Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

AGENDA
Planning Board Meeting
February 24, 2026 - 6:30 PM
TOWN HALL (14704 N Old Statesville Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

Advisory Board Members:

1. **Call to Order/Roll Call**

2. **Approval of Minutes**

   2.A. Consider approval of the January 27, 2026, regular meeting minutes.

3. **Public Comments**

4. **Action Agenda**

   4.A. Consider a recommendation on Petition #R25-15 to rezone 11.87 acres located at 13501 Old Statesville Road for a Mixed Use Development.

   4.B. Consider a recommendation on Petition #R25-16, a request to rezone 44 acres at the northeast corner of Sam Furr Road and Old Statesville Road for a commercial and multi-family development. *(Brad Priest)*

5. **Other Business**
6. **Adjourn**

General Meeting Information

Planning Board:
The Planning Board functions as an advisory board to the Town Board on all requests for changes in the zoning laws, and ordinances of the Town of Huntersville subdivision requests pursuant to the Huntersville Subdivision Ordinance, and is empowered to make recommendations to the Town Board, or other governmental agencies consistent with the Planning Board's charged obligation to provide for proper planning for the future growth of the Town of Huntersville, and its environs. 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 Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays 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 Planning Department, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Tracy Barron can be reached at tbarron@huntersville.org or 704-766-2215.

Request for Board Action

February 24, 2026

To: The Honorable Mayor and Board of Commissioners

From:

Subject:

EXPLAIN REQUEST:

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

1. January 27, 2026 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, January 27, 2026.

Roll Call
Present: J. Henson, S. Hensley, C. Boyd, L. Hallman, M. Horsman, M. Pollard, T. Loomis, J. Wright, and P. Tokpah

Approval of Minutes
Item 2A: Consider approval of November 19, 2025, regular meeting minutes.
Motion: M. Pollard made a motion to approve November 19, 2025, regular meeting minutes. T. Loomis seconded the motion.
Vote: The motion passed unanimously (9-0).

Public Comments:
J. Sailors, Item 4A, Opposed
D. Fisher, Item 4A, Opposed
D. Jakubovitz, Item 4A, Opposed
D. Woodard, Item 4A, Opposed
B. Weir, Item 4A, Opposed
L. Fisher, Item 4A, Opposed

Action Items
Item 4A: Consider a recommendation on Petition #R25-12, a request by Carver Bowman LLC to revise the existing approved rezoning R22-05 for the Oak Grove Hill development from a Neighborhood Residential-Conditional District to Neighborhood Residential - Conditional District with a revised site plan layout of Phase 3.
L. Speight, Senior Planner entered her staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed text amendment and stated that staff recommends approval with conditions.

The Board asked for clarification on the mailing notification process and how it was confirmed for this project. Staff reviewed the requirements and stated that the applicant confirmed their mailing list with staff and provided a receipt demonstrating that the mailings were made.

The Board asked if the proposed lot width meets criteria for low density. Staff confirmed that it would meet moderate density which is permitted within the Activity Center which a portion of the development is within.

The Board asked about the status of road improvement projects and who would be responsible for installing. Staff responded with the results of the study and what type of improvements have been approved, that it is a Town project currently going through land condemnation and will likely get started in a couple of years.

The Board inquired if a TIA adjustment was required, how reducing the stream crossing affects the process, and how existing communities within the Town that do not have sidewalks can go about asking for sidewalks.

The Board asked staff's position on the reduction of connectivity. Staff stated that they support connectivity and the applicant has proposed the adjustments as shown which is at the discretion of the Board to recommend as they see fit.

The Board reviewed the proposed changes to the existing home around the identified Heritage Tree and confirmed that the protections would be included in the deed restrictions.

The applicant, Nate Bowman, provided a copy of the first approved rezoning and discussed that the adjustments being requested today are to go back to the initially approved rezoning along with some adjustments for the deal to be at a better break-even point.

The Board expressed their concerns over the initial existing home no longer being a clubhouse, what methodology for the traffic study was used, how the stream mitigation fees are determined, if the applicant determines that it is not feasible to complete phase 3 then they have the right to walk away and not build at all, how the applicant came to this lot width, the applicant's plans for the existing home, how the residents of Westminster could request sidewalks from the Town, and what prompted the applicant to request this change.

Motion: C. Boyd made a motion to recommend approval of R25-12, Oak Grove Hill with the condition that an arborist certify that there are no specimen trees less than 24 inches on site or all trees 12 inches and greater are identified, the buffer standards meet the current planning standards, excellence in design is demonstrated with the urban open space to balance the significance of the modification request. The proposal is consistent with Huntersville 2040 Community Plan, policies LU 1.1 and EOS-4, it is reasonable and in the public interest to rezone the approximate 66.9 acres described herein as consistent with the envisioned use and development pattern as set forth in the Community Plan. S. Hensley seconded the motion.

C. Boyd commented that he believes that the existing neighborhood of Westminster will be less negatively affected with this change versus the potential for phase 3 to be undeveloped entirely.

S. Hensley commented that as much as the currently approved plan is the preference, there is no way to force a developer to build it when they will lose money. Ideally this would have been required infrastructure before phase 1 or 2 certificate of occupancy's were issued but that is not the case so this appears to be the next best option.

J. Henson agreed and said that the additional open space and preservation of the stream result in a better plan.

M. Pollard commented that he cannot support it since it does not support connectivity and may set a precedence that if it costs the developer too much we will accept not requiring it.

J. Wright commented that something about the heritage tree and transportation notes should be included in the motion. She is on the fence about supporting the motion, she prefers the second road and reselling the existing home in the middle of a new community seems bazaar versus using it for a community space. She would like to see some things addressed such as the lack of design with the houses that are being proposed.

T. Loomis agreed with J. Wrights comments and expressed concern over being stuck between two bad decisions for the residents of Westminster.

L. Hallman commented he will not support it and did not care for the proposed solutions and believes that there must be a third option.

M. Horsman commented that he will support the motion. The Board cannot force the developer to reconsider additional options or build phase 3 and that will create an even worse traffic situation for the existing homeowners. In his opinion this is ultimately the fault of the Town and the Town needs to show a lesson has been learned to not have this problem in the future and avoid this being a precedent.

Amended Motion: C. Boyd made a motion to recommend approval of R25-12, Oak Grove Hill with the condition that an arborist certify that there are no specimen trees less than 24 inches on site or all trees 12 inches and greater are identified, the buffer standards meet the current planning standards, excellence in design is demonstrated with the urban open space to balance the significance of the modification request, the existing home have deed restrictions that prevent potential damage to the heritage tree, and the transportation notes from R22-05 be incorporated into this rezoning. The proposal is consistent with Huntersville 2040 Community Plan, policies LU 1.1 and EOS-4, it is reasonable and in the public interest to rezone the approximate 66.9 acres described herein as consistent with the envisioned use and development pattern as set forth in the Community Plan. S. Hensley seconded the motion.

Vote: The motion failed (4-5) with T. Loomis, P. Tokpah, J. Wright, M. Pollard, and L.Hallman opposed.

Motion: L. Hallman made a motion to recommend denial of R25-12, Oak Grove Hill because the proposal is inconsistent with the Huntersville 2040 Plan policy LU7.1 dealing with connectivity. It is reasonable and in the public interest to deny rezoning described herein as it is not in line with the 2040 Plan. M. Pollard seconded the motion.

L. Hallman restated that he believes that there must be a third option and this is just dealing with the tree save and connectivity.

M.Pollard stated that he believes this is a nuanced situation and that the developer can come back with stronger commentary to address the issues that have been outlined.

S. Hensley stated he will not support the motion as he believes that it leaves the existing residents in a more precarious situation then approval.

C. Boyd stated that he would like to see a denial with recommendations for how to address the issues or a timeline for improvements because he believes the balance of the project will be developed and traffic issues will increase.

Vote: The motion passed (5-4) with C. Boyd, M. Horseman, J. Henson, and S. Hensley opposed.

Other Business
5A. Approval of the 2026 Planning Board Calendar
Motion: S. Hensley made a motion to adopt the 2026 Planning Board Calendar with the November 18 and December 16 meetings scheduled for the third Wednesday due to the holidays. J. Wright seconded the motion.
Vote: The motion passed unanimously (9-0).

Adjourn
J. Wright made a motion to adjourn. L. Hallman seconded the motion.
Vote: The motion passed unanimously (9-0).

Approved this ____ day of _____ 2026.

_____

Chairman or Vice Chairman

_____

Board Secretary

Request for Board Action

February 24, 2026

To: The Honorable Mayor and Board of Commissioners

From: Jesse James, Principal Planner

Subject: R25-15 Old Statesville Road Mixed Use

EXPLAIN REQUEST:

Consider a recommendation on Petition #R25-15 Old Statesville Road Mixed Use (Parcel #s 01707207, 01707240, 01707239, 01707238, 01707237, 01707236), a request by High Street District Development, Inc. to rezone +/- 11.87 acres on Old Statesville Road from Highway Commercial-Conditional District and Neighborhood Residential (HC-CD & NR) to Neighborhood Center-Conditional District (NC-CD) for a Mixed Use Development.

ACTION RECOMMENDED:

Recommendation

FINANCIAL IMPLICATIONS:

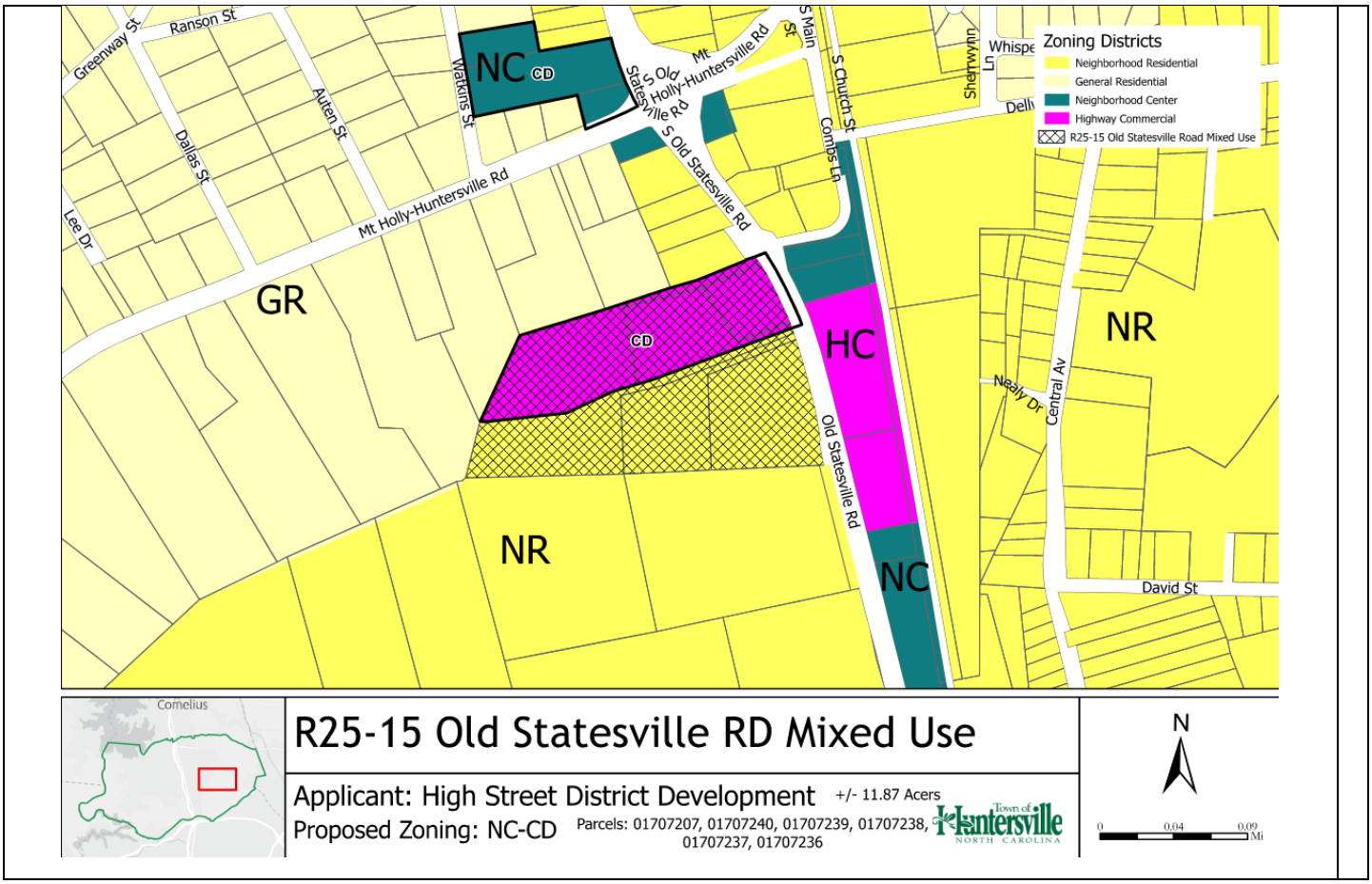
N/A

ATTACHMENTS:

1. R25-15 PB 2-24-26 Staff Report
2. PB Old Statesville Mixed Use _ Rezoning Engineering Comment Summary
3. 2. Town of Huntersville General Application_Signed
4. 3. Exhibit A Signature Pages
5. 12515 Old Statesville Mixed-Use 02.11.2026
6. Community Meeting Report R25-15

Petition R25-15
Old Statesville Rd Mixed Use

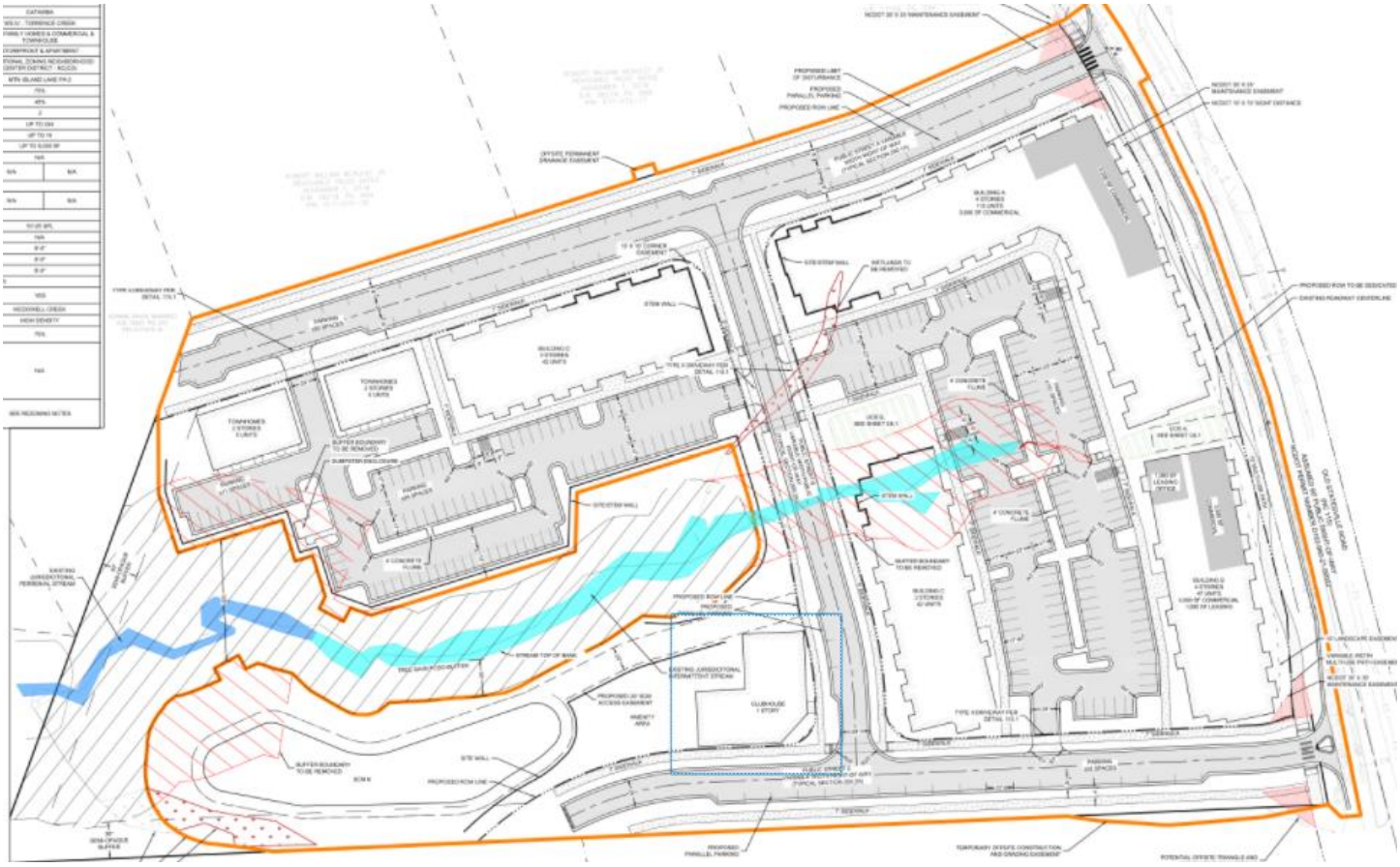
PART 1: PROJECT SUMMARY



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

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

PART 2: REZONING/SITE PLAN



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

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

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

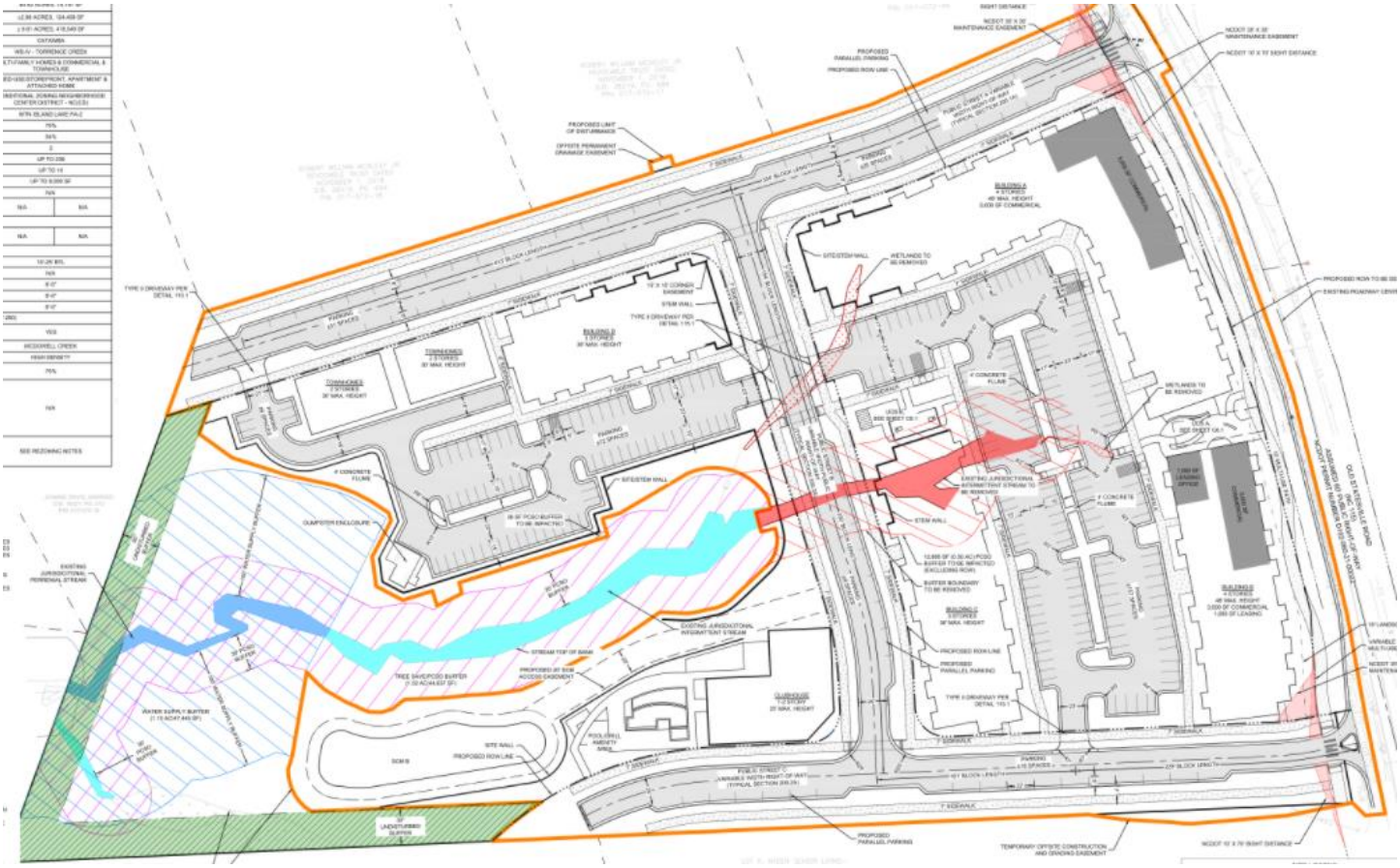
- **Modification Request**- Within Mixed-Use buildings (Shopfront Building Type Article 4), ground floor commercial space shall not be required to comprise 60% minimum of the ground floor area.
  - **Staff Comment-** The zoning ordinance article 4.4 requires that mixed use/shop-front building types, which are proposed in Buildings A and B on this plan, fronting Old Statesville Road, to be at minimum 60% commercial for the first-floor area. This plan provides "up to" 5000 square feet of commercial (or roughly 17%) of first floor area in Building A and 3000 square feet (or roughly 21%) in Building B. These 2 buildings will need a modification request approved.
    Staff is ok with a reduced percentage but recommend closer to the required 60% for these 2 buildings. It is staff's professional opinion that this area of Town can support more retail space.

- **Modification Required-** Per ordinance article 7.4, Neighborhood Center requires that 30% of existing specimen trees are saved. This plan proposes 8% specimen tree save. Per mitigation requirements, only 50% of the required specimen trees may be mitigated or a modification shall be approved under conditional rezoning.
  - **Staff Comment-** Staff is in support of mitigating with tree bank fund or mitigation on site for this plan due to the road infrastructure needed in the northern section of the plan, where over half of the existing specimen trees are located. The applicants did make a good faith effort to save these trees in the first review of plans, but it was determined that the only course of action for road connectivity was to remove the specimen trees in that specific area.

- ****Update**-** Article 7.5 requires a vegetated buffer of 30-feet with no disturbance of existing vegetation.
  - **Staff Comment-** The plan presented at the Public Hearing showed the buffers in 2 areas having disturbance and developed areas within them. The applicants have revised this by removing those conflicts meeting ordinance standards.

- **Modification Required-** The ordinance requires that intermittent streams (seen in the plan below light blue area) that are proposed for disturbance or development, may seek a conditional rezoning modification to approve the proposed disturbance with one of the mitigation techniques provided in article 8.25.11.B. The applicants have chosen mitigation technique 8 for mitigation credits.
  - **Staff Comment-** Staff can support this modification with technique 8 offered (Mitigation Credits: The purchase of mitigation credits through the Stream Restoration Program on a 1:1 basis, utilizing linear feet of stream impacted and the prevailing rate of purchase as established by the Charlotte-

Mecklenburg Buffer Implementation Guidelines. Mitigation credits purchased under any other program (i.e., U.S. Army Corp of Engineers) shall not cover this requirement unless the issuing agency agrees to relinquish the funds to the appropriate local government agency.)



- ****Update**-** The dark blue area in the plan above is determined to be a 100-foot perennial stream buffer for water supply. This can only be removed via a variance per the ordinance standards in article 3.3.2-C. The major variance would eventually be approved or denied by the State if it does pass Town Variance standards.
    - **Staff Comment-** The plan presented at the Public Hearing showed the perennial stream buffer being encroached upon. The applicants have revised the plan by removing all disturbances in this area.

- **Architectural Elevations- Staff Comment**- Architectural elevations sheets A-C meet ordinance standards. Staff requests conceptual elevations of the 1-story clubhouse to make a full determination of recommendations. Below is the rendering of the Shopfront vertical multi-use building conceptual elevation. This is the type of architecture that can be excepted from this project showing good pedestrian form with commercial on a portion of the lower lever with apartment living above on the next 3 floors. As mentioned previously, staff is looking closer to the required 60% commercial space on the lower level. Staff would be okay with a modification to lower this but only slightly to no less than 50% commercial space.



- ****Update**Urban Open Space**- The ordinance requires UOS to be accessible and usable. Urban Open Space features should provide focal points for the neighborhood. A central square or green, for example, may comprise most of the open space. There should be a hierarchy of open space within new neighborhoods to serve the needs of all residents. Article 7B of the zoning ordinance outlines the requirements.
    - **Staff Comment**- The proposed plan shows UOS1 and UOS2 locations on the site plan with details on sheet C6.1. The proposed details provided meet ordinance and design guideline expectations by adding functional and accessible spaces while being visible for public use. The details include public art, seating areas, lawn game areas, enhanced landscaping, and a shade structure.

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

General Plan Information

- Parking requirements= multi-family= 1 space for 1BR, 1.5 spaces/2BR units= 307 required plus Commercial= 1 space/500 square feet of space=Required= 16. Total Required 323, provided 323 spaces meeting the standard.
- Minimum Tree Preservation (specimen tree save) for Neighborhood Center is 30%. See modification request above. This plan saves 8% of on-site specimen trees.
- There are no identified Heritage Trees on site.
- Planning, Transportation, and Storm Water Engineering staff have site plan comments outstanding that need to be addressed prior to final plan approval. See attached report.

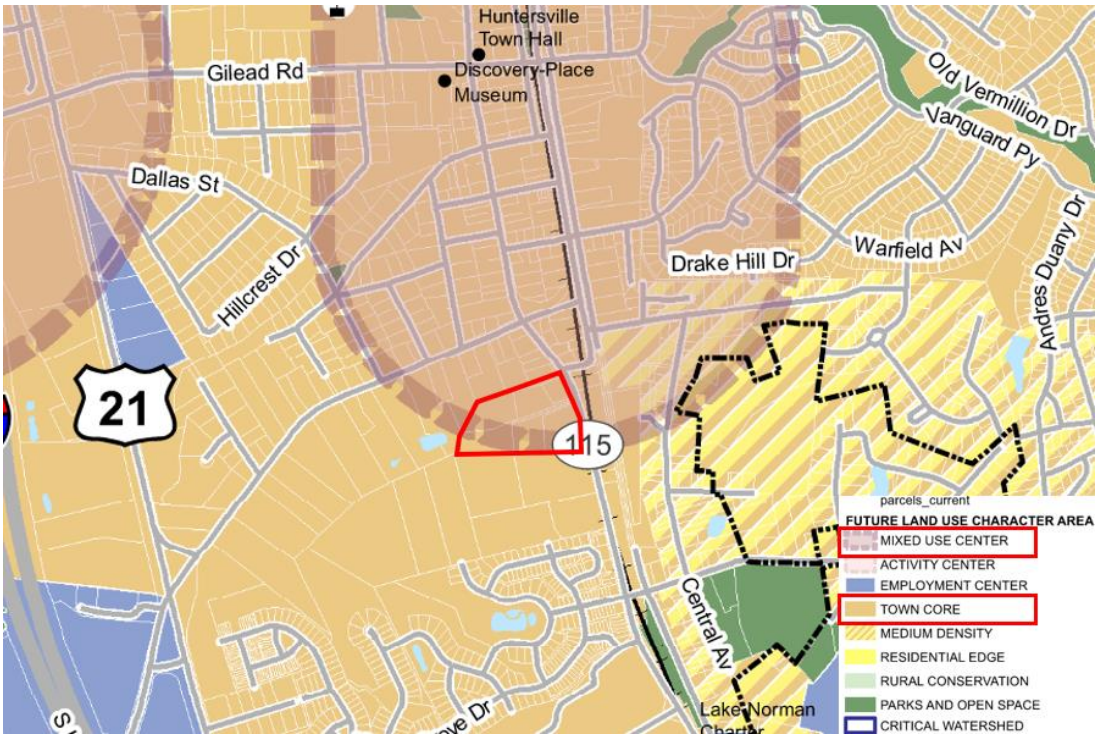
PART 3: TRANSPORTATION ISSUES

See attached analysis

PART 4: REZONING CRITERIA

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

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



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

- - LU-2.1- Encourage higher density residential uses focused generally within 2 miles of the I-77/Hwy 115 corridor.
  Staff Comment: This proposal is within this core area for higher density.
- - LU 5.1: Allow more intense development only where transportation infrastructure and utilities already exist.
  Staff Comment: This proposal fronts Hwy 115 and is in the Town Core and Mixed-Use areas.

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

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

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

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

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

- Policy LU-6: Support a mix of land uses in key locations.
  LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.
  Staff Comment: This initiative is identified as consistent and not consistent with the 2040 Plan because while it does introduce commercial space in a mixed-use building, the percentages of commercial spaces are too low for staff recommendation. There is a need for retail commercial space in this sector of Town.

- Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.
  - Accommodate a mix of uses and/or housing types.
  Staff Comment: While the site layout for the road network follows Town design principles, the mix of land uses at this point does not meet Town Planning expectations. Staff recommend more townhome

housing overall as a mix of housing options. Currently apartment housing amasses over 90% of the overall units.

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

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

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

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

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   ****Update****STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological or cultural resources. The plan presented at the public hearing showed proposed disturbance within a surveyed 100-foot perennial buffer. The proposal has been revised with the removal of all disturbances within this area. The applicants are requesting disturbance of a small wetland area and intermittent stream in which they are seeking approval to mitigate with a technique permitted within the zoning ordinance as a modification to the ordinance. Details of this can be reviewed above in Part 2.

PART 5: STAFF RECOMMENDATION

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

1) There is an insufficient percentage of housing mix. Replacing Building D with townhomes would achieve this.
2) 17 and 21% commercial on ground floor of Mixed-Use buildings is too low. Adding a higher commercial percentage to the mixed-use buildings A and B is recommended.
3) 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-11.

PART 6: PUBLIC HEARING COMMENTS

The Public Hearing was held on February 3, 2026.

PART 7: PLANNING BOARD RECOMMENDATION

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

PART 8: TOWN BOARD RECOMMENDATION

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

PART 9: ATTACHMENTS

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

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

Planning Department	Planning Board	Board of Commissioners
APPROVAL:	APPROVAL: **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: In considering the proposed rezoning amendment petition R25-15, Old Statesville Road Mixed Use, staff cannot at this time support the plan for the following reasons:	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).**	DENIAL: **(consistent OR inconsistent) with (insert applicable plan reference).**

1) There is an insufficient percentage of housing mix. Replacing Building D with townhomes would achieve this. 2) 17 and 21% commercial on ground floor of Mixed-Use buildings is too low. Adding a higher commercial percentage to the mixed-use buildings A and B is recommended. 3) 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-11.	**It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	**It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

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

General Project Information

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

Engineering Staff Comments

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

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

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

Site Plan Comments:

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

2) *Update – The applicant has removed all disturbances from the water supply watershed buffer. No application required* In addition, the applicant is also requesting modification to a 100' water supply watershed buffer. Requests to modify this stream buffer are to be performed per Zoning Ordinance 3.3.2-C. which requires a major variance with the Town Planning Board. It's important to note that the only option

available for mitigating/restoring a water supply watershed buffer disturbance is Level 2 revegetation of an area equal or greater in size than the area disturbed. Mitigation credit payment is not available for this buffer disturbance. A Buffer Disturbance Authorization Application needs to be provided by the applicant with a conceptual mitigation plan so staff can fully review the request.

3) * New Comment* The applicant needs to note committed roadway improvements within the rezoning plan set.
4) * New Comment* There is a need for a public turnaround at the western limits of both Public Street A & Public Street C. This is to accommodate the large block lengths at each street's intersection with Public Street B. Typically, Mecklenburg County Fire requires the any dead-end road not exceed 150' without an approved fire apparatus turnaround.
5) * New Comment* At a minimum, an additional ADA ramp/pedestrian crossing needs to be placed at the intersection of Public Streets A & B to allow pedestrians to cross Public Street A.
6) * New Comment* At a minimum, an additional ADA ramp/pedestrian crossing needs to be placed at the intersection of Public Streets B & C to allow pedestrians to cross Public Street C.

General Application

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

1. Application Type

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

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

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

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

2. Project Data

Date of Application 11/3/2025

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

Project Address 13501 Old Statesville Road, Huntersville, NC 28078

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

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

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

Current Land Use Vacant, greenhouse and accessory storage

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

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

3. Description of Request

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

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

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

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

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

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

Signature Tom Burr

Title Vice President Email tburr@trammellcrow.com

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

7. Property Owner (if different than applicant)

*Printed Name See attached Exhibit A Phone _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

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

Contact Information

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

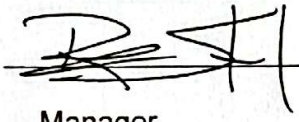
Exhibit A (Cont.)

Property Owner

PID #s: 01707237 & 01707236

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

Phone Number: + 502 - 5286-1946

Signature: 

Title: Manager

Email: r.strick51@gmail.com

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

Escaneado con CamScanner

Exhibit A

Property Owner

PID #s: 01707207, 01707240, 01707239

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

Phone Number: 704-361-1627

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

Title: President

Email: ken@dearnessgardens.net

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

Exhibit A (Cont.)

Property Owner

PID #: 01707238

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

Phone Number: (704)-575-6098

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

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

Title: Owners

Email: Carol.Dancy@icloud.com

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

OLD STATESVILLE ROAD MIXED-USE

SKETCH PLAN / CONDITIONAL DISTRICT REZONING

13501 OLD STATESVILLE ROAD, HUNTERSVILLE, MECKLENBURG COUNTY, NC

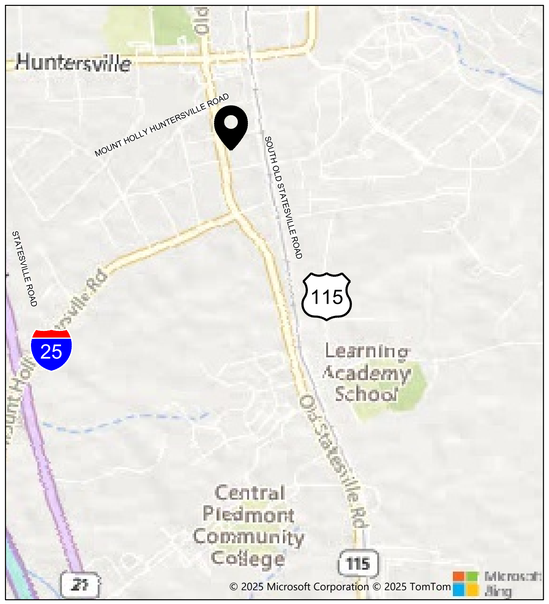
PARCEL ID: 017-072-07, 017-072-36, 017-072-37

017-072-38,017-072-39, AND 017-072-40

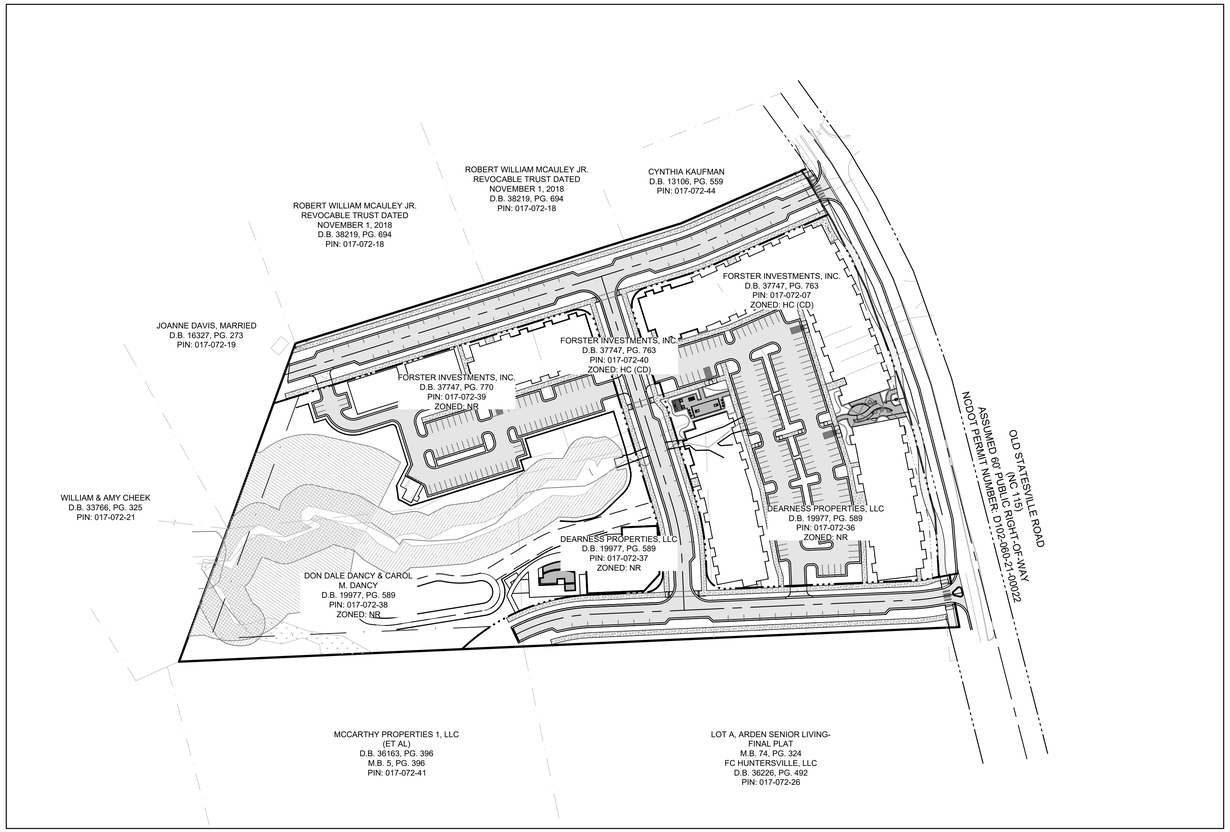
REZONING #: R25-15

ACCELA #: CSP-500111

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



SITE OVERVIEW



SHEET LIST TABLE	
C1.0	TITLE SHEET
C1.1	REZONING NOTES
C2.0	EXISTING CONDITIONS
C3.0	SITE PLAN
C4.0	OVERALL GRADING & DRAINAGE PLAN
C4.1	BUILDING D SITE LINE EXHIBIT
C4.2	EXISTING SLOPE ANALYSIS
C4.3	PROPOSED SLOPE ANALYSIS
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C6.1	URBAN OPEN SPACE PLANS
--	ARCHITECTURAL ELEVATION A
--	ARCHITECTURAL ELEVATION B
--	ARCHITECTURAL ELEVATION C
--	ARCHITECTURAL ELEVATION D

PROJECT DESCRIPTION

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

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

GENERAL NOTES

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS:

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

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

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

0 50 100 200
SCALE: 1" = 100'

N W E S

PROJECT CONTACTS

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

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

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

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

FORSTER INVESTMENTS INC
4601 GRANITE HILLS DR
DAVIDSON, NC 28036

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

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

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

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

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

SW+ PROJECT:	12515
DATE:	2/11/2026
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

TITLE SHEET

C1.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | AUDSON MILLS BUILDING 6000, 701 EAS EY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
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REZONING NOTES

SITE DEVELOPMENT DATA:

--ACREAGE: ±11.87
--TAX PARCEL #S: 01707207, 01707240, 01707239, 01707238, 01707237, 01707236
--EXISTING ZONING: HC(CD) AND NR
--PROPOSED ZONING: NC(CD)
--EXISTING USES: VACANT, GREENHOUSE AND ACCESSORY STORAGE
--PROPOSED USES: UP TO 238 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 10 SINGLE-FAMILY ATTACHED DWELLING UNITS IN A TOWNHOUSES STYLE, (UP TO 248 TOTAL RESIDENTIAL UNITS), TOGETHER WITH ACCESSORY USES, AND UP TO 8,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE AS ALLOWED IN THE NC ZONING DISTRICT.

1. GENERAL PROVISIONS:

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

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

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

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

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

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

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. THE SITE MAY BE DEVELOPED WITH UP TO 238 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 10 SINGLE-FAMILY ATTACHED DWELLING UNITS IN A TOWNHOUSES STYLE, (UP TO 248 TOTAL RESIDENTIAL UNITS), TOGETHER WITH ACCESSORY USES, AND UP TO 8,000 SQUARE FEET OF GROUND-FLOOR COMMERCIAL SPACE AS ALLOWED IN THE NC ZONING DISTRICT.

b. THE COMMERCIAL SPACE IS INTENDED TO ACCOMMODATE A WIDE VARIETY OF POTENTIAL SMALL BUSINESSES, RETAILERS, AND PROFESSIONALS WITHIN FLEXIBLE, GROUND-FLOOR STOREFRONT SPACE AT APPROPRIATE SCALE CREATING MIXED-USE ACTIVATION FOR THE BROADER PROJECT AND SURROUNDING AREA.

c. CONVERSION OF THE COMMERCIAL SPACE TO RESIDENTIAL USE IS PROHIBITED.

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

3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

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

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

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

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

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

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

4. STREETSCAPE, OPEN SPACE AND LANDSCAPING:

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

b. ALL OTHER ROADS SHALL MEET THE HUNTERSVILLE STREET SECTION DETAILS (200 SERIES) WITH A MINIMUM SEVEN-FOOT (7') PLANTING STRIP AND A SEVEN (7') FOOT OR FIVE (5') FOOT SIDEWALK AS APPLICABLE.

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

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

5. GENERAL DESIGN GUIDELINES:

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

b. LOCATIONS OF HVAC CONDENSERS SHALL MEET ORDINANCE STANDARDS.

6. ENVIRONMENTAL FEATURES:

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

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

7. VESTED RIGHTS

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

8. AMENDMENTS TO THE REZONING PLAN

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

9. REQUESTED MODIFICATIONS & JUSTIFICATION

a. ATTACHED HOUSES, APARTMENT BUILDINGS, AND/OR MIXED-USE BUILDINGS MAY COMPRISE ALL OF THE DWELLING UNITS FOR THE PROJECT AND A MIX OF DETACHED DWELLING UNITS SHALL NOT BE REQUIRED AS SET FORTH IN ARTICLE 3.2.5(D)(3).

i. THIS SITE IS LOCATED ALONG A MAJOR THROUGHFARE, WHERE HIGHER-INTENSITY RESIDENTIAL FORMS ARE APPROPRIATE AND CONSISTENT WITH THE GOALS OF THE 2040 HUNTERSVILLE COMMUNITY/FUTURE LAND USE PLAN. THE PROPOSED USES PROVIDE FOR A LOGICAL TRANSITION IN DENSITY AND INTENSITY FROM THE PRIMARY ROADWAY CORRIDOR TO THE SURROUNDING SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS WITH INTRODUCTION OF VARIED BUILDING TYPES. THE MIXED-USE NATURE OF THE SITE ALIGNS WITH THE 2040 HUNTERSVILLE COMMUNITY PLAN MIXED-USE CENTER CHARACTER AREA (SUBJECT DESIGNATION) WHICH ENCOURAGES HIGHER DENSITY RESIDENTIAL FOCUSED WITHIN THIS I-77/HWY 115 CORRIDOR. IN ADDITION TO THE PROPOSED DEVELOPMENT'S MIXTURE OF USES AND HOUSING TYPES ON-SITE, A MIXTURE OF HOUSING TYPES ARE AVAILABLE WITHIN ¼ MILE OF THE SITE. THE OVERALL QUALITY, DESIGN, AND COMMUNITY BENEFITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT, WHICH COLLECTIVELY EXCEED ORDINANCE STANDARDS AND ADVANCE THE GOALS OF THE TOWN, FURTHER SUPPORT THIS REQUESTED MODIFICATION.

b. A MINIMUM OF APPROXIMATELY SEVENTEEN PERCENT (17%) AND TWENTY ONE PERCENT (21%) OF THE GROUND-FLOOR AREA OF MIXED-USE BUILDINGS A AND B, RESPECTIVELY, SHALL BE RESERVED AND CONSTRUCTED FOR COMMERCIAL USE, IN LIEU OF THE SIXTY PERCENT (60%) MINIMUM REQUIREMENT AS SET FORTH IN ARTICLE 4.

i. WITHIN CONTEXT OF BROADER MIXED-USE CENTER CORRIDOR DESIGNATION, COMMERCIAL AREA HAS BEEN INTENTIONALLY DESIGNED/SIZED BASED UPON MARKET PARTICIPANT FEEDBACK WITH PRIMARY INTENTION OF EXPEDITING MEANINGFUL TENANCY ACROSS WIDE RANGE OF POTENTIAL SMALL BUSINESS USERS. REQUIRING THE FULL COMMERCIAL PERCENTAGE WOULD RESULT IN EXCESS COMMERCIAL SQUARE FOOTAGE THAT IS NOT SUPPORTED BY MARKET DEMAND, INCREASING THE LIKELIHOOD OF PROLONGED VACANCY OR UNFINISHED TENANT SPACE ALONG A PROMINENT THOROUGHFARE. IN ADDITION, INCREASED COMMERCIAL SPACE WOULD NECESSITATE A MEANINGFUL INCREASE IN PARKING THAT WOULD ALSO LIKELY RESULT IN EVEN FURTHER REDUCTION TO THE NUMBER OF RESIDENTIAL UNITS. CONTINUING TO REDUCE RESIDENTIAL UNITS WORKS AGAINST PROVIDING ROOFTOPS' TO SUPPORT LOCAL BUSINESSES BOTH ON SITE AND WITHIN THIS BROADER MIXED-USE CENTER CORRIDOR. THE PROPOSED REDUCED COMMERCIAL PERCENTAGES ALLOW FOR ACTIVE, VISIBLE COMMERCIAL USES AT KEY FRONTAGE AND PEDESTRIAN REALM LOCATIONS WHILE MAINTAINING A SCALED AND COMPATIBLE TRANSITION TO ADJACENT USES IN THE CORRIDOR. THIS APPROACH SUPPORTS MIXED_USE OBJECTIVES WITHOUT CREATING COMMERCIAL INTENSITY THAT WOULD FUNCTIONALLY COMPETE WITH OR UNDERMINE EXISTING AND PLANNED CORE DOWNTOWN COMMERCIAL/RETAIL AREAS. THE CONDITION PROPOSED BALANCES CORRIDOR ACTIVATION, MARKET REALISM, AND LONG_TERM PROJECT VIABILITY WHILE REMAINING CONSISTENT WITH HUNTERSVILLE'S LAND_USE TRANSITION AND COMPATIBILITY PRINCIPLES.

c. THE PETITIONER MAY SATISFY MORE THAN FIFTY PERCENT (50%) OF THE REQUIRED SPECIMEN TREE PRESERVATION OBLIGATION THROUGH FEE-IN-LIEU AND/OR OTHER APPROVED MITIGATION MEASURES, AS AUTHORIZED BY ARTICLE 7.4.

i. CONCENTRATION OF ON_SITE SPECIMEN TREES ALONG THE NORTHERN PROPERTY BOUNDARY CANNOT BE FULLY PRESERVED BECAUSE OF THE EXTENSION OF THE NORTHERN PUBLIC R/W TO MEET STAFF_SUPPORTED CONNECTIVITY AND TRANSPORTATION NEEDS. THE MODIFICATION ENABLES DELIVERY OF THIS PUBLIC INFRASTRUCTURE BENEFIT WHILE MAINTAINING OVERALL COMPLIANCE WITH THE ORDINANCE THROUGH PERMITTED MITIGATION PATHWAYS INCLUDING REPLANTING AND FEE IN LIEU AS ALLOWED PER THE ORDINANCE.

