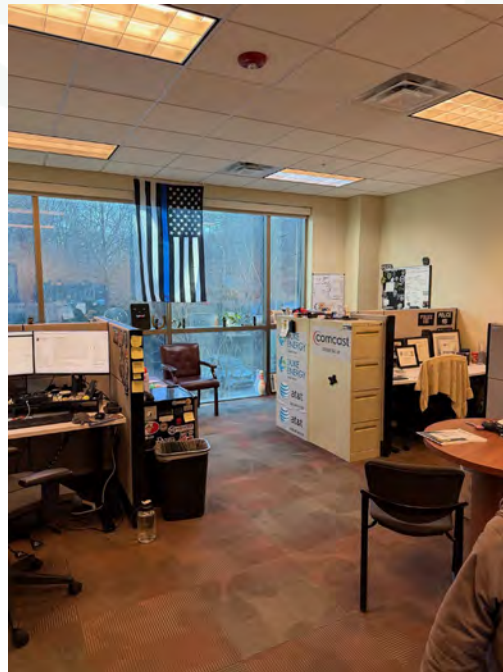
School Resource Officer - Update

- Balancing school safety and patrol capacity
 - 3 elementary SRO positions currently unfilled
 - School safety remains priority
 - Patrol staffing impacts every response, including to the schools



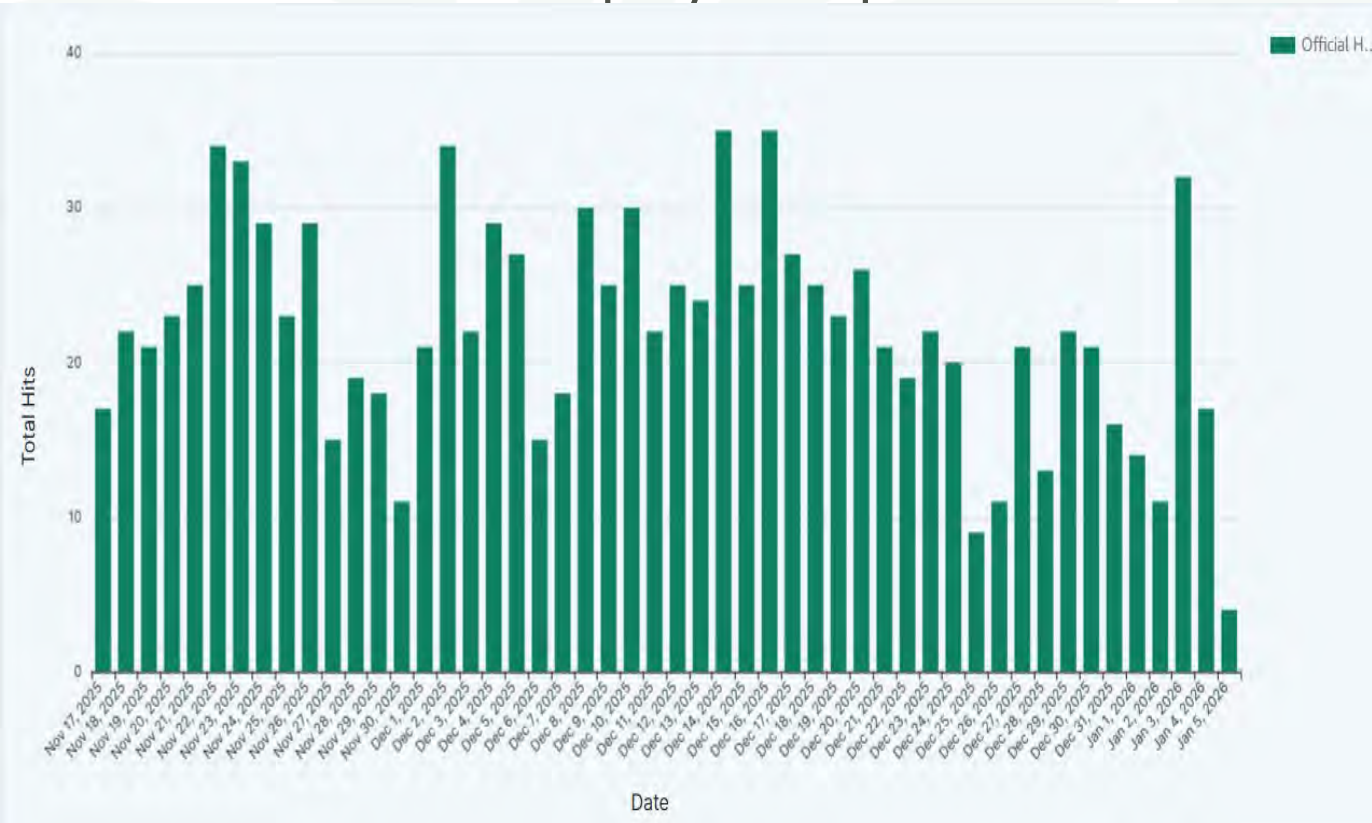
Space Needs

- Current building is approximately 26,000 sq/ft
 - Utilizing Office spaces intended for 1 or 2 people and have 4 – 6 people
- Space Needs Study completed in June of 2025
 - Recommends a building of 55,000 sq/ft



Technology That Produces Results

- Flock Camera Deployments
 - Currently, 30 cameras deployed around town
 - 4 cameras deployed at parks



Total Alerts by Topic

Topic	Alerts
Protection Order	2,671
Stolen Plate	1,173
Stolen Vehicle	578
Warrants	423
Sex Offender	71
CPIC Data Records	35
Missing Person	29
Violent Person	27
Gang or Suspected Terrorist	17
Supervised Release	1

Future Technology

- Future Flock Deployment
 - Would like to add 10 additional Flock cameras
- Drones as First Responders
 - Time to start evaluating
 - What's available
 - Hurdles
 - Timeline



North Meck Magistrate

- Collaborative effort among three North Meck towns
- Singular front presented an ask to Chief District Court Judge Wiggins
- Focused on access, efficiency, and service delivery
- Ongoing coordination with the judicial system

Closing



EXHIBIT

D1-7

Fire Department

Jan. 29, 2026

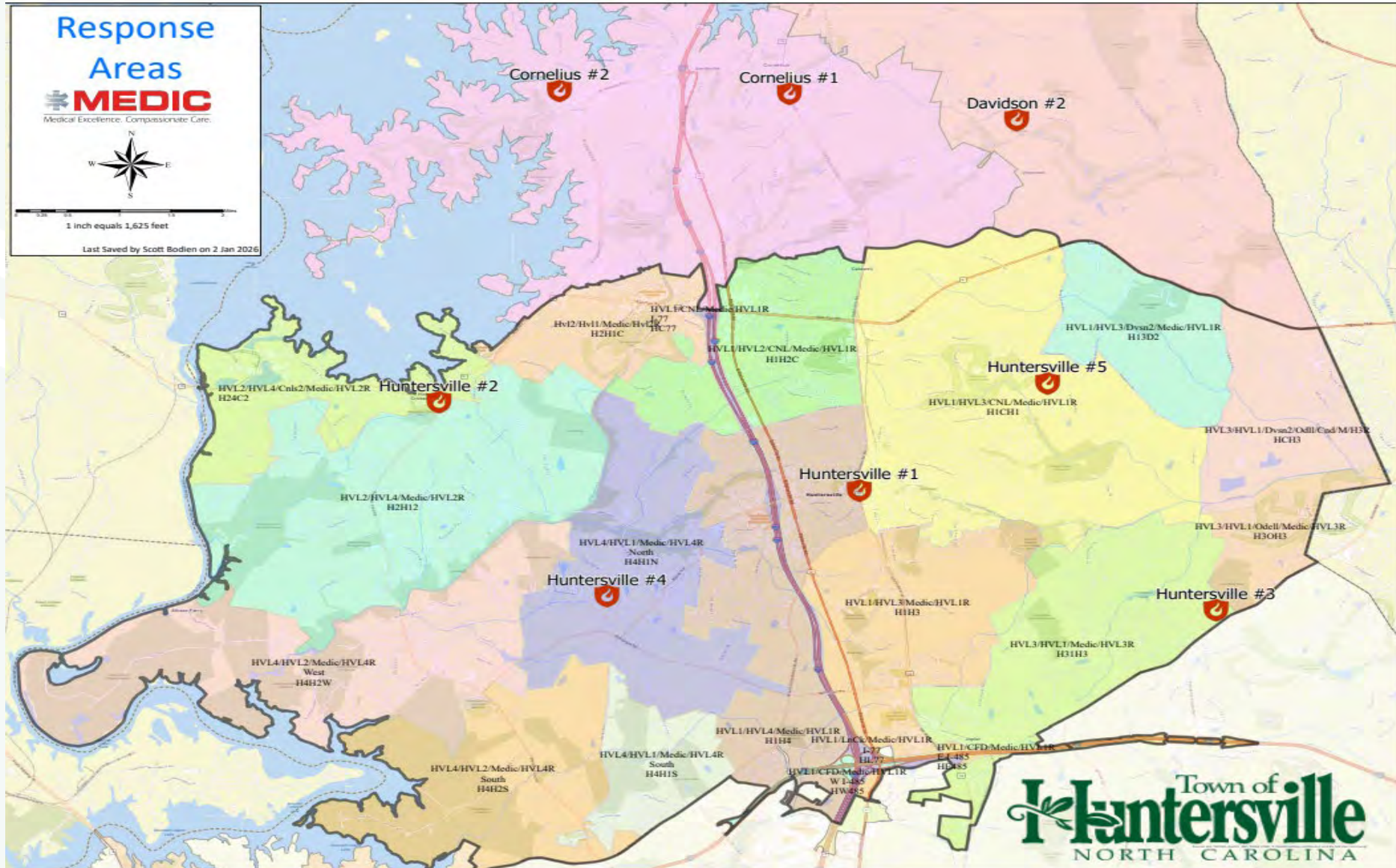
Town of
Huntersville
NORTH CAROLINA

Topics of Interest

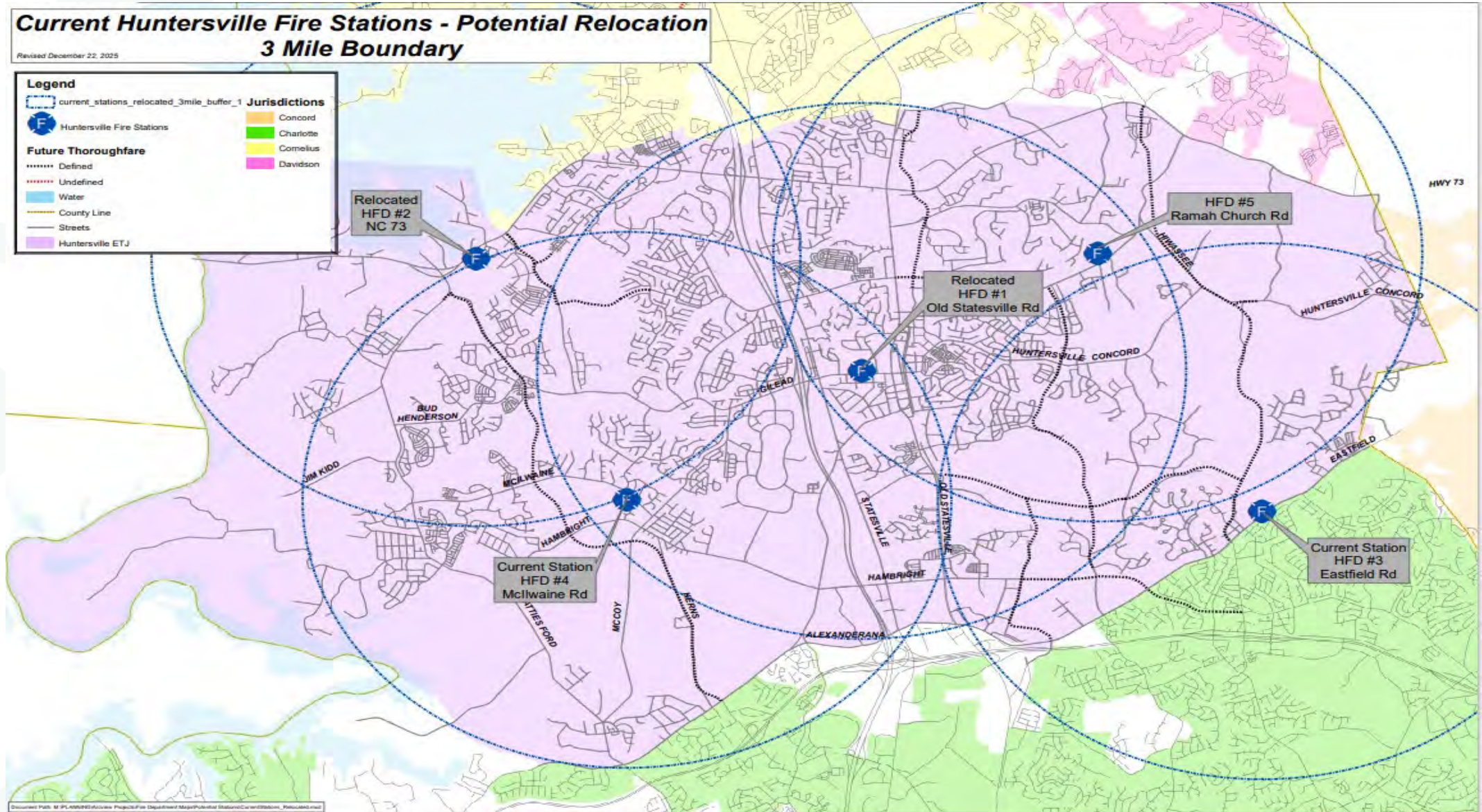
- ❧ Station Response Area
- ❧ Station Calls
- ❧ CIP Apparatus
- ❧ CIP Station 1, 2 and 5
- ❧ Medic Contract
- ❧ Part-Time to Full-Time Positions



Station Response Area



3-Mile Radius

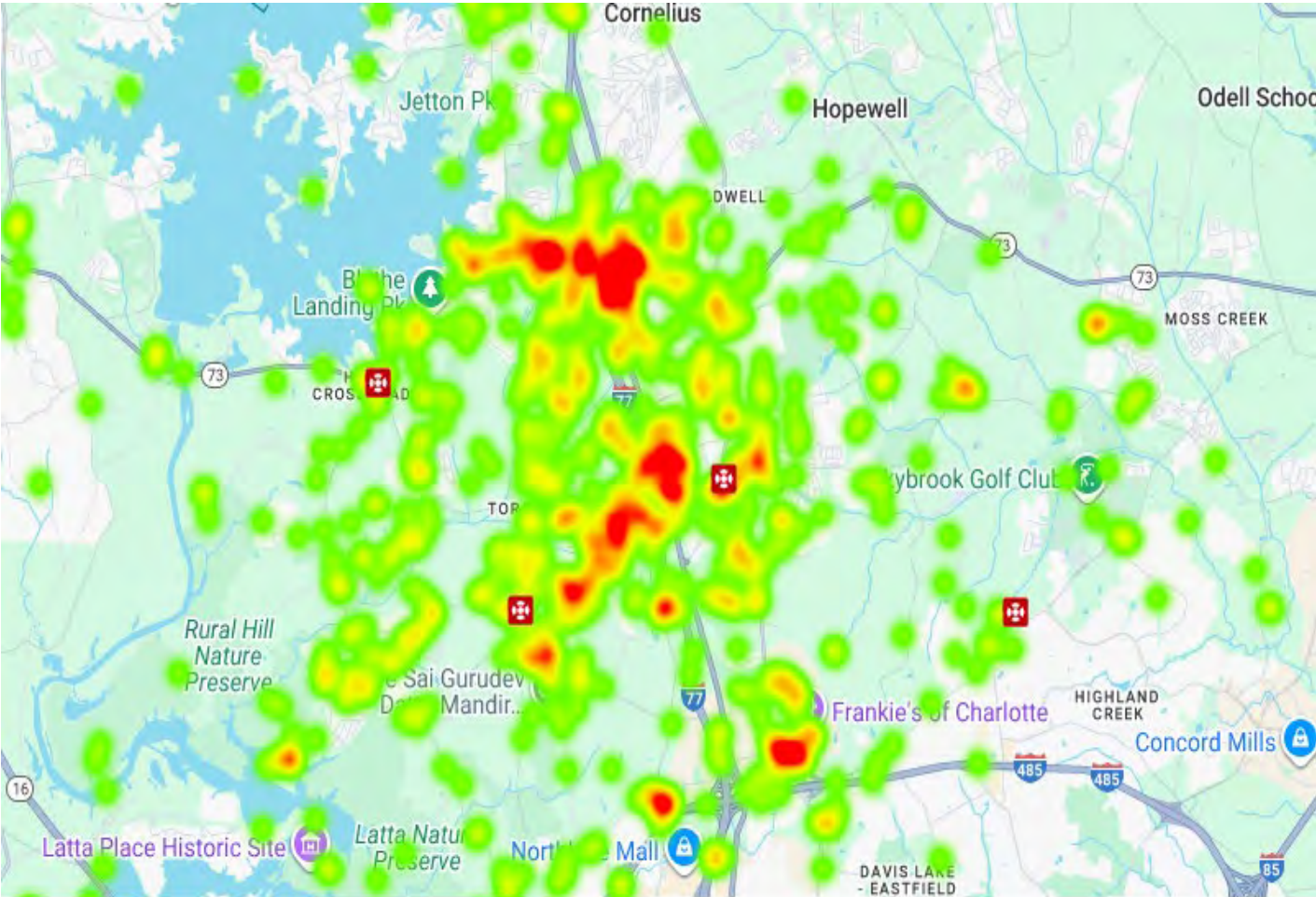


2025 Station Stats

Station Incident Responses

- 🌿 Station 1- 3,775 Responses
- 🌿 Station 2- 1,394 Responses
- 🌿 Station 3- 762 Responses
- 🌿 Station 4- 1,435 Responses

Heat Response Map



Calls for Service

2024

Average Response Time 6:35

Incident Type Series Name (NFIRS)	Count	Percent
False Alarms	806	13.27%
Fires	142	2.34%
Good Intent	1093	17.99%
Hazardous Conditions	201	3.31%
Rescue/ EMS/Vehicle Accidents	3223	53.04%
Rupture/Explosions	15	0.25%
Service Call	572	9.41%
Severe Weather & Natural Disaster	7	0.12%
Special Event Incidents	17	0.28%
Total	6076	100.00%

2025

Average Response Time 8:30

Incident Type Series Name (NFIRS)	Count	Percent
False Alarms	901	14.07%
Fires	143	2.23%
Good Intent	1242	19.39%
Hazardous Conditions	256	4.00%
Rescue/EMS/Vehicle Accidents	3193	49.86%
Rupture/Explosions	15	0.23%
Service Call	642	10.02%
Severe Weather & Natural Disaster	4	0.06%
Special Event Incidents	8	0.12%
Total	6404	100.00%

Fire Apparatus Replacement



Apparatus Replacement Schedule

CIP Apparatus Replacement Schedule				
Current Apparatus	Manufacture Year	Cycle	Replacement Year	Cost @ 8-10% a year inflation
Engine 3	2014	10/20 Year Cycle	Arriving in March 2026	\$960,500
Engine 4	2018	10/20 Year Cycle	2028	1.25 Million
Fleet Add Engine 5	For Station 5	10/20 Year Cycle	2028	1.25 Million
Tanker 1	2008	22 years	2030	\$555,000
Brush 3	2006	24 years	2030	\$100,000
Ladder 4	2013	20 years	2032	2.4 Million
Engine 1,2,11	2014	10/20 Year Cycle	2034	4.8 Million
Tanker 2	2016	20 Years	2038	\$550,000
Engine 3	2014	10/20 Year Cycle	2039	1.9 Million
Tower 1	2019	20 Years	2039	2.9 Million

Replacement Cost Per Year Totals

2025	2026	2027	2028	2029
Balance \$369,691	\$0	\$0	Balance \$866,128	\$0
2030	2031	2032	2033	2034
\$655,000	\$0	\$2.4 Million	\$0	\$4.8 Million
2035	2036	2037	2038	2039
\$0	\$0	\$0	\$550,000.00	\$4.9 Million

Capital Improvement Projects: Stations 1, 2 and 5



Future Station Improvements

Station 1 Built in 1993

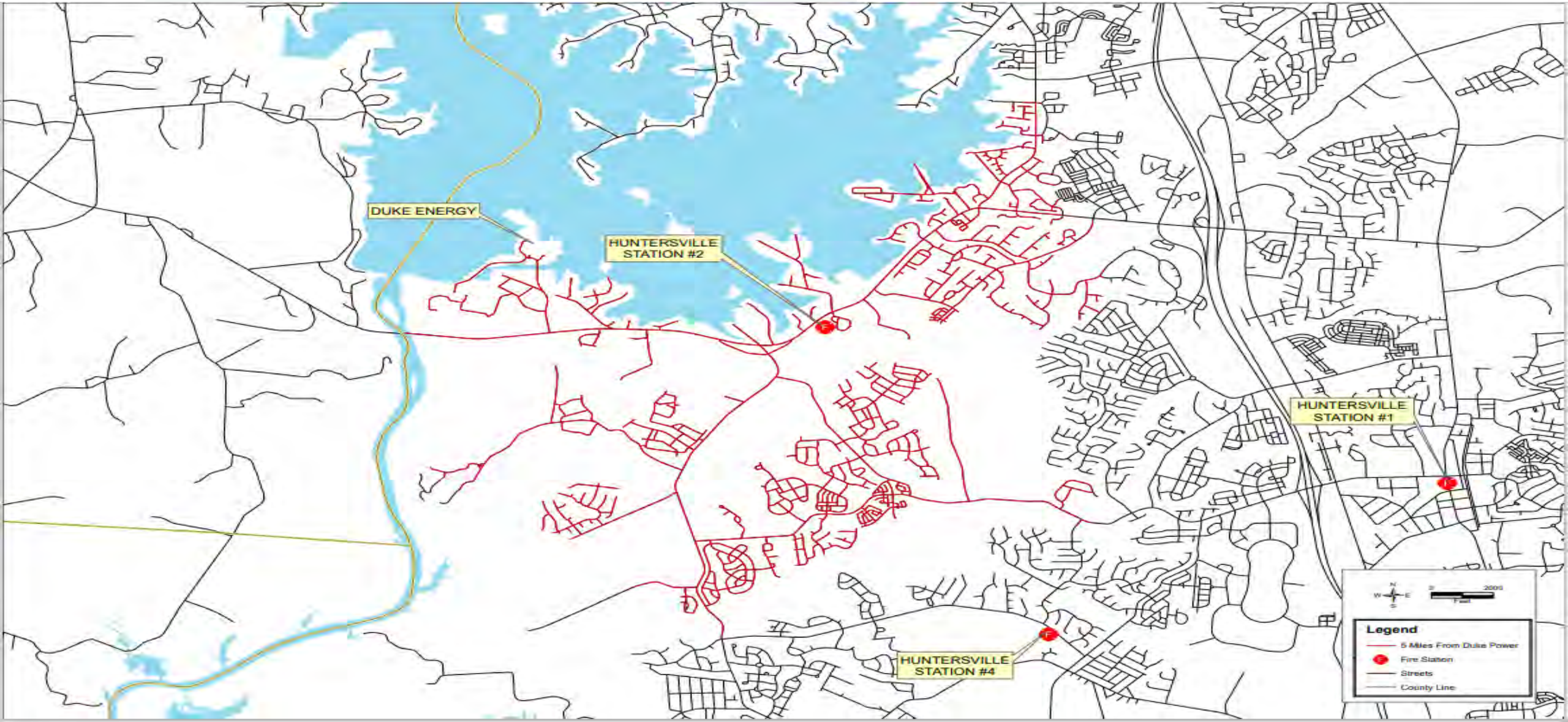
- ❧ 1-Office shared by 5 chiefs
- ❧ Not enough locker room space for full-time staff
- ❧ Doesn't have facilities for female firefighters
- ❧ Building can't be added onto

Station 2 Built in 1967

- ❧ Zero offices or storage space
- ❧ Station 2 is on septic tank and floods with heavy rain
- ❧ Has no locker rooms for full-time staff
- ❧ Doesn't have facilities/sleeping area for female firefighters
- ❧ Can't be expanded due to road and Duke power high voltage lines



Station 2 Land Purchase Location



Station & Park Land: 24.8 Acres



Station Replacement Timeframe

Station 5- Ramah Church Road

- 🌿 Planning and Architect in 2026
- 🌿 Build and move in by July 2028

Station 2-Priority

- 🌿 Land buy in 2025
- 🌿 Planning and Architect in 2027
- 🌿 Build and move in by July 2029

Station 1-Headquarters

- 🌿 Secure the land 2026
- 🌿 Planning and Architect in 2028
- 🌿 Build and move in by July 2030



Medic Contract

- ❧ Gave notice to cancel in 2024.
- ❧ Resigned MOU in 2025 with the hope that a study on the current EMS system will improve the response matrix by Medic and Fire Departments.
- ❧ Healthcare Strategist is the current vendor of the study.
- ❧ Looking to have a new contract signed between Medic and the town shortly after the study is complete in 2026 with much needed verbiage changes.
- ❧ Goal is to make sure HFD apparatus are used for call types that require an emergency response mode apart from helping to lift a patient.



Part-Time to Full-Time Staff

- 🌿 Convert 1- fire apparatus from part-time staff to full-time staff.
 - 🌿 This will require promotional opportunity for current part-time and full-time staff.
 - 🌿 With having current funding for part-time staff already there is less of a budget impact.
 - 🌿 This type of conversion gives the town a guaranteed firefighters are on duty.
-
- 🌿 3-Captain Promotions
 - 🌿 3-Engineer Promotions
 - 🌿 6-Firefighters to replace the promoted



Budget Items

- 🌿 Promotions (3) Captains and (3)Engineers
- 🌿 Hire 6 Full-time Firefighters To Back Fill The Promoted Positions
- 🌿 New Hires Background Checks/Firefighter Gear
- 🌿 Part-Time to Full-Time EMS Coordinator
- 🌿 Insurance Premium Increase
- 🌿 Department Administrative Analyst



EXHIBIT

D1-8

Huntersville Family Fitness & Aquatics

January 29, 2026

Town of
Huntersville
NORTH CAROLINA

Facility Impact / Community Relations



- HFFA continues to see facility attendance increase for all historical events leading to increased use of facility spaces.
- In FY25, we experienced an increase in facility event visitors to over 25k visitors. This is an increase of 3k more visitors year over year. Driven largely by both swim and dive events.
- FY26 visitor expectations are expected to rise with the growing aquatic partnerships and plans for expanding the facility race series events.
- Summer and Holiday Camp participation continued to grow by an average 5% growth rate.
- Facility space is reaching max capacity as we expand offerings to include more families.
- Dynamic scheduling is a major priority to satisfy member expectations and user requests.



Facility Impact / Community Relations

Community partnerships

- Dynamic facility use requests continue to increase into FY26.
 - Coast Guard, Scouting America, Girl Scouts of the USA, Regional Schools, Youth sport teams.
- We have continued to expand partnerships with local non-profits.
 - Fitness series and healthy community support efforts in partnership with Angels and Sparrows and ongoing discussions with other area community non-profit organizations.
 - Expanding support and supply efforts for Angels and Sparrows, Hope House Foundation and Cool Kids Clubhouse in partnership with current membership and facility sponsors.
- Regional Sponsor opportunities and community engagement partnerships with Arden At Huntersville, Pulte (Bryton), Middleburg Communities and Mattamy Homes, Local Realtors, Manufacturing and are new businesses.



Memberships

- We are continuing to be successful in driving net new memberships year over year. Membership growth grew at a rate of 14%.
 - This resulted in an increase of 2.5% Membership revenue overall
 - Increased usage from both members and visitors has continued to increase at a pace of 10%
- HFFA has been impacted by changes implemented with Medical Insurance Subsidized Programs.
 - Blue Cross Blue Shield no longer participates with FitOn.
 - Currently in discussion with other MIS Providers.
 - We do still have partnerships with Renew Active and Silver and Fit.
 - We do offer a special Senior Discounted Rate for those who do not qualify for subsidization through their insurance plan.



Memberships

- Continuing to enhance our market reach, by expanding our community partnerships with local developers, businesses and local non-profits.
- Increasing market exposure through our increasing community partnerships and overall facility usage provides us the ability to showcase facility discount rates.
 - Active and veteran military, local public safety personnel along with school employees and their families
- Expanding the facility scholarship opportunities or facility offerings
 - All membership types
 - Summer Camps
- Continue to expand member offerings and community days
 - Trunk or Treat (300 kids and families)
 - Polar Plunge (over 30 brave souls)
 - Holiday free guest days around national holidays



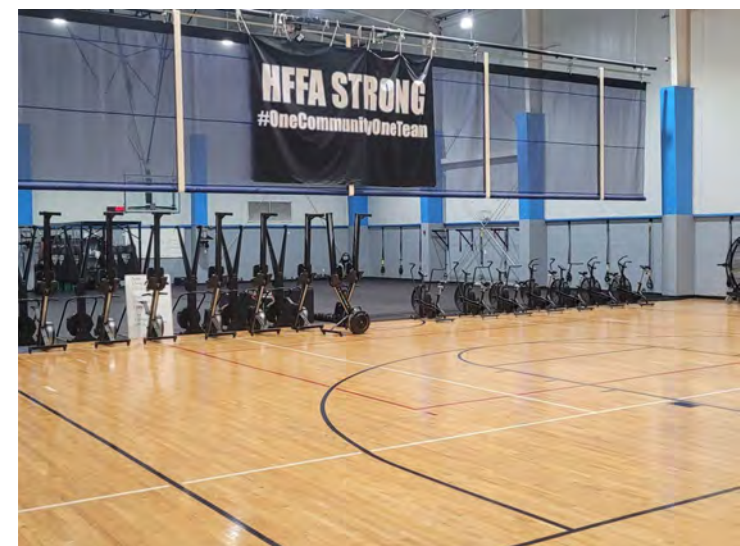
Capital/Operational Expenditures and Improvements

In Progress:

- Dectron 3 (25yd Pool) Replacement and Ductwork
- Landscaping – Front of the building and West Parking Lot
- 50M Pool – Race and event management equipment repairs and upgrades

Complete:

- 50M Pool - 1 of 2 Filtration Motor/Pumps replacement
- 50M Pool - 1 of 2 Sand Filter media and laterals replacement
- Multi-purpose classroom and gymnasium painting and wall repair
- Emergency Repairs to hot water supply to 50m HVAC



Ongoing Projects

- Roof review and repairs
- Parking lot improvements
- Outdoor Splash pad pool deck and pump room improvements
- Facility energy conservation (Lighting and HVAC)
- Security Cameras
- Cost saving measures
 - In review of current member software provider
 - Janitorial and facility supply usage
- Major systems life cycle protection
 - Boilers, HVAC units, Plumbing/Locker rooms
- Fitness Equipment Preventative Maintenance
- 50M Bleacher repairs



Future Capital/Facility Planning

- 50m Pool Bulkhead Repairs = +/- \$40,000
- Main Locker Room Hot Water Storage Tank Redesign = +/- \$100,000
- Outdoor Splash Pad Water Features Rehabilitation = +/- \$60,000
- 25yd Pool Water Heater = +/- \$60,000
- 25yd Pool Replaster = +/- \$200,000
- West Locker Room Boiler Replacement = +/- \$60,000
- 50m Pool Indoor Insulation and wall repair = +/- \$300,000
- Outdoor Splash Pad Water Slide Replacement = +/- \$180,000
- 50m Pool Infrared Heating Stations = +/- \$20,000
- 50m Pool Scoreboard Replacement = +/- \$150,000
- Studio A Renovation = +/- \$20,000



Attainable Housing

Kudos to previous Town Boards for developer set asides of affordable units:

Name	Units	AMI	Sale/Rent	Affordability Period	Approval Date
Town One	2	80%	?	Perpetuity	6/20/2023
Courtyards at Walters Farm	3	N/A	Sale	Perpetuity?	10/16/2023
Rosedale Infill	1	120%	Sale	15 years	12/17/2024
Birkdale Village	10	100%	Rent	Perpetuity	3/18/2025
Mission Stumptown	6	80%-90%	Rent	15 years	4/22/2025
Mission Stumptown	10	80%-100%	Rent	15 years	4/22/2025
Alex Yards	8	100%	Rent	15 years	7/15/2025
1st and Church	1	100%	Sale	15 years	7/15/2025
Holbrook Phase 2	2	100%	Rent	15 years	7/15/2025
Second Street	15	120%	Rent	Perpetuity	10/21/2025
Station South	5	2 at 80% and 3 at 80-120%	Rent	15 years	12/16/2025
	63				

For Courtyards at Walters Farm – *"Houses will be sold for zero profit on the purchase of the home, without upgraded features, and these lots will remain within the future Huntersville affordable housing program."*



Attainable Housing

DFI Housing Needs Analysis – Takeaways (May 2025)

- 🌿 Huntersville Median HH Income - \$119,951 vs Meck County \$83,765, 72% home ownership rate
- 🌿 89% of workers in Huntersville live outside the Town / 46% of commuting workers earn less than \$3,333 per month (\$40,000/year)
- 🌿 Huntersville has the highest median rents (\$1,682) and second highest median home sales prices (\$585,000) among neighboring communities (Cornelius, Davidson, Mooresville) and prices continue to rise
- 🌿 Over 2,000 low-to-moderate income (LMI) renter households have housing need -- This number does not include the people that commute into Huntersville for work who may want to live and work locally
- 🌿 Nearly 2,300 LMI homeowners may be struggling to afford their homes – Homeownership has become out of reach for any household earning less than \$165,000/year (based on Post-Covid increase in home sales price, interest rates, etc.)
- 🌿 Builder’s Average Cost to build a single-family home has risen from \$242,693 in 2018 to \$386,219 in 2024, based on Mecklenburg County Data.
- 🌿 Input from DFI Conversations with community stakeholders:
 - Housing for extremely low-income households (i.e. restaurant and retail workers) in addition to housing for moderate income households
 - Preference for a blend of homeownership and small multifamily options
 - Interest in acquiring properties in a concentrated area rather than scattered across the Town



Attainable Housing

DFI Housing Needs Analysis – Sites for Consideration (key criteria)

- ❧ Town-owned or clear path to site control
- ❧ Likely competitive for 9% Low Income Housing Tax Credits (LIHTC) – NO Town-Owned sites or sites with clear path to site control within development criteria clearly competitive for 9% (highest subsidy option) – All sites are competitive for lower subsidy option of 4% LIHTC
- ❧ Sites that are a minimum of 2-acres that can support:
 - 40-60 multifamily units with surface parking OR a minimum of 30 units of townhouses

Rosedale Site
Publicly owned



Long Creek School
Publicly owned



Norman Park
Privately owned



Arlington Circle
Privately owned



Attainable Housing

DFI Housing Needs Analysis – Sites for Consideration (August 2025)

🌿 Potential Options to pursue and suggested next steps from DFI. Additional Services for Phase II include pre-development feasibility, including community engagement, solicitation of private development partners and supporting town in negotiating development agreement with selected partner(s)

🌿 Does board want further update/discussion with DFI?

	Rosedale	Long Creek School		Norman Park Arlington Circle
<i>Primary Considerations</i>	<i>Multifamily</i>	<i>Multifamily or Single-Family</i>		<i>Single-Family</i>
Affordable Units	100	100	11	TBD
Financial Gap (millions)	\$9	\$8.6	\$3.4	TBD
Gap Per unit	\$89K	\$86K	\$310K	Up to \$160K + new roads
Path to site control?	Town	Willing partner, mid-term opportunity		Long-term and uncertain
Suggested Next Step	DFI Phase II services	Continue conversations with CMS/CHLC		Engage communities; create neighborhood plans

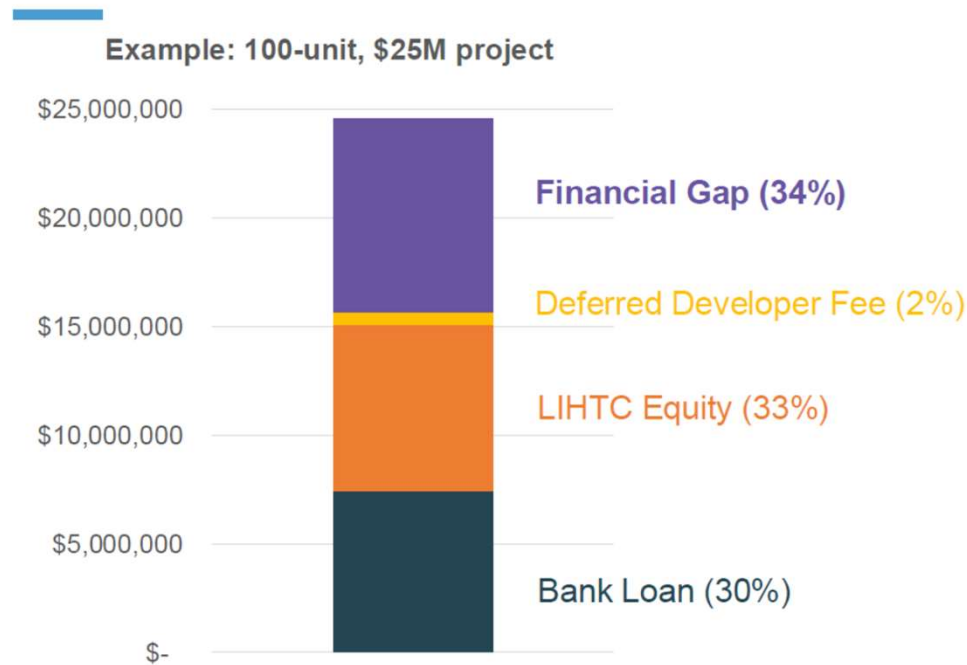


Attainable Housing

DFI Housing Needs Analysis –
Sites for Consideration (August
2025)

- Realities of what it takes for successful project?
- \$2M for affordable housing related activities won't go far.

Financial sources for a hypothetical 4% tax credit project



Who can the Town of Huntersville assist?

State constitution and statutory requirement:

- Housing for “low income” or “poor”
 - All households can earn up to 80% AMI if all units are reserved for 80% AMI and below
 - If one or more households earn > 80% AMI, 20% of units must be restricted to households earning <60% AMI
- Serves a public purpose
 - “only when the planning, construction, and financing of decent residential housing is not otherwise available”
 - Because “private enterprise is unable to meet the need”
- No authority to aid unrestricted (market) units
- County must use federal or philanthropic funds or hold referendum

Tyler Mulligan, Local Government Support for Privately Owned Affordable Housing, Coates Canons Law Blog (May 16, 2022)

Tyler Mulligan, Conveying property to housing organization for low- and moderate-income homeownership, Coates' Canons Law Blog (April 24, 2024)

Planning Department

January 30, 2026

Town of Huntersville, NC Population Estimates & Projections

Updated 1/15/2026

<i>US Census & NC State Demographers Estimates</i>									Town of Huntersville Planning Department		
	1990 Census	2000 Census	2010 Census	2020 Census	2021 State	2022 State	2023 State	2024 State	2025 Estimate	2030	2040
Growth Rate (Town + ETJ)		88%	50%	23%	1%	2%	1%	4%	3%		
Town Limits	3,014	24,960	46,773	61,376	61,840	63,355	64,147	66,955	69,061		
Population Increase		21,946	21,813	14,603	464	1,515	792	2,808	2,106		
ETJ			2,997	3,137	3,138	3,146	3,200	3,236	3,246		
Population Increase (ETJ)				140	1	8	54	36	10		
TOTAL	3,014	24,960	49,770	64,513	64,978	66,501	67,347	70,191	72,307	85,852	106,567



2024 Population

Municipality	Population
1 Charlotte	944,742
2 Raleigh	498,975
3 Greensboro	306,762
4 Durham	300,467
5 Winston-Salem	259,045
6 Fayetteville	211,756
7 Cary	182,977
8 Wilmington	126,256
9 Concord	115,053
10 High Point	109,948
11 Asheville	98,270
12 Greenville	96,985
13 Gastonia	85,636
14 Apex	75,077
15 Jacksonville	73,494
16 Huntersville	66,955
17 Chapel Hill	61,827
18 Burlington	59,504
19 Mooresville	59,494
20 Wake Forest	56,546



Town of Huntersville, NC
Building Permits Issued for New Single & Multi-family Units
2015-2025

	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
January	20	64	21	0	84	0	52	0	6	0	57	0	70	0	76	168	17	0	21	450	44	303
February	33	62	29	62	51	0	51	0	25	0	58	0	59	0	77	0	14	45	25	454	67	0
March	26	0	52	0	77	0	51	0	46	0	76	0	76	0	43	0	42	134	31	0	43	0
April	22	148	40	61	47	0	56	0	41	0	71	0	80	0	42	0	10	0	18	742	35	0
May	32	0	50	0	69	0	39	0	56	0	70	0	60	0	83	245	22	0	30	0	20	0
June	32	0	39	0	66	0	4	0	34	0	109	239	50	62	12	0	16	0	40	0	22	0
July	30	0	48	0	66	0	18	0	47	0	79	0	55	0	26	0	19	0	37	0	7	0
August	18	0	47	0	48	246	66	0	74	120	68	0	100	0	17	0	22	210	74	0	12	0
September	21	50	50	70	43	130	44	0	39	0	102	0	34	0	32	0	31	0	30	0	62	166
October	20	92	52	0	31	0	39	0	59	0	104	0	39	168	16	0	19	0	35	45	35	0
November	27	0	41	0	46	0	19	0	78	0	33	306	51	0	17	0	25	0	44	0	8	0
December	21	58	39	0	13	0	26	0	28	0	48	0	63	0	10	0	51	0	22	0	25	0
Corporate Limit:	302	474	508	193	641	376	465	0	533	120	875	545	737	230	451	413	288	389	407	1691	380	469
ETJ:			8		11		8		0**		16		12		0		0		0		15	
Total:	302		516		652		473		533		891		749		451		288		407		395	



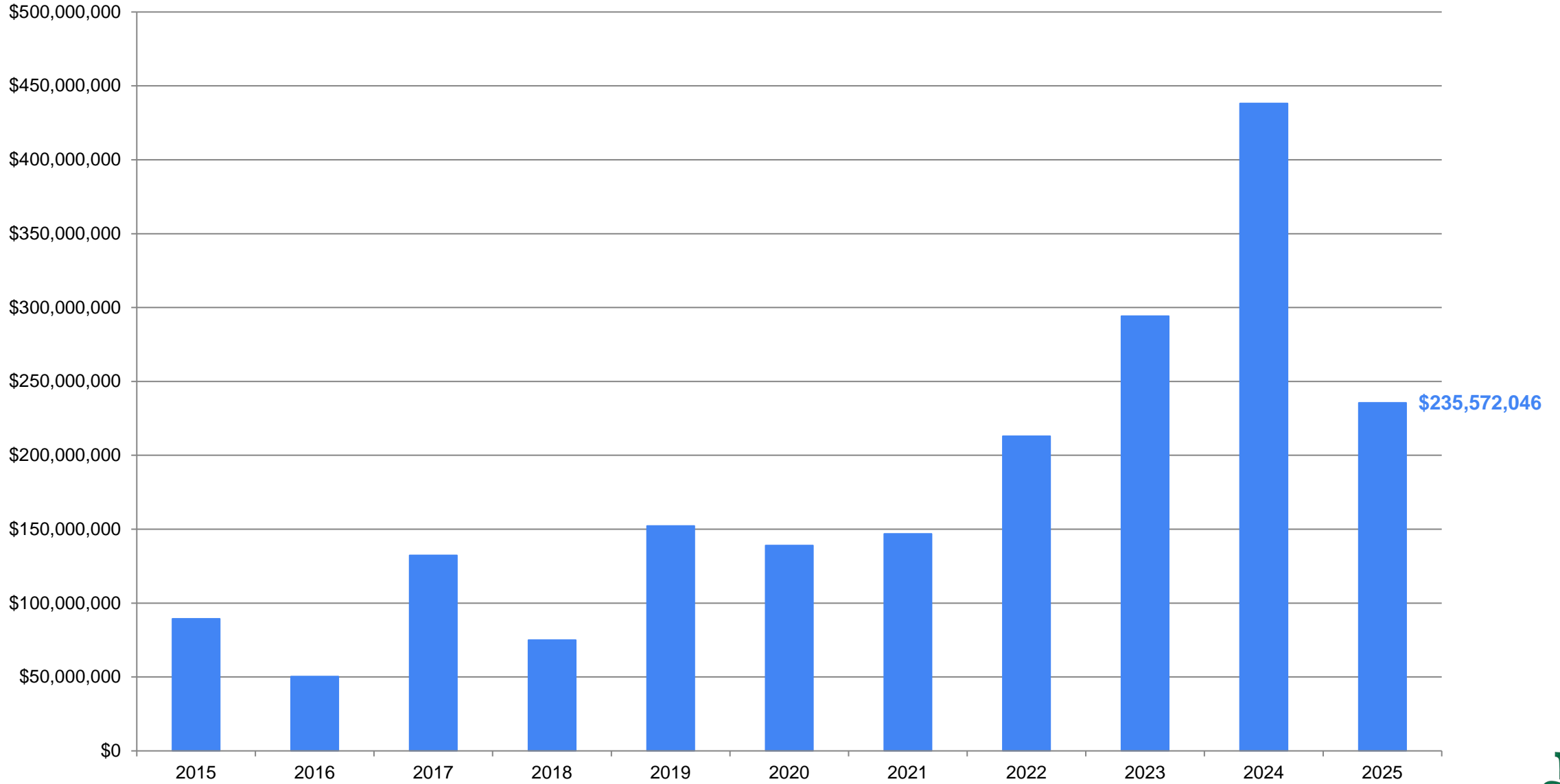
Town of Huntersville, NC
New Residential Certificate of Occupancy Data
2015-2025

