Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

AGENDA
Regular Town Board Meeting
May 4, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

1. **Pre-meeting - None**

2. **Call to Order**

3. **Moment of Silence**

4. **Pledge of Allegiance**

5. **Announcements and Presentations**

   5.A. Town Announcements. *(Ethan Smith)*

   5.B. A Proclamation for Small Business Week. *(Mayor Christy Clark)*

   5.C. A Proclamation for National Police Week. *(Mayor Christy Clark)*

   5.D. A Proclamation for the Mecklenburg Declaration of Independence. *(Mayor Christy Clark)*

   5.E. Presentation of Manager's Recommended Budget for Fiscal Year 2027. *(Anthony Roberts)*

6. **Public Comments**

7. **Agenda Changes/Adoption of Agenda**

8. **Consent Agenda**

8.A. Approve the minutes of the April 21, 2026 Town Board Meeting. *(Catherine Cook)*

8.B. Approve Termination Agreement to Terminate the Transit Governance Interlocal Agreement *(Heather McKaig)*

8.C. Adopt Resolution to accept Energy United Utility Relocation Agreement for the Gilead Road West project. *(Stephen Trott)*

8.D. Appropriate Sponsorship revenue for Wine of the Vine event. *(Michael Jaycocks)*

8.E. Appropriate Signage Sponsorship for new signage sponsors in Town parks. *(Michael Jaycocks)*

8.F. Appropriate Capital Reserve revenue to purchase and install noise reducing screens and plants at the Waymer Hockey/Basketball courts. *(Michael Jaycocks)*

8.G. Approve Budget Amendment for Safe Streets and Roads for All (SS4A) Grant. *(Aimee O'Connor)*

8.H. Approve Budget Amendment for Cambridge Grove Stream Restoration Project. *(Aimee O'Connor)*

8.I. Approve Budget Amendment for Seam Trail Phase II CRTPO Grant. *(Aimee O'Connor)*

8.J. Adopt Resolution to Ratify Acceptance of Charlotte Regional Transportation Planning Organization (CRTPO) Grant Funds for Seam Trail Phase II. *(Aimee O'Connor)*

8.K. Approve Budget Amendment for Downtown Huntersville Transportation Plan CRTPO Grant. *(Aimee O'Connor)*

8.L. Adopt Resolution to Ratify Acceptance of Charlotte Regional Transportation Planning Organization (CRTPO) Grant Funds for Downtown Huntersville Transportation Plan Grant Funds. *(Aimee O'Connor)*

8.M. Adopt Resolution in support of the NCDOT Division of Highways to Abandon Right-of-Way Maintenance of SR-2436 at Huntersville Elementary School. *(Kevin Fox)*

8.N. Call a public hearing for May 19, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the noncontiguous annexation of a parcel located on Eastfield Road. *(Becca Prichard)*

9. Public Hearings

9.A. Conduct a public hearing on Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone (+/- 14.78 acres) 12311 Airspeed Drive from Corporate Business Conditional District (CB-CD) to Corporate Business Conditional District (CB-CD) for revisions to an approved site plan. *(Brian Richards)*

9.B. Conduct a public hearing on Petition #R26-06, a request by Charter Properties, Inc to revise a rezoning requirement for Charter Caldwell Station Apartments, located at 17155 Old Statesville Road to remove a portion of a brick wall. *(David Peete)*

9.C. Conduct a public hearing for Petition #R25-18 Eastfield Park, a request by Mecklenburg County to rezone +/- 114.693 acres at 13729 Eastfield Rd from Rural to Rural with Conditions for a park. *(Nathan Farber)*

9.D. Conduct a public hearing for Petition #S26-01, Hall Honda Sign Overlay District, a request by Riyad Brothers at 12815 Statesville Rd. *(Nathan Farber)*

9.E. Conduct a public hearing for Traffic Calming on Platon Ave. *(Lora Mastrofrancesco)*

9.F. Conduct a public hearing to Close and Abandon a portion of West Church Street. *(Lora Mastrofrancesco)*

9.G. Conduct a public hearing to Close and Abandon a portion of North Church Street. *(Lora Mastrofrancesco)*

10. Other Business

10.A. Consider adopting an Order to Abandon and Close a portion of North Church Street. *(Lora Mastrofrancesco)*

10.B. Consider adopting an Order to Abandon and Close a portion of West Church Street. *(Lora Mastrofrancesco)*

11. Closing Comments

12. Adjourn

General Meeting Information

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

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

Public Comment and Public Hearing Policy:
Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. *(Public Comment and Public Hearing Policy - Amended March 3, 2026)*

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

A PROCLAMATION FOR SMALL BUSINESS WEEK

WHEREAS, the Town of Huntersville, North Carolina recognizes and values the dedication and entrepreneurial spirit of small businesses that keep the State and American economy growing stronger; and

WHEREAS, there are approximately 1.1 million small businesses with employees in North Carolina accounting for 99.6% of all businesses in the state ; and

WHEREAS, the income of North Carolina's small business owners totals over $22 billion, and these businesses employ 1.8 million North Carolinians or 45% of the State's non-farm private workforce; and

WHEREAS, as of 2026, Mecklenburg County, North Carolina, had approximately 105,000 businesses employing over 690,000 residents; and

WHEREAS, it is the collaborative mission of the town working with the Lake Norman Chamber of Commerce, Mecklenburg County Economic Development, and the Small Business Administration to help our businesses grow and create new jobs in the community and Lake Norman region by providing exemplary workforce training, financial assistance programs, and research and technical assistance; and

WHEREAS, the Town of Huntersville appreciates the support of our small business community by the Chamber of Commerce, Central Piedmont Community College, Small Business Technology Development Center, and our SCORE volunteers; and

WHEREAS, during the week of May 4 through May 9, the Lake Norman Chamber of Commerce is celebrating Small Business Week.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of May 4 through May 9 as **"SMALL BUSINESS WEEK"** in Huntersville and urge all citizens to acknowledge and celebrate the achievements made by small businesses both locally and nationally, and to further support your local businesses by ***"Shopping and Buying Local!"***

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 4th day of May, 2026.

_____

Christy Clark, Mayor

A PROCLAMATION FOR NATIONAL POLICE WEEK

WHEREAS, every day across the Town of Huntersville, police officers bravely and courageously risk their well-being to protect and serve our community and preserve the peace and order to which every citizen is entitled; and

WHEREAS, the week including May 10 has been designated as "National Police Week" to honor the police officers who put their lives on the line to keep our communities safe; and

WHEREAS, the Huntersville Police Department consists of 120 full-time sworn police officers and 25 law enforcement support staff. The Police Department is responsible for 24-hour community wide law enforcement and responds to all requests for emergency services. The Police Department responds to an estimated 65,000 calls for service per year; and

WHEREAS, the members of the Huntersville Police Department are dedicated to ensuring public safety and enhancing the quality of life in the Town of Huntersville by serving as leaders and mentors, educating the community about the importance of public safety; and

WHEREAS, we appreciate the extraordinary efforts and sacrifices made by officers and their family members daily, to protect our schools, workplaces, roadways, and homes.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of May 10 through May 16 as **"NATIONAL POLICE WEEK"** in Huntersville, North Carolina.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 4th day of May, 2026.

_____

Christy Clark, Mayor

A PROCLAMATION FOR THE MECKLENBURG DECLARATION OF INDEPENDENCE ("MECK DEC")

WHEREAS, on May 19, 1775, elected representatives from nine County Militia Companies, met at the courthouse in the middle of Charlotte and began their discussions on the need for independence from the Crown; and

WHEREAS, these men unanimously adopted resolutions to declare themselves *"a free and independent people"* in a document which came to be known as the Mecklenburg Declaration of Independence; and

WHEREAS, six of the men were associated with Hopewell Church (Hezekiah Alexander, John McKnitt Alexander, Richard Barry, Ephraim Brevard, John Davidson, and Matthew McClure) and two others lived in this area (William Graham and Waightstill Avery); and

WHEREAS, at noon on May 20, 1775, Colonel Thomas Polk read the Mecklenburg Declaration of Independence from the steps of the County Courthouse to the assembled citizens; and

WHEREAS, on May 31, 1775, the delegates adopted twenty additional resolutions to directly govern themselves, and became known as the Mecklenburg Resolves; and

WHEREAS, Militia Captain James Jack took both documents to Philadelphia where the Second Continental Congress was meeting. When he returned, he said that the representatives from North Carolina had read and approved the documents; and

WHEREAS, upon delivering the Meck Dec, Captain Jack said to the delegates, *"Gentlemen, you may debate here about reconciliation and memorialize your king, but, bear it in mind, Mecklenburg owes no allegiance to, and is separated from the crown of Great Britain forever."*; and

WHEREAS, in 1819, President John Adams wrote to President Thomas Jefferson that the Meck Dec was, *"the genuine sense of America at that moment was never expressed so well before, nor since"*; and

WHEREAS, the State of North Carolina has chosen to recognize the significance of the Mecklenburg Declaration of Independence by placing the date of its signing "May 20, 1775" upon our State Flag and Great Seal.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim 20th day of May as **"MECK DEC DAY"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 4th day of May, 2026.