10. BINDING EFFECT OF THE REZONING APPLICATION:

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

GENERAL SKETCH PLAN NOTES

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

NORTH CAROLINA - DRAWING LEGEND

NOTE: THIS LEGEND DOES NOT APPLY TO 'SURVEYING' SHEET(S). THOSE ARE SHOWN IN THE ORIGINAL FORMAT AS RECEIVED BY THE SURVEYOR.

LINES	EXISTING	NEW
PROPERTY BOUNDARY		N/A
RIGHT OF WAY		
LOT LINE	N/A	
ADJOINING PROPERTY LINE		N/A
CENTERLINE		
SETBACK		
BUFFER		
STREAM BUFFER		N/A
STREAM CENTERLINE		N/A
WETLAND BUFFER		N/A
FLOOD LINE	ZONE 'X' ZONE 'AE'	N/A
EASEMENT		
CURB & GUTTER (STRAIGHT)		
CURB & GUTTER (ROLL)		
FENCE	X X X	X X X
GUARDRAIL		
TREELINE		N/A
PHASE LINE	N/A	
SEWER (GRAVITY)	ES ES	S S
SEWER (FORCE MAIN)	EFM EFM	FM FM
SEWER SERVICE	N/A	SS SS
WATER LINE	EW EW	W W
FIRE LINE	N/A	FW FW
WATER SERVICE	N/A	WS WS
CONDUIT	EC EC	C C
NATURAL GAS	EG EG	G G
OVERHEAD ELECTRICAL	EP EP	P P
UNDERGROUND ELECTRICAL	EUP EUP	UP UP
TELEPHONE	ET ET	T T
UNDERGROUND CABLE	ETV ETV	TV TV
UNDERGROUND FIBER OPTIC	EFO EFO	FO FO
PREVIOUS PHASE STORM PIPE	(WIDTH VARIES WITH SIZE)	N/A (WIDTH VARIES WITH SIZE)
STORM PIPE	ED ED	
ROOF DRAIN	ERD ERD	RD RD
SUBSURFACE DRAINAGE	ED ED	UD UD
DRAINAGE BASIN LIMITS	N/A	
SWALE ARROW	N/A	
GENERAL FLOW ARROW	N/A	
ELEVATION CONTOUR	22	22
SILT FENCE	ESF ESF	SF SF
SILT FENCE & TREE PROTECTION	N/A	SF – TP
REINFORCED SILT FENCE	ERSF ERSF	RSF RSF
REINFORCED SILT FENCE & TREE PROTECTION	N/A	RSF – TP
TREE PROTECTION	N/A	TP TP
NON TRENCH TREE PROTECTION	N/A	NTP NTP
POROUS BAFFLE	N/A	PB PB
SEDIMENT TUBE	N/A	ST ST
TURBIDITY BARRIER	N/A	TB TB
WALL	N/A	
REVISION CLOUD (ENCLOSES REVISION)	N/A	

SYMBOLS	EXISTING	NEW
BENCHMARK		N/A
PROPERTY CORNER		N/A
SEWER MANHOLE	S	
SEWER PUMP STATION	N/A	PS
SEWER GREASE TRAP	N/A	
SEWER CLEANOUT		
SEWER OIL & WATER SEPARATOR	N/A	
SEWER SERVICE CONNECTION	N/A	
STORM CATCH BASIN		
STORM SLAB TYPE CATCH BASIN		
STORM DROP INLET		
STORM DOUBLE CATCH BASIN	N/A	
STORM OPEN THROAT CATCH BASIN	N/A	
STORM ISOLATION BOX		IB
STORM JUNCTION BOX		
STORM MANHOLE	D	D
STORM OUTLET CONTROL STRUCTURE		CS
STORM YARD INLET (ROUND/RECTANGULAR)	YI	
STORM FLARED END SECTION	N/A	
STORM BEEHIVE GRATE	N/A	BG
WATER METER		WM
WATER METER RESIDENTIAL (SINGLE, DOUBLE)		
WATER DETECTOR CHECK	N/A	
WATER IRRIGATION METER	N/A	
WATER YARD HYDRANT	N/A	
WATER BACKFLOW PREVENTER	N/A	BFP
WATER BENDS (11.25°, 22.5°, 45°, 90°)	N/A	
WATER TEE	N/A	
WATER CROSS	N/A	
WATER CAP	N/A	
WATER BLOW OFF	N/A	
WATER BUTTERFLY VALVE	N/A	
WATER CHECK VALVE	N/A	
WATER GATE VALVE		
WATER POST INDICATOR	N/A	
WATER TAPPING SLEEVE AND VALVE	N/A	
WATER REDUCER	N/A	
WATER FIRE HYDRANT		
WATER FDC REMOTE	N/A	
WATER FDC ON BUILDING	N/A	

SYMBOLS	EXISTING	NEW
POWER POLE		
LIGHT POLE		
ELECTRIC BOX	E	N/A
ELECTRIC MANHOLE	E	N/A
CABLE PEDESTAL	C	N/A
TELEPHONE PEDESTAL	T	N/A
GAS VALVE	G	N/A
TREE		
ADA PARKING		
SIGN		
WHEELSTOP	N/A	
TRASH CAN	N/A	
BOLLARD	N/A	
REVISION ID	N/A	

SWPPP SYMBOLS	NEW
PORTABLE TOILET	PT
CONCRETE WASHOUT BASIN	CW
CONSTRUCTION ENTRANCE - GRAVEL (NCDEQ 6.06)	
CONSTRUCTION ENTRANCE WITH TIRE WASH	
TEMPORARY CHECK DAM (NCDEQ 6.63)	
TEMPORARY STRAW WATTLE / SILT SOCK	
SKIMMER	SK
HARDWARE CLOTH & GRAVEL INLET PROTECTION (NCDEQ 6.51)	
BLOCK AND GRAVEL INLET PROTECTION (NCDEQ 6.52)	
ROCK DOUGHNUT INLET PROTECTION (NCDEQ 6.54)	
ROCK PIPE INLET PROTECTION (NCDEQ 6.15)	
SILT SACK / FILTER BAG	
DUST CONTROL (NCDEQ 6.84)	DC
EROSION CONTROL MATTING (NCDEQ 6.17)	EC
MULCHING (SEE TURF AND GRASSES SPECIS, NCDEQ 6.14)	M
SURFACE ROUGHENING (NCDEQ 6.03)	SR
TEMPORARY SEEDING (SEE SCHEDULE IN EC NOTES, NCDEQ 6.10)	TS
TYPICAL LOT EROSION CONTROL	LE
SODDING (SEE TURF AND GRASSES SPECS, NCDEQ 6.12)	S
PERMANENT SEEDING (SEE TURF AND GRASSES SPECIES, NCDEQ 6.11)	PS
SILT FENCE OUTLET STRUCTURE (NCDEQ 6.41)	
RIPRAP (FES, BPE) (SEE DRAINAGE REPORT FOR SIZING)	
TURF REINFORCEMENT MAT (SEE TURF AND GRASSES SPECS)	

ABBREVIATIONS	EXISTING	NEW
ACCESS EASEMENT	EX. A.E.	A.E.
AUTHORITY HAVING JURISDICTION	EX. AHJ	AHJ
CORRUGATED METAL PIPE	EX. CMP	CMP
DRAINAGE EASEMENT	EX. S.D.E.	S.D.E.
DUCTILE IRON PIPE	EX. DIP	DIP
GASKETED REINFORCED CONCRETE PIPE	EX. GRCP	GRCP
GENERAL UTILITY EASEMENT	EX. G.U.E.	G.U.E.
HIGH-DENSITY POLYETHYLENE PIPE	EX. HDPE	HDPE
HOME OWNER'S ASSOCIATION	EX. HOA	HOA
IN ACCORDANCE WITH	EX. IA

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GREENVILLE, SC 864.298.0534
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TREE LEGEND

OFF-SITE SPECIMEN TREE

SPECIMEN TREE TO REMAIN

>12" DBH NON SPECIMEN TREE TO REMAIN

SPECIMEN TREE REMOVAL

>12" DBH NON SPECIMENTREE REMOVAL

TREE LABEL LEGEND:

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

SITE LEGEND:

PCSO BUFFER

EXISTING WETLAND

WETLAND IMPACT

LIMITS OF DISTURBANCE (LOD)

HERITAGE TREES

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

SPECIMEN TREES

NUMBER OF SPECIMEN TREES ON SITE:	25
NUMBER OF SPECIMEN TREES SAVED:	2
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE:	30%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED:	8%

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

TREE CANOPY

REQUIRED: 0%
EXISTING CANOPY: 372,862 SF (8.56 AC)
PROPOSED CANOPY TO REMAIN: 103,135 SF (2.38 AC) = 27.8%

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

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

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

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

EXISTING SHED

EXISTING BUILDING

EXISTING GREEN HOUSE

EXISTING GREEN HOUSE

EXISTING GREEN HOUSE

PROPOSED LIMITS OF DISTURBANCE (10.2 ACRES)

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

EXISTING TREELINE, TYP.

EXISTING POTENTIALLY JURISDICTIONAL WETLAND TO BE REMOVED

EXISTING NON-SPECIMEN TREE TO BE REMOVED

EXISTING SPECIMEN TREE TO BE REMOVED

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

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

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

EXISTING POTENTIALLY JURISDICTIONAL WETLAND TO BE REMOVED

EXISTING JURISDICTIONAL INTERMITTENT STREAM TO BE REMOVED

OLD STATESVILLE ROAD (NC 115)
ASSUMED 80' PUBLIC RIGHT-OF-WAY
NCDOT PERMIT NUMBER D1024-90-21-10022

EXISTING POST CONSTRUCTION BUFFER, TYP.

EXISTING JURISDICTIONAL INTERMITTENT STREAM TO REMAIN

EXISTING TOP OF BANK

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

30' PCSO BUFFER

EXISTING SPECIMEN TREE TO REMAIN

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

EXISTING POTENTIALLY JURISDICTIONAL WETLAND, TYP.

TREE SAVE-PCSO BUFFER

STREAM TOP OF BANK

EXISTING NON-SPECIMEN TREE TO REMAIN

EXISTING BOUNDARY LINE TO BE ABANDONED

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

30' PCSO BUFFER

10' WATER SUPPLY BUFFER

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

EXISTING SPECIMEN TREE TO REMAIN

PROPOSED LIMITS OF DISTURBANCE (10.2 ACRES)

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

EXISTING POTENTIALLY JURISDICTIONAL WETLAND TO REMAIN

PROPERTY BOUNDARY LINE, TYP.

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

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

** DENOTES OFF-SITE SPECIMEN TREE

Know what's below. Call before you dig.

0 20 40 80
SCALE: 1" = 40'

N W E S

OLD STATESVILLE ROAD MIXED-USE

SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC

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

SW+ PROJECT: 12515
DATE: 2/11/2026
DRAWN BY: CPE
CHECKED BY: TLL

REVISION HISTORY

EXISTING CONDITIONS

C2.0

PLOT FEB 20 11:06AM | SB HILBY | K:\Active Events P-Z\ACAD\C4-12515\CAD Files\2026.10.01 - Rezoning Set\C2.0-12515 - Existing Conditions.dwg

SITE DATA TABLE		
EXISTING SITE AREA (ACRES, SQUARE FEET)	±11.87 ACRES, 517,210 SF	
PROPOSED SITE AREA (ACRES, SQUARE FEET)	±11.45 ACRES, 499,013 SF	
PROPOSED NCDOT ROW (ACRES, SQUARE FEET)	±0.42 ACRES, 18,197 SF	
PROPOSED HUNTERSVILLE ROW (ACRES, SQUARE FEET)	±2.86 ACRES, 124,458 SF	
PROPOSED DISTURBED AREA (ACRES, SQUARE FEET)	± 9.61 ACRES, 418,549 SF	
RIVER BASIN	CATAWBA	
STREAM CLASSIFICATION	WS-IV - TORRENCE CREEK	
PRINCIPAL USES(S) (Z.O. ARTICLE 3)	MULTI-FAMILY HOMES & COMMERCIAL & TOWNHOUSE	
BUILDING TYPE (Z.O. ARTICLE 3, 4, & 8.10)	MIXED-USE/STOREFRONT, APARTMENT & ATTACHED HOME	
PROPOSED ZONING DISTRICT (Z.O. ARTICLE 3)	CONDITIONAL ZONING NEIGHBORHOOD CENTER DISTRICT - NC(CD)	
OVERLAY DISTRICT, IF APPLICABLE (ARTICLE 3 Z.O.)	MTN ISLAND LAKE PA-2	
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3Z.O.)	70%	
PERCENTAGE OF IMPERVIOUS SHOWN	54%	
LOT COUNT	2	
TOTAL NUMBER OF DWELLINGS (MULTIFAMILY)	UP TO 238	
TOTAL NUMBER OF TOWNHOUSE UNITS	UP TO 10	
TOTAL AREA OF COMMERCIAL (SQUARE FEET)	UP TO 8,000 SF	
LOT SIZE RANGE	N/A	
NUMBER OF LOTS WITHIN EACH RANGE (USE MORE LINES IF NEEDED)	N/A	N/A
LOT WIDTHS RANGE (Z.O. ARTICLE 3)		
NUMBER OF LOTS WITHIN EACH WIDTH (USE MORE LINES IF NEEDED)	N/A	N/A
SETBACKS AND BUILD-TO-LINES (Z.O. ARTICLE 3, 4, & 8)		
FRONT BTL RANGE OR SETBACK	10'-25' BTL	
CORNER SETBACKS	N/A	
REAR SETBACKS	8'-0"	
RIGHT SIDE SETBACKS	8'-0"	
LEFT SIDE SETBACKS	8'-0"	
WATERSHED INFORMATION (Z.O. ARTICLE 3 AND S.O. SECTION 7.290)		
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	YES	
WATERSHED DISTRICT	MCDOWELL CREEK	
LOW DENSITY/HIGH DENSITY	HIGH DENSITY	
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	70%	
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS BY HOMEOWNER. *FYI, IF YOU ARE PROPOSING TO DEVELOP A RESIDENTIAL SUBDIVISION INSIDE THE MILO-O OR LN-O WATERSHED DISTRICTS YOU SHALL RESERVE 1% OF THE LOT AREA BUT NOT LESS THAN 150 SQ/FT IMPERVIOUS AREA PER LOT TO ALLOW FOR ADDITION OF FUTURE IMPERVIOUS AREA BY THE HOMEOWNER/OCCUPANT.*	N/A	
LIST ALL MODIFICATIONS FROM THE APPROVED SKETCH PLAN AND ANY CONDITIONS OF THE REZONING PLAN, IF THE PROPERTY IS SUBJECT A CONDITIONAL REZONING PLAN.	SEE REZONING NOTES	

COMMERCIAL BUILDING AREA:

BUILDING A: ± 17% GROUND FLOOR COMMERCIAL
BUILDING B: ± 21% GROUND FLOOR COMMERCIAL

PARKING SUMMARY TABLE:

REQUIRED PARKING SPACES:

RESIDENTIAL:
1 SPACE/1 BD UNIT = 1 SPACE * 130 UNITS = 130 SPACES
1.5 SPACE/1+ BD UNIT = 1.5 SPACES * 118 UNITS = 177 SPACES
TOTAL RESIDENTIAL = 307 SPACES

COMMERCIAL:
1 SPACE/500 SF = (8,000 SF/500 SF) * 1 SPACE = 16 SPACES

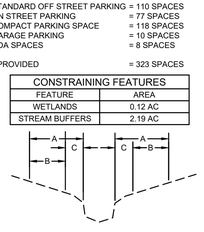
TOTAL REQUIRED = 323 SPACES

PROPOSED SPACES PROVIDED:

STANDARD OFF STREET PARKING = 110 SPACES
ON STREET PARKING = 77 SPACES
COMPACT PARKING SPACE = 118 SPACES
GARAGE PARKING = 10 SPACES
ADA SPACES = 8 SPACES

TOTAL PROVIDED = 323 SPACES

CONSTRAINING FEATURES	
FEATURE	AREA
WETLANDS	0.12 AC
STREAM BUFFERS	2.19 AC

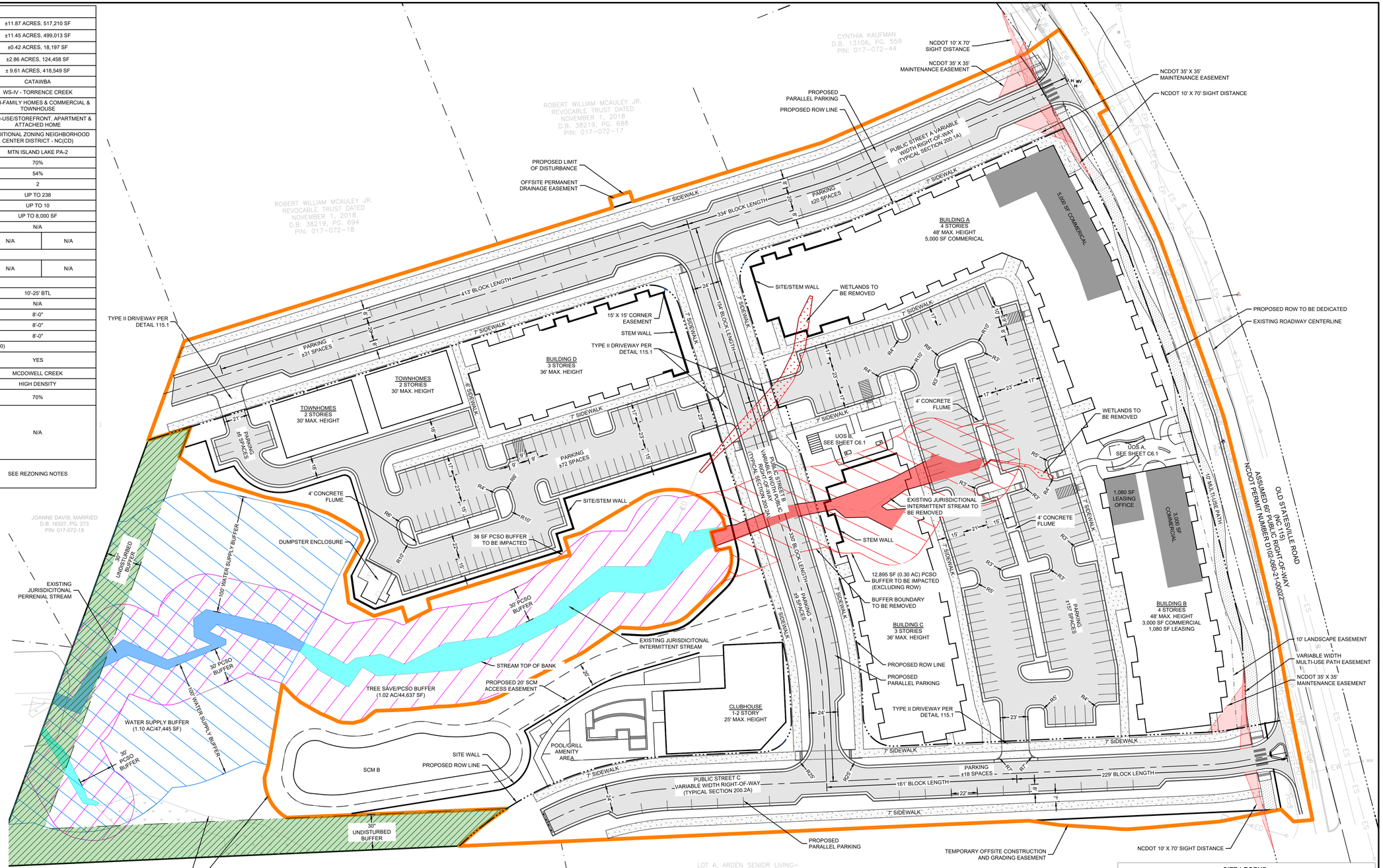


30' STREAM BUFFER SECTION LEGEND:

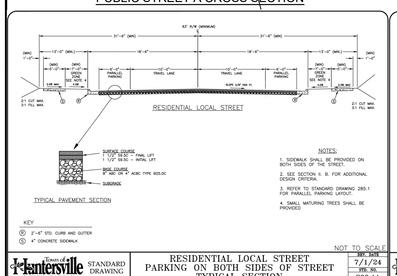
A 30' UPLAND ZONE STREAM BUFFER
B 20' VEGETATED BUFFER. DISTURBANCE WITHIN THIS AREA MUST BE REVEGETATED.
C 10' BANK STABILIZATION BUFFER. ANY DISTURBANCE WITHIN THIS AREA SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL.

NOTES:

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



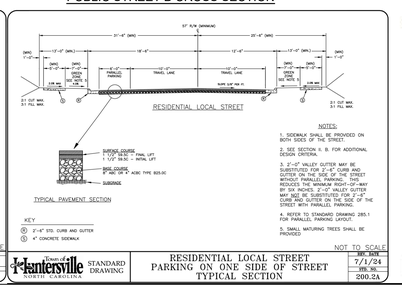
PUBLIC STREET A CROSS SECTION



NOT TO SCALE

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

PUBLIC STREET B CROSS SECTION



NOT TO SCALE

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

Core Thoroughfare

OLD STATESVILLE ROAD CROSS SECTION

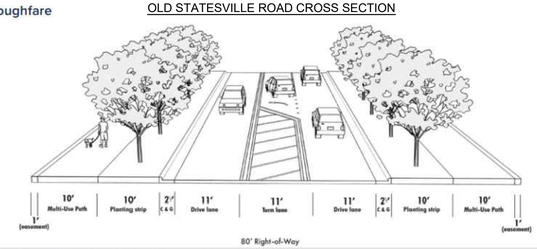


Figure 5.5. Core Thoroughfare Cross-Section. (Diagram not to scale.)

SITE LEGEND:

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

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SCALE: 1" = 40'

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SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
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OLD STATESVILLE ROAD MIXED-USE

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

SW+ PROJECT: 12515
DATE: 2/11/2026
DRAWN BY: CPE
CHECKED BY: TLL

REVISION HISTORY

SITE PLAN

C3.0

901 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 210 PETERSON DR., CHARLOTTE, NC 28217 | 212 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603

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K:\01TEC\2112\06E 1:59 PM, BY Parker Evans P:\ACAD\24\12515\CAD Files\2026.10.01 - Rezoning Set\C3.0 12515 SW Plan.dwg

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

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

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

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

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

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

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

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

PROPOSED NCDOT DRAINAGE IMPROVEMENTS

OLD STATESVILLE ROAD
(NC 115)
ASSUMED 60' PUBLIC RIGHT-OF-WAY
NCDOT PERMIT NUMBER D102-060-21-00022

PROPOSED NCDOT DRAINAGE IMPROVEMENTS

PUBLIC STREET A
67' PUBLIC RIGHT-OF-WAY
(TYPICAL SECTION 200.1B)

PUBLIC STREET B
51' PUBLIC RIGHT-OF-WAY
(TYPICAL SECTION 200.2A)

PUBLIC STREET C
VARIABLE WIDTH RIGHT-OF-WAY
(TYPICAL SECTION 200.5B)

TREE PROTECTION FENCING
LIMITS OF DISTURBANCE

BUILDING A
4 STORIES
6,000 SF COMMERICAL
FFE:791.25
FFE: 790.00

BUILDING B
4 STORIES
3,080 SF COMMERCIAL
FFE: 791.25

BUILDING C
3 STORIES
FFE:786.25

BUILDING D
3 STORIES
FFE: 787.00

CLUBHOUSE
1-2 STORY
FFE: 784.50
FFE: 788.75

TOWNHOMES
2 STORIES
FFE: 787.25

TOWNHOMES
2 STORIES
FFE: 787.25

SCM A
(UNDERGROUND SAND FILTER)
±7,250 SF

SCM B
(SURFACE SAND FILTER)

PROPOSED 20' SCM ACCESS EASEMENT

AMENITY AREA

8' SITE WALL

GEOGRID TO NOT ENCROACH INTO PUBLIC ROADWAYS CURB AND GUTTER

30' SEMI-OPAQUE BUFFER

100' WATER SUPPLY BUFFER

30' PCSO BUFFER

30' SEMI-OPAQUE BUFFER

100' WATER SUPPLY BUFFER

30' PCSO BUFFER

30' SEMI-OPAQUE BUFFER

D6 (JB) RIM: 790.35
D7 (30" FES) IE: 784.46 (D5)
D5 (JB) RIM: 789.89
B8 (CB) RIM: 788.50
B11 (CB) RIM: 782.77
D8 (30" FES) IE: 776.83 (D3)
D3 (JB) RIM: 782.04
D4 (JB) RIM: 789.34
B7 (CB) RIM: 788.77
B6 (CB) RIM: 783.88
B5 (CB) RIM: 782.64
B10 (CB) RIM: 782.64
C10 (CB) RIM: 784.51
C9 (CB) RIM: 784.44
C8 (CB) RIM: 785.09
C11 (CB) RIM: 786.16
B1 (JB) RIM: 784.83
B2 (CB) RIM: 782.67
B9 (CB) RIM: 783.42
B4 (CB) RIM: 782.51
A11 (CB) RIM: 785.55
C6 (JB) RIM: 786.96
C3 (JB) RIM: 785.66
B3 (CB) RIM: 782.53
C7 (JB) RIM: 785.85
C2 (JB) RIM: 785.66
C4 (DI) RIM: 783.54
C5 (DI) RIM: 783.50
D1 (30" FES) IE: 764.00 (D2)
B13 (CB) RIM: 784.51
D2 (JB) RIM: 783.51
B12 (CB) RIM: 784.36
D9 (JB) RIM: 784.43
A10 (CB) RIM: 785.87
A9 (CB) RIM: 785.79
B15 (CB) RIM: 783.46
B14 (CB) RIM: 784.23
A7 (CB) RIM: 786.04
A8 (CB) RIM: 787.07
A5 (CB) RIM: 783.06
A6 (CB) RIM: 783.99
A1 (24" FES) IE: 762.00 (A2)
A2 (JB) RIM: 772.00
A3 (36" FES) IE: 767.62 (A4)
A4 (CB) RIM: 781.51
A12 (CB) RIM: 781.14
A13 (CB) RIM: 782.77
D10 (JB) RIM: 784.31
A14 (CB) RIM: 785.88
D11 (JB) RIM: 788.88
D12 (30" FES) IE: 782.70 (D11)
C1 (24" FES) IE: 766.38 (C2)

BW/TW: 780.40
TW: 785.42
BW: 785.41
BW: 777.18
TW: 785.76
TW: 786.91
BW: 773.00
TW: 788.00
BW: 772.80
BW: 767.25
TW: 785.71
TW: 784.81
BW: 763.90
TW: 784.57
BW: 767.65
TW: 785.00
BW: 764.90
TW: 784.57
BW: 771.07
BW: 774.58
TW: 784.96
TW: 785.88
BW: 772.97
TW: 779.91
BW: 767.99
TW: 779.00
BW: 771.78
BW: 771.92
TW: 772.45
BW/TW: 770.55
BW: 780.64
TW: 772.29
BW/TW: 784.47
BW: 774.26
TW: 780.06
TW: 780.42
BW: 769.50
TW: 779.90
BW: 770.47
BW: 769.50
TW: 782.03
BW/TW: 769.34

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0 20 40 80
SCALE: 1" = 40'

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SKETCH PLAN/ CONDITIONAL DISTRICT REZONING
HIGH STREET DISTRICT DEVELOPMENT, INC

HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA

SW+ PROJECT: 12515
DATE: 2/11/2026
DRAWN BY: CPE
CHECKED BY: TLL

REVISION HISTORY

OVERALL GRADING & DRAINAGE PLAN

C4.0

SECTION VIEW
SCALE: 1" = 20'

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OLD STATESVILLE ROAD
MIXED-USE

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

SW+ PROJECT:	12515
DATE:	2/11/2026
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

BUILDING D
SITE LINE
EXHIBIT

C4.1

501 WANDO PARK BOULEVARD, SUITE 200 MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060 GREENVILLE, SC 29611 | 230 PETERSON DR. CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500 SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
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MeB

VaB

EnD

HeB

VaB

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

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

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

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

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

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

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

OLD STATESVILLE ROAD
(NC 115)
ASSUMED 66' PUBLIC RIGHT-OF-WAY
NCDOT PERMIT NUMBER 0102-0602-21-00022

Know what's Call before you dig.

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SCALE: 1" = 40'

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REVISION HISTORY

EXISTING SLOPE ANALYSIS

C4.2

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REVISION HISTORY

PROPOSED SLOPE ANALYSIS

C4.3

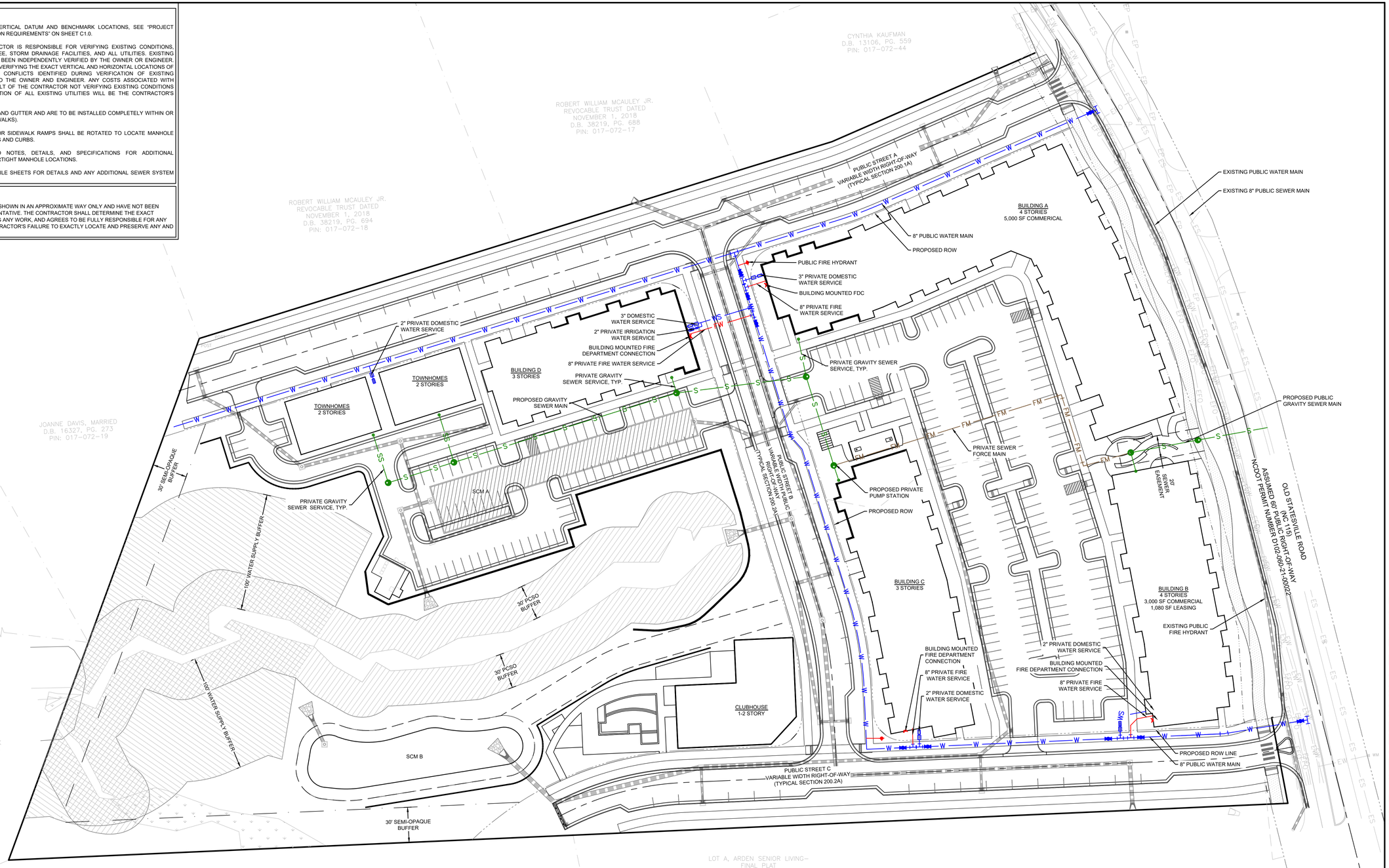
K:\2011\03.2011\12515 2.00 PAC, BY: Parker Evans P:\ACAD\C4-P1\2015\CAD Files\2026.10.01 - Rezoning Set\C4.3 2015 Slope Analysis.dwg

STANDARD SEWER PLAN NOTES:

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

EXISTING UTILITY NOTE:

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



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SCALE: 1" = 40'

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REVISION HISTORY

UTILITY PLAN

C5.0

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LANDSCAPE SUMMARY TABLE:

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

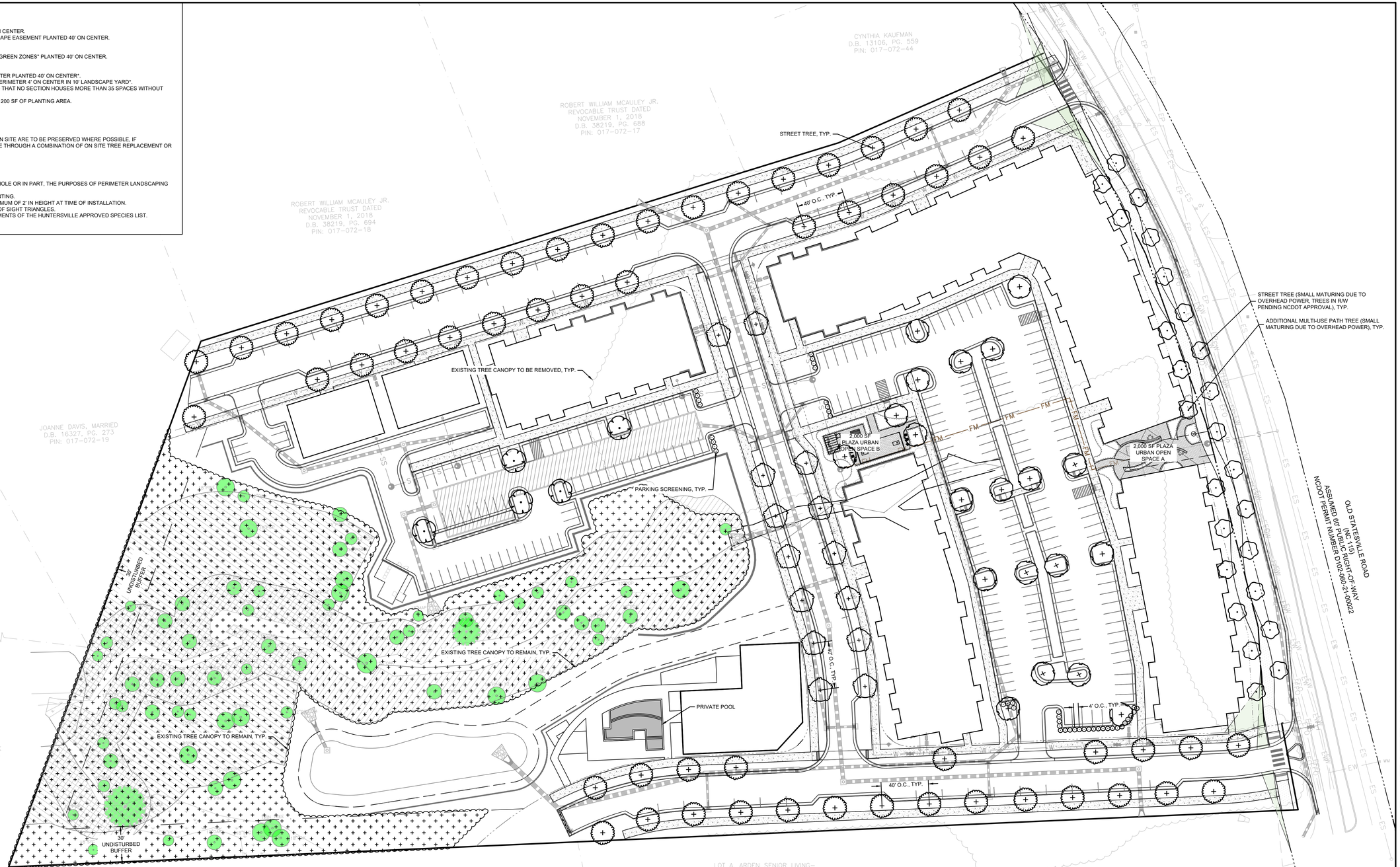
PROPOSED INTERNAL PUBLIC R/W FRONTAGES:
- LARGE MATURING TREES IN HUNTERSVILLE STANDARD "GREEN ZONES" PLANTED 40' ON CENTER.

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

BUFFER YARDS:
30' UNDISTURBED BUFFER ADJACENT TO RESIDENTIAL.

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

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



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REVISION HISTORY

LANDSCAPE PLAN

C6.0

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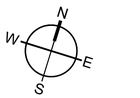
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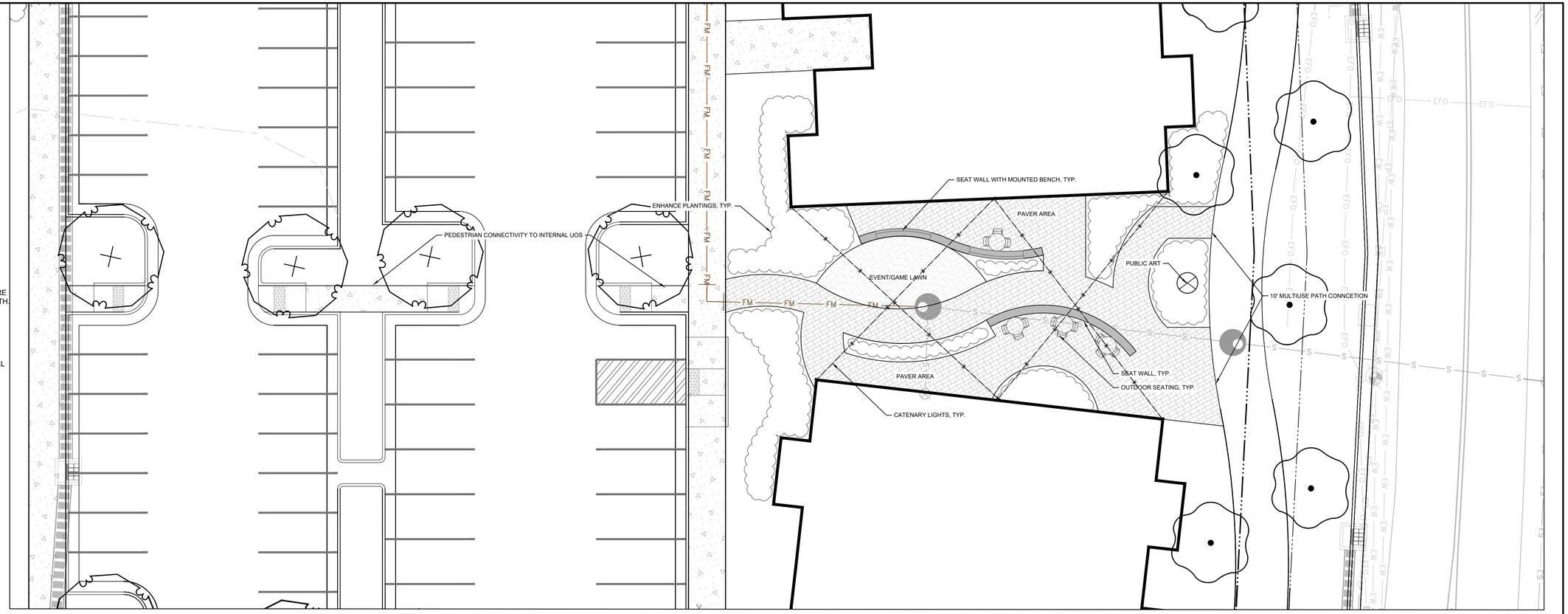
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URBAN OPEN SPACE A (PLAZA TYPE)

IS TO CONSIST OF PUBLIC ART FOCAL FEATURE TO PROVIDE CONNECTIVITY TO MULTIUSE PATH. ADDITIONALLY INCLUDED: 4 TABLES/CHAIRS, SEAT WALLS, GAME/EVENT LAWN, FESTIVAL/CATENARY LIGHTS, ENHANCED PLANTINGS, AND A PAVER FORECOURT THAT CONNECTS THE SITE TO THE ADJACENT MULTIUSE PATH. DESIGN IS SUBJECT TO CHANGE, BUT ALL ELEMENTS MENTIONED WILL BE INCLUDED.

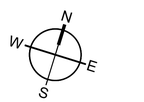


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SCALE: 1" = 10'

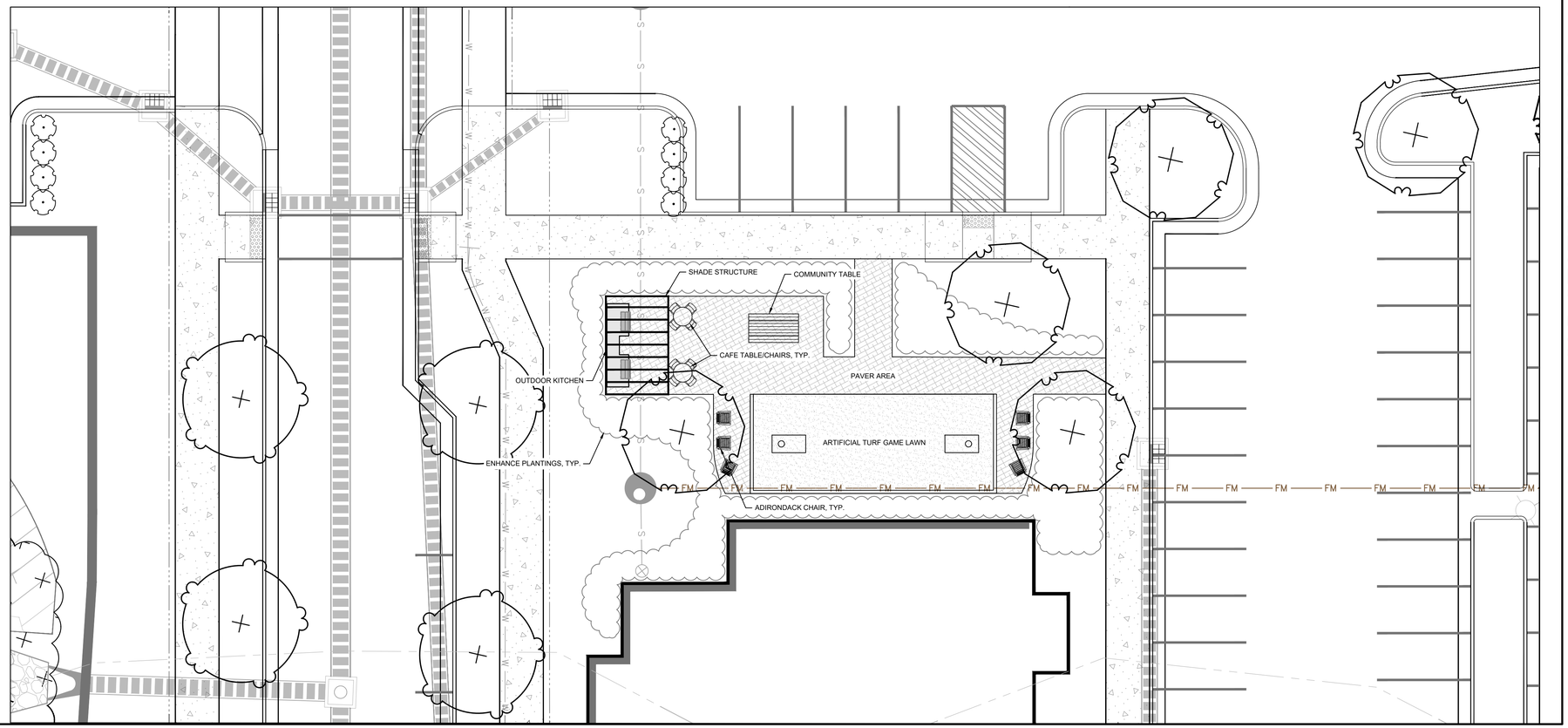


URBAN OPEN SPACE B (PLAZA TYPE)

IS TO CONSIST OF A PAVER PATIO WITH AN OUTDOOR KITCHEN, A SHADE STRUCTURE, A TURF GAME LAWN, ADIRONDACK CHAIRS, AND A COMMUNITY TABLE. DESIGN IS SUBJECT TO CHANGE, BUT ALL ELEMENTS MENTIONED WILL BE INCLUDED.