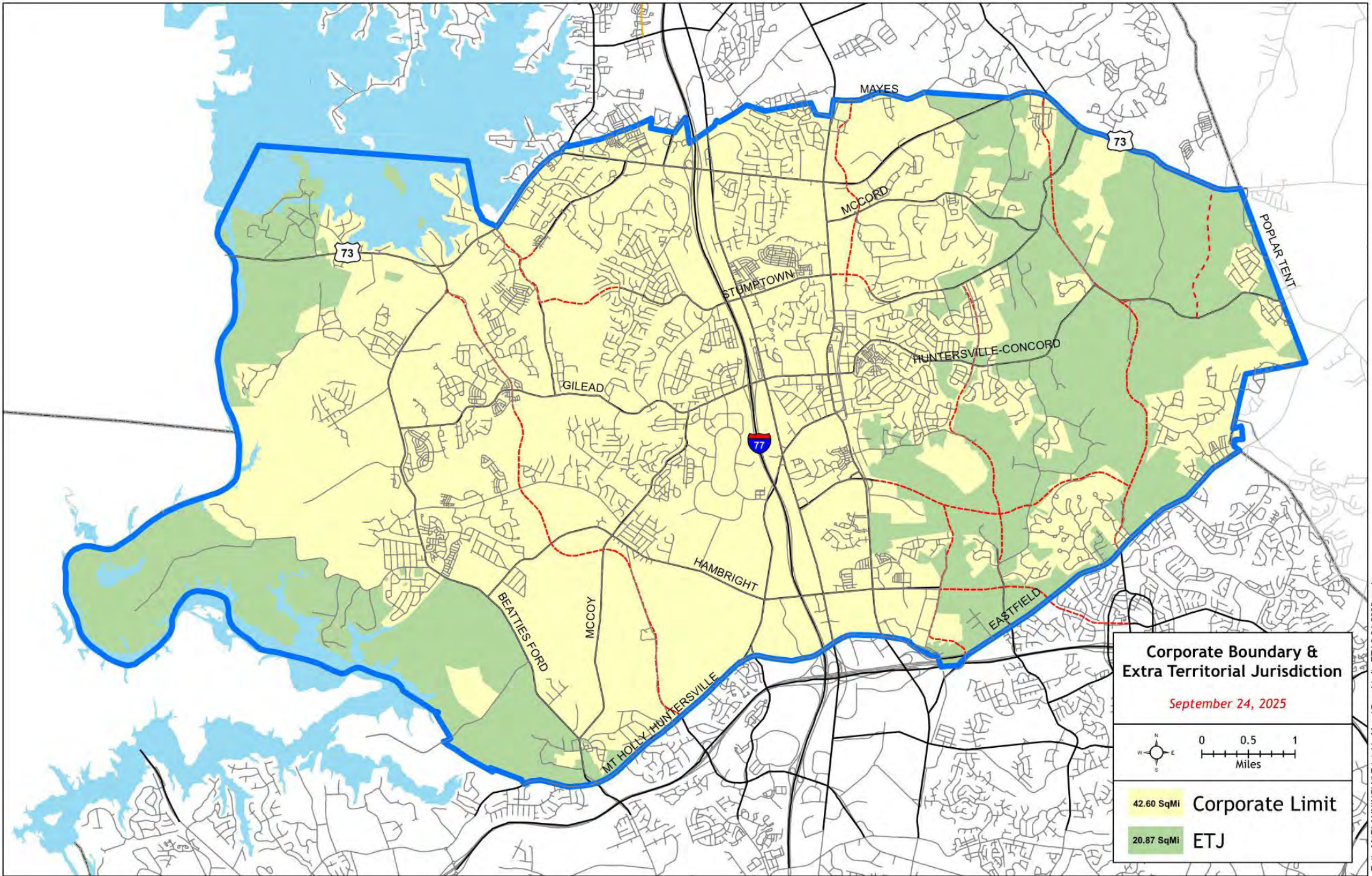
	2105		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
January	32	0	5	0	24	0	41	0	28	0	46	0	65	0	42	0	22	0	13	0	34	0
February	22	0	21	0	36	0	48	0	34	0	34	0	68	0	43	0	34	0	19	0	38	0
March	38	0	18	0	50	0	48	0	36	0	66	0	60	0	61	0	30	0	30	0	45	0
April	23	0	17	0	50	0	37	0	36	0	56	0	83	0	54	0	33	0	37	0	40	0
May	25	0	14	0	47	0	53	0	49	0	49	0	59	0	47	0	18	0	23	100	37	0
June	21	0	32	0	56	0	37	0	29	0	54	0	50	0	64	0	26	0	29	145	34	0
July	33	0	49	0	39	0	41	0	24	0	34	0	49	0	65	125	10	0	29	0	50	0
August	24	0	34	0	60	0	48	0	29	130	58	0	62	0	72	0	18	0	24	0	34	210
September	20	0	23	0	55	0	49	0	24	130	54	0	49	0	66	0	26	0	20	0	46	0
October	11	0	31	0	58	0	25	0	16	0	63	0	47	0	81	0	19	0	25	0	48	0
November	18	0	50	0	68	0	17	0	14	0	60	0	62	0	78	0	22	288	18	129	7	134
December	30	0	62	0	67	0	20	0	9	0	72	0	49	0	53	0	19	0	39	0	39	0
Total:	297	0	356	0	610	0	464	230	328	0	646	0	703	0	726	125	277	288	306	374	452	344



Town of Huntersville, NC

Commercial Upfit & New Construction - Total Value (2014-2024)





Corporate Boundary & Extra Territorial Jurisdiction

September 24, 2025

0 0.5 1
Miles

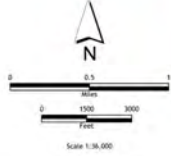
42.60 SqMi Corporate Limit

20.87 SqMi ETJ

Path: M:\PLANNING\II\Printable Maps\Corp Limits ETJ 9-24-2025.mxd

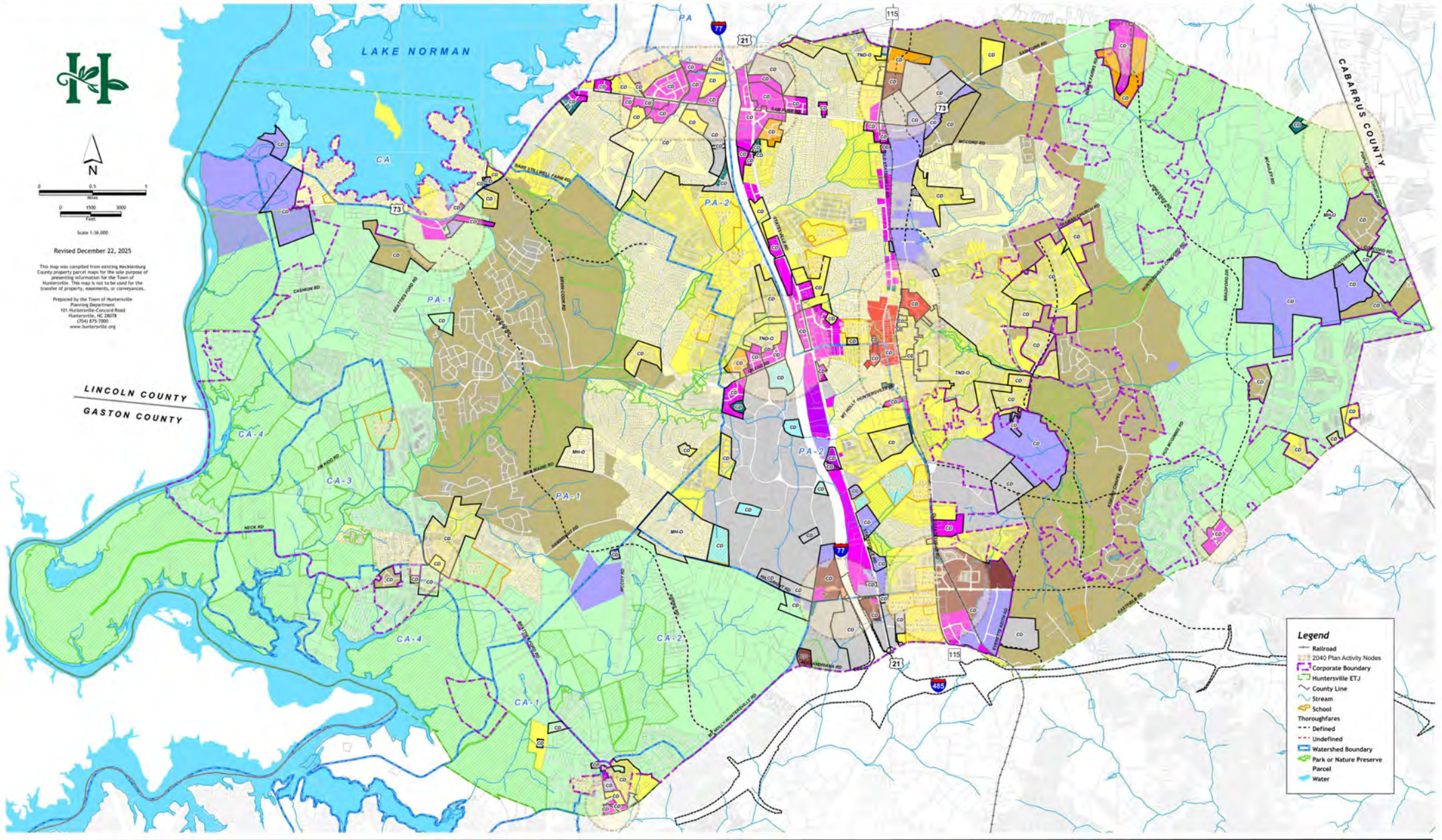


2026 Map of Zoning Districts



Revised December 22, 2025

This map was compiled from existing Mecklenburg County property parcel maps for the sole purpose of presenting information for the Town of Huntersville. This map is not to be used for the transfer of property, easements, or covenants.
 Prepared by the Town of Huntersville
 Planning Department
 101 Huntersville Corporate Blvd
 Huntersville, NC 28078
 (704) 875-7000
www.huntersville.org



Legend

- Railroad
- 2040 Plan Activity Nodes
- Corporate Boundary
- Huntersville ETJ
- County Line
- Stream
- School
- Throughfares
- Defined
- Undefined
- Watershed Boundary
- Park or Nature Preserve
- Parcel
- Water

RESIDENTIAL DISTRICTS

- Rural (R)
- Neighborhood Residential (NR)
- Traditional Residential (TR)
- General Residential (GR)

MIXED USE DISTRICTS

- Town Center (TC)
- Central Business District (CBD)
- Special District Residential (SDR)
- Traditional Neighborhood Development (TND-TR)
- Neighborhood Center (NC)
- Special District Residential (SDR-2)
- Special District Development (SDD)

COMMERCIAL DISTRICTS

- Highway Commercial (HC)
- Vehicle Sales (VS)
- Special Purpose (SP)
- Corporate Business (CB)

OVERLAY DISTRICTS

- Conditional District (CD)
- Traditional Neighborhood Development District (TND-TR)
- Manufactured Home (MH)
- Traditional Neighborhood Development District (TND-TR)



Zoning Statistics Huntersville January 2026

<i>Zoning District</i>	<i>Acres</i>	<i>Square Mile</i>	<i>% Area</i>
CB	2,175.2	3.40	5.36387
CI	215.3	0.34	0.53101
GR	4,785.3	7.48	11.80020
HC	1,093.5	1.71	2.69654
NC	68.1	0.11	0.16788
NR	5,076.9	7.93	12.51908
R	15,723.9	24.57	38.77367
SP	1,697.3	2.65	4.18536
TC	130.2	0.20	0.32110
TND-R	38.6	0.06	0.09523
TND-U	52.3	0.08	0.12899
TOD-R	229.8	0.36	0.56674
TR	7,054.5	11.02	17.39572
TOD-E	5.7	0.01	0.00002
VS	68.0	0.11	0.16768
I-77	374.0	0.58	0.92221
Water	1,732.9	2.71	4.27328

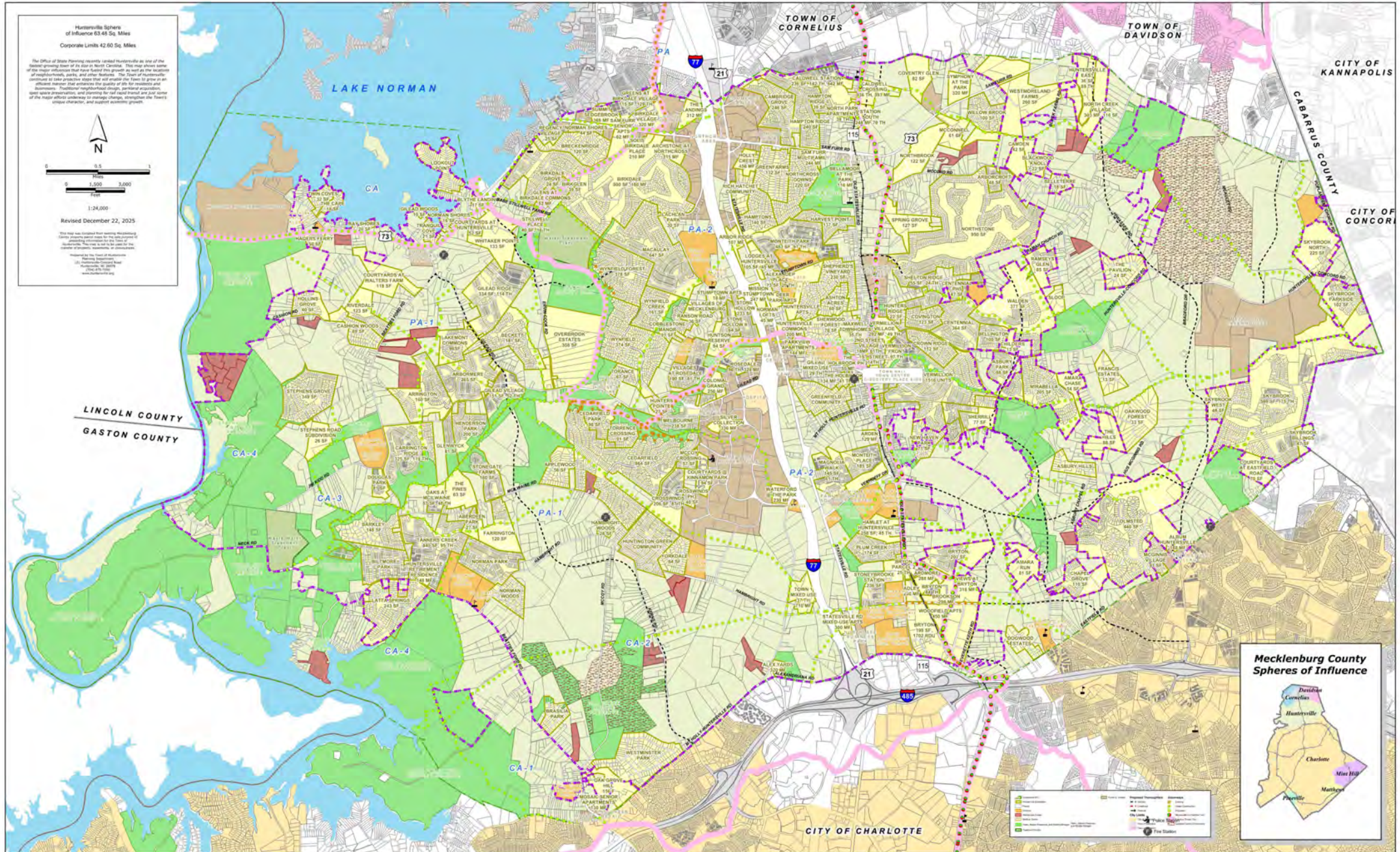
Total: 40,521.6 63.32 100

81.26% Residential Districts



2026 Approved Development & Major Features Map

Town of Huntersville, North Carolina



Huntersville Spheres of Influence 63.48 Sq. Miles
Corporate Limits 42.60 Sq. Miles

The Office of State Planning recently ranked Huntersville as one of the fastest growing cities in the state of North Carolina. This map shows some of the major attributes that have driven this growth, as well as the attributes of neighborhoods, parks, and other features. The Town of Huntersville continues to value and support the quality of life for residents and businesses. Traditional neighborhood design, parkways, pedestrian-friendly space preservation, and planning for real transit are just some of the major efforts underway to manage change, strengthen the town's unique character, and support economic growth.

Revised December 22, 2025



Color	Zone
Light Green	CA-1
Medium Green	CA-2
Dark Green	CA-3
Light Yellow	CA-4
Light Orange	PA-1
Dark Orange	PA-2
Light Purple	PA-3
Dark Purple	PA-4
Light Brown	PA-5
Dark Brown	PA-6
Light Tan	PA-7
Dark Tan	PA-8
Light Grey	PA-9
Dark Grey	PA-10
Light Blue	PA-11
Dark Blue	PA-12
Light Purple	PA-13
Dark Purple	PA-14
Light Brown	PA-15
Dark Brown	PA-16
Light Tan	PA-17
Dark Tan	PA-18
Light Grey	PA-19
Dark Grey	PA-20



UNDER CONSTRUCTION (37)

AMARA CHASE
BELLETERRE
BRYTON
BRYTON (LENNAR)
BRYTON (WOODFIELD APTS)
BRYTON PARCEL 2 TOWNHOMES
CALDWELL STATION
CAMDEN
COVENTRY GLEN
GILEAD RD MIXED USE TOWNHOMES
HAMLET AT HUNTERSVILLE
HUNTERSVILLE EAST
HUNTSON RESERVE
HVILLE RETIREMENT RESIDENCE
LACHLAN PARK (NORTHCROSS DR SUBDIVISION)
LODGES AT HUNTERSVILLE (STATESVILLE STUMPTOWN)
MAXWELL AVE TOWNHOMES
MCCONNELL PROPERTY
MIRABELLA
NORTH CREEK VILLAGE

OAK GROVE HILL
OLMSTED
OVERBROOK ESTATES (HONEYCUTT BROWN)
RANSON ROAD
RIVERDALE
SAM FURR ROAD MULTIFAMILY
SHERRILL
SKYBROOK NORTH
SOLIS BIRKDALE
SPRING GROVE
STATESVILLE RD MIXED USE APTS
TOWN 1 MIXED USE
VERMILLION
VERMILLION VILLAGE
VERMILLION FRONT
WALDEN
WHITAKER POINTE

PLANNED (17)

ALEX YARDS
AMARA RUN
BIRKDALE VILLAGE
BLYTHE LANDING
BRYTON (THE VIEWS AT BRYTON)
CALDWELL CROSSING
CHILDERS
COURTYARDS AT WALTERS FARM
FIRST AND CHURCH TOWNHOMES
MISSION STUMPTOWN MIXED USE
MOSAIC APARTMENTS
NORTH PARK APARTMENTS

SECOND STREET VILLAGE
SKYBROOK BILLINGS
STATION SOUTH
THE HOLBROOKS PH II
WESTMORELAND FARMS

APPROVED UNBUILT UNITS

Single Family - 1,628
Townhome - 370
Multi-Family - 4,058



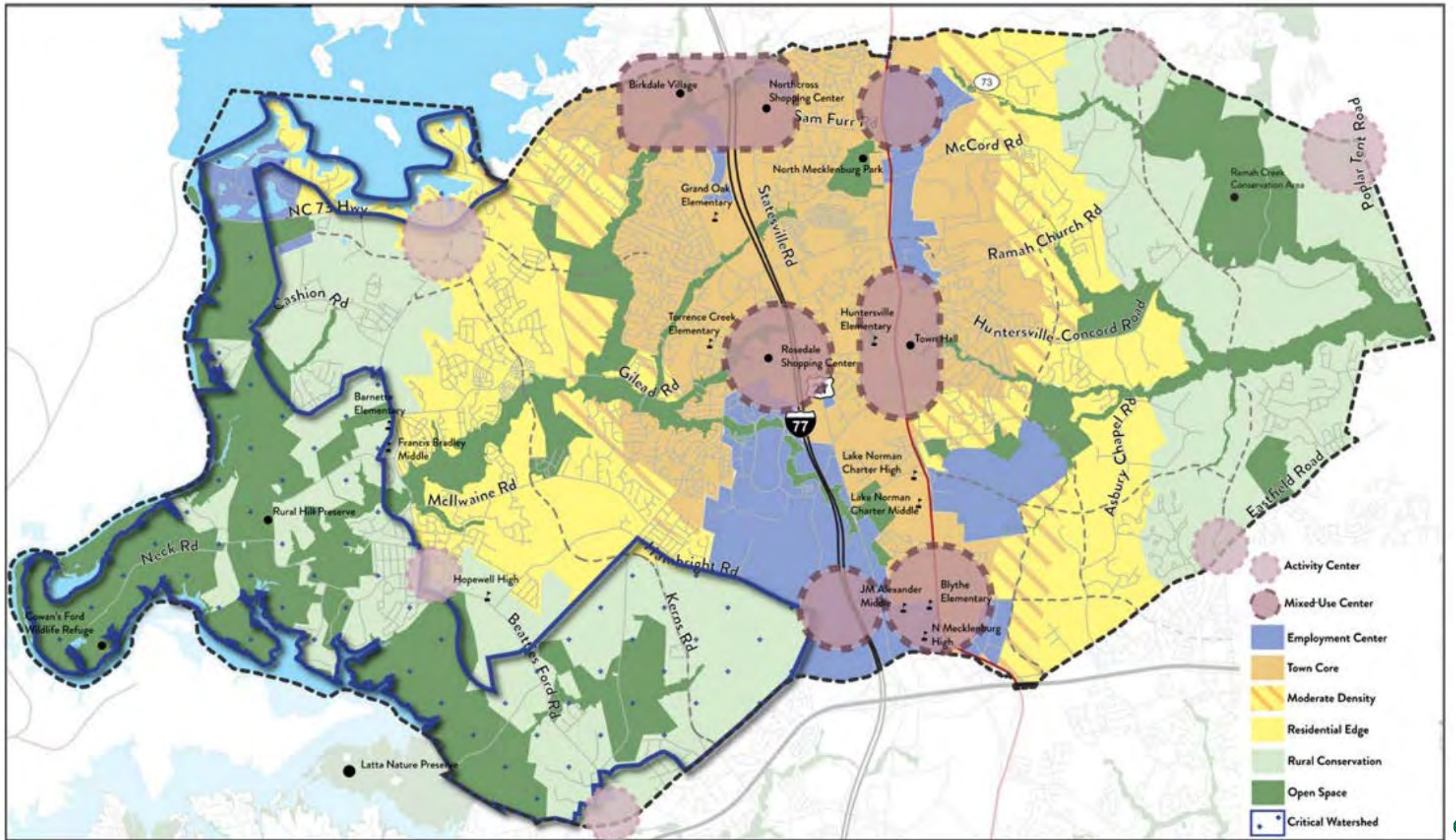


HUNTERSVILLE 2040 COMMUNITY PLAN

“BY 2040, HUNTERSVILLE WILL BE
THE MOST LIVABLE
COMMUNITY IN
NORTH CAROLINA”

By 2040, Huntersville will be a **vibrant community** rooted in the past while looking towards the future. It provides attractive options for its residents to **live, work, play, and grow**. Pursuing the highest level of excellence, the town will **guide growth and development** in a way that prioritizes **quality of life, green spaces and environmental safety, meaningful economic development, and multimodal transportation.**





POLICY RECOMMENDATIONS

ACTION PLAN

The following table identifies priority actions that can be taken in the next 1-5 years to advance recommendations contained in the 2040 Community Plan.

HUNTERSVILLE 2040 ACTION PLAN

Category	Policy/Strategy/Action	Time-frame*	Responsible Party
General	Review the Huntersville 2040 Action Plan on an annual basis to determine staffing and funding needs for priorities.	Ongoing	Planning Dept.
Land Use & Housing	LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.	Ongoing	Planning Dept., Planning Board, Town Board
	LU 1.3: Regularly update the Future Land Use Map	Mid-term	Planning Dept.
	LU 1.4: Prepare new and/or update existing Small Area Plans as needed	Mid-term	Planning Dept., Transportation
	LU 7.2: Consider updates to the Huntersville Design Guidebook and/or Zoning Ordinance as needed. <ul style="list-style-type: none"> Update the Design Guidebook and incorporate updated design standards into the Zoning Ordinance Modify form-based approach to site design along boulevards and/or major thoroughfares (i.e. NC-73) 	Short-term	Planning Dept., Planning Board, Town Board
	LU 8.2: Evaluate and strengthen incentives to encourage achievement of higher design standards.	Short-term	Planning Dept., Planning Board
	LU-10: Encourage a diversity of housing options. <ul style="list-style-type: none"> Evaluate methods to achieve greater mix in lot sizes and/or allow for flexible site design in exchange for more quality open space Define/refine policies and regulations regarding reuse along highway commercial corridors and senior housing Consider allowances for "house" scale missing middle housing. 	Mid-term	Planning Dept., Planning Board, Town Board
LU 11.1 & 11.3: Protect and enhance the unique character of Huntersville's neighborhoods <ul style="list-style-type: none"> Promote quality design, and neighborhood improvements including infrastructure needs such as sidewalks and drainage. Study options for programs to support existing homeowners 	Mid-term	Planning Dept., Transportation Dept.	

Pottstown Plan

Guidebook won NC-APA 2025 award

Up Coming

In Process

Complete



Economic Vitality	EV 1.1: Update Strategic Economic Development Plan	Mid-term	TBD
	EV 1.3 & PS 9: Inventory Strategic Development Sites and Coordinate with Charlotte Water on water and sewer provision	Short-term	TBD
	EV 1.3: Regularly measure percentage of non-residential tax base and report to Town Board	Ongoing	Planning Dept.
	EV 1.4: Review Development Standards to Support Business Growth	Mid-term	TBD
	EV 2.1 & EV 2.3: Promote and Encourage Local Businesses and Attract Businesses to Downtown <ul style="list-style-type: none"> Track progress towards the 10 10 10 goal of having 10 places that serve food, 10 retail stores, and 10 businesses open after 6pm 	Ongoing	TBD
EV 3.1: Leverage Local Partnerships and Continue participation with Lake Norman Regional Economic Development Corporation (LNREDC)	Ongoing	TBD	
Downtown	DT 1.4: Consider revisions to ordinances, the Design Guidebook and/or review and approval processes to achieve elevated design in the downtown area	Mid-term	TBD
	DT 4.1: Conduct a study of future government office space needs Downtown and evaluate Town-owned properties for accommodating needs	Long-term	Various Departments
	DT 6.1: Establish street and sidewalk requirements for new development that are in line with urban street design principles	Short-term	Planning Dept.
	DT 6.2: Pursue street connections and upgrades Downtown to facilitate Town goals	Mid-term	Planning Dept., Transportation
	DT-7: Enhance technology and accessibility Downtown	Long-term	TBD
	DT 8.1: Connect Torrence Creek Greenway to Holbrook Park and into and through Downtown	Mid-term	Parks and Rec Dept.
	DT 8.2: Expand Holbrook Park	Mid-term	Parks and Rec
	DT 8.3: Expand events and programming Downtown	Mid-term	Parks and Rec
DT 8.4: Support the Public Art Committee in their mission to introduce art around Downtown	Long-term	TBD	

New Town Hall

Upcoming Downtown Transportation Plan

Greenway connection behind Rosedale complete in 2025

Added Winterlight Wander Trail & extended holiday festivities' time

Up Coming

In Process

Complete



	DT 9.1: Prioritize maintenance of streets and sidewalks and town-owned properties in the downtown area	Short-term	Various Departments
	DT 10: Update the Downtown Small Area Plan to build on recommendations in the 2040 Community Plan. <ul style="list-style-type: none"> Could be prepared in tandem with preliminary design of a subset of priority projects identified in DT-6.2 	Mid-term	Planning Dept.
	DT 12.2: Integrate key historical structures into programming and redevelopment plans Downtown	Long-term	Planning Dept.
Environment and Open Space	EOS 1.1 and EOS 2.2: Enhance open space design criteria and consider additional flexibility in site design in exchange for more, higher quality open space in new development	Short-term	Planning Dept., Planning Board, Town Board
	EOS 4.2: Regularly evaluate and revise tree mitigation options to further town goals	Short-term	Planning Dept., Planning Board
	EOS 4.3 & EOS 4.4: Plant trees and inventory and manage urban forest canopy (i.e. downtown, in rights-of-way, etc.)	Mid-term	TBD
	EOS 5.2: Continue stream restoration activities	Ongoing	Town and partners
	EOS 5.3: Encourage Low Impact Development (LID), promote usage of LID features and update stormwater design criteria	Mid-term	Planning Dept., Planning Board
	EOS 6.1 & EOS 6.2: Evaluate new design standards to preserve the character of scenic country roads and methods to reduce light pollution	Long-term	Planning Dept.
	EOS 6.3: Study methods to encourage Farmhouse Cluster subdivisions in Rural Conservation and the Critical Watershed areas	Mid-term	Planning Dept., Planning Board, Town Board
	EOS 7: Partner with the county, private development, land conservancies and land trusts to conserve sensitive or environmentally important lands.	Long-term	Town Departments and regional partners
	EOS 8: Improve access to parks <ul style="list-style-type: none"> Implement Parks & Recreation Master Plan Work toward the goal of 100% of residents within a 10-minute walking distance of park, natural area or greenway Consider a larger Town role in passive open space acquisition 	Ongoing	Planning Dept., Parks and Rec Dept.
	EOS 10: Improve bicycle and pedestrian facilities throughout Town.	Ongoing	Various Departments

Town Arborist Interviewing now

Up Coming

In Process

Complete



Infrastructure & Public Services	PS 1.1: Continue and enhance interdepartmental coordination	Ongoing	Various Departments
	PS 3.3: Maintain excellent police coverage <ul style="list-style-type: none"> Work toward goal of maintaining the appropriate ratio of police officers to population to maintain a high level of public safety coverage Study future space needs for the Police Department 	Ongoing	Administration, Police Department
	PS 4: Plan for long-term personnel, facility, and equipment needs of the Fire Department	Mid-term	Administration
	PS 5: Coordinate with the police and fire department to address public safety issues related to the design of the built environment	Ongoing	Administration, Various Departments
	PS 6.1: Coordinate with CMS and local charter schools on expansion of school capacity	Short-term	Planning Department
Transportation	T 2.1: Develop a mobility plan that builds upon the recommendations presented in the 2040 Plan	Short-term	Planning Dept., Transportation
	T 3.2: Coordinate with other departments to implement the Huntersville Bicycle Master Plan	Mid-term	Various Departments
	T 4.2: Develop a Crossing Safety Improvement Study	Mid-term	Transportation
	T 5.2: Evaluate proposed NCDOT projects for consistency with needed improvements and alignment with community objectives	Short-term	Planning Dept., Transportation
	T 6.1: Identify traffic hot spots and study solutions including town-led projects and coordination with NCDOT.	Ongoing	Planning Dept., Transportation
	T 6.3: Continue to conduct annual reviews and revisions of the Town's Capital Investment Program (CIP) to ensure transportation projects are consistent with stated needs	Annually	Administration, Various Departments
	T 6.5 & T 6.6: Conduct a diagnostic of the Town's Zoning Ordinance to advance transportation vision established in Huntersville 2040 and Re-evaluate the TIA Ordinance	Mid-term	Planning Dept., Planning Board

Mobility Plan adopted April 2025

Up Coming

In Process

Complete





1. Transportation.

a. Existing Arterial Streets and Intersections (Gilead Rd, HWY 115/Old Statesville Road, Main Street:

- Continue collaboration with NCDOT to ensure roadway construction for its Main Street Improvement Project advances per designs with safe, multimodal access (vehicular, bicycle, and pedestrian) in accordance with adopted Town plans and policies.

- Consider extending the 25 MPH traffic zone continuously along HWY 115/Old Statesville Road between the new roundabouts under construction at the intersections of Main Street at Fourth Street and Mt Holly-Huntersville Road.

- Prepare BRT and CRT Station Area Plans for both stations, which clearly define the SAP Key Components and functional criteria within the context of the 1/4-mile station area and greater Downtown.

- Ensure current Transportation Plans (including Roadway, Bicycle, and Pedestrian Plans) accommodate and support multimodal access to the BRT and CRT Station Area.

1. Adopted Town Documents, Ordinance & Policies.

- Consider an update and expansion of Building and Lot Type definitions and regulations within the existing Zoning Ordinance and/or create new Types to include broader range of varieties with the Downtown area.

- Update and expand the Building and Lot Type definitions and design criteria established within the current Zoning Ordinance and/or consider the formation and inclusion of new Types.

CATS

Upcoming Downtown
Transportation Plan

2025 Text Amendment

Up Coming

In Process

Complete



• Convene with NCDOT to provide update on current Downtown and Sub-regional context along with results of traffic modeling conducted by Huntersville's jurisdictional metropolitan planning organization (MPO) (completion expected 1st Quarter 2023). Share considerations and discuss feasibility for potential roadway design criteria relative to the U-5807 Gilead Road project to ensure multimodal access (vehicular, bicycle, and, pedestrian) in accordance with adopted Town plans and policies. Note: It is understood this Project is currently advancing per the NCDOT STIP - Verify timing and opportunity to include updated designs.

Upcoming Downtown
Transportation Plan

- Establish Downtown Street Design Guidelines for new and pre-existing/retrofit street types.
- Explore implementation of innovative Woonerf street type within commercial and residential context.
- Develop street and sidewalk improvement strategy for pre-existing adjacent neighborhood streets to encourage lower traffic speeds and enhance pedestrian safety, walkability, and connectivity with Downtown.
- Advance evaluation of proposed new east/west street connection (a.k.a. 'East/West Connector Street') between Commerce Center Drive, and HWY 115/Old Statesville Road and Main Street per the Downtown Transportation System Plan (2014-2015) and the adopted 2040 Community Plan – Downtown Regulating Plan / Character and Connections Map * – including but not limited to: potential street alignment(s), design criteria (design speed, cross-section(s) and intersections, etc.), and integration with existing land ownership and uses.

Up Coming

In Process

Complete



• Create a Downtown Parking Plan, which builds on the recommendations of the 2006 Downtown Parking Study and incorporates current conditions and the 2023 Downtown Master Plan upon final adoption.

b. Public Greenways, Trails, and Parks.

- Enhance wayfinding signage within Public Greenways and Parks, and throughout the Downtown to promote locations and activities, and encourage community and visitor access.

• Identify existing features within parks for potential future design and material enhancements including but not limited to decorative hardscapes, light fixtures, railings and fencing, furniture (benches, waste/recycle receptacles, bicycle racks, etc.), public art installations, shelters, playground equipment, etc.

c. Stormwater Systems.

- Identify primary existing stormwater problem areas within the Downtown and develop potential on-site and/or upstream mitigation and improvement strategies.

- Conduct a detailed Downtown Stormwater Study to determine feasibility for a potential 'regional' stormwater approach for the Downtown area.

Downtown Storm
Water Study

Up Coming

In Process

Complete





POTTSTOWN COMMUNITY PRESERVATION PLAN

DECEMBER 3, 2025
DRAFT UPDATE 2



TOOLKIT A3 – Community Resource Webpage

- Build Community Info Webpage (Coalition + Town IT)

TOOLKIT B1 – Preservation Zoning Overlay

- Draft Zoning Ordinance Amendment (Town + Coalition)

TOOLKIT B3 – Protection & Conservation of Historic & Cultural Assets

- Coordinate Historic Designations & any enhancements with Historic Landmarks Commission (HLC) (Town + HLC)

Town Coordinating with HLC to Study Candidate Properties.

TOOLKIT C7 – Community Land Trust (CLT)

- Feasibility and Business Plan (CLT Board + Town Support)

TOOLKIT C9 – Partner with a Community Quarterback Organization

- Perform a Demographic Study & Quality of Life Factors Analysis (Community Based Organizations + Town / Agency Support)

Up Coming

In Process

Complete



TOOLKIT D1 – Infrastructure Upgrades

- Hold Workshops to Identify & Discuss Infrastructure Needs (Town & Community)

CURRENT TOWN-INVOLVED PROJECTS:

- Traffic-Study on Dellwood Drive Resulted in Two Speed Humps Being Installed in Summer 2025.

CURRENT TOWN-INVOLVED PROJECTS:

- Dellwood Drive Speed Humps' Post-Installation Speed Evaluation is Currently in Process.

CURRENT TOWN-INVOLVED PROJECTS:

- Downtown Storm Water Study is Currently in Process – Which includes the Pottstown Community.

CURRENT TOWN-INVOLVED PROJECTS:

- Sidewalk & Multi-Use Path Improvements along Dellwood Drive, Holbrooks Road & Central Avenue are included in a Town-Sponsored Application to the BUILD Grant Program.

Engineering's Review is on-going.

Data-Collection Complete. Analysis Underway. Draft Plan anticipated April 2026.

Up Coming

In Process

Complete



TOOLKIT D1 – Infrastructure Upgrades

- Hold Workshops to Identify & Discuss Infrastructure Needs (Town & Community)

CURRENT TOWN-INVOLVED PROJECTS:

- Town Capital Improvement Plan (CIP) Includes Funding to Connect Church Street from Dellwood Drive to Holbrooks Road. This Project and its Funding are included in the BUILD Grant Application.

CURRENT TOWN-INVOLVED PROJECTS:

- Improve Crossing NC 115 at Holbrooks Road & How to Connect Sidewalks Along Holbrooks Road, from NC 115 Across the Railroad Tracks to Existing Sidewalks East of Central Avenue.

CURRENT TOWN-INVOLVED PROJECTS:

- Traffic-Calming Study for Central Avenue.

Public Hearing is Feb. 3, 2026.

CURRENT TOWN-INVOLVED PROJECTS:

- Study of Truck Traffic on Church Street, South of Holbrooks Road.

Video of Truck Traffic is being reviewed.

Up Coming

In Process

Complete



TOOLKIT D2 – Community Identity & Signage

- Coordinate Installations with Town to Install & Maintain (Town + Community)

Approval anticipated
Spring 2026.

TOOLKIT D5 – Torrence-Lytle Community Center Outdoor Enhancements

- Design & Construct Outdoor/Site Improvements, Coordinating with Meck County for Elements Integrating to the 31-acre Park Site (Town + County)

TOOLKIT D6 – Funding for Affordable & Mixed Income Housing Development

- Identify Funding Sources & Coordinate with Agencies (Town + Non-Profits + Agencies)

Up Coming

In Process

Complete

TOOLKIT C9 – Partner with a Community Quarterback Organization

- Perform a Demographic Study & Quality of Life Factors Analysis (Community Based Organizations + Town / Agency Support)



Transportation Planning

- ❧ Downtown Transportation System Plan (CRTPO Grant 160 K – 40 k match)
- ❧ Safe Streets for All – Safety Action Plan (Grant 240k – 60k in kind match)
- ❧ Seam Trail Study (160 k – 40k match CRTPO)
- ❧ Feasibility Study for South Prong Clarke Creek Greenway tunnel under Huntersville - Concord Rd
- ❧ Feasibility Study for a pedestrian tunnel under NC 73 at Parr Dr.



General Planning

- ✿ Continue to encourage affordable housing options via rezoning cases. Explore partnership opportunities
- ✿ Promote and encourage preservation of the Town's historic assets and unique history
- ✿ Applying to BUILD Grant (Church St & Pottstown)



Unified Development Ordinance

🌿 What are we looking to accomplish? The overall concepts of the Zoning & Subdivision Ordinances are very relevant to current and future development needs and goals. Staff would propose a renovation and unification of the Ordinances. There will be opportunity for modernization, simplification & clarification to help fulfill the Goals of the 2040 and Area Plans.



EXHIBIT

D2-3

ElectriCities

Jan. 30, 2026

Town of
Huntersville
NORTH CAROLINA



Board Planning Workshop

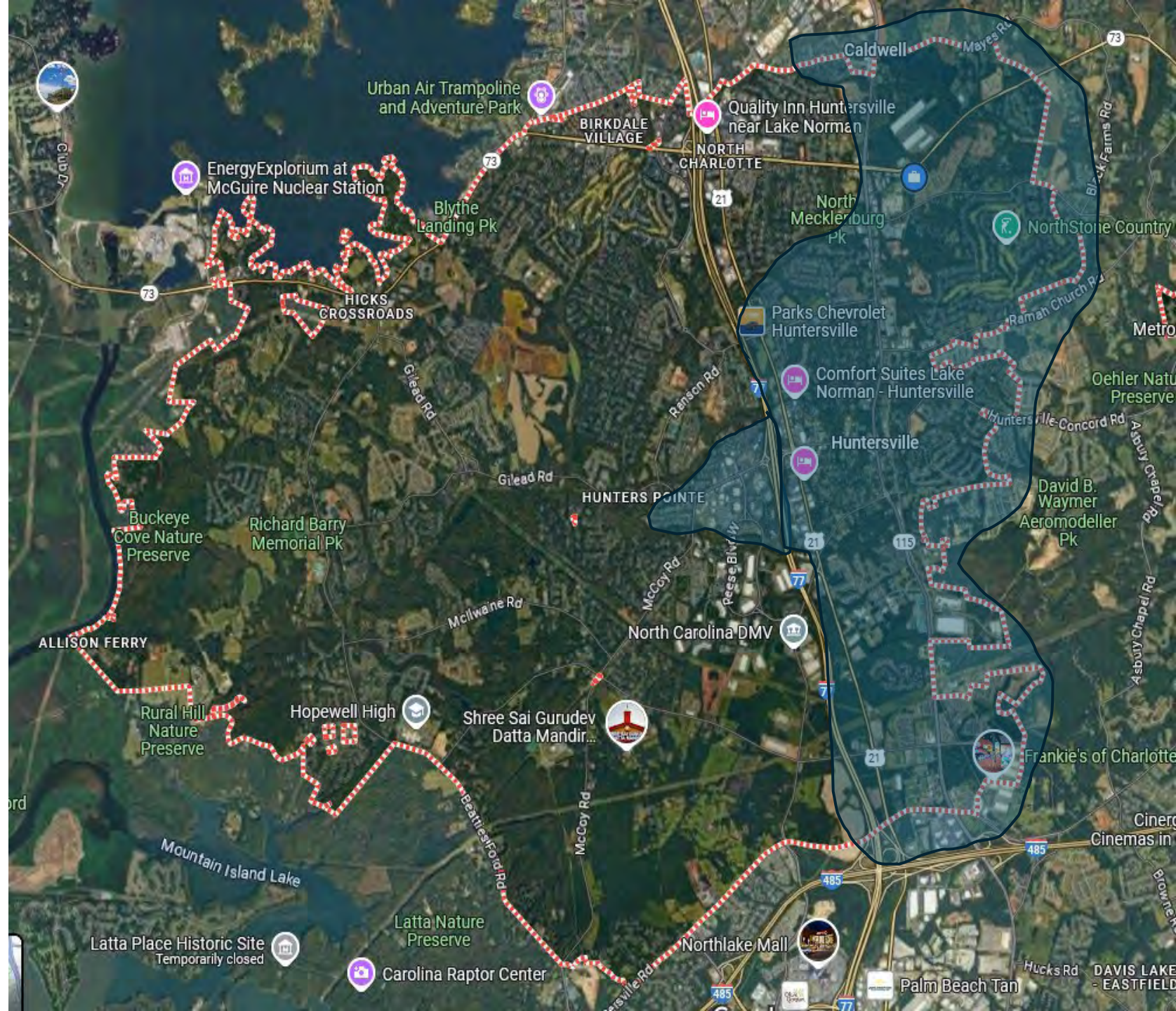


The energy behind public power

January 2026

Electric Service Territory

Huntersville's electric service territory is from I-77 east following the town's jurisdictional boundary with a small section west of I-77 that includes Rosedale.



