

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

March 17, 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 March 17, 2026, with a Pre-meeting starting at 5:15 PM.

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

1. Pre-meeting - 5:15 p.m.

1.A. Fiscal Year 2027 Proposed Goals and Solid Waste Fee

Discuss Fiscal Year 2027 Proposed Goals and Solid Waste Fee.

Town Manager Anthony Roberts presented the proposed goals for fiscal year 2027.

Commissioner Quarles asked how are accomplished goals measured. Mr Roberts replied that on the projects list, some items are gone from last year because they have already been achieved. A lot of these goals will come off because they have been achieved or they will be updated for the new fiscal year.

Mayor Clark commented that we will need to have a project for the Town related to the milkweed or some methodology around the preservation of the monarch butterfly.

Commissioner Coronet commented that he wanted to see options for the Arts and Cultural Center. He also wanted to look at options for the Cashion's property.

Commissioner Rivers commented that she would like to go over the goals for housing, which it says seek funding or partnerships to acquire and revitalize/repair homes in areas such as Pottstown and Huntington Green.

Mayor Clark asked the Board to funnel their ideas through her.

Mr Roberts and Deputy Town Manager Jackie Huffman reintroduced the idea of how to cover the cost of the annual solid waste contract. The attached spreadsheet indicates what percentage of the

cost of residential solid waste pick up is covered by the fee currently, and what percentage would be covered if the fee changed to various levels.

While the Town has used a solid waste fee to offset a portion of the residential solid waste fee, that fee has increased in some years, but never covered 100% of the cost of the service. Three different options were discussed:

- 1. Leave the fee at its current \$154 level*
- 2. Increase the fee to some portion (60-100%) of the cost resulting in a fee between \$154 and \$277*
- 3. Reducing the fee to zero and increasing the tax rate by an amount to offset the previous fee (apx 2.1 – 2.25 cents)*

If the tax rate option is chosen, commercial businesses (and personal vehicle owners) would experience a 9.3% tax increase with no offsetting fee savings.

Commissioner Walsh indicated a preference to have the fee cover 100% of the cost of service. Mayor Clark requested confirmation that all homes, regardless of value, pay the same amount, which Ms Huffman confirmed.

Commissioner Coronet asked if the fee was converted into the tax rate, would the coverage need to be addressed every year, which Ms Huffman also confirmed.

Commissioner Quarles asked about surveying the citizens to determine if they have a preference. Deputy Manager Huffman indicated voluntary surveys do not have scientific sample sizes, and frequently do not represent all opinions.

Commissioner Walsh reiterated the need to revisit the cost every year whether the tax or fee method was implemented.

Ms Huffman indicated that there is one more Board meeting scheduled, prior to the May 4 meeting, to include a presentation of the Manager's Recommended Budget.

Solid Waste Fee spreadsheet attached hereto as EXHIBIT 1A-1

2. Call to Order

Mayor Clark called the meeting to order.

3. Moment of Silence

Mayor Clark called for a moment of silence.

4. Pledge of Allegiance

Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations

Ethan Smith presented announcements about:

- *Huntersville Town Takeover at Charlotte Knights game on May 2, a link for tickets is available at: <https://www.huntersville.org/m/newsflash/home/detail/1009>*
- *Huntersville Police Department upcoming events:*

- March 19, 10:45 - Coffee with a Cop at Target
- March 20, 9 to 3 pm - American Red Cross Blood Drive at HPD Training Room
- March 28, 3:30 to 5 pm - Annual Touch-a-Truck event at Lake Forest Church

6. Public Comments

Mayor Clark opened public comments.

1. Peter Neuer spoke against the Glendale development
2. Ingrid Hooks spoke against the Glendale development
3. Lisa Backer spoke against the Glendale development
4. Amy Curtis spoke against the Oak Grove Hill development

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Walsh made a motion to add a call for a public hearing for April 21, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on selling portions of town-owned property (Parcel IDs 019-031-15 and 019-031-16) for economic development.

Commissioner Coronet seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

8. Consent Agenda

Commissioner Quarles made a motion to approve the amended Consent Agenda.

Commissioner Smallwood seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

8.A. March 3, 2026 Town Board Meeting Minutes

Approve the minutes of the March 3, 2026 Town Board Meeting.

Item approved via Consent Agenda

8.B. Resolution of Intent to Close a Portion of North Church Street and Call a Public Hearing

Resolution of Intent to close a portion of North Church Street and call a public hearing to abandon the closed section.

Item approved via Consent Agenda

8.C. Resolution of Intent to a Close a Portion of West Church Street and Call a Public Hearing

Resolution of Intent to a close a portion of West Church Street and call a public hearing to abandon and recombine the area.

Item approved via Consent Agenda

8.D. NCDOT NC 73 Parcel Property Acquisition

NCDOT Property Acquisition on Town owned parcel 00938113 related to the R-5721B Project

Item approved via Consent Agenda

8.E. Martin Starnes Audit Contract

The Town bid audit services in fiscal Year 2023 and Martin Starnes was selected. This is the fourth year of the agreement. Staff recommends that we re-engage Martin Starnes & Associates for the 2025-2026 financial audit.

Item approved via Consent Agenda

8.F. Mecklenburg County Property Tax Refund

Attached is the Refund report from Mecklenburg County. This report contains one refund totaling \$164.25 which includes \$6.70 in interest. The refund is the result of the Board of Equalization and Review.

Item approved via Consent Agenda

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

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

(Item added by Board motion during Agenda Changes)

Item approved via Consent Agenda

9. Public Hearings

(No Public Hearings)

10. Other Business

10.A. Petition #R25-12 Oak Grove Hill Revision #3

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

Brian Richards stated that both the applicant and staff are in support of deferring the item to the April 21, 2026 meeting.

Commissioner Quarles made a motion to defer petition R25-12, a request by Carver Bowman, LLC to revise the existing approved rezoning R22-05 for the Oak Grove Hill development for neighborhood

*residential, conditional, district to neighborhood residential conditional district with a revised site plan layout of phase three to April 21, 2026 at the Town Board meeting.
Commissioner Smallwood seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0*

- Deferral request attached hereto as EXHIBIT 10A-1

10.B. Petition #R25-15: Old Statesville Road Mixed Use

Consider a decision 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 the Staff Report. The applicant, Tom Burr with High Street Development, spoke, along with Bridget Grant with Moore&VanAllen Law, and Craig Berwick with Siemens Whiteside, who spoke on behalf of the applicant.

Mayor Clark asked about the stream mitigation plan, option eight, and what it entails and means for the site. Mr Burr replied in the furthest west portion, it's classified as a perennial stream and that carries a 100-foot buffer. Through collaboration with staff and commissioners, we reworked the plan. We were able to move the development fully out of disturbing that area in its entirety. And I think the balance then of the stream classifications are intermittent streams. The vast majority of that carries a 30-foot buffer associated with it, and we're also staying out of it from a disturbance perspective. There's a small area, maybe it's about 10,000 square feet or so, primarily to construct the public street B. We've chosen to, as the ordinance allows, go with the option to essentially pay mitigation fee credits and with the intention of that being routed to another creek restoration project or something similar within the town, keeping those funds there.

Mayor Pro Tem Hunt asked about the stormwater technologies that will be employed on the site. Mr Burr replied that there are two stormwater detention facilities that are planned for the project. The one on the south side is a surface stormwater retention pond and on the north side (not shown on the plan because it'll be underground) is an underground sand filter system. We're required to control for the 2, 10 and 50-year storm event with the detention facilities that are being planned on the property. And because of it staying out of the intermittent stream portion and the stream buffer itself, two facilities will be on either side of that buffer area to be able to meet ordinance and water quality control requirements.

Mayor Pro Tem Hunt asked if the trees are being replanted or mitigated? Mr James replied that there was a text amendment to require a full 50% of the required, so that's a modification. But this plan isn't fully vetted as far as where room would be for planted trees - it's either planted or tree bank fund or a mix of. We typically get into that in a construction plan and sometimes at the conceptual level. Mr Burr also replied that it will be a blend of the two - and as the plan is advanced and into the construction document phase, we will do our best to prioritize replanting as much as possible.

Mayor Pro Tem Hunt asked if, along with the intermittent stream, the small wetland is being mitigated? Mr Burr replied, no, that it doesn't qualify under the same ordinance requirement. Mr

Berwick also replied that the wetlands, the mitigation for the stream is for the 30-foot buffer that we're disturbing. That buffer does not go around the wetlands, so there is no requirement to mitigate the wetlands as they don't have a discernible channel in them. They didn't need a 30-foot buffer.

Commissioner Smallwood asked about the sand filtration system and what it is going to look like for the lake/pond - what the anticipated lifespan, maintenance, pre-treatment, etc. Mr Berwick replied that the sand filter is the best stormwater device to treat water. All the first inch of rainfall that goes on this site has to go through the sand. It can't just go straight into the stream. All that first inch of rainfall will be filtered into the sand. It'll remove most of the nutrients or any oils and things like that. It is really good at water quality treatment. On top of that, that's where we do the volume detention. For our 2, 10, and 50-year storms, we'll require that whatever was leaving the site in a precondition, we can't increase the volume leaving the site in a post condition - so it's not going to get worse on those storm events. Maintenance of sand filters, they last about, let's say, about 20 years. There is a maintenance plan that you have to follow with it, takes yearly inspections and everything like that.

Commissioner Walsh made a motion to approve rezoning Petition R25-15, Old Statesville Mixed-Use, with the following conditions:

- 1. 100% attached housing is permitted.*
- 2. 60% ground floor commercial is not required within the mixed-use buildings, however, the commercial layout shown on the plan is the minimum required with no more than 20% of that square footage dedicated to office use.*
- 3. Plan may mitigate tree save, with options permitted by the ordinance.*
- 4. The intermittent stream may be disturbed as shown on the plan using option 8 permitted by the ordinance.*
- 5. Building C may be increased from 36 feet to 48 feet.*
- 6. Petitioner commits to construct the improvements identified and/or recommended in the TIA and any required to meet Article 14 of the Town Zoning Ordinance. If the proposed change in density and/or intensity of use requires new scoping and an updated TIA per ordinance requirements, the new scoping and updated TIA shall be completed and submitted for review and approval by Town staff prior to approval of preliminary plans/construction drawings. All town staff comments on TIA scoping and TIA(s) reports must be addressed.*
- 7. Any remaining staff comments, including comments related to plan notes, must be addressed.*

It is reasonable and in the public interest to approve this rezoning with the recommended revisions as the plan is consistent with future land use implementation policies LU 2.1, LU5.1, LU 6.1, LU-6.2, LU 7.1, LU-10, T3.1 of the Huntersville 2040 Community Plan. The proposal is consistent with the Huntersville 2040 Community Plan policies and furthermore, provides a rich mix of services and housing within close proximity to our downtown.

Commissioner Coronet seconded the motion.

Motion Passed with Yes 5, No 1, Abstained 0

No Vote: Mayor Pro Tem Hunt

- PowerPoint attached hereto as EXHIBIT 10B-1

10.C. 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 stated that both staff and the applicant recommend deferral of the item R25-16 to the April 21 meeting to address staff comments.

Commissioner Smallwood made a motion to defer item 10C, petition R25-16 to April 21, 2026 at 6:00 PM at Town Hall.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

- Deferral request attached hereto as EXHIBIT 10C-1

10.D. Fire Station #5 Preliminary Services Contract

Consider awarding a preliminary services contract to Edifice, LLC to initiate design of Fire Station #5.

Emily Sloop spoke about the contract.

Mayor Pro Tem Hunt made a motion to approve the preliminary services contract with Edifice LLC to initiate design of Fire Station #5.

Commissioner Walsh seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

10.E. Appropriate General Fund Balance for Fire Station #5

Appropriate General Fund balance (103890.9999) in the amount of \$1,250,000 for site preparation and design expense of Fire Station #5 (105400.0590.22003).