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REVISION HISTORY

URBAN OPEN SPACE PLANS

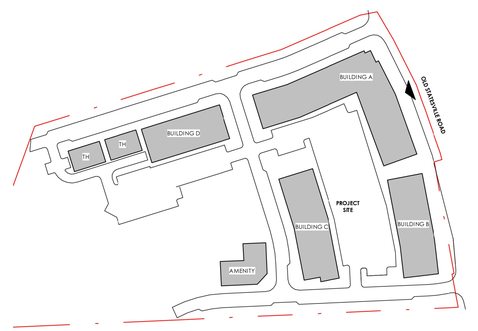
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MIXED-USE BUILDING



KEY PLAN

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ARCHITECTURAL ELEVATION A

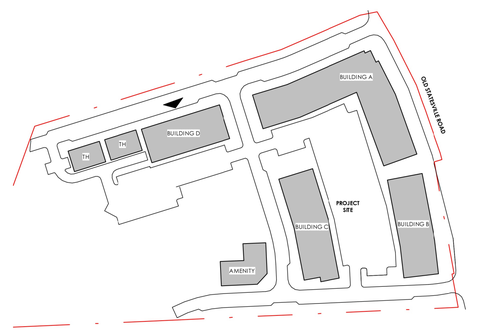
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APARTMENT BUILDING ELEVATION



KEY PLAN

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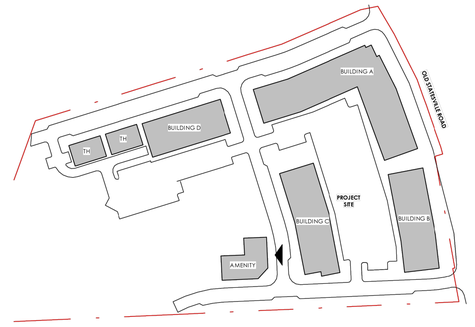
ARCHITECTURAL ELEVATION B

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AMENITY ELEVATION



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

SW+ PROJECT:	12515
DATE:	2/11/2026
DRAWN BY:	CPE
CHECKED BY:	TLL

REVISION HISTORY

ARCHITECTURAL ELEVATION C

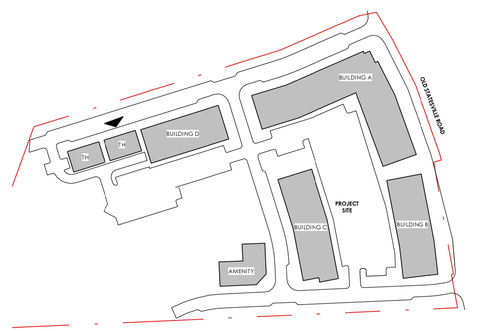
501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 210 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500, SPARTANBURG, SC 29306 | 233 S. WEST ST. #900, RALEIGH, NC 27603
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PLOTTED:2/11/2026 2:02 PM, BY Parker Evans P:\ACAD\+R\12515\CAD Files\2025.10 01 - Rezoning Set\OLD R12515 Title Sheet.dwg



DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.

ATTACHED HOME ELEVATION



KEY PLAN

501 WANDO PARK BOULEVARD, SUITE 200 MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 500 SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
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OLD STATESVILLE ROAD MIXED-USE

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

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REVISION HISTORY

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COMMUNITY MEETING REPORT FOR REZONING & SKETCH PLAN # CSP-500111

Petitioner: **High Street District Development, Inc.**

Rezoning Petition Nos.: **CSP-500111 (R25-15)**

Property: **±11.87-acres located along Old Statesville Road**

This Community Meeting Report is being filed with the Town of Huntersville Planning Department pursuant to the Zoning Ordinance Article 11.4.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner sent via certified mail a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 12/22/2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, January 5, 2026, at 6:00 p.m. The meeting was held at the Torrence Lytle Community Center, 508 Dellwood Drive, Huntersville, North Carolina, 28078.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Tom Burr with High Street District Development, Megan Schoonmaker, the Site Engineer with Seamon Whiteside, Nick Burns, the traffic consultant with Impact Designs, Inc., and Bridget Grant and Lisa Thompson with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan & Process:

- Petitioner representatives shared the PowerPoint presentation attached to this Community Meeting Report covering items including site location, proposed rezoning, alignment with Huntersville 2040 Comprehensive Plan, current development plan, and other relevant items.
- Following explanation of the proposal, the anticipated/tentative rezoning schedule was reviewed as included in the attached presentation noted as being subject to change.

II. Summary of Questions/Comments and Responses:

The meeting was then opened for questions and answers. A summary is included below with responses provided in **bold**:

- Has an environmental study been completed and how will the project impact any of the stream/stream buffer on-site? **A stream/wetlands study has been completed by the Petitioner's wetlands consultant and submitted to the Town. Current design aims to limit impacts to identified stream buffers. In limited areas of impact to these buffers, Petitioner plans to mitigate these impacts as required by Ordinance via mitigation fees/credits with the intention of these credits being routed to associated stream restoration project in the Town.**

- Does any approval or permit required by the Army Corps of Engineers (ACOE) for stream/wetland impacts have to be completed as a part of the rezoning? **No, wetland and/or stream permitting via the ACOE is a separate process from rezoning.**
- What is Building D on the proposed site plan as there is concern with this multifamily building having visibility to neighboring single-family structures? **Building D is a 3-story (~35') multifamily building that serves as a transition from the 4-story mixed-use buildings along Old Statesville Road to the 2-story townhome buildings in the northwest portion of the plan along Public Street A. All buildings along Public Street A are set back approximately ~70' from the northern property boundary. If this new public R/W were not planned, only a 30' semi-opaque buffer would be required per Ordinance. As a result, Building D at minimum is approximately ~300'+ away from any existing structure on adjacent parcels with existing tree canopy on these adjacent parcels providing further natural buffer.**
- Are all of the traffic improvements planned to occur south of the roundabout at Old Statesville/Mount Holly-Huntersville Road? **Yes, traffic improvements associated with the project per the draft TIA submitted are planned generally along the property's Old Statesville Road frontage (south of existing roundabout).**
- How is stormwater runoff being addressed to avoid negative impacts to neighboring properties? **The project will comply with the Town Water Quality Ordinance and Design Manual, which includes accommodating 50-year storm event. The Petitioner explained the two separate stormwater systems planned for the project to accommodate these requirements: one underground sand filter on north side of the tree save/PCSO buffer area and one surface sand filter on the south side of this buffer area.**
- Is there a possibility of including a fence along the property boundary? **Petitioner's ability to fence along new on-site public R/W (in alignment with Planning Staff comments) is limited and 30' buffer held to west and south intended to serve as natural privacy buffer. As project progresses to construction documents phase, Petitioner can explore potential for fencing in select property boundary areas.**
- Are the 10 affordable/attainable units Section 8 housing? **No, these units are not Section 8 or tax-credit housing. Attainable units are intended to serve residents within the 80% - 100% AMI range (as set by HUD for metro area) with high-quality housing. Attainable units will be no different in terms of quality, finishes, and access to project amenities.**
- When will the current plans presented this evening be available on the Town's website/portal? **It is the Petitioner's understanding that the current plans resubmitted to the Town on 12/19/25 should be available on the Town's website this week (week of 1/5/26).**

<u>CHANGES MADE TO PETITION AS A RESULT OF THE MEETING</u>:

The development team will continue to coordinate efforts with City Staff.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Tom Burr, High Street District Development, Inc.
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC

EXHIBIT A

Community Meeting Notices

Project Name	Old Statesville Road Mixed-Use

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a list of all persons and organizations contacted about the meeting shall be submitted to the Planning Department and incorporated into the application for this project.

The following persons and organizations were sent notices of the community meeting (first and last name or business name only):

First and Last Name	Parcel ID	Date Sent	Method Sent	Reason Sent
BATES ROBERT NEAL | BATES BELINDA WASHAM	01707204	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FC HUNTERSVILLE LLC	01707206	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FORSTER INVESTMENTS INC	01707207	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WESTHAFER MICHAEL A | WESTHAFER LESA R	01707209	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
PRICE JAMES L | PRICE SUSAN M	01707211	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MAYE DIANE N | DIANE N MAYE REVOCABLE TRUST	01707212	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
WHITE ROBERT EDWARD | WHITE JANE M	01707214	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707215	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707217	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707218	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
LAUDERT JOANNE MYERS	01707219	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
LIBBY AARON NEIL | LIBBY SOUHEILA BEDAIA	01707220	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
CHEEK WILLIAM MATTHEW | CHEEK AMY RACHEL	01707221	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
PELL JOHN NICHOLSON | ELIZABETH TALLEY	01707222	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCAULEY ROBERT W JR | ROBERT WILLIAM MCAULEY JR REVOCABLE TRUST	01707230	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEARNESS PROPERTIES LLC	01707236	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEARNESS PROPERTIES LLC	01707237	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DANCY DON DALE | DANCY CAROL M	01707238	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FORSTER INVESTMENTS INC	01707239	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
FORSTER INVESTMENTS INC	01707240	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MCCARTHY PROPERTIES 1 LLC | MCCARTHY PROPERTIES 2 LLC	01707241	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KAUFMAN CYNTHIA A	01707244	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
GUIGNARD CHARLES S	01907202	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
HINES BRIAN	01907203	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KEPPLE JAMES JR | KEPPLE SHELI	01907204	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TORRES JUAN RAMIRO RODRIGUEZ | MARTINEZ-CASTRO YOLANDA	01907205	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DANCY DON DALE | DANCY CAROL M	01907206	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
KEPPLE JAMES E JR | KEPPLE SHELI	01907209	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MIKEY AND SLY HOLDINGS LLC	01907301	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MICHELONE JEFFREY W | MICHELONE NANCY C	01907304	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MONTGOMERY MYRA HYLEMAN | MYRA HYLEMAN MONTGOMERY REVOCABLE TRUST	01907305	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
DEWESE TERRY E | DEWESE REBECCA A	01907306	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MIKEY AND SLY HOLDINGS LLC	01907307	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TOWN OF HUNTERSVILLE	01907309	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TOWN OF HUNTERSVILLE	01907310	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
BROWN JAMES WILLIAM JR | JOHN SAMUEL PUTNAM	01907315	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
TOWN OF HUNTERSVILLE	01907402	12/16/2025	Certified	Within 250 ft of petitioned property (SO 6.320.3(b,c,d,e))
MAYORS CORNER HOMEOWNERS ASSOCIATION INC	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))
MONTEITH PLACE HOMEOWNERS ASSOCIATION	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))
RESIDENTIAL HOMEOWNERS ASSOCIATION FOR MAGNOLIA WALK MECKLENBURG INC	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))
VERMILLION COMMUNITY ASSOCIATION INC	N/A	12/16/2025	Certified	Neigborhood association, property woner assocation, and homeowner assocation within 2000 feet of any portion of subdivision (SO 6.320.3(f))

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING & SKETCH PLAN
PROJECT # CSP-500111

Subject:	Rezoning & Sketch Plan Project No. CSP-500111 for property located at 13501 Old Statesville Road in Huntersville
Applicant:	High Street District Development, Inc.
Current Land Use:	Vacant, Greenhouse and Accessory Storage
Existing Zoning:	HC(CD) (Highway Commercial District, Conditional) and NR (Neighborhood Residential)
Rezoning Requested:	NC(CD) (Neighborhood Center District, Conditional)
Date and Time of Meeting:	***Monday, January 5, 2026, at 6:00 p.m.***
Location of Meeting:	**Torrence Lytle Community Center** **508 Dellwood Drive** **Huntersville, NC 28078**
Meeting Registration:	***Please send an email to CommunityMeeting@mvalaw.com to register to attend and reference project # CSP-500111.***
Date of Notice:	12/22/2025

Moore & Van Allen is assisting High Street District Development, Inc. (the "Applicant") on a recently filed rezoning and sketch plan request for an approximately ±11.87-acre site located along Old Statesville Road (the "Site"), in Huntersville, North Carolina. The parcel ID numbers for the Site include: 01707207, 01707236, 01707237, 01707238, 01707239, and 01707240. The request is to rezone from HC(CD) and NR to NC(CD) to develop the Site with a mixed-use community.

The Applicant will hold a **Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Huntersville Planning and Zoning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Community Meeting at the Torrence Lytle Community Center, 508 Dellwood Drive, Huntersville, North Carolina, 28078, to be held on Monday, January 5, 2026, at 6:00 p.m. To register to attend, please send an email to CommunityMeeting@mvalaw.com before Friday, January 2nd and reference project #CSP-500111.

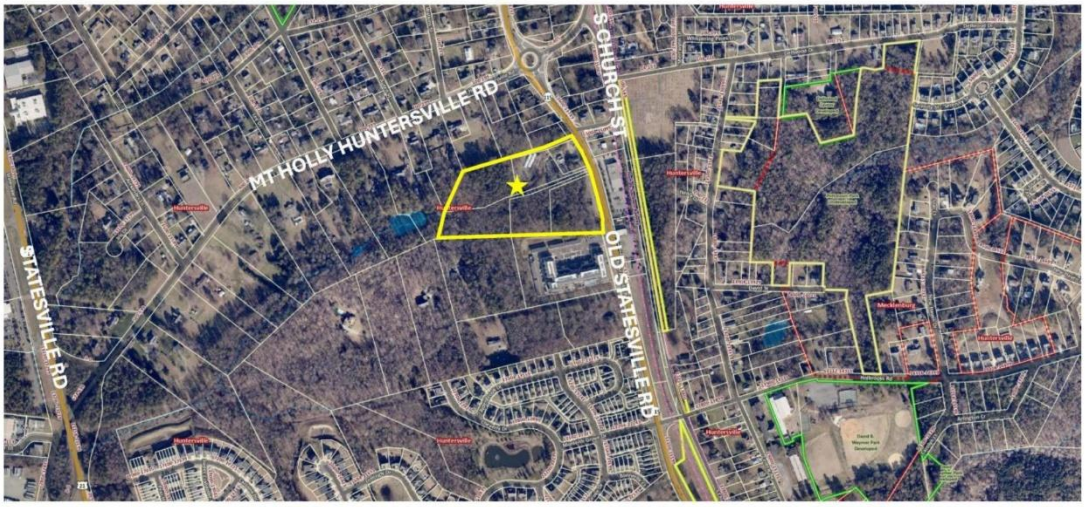
Representatives of the Applicant look forward to discussing this rezoning proposal at the Community Meeting. Thank you.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Tom Burr, High Street District Development, Inc.
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC

14415543v2

Exhibit B (Continued)

Site location:



14415543v2

EXHIBIT C

Community Meeting Attendance Log

Project Name:	Old Statesville Road Mixed-Use
Location of Meeting:	Torrence Lytle Community Center (Dellwood)
Date:	5-Jan-26
Time:	6:00 p.m.

Pursuant to Huntersville Subdivision Ordinance 6.320.3 a report including a roster of persons in attendance at the community meeting shall be submitted to the Planning Department and incorporated into the application for this project.

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

1	Ken & Tracy Forster	26	
2	Jake & Joanne Laudert	27	
3	Don Dancy	28	
4	Bob McAuley	29	
5	Matthew & Amy Cheek	30	
6		31	
7		32	
8		33	
9		34	
10		35	
11		36	
12		37	
13		38	
14		39	
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16		41	
17		42	
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19		44	
20		45	
21		46	
22		47	
23		48	
24		49	
25		50	

HIGH STREET DISTRICT DEVELOPMENT,
A Subsidiary of Trammell Crow Company

OLD STATESVILLE ROAD MIXED-USE

Community Meeting

January 5, 2026
6:00 p.m.

Moore&VanAllen

BY RIGHT VS CONDITIONAL

By-Right Development

When a development proposal strictly **conforms to the zoning codes** and, thus, qualifies for construction without requiring discretionary approval.

Administrative-Type Decision: *Approval is based on Ordinance compliance only*

Conditional Zoning

When a development needs flexibility in zoning requirements owners can seek **conditional zoning.**

Discretionary Decision: *Voted on based on Ordinance compliance, Council goals, adopted policies, community engagement, land use plan consistency*

WHY CONDITIONALLY REZONE?

A developer is asking for something that isn't permitted by-right and thus commits to conditions to **off-set any potential impacts** of the request.

Conditional zoning is a tool that allows the developer to impose conditions on the site that **exceed ordinance requirements** to allow for other technical flexibility.

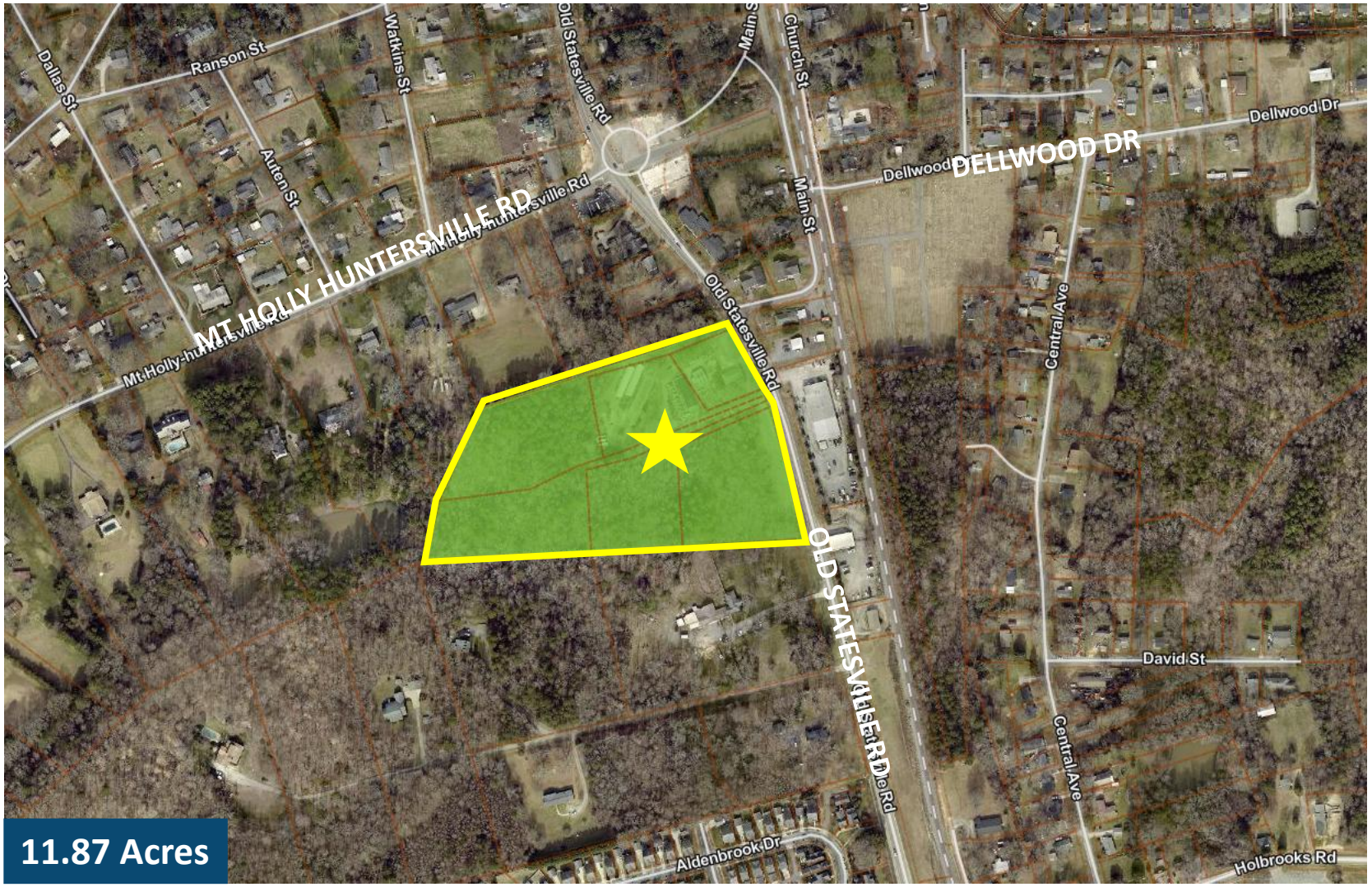
Conditional zoning is a tool to **"raise the bar"** with higher architectural, environmental, and site design standards.

AERIAL SITE CONTEXT



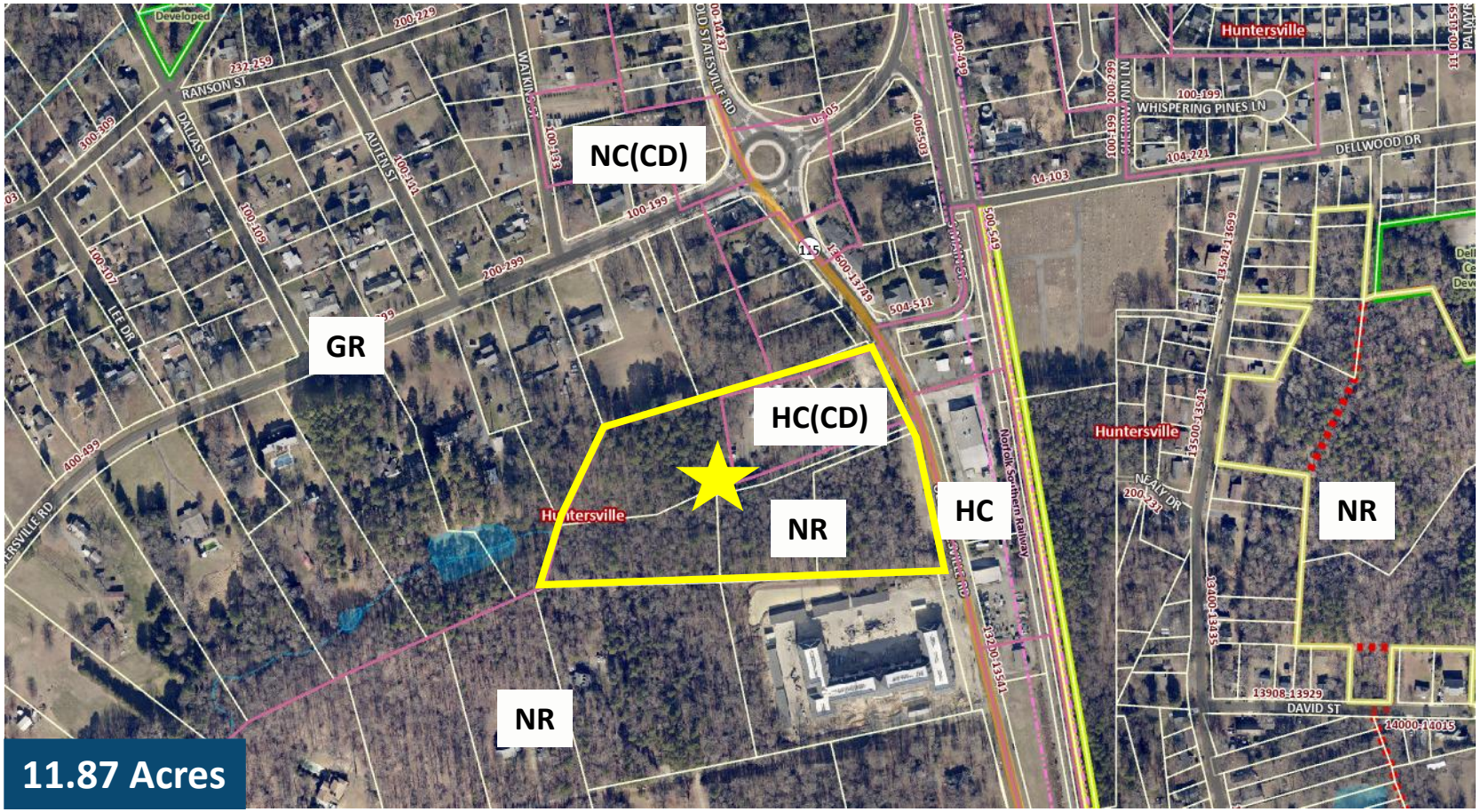
Site located along Old Statesville Road (NC-115) south of Gilead Road and east of I-77 and Statesville Road. Site falls within I-77/NC-115 Corridor.

SITE LOCATION



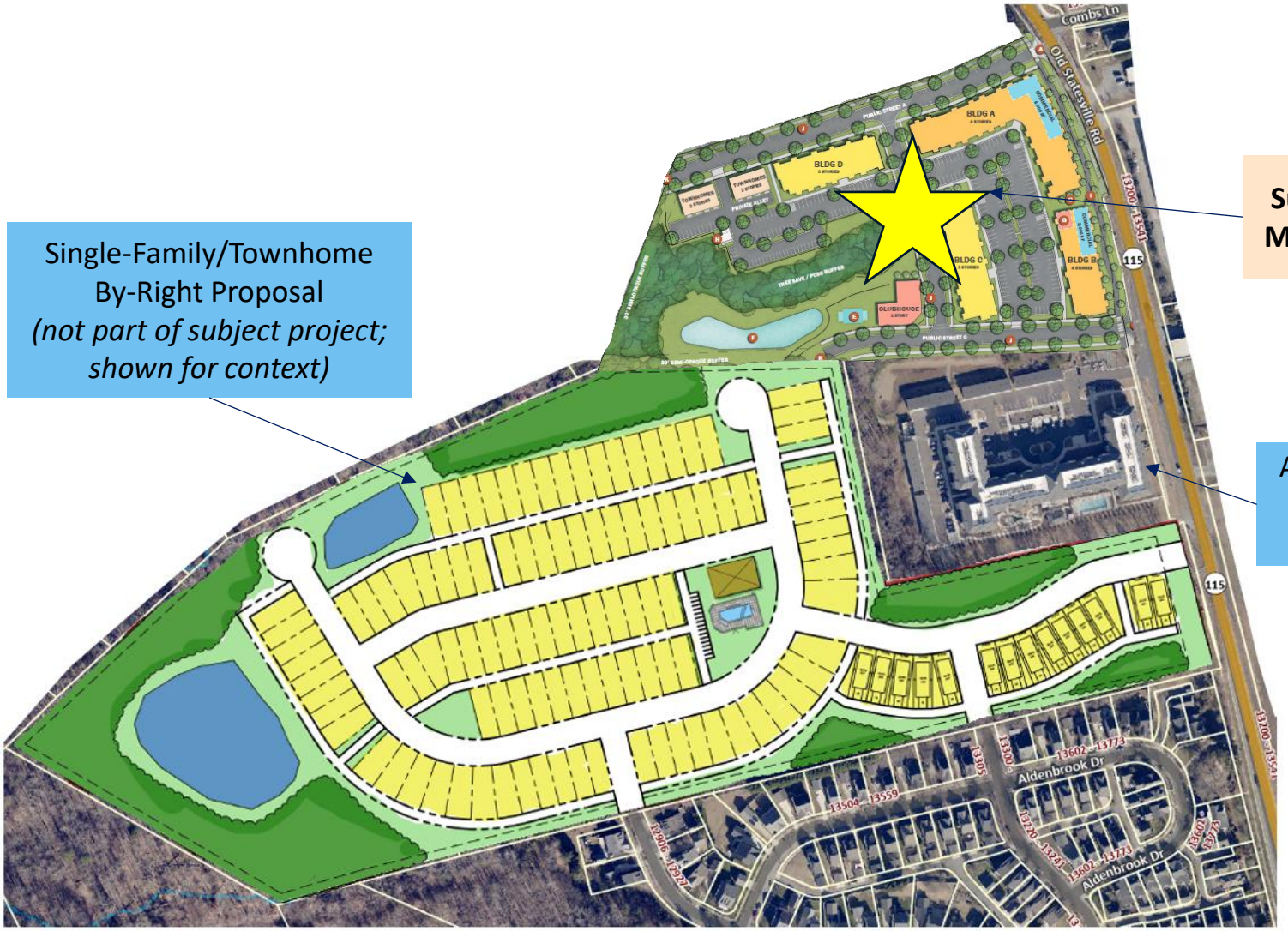
Site consists of 6 parcels on the west side of Old Statesville Road (NC-115).

EXISTING AND PROPOSED ZONING



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

SITE CONTEXT

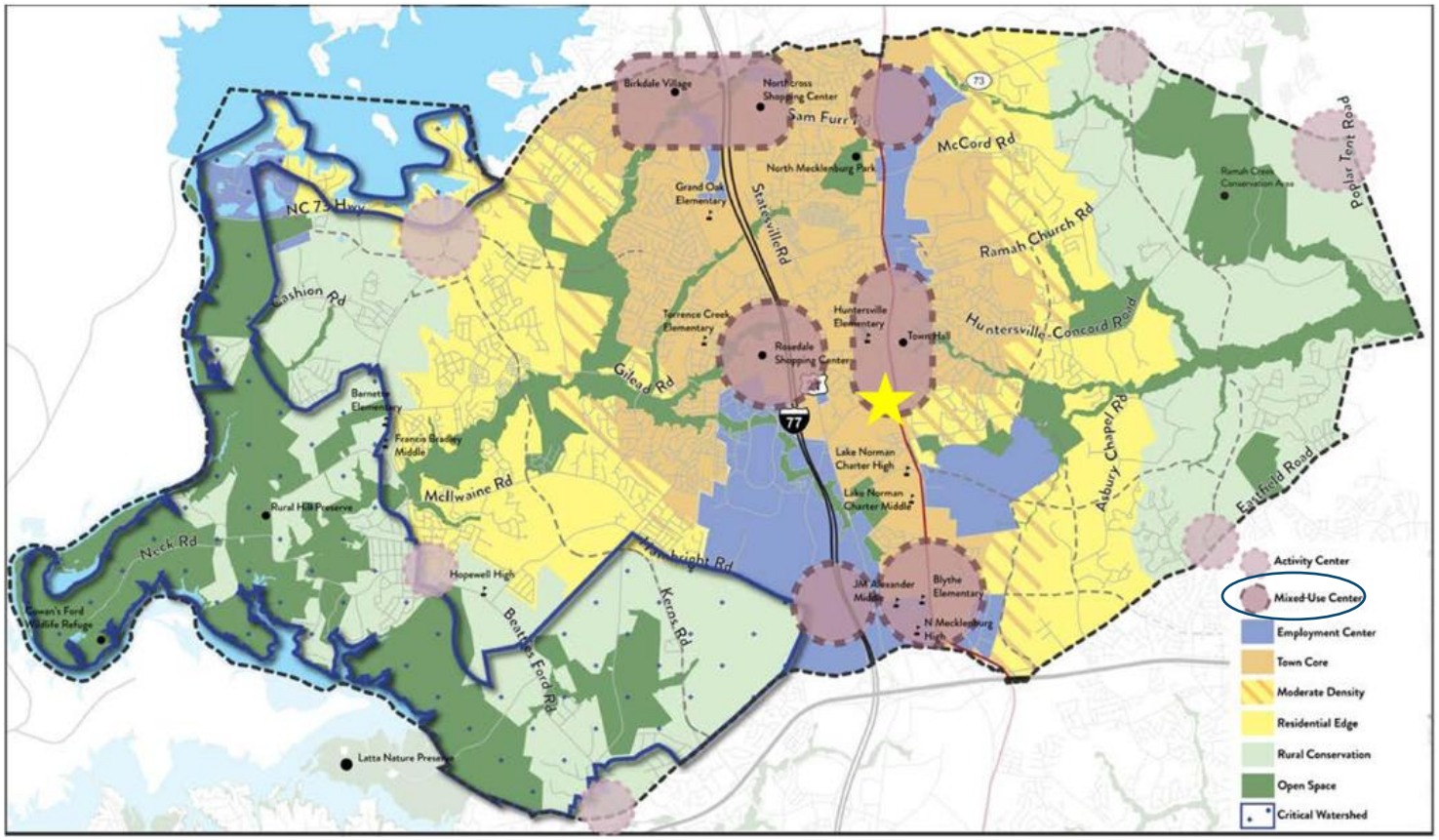


Single-Family/Townhome By-Right Proposal *(not part of subject project; shown for context)*

Subject Proposed Mixed-Use Project

Arden Huntersville 55+/Seniors Completed 2024

HUNTERSVILLE 2040 FUTURE LAND USE PLAN



Select 2040 Policy Recommendations:

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

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

LU-5 Policy LU-5: Focus more intense development in locations that can support growth.

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

DT-11 Policy DT-11: Promote Residential Development in Downtown Huntersville.

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

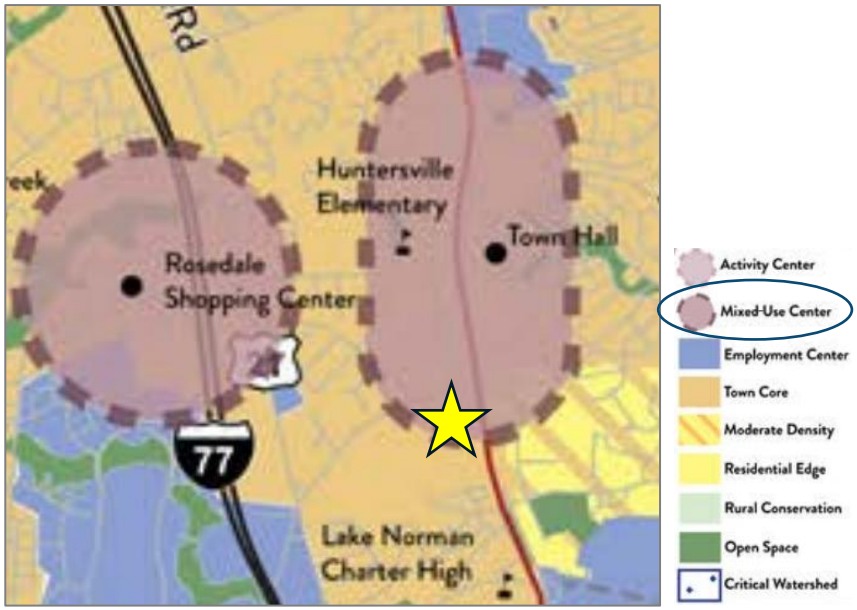
T-1 Policy T-1: Link land-use with transportation using the mobility framework

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

SUMMARY GOALS:

- Encourages density between I-77 and HWY-115
- Allows for urban housing options throughout
- Vertical mixed-use along HWY-115
- Multimodal infrastructure improvements
- Activated corridors with transparency
- Housing located near employment and services
- Environmental stewardship

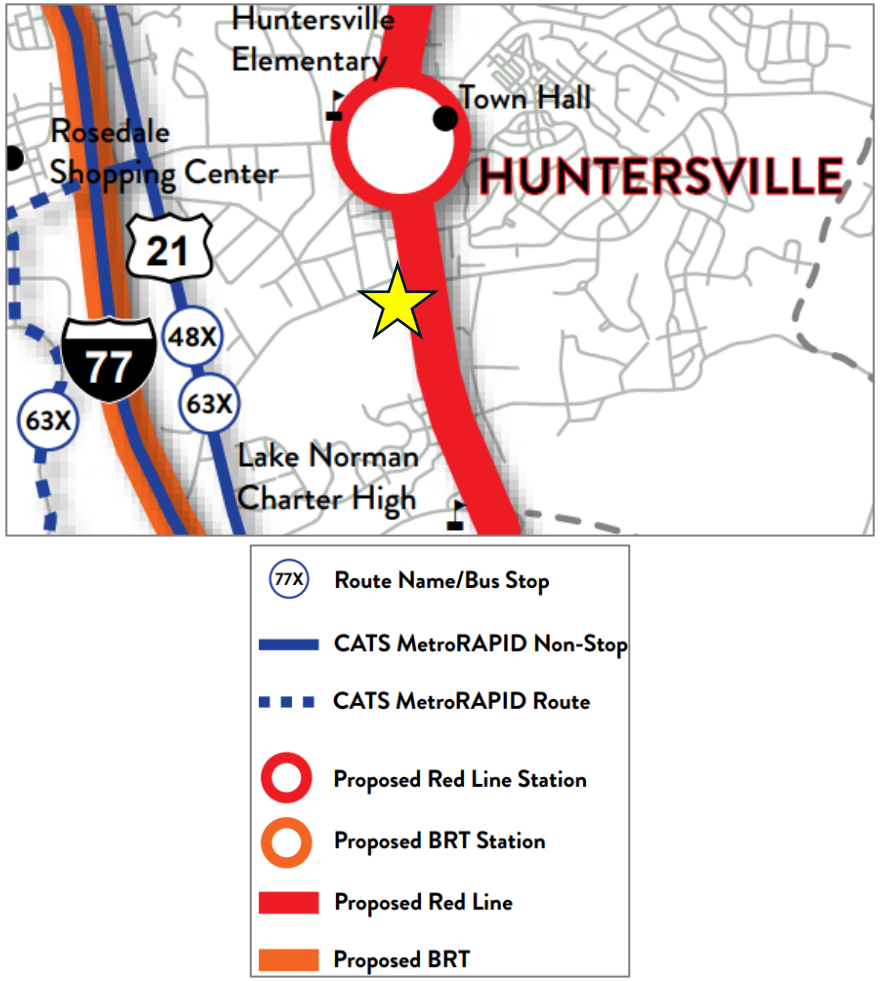
MIXED-USE CENTER CORRIDOR & PROXIMITY TO PUBLIC TRANSIT



Mixed-Use Centers

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

2040 PLAN TRANSPORTATION NETWORK



PROPOSED SITE PLAN

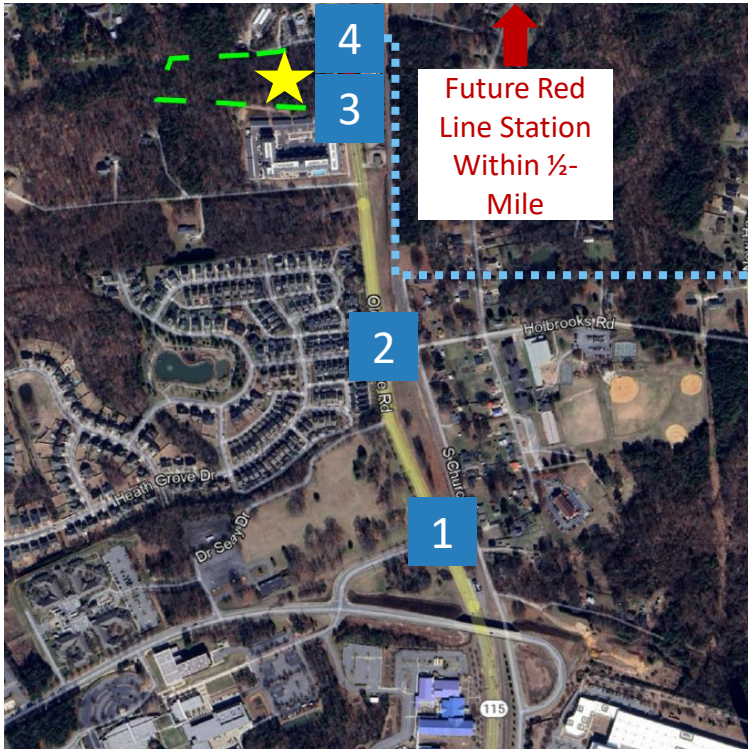


KEY PROJECT BENEFITS TO HUNTERSVILLE

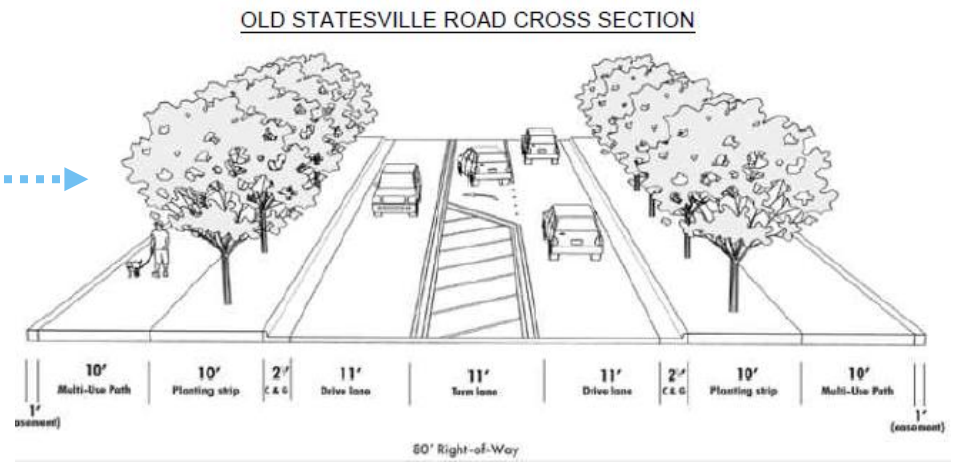
- Affordable Housing
- Multi-Modal Connectivity Enhancements are Infrastructure Wins
- Significant Job Creation: 225+ Construction Jobs + Long-Term Small Business Growth
- Major Increase to Annual Commercial Tax Base: $5k Today vs. $125k at Buildout
- Proximity to Public Transportation: Future Red Line Station within ½-Mile
- 2040 Land Use Plan Alignment in Focused Growth I-77/Highway-115 Corridor
- High-Quality Mixed-Use Development
- Thoughtful & Varied Residential Options to Activate & Support Downtown
- Flexible Commercial Spaces to Serve Wide Array of Small Businesses



TRAFFIC ANALYSIS AND IMPROVEMENTS



Traffic Analysis – Study Intersections per NCDOT & Town of Huntersville Coordination	
1	NC-115 & Verhoeff Drive Ramp
2	NC-115 & Holbrooks Road
3	NC-115 & Southern Site Access
4	NC-115 & Northern Site Access



Summary Outcomes & Draft Recommended Improvements:

- All study intersections expected to increase <3% and/or under adopted % targeted by Town of Huntersville.
- Construct two site entry points (northern and southern) off NC-115 as currently designed.
- Construct northbound left turn lane on NC-115 approaching northern access with 75' of storage. Improvement to be considered in NC-115 widening/enhancements.

PRECEDENT IMAGES









PRECEDENT IMAGES











CONCEPT ELEVATION – MIXED-USE BUILDING



DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.



CONCEPT RENDERING – MIXED-USE BUILDING



CONCEPT RENDERING – MIXED-USE BUILDING



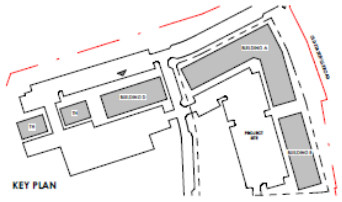
CONCEPT ELEVATIONS – MULTIFAMILY & TOWNHOME BUILDINGS



DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND



DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.



OPEN SPACE PRECEDENT IMAGERY











TENTATIVE REZONING SCHEDULE

- **COMMUNITY MEETING:** January 5, 2026
- **CALL FOR PUBLIC HEARING:** January 6, 2026
- **TOWN PUBLIC HEARING:** February 3, 2026
- **PLANNING BOARD MEETING:** February 24, 2026
- **TOWN BOARD DECISION:** March 17, 2026

QUESTIONS & THANK YOU!

Request for Board Action

February 24, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: R25-16: Knox Crossing

EXPLAIN REQUEST:

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

ACTION RECOMMENDED:

Make a recommendation to the Town Board on 2/24/26.

FINANCIAL IMPLICATIONS:

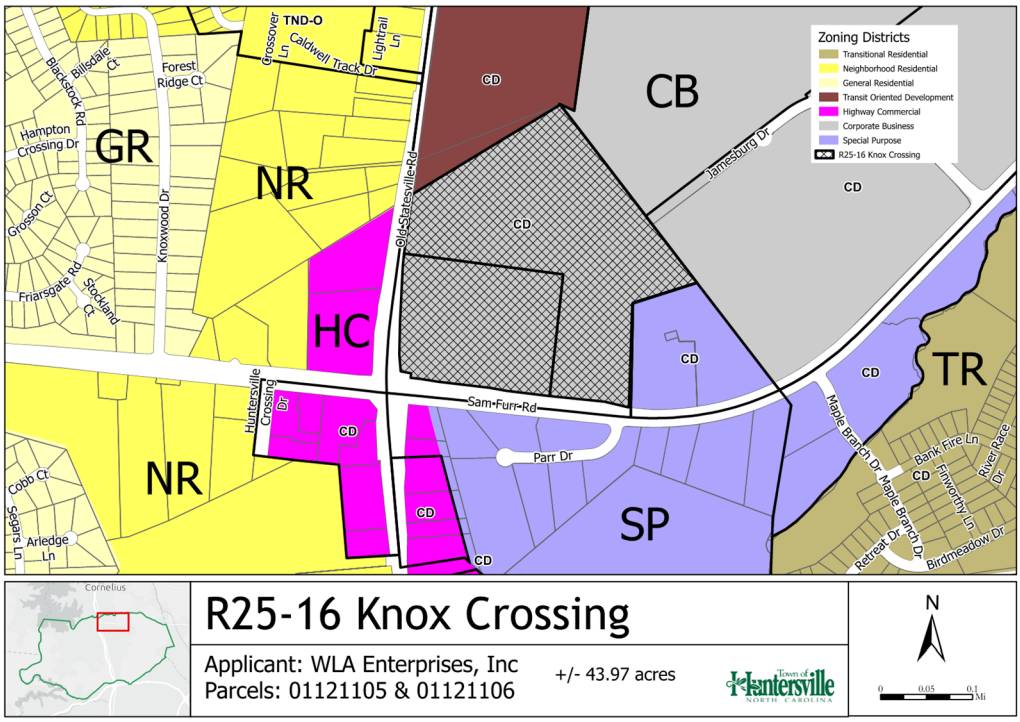
N/A

ATTACHMENTS:

1. R25-16 Knox Crossing - PB - 2 24 26
2. Knox Crossing Conceptual Site Plan Set
3. 2022.003 QL-21 - Color Plan
4. ENG_Public Hearing Memo_2026 0123
5. Seam Trail Advisory Committee - Recommendation__Knox Crossing_v3 signed
6. GTBC Recommendation - Seam Trail
7. The Seam Trail - Consultant Site Plan Comments
8. Knox Crossing Commercial Building Elevations
9. Knox Crossing Concept Master and Amenities Plan
10. Knox Crossing Multifamily Elevations
11. Knox Crossing Townhome Elevations
12. R25-16 Community Meeting Report Package
13. Knox Crossing Rezoning Application

Petition R25-16
Knox Crossing

PART 1: PROJECT SUMMARY



Applicant: WLA Enterprises, Inc.

Property Owner: Same

Property Address: 16900 Old Statesville Road

Project Size: (+/-) 43.97

Parcel Numbers: 01121105, 01121106

Current Zoning: Corporate Business Conditional District (CB-CD) for Manufacturing and Industrial uses

Current Land Use: Vacant Land

Proposed Zoning: Transit Oriented Development Residential Conditional District (TOD-R-CD) and Highway Commercial Conditional District (HC-CD)

Proposed Land Use: Multi-family and commercial development.

1. UPDATE 2/16/26: The applicant submitted an updated plan at the close of business on Friday, February 13, 2026. Due to the agenda publication deadline of February 17, 2026, staff has only been able to conduct a cursory review of the revised materials. General updates related to the issues identified in staff's first review of the original plan are highlighted below. If no updates are noted, the item remains unresolved.
2. Purpose: a request by the property owners to rezone +/- 44 acres (PID:01121105 and 01121106) on the northeast corner of Sam Furr Road and Old Statesville Road from Corporate Business Conditional District (CB-CD) to Highway Commercial Conditional District (HC-CD) and Transit Oriented Development-Residential Conditional District (TOD-R-CD) for commercial and multi-family development.
3. Adjoining Zoning and Land Uses

   North: *Transit Oriented Development (TOD) zoning,* Station South Mixed Use Development; *Traditional Neighborhood Development* – (*TND*) zoning, Caldwell Crossing Mixed Use Development; both approved but not yet constructed developments. Existing vacant land.
   South: *Special Purpose (SP) zoning, Par Drive* Office/Industrial Business Park, Vacant Land
   East: *Corporate Business Conditional District (CB-CD) zoning;* Jamestown Drive Business Park, warehousing, industrial.
   West: *Neighborhood Residential (NR), General Residential (GR), and Highway Commercial (HC) zoning,* Single Family Residential developments.