Capital Projects FY26

FY26 Projects	# Units	Type
North Creek Village Phase 2	287	Multi-Family
Middleburg Hamlett	260	Single Family
Jamesburg Dr	1	Commercial
Spring Grove	124	Single Family
Bryton Industrial Phase 3	2	Industrial
Coventry Glen	82	Single Family
Hambright Junction	300	Multi-Family
Maxwell Townhomes	35	Multi-Family
North Creek Village Phase 1	125	Multi-Family

1,216

Capital Outlook FY27

FY 27 Projects	# Units	Type
Bryton Alliance Apartments	720	Multi-Family
The Views @ Bryton	318	Multi-Family
Caldwell Crossing	327	Mixed Use
Caldwell Senior Apartments	134	Multi-Family
North Creek Village Phase 3	102	Single Family

1,601

- Shepherds Vineyard – Redesign Project

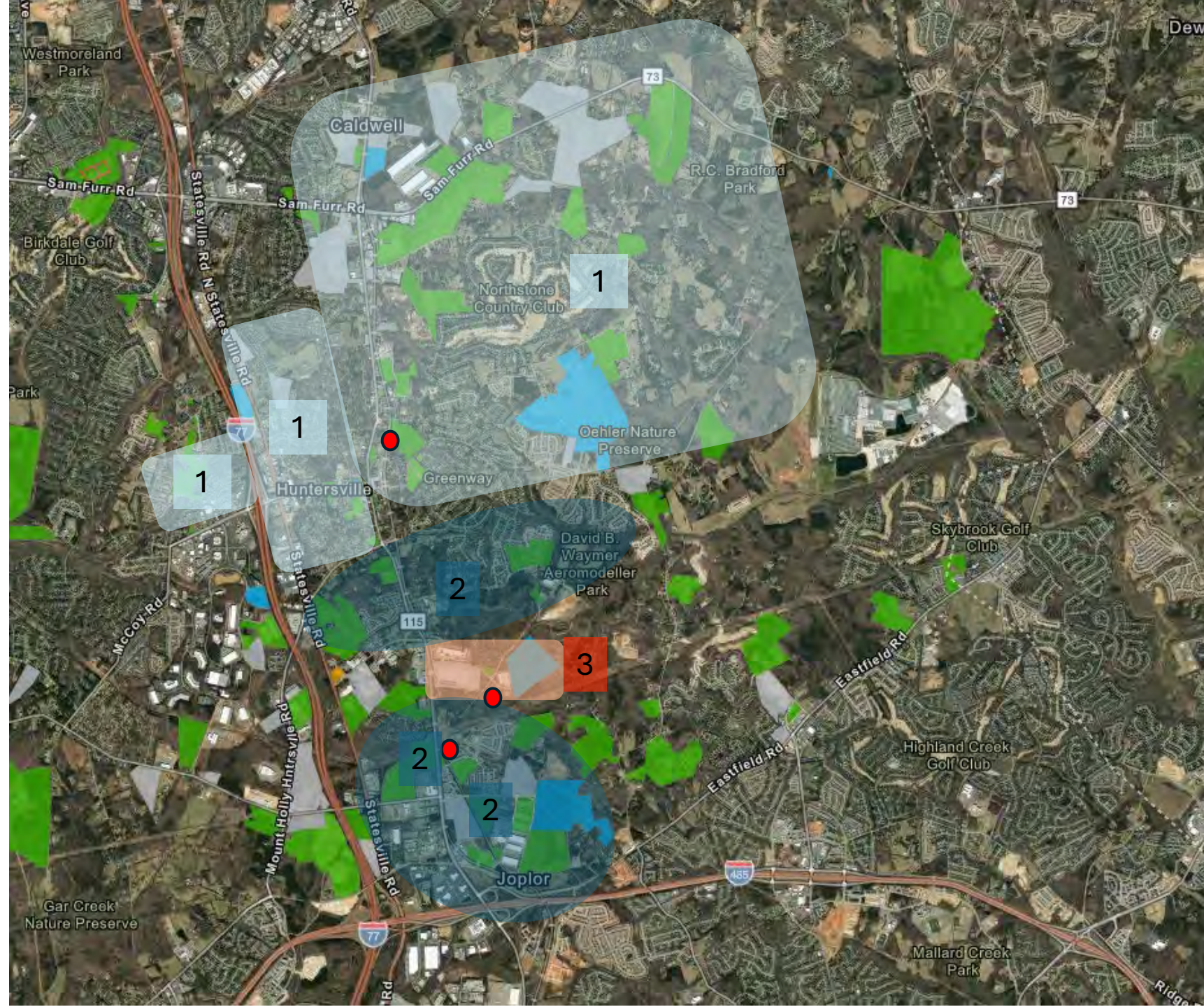
ELECTRIC SYSTEM SUBSTATIONS

The Town of Huntersville currently has 3 main electric substations:

Delivery # 1 – Serves mainly the northern territory.

Delivery # 2 – Serves the southern territory

Delivery # 3 – Serves the Industrial customers at Commerce Station



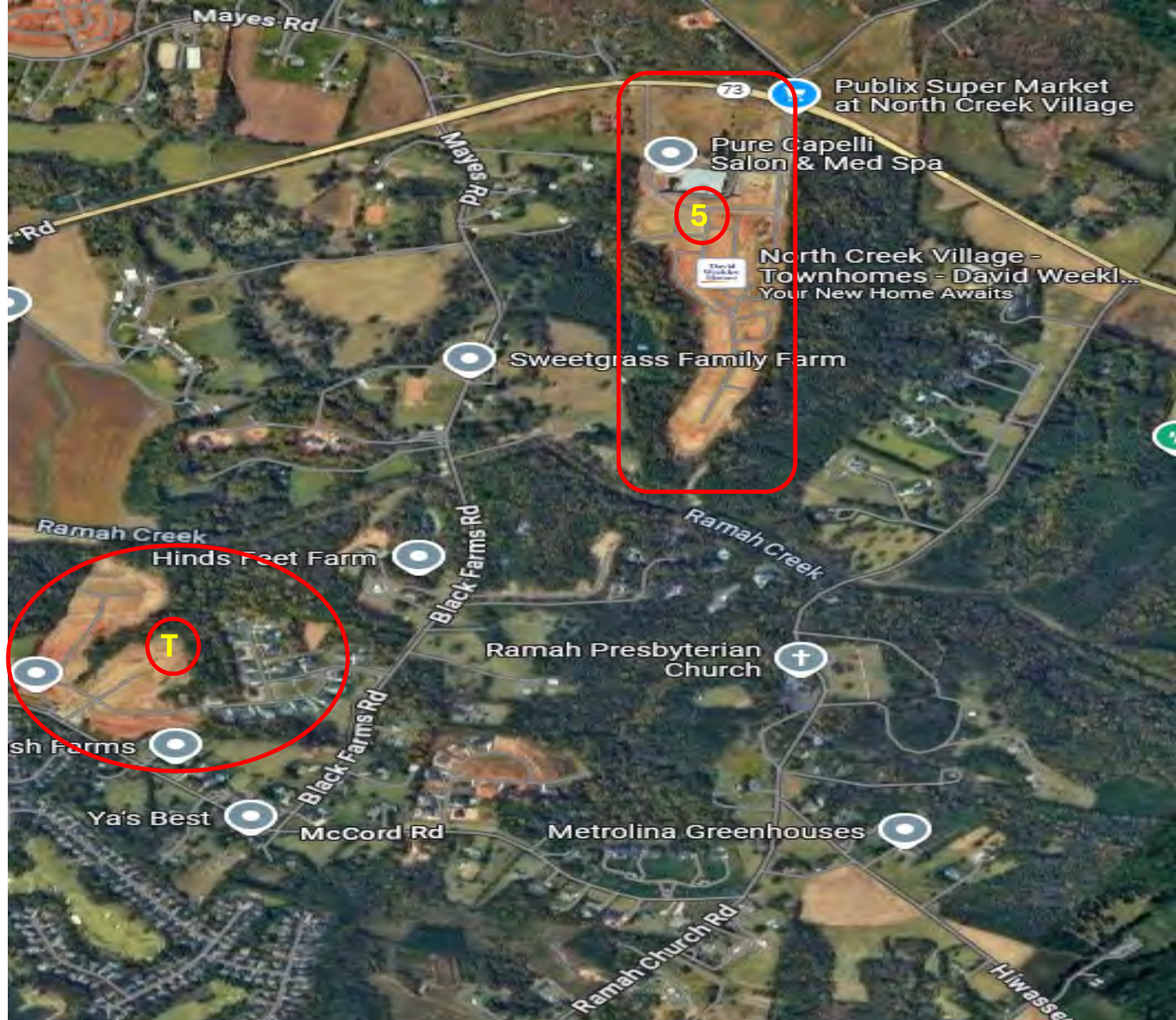
TEMPORARY DELIVERY POINTS

There are 2 temporary distribution deliveries provided by Duke Energy:

T – Blackwood Knoll

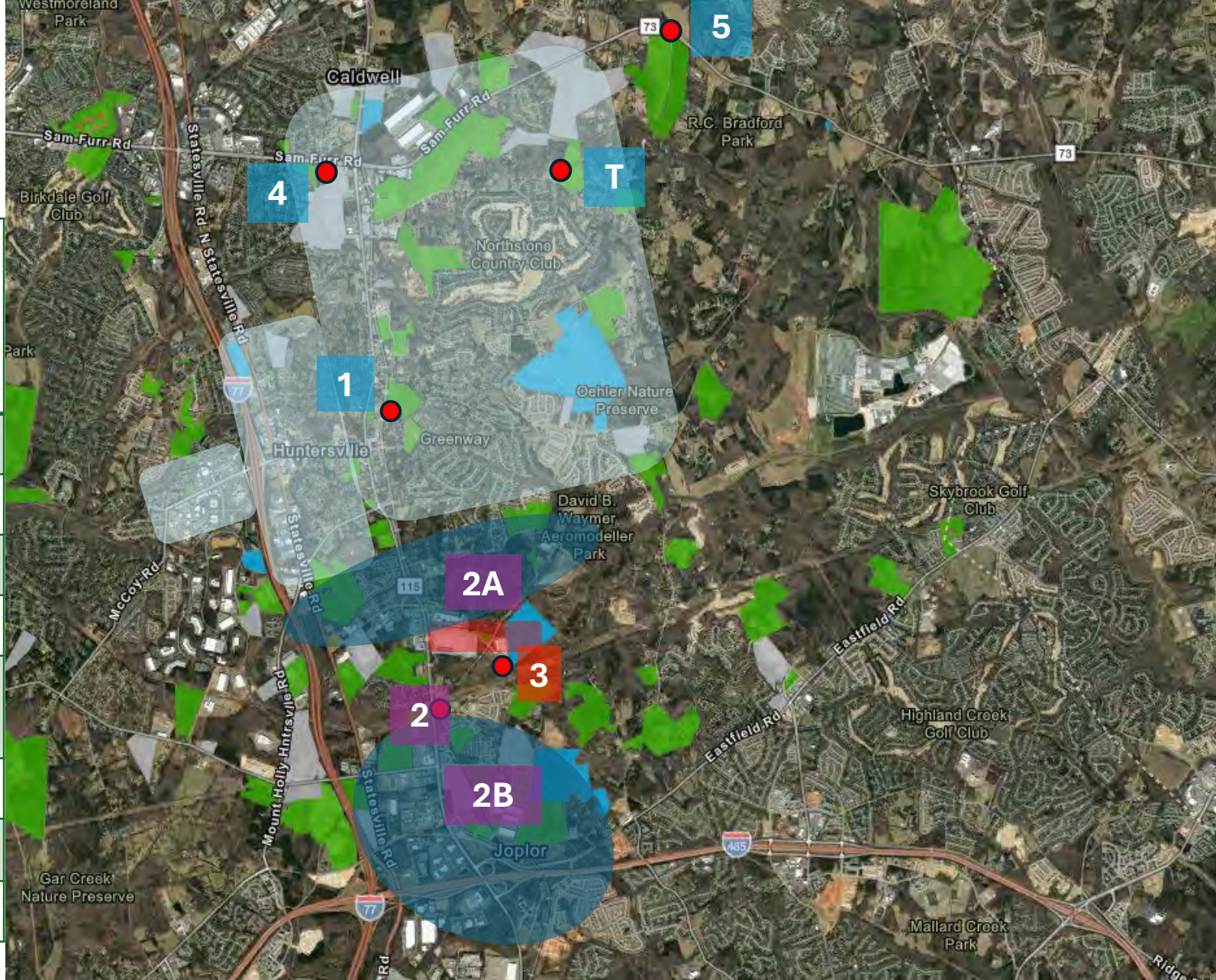
5 – Sam Furr Road

Lines must be extended to connect these loads to our substation circuits.

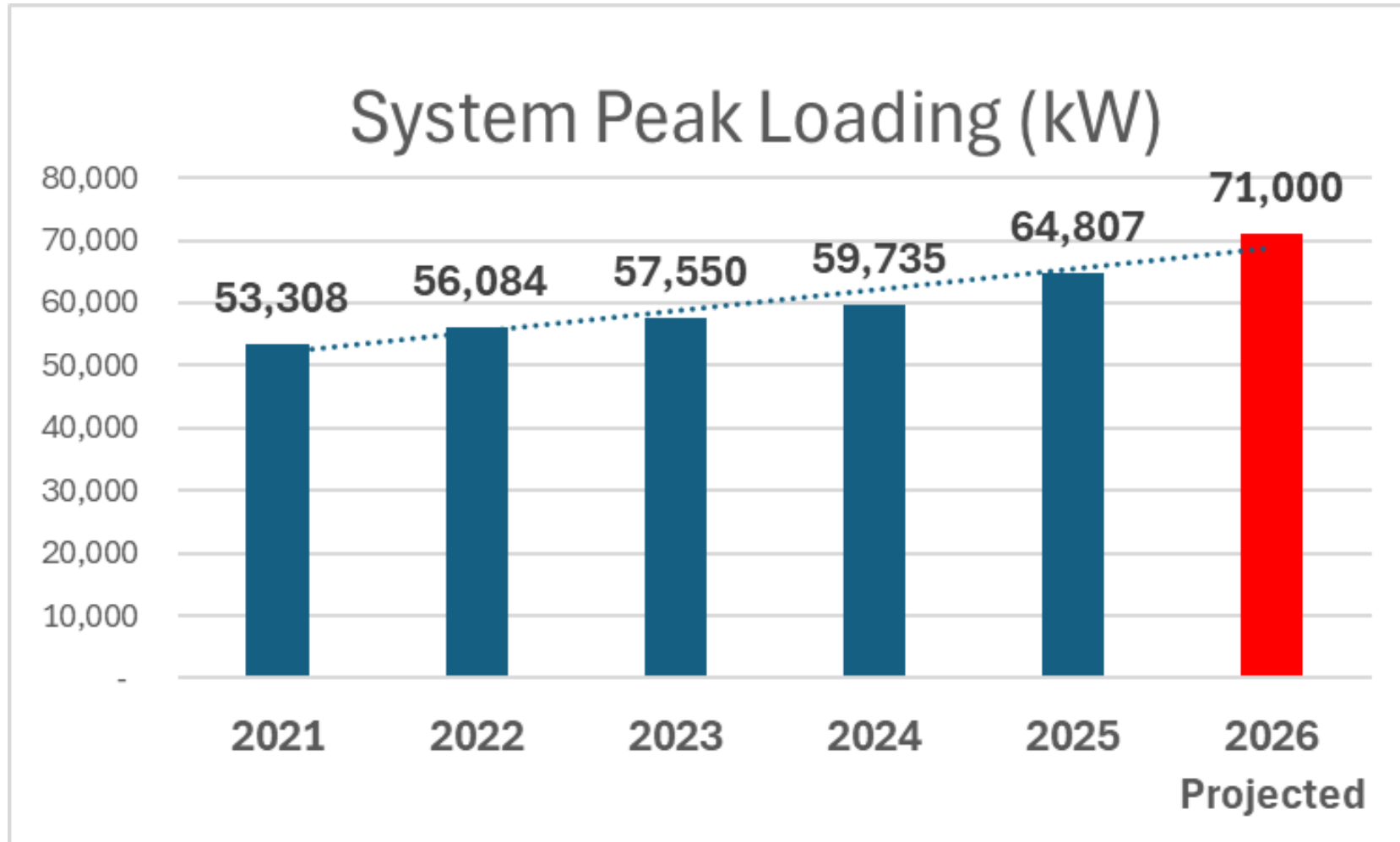


CONTRACT CAPACITIES

Delivery	Contract Capacity (kW)	Peak Load (kW)	% Capacity
# 1	25,000	22,133	89%
# 2A	25,000	13,098	52%
# 2B	20,000	18,158	91%
# 3	25,000	19,704	78%
#4 New Substation	9,000	0	0%
# 5	1,500	837	56%
Temp	1,500	434	28%
TOTALS	107,000	74,364	70%



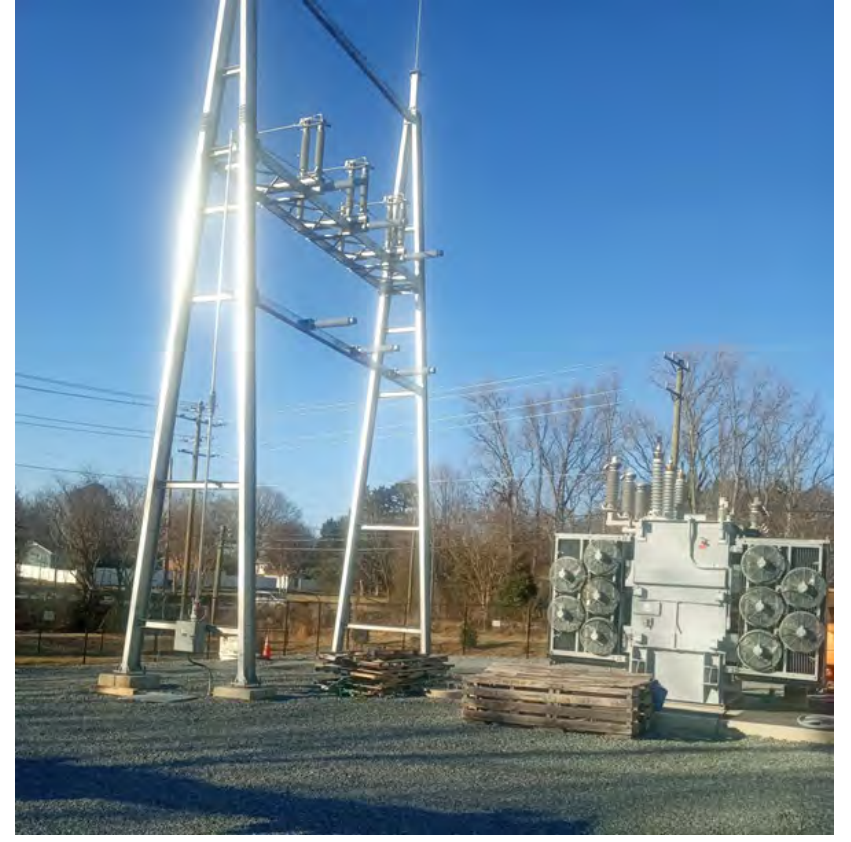
ELECTRIC SYSTEM TOTAL LOADING



New Substation – Delivery #4



New Substation – Delivery #4



Summary

- New construction continues in the Town of Huntersville which continues to increase electric load.
- Existing substations are nearing capacity and there is limited margin in the electric system.
- Load transferring activities in 2025 helped alleviate overloaded DP#1 last summer.
- The new substation will relieve immediate capacity concerns and provide more contingency and margin in the electric system.
- Construction of the new substation is in progress. Remaining work:
 - Complete substation construction
 - Easement acquisition and construction of the first two exit feeders
 - Duke Energy transmission tap
 - Substation Complete and Interconnected – June 2026

Questions



Finance

Jan. 30, 2026

Fund Balance

	FY 2025	FY 2024	FY 2023	FY 2022
Beginning Fund balance	\$ 80,733,301	\$ 66,285,670	\$ 59,672,263	\$ 58,467,724
Non-Spendable:				
Prepays	124,810	129,366	219,466	181,207
Leases	101,306	52,022	36,758	-
Restricted:				
Stabilization by State Statue	20,229,871	16,513,504	18,797,448	15,753,774
Streets - Powell Bill	2,208,343	2,303,652	1,264,609	1,524,980
Escrows- Future Capital Projects	1,079,520	1,193,429	1,757,361	1,387,172
Tourism Tax	5,537,060	3,903,405	3,801,456	3,625,094
Stormwater projects	4,193,539	3,505,807	3,960,891	3,617,750
Subtotal	33,248,333	27,419,797	29,581,765	25,908,770
Committed:				
Debt Service	2,412,656	2,412,656	2,012,365	2,012,365
Capital projects	7,241,797	13,765,952	10,041,535	6,022,674
Assigned:				
Emergency Services	2,679,180	5,013,281	321,279	321,279
Subsequent year's expenditures	13,159,637	5,725,965	715,000	4,954,636
Unassigned:				
Unassigned - calculated *	27,737,035	26,214,262	23,357,502	20,271,332
Ending Fund Balance	\$ 86,704,754	\$ 80,733,301	\$ 66,285,670	\$ 59,672,263

* In FY 2021 the Unassigned Fund balance percentage what reduced from 45% to 40%.



Debt

<u>Collateral</u>		<u>FY 2027 Pmt</u>	<u>Callable</u>	<u>Maturity</u>	<u>All TIC Rate</u>	<u>O/S Bal 6/30/2026</u>
<i>Pinnacle Bank - Refunding</i>						
Police Building		321,350	NA	12/1/2031	1.49%	2,017,000
<i>General Obligation Bonds:</i>						
Bond Series 2008/Refunded 2016	Parks, Firestation #3	464,000	NA	6/1/2028	1.60%	600,000
Bond Series 2010/Refunded 2020	Verhoeff Bridge/HWY 73	508,450	NA	6/1/2030	1.18%	1,745,000
Bond Series 2013/Refunded 2023	Recr Ctr, Veterans, Gil/Hwy21, HFFA	497,420	NA	6/1/2033	1.20%	3,035,000
Bond Series 2016	Main Str, Recr Ctr, FS #4	537,982	2026	6/1/2036	2.14%	4,335,000
Bond Series 2020	Transportation projects	1,131,169	2030	6/1/2040	1.82%	10,880,000
Bond Series 2024	Transportation/Parks Recreation	2,660,750	2034	12/1/2044	3.34%	27,550,000
<i>Total General Obligation Bonds</i>		<u>5,799,771</u>				<u>48,145,000</u>
<i>Limited Obligation Bonds:</i>						
LOBs Series 2024	New Town Hall	2,507,250	2034	6/1/2044	3.43%	24,665,000
<i>Pinnacle Bank - Refunding (LOBS)</i>						
General Fund	Town Ctr, Pk Deck,NMP	513,554	NA	6/30/2029	1.54%	1,440,000
<i>Total Limited Obligation Bonds:</i>		<u>3,020,804</u>				<u>26,105,000</u>
Total Town of Huntersville Debt		<u>\$ 9,141,925</u>				<u>\$ 76,267,000</u>



Budget Calendar

January 29-30, 2026		Board Planning Workshop
February 2, 2026		Budget Worksheets Distributed to Departments
March 2, 2026		Departmental Budget Requests due to Finance
March 9 – 20, 2026		Manager to meet with Dept. Heads
April 7, 2026		External Agency request forms on Town's website
April 21, 2026	5:00 p.m.	5 year Financial forecast and Major Capital project
May 4, 2026	5:00 p.m.	Preliminary Budget Presented
May 2026		Board work sessions (as needed)
May 19, 2026	6:00 p.m.	Public Hearing on Budget
June 1, 2026		External Agencies return request
June 2, 2026	6:00 p.m.	Budget Adopted
July 2026		Board votes on External Agencies appropriation



5 Year Financial Forecast

See Excel Worksheet



**TOWN OF HUNTERSVILLE
FIVE YEAR FINANCIAL PLAN
AS OF January 2026**

	FY 24 Actual	FY 25 Actual	FY 26 EYE	FY 27 Plan	FY 28 Plan	FY 29 Plan	FY 30 Plan	FY 31 Plan
BEGINNING FUND BALANCE	66,282,670	80,733,301	86,704,754	74,825,651	55,797,436	37,300,041	22,173,458	18,001,185
REVENUES								
Property Tax	27,918,909	36,810,737	36,698,075	38,689,328	44,915,981	52,678,351	54,544,343	56,465,295
Sales Tax	9,598,231	10,956,220	10,400,000	10,764,000	11,140,740	11,530,666	11,934,239	12,351,938
Util Franchise	2,895,270	3,402,988	2,750,000	2,805,000	2,861,100	2,918,322	2,976,688	3,036,222
Tourism Taxes	2,632,321	2,883,976	2,480,000	2,554,400	2,631,032	2,709,963	2,791,262	2,875,000
Powell Bill	1,936,892	2,154,021	2,198,250	2,220,233	2,242,435	2,264,859	2,287,508	2,310,383
Residential Waste Fee	3,381,708	3,442,399	3,350,000	3,450,500	3,554,015	3,660,635	3,770,455	3,883,568
PAVE Act	-	-	-	6,000,000	12,500,000	12,937,500	13,390,313	13,858,973
All Other	35,525,003	14,897,520	10,176,336	10,481,626	10,796,075	11,119,957	11,453,556	21,797,162
Transit Tax	4,683,315	5,287,103	5,600,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
TOTAL REVENUES	88,571,649	79,834,964	73,652,661	82,965,087	97,141,378	106,320,253	109,648,363	123,078,541
EXPENDITURES								
Personnel	24,863,360	31,647,891	37,667,907	40,681,340	43,935,847	46,132,639	48,439,271	50,861,235
Operating	19,262,506	19,027,372	24,973,580	25,722,787	26,494,471	27,289,305	28,107,984	28,951,224
Transit Tax	4,683,315	5,287,103	5,600,000	6,000,000	6,500,000	6,500,000	6,500,000	6,500,000
CIP Major Capital	11,344,079	7,671,304	5,167,490	17,040,433	21,677,008	21,336,064	12,276,008	11,776,008
Recurring Capital	-	-	2,805,975	2,805,975	2,805,975	2,805,975	2,000,000	2,000,000
Existing Debt Service	4,470,758	7,561,977	8,859,820	8,602,767	8,061,787	7,660,790	7,009,680	6,798,170
New Debt Service	-	-	-	1,140,000	6,163,685	9,722,063	9,487,692	12,389,830
Operations/Transfer out	6,500,000	2,667,864	456,992	-	-	-	-	-
TOTAL EXPENDITURES	71,124,018	73,863,511	85,531,764	101,993,302	115,638,773	121,446,837	113,820,635	119,276,467
CHANGE TO FUND BALANCE	17,447,631	5,971,453	(11,879,103)	(19,028,216)	(18,497,395)	(15,126,583)	(4,172,272)	3,802,074
CUM TOTAL FUND BALANCE	80,733,301	86,704,754	74,825,651	55,797,436	37,300,041	22,173,458	18,001,185	21,803,260
Total Fund Bal As % of Revenue	91%	109%	102%	67%	38%	21%	16%	18%
Total Fund Bal As % of Expenditu	114%	117%	87%	55%	32%	18%	16%	18%

Ignores the impact of onboarding LUESA with the assumption that such business enterprise will be self supporting

There will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected.

**TOWN OF HUNTERSVILLE
FIVE YEAR FINANCIAL PLAN
AS OF January 2026**

	FY 24 Actual	FY 25 Actual	FY 26 EYE	FY 27 Plan	FY 28 Plan	FY 29 Plan	FY 30 Plan	FY 31 Plan
PROPERTY TAXES								
Prior Assessed Value	10,921,981,447	16,006,891,938	16,343,036,669	16,751,612,586	17,337,919,026	20,098,115,735	20,801,549,786	21,529,604,029
Growth Rate	46.56%	2.10%	2.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Reval %	0.0%	-	-	-	12%	0%	-	-
Ending Assessed Value	16,006,891,938	16,343,036,669	16,751,612,586	17,337,919,026	20,098,115,735	20,801,549,786	21,529,604,029	22,283,140,170
Tax Rate	0.1760	0.2275	0.2275	0.2275	0.2275	0.2575	0.2575	0.2575
Collection %	99.7%	99.7%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%
Tax Generated	27,768,078	36,639,739	37,308,819	38,639,328	44,865,981	52,628,351	54,494,343	56,415,295
Prior Year Tax, Interest, Penalty	150,831	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total	27,918,909	36,689,739	37,358,819	38,689,328	44,915,981	52,678,351	54,544,343	56,465,295
	7.9%	31.9%	1.8%	3.6%	16.1%	17.3%	3.5%	3.5%
	0							
OTHER REV GROWTH RATE								
Sales Tax	47%	2%	10%	4%	4%	4%	4%	4%
Util Franchise	2%	2%	2%	2%	2%	2%	2%	2%
Tourism Taxes	3%	3%	3%	3%	3%	3%	3%	3%
Powell Bill	1%	1%	1%	1%	1%	1%	1%	1%
Residential Waste Fee	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
All Other	2%	3%	3%	3%	3%	3%	3%	3%
PAVE Act					4%	4%	4%	4%
EXPS GROWTH RATE								
Personnel	10%	6%	8%	8%	8%	5%	5%	5%
Operating	8%	3%	3%	3%	3%	3%	3%	3%

VERSION #2



PROJECTED CAPITAL IMPROVEMENT PROGRAM
FY 2027
SUMMARY

Project	Funded Prior Years	FY 27	FY 28	FY 29	FY 30	FY 31	Future	TOTAL
Gilead Rd West	19,500,000	-	-	-	-	-	-	19,500,000
Ferrelltown Parkway/Ramah Road	5,100,000	-	500,000	-	-	-	-	5,600,000
Stumptown Road Extension	5,164,058	4,490,060	10,511,457	5,037,016	-	-	-	25,202,591
Beatties Ford Rd/McCoy Rd	3,000,000	-	400,000	-	-	-	-	3,400,000
Ranson Road Sidewalk & Improvements	2,900,000	1,100,000	-	-	-	-	-	4,000,000
Firestation #5	2,890,430	12,000,000	-	-	-	-	-	14,890,430
First Responders Park	7,500,000	-	-	-	-	-	-	7,500,000
Beatties Ford Rd/Gilead Rd	2,700,000	-	-	-	-	-	-	2,700,000
NC115 - McCord to NC73	2,562,000	526,000	1,997,000	-	3,457,000	-	-	8,542,000
Sidewalks	3,085,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	-	13,085,000
McCoy @ Hambright	2,300,000	-	500,000	-	-	-	-	2,800,000
Beatties Ford Rd/Hambright	2,150,000	500,000	-	-	-	-	-	2,650,000
Hwy 73 Greenway Bridge	2,063,520	-	-	-	-	1,000,000	-	3,063,520
Lower McDowell Creek Greenway	1,800,000	-	-	-	-	-	-	1,800,000
Seagle - McCord to NC 73	1,750,000	-	-	-	-	-	-	1,750,000
Walters (Huntersville Concord - 3rd)	1,511,558	-	3,100,000	-	-	-	-	4,611,558
South Prong Clarke Creek Greenway	1,500,000	-	-	-	-	-	-	1,500,000
Commerce Centre Drive	1,500,000	-	-	-	-	-	-	1,500,000
McCoy @ McIlwaine	1,500,000	-	500,000	-	-	-	-	2,000,000
Waymer Park Splash pad	1,200,000	-	-	-	-	-	-	1,200,000
Beatties Ford / Neck Road	1,000,000	1,600,000	-	-	-	-	-	2,600,000
The Park Huntersville Greenway	984,200	2,537,850	4,000,000	-	-	-	-	7,522,050
Church Street - Holbrooks Rd to Dellwood	870,000	-	3,130,000	-	-	-	-	4,000,000
Huntersville Concord Road @ Warfield	872,355	2,927,645	-	3,700,000	-	-	-	7,500,000
Waymer Park Improvements	350,000	-	-	-	-	-	-	350,000
Firestation #2 replacement	300,000	-	-	15,000,000	-	-	-	15,300,000
Bud Henderson at Beatties Ford	800,000	-	-	-	-	-	-	800,000
Ramah Church Park	139,944	-	4,000,000	2,860,056	-	-	-	7,000,000
David Kenney Farm Connection	135,580	-	-	-	-	-	1,864,420	2,000,000
Barry Park Playground	-	500,000	-	-	-	-	-	500,000
North Mecklenburg Park softball lighting	-	250,000	-	-	-	-	-	250,000
Townley Connector	1,250,000	875,000	875,000	6,000,000	-	-	-	9,000,000
Stumptown Middle	-	-	-	500,000	500,000	500,000	4,500,000	6,000,000
Glendale upgrade	-	-	-	500,000	500,000	500,000	2,800,000	4,300,000
Town Hall Parking deck	-	8,000,000	-	-	-	-	-	8,000,000
Huntersville Elementary Gym agreement	-	-	2,200,000	-	-	-	-	2,200,000
Maxwell Avenue Upgrade	-	-	700,000	3,000,000	-	-	-	3,700,000
Bradford Park Driveway and Parking Lot Resurfacing	-	750,000	-	-	-	-	-	750,000
Lake Norman Charter Elementary School Gym	-	650,000	-	-	-	-	-	650,000
US 21 Greenway/Tunnel	-	650,000	-	-	-	-	-	650,000
HAP Amphitheater	-	-	-	750,000	-	-	-	750,000

VERSION #2



PROJECTED CAPITAL IMPROVEMENT PROGRAM
FY 2027
SUMMARY

Project	Funded Prior Years	FY 27	FY 28	FY 29	FY 30	FY 31	Future	TOTAL
Birkdale Commons Ext and Ervin Cook Ext	-	1,000,000	-	2,600,000	-	-	11,900,000	15,500,000
Firestation #1 replacement	-	-	-	-	-	16,000,000	-	16,000,000
Recreation Center - Expansion	-	-	800,000	10,000,000	-	-	-	10,800,000
I-77 and US 21 at Gilead landscaping	-	800,000	-	-	-	-	-	800,000
McCord roundabout landscaping	-	150,000	-	-	-	-	-	150,000
Mt Holly at US 21NB	-	-	-	-	1,000,000	-	-	1,000,000
Mt Holly at Reese - Do now - Operating budget	-	-	-	-	-	-	-	-
Beatties Ford at April Mist pedestrian hybrid beacon	-	250,000	-	-	-	-	-	250,000
Beatties Ford at McIlwaine traffic signal	-	250,000	-	-	-	-	-	250,000
Glendale to Huntersville Concord Rd	-	250,000	500,000	1,650,000	-	-	-	2,400,000
Church Street - Realignment to Walters	-	-	7,600,000	-	-	-	-	7,600,000
I77-NC 73 Interchange Cost Sharing	-	-	-	-	-	7,500,000	-	7,500,000
Upgrade existing Ervin Cook Rd	-	-	2,750,000	-	-	-	-	2,750,000
Fire trucks	-	-	1,996,000	-	-	-	-	1,996,000
Greenway St - Watkins to NC115	-	-	1,500,000	-	-	-	-	1,500,000
Bradford Park Synthetic Turf Replacement	-	-	-	1,500,000	-	-	-	1,500,000
US 21 Cost Share on NCDOT TIP projects	-	-	-	-	-	1,276,000	-	1,276,000
Public Works and Park Operations Center	-	-	-	11,000,000	-	-	-	11,000,000
Bradford Park Phase 3	-	-	-	-	-	-	10,000,000	10,000,000
Richard Barry Park turf replacement	-	-	-	-	2,000,000	-	-	2,000,000
Ervin Cook Rd Extension	-	-	-	-	-	-	12,000,000	12,000,000
Gibson Park Phase 3	-	1,000,000	2,300,000	-	-	-	-	3,300,000
Hambright @ Mt Holly Huntersville	-	-	-	-	-	-	3,200,000	3,200,000
Holbrooks Rd between 115 and Central	-	500,000	500,000	-	1,500,000	-	-	2,500,000
Holbrook Park expansion	-	-	-	-	-	1,500,000	-	1,500,000
Beatties Ford at Cashion Rd	-	-	-	500,000	2,000,000	-	-	2,500,000
Beatties Ford at Stephens	-	-	-	500,000	2,000,000	-	-	2,500,000
First Street Upgrade	-	-	-	-	-	1,750,000	-	1,750,000
Second Street Upgrade	-	-	-	-	-	1,750,000	-	1,750,000
Police Station	-	-	-	3,000,000	-	-	32,000,000	35,000,000
	\$ 78,378,645	\$ 43,556,555	\$ 52,359,457	\$ 70,097,072	\$ 14,957,000	\$ 33,776,000	\$ 78,264,420	\$ 371,389,149

VERSION #2



**PROJECTED CAPITAL IMPROVEMENT PROGRAM
FY 2027
SUMMARY**

Project	Funded Prior Years	FY 27	FY 28	FY 29	FY 30	FY 31	Future	TOTAL
Transportation Capital Reserve								-
General Fund Balance/Tourism PAVE Act		8,264,425	6,401,000	5,622,556	(3,890,313)	(4,858,973)	-	11,538,695
		6,000,000	12,500,000	12,937,500	13,390,313	13,858,973		58,686,786
CRTPO -		6,364,485	3,997,000	5,037,016	3,457,000			18,855,501
Transportation Bonds - 2028		2,927,645	25,461,457	4,000,000		8,776,000		41,165,102
Parks and Recreation Bonds - 2028			4,000,000					4,000,000
Installment Financing/LOBS (FS /PR/Parking Deck, Police Station)		20,000,000	-	39,000,000	-	16,000,000		75,000,000
Funded by others			-	3,500,000	2,000,000			5,500,000
Future debt instrument					-		78,264,420	78,264,420
	78,378,645	43,556,555	52,359,457	70,097,072	14,957,000	33,776,000	78,264,420	293,010,504
		\$ -	\$ -	\$ -	\$ -	\$ -		
		55,797,436	37,300,041	22,173,458	18,001,185	21,803,260		
		14.8%	17.2%	25.4%	-21.6%	-22.3%		

Economic Development

EXHIBIT
D2-5

- ❧ **Lake Norman Regional EDC incorporated** as nonprofit on May 13, 2003. 3 Towns signed joint-agreement for economic development support on June 16, 2003.
- ❧ **Previous LNEDC** responsible for improving quality of life through expansion of tax base by attracting new capital investment and creating jobs in 3 towns.
- ❧ Organization played an active role in helping Town rezone more than 1,000 acres of land for economic development to protect it from residential development. Also played active role with initial development of Commerce Station and recruitment of two major tenants.
- ❧ Organization dissolved in 2025 as much of marketing of sites is now handled via internet and commercial brokers. The Park-Huntersville is full and sites surrounding it are in development.
- ❧ At the same time, Mecklenburg County continues to expand its economic development department and engagement with Huntersville. Town works with them today as opportunities for expansion arise, in coordination, when applicable with State of North Carolina.
- ❧ Town interest in economic development shifting towards downtown as Town tries to catch up to its neighbors with the variety of investment and activity occurring downtown.



Town Center RFP

🌿 **RFP** for commercial development issued October 21, 2024. Two responses by December 2024.

🌿 **Zoning** = TC (Town Center). This district provides for revitalization, reuse, and infill development in Huntersville's traditional town center. A broad array of uses is expected in a pattern that integrates shops, restaurants, services, workplaces and other facilities, and higher density housing in a compact, pedestrian-oriented environment. The Town Center anchors the surrounding residential neighborhoods while also serving the broader community. The district is coded to accommodate the higher overall intensity of development required to support a rail transit station. It is to be expected that the Town Center District will be expanded over time through the zoning change process to an approximate 1/2 mile radius to meet growth in demand for downtown facilities and services.

🌿 **Bi-Part Development** – 3 stories – with food hall on 1st floor, upscale restaurants and cocktail/desert lounge on 2nd and banquet space on 3rd floor.

Purchase price offered at appraised value up to \$500,000 Project required full access to existing parking deck and town to construct 300-space deck associated with new town hall.

🌿 **North State Development** – mixed use building with apartments over retail/restaurant
Purchase Price - \$575,000; including \$150,000 public improvements allowance.



Town Center RFP

- ❧ Site appraised in March 2025 for \$820,000.
- ❧ Parking limitations related to parking deck have been resolved with revised agreement with DPK as of late 2025 calendar year.
- ❧ If board is willing to consider any residential at site, any future RFP needs to be worded to reflect that. It should also be noted that this will require a rezoning.
- ❧ Site is 1.1 acres, pad ready with stormwater and parking in place.



❧ *Original concept for site shown at right.*

Potential FY27 Goals

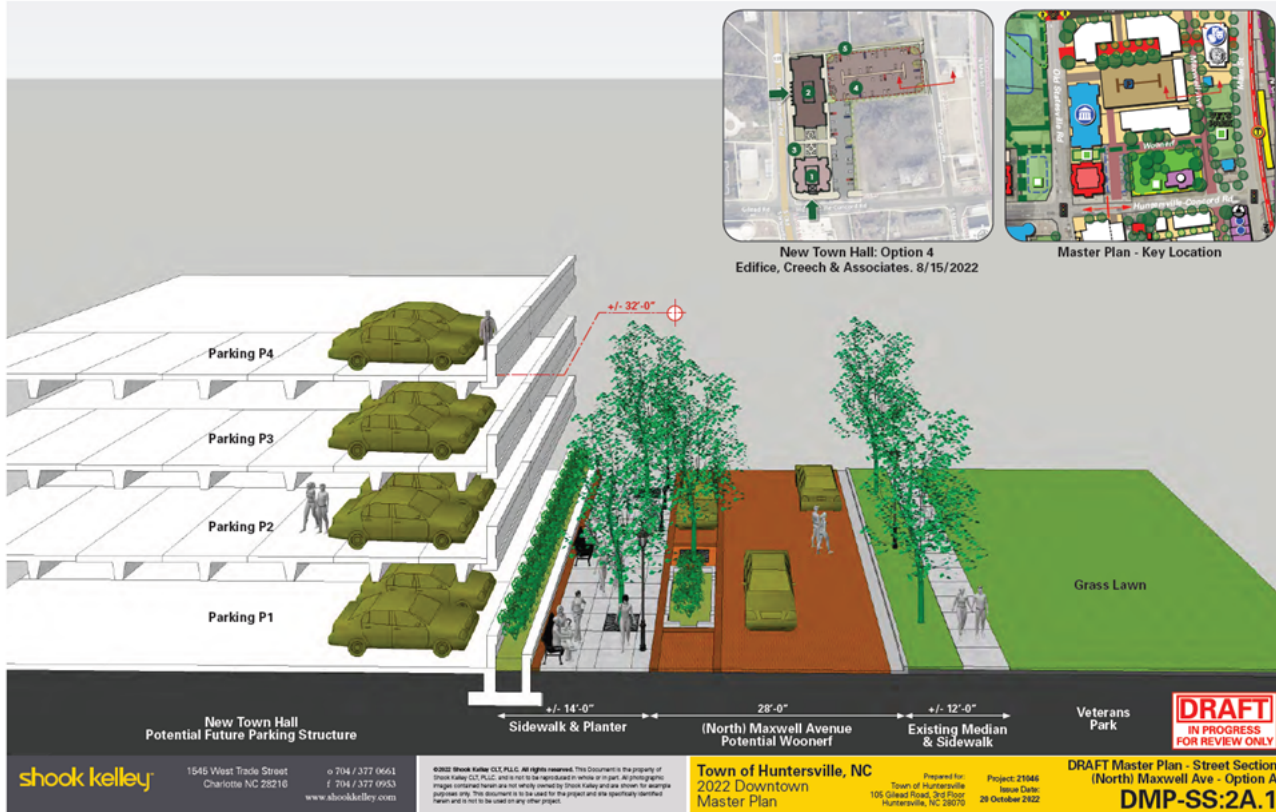


Budget Survey

<https://publicinput.com/Project/AccessCode?id=ISznjrcTEGPStYie2knQsA%3d%3d>



Downtown Parking Deck



Cashion's Lot

🌿 Demolition and removal of USTs completed February 2025.

🌿 Consultant Geoloical Resources working with NCDEQ to **cleanup and close out site** from an October 2004 refueling spill. It was cleared at the time but remaining contaminants in groundwater monitoring above gross contamination levels. Ongoing clean up expenses are being reimbursed by the State's UST Trust Fund now that \$20,000 deductible has been met by the Town.

🌿 *Work continues to clean up soil and that impacts plans for future use:*

🌿 **First** - NCDEQ will not close this incident out until the contamination in the groundwater has been sufficiently cleaned up. As it is right now, easy access to the site. If anything built on site before the contamination is remediated, makes it harder to close out with an NFA (No Further Action). Thus, access should remain to continue any necessary clean up.

🌿 **Second**, if/when construction occurs on this parcel, its been recommended to keep the footprint of the building in the approximate location of the former Cashion's Quik Stop convenience store building, so as to prevent any risk of vapor-phase contamination from seeping in through the foundation. That could incur additional expenses for testing and construction that would not be reimbursable by NCDEQ. That may change, depending on effectiveness of cleanup activities conducted between now and then. AFVR conducted mid-





Request for Board Action

February 17, 2026

To: The Honorable Mayor and Board of Commissioners

From: Catherine Cook, Deputy Town Clerk

Subject: Town Board Meeting Minutes Approval

EXPLAIN REQUEST:

Approve the Town Board Meeting minutes.

ACTION RECOMMENDED:

Approve meeting minutes.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 20260203-MinutesPacket_Draft

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

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

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

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on February 3, 2026.