Pattie McGinnis spoke about the fund appropriation.

Commissioner Coronet made a motion to approve appropriating general funds balance for Fire Station No. 5.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

10.F. Reimbursement Resolution for Fire Station #5

Consider adopting the attached Reimbursement Resolution for the site preparation, design and engineering of Fire Station #5. This resolution will allow the Finance Director to reimburse the General Fund for Capital Expenditures, as described in the resolution, incurred prior to the issuance of tax-exempt obligations as described in the resolution.

Pattie McGinnis spoke about the reimbursement resolution.

Commissioner Smallwood made a motion to approve the reimbursement resolution for Fire Station #5.

Mayor Pro Tem Hunt seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

10.G. NCMPA1 - Ordinance

Consider adopting an Ordinance determining that it is in the best interests of the Town of Huntersville to approve and authorize the execution and delivery of an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency Number 1 and an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency Number 1.

Kevin Josupait, Electric Systems Manager, spoke about Public Power utilities, specifically North Carolina Municipal Power Agency Number 1.

Commissioner Rivers made a motion to adopt an Ordinance determining that it is in the best interest of the Town of Huntersville to approve and authorize the execution and delivery of an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency Number 1 and an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency Number 1.

Commissioner Quarles seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

- PowerPoint attached hereto as EXHIBIT 10G-1

10.H. NCMPA1 - Amended and Restated Project Power Sales Agreement

Consider approving the Amended and Restated Project Power Sales Agreement between North Carolina Municipal Power Agency Number 1 and the Town of Huntersville.

Commissioner Quarles made a motion to approve the Amended and Restated Project Power Sales Agreement between North Carolina Municipal Power Agency Number 1 and the Town of Huntersville.

Commissioner Coronet seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

10.I. NCMPA1 - Amended and Restated Supplemental Power Sales Agreement

Consider approving the Amended and Restated Supplemental Power Sales Agreement between North Carolina Municipal Power Agency Number 1 and the Town of Huntersville.

Commissioner Walsh made a motion to approve the Amended and Restated Supplemental Power Sales Agreement between North Carolina Municipal Power Agency Number 1 and the Town of Huntersville.

Commissioner Quarles seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

10.J. Environmental Sustainability Committee Appointments

Consider appointing four (4) members to the Environmental Sustainability Committee, due to three expiring terms and one resignation, from 9 applicants.

1. Three-year term, expiring 3/31/2027 (Dan Fogel served one partial term and resigned)
2. Three-year term, expiring 3/31/2029 (Trisha Knigh has served one term, and is eligible, and has applied for another term)
3. Three-year term, expiring 3/31/2029 (Anne Marie O'Neill has served one partial term, and is eligible, and has applied for another term)
4. Three-year term, expiring 3/31/2029 (Tim Sanborn has served one term, and is eligible, and has applied for another term)

Mayor Pro Tem Hunt made a motion to Appoint Tim Sanborn to a partial three-year term expiring March 31, 2027.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

Mayor Pro Tem Hunt made a motion to Appoint Trish Knight, Anne Marie O'Neill and Lisa Zelina, each, to a three-year term, expiring March 31, 2029.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

10.K. Public Arts Commission Appointment

Consider appointing one (1) member to the Public Arts Commission, due to one expiring term, from 6 applicants.

1. Three-year term, expiring 3/31/2029 (Christina Stout has served one partial term, and is eligible, and has applied for another term)

Commissioner Coronet made a motion to Appoint Christina Stout to a three-year term expiring March 31, 2029.

Mayor Pro Tem Hunt seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

11. Closing Comments

Mayor Clark asked for any closing comments.

Commissioner Smallwood wished everyone a Happy St. Patrick's Day, and that tomorrow is her Dad's birthday, which is the first one without him, and asked everyone to think about family.

Commissioner Quarles thanked the Huntersville Fire Department because he didn't want them to be taken for granted for all the work they do. He spoke of an incident last week when a fire truck, did a u-turn off McIlwaine Rd, when they saw a stopped car. In that car was his daughter. To show his appreciation, he is treating the firefighters to dinner on Friday at 6:00 pm, and invited anyone to join him.

Commissioner Rivers gave a big congratulations to the Pottstown Heritage Group as they acquired and purchased land in the Pottstown community and the ribbon cutting event last Thursday was phenomenal. She also wished everyone a Happy St. Patrick's Day.

Commissioner Walsh wished everyone a Happy St. Patrick's Day.

Commissioner Coronet wished everyone a Happy St. Patrick's Day. He also thanked the staff and applicants for all they worked on the past week and that he appreciated everybody's cooperation and help in getting all these things across the board.

12. Adjourn

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

Commissioner Smallwood seconded the motion.

The motion Passed.

Mayor Clark adjourned the meeting.

These Board Minutes were approved this the 21st day of April 2026.

Catherine Cook, Deputy Town Clerk



EXHIBIT
1A-1

Solid Waste Fee	Fee collected at 22,649 Household Units	97% Collection Rate	Percent of Contract Cost Covered	If 100% collected
80	\$1,811,920	\$1,757,562	29.0%	29.9%
90	\$2,038,410	\$1,977,258	32.6%	33.7%
100	\$2,264,900	\$2,196,953	36.3%	37.4%
110	\$2,491,390	\$2,416,648	39.9%	41.1%
120	\$2,717,880	\$2,636,344	43.5%	44.9%
130	\$2,944,370	\$2,856,039	47.1%	48.6%
140	\$3,170,860	\$3,075,734	50.8%	52.3%
150	\$3,397,350	\$3,295,430	54.4%	56.1%
154	\$3,487,946	\$3,383,308	55.9%	57.6%
160	\$3,623,840	\$3,515,125	58.0%	59.8%
170	\$3,850,330	\$3,734,820	61.7%	63.6%
180	\$4,076,820	\$3,954,515	65.3%	67.3%
190	\$4,303,310	\$4,174,211	68.9%	71.0%
200	\$4,529,800	\$4,393,906	72.5%	74.8%
210	\$4,756,290	\$4,613,601	76.2%	78.5%
220	\$4,982,780	\$4,833,297	79.8%	82.3%
230	\$5,209,270	\$5,052,992	83.4%	86.0%
240	\$5,435,760	\$5,272,687	87.0%	89.7%
250	\$5,662,250	\$5,492,383	90.7%	93.5%
260	\$5,888,740	\$5,712,078	94.3%	97.2%
262	\$5,934,038	\$5,756,017	95.0%	98.0%
270	\$6,115,230	\$5,931,773	97.9%	101.0%
277	\$6,273,773	\$6,085,560	100.5%	103.6%

Catherine Cook

EXHIBIT

10A-1

From: Whitney Hodges <whitneyhodges@gmail.com>
Sent: Friday, March 20, 2026 10:15 AM
To: Lauren Speight
Subject: Deferral Request for R25-12

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, Board of Commissioners, Town Staff

Please accept this email as our request to defer final action to April 21, 2026. We are continuing to work on a solution that addresses community concerns. We would like to use this time to hold a second community meeting on March 31, 2026, at 7 pm at Hopewell Presbyterian Church, 10500 Beatties Ford Road, Huntersville, NC 28078.

Letters will be sent by first-class mail to all property owners on our original notification list. Joe Sailors is also using his contact list to reach out to other Westminster neighbors who may be outside of the notification boundary.

Thank you for considering this deferral.

Whitney

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Whitney Hodges, AICP
[Bowman Development Group](#)
13815 Cinnabar Place
Huntersville, NC 28078
704.929.8396 (m)
704.875.9705 (f)

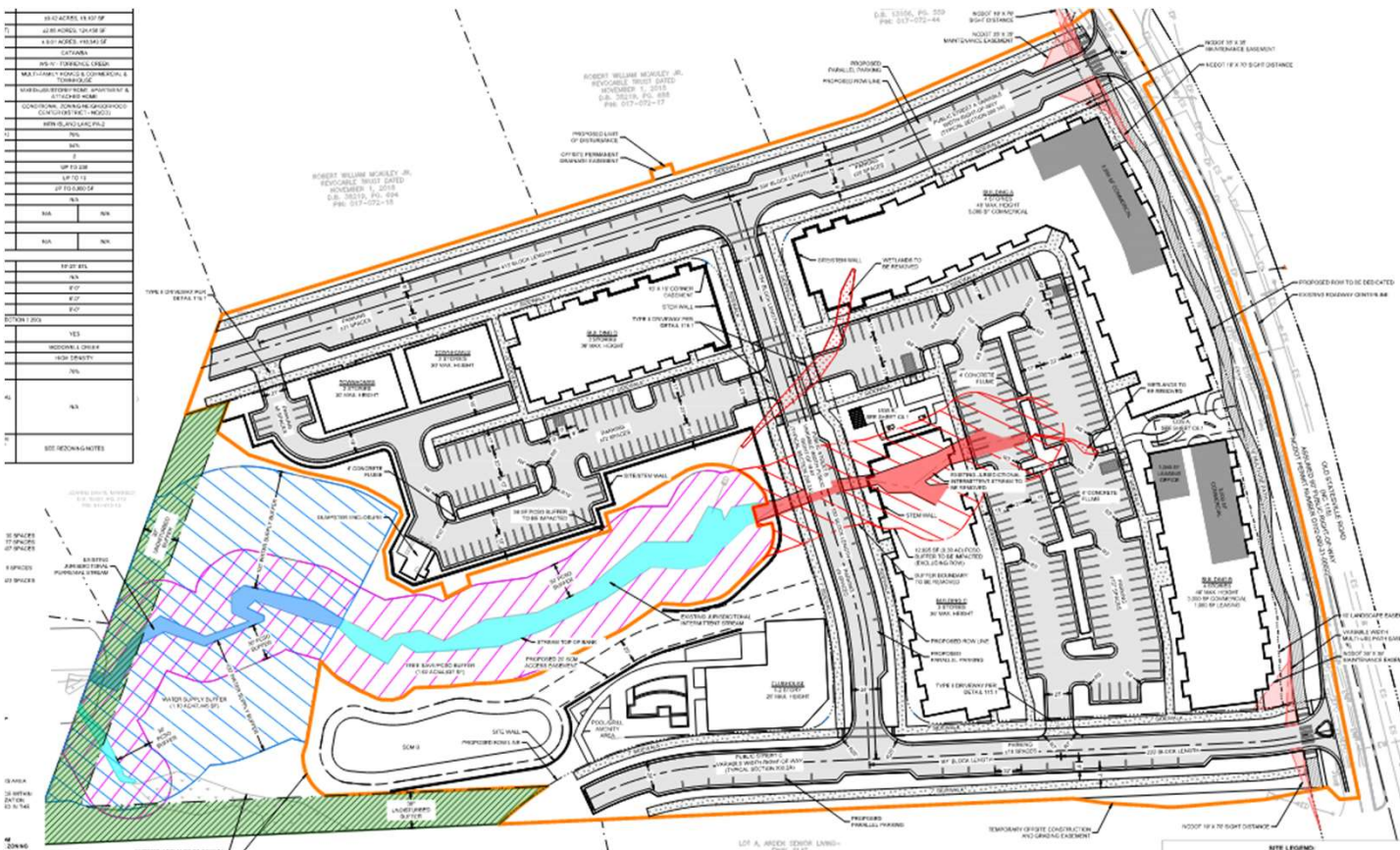
EXHIBIT
10B-1

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

Town of
Huntersville
NORTH CAROLINA

Proposed Site Plan(Planning Board and Public Hearing)

- Mixed Use Subdivision- 7 Buildings(2 Mixed Use ,2 Apartment Buildings, 2 Townhome buildings, 1 Clubhouse.
- Up to 248 Total Residential Units
- 10 Attainable units for 15 years- (4 at 80%AMI, 6 at 100%AMI).
- 4 Modification Requests (Detailed in next slides)