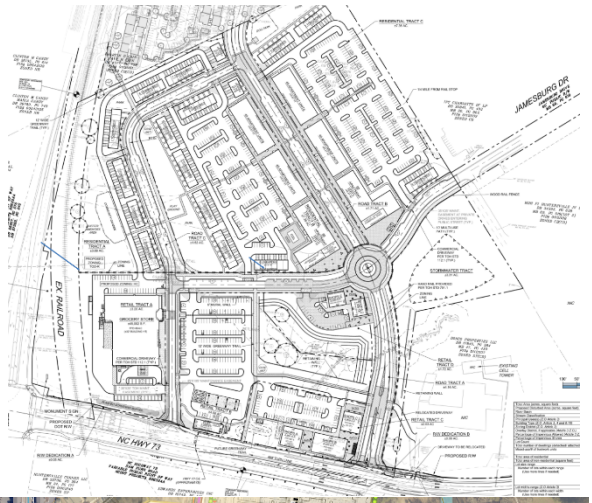
4. The property in question is currently zoned Corporate Business Conditional District (CB-CD). On August 1, 1995, the Huntersville Town Board approved a conditional rezoning plan allowing a sugar refining and processing center and any uses permitted in the "I-1" zoning district from the 1991 Huntersville Zoning Ordinance. No specific development plan was included in the rezoning plan, only design guidelines, setbacks, buffer descriptions, and access locations for the development.
5. The proposed location of the commuter rail transit stop is located immediately to the north of this proposed development (R24-15: Station South Rezoning). The applicants are seeking the rezoning to continue the mixed use and transit-oriented design of development.
6. A neighborhood meeting was held on Monday January 5, 2026. The invitation list, invitation, attendance list, and summary of the meeting are included in the agenda packet for review.
7. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer; and posting of a rezoning sign along Sam Furr Road in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The proposed development is located immediately south of a planned commuter rail station. The station is situated adjacent to the railroad along Old Statesville Road within the recently approved Station South rezoning development. Refer to the context map on this page below. The commuter rail is at the red star. The subject development is outlined in orange.
- Article 3.2.13 of the Huntersville Zoning Ordinance states that developable property located within one-half (½) mile of a transit station qualifies for Transit-Oriented Development Residential (TOD-R). The subject property is located within this one-half mile radius of the proposed commuter rail station.
- The applicant proposes to rezone the site into two zoning districts: Transit-Oriented Development Residential (TOD-R) for the residential components of the project and Highway Commercial (HC) for the commercial components. The HC district and associated commercial development are primarily located in the southern portion of the site, while the residential development is concentrated toward the northern portion of the site, closer to the proposed rail station.
- A planned thoroughfare, Seagle Street/Church Street Extension, traverses the subject property. The proposed development includes the construction and future connection of the Church Street Extension to development to the north, when that extension is constructed.
- UPDATE 2/16/26: Total development units would include up to 486 apartments and townhomes, and up to 82,000 sqft of commercial development. The commercial

Proposed Site Plan





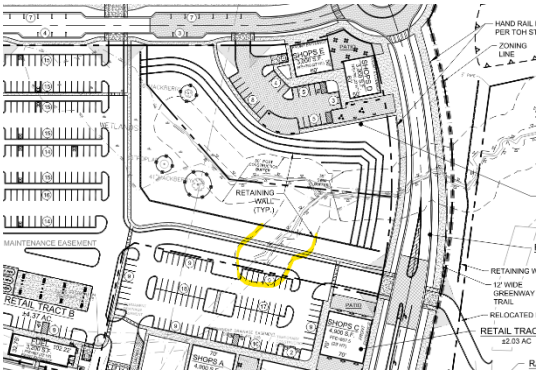
development would be anchored by a 45,000 sqft grocery store near the corner of Sam Furr Road and Old Statesville Road.

- The applicants are proposing to condition the development to reserve 7.5% of the total residential units for affordable housing; for 15 years at 100% of the Area Median Income. 7.5% would be up to 37 units.

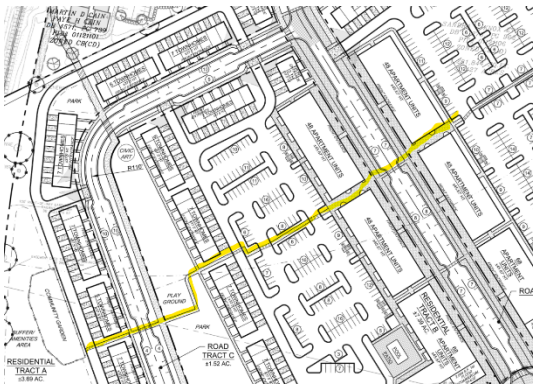
Rezoning Issues

Modifications of the Ordinance Requested:

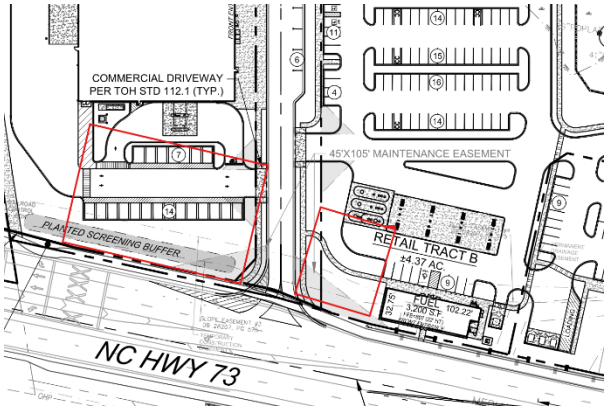
- *SWIM Buffers*: Article 8.25 requires that stream buffers remain undisturbed. The applicants propose filling portions of the buffer to accommodate the development. Please see the highlighted area below. However, it should be noted that the buffer on the plans is likely larger and further expansive than shown as the buffer is measured (30 feet) from the top of bank of the stream, not the center of it.
  - STAFF COMMENT: Staff supports the mitigation of the stream, as the length of intermittent stream needed is small. A mitigation plan per Article 8.25 is needed.



- *Block Length:* Article 3.2.13.f.2 of the Zoning Ordinance requires that block lengths not exceed 500 feet in length. The applicants are asking for a modification to allow an 800-foot block length.
  - STAFF COMMENT: The TOD ordinance allows pedestrian pathways to be counted toward the required "block break". While the applicant proposes standard concrete sidewalks that connect to the street sidewalk network, staff does not find that these sidewalks meet the intent of the ordinance. A pedestrian pathway, as contemplated by the ordinance, is intended to function as a wider, more intentional, and enhanced open space that provides an active pedestrian connection through the development, particularly in the east–west direction in this case. Such pathways should emphasize pedestrian comfort, visibility, and placemaking rather than serve solely as utilitarian circulation. Accordingly, staff recommends that additional design enhancements be incorporated into the proposed pathways to better align with the intent of the ordinance.
  - UPDATE 2/16/26: The plan has been revised to increase the width of the sidewalk between the apartment buildings by five feet and changed the material to brick pavers (see graphic here). However, no additional pedestrian-oriented design or amenitization elements are shown or committed to. Additionally, once the path enters the parking lot area, it becomes an indirect 5-foot sidewalk connection through the remainder of the development. Staff recommends further pedestrian-oriented design enhancements and a more direct route that intentionally connects buildings and open spaces throughout the development.



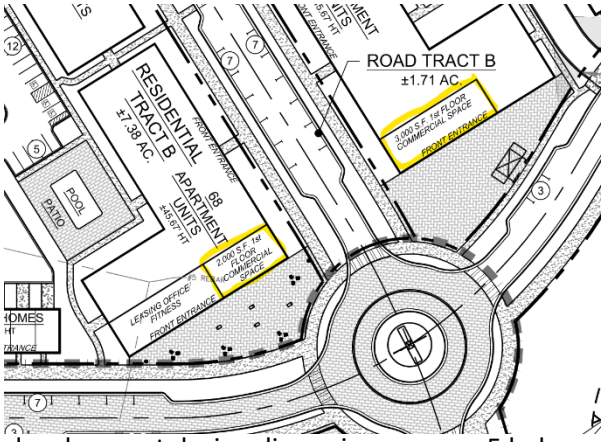
- *Side yard Parking / Build to Line / Drive-throughs in the Front Yard Intersecting a Street*: Article 4 of the Zoning ordinance requires buildings to be placed up at the corner of street intersections, with parking and drive-throughs located behind the building line. The grocery store and the gas station would therefore be moved closer to the intersection of NC HWY 73 and the street in front of the grocery store. The red boxes represent generally where the buildings would go. The applicants are seeking a modification to allow the site locations as shown.



  - STAFF COMMENT: Staff is open to discussing the layout proposed. NC HWY 73 is being designed as a "super street" highway, therefore pedestrian orientation may be better served interior to the site. Staff continues to work with the applicant to understand what buffer is proposed in front of the grocery store on HWY 73 and what architecture is proposed for the gas station. See architectural elevations comment below on page 7.
- *Double Row of Street Trees along Thoroughfares*: Article 7.7.2 c of the Zoning Ordinance requires a second row of street trees behind the sidewalk along thoroughfares. The applicants are seeing a modification of this requirement in front of the apartment buildings.
  - STAFF COMMENT: Staff supports this modification due to the close building setback making it difficult to add an additional tree. Staff would prefer the closer building setback to encourage site design and walkability.
- *Townhome Height*: Article 4.12 of the Zoning Ordinance has a max height of 30 feet for townhomes. The applicants are requesting townhomes that are up to 37.5 feet in height.
  - STAFF COMMENT: Staff supports this request as the architecture of the townhomes, as the additional height remains at 3 stories, but adds the option of additional terraces and "half story" bonus living space. The townhomes proposed will be lower in height than the apartments which are proposed to be 46.7 feet in height. A modification is needed for this height and a note should be added to the plan requesting it.
- *Townhomes in TOD*: Article 3.2.13 does not list townhomes as approved building types in the zoning district. The applicants are proposing townhomes in the TOD-R district.
  - STAFF COMMENT: This omission was an oversight during the omnibus text amendment that changed attached homes to different building types. They were intended to be included, so staff supports this modification and will follow up with a text amendment to the ordinance to address it soon.
- *Tree Save Mitigation*: Article 7.4 of the Zoning Ordinance only allows 50% of required tree save to be mitigated (recent text amendment). Of the 115 specimen trees identified on their tree survey, the applicants proposed to save 14, which is 12% of the requirement.
  - STAFF COMMENT: From the plan submitted, 35 trees are required to be saved per ordinance. Therefore only 18 may be mitigated. This means 18 are also required to be saved. In addition, of the 14 proposed to be saved by the applicant, many are being disturbed into their dripline, therefore they should not be counted as saved. Staff recommends the following:
    - The plan be updated to accurately depict trees that can be saved per ordinance requirements.
    - Proposed mitigation be shown. Is payment to the tree fund bank proposed? Planting on site?
    - An agreeable modification could be significant plantings in the proposed parks, and amenity areas that do not include active programing through the site.

- UPDATE 2/16/26: Updated tree save information is shown, but most of the trees proposed to be saved are still proposed to be disturbed. No mitigation/planting area is shown on the rezoning plan.

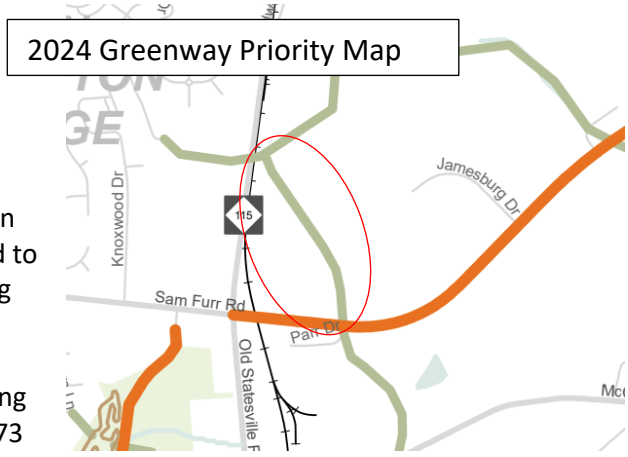
- *Minimum Commercial for Mixed Use Buildings*: Article 4.4 of the Zoning Ordinance requires Mixed Use/Shopfront Buildings have a minimum of 60% of the floor area of the building be commercial use. The applicant proposes 2 mixed use buildings at the corner of the roundabout. The western building includes 10% commercial (leasing office does not count as commercial), and the eastern building includes 15% commercial.



  - STAFF COMMENT: Conceptually, staff recommends more commercial be located interior to the site to create a more walkable and pedestrian oriented development. This would bring activity to the site and create a better transition from the pure residential development to the north, and the highway-oriented development along HWY 73. Staff would be amenable to this modification if other commercial uses were added elsewhere along the interior street network. Please see development design discussion on page 5 below.
  - UPDATE 2/16/26: An updated plan was submitted; however, the required modification request was not included. Additionally, the townhome building immediately west of the roundabout has been revised to a live/work building. This represents a design improvement, and staff supports the inclusion of live/work units at this location. Staff recommends that all mixed-use buildings meet, at a minimum, the storefront building architectural standards outlined in Article 4 of the ordinance and that conceptual elevations be provided for review.

Site Plan and Design Issues for Consideration

- Huntersville Greenway Plan: The Huntersville 2024 Existing Greenways, Future Projects, and Priority Map identifies the Mooresville-to-Charlotte (Seam) Trail as traversing the subject property (see attached graphic). The originally envisioned alignment followed the rail line along HWY 115. However, when the Huntersville Bike Plan was completed in 2020 it was shifted to the thoroughfare alignment shown (circled in red), not knowing whether or not the rail would move forward and if a HWY 73 crossing could be made with the rail crossing. Today, it is understood by staff that the rail is moving forward but a crossing with the rail is not feasible. Additionally, because NC Highway 73 is now planned to be designed as a superstreet, a greenway and crossing at this intersection is not recommended. In response, the Town has initiated further evaluation of alternative alignments for this corridor through the Charlotte-to-Mooresville Trail Alignment Study, which is currently underway.

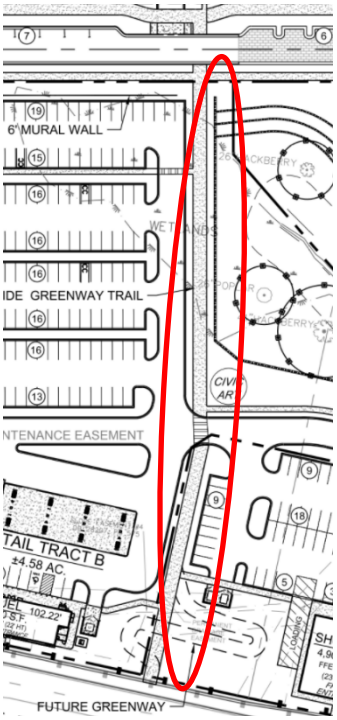


- Preliminary design recommendations for the greenway crossing and alignment through the subject parcel have recently been developed as part of the study. Given the superstreet design of NC Highway 73, the associated roadway and site grades, and overall safety considerations, the Seam Trail Advisory Group and Planning Staff recommend a tunnel crossing beneath Highway 73. The proposed alignment would route the greenway through the development and connect to the trail segment planned to the north.



Greenway Concept

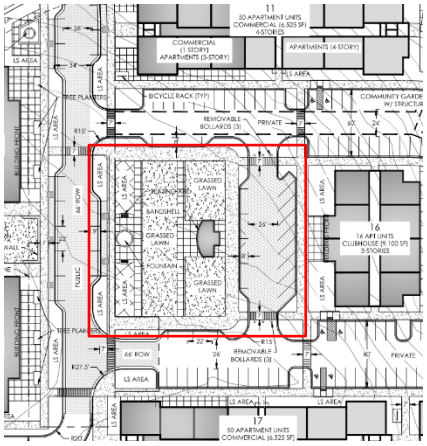
- Please see the attached conceptual alignment prepared by the Town's trail alignment study consultants. While the concept has been developed with consideration of the currently proposed site plan, some modifications and amendments to the plan will be necessary to accommodate the recommended greenway alignment. Staff recommends the plan be updated to accommodate the greenway as shown in the concept.
- UPDATE 2/16/26: Please find attached in the agenda packet the recommendations from the Seam Trail Advisory Committee of the Charlotte Regional Transportation Planning Organization (CRTPO) and the Huntersville Greenway, Trails, and Bikeway Committee (HGTBC). Both bodies recommend that the development design the greenway as a focal point and create a "linear park" through the site. Based on staff's review of the updated plan, the proposed design does not appear to meet these recommendations (see graphic here). Staff has the following concerns:
  - Tunnel integration and grading: It is unclear whether the grading of the development incorporates the proposed tunnel beneath HWY 73. A multi-use path is shown at roadway grade with "future" switchbacks/inclines for the greenway, suggesting the development's grades may need to be modified by a future public project once the tunnel is constructed.
  - Insufficient linear park width: Staff previously worked with the applicant to remove on-street parking along the grocery store frontage to allow additional space for the linear park within the parking area. Although the on-street parking has been removed, the greenway area between the parking lot and the stream retaining wall remains largely unchanged. While approximately 50 feet is recommended for the linear park, the plan appears to provide only about 25 feet.
  - Lack of a continuous focal greenway: The proposed alignment routes the pathway around site constraints rather than along a continuous central corridor, reducing its visibility, prominence, and direct routing as recommended.



- Highway Commercial Design: The application proposes two different zoning districts in the development; Transit Oriented Development Residential (TOD-R) and Highway Commercial (HC).
  - Staff is generally supportive of this approach, as a portion of the development is located closer to the proposed commuter rail station, while the southern portion is adjacent to NC Highway 73 and the rail corridor, which is anticipated to include a future grade-separated rail crossing over Highway 73.

- However, the transition in form and intensity between the two areas is abrupt. From north to south, the site plan shifts from multi-story residential development to a more suburban commercial pattern characterized by large surface parking lots and automobile-oriented uses, including drive-throughs. Staff recommends a more intentional blending of commercial and residential development in the central portion of the site. This would help extend walkable activity and intensity toward the interior of the development rather than concentrating it solely along Highway 73, which has less walkable opportunity. Such an approach would reinforce TOD principles through the entire site by creating a cohesive pedestrian-oriented environment from the rail station (serving multiple developments) all the way down to Highway 73.
- To further advance the intent described above, staff believes the most appropriate location for a grocery store would be in the northeast portion of the development, closer to the proposed rail station and adjacent to higher concentrations of residential development. This placement would better support transit-oriented development principles and enhance walkability. *Staff recognizes, however, that tenant requirements and market conditions may limit the feasibility of relocating the grocery store*. Accordingly, while the currently proposed location is acceptable, staff recommends incorporating additional commercial or mixed-use frontage along the internal public street separating the HC and TOD-R zoning districts.
- A local example illustrating this principle is the Harris Teeter development at the corner of Griffin Street and Jetton Street in Davidson, where the grocery store is framed by apartments and multi-story mixed-use buildings, creating a highly walkable and urban setting.

- Sewer Extension and Off-Site Improvements: The application currently shows sewer connection through the adjacent property to the east. No letter of approval or acknowledgement of the adjacent property owner has been received. Staff recommends prior to rezoning approval and entitlement of the property that critical infrastructure be in place first for the development. Therefore, a letter from the affected property owners is recommended to be provided stating that negotiations are underway and progressing.
- Urban Open Space: Staff recommends that additional design refinement and programming be considered for the proposed urban open space network. Transit-oriented and mixed-use developments are most successful when they incorporate prominent, centralized urban plazas that function as active recreational and gathering spaces for both residents and visitors (see the plaza associated with the approved Station South TOD development located to the north, referenced on this page).



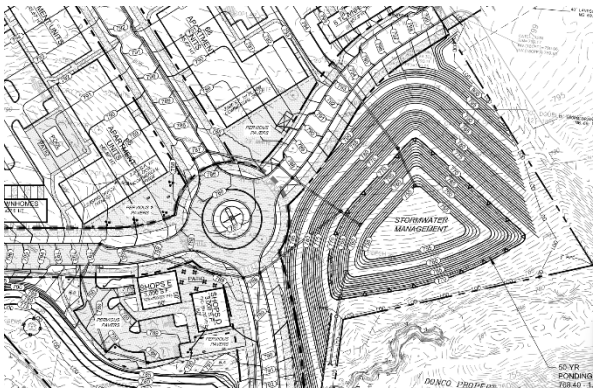
  - In contrast, the proposed development primarily features smaller, more fragmented open spaces distributed throughout the site. While these spaces contribute to the overall open space framework, staff recommends the incorporation of more intentional amenitization and programming to ensure they function as active, attractive destinations.
  - For example: Plaza areas at the roundabout could be enhanced with permanent planters or barriers defining the roundabout edges, along with fountains, architectural features, creative seating, and integrated public art. The recommended greenway alignment through the development could include wider landscaped natural areas, with intermittent seating and gathering nodes to encourage use and enhance the pedestrian experience.
  - UPDATE 2/16/26: The applicants have added a 6 foot tall mural wall north of the grocery store parking lot. Such a wall could be an effective screen wall for the parking lot, an opportunity for public artwork, and a terminated vista for the greenway heading south through the development. This is recommended as an improvement to the park/greenway design.
- Automotive Dependent Uses: As noted above, the applicant proposes to divide the development into two zoning districts, including a Highway Commercial (HC) district. While the overall site is well positioned to

function as a Transit-Oriented Development (TOD)—which typically emphasizes walkability and limits automobile-dependent uses—staff finds the inclusion of an HC district acceptable in this context.

  - However, staff recommends limiting the extent of automobile-dependent uses within the HC portion of the development. The proposed plan includes a grocery store with a drive-through and a gas station. Staff understands that these uses reflect firm tenant requirements and is amenable to their inclusion (with excellent design and architecture, see below). That said, staff recommends that no additional automobile-dependent uses be permitted, nor that the proposed automotive uses be expanded beyond what is currently shown. This limitation is recommended to support a more walkable development pattern and to better integrate the HC area into the TOD.

- Phasing Plan: The applicants have not submitted a phasing plan showing what portion of the development and what infrastructure will be built when. Generally, staff recommends that some commercial development be built with the first phase, and not just apartments only to truly keep the mixed-use nature of the development. Staff recommends a phasing plan or series of notes be submitted outlining general timelines of the proposed development and infrastructure.
  - UPDATE 2/16/26: The phasing note on Sheet CN has been revised to state: *"the building shell for the commercial spaces in the mixed-use buildings and the live/work building will be constructed with the residential phases of the project*." Staff does not recommend this note sufficiently ensures a mixed-use development. While the commercial shell space of mixed-use buildings automatically accompanies mixed-use building construction, it does not ensure that the commercial spaces will be completed or occupied in a manner that supports a mixed-use environment. Staff recommends establishing a proportional phasing commitment requiring a defined percentage of the planned *stand-alone commercial floor area* to be constructed concurrently with residential development. For example, a specified amount of commercial space could be required to be completed prior to issuance of certificates of occupancy for 50 percent of the residential units, or a similar benchmark.
- Apartment Elevations: The proposed apartment elevations are not clearly tied to the specific buildings depicted on the site plan. Additionally, based on the conceptual materials submitted, it is not possible to determine whether the proposed elevations comply with the Huntersville Zoning Ordinance requirements related to building articulation and pedestrian-oriented entrances. Staff recommends that specific architectural concepts be provided for each building type, clearly associated with their respective locations on the site plan. These concepts should illustrate building massing, articulation depth, façade variation, and the location and treatment of primary pedestrian entrances to demonstrate compliance with ordinance standards.
  - UPDATE 2/16/26: The applicant has removed the previously submitted elevations and indicated that updated elevations will be presented at the next Board meeting. Accordingly, staff's prior architectural comments remain unresolved. Because the revised elevations will not be submitted in advance for review, staff will be unable to provide an updated architectural recommendation at that meeting.
- Gas Station Elevation: The applicants have submitted architectural elevations for the proposed gas station. As noted above, staff recommends limiting automobile-dependent uses within the development; however, staff is amenable to the inclusion of the gas station provided that it exhibits a high-quality, distinctive architectural design.
  - To avoid a standard highway or suburban shopping center aesthetic, staff recommends that the submitted elevations be revised to incorporate enhanced architectural elements, including increased building height, greater window transparency along the primary frontage, stronger architectural articulation, and a greater quantity of exterior materials. These design enhancements would help ensure the building contributes positively to the overall character of the development and aligns more closely with the intended TOD-oriented environment.

- Roundabout Intersection: The proposed application demonstrates strong urban design north of the roundabout, with taller mixed-use buildings and the potential for highly amenitized plaza spaces adjacent to them. However, the areas south and east of the roundabout consist primarily of one-story commercial buildings and a stormwater detention pond with a depth of approximately 35 feet (see the graphic attached) .This configuration does not effectively support the type of urban design typically encouraged at prominent intersections, where buildings are intended to frame the public realm and create a strong sense of place.



    - To better enclose and activate the intersection, staff recommends that the commercial buildings located south of the roundabout be designed as two-story structures, or that their heights be increased to approximately 28 feet to emulate a two-story form. In addition, staff recommends evaluating opportunities to develop the southeast corner of the intersection and to consider placing stormwater facilities underground or otherwise internalizing them to allow for active building frontage at this key location.
- Amendment Note: The application includes a note allowing a third party to purchase a portion of the development and pursue redevelopment or rezoning without obtaining approval from the owners of the remaining portions of the site, provided those other portions are not modified or rendered noncompliant with the ordinance.
    - Staff recommends this note be amended to limit its scope. Significant changes to one portion of a large, coordinated development can have indirect impacts on adjacent portions, even if those areas are not physically altered. Such impacts may include changes to open space configuration, circulation patterns, access points, or internal street connections. Accordingly, staff recommends that any substantial rezoning amendment to the approved plan *that reduces open space or eliminates vehicle and pedestrian connections* require acknowledgment and approval from the remaining property owners.
- Minor Site Plan Comments: Several minor site plan comments remain unresolved. Staff recommends these comments be addressed on the updated rezoning submittals.

PART 3: TRANSPORTATION ISSUES

Traffic Impact Analysis (TIA)

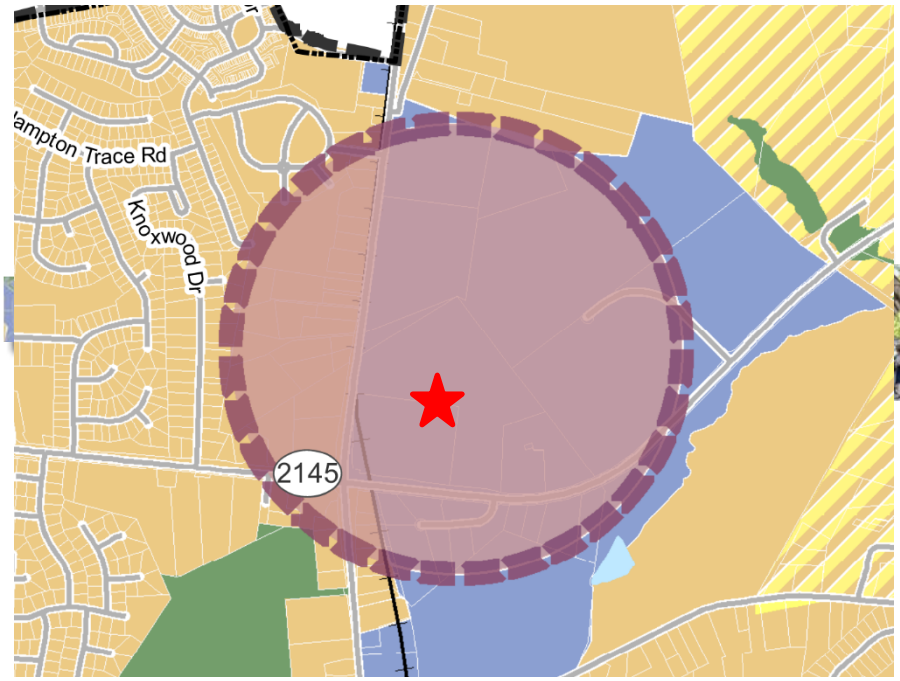
- Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them and is still in progress.
- Please find the Engineering Memo for the proposed development attached in the agenda packet.
- Since the TIA has been deferred to NCDOT, and the results of it are unknown at this time, staff recommends that a note be added to the plan stating that any mitigation proposed by the TIA or NCDOT be committed to by the applicant.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant

adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan – "Employment Center / Activity Center"





STAFF COMMENT – The 2040 Huntersville Community Plan **DOES** SUPPORT this project through the following sections:

- **Policy LU 1.1**: Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
    - STAFF COMMENT: The properties involved in the rezoning plan include the Employment Center and Activity Center Character Areas.
        - Rezoning the property away from manufacturing uses (CB), to retail and apartments (TOD and HC) would make the property less compatible with the Employment Center Character Area, but would meet the intent of the Activity Center Character Area. Staff recommends the mixed-use development would match the intent of activity center "node" very well; especially so near to a transit stop.
        - The Activity Center Character Area recommends a cap of 40,000 sqft for commercial at key intersections. However, at this specific location between a major thoroughfare intersection, and the rail transit node, staff recommends additional commercial uses are appropriate. Having a grocery store within walking distance to the rail stop and adjacent residential would be highly recommended for a walkable development.

- **Policy LU-2.1**: Encourage Higher Density Development within Two Miles of I-77
    - STAFF COMMENT: The proposed development is within 2 miles of I-77 and is located along the NC-115 corridor as recommended by the policy.
- **Policy LU-5**: Focus More Intense Development in Locations that Can Support Growth.
    - STAFF COMMENT: The proposed development is located at the intersection of 2 major thoroughfares, and within a ¼ mile from the proposed commuter rail station stop.
    - A Traffic Impact Analysis (TIA) is currently being conducted by NCDOT. Staff recommends a condition be added to the plan that all mitigation recommended by the TIA and NCDOT be committed to by the applicant.
- **Policy LU-10**: Encourage a Diversity of Housing Options:
    - STAFF COMMENT: The proposed development includes both apartment units and townhomes. A condition on the plan has also been submitted committing 5% of the units being affordable to those who earn 100% of the Area Median Income (AMI) for 15 years. Staff recommends however, further information concerning where these units will be spread out, and whether any townhome for sale units will be included.
- **Policy T-1.2:** Prioritize Connecting Mixed Use Centers to Activity Centers with Transit.
    - STAFF COMMENT: Introducing higher-intensity residential development near the proposed rail stop will bolster the success of the Transit-Oriented Development (TOD) and increase the likelihood of connecting the downtown to the subject activity center.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT** SUPPORT this project through the following sections:

- **Policy LU-7.1**: Urban Design Principles Box:
    - On page 64 of the Huntersville 2040 Plan it states "The Town of Huntersville uses a form based approach to mixed use and non-residential development that discourages large scale commercial strips and disconnected uses. Commercial design was very important to survey respondents and policies in the plan include specific strategies to maintain and improve quality".
    - STAFF COMMENT: As noted on pages 5-6, staff recommends considering the intent of the zoning ordinance regarding the design and architecture of the proposed commercial development. While the application requests HC zoning, it is important to note that Birkdale Village is also zoned HC. This highlights that the specific design and detailing have a significant impact on the overall character and function of the development, particularly at this prominent location near the proposed commuter rail stop. Accordingly, staff recommends that the plan be amended with greater attention to the following design elements:
        - Pedestrian Pathways through the development
        - Urban Open Space – Centralized Open Space and/or Greenway Trail accommodation.
        - Excellent Architectural Elevations for Commercial Uses
        - Automotive Use Restriction
        - Further mixed-use development central to the development
- **Policy LU-8.2**: Excellence in Design.
    - STAFF COMMENT: This policy encourages flexibility in development requirements when exceptional design is proposed that exceeds the minimum standards of the ordinance. As described above, several modifications to ordinance requirements are being proposed as described on pages 3-4. To comply with this policy, the applicant proposes to commit 5 percent of the residential units to affordable housing for a period of 15 years at 100 percent of AMI. Affordable housing is a stated goal of the Town of Huntersville, and staff appreciates this commitment.
    - UPDATE 2/16/18: The applicants have updated their note to include 7.5% or 31 attainable units. However, other notes on the plan list a potential of 486 units, which would be up to 37 attainable units. It's unclear what number the applicant is proposing at this time.
    - Although the affordable housing is commendable, staff does not recommend that the commitment is commensurate with the degree of deviation to the Town's ordinance standards and the modifications

proposed. To assist with this policy, the following examples of high-quality design, that would be well-suited to a Transit-Oriented Development (TOD) include, but are not limited to, the following:

- Fully mixed-use development buildings meeting ordinance minimums at the roundabout.
- A commercial building facing north, toward the park near the grocery parking area, terminating the vista of the greenway going south.
- Reduction of surface parking throughout the development, with greater incorporation of structured parking, rooftop parking, first-floor integrated parking, or underground parking to allow additional opportunities for development or open space (Langtree at Mooresville as an example).
- Public art accommodation.
- Two-story commercial buildings to enhance the pedestrian scale and intensity of the development.
- Preservation and integration of natural areas and green space, including accommodation of the greenway through the site as illustrated above.
- A financial contribution by the applicant toward construction of the greenway tunnel beneath Highway 73.
- Commitment to additional units as affordable housing, including some for-sale units, and/or for a 30 year term.

- **Policy EOS-4**: In Urban Environments, Encourage Tree Canopy Preservation.
  - STAFF COMMENT: The applicant is proposing to remove and mitigate more than 50% of their required tree save area. It is understood that higher density development makes it more difficult to save trees. However from the current plan, it is unclear if any large specimen trees are being preserved per ordinance requirements.
  - Staff recommends an updated tree preservation plan and mitigation plan be submitted for review.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   - The proposed property is immediately adjacent and to the south of the Station South Mixed Use Development that is also zoned TOD-R. North of the Station South development another TND development that is also mixed use. There is HC and SP zoning to the south of HWY 73. Staff recommends that the nature of the rezoning would be consistent with the overall character of existing development in the immediate vicinity of the subject property.
2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is required for this development but has been deferred to NCDOT review.
   - Staff recommends that, in order to move forward, the applicant add a condition to the plan committing to implement all mitigation measures recommended in the forthcoming Traffic Impact Analysis (TIA) and by NCDOT.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:

- Staff has no reason to believe the proposed reclassification would adversely affect any known archeological, environmental, historical, or cultural resource.

PART 5: STAFF RECOMMENDATION

Staff strongly supports the intensification of this property and the extension of Transit-Oriented Development (TOD) south toward Sam Furr Road. Such an expansion would help complete an urban neighborhood surrounding the proposed rail station and strengthen connections both north and south of the rail station. However, as outlined above, staff has identified concerns related to the proposed uses, site layout, and building design as they relate to established TOD principles. Accordingly, staff does not recommend approval of the plan in its current form; however, with targeted design improvements, staff could recommend approval.

Staff has engaged in multiple discussions with the applicant regarding design modifications and potential improvements, as detailed throughout this report. The applicant has indicated that while staff's recommendations have merit, the specific needs of prospective tenants and prevailing market conditions limit the feasibility of more substantial design changes. While staff acknowledges these constraints and the challenges they present, the intent of this report is to clearly communicate to the Town Board what staff considers to be best practices for development at this key location and to provide the Board with the information necessary to make a well-informed decision. Specific improvements staff is still looking for include:

- Enhanced park-like integration of the greenway trail through the development, including a wider natural area with landscaping, a more direct alignment interior to the site, and confirmation that grading will align with the proposed tunnel beneath Highway 73.
- Use restrictions limiting automotive uses to those specifically identified in the plan.
- A phasing plan requiring commercial development to occur concurrently with residential development.
- Revision of the "Amendment" note to align with Planning and Legal staff recommendations.
- Well-programmed and detailed amenities for the urban open spaces, to be conditioned in the plan.
- Enhanced and distinctive architectural elevations for commercial, apartment, and mixed-use buildings that exceed typical development standards, incorporating varied heights, articulation, transparency, pedestrian access, and a mix of materials to create a unique sense of place and character.
- A conditional note committing to all NCDOT-required and TIA-recommended roadway improvements.
- Roundabout intersection improvements, that either develop and amenitize the corner, or that sufficiently screen the detention area from view.
- Resolution of minor staff review comments.

The applicant has stated that updated open space and architectural designs are forthcoming, so staff is pleased to continue to work collaboratively with the applicant through the remaining process to discuss design enhancements that could be recommended.

PART 6: PUBLIC HEARING COMMENTS

The public hearing was held on February 3, 2026. The stream of the meeting and the public comments provided can be found here: https://www.youtube.com/watch?v=7TGUF8qhlPU&t=9092s

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board review of the application is scheduled for Tuesday February 24, 2026.

PART 8: TOWN BOARD CONSIDERATION

Town Board final action consideration is scheduled for March 17, 2026.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R25-16 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- Seam Trail Advisory Committee Recommendation
- GTBC Recommendation

PART 10: CONSISTENCY STATEMENT – R25-16 Knox Crossing

Planning Department	Planning Board	Board of Commissioners
APPROVAL: N/A	APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: In considering the proposed rezoning application R25-16, Knox Crossing Mixed Use Development, staff recommends denial of the application as it is inconsistent with policies LU-7.1, LU-8.2, and EOS-4 of the Huntersville 2040 Plan. It is not reasonable and in the public interest to approve the Rezoning Plan because the development proposed shows a substantial deviation to the requirements of the Huntersville Zoning Ordinance, to urban design principles, and does not sufficiently accommodate for the Seam Trail greenway through the development.	DENIAL: In considering the proposed rezoning application R25-16, The Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: In considering the proposed rezoning application R25-16 the Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

REZONING PLANS FOR:

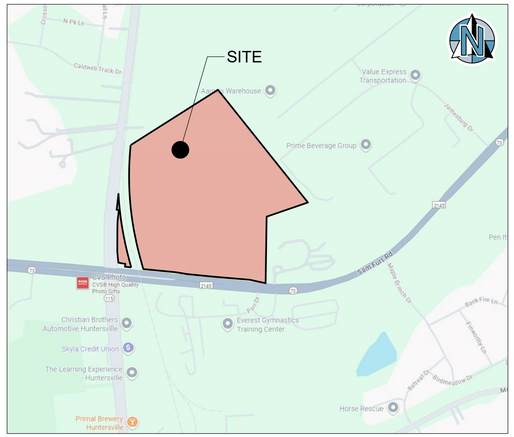
PROPOSED KNOX CROSSING

NORTHEAST INTERSECTION SAM FURR RD AND OLD STATESVILLE RD
PARCEL NO: 01121105 & 01121106
CURRENTLY ZONED: CB(CD)
PROPOSED ZONING: HC (CD) AND TOD-R (CD) R25-16

TOWN OF HUNTERSVILLE, NC
MECKLENBURG COUNTY
SITE AREA: 43.97 ACRES
FG PROJECT NO: 2022.003
HUNTERSVILLE PROJECT NO: R25-16
MIXED-USE DEVELOPMENT

SHEET INDEX

C-0	COVER
QL-19	CONCEPTUAL SITE PLAN (COLOR)
1 OF 2	TOPOGRAPHIC LAND SURVEY
V-1	CONCEPTUAL TREE SURVEY & DEMO PLAN
C-1	CONCEPTUAL SITE PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
C-4	GRADING & DRAINAGE PLAN
C-4.1	EXISTING SLOPE ANALYSIS PLAN
C-4.2	PROPOSED SLOPE ANALYSIS PLAN
C-5	CONCEPTUAL UTILITIES PLAN
CN	GENERAL NOTES



VICINITY MAP
NOT TO SCALE

PROJECT DIRECTORY

PRESENT PROPERTY OWNERSHIP

PID# 01121105
MICHAEL GREY KELLY ETAL.
20825 LAGOONA DR.
CORNELIUS, NC 28031

PID# 01121106
SANDRA L KNOX ETAL.
19453 W CATAWBA AVE., SUITE B
CORNELIUS, NC 28031

APPLICANT/DEVELOPER
WLA ENTERPRISES, INC.
410 MILL STREET, BLDG 1, SUITE 200
MT. PLEASANT, SC 29464

CONTACT: MR. KEVIN ROGERS
KROGERS@WRSREALTY.COM

CIVIL ENGINEER
FORESITE GROUP ENGINEERING OF
NORTH CAROLINA, PLLC
3740 DAVINCI COURT, SUITE 100
PEACHTREE CORNERS, GA 30092
770.368.1399
CONTACT: MR. KELLY J. WAGONER
KWAGONER@FG-INC.NET

SURVEYOR
GPA PROFESSIONAL LAND SURVEYORS
605 PHILLIPS DAVIS DR., SUITE 3
CHARLOTTE, NC 28217
PHONE: 704-335-8600
CONTACT: CHRIS DELLA MEA
CDELLAMEA@GPALAND.COM

PREPARED BY:

FORESITE group
ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering
of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

ISSUED:
OCTOBER 17, 2017
2022.003

TRAFFIC IMPROVEMENTS AS PART OF THIS PROJECT INCLUDE THE FOLLOWING IMMEDIATE AND FULL BUILD OUT RECOMMENDATIONS:

IMMEDIATE (2027 BUILD CONDITIONS)
- WEST DRIVEWAY: CONSTRUCT ONE INGRESS AND ONE EGRESS LANE (RIGHT-IN/RIGHT-OUT ONLY)
- EAST DRIVEWAY: CONSTRUCT ONE EGRESS (RIGHT-OUT ONLY) AND ONE INGRESS LANE. CONSTRUCT AN EASTBOUND HWY 73 LEFT TURN LANE WITH 400 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH
- CONVERT THE EXISTING FULL MOVEMENT INTERSECTION TO A LEFTOVER INTERSECTION ALLOWING RIGHT-IN, LEFT-IN, AND RIGHT-OUT MOVEMENTS.
- PROVIDE 100' RIGHT TURN STORAGE AND APPROPRIATE TAPER FOR EAST DRIVEWAY

AT FULL BUILD-OUT (ESTIMATED 2030)
- RESTRIPE EXISTING HATCHED OUT PAVEMENT TO PROVIDE AN ADDITIONAL WESTBOUND NC 73 TURN LANE WITH MAXIMUM ALLOWABLE STORAGE LENGTH AND APPROPRIATE TAPER
- SIGNALIZE THE EASTBOUND LEFT, WESTBOUND THROUGH AND RIGHT, AND SOUTHBOUND RIGHT APPROACHES INTO AND OUT OF THE EAST ACCESS
- CONSTRUCT A WESTBOUND NC 73 RIGHT TURN LANE WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER LENGTH FOR THE EAST DRIVEWAY

ENGINEER:
FORESITE group
ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering
of North Carolina, PLLC
3740 Davinci Ct., Suite 100
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f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:
WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888
CONTACT: KEVIN ROGERS

PROJECT:
PROPOSED KNOX CROSSING
NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 024855 ENGINEER JOSHUA W. COLE
10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

PROJECT MANAGER:	KJW
DRAWING BY:	KJW
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-10-17
TITLE:	COVER
SHEET NUMBER:	C-0
COMMENTS:	REZONING PLAN - NOT FOR CONSTRUCTION
JOB/FILE NUMBER:	2022.003

North Carolina 811 www.nc811.org

Plot Scale: 1:1
Plotted on: 2/13/2026 10:29:08 AM By: KELLY WAGONER
Y:\SHARE\PROJECTS\2022.WRS, INC\2022.003 HUNTERSVILLE, NC_CIVIL CSE\CAD\DOC-0 COVER.DWG

VICINITY MAP
NOT TO SCALE



ENGINEER:

FORESITE group

ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024335 ENGINEER JOSHUA M. COLE 10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-23
TITLE:	

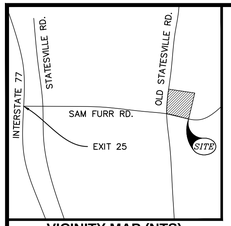
CONCEPTUAL COLOR RENDERING

SHEET NUMBER:

QL-19

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003



VICINITY MAP (NTS)

REFERENCES:

1. DB 26068 PG 622
2. DB 26068 PG 611
3. DB 13605 PG 912
4. DB 17405 PG 358
5. MB 26 PG 902
6. MB 24 PG 177
7. MB 47 PG 439
8. MB 69 PG 619
9. DB 27383 PG 245
10. DB 28207 PG 575

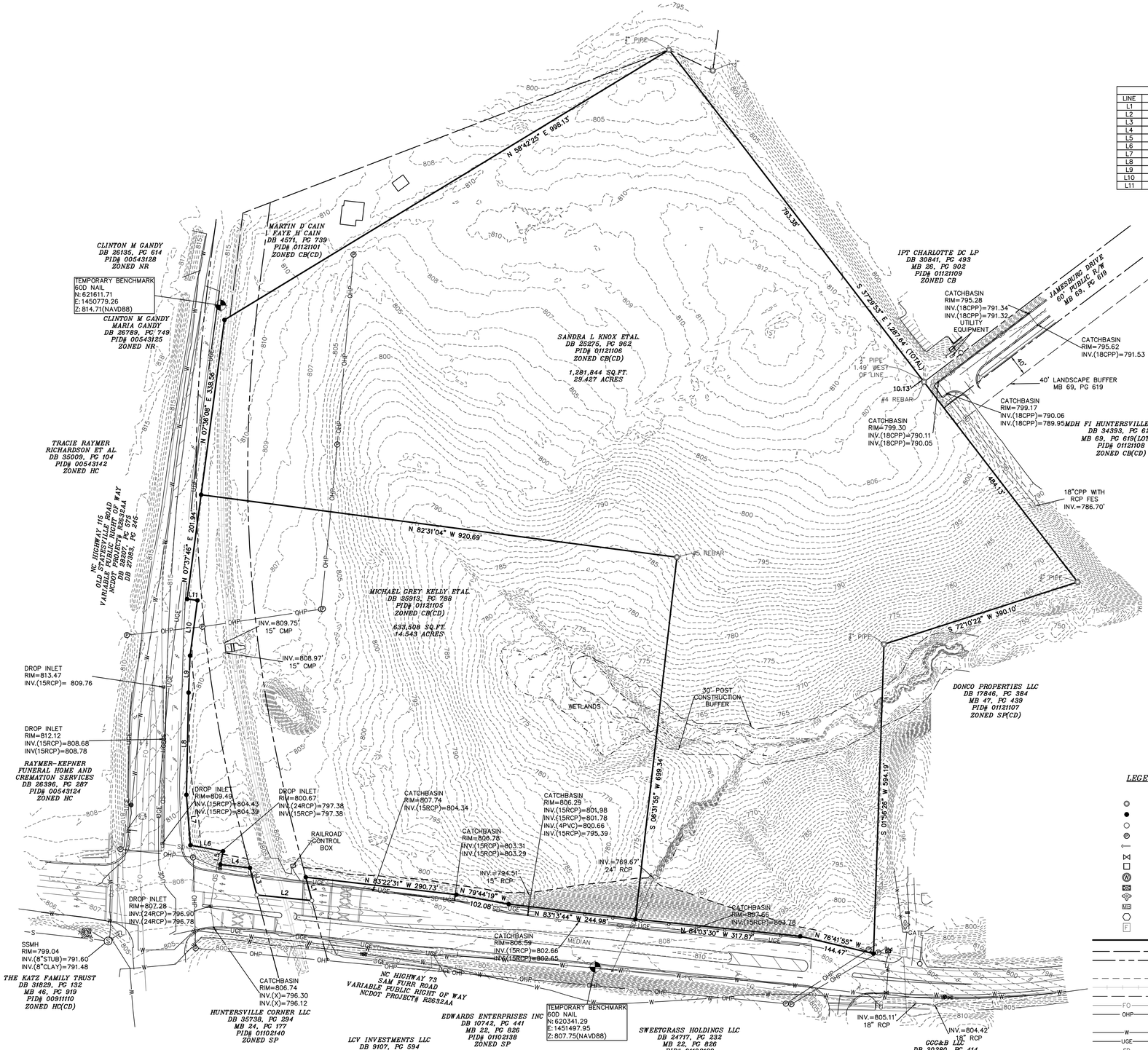
MECKLENBURG COUNTY
REGISTER OF DEEDS.

