

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

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

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

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

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

GOVERNING BODY MEMBERS NOT PRESENT:

1. Pre-meeting - None

2. Call to Order

Mayor Clark called the meeting to order.

3. Moment of Silence

Mayor Clark called for a moment of silence.

4. Pledge of Allegiance

Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations

Pam Escobar presented announcements about:

- *The Black History Month celebration is on Saturday February 6, from 6 to 8 PM at the David B Waymer Recreation Center located at 14008 Holbrooks Road and will feature live performances and poetry readings.*
- *Treasure Tree program information available at <https://www.huntersville.org/3430/Treasure-Tree-Nomination>*

- *Trash and recycling collection delay due to snow storm*

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

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

Postponed due to CMS remote school day

5.B. Black History Month Proclamation

A Proclamation for Black History Month.

Mayor Clark read the Proclamation.

5.C. Random Acts of Kindness Week Proclamation

A Proclamation for Random Acts of Kindness Week.

Mayor Clark read the Proclamation.

5.D. Presentation of the FY25 Financial Statements

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

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

- PowerPoint attached hereto as EXHIBIT 5D-1

6. Public Comments

Mayor Clark opened public comments.

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

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Coronet made a motion to adopt the Agenda.

Commissioner Walsh seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

8. Consent Agenda

*Commissioner Quarles made a motion to approve the Consent Agenda.
Commissioner Smallwood seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0*

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

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

Item approved via Consent Agenda

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

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

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

Item approved via Consent Agenda

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

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

Item approved via Consent Agenda

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

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

Item approved via Consent Agenda

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

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

Item approved via Consent Agenda

9. Public Hearings

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

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

Lora Mastrofrancesco presented information for the public hearing.

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

Commissioner Rivers asked about the cost difference between advisory shoulders and speed humps. Ms Mastrofrancesco replied a speed hump is ~\$18,000 and advisory shoulders are ~\$12,000.

Commissioner Rivers asked about any other advisory shoulders in Huntersville. Ms Mastrofrancesco said there are no others.

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

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

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

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

Mayor Clark called for public comments.

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

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

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

Mayor Clark closed the public hearing.

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

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

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

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

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

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

Commissioner Quarles commented on the change from one road to two and whether 115/Old Statesville was going to be widened. Mr James said there will be a right turn lane, but no widening.

Commissioner Coronet asked about the existing streams and if the development will have an environmental impact. Mr James replied there is environmental impacts currently for disturbance into the stream buffers. The Corps of Engineers has not fully accessed the wetland impact - as that comes at the construction level. Staff did touch on our recommendations against developing in the 100-foot perennial buffer.

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

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

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

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

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

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

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

Mayor Clark called for public comments.

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

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9B-1

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

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

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

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

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

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

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

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

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

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

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

Mayor Clark called for public comments.

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

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9C-1

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

Conduct a public hearing on Petition #ANNEX 25-03, a request by the Town of Huntersville, to annex 1.221 contiguous acres into the Town of Huntersville.

Brian Richards presented information for the public hearing.

Commissioner Quarles asked Mr Richards to explain annexation. Mr Richards explained that Huntersville land falls into two categories. It's either in the corporate limits, which is in town limits

or under ETJ, our extraterritorial jurisdiction. When you're inside the town limits, you receive additional services: police, fire, garbage, and a couple other services as well. Neither are affected by zoning. Zoning is a land use tool that encompasses all 65 square miles, both in and out of our town limits. When you're in the town limits, you receive a different tax and you get those services. When you're outside, you also have a fire and police surcharge, but you do not have trash and a couple other services as well.

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

- PowerPoint attached hereto as EXHIBIT 9D-1

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

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

Brian Richards presented information for the public hearing.

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

- PowerPoint attached hereto as EXHIBIT 9E-1

10. Other Business

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

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

Brian Richards presented the Staff Report.

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

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

Consider adopting an ordinance approving Petition #ANNEX 25-03, a request by the Town of Huntersville, to annex 1.221 contiguous acres into the Town of Huntersville.

Brian Richards presented the Staff Report.

*Commissioner Rivers made a motion to Approve.
Commissioner Coronet seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0*

11. Closing Comments

Maor Clark asked for any closing comments.

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

Commissioner Rivers wished everyone Happy Black History Month. She highlighted North Carolina Agriculture and Technical State University, which is located in Greensboro, North Carolina. Specifically, the Greensboro Four, which, on February 1st, 1960, four black freshmen from Agriculture and Technical College of North Carolina, today known as North Carolina A&T State University, sat down at the segregated lunch counter at the Woolworth's in downtown Greensboro and asked to be served. When staff refused to serve them, the four refused to leave. This was significant because the Greensboro Sit-ins ignited the youth-led non-violent movement that spread across the South, catalyzing the desegregation of lunch counters and public spaces, capturing national media attention and leading to the formation of the influential student nonviolent coordinating committee. By challenging segregation directly and peacefully, the cities demonstrated the power of grassroots activism, inspired countless other protests and marked a crucial turning point in the civil rights movement, shifting focus to direct action and youth empowerment.

Commissioner Quarles commented about attempts to remove black history, but knowledge is key and one thing that can never be taken away from us is what we have in our head. He spoke about LaToya Rivers. Ms Rivers was born on December 6, 1980, and is a fifth generation resident of the Town of Huntersville - raised and currently lives in the historic Pottstown community. She is a graduate of North Meck High School and a graduate of the Historic Black College and University, the North Carolina Agriculture and Technical University. On Tuesday, November 7, 2023, LaToya Rivers made history by becoming the first black woman elected to serve as Town Commissioner for the Town of Huntersville - that is history that will never be erased. So as we look at the many black men and women who have shaped our country, state, and town, please share the phenomenal history of Commissioner LaToya Rivers.

Commissioner Quarles added that he enjoyed seeing Huntersville history in the foyer of our old Town Hall and that years from now, there may be a portrait or verbiage of Commissioner Rivers.

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

12. Adjourn

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

Commissioner Walsh seconded the motion.

The motion Passed.

Mayor Clark adjourned the meeting.

These Board Minutes were approved this the 17th day of February 2026.

Catherine Cook, Deputy Town Clerk





EXHIBIT

5D-1

Town of Huntersville

2025 Audited Financial Statements

Town of
Huntersville
NORTH CAROLINA

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

Audit Highlights

† UNMODIFIED OPINION

† SINGLE AUDIT INCLUDED

† 2 FEDERAL PROGRAMS

† 1 STATE PROGRAM

† TIMELY FILING WITH LGC



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

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



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

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



GENERAL FUND SUMMARY REPORT

JULY 1, 2024 – JUNE 30, 2025

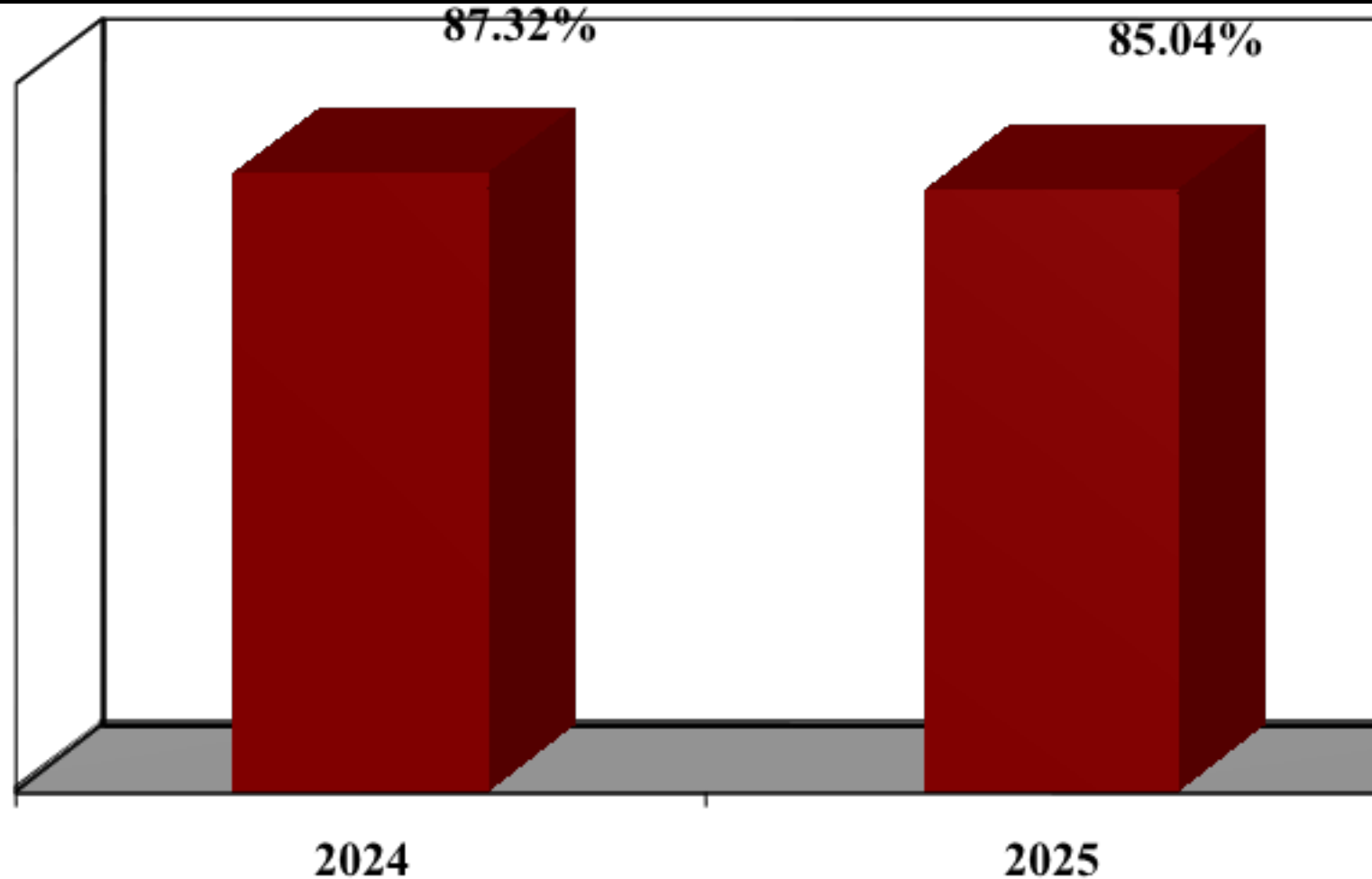
	<u>Actual</u>
Total revenues	\$ 79,834,964
Less: Total expenditures	71,195,647
Less: Transfers out	2,768,970
Plus: Issuance lease, subs or debt	101,106
Net Change in Fund Balance	<u>\$ 5,971,453</u>



AVAILABLE FUND BALANCE GENERAL FUND

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

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





Questions?

Kang Moua



(828)-327-2727



PMoua@msa.cpa



www.msa.cpa



Town of
Huntersville
NORTH CAROLINA

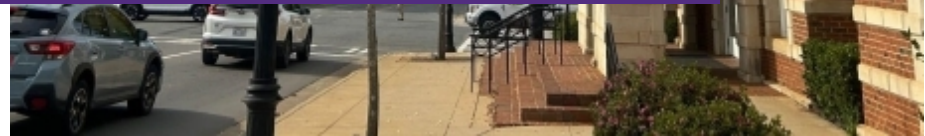
MARTIN ♦ STARNES
& ASSOCIATES, CPAs, P.A.



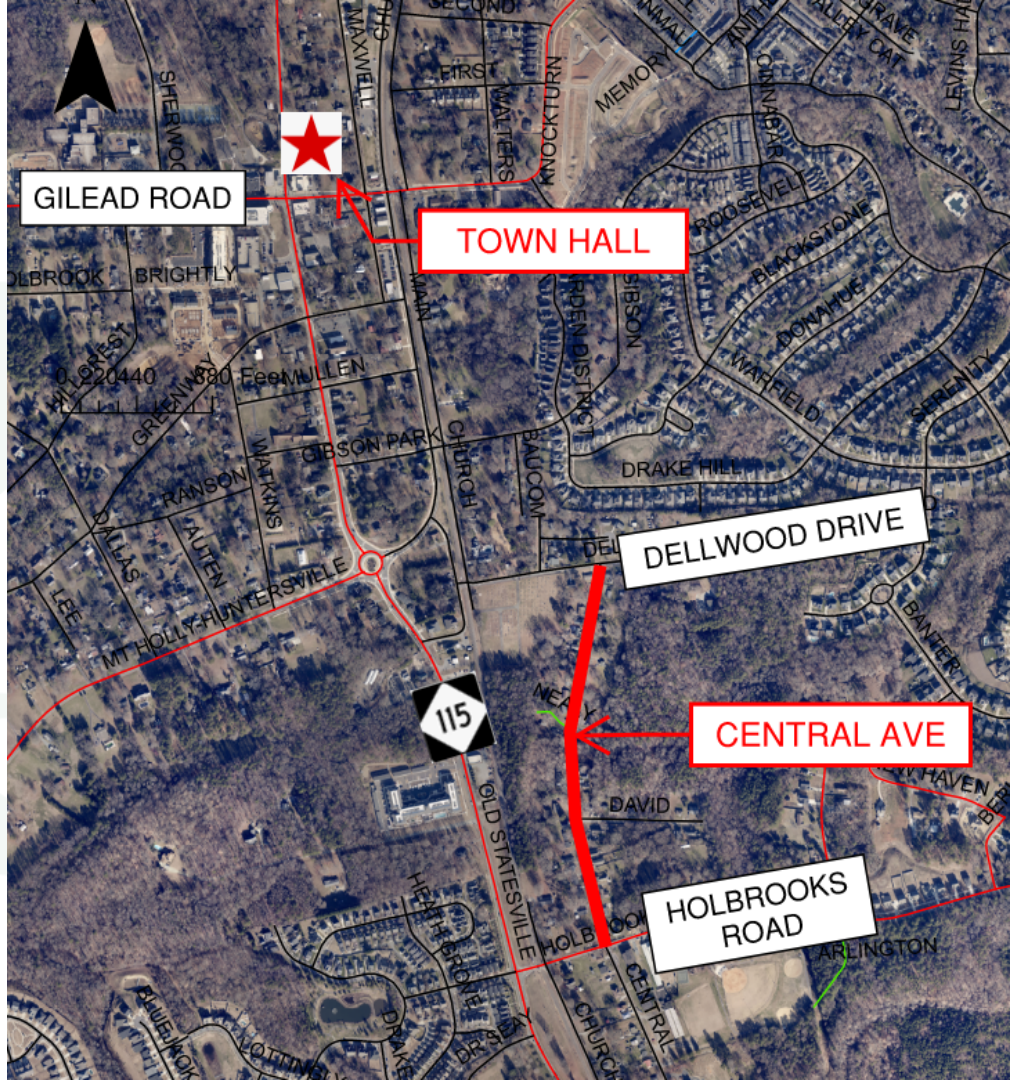
EXHIBIT
9A-1

February 3rd, 2026

Traffic Calming for Central Ave.



Vicinity Map



Location Map



Street View is Southbound



Street View is Northbound



Speed Study Data

Initial Study

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

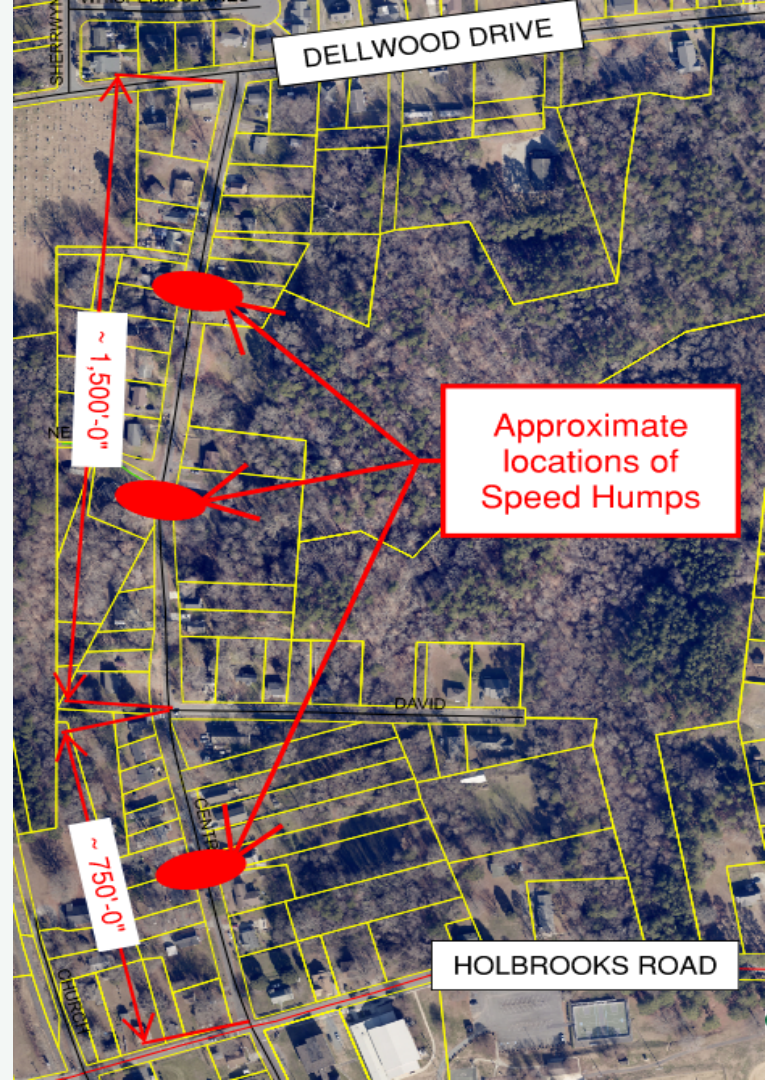
Re-study

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



Proposed Three Speed Humps

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



Speed Hump Example

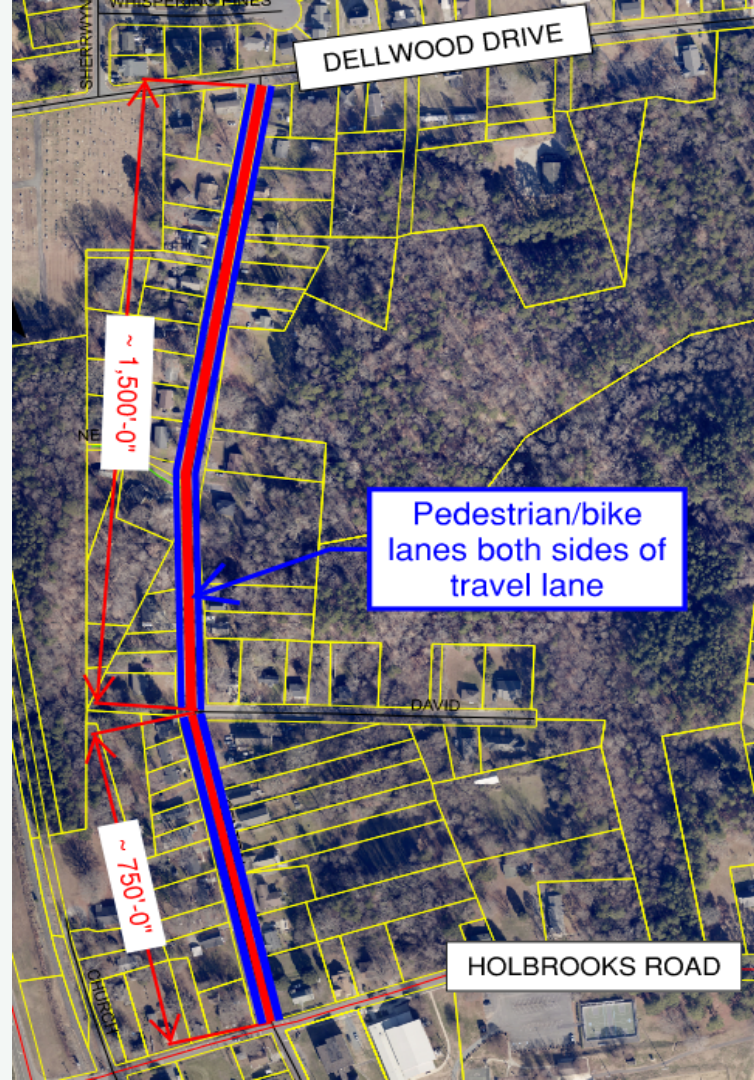


Proposed Advisory Shoulders

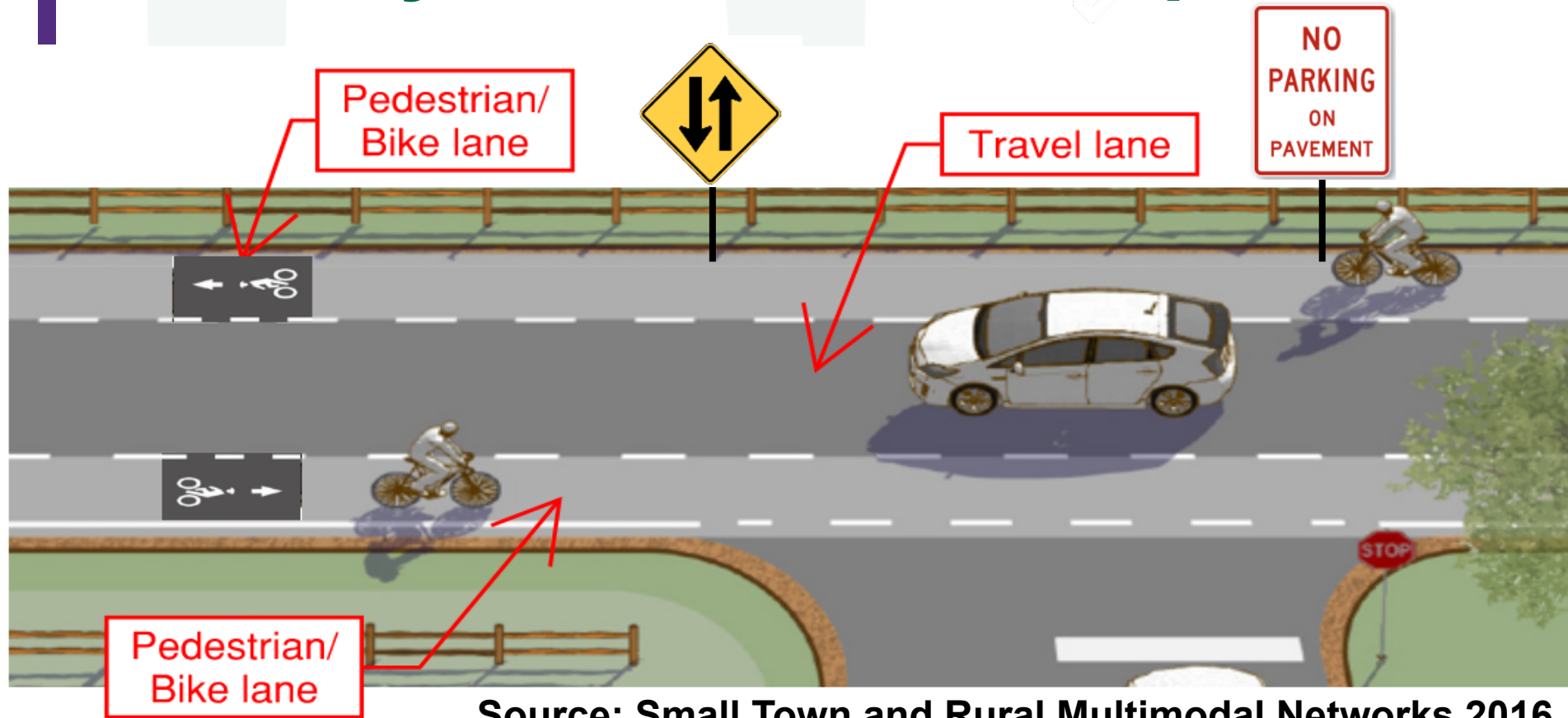
Discussed with community members 8/7/2025.