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

GOVERNING BODY MEMBERS NOT PRESENT:

1. **Pre-meeting - None**
2. **Call to Order**
Mayor Clark called the meeting to order.
3. **Moment of Silence**
Mayor Clark called for a moment of silence.
4. **Pledge of Allegiance**
Mayor Clark led the Pledge of Allegiance.
5. **Announcements and Presentations**
Pam Escobar presented announcements about:
 - *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.*

- *Treasure Tree program information available at <https://www.huntersville.org/3430/Treasure-Tree-Nomination>*
- *Trash and recycling collection delay due to snow storm*

5.A. Recognition of Hough High School Huskies Football Team

Recognition of Hough High School Huskies Football Team Winning the North Carolina State Championship.

Postponed due to CMS remote school day

5.B. Black History Month Proclamation

A Proclamation for Black History Month.

Mayor Clark read the Proclamation.

5.C. Random Acts of Kindness Week Proclamation

A Proclamation for Random Acts of Kindness Week.

Mayor Clark read the Proclamation.

5.D. Presentation of the FY25 Financial Statements

Presentation of the Fiscal Year 2025 Financial Statements by our audit firm, Martin Starnes & Associates.

Pattie McGinnis introduced Kang Moua, from Martin Starnes, who gave the audit highlights and an overview of the 2025 Financial Statements.

- PowerPoint attached hereto as EXHIBIT 5D-1

6. Public Comments

Mayor Clark opened public comments.

- 1. Elaine Kerns spoke about desired uses for the old Town Hall*
- 2. Mecklenburg County Commissioner Elaine Powell spoke about her role and how she can assist the Town Board*

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Coronet made a motion to adopt the Agenda.

Commissioner Walsh seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

8. Consent Agenda

Commissioner Quarles made a motion to approve the Consent Agenda.

Commissioner Smallwood seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

8.A. January 20, 2026 Regular Town Board Meeting Minutes

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

Item approved via Consent Agenda

8.B. Adopt the Amended 2026 Town Board Regular Meeting Schedule

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

Item approved via Consent Agenda

8.C. Interlocal Cooperation Agreement with Mecklenburg County to establish County Veterans Service Office at the Huntersville Town Hall

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

Item approved via Consent Agenda

8.D. Call a Public Hearing for Petition #R25-17: Glendale Dr Subdivision

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.

Item approved via Consent Agenda

8.E. Call Public Hearing for Petition #R25-14: Dash In Gas Station

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.

9. Public Hearings

9.A. Public Hearing for Traffic Calming on Central Ave

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

Lora Mastrofrancesco presented information for the public hearing.

Commissioner Rivers asked about drivers decreasing their speed using the advisory shoulders. Ms Mastrofrancesco replied that drivers feel tighter with the narrowed road, and so they slow down, but there is no guarantee.

Commissioner Rivers asked about the cost difference between advisory shoulders and speed humps. Ms Mastrofrancesco replied a speed hump is ~\$18,000 and advisory shoulders are ~\$12,000. Commissioner Rivers asked about any other advisory shoulders in Huntersville. Ms Mastrofrancesco said there are no others.

Commissioner Rivers commented she hoped whatever compromise the town and community comes up with will be in the best interest of the residents.

Commissioner Smallwood wanted to verify that when cars shift, it is into a bike lane, with an advisory shoulder. Ms Mastrofrancesco confirmed.

Commissioner Walsh commented that he thought it was an interesting concept.

Commissioner Coronet commented that he liked Matthews shoulder color because it sets it apart. Ms Mastrofrancesco replied that if the Town did paint, it would include community involvement.

Mayor Clark called for public comments.

- 1. Agustin Hinojosa spoke about the history of Central Ave*
- 2. Janelle Harris spoke about the need for sidewalks*
- 3. Rachel Zwif spoke about the need for crosswalks*

Ms Mastrofrancesco discussed the possibility of crosswalk markings with the advisory shoulders.

Heather Maloney discussed reapplying for the BUILD Grant as a long-term strategy for sidewalks on Central, Delwood and Holbrooks Roads.

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9A-1 & 9A-2

9.B. Public Hearing on Petition #R25-15: Old Statesville Road Mixed Use

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.

Jesse James presented information for the public hearing. Bridget Grant and Craig Berwick spoke on behalf of the applicant.

Commissioner Walsh asked for clarification on Urban Open Space. Mr James explained that in a development or a subdivision up to 254 units, Planning is looking for urban open space that's more usable. Above that, Planning is looking for a more usable urban open space such as kids play areas and dining areas.

Commissioner Quarles asked about the diversity in housing. Mr James replied that the diversity includes 10 attainable units, and more density up towards the road to less dense along that northwestern section where there are single family homes.

Commissioner Quarles commented on the change from one road to two and whether 115/Old Statesville was going to be widened. Mr James said there will be a right turn lane, but no widening. Commissioner Coronet asked about the existing streams and if the development will have an environmental impact. Mr James replied there is environmental impacts currently for disturbance into the stream buffers. The Corps of Engineers has not fully accessed the wetland impact - as that comes at the construction level. Staff did touch on our recommendations against developing in the 100-foot perennial buffer.

Commissioner Walsh asked about the types of commercial space. Ms Grant replied small businesses, retail, office space.

Mayor Pro Tem Hunt asked for clarification that the 100-foot buffer would not be disturbed. Ms Grant replied that they will be submitting a revised plan that addresses all the comments related to the stream buffer and the 30-foot buffer.

Mayor Pro Tem Hunt asked what a non-jurisdictional wetland is. Mr Berwick replied that a non-jurisdictional wetland is a wetland that basically the state doesn't have requirements of. It's usually connected to a perennial stream directly.

Mayor Pro Tem Hunt asked about the impact to them. Mr Berwick replied that there's a certain threshold where if you impact it below ~5,000 square feet, you don't have to do any mitigation and this is below that threshold.

Mayor Pro Tem Hunt asked if they did a wetland survey that flags features of the site. Mr Berwick replied he didn't know, but if it is required, it will be done and sent to the State.

Mayor Pro Tem Hunt asked about Section 401 permits for construction. Mr Berwick replied that they would be getting them.

Mayor Pro Tem Hunt asked if this had been a by-right project, would the the streams or wetlands been able to be disturbed. Mr James replied they would not have been; the intermittent disturbance is through a rezoning and the perennial is through quasi-judicial variance.

Mayor Clark called for public comments.

- 1. James McCarthy spoke in favor of the project*
- 2. Bob McAuley spoke against the height of Building D*
- 3. Jake Laudert spoke against the project asking the Board to do more environmental studies*
- 4. Christine Wolak spoke about issues with the project including commercial spaces, traffic impact, exterior space, attainable housing locations*
- 5. Beth Pell spoke about issues with the watershed impact*

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9B-1

9.C. Public Hearing on Petition #R25-16: Knox Crossing

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

Brian Richards presented information for the public hearing. Susan Irvin, Demetri Baches, and Kevin Rogers spoke on behalf of the applicant.

Commissioner Walsh asked about the change in location of the grocery store. Mr Richards discussed the limitations of the stream and buffer.

Commissioner Quarles asked about the type of grocery store the applicant is planning on. Mr Baches replied they are looking at grocers that can absorb the high land cost, the extraordinarily high site work cost, and the very high cost of architecture.

Commissioner Walsh asked about the total acreage of the four parks. Mr Baches replied that the total open space is ~30% of the entire site.

Commissioner Walsh asked about the amount of commercial space. Mr Rogers replied it is ~5,000 sf between the four commercial spaces in the two buildings.

Commissioner Walsh asked if the site work would be done in phases. Mr Rogers replied all the site work would happen in one phase.

Commissioner Rivers asked if the attainable housing was at 5%. Mr Rogers replied 7.5%, which is around 31 or 32 units in the aggregate, across the entirety of the project.

Mayor Pro Tem Hunt asked if they would be willing to make a financial contribution toward the Greenway Tunnel beneath 73. Ms Irvin replied that Mr Baches is designing an entrance to that tunnel.

Commissioner Smallwood asked if a traffic study was done. Mr Rogers replied that it was submitted to the Department of Transportation. Ms Irvin added that the TIA calls for two turn lanes and NCDOT is reviewing. The applicant will also add a condition that any NCDOT recommendations will be followed.

Mayor Clark called for public comments.

- 1. Michele Edwards spoke in favor of the project*
- 2. Don Daugherty spoke in favor of the project*
- 3. Charles Knox spoke in favor of the project*
- 4. Sandy Knox spoke in favor of the project*

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9C-1

9.D. Public Hearing on Petition #ANNEX 25-03

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.

Brian Richards presented information for the public hearing. Commissioner Quarles asked Mr Richards to explain annexation. Mr Richards explained that Huntersville land falls into two categories. It's either in the corporate limits, which is in town limits or under ETJ, our extraterritorial jurisdiction. When you're inside the town limits, you receive additional services: police, fire, garbage, and a couple other services as well. Neither are affected by zoning. Zoning is a land use tool that encompasses all 65 square miles, both in and out of our town limits. When you're in the town limits, you receive a different tax and you get those services. When you're outside, you also have a fire and police surcharge, but you do not have trash and a couple other services as well.

*Mayor Clark stated there were no public speakers.
Mayor Clark closed the public hearing.*

- PowerPoint attached hereto as EXHIBIT 9D-1

9.E. Public Hearing on Petition #ANNEX 26-02: KB Home Charlotte

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.

Brian Richards presented information for the public hearing.

*Mayor Clark stated there were no public speakers.
Mayor Clark closed the public hearing.*

- PowerPoint attached hereto as EXHIBIT 9E-1

10. Other Business

10.A. Ordinance for Petition #ANNEX 26-02: KB Home Charlotte

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.

Brian Richards presented the Staff Report.

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

10.B. Ordinance for Petition #ANNEX 25-03

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.

Brian Richards presented the Staff Report.

Commissioner Rivers made a motion to Approve.

Commissioner Coronet seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

11. Closing Comments

Maor Clark asked for any closing comments.

Commissioner Coronet commented it was great getting to meet with the Board and all the Staff on the retreat, and thought it was a great use of time, and that he looks forward to working with you all in the next two years.

Commissioner Rivers wished everyone Happy Black History Month. She highlighted North Carolina Agriculture and Technical State University, which is located in Greensboro, North Carolina. Specifically, the Greensboro Four, which, on February 1st, 1960, four black freshmen from Agriculture and Technical College of North Carolina, today known as North Carolina A&T State University, sat down at the segregated lunch counter at the Woolworth's in downtown Greensboro and asked to be served. When staff refused to serve them, the four refused to leave. This was significant because the Greensboro Sit-ins ignited the youth-led non-violent movement that spread across the South, catalyzing the desegregation of lunch counters and public spaces, capturing national media attention and leading to the formation of the influential student nonviolent coordinating committee. By challenging segregation directly and peacefully, the cities demonstrated the power of grassroots activism, inspired countless other protests and marked a crucial turning point in the civil rights movement, shifting focus to direct action and youth empowerment. Commissioner Quarles commented about attempts to remove black history, but knowledge is key and one thing that can never be taken away from us is what we have in our head. He spoke about LaToya Rivers. Ms Rivers was born on December 6, 1980, and is a fifth generation resident of the Town of Huntersville - raised and currently lives in the historic Pottstown community. She is a graduate of North Meck High School and a graduate of the Historic Black College and University, the North Carolina Agriculture and Technical University. On Tuesday, November 7, 2023, LaToya Rivers made history by becoming the first black woman elected to serve as Town Commissioner for the Town of Huntersville - that is history that will never be erased. So as we look at the many black men and women who have shaped our country, state, and town, please share the phenomenal history of Commissioner LaToya Rivers. Commissioner Quarles added that he enjoyed seeing Huntersville history in the foyer of our old Town Hall and that years from now, there may be a portrait or verbiage of Commissioner Rivers.

Mayor Clark wished Commissioner Coronet a happy belated birthday. She thanked the staff who helped organize and put on the Board workshop, which was outstanding, and it was very well run, and we very much appreciated all the hard work that went into it. Lastly, she wished everyone a happy Black History Month and encouraged and reminded everyone to explore the history of slavery in this town and to acknowledge that the beginning economics started with the plantations that were here and that's something that should not be overlooked or forgotten. And to make a point to educate yourselves on that part of our town's history is very significant, and we want to make sure it's not forgotten.

12. Adjourn

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

*The motion Passed.
Mayor Clark adjourned the meeting.*

EXHIBIT

5D-1

Town of Huntersville

2025 Audited Financial Statements

Town of
Huntersville
NORTH CAROLINA

MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.

Audit Highlights

† UNMODIFIED OPINION

† SINGLE AUDIT INCLUDED

† 2 FEDERAL PROGRAMS

† 1 STATE PROGRAM

† TIMELY FILING WITH LGC



GENERAL FUND EXPENDITURES JULY 1, 2024 – JUNE 30, 2025

Total budgeted expenditures	\$ 114,018,121
Actual expenditures	<u>71,195,647</u>
Net expenditures under budget	<u>\$ 42,822,474</u>



GENERAL FUND REVENUES JULY 1, 2024 – JUNE 30, 2025

Total budgeted revenues (Excludes Appropriated Fund Balance \$46,950,348)	\$ 69,836,743
Actual revenues	<u>79,834,964</u>
Net revenues over budget	<u>\$ 9,998,221</u>



GENERAL FUND SUMMARY REPORT

JULY 1, 2024 – JUNE 30, 2025

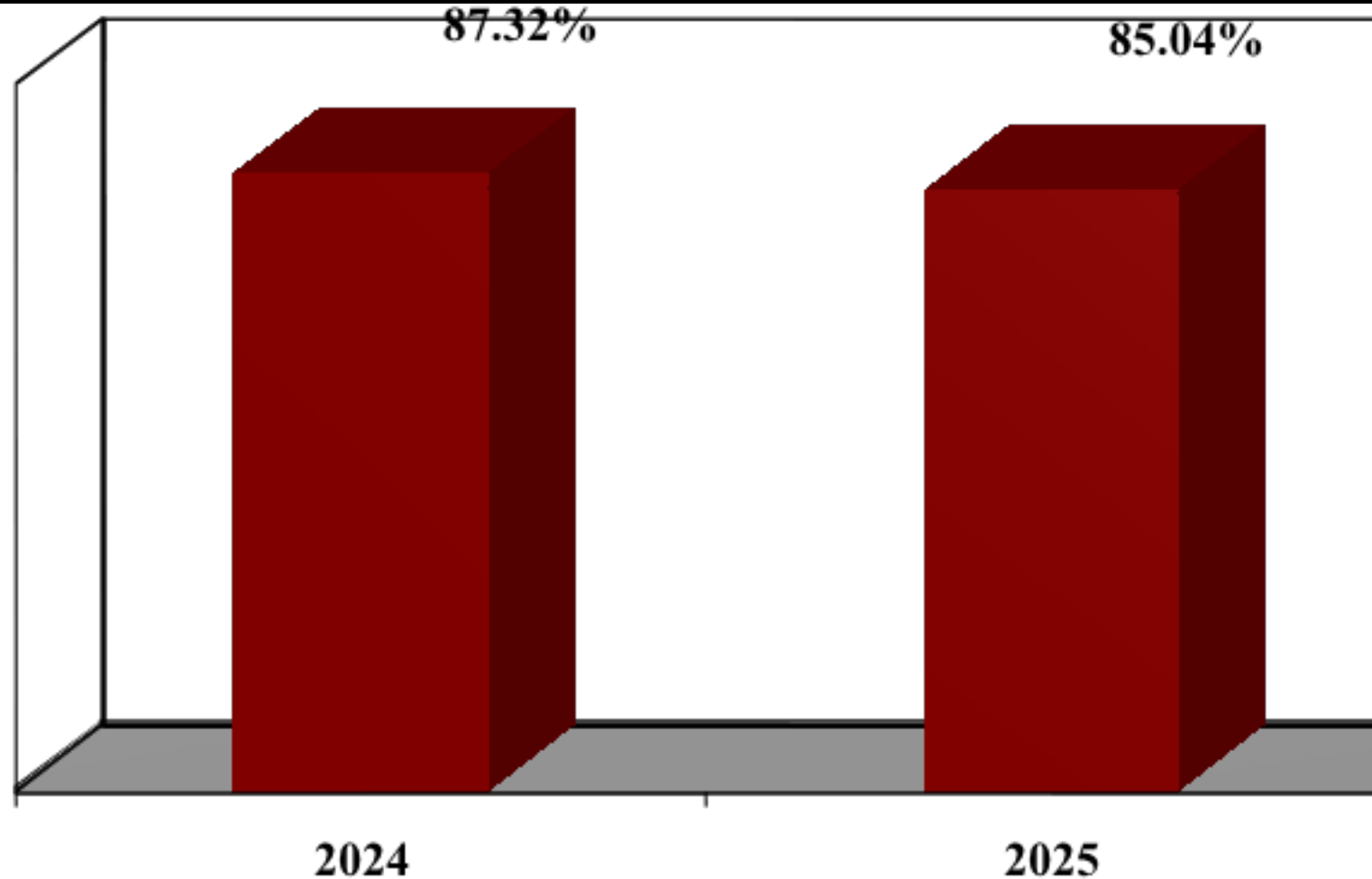
	<u>Actual</u>
Total revenues	\$ 79,834,964
Less: Total expenditures	71,195,647
Less: Transfers out	2,768,970
Plus: Issuance lease, subs or debt	101,106
Net Change in Fund Balance	<u>\$ 5,971,453</u>



AVAILABLE FUND BALANCE GENERAL FUND

Total Fund Balance	\$ 86,704,754
Non Spendable	(226,116)
PB Restricted balance	(2,208,343)
Stabilization by state statute	<u>(21,689,062)</u>
Available Fund Balance	<u><u>\$ 62,581,233</u></u>
Available Fund Balance 2024	\$ 61,734,757
Increase in Available FB	\$ 846,476

AVAILABLE FUND BALANCE AS A PERCENT OF EXPENDITURES AND TRANSFERS OUT (LESS POWELL BILL) GENERAL FUND





Questions?

Kang Moua



(828)-327-2727



PMoua@msa.cpa



www.msa.cpa



Town of
Huntersville
NORTH CAROLINA

MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.



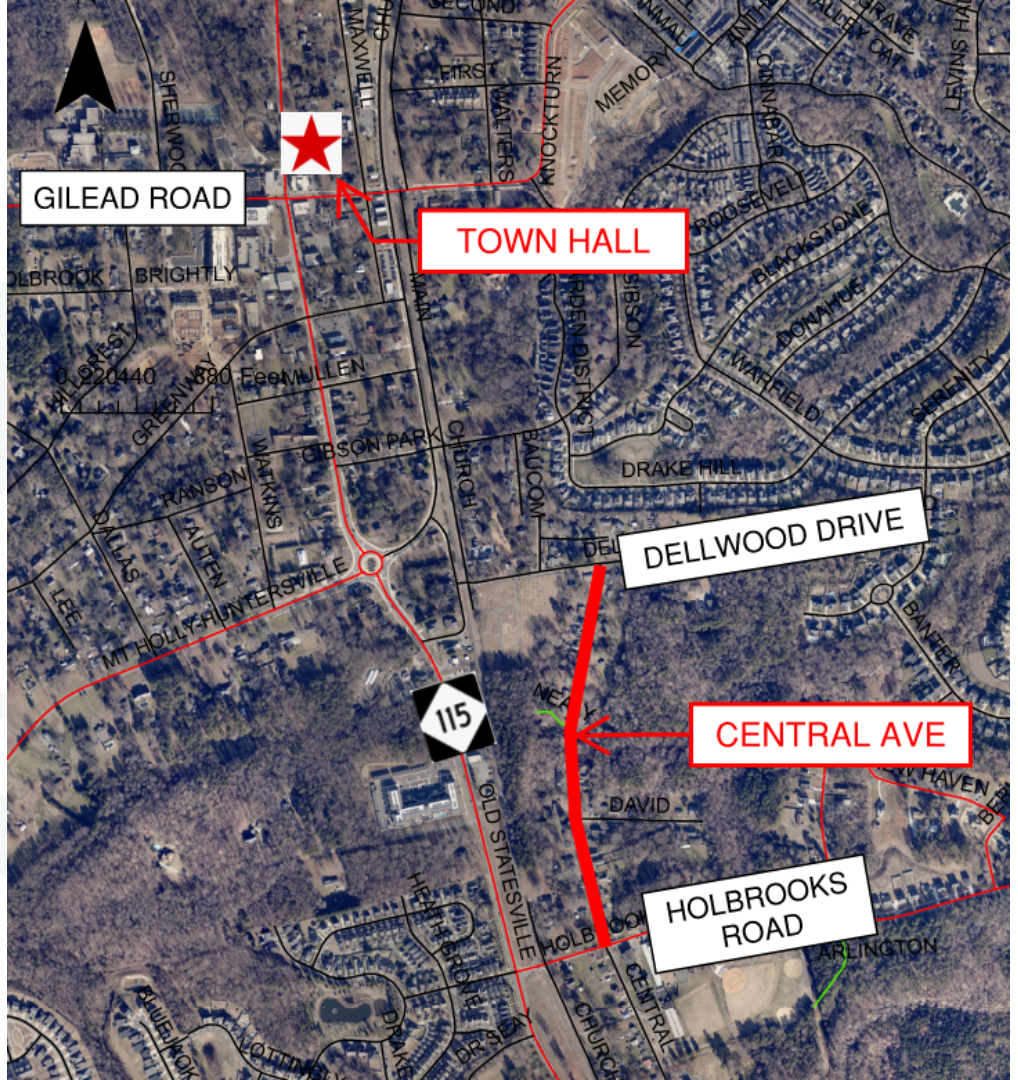
EXHIBIT
9A-1

February 3rd, 2026

Traffic Calming for Central Ave.



Vicinity Map



Location Map



Street View is Southbound



Street View is Northbound



Speed Study Data

Initial Study

- 85th Percentile Speed was 33mph
- Neighborhood Awareness Campaign (NAC)
- Requested increased police presence
- Temporary Radar Feedback signs installed

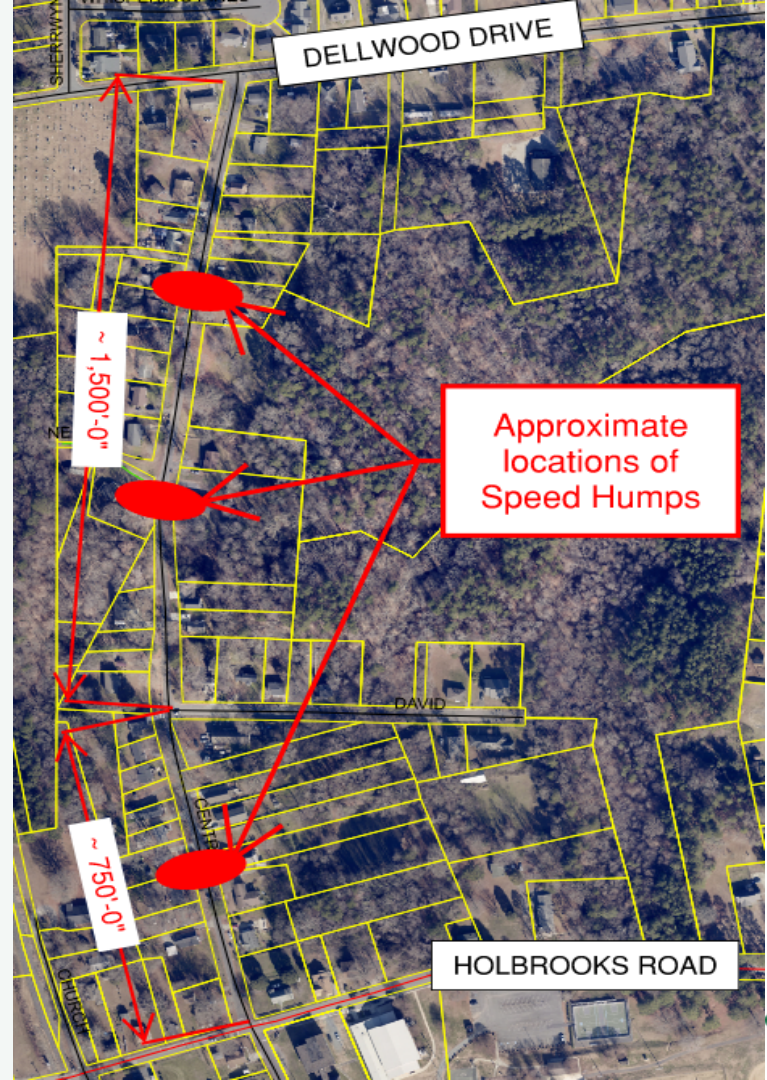
Re-study

- 85th Percentile Speed was 32mph
- Discussed speed hump locations and alternate with HOA
- Fire & Police departments are on board with both options.



Proposed Three Speed Humps

Typical Solution, installed within existing right-of-way.



Speed Hump Example

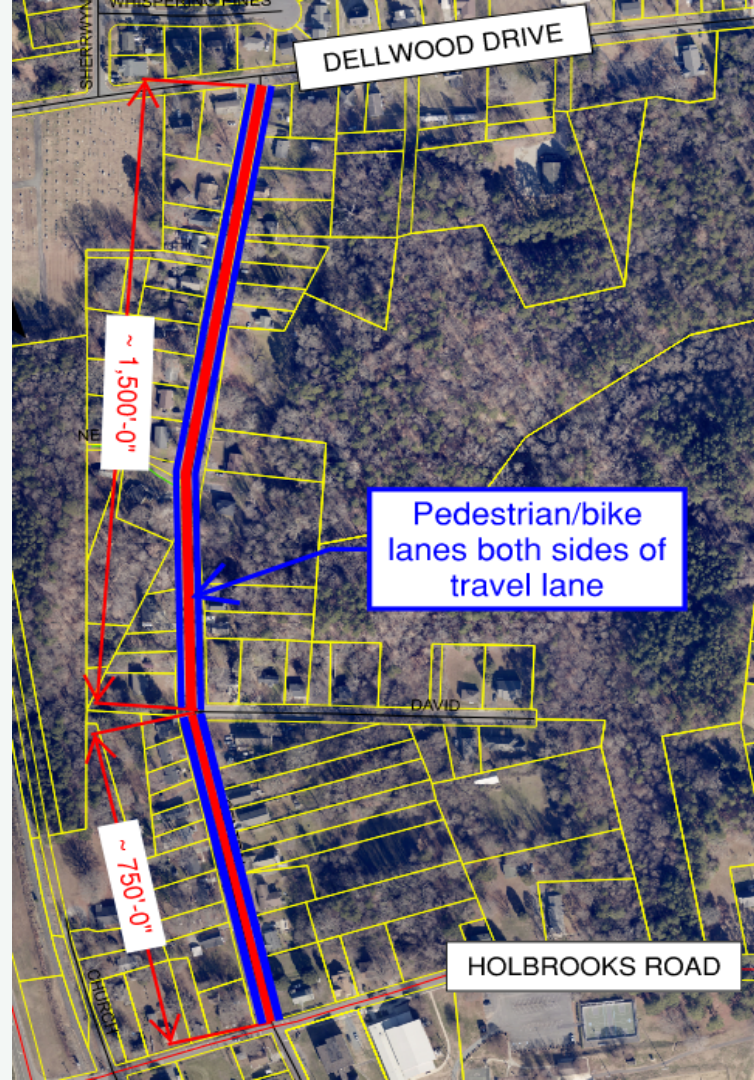


Proposed Advisory Shoulders

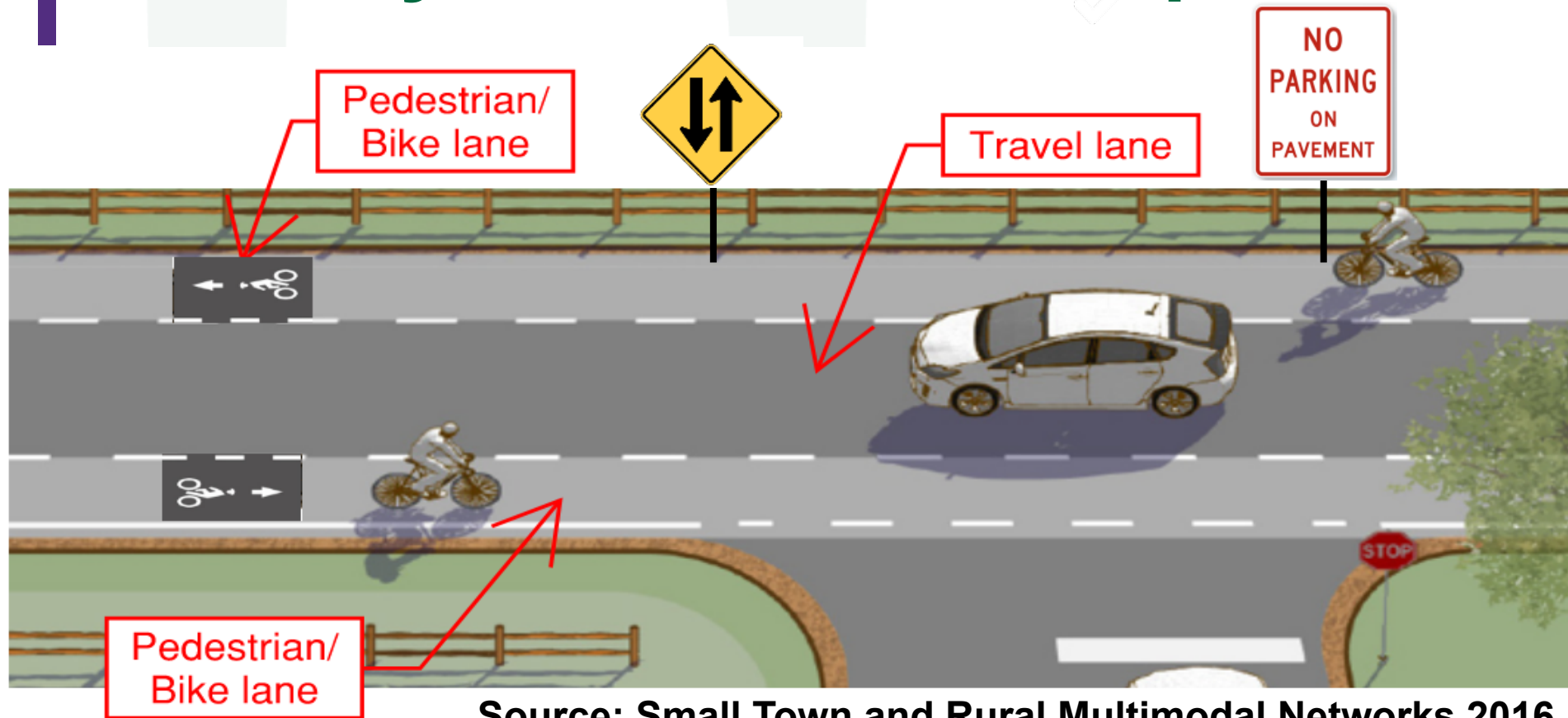
Discussed with community members 8/7/2025.

Community meeting at the Dellwood Center 10/13/2025.

Interested in testing this option.



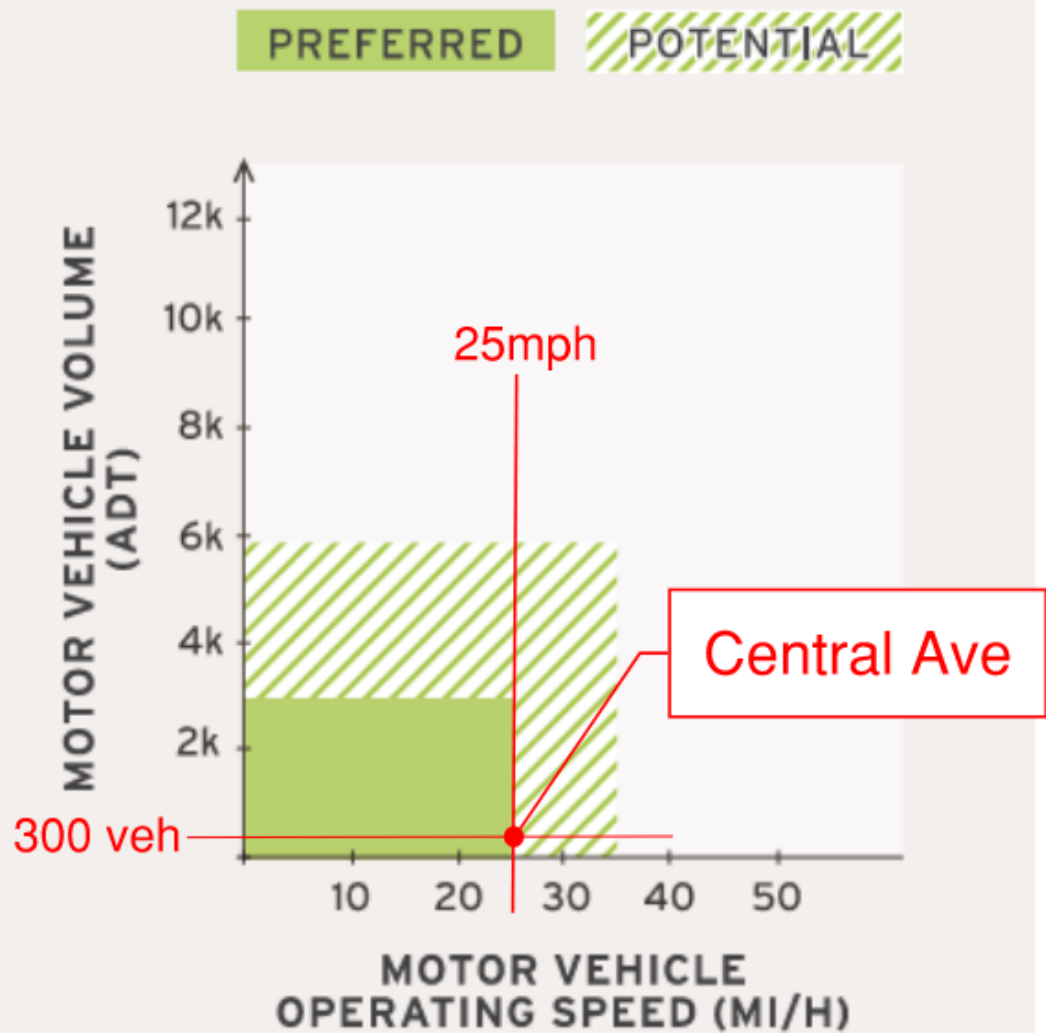
Advisory Shoulders Example



Source: Small Town and Rural Multimodal Networks 2016

Speed & Volume Data

Source:
FHWA's Small Town and
Rural Multimodal
Networks Report
December 2016



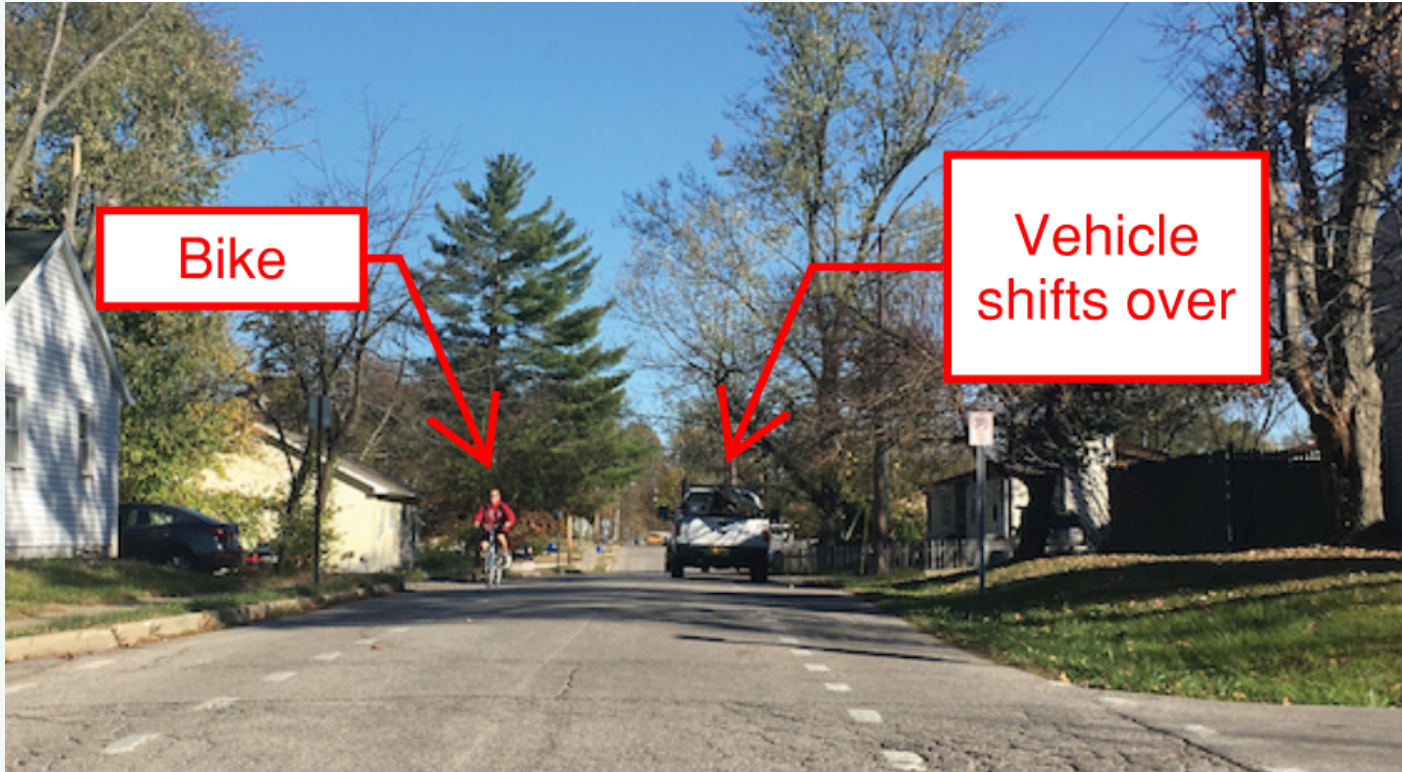
Examples



Source: Hanover, NH



Examples



Source: Bloomington, IN



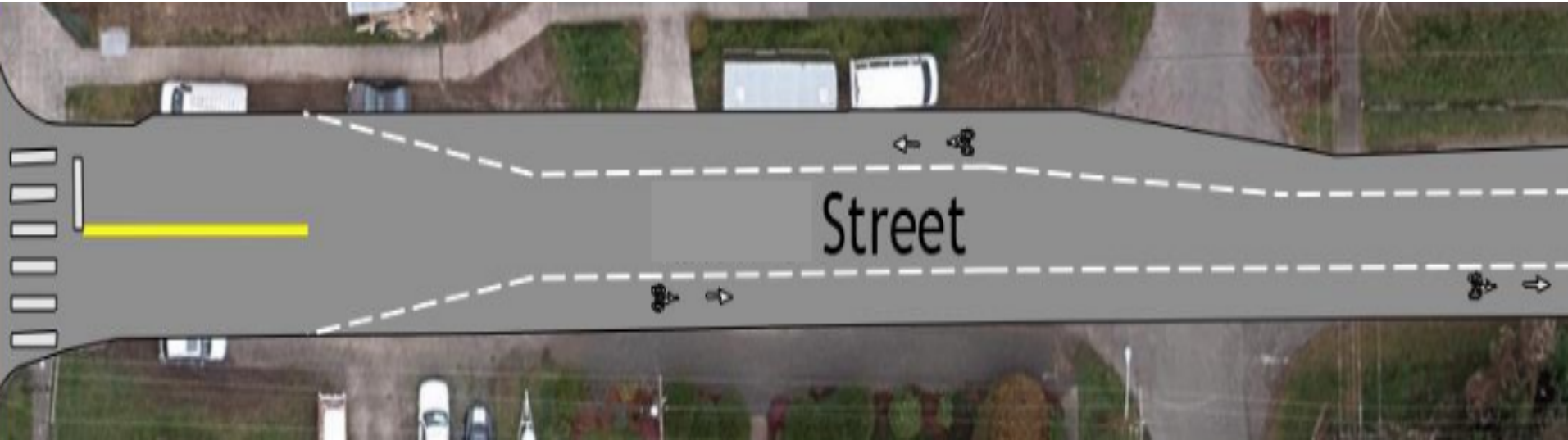
Existing Central Ave



Proposed Central Ave



Transition at Start and End



Source: City of Port Townsend presentation July 2022.



Town of Matthews

Matthews Chapel Rd

Road is 500 ft long and 16 ft wide.

Installed 2022



Questions, and next steps

Town of
Huntersville
NORTH CAROLINA



Speed & Volume Data

Low Volumes < 400 ADT
(AASHTO Green Book
2011 p.5-34)

Low Volumes < 2,000
ADT
(ASSHTO Green Book
2018 p.5-39)

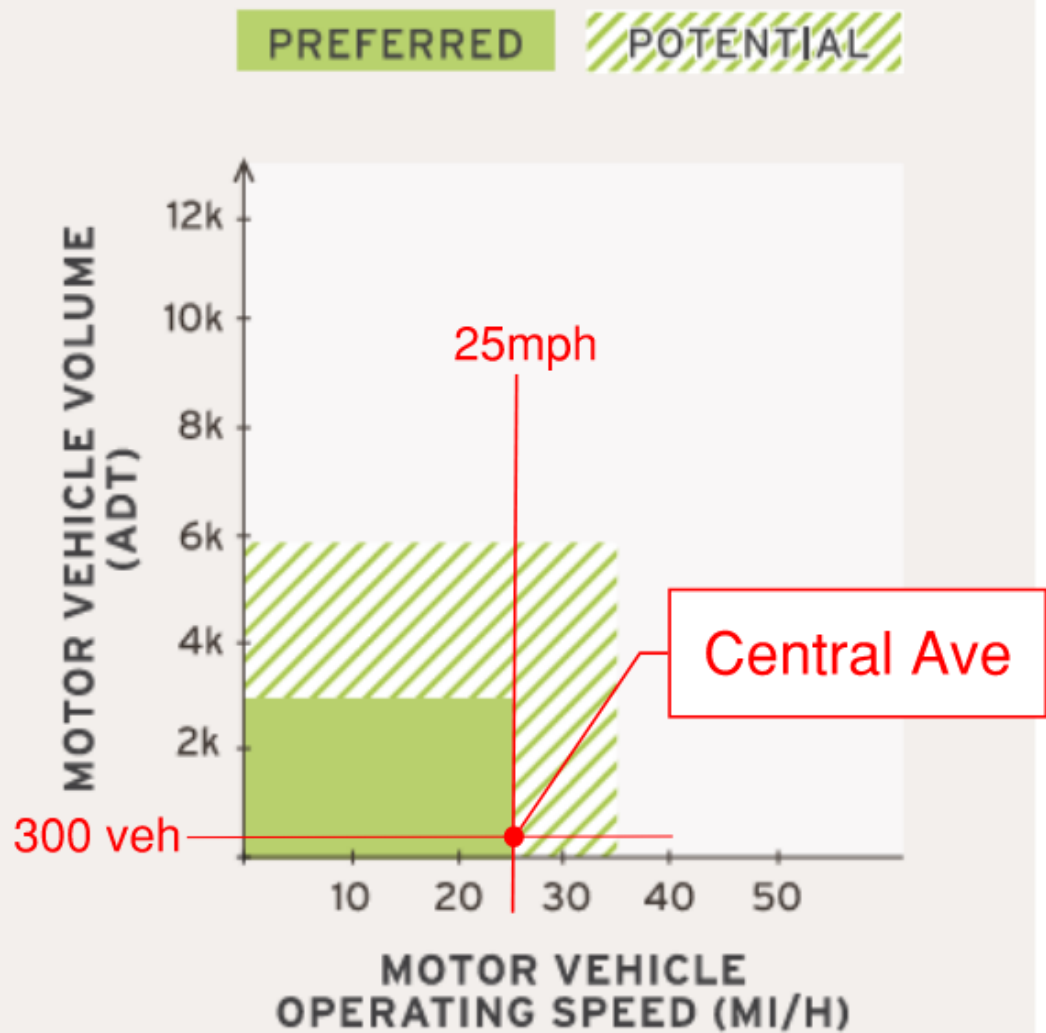
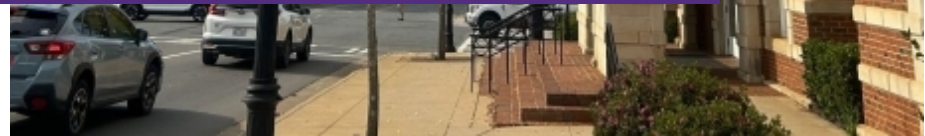




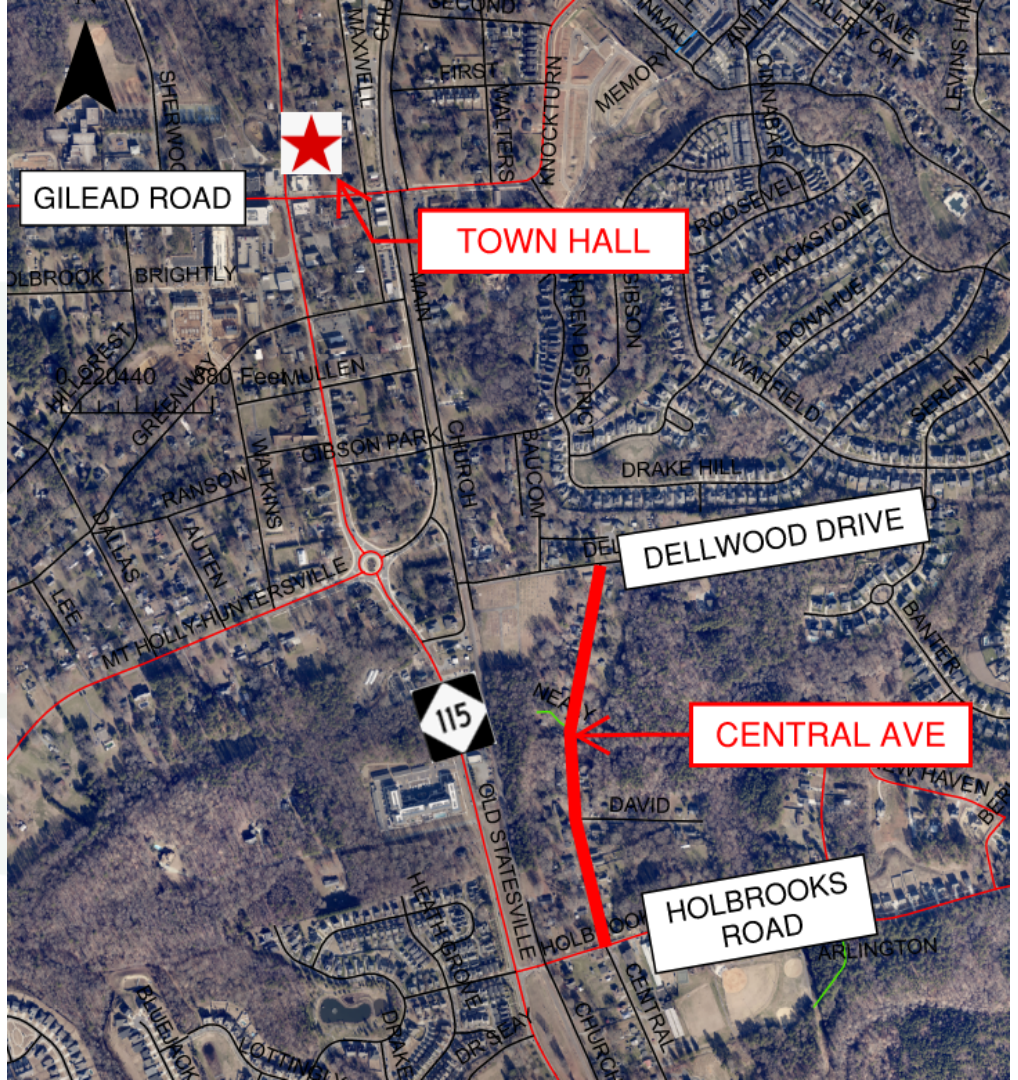
EXHIBIT
9A-2

February 3rd, 2026

Traffic Calming for Central Ave.