SURVEY NOTES:

1. NORTH ORIENTATION IS NAD 83(2011) AND VERTICAL DATUM IS NAVD'88 AND BASED ON NCGS MONUMENT "COULTER" VIA THE NC VRS NETWORK.
2. SUBJECT PARCEL IS ZONED: CB(CD).
3. AREA WAS DETERMINED BY THE COORDINATE METHOD.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. IRONS AT ALL CORNERS UNLESS SHOWN OR LABELED OTHER WISE.
6. DESIGNATED AS BEING TAX PARCELS 01121106 & 01121105.
7. CONTOUR INTERVAL IS ONE FOOT.

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAP NUMBER 3710465200K, PANEL 4652, REVISED NOVEMBER 16, 2018



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°37'44" E	46.50'
L2	N 84°08'00" W	106.18'
L3	N 14°27'01" W	53.53'
L4	N 83°31'00" W	56.92'
L5	N 11°07'24" E	26.20'
L6	N 79°37'31" W	63.63'
L7	N 04°31'03" W	97.07'
L8	N 01°12'29" E	196.25'
L9	N 02°17'03" E	71.02'
L10	N 07°37'17" E	107.00'
L11	N 82°22'14" W	19.96'

LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- POWER POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- WATER MANHOLE
- WATER VAULT
- FIRE HYDRANT
- MAILBOX
- TELEPHONE PEDESTAL
- FIBER OPTIC BOX
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE (AS DESCRIBED)
- TRAIN TRACKS
- BUFFER LINE (AS DESCRIBED)
- FIBER OPTIC LINE
- OVERHEAD POWER LINE
- TREELINE
- WATERLINE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- UNDERGROUND GAS LINE
- GUARDRAIL
- WETLANDS

SURVEYOR CERTIFICATE:

I, CHRISTOPHER G. DELLA MEA, PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND PLATS REFERENCED ABOVE; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS __ DAY OF JULY, 2025.

PRELIMINARY

CHRISTOPHER G. DELLA MEA, PLS L-4157

NORTH CAROLINA PROFESSIONAL SEAL L-4157 LAND SURVEYOR CHRISTOPHER G. DELLA MEA

100' 0' 50' 100' 200'

1 INCH = 100 FEET

DATE	REVISION	BY

GPA PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP OFC
281 TREELAND DR. STE B
LADSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600

"Integrity Without Boundaries"
www.gpaland.com

NAD83(2011) NC GRID

SCALE
1" = 100'

JOB NO.
250040

DATE
07/22/2025

DRAWN BY
GPA

CHECKED BY
CGD

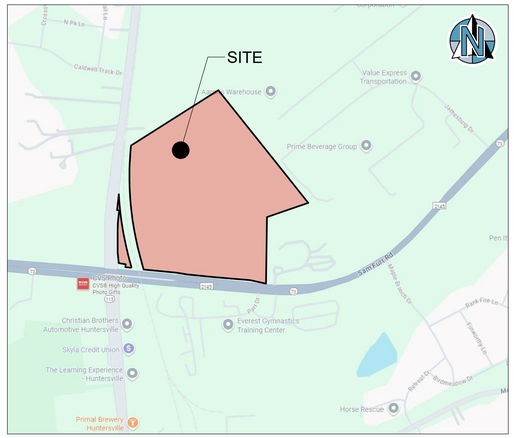
TOPOGRAPHIC LAND SURVEY

SHOWING PID# 01121106 & 01121105
OWNED BY
MICHAEL GREY KELLY, JUDITH K. CALDWELL & SANDRA L. KNOX
LOCATED IN THE CITY OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

PREPARED FOR:
WISS, INC
4915 PARK STREET
BLDG. 1 SUITE 200
MT PLEASANT, SC 29464

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION GPA, INC No. C-4472

SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE

KEY PLAN, SYMBOL LEGEND, & DETAIL REFERENCE	
	UTILITIES TO BE REMOVED AND/OR RELOCATED.
X	EXISTING TREE TO BE REMOVED

TREE SAVE CALCULATIONS

EXISTING CANOPY REQUIRED TO BE SAVED:	0%
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED:	30%
EXISTING SPECIMEN TREES ON SITE:	102 TREES
SPECIMEN TREE SAVE REQUIREMENT: (0.3X115= 34.5)	31 TREES (30%)
SPECIMEN TREES TO BE SAVED:	10 TREES (9.8%)

SPECIMEN TREES REMOVED					
COUNT	SIZE	SPECIES	COUNT	SIZE	SPECIES
1	25	WILLOW OAK	52	27	RED OAK
2	25	PINE	53	28	MAPLE
3	25	PINE	54	12	PERSIMMON
4	31	PINE	55	41	WILLOW OAK
5	25	PINE	56	15	CHERRY
6	30	RED OAK	57	24	SWEETGUM
7	30	DBL POPLAR	58	18	PERSIMMON
8	26	WHITE OAK	59	27	WHITE OAK
9	25	WHITE OAK	60	43	DBL RED OAK
10	25	WHITE OAK	61	29	POPLAR
11	32	WHITE OAK	62	24	WHITE OAK
12	24	WHITE OAK	63	25	RED OAK
13	29	DBL POPLAR	64	30	POPLAR
14	26	WHITE OAK	65	31	DBL PEAR
15	24	POPLAR	66	28	DBL RED OAK
16	25	WHITE OAK	67	32	RED OAK
17	29	WHITE OAK	68	16	ELM
18	28	WHITE OAK	69	24	CEDAR
19	37	POPLAR	70	26	BASSWOOD
20	26	POPLAR	71	37	PECAN
21	24	WHITE OAK	72	16	CHERRY
22	25	WHITE OAK	73	28	MAPLE
23	24	WHITE OAK	74	23	MAPLE
24	31	WHITE OAK	75	18	MAPLE
25	31	HICKORY	76	22	MAPLE
26	29	WHITE OAK	77	36	WATER OAK
27	30	DBL WHITE OAK	78	15	CHERRY
28	25	WHITE OAK	79	15	CHERRY
29	24	PIN OAK	80	14	CHERRY
30	24	POPLAR	81	16	CHERRY
31	24	WHITE OAK	82	14	CHERRY
32	38	DBL RED OAK	83	14	CHERRY
33	29	WHITE OAK	84	15	CHERRY
34	41	RED OAK	85	14	CHERRY
35	25	WHITE OAK	86	19	CHERRY
36	24	RED OAK	87	25	PINE
37	29	POPLAR	88	29	RED OAK
38	29	WHITE OAK	89	29	PINE
39	25	WHITE OAK	90	14	CHERRY
40	25	RED OAK	91	25	WHITE OAK
41	25	POPLAR	92	33	RED OAK
42	25	HICKORY			
43	30	WHITE OAK			
44	25	HICKORY			
45	24	WHITE OAK			
46	25	POPLAR			
47	33	POPLAR			
48	25	POPLAR			
49	30	POPLAR			
50	25	POPLAR			
51	25	BEECH			

NOTE: TREES LISTED ABOVE INCLUDE ONES WITH DRIPLINE DISTURBANCE BUT ARE TO REMAIN.

SPECIMEN TREES RETAINED		
COUNT	SIZE	SPECIES
1	12	CHERRY
2	25	PINE
3	25	PINE
4	26	PINE
5	14	CHERRY
6	29	PINE
7	15	CHERRY
8	25	HACKBERRY
9	26	POPLAR
10	41	HACKBERRY

CLINTON M CANDY
DB 26135, PG 614
PID# 00543128
ZONED NR

CLINTON M CANDY
MARIA CANDY
DB 26789, PG 749
PID# 00543125
ZONED NR

MARTIN D CAIN
FAYE H CAIN
DB 4571, PG 739
PID# 01121101
ZONED CB(CD)

SANDRA L KNOX ETAL
DB 25275, PG 962
PID# 01121106
ZONED CB(CD)
1,281,844 SQ.FT.
29.427 ACRES

IPT CHARLOTTE DC LP
DB 30841, PG 493
MB 26, PG 902
PID# 01121109
ZONED CB

JAMESBURG DRIVE
60' PUBLIC R/W
MB 69, PG 619

MDH FI HUNTERSVILLE JV LLC
DB 34393, PG 628
MB 69, PG 619(LOT 2)
PID# 01121108
ZONED CB(CD)

TRACIE RAYMER RICHARDSON ET AL
DB 35009, PG 104
PID# 00543142
ZONED HC

NC HIGHWAY 115
OLD STATESVILLE ROAD
VARIABLE PUBLIC RIGHT OF WAY
NCDOT PROJECT#: R2832AA
DB 29385, PG 975
DB 29385, PG 975

MICHAEL GREY KELLY ETAL
DB 25913, PG 788
PID# 01121105
ZONED CB(CD)
633,508 SQ.FT.
14.543 ACRES

RAYMER-KEPNER FUNERAL HOME AND CREMATION SERVICES
DB 26396, PG 287
PID# 00543124
ZONED HC

THE KATZ FAMILY TRUST
DB 31829, PG 132
MB 46, PG 919
PID# 00911110
ZONED HC(CD)

HUNTERSVILLE CORNER LLC
DB 35738, PG 294
MB 24, PG 177
PID# 01102140
ZONED SP

NC HIGHWAY 73
SAM FURR ROAD
VARIABLE PUBLIC RIGHT OF WAY
NCDOT PROJECT#: R2832AA

LCV INVESTMENTS LLC
DB 9107, PG 594
MB 26, PG 411
PID# 01102141
ZONED SP

EDWARDS ENTERPRISES INC
DB 10743, PG 441
MB 22, PG 826
PID# 01102138
ZONED SP

SWEETGRASS HOLDINGS LLC
DB 24717, PG 232
MB 22, PG 826
PID# 01102139
ZONED SP

CGC&B LLC
DB 30280, PG 417
MB 22, PG 826
PID# 01102134
ZONED SP

CGC&B LLC
DB 30280, PG 414
PID# 01102130
ZONED SP

DONCO PROPERTIES LLC
DB 17846, PG 384
MB 47, PG 439
PID# 01121107
ZONED SP(CD)

WETLANDS

MEDIAN

NAD83 NORTH CAROLINA STATE PLANES, US FOOT

1" = 100'
100' 50' 0 100' 200'
SCALE IN FEET

ENGINEER:
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DEVELOPER:
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CONTACT: KEVIN ROGERS

PROJECT:
PROPOSED KNOX CROSSING
NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 024855 10/31/25 ENGINEER JOSHUA.NN.COM

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

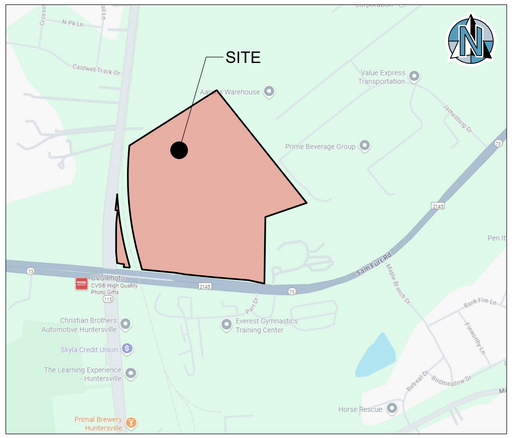
PROJECT MANAGER: ADB
DRAWING BY: SC
JURISDICTION: HUNTERSVILLE, NC
DATE: 2025-12-23
TITLE:

TREE SURVEY & DEMO PLAN

SHEET NUMBER:
V-1

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003



VICINITY MAP
NOT TO SCALE

PROJECT DATA

SITE DATA

RETAIL TRACT A	3.28 AC.
RETAIL TRACT B	4.58 AC.
RETAIL TRACT C	2.03 AC.
RETAIL TRACT D	1.72 AC.
(TOTAL RETAIL AREA= 11.61 AC. OR 505,732 S.F.)	
RESIDENTIAL TRACT A	3.69 AC.
RESIDENTIAL TRACT B	7.39 AC.
RESIDENTIAL TRACT C	7.36 AC.
(TOTAL RESIDENTIAL AREA= 18.44 AC. OR 803,246 S.F.)	
ROAD TRACT A	4.16 AC.
ROAD TRACT B	1.71 AC.
ROAD TRACT C	1.52 AC.
STORMWATER TRACT	3.31 AC.
EXCESS PROPERTY	0.72 AC.
R/W DEDICATION A	0.05 AC.
R/W DEDICATION B	0.09 AC.
TOTAL SITE AREA	41.61 AC. (1,812,618 S.F.)
PROPOSED DISTURBED AREA	39.92 AC. (1,738,915 S.F.)

PROPOSED HC ZONING DISTRICT

BUILDING DATA:	
GROCERY STORE	45,002 S.F.
FUEL STATION	3,200 S.F.
SHOPS A	4,900 S.F.
SHOPS B	8,400 S.F.
SHOPS C	4,900 S.F.
SHOPS D	3,000 S.F.
SHOPS E	3,000 S.F.
TOTAL BUILDING AREA	72,402 S.F.
BUILDING TYPE	HIGHWAY COMMERCIAL (GROCERY/FUEL) SHOPFRONT (SHOPS)
PARKING DATA:	
PARKING PROVIDED	338 SPACES
RATIO PROVIDED	4.67/1,000 S.F.

PROPOSED TOD-R ZONING DISTRICT

BUILDING DATA:	
APARTMENT BUILDINGS	6 BUILDINGS
APARTMENT UNITS	328
BUILDING TYPE	APARTMENT BUILDING
TOWNHOME BUILDINGS	17 BUILDINGS
TOWNHOME DWELLINGS	99
LIVE/WORK	6
BUILDING TYPE	TOWNHOME
TOTAL UNITS	433
DENSITY NET OF STREETS	23.5 UNITS/AC.
PARKING DATA:	
PARKING PROVIDED	730 SPACES
RATIO PROVIDED	1.68/UNIT

NOTES:
- EACH TOWNHOME DWELLING IS PROVIDED WITH A PRIVATE DRIVEWAY & SPACE FOR 1 VEHICLES TO BE PARKED.
- PARKING COUNT INCLUDES STREET PARKING FOR RESPECTIVE COMMERCIAL OR RESIDENTIAL USES



Total Area (acres, square feet)	41.61 ac. (1,812,618 s.f.)
Proposed Disturbed Area (acres, square feet)	39.92 ac. (1,738,915 s.f.)
River Basin	Yadkin Pee-Dee
Stream Classification	Class C
Principal Uses(s) *(Z.O Article 3)*	Retail & Residential
Building Type *(Z.O. Article 3, 4 and 8.10)*	Hwy Commercial, Apartment, and Attached House
Zoning District *(Z.O. Article 3)*	Existing: CB (CD), Proposed: HC & TOD-R (CD)
Overlay District, if applicable *(Article 3 Z.O.)*	Not Applicable
Percentage of Impervious Allowed *(Article 3 Z.O.)*	No Limitation
Percentage of Impervious Shown	1,087,418 s.f. (58.9%)
Lot Count	122 (each TH to have separate lot)
Total number of dwellings (detached/ attached)	427 units
Mixed-use/# of live/work units	6 Live/Work units
Total area of residential	18.44 ac. (803,246 s.f.)
Total area of non-residential (square feet)	11.61 ac. (505,732 s.f.)
Lot size range	
Number of lots within each range (Use more lines if needed)	1,230 s.f. - 1,400 s.f. | 105 lots
Lot widths range *(Z.O Article 3)*	
Number of lots within each width (Use more lines if needed)	20' | 105 lots
Setbacks and Build-to-lines *(Z.O Article 3, 4 &8.)*	
Front BTL range or Setback	HC= 0'-15' max. / TOD-R= 25' max.
Corner setbacks	HC= 0'-15' max. / TOD-R= 25' max.
Rear setbacks	20' min.
Right side setback	8' min.
Left side setback	8' min.
Watershed Information *(Z.O. Article 3 and S.O. Section 7.290)*	
Is the property in a regulated watershed district?	___Yes _X_No ___
Watershed District	Not Applicable
Low Density/High Density	High Density
Percentage of allowable impervious area	No Limitation
Percentage of impervious area shown on plans	1,087,418 s.f. (58.9%)
Amount of lot area set aside for future impervious by homeowner *FYI if you are proposing to develop a residential subdivision inside the MIL-O or LN-O Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.*	
List all modifications from the approved sketch plan and any conditions of the rezoning plan, if the property is subject a conditional rezoning plan.	See General Notes plan sheet.

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CONTACT: KEVIN ROGERS

PROJECT:
PROPOSED KNOX CROSSING
NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL 024365 ENGINEER 10/31/26 JOSHUA M. COY

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

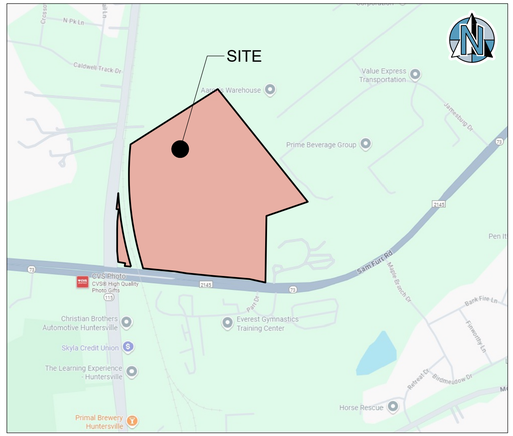
PROJECT MANAGER: ADB
DRAWING BY: SC
JURISDICTION: HUNTERSVILLE, NC
DATE: 2025-12-23
TITLE:

CONCEPTUAL SITE PLAN

SHEET NUMBER:
C-1

COMMENTS:
REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER:
2022.003



VICINITY MAP
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
TREES						
	542	LARGE CANOPY TREE	B & B	2" CAL	8' MIN. HT.	
	80	LARGE EVERGREEN	B & B	2"CAL	6' MIN. HT.	
	142	MEDIUM EVERGREEN	B & B	1.5" CAL	6' MIN. HT.	
	155	SMALL MATURING TREE	B & B	2" CAL	6' MIN. HT.	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	POINTS	SPACING
SHRUBS						
	338	EVERGREEN SHRUB	3 GAL	3'HT MIN.		48" o.c.
	147	FLOWERING SHRUB	3 GAL	3'HT MIN.		48" o.c.
	132	LARGE EVERGREEN SHRUB 6'MIN. HT AT MATURE	3 GAL	3'HT MIN.		60" o.c.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE: 1 LARGE MATURING CANOPY TREE PER 40 LF. PROPERTY LOCATED ON A MAJOR OR MINOR THOROUGHFARE, AN ADDITIONAL ROW OF STREET TREES ARE REQUIRED TO BE LOCATED BEHIND THE PROPOSED SIDEWALK IN A 10-FOOT LANDSCAPE EASEMENT. THE INTERIOR ROW OF TREES SHALL BE STAGGERED FROM THE TREES PROVIDED WITHIN THE RIGHT-OF-WAY.

SAM FURR ROAD (NC HWY 73)
621 LF (EXCLUDE DRIVEWAY AND EASEMENT) / 40 LF = 16 TREES + ADDITIONAL ROW REQUIRED
16 TREES + ADDITIONAL ROW PROPOSED (MIN. 30' O.C.)

BUFFER: 3 TREES AND 10 SHRUBS PER 1,000 SF. AT LEAST 75% OF THE TREES AND 100% OF THE SHRUBS SHALL BE EVERGREEN SPECIES.

WEST
13,020 SF / 1,000 SF x 3 = 39 TREES REQUIRED
39 TREES PROPOSED

13,020 SF / 1,000 SF x 10 = 130 SHRUBS REQUIRED
XX SHRUBS PROPOSED

EAST
16,060 SF / 1,000 SF x 3 = 48 TREES REQUIRED
48 TREES PROPOSED
3 EXISTING TREES TO REMAIN

16,060 SF / 1,000 SF x 10 = 161 SHRUBS REQUIRED
XX SHRUBS PROPOSED

PARKING LOT PERIMETER LANDSCAPE: CONTINUOUS EVERGREEN SHRUB EXPECTED TO REACH A HEIGHT OF 4' MINIMUM AT MATURITY WHERE ADJACENT TO STREET RIGHT-OF-WAY AND 1 LARGE MATURING CANOPY TREE PER 40 LF

970 LF / 40 LF x 1 = 25 TREES REQUIRED
25+ TREES PROPOSED

PARKING LOT LANDSCAPE: 1 TREE PER 35 SPACES

954 SPACES / 35 = 28 TREES REQUIRED
28+ TREES PROPOSED

NOTES:

1. LARGE STREET TREES ALONG THROUGHFARE ROADS SHALL MAINTAIN A MINIMUM CLEARANCE OF 8' FROM CURB AND GUTTER.
2. SMALL STREET TREES ALONG THROUGHFARE ROADS SHALL MAINTAIN A MINIMUM CLEARANCE OF 5' FROM CURB AND GUTTER.
3. STREET TREES SHALL BE SPACED A MINIMUM OF 30' ON CENTER (O.C.).
4. REPLACEMENT TREE QUANTITIES SHALL BE ADJUSTED AT A RATE OF FIVE (5) TREES PER 1,000 SF IN ACCORDANCE WITH THE FINAL APPROVED TREE PRESERVATION PLAN.
5. MITIGATION WILL BE COMBINATION OF ON-SITE PLANTING AND PAYMENT INTO THE TREE FUND.



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DEVELOPER:

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PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO. R25-16

SEAL:

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

PROJECT MANAGER:	KJW
DRAWING BY:	KJW
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-10-17
TITLE:	

LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

Plot Scale=1:1
By: SHAUN CANNON
Plotted on: 2/13/2026 1:40:18 PM
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NC HWY 117 & NC HWY 73
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MECKLENBURG COUNTY
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HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024365 ENGINEER JOSHUA M. COX 10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-5
TITLE:	

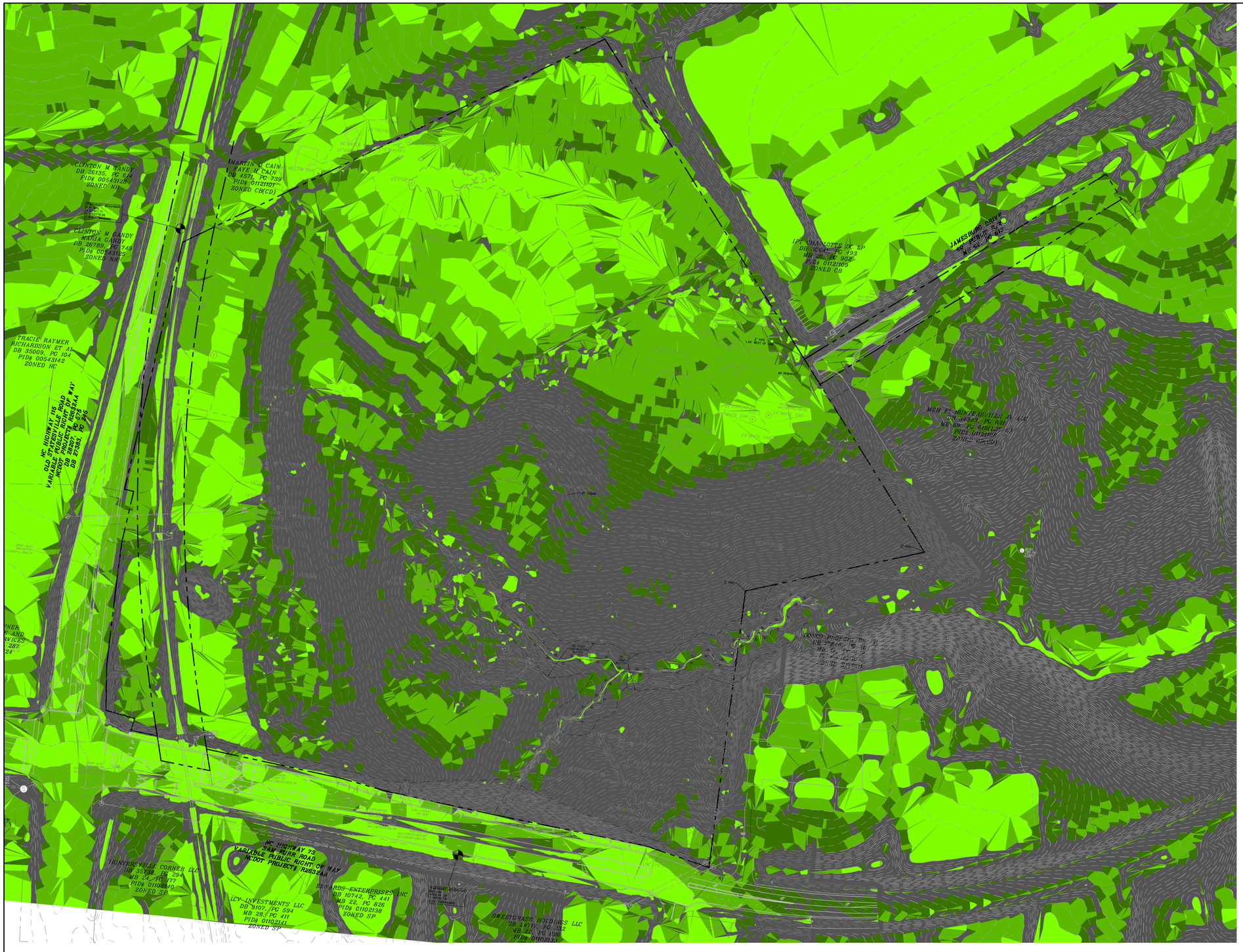
CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-4

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003



SLOPES TABLE
0.0% - 2.5% SLOPE
2.5% - 5.0% SLOPE
5.0% - 7.5% SLOPE
+7.5% SLOPE

N

NAD83 NORTH CAROLINA STATE PLANES, US FOOT

1" = 100'

100' 50' 0 100' 200'

SCALE IN FEET

ENGINEER:

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CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024855 ENGINEER JOSHUA.NV.COM 10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-5
TITLE:	

EXISTING SLOPE ANALYSIS PLAN

SHEET NUMBER:

C-4.1

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003



SLOPES TABLE

0.0% - 2.5% SLOPE
2.5% - 5.0% SLOPE
5.0% - 7.5% SLOPE
+7.5% SLOPE

NAD83 NORTH CAROLINA STATE PLANES, US FOOT

1" = 100'

100' 50' 0 100' 200'

SCALE IN FEET

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NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
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SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024855 ENGINEER JOSHUA N. COX 10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-5
TITLE:	

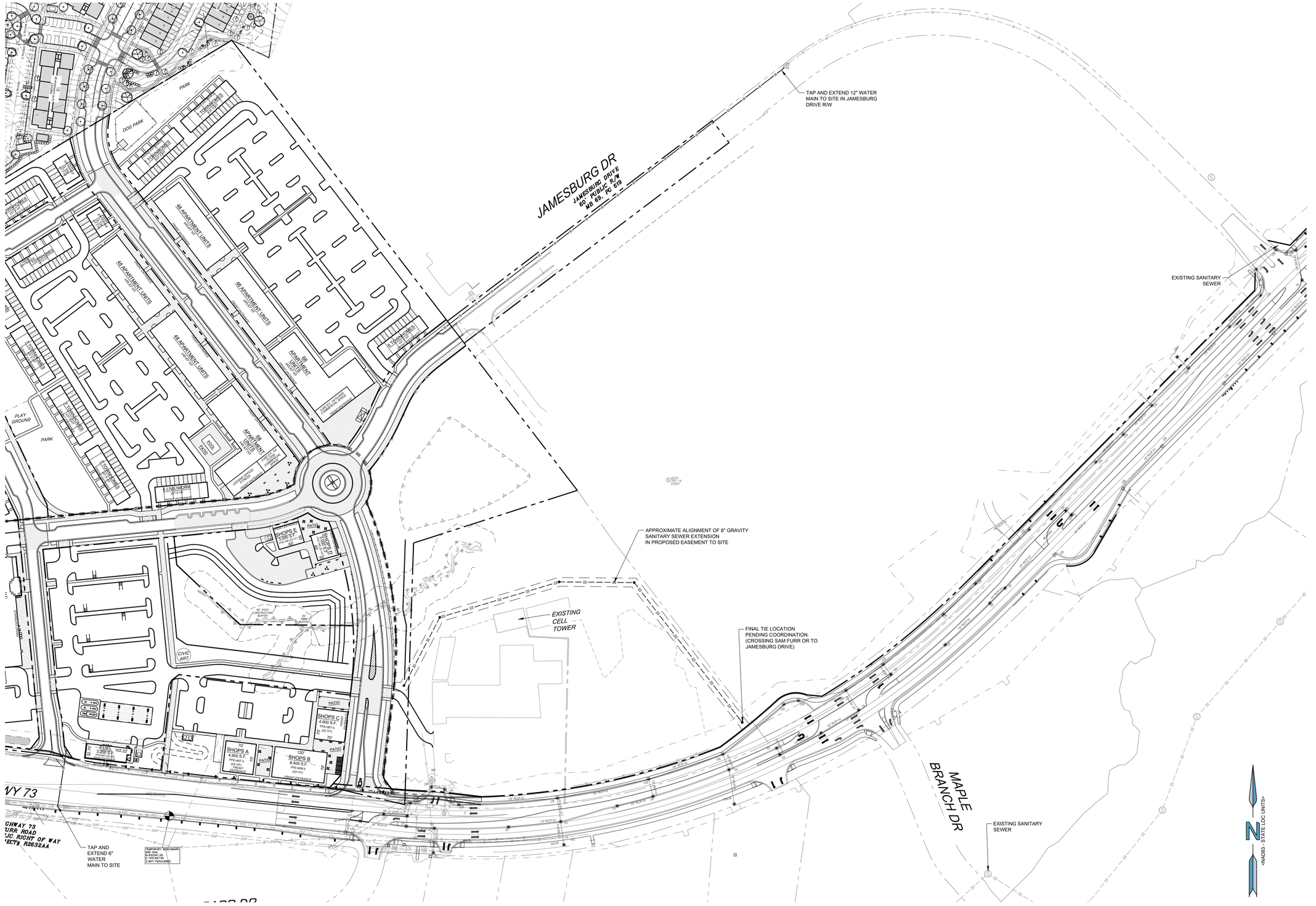
PROPOSED SLOPE ANALYSIS PLAN

SHEET NUMBER:

C-4.2

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003



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SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024855 ENGINEER JOSHUA W. COX
10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

PROJECT MANAGER:	KJW
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-10-17
TITLE:	

CONCEPT UTITILITES PLAN

SHEET NUMBER:

C-5

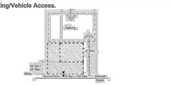
COMMENTS:
REZONING - NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

Y:\SHARED\PROJECTS\2022.WRS, INC\2022.003 HUNTERSVILLE, NC_CIVIL (SBC\ACAD\CSD\C-5 & 6\ UTILITIES - SANITARY SEWER PLAN.DWG Plotted on: 2/13/2026 2:35:36 PM By: KELLY WAGONER Plot Scale: 1:1

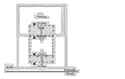
4.7 Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access.



1. Buildings shall be placed on the lot within the zone represented within the hatched area.
2. In most cases, the build to line will be 15' behind street ROW. Special site conditions such as topography, pattern of lot widths, or setbacks of existing buildings permit a larger setback. In urban conditions, apartments may be set up to the property line at the sidewalk, including corner conditions.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street. All ground floor residential units with exterior access shall front a public street, unless specifically exempted by one of the provisions of Section 8.1.
4. Parking shall be located to the rear of the building.
5. Points of permitted access to the parking indicated by arrows.
6. Hedges, garden walls, or fences may be built on property lines or as the continuation of building walls. A garden wall, fence, or hedge (min. 3' in height) shall be installed along any street frontage adjacent to parking areas.
7. Trash containers shall be located in the rear parking area (see Parking Regulations).
8. Mechanical and utility equipment shall not be placed in the side or rear yard and shall be screened from view by opaque screening from grade level along any public street or adjacent property (Article 7.6.2). Buildings that front on more than one public street may have mechanical and utility equipment located within a street facing yard, provided it is visually screened using compatible building materials and design as the principal structure. This is applicable only where no other reasonable option exists as determined by the Administrator. Examples of features limiting the location of mechanical and utility equipment may include, but not limited to, the physical layout of existing building, the presence of easements, elevation changes, etc.

Encroachment/Pedestrian Access.



1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 16 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 0'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

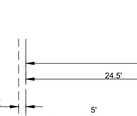
Description. The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site and building design (see Architectural Regulations). Apartment complexes should be one or more separated buildings similar in their scale on the public street to large detached housing. Where possible, structures shall be designed to terminate vistas or serve as key focal points in the neighborhood.

Special Conditions:

1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Corners: Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Within the limits described, front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity. Squares or spatially defined plazas within building setback areas can act as focal points for pedestrians.

4.8 Building Type / Apartment Building

Permitted Height and Uses.



1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, or, if alternate frontage conditions from the constructed portion of a greenway along or within the project boundary, are provided, as permitted under Section 8.1.4, height may be measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, up to the eaves. If building height is measured from the highest finished grade of the side of the building opposite the greenway alternative frontage, no more than one (1) additional story on the greenway side of the building may result from this arrangement.
2. The height of parapet walls may vary depending upon the need to screen mechanical equipment.
3. Building height to the ridge may vary depending on the roof pitch.
4. Permitted uses are indicated above.

Architectural Standards.

Principles.

A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.

B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.

C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.

D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.

E. Apartment Building Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.

F. Porches should form a predominant motif of house designs and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.

G. Front loaded garages, if provided, shall meet the standards of Section 8.16.

H. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations.

A. Main roofs on residential buildings shall either be flat or symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.

B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.

C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.

D. Exterior chimneys should be finished in brick or stucco.

Techniques.

A. Overhanging eaves may expose rafters.

B. Flush eaves should be finished by prolliled molding or gutters.

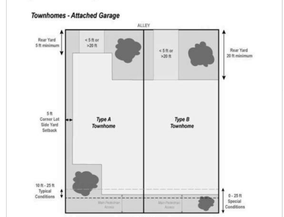


HISTORY
Amended by Ord. TA23-07 on 11/21/2022

4.11 Lot Type / Townhome

Building Placement/Parking/Vehicle Access.

Townhomes - Attached Garage



1. Buildings shall be placed on the lot within zone represented by the hatched area.
2. Along new streets, the build-to line will range from 10' to 25' behind street ROW. Special site conditions such as topography or lot widths permit a larger setback. Along existing streets, front build-to lines shall typically be equal to the average setbacks for buildings on the same side of the street within 300 feet. However, in more urban conditions, dwellings may be set up to the property line at the sidewalk.
3. Building facades shall be generally parallel to front property lines. All buildings shall front onto a public street.
4. Vehicular access for Townhomes shall be provided through a private drive, alley, or parking lot at the rear of the struture.

Encroachment/Pedestrian Access.



1. For buildings set up to the sidewalk, balconies and upper-level bay windows are permitted to encroach over the sidewalk area up to 5'.
2. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into the front setback area up to 8'.
3. Main pedestrian access to the building is from the street (indicated by larger arrow). Secondary access may be from parking areas (indicated by smaller arrow).
4. Decks must be constructed only in an established rear yard and are permitted to encroach into the rear setback up to 15'.
5. Mechanical equipment shall not encroach into any required setback.

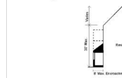
Special Conditions.

1. The intention of buildings in all locations must be to relate the principal facade to the sidewalk and public space of the street.
2. Setback at street corners will generally replicate frontage conditions. However, side setbacks on a minor street may be less than the front dimension.
3. Front and side setbacks will vary depending upon site conditions. Setbacks should be used in a manner which encourages pedestrian activity.

HISTORY
Amended by Ord. Draft TA25-01 on 8/19/2025

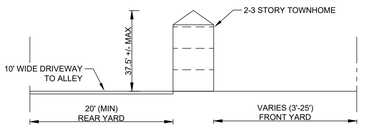
4.12 Building Type / Townhome

Permitted Height and Uses.

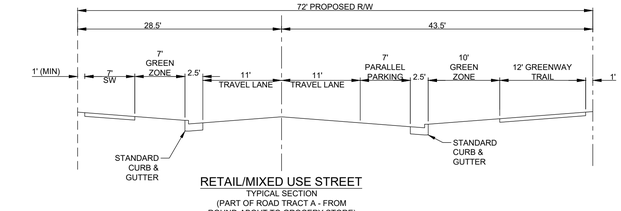


1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached accessory dwelling is 650 square feet.

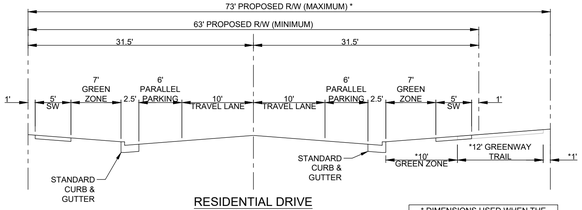
HISTORY
Amended by Ord. Draft TA25-01 on 8/19/2025



TOWNHOME LOT SECTION

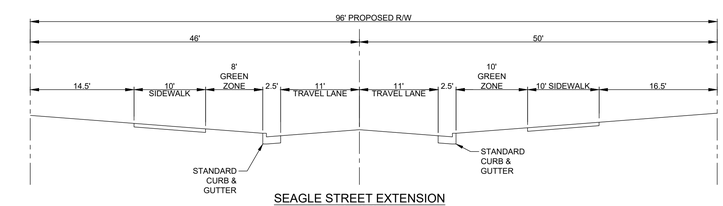


RETAIL/MIXED USE STREET
TYPICAL SECTION
(PART OF ROAD TRACT A - FROM
ROUND-ABOUT TO GROCERY STORE)

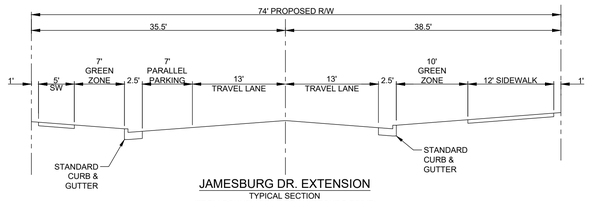


RESIDENTIAL DRIVE
TYPICAL SECTION
(ROAD TRACT C - FROM GROCERY STORE TO
SEAGLE STREET EXTENSION)

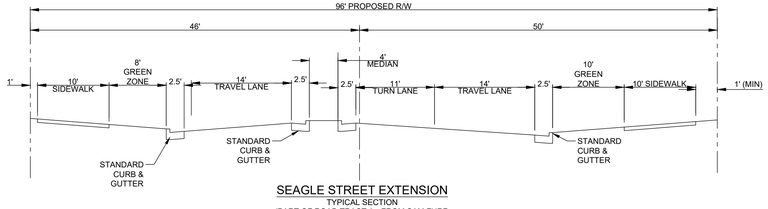
* DIMENSIONS USED WHEN THE GREEWAY TRAIL IS PRESENT



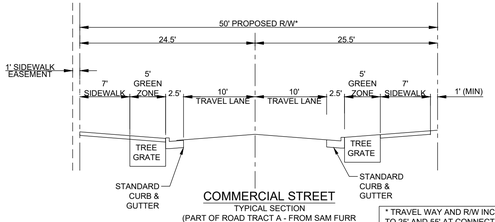
SEAGLE STREET EXTENSION
TYPICAL SECTION
(PART OF ROAD TRACT A - FROM
COMMERCIAL DRIVEWAY TO ROUND-ABOUT)



JAMESBURG DR. EXTENSION
TYPICAL SECTION
(FROM ROUND-ABOUT TO JAMESBURG DRIVE)

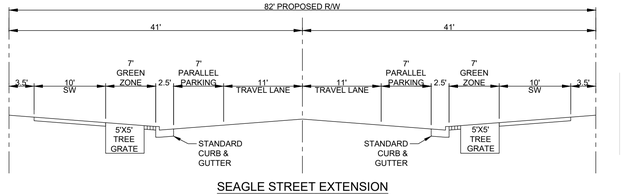


SEAGLE STREET EXTENSION
TYPICAL SECTION
(PART OF ROAD TRACT A - FROM SAM FURR
ROAD TO COMMERCIAL DRIVEWAY)



COMMERCIAL STREET
TYPICAL SECTION
(PART OF ROAD TRACT A - FROM SAM FURR
FRONTING GROCERY STORE)

* TRAVEL WAY AND R/W INCREASE TO 25' AND 55' AT CONNECTION TO SAM FURR)



SEAGLE STREET EXTENSION
TYPICAL SECTION
(ROAD TRACT B - FROM ROUND-ABOUT TO SOUTH
STATION REZONING PLANS BY W&A ENGINEERING)

REZONING NOTES

KNOX CROSSING DEVELOPMENT

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY WRS HUNTERSVILLE, LLC (THE "PETITIONER") ON NOVEMBER 3, 2025 ("FILING DATE") AS REZONING PETITION #25-16 (THE "REZONING PLAN") FOR THAT APPROXIMATELY 43.97 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS KNOX CROSSING (THE "PROJECT") IN CONNECTION TAX PARCEL NUMBERS 011-21-105 AND 011-21-106 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE CORPORATE BUSINESS DISTRICT CONDITIONAL DISTRICT (CB (CD)) TO TRANSIT ORIENTED DEVELOPMENT – RESIDENTIAL CONDITIONAL DISTRICT (TOD-R (CD)) AND HIGHWAY COMMERCIAL DISTRICT CONDITIONAL DISTRICT (HC (CD)) IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE DATE OF THE FILING DATE. SUBJECT IN ALL RESPECTS TO THE RIGHTS OF THE PETITIONER UNDER THE PERMIT CHOICE ACT, N.C.G.S. 143-755, AND UNLESS OTHERWISE SHOWN ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF THE FILING OF THE REZONING PLAN GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN. IN THE EVENT OF A CONFLICT BETWEEN THE PROVISIONS OF THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN, THESE DEVELOPMENT STANDARDS WILL GOVERN.

3. SCHEMATIC NATURE OF REZONING PLAN. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT BUILDING LAYOUTS AND LOCATIONS ARE NOT SHOWN. THE EXACT LOCATIONS AND ARCHITECTURE OF THE UNITS AND BUILDINGS MAY BE MODIFIED, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING, AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATIONS ARE WITHIN THE BOUNDARIES OF THE CONDITIONAL DISTRICT REZONING AND ARE COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN. THE TOTAL NON-RESIDENTIAL BUILDING SQUARE FOOTAGE OF THE PLAN MAY BE UP TO 82,000 SQUARE FEET AND THE TOTAL NUMBER OF RESIDENTIAL UNITS MAY BE UP TO 486.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE BUILT IN ONE PHASE, BUT MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PROPOSED PHASING SEQUENCE IS CONCEPTUAL AND MAY BE ALTERED DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT BUT ANY PHASE MUST ALIGN WITH REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS FOR THAT PHASE. UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED. THE BUILDING SHELL FOR THE COMMERCIAL SPACES IN THE MIXED USE BUILDINGS AND THE LIVE WORK BUILDING WILL BE CONSTRUCTED WITH THE RESIDENTIAL PHASES OF THE PROJECT.

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

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES PERMITTED IN THE TOD-R AND HC ZONING DISTRICTS, IN THE AREAS DESIGNATED FOR SUCH CONDITIONAL ZONING DISTRICTS ON THE REZONING PLAN, AS APPLICABLE, INCLUDING USES PERMITTED WITH CONDITIONS AND ACCESSORY USES, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES. ANY LABELING ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, A FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. CROSS ACCESS AND PARKING EASEMENTS SHALL BE GRANTED AS NEEDED TO PROVIDE ACCESS OVER SHARED DRIVEWAYS AND RIGHTS TO SHARED PARKING. REQUIRED PARKING MAY BE CALCULATED ACROSS MULTIPLE LOTS AS LONG AS REASONABLE ACCESS IS PROVIDED. FRONTAGE MAY BE ALTERED OR REORIENTED TO ADDRESS URBAN OPEN SPACE WITHOUT THE REQUIREMENT OF A REZONING OR AMENDMENT TO THIS REZONING PLAN.

8. SUBDIVISION. THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION FOLLOWS ALL APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. RECOMBINATION, CONDOMINIUMIZATION OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. PURSUANT TO NOTE #4 OF THESE DEVELOPMENT STANDARDS, REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS SO LONG AS THEY ARE MET BY THE DEVELOPMENT.

9. FRONTAGE IMPROVEMENTS. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 17 HEREOF, PETITIONER SHALL BE REQUIRED TO INSTALL STREETS TREES AND OTHER IMPROVEMENTS ALONG THE STREET FRONTAGE AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY ANY APPLICABLE DRIVEWAY PERMIT AND BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE AND APPLICABLE HUNTERSVILLE/NCDOT TIA OR DRIVEWAY PERMIT REQUIREMENTS. STREET TREE LOCATIONS, SIDEWALKS, PLANTING STRIPS AND PARKING ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PHASE AS REQUIRED BY PETITIONER AND TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL. THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS.