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

Interested in testing this option.



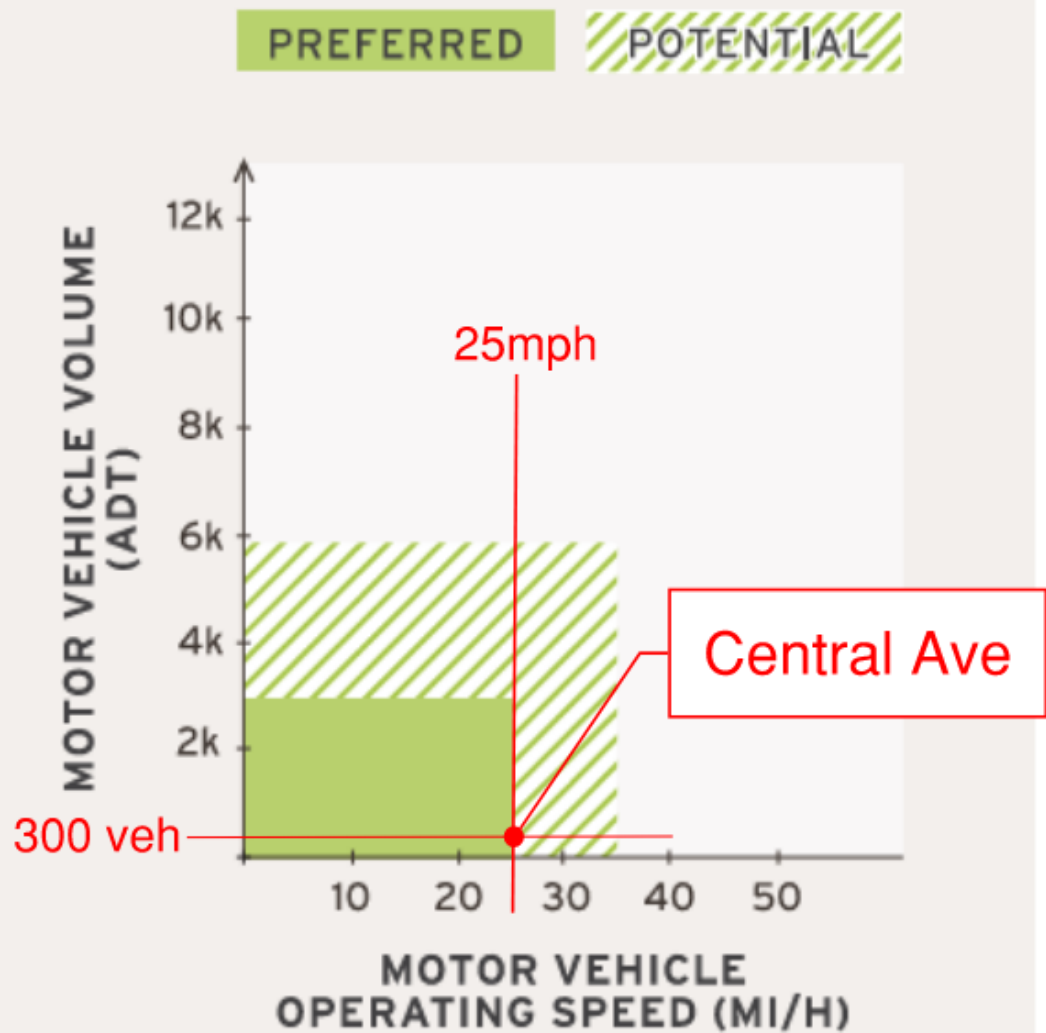
Advisory Shoulders Example



Source: Small Town and Rural Multimodal Networks 2016

Speed & Volume Data

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



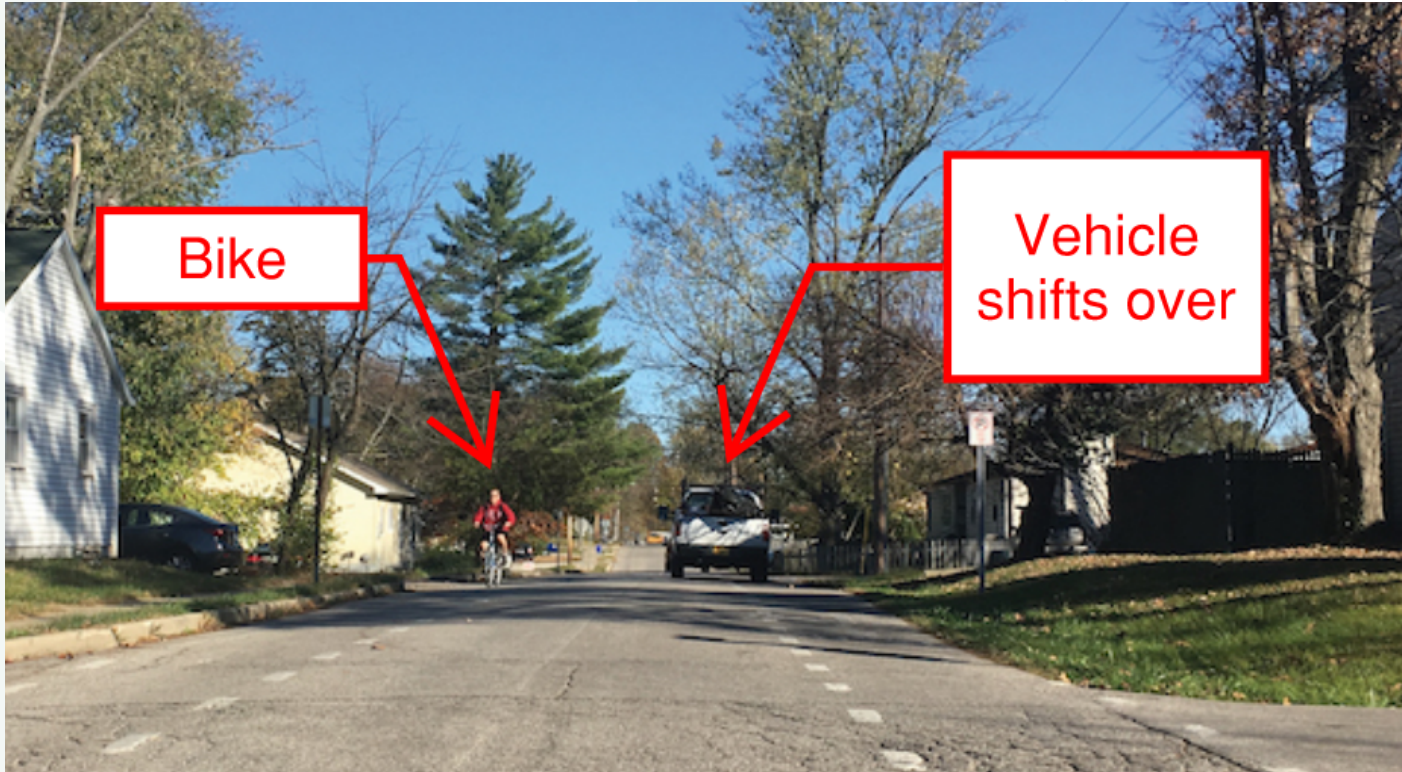
Examples



Source: Hanover, NH



Examples



Source: Bloomington, IN



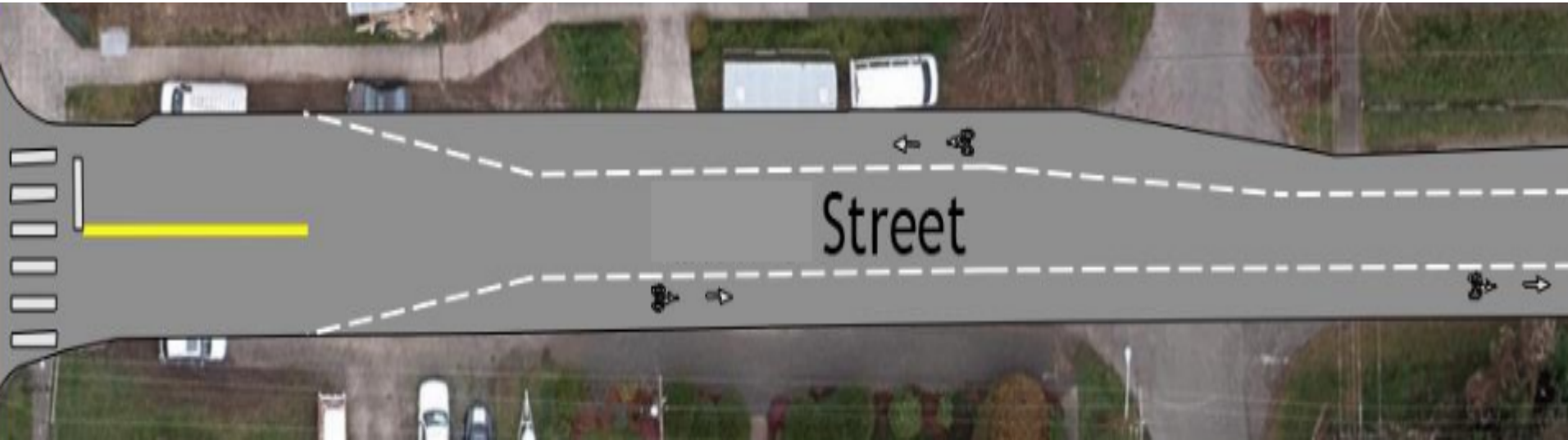
Existing Central Ave



Proposed Central Ave



Transition at Start and End



Source: City of Port Townsend presentation July 2022.



Town of Matthews

Matthews Chapel Rd

Road is 500 ft long and 16 ft wide.

Installed 2022



Questions, and next steps

Town of
Huntersville
NORTH CAROLINA



Speed & Volume Data

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

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

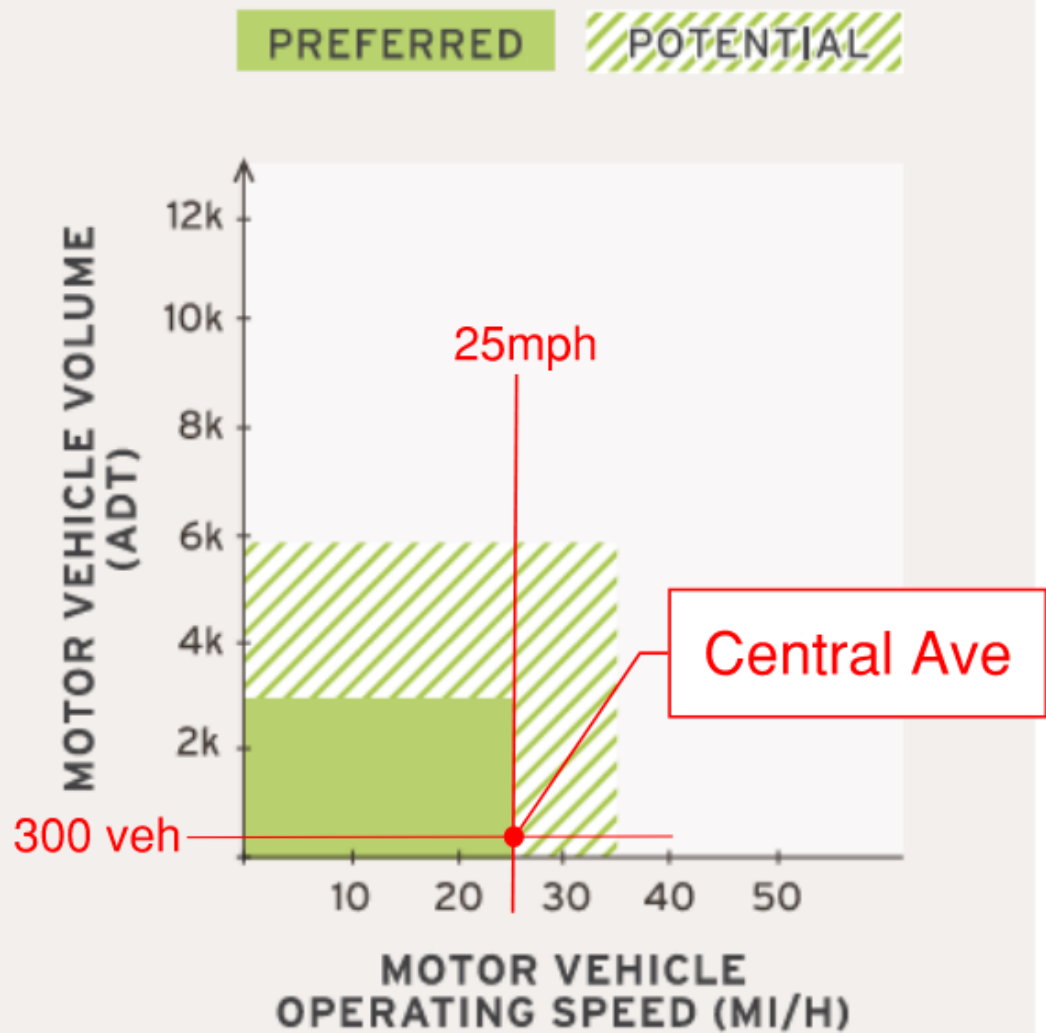
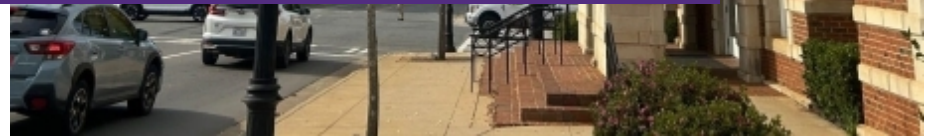




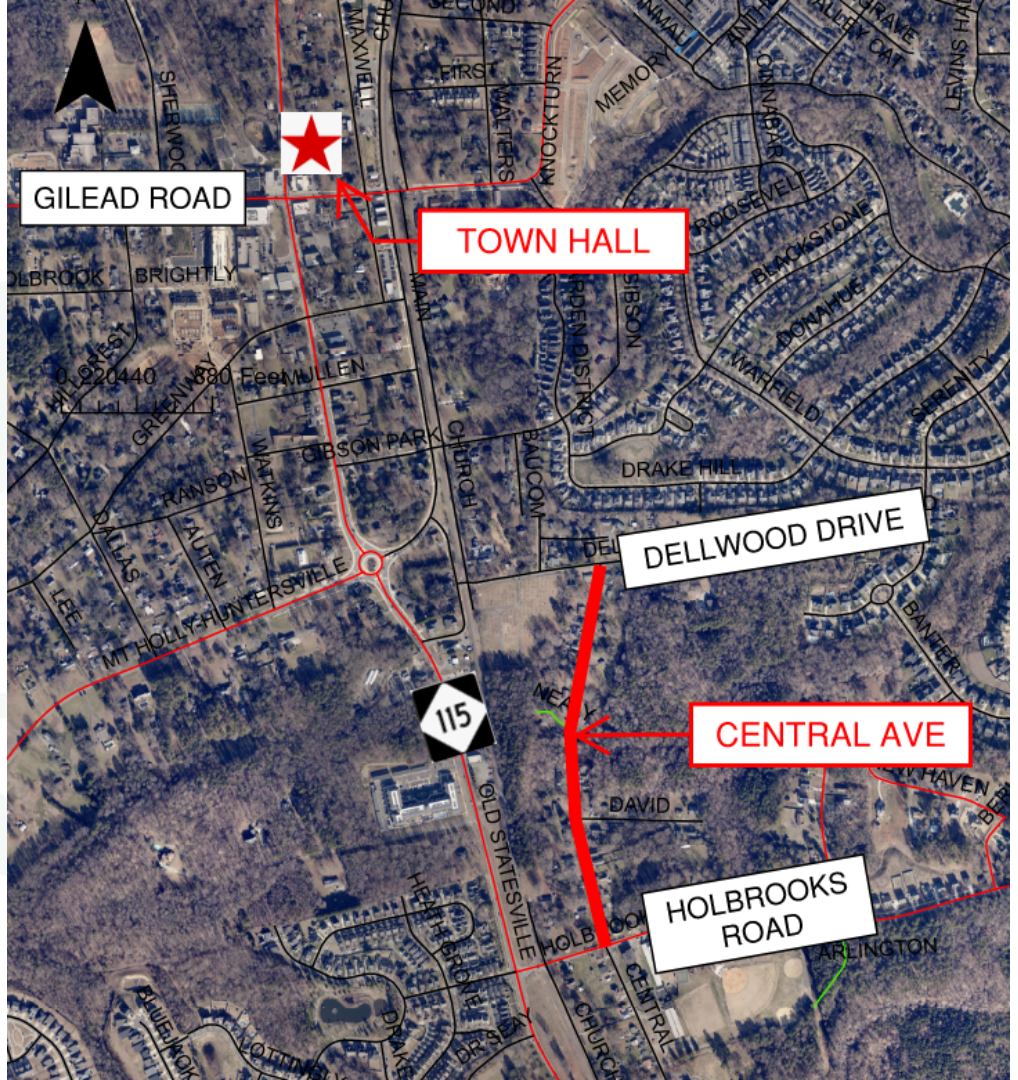
EXHIBIT
9A-2

February 3rd, 2026

Traffic Calming for Central Ave.



Vicinity Map



Location Map



Street View is Southbound



Street View is Northbound



Speed Study Data

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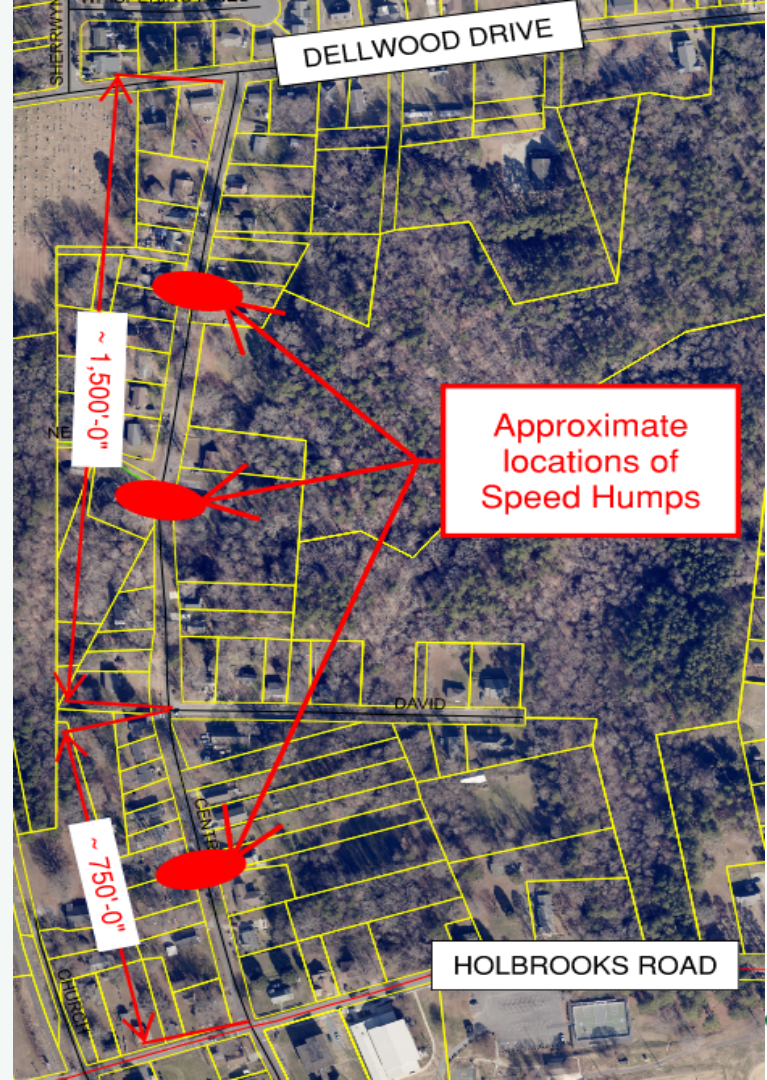
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Speed Hump Example