Vicinity Map



Location Map



Street View is Southbound



Street View is Northbound



Speed Study Data

Initial Study

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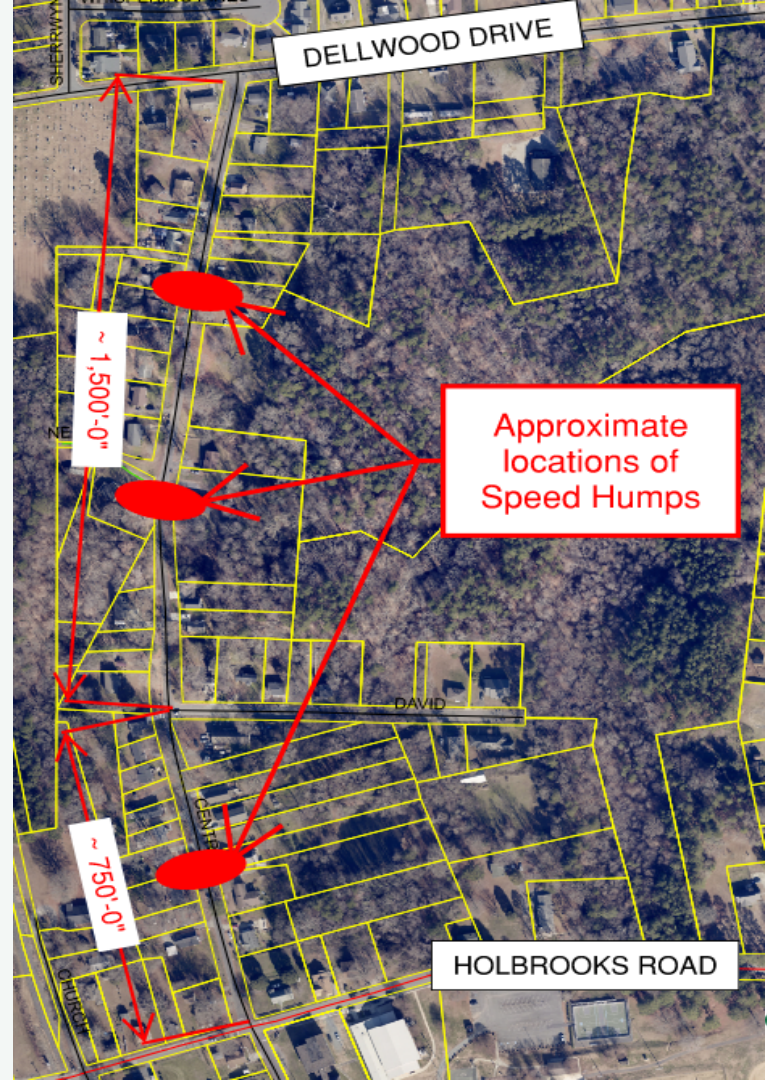
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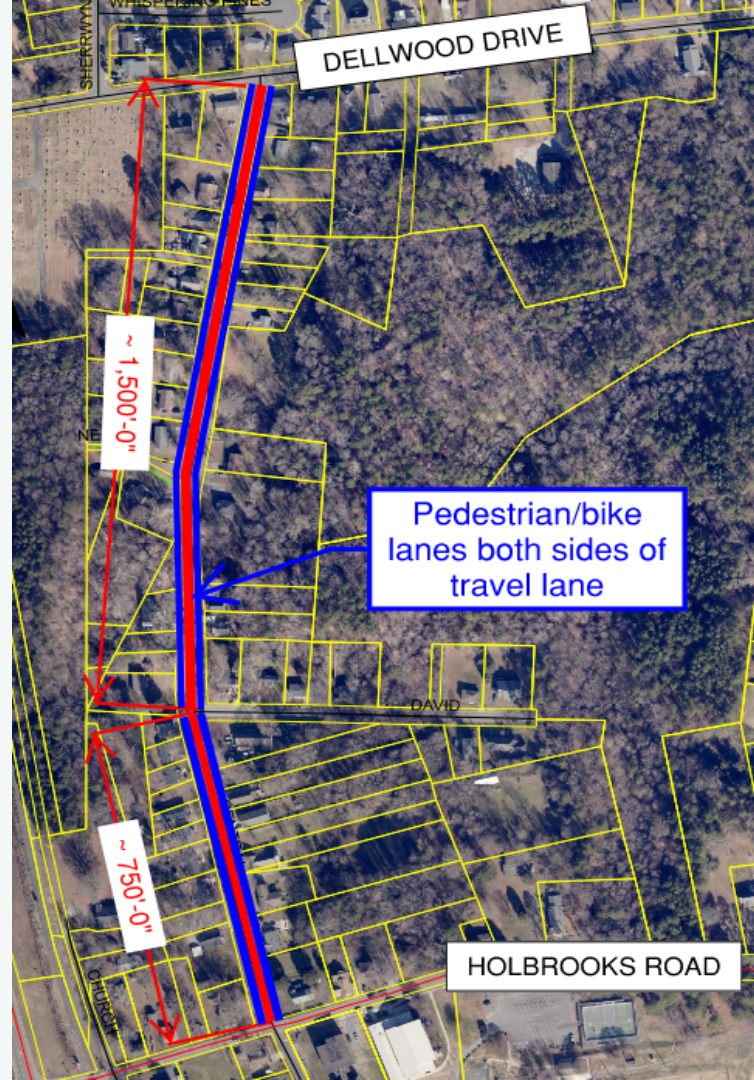


Proposed Advisory Shoulders

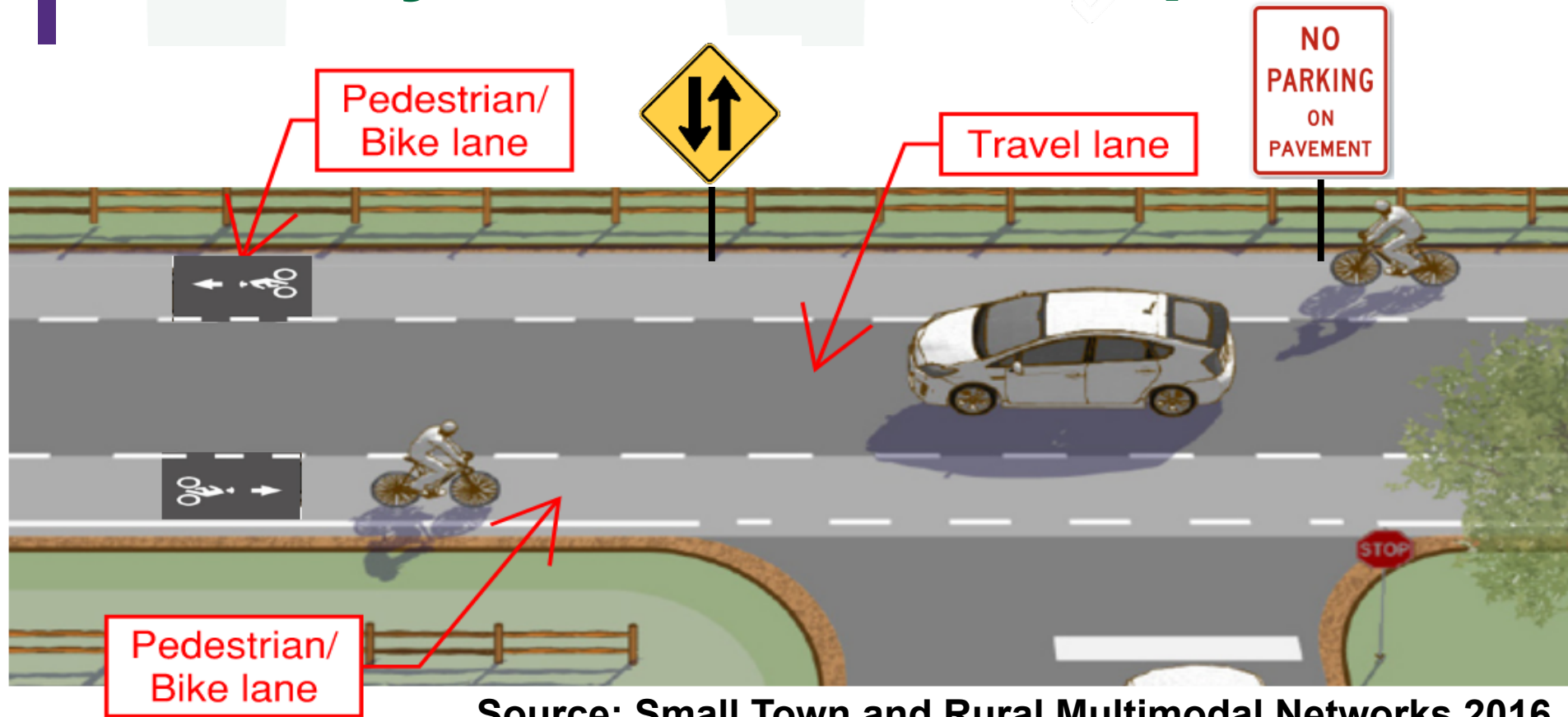
Discussed with community members 8/7/2025.

Community meeting at the Dellwood Center 10/13/2025.

Interested in testing this option.



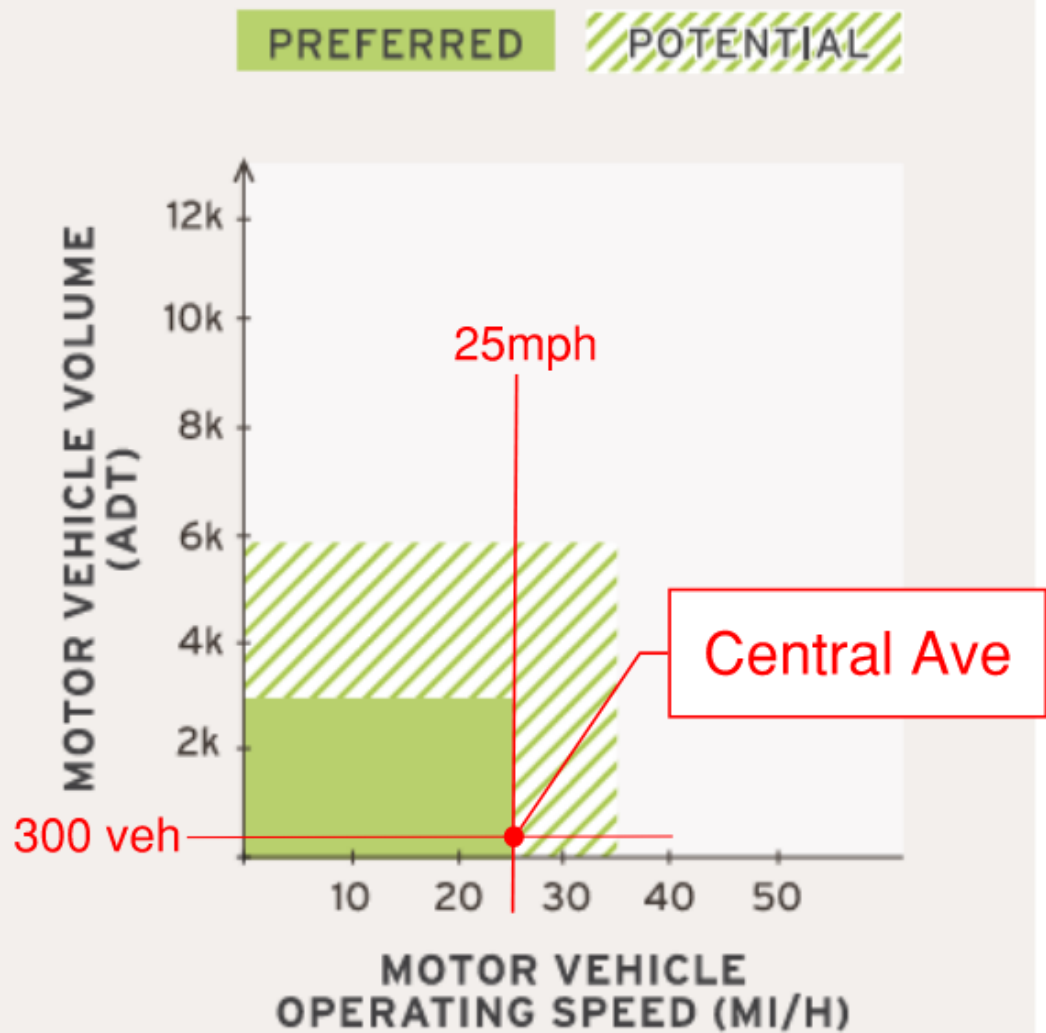
Advisory Shoulders Example



Source: Small Town and Rural Multimodal Networks 2016

Speed & Volume Data

Source:
FHWA's Small Town and
Rural Multimodal
Networks Report
December 2016



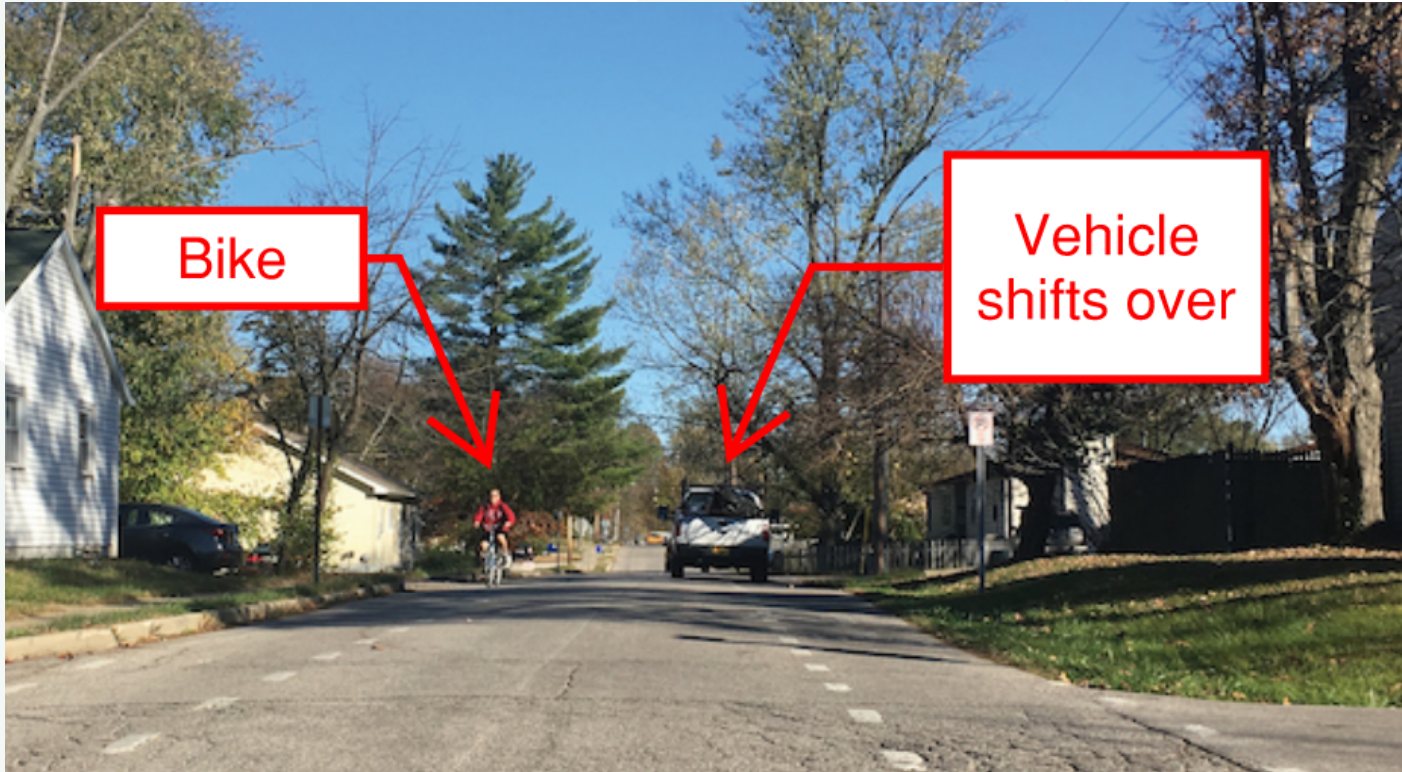
Examples



Source: Hanover, NH



Examples



Source: Bloomington, IN



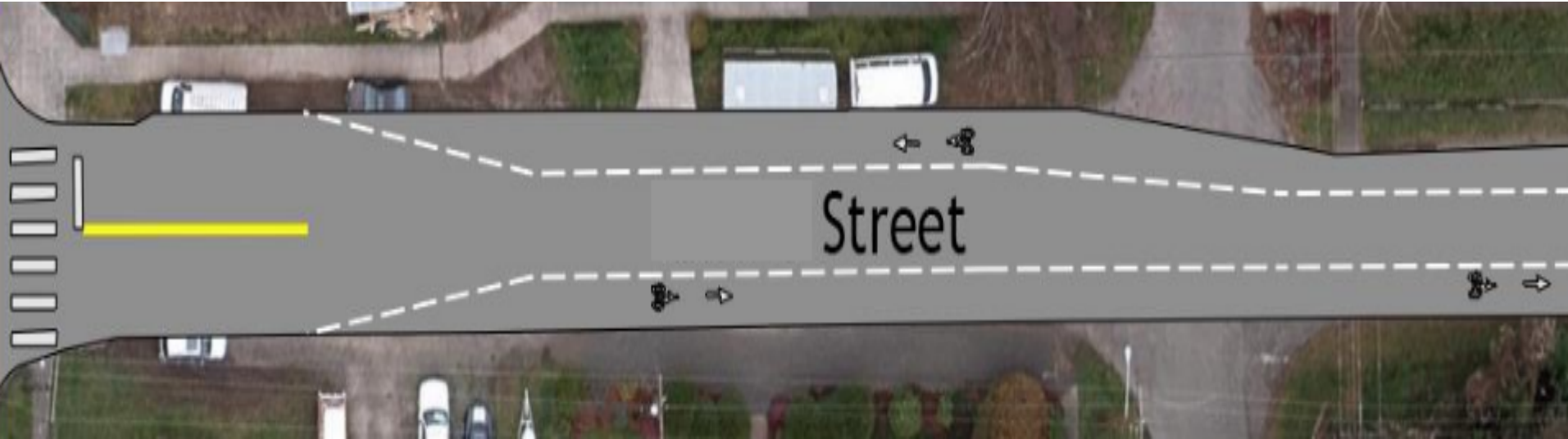
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Source: City of Port Townsend presentation July 2022.



Town of Matthews

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Road is 500 ft long and 16 ft wide.

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Town of
Huntersville
NORTH CAROLINA



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(AASHTO Green Book
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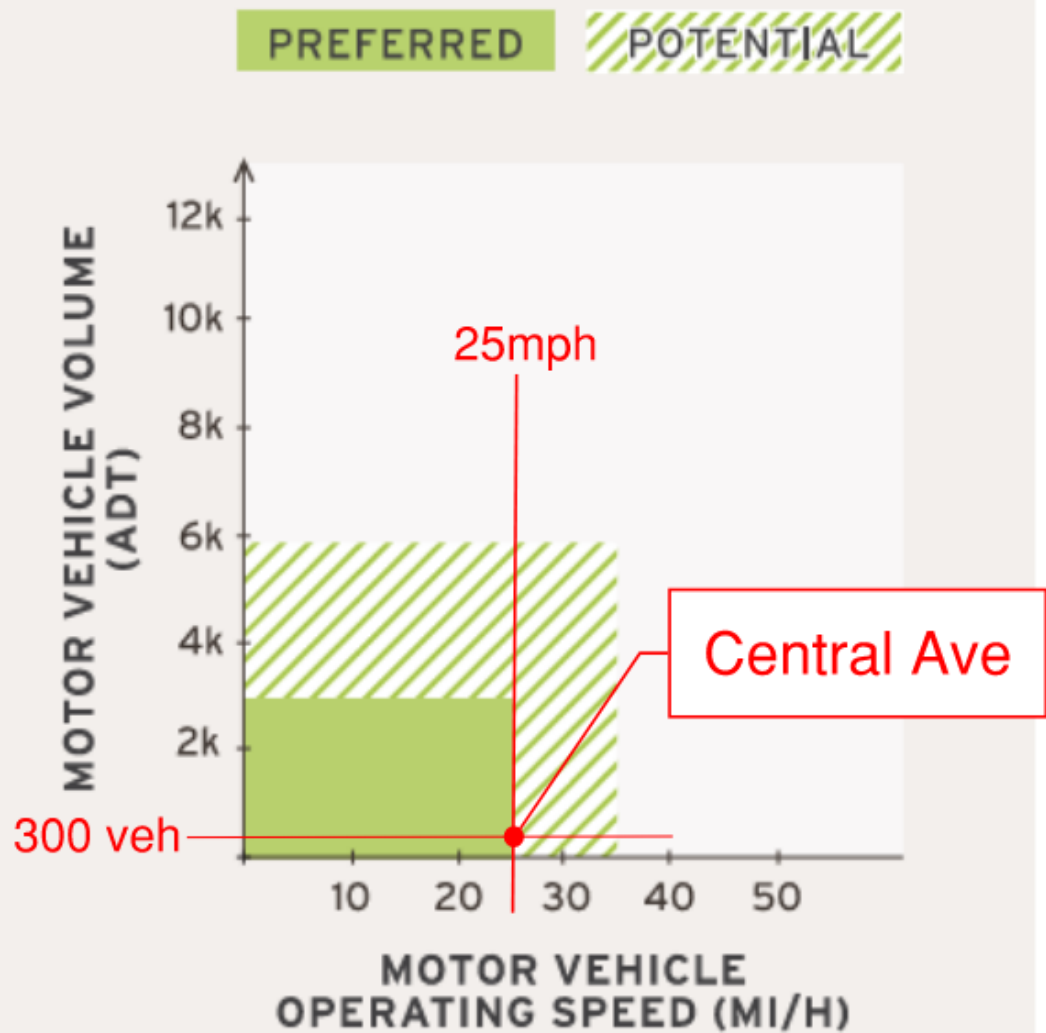


EXHIBIT
9B-1

R25-15: Old Statesville Road Mixed Use Conditional District Rezoning

Town of
Huntersville
NORTH CAROLINA

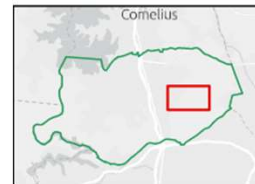
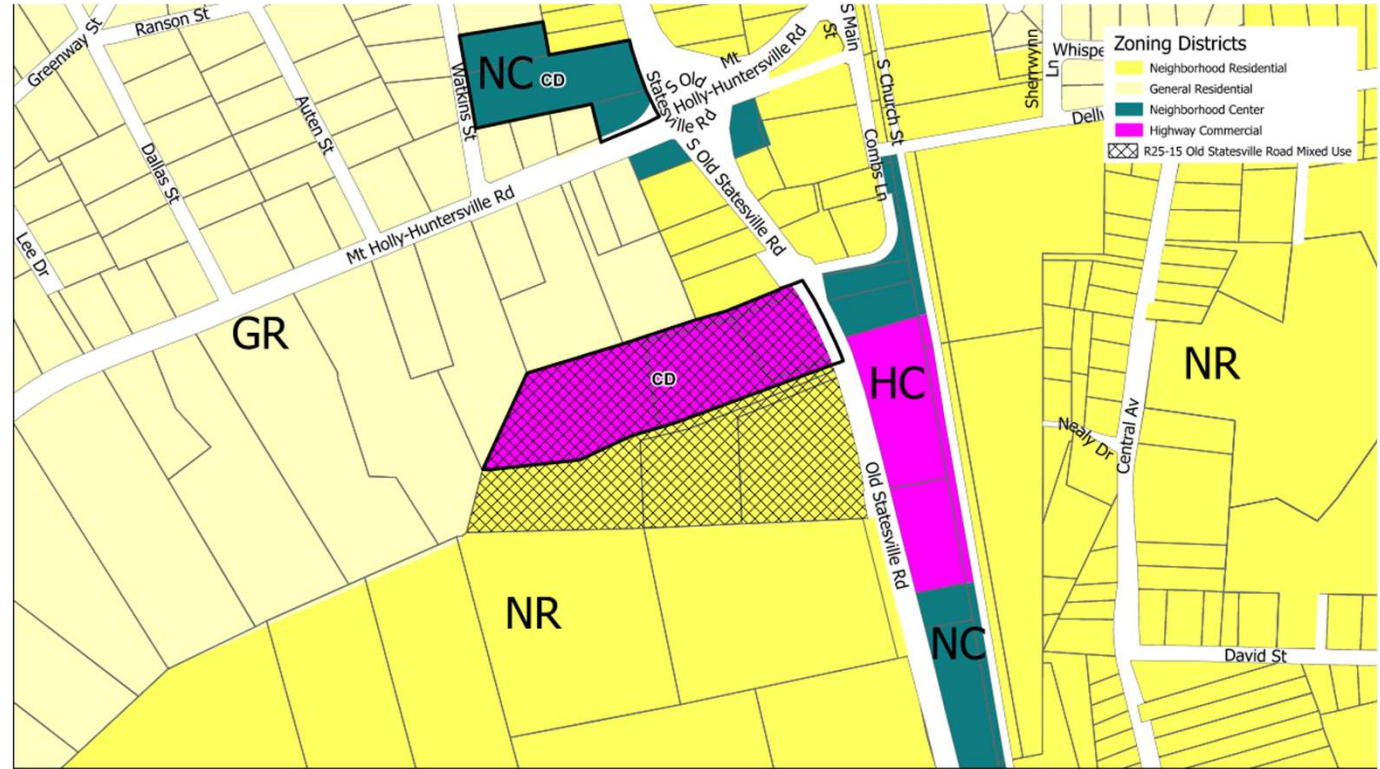
Rezoning Request:

Current

- Commercial(Dearness Gardens) Vacant
- Zoning= HC(CD), NR

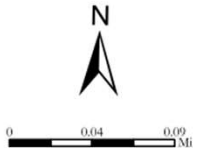
Proposed

- Mixed Use-
Apartments/Townhomes/
Commercial/Vertical Mixed
- Zoning=Neighborhood Center-
Conditional District



R25-15 Old Statesville RD Mixed Use

Applicant: High Street District Development +/- 11.87 Acres
 Proposed Zoning: NC-CD Parcels: 01707207, 01707240, 01707239, 01707238, 01707237, 01707236



Modifications

- 100% Attached Housing
 - Staff Recommends Revisions- Higher % of Townhome Housing
- 60% Commercial Ground Floor Requirement (Mixed-Use Buildings)
 - Staff Recommends Revisions- Higher % Commercial (plan offers 17-20%)
- Tree Save- 30% Specimen Required
 - 8% proposed- Staff is in favor of mitigation since most of the specimen trees are in the vicinity of an important public street addition.
- 30-Foot Vegetated Perimeter Buffer
 - This plan proposes disturbance and built upon area in a portion of these buffers. Staff recommends revisions to move completely out of these buffers.
- Intermittent Stream Encroachment/Disturbance (see next slide)
 - Staff can support this with option 8 offered(Mitigation Credits)
- Variance Required- 100-Foot Perennial Stream Buffer disturbance (see next slide)
 - Major Variance Required-Quasi Judicial Variance Procedure- Staff does not recommend disturbance of the buffer and requests that the applicants revise plans to completely remove any proposed disturbance within the boundaries.



Architectural Elevations (Vertical Mixed Use-Apartments)



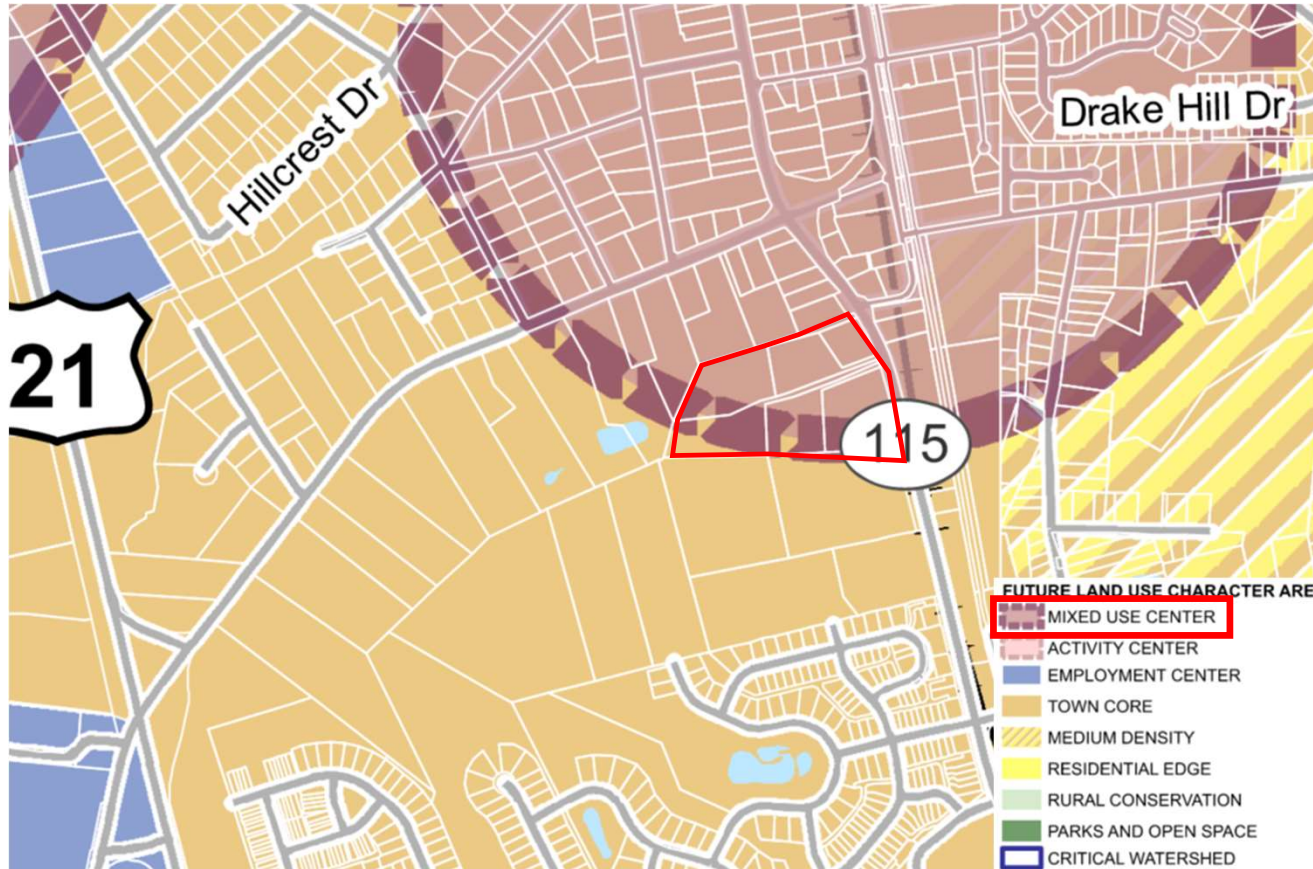
DRAFT



Architectural Elevations (Townhomes)



2040 Huntersville Community Plan



Proposal Supports:

- LU 2.1- Higher Density in Town Core
- LU5.1- Intense Development around transportation infrastructure
- LU 6.1- Mix of Land Use encouraged around Mixed-Use centers
- LU-6.2- Commercial Encouraged Town Core
- LU 7.1- Follow Design Principles
- LU-10-Diversity of Housing Options
- T-3-T3.1- Improve Connectivity

Proposal Does Not Support:

- LU-6-Support a mix of land uses (too low commercial %)
- LU-7-Mix of Housing Types(Low% THs)
- LU-8.2- Higher Design Standards(UOS)
- LU-11-Protect Existing Housing Stock
- EOS-1- Encourage the protection wetlands/stream buffers



Staff Recommendation/Consistency Statement:

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.

Upcoming Dates:

Planning Board- February 24

Town Board- March 17



Thank You

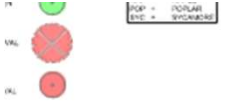
Questions?

Town of
Huntersville
NORTH CAROLINA



Mitigation Credits

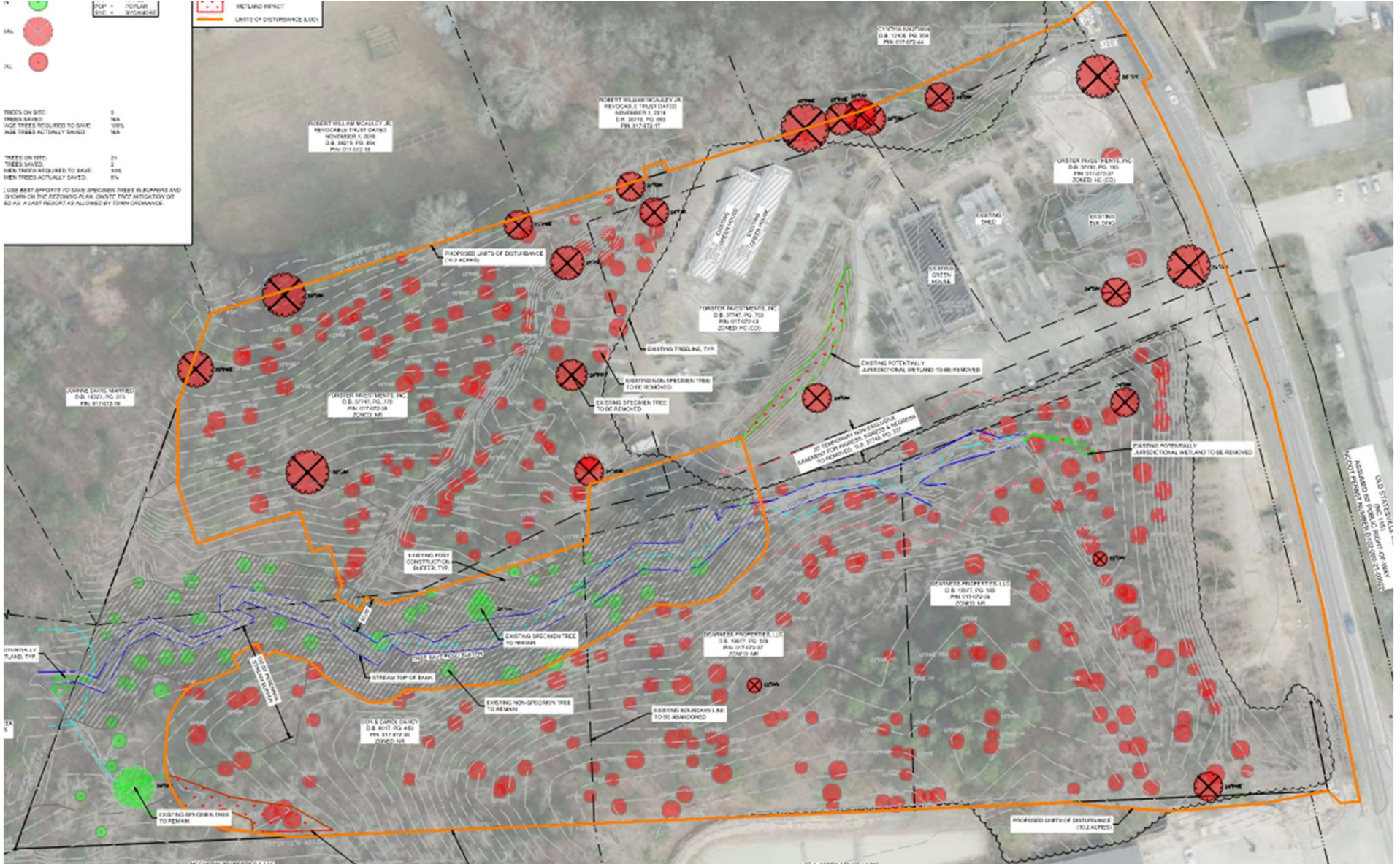
- Mitigation Credits: The purchase of mitigation credits through the Stream Restoration Program on a 1:1 basis, utilizing linear feet of stream impacted and the prevailing rate of purchase as established by the Charlotte-Mecklenburg Buffer Implementation Guidelines. Mitigation credits purchased under 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.



TREES ON SITE:
 TREES REQUIRED TO SAVE: 100%
 AGE TREES REQUIRED TO SAVE: 100%
 AGE TREES ACTUALLY SAVED: 100%

TREES ON SITE:
 TREES SAVED: 2%
 TREES REQUIRED TO SAVE: 30%
 TREES ACTUALLY SAVED: 0%

I USE BEST EFFORTS TO SAVE SPECIFIC TREES IN PLANNING AND
 SHOWN ON THE ATTENDING PLAN. ON-SITE TREE MITIGATION OR
 AS A LAST RESORT AS ALLOWED BY TOWN ORDINANCE.



20240813 08:00:00 100% POLAR TREE SAVED
 20240813 08:00:00 100% POLAR TREE SAVED
 20240813 08:00:00 100% POLAR TREE SAVED



HIGH STREET DISTRICT DEVELOPMENT,
A Subsidiary of Trammell Crow Company

OLD STATESVILLE ROAD MIXED-USE

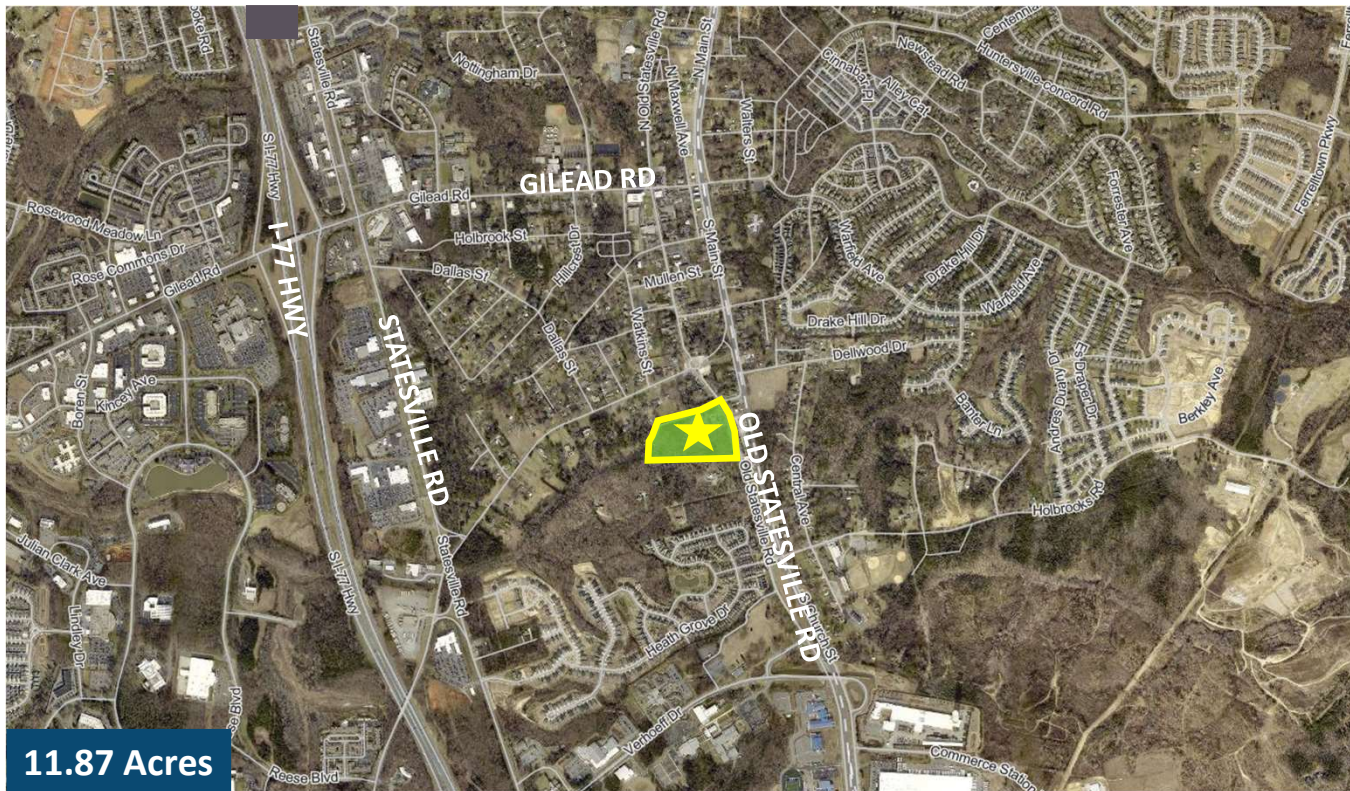
Public Hearing

February 3, 2026

6:00 p.m.