10. LANDSCAPING/BUFFERS. EXCEPT AS MODIFIED HEREIN, LANDSCAPING AND BUFFERS SHALL BE IN ACCORDANCE WITH THE ORDINANCE. BUFFER IMPACTS/MITIGATION SHALL BE PERMITTED THROUGH THE APPROPRIATE STATE OR FEDERAL AGENCY IF APPLICABLE.

11. AMENDMENT. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE LAW. IN THE EVENT ANY PORTION OF THE PROPERTY IS CONVEYED TO A THIRD PARTY, PETITIONER MAY REQUEST AN AMENDMENT TO THE REZONING PLAN WITHOUT THE WRITTEN CONSENT OF ANY OTHER OWNER OF ALL OR ANY PORTION OF THE PROPERTY UNLESS SUCH AMENDMENT CONSTITUTES A CHANGE IN THE BUILDING OR USE OF THE PORTION OF THE PROPERTY OWNED BY SUCH OWNER, SO LONG AS THE MODIFICATION WOULD NOT RESULT IN OTHER PARCELS WITHIN THE BOUNDARIES OF THE CONDITIONAL REZONING PLAN FAILING TO MEET THE TERMS OF THE CONDITIONS, PROVIDED PETITIONER PROVIDES FOR SUCH AMENDMENT RIGHT IN THE RECORDED PRIVATE RESTRICTIVE COVENANTS THAT GOVERN THE PROJECT. ALL REQUIREMENTS IN CONNECTION WITH THE AMENDMENT WILL BE CALCULATED ON THE PROPERTY AS A WHOLE IN THE SAME MANNER SUCH REQUIREMENTS WERE CALCULATED AT THE TIME OF THE INITIAL APPROVAL. THIS NOTE SHALL BE SHOWN ON THE FINAL PLAT WHEN RECORDED.

12. STORMWATER DESIGN. THE STORMWATER DESIGNS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

14. ELEVATIONS. THE ELEVATIONS ARE SUBMITTED AS EXAMPLES ONLY AND ARE NOT THE ACTUAL ELEVATIONS FOR THIS PROJECT. ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED WITH THE REZONING PLAN ARE APPROVED FOR THE PROJECT.

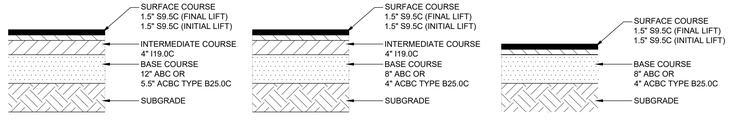
15. MASTER SIGNAGE PROGRAM. PETITIONER ELECTS TO APPLY FOR APPROVAL PURSUANT TO THE MASTER SIGNAGE PROGRAM PURSUANT TO SECTION 10.11 OF THE ORDINANCE.

16. AFFORDABLE HOUSING. PETITIONER PROPOSES THAT AT LEAST 7.5% OF THE TOTAL UNITS (31 UNITS) SHALL BE ATTAINABLE HOUSING UNITS TO BE PROVIDED AMONG THE RESIDENTIAL UNITS AS SHOWN ON THE REZONING PLAN FOR A PERIOD OF FIFTEEN (15) YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE BUILDING. THE ATTAINABLE UNITS WILL BE AVAILABLE TO HOUSEHOLDS EARNING LESS THAN 100% OF THE AREA MEDIAN INCOME AS PUBLISHED BY HUD FOR THE CHARLOTTE-CONCORD-GASTONIA NC-SC HUD METRO FMR AREA.

17. REQUESTED MODIFICATIONS TO STANDARDS.
PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:
   a. BLOCK LENGTH MODIFICATIONS REQUESTED, PEDESTRIAN PATHWAYS TO BREAK UP THE BLOCK LENGTH, AS SHOWN ON THE REZONING PLAN.
   b. ALONG SEAGLE STREET, ONLY ONE ROW OF STREET TREES ON EITHER SIDE OF THE RIGHT OF WAY WILL BE REQUIRED TO BE INSTALLED AND TREES MAY BE INSTALLED WITH TREE GRATES.
   c. SIDEYARD PARKING, INCLUDING DRIVE-THRU OPERATIONS, IS PERMITTED AS SHOWN ON THE REZONING PLAN.
   d. ALLOW A BUILD-TO LINE GREATER THAN 15' FOR COMMERCIAL BUILDINGS FRONTING TWO PUBLIC STREETS AS SHOWN ON THE REZONING PLAN.
   e. SWIM BUFFER DISTURBANCE PER SECTION 8.25 OF THE ORDINANCE.
   f. MODIFICATION TO ALLOW GRADING AND SITE IMPROVEMENTS INTO REQUIRED BUFFERS AS SHOWN ON THE REZONING PLAN.
   g. MODIFICATION TO PERMIT MORE THAN 30% OF SPECIMEN TREES TO BE REMOVED.
   h. MITIGATION FOR PROTECTED TREES SHALL NOT BE LIMITED IN ORDER TO ACHIEVE DEVELOPMENT OBJECTIVES COORDINATED WITH THE TOWN.
   i. ALLOW FOR TOWNHOMES IN THE TOD-R ZONING DISTRICT AS SHOWN ON THE REZONING PLAN.
   j. MODIFICATION TO ALLOW FOR APARTMENT BUILDINGS TO BE 4-STORIES OR UP TO 46' IN HEIGHT PER SECTION 4.8 OF THE ORDINANCE.

ADDITIONAL CONDITIONS:
   a. THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS.
   b. INTEGRATING THE NATURAL LANDSCAPE INTO THE DESIGN OF THE PROJECT.
   c. BMP ENHANCEMENT TO ACTIVATE PEDESTRIAN CORRIDOR.
   d. SIDEYARD PARKING, INCLUDING DRIVE-THRU OPERATIONS, SHALL BE SCREENED FROM VIEW WITH LANDSCAPING.

TYPICAL ROADWAY PAVEMENT SECTIONS



SEAGLE STREET
JAMESBURG DR.

RETAIL/MIXED USE

RESIDENTIAL DRIVE
RESIDENTIAL ALLEY

ENGINEER:

FORESITE group
ENGINEERING of NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:



REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

PROJECT MANAGER:	KJW
DRAWING BY:	KJW
JURISDICTION:	HUNTERSVILE, NC
DATE:	2025-10-17
TITLE:	

GENERAL NOTES

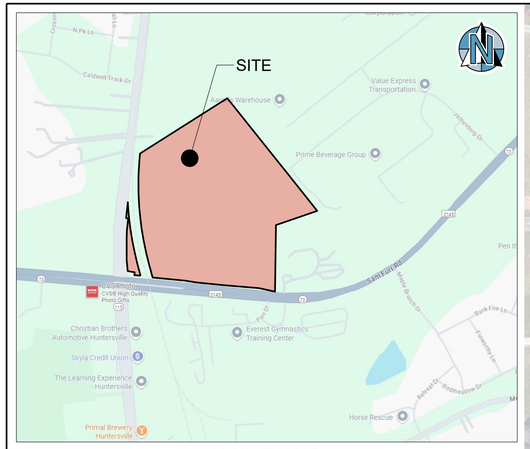
SHEET NUMBER:

CN

COMMENTS:
REZONING PLAN - NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

Plot Scale: 1:1
Plotted on: 2/13/2026 4:39:29 PM By: KELLY WAGONER
V:\SHARED\PROJECTS\2022.WRS_INC\2022.003 HUNTERSVILLE, NC_CIVIL_CS\CAD\CDSC-1 GENERAL NOTES.DWG



VICINITY MAP
NOT TO SCALE

CLINTON M GANDY
DB 26135, PG 614
PID# 00543128
ZONED NR

CLINTON M GANDY
MARY GANDY
DB 26789, PG 749
PID# 00543125
ZONED NR

MARTIN D CAIN
FRYE H CAIN
DB 1571, PG 739
PID# 01121101
ZONED CR(CD)

TRACIE RAYMER RICHARDSON ET AL
DB 35009, PG 104
PID# 00543142
ZONED HC

NC HIGHWAY 115
OLD STATESVILLE ROAD
VARIABLE PUBLIC RIGHT OF WAY
NCDOT PROJECT# R2632A
MAP 22807, PG 245
DB 21985, PG 945

EXCESS PROPERTY
±0.72 AC.

EX. RAILROAD

RAYMER-KEPNER FUNERAL HOME & CREMATION SERVICE
DB 26396, PG 287
PID# 00543124
ZONED HC

EXISTING TRAFFIC SIGNAL

12' WIDE GREENWAY TRAIL (TYP.)

RESIDENTIAL TRACT A
±3.69 AC.

PROPOSED ZONING: TOD-R

ZONING LINE

PROPOSED ZONING: HC

RETAIL TRACT A
±3.28 AC.
GROCERY STORE
±45,002 S.F.
FFE=804.0
(±32' BUILDING HT)
COMMERCIAL DRIVEWAY PER TOH STD 112.1 (TYP.)

RESIDENTIAL TRACT C
±7.36 AC.

ROAD TRACT C
±1.52 AC.

RESIDENTIAL TRACT B
±7.39 AC.

ROAD TRACT B
±1.71 AC.

7 TOWNHOMES
8 TOWNHOMES
48 APARTMENT UNITS
68 APARTMENT UNITS
6 LIVE/WORK
LEASE FLEX/ COMMERCIAL SPACE
LEASE FLEX/ RESIDENTIAL SPACE
LOBBY
PARK
DOG PARK
PLAY GROUND
COMMUNITY GARDEN
BUFFER/ AMENITIES AREA
CIVIC ART

6' MURAL WALL

12' WIDE GREENWAY TRAIL

RETAINING WALL (TYP.)

RETAIL TRACT B
±4.58 AC.
FUTURE 3,200 S.F. 102-24 (22' HT)

SHOPS A 4,900 S.F. FFE=807.5 (22' HT)
SHOPS B 8,400 S.F. FFE=808.0 (22' HT)
SHOPS C 5,900 S.F. FFE=803.5 (22' HT)
SHOPS D 3,000 S.F. FFE=803.5 (22' HT)
SHOPS E 3,000 S.F. FFE=807.0 (22' HT)
PATIO

PLANTED SCREENING BUFFER

MONUMENT SIGN

PROPOSED DOT R/W

R/W DEDICATION A
±0.05 AC.

NC HIGHWAY 73
SAM FURR ROAD
VARIABLE PUBLIC RIGHT OF WAY
NCDOT PROJECT# R2632AA

FUTURE GREENWAY TRAIL

HUNTERSVILLE CORNER LLC
DB 35738, PG 204
MB 24, PG 177
PID# 01102140
ZONED SP

LCV INVESTMENTS LLC
DB 9107, PG 594
MB 28, PG 411
PID# 01102141
ZONED SP

EDWARDS ENTERPRISES INC
DB 10743, PG 441
MB 22, PG 826
PID# 01102138
ZONED SP

SWEETGRASS HOLDINGS LLC
DB 24717, PG 232
MB 22, PG 826
PID# 01102139
ZONED SP

CCG&B LLC
DB 30220, PG 417
MB 22, PG 826
PID# 01102134
ZONED SP

CCG&B LLC
DB 30220, PG 414
PID# 01102130
ZONED SP

PARR DR

THE KATZ FAMILY TRUST
DB 31829, PG 132
MB 46, PG 919
PID# 00991110
ZONED HC(CD)

JAMESBURG DR
JAMESBURG DRIVE
60' PUBLIC R/W
MB 69, PG 619

IPT CHARLOTTE DC LP
DB 30841, PG 493
MB 26, PG 902
PID# 01121109
ZONED CB

WOOD RAIL FENCE

MDH FI HUNTERSVILLE JV LLC
DB 34393, PG 528
MB 69, PG 619(LOT 2)
PID# 01121108
ZONED CB(CD)

10' MULTI-USE PATH (TYP.)

COMMERCIAL DRIVEWAY PER TOH STD 112.1 (TYP.)

STORMWATER TRACT
±3.31 AC.

HAND RAIL PROVIDED PER TOH STD 701.1

ZONING LINE

NIC

DONCO PROPERTIES LLC
DB 17846, PG 384
MB 47, PG 439
PID# 01121107
ZONED SP(CD)

RETAIL TRACT D
±1.72 AC.

EXISTING CELL TOWER

ROAD TRACT A
±4.16 AC.

RETAINING WALL

RELOCATED DRIVEWAY

RETAIL TRACT C
±2.03 AC.

R/W DEDICATION B
±0.09 AC.

DRIVEWAY TO BE RELOCATED

PROPOSED R/W

R/W DEDICATION
(BY ADJACENT PROPERTY OWNER)
±0.03 AC.

NAD83 NORTH CAROLINA STATE PLANES, US FOOT

1" = 100'
100' 50' 0 100' 200'
SCALE IN FEET

ENGINEER:

FORESITE group
ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
Foresite Group Engineering of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092
o | 770.368.1399
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

WLA ENTERPRISES INC.
410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

NC HWY 117 & NC HWY 73
HUNTERSVILLE, NC
MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024335 ENGINEER JOSHUA M. COX 10/31/25

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026

PROJECT MANAGER: ADB
DRAWING BY: SC
JURISDICTION: HUNTERSVILLE, NC
DATE: 2025-12-23
TITLE:

CONCEPTUAL COLOR RENDERING

SHEET NUMBER:

QL-19

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

Town Engineering Rezoning Comment Summary
R25-16 Knox Crossing (CSP-500110)
NC Hwy 115 & NC Hwy 73 (PID 01121105 & PID 01121106)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the corner of Old Statesville Rd (NC-115) and NC Hwy 73 and is a mixed-use development consisting of a grocery store, gas station, retail, multi-family residential, and attached single family residential. Proposed infrastructure includes approx. 1,725 LF of the planned Seagle Street Extension. The anticipated impacts of a funded NCDOT STIP project on NC-73 have been considered by the applicant.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them and is still in progress.

Transportation and Stormwater:

1) A disturbance to existing PC buffer of approx. 7,900 SF is proposed to serve a commercial parking lot, this is not an allowable disturbance per ZO 8.25.10 and will require a modification request in the rezoning application or a variance per ZO 8.25.11. A proposed mitigation method has not been provided.
2) A different typical section is proposed for Seagle Street Extension north of the prop. round-a-bout than is shown in the Town's Mobility plan. The proposed section eliminates a median and adds on-street parking. This section matches the typical road section from the recently approved Station South (R24-15) to the north of this development.
3) Pervious pavers have been proposed as a stormwater control measure (SCM) to meet the Town's LID requirement. Pervious pavers are required to meet the design criteria established in section 4.5 of the SCM Design Manual. It is not clear from the latest submittal that these requirements will be met, additional information from the applicant is needed.

January 26, 2026

Dear Mayor and Town Commissioners,

On behalf of the **Seam Trail Advisory Committee** (a multi-jurisdictional advisory body convened by the Charlotte Regional Transportation Planning Organization (CRTPO) to guide implementation of The Seam, a signature regional trail connecting all communities between Statesville, North Carolina, and the South Carolina border), we write to express our support for the Knox Crossing rezoning, to be conditioned on the accommodation of a grade-separated crossing of Sam Furr Road (NC 73) and full integration of The Seam Trail into the site design. We offer the following parameters to supplement the Town's direction to the applicant and to inform the next iteration of the rezoning site plan.

The Seam Phase 1 Planning Report (August 2024) established a data-driven scoring framework to prioritize alignments that best advance the corridor's regional goals. The highest-weighted criteria emphasize **safety and separation from traffic, directness of route, access to destinations, trail-oriented development (TrOD) potential, and quality of trail experience.** The parameters below are intended to ensure that the rezoning site plan meaningfully advances these priorities and that the trail performs as a high-value segment of the 70+ mile regional Seam corridor.

Recommended Site Plan Parameters

1. **Direct, Accessible Grade-Separated Connection**
   (Maximum 4.5% slope; no sharp switchbacks)
   This supports the Seam's top-weighted priorities for road crossing reduction, route directness, and safety by minimizing exposure to vehicles and providing a comfortable, intuitive connection for all users.

2. **Minimum 12' Trail within a 50' Landscaped Linear Park**
   Placing the Seam within a generous, tree-lined corridor directly advances vehicle separation, trail character, and trail-user comfort, while establishing this segment as a signature public space rather than a back-of-house facility.

3. **Minimum 8' Landscaped Separation from Vehicular Drive Aisles**
   This buffer reinforces the Seam's core goals related to safety, vehicle separation, and perceived security, and reduces visual and noise impacts from adjacent traffic.

4. **Minimize the Number and Length of Vehicular Crossings**
   This aligns with the highest-weighted safety metric in the Seam framework, road crossings, by reducing conflict points and improving operational safety.

5. **Direct Alignment from the Sam Furr Road Tunnel through the Rezoning Site**
   A direct, clearly delineated trail alignment that follows natural desire lines, reduces travel distance, avoids out-of-direction movement, and improves travel efficiency. By minimizing indirect routing, the Seam becomes more intuitive to use and better suited for everyday trips, including those to transit stations.
6. **Trail-Oriented Development: Front Buildings on the Seam**
   Fronting residential and commercial uses on the trail advances TrOD potential and perception of safety by activating the corridor, increasing "eyes on the trail," and establishing the Seam as a primary civic frontage.

Why this matters

The Seam's scoring framework assigns its greatest relative importance to road crossing reduction, vehicle separation, route directness, access to destinations, and trail-oriented development potential - the very outcomes which the parameters outlined above deliver. Incorporating them into the rezoning plan will ensure that this segment performs as a high-quality, high-impact link in the regional system, while also creating lasting value for the Town and future residents.

For these reasons, the Seam Trail Advisory Committee respectfully recommends that if the Town supports a rezoning in this location, that the incorporation of the above parameters are included as conditions thereof.

Sincerely,

Robert Cook

Robert Cook, AICP
Director
Charlotte Regional Transportation Planning Organization (CRTPO)

February 10, 2026

Dear Mayor and Town Commissioners,

On behalf of the Town of Huntersville Greenway, Trails & Bike Committee (GTBC), a citizen appointed advisory group to the Huntersville Board of Commissioners, we make a motion to express our support that the Knox Crossing Conditional District rezoning should be conditioned (among others things) on the accommodation of a grade-separated crossing of Sam Furr Road (NC 73) and full integration of The Seam Trail into the site design of the project, making it the focal point. The Seam Trail, running from the north border of the Town to the southern border, has been a priority greenway connection for the GTBC, since its inception and properly accommodating and designing the trail through this proposed project is critical to the bike and pedestrian network for the northeast portion of Huntersville. For the proposed CD Rezoning to be in full compliance with the Town's 2020 Bikeways & Greenways Plan, appropriate accommodation and design of the Seam Trail through this property should be required.

Motion carried by unanimous vote (7-0).

Greenway Trail & Bike Committee (GTBC)



LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

NOT FOR CONSTRUCTION

PROJECT

THE SEAM – SAM FURR RD CROSSING

TOWN OF HUNTERSVILLE

NC-115 OLD STATESVILLE RD AT NC-73 SAM FURR RD

HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1025438

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE NORTH

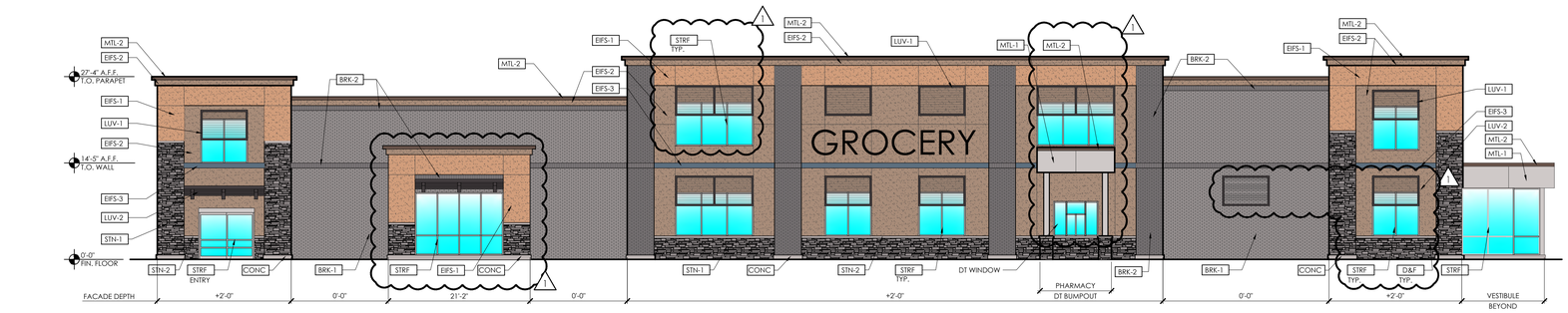
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HORZ: 1" = 60'
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SHEET TITLE

OVERALL PLAN

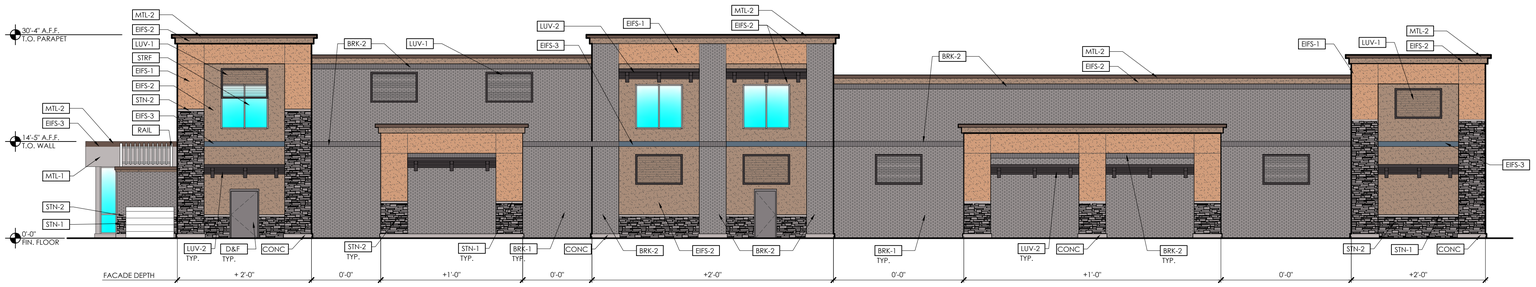
SHEET NUMBER

C300



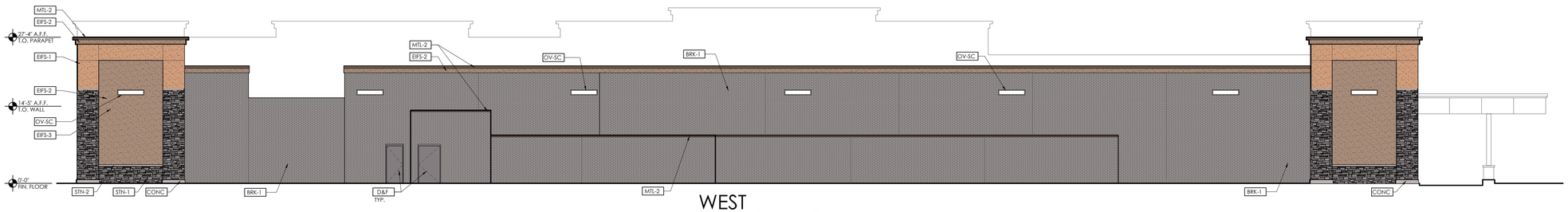
SOUTH SIDE ELEVATION

4 SCALE: 3/32" = 1'-0"



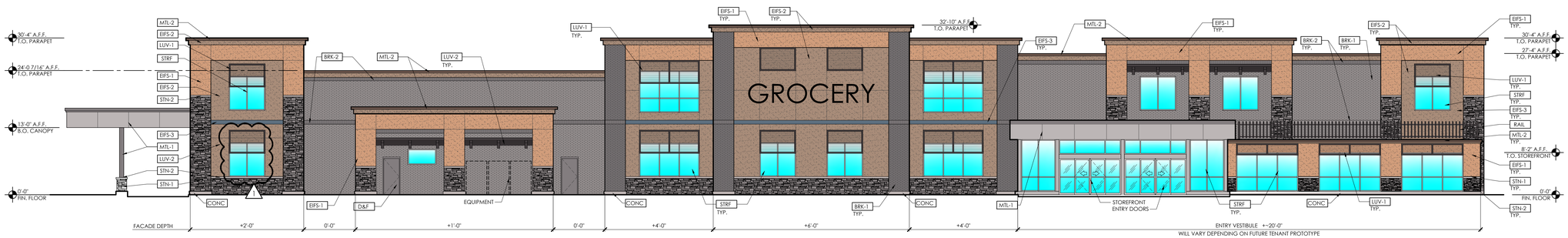
NORTH SIDE ELEVATION

3 SCALE: 3/32" = 1'-0"



WEST REAR ELEVATION

2 SCALE: 3/32" = 1'-0"



EAST FRONT ELEVATION

1 SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GRAY	MFR TO BE SELECTED BY GC
BRK-2	BRICK VENEER	DARK GRAY	MFR TO BE SELECTED BY GC
CONC	CONCRETE CURB	--	PROVIDE BROOM FINISH
D&F	HOLLOW METAL DOOR & FRAME	SHERWIN-WILLIAMS "SENSUOUS GRAY" SW# 7081	
OV-SC	OVERFLOW SCUPPER	PAINT TO MATCH ADJACENT WALL	
EIFS-1	EIFS SYSTEM	SHERWIN-WILLIAMS "FAME ORANGE" SW# 6346	
EIFS-2	EIFS SYSTEM	SHERWIN-WILLIAMS "CHOCOLATE POWDER" SW# 9082	
EIFS-3	EIFS SYSTEM	SHERWIN-WILLIAMS "DISTANCE" SW# 6243	
MTL-1	ALUMINUM COMP PANEL	SILVER	
MTL-2	METAL COPING CAP	CHARCOAL	
LUV-1	PRE-ENGINEERED LOUVER	CHARCOAL	
LUV-2	PRE-ENGINEERED BLADE LOUVER	CHARCOAL	
RAIL	PREFINISHED METAL DECORATIVE RAILING - NON FUNCTIONAL	CHARCOAL	
STN-1	CAST STONE SILL	CORONADO-LEDGESTONE -ARTISAN	
STN-2	CAST STONE SILL	LIGHT GRAY	MFR AS SELECTED BY G.C.
STRF	ALUMINUM STOREFRONT SYSTEM	CLEAR ANNODIZED	

GENERAL NOTES

1. STOREFRONT NOTES:
   - A. ALL CLEAR GLAZING IS 1" CLEAR, LOW "E". ALL GLAZING NEEDS TO BE LISTED TO MEET LOCAL WIND LEVELS AND CORRESPONDING DP RATINGS.
   - B. ALL FRAMES EQUAL TO KAWNEER 451T SERIES STOREFRONT SYSTEM.
   - C. "T" DENOTES TEMPERED GLAZING WHERE REQUIRED BY CODE.
   - D. SEE SHEET A6.1 FOR STOREFRONT FLASHING DETAILS.
   - E. SEE SHEET A6.0 FOR STOREFRONT DETAILS
2. ALL ELECTRICAL EQUIPMENT, DOORS, AND DOWNSPOUTS ARE TO BE PAINTED TO MATCH ADJACENT WALLS.
3. CLEAN ALL GALVANIZED SURFACES WITH A WATER-BASED ALKALINE CLEANSER TO REMOVE ANY OIL OR PASSIVATOR AND APPLY 1 COAT GALVITE HS PRIMER PRIOR TO APPLYING 2 COATS OF FINISH PAINT. TYPICAL AT ALL EXTERIOR GALVANIZED METAL SURFACES, INCLUDING ELECTRICAL EQUIPMENT.

NARRAMORE ARCHITECTURE EST 1973
American Institute of Architects
201 SMYTHE ST, STE 11
GREENVILLE, SC 29611
864.242.9881
plans@narramore.net

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SEAL

WRS INC REAL ESTATE INVESTMENTS

PROPOSED GROCERY STORE

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

REVISIONS
1 DESIGN REVIEW COMMENTS 12-29-25

PROJECT DATA
--

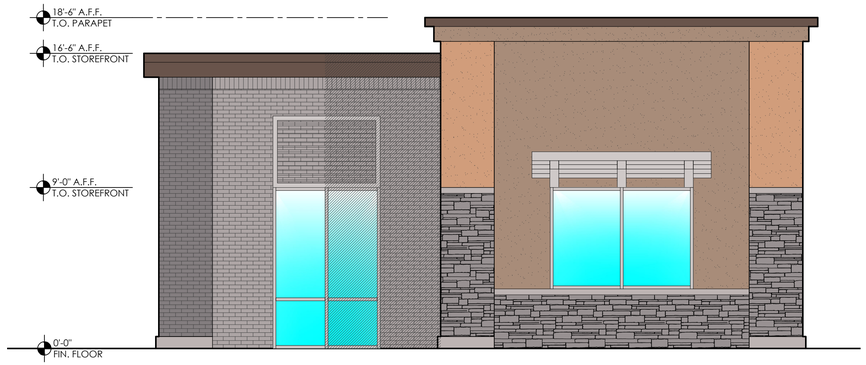
PROJECT NUMBER
25141

ISSUE DATE
10-15-25

PROPOSED GROCERY STORE
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS



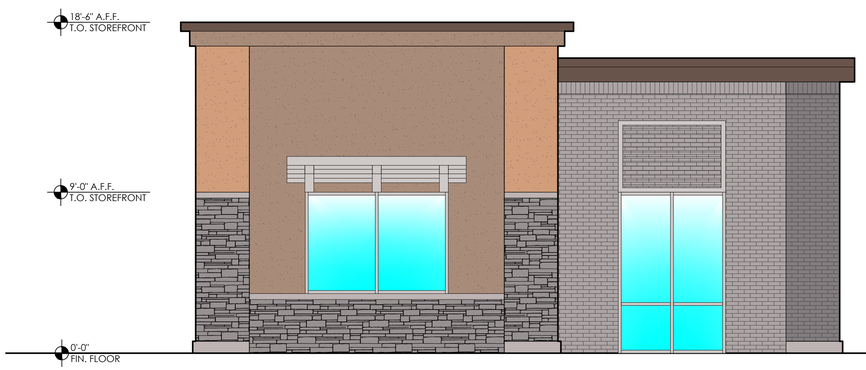
4 EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



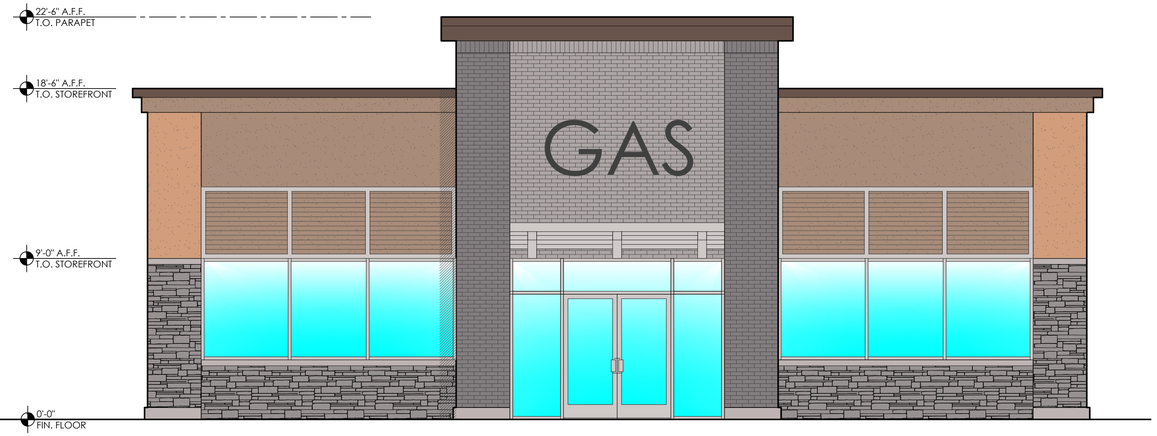
3 SOUTH REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1 NORTH FRONT ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GRAY	MFR TO BE SELECTED BY GC
BRK-2	BRICK VENEER	DARK GRAY	MFR TO BE SELECTED BY GC
CONC	CONCRETE CURB	--	PROVIDE BROOM FINISH
D&F	HOLLOW METAL DOOR & FRAME	SHERWIN-WILLIAMS "SENSUOUS GRAY" SW# 7081	
OV-SC	OVERFLOW SCUPPER	PAINT TO MATCH ADJACENT WALL	
EIFS-1	EIFS SYSTEM	SHERWIN-WILLIAMS "FAME ORANGE" SW# 6346	
EIFS-2	EIFS SYSTEM	SHERWIN-WILLIAMS "CHOCOLATE POWDER" SW# 9082	
EIFS-3	EIFS SYSTEM	SHERWIN-WILLIAMS "DISTANCE" SW# 6243	
MTL-1	ALUMINUM COMP PANEL	SILVER	
MTL-2	METAL COPING CAP	CHARCOAL	
LUV-1	PRE-ENGINEERED LOUVER	CHARCOAL	
LUV-2	PRE-ENGINEERED BLADE LOUVER	CHARCOAL	
RAIL	PREFINISHED METAL DECORATIVE RAILING - NON FUNCTIONAL	CHARCOAL	
STN-1	CAST STONE SILL	CORONADO-LEDGESTONE -ARTISAN	
STN-2	CAST STONE SILL	LIGHT GRAY	MFR AS SELECTED BY G.C.
STRF	ALUMINUM STOREFRONT SYSTEM	CLEAR ANNODIZED	

GENERAL NOTES

1. STOREFRONT NOTES:
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NOTE: FUEL STATION TO BE 3,200 SF

NARRAMORE ARCHITECTURE EST 1973
American Institute of Architects
201 SMYTHE ST, STE 11
GREENVILLE, SC 29611
864.242.9881
plans@narramore.net

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SEAL

WRS INC REAL ESTATE INVESTMENTS

PROPOSED C-STORE

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

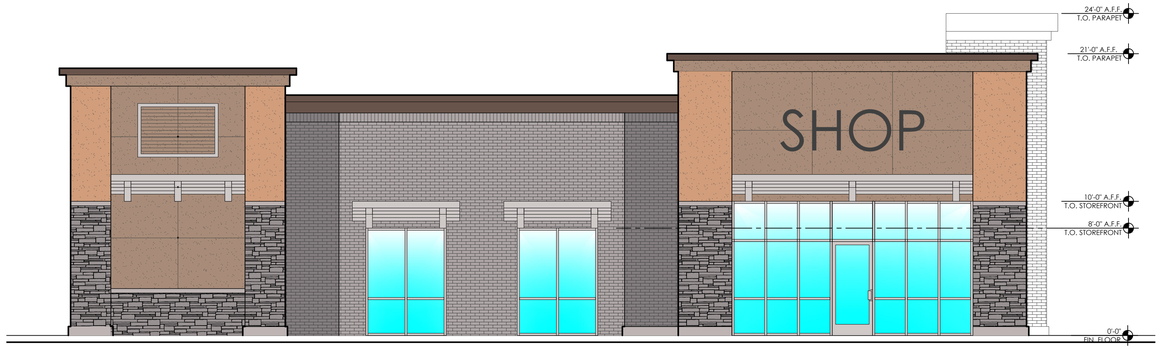
REVISIONS

PROJECT DATA
1,600 SQ.FT.
PROJECT NUMBER
25141
ISSUE DATE
01-12-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS



4 NORTH SIDE ELEVATION

SCALE: 3/16" = 1'-0"



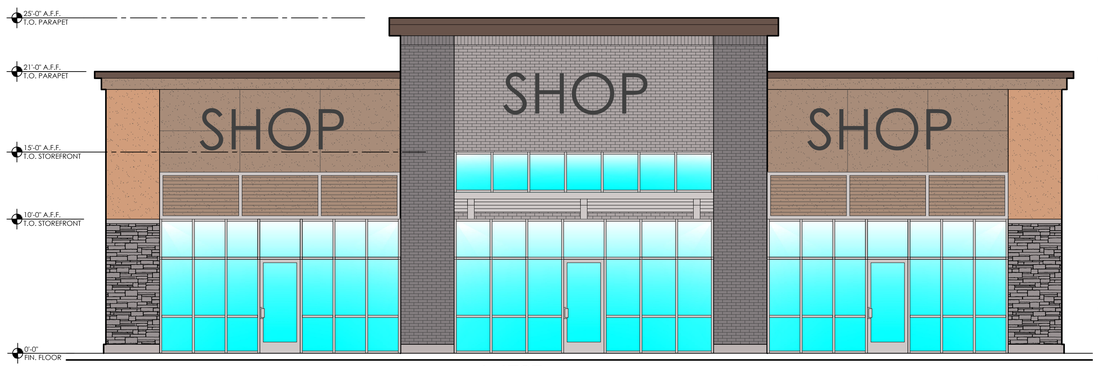
3 EAST REAR ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTH SIDE ELEVATION

SCALE: 3/16" = 1'-0"



1 WEST FRONT ELEVATION

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STN-1	CAST STONE SILL	CORONADO-LEDGESTONE -ARTISAN	
STN-2	CAST STONE SILL	LIGHT GRAY	MFR AS SELECTED BY G.C.
STRF	ALUMINUM STOREFRONT SYSTEM	CLEAR ANNODIZED	

GENERAL NOTES

1. STOREFRONT NOTES:
   - A. ALL CLEAR GLAZING IS 1" CLEAR, LOW "E". ALL GLAZING NEEDS TO BE LISTED TO MEET LOCAL WIND LEVELS AND CORRESPONDING DP RATINGS.
   - B. ALL FRAMES EQUAL TO KAWNEER 451T SERIES STOREFRONT SYSTEM.
   - C. "T" DENOTES TEMPERED GLAZING WHERE REQUIRED BY CODE.
   - D. SEE SHEET A6.1 FOR STOREFRONT FLASHING DETAILS.
   - E. SEE SHEET A6.0 FOR STOREFRONT DETAILS
2. ALL ELECTRICAL EQUIPMENT, DOORS, AND DOWNSPOUTS ARE TO BE PAINTED TO MATCH ADJACENT WALLS.
3. CLEAN ALL GALVANIZED SURFACES WITH A WATER-BASED ALKALINE CLEANSER TO REMOVE ANY OIL OR PASSIVATOR AND APPLY 1 COAT GALVITE HS PRIMER PRIOR TO APPLYING 2 COATS OF FINISH PAINT. TYPICAL AT ALL EXTERIOR GALVANIZED METAL SURFACES, INCLUDING ELECTRICAL EQUIPMENT.

NARRAMORE ARCHITECTURE EST 1973
American Institute of Architects
201 SMYTHE ST, STE 11
GREENVILLE, SC 29611
864.242.9881
plans@narramore.net

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SEAL

WRS REAL ESTATE INVESTMENTS

PROPOSED RETAIL SHOPS 'C'

NC HWY 115 & NC HWY 73
HUNTERSVILLE, NC

REVISIONS

PROJECT DATA
4,900 SQ.FT.

PROJECT NUMBER
25141

ISSUE DATE
01-08-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

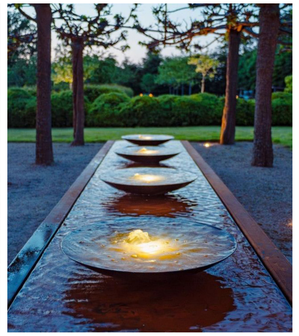
A2.0

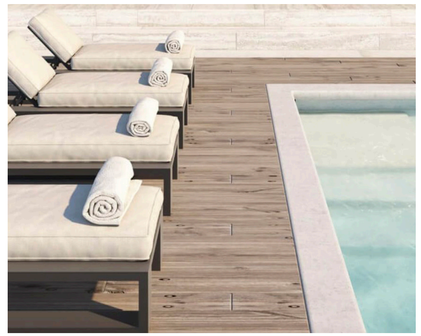
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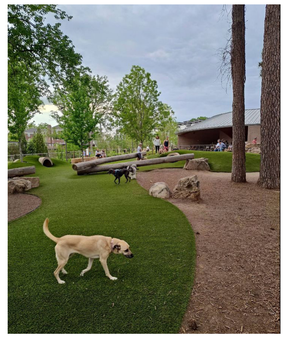
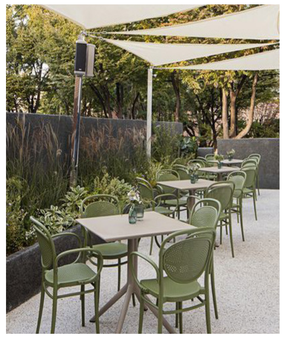
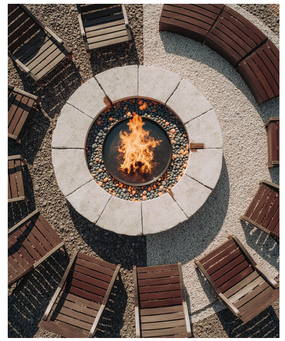


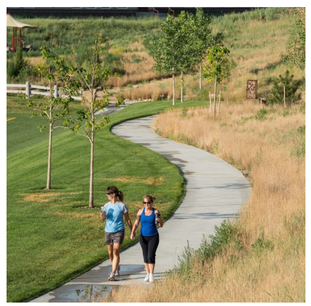
LEGEND

1. APARTMENT BUILDING
2. TOWNHOMES
3. RETAIL
4. POOL
5. FIRE PIT AREA
6. DOG PARK
7. OPEN LAWN
8. SHARED COURTYARD
9. PLAZA WITH FESTOON LIGHT
10. SIDEWALK
11. RESIDENTIAL PARKING LOT
12. RETAIL PARKING LOT
13. GAS STATION
14. OPEN SPACE (OPTIONAL PARKING)
15. DETENTION POND
16. STREAM WITH BUFFER
17. MONUMENT IDENTITY SIGN
18. GREENWAY CONNECTION
19. ROUNDABOUT WITH IDENTITY FEATURE
20. EXISTING RAIL TRACK
21. COMMUNITY GARDEN
22. PLAYGROUND

KNOX CROSSING - HUNTERSVILLE, NC

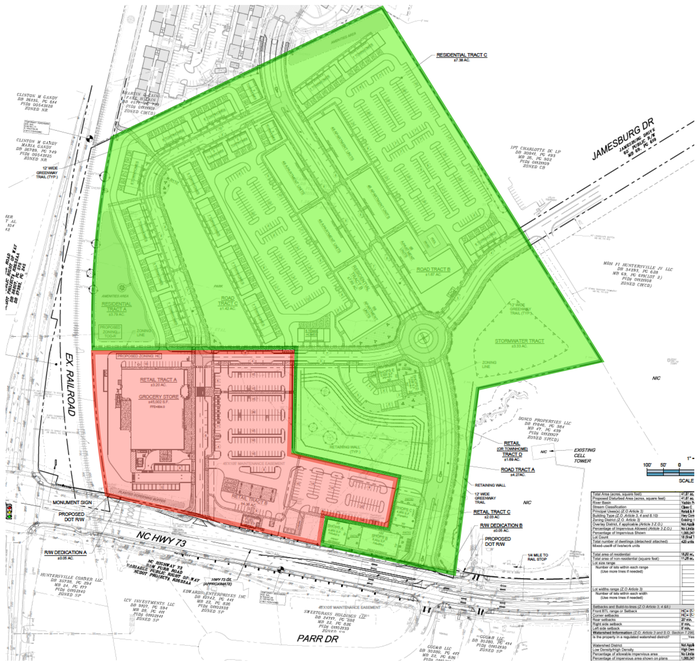
CONCEPTUAL MASTER PLAN

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

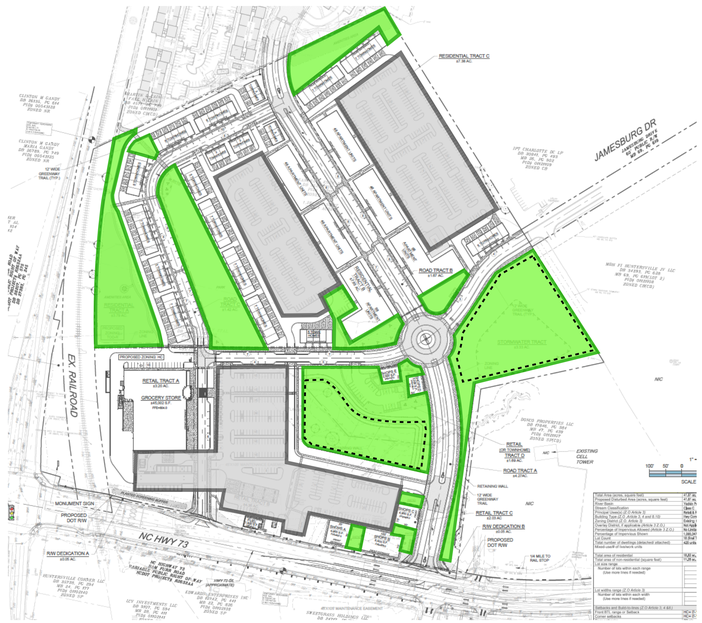
0 50 100 200

JAN · 05 · 2026
2022.003



Acreage & Percentage of Total

Acreage & Percentage of Total



Acreage & Percentage of Total

Acreage & Percentage of Sub-Total

Acreage & Percentage of Total



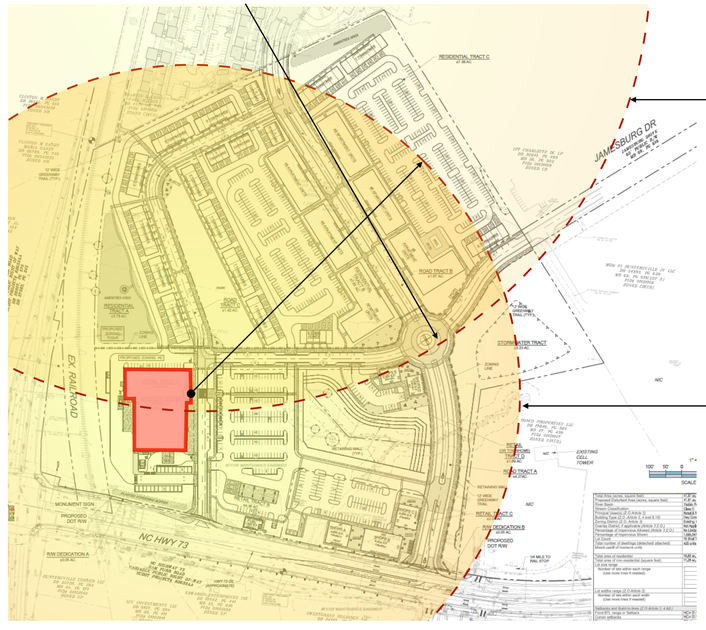
Acreage & Percentage of Total

Acreage & Percentage of Sub-Total

Acreage & Percentage of Total

500ft radius walking circle

Pedestrian Open Space Connections



Radius distance in feet from Transit Stop

Radius distance in feet from Grocery

KNOX CROSSING - HUNTERSVILLE, NC

DESIGN ELEMENTS

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

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2022.003









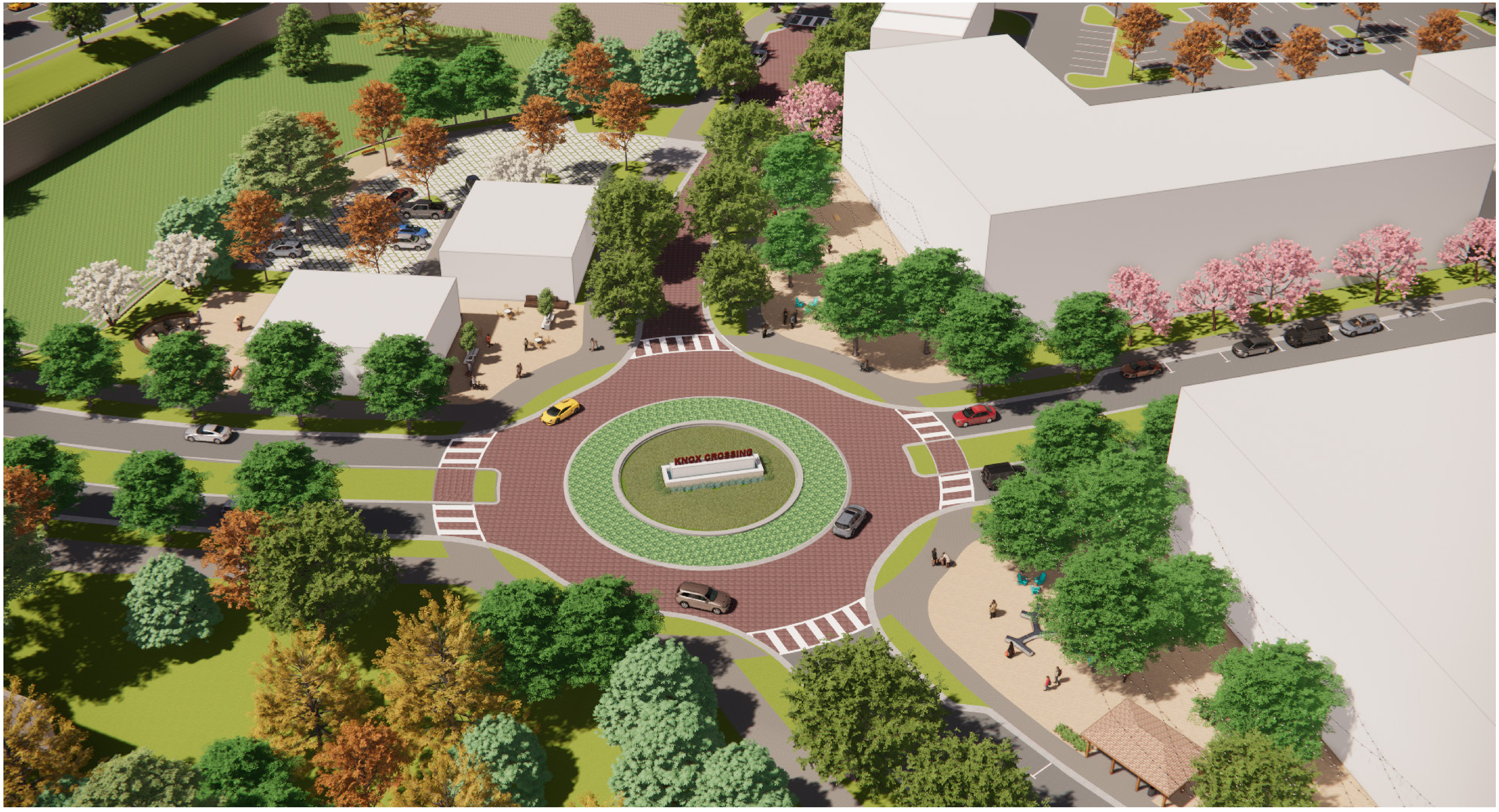
KNOX CROSSING - HUNTERSVILLE, NC

PERSPECTIVES

WRS INC
REAL ESTATE INVESTMENTS

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KNOX CROSSING - HUNTERSVILLE, NC

PERSPECTIVES

WRS INC
REAL ESTATE INVESTMENTS

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JAN · 05 · 2026
2022.003



KNOX CROSSING - HUNTERSVILLE, NC

CONCEPTUAL MASTER PLAN

WRS INC
REAL ESTATE INVESTMENTS

FORESITE group

0 50 100 200

JAN · 05 · 2026
2022.003



BLDG 1 - SOUTH ELEVATION 2

1/8" = 1'-0"



BLDG 1 - NORTH ELEVATION 1

1/8" = 1'-0"

NOTE: MULTIFAMILY TO HAVE URBAN CHARACTERISTICS WITH FLAT ROOFS, ARTICULATION, AND MAIN PEDESTRIAN ENTRIES.