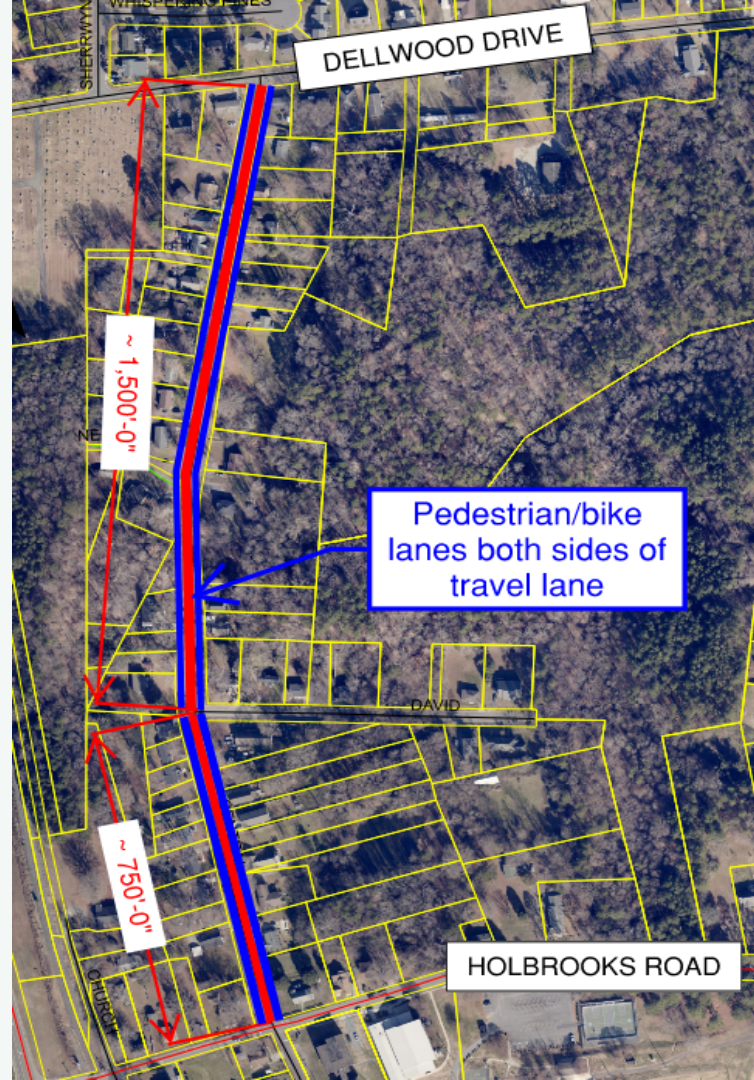


Proposed Advisory Shoulders

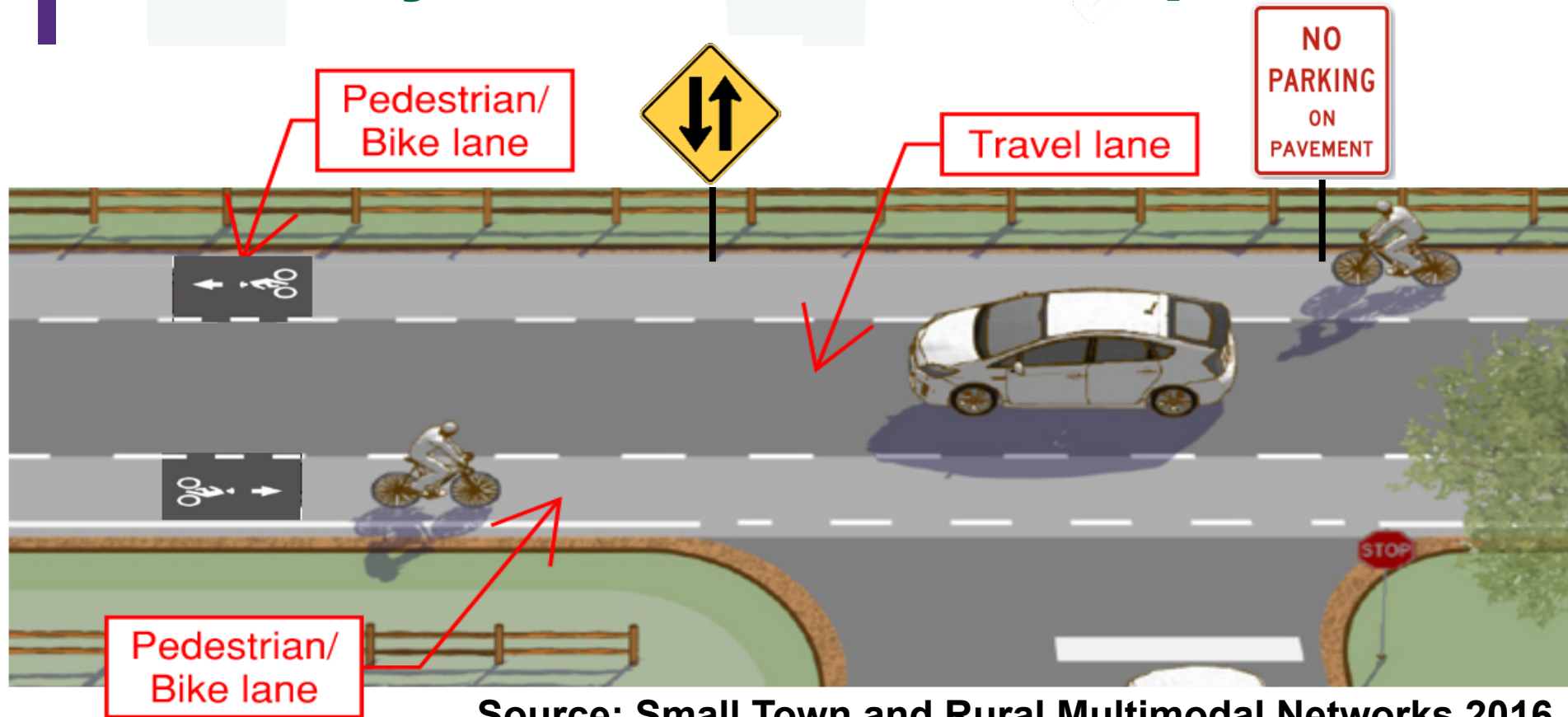
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Community meeting at the Dellwood Center 10/13/2025.

Interested in testing this option.



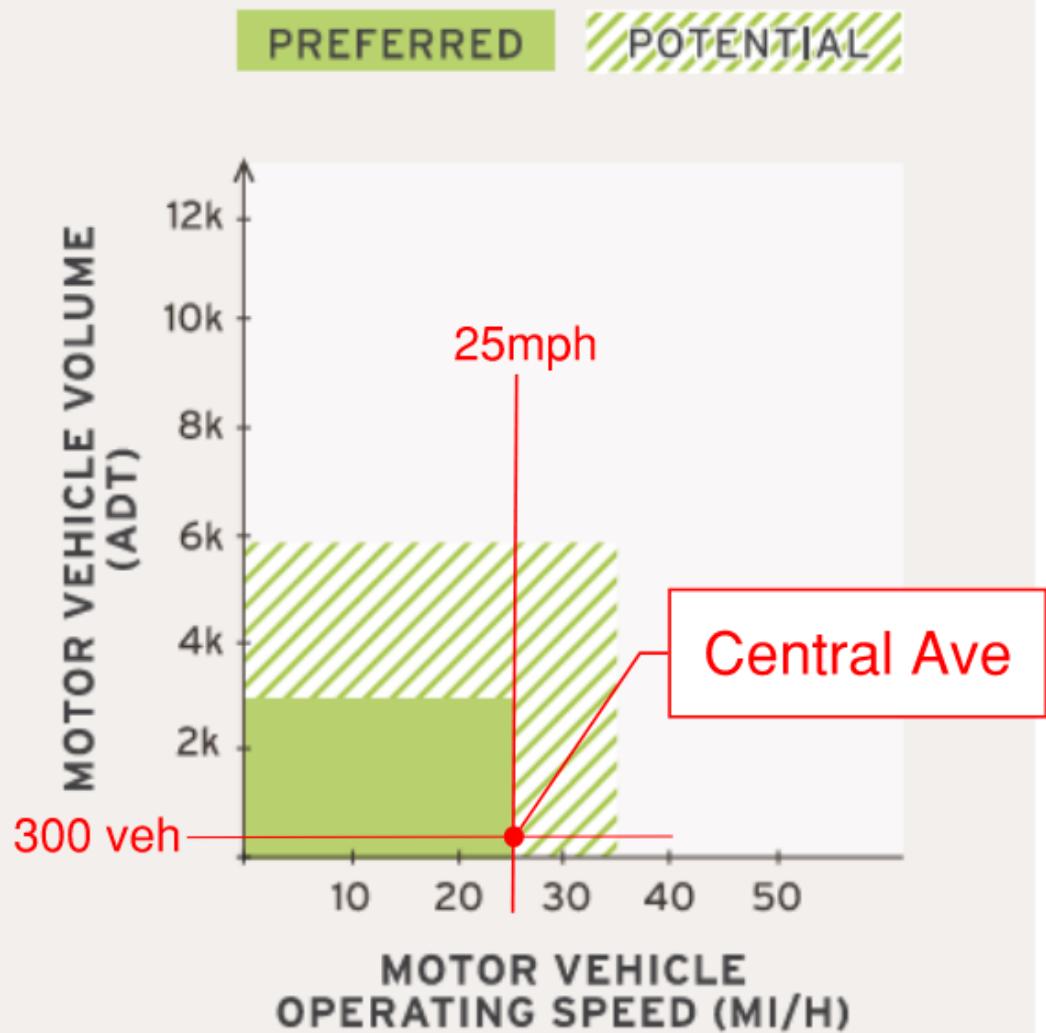
Advisory Shoulders Example



Source: Small Town and Rural Multimodal Networks 2016

Speed & Volume Data

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



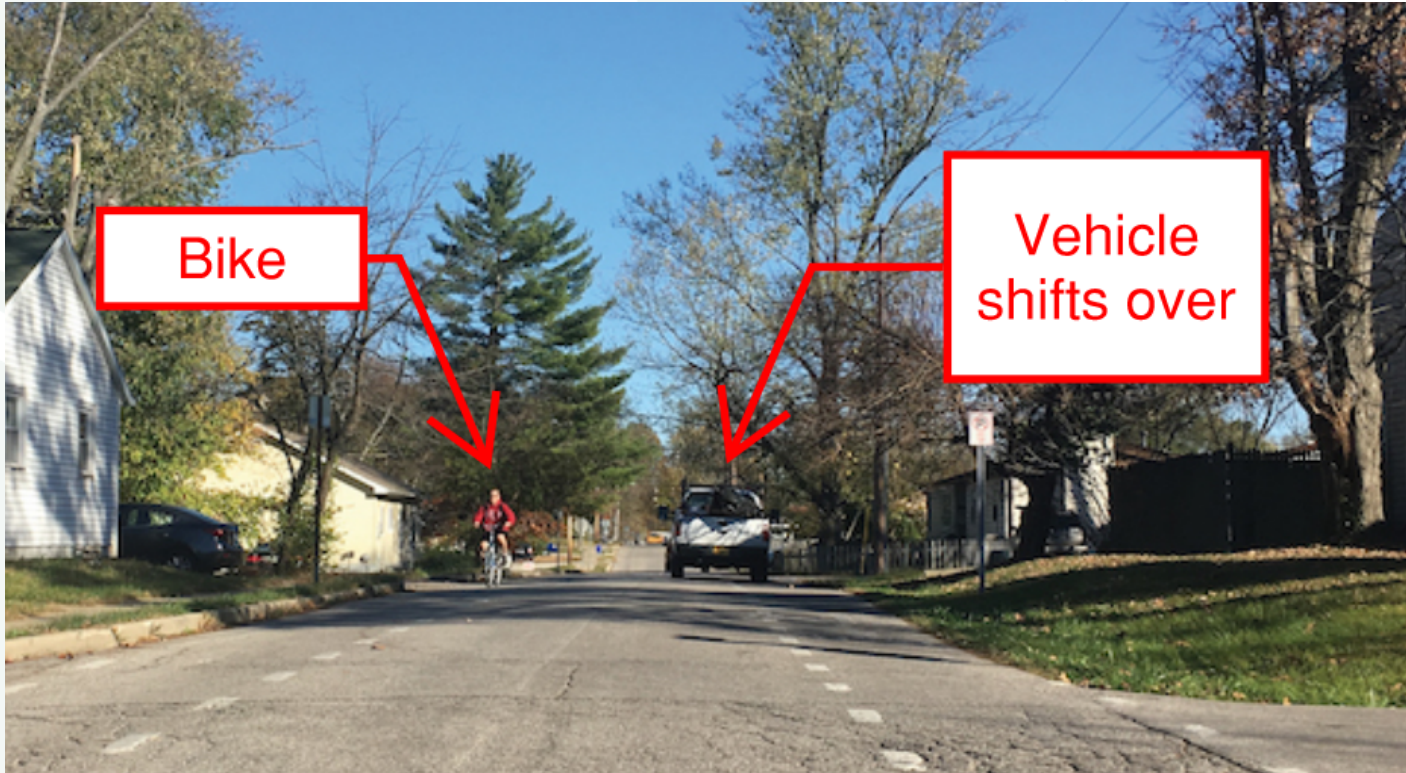
Examples



Source: Hanover, NH



Examples



Source: Bloomington, IN



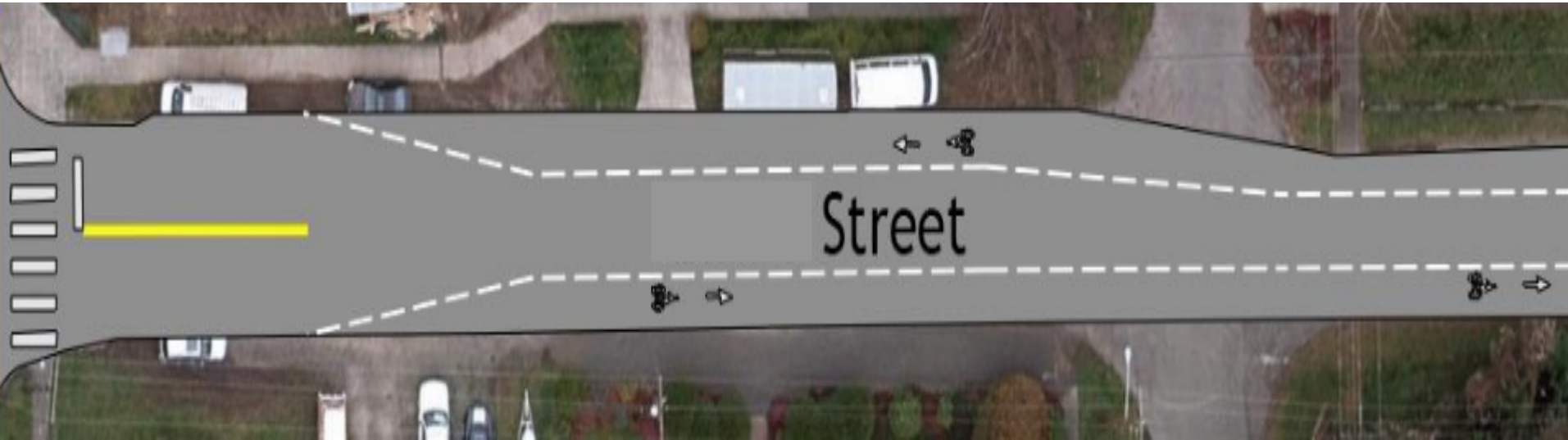
Existing Central Ave



Proposed Central Ave



Transition at Start and End



Source: City of Port Townsend presentation July 2022.



Town of Matthews

Matthews Chapel Rd

Road is 500 ft long and 16 ft wide.

Installed 2022



Questions, and next steps

Town of
Huntersville
NORTH CAROLINA



Speed & Volume Data

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(AASHTO Green Book
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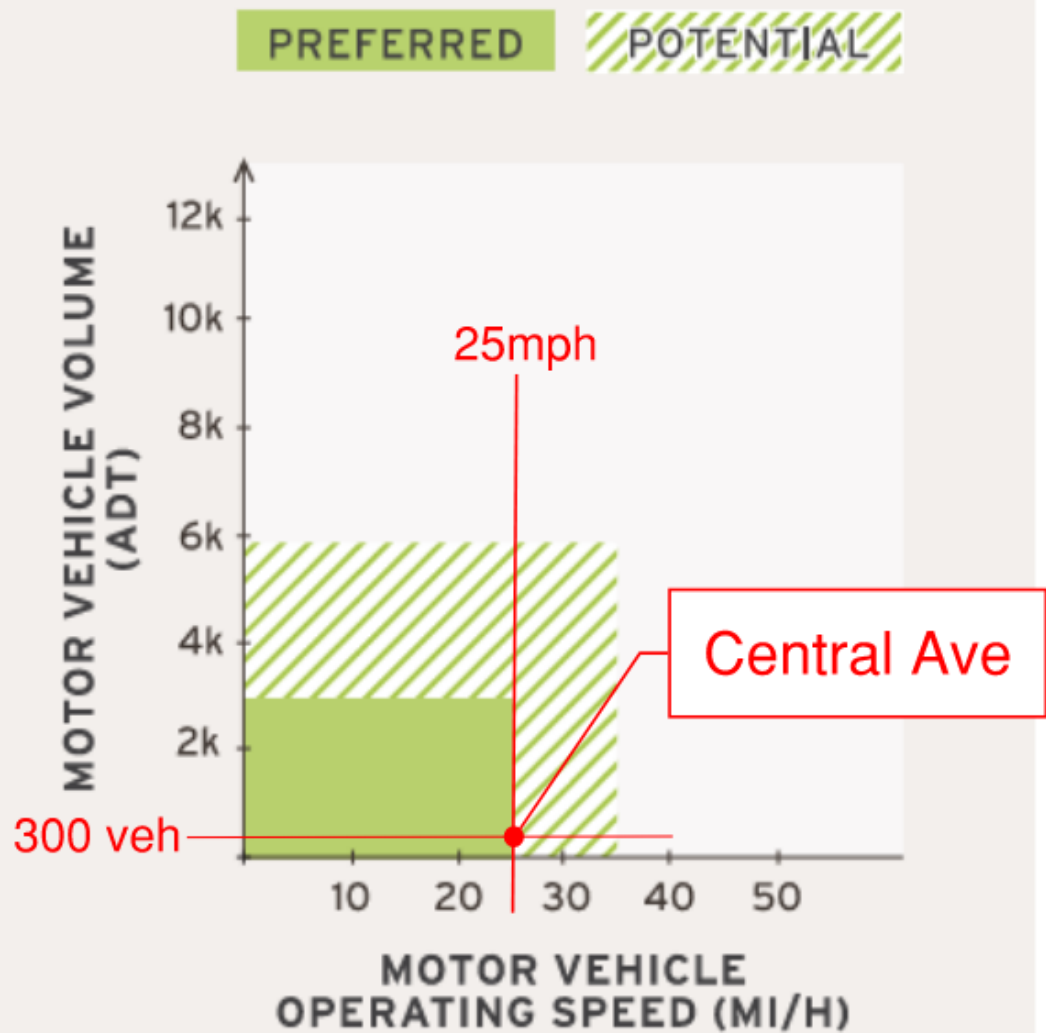


EXHIBIT
9B-1

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

Town of
Huntersville
NORTH CAROLINA

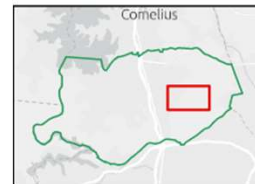
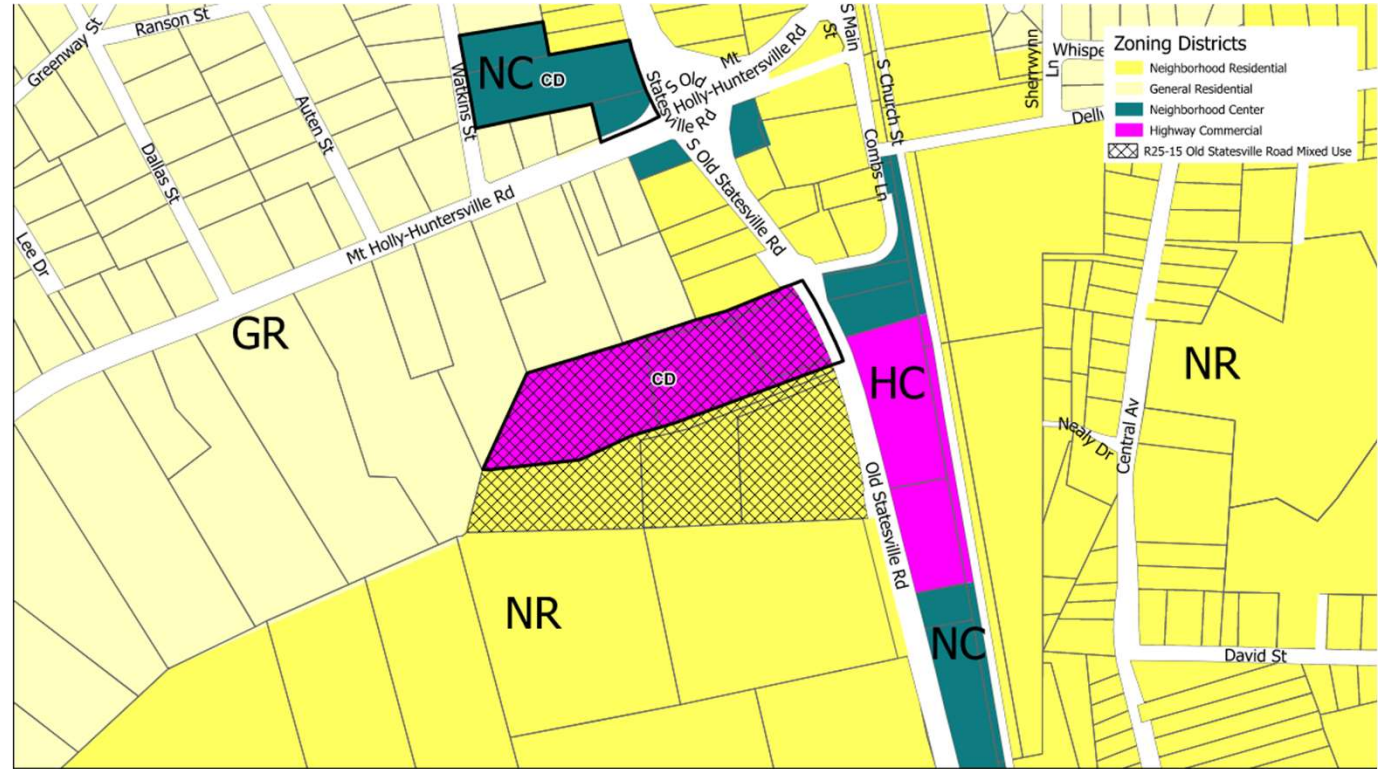
Rezoning Request:

Current

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

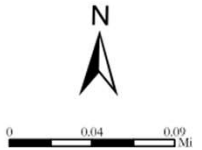
Proposed

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



R25-15 Old Statesville RD Mixed Use

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



Modifications

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



Stream Buffer Disturbance



Architectural Elevations (Vertical Mixed Use-Apartments)