New Plan Shared- 3/10 (Submittal Deadline 3/4)

- Items addressed:
 - a) Building D converted to Townhomes
 - b) Building A went from 5,000 to 7,482 Square Feet of Commercial Space (Max 20% total office for A&B)
 - c) Building B went from 3,000 to 4,018 Square Feet of Commercial Space (Max 20% total office for A&B)
- Additional Modification: (Height Increase Building C)
 - Building C Apartment Building Type increase from 36' max to 48' max to make up for lost units of Building D conversion to Townhomes. (staff in favor-moves density appropriately)



New Plan Shared- 3/10 (Submittal Deadline 3/4)

8 ACRES, 124,488 SF
31 ACRES, 418,728 SF
CATAWBA
14 TOWNHOUSE CREEK
LYONS & COMMERCIAL & TOWNHOUSE
STONEHUNT APARTMENT & ATTACHED HOME
AL CONING NEIGHBORHOOD RE-DISTRICT (NC20)
HIGHLAND LAKE PA-2
75%
51%
2
UP TO 25
UP TO 11,800 SF
NA
NA
NA
10-20' R/L
NA
8' 0"
8' 0"
8' 0"
YES
WOODWELL CREEK
HIGH DENSITY
75%
NA
REZONING NOTES

JOSHUA DAVID SHARRIS
 818-480-7537
 PH: 017-072-18

EXISTING ADDITIONAL PERENNIAL STREAM

100' WIDE BUFFER

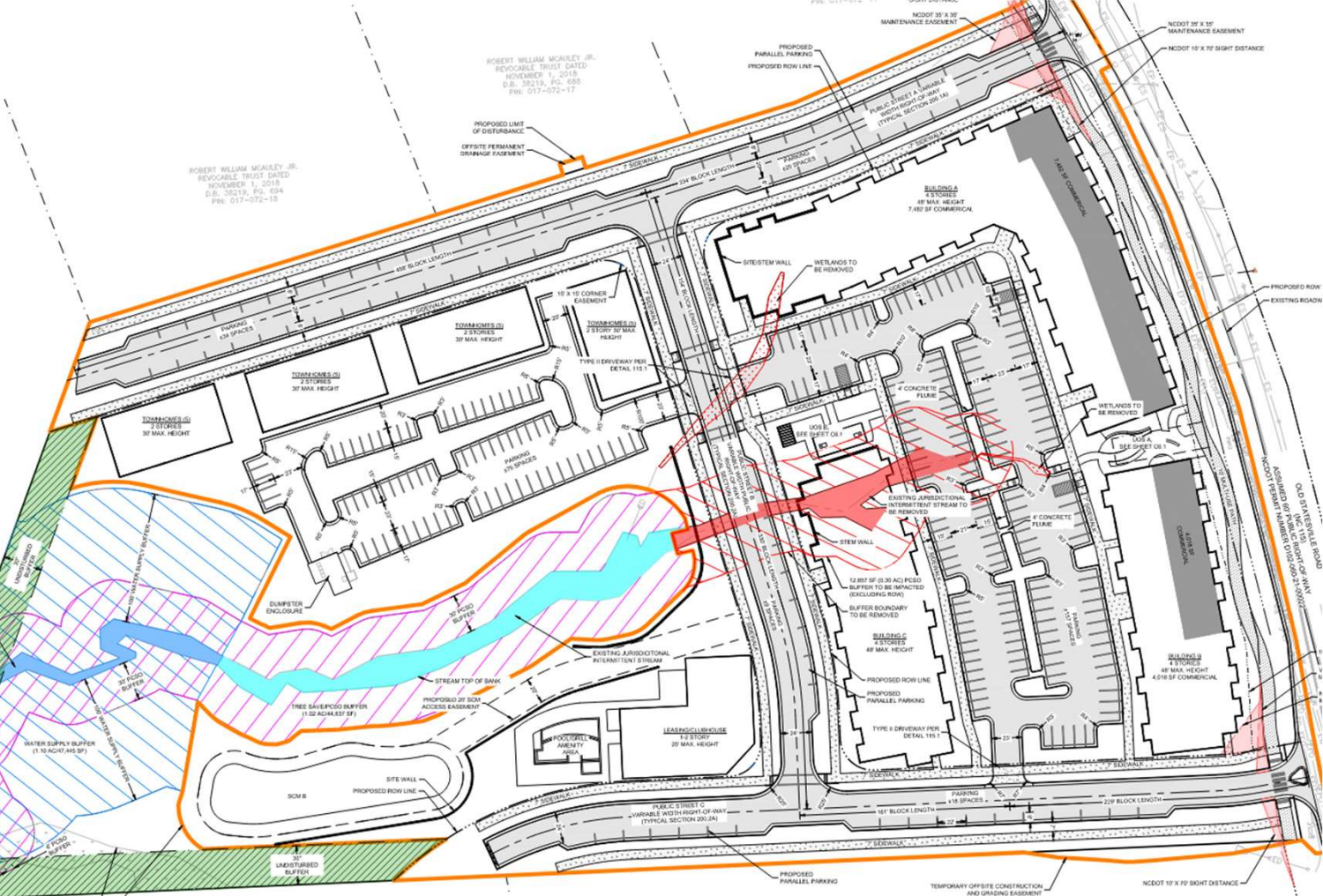
100' WIDE BUFFER

100' WIDE BUFFER

WATER SUPPLY BUFFER (1.12 ACRES 483 SF)

10' FLOOD BUFFER

10' UNDISTURBED BUFFER

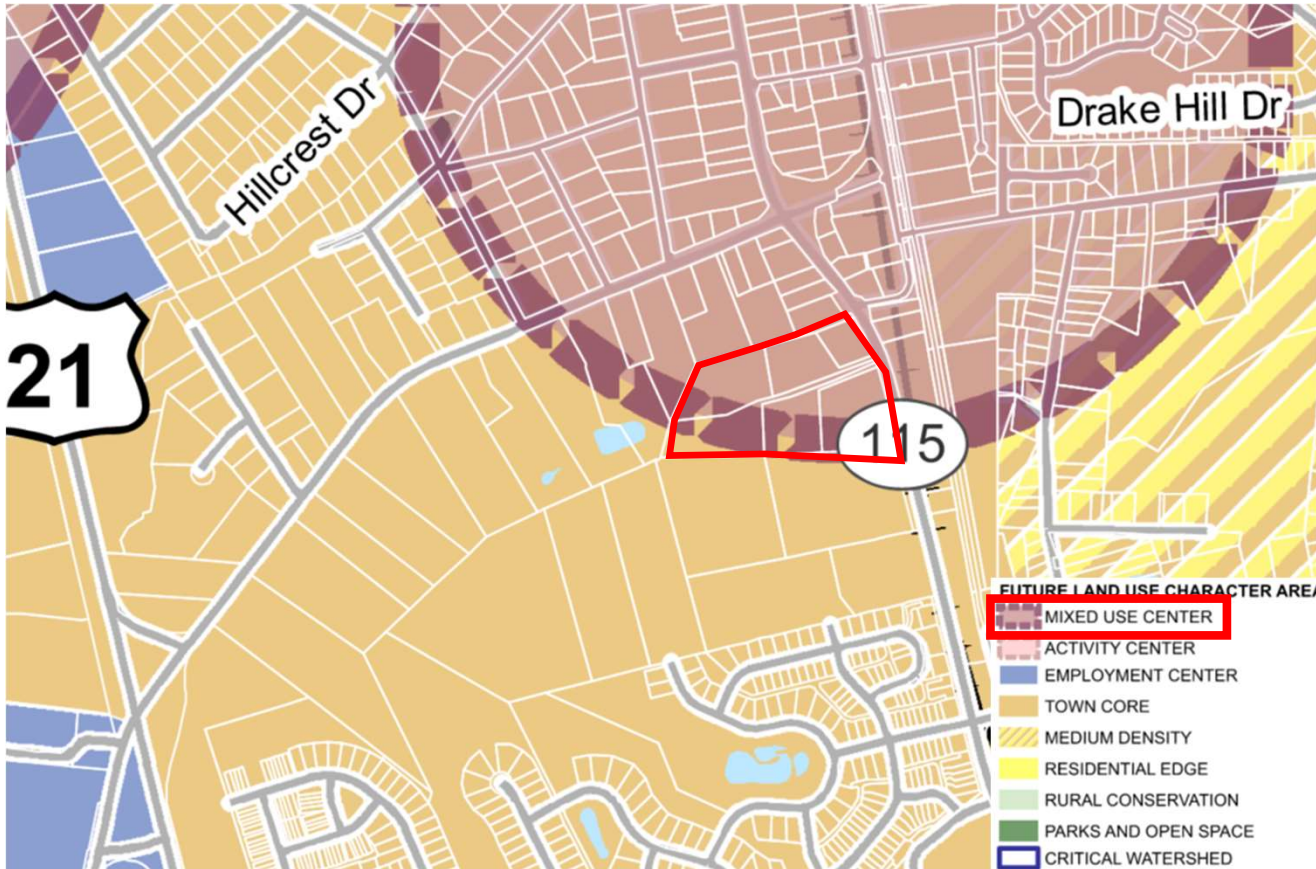


Modifications

- 100% Attached Housing
 - Staff supports because of provided attainable housing units(10) and revision of additional townhomes (Planning Board and Staff recommendations).
- 60% Commercial Ground Floor Requirement (Mixed-Use Buildings)
 - Staff supports with added commercial space (Planning Board and Staff recommendations)
- 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.
- Intermittent Stream Encroachment/Disturbance
 - Staff can support this with option 8 offered(Mitigation Credits)
- Height Increase for Building C
 - Staff supports. Moves density to a more appropriate location on site. (see next slide)



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



Planning Board Recommendation

- Recommendation for Denial 9-0
 - Too low of a mix of housing options (recommendation is for more townhomes).
 - Commercial Square footage too low.
- Inconsistent with policy LU6, LU7, LU11.

Staff Recommendation/Consistency Statement:

In considering the proposed rezoning amendment petition R25-15, Old Statesville Road Mixed Use, staff does support the plan with the following conditions:

- 1) 100% attached housing is permitted,
- 2) 60% ground floor commercial is not required, however, the commercial layout shown on the plan is the minimum expected with no more than 20% of that square footage dedicated to office use,
- 3) plan may mitigate tree save with options permitted by the ordinance,
- 4) the intermittent stream may be disturbed as shown on the plan using option 8 permitted by the ordinance,
- 5) Building C may be increased from 36-feet to 48 feet in height,
- 6) Petitioner shall comply with the recommendations of the TIA. If the proposed change in density and/or intensity of use requires new scoping and an updated TIA per ordinance requirements, the new scoping and updated TIA be shall be completed and submitted for review and approval by Town staff. All town staff comments on completed scoping and TIA(s) must be addressed.
- 7) Any remaining staff comments are addressed.

It is reasonable and in the public interest to approve this rezoning with the recommended revisions as the plan is consistent with future land use implementation policies LU 2.1, LU5.1, LU 6.1, LU-6.2, LU 7.1, LU-10, T3.1. The proposal is consistent with the Huntersville 2040 Community Plan policies and furthermore, provides a rich mix of services and housing within close proximity to our downtown.



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



Architectural Elevations (Vertical Mixed Use-Apartments)



DRAFT



Architectural Elevations (Townhomes & Clubhouse)



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.