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 1 A2.01

1/8" = 1'-0" | 225180 | 09.22.2025



BLDG 1 - WEST ELEVATION 2
1/8" = 1'-0"



BLDG 1 - EAST ELEVATION 1
1/8" = 1'-0"

cline

BROADSTONE, HUNTERSVILLE
HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 1 A2.02
1/8" = 1'-0" | 225180 | 09.22.2025



BLDG 2 - SOUTH ELEVATION 2

1/8" = 1'-0"



BLDG 2 - NORTH ELEVATION 1

1/8" = 1'-0"

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 2 A2.03

1/8" = 1'-0" | 225180 | 09.22.2025



BLDG 2 - EAST ELEVATION A

1/8" = 1'-0"

2



BLDG 2 - EAST ELEVATION B

1/8" = 1'-0"

1

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 2 A2.04

1/8" = 1'-0" | 225180 | 09.22.2025



BLDG 2 - WEST ELEVATION OVERALL A

1/8" = 1'-0"

2



BLDG 2 - WEST ELEVATION OVERALL B

1/8" = 1'-0"

1

cline

BROADSTONE, HUNTERSVILLE

HUNTERSVILLE, NC

EXTERIOR ELEVATIONS - BLDG 2 A2.05

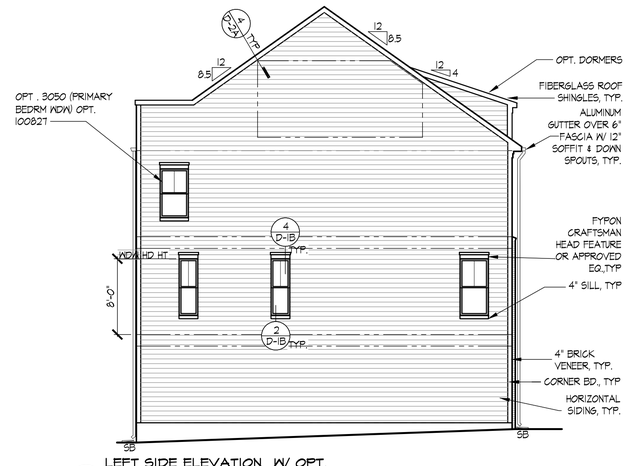
1/8" = 1'-0" | 225180 | 09.22.2025

REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

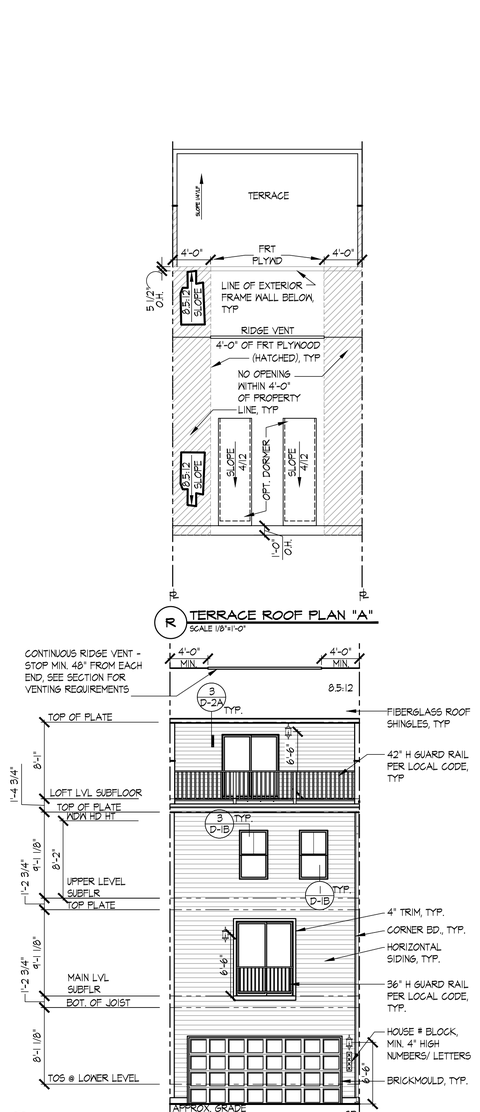
REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)

0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"

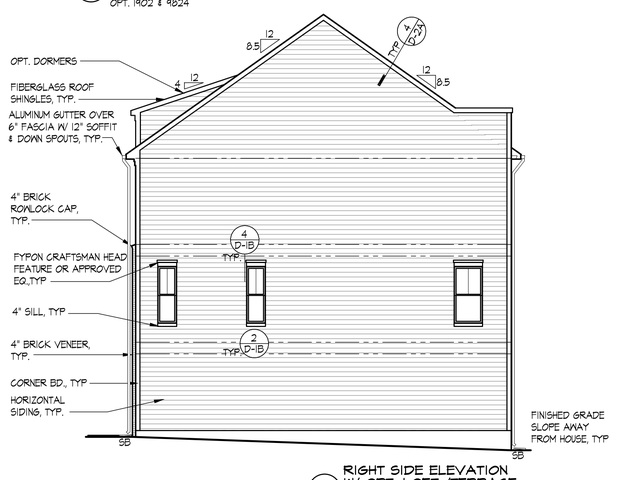
R TERRACE ROOF PLAN "A"
SCALE 1/8"=1'-0"



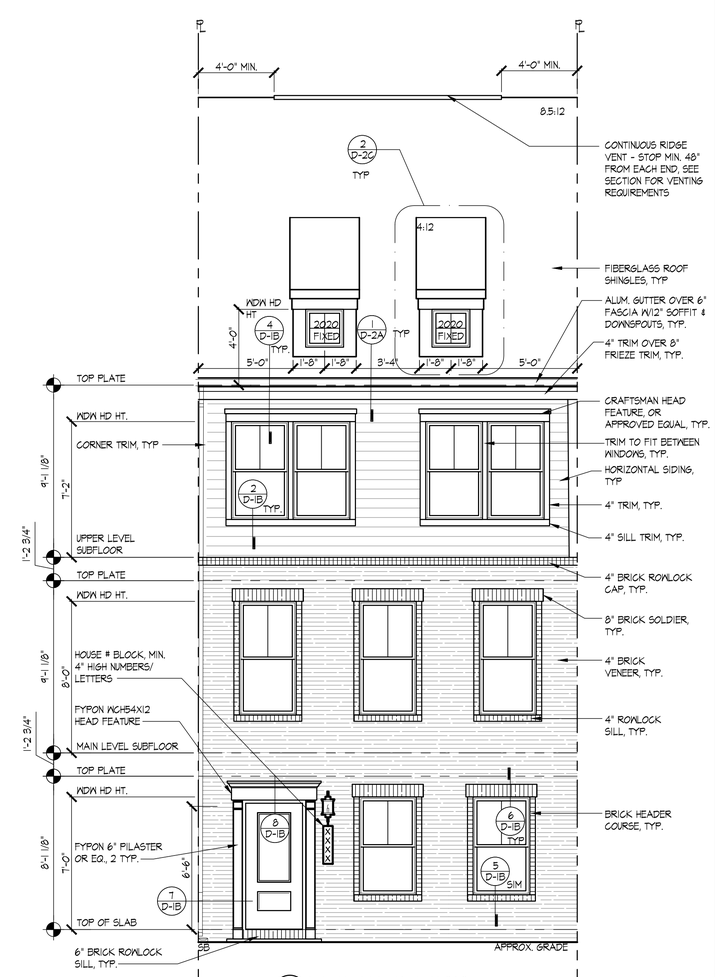
10 LEFT SIDE ELEVATION W/ OPT. LOFT/TERRACE & UPPER LVL WDW
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1902 & 9824



9 REAR ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A" - SIM. W/ OTHER ELEVS.
OPT. 9824



8 RIGHT SIDE ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A"
OPT. 1901 & 9824



1 FRONT ELEVATION "A"
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-3000 FAX: (703) 715-8076

SEAL:

MODEL:
JENKINS
SLAB
HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S):
07/11/2025

DRAWING DESCRIPTION:
ELEVATION "A" & ROOF PLANS

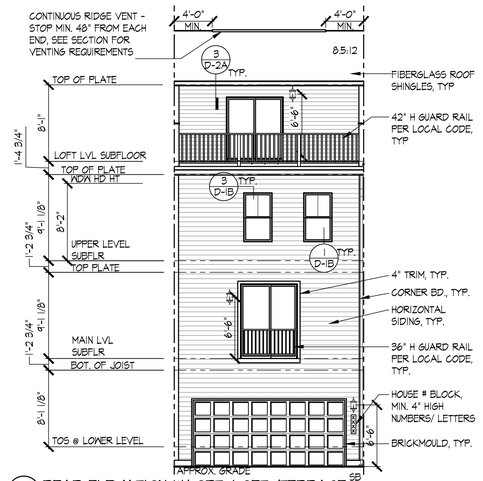
SHEET #
A-4A

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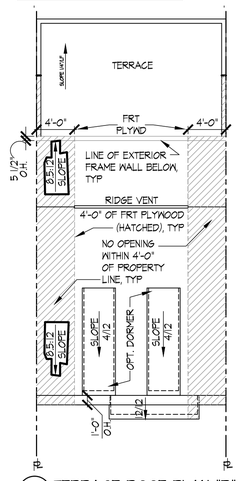
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1/4" = 1'-0"
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"
0 4" 8" 1'-0" 1'-4" 1'-8"
3/4" = 1'-0"

REAR AND SIDE ELEVATION GRILLS ARE OPTIONAL (OPT # 103414)

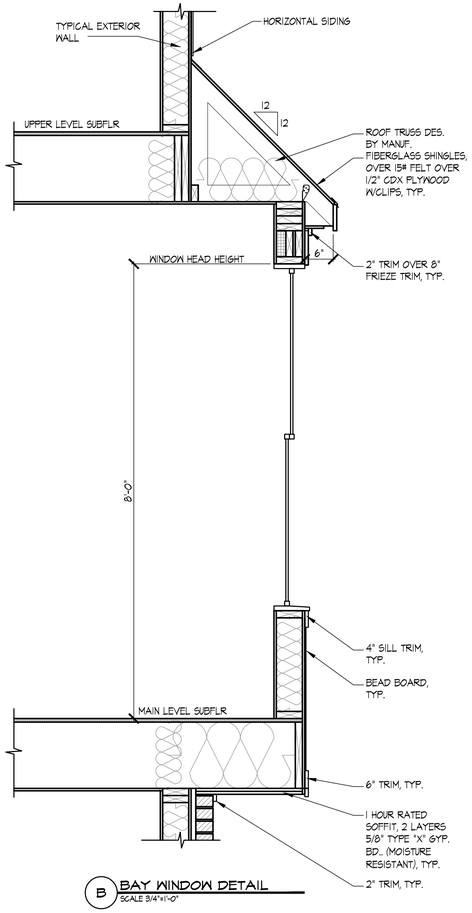
REFER TO PRODUCT BOOK FOR EXTERIOR TRIM



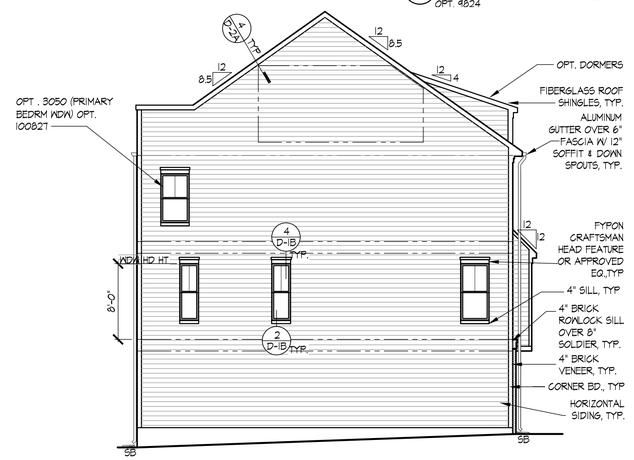
9 REAR ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "A" - SIM. W/ OTHER ELEVS.
OPT. 9824



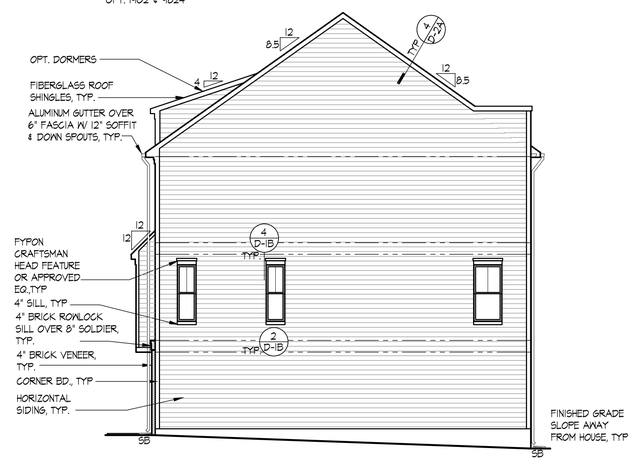
R TERRACE ROOF PLAN "B"
SCALE 1/8"=1'-0"



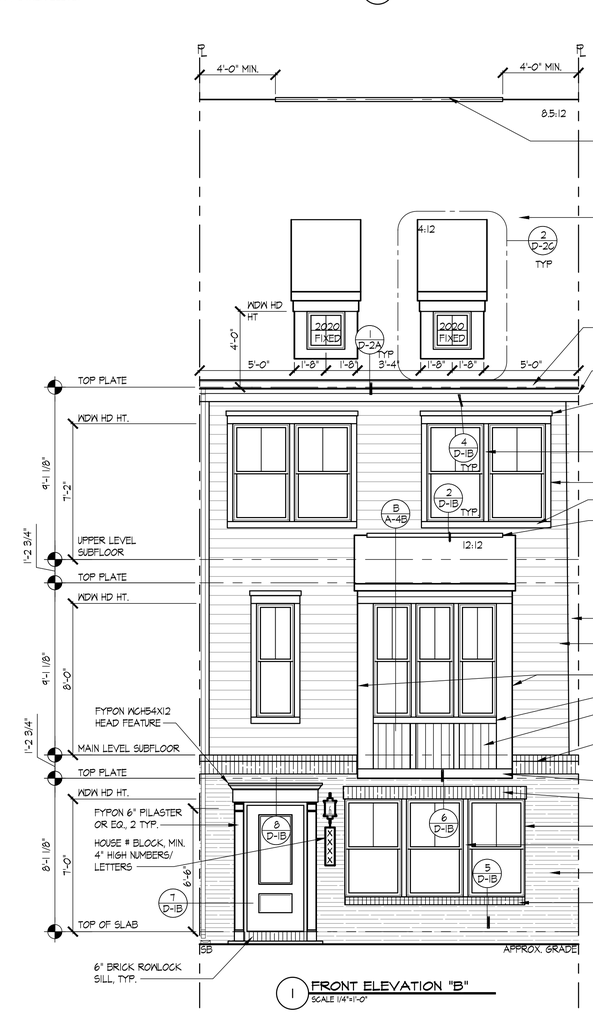
B BAY WINDOW DETAIL
SCALE 3/4"=1'-0"



10 LEFT SIDE ELEVATION W/ OPT. LOFT/TERRACE & UPPER LVL WDW
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "B"
OPT. 1902 & 9824



8 RIGHT SIDE ELEVATION W/ OPT. LOFT /TERRACE
SCALE 1/8"=1'-0" SHOWN W/ ELEV. "B"
OPT. 1901 & 9824



1 FRONT ELEVATION "B"
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL: JENKINS SLAB HB#: D05

ORIGINAL ISSUE DATE: 07/05/2018

REVISION(S): 07/11/2025

DRAWING DESCRIPTION: ELEVATION "B" & ROOF PLANS

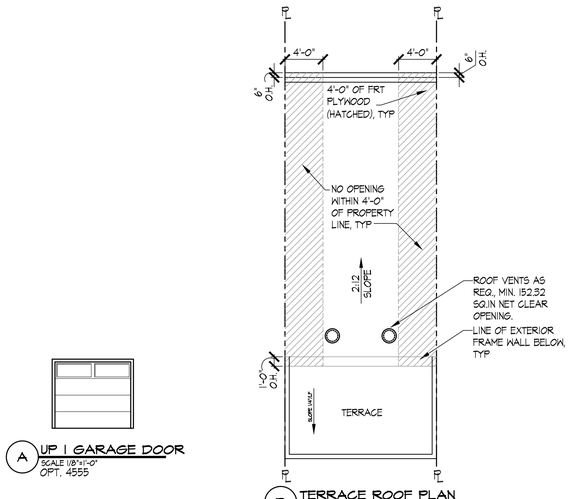
SHEET # A-4B

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REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

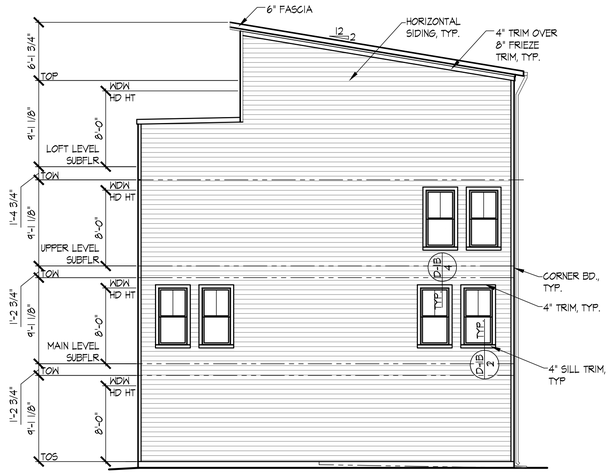
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1/4" = 1'-0"

0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"

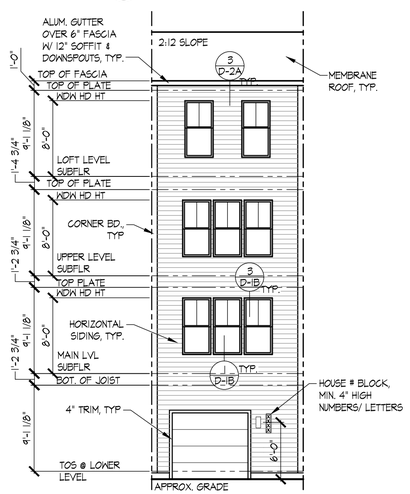


R TERRACE ROOF PLAN
SCALE 1/8"=1'-0"

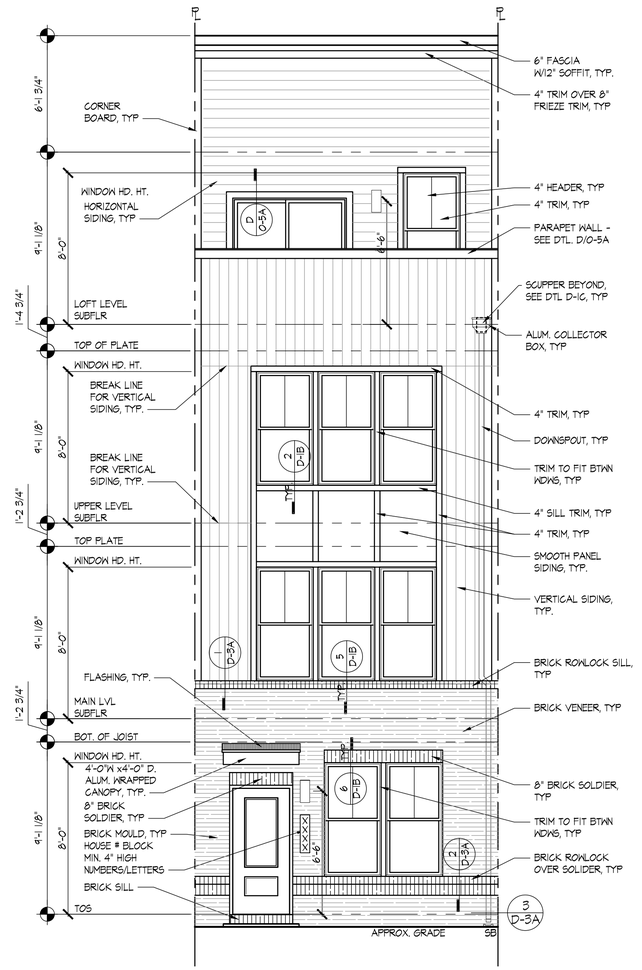
A UP 1 GARAGE DOOR
SCALE 1/8"=1'-0"
OPT. 4555



3 SIDE ELEVATION "A" W/ LOFT END UNIT
SCALE 1/8"=1'-0"
OPT. 1900



5 REAR ELEVATION W/OPT. LOFT LEVEL
SCALE 1/8"=1'-0"
ALL ELEV. SIM.



1 FRONT ELEVATION "A" W/ LOFT LEVEL
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL:
KELLY
SLAB
HBI#: 00155V02
GSP

ORIGINAL ISSUE DATE: 07/24/2020

REVISION(S):
04/07/2021
10/22/2021
05/11/2022
07/31/2025 FOR (GSP)

DRAWING DESCRIPTION:
ELEVATION "A" & ROOF PLANS

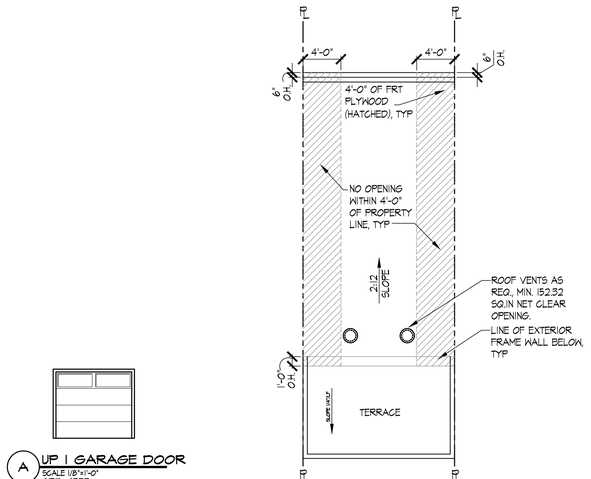
SHEET #
A-4A

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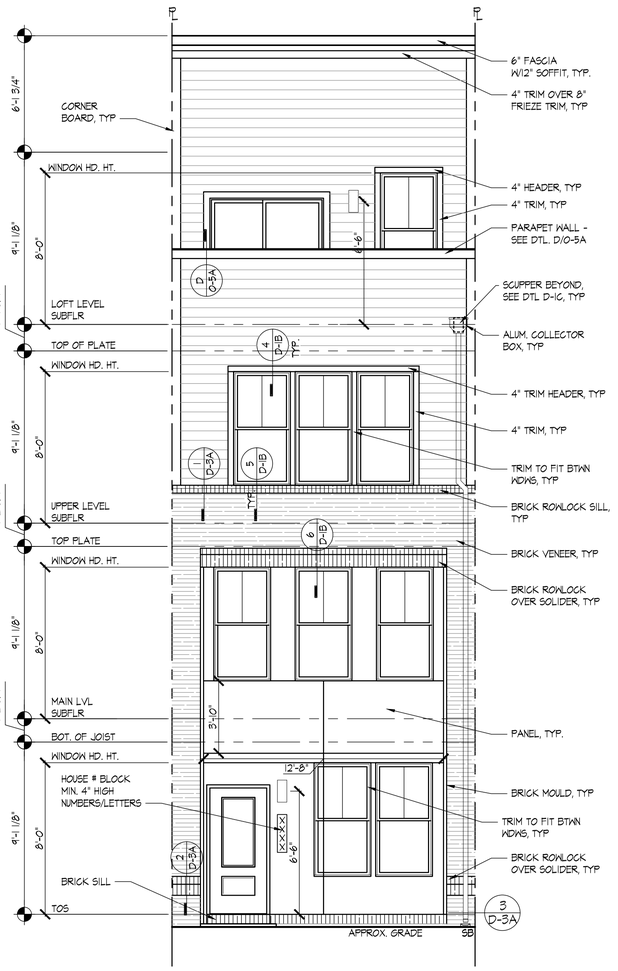
REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

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1/4" = 1'-0"

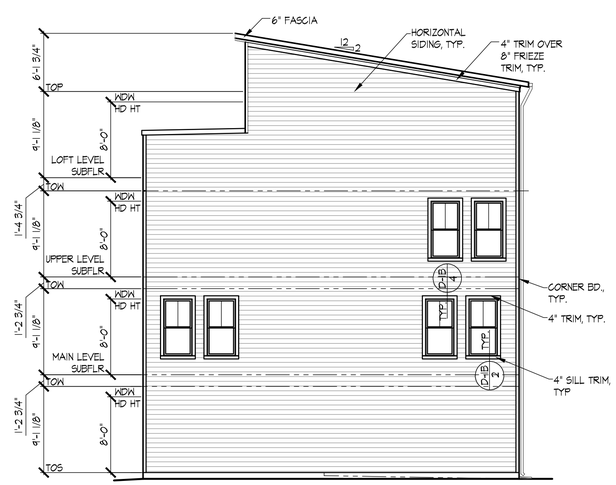
0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"



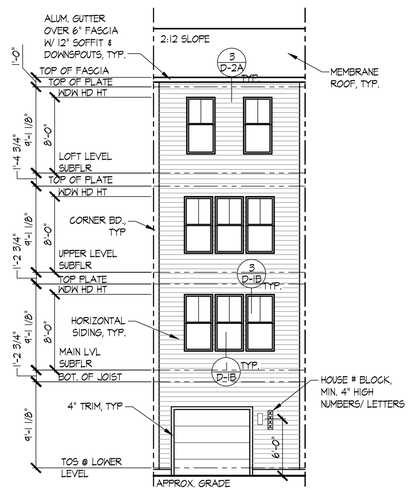
R TERRACE ROOF PLAN
SCALE 1/8"=1'-0"



2 FRONT ELEVATION "B" W/LOFT LEVEL
SCALE 1/4"=1'-0"



3 SIDE ELEVATION "A" W/ LOFT END UNIT
SCALE 1/8"=1'-0"
OPT. 1900



5 REAR ELEVATION W/OPT. LOFT LEVEL
SCALE 1/8"=1'-0"
ALL ELEV. SIM.

A UP 1 GARAGE DOOR
SCALE 1/8"=1'-0"
OPT. 4555

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL:
KELLY
SLAB
HBI#: 00155V02
GSP

ORIGINAL ISSUE DATE: 07/24/2020

REVISION(S):
04/07/2021
10/22/2021
05/11/2022
07/31/2025 FOR (GSP)

DRAWING DESCRIPTION:
ELEVATION "B" & ROOF PLANS

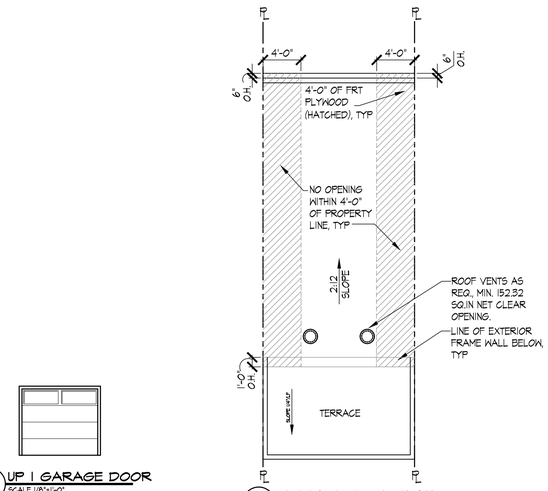
SHEET #
A-4B

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REFER TO PRODUCT BOOK FOR EXTERIOR TRIM

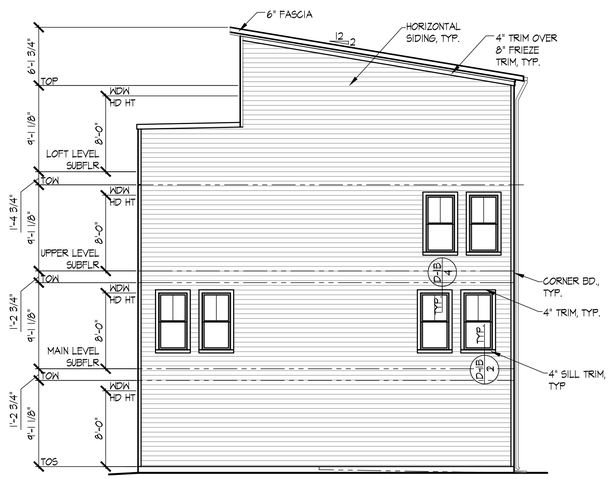
0 1'-0" 2'-0" 3'-0" 4'-0" 5'-0"
1/4" = 1'-0"

0 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"
1/8" = 1'-0"

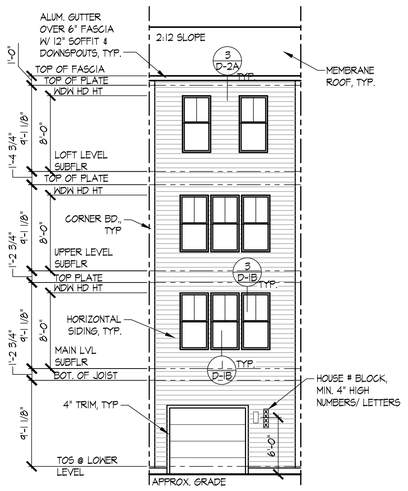


R TERRACE ROOF PLAN
SCALE 1/8"=1'-0"

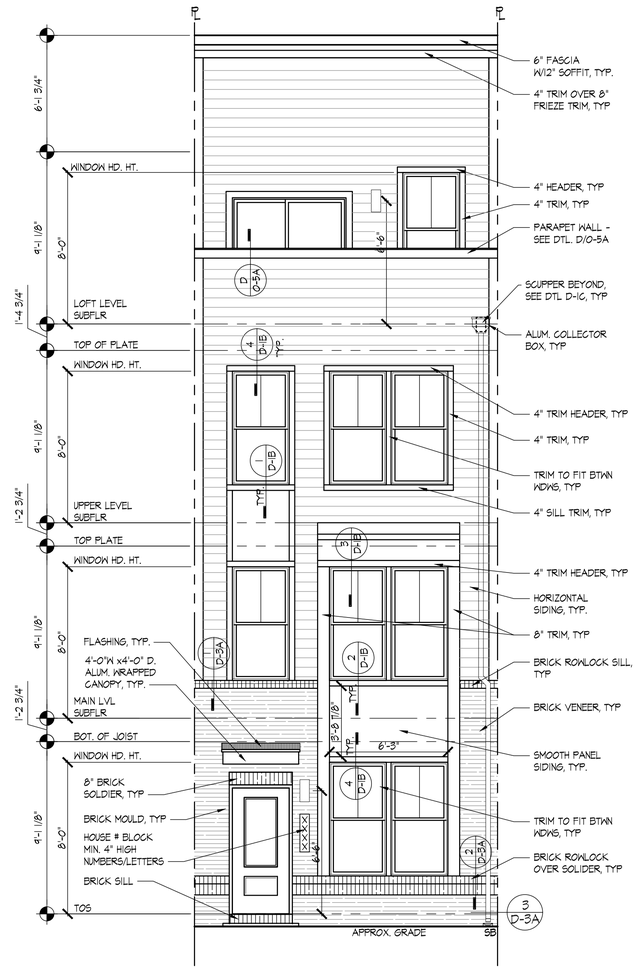
A UP 1 GARAGE DOOR
SCALE 1/8"=1'-0"
OPT. 4555



3 SIDE ELEVATION "A" W/ LOFT END UNIT
SCALE 1/8"=1'-0"
OPT. 1900



5 REAR ELEVATION W/OPT. LOFT LEVEL
SCALE 1/8"=1'-0"
ALL ELEV. SIM.



3 FRONT ELEVATION "C" W/LOFT LEVEL
SCALE 1/4"=1'-0"

STANLEY MARTIN HOMES
1110 PLAZA AMERICA DRIVE, SUITE 1100, RESTON, VA 20190
PHONE: (703) 464-5000 FAX: (703) 715-8076

SEAL:

MODEL:
KELLY
SLAB
HBI#: 00155V02
GSP

ORIGINAL ISSUE DATE: 07/24/2020

REVISION(S):
04/07/2021
10/22/2021
05/11/2022
07/31/2025 FOR (GSP)

DRAWING DESCRIPTION:
ELEVATION "C" & ROOF PLANS

SHEET #
A-4C

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EXAMPLE COLORS

Knox Crossing (R25-16)

Community Meeting Report

Date: January 5, 2026

Time: 6:00 pm – 7:00 pm

Location: Lake Norman Church of Christ, 17634 Caldwell Station Road, Huntersville 28078

Roster of Persons in Attendance: **See attached sign-in sheets**

Agenda:

1. Applicant presentation & rezoning description
2. Attendees' question & answer session

Applicant and the attendees discussed the following comments and questions:

General Discussion

- Development team introduction, background, and project history.
- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- Discussion around Huntersville's future development plans (2040 plan, greenway plans and small area plans) and how these policies shaped the Knox Crossing project.
- General discussion about development in the area including the future transit station, rail line, NCDOT Sam Furr Road improvements, and projects in the activity and mixed-use centers.
- Discussion about how the Knox Crossing project complements and fits in with the Station South project to the North.
- General discussion regarding safety and pedestrian walkability throughout the corridor, specifically pedestrian traffic to and from the future transit station.
- Open space discussion (largest percentage use on the property) and identification on the site plan showing community gardens, parks, and additional gathering spaces.
- Overview of the rezoning process and upcoming public meetings.

Questions

***Answers in bold**

- How long until this project is built? **After rezoning approval there will be at least 8 months of design and construction document review. Once this process is complete it will be at least another 1.5-2 years until the project is built out. Overall, the estimate is that the project will be complete 2 years after rezoning approval.**
- Is this the final version of the plan? **No, the review and revision process is ongoing. This iteration of the plan is still undergoing some revisions and will be resubmitted to the Town as the second version on or before January 13th.**
- Do you have examples of other similar projects that you have completed or started? **Mallard Creek in Charlotte is a project will similar ingredients, it is a grocer anchored**

mixed-use project with apartments and for sale housing. We have a project in Gaithersburg, Maryland (Washington DC MSA) that is a 100-acre mall revitalization with office, 700+ apartments, 600 + for sale housing units, retail uses (including grocery) vertically stacked. Also, the second slide of the PowerPoint highlights a development in downtown Charleston, SC that is vertical with apartments, restaurants, grocery, smaller retail, and a spa.

- What are the next steps in the public process? **The Applicant explained that the next steps are a public hearing, planning board and then town board final action.**
- What are the roads that will go through this site? **The Applicant responded that Seagle Street will be extended North/South to the adjacent Caldwell Crossing and Station South developments to connect to Sam Furr Road and Highway 115.**
- Do you know what grocery store will go into the development? **There are potentially one of 3 grocers that could go into that site. As the development process continues the Applicant will narrow the decision to a final candidate. But we are looking to finalize that as soon as possible.**
- Is a gas station planned? **Many grocery stores have a gas station or drive-thru pharmacy component and the Applicant does not want to limit any potential grocer that has that type of model.**
- Is there any connection to the property from Highway 115? **CATS and Norfolk Southern will not permit another crossing from Highway 115 to Knox Crossing. The internal road network of the project will connect to the projects to the North (Station South and Caldwell Crossing) and provide access in and out via a signalized intersection.**

COMMUNITY MEETING
SIGN IN SHEET
January 5, 2026, 6:00pm to 7:00pm
R25-16 Station South Rezoning
Location: Lake Norman Church of Christ
17634 Caldwell Station Road, Huntersville, NC 28078

ATTENDEE NAME	ADDRESS (optional)
MARTY + FAYE CAIN	
JAREN & MICHELE EDWARDS	102 PARR DRIVE
PARMEET SINGH	
Charles Knox	



KNOX CROSSING

Huntersville, NC

WRS INC
REAL ESTATE INVESTMENTS

METROCOLOGY

FORESITE group

PRESTIGE

KNOX CROSSING
Huntersville, NC

WRS Inc. is a full-service commercial real estate development and investment firm, specializing in retail, office, industrial, and residential projects.

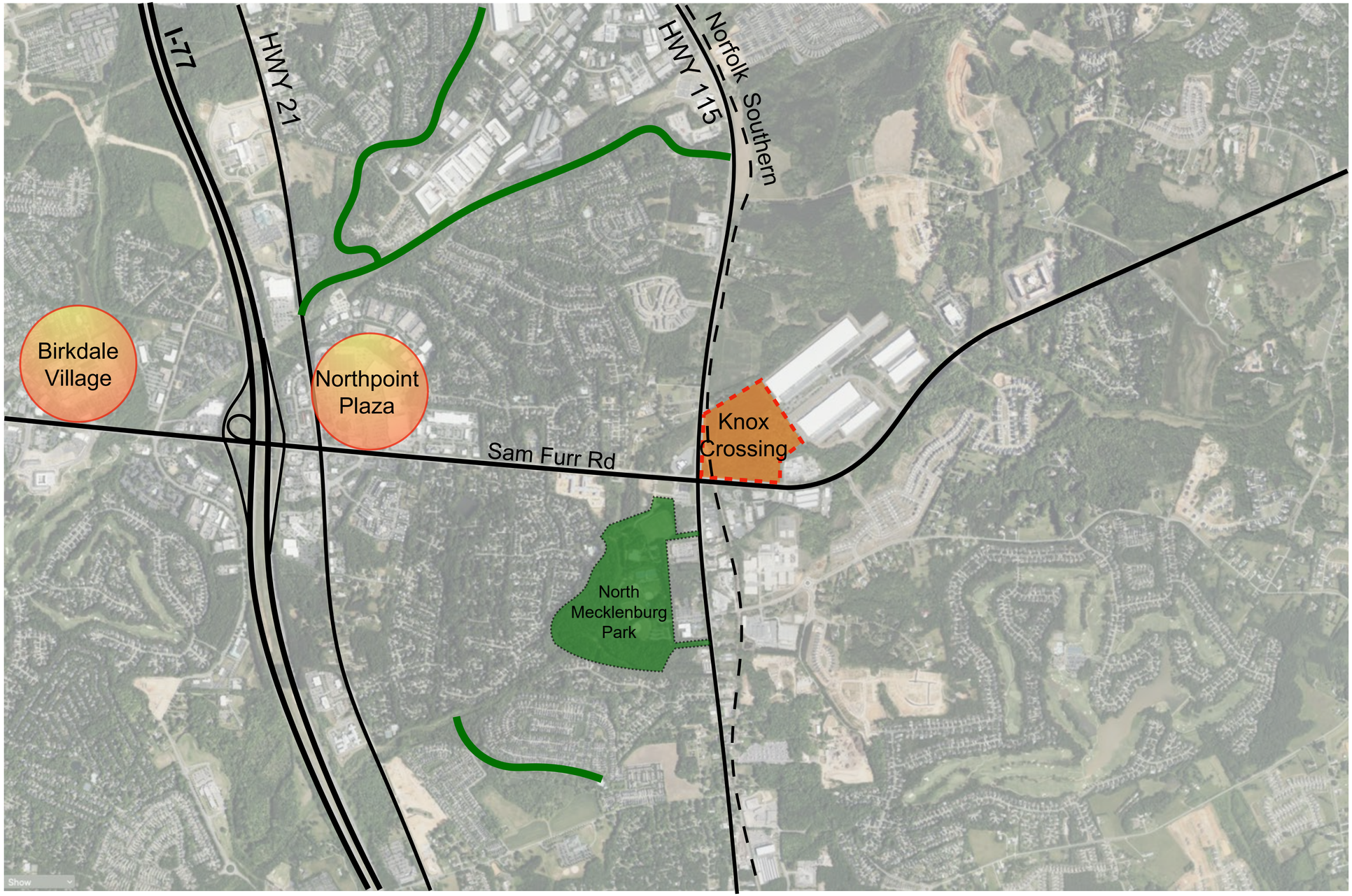
Since its founding in 2001 WRS has developed more than 45 anchored retail developments and mixed-use projects across the Southeast, totaling over 10 million square feet of floor space.

WRS's extensive portfolio attests to the Firm's ability to deliver exceptional results across various real estate sectors. Our experience spans site selection, acquisition, entitlement, development, and long-term asset management. WRS Inc. manages every phase of each project in-house providing leasing, brokerage, property management, accounting, and construction management.

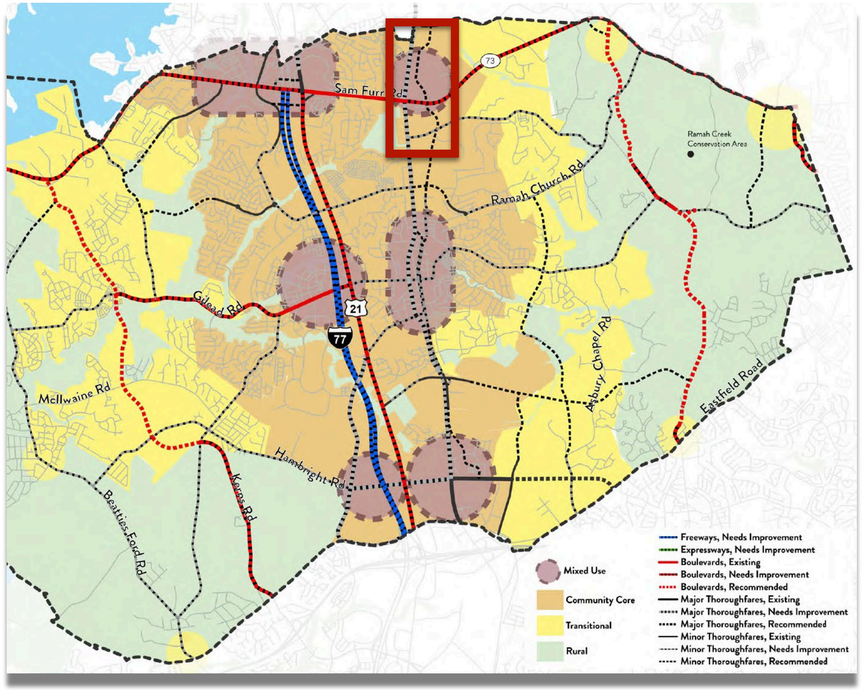
This vertically integrated model has been a pillar to WRS's long-term success. It ensures efficient project execution and consistently delivery of premium development assets. The WRS leadership team remains committed to operational excellence and long-term partnerships that create lasting value.