_____

Christy Clark, Mayor

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Subject: Manager's Recommended Budget for Fiscal Year 2027

EXPLAIN REQUEST:
Presentation of Manager's Recommended Budget for Fiscal Year 2027.

ACTION RECOMMENDED:

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Catherine Cook, Deputy Town Clerk

Subject: Town Board Meeting Minutes Approval

EXPLAIN REQUEST:
Approve the April 21, 2026 Town Board Meeting minutes.

ACTION RECOMMENDED:
Aprpove minutes.

FINANCIAL IMPLICATIONS:
N/A

ATTACHMENTS:
1. 20260421-MinutesPacket_Draft

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

MINUTES
Regular Town Board Meeting
April 21, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

Meeting available via YouTube @townofhuntersvillenc28078

Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on April 21, 2026, with a Pre-meeting starting at 5:00 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 - 5:00 p.m.

1.A. <u>Capital Improvement Projects Discussion</u>

Review of FY27 Capital Improvement Projects

Town Manager Anthony Roberts and Deputy Town Manager Jackie Huffman reviewed and discussed proposed projects totaling approximately $375 million, with emphasis on FY27 funding decisions.

Commissioner Quarles asked if the Red Line has a future stop for Veterans Park and what the impact would be to Veterans Park. Mr Roberts replied that there is a planned stop in that general vicinity with no impact to Veterans Park.
Mayor Pro Tem Hunt asked if the amount being allocated is for new sidewalks and for fixing sidewalks. Mr Roberts replied that the CIP is for new sidewalks as repairs are typically funded through Powell Bill and operating budget funds.
Commissioner Walsh asked for clarification about PAVE Act dollars, Ms Huffman replied that PAVE Act is allowed to be spent on transportation-related projects or the debt associated with a transportation-related project.
Commissioner Walsh asked about road improvements for the new school on Stumptown Road. Mr Roberts replied that any road improvements that are required for a school are paid for either by the state - if it's a state-maintained road, or the town - if it's a town-maintained road. The school may put them in, but they have to be reimbursed for it. Since Stumptown is a town-maintained road,

then the Town is responsible for improvements.

Mr Roberts asked Board members to identify projects they want removed from the CIP before the May 4, 2026 Manager's Recommended Budget Presentation.
Ms Huffman reviewed upcoming dates. The Manager's Recommended Budget Presentation will be at the May 4, 2026 meeting, which is required, by statue, to be given by June 1. A public hearing on the budget is required before a budget is adopted, which is scheduled for May 19. The Board will be asked to adopt the budget at the June 2 meeting. Before then, there will be budget workshop(s) or public input session(s), as requested.

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

5.A. <u>Town Announcements</u>

Town Announcements from the Communications Department.

Ethan Smith presented announcements about:

- *Water Restrictions*
- *Huntersville Police Department updates*
- *Charlotte Knights Town Takeover*
- *State of the Town*
- *NC3C Awards*

- Document attached hereto as EXHIBIT 5A-1

5.B. <u>Arbor Day Proclamation</u>

A Proclamation for Arbor Day.

Mayor Clark read the Proclamation.

5.C. <u>North Mecklenburg High School Girls Basketball State Championship</u>

Recognition of North Mecklenburg High School Girls Basketball State Championship.

Mayor Clark recognized the basketball team and coaches.

6. Public Comments

Mayor Clark opened public comments.

1. *Rob Munyer spoke about commercial real estate and the usage for indoor sports recreation facilities*
2. *Joe Sailers spoke about Oak Grove's road acceptance and traffic impact*
3. *Kim Metje spoke about Vermillion's infrastructure*
4. *Randy Metje spoke about Vermillion's infrastructure*
5. *Bee Jay Caldwell spoke about Church St and traffic in Pottstown*
6. *Mark Levine spoke about Vermillion's infrastructure*
7. *Donna Soltwedel spoke about Vermillion's infrastructure*
8. *Amy Curtis spoke about Oak Grove's rezoning*
9. *Chris Wolak spoke about Vermillion's infrastructure*
10. *Elaine Kerns spoke about the sale of old Town Hall*
11. *Deborah Weir spoke about Oak Grove's expansion and infrastructure*
12. *Phyllis Smeaton spoke about Oak Grove's infrastructure and traffic*

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Quarles made a motion to remove items 9B & 10B from the agenda and add item 8N to the consent agenda to call a public hearing for May 4, 2026 at 6pm at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R26-02 Charter Caldwell Station Apartments, a request by Charter Properties to remove a brick wall as required by #R98-08 Caldwell Station.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

Commissioner Rivers made a motion to adopt the agenda with changes.
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 amended consent agenda.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

8.A. <u>Town Board Meeting Minutes Approval for March 17, 2026</u>

Approve the minutes of the March 17, 2026 Town Board Meeting.

Item approved via Consent Agenda

8.B. **Call a Public Hearing on Petition #R25-18: Eastfield Park**

Call a public hearing for May 4, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC, 28078, on Petition #R25-18 Eastfield Park, a request by Mecklenburg County to rezone +/-114.693 acres at parcel ID 02112201 for a park.

Item approved via Consent Agenda

8.C. **Call Public Hearing: Master Sign Program: Riyad Brothers**

Call a public hearing for May 4, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, for a Master Signage Program requested by Riyad Brothers at 12815 Statesville Rd.

Item approved via Consent Agenda

8.D. **Call Public hearing for Petition #R26-01: 23XI Race Shop**

Call a public hearing for May 4, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R26-01 23XI Race Shop, a request by 2311 Real Estate Holdings LLC to rezone +/-14.79 acres for revisions to an approved site plan.

Item approved via Consent Agenda

8.E. **Call a Public Hearing to discuss Traffic Calming on Platon Ave**

Call a Public Hearing to discuss Traffic Calming on Platon Ave

Item approved via Consent Agenda

8.F. **Call Public Hearing on Petition #ANNEX 26-03**

Call a public hearing for May 19, 2026 at 6 pm at Huntersville Town Hall on Petition #ANNEX 26-03, a request by Ewart Bowman LLC, for contiguous annexation of a parcel (PIN 01116101) located on Ramah Church Road.

Item approved via Consent Agenda

8.G. **Call Public Hearing for Proposed Budget for FY27**

Call a public hearing for May 19, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on the proposed budget for fiscal year 2027.

Item approved via Consent Agenda

8.H. **Remnant Defendants' Settlement Agreement**

Approve Remnant Defendants' Settlement Agreement relating to Opiod Settlement.

Item approved via Consent Agenda

8.I. **Lake Norman Regional Transportation Commission Interlocal Agreement Termination**

Approve the removal of the Town of Huntersville from the Lake Norman Regional Transportation Commission Interlocal Agreement.

Item approved via Consent Agenda

8.J. **Underground Feeder Line Installation Easements**

Adopt Resolution to Acquire Easements Necessary for Underground Feeder Line Installation.

Item approved via Consent Agenda

8.K. **Ferrelltown Parkway Phase 1 Construction Contract**

On March 26, 2026, the Town's Public Works Department received 4 bids for the Ferrelltown Parkway Phase 1 project. The lowest responsive, responsible bidder was identified as Country Boy Landscaping, Inc. The Public Works Department wishes to engage with Country Boy Landscaping, Inc. for the completion of this project.

Item approved via Consent Agenda

8.L. **Resolution to Ratify Federal Grant**

Approve Resolution to Ratify Acceptance of Federal Grant Funds from HUD .

Item approved via Consent Agenda

8.M. **Community Project Funding Grant—ADA Sidewalks Budget Amendment**

The Town of Huntersville was awarded a fiscal year 2024 Community Project Funding (CPF) Grant by the Dept. of Housing and Urban Development for $500,000 which was accepted by the Board in the previous action item. Appropriate CPF Grant revenue (403431.9999.26008) for $500,000 to repair and replace sidewalks out of compliance with ADA requirements (405700.0507.26008).

Item approved via Consent Agenda

8.N. **Call Public Hearing on Petition #26-02: Charter Caldwell Station Apartments**

Call a public hearing for May 4, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R26-02 Charter Caldwell Station Apartments, a request by Charter Properties to remove a brick wall as required by #R98098 Caldwell Station.

Item added via Agenda Changes and approved via Consent Agenda

9. Public Hearings

9.A. Public Hearing on Petition #R25-14: Dash In Food Stores

Conduct a public hearing on Petition #R25-14, a request by Dash In Food Stores, Inc to rezone 2.67 +/- acres at the corner of Statesville Rd and Hambright Rd from Corporate Business (CB) to Highway Commercial with Conditions (HC-CD) for a convenience store with gasoline sales and an accessory car wash.

Nathan Farber presented the staff report for the public hearing. John Carmichael, Todd Bonnet, Matthew Parker and Mark Strickland spoke on behalf of the applicant.

Commissioner Rivers asked about a vapor recovery system. Mr Parker confirmed there will be a vapor recovery system which is included in NCDEQ permits and approvals.
Commissioner Rivers asked if the store would be open 24 hours. Mr Parker replied that it is a 24-hour store.
Commissioner Walsh asked if the proposed building was a car wash. Mr Carmichael replied that it was a car wash, and it would be labeled on the revised plans.
Mayor Pro Tem Hunt asked about tree mitigation and if they were planning to plant onsite or pay into the bank. Mr Strickland replied they are planting on site.
Mayor Clark asked about the inspections and processes that are required to safeguard against spills or leaks. Mr Parker replied that there is a monitoring sytem and inspections have to be submitted to NCDEQ. Mr Stickland explained about the leak detection system and secondary containment systems.
Commissioner Smallwood asked about the buffer between the gas station and Colonial Pipeline. Mr Strickland explained that the entire pipeline easement is off the property to the east side of it between them and the elementary school. They do have a slight encroachment into that buffer at the entrance only.

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

- Document attached hereto as EXHIBIT 9A-1

9.B. Petition #ANNEX 26-01: Cambridge-Prosperity, LLC

Conduct a public hearing on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the contiguous annexation of a 6.98 acre parcel located on Eastfield Road.

Item removed from agenda

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

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

Emily Sloop presented information for the public hearing.

Commissioner Rivers asked about the appraised value of the building. Mr Roberts replied $2.27 million, as of April 2025, which included full movement driveway with no land use restrictions. The new appraisal with the exit only, less land, and land use restrictions is $1.44 million, as of October 2025.
Commissioner Rivers asked about the bidding process. Ms Sloop replied that the Board requested the building be sold for economic development and received requests for proposals. With that disposal method, there is not a bidding process.
Commissioner Coronet asked about the buy-back price. Ms Sloop replied that during the first seven years, which is the restriction period, if they go into default, there is a six-month notice period for them to cure the default. If they don't cure the default, the Town could buy it back. Outside the restriction period of seven years, the contract has a right of first offer to purchase it back.
Commissioner Coronet asked if it was a set price. Ms Sloop replied it is not a set price - it is fair market value.
Commissioner Coronet asked how many offers the Town received. Mr Roberts replied one.
Mayor Pro Tem Hunt asked for clarification about the economic development statute that allows deed restrictions on the building that we wouldn't be able to use for other disposal methods. Ms Sloop replied if you are utilizing the economic development statute, and you are using that statute purposefully to guarantee either industrial or commercial use, that statute allows not only a private sale, but also to put in deed restrictions that would make up the difference between fair market value and any subsidy because there's a trade-off by restricting the use versus having it to be used for anything allowed in that zoning district.
Mayor Pro Tem Hunt asked what would happen if the buyer backed out. Ms Sloop replied that they cannot move forward with the contract. If they find something during due diligence that they're not happy with, then they are not obligated to move forward.
Mayor Pro Tem Hunt asked about programmable space in the Town. Mr Roberts replied that there are plans to expand the Recreation Center, and spoke of the 3rd floor space in Town Center.
Mayor Pro Tem Hunt asked how the old Town Hall's 8,000 sf could be used. Mr Roberts replied that the building would have to be gutted and the upfit would be around $1.5 million. The previous plan for programmable space would be classroom-type spaces, such as senior card games, children's programs, et cetera, throughout the building.
Mayor Pro Tem Hunt asked about grants for the building. Mr Roberts discussed a legislative grant for $500,000 and said that the best use would be for the Rec Center expansion.
Commissioner Coronet asked about downtown buildings other than Town Hall, Arts and Cultural Center, Fire Department, Cashions Lot and DPK/Town Center. Mr Roberts added the sliver outside of Town Center, the quadplex next to Cashions Lot, old Town Hall, Veterans Park, and all the other parks.

Mayor Clark called for public comments.

1. *Christine Wolak spoke against the sale of the building*

Mayor Clark closed the public hearing.

10. Other Business

10.A. **Purchase Agreement for Sale of Portions of Town-Owned Property**

Consider approving a purchase agreement for the sale of portions of town-owned property (Parcel IDs 019-031-15 and 019-031-16).

Emily Sloop presented the information.

Commissioner Walsh made a motion to approve a purchase agreement for the sale of portions of town-owned property, parcels ID 019-031-15 and 019-031-16.
Commissioner Coronet seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

10.B. **Ordinance for Petition #ANNEX 26-01: Cambridge-Prosperity, LLC**

Consider adopting an ordinance on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the contiguous annexation of a 6.98 acre parcel located on Eastfield Road.

Item removed from agenda

10.C. **Petition #R25-16: Knox Crossing**

Consider a deferral, until May 4, 2026, on petition #R25-16 which 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 to the May 19, 2026 meeting.

Commissioner Smallwood made a motion to defer Petition #R25-16 to May 19, 2026 at 6:00 PM at Town Hall.
Commissioner Rivers seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 10C-1

10.D. **Petition #R26-02: 121 Gilead Road Rezoning**

Consider a decision on Petition #R26-02 a request by HFH Investments owners of Parcel 01711623 to rezone the property from Neighborhood Residential to Town Center.

Brian Richards presented the staff report.

Mayor Pro Tem Hunt asked if the project violated the 2024 plan. Mr. Richards replied, no.Mayor Pro Tem Hunt asked Mr. Richards to review ordinance protections for light and sound. Mr. Richards replied that Article 8.26 is about downlighting which allows limited light trespass on this property or any other property in town. Sound is enforced by our police department, and that is a case by case basis.

Mr. Richards commented on rumors that a nightclub could be a potential use. He stated he didn't see downtown Huntersville quite the market for a nightclub. Currently, the way the state statute is written, we are not allowed to remove uses that are currently in our zoning ordinance in the Town Center District, unless 100% of the residents and property owners sign off on an agreement to do so. At the state level, they are working to change that law. As soon as that law has changed, we would be more than happy to put a text amendment in to remove the nightclub use from our downtown. Commissioner Smallwood asked how many properties would have to sign off on that. Mr. Richards replied several hundred.
Mayor Pro Tem Hunt asked if something were to go in there, would it most likely be a restaurant or something along those lines. Mr. Richards replied, potentially, it would be hard pressed given the parking situation, but if more public parking opened up, that could be a use.
Mayor Clark asked about the parking situation if the Huntersville Elementary School was not adjacent. Mr. Richards replied we encourage cross parking agreements to limit parking spaces and the environmental impact that they create. That could be a potential possibility. But we have not seen the demolition plans for the existing school, so I can't say what will remain afterward.

Commissioner Walsh made a motion to approve general rezoning petition R26-02, 121 Gilead Road.It is reasonable and in the public interest to approve this rezoning application to a Town Center (TC) district, as it is consistent with envisioned development patterns in the 2040 Community Plan and the 2022 Downtown Plan. The rezoning is consistent with policies LU 6.1, 6.2, EV 1.2, 2.2, 2.3 and the Gathering Principle of the 2022 Downtown Master Plan
Commissioner Quarles seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 10D-1

10.E. <u>Petition #R25-12: Oak Grove Hill Revision #3</u>

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.

Lauren Speight presented the staff report.

Mayor Pro Tem Hunt asked if the road is being built before the houses. Ms Speight said the building permit mandates that a road be built. Mr Roberts asked for clarification if it is a completed road. Ms Speight said the road does not have to be completed before the houses are built. The final lift is usually done after the last homes are built and a portion of that reason is to protect the integrity of the road during construction. And ultimately, the town is going to accept that infrastructure, and we don't want it to be degraded, and it helps the developer as well.
Commissioner Quarles asked how the Town could ensure the road would be completed. Ms Speight explained that when land is subdivided, the owner is financially responsible for securing bonds or warranties to cover all required infrastructure. So, it is in the best financial interest of whomever secures that warranty to complete that item, or it won't be released.
Mayor Pro Tem Hunt asked about speed hump concerns and the possibility of a traffic impact study. Ms Speight replied that the residents should reach out to the Town's engineering department for guidance on speed humps.
Commissioner Walsh asked if all the roads were going to be done first or are they going to do in

sections. Ms Speight replied that currently, there is not a further phasing plan, so this phase would need to be mapped all together. However, that doesn't preclude the developer from having subphases. So, unless we get a revised plan that shows subphases, the entirety would have to be mapped together. Mr Roberts asked if the developer would need to come back to this Board if they break it out into more than one phase. Ms Speight replied, no. Mr Roberts asked if Planning can administratively approve phases. Mr Speight replied, yes. Mr Richards replied that they are going to recommend that one of our conditions is that this is one phase.
Commissioner Coronet asked about the Town's ability to restrict construction vehicle parking. Ms Speight replied that the Town can not preclude anyone from using existing public streets.
Mayor Clark clarified that before the Town accepts the streets for maintenance, a final inspection is completed to ensure everything meets town standards. If the work isn't up to par, the developer must fix it before the Town takes over and releases their financial bond. Ms Speight agreed.
Ms Sloop asked for clarification of the statement that no additional phasing of street construction and that the streets must be mapped all at the same time, is the appropriate condition language that we are looking for. Ms Speight replied, yes.