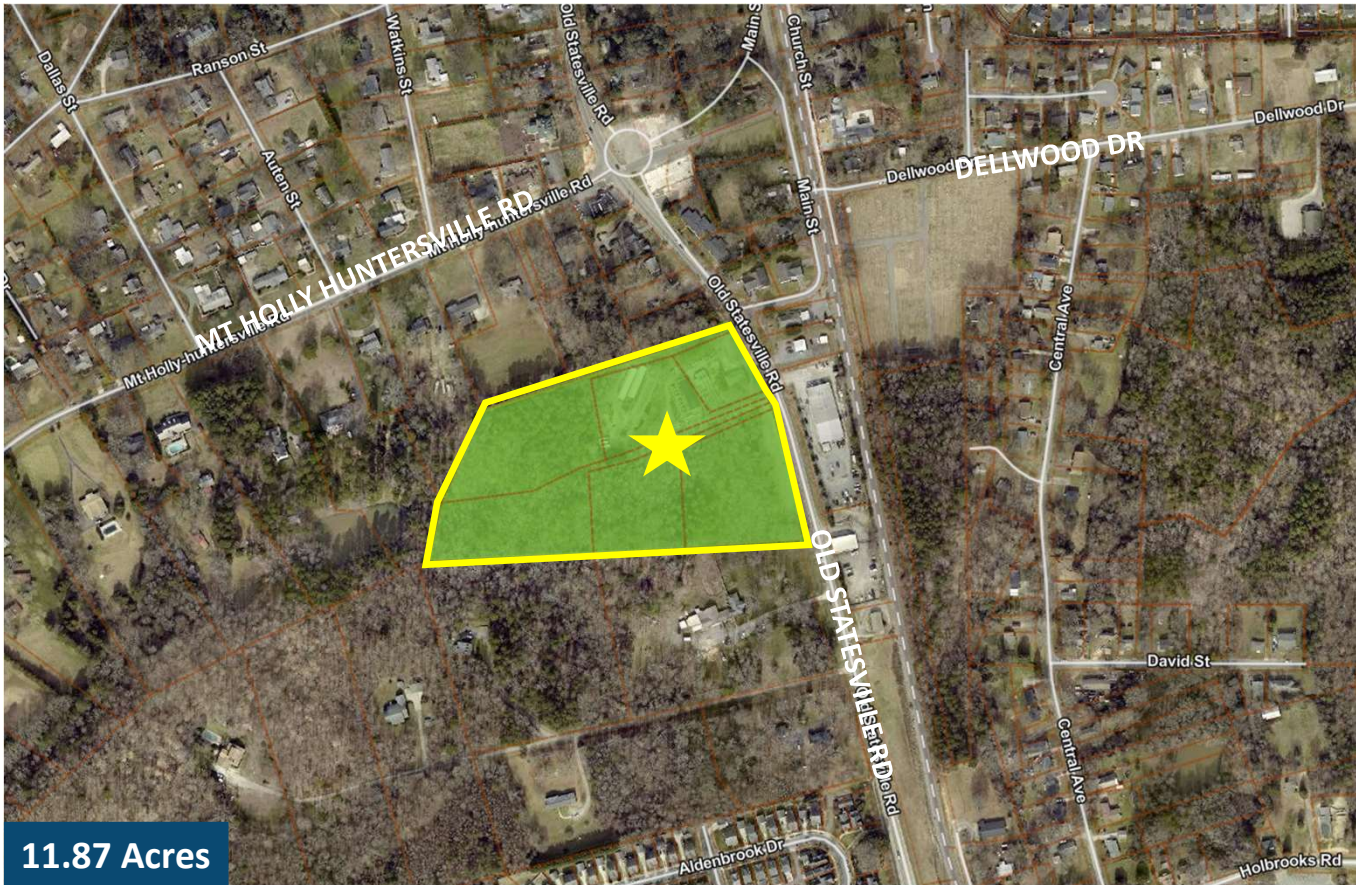
Moore&VanAllen

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.

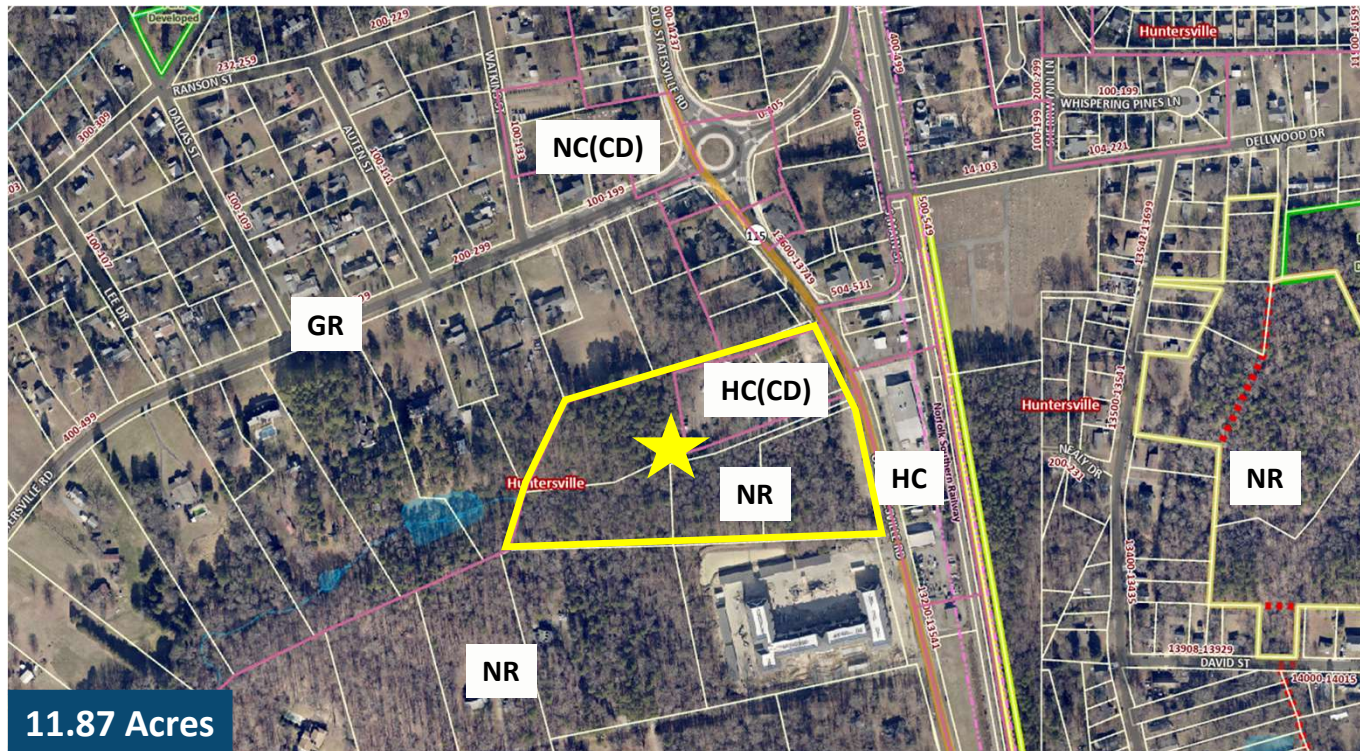
SITE LOCATION



11.87 Acres

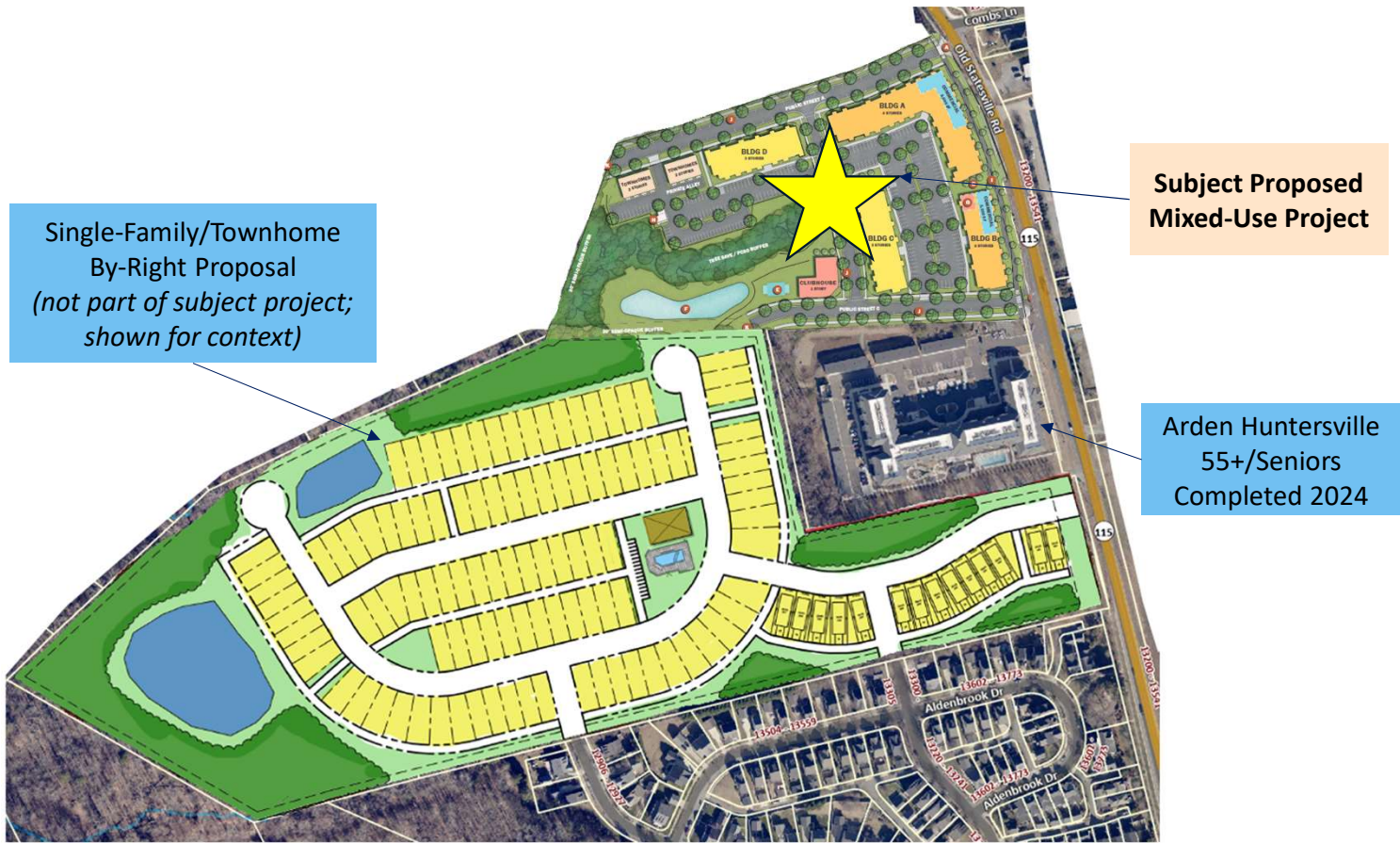
Site consists of 6 parcels on the west side of Old Statesville Road (NC-115).

EXISTING AND PROPOSED ZONING

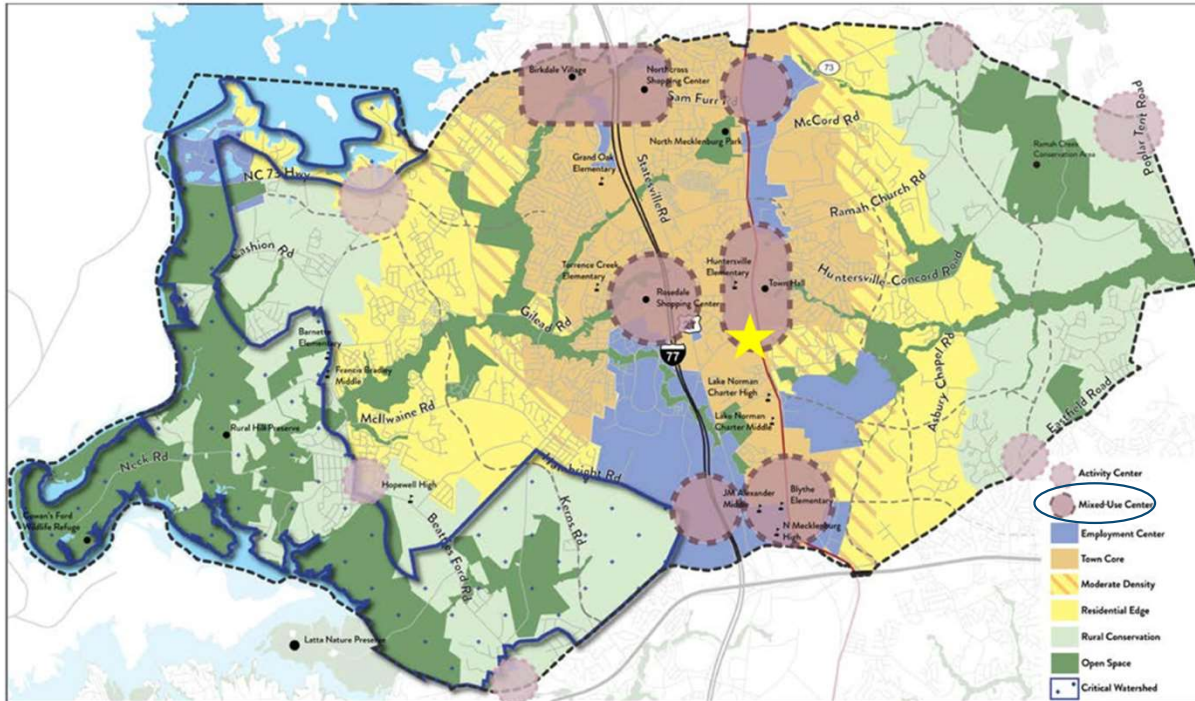


- Existing zoning is HC(CD) – (Highway Commercial District, Conditional) and NR – Neighborhood Residential District.
- Proposed zoning is NC(CD) (Neighborhood Center, Conditional) to construct a mixed-use development.

SITE CONTEXT



HUNTERSVILLE 2040 FUTURE LAND USE PLAN



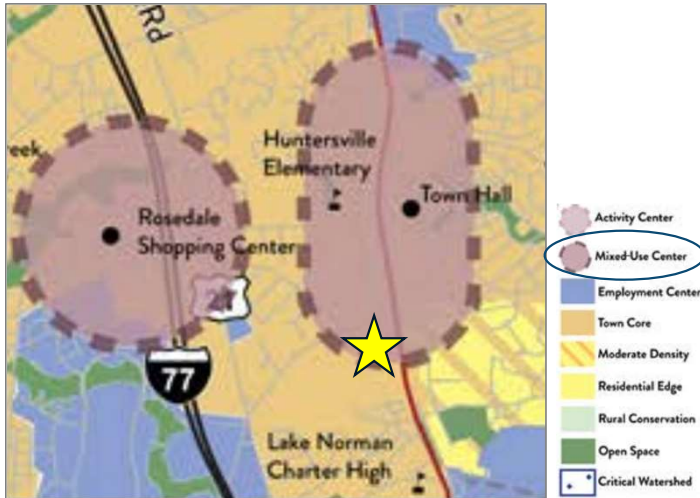
Select 2040 Policy Recommendations:

- 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

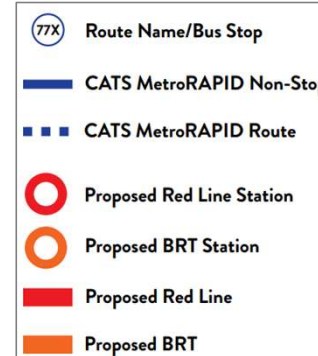
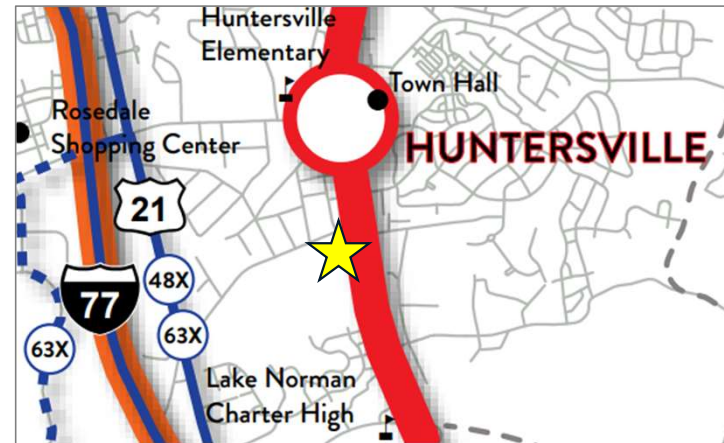
MIXED-USE CENTER CORRIDOR & PROXIMITY TO PUBLIC TRANSIT



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 PLAN EVOLUTION: SUMMARY



Summary Project Details			
# Affordable Units	None	8	10
Commercial SF	None	6,000 SF	8,000 SF
# Multifamily Units	Up to 270	Up to 259	Up to 244
# Townhomes	None	None	Up to 10
# Site Access Points	2	2	2
Public Roads to Boundary	One (Southern Only)	One (Southern Only)	Two (Northern & Southern)
Urban Open Spaces	Multiple	Multiple	Multiple
Surface Storm / Below Ground	Two // None	One // One	One // One
Tree Canopy Saved (%)	15%	15%	15%

CURRENT PROPOSED SITE PLAN (12/19/25 RESUBMITTAL)

LEGEND

- A** ENTRY 1
- B** ENTRY 2
- C** URBAN OPEN SPACE A (PLAZA TYPE)
- D** URBAN OPEN SPACE B (PLAZA TYPE)
- E** PRIVATE AMENITY AREA
- F** STORMWATER MANAGEMENT AREA
- G** LEASING OFFICE
- H** TRASH COMPACTOR
- I** MULTI-USE PUBLIC PATHWAY
- J** ON-STREET PUBLIC PARALLEL PARKING
- K** ROAD STUB (FUTURE CONNECTION)

SITE DATA TABLE

PROJECT AREA: +/- 11.87 ACRES
 CURRENT ZONING: HC(CD) & NR
 PROPOSED ZONING: NC(CD)
 DEVELOPMENT TYPE: MIXED-USE

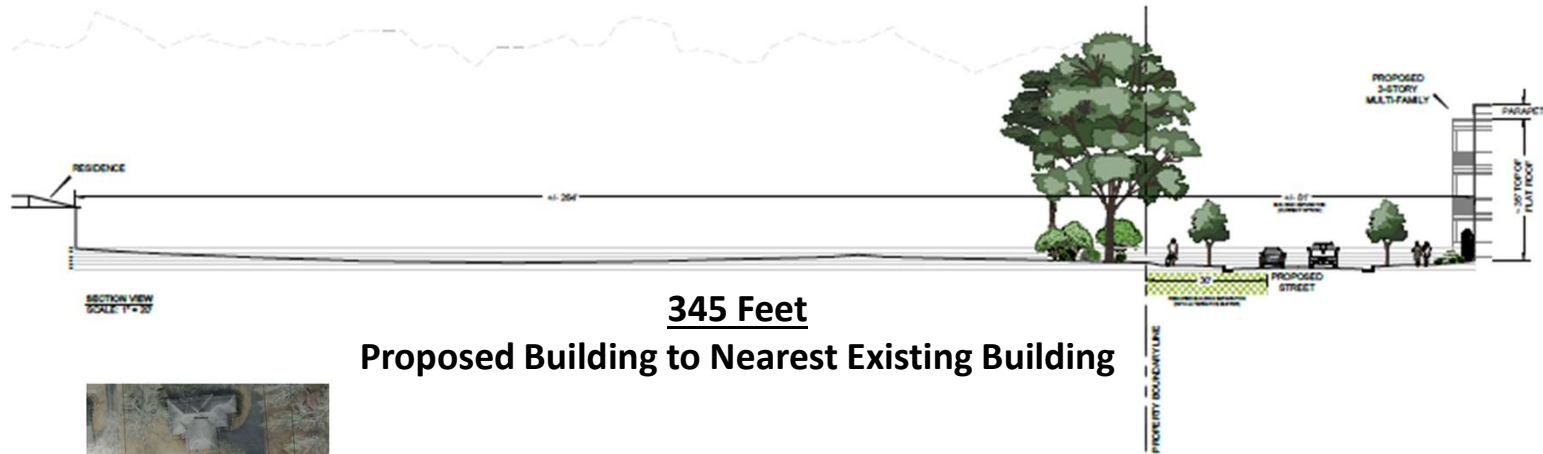
PROPOSED DEVELOPMENT:
 COMMERCIAL: UP TO 8,000 SF
 MULTIFAMILY UNITS: UP TO 244 UNITS
 TOWNHOMES: UP TO 10 TOWNHOMES
 ATTAINABLE UNITS: UP TO 10 UNITS

PUBLIC IMPROVEMENTS

- MULTIPLE URBAN OPEN SPACES
- MULTI-MODAL & PUBLIC STREET
- INFRASTRUCTURE CONNECTIVITY ENHANCEMENTS



CONTEXTUAL SIGHT LINE EXHIBIT



345 Feet
Proposed Building to Nearest Existing Building

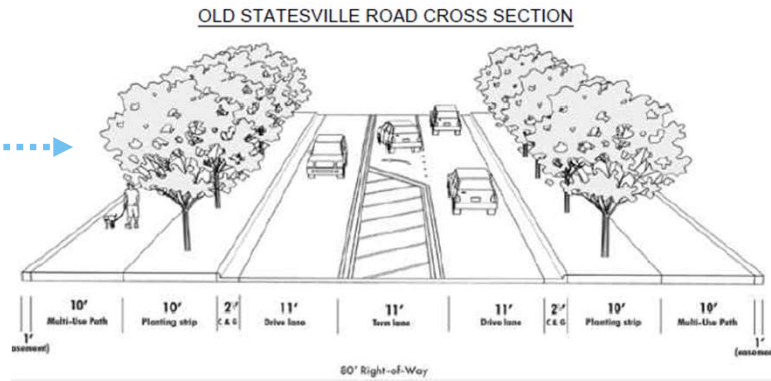


TRAFFIC ANALYSIS AND IMPROVEMENTS



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.

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



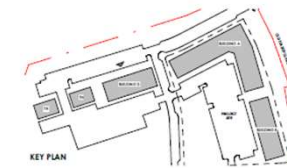
CONCEPT ELEVATIONS – MULTIFAMILY & TOWNHOME BUILDINGS



DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND



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KEY PLAN

OPEN SPACE PRECEDENT IMAGERY



RESPONSE TO STAFF REPORT COMMENTS

Staff Comment	Pending Changes & Rationale
<p>1. Convert Apartment Building D to Townhomes</p>	<p><u>Pending Amendment:</u></p> <ul style="list-style-type: none"> • Forthcoming revised plan shortens Building D which lowers density by at least 6 units and further reduces perceived massing (Building D as smallest multifamily building proposed). <p><u>Rationale to maintain proposed plan:</u></p> <ul style="list-style-type: none"> • Intentional step-down from 4-story -> 3-story -> 2-story along Public Street A with heights/density along Street not imposing on surrounding uses (see sight line exhibit). • Replacement would reduce currently proposed 42 multifamily units to +/- 10 townhomes, resulting in a significant commercial tax base loss, less “rooftops” to support non-residential uses, and limited ability to provide other Town benefits. • Site designated Mixed-Use Center per 2040 Future Land Use Map within I-77/NC-115 corridor that encourages higher residential density.
<p>2. Increase Commercial Percentage in Mixed-Use Buildings A & B</p>	<p><u>Rationale to maintain proposed plan:</u></p> <ul style="list-style-type: none"> • 2040 Plan Mixed-Use Center corridor viewed holistically vs. every individual site. • No anchor tenant/critical mass (e.g., grocer) to support expanded retail footprint. • Intentional sizing/scale of commercial space to meet market reality, meaningfully activate street frontage in different buildings, and avoid long-term vacancy risk. • Location and commercial uses on fringe of Mixed-Use Center place type intended to complement, not compete with, downtown. • Rooftops more vital to support successful mixed-use environment. • Larger commercial area increases parking pressure and leasing risk on non-core downtown site. • Delivering commercial space in finished condition invites flexibility to accommodate wide range of small businesses within easier/expedited leasing path to beneficial tenancy.

RESPONSE TO STAFF REPORT COMMENTS (CONTINUED)

Staff Comment	Pending Changes & Rationale
3. Move Development Out of Perennial Stream Buffer	<p><u>Pending Amendment:</u></p> <ul style="list-style-type: none"> • Forthcoming revised plan fully removes all development impacts and disturbances from the 100' watershed/perennial stream buffer. • Variance no longer required; comment will be resolved in revised plan.
4. Redesign Open Space to Be More Active/Functional	<p><u>Pending Amendment:</u></p> <ul style="list-style-type: none"> • Forthcoming revised plan to show additional urban open space details that meet/exceed urban design goals with enhanced activation and functionality. This will include additional, conceptual details associated with pool courtyard intended to serve future community residents and guests. <p><u>Rationale to maintain proposed plan:</u></p> <ul style="list-style-type: none"> • Current proposed plan respects and emphasizes the natural environment where possible. • Project proposal has maintained multiple public urban open spaces from the beginning. • Today's communities benefit from flexibility of active and passive spaces for gathering or simply getting outside within a curated experience to connect people with each other and surroundings. • Most prominent open space along NC-115 thoughtfully breaks up building massing and creates pedestrian gateway into the project from the new multi-use path.
5. Maintain Natural Vegetation in 30-Foot Buffers	<p><u>Pending Amendment:</u></p> <ul style="list-style-type: none"> • Forthcoming revised plan maintains identified 30-foot buffer areas as undisturbed. Comment will be resolved in revised plan.
6. Any Remaining Staff Comments	<ul style="list-style-type: none"> • All remaining technical comments to be resolved in final resubmittal forthcoming.

KEY PROJECT BENEFITS TO HUNTERSVILLE

- Affordable Housing
- Infrastructure Wins from Multi-Modal Connectivity Enhancements
- 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



ACTIVATED MIXED-USE AND ACTIVITY CENTERS
 Create vibrant, pedestrian-accessible mixed-use areas with restaurants, small businesses, and housing.



GROWTH MANAGEMENT
 Focus growth near the central core and limit growth in less developed areas.



TRANSPORTATION
 Improve streets and sidewalks and expand transportation options.



HOUSING CHOICE
 Encourage walkable housing options and address affordability. Improve link between new housing and adequate transportation facilities.



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



GREENWAYS & TRAILS
 Connect 30,000 residents to greenways and trails by 2030.

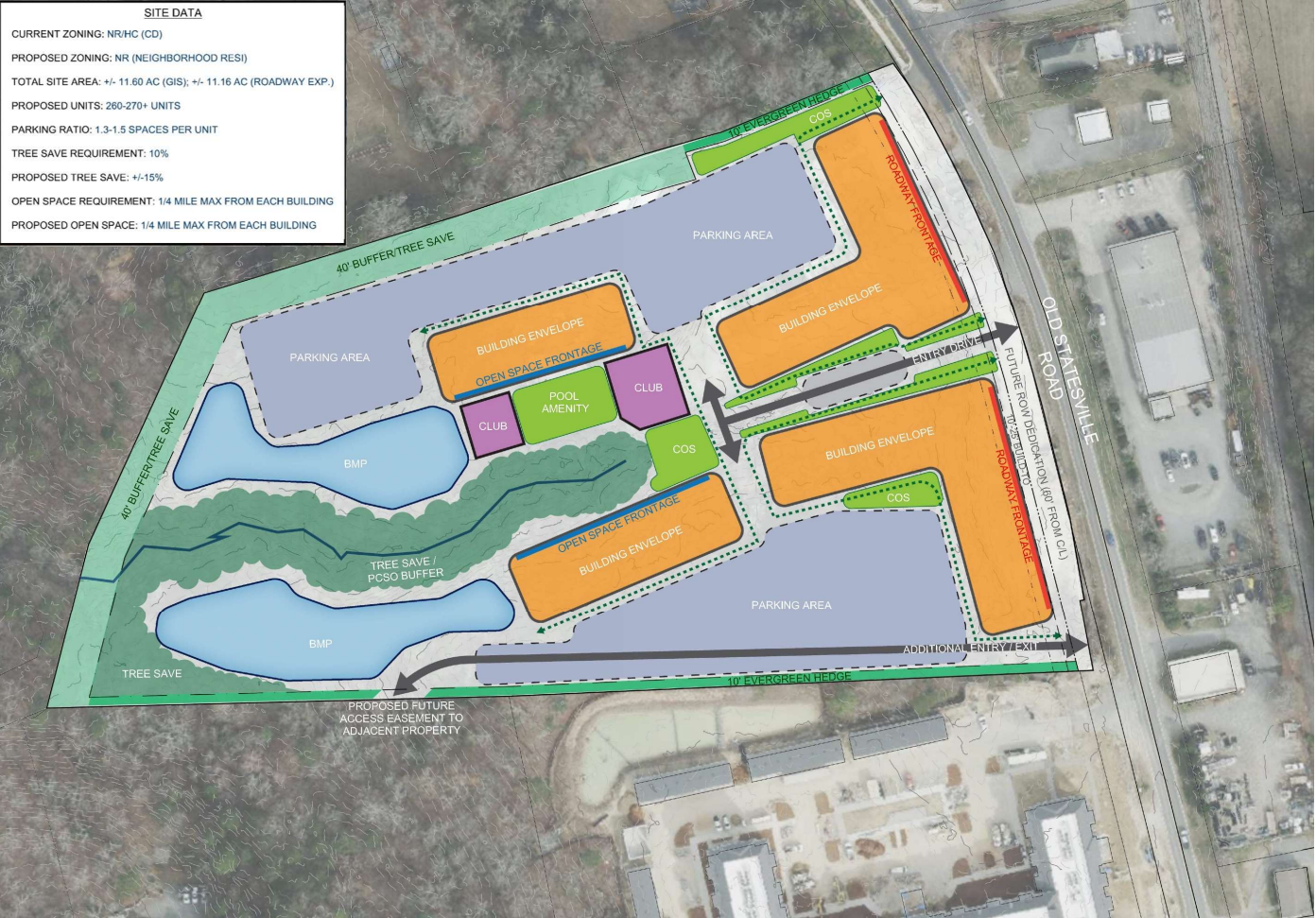


THANK YOU!

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

ORIGINAL PROPOSED SITE PLAN (6/5/25 PRE-DEV MEETING)



KEY UPDATES: PRE-DEV MEETING → INITIAL REZONING SUBMITTAL

- Introduction of vertical mixed-use activation with ground-floor commercial
- Commitment to affordable housing
- Reduced number of multifamily units
- Realignment of site access sequence & public road considerations
- Maintaining multiple urban open spaces in revised locations
- Enhanced pedestrian & multi-modal transit connectivity
- Maintaining 15% existing tree canopy save amidst other significant changes
- Introduction of underground storm detention facility
- Progressed above & beyond architectural design

KEY UPDATES: INITIAL REZONING SUBMITTAL → RESUBMITTAL (CURRENT PLAN)

- **Significant public roadway extension and site realignment for future connectivity**
- **Increased ground-floor commercial SF**
- **Increased # affordable housing units**
- **Further reduced number of multifamily units**
- **Introduction of townhomes for mix of housing and continued height step-down**
- **Multi-use path realignment to further enhance pedestrian/multi-modal connectivity**
- **Further progression of above & beyond architectural design**
- **Maintaining multiple urban open spaces & 15% tree canopy save amidst changes**

EXHIBIT

9C-1

R25-16 Knox Crossing Mixed Use Development

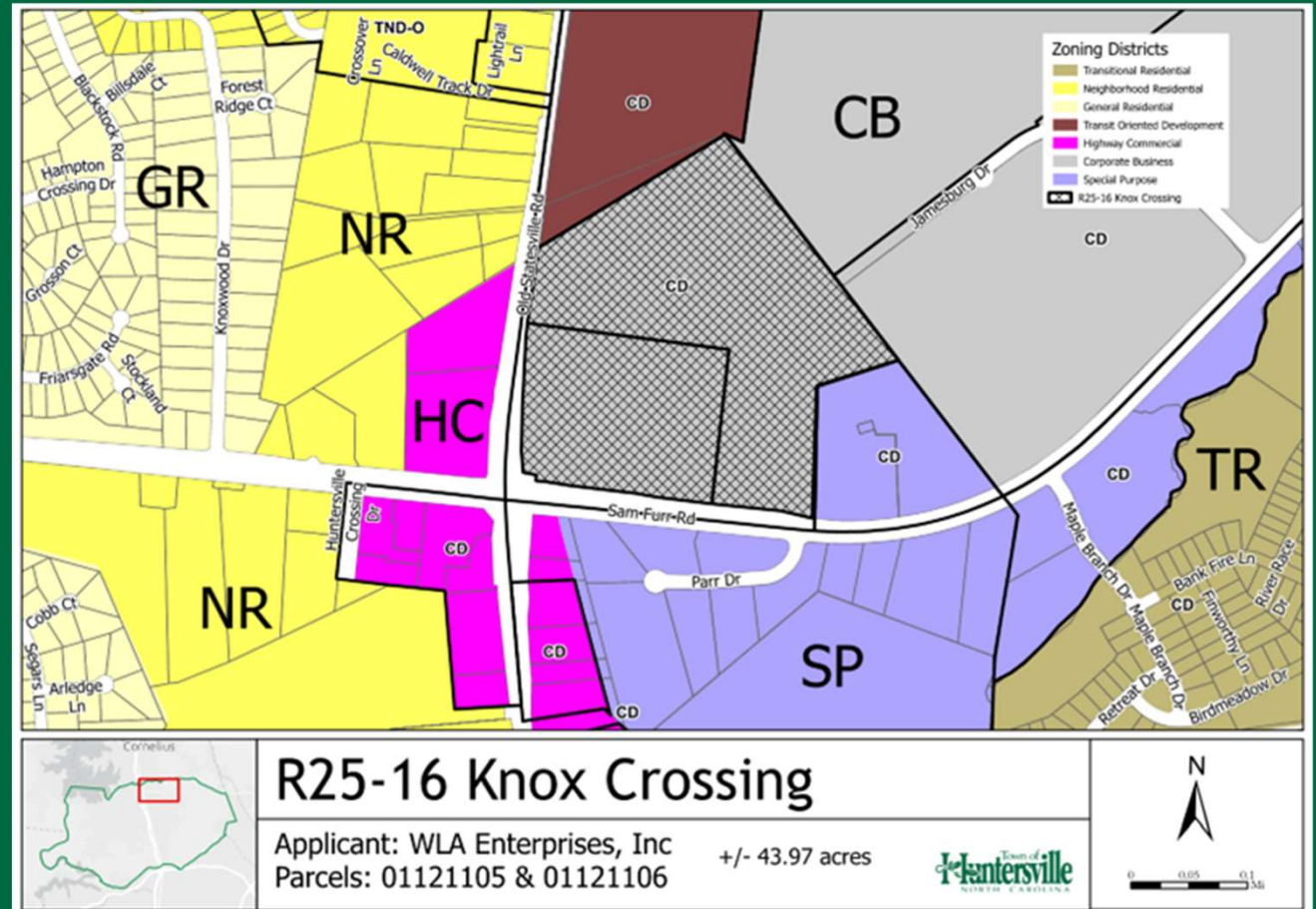
Conditional Rezoning Application

February 3, 2026



Rezoning Request

- CD Rezoning from CB-CD to TOD-R-CD and HC-CD



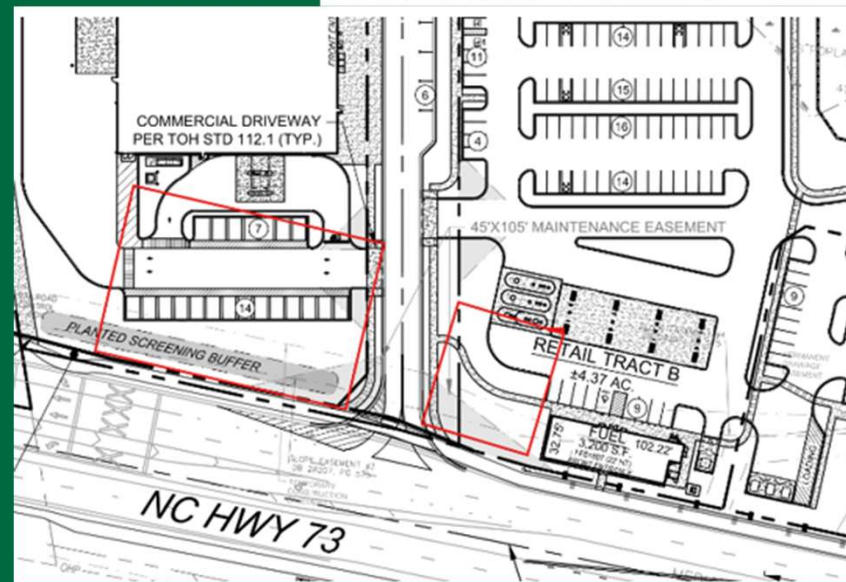
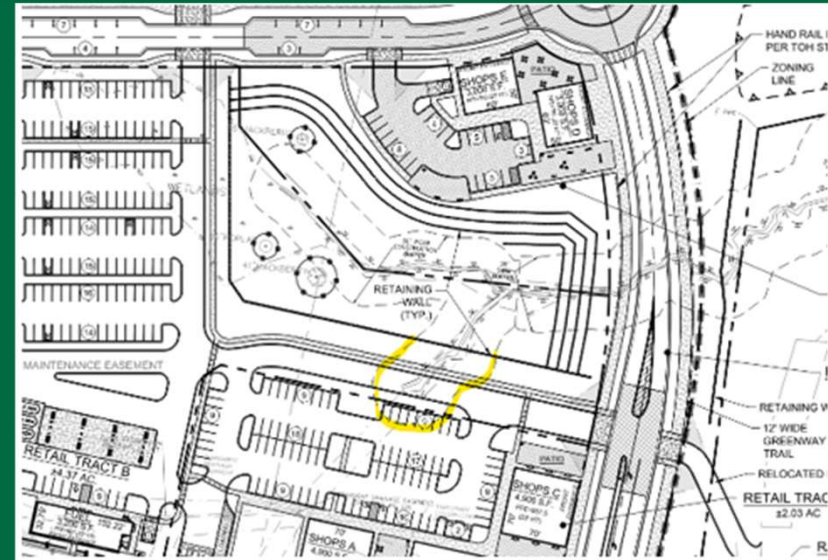
Plan Highlights

- Location is immediately south of the proposed commuter rail station along HWY 115
- Application includes:
 - Approximately 70,802 sqft of commercial
 - 324 apartment units and 96 townhomes
 - Condition to include 5% of the units as attainable housing.



Modifications

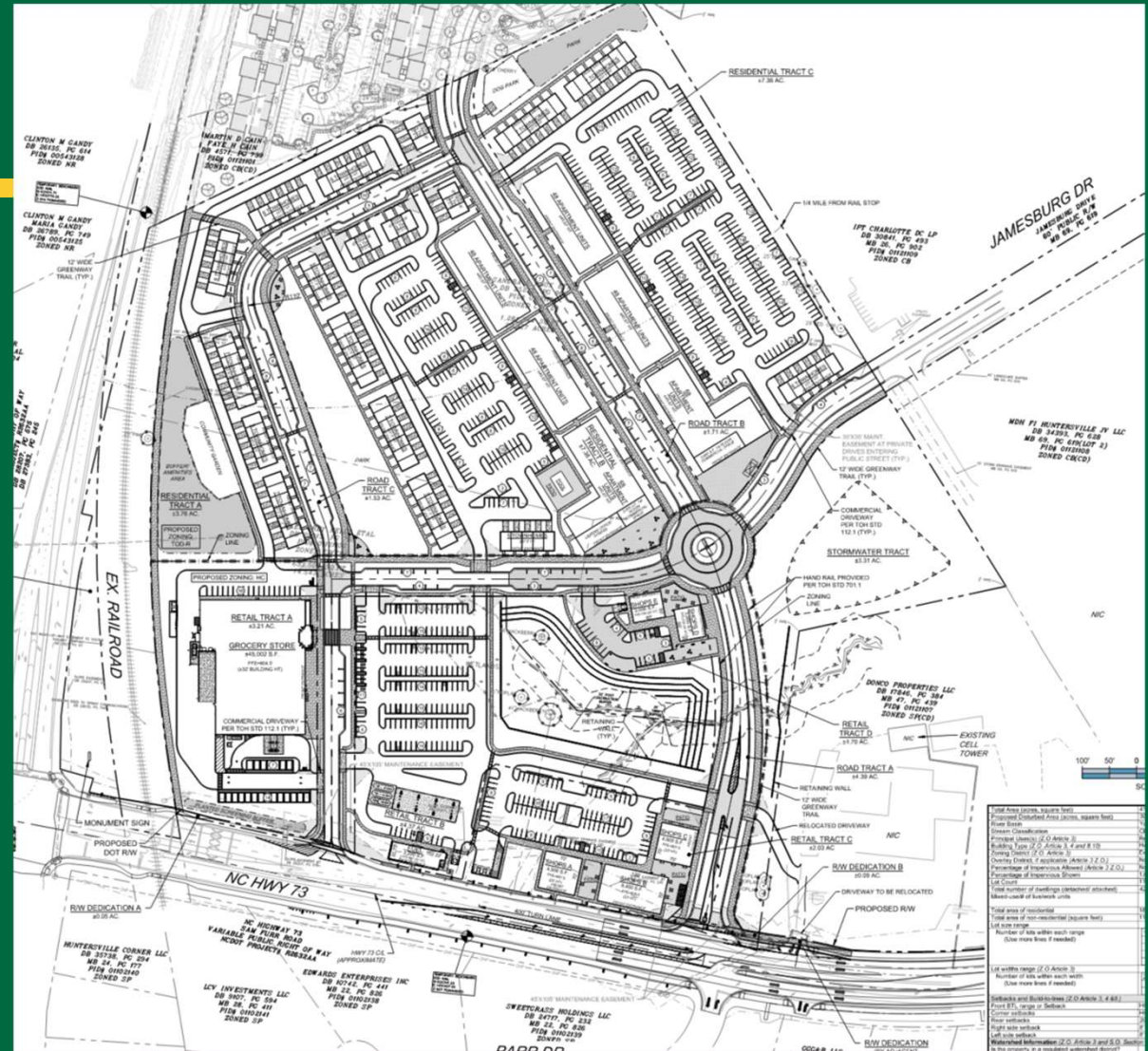
- Modifications
 - SWIM Buffers: Requesting to build on top of stream buffers.
 - Block Length: Requesting longer street blocks than permitted in TOD.
 - Building/Drive through locations: Requesting to move buildings away from street corners and allow parking and drive throughs adjacent to the street.
 - Double row of street trees: Requesting to plant only one row of trees along the thoroughfare.
 - Townhomes: Requesting to allow in TOD and with a higher building height
 - Tree Save Mitigation: Requesting to mitigate more than 50% of their required specimen trees.
 - Minimum Commercial in Mixed Use Buildings: Requesting to allow less than the required amount of commercial



Site Design Considerations

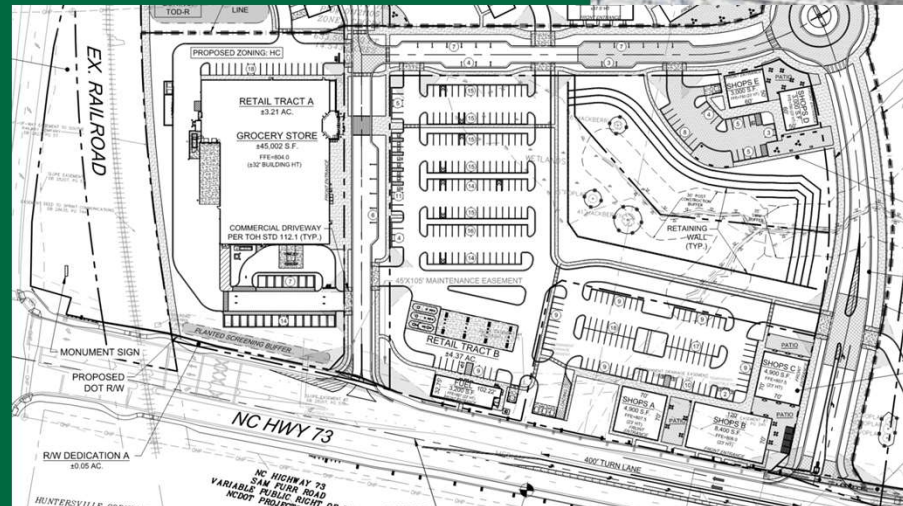
- Seigle Street Extension / Thoroughfare
- HWY 73 Superstreet Design
- CATS rail bridge over HWY 73 (grade separated)
- Lack of connection capability on HWY 115

Seam Trail through the property



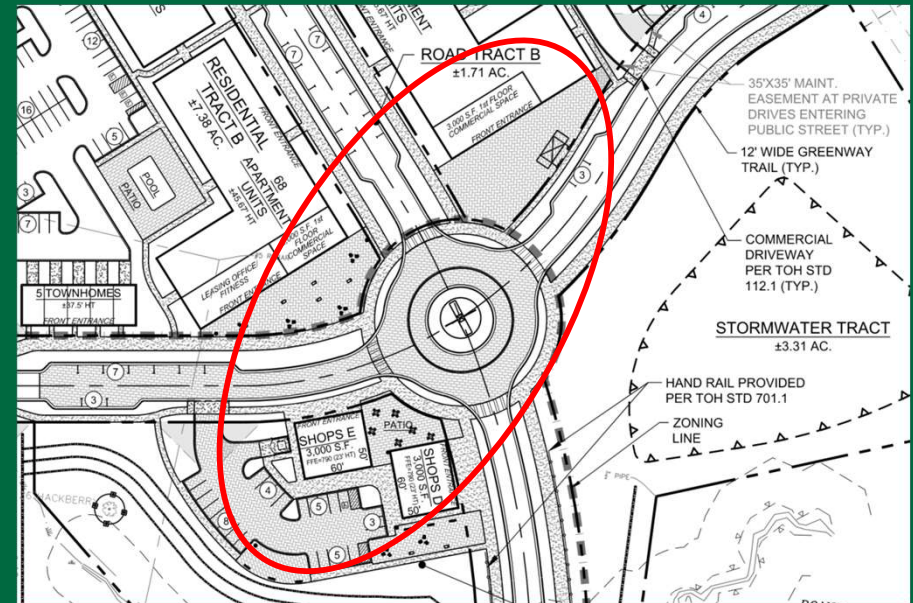
Site Design Issues

- Carolina Seam Trail Greenway: Accommodation needed through the development: See Advisory Committee recommendation letter
- Highway Commercial Oriented Development: Large parking expanses, automotive focused uses, abrupt contrast to TOD development.