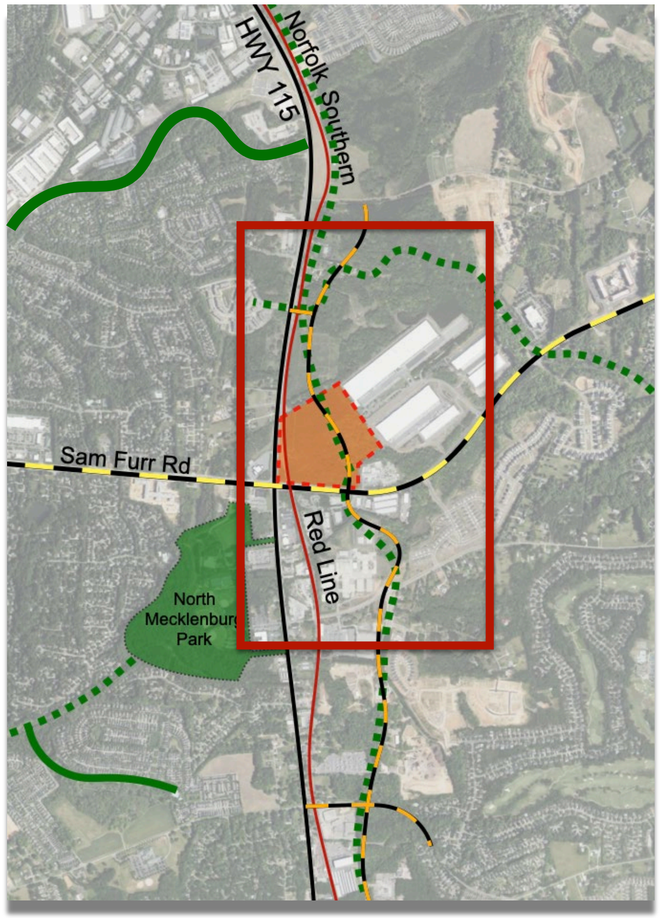
KNOX CROSSING

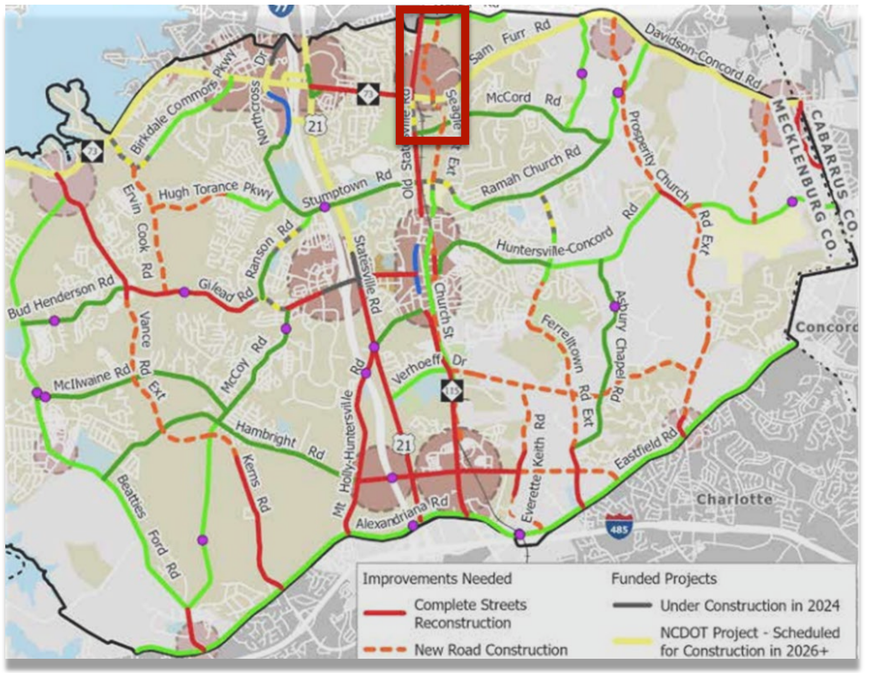
Huntersville, NC

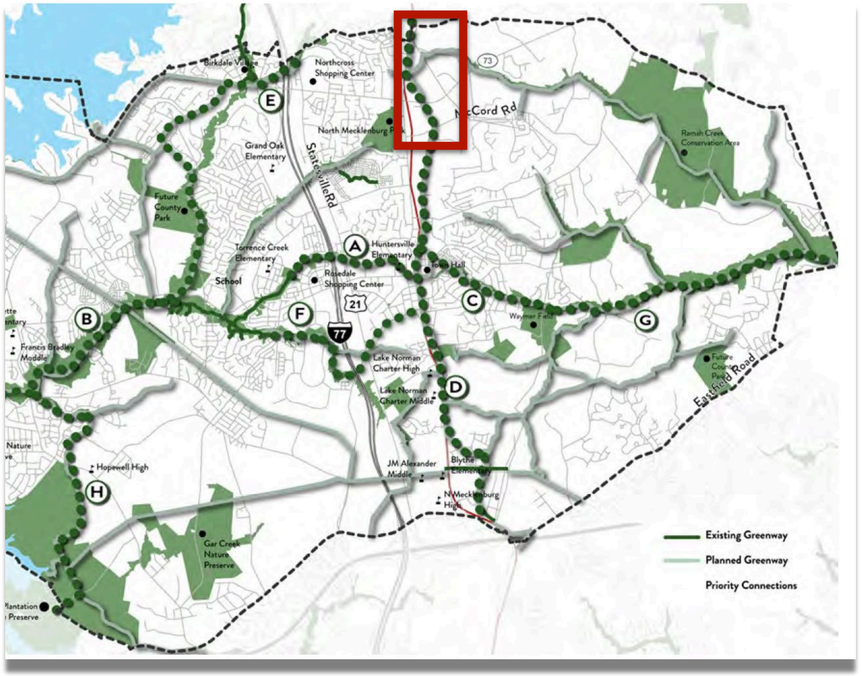


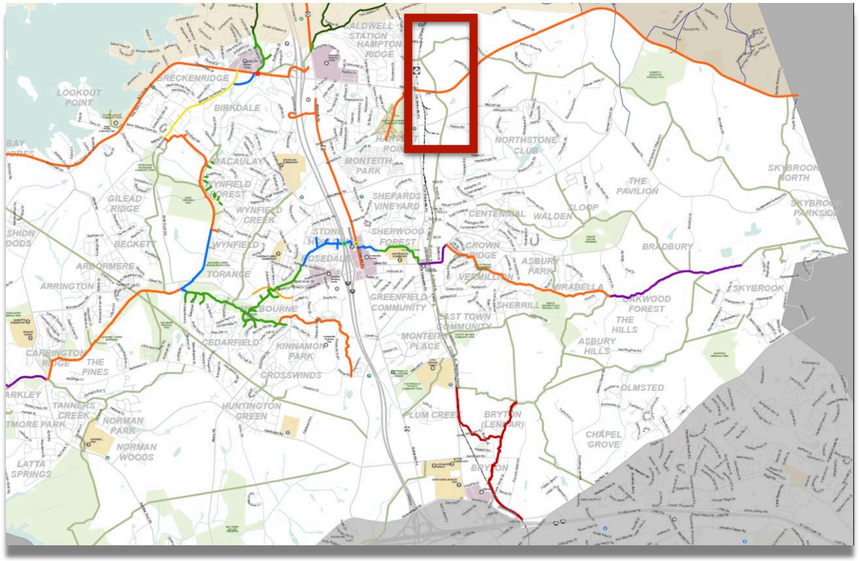
KNOX CROSSING
Huntersville, NC









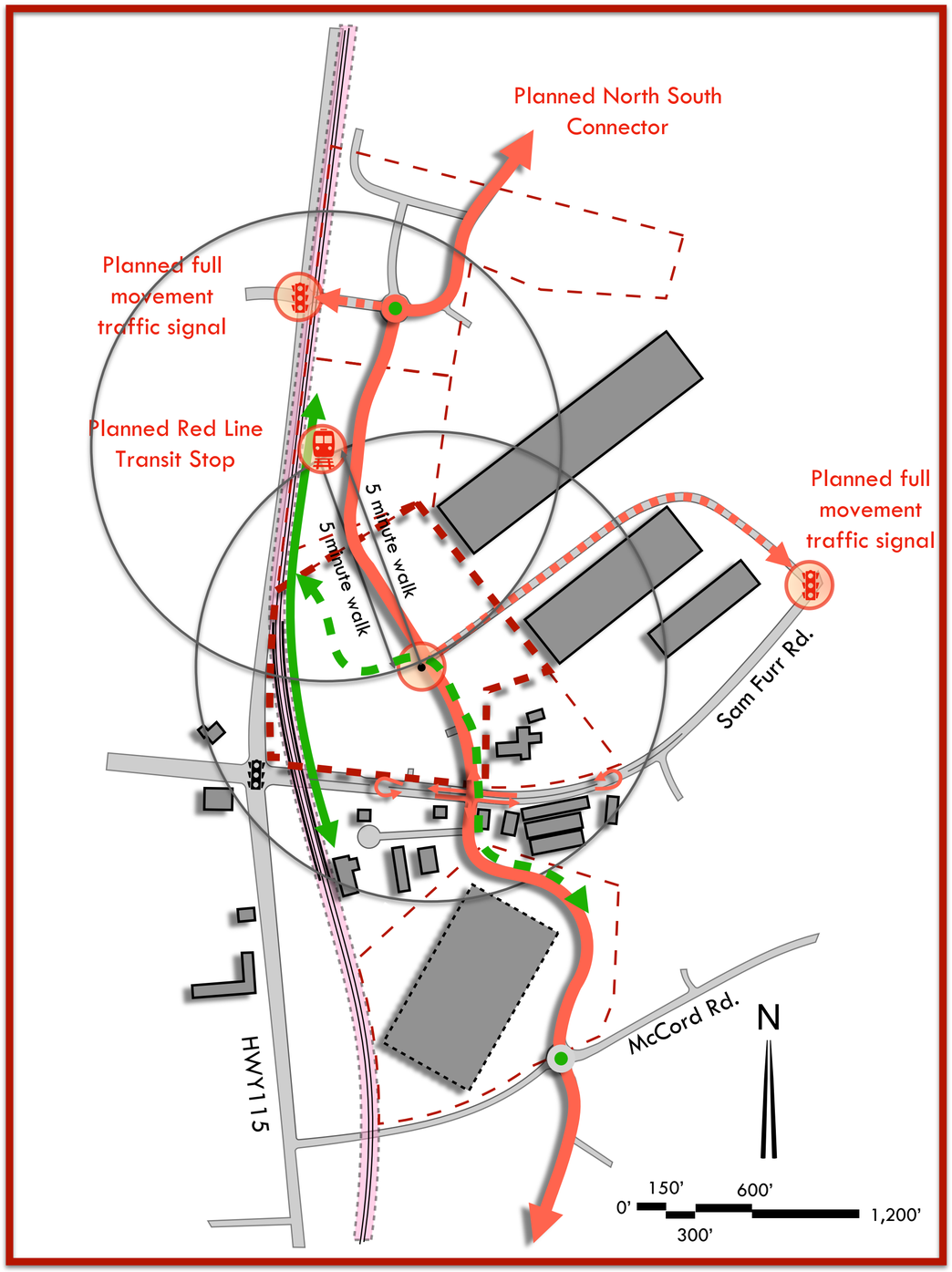


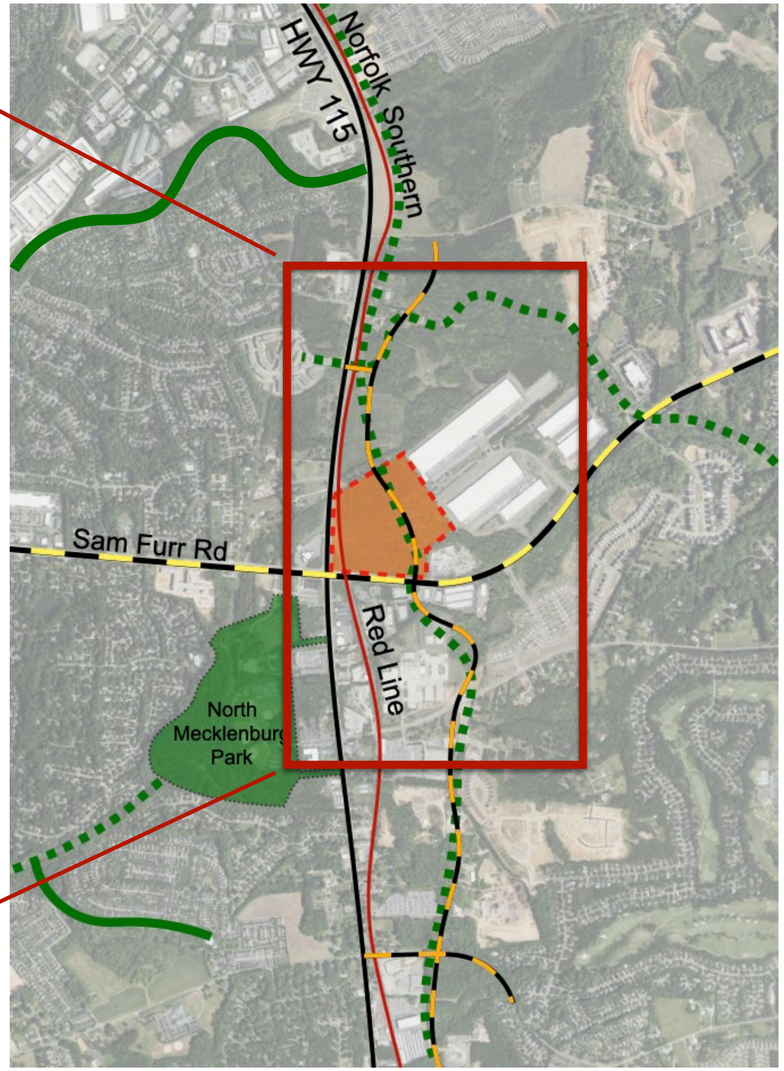
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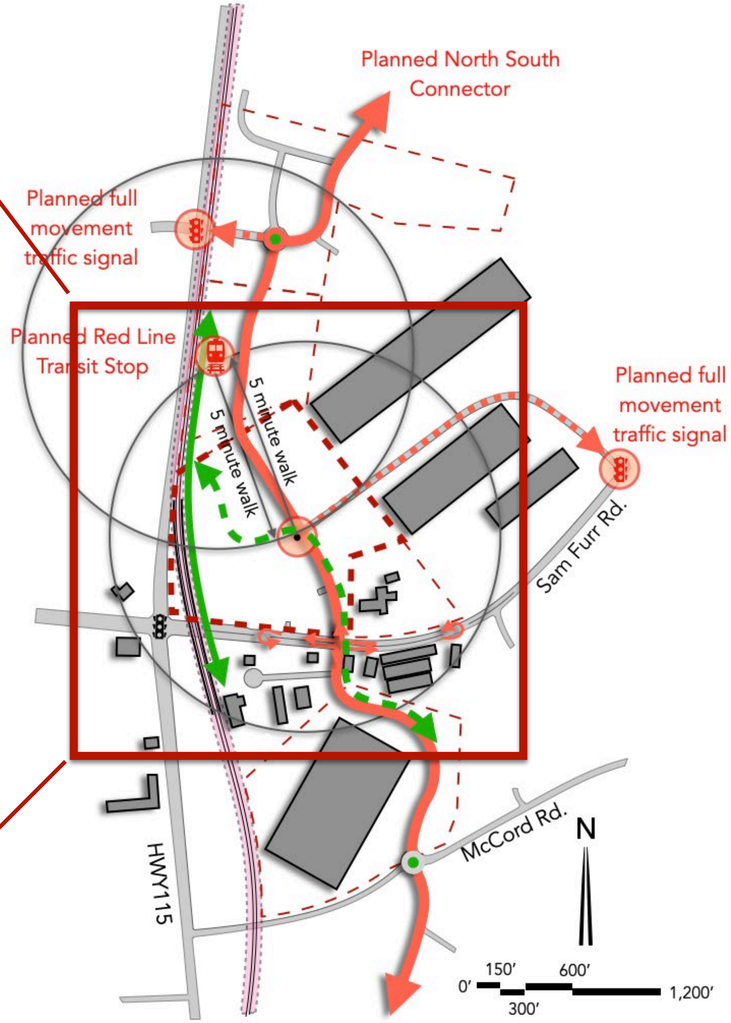
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Huntersville, NC





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Huntersville, NC

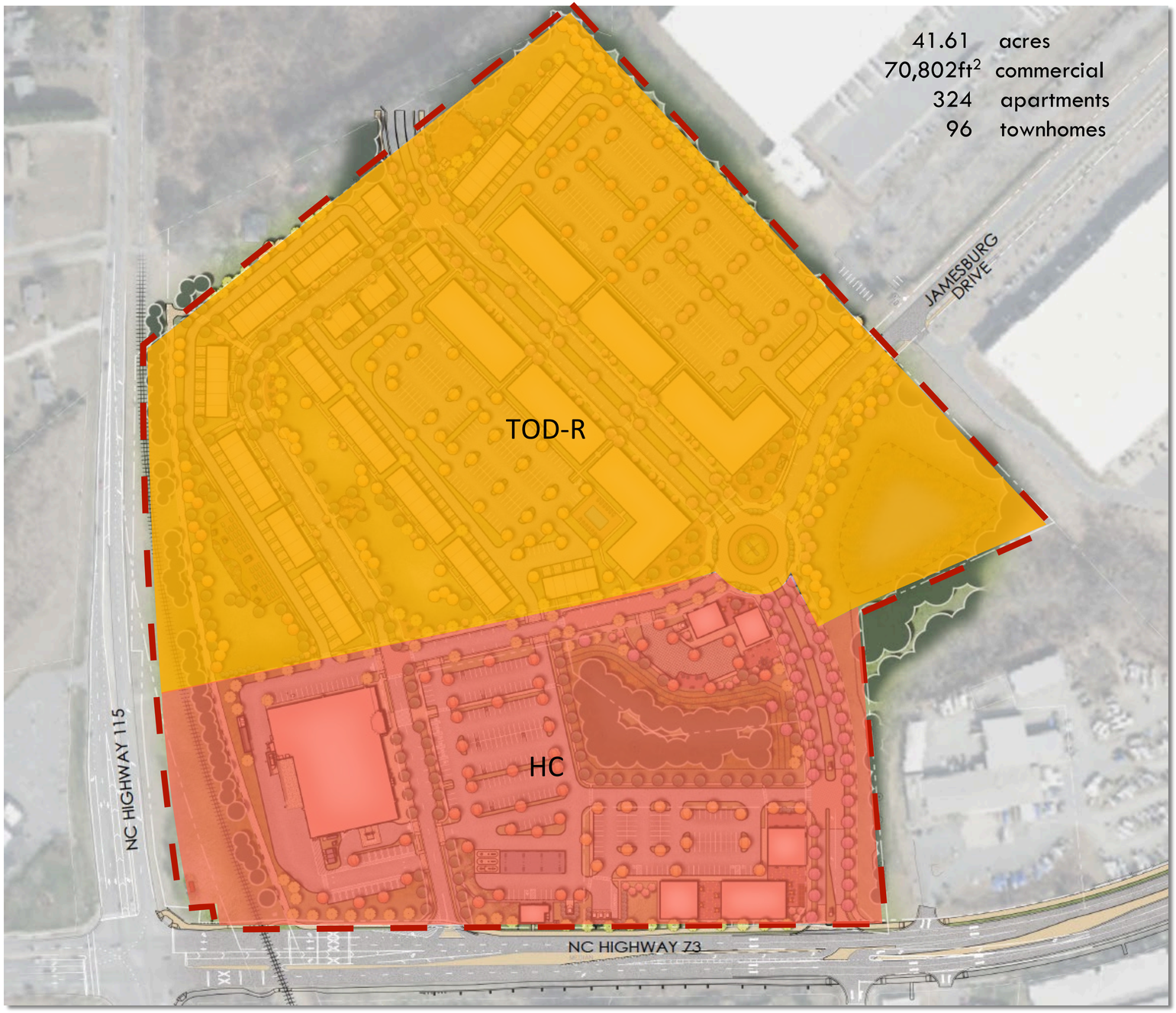




Mixed Use Centers

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

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Huntersville, NC



3.2.13 Transit Oriented Development - Residential (TOD-R)

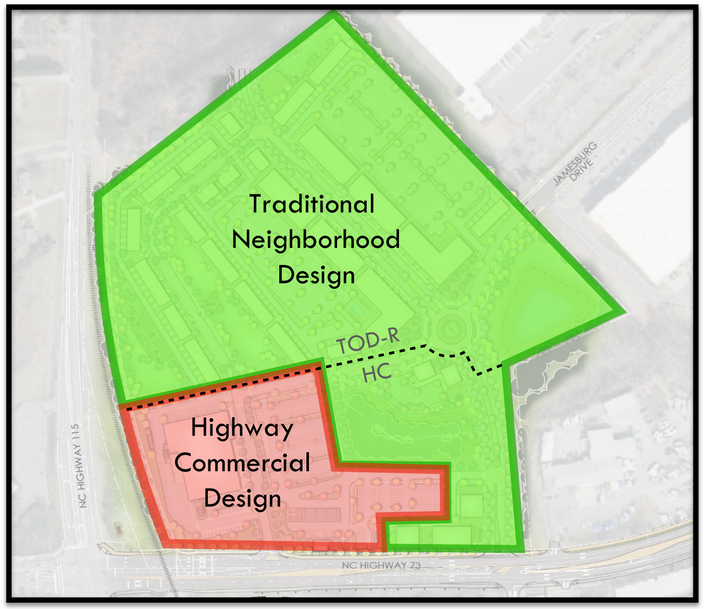
Intent: The TOD-R District is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large housing and large retail outlets are excluded from this District. The TOD-R may be located on developable and re-developable parcels generally found within the 1/2 mile catchment area of designated rapid transit station sites. Nothing in these regulations shall preclude application of the TOD-R beyond the 1/2 mile radius when site-specific development plans demonstrate efficient resident access to a rapid transit station.

The District establishes a primarily residential village within a 10 minute walk of a designated rapid transit station that serves a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service.

3.2.7 Highway Commercial (HC)

Intent: The HC District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the HC District will serve not only the Huntersville Community, but intestate travelers as well. Because of the scale and access requirements of uses in this category, they often cannot be compatibly integrated within a Town Center or Neighborhood Center District. Development at district boundaries must provide a compatible transition to uses outside the district; property boundaries adjacent to freeways or expressways will require a 50 foot foliated buffer yard; and frontages on major or minor arterials will require formal street tree plantings.

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Huntersville, NC



32 Acres
79% of total

8.8 Acres
22% of total

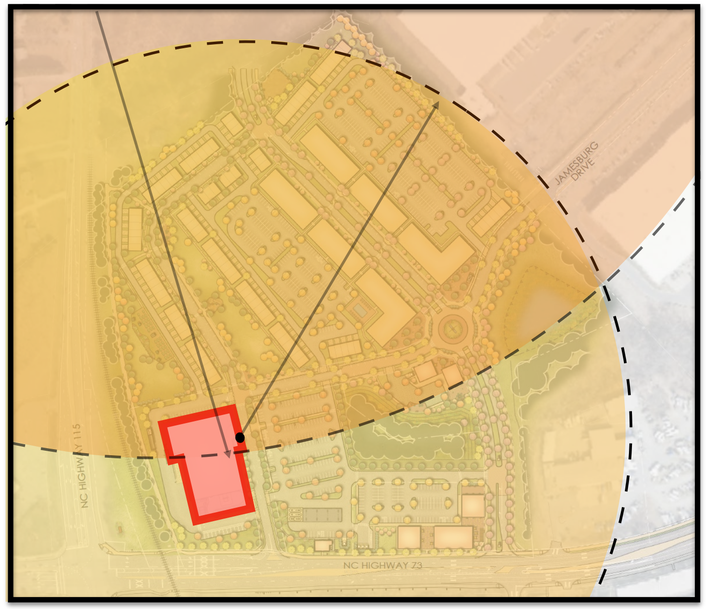


10.2 Acres
25.3% of total



500ft radius
walking circle

Pedestrian
Open Space
Connections



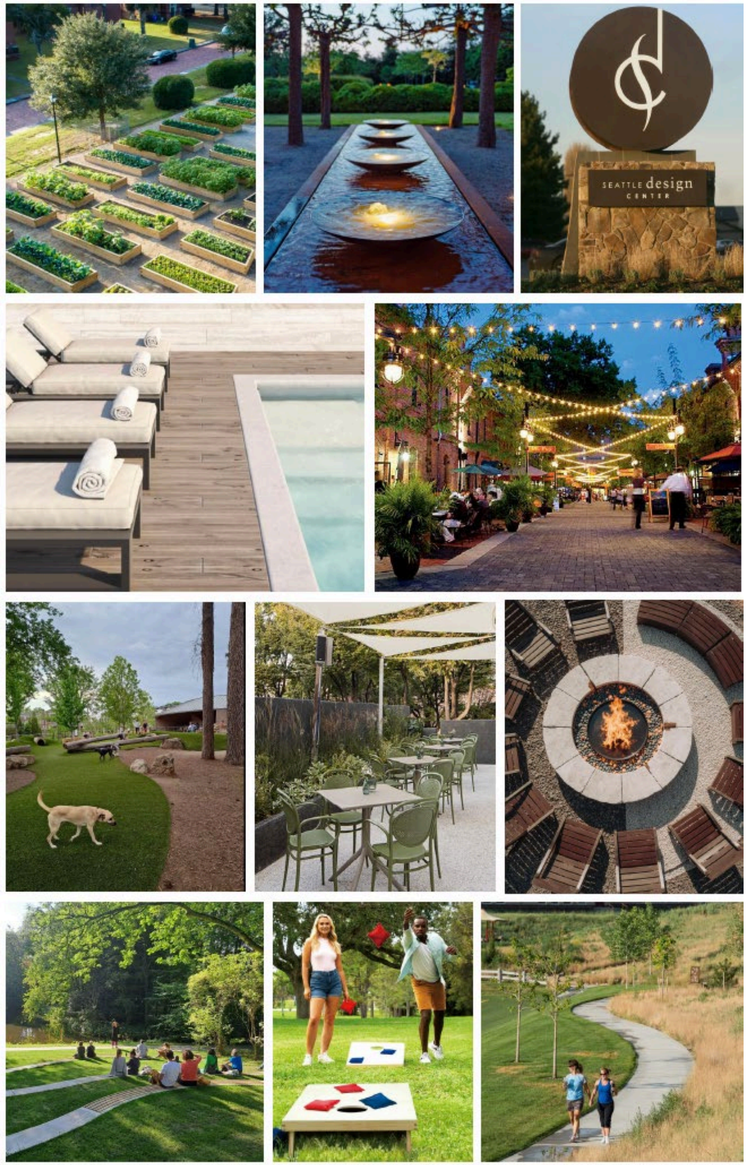
1,250ft radius
walking circle

2,000ft radius
walking circle

KNOX CROSSING

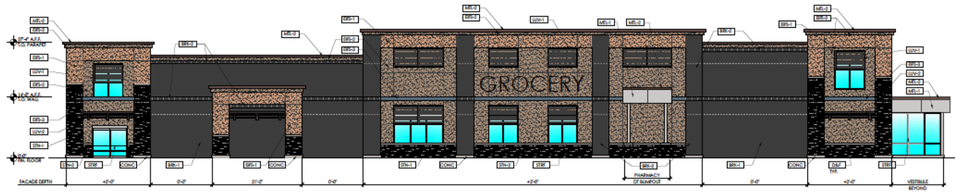
Huntersville, NC





KNOX CROSSING
Huntersville, NC

COMMERCIAL



4 SOUTH SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST FRONT ELEVATION
SCALE: 3/32" = 1'-0"

MULTIFAMILY



BLDG 1 - SOUTH ELEVATION 2
1/8" = 1'-0"



BLDG 1 - NORTH ELEVATION 1
1/8" = 1'-0"

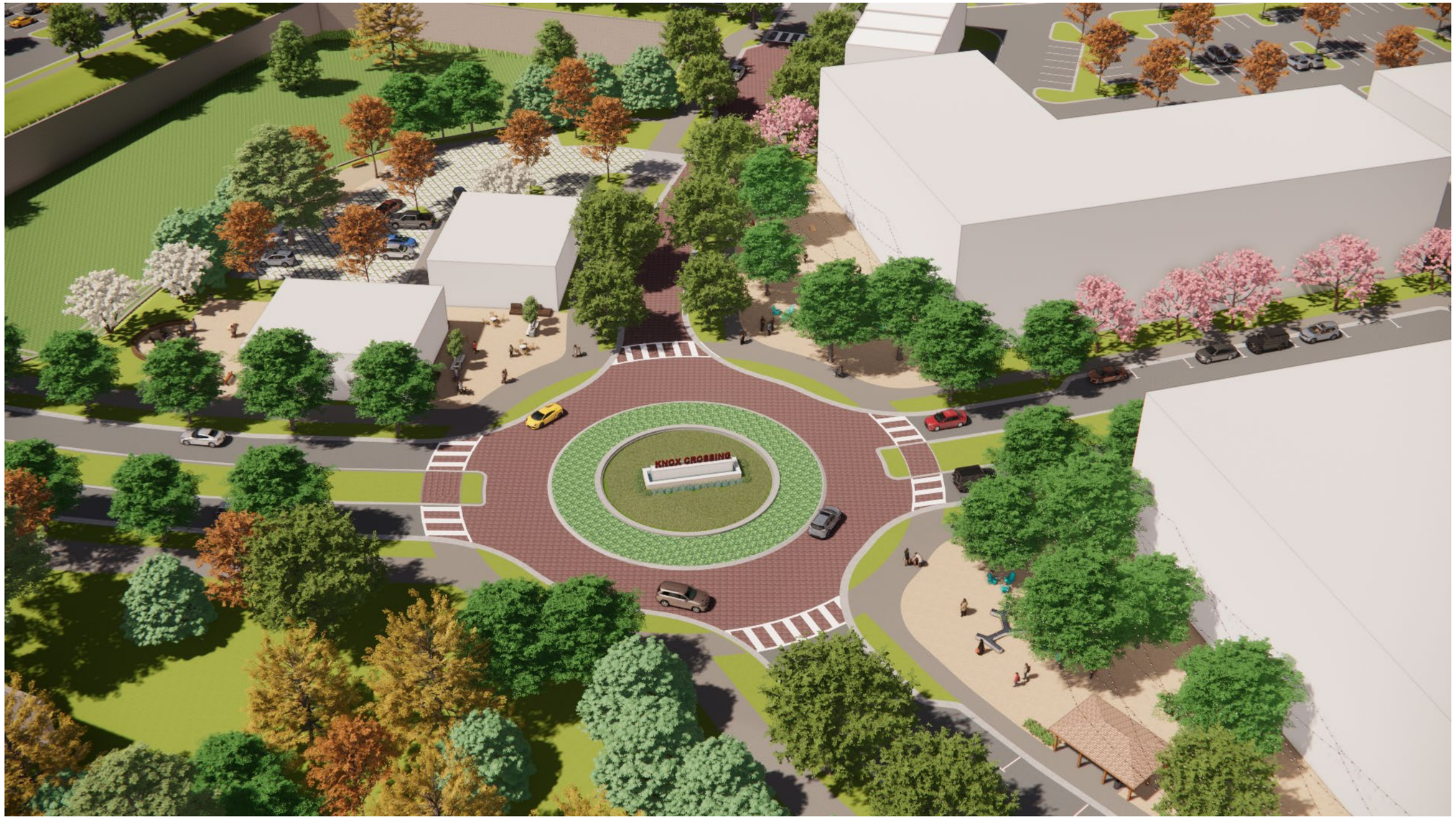
ATTACHED SINGLE FAMILY





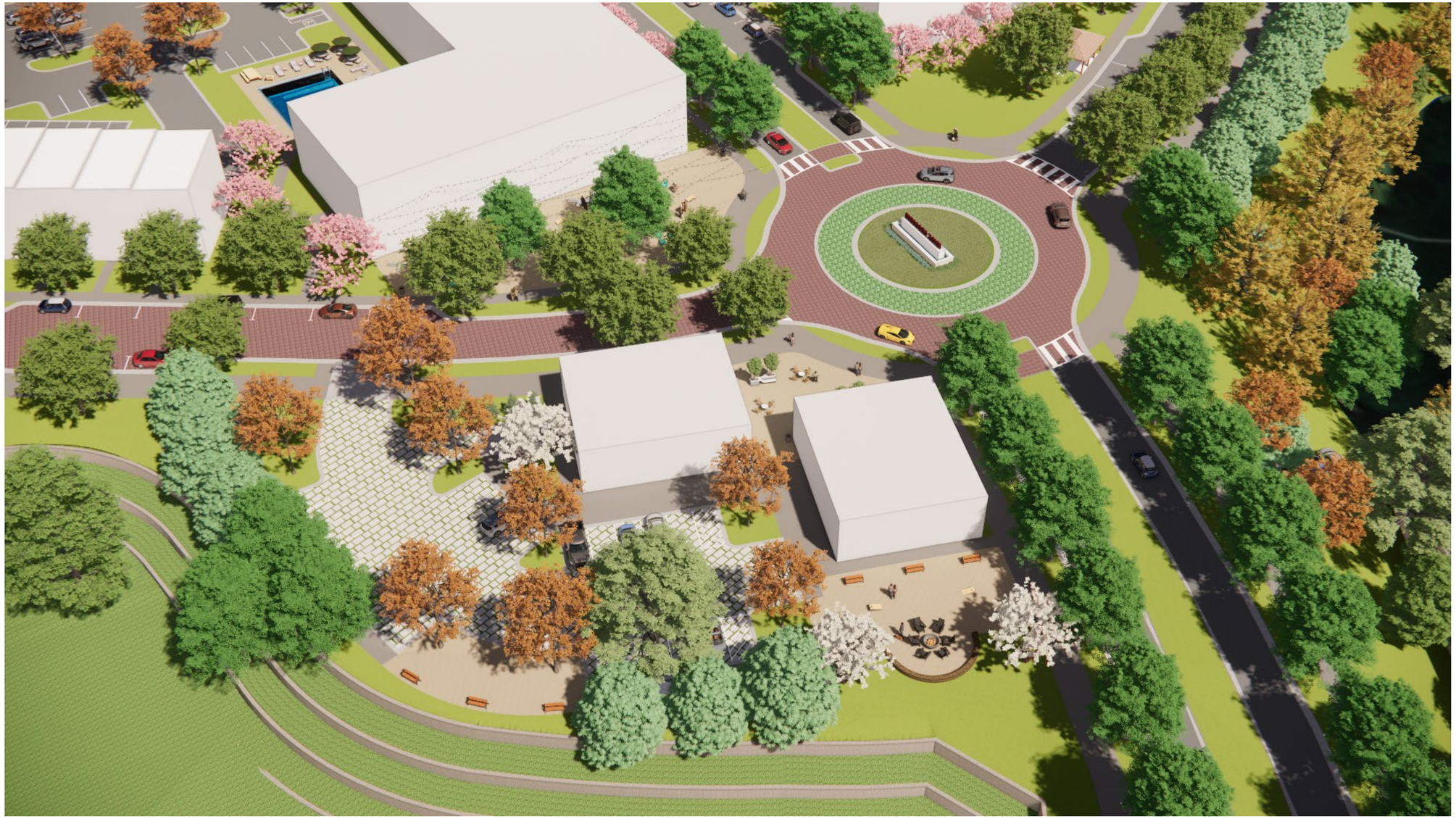
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Huntersville, NC



REZONING SCHEDULE

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



KNOX CROSSING

Huntersville, NC

WRS INC
REAL ESTATE INVESTMENTS

METROCOLOGY

FORESITE group

PRESTIGE

December 17, 2025

SUBJECT: Notice of community meeting for information related to the R25-16 “Knox Crossing” conditional rezoning of approximately 43.97 acres on the Northeast Intersection of Sam Furr (NC 73) and Old Statesville Road (NC 115), Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01121105 and 01121106. The Applicant for the subject property is WLA Enterprises, Inc.

To Whom It May Concern:

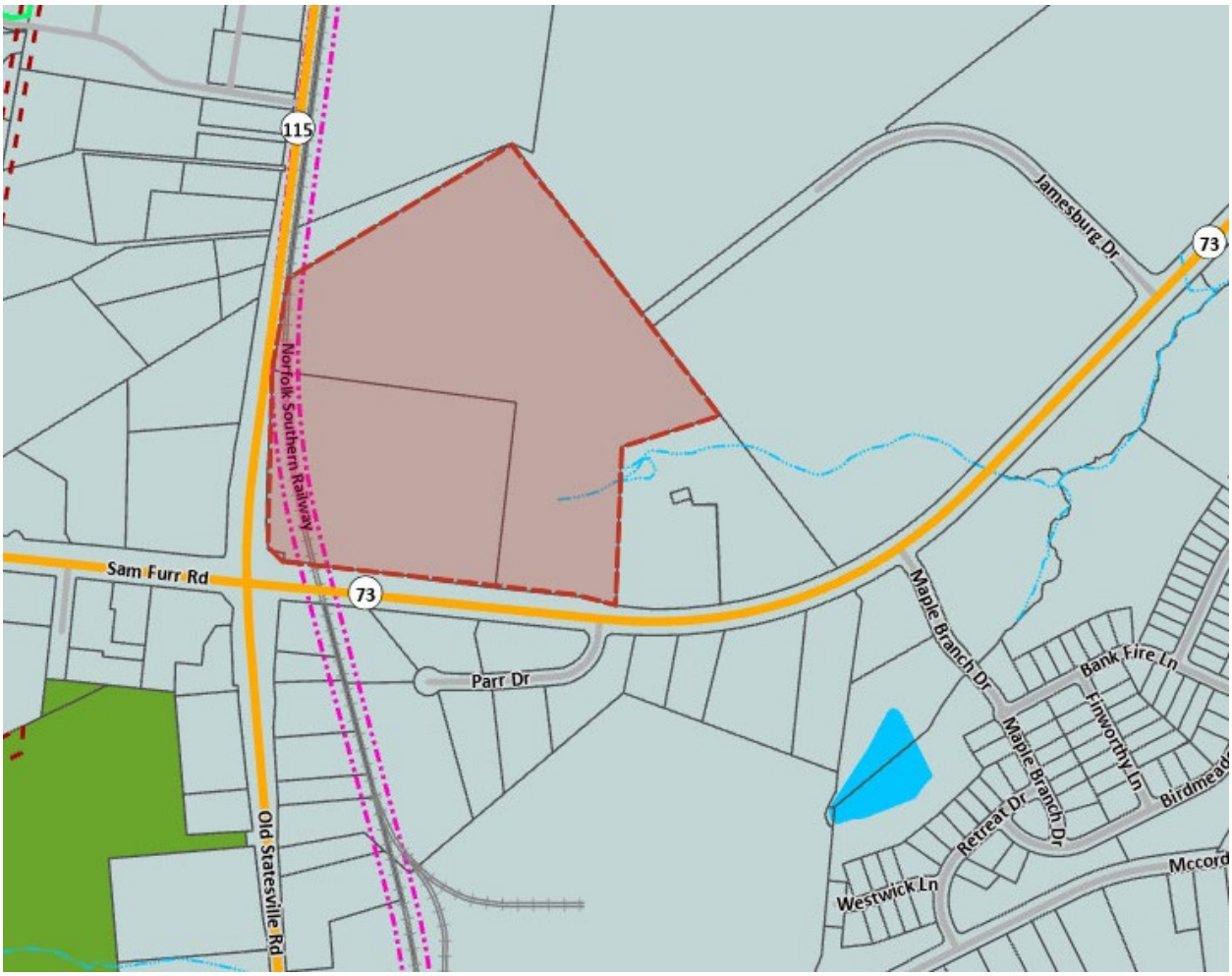
Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the community meeting is to provide an opportunity for the Applicant to describe the proposed project and to answer any questions you may have. The Applicant is requesting approval from the Town for a Conditional Rezoning from the current zoning of CB(CD) to the proposed zoning of HC(CD) and TOD-R(CD) to construct a mixed-use development.

MEETING DETAILS:
6:00 P.M. to 7:00 P.M.
January 5, 2026
Lake Norman Church of Christ
17634 State Rd 2431
Huntersville, NC 28078

You are welcome to attend the above-mentioned neighborhood meeting. There will be an additional opportunity to ask questions about the proposed development.

Sincerely,

WLA Enterprises, Inc.


115
73
Jamesburg Dr
Norfolk Southern Railway
Sam Furr Rd
73
Parr Dr
Maple Branch Dr
Bank Fire Ln
Finworthy Ln
Maple Branch Dr
Birdmead
Retreat Dr
Mccord
Westwick Ln
Old Statesville Rd

ownrlstnme	ownrfrstnm	ownr2lstnm	ownr2frstn	mailaddr1	zipcode	state	mailcity
ALLEN	SHARON			58 FISH DANCER CT	29910	SC	BLUFFTON
CAIN	MARTIN D	CAIN	FAYE H	P.O. BOX 623	28070-0623	NC	HUNTERSVILLE
CALDWELL STATION HOMEOWNERS ASSOCIAtION				919 NORLAN RD	28203		CHARLOTTE
CARLTON	GARY SCOTT	BECKY KNOX		17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
CARLTON	GARY SCOTT			17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
DONCO PROPERTIES LLC				11235 SAM FURR RD SUITE 101	28078	NC	HUNTERSVILLE
DONCO PROPERTIES LLC				11235 SAM FURR RD SUITE 101	28078	NC	HUNTERSVILLE
DONCO PROPERTIES LLC				11235 SAM FURR RD SUITE 101	28078	NC	HUNTERSVILLE
EDWARDS ENTERPRISES INC				2478 CHRISTENBURY HALL NW	28027-3348	NC	CONCORD
GANDY	CLINTON M	GANDY	MARIA	17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GGG&B LLC				115 E PARK AVE SUITE B	28203	NC	CHARLOTTE
GGG&B LLC				115 E PARK AVE SUITE B	28203	NC	CHARLOTTE
GLORY CHURCH WORLD OUTREACH	MINISTRIES INC			PO BOX 481300	28269	NC	CHARLOTTE
HAMPTON RIDGE HOMEOWERS				525077 Center DR STE 350	28217-0718	NC	HUNTERSVILLE
HEATH	CONNIE WASHAM			3500 TALL PINE CT	28409	NC	WILMINGTON
HUNTERSVILLE CORNER LLC		C/O THE KNOX CROUP		19725 OAK ST STE 8	28031	NC	CORNELIUS
IPT CHARLOTTE DC LP		C/O PROLOGIS RE TAX		1800 WAZEE ST STE 500	80202	CO	DENVER
JOHN M RAYMER JR	REVOCALBLE TRUST			PO BOX 36	28111	NC	MONROE
KELLY	MICHAEL GREY	CALDWELL	JUDITH K	20825 LAGOONA DR	28031	NC	CORNELIUS
KNOX	SANDRA L	KELLY	MICHAEL GREY	19453 W CATAWBA AVE	28031	NC	CORNELIUS
LCV INVESTMENTS LLC				8405 SANDOWNE LN	28078	NC	HUNTERSVILLE
MDH FI HUNTERSVILLE JV LLC				PO BOX 250509	30325	GA	ATLANTA
MDH FI HUNTERSVILLE JV LLC				PO BOX 250509	30325	GA	ATLANTA
NORTHBROOK PROPERTY OWNERS ASSOCIATION				600 MATHEWS MINT HILL RD	38205-1847	NC	MATTHEWS
OVERCASH	JUNE			PO BOX 1755	28070	NC	HUNTERSVILLE
RAYMER-KEPNER FUNERAL HOME AND CREMATION SERVICES				16901 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
SWEETGRASS HOLDINGS LLC				PO BOX 1401	28036	NC	DAVIDSON
THE KATZ FAMILY	TRUST	KATZ	JERRY	PO BOX 1610	21030	MD	COCKEYSVILLE
WINSTON	RYLAND A JR			829 ARDSLEY RD	28207	NC	CHARLOTTE

Docusign Envelope ID: 460430BF-6DF2-4BF1-9EB6-C0457A555D0D

General Application

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

1. Application Type

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

☐ Change of Use ☐ Commercial Site Plan ■ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☐ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 11/11/2025

Name of Project Knox Crossing Phase # (if subdivision) _____

Project Address Northwest Intersection of Sam Furr Rd (NC 73) and Old Statesville Rd (NC 115)

Parcel Identification Number(s) (PIN) 01121105, 01121106

Current Zoning District CB(CD) Proposed District (for rezoning only) HC(CD)/TOD-R(CD)

Property Size (acres) 43.97 Street Frontage (feet) 2482

Current Land Use Undeveloped

Proposed Land Use(s) Commercial and Residential

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

3. Description of Request

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

Rezoning of site to support an urban mixed use development consisting of multiple commercial retail uses along with connected residential subdivision. The project also includes new public infrastructure to support the development consistent with the Town of Huntersville development objectives.

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name WLA Enterprises, Inc. Phone 843-654-7872

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

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

Signature Signed by: Kevin Rogers 102411E31B25441... _____

Title Vice President Email krogers@wrsrealty.com

Address of Applicant 410 Mill Street, Building 1, Suite 200; Mt. Pleasant, SC 29464

7. Property Owner (if different than applicant)

*Printed Name See attached Phone _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

WRS Realty	Mr. Kevin Rogers	843-654-7872	krogers@wrsrealty.com
Development Firm	Name of Contact	Phone	Email
Foresite Group	Mr. Kelly Wagoner	770-368-1399	kwagoner@fg-inc.net
Design Firm	Name of Contact	Phone	Email

Contact Information

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