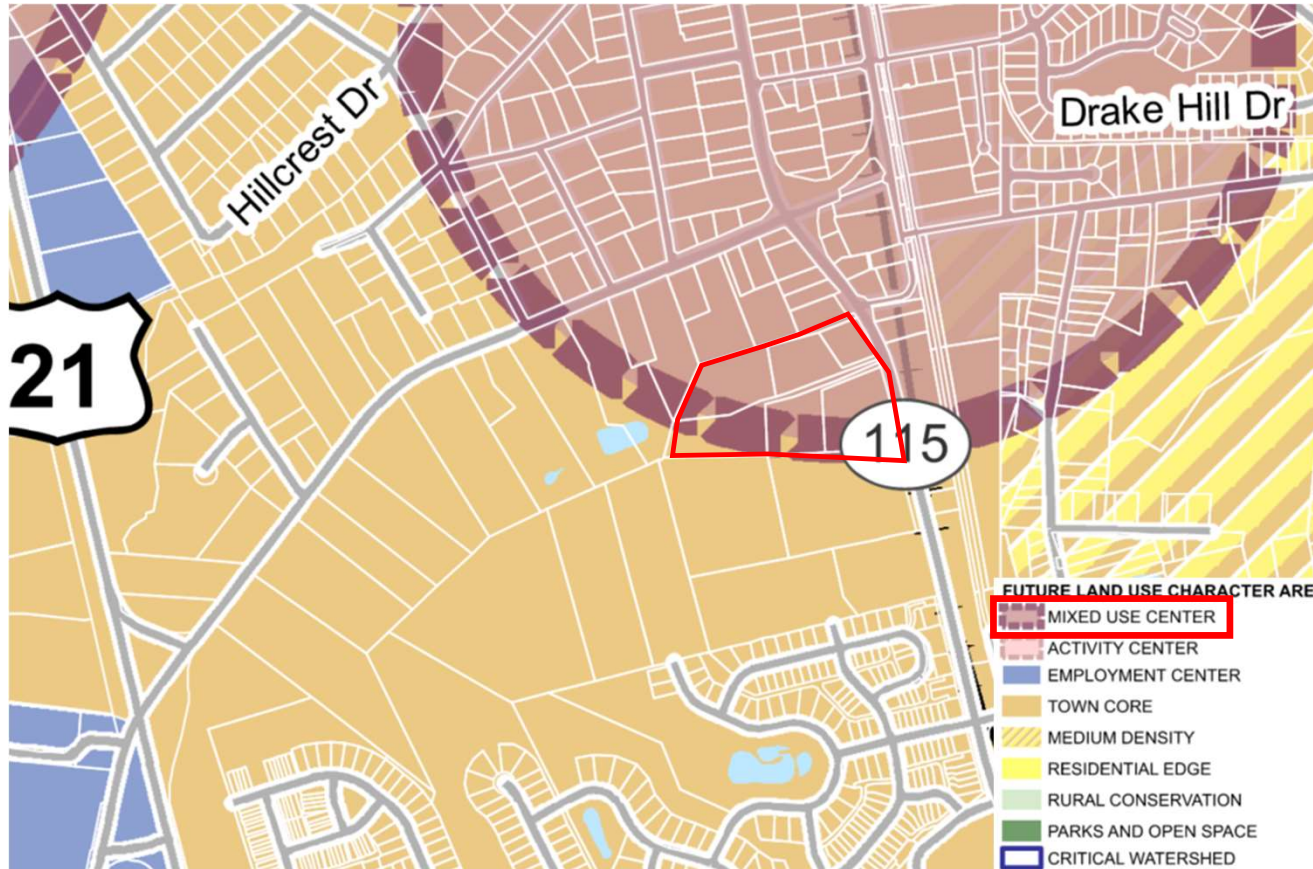
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Architectural Elevations (Townhomes)



2040 Huntersville Community Plan



Proposal Supports:

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

Proposal Does Not Support:

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



Staff Recommendation/Consistency Statement:

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

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

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

Upcoming Dates:

Planning Board- February 24

Town Board- March 17



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



Mitigation Credits

- Mitigation Credits: The purchase of mitigation credits through the Stream Restoration Program on a 1:1 basis, utilizing linear feet of stream impacted and the prevailing rate of purchase as established by the Charlotte-Mecklenburg Buffer Implementation Guidelines. Mitigation credits purchased under any other program (i.e., U.S. Army Corp of Engineers) shall not cover this requirement unless the issuing agency agrees to relinquish the funds to the appropriate local government agency.



HIGH STREET DISTRICT DEVELOPMENT,
A Subsidiary of Trammell Crow Company

OLD STATESVILLE ROAD MIXED-USE

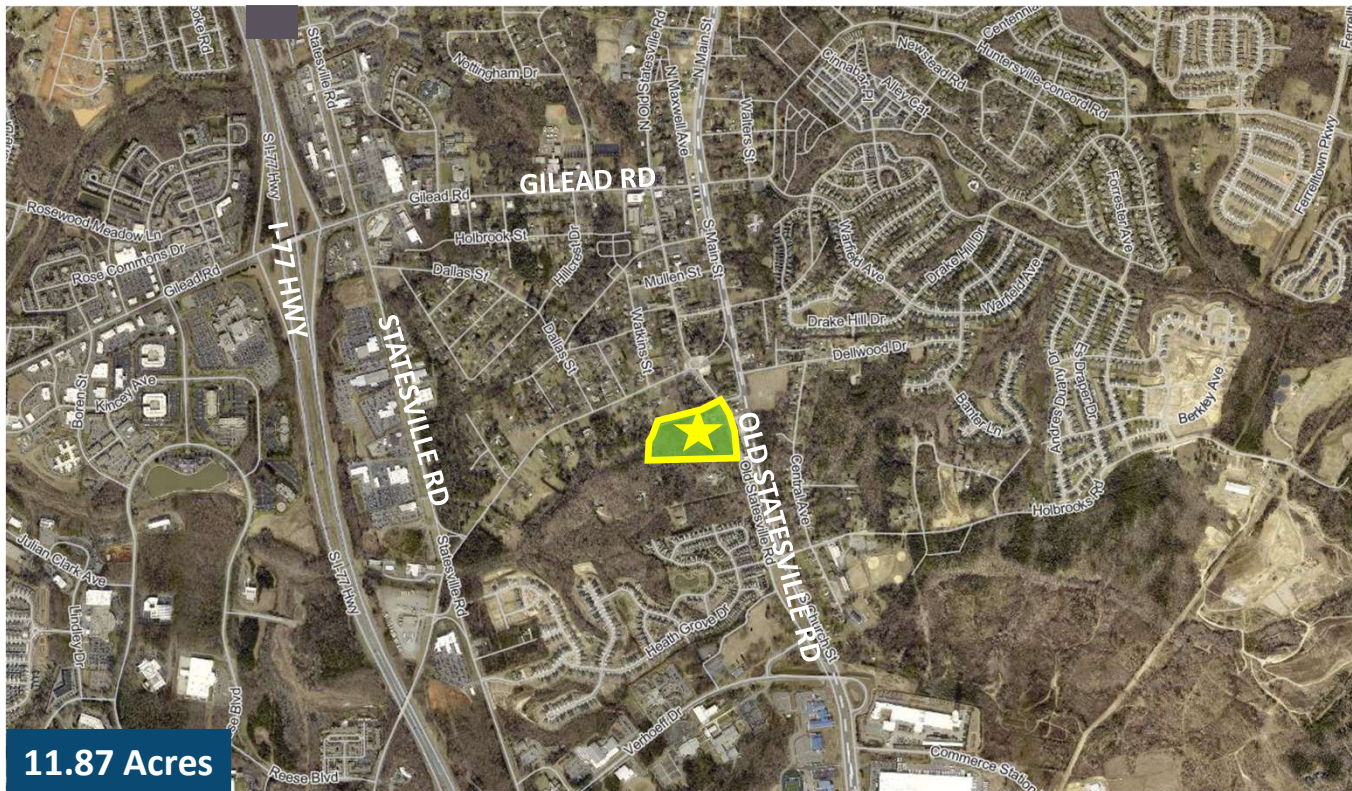
Public Hearing

February 3, 2026

6:00 p.m.

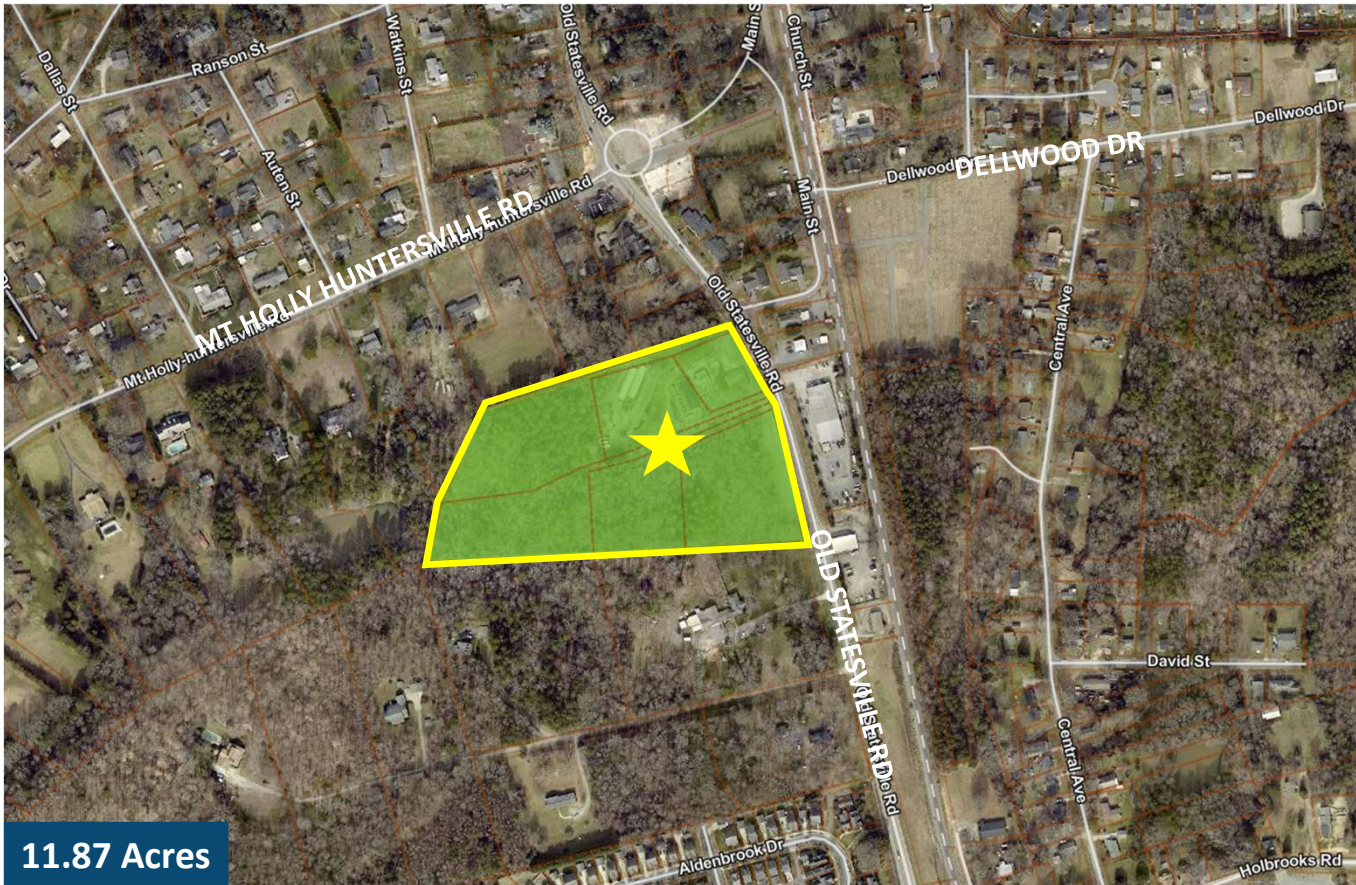
Moore&VanAllen

AERIAL SITE CONTEXT



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

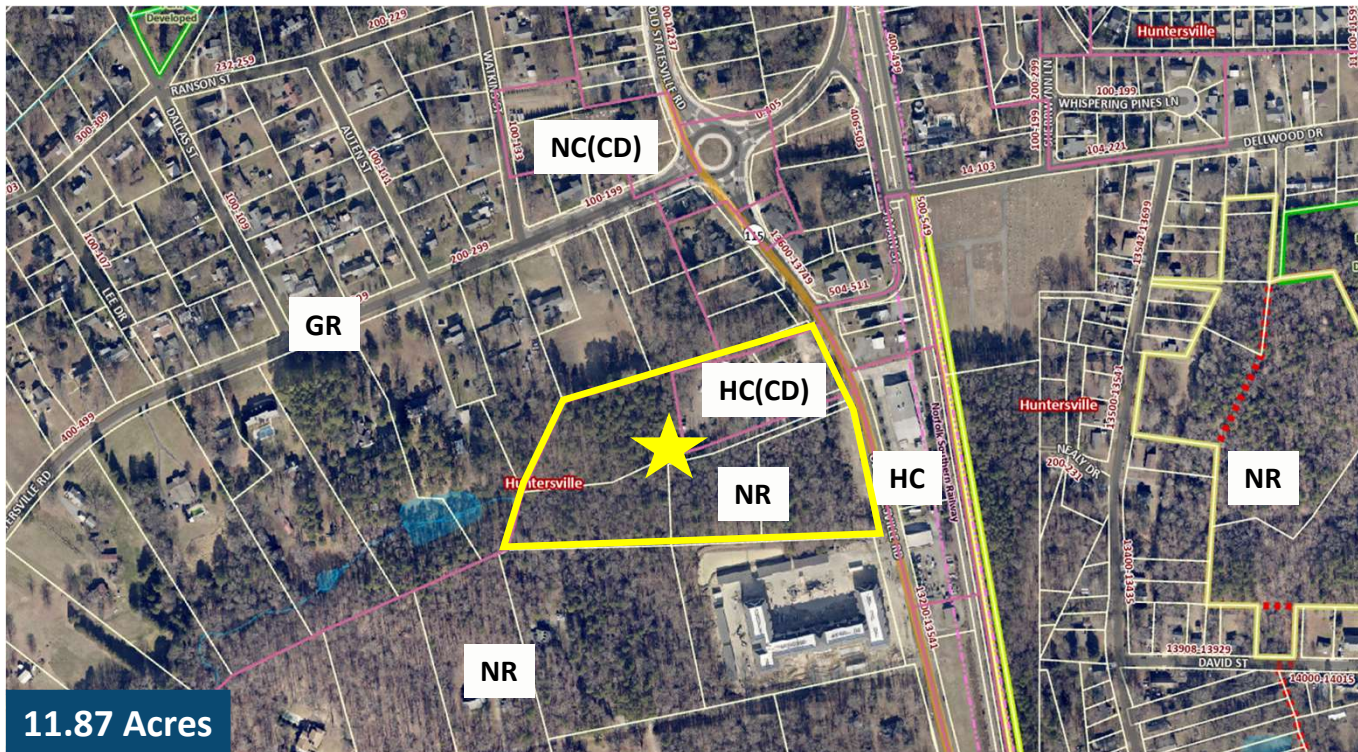
SITE LOCATION



11.87 Acres

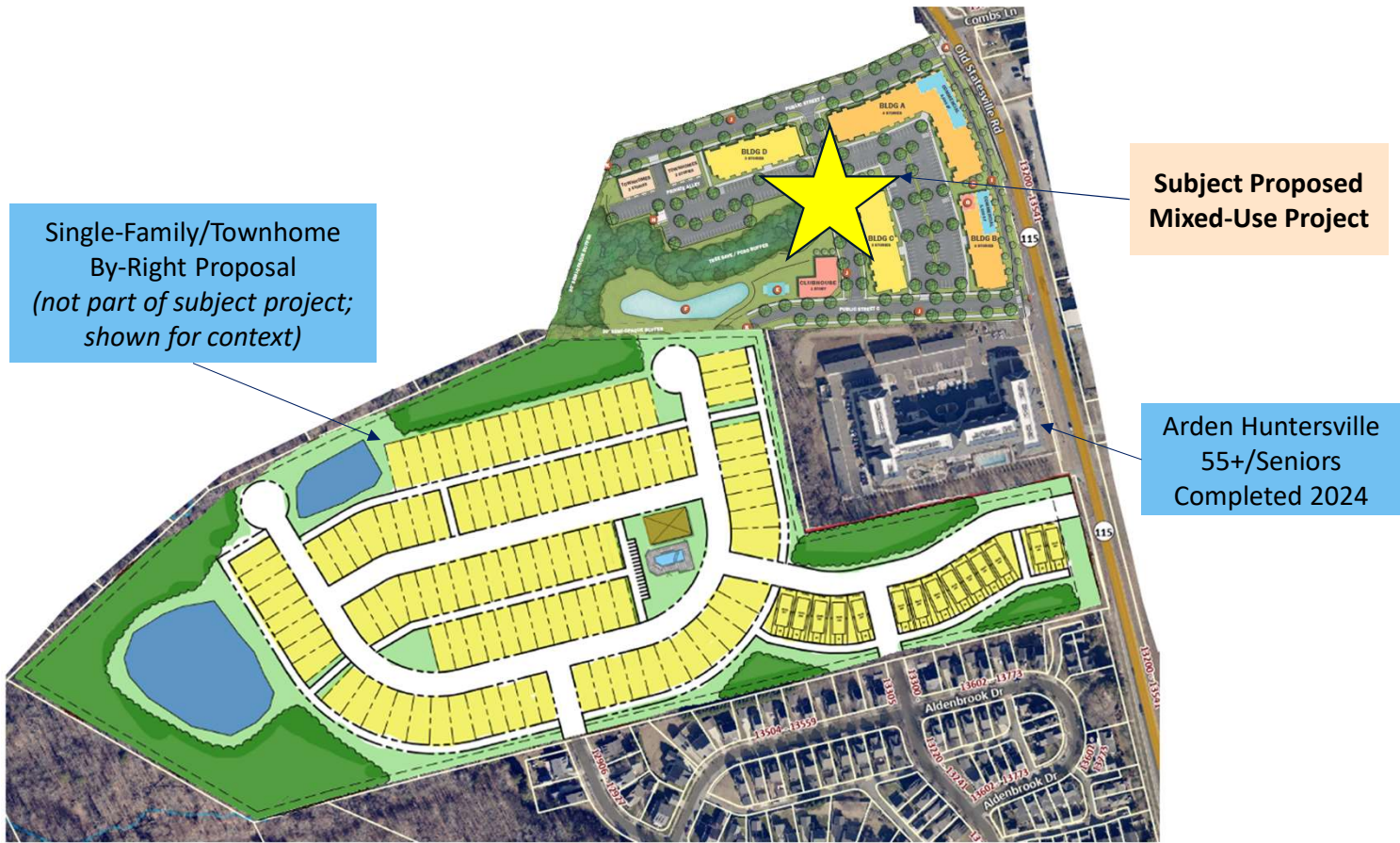
Site consists of 6 parcels on the west side of Old Statesville Road (NC-115).

EXISTING AND PROPOSED ZONING



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

SITE CONTEXT

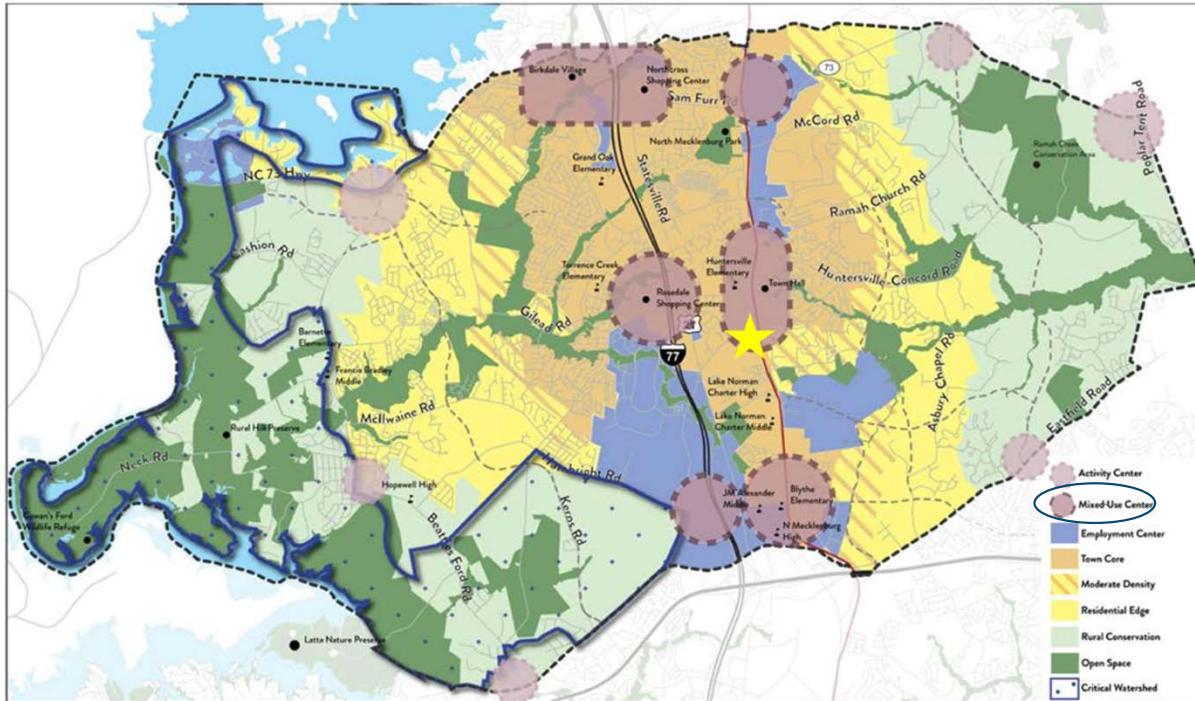


Single-Family/Townhome
By-Right Proposal
*(not part of subject project;
shown for context)*

Subject Proposed
Mixed-Use Project

Arden Huntersville
55+/Seniors
Completed 2024

HUNTERSVILLE 2040 FUTURE LAND USE PLAN



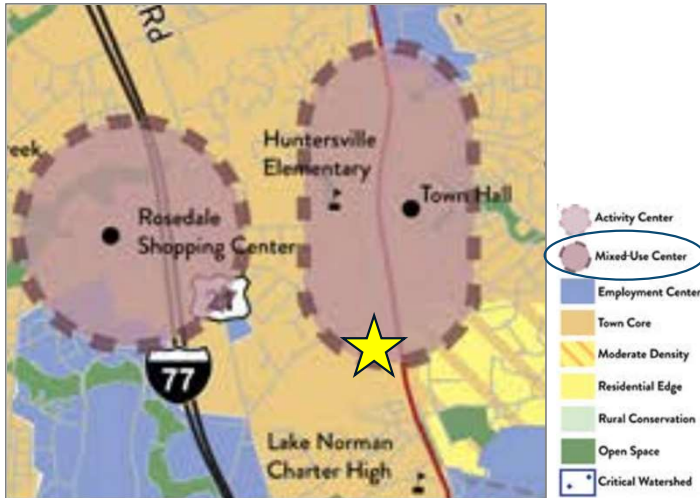
Select 2040 Policy Recommendations:

- 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

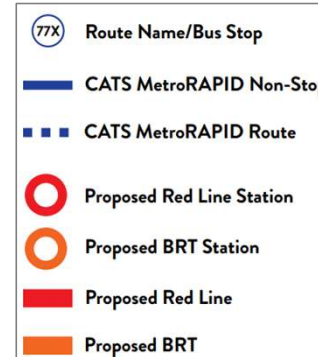
MIXED-USE CENTER CORRIDOR & PROXIMITY TO PUBLIC TRANSIT



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 PLAN EVOLUTION: SUMMARY



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

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

LEGEND

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

SITE DATA TABLE

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

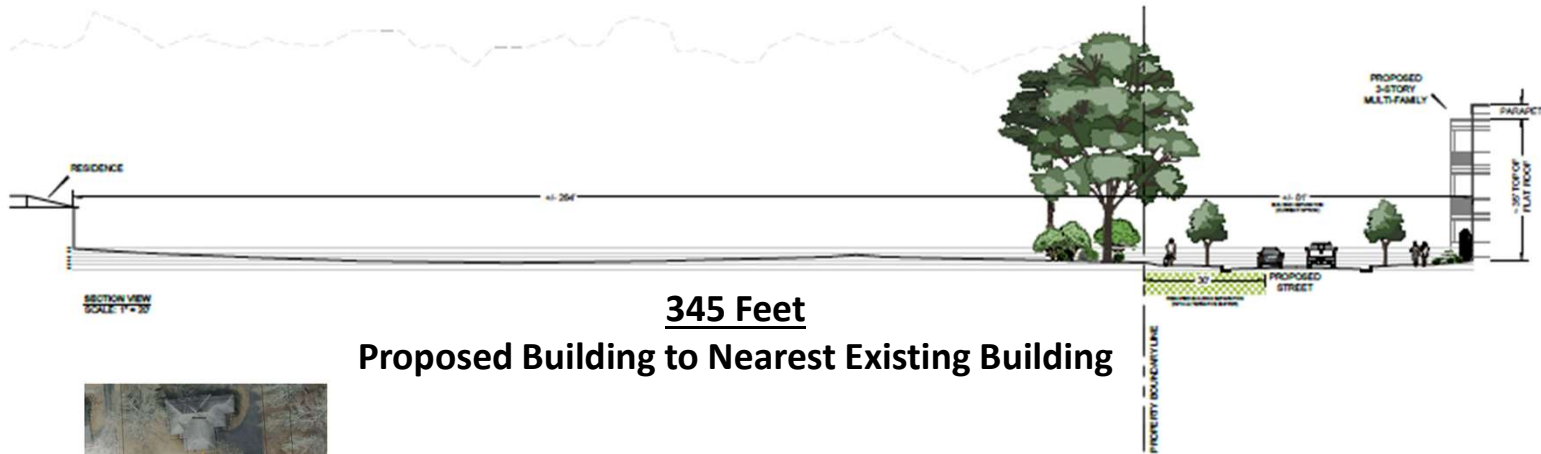
PROPOSED DEVELOPMENT:
 COMMERCIAL: UP TO 8,000 SF
 MULTIFAMILY UNITS: UP TO 244 UNITS
 TOWNHOMES: UP TO 10 TOWNHOMES
 ATTAINABLE UNITS: UP TO 10 UNITS

PUBLIC IMPROVEMENTS

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



CONTEXTUAL SIGHT LINE EXHIBIT



345 Feet
Proposed Building to Nearest Existing Building

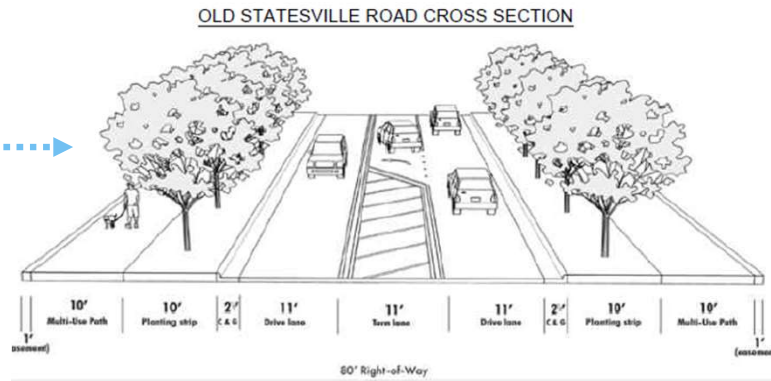


TRAFFIC ANALYSIS AND IMPROVEMENTS



Traffic Analysis – Study Intersections per NCDOT & Town of Huntersville Coordination

1	NC-115 & Verhoeff Drive Ramp
2	NC-115 & Holbrooks Road
3	NC-115 & Southern Site Access
4	NC-115 & Northern Site Access



Summary Outcomes & Draft Recommended Improvements:

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

CONCEPT ELEVATION – MIXED-USE BUILDING



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



CONCEPT RENDERING – MIXED-USE BUILDING



CONCEPT RENDERING – MIXED-USE BUILDING



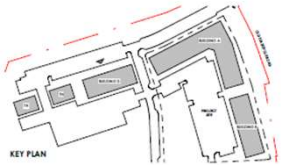
CONCEPT ELEVATIONS – MULTIFAMILY & TOWNHOME BUILDINGS



DRAFT. CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND



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



OPEN SPACE PRECEDENT IMAGERY



RESPONSE TO STAFF REPORT COMMENTS

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

RESPONSE TO STAFF REPORT COMMENTS (CONTINUED)

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

KEY PROJECT BENEFITS TO HUNTERSVILLE

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



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



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



TRANSPORTATION
Improve streets and sidewalks and expand transportation options.



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



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



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

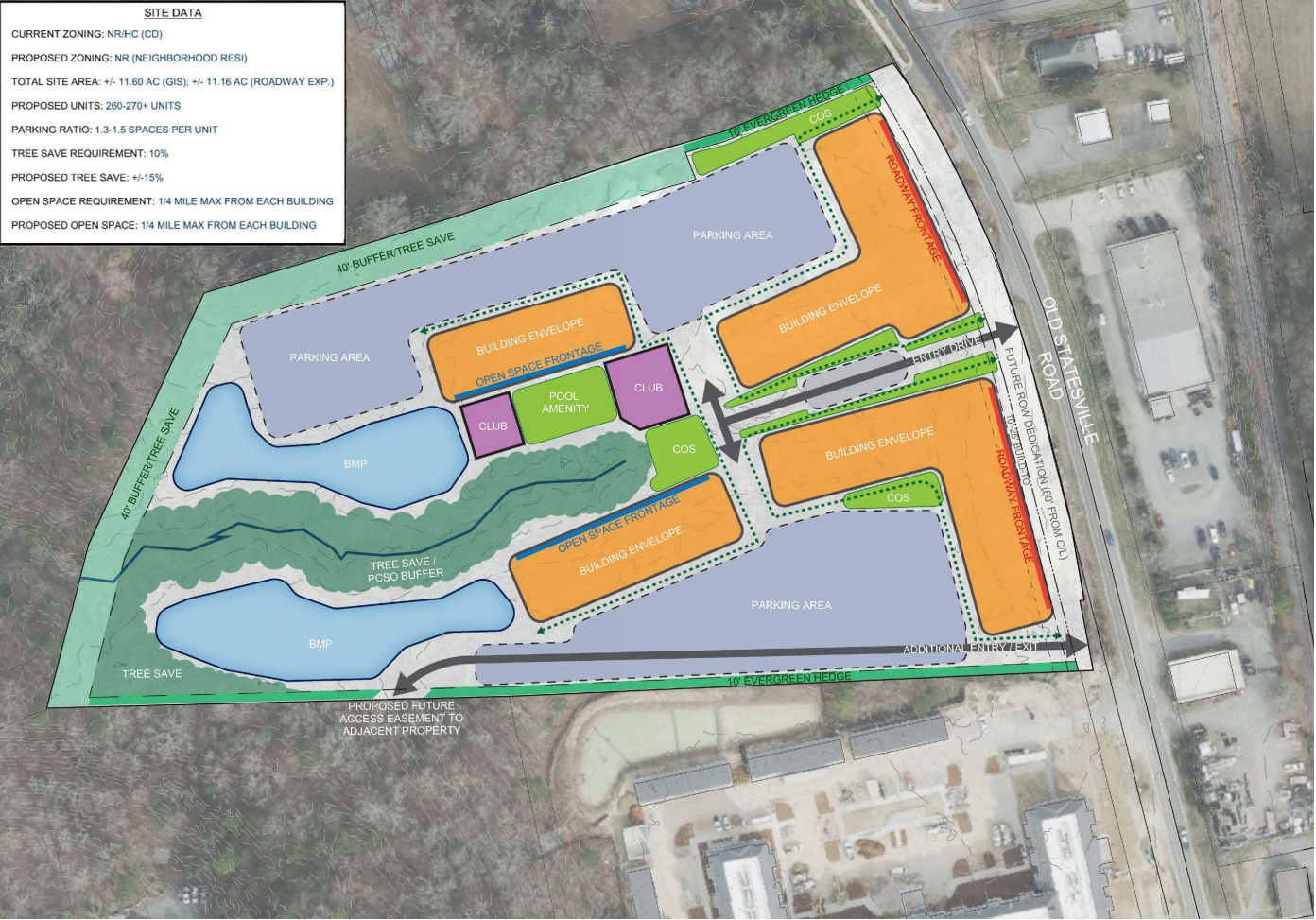


THANK YOU!

TENTATIVE REZONING SCHEDULE

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

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



KEY UPDATES: PRE-DEV MEETING → INITIAL REZONING SUBMITTAL

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

INITIAL REZONING SKETCH PLAN SUBMITTAL (11/3/25)

SITE DATA TABLE	
TOTAL AREA (ACRES, SQUARE FEET)	±11.87 ACRES, 517,210 SF
PROPOSED DISTURBED AREA (ACRES, SQUARE FEET)	± 9.69 ACRES, 422,289 SF
RIVER BASIN	CATAWBA
STREAM CLASSIFICATION	WS-IV - TORRENCE CREEK
PRINCIPAL USE(S) (Z.O. ARTICLE 3)	MULTI-FAMILY HOMES & COMMERCIAL
BUILDING TYPE (Z.O. ARTICLE 3, 4, & 8.10)	MIXED-USE & APARTMENT
PROPOSED ZONING DISTRICT (Z.O. ARTICLE 3)	CONDITIONAL ZONING NEIGHBORHOOD CENTER DISTRICT - NC(CD)
OVERLAY DISTRICT, IF APPLICABLE (ARTICLE 3 Z.O.)	MTN ISLAND LAKE PA-2
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3Z.O.)	70%
PERCENTAGE OF IMPERVIOUS SHOWN	45%
LOT COUNT	2
TOTAL NUMBER OF DWELLINGS (DETACHED/ ATTACHED)	259
MIXED-USE# OF LIVE/WORK UNITS	6
TOTAL AREA OF NON-RESIDENTIAL (SQUARE FEET)	6,000 SF



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

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

EXHIBIT

9C-1

R25-16 Knox Crossing Mixed Use Development

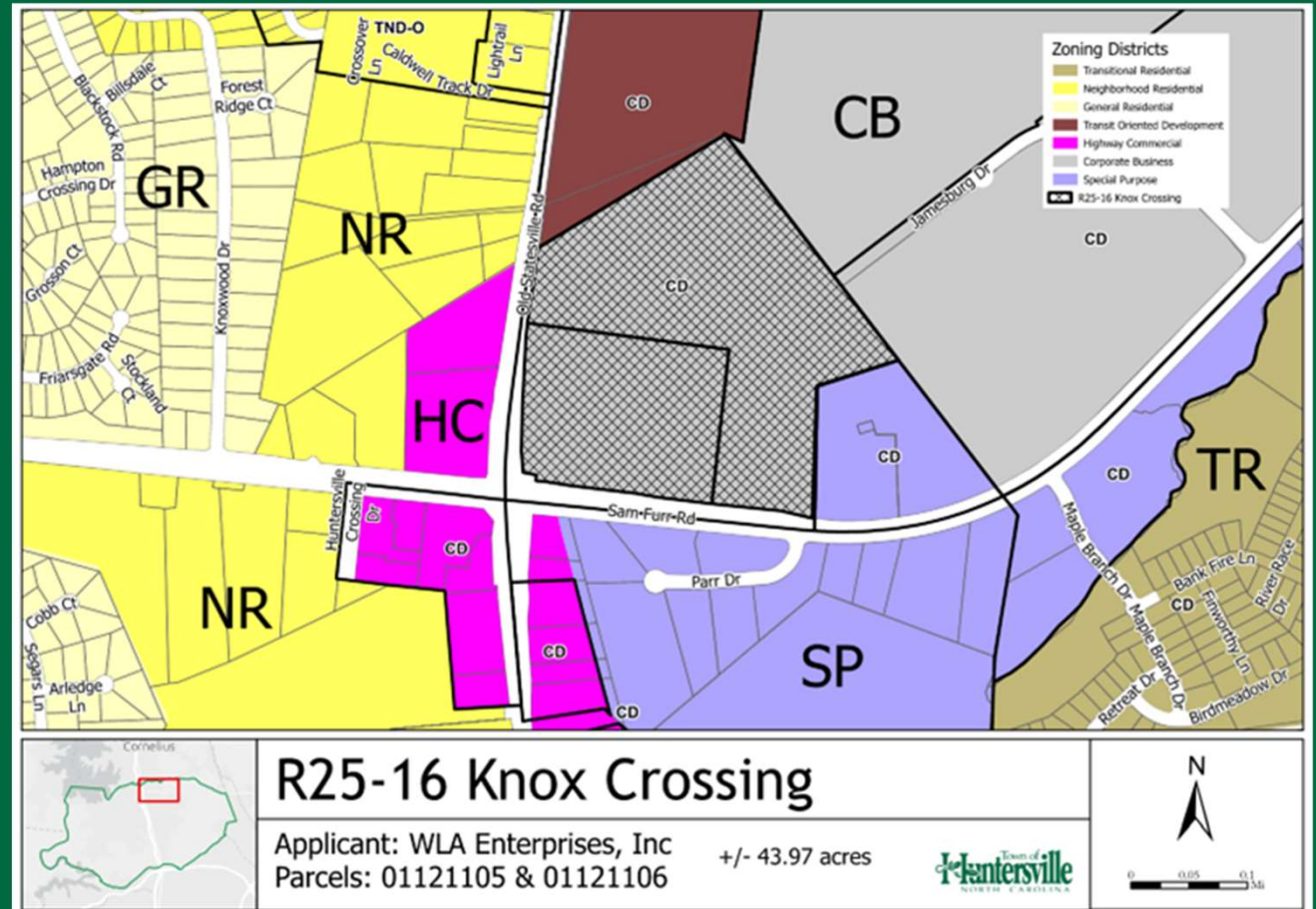
Conditional Rezoning Application

February 3, 2026



Rezoning Request

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



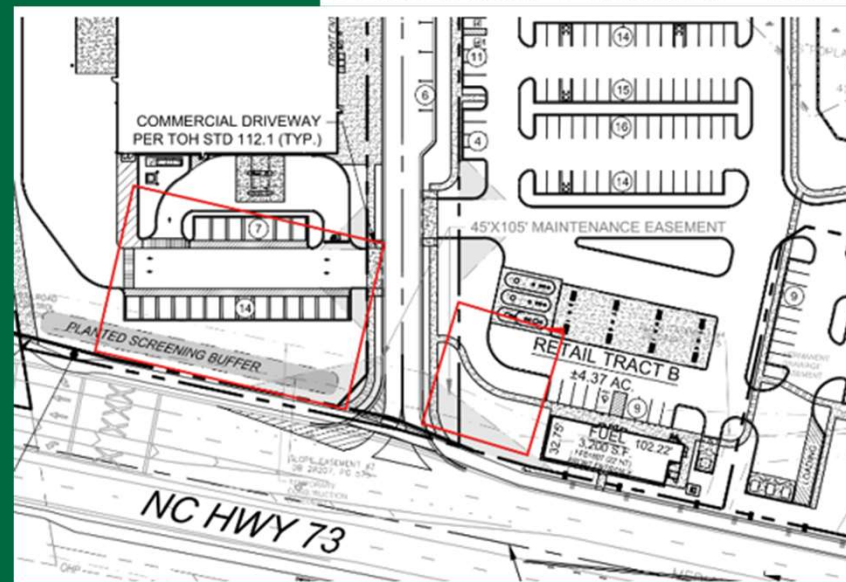
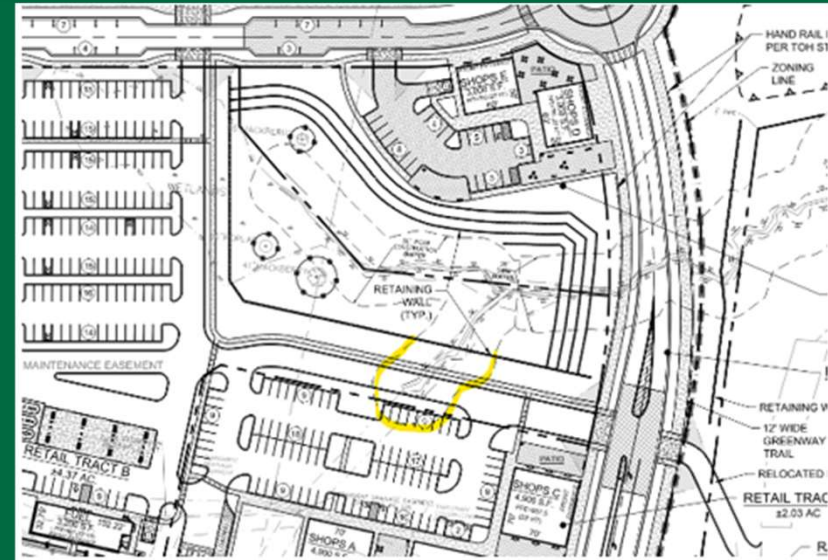
Plan Highlights

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



Modifications

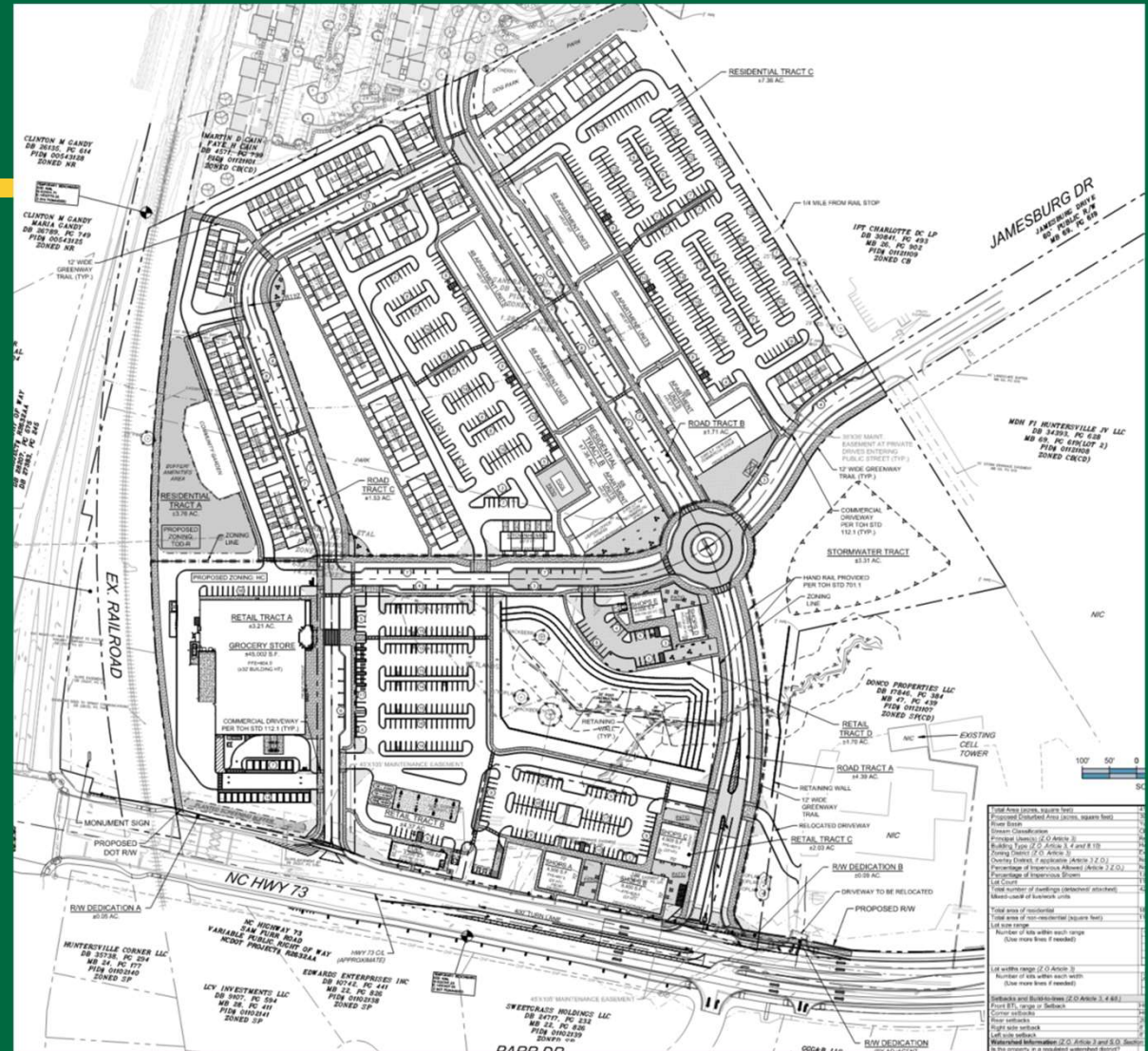
- Modifications
 - SWIM Buffers: Requesting to build on top of stream buffers.
 - Block Length: Requesting longer street blocks than permitted in TOD.
 - Building/Drive through locations: Requesting to move buildings away from street corners and allow parking and drive throughs adjacent to the street.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