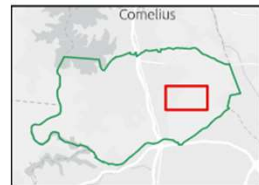
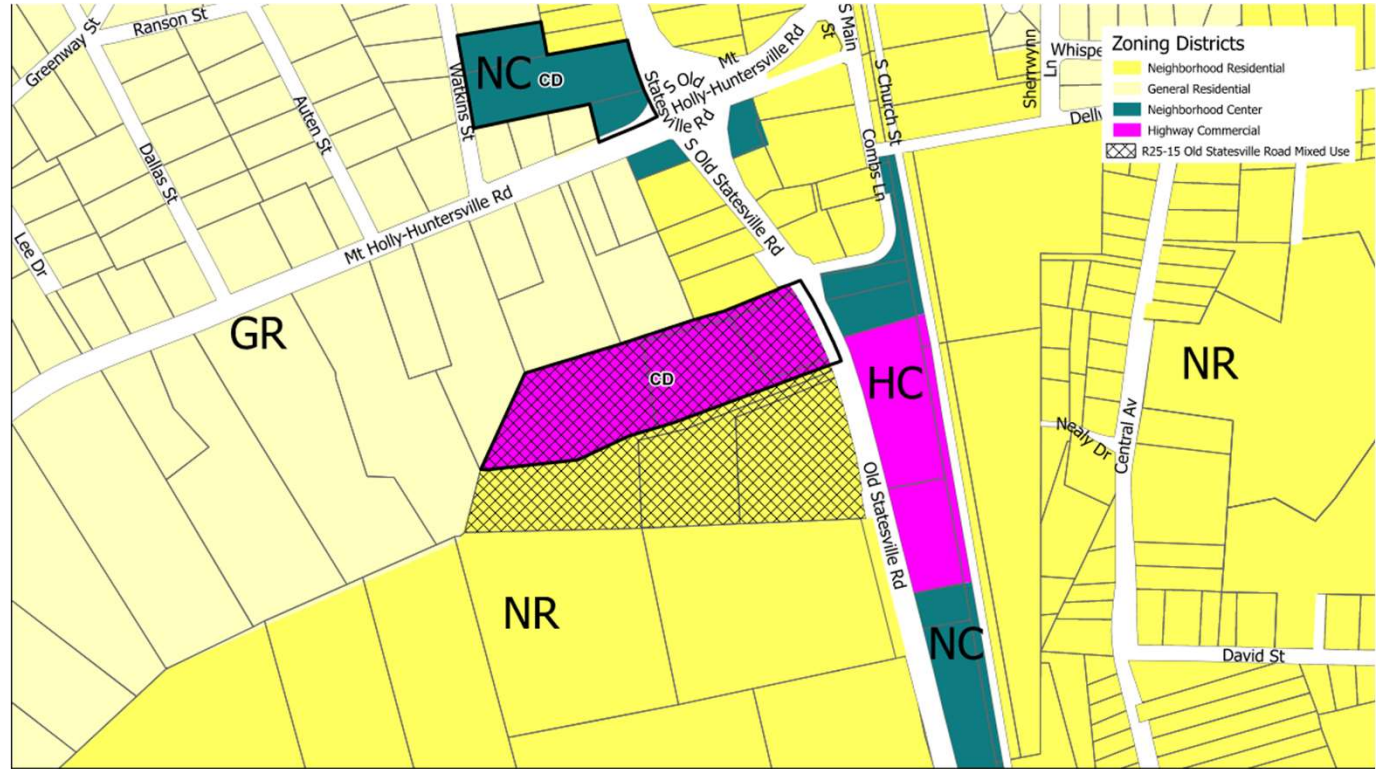
Rezoning Request:

Current

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

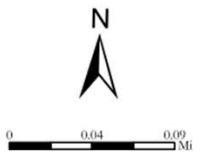
Proposed

- 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



Updates:

- 30-Foot Vegetated Perimeter Buffer
 - Revised Plan Meets Ordinance Standards
- Variance Required- 100-Foot Perennial Stream Buffer disturbance (see next slide)
 - Revises plan removes all development out of buffer boundaries





HIGH STREET DISTRICT DEVELOPMENT,
A Subsidiary of Trammell Crow Company

OLD STATESVILLE ROAD MIXED-USE

Town Board Meeting

March 17, 2026

6:00 p.m.

Moore&VanAllen

PROPOSED PLAN EVOLUTION: OVERALL SUMMARY



Summary Project Details	JUNE 5, 2025 ORIGINAL PRE-DEVELOPMENT MEETING PLAN	NOVEMBER 3, 2025 INITIAL REZONING & SKETCH PLAN SUBMITTAL	MARCH 10, 2026 CURRENT REZONING & SKETCH PLAN SUBMITTAL
# Affordable Units	None	8	10
Commercial SF	None	6,000 SF	11,500 SF
# Multifamily Units	Up to 270	Up to 259	Up to 225
# Townhomes	None	None	Up to 20
Impacts to 100' Stream Buffer	Yes	Yes	No
Public Roads to Boundary	One (Southern Only)	One (Southern Only)	Two (Northern & Southern)
Undisturbed 30' Boundary	No	No	Yes
Urban Open Spaces	Multiple	Multiple	Multiple; Enhanced Design
Surface Storm / Below Ground	Two // None	One // One	One // One
Tree Canopy Saved (%)	15%	15%	28%

SIGNIFICANT PLAN CHANGES SINCE PLANNING BOARD MEETING

SKETCH PLAN AT FEB 24th PLANNING BOARD



CURRENT SKETCH PLAN



KEY PLAN CHANGES SINCE PLANNING BOARD

- (1) Prior 3-Story Building D Replaced with Townhomes = Enhanced Mix of Housing & More Intentional Density Step-Down.
- (2) Focused Increase of Ground-Floor Retail/Commercial Area Fronting Most Public-Facing NC-115. 100% of Building A Frontage + Majority Building B Frontage = Now 11,500 SF. 20% Cap on Office Use.
- (3) Building C Height Limit Increased to 4-Story (48') Maximum. Logical Site Placement Without Single-Family Adjacent to Better Material Changes Above.



CURRENT PROPOSED SKETCH PLAN (3/10/26 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** TRASH COMPACTOR
- H** MULTI-USE PUBLIC PATHWAY
- I** ON-STREET PUBLIC PARALLEL PARKING
- J** ROAD STUB (FUTURE CONNECTION)
- K** UNDERGROUND STORMWATER DETENTION

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 11,500 SF
 MULTIFAMILY UNITS: UP TO 225 UNITS
 TOWNHOMES: UP TO 20 TOWNHOMES
 ATTAINABLE UNITS: 10 UNITS

PUBLIC IMPROVEMENTS

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



RESPONSES TO STAFF COMMENTS: UNDERSTANDING STAFF IN FAVOR OF CURRENT PLAN

Staff Comment	Changes Reflected in Current Plan Set to Resolve
1. Convert Apartment Building D to Townhomes	Building D replaced fully with 2-story townhome buildings.
2. Increase Commercial Percentage in Mixed-Use Buildings A & B	<p>Focused and significant rentable ground-floor retail/commercial area increase in primary Old Statesville Road frontage of Buildings A & B (before any interior building corridors).</p> <p>Under this focused approach, all of Building A and 60% of Building B ground-floor frontage now commercial/retail area = 11,500 SF.</p>
3. Move Development Out of Perennial Stream Buffer	All impacts and disturbances to 100' perennial stream buffer eliminated.
4. Redesign Open Space to Be More Active/Functional	Additional urban open space details that meet/exceed urban design goals with enhanced activation and functionality included.
5. Maintain Natural Vegetation in 30-Foot Buffers	Identified 30-foot buffer areas maintained as undisturbed.

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 – Mixture of Uses & Housing Types
- Thoughtful & Varied Residential Options to Activate & Support Downtown
- Flexible Commercial/Retail 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.

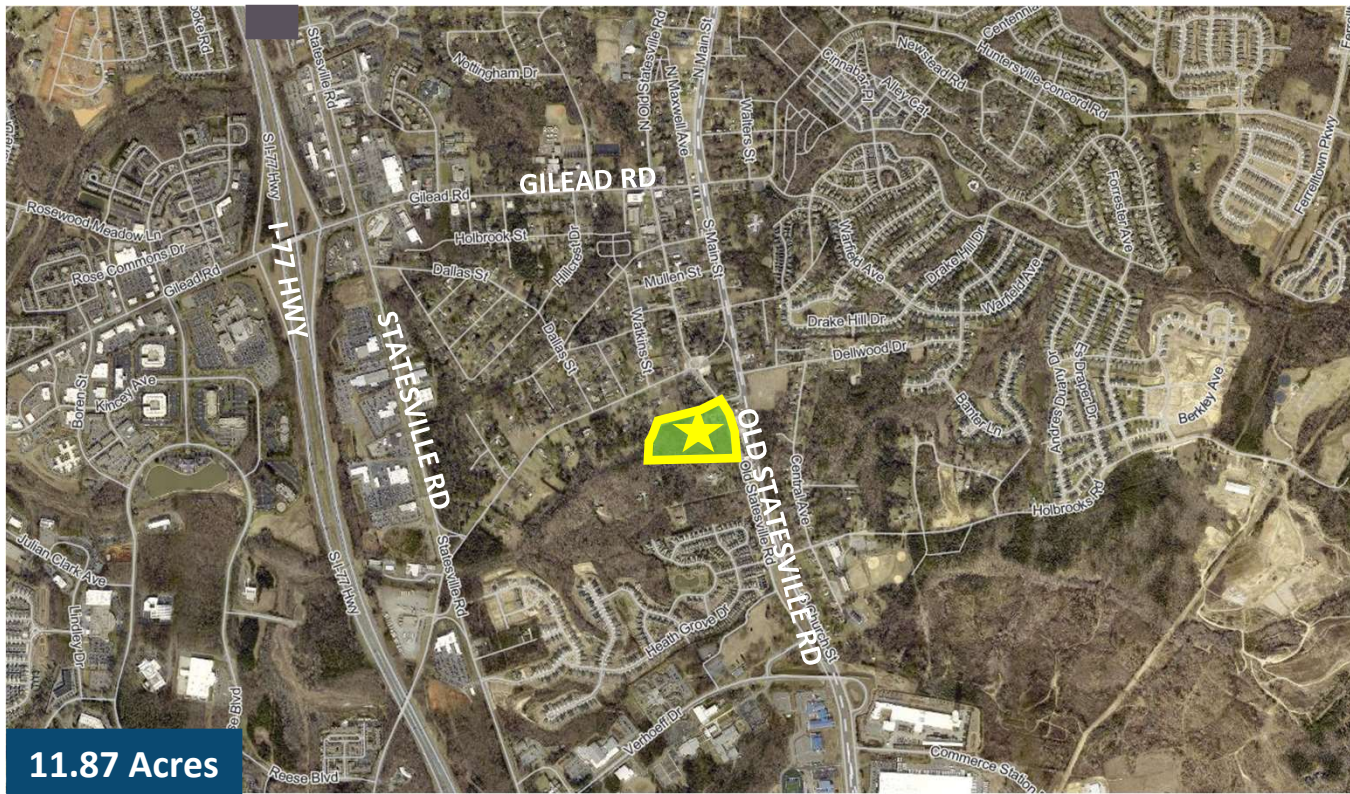


GREENWAYS & TRAILS
Connect 30,000 residents to greenways and trails by 2030.