Commissioner Coronet made a motion to approve Petition #R25-12, a request by Carver Bowman LLC, with the following conditions:

1. *Tree preservation area must meet or exceed minimum requirements of NR Zoning District;*
2. *Open space areas meet or exceed the minimum requirements of the Zoning Ordinance;*
3. *The buffer standards meet the current planting standards as shown with the following exception: the sections of buffer adjoining lots 106 and 107 and buffer sections to include future sewer have reduced buffer standards as determined by the Planning Director;*
4. *A conservation easement completely includes the area of the heritage tree and limits on disturbance are noted on the plans and recorded on the plat that there is no land disturbance to the root system of the heritage tree;*
5. *Block length waiver is granted for Carver Avenue;*
6. *All transportation improvements from R22-05 are adopted herein;*
7. *All outstanding staff comments and redlines be addressed; and*
8. *No additional phasing of street construction, must map all at the same time.*

The request is reasonable and in the public interest because it is consistent with policies LU 1.1 and EOS-4 of the 2040 Huntersville Community Plan, the Beatties Ford Road and Mt Holly-Huntersville Small Area Plan, the Beatties Ford Corridor Small Area Plan, and the Huntersville Greenway and Bikeway Master Plan.
Commissioner Smallwood seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 10E-1

10.F. **Petition #R25-17: Glendale Drive and Huntersville-Concord Road Rezoning**

Consider a decision on Petition #R25-17, a rezoning at the corner of Glendale Drive and Huntersville-Concord Road from General Residential (GR) to Neighborhood Residential-Conditional District (NR-CD) for a three-lot single-family residential subdivision.

Brian Richards stated that both staff and the applicant recommend deferral of the item to the July 21, 2026 meeting.

Commissioner Rivers made a motion to defer Petition #R25-17, a rezoning at the corner of Glendale Drive and Huntersville Concord Road, for general residential to neighborhood residential conditional district for a three-lot single-family residential subdivision to July 21, 2026 at Town Hall at 6:00 PM.
Commissioner Walsh seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 10F-1

10.G. <u>Fiscal Year 2027 Goals</u>

Consider approval of goals.

Anthony Roberts presented the goals.

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

11. Closing Comments

Mayor Clark asked for any closing comments.

Commissioner Coronet thanked everyone for their hard work over the last month. The sale of the old Town Hall was a lot of debating and work and appreciated everybody's candor and everyone who spoke about it.
Commissioner Rivers gave a huge shout-out to the Parks and Recreation Department because their Celebration Jazz event this past weekend was phenomenal.
Mayor Pro Tem Hunt wished everybody a happy Earth Day tomorrow. She commented that Friday is Arbor Day and the first Treasure Tree in Huntersville is being recognized at Grand Oak Elementary. She thanked the Environmental Sustainability Committee for all their work to bring that to fruition.
Commissioner Smallwood reminded everyone about Parks and Recreation at Veterans Park on Sunday, from 3 to 5 pm, to celebrate the country's 250th anniversary.

12. Adjourn

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

EXHIBIT
5A-1

Voluntary Water Restrictions

- Charlotte Water implemented Voluntary Water Restrictions (Low Inflow Protocol Stage 1) on Monday, April 20, 2026, due to ongoing dry conditions.
- Customers are asked to reduce non-essential water use to help protect the region's water supply.
- While there are no mandatory restrictions at this time, voluntary conservation now can help avoid stricter measures later.
- More info on Huntersville.org and charlottewater.org

CHARLOTTE WATER

Huntersville Police Department

- 4/25 – Shred It Event at Veterans Park, 11 a.m. to 1 p.m.

- 5/17 — HPD Hiring Event, more details to come. Look for sign up information on the Huntersville PD Facebook page.

Huntersville Town Takeover

- The Charlotte Knights will be playing the Gwinnett Stripers at Truist Field in Charlotte on Saturday, May 2, for Huntersville's Town Takeover.
- The game starts at 6:05 p.m., and Mayor Christy Clark will throw the first pitch. Doors open one hour before the game begins.
- A link for tickets is available on our web site: Huntersville.org

State of the Town

- Join Mayor Christy Clark for her annual State of the Town address on May 11 at 6 p.m. in Town Hall
- Registration is requested: Huntersville.org

Excellence in Communications Awards

- The Town of Huntersville won multiple **NC3C - North Carolina City and County Communicators** 2026 Excellence in Communications Awards. The awards program saw a record-setting 266 entries in 2026. All award program entries were judged by the Minnesota Association of Government Communicators.

- First Place, Branding/Logo (Town of Huntersville Brand)
- First Place, Single Post (From Medical Call to Heroic Rescue Huntersville Fire Department Facebook Post)
- Second Place, Citizen Participation (Community Drives Development of Town of Huntersville Brand)
- Second Place, General Use on a Single Platform (Huntersville Police Department Uses Facebook to Engage with Residents)
- Second Place, Most Creative with Least Dollars Spent (Town of Huntersville Brand Store)
- Third Place, Special Event (Halloween in Huntersville)

Photo from April 9, 2026, during NC3C's annual conference in Beaufort, NC.

EXHIBIT

9A-1

R25-14 Dash In Gas Station

April 21, 2026

Town of Huntersville
NORTH CAROLINA

Deferral Requests

- Applicant has twice differed public hearing.
- Originally scheduled for February 3rd and then March 3rd.

ROBINSON
BRADSHAW

600 S. Tryon St.
Suite 2300
Charlotte, NC 28202

John H. Carmichael
JCarmichael@rbh.com
T: 704.377.8341

February 27, 2026

VIA EMAIL

Ms. Janet Pierson, Town Clerk
Mr. Nathan Farber, Senior Planner
Town of Huntersville
14704 N. Old Statesville Road
Huntersville, NC 28078

Re: Request to Defer the Public Hearing on Rezoning Application No. R25-14
Dash In Food Stores, Inc., Applicant

Dear Ms. Pierson and Nathan:

I hope this letter finds you both well.

On behalf of the Applicant under Rezoning Application No. R25-14, Dash In Food Stores, Inc., I hereby respectfully request the deferral of the public hearing on Rezoning Application No. R25-14 from the Town Board of Commissioner's March 3, 2026, agenda to the Town Board of Commissioner's April 7, 2026, agenda.

The purpose of this deferral request is to provide the Applicant with additional time to work with the Planning Staff on the architectural design and elevations of the proposed building.

I appreciate your assistance on this matter and please let me know if you need anything else in connection with this deferral request.

Very truly yours,

ROBINSON, BRADSHAW & HINSON, P.A.

John H. Carmichael

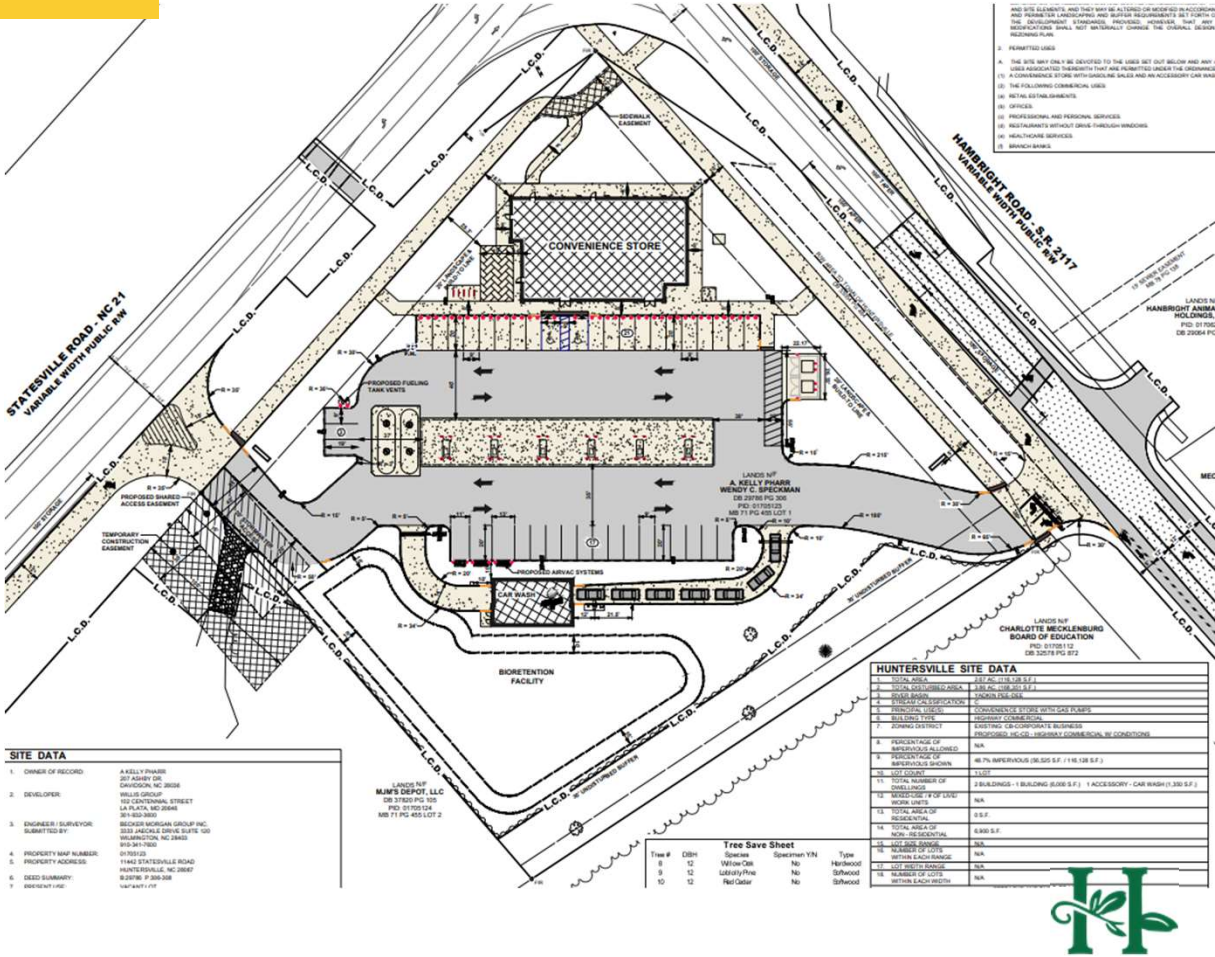
cc: Mr. Mark Strickland (via email)
Mr. Jeff Bainbridge (via email)
Mr. Todd Bonnett (via email)
Mr. Jonathan Street (via email)
Mr. Jay Clapp (via email)

Aerial View

21
11500-12491
Statesville Rd
Huntersville
Huntersville
11700-11859
Hambright Rd
11600-11699
Hambright Rd
21
Huntersville
Huntersville
Hambright Junction Dr
11000-11299
11300-11399
21
11000-11027

Rezoning Highlights

- A Dash-In Gasoline Service Station with a Convenience store and a car wash.
- A 30’ undisturbed buffer along eastern property line.
- Shared Driveway with property to south.
- Specimen Tree Save: 30% Required, 25% Saved. Mitigation Required.
- 10’ sidepath along frontage.

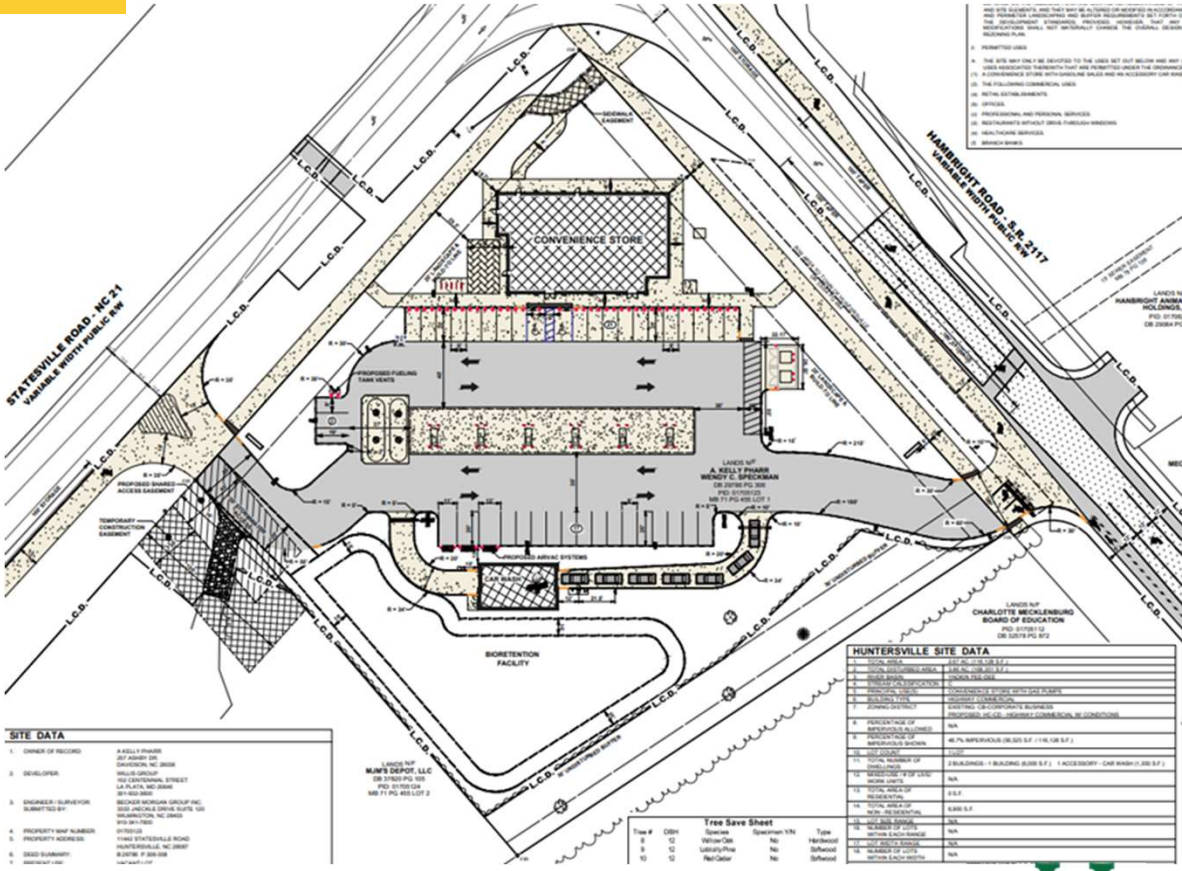


Rezoning Highlights

Conditions:

- **Maximum Floor areas set for principal building (5,850sf) and car wash (1,350sf).**
- **Applicant provided schematic note.**
- **Only following uses will be permitted:**

Convenience Store with Gasoline Sales and Accessory Car Wash
Retail Establishments
Offices
Professional and Personal Services
Restaurants without Drive-Through Windows
HealthCare Services
Bank Branches

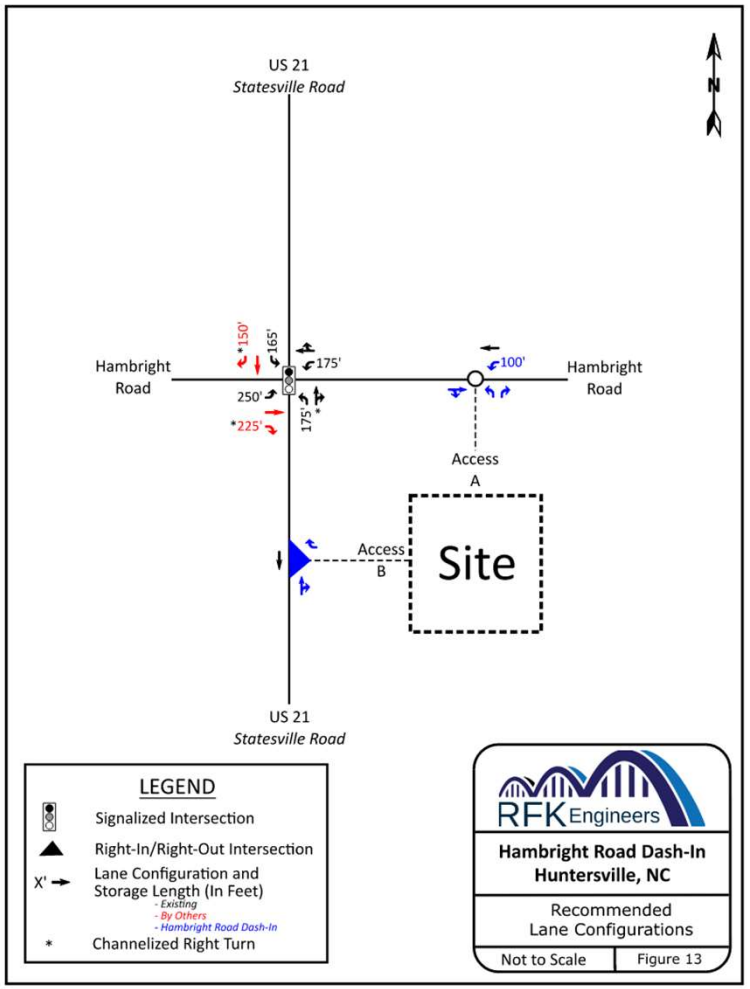


Rezoning Highlights: TIA

- TIA is required and was deferred to NCDOT.
- The applicant has committed to the below improvements. These improvements varies from NCDOT requirements.
- Applicant indicates the improvements are “proposed”.

HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS

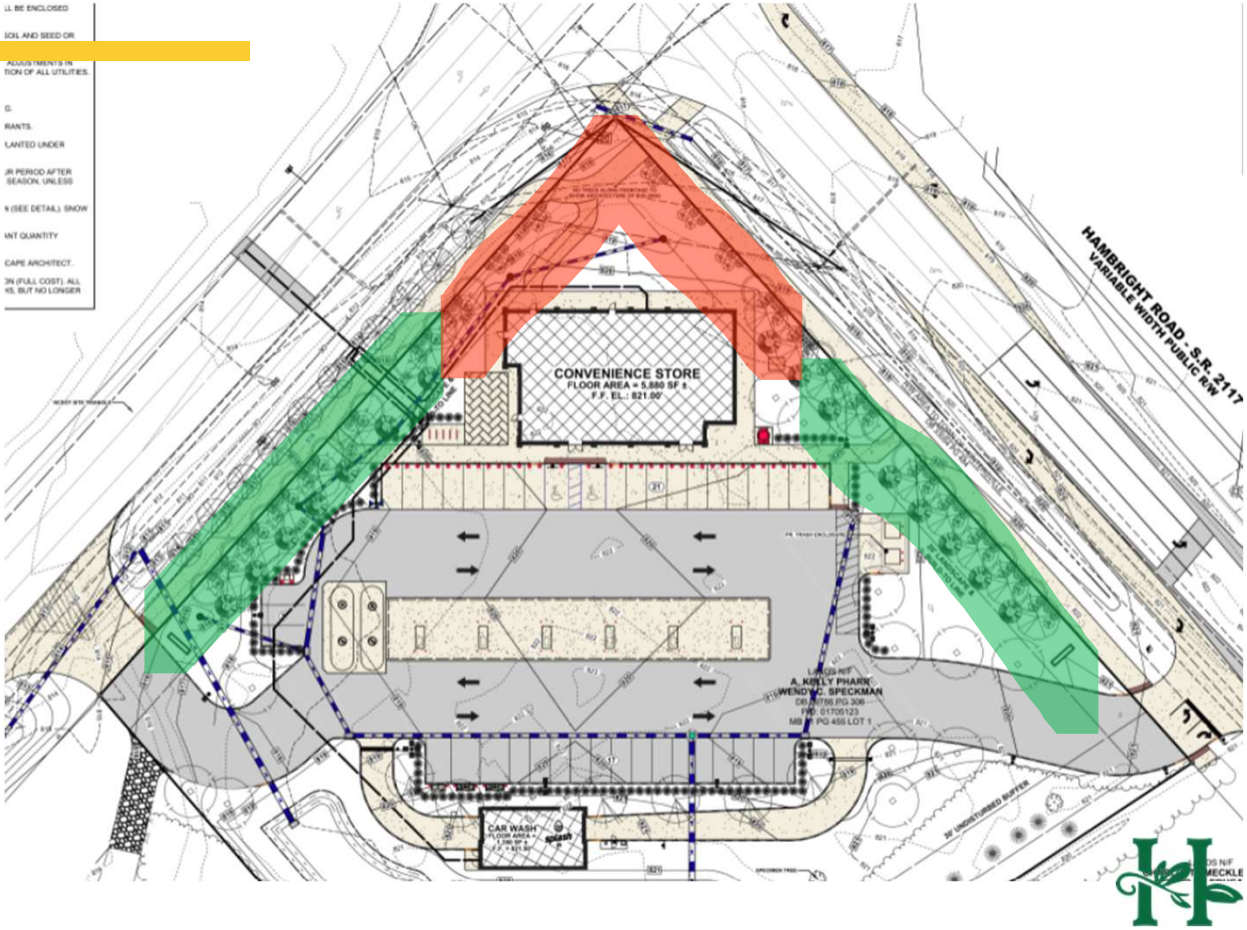
1. PROPOSED FULL ENTRANCE ALONG HAMBRIGHT ROAD (S.R. 2117)
2. PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED HAMBRIGHT ROAD ENTRANCE.
3. PROPOSED RIGHT-IN-RIGHT-OUT ENTRANCE ALONG STATESVILLE ROAD (NC 21)
4. PROPOSED NORTHBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED STATESVILLE ROAD ENTRANCE.
5. PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) AT THE INTERSECTION OF US-21 AND HAMBRIGHT ROAD.



Modification Request 1

<u>Modification</u> needed from the zoning ordinance.

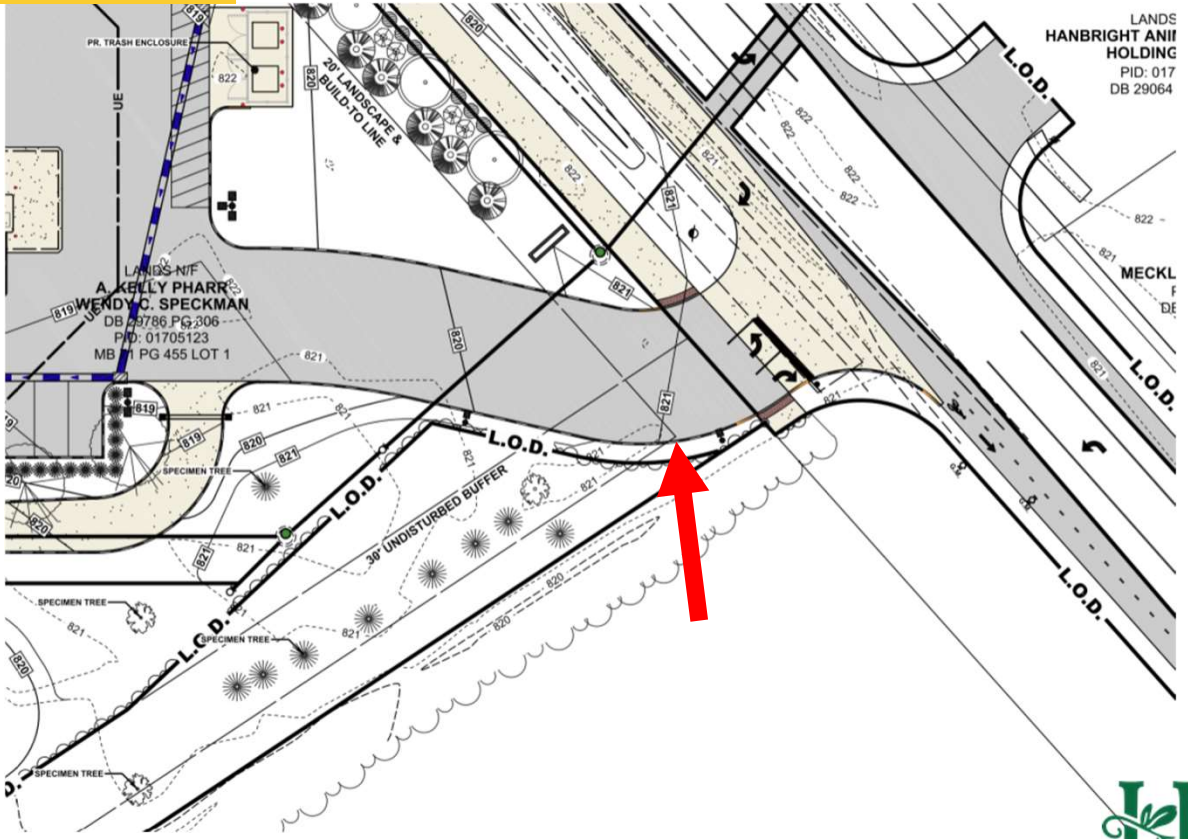
- *<u>Sideyard Parking</u>:* Applicant request to allow sideyard parking to occupy more than 45% of the principal frontage.
- Current request is for 68%
- Staff Comment: Staff **can support** due to shape of lot and additional plantings.



Modification Request 2

Modification needed from the zoning ordinance.