Site Design Considerations

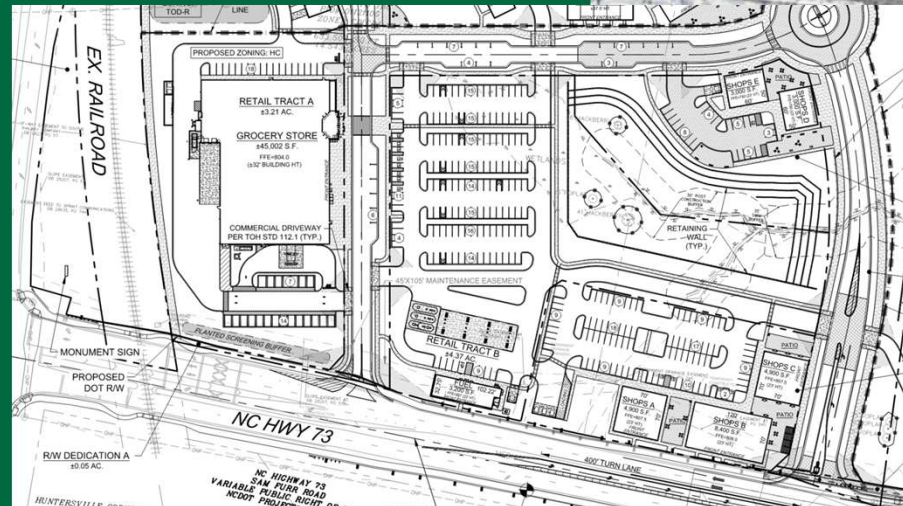
- Seigle Street Extension / Thoroughfare
- HWY 73 Superstreet Design
- CATS rail bridge over HWY 73 (grade separated)
- Lack of connection capability on HWY 115

Seam Trail through the property



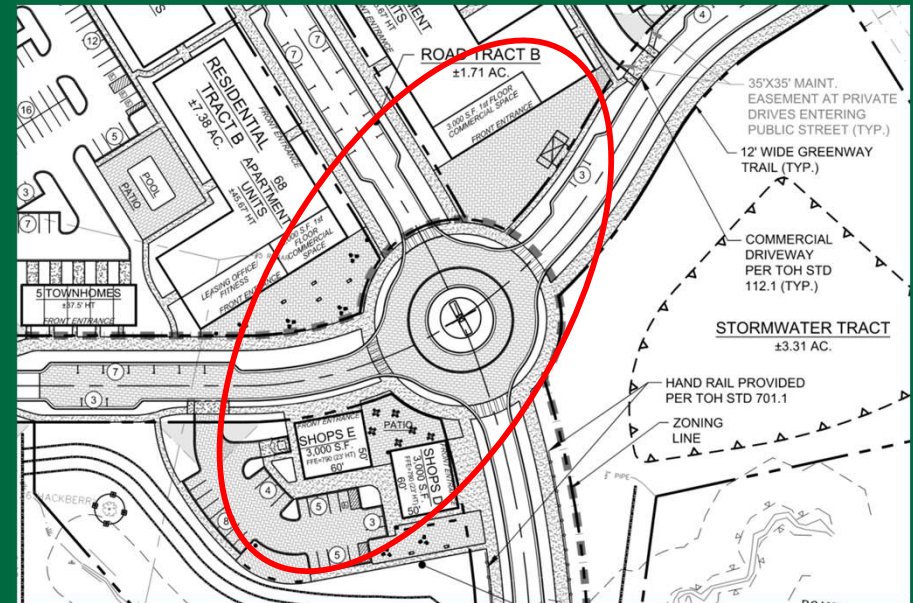
Site Design Issues

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



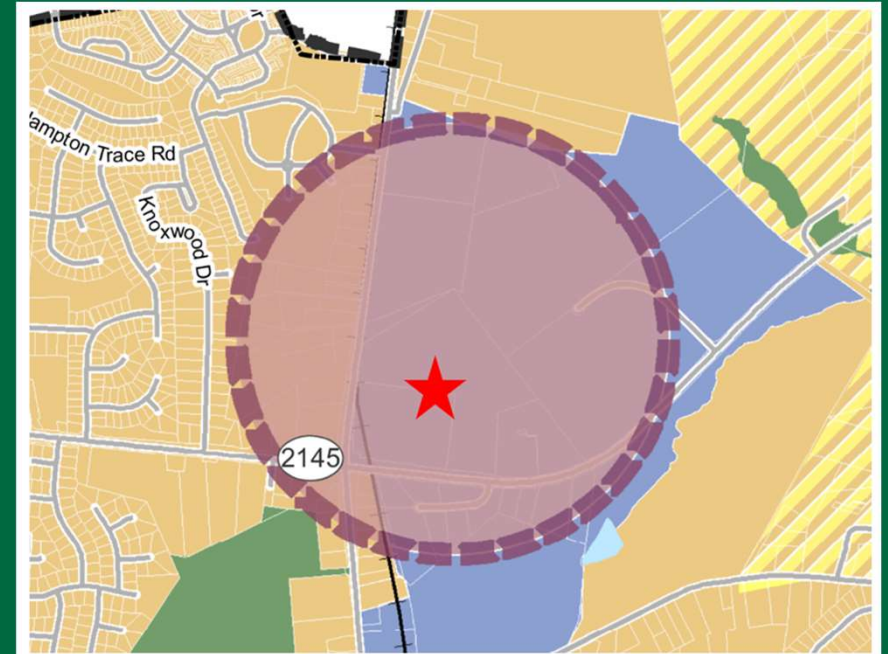
Site Design Issues (cont)

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



Huntersville 2040 Plan - Consistencies

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



Activity Centers

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



Huntersville 2040 Plan - *Inconsistencies*

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

Excellence in Design

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

Urban Design Principles

The Town of Huntersville uses a form-based approach to mixed use and non-residential development that discourages large-scale commercial strips and disconnected uses. Commercial design was very important to survey respondents and policies in this plan include specific strategies to maintain and improve quality. Existing standards include a requirement that new buildings must front a public street or open space, streets must be connected and have sidewalks and street trees on both sides, and parking should be primarily located behind buildings. This plan also includes specific recommendations on how to elevate design standards in the downtown, provide flexibility for some employment uses and how to customize regulations to address emerging trends.



Huntersville 2040 Plan – *Opportunities for Excellent Design*

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



Staff Recommendation

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



Consistency Statement

PART 10: CONSISTENCY STATEMENT – R25-16 Knox Crossing

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: N/A</p>	<p>APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>
<p>DENIAL: In considering the proposed rezoning application R25-16, Knox Crossing Mixed Use Development, staff recommends denial of the application as it is inconsistent with policies LU-7.1, LU-8.2, and EOS-4 of the Huntersville 2040 Plan.</p> <p>It is not reasonable and in the public interest to approve the Rezoning Plan because the development proposed shows a substantial deviation to the requirements of the Huntersville Zoning Ordinance, to transit oriented principles, and does not provide excellence in design over and above the minimum of the ordinance.</p>	<p>DENIAL: In considering the proposed rezoning application R25-16, The Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>DENIAL: In considering the proposed rezoning application R25-16 the Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA





KNOX CROSSING
Huntersville, NC

WRSINC
REAL ESTATE INVESTMENTS

KNOX CROSSING Huntersville, NC



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

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

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

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



Lakeforest Examples Gaithersburg, Maryland



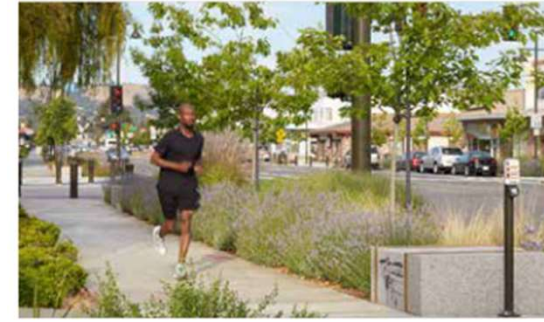
Lakeforest Examples
Gaithersburg, Maryland



Lakeforest Examples
Gaithersburg, Maryland



Lakeforest Examples Gaithersburg, Maryland



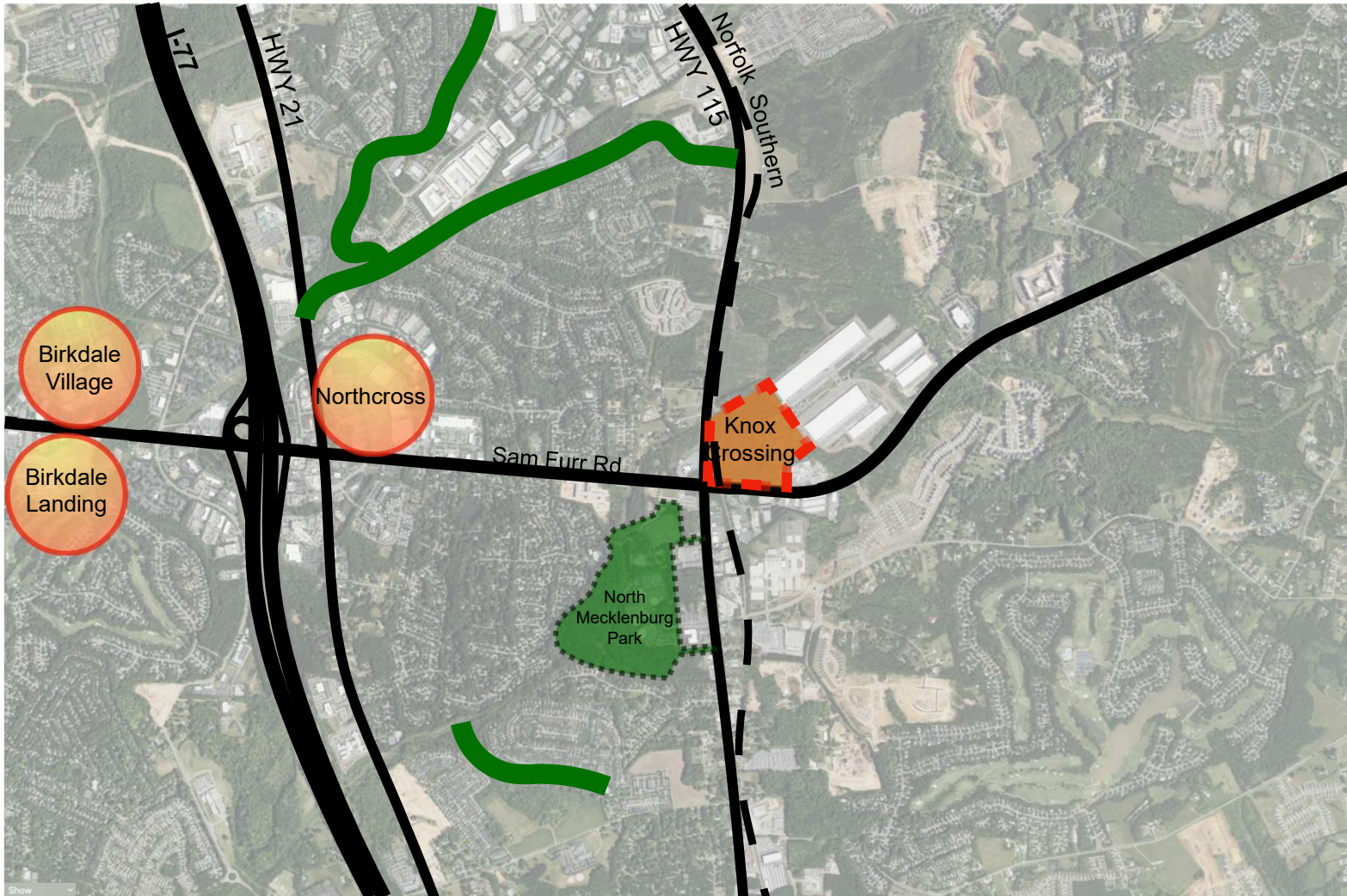
Comfortable retail-scaled streetscapes



Nature blended into pedestrian realm

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1- Regional & Market Context





Huntersville 2040 Community Plan

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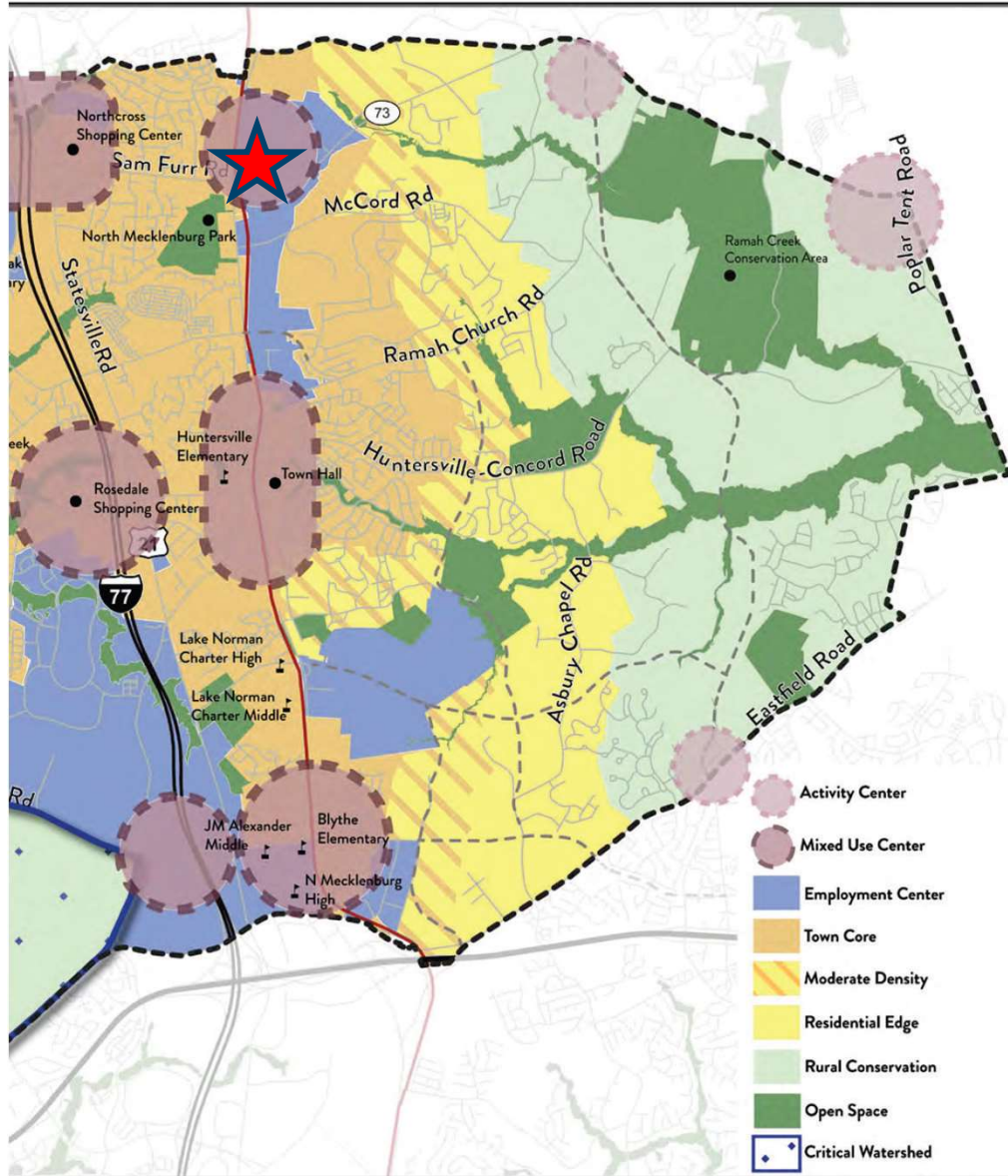
2- Planning & Policy Narrative



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



Huntersville 2040 Community Plan



KNOX CROSSING Huntersville, NC 2- Planning & Policy Narrative



Huntersville 2040 Community Plan

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2- Planning & Policy Narrative

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

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

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

LU 8.3: Encourage transit-supportive development

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

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

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

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

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

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

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

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

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

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

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

LU 6.1: A mix of land uses is encouraged in Mixed-Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

LU-7 Policy LU-7: Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans.

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

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

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

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

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

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

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

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

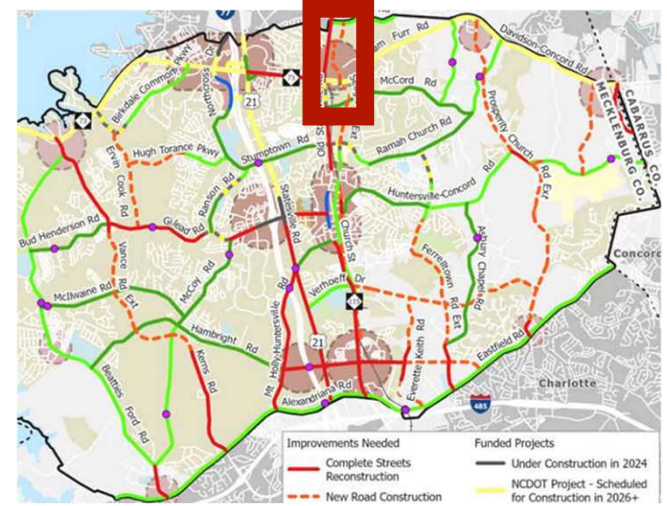
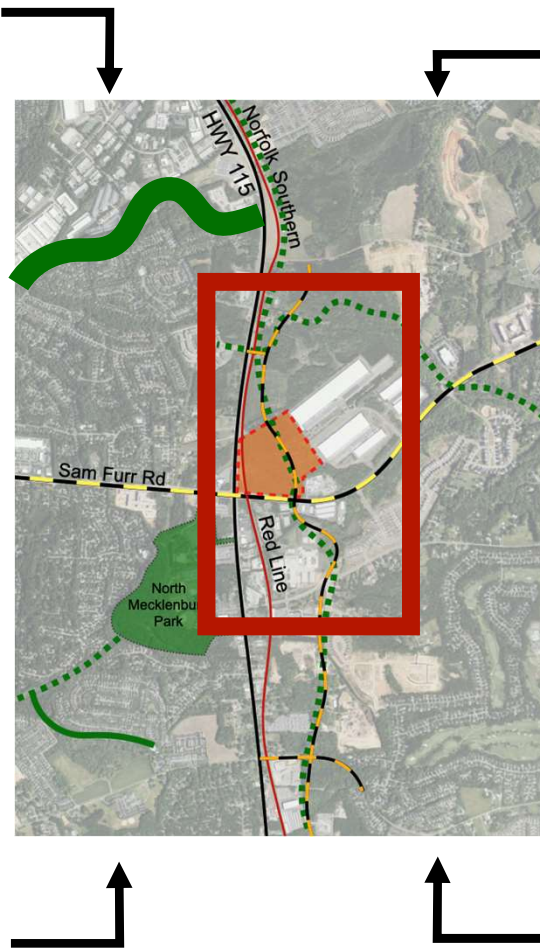
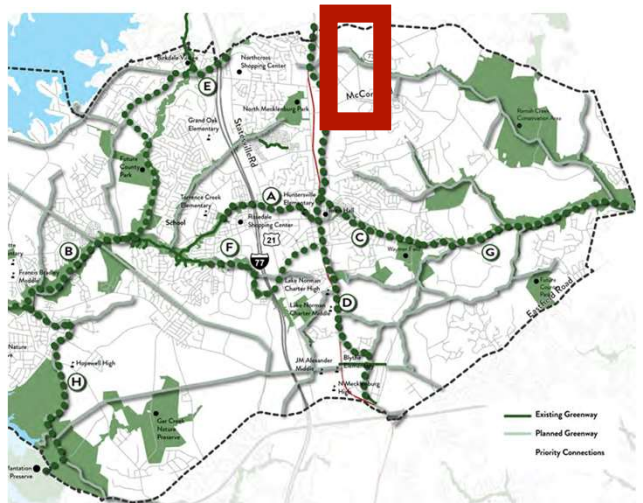
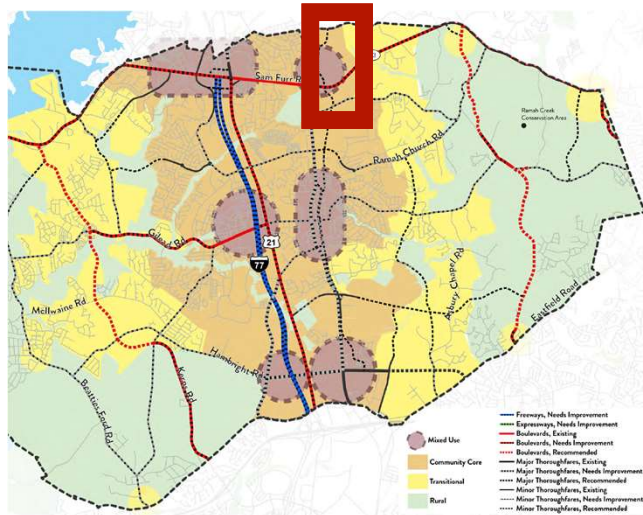
T-6 Policy T-6: Ensure the transportation network keeps up with growth and development

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

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

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2- Planning & Policy Narrative

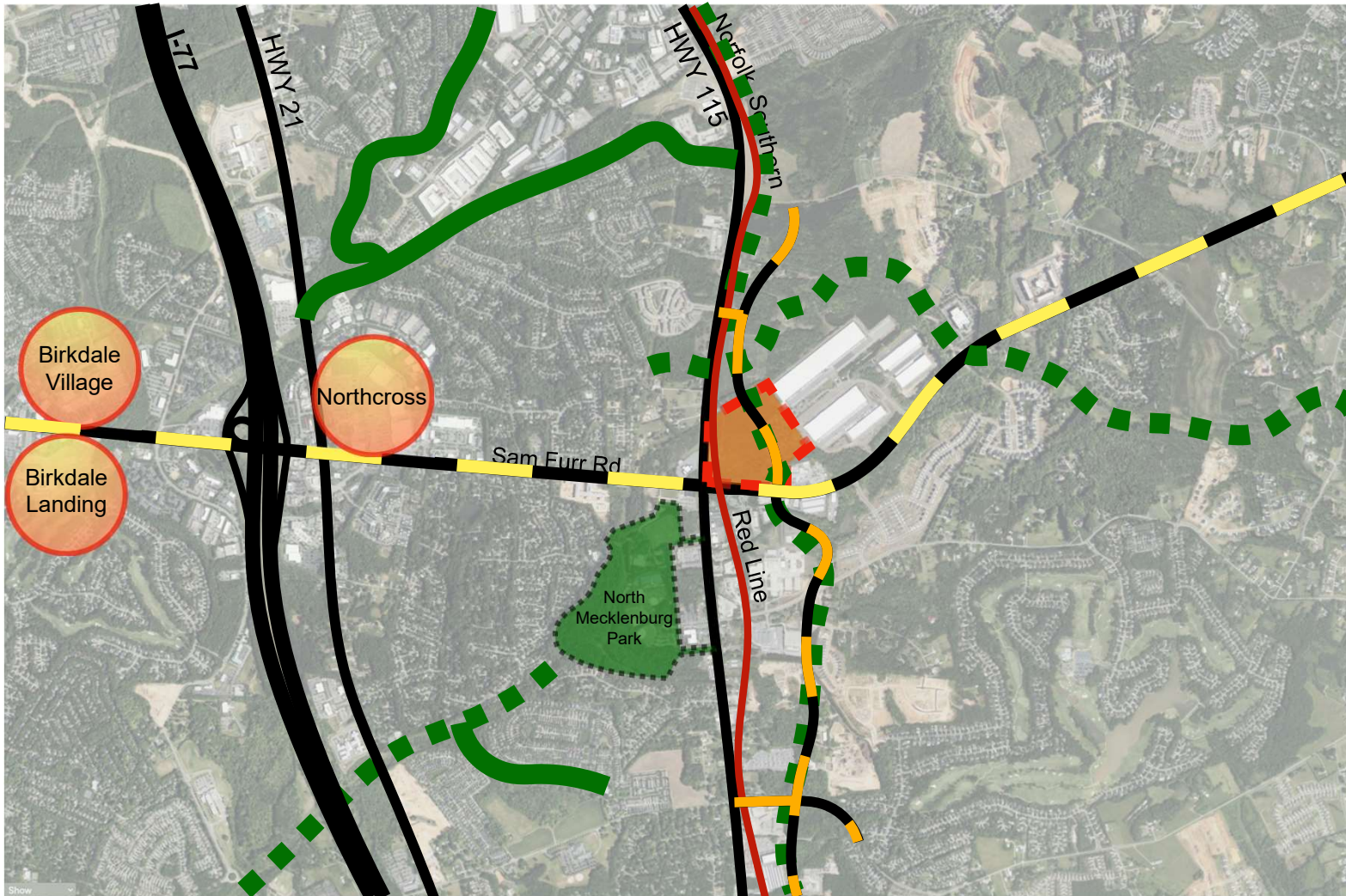


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2- Planning & Policy Narrative