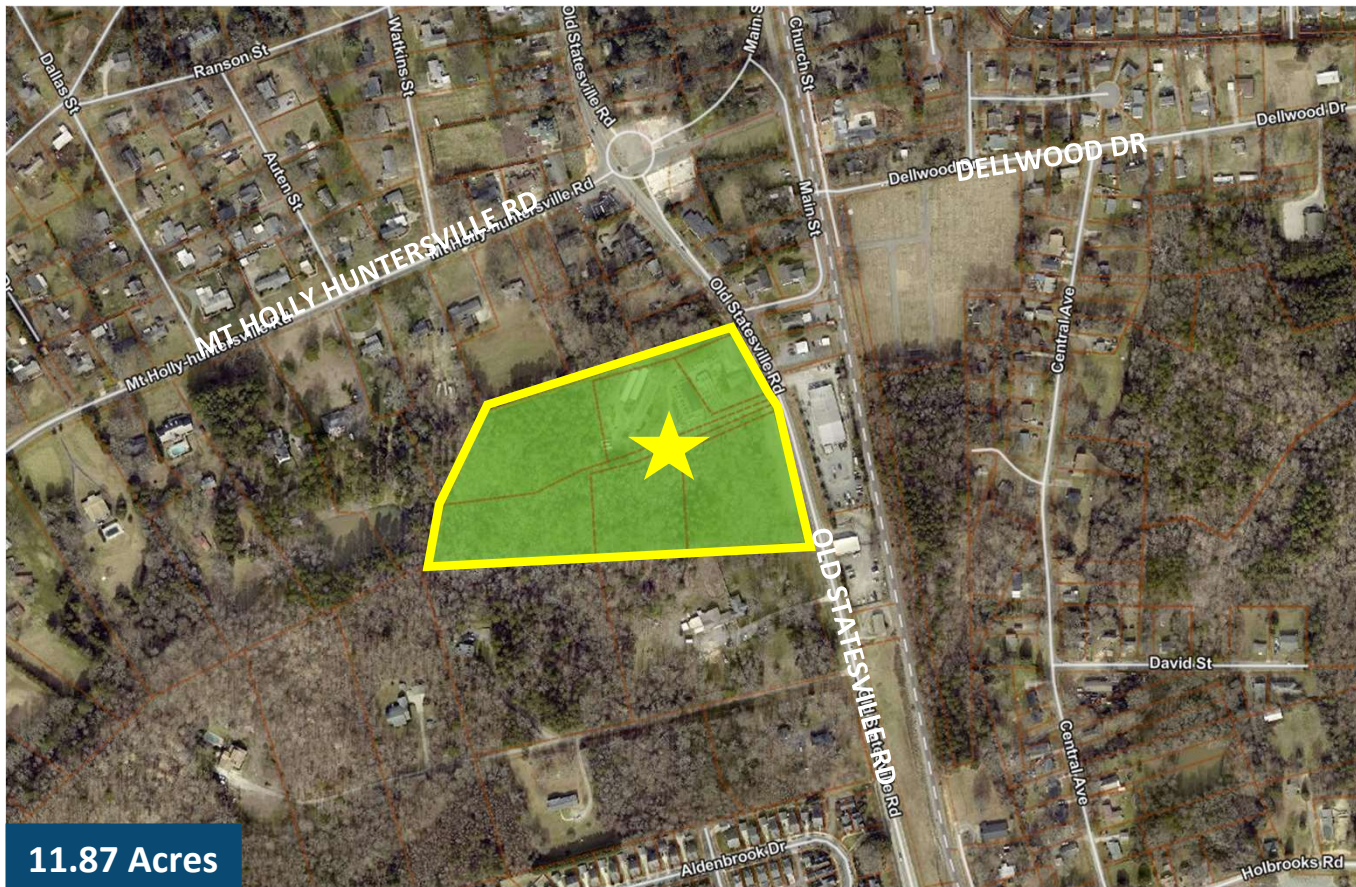
THANK YOU!

AERIAL SITE CONTEXT



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

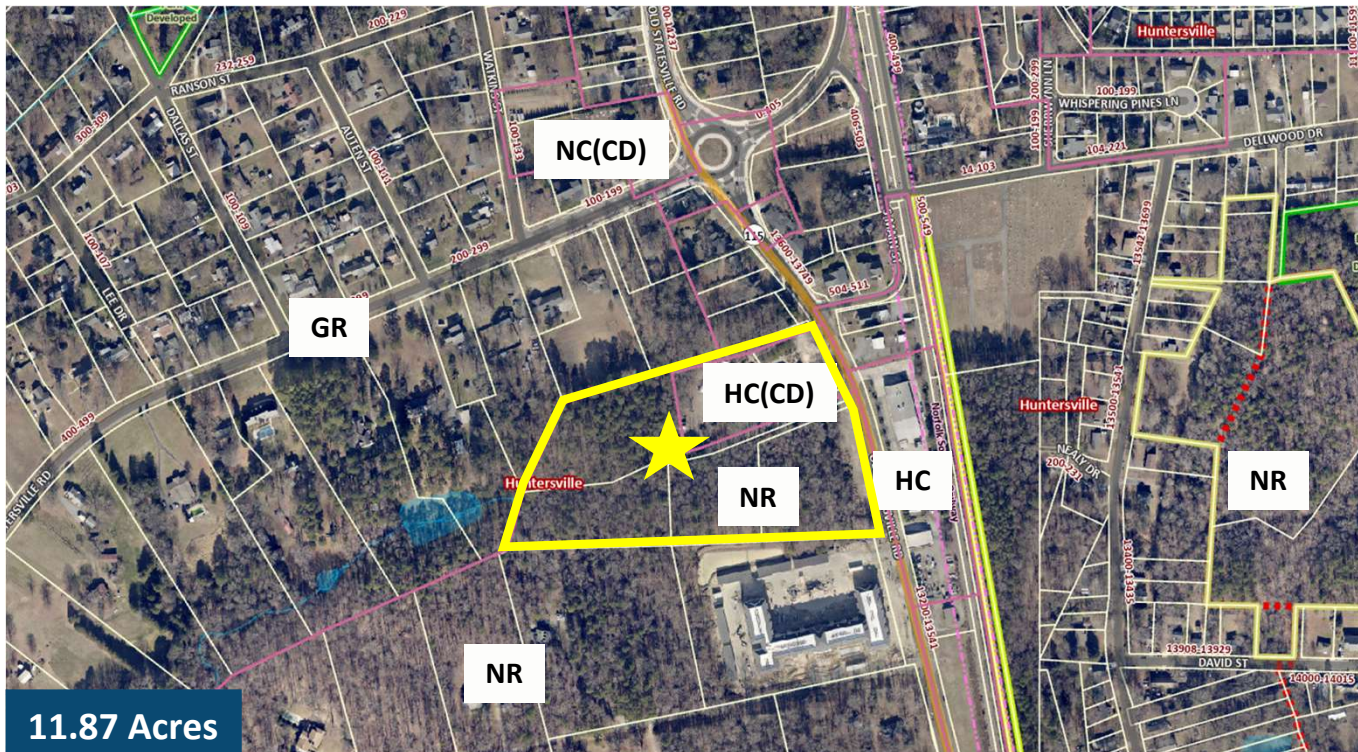
SITE LOCATION



11.87 Acres

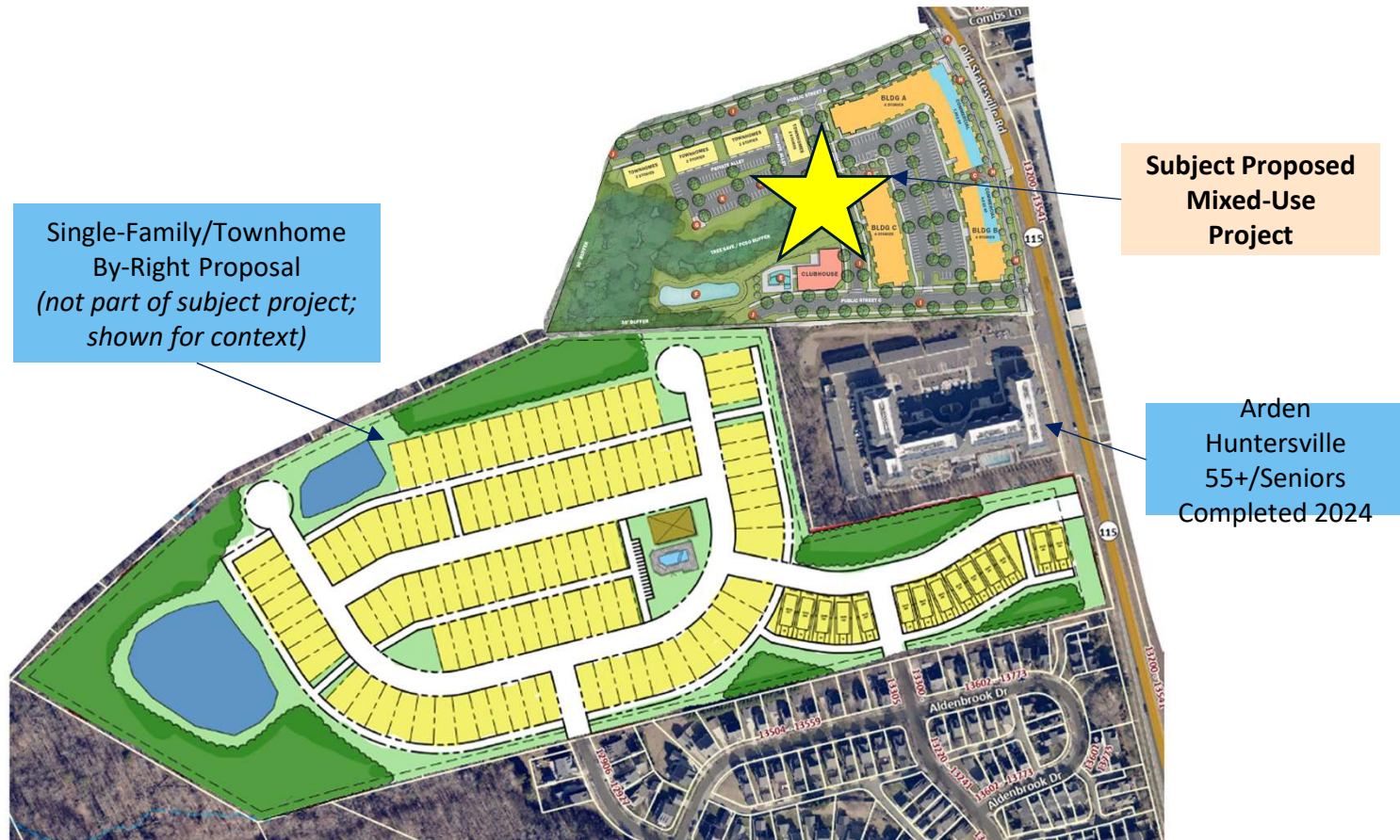
Site consists of 6 parcels on the west side of Old Statesville Road (NC-115).

EXISTING AND PROPOSED ZONING

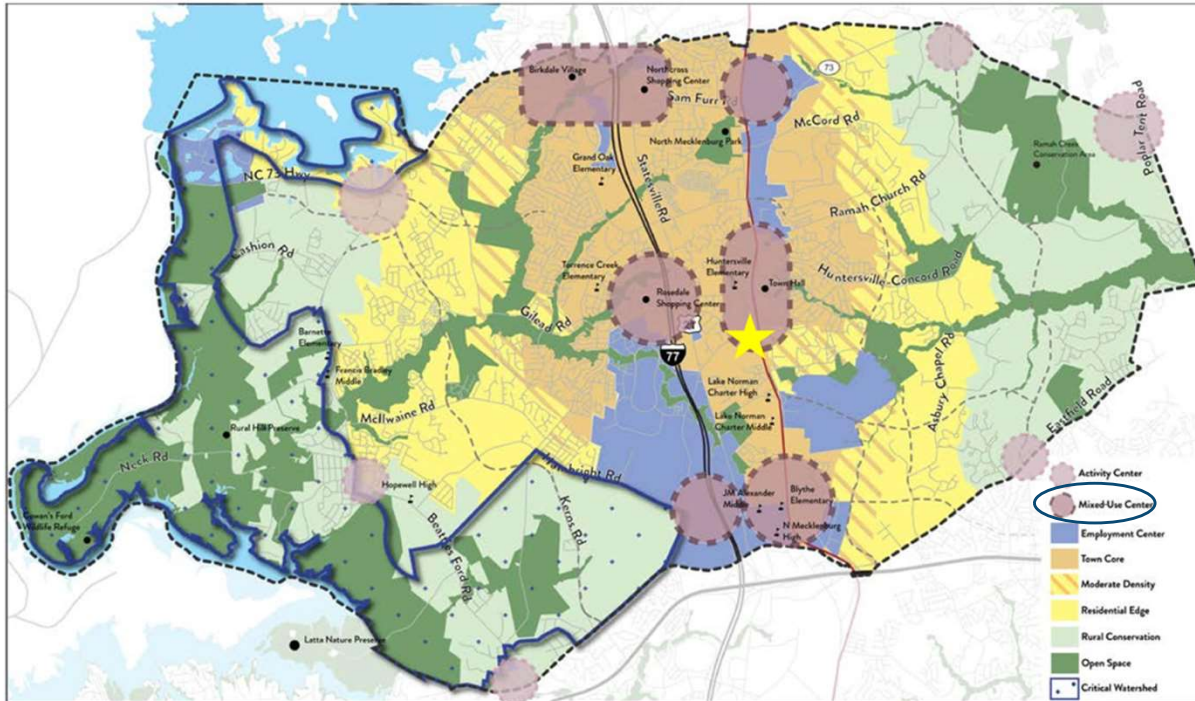


- Existing zoning is HC(CD) – (Highway Commercial District, Conditional) and NR – Neighborhood Residential District.
- Proposed zoning is NC(CD) (Neighborhood Center, Conditional) to construct a mixed-use development.