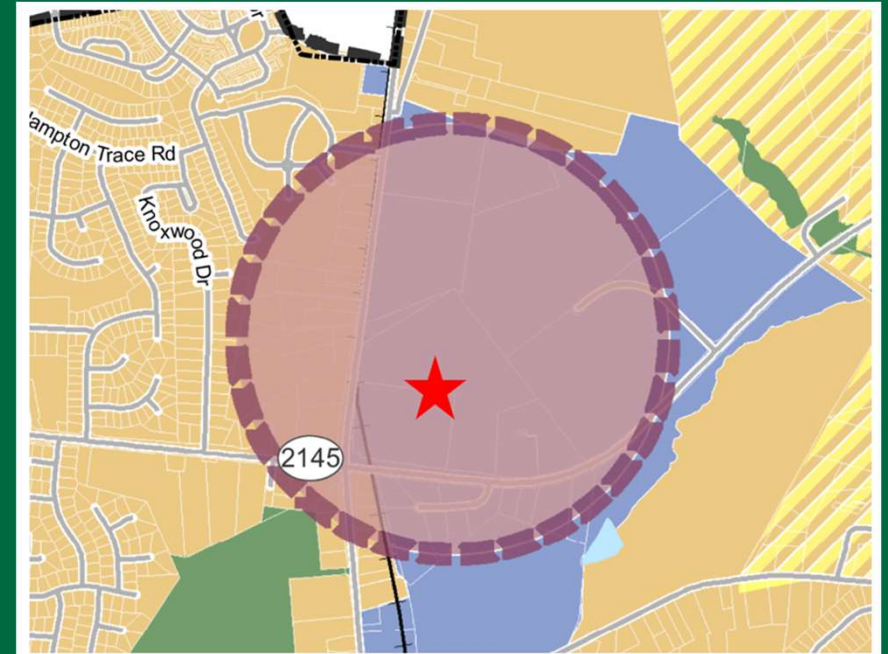
Site Design Issues (cont)

- TOD Centralized Urban Open Space: Large central plaza is traversed by a thoroughfare, buildings, and parking area. Functionality is in question.
- SCM Pond at a major intersection
- Standardized Shopping Center Building Elevations



Huntersville 2040 Plan - Consistencies

- Policy : LU-1 – Use the future land use map
- Policy LU-2 – Encourage higher density within 2 miles of I-77
- Policy LU-5: Focus more intense development in locations that can support growth.
- Policy LU-10: Encourage a diversity of housing options.



Activity Centers

Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include a mix of housing types centered around shopping, service, or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.



Huntersville 2040 Plan - *Inconsistencies*

- Policy LU-7.1: Urban Design Principles Box – More urban, walkable, mixed-use design, and architectural elevations recommended.
- Policy LU-8.2: Excellence in Design – Design elements recommended that exceed ordinance standard, for modification flexibility
- Activity Center – Max 40,000 sqft commercial

Excellence in Design

Incentives for exceeding standards could promote excellence in the design of new projects in key areas. For example, in Mixed-Use Centers (including Downtown) or Activity Centers, additional flexibility in height or percent attached residential could be allowed if the site and/or building design that is proposed meets and exceeds standards and provides an exceptional public benefit such as a new or improved public space and/or significant transportation investment in the form of public streetscape improvements, parking facilities, greenway construction, or transit facilities.

Urban Design Principles

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 this plan include specific strategies to maintain and improve quality. Existing standards include a requirement that new buildings must front a public street or open space, streets must be connected and have sidewalks and street trees on both sides, and parking should be primarily located behind buildings. This plan also includes specific recommendations on how to elevate design standards in the downtown, provide flexibility for some employment uses and how to customize regulations to address emerging trends.



Huntersville 2040 Plan – *Opportunities for Excellent Design*

- Linear park through the development accommodating the greenway
- More mixed use – center of the development
- Centralized Urban open space, or more significantly and purposely amenitized.
- Reduction of surface area parking – reduce automotive dependence
- 2-story commercial buildings
- Financial contribution to the greenway tunnel under HWY 73
- Longer term, expansive attainable housing commitment.
- Unique and Extraordinary commercial architectural buildings



Staff Recommendation

- Staff supports the intensification of the parcel to TOD with commercial along HWY 73.
 - However, due to the TOD/Urban design concerns that remain outstanding, staff does not support the application as shown at this time.



Consistency Statement

PART 10: CONSISTENCY STATEMENT – R25-16 Knox Crossing

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: N/A</p>	<p>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 <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>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 <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>
<p>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.</p> <p>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.</p>	<p>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 <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>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 <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA





KNOX CROSSING
Huntersville, NC

WRSINC
REAL ESTATE INVESTMENTS

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.



Lakeforest Examples Gaithersburg, Maryland



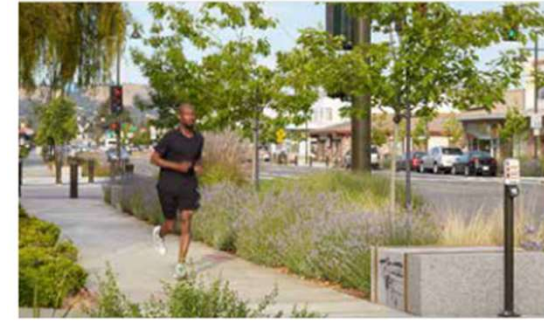
Lakeforest Examples
Gaithersburg, Maryland



Lakeforest Examples
Gaithersburg, Maryland



Lakeforest Examples Gaithersburg, Maryland



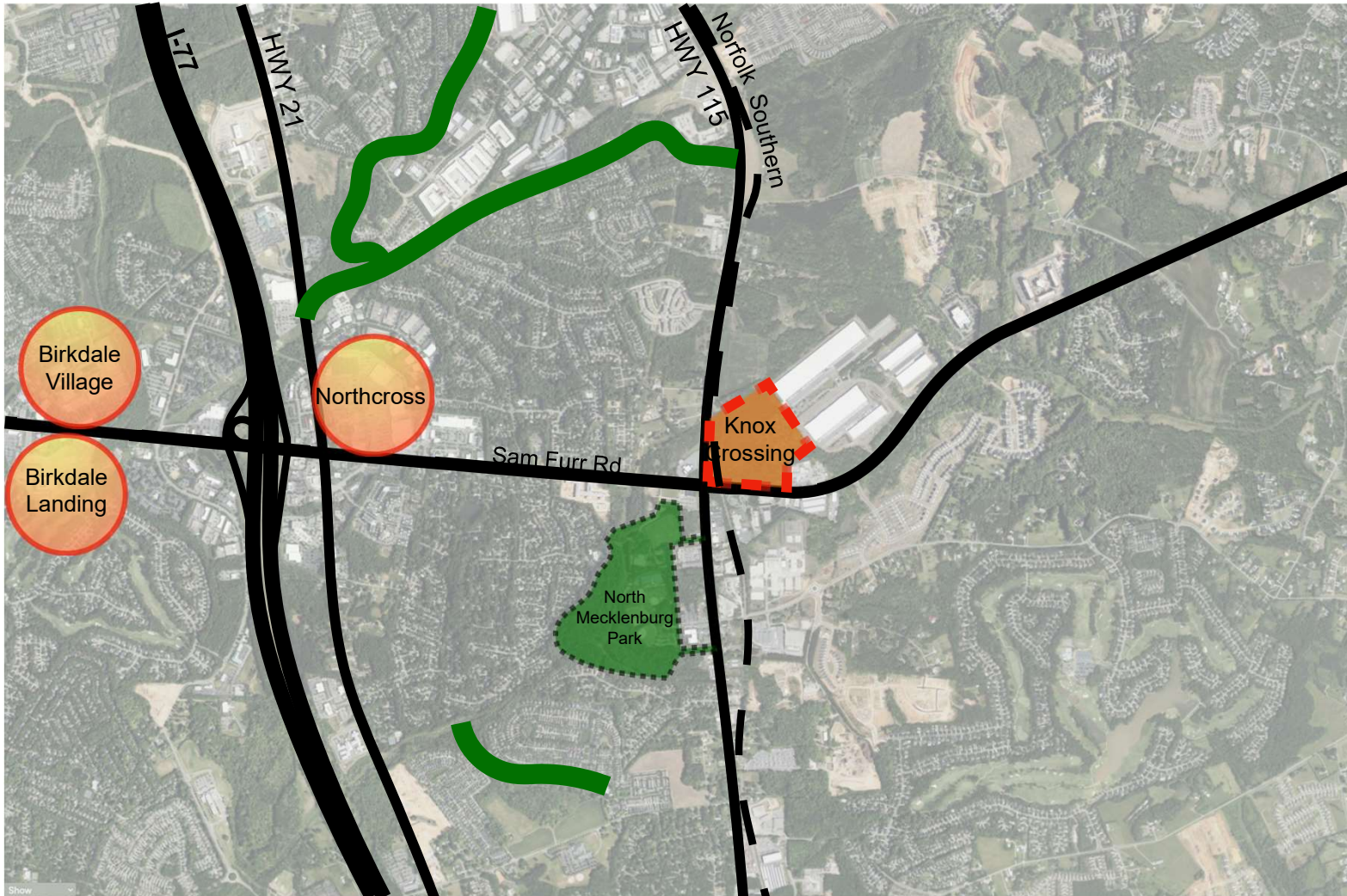
Comfortable retail-scaled streetscapes



Nature blended into pedestrian realm

KNOX CROSSING Huntersville, NC

1- Regional & Market Context

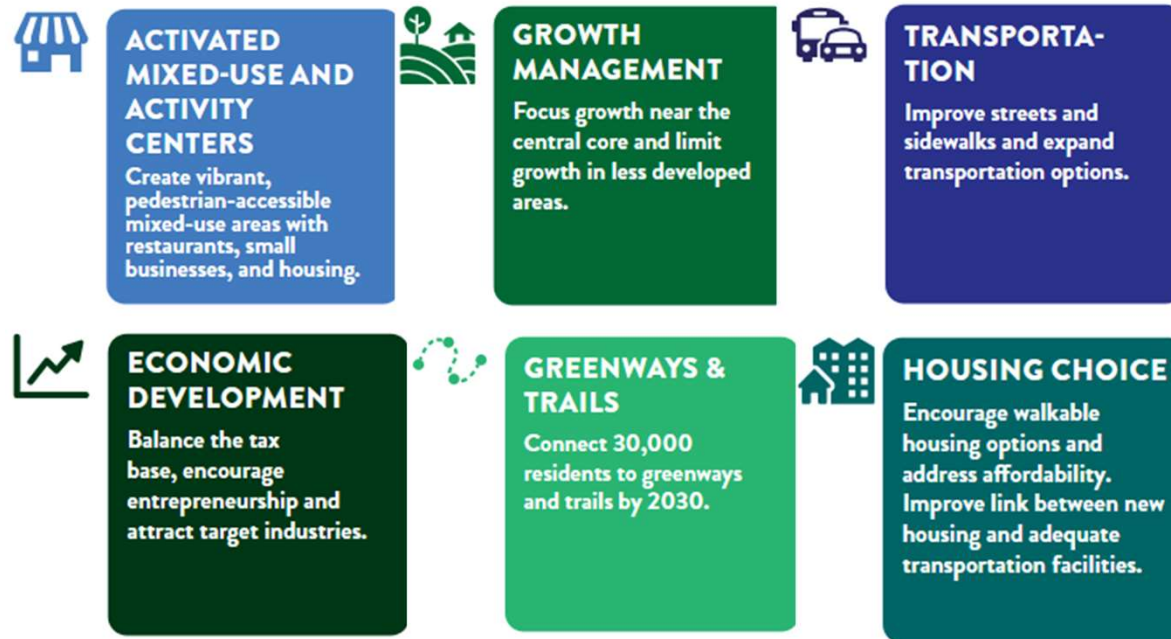




Huntersville 2040 Community Plan

KNOX CROSSING Huntersville, NC

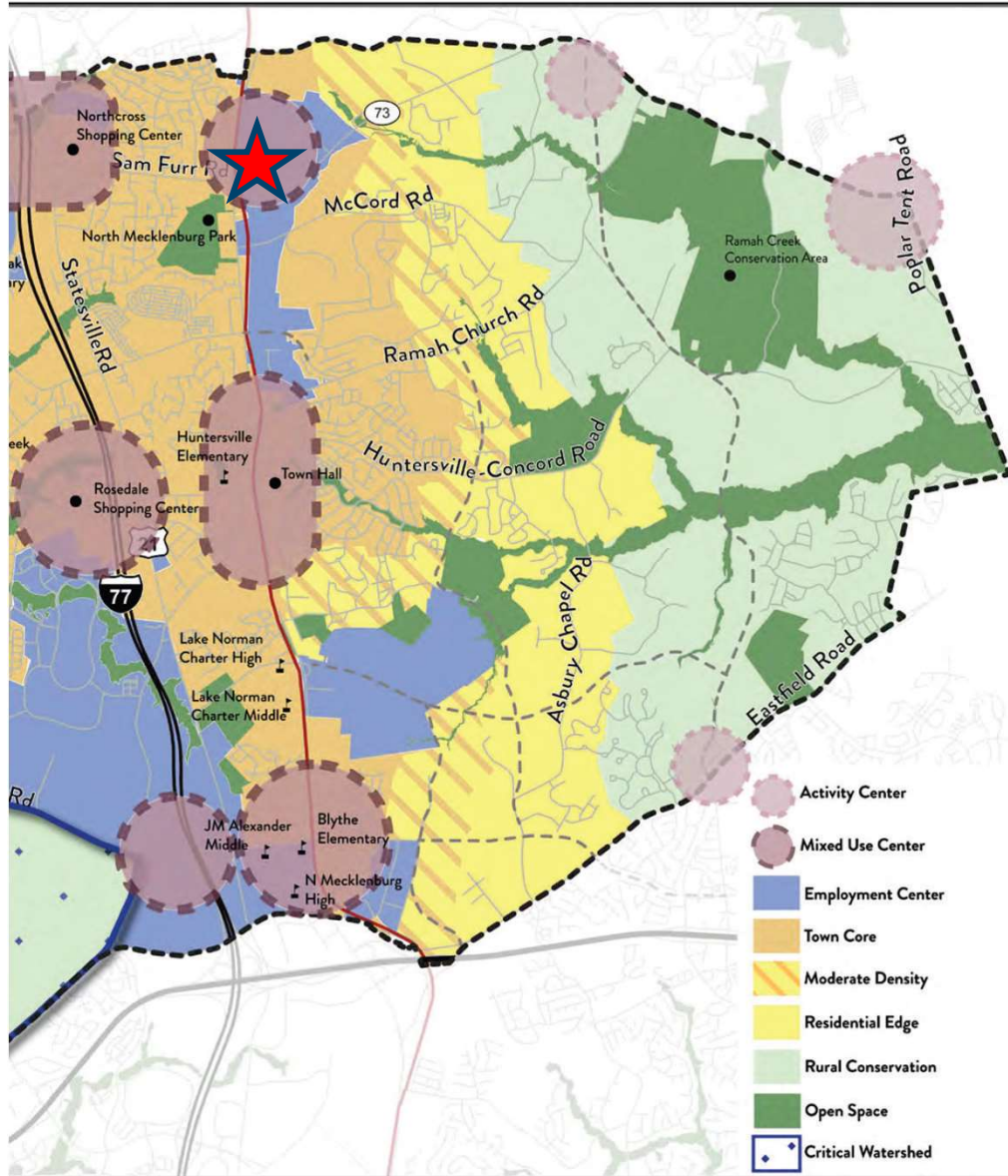
2- Planning & Policy Narrative



*Addresses the Plans & Goals
Highlighted in the 2040 Community Plan



Huntersville 2040 Community Plan



KNOX CROSSING Huntersville, NC 2- Planning & Policy Narrative



Huntersville 2040 Community Plan

KNOX CROSSING Huntersville, NC

2- Planning & Policy Narrative

LU-1 Policy LU-1: Encourage a development pattern that follows the Future Land Use Map.

LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.

LU-8 Policy LU-8: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers.

LU 8.3: Encourage transit-supportive development

EV-1 Policy EV-1: Support a balanced economy through job growth in target industry sectors.

EV 1.2: Focus economic development in areas that support growth.

EOS-10 Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.

EOS 10.1: Implement the Bicycle and Pedestrian Committee's 30-by-30 plan

LU-2 Policy LU-2: Encourage residential development that follows the pattern outlined in the future land use map.

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

LU-10 Policy LU-10: Encourage a diversity of housing options.

LU 10.1: Align housing options with resident needs and promote attainable housing options.

EOS-8 Policy EOS-8: Improve access to parks.

EOS 8.2: Work toward the goal of 100% of residents within a 10-minute walking distance of a park, formalized or curated natural area, publicly-accessible passive open space area, or greenway access point

LU-6 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.

LU-7 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.

LU 7.1: Require all new development to adhere to the following design principles:

- In Mixed-Use Centers, Activity Centers, Town Core, and Moderate Density Areas, streets and sidewalks are meant to be attractive and inviting. New development in these areas shall follow these principles:
 - All buildings shall front a public street or open space.
 - Streets should be connected, have short blocks and sidewalks on both sides of streets.
 - Improve connectivity, particularly for pedestrians and vehicles.
 - Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features.
 - Accommodate a mix of uses and/or housing types.

T-1 Policy T-1: Link land-use with transportation using the mobility framework

T 1.1: Use Land-Use Context Table, Roadway Class, and Character Areas Map to associate land-use areas with street design.

T 1.2: Prioritize connecting Mixed-Use Centers to Activity Centers and other destinations throughout Town with transit.

T-3 Policy T-3: Improve connectivity throughout the study area.

T 3.1: Continue to enhance street connectivity by requiring connections among different uses.

T 3.2: Improve multimodal connectivity by coordinating with other departments to implement the Huntersville Bicycle Master Plan, expanding the greenway network, and supporting enhanced pedestrian connections.

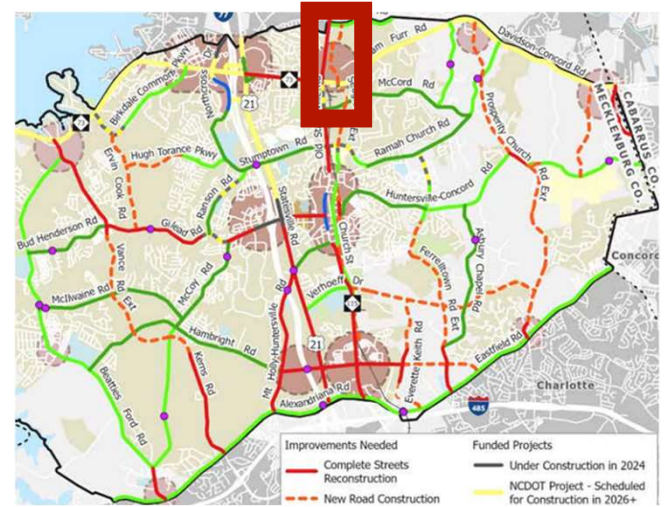
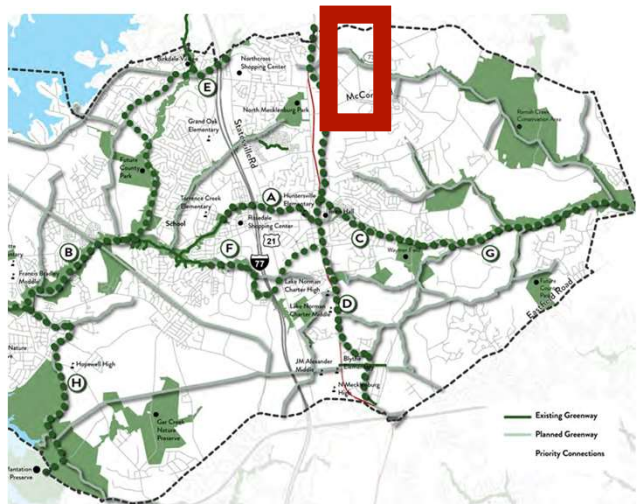
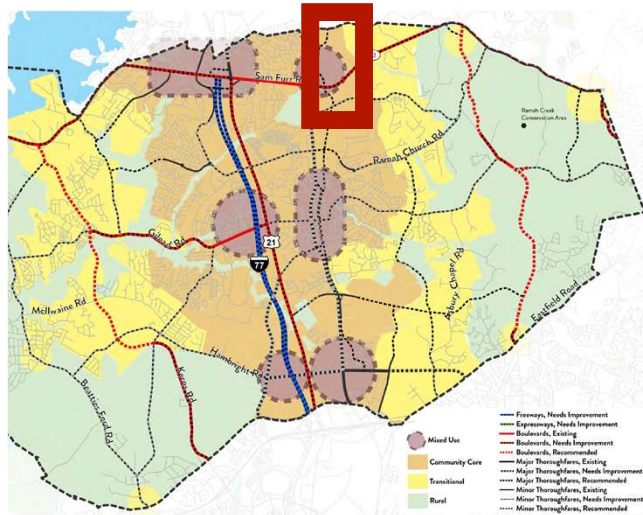
T-6 Policy T-6: Ensure the transportation network keeps up with growth and development

T 6.4: Support transportation funding efforts that fully leverage the participation of NCDOT and the private sector.

***Knox Crossing Meets Several Land Use, Economic, Environmental/Open Space, and Transportation Policy Recommendations**

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2- Planning & Policy Narrative

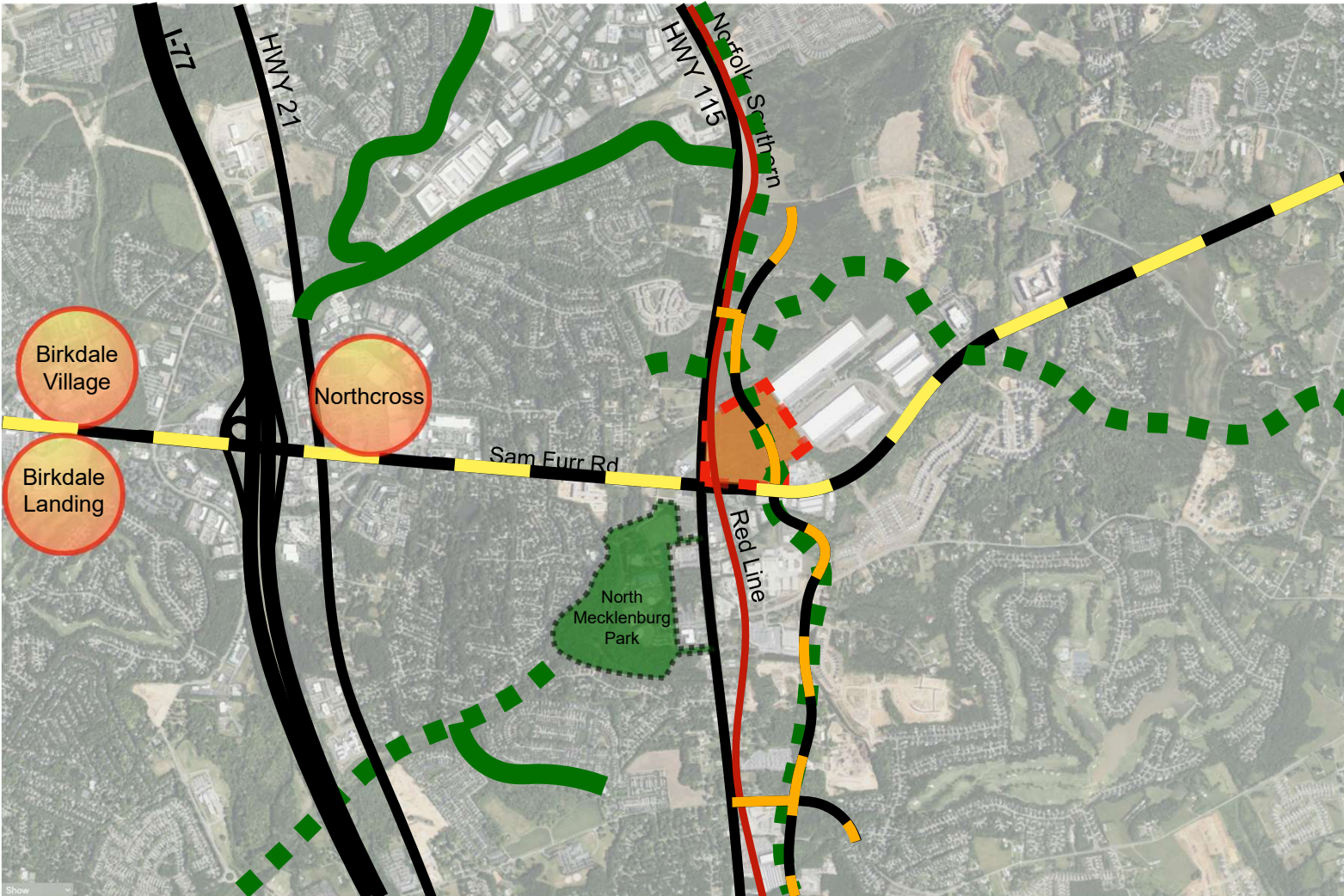


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2- Planning & Policy Narrative

Creating Pedestrian Nexus

- North Mecklenburg Park
- North Creek Village
- Northcross
- Huntersville Downtown
- Huntersville Stumptown Mixed-Use
- Exit 23 Commercial
- Cornelius – Bailey Road Park
- Cornelius – County Northern Regional Rec Center
- Cornelius - Antiquity



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3- Development Site & Situation

Constraints

- Limited access along full frontage with Sam Furr Super Street reconstruction
- CATS redline barrier for elevated concrete train viaduct along entire western boundary
- Significant topography along southern boundary with Sam Furr Road
- Elevation with adjacent industrial distribution development
- Drainage field & existing creek.

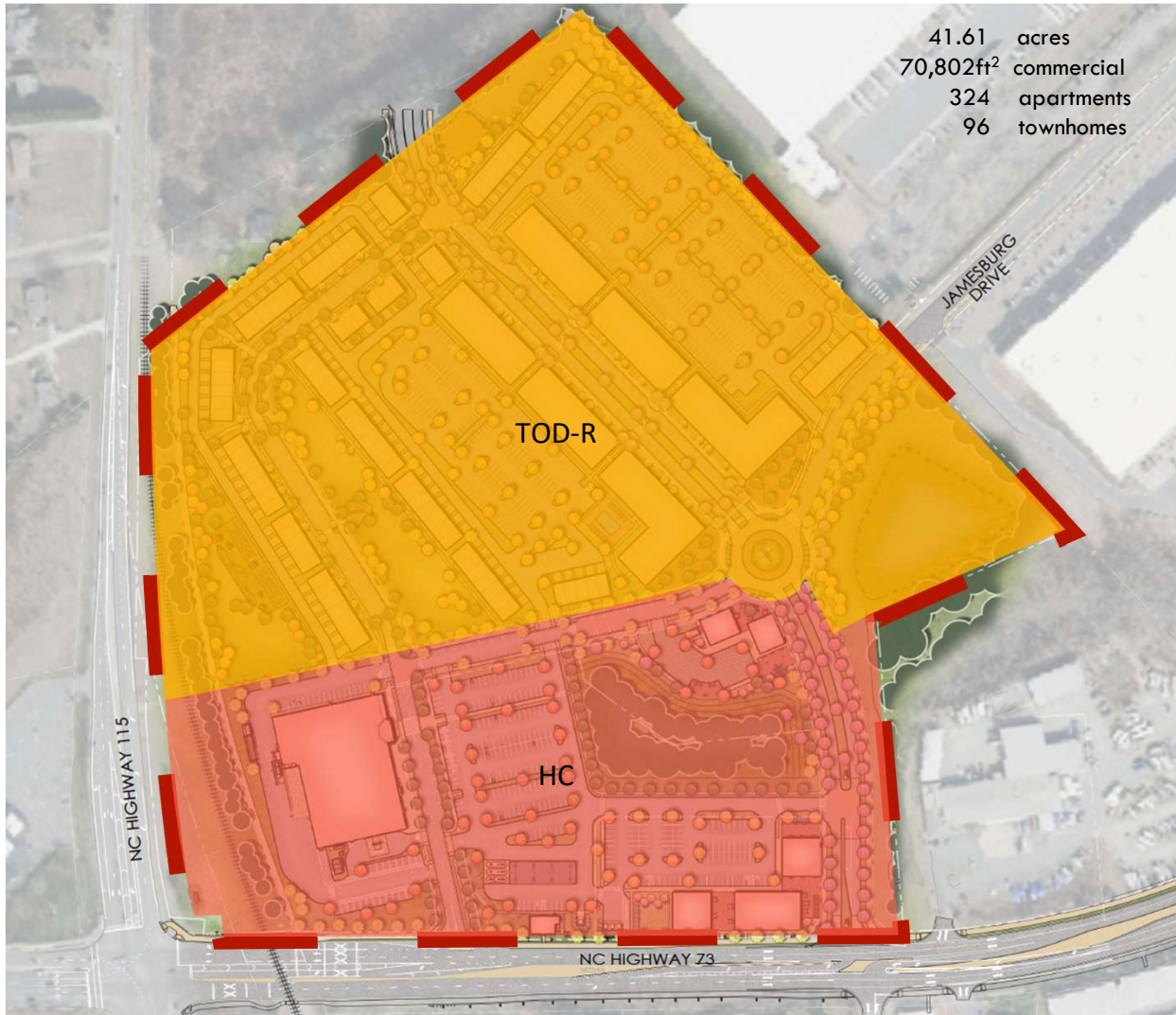
Opportunities

- Location within Huntersville
- Proximity to Red Line Transit Stop
- Within Town's designated TOD
- Already approved northern development complementary in mix of uses and scale
- Proposed Carolina Thread Trail extension through site



KNOX CROSSING Huntersville, NC

4- The Development Plan



3.2.13 Transit Oriented Development - Residential (TOD-R)

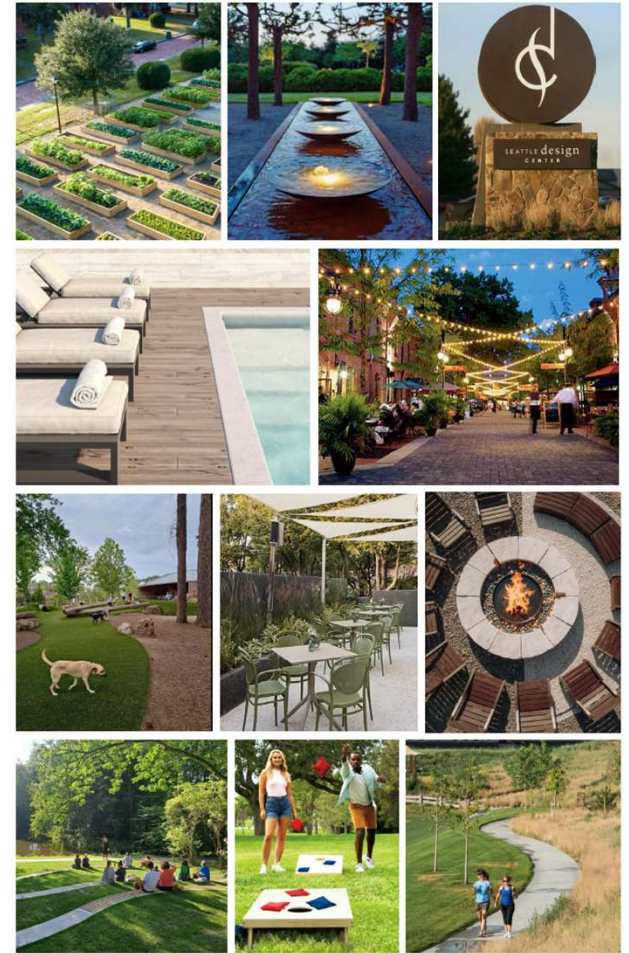
Intent: The TOD-R District is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large housing and large retail outlets are excluded from this 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)

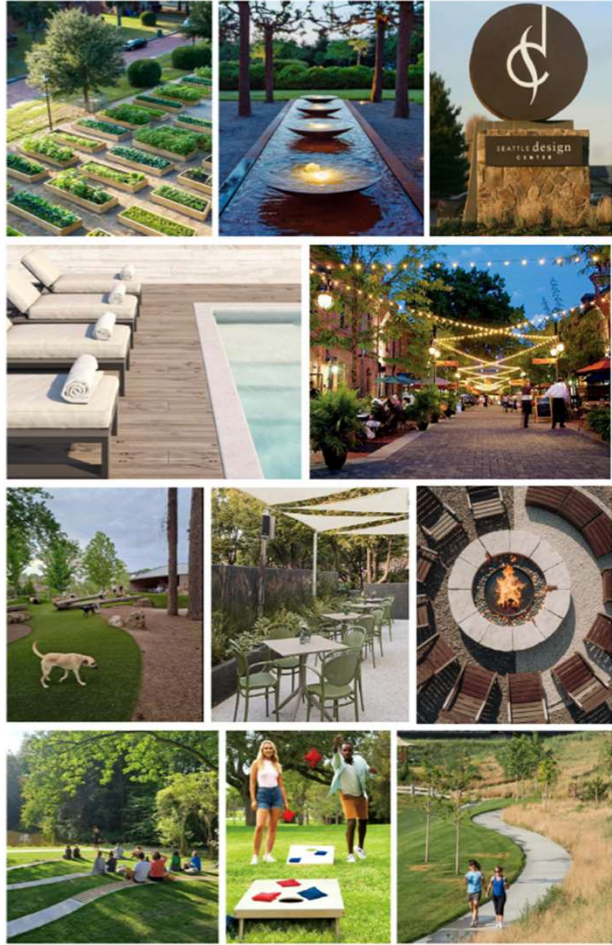
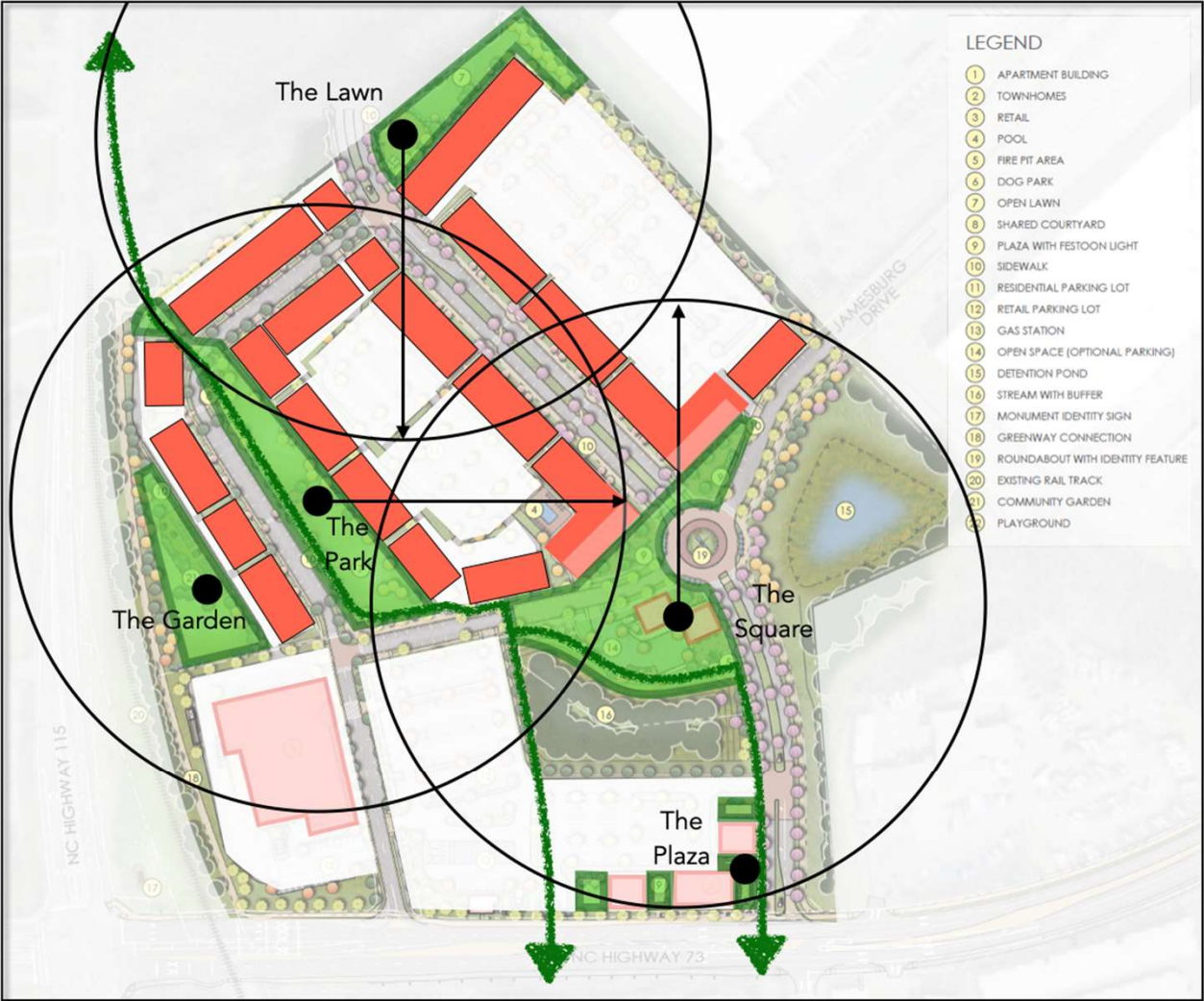
Intent: The HC District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the HC District will serve not only the Huntersville Community, but interstate travelers as well. Because of 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.

KNOX CROSSING Huntersville, NC



KNOX CROSSING

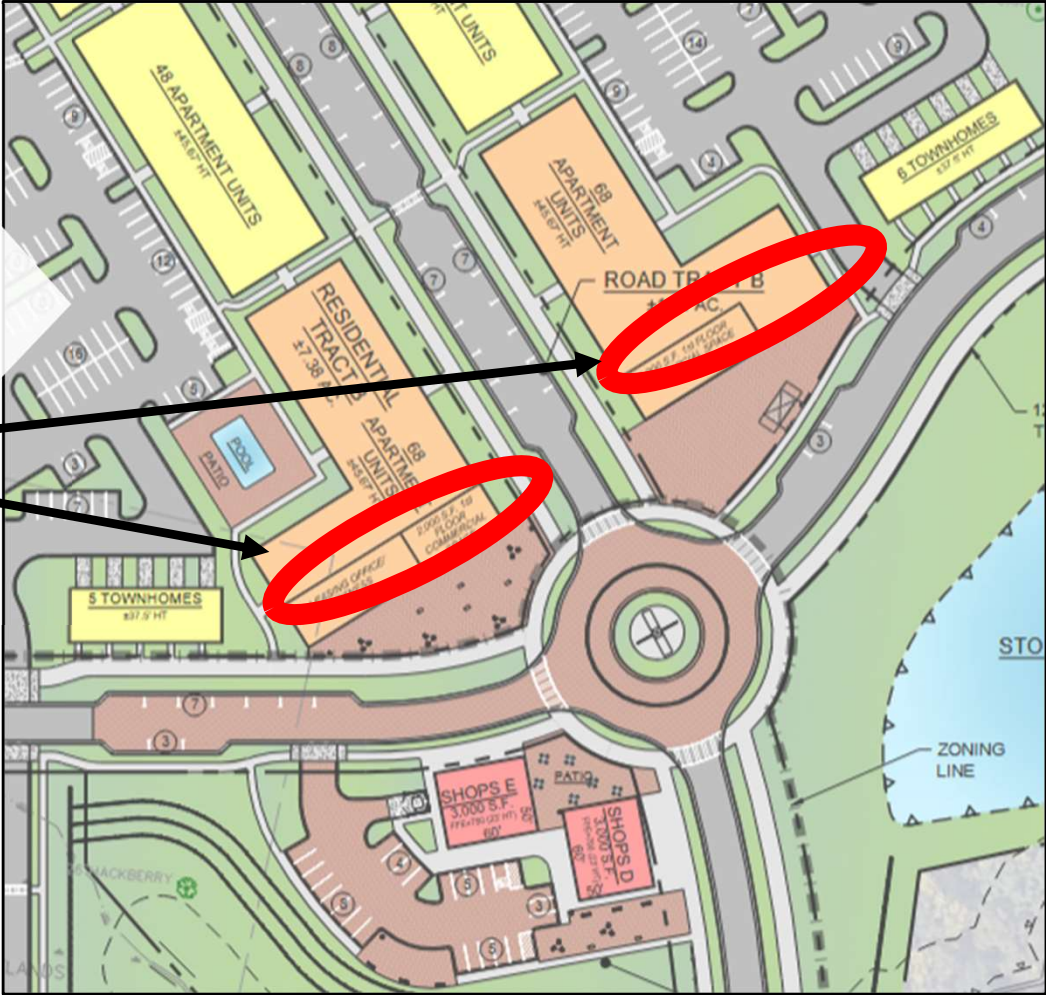
Huntersville, NC



Huntersville Planning Staff
Current/Upcoming Revisions

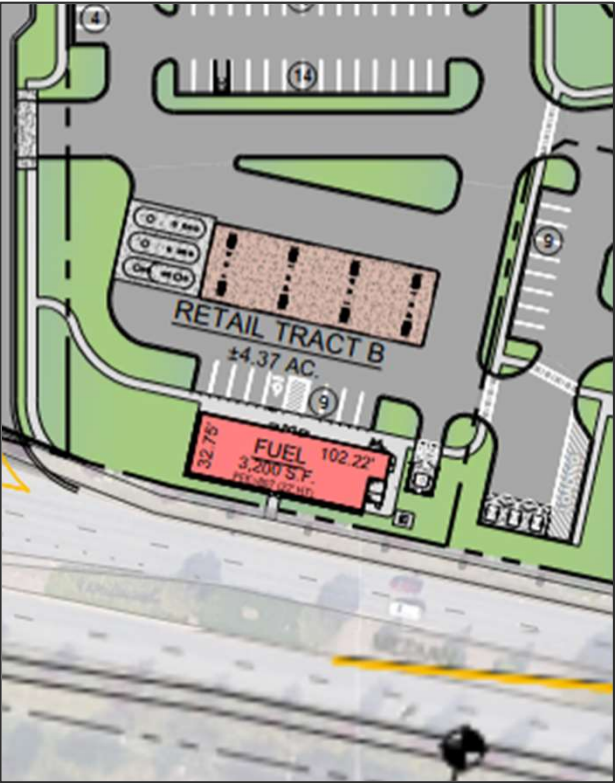
KNOX CROSSING
Huntersville, NC

Additional Commercial
Space Creating Two New
Mixed-Use Buildings

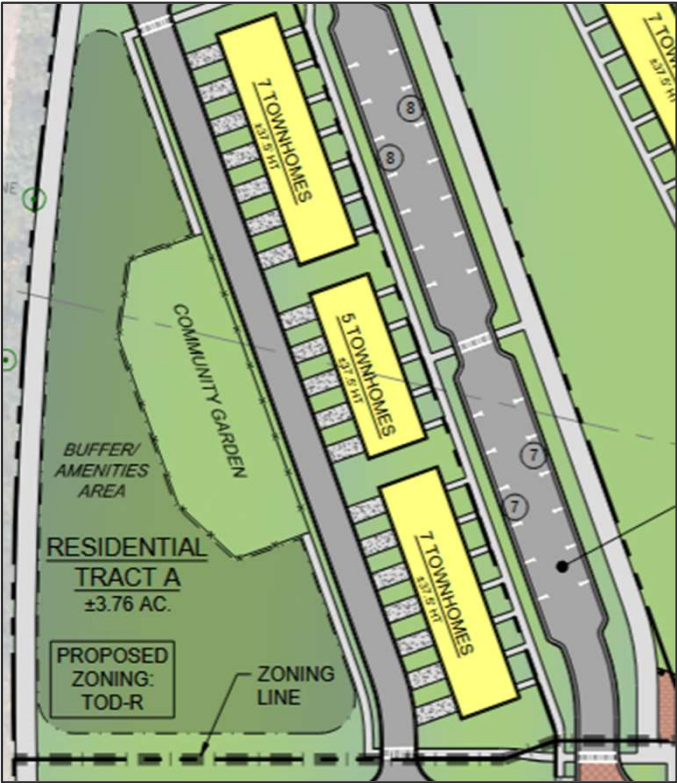


Huntersville Planning Staff
Current/Upcoming Revisions

KNOX CROSSING
Huntersville, NC



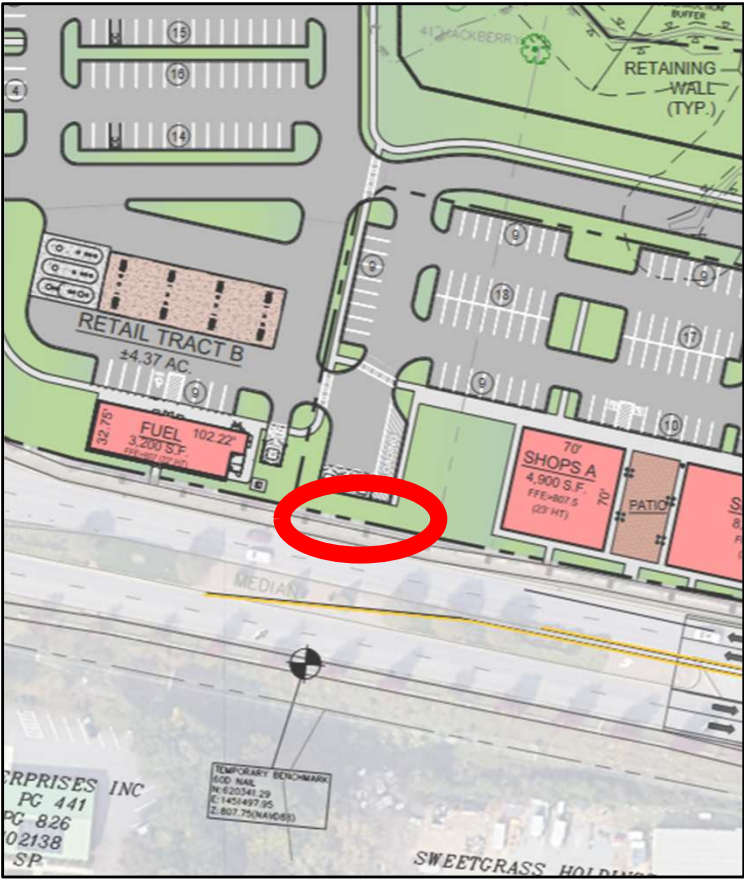
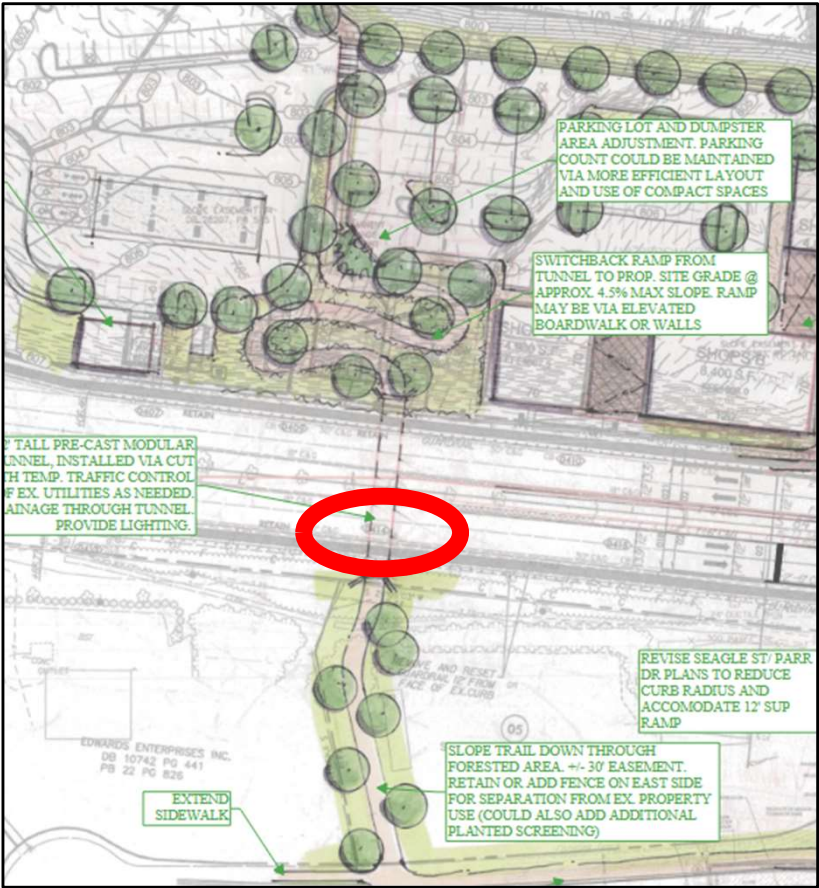
Pedestrian Oriented Gas Station Design



Inclusion of Community Garden Near Highway 115

Huntersville Planning Staff
 Current/Upcoming Revisions

KNOX CROSSING
 Huntersville, NC



Planning For Dedication & Future Design of Entrance to Proposed Greenway Tunnel Under Sam Furr Road

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Huntersville, NC



Community Benefits

- **Supported by 2040 Community Plan – Mixed Use Node**
- **Nexus** that enables the delivery of the 2040 Plan Policies
 - Multi-modal connections to key locations throughout Huntersville
 - Dedication of land for Greenway and entrance to proposed pedestrian tunnel underneath Sam Furr Road
 - Works in conjunction with developments to the North to extend Seagle Street
- **Supports Red Line transit station**
 - Provides services and a destination for Red Line travelers
 - Pedestrian access to Future Transit Station (5-minute walk)
- Retail brings opportunity for more community engagement and supports Red Line commuters
- Residential accommodates Town's recent and projected population growth, supports businesses and Red Line use
- Open space and pedestrian walkways make up majority of land use on the site
- 5% attainable residential units – same finishes, available to important community members
- EV charging stations
- Economic Benefits – Approximately +/- \$200M increase in tax value; approx. 300 jobs

KNOX CROSSING Huntersville, NC



REZONING SCHEDULE

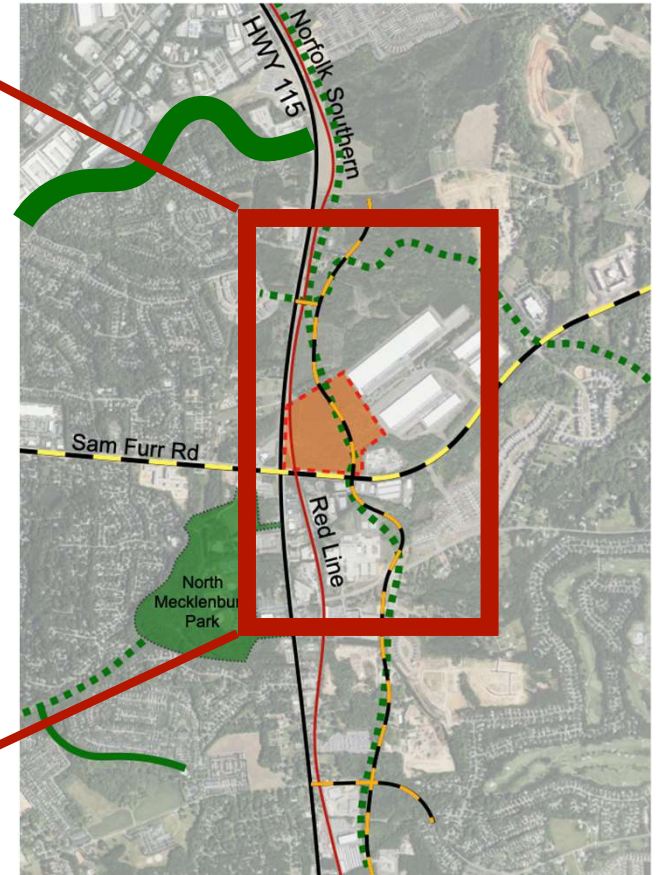
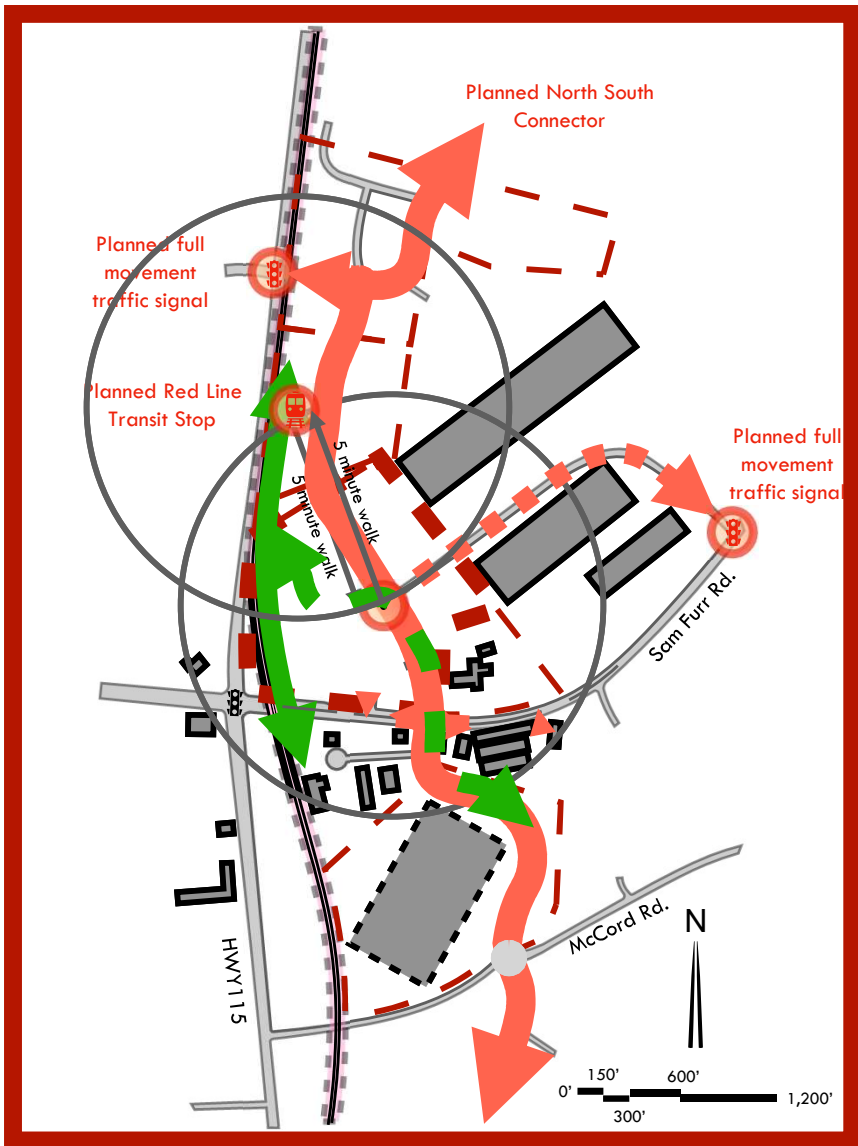
- February 3rd Public Hearing
- February 24th Planning Board Meeting
- March 17th Town Board Decision



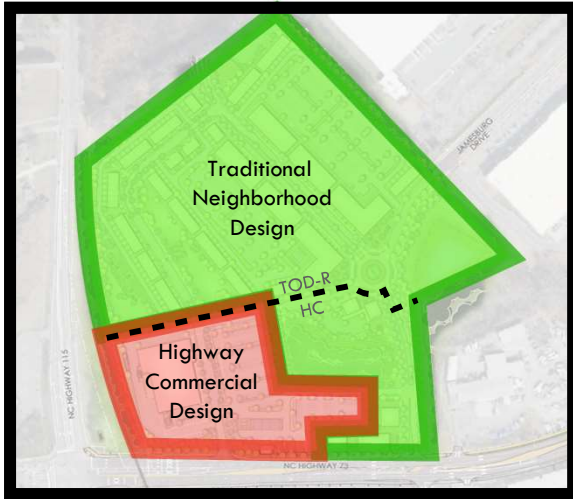
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WRSINC
REAL ESTATE INVESTMENTS

KNOX CROSSING Huntersville, NC



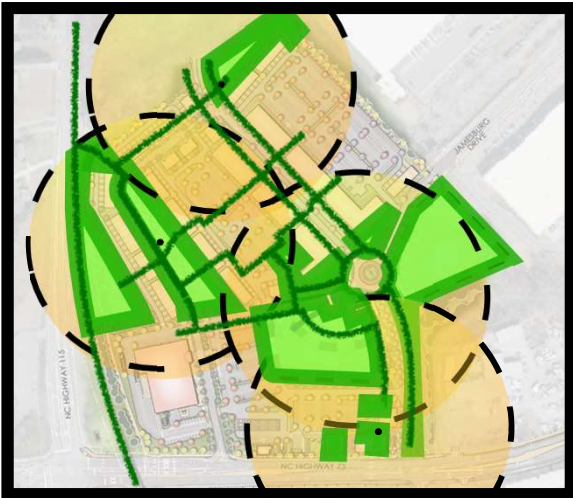
KNOX CROSSING Huntersville, NC



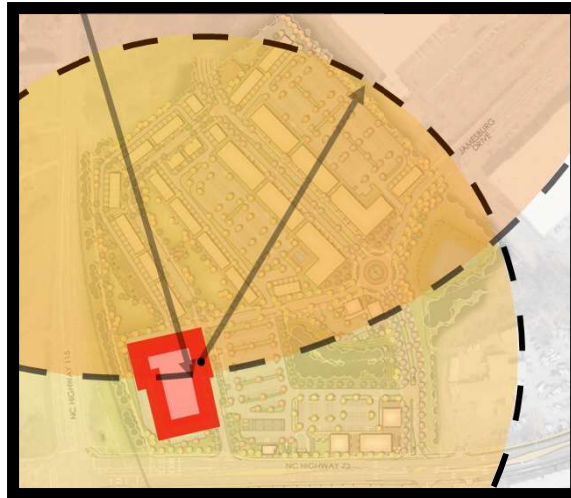
- 32 Acres
79% of total
- 8.8 Acres
22% of total



- 10.2 Acres
25.3% of total



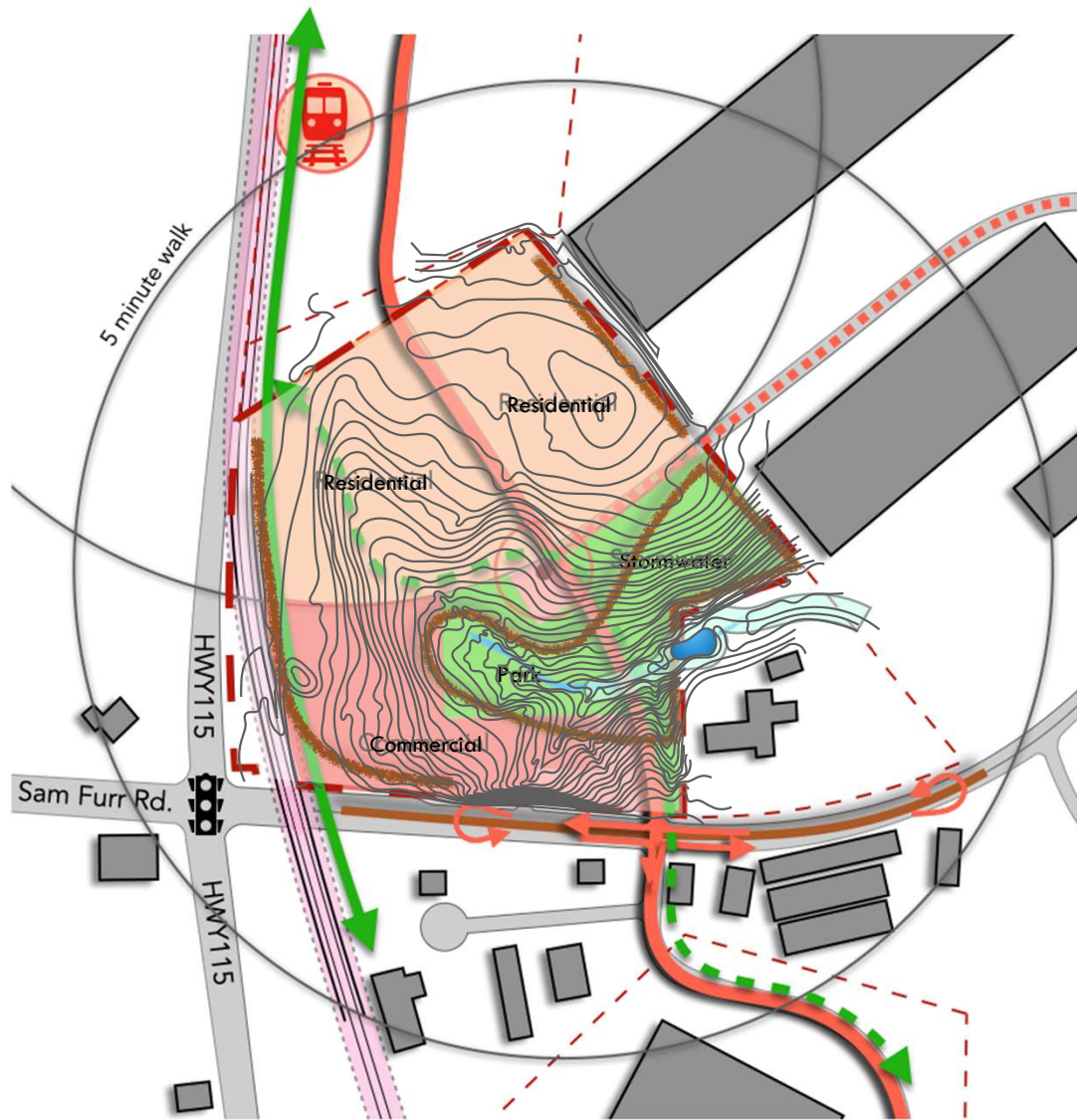
- 500ft radius walking circle
- Pedestrian Open Space Connections



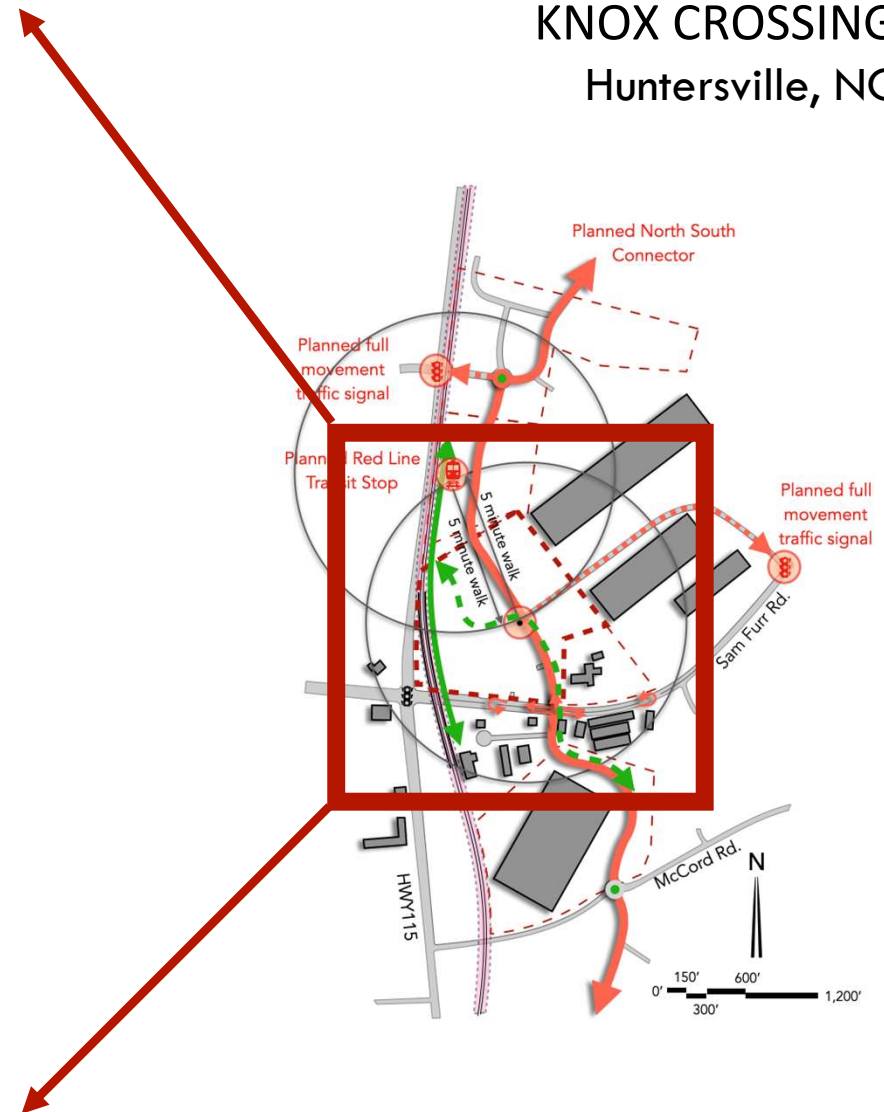
- 1,250ft radius walking circle
- 2,000ft radius walking circle

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COMMERCIAL



MULTIFAMILY



ATTACHED SINGLE FAMILY



ANNEX 25-03 – Huntersville Concord Road

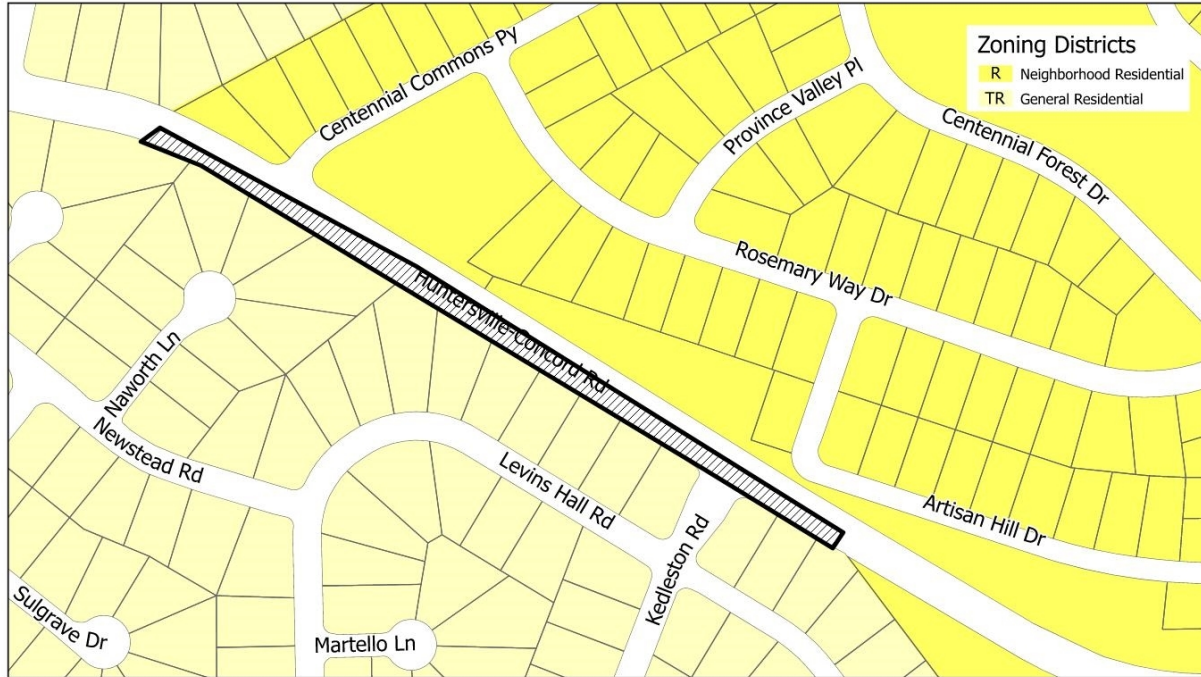
EXHIBIT
9D-1

February 3, 2026

Public Hearing



Property Information



- Town of Huntersville
- 1.221 Acres
- PIDs 01926598 and 01905103

<p>Cornelius</p>	<h2>Annexation 25-03 Huntersville-Concord Road</h2>	
<p>Petitioner & Owner: Town of Huntersville +/- 1.221 acres</p> <p>Parcels: Portion of Huntersville-Concord Road, 01926598 & 01905103</p> 		



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



EXHIBIT

9E-1

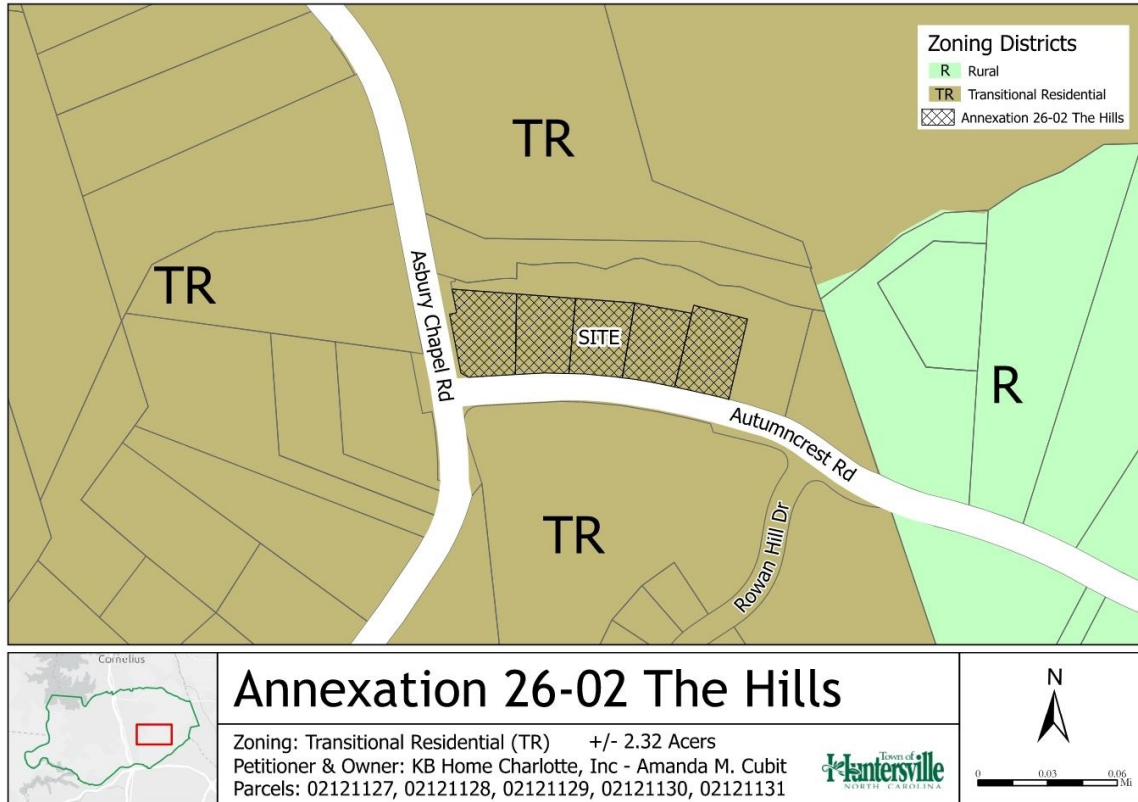
ANNEX 26-02 – Autumncrest Road

February 3, 2026

Public Hearing



Property Information



- KB Home Charlotte, Inc.
- 2.874 Acres
- PIDs 02121127, 02121128, 02121129, 02121130, and 02121131.



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA





Request for Board Action

February 17, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Mecklenburg County Property Tax Refunds

EXPLAIN REQUEST:

Attached is the Refund report from Mecklenburg County. This report contains three refunds totaling \$315.58 which includes \$8.46 in interest. The refunds are the result of the Board of Equalization and Review.

ACTION RECOMMENDED:

Approve refunds.

FINANCIAL IMPLICATIONS:

Decrease in revenue.

ATTACHMENTS:

1. Huntersville Refund with Interest 26 01 12

HUNTERSVILLE Refunds

Tax Year	Bill Number	Parcel #	Source Type	Adj. #	Adj. Reason	Date of Adj.	Recipient Name
2025	0001494010-2025-2025-0000-01	02302723	REI	638669	BER Decision	12/18/2025	MCCALLA, EDNA AND MCCALLA, STANLEY II
2025	0008067509-2025-2025-0000-01	02124434	REI	638671	BER Decision	12/18/2025	MCNAY, MATTHEW D AND MCNAY, KATHERINE P
2025	0001479106-2025-2025-0000-01	01533226	REI	638579	BER Decision	12/17/2025	STRZELECKI, PHILIP AND STRZELECKI, TIFFANY

Address	City	State	Zip Code	Payment Date for Interest Calculation	Refund Amount (\$)	Total Interest to Pay if mailed on or before 2/18/2026 (\$)
11310 CANOE COVE LN	HUNTERSVILLE	NC	28078	1/6/2026	102.38	2.82
10933 BRANDIE MEADOW LN	HUNTERSVILLE	NC	28078	1/6/2026	102.37	2.82
12120 HENDERSON HILL RD	HUNTERSVILLE	NC	28078	1/6/2026	102.37	2.82
TOTAL					307.12	8.46



Request for Board Action

February 17, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Call Public Hearing on Petition #R26-02: HFH Investments

EXPLAIN REQUEST:

Call a public hearing for Tuesday March 3, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #R26-02, a request by HFH Investments to rezone +/- .397 acres (Parcel # 01711623), located the south side of Gilead Rd (Parcel # 01711623), from Neighborhood Residential (NR) to Town Center (TC).

ACTION RECOMMENDED:

Call a public hearing.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



Request for Board Action

February 17, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Traffic Calming on Central Ave between Dellwood Drive and Holbrooks Road

EXPLAIN REQUEST:

Request for Board Decision on Traffic Calming on Central Ave between Dellwood Drive and Holbrooks Road.

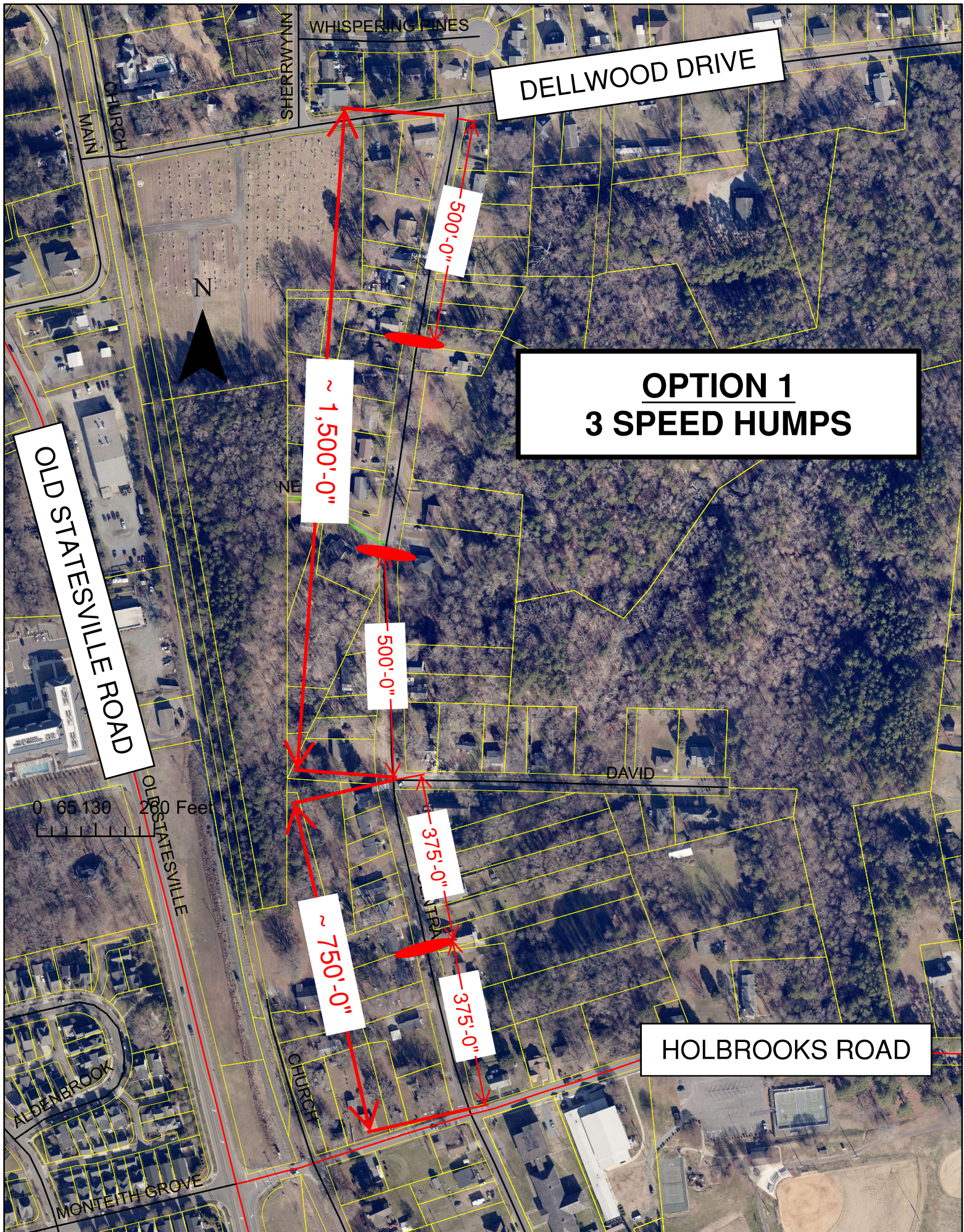
ACTION RECOMMENDED:

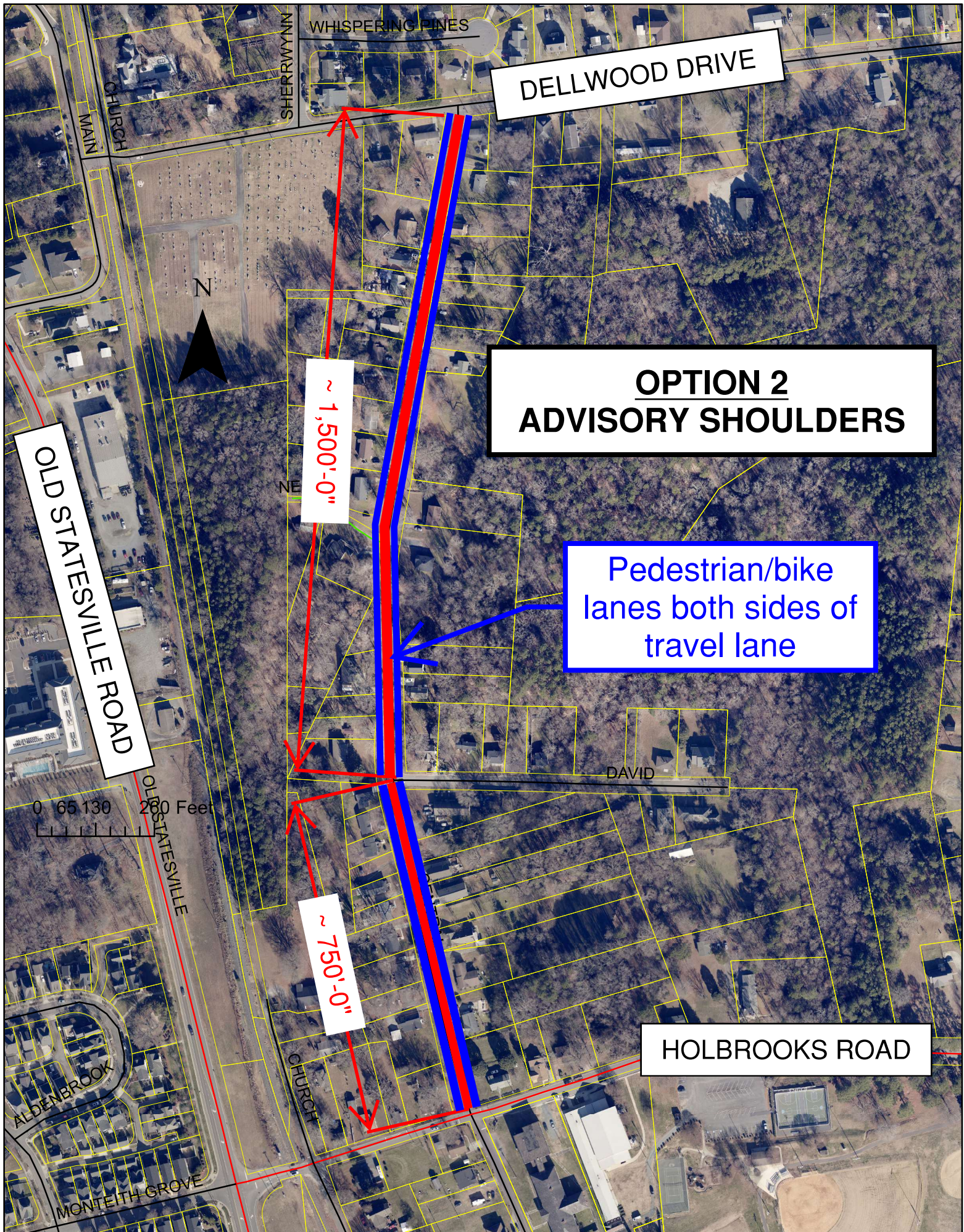
Select a Traffic Calming method to implement on Central Ave.

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. Option 1 - Speed Humps
2. Option 2 - Advisory Shoulders





DELLWOOD DRIVE

**OPTION 2
ADVISORY SHOULDERS**

Pedestrian/bike
lanes both sides of
travel lane

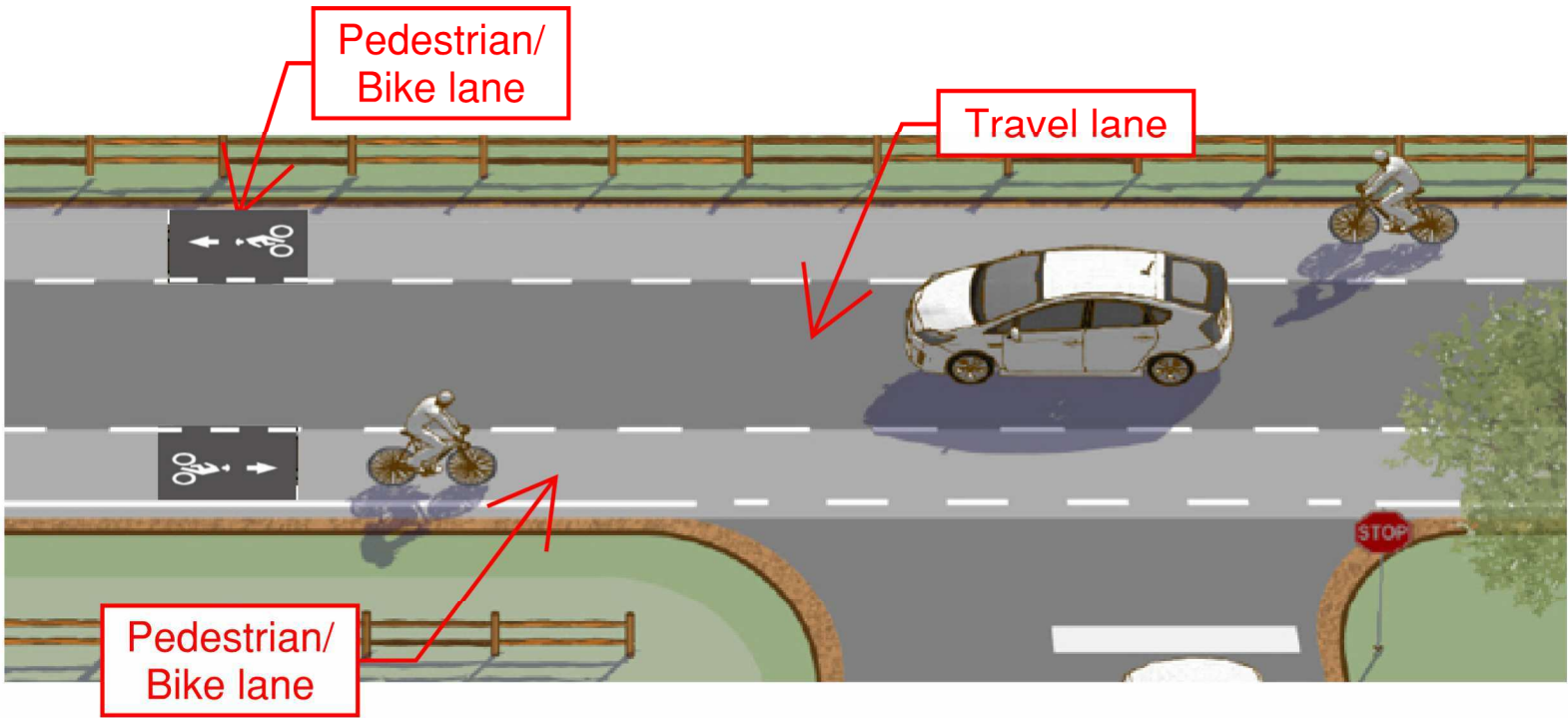
~ 1,500'-0"

~ 750'-0"

OLD STATESVILLE ROAD

0 65 130 200 Feet







Request for Board Action

February 17, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Dellwood Drive Traffic Calming

EXPLAIN REQUEST:

A follow-up study was conducted for the two recently installed speed humps on Dellwood Drive to determine if additional traffic calming measures are necessary.

ACTION RECOMMENDED:

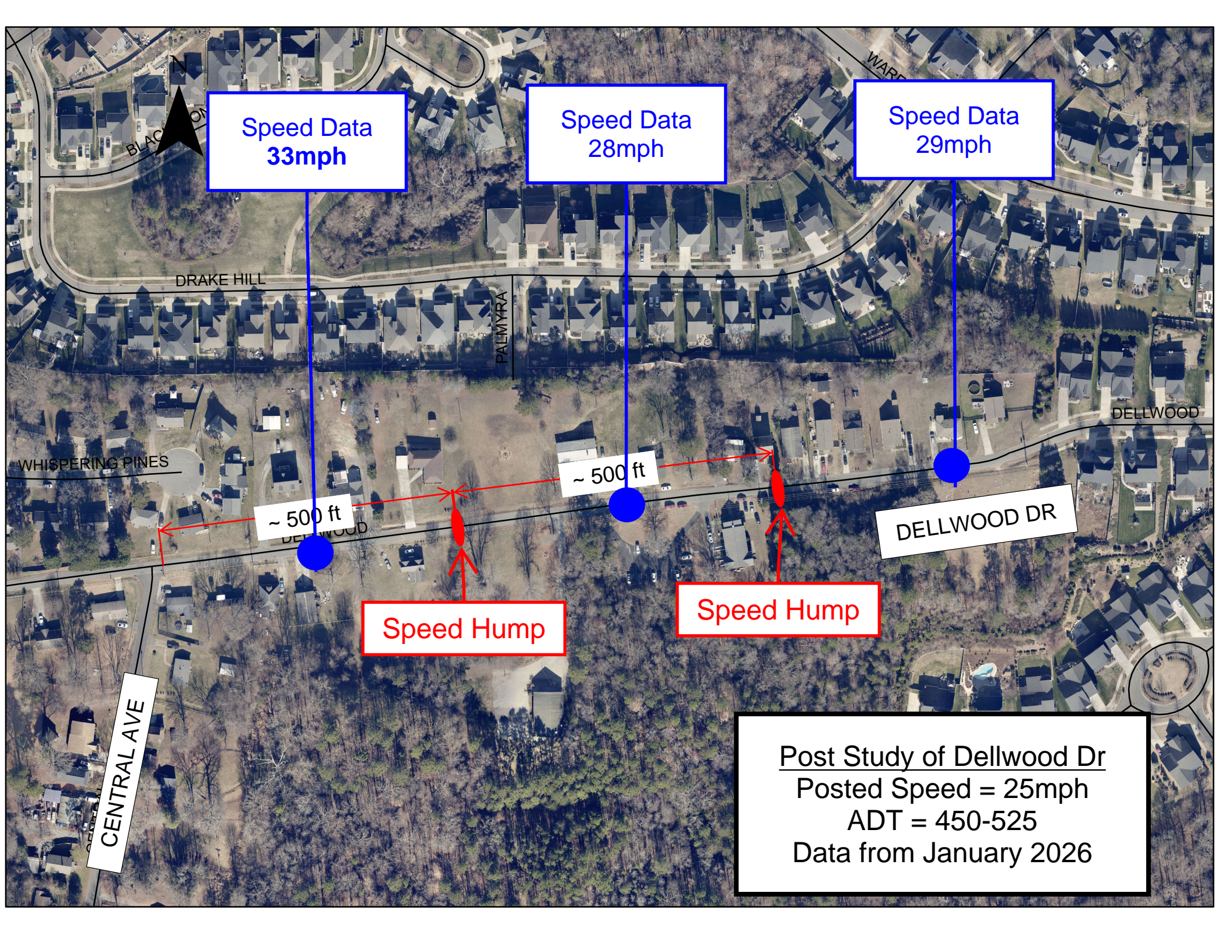
Recommend additional traffic calming measure on Dellwood Drive.

FINANCIAL IMPLICATIONS:

n/a

ATTACHMENTS:

1. Dellwood Dr - Post Study Results Summary



Speed Data
33mph

Speed Data
28mph

Speed Data
29mph

~ 500 ft

~ 500 ft

Speed Hump

Speed Hump

DELLWOOD DR

CENTRAL AVE

Post Study of Dellwood Dr
Posted Speed = 25mph
ADT = 450-525
Data from January 2026