Creating Pedestrian Nexus

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



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Huntersville, NC

3- Development Site & Situation

Constraints

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

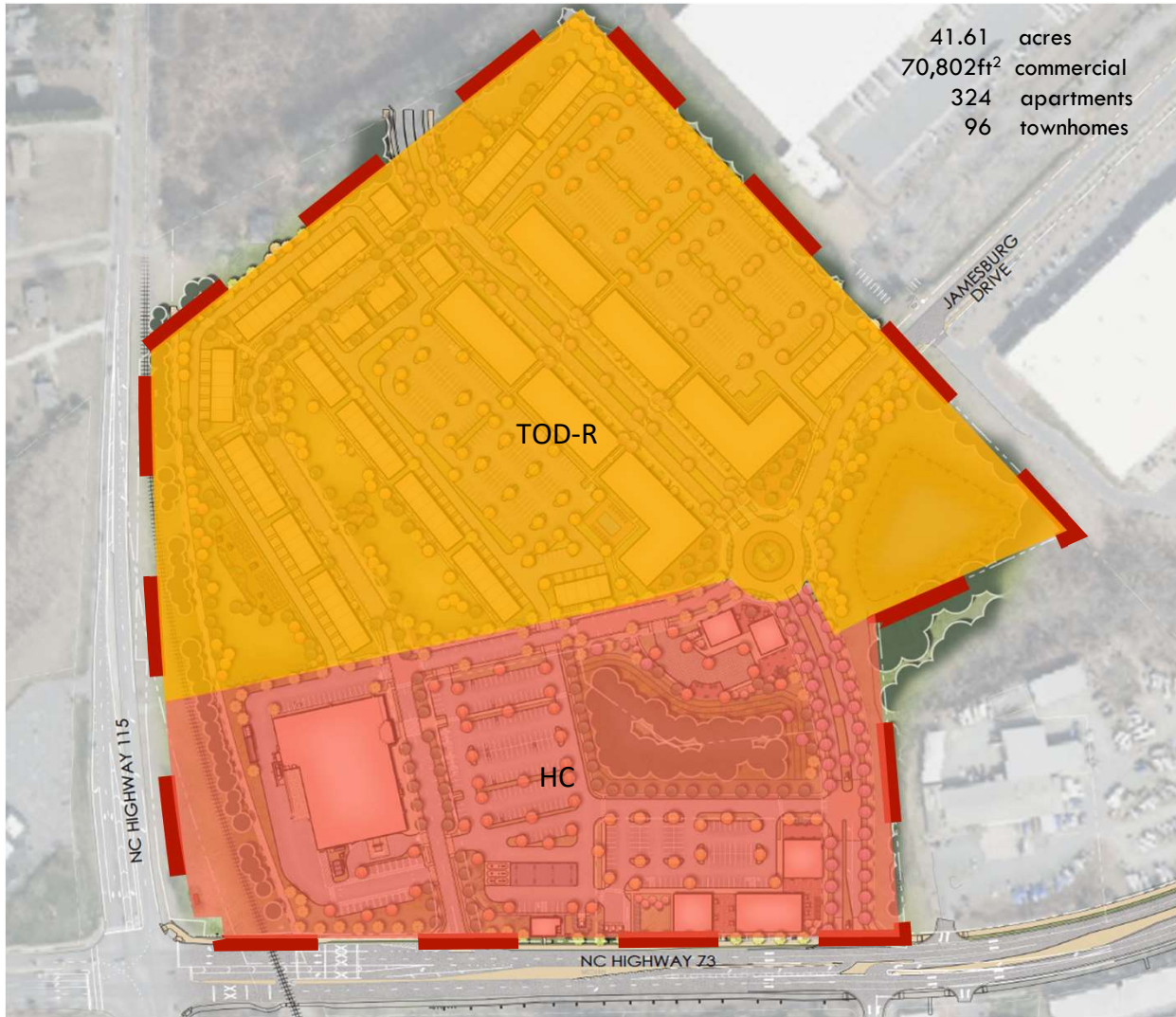
Opportunities

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



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4- The Development Plan



3.2.13 Transit Oriented Development - Residential (TOD-R)

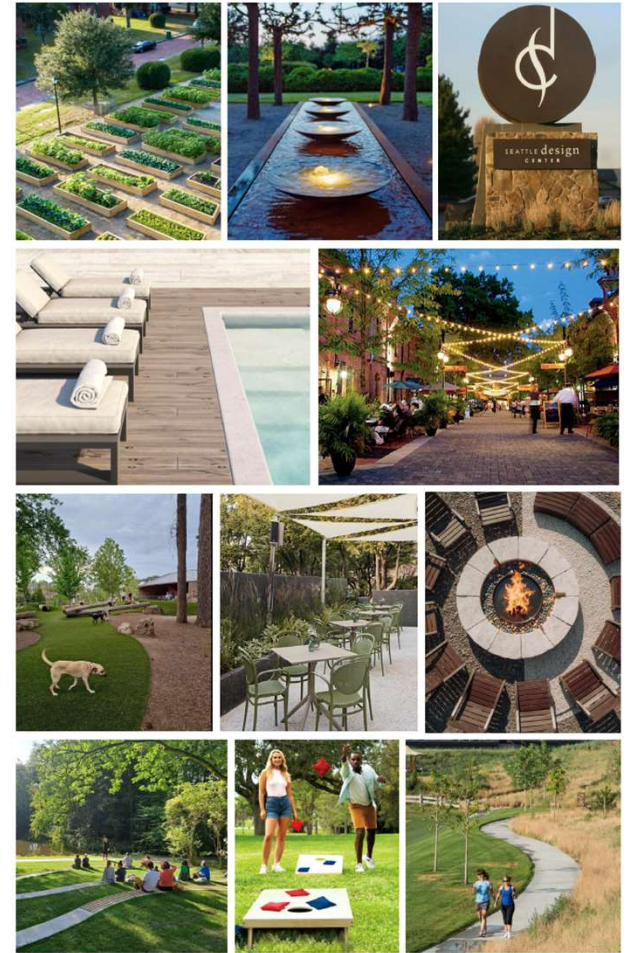
Intent: The TOD-R District is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format. Land consuming uses, such as large housing and large retail outlets are excluded from this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

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

3.2.7 Highway Commercial (HC)

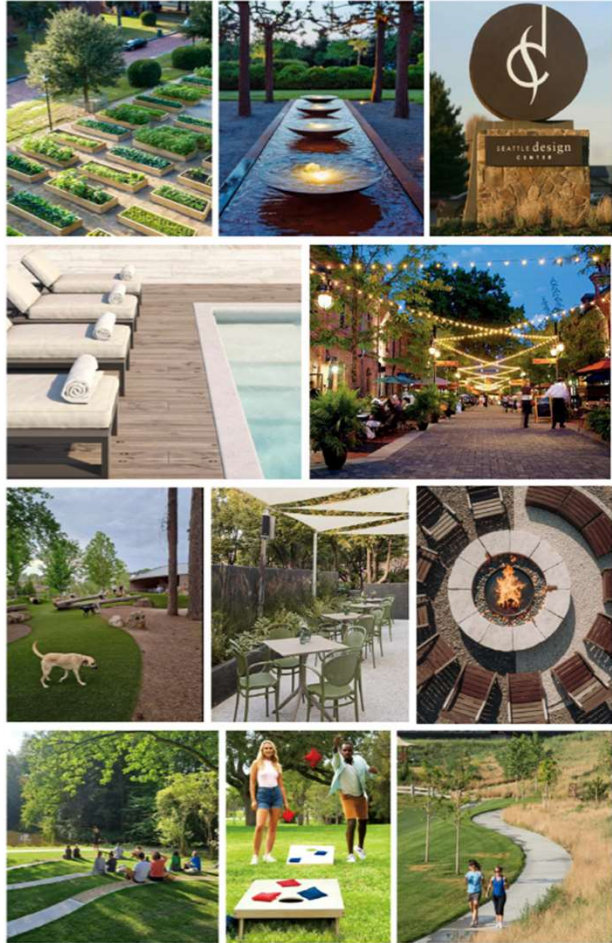
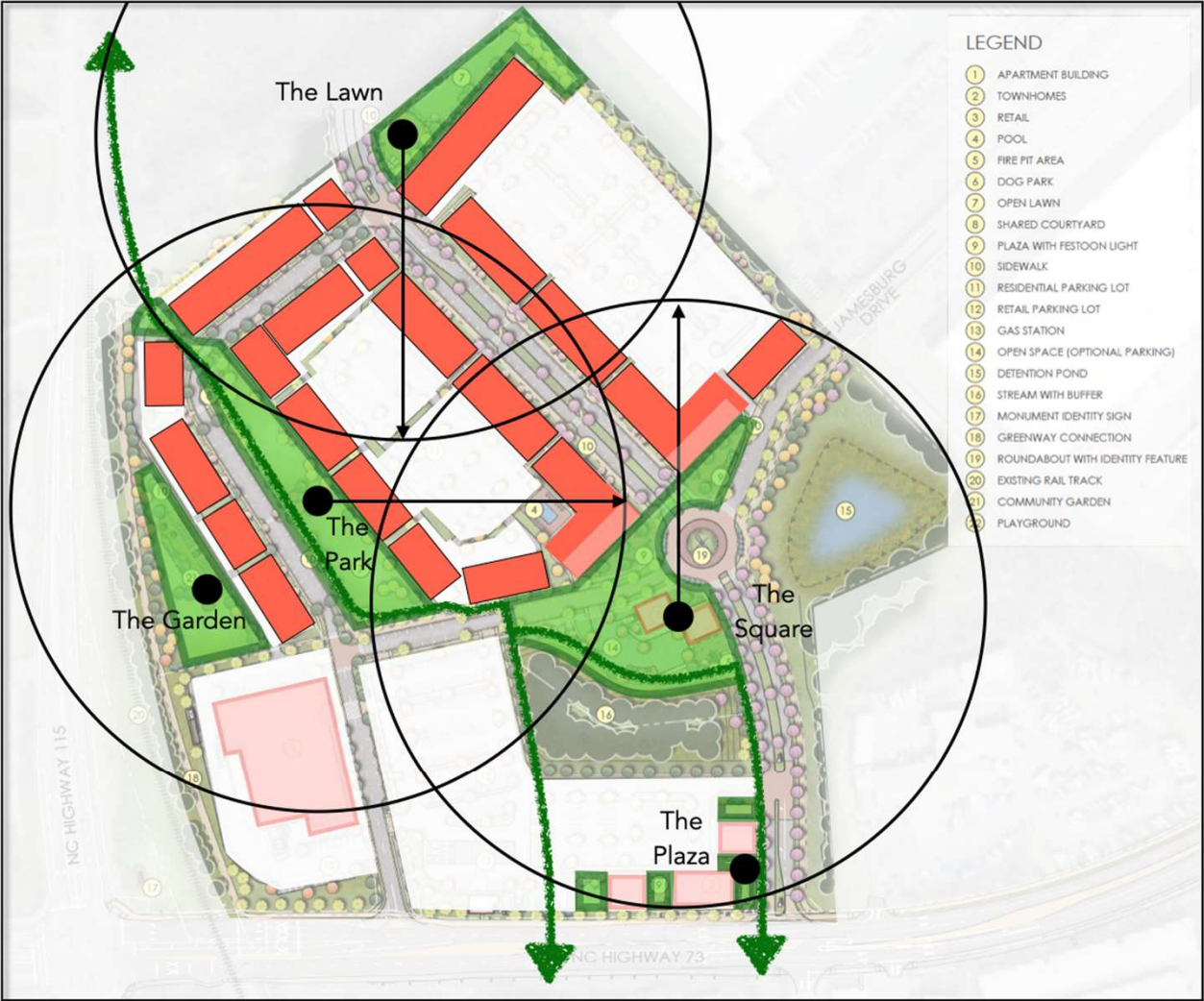
Intent: The HC District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is expected that the HC District will serve not only the Huntersville Community, but interstate travelers as well. Because of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

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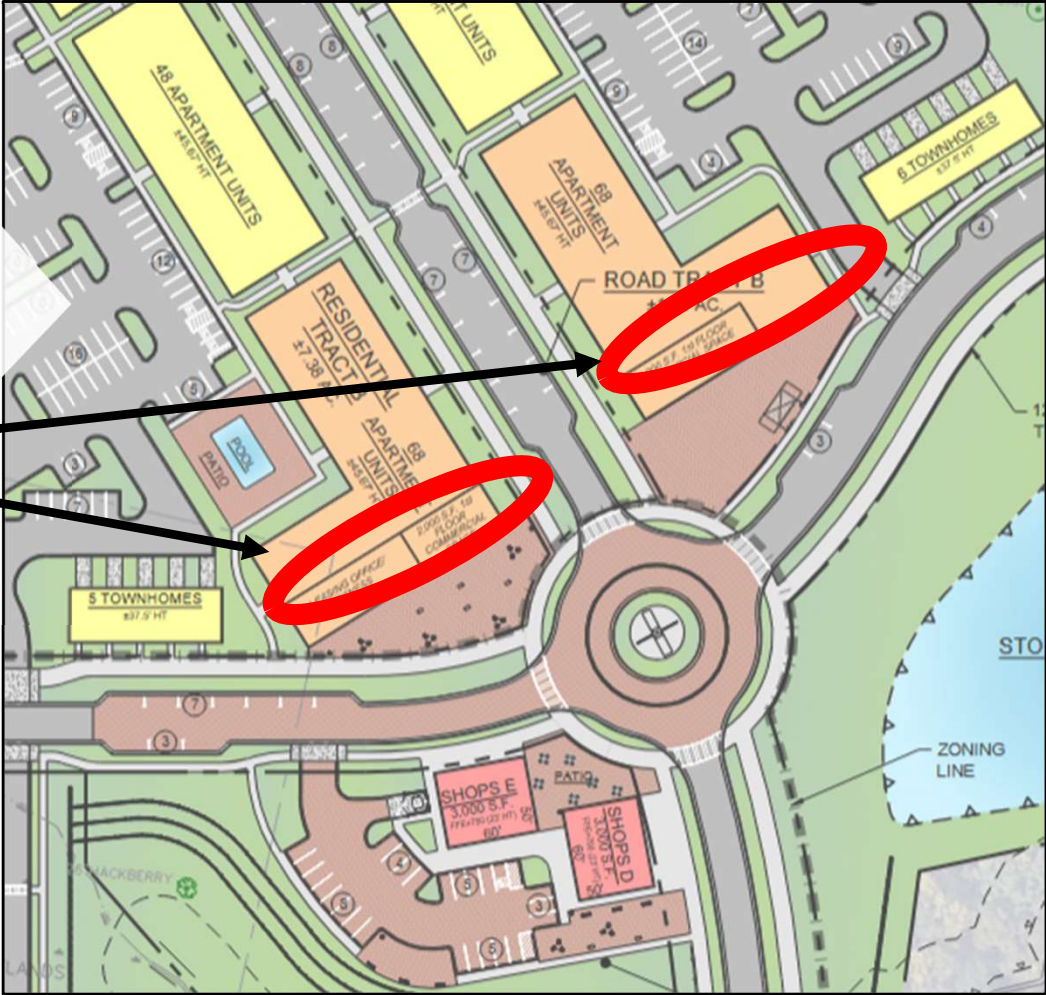
Huntersville, NC



Huntersville Planning Staff
Current/Upcoming Revisions

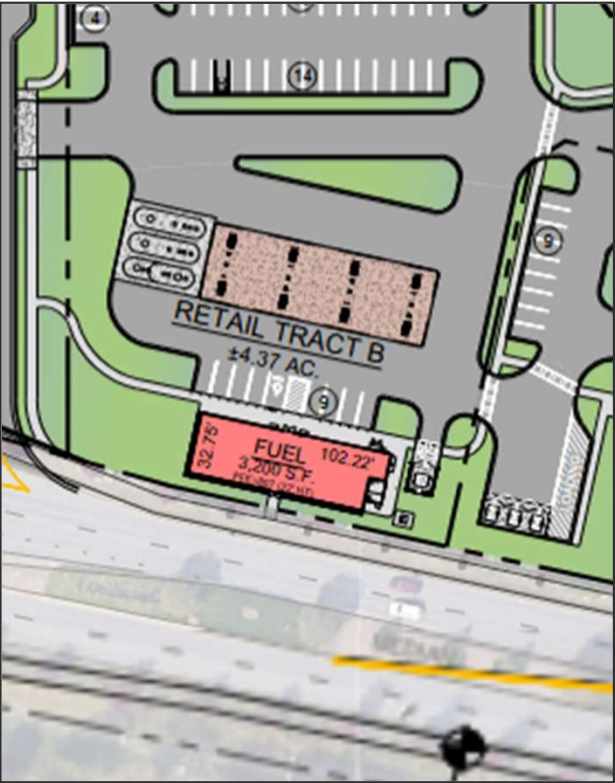
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Additional Commercial
Space Creating Two New
Mixed-Use Buildings

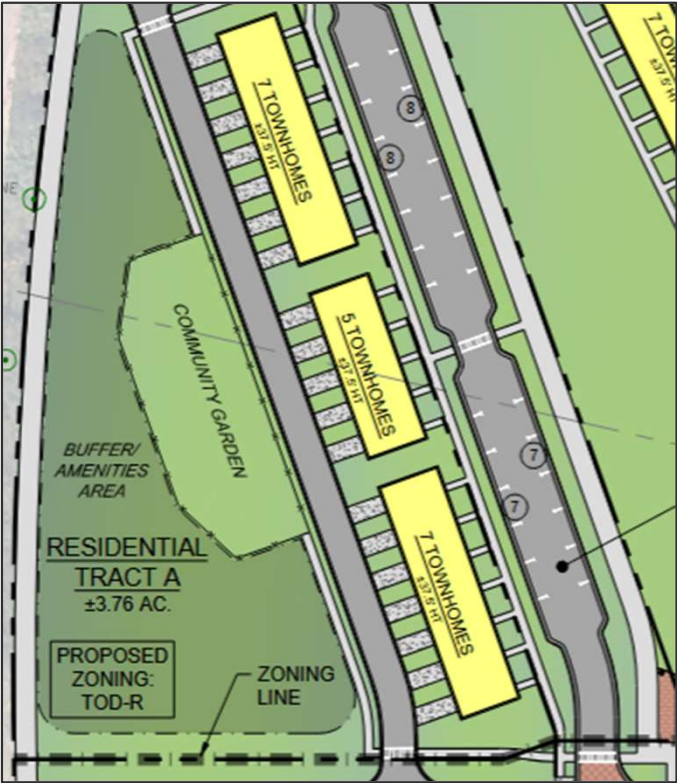


Huntersville Planning Staff
Current/Upcoming Revisions

KNOX CROSSING
Huntersville, NC



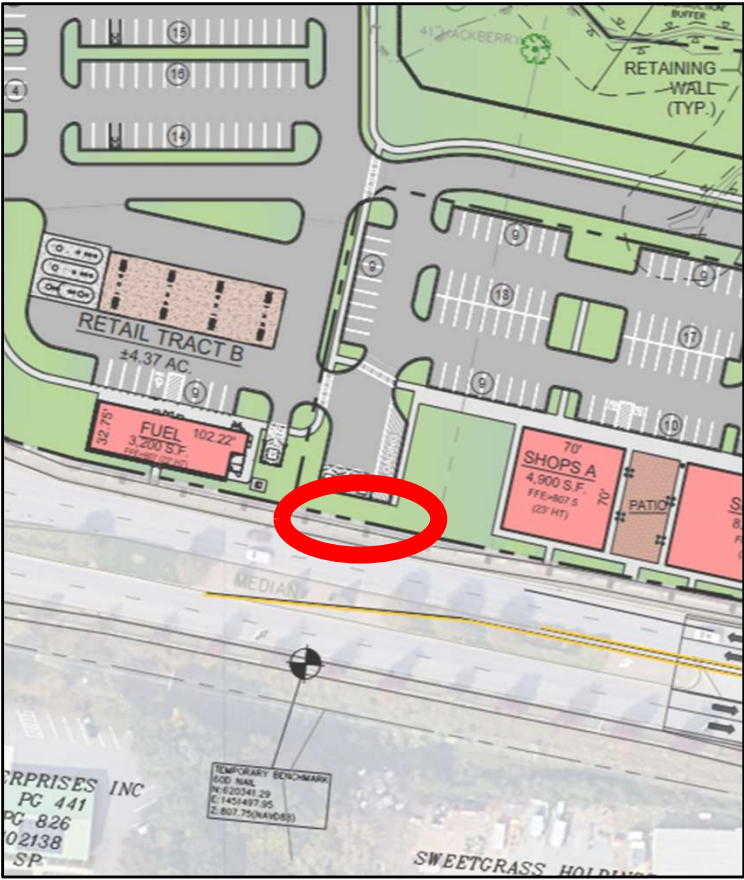
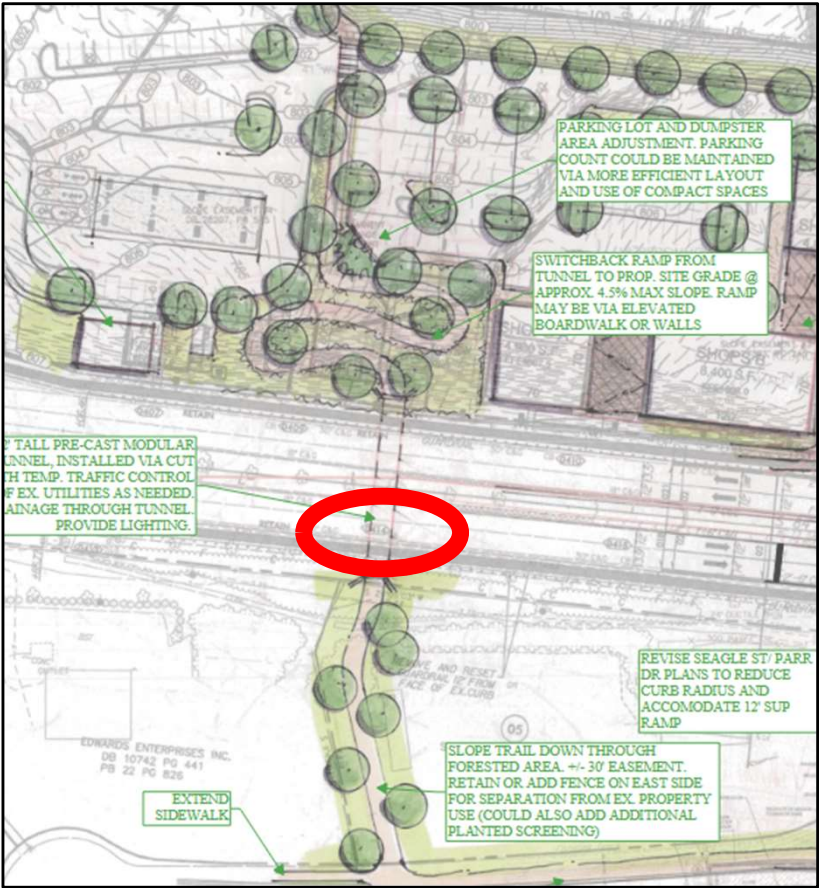
Pedestrian Oriented Gas Station Design