SITE CONTEXT



HUNTERSVILLE 2040 FUTURE LAND USE PLAN



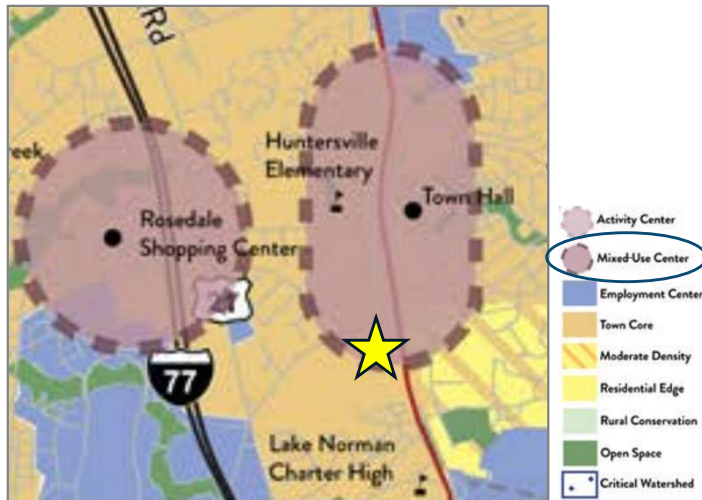
Select 2040 Policy Recommendation

- 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

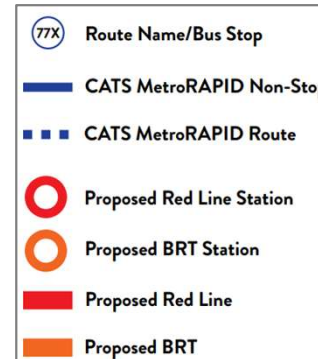
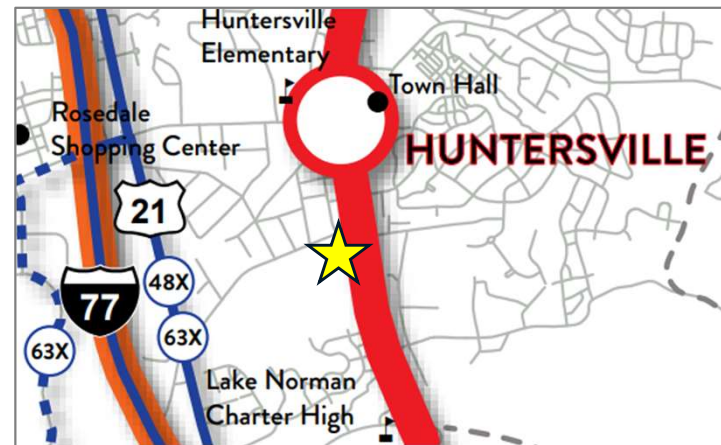
MIXED-USE CENTER CORRIDOR & PROXIMITY TO PUBLIC TRANSIT



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

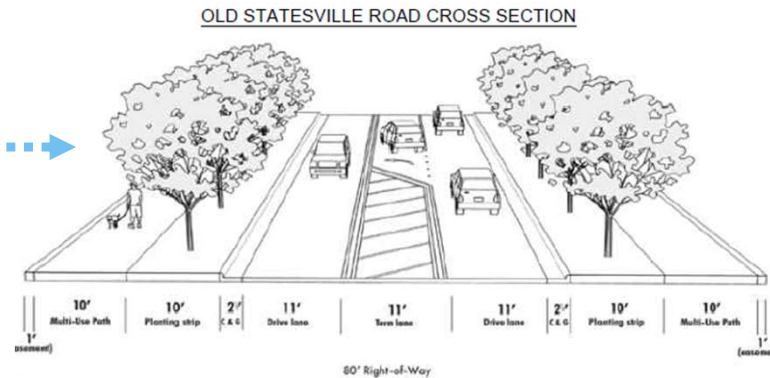


TRAFFIC ANALYSIS AND IMPROVEMENTS



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

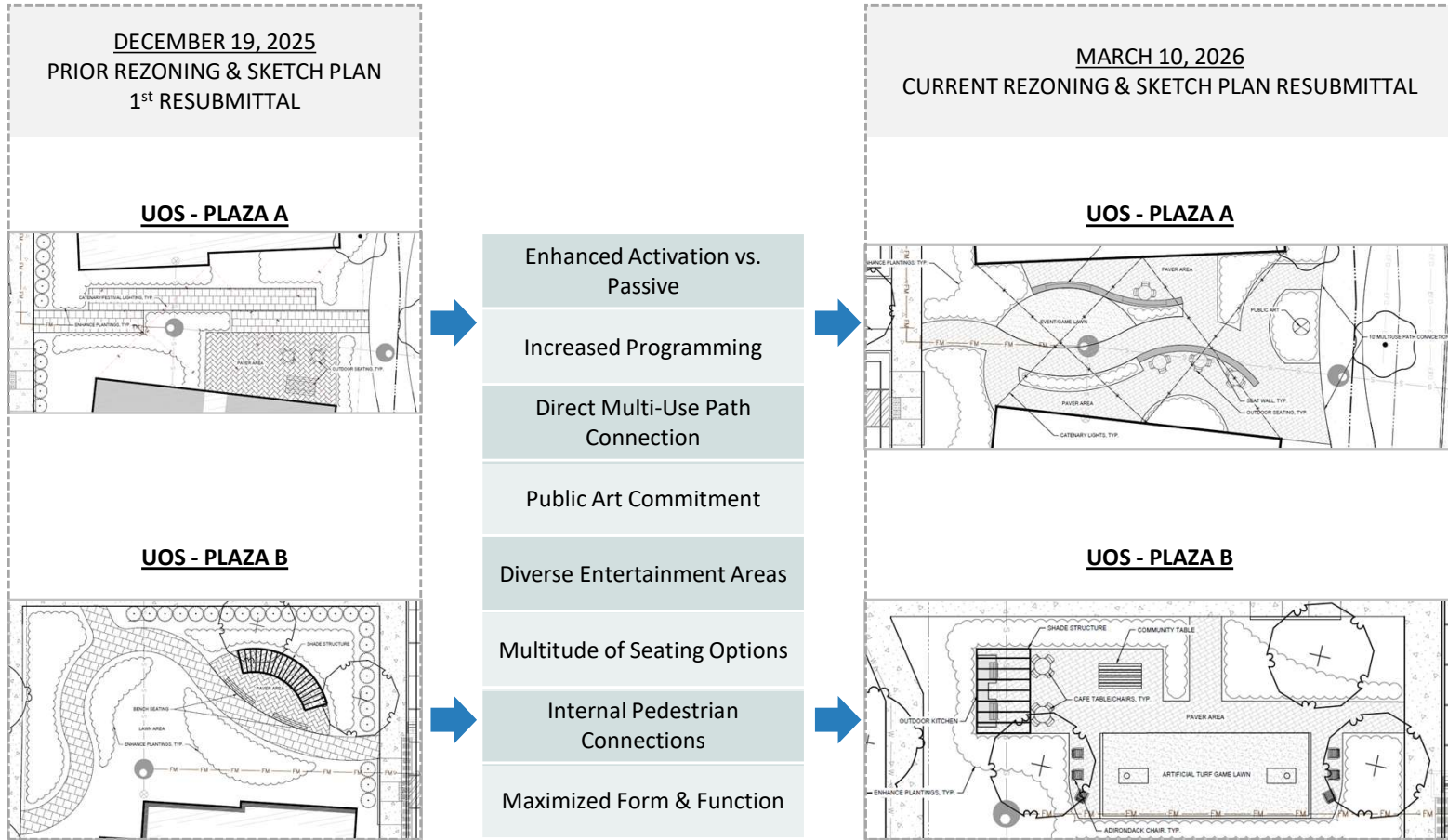
1	NC-115 & Verhoeff Drive Ramp
2	NC-115 & Holbrooks Road
3	NC-115 & Southern Site Access
4	NC-115 & Northern Site Access



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.

OPEN SPACE DESIGN ENHANCEMENTS



CONCEPT RENDERING – MIXED-USE BUILDING



CONCEPT RENDERING – MIXED-USE BUILDING



CONCEPT ELEVATION – MIXED-USE BUILDING



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



KEY PLAN

CONCEPT ELEVATIONS – TOWNHOMES & CLUBHOUSE



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



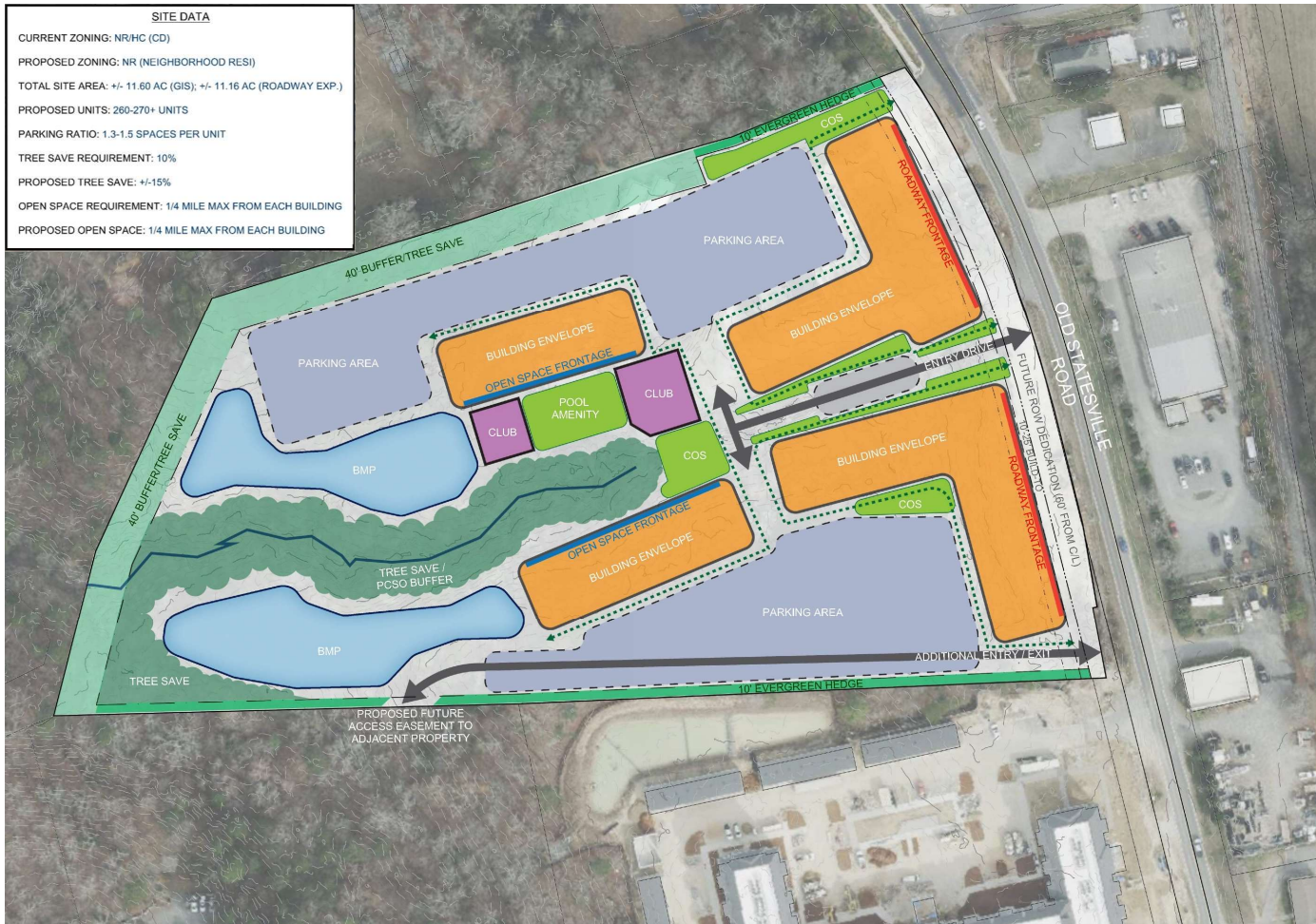
DRAFT.
CONCEPTUAL ELEVATIONS ARE PRELIMINARY AND
ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE.



OPEN SPACE PRECEDENT IMAGERY



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 → CURRENT PLAN

- Significant public roadway extension and site realignment for future connectivity
- Increased ground-floor commercial SF focused on NC-115 frontage
- Increased # affordable housing units
- Further reduced number of multifamily units
- Elimination of any impacts/disturbances to 100' watershed buffer identified
- Introduction ample townhomes for mix of housing and intentional height step-down
- Multi-use path realignment to further enhance pedestrian/multi-modal connectivity
- Further progression of above & beyond architectural design
- Enhanced multiple urban open spaces & 28% tree canopy save amidst changes



office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875



March 5, 2026

Via Email

The Honorable Mayor and
Board of Commissioners of the Town of Huntersville
Brian Richards, Planning Director
Huntersville Town Hall
14704 N Old Statesville Rd
Huntersville, North Carolina 28078

RE: Rezoning Petition R25-16 *Knox Crossing* (“Application”); WLA Enterprises, Inc.
 (“Applicant”)

Dear Mayor, Commissioners and Brian:

The purpose of this letter is to respectfully request that action on the above referenced Application be deferred to the April 21, 2026 Town Board meeting. Applicant requests this deferral in order to address additional comments.

We appreciate your consideration of this request.

Very truly yours,

Susan Irvin

cc: Kevin Rogers, WLA Enterprises, Inc.
Brad Priest, Assistant Planning Director

EXHIBIT
10G-1



ElectriCities and North Carolina Municipal Power Agency Number 1

Huntersville Town Board of Commissioners
March 17, 2026



Three Types of Electric Utilities



PUBLIC POWER UTILITIES

BUSINESS MODEL

Not for profit, Community-owned

FEDERAL ENERGY REGULATORY COMMISSION JURISDICTIONS

Only for interstate transmission

REGULATED BY STATE PUBLIC UTILITY COMMISSION

Very limited instances

GOVERNED BY

Elected/appointed boards, mayors, city council members and citizens

FINANCIAL CONTRIBUTION TO LOCAL GOVERNMENT

Exempt from most taxes; instead make payments in lieu of taxes or transfers to the general fund

CAN RAISE FUNDS THROUGH

Tax-exempt municipal bonds



RURAL ELECTRIC COOPERATIVES

Not for profit, Member-owned

Only for interstate transmission

Some

Member-elected boards

May neither pay taxes nor other contributions to local government

Loans from the Dept of Agriculture's Rural Utilities Service or cooperative or private lenders



INVESTOR-OWNED UTILITIES

For profit, Shareholder owned

For wholesale rates

All

Private boards

Pay taxes to local government

Stock issue or corporate debt

Power Agencies Are Formed

Energy Crisis Brought Together Utilities and Cities

- Cities wanted greater reliability and control over costs.
- Utilities needed help to finance new power plants.

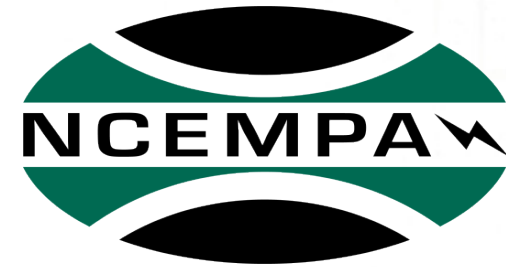
The Best Solution at the Time:

Cities Granted Permission to Own Generation

- Legislation passed unanimously in 1975.
- Constitutional amendment passed in 1977.

Who Supported the Idea?

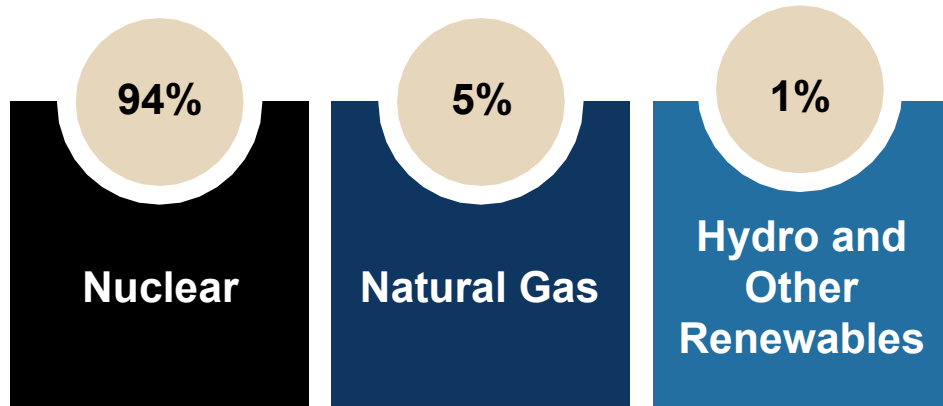
- Governor
- Legislators
- City officials
- Voters



NCMPA1 2026 Energy Resource Mix



*19 cities and towns in piedmont
and western North Carolina*



MORE THAN
94%
of the electricity
NCMPA1
PROVIDES IS FROM
EMISSIONS-FREE
generation sources

NCMPA1: Catawba Nuclear Station

- The Catawba plant, which consists of two identical units, is jointly owned by NCMPA1, Duke, Piedmont Municipal Power Agency (S.C.), and North Carolina Electric Membership Corporation.
- NCMPA1 owns 75% of Catawba Unit 2.
- Through contractual arrangements, the owners share both units at the plant.
- In 2023, NCMPA1 entered into a long-term power purchase agreement with Central Electric Power Cooperative for 18% of NCMPA1's share effective Jan. 1, 2024.
- NCMPA1 owns the largest share of the Catawba plant.
 - NCMPA1 37.500%
 - NCEMC 30.754%
 - Duke 19.246%
 - PMPA 12.500%

Nuclear Regulatory Commission issued license extensions on Dec. 5, 2003, for both Catawba and McGuire nuclear plants. In the early 2030s, Duke will pursue a subsequent 20-year license extension.



License Expiration

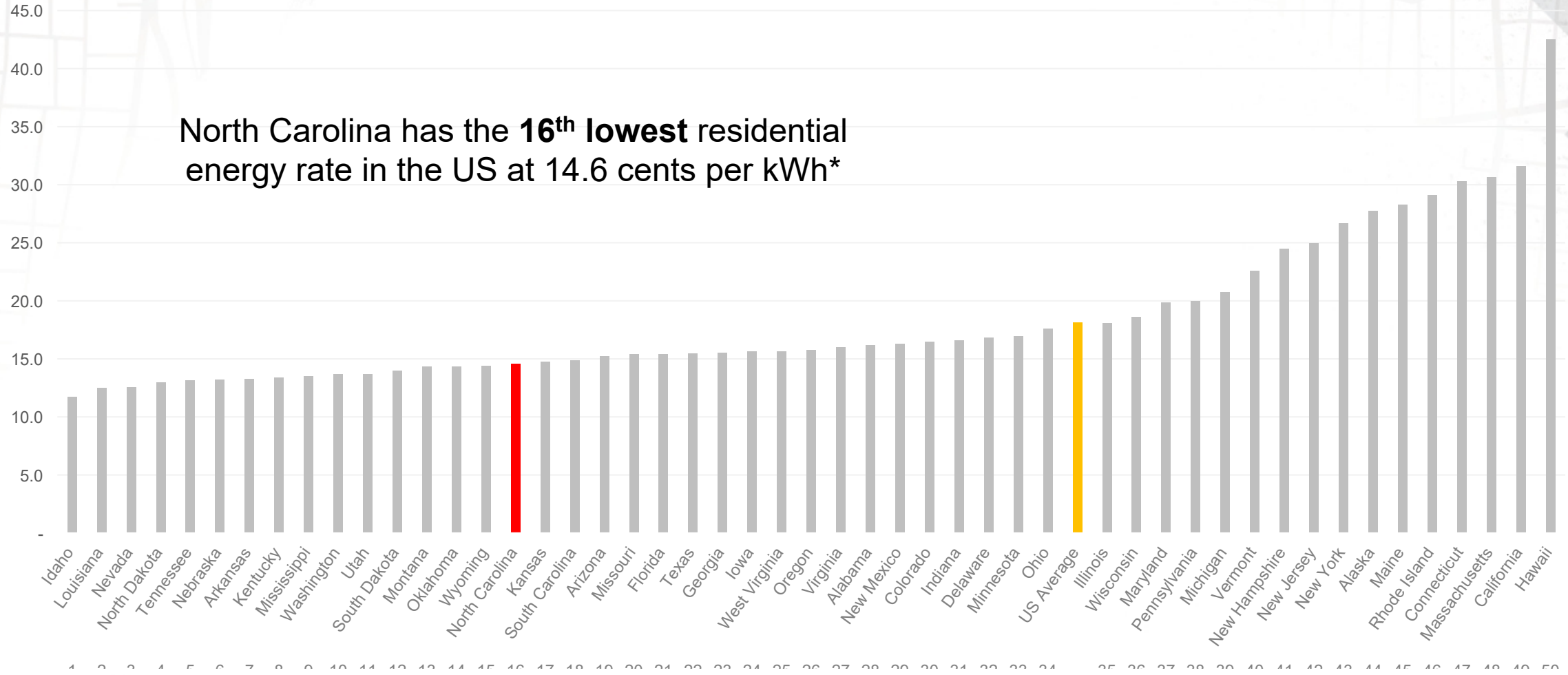
Catawba 1
12/5/43

Catawba 2
12/5/43

McGuire 1
6/12/41

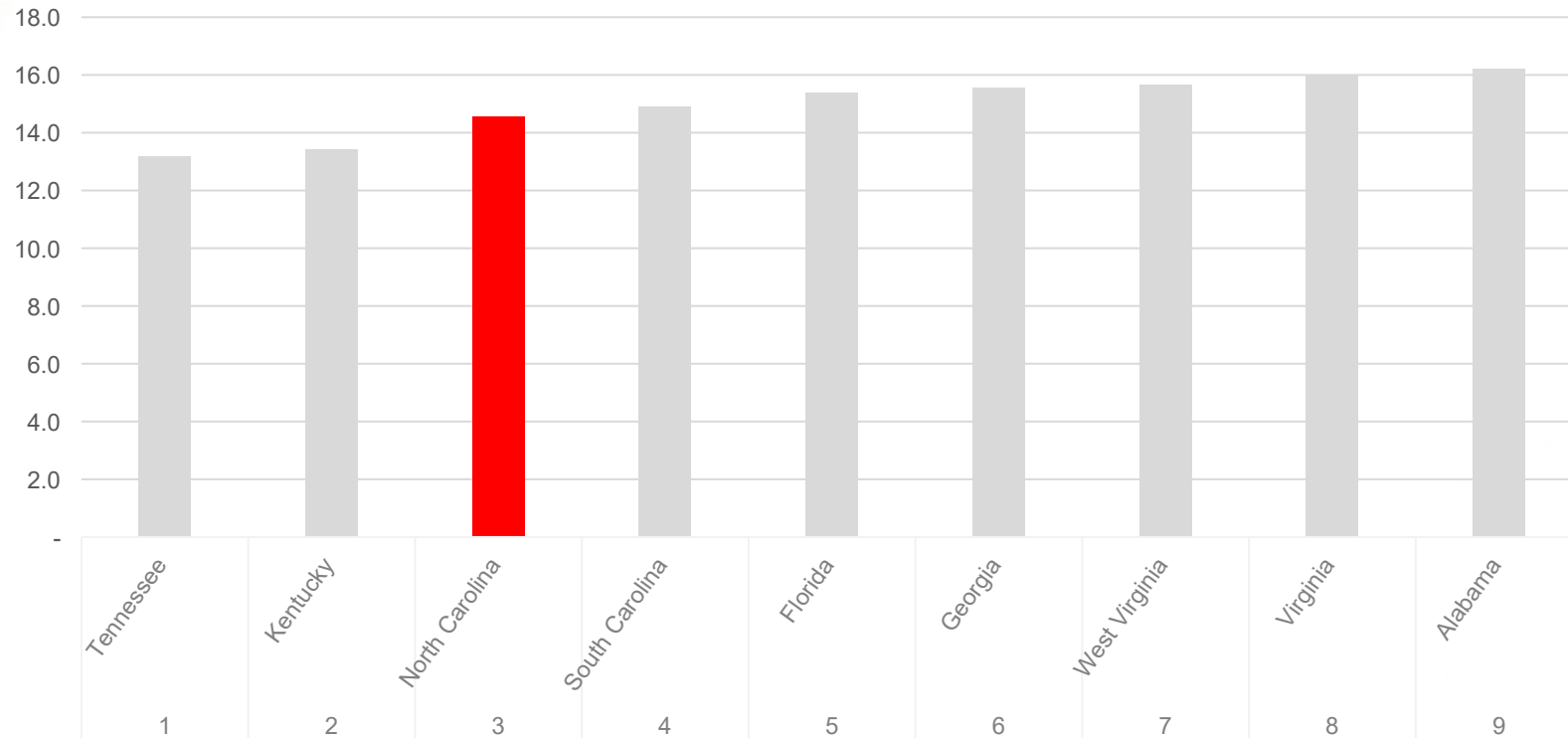
McGuire 2
3/3/43

National Residential Rates



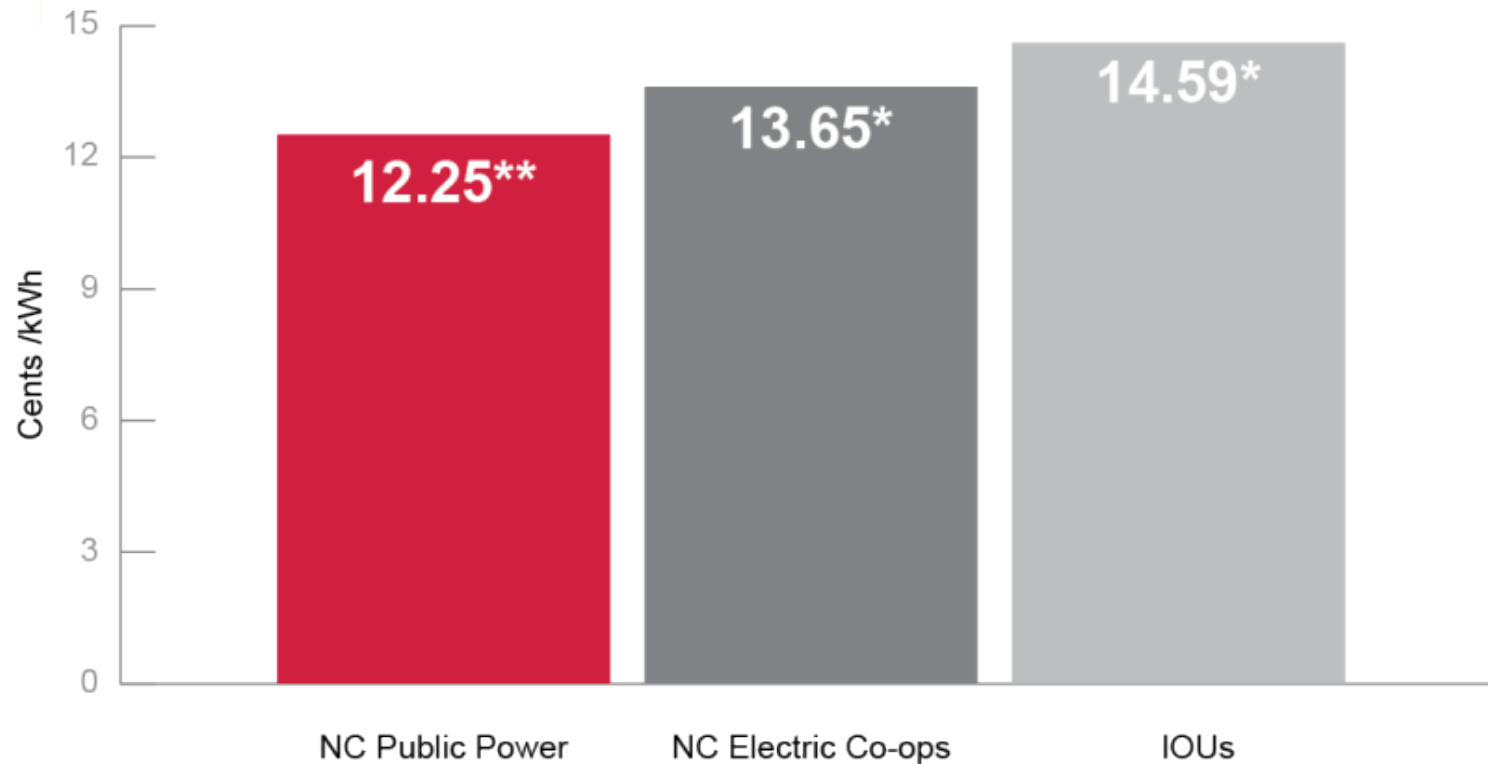
Regional Residential Rates

North Carolina has the **3rd lowest** residential energy rate in the Southeast at 14.6 cents per kWh*



Public Power is Affordable Power

All 19 NCMPA1 and 31 of 32 NCEMPA members are the **lowest cost providers** in their areas



* 2024 EIA-861

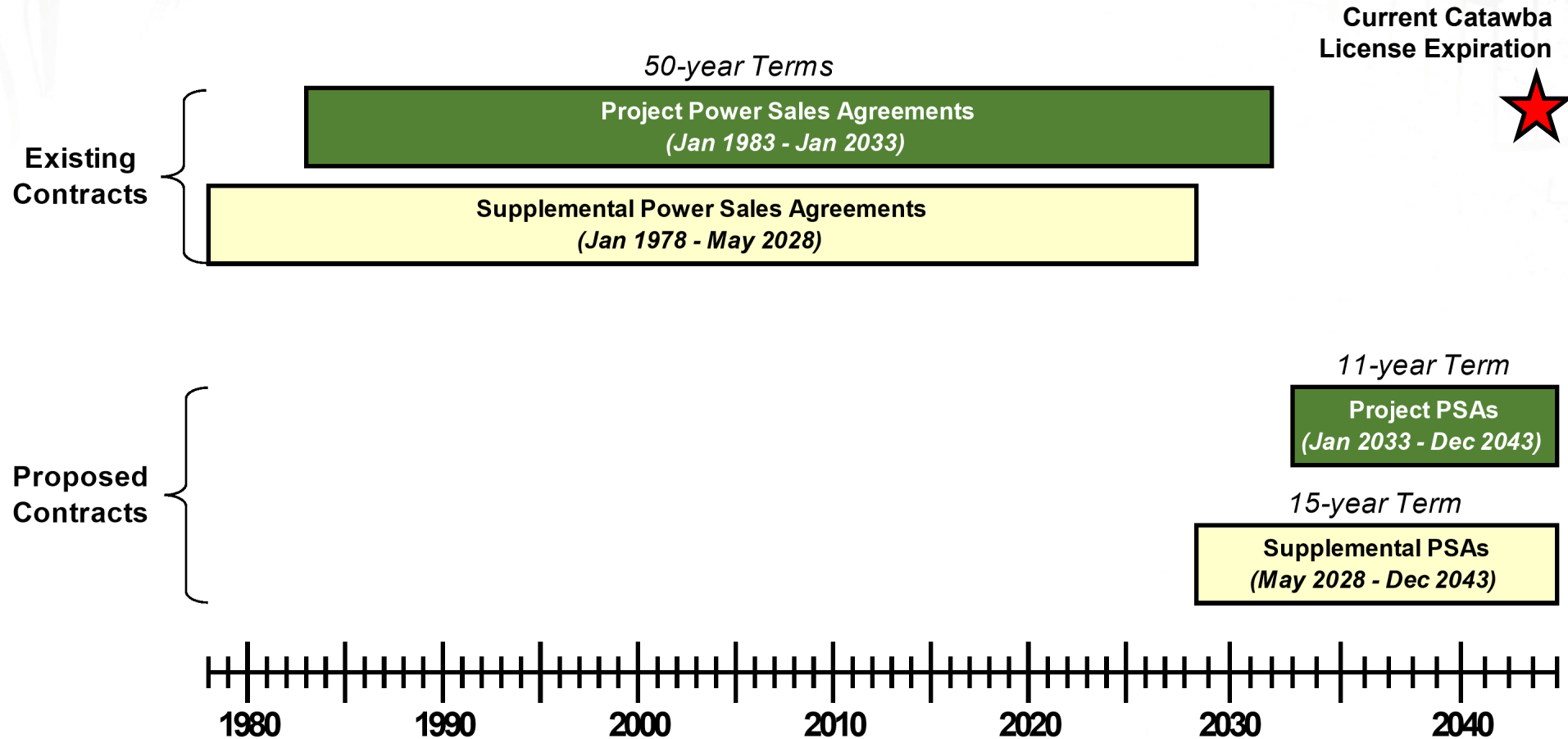
**Based on data for public power utilities gathered by ElectriCities. It includes rate class-level revenue and usage data that includes short form filers.

Recent NCMPA1 Activities

- North Carolina General Assembly passed legislation last year to allow the 19 NCMPA1 municipalities to enter into subsequent contracts for another 50 years.
- Currently presenting contracts that will extend through 2043 to align with the current operating license at Catawba.
- Anticipate having contract approvals completed by the end of Q2 2026.



Contract Timelines



Requesting Approval of Two Agreements

- Participant Power Sales Agreement: Extending the primary wholesale power supply relationship through 2043 (matching the current operating license of the Catawba nuclear plan)
- Supplemental Power Sales Agreement: Extending through 2043 as well to provide additional resources
- Our confidential analysis, shared previously in closed session, suggests significant value to Huntersville customers





The energy behind public power

www.electricities.com

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 [@ElectriCitiesNC](https://www.x.com/ElectriCitiesNC)

 [company/ElectriCitiesNC](https://www.linkedin.com/company/ElectriCitiesNC)

 [NC Public Power Channel](https://www.youtube.com/NCPublicPowerChannel)