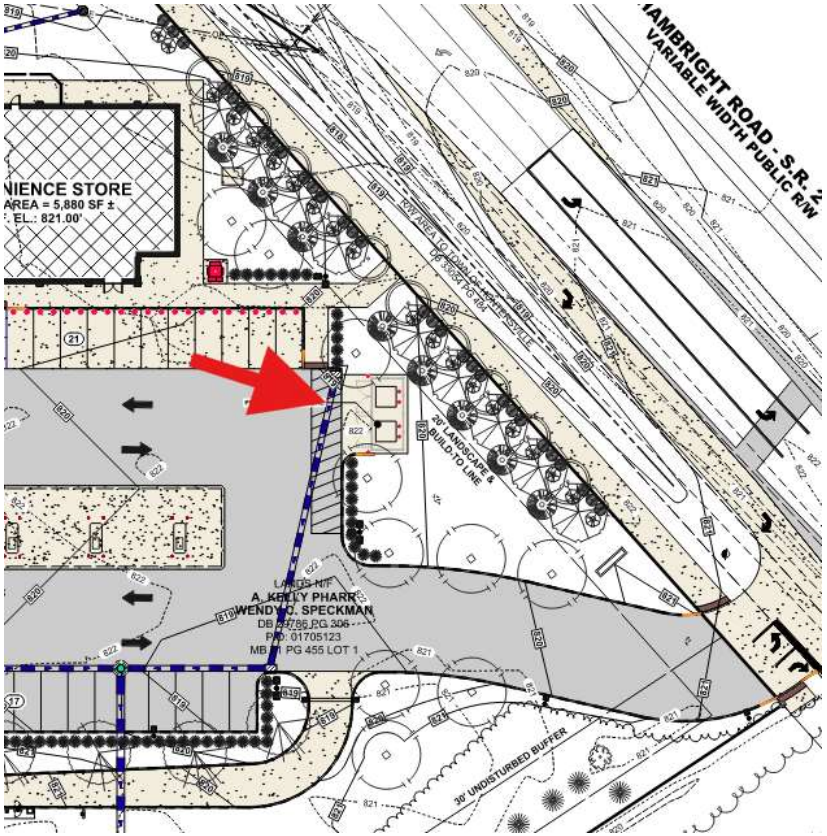
- *Grading Within Buffer*: Applicant request to build driveway laterally through 30’ buffer.
- **Staff can support** as NCDOT is requiring this location for driveway access.



Modification Request 3

Modification needed from the zoning ordinance.

- *Dumpster Location*: Applicant request to place dumpster in side yard.
- **Staff can support** due to applicant provided screening.

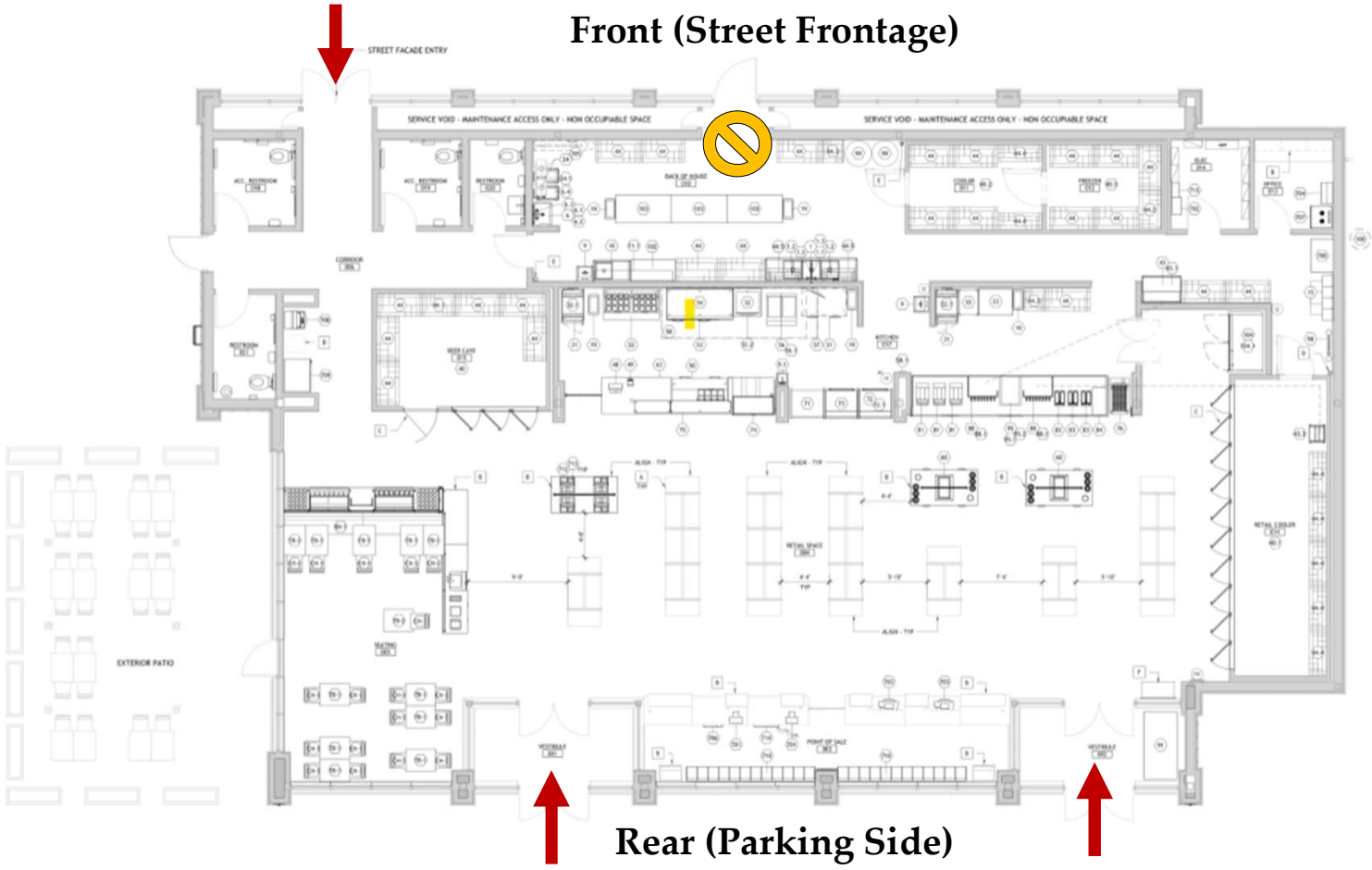


Elevations: Convienience Store

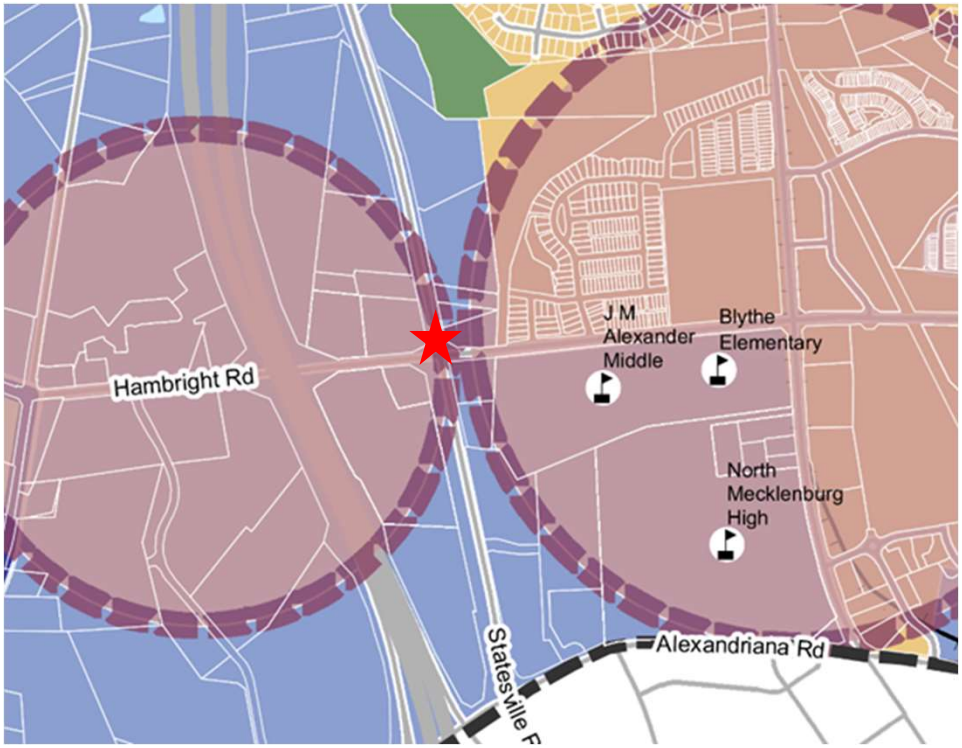
Front (Street Frontage)

Rear (Parking Side)

Elevations: Convienience Store



2040 Huntersville Community Plan – Future Character Area

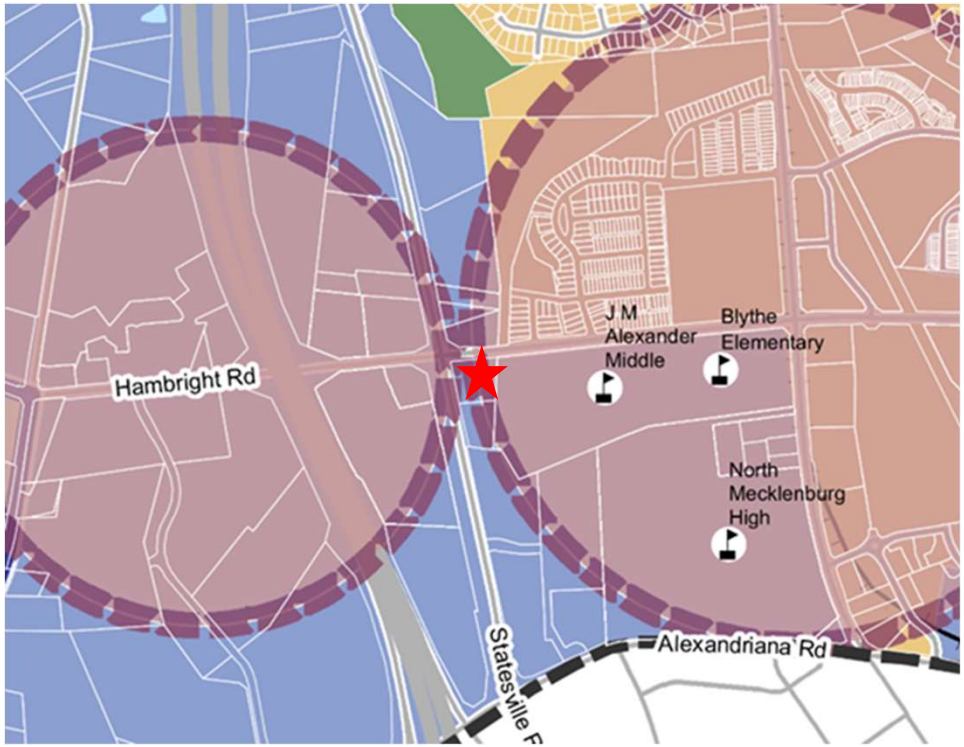


FUTURE LAND USE CHARACTER AREA

- MIXED USE CENTER
- ACTIVITY CENTER
- EMPLOYMENT CENTER
- TOWN CORE
- MEDIUM DENSITY
- RESIDENTIAL EDGE
- RURAL CONSERVATION
- PARKS AND OPEN SPACE
- CRITICAL WATERSHED

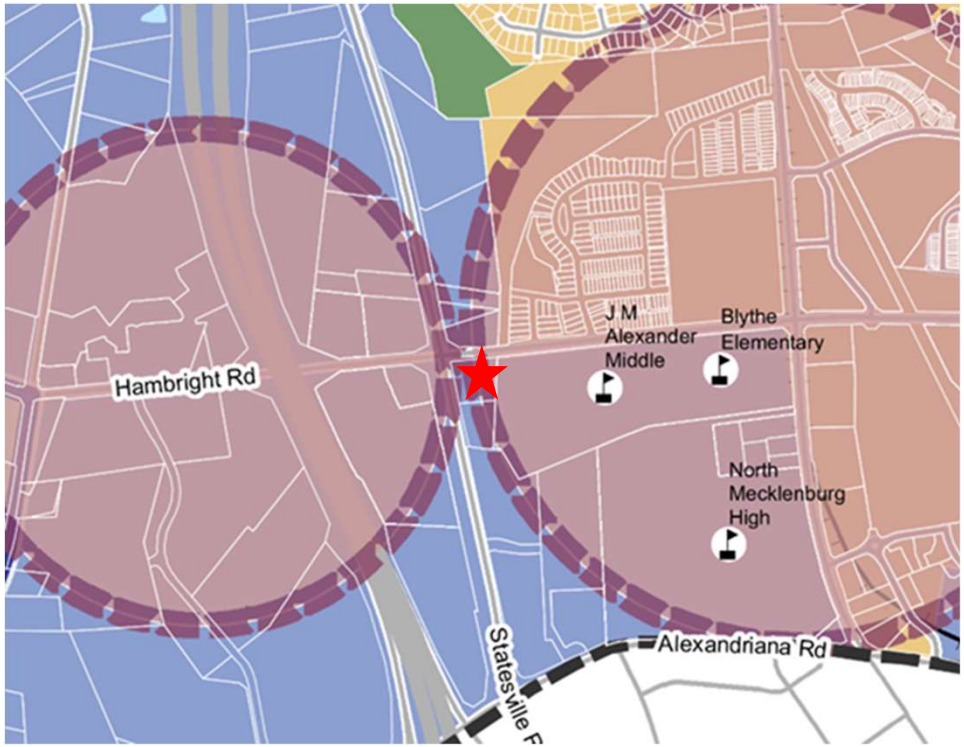
2040 Huntersville Community Plan – Policies that Support Plan

- **Policy LU 5.1**: *Allow development where infrastructure already exists. Location of major intersection.*
- **Policy LU 7.1***: Provides future shared connection with property to the south.*
- **Policy LU 8.2**: *Evaluate and strengthen incentives to encourage the achievement of higher design standards.*



2040 Huntersville Community Plan – Policies that Don't Support Plan

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



Recommendation: Approval with Conditions

- Staff could be in support of the project, as it is consistent with the character area recommendations of the Huntersville 2040 Plan, if the following conditions are met for approval:
    - The convenience stores interior space along the road frontage has a clearly defined plan for activation (artwork, architecture, merchandise).
    - All outstanding TIA recommendation items are committed to.
    - All developer schematic notes are replaced with the following staff approved note: "The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan".
    - All minor staff comments are addressed.

Public Meetings

- **Community Meeting:** December 11th, 2025
- **Public Hearing:** April 21st, 2026
- **Planning Board:** April 28th, 2026
- **Final Action:** May 19th, 2026

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

Context Map

ROBINSON BRADSHAW

Rezoning Application No. R25-14

Dash In Food Stores, Inc., Applicant

Public Hearing

April 21, 2026

Site – 2.67 Acres

Site

Site
Hambright Rd
Midnight Wy
Statesville Junction Wy
Hambright Junction Dr
Huntersville
21
11600-11699
11700-11859
11860-11899
11500-11599
11500-12431
11600-11699
11700-11777
11820-11859
11900-11999
11000-11029
11134-11299
12200-12227
10100-10199

Zoning of the Site and Surrounding Parcels

Rezoning Request

Requesting the rezoning of the site to the Highway Commercial Conditional District (HC-CD) to accommodate the development of a convenience store with gasoline sales and an accessory car wash on the site

The following commercial uses would also be permitted on the site

- Retail establishments
- Offices
- Professional and personal services
- Restaurants without drive-through windows
- Healthcare services

Rezoning Request - Continued

The maximum gross floor area of the principal building would be 6,000 square feet

The maximum gross floor area of the accessory car wash building would be 1,350 square feet

The maximum building height would be 35 feet

BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

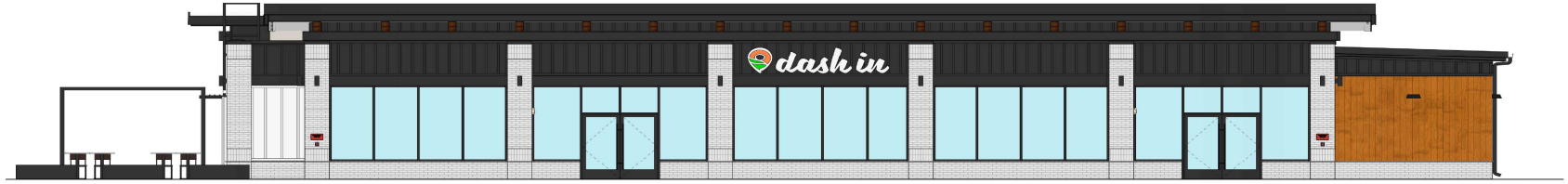
DASH IN - CONCEPTUAL SITE PLAN

HUNTERSVILLE, NC

2023321.00 | 3.2.26

ROBINS

Building Elevations



EXTERIOR ELEVATION - FACING FUEL CANOPY

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

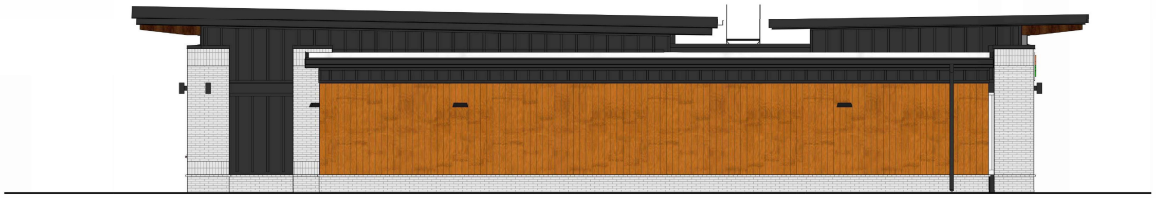
EXTERIOR ELEVATION - FACING INTERSECTION

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

Building Elevations

EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)

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



EXTERIOR ELEVATION - RIGHT SIDE (HAMBRIGHT ROAD)

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

Building Perspectives

CORE STATES GROUP
46 East Main Street
Suite 201
Somerville, NJ 08876
908.462.9700
www.core-states.com

PERSPECTIVES
#3006
DASH IN #3006
11442 STATESVILLE RD
HUNTERSVILLE, NC 28078

Wills Group

Building Perspectives

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46 East Main Street
Suite 201
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908.462.9700
www.core-states.com

PERSPECTIVES
#3006
DASH IN #3006
11442 STATESVILLE RD
HUNTERSVILLE, NC 28078

Wills Group

dash in
TCHEN
OPEN
HOURS

4100

4100

ENTER
splash in
7'- 0"
splash in
ENTRANCE