Inclusion of Community Garden Near Highway 115

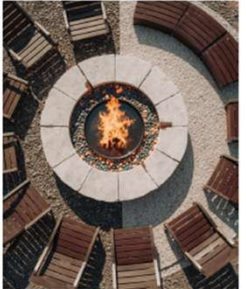
Huntersville Planning Staff
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Planning For Dedication & Future Design of Entrance to Proposed Greenway Tunnel Under Sam Furr Road

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Community Benefits

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

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REZONING SCHEDULE

February 3rd Public Hearing

February 24th Planning Board Meeting

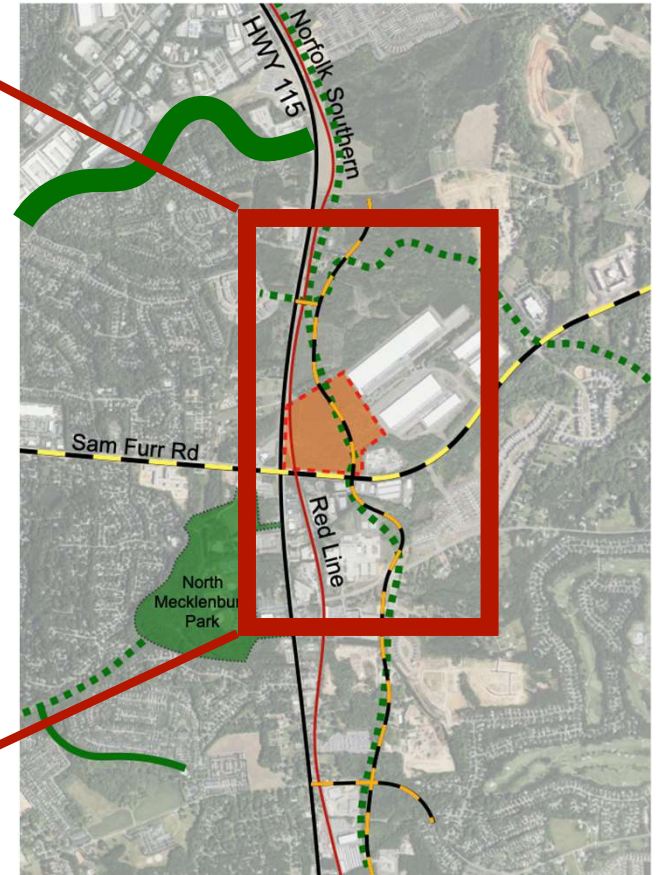
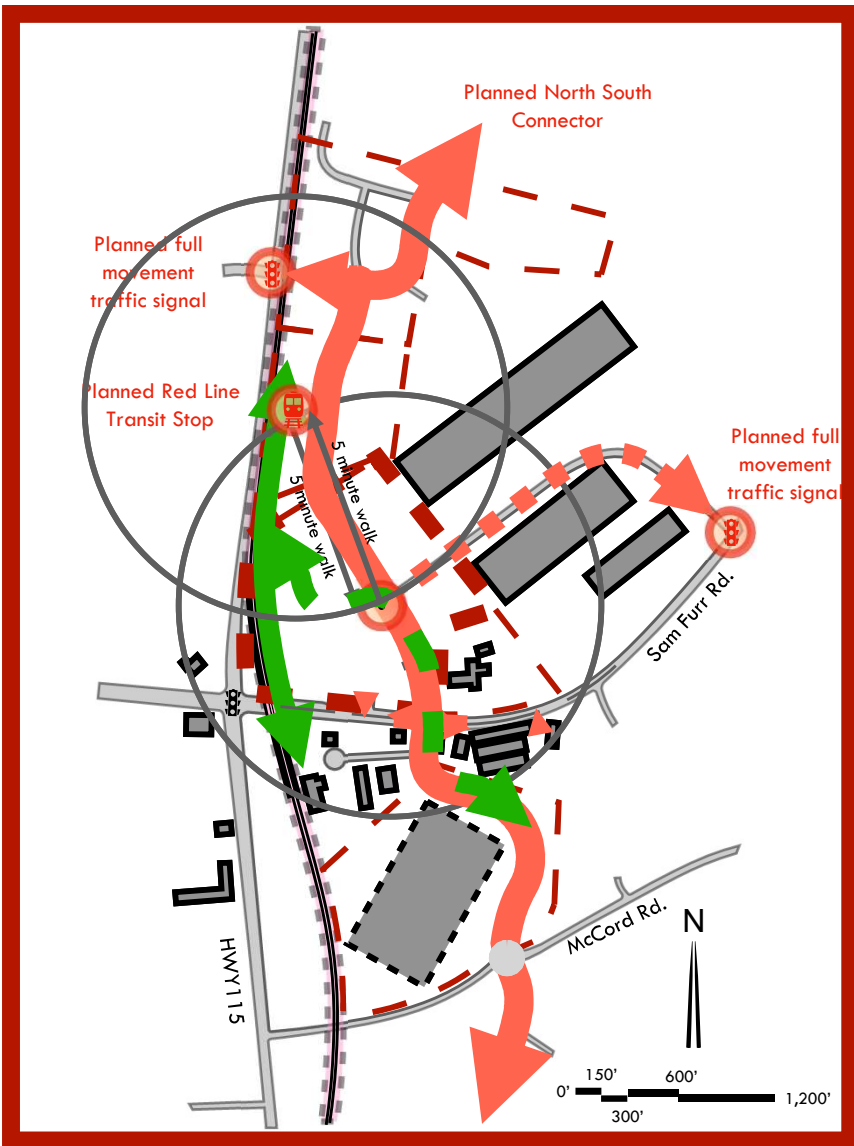
March 17th Town Board Decision



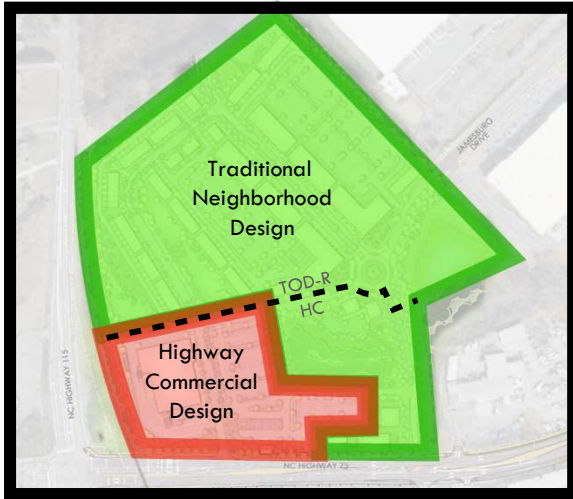
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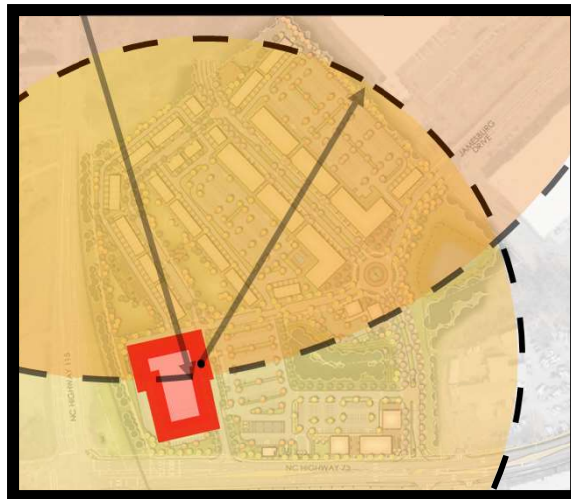
- 32 Acres
79% of total
- 8.8 Acres
22% of total



- 10.2 Acres
25.3% of total



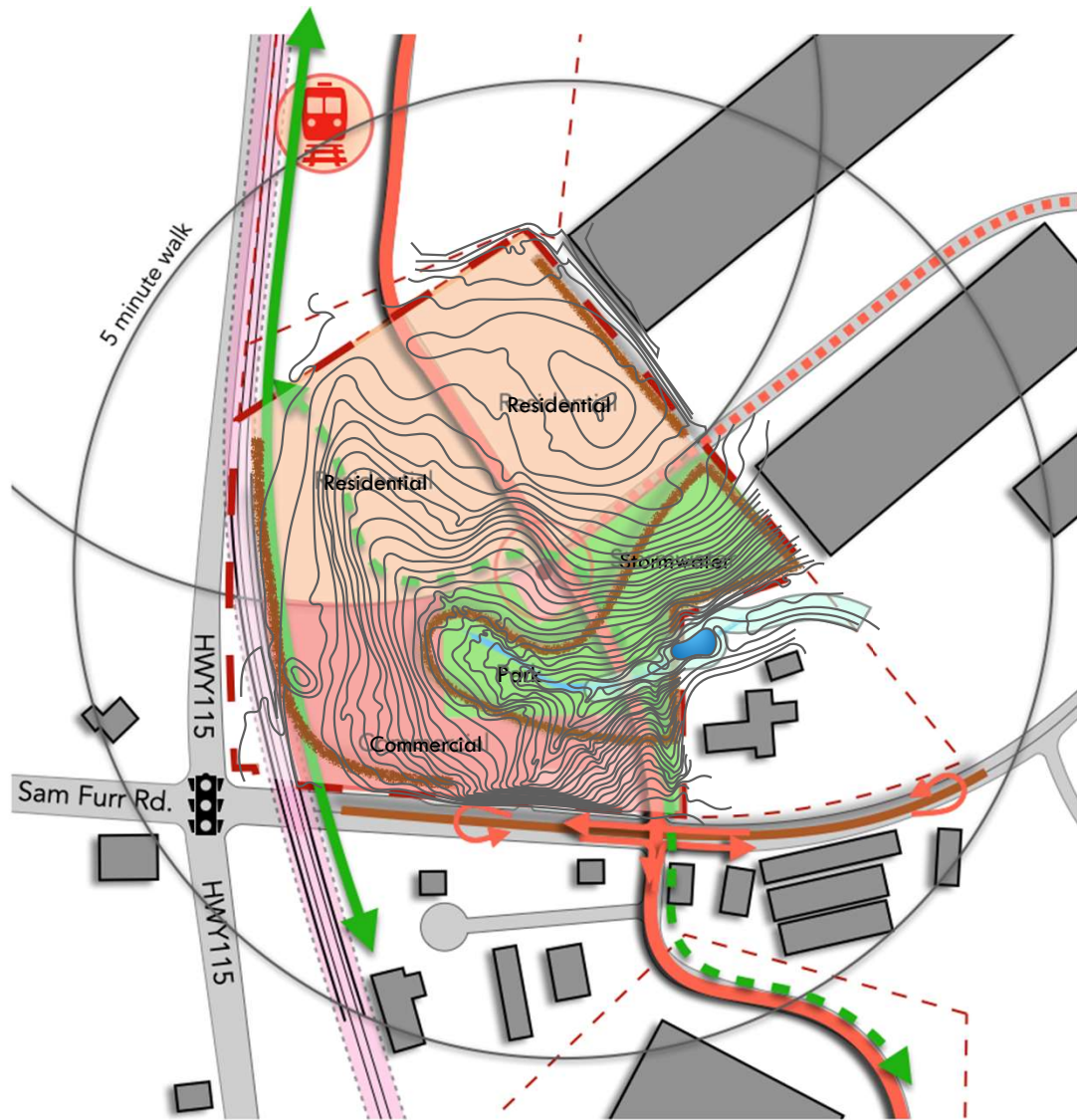
- 500ft radius walking circle
- Pedestrian Open Space Connections



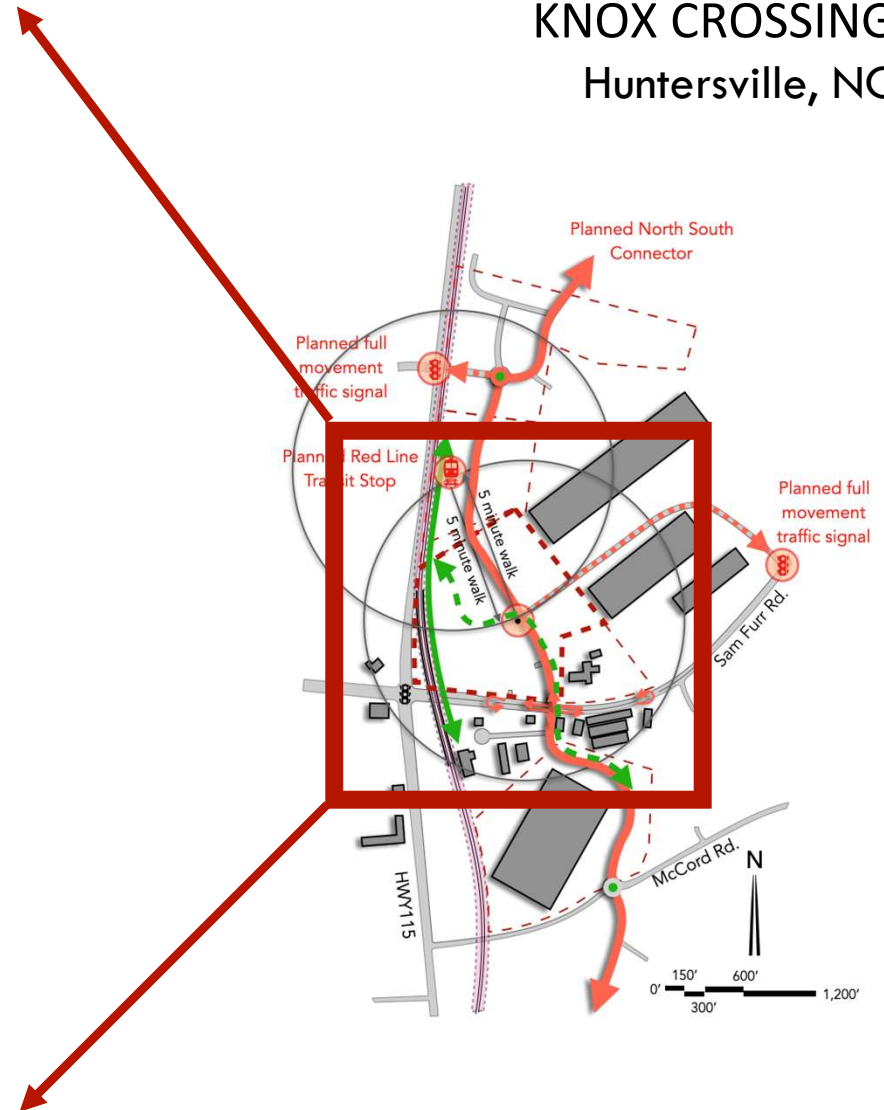
- 1,250ft radius walking circle
- 2,000ft radius walking circle

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COMMERCIAL



MULTIFAMILY



ATTACHED SINGLE FAMILY



ANNEX 25-03 – Huntersville Concord Road

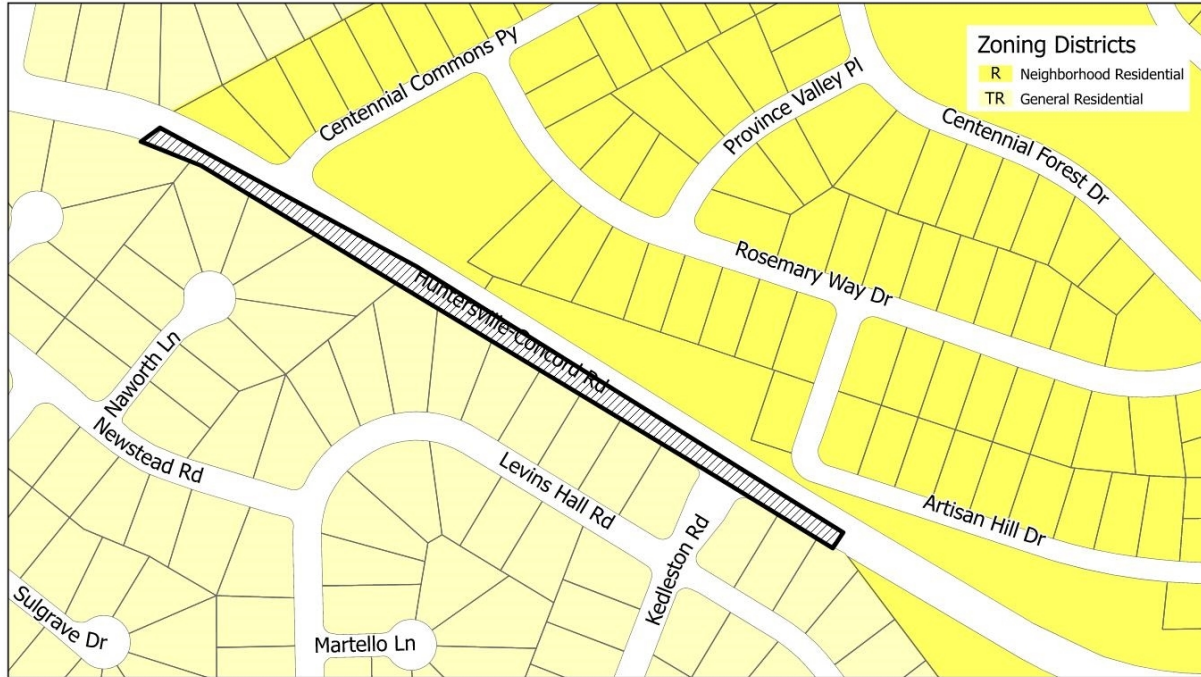
EXHIBIT
9D-1

February 3, 2026

Public Hearing



Property Information



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

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



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



EXHIBIT

9E-1

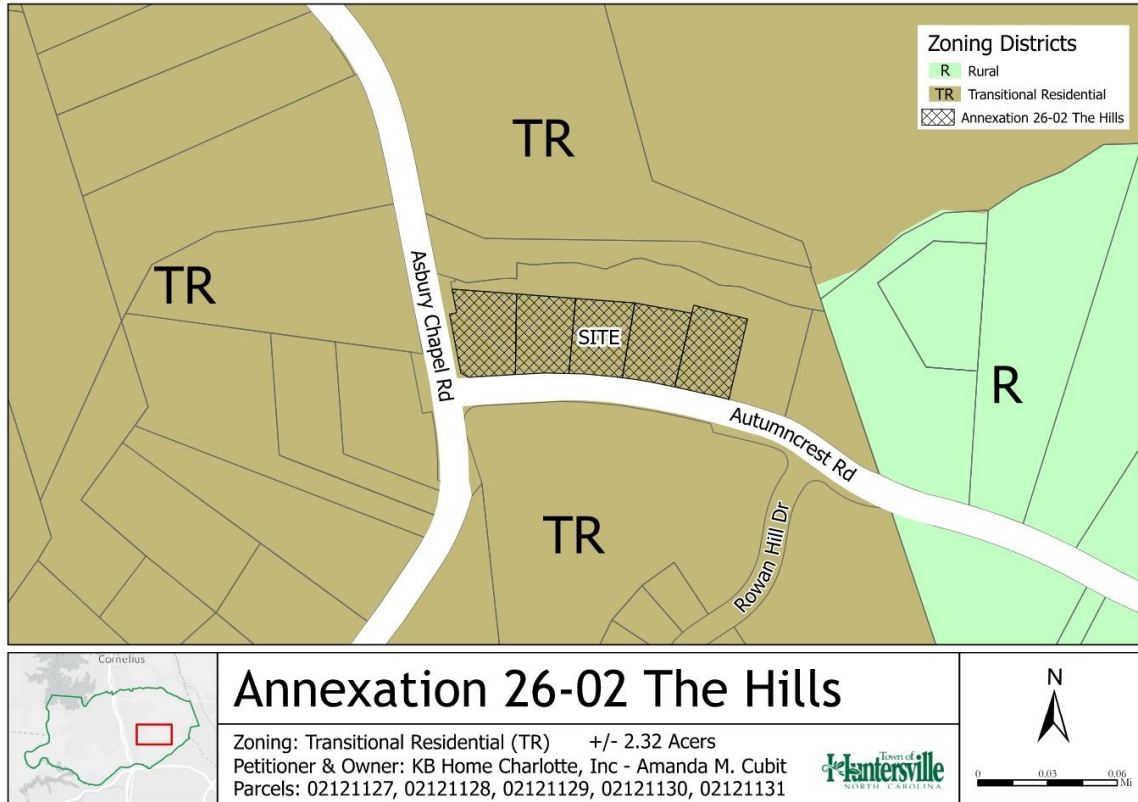
ANNEX 26-02 – Autumncrest Road

February 3, 2026

Public Hearing



Property Information



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



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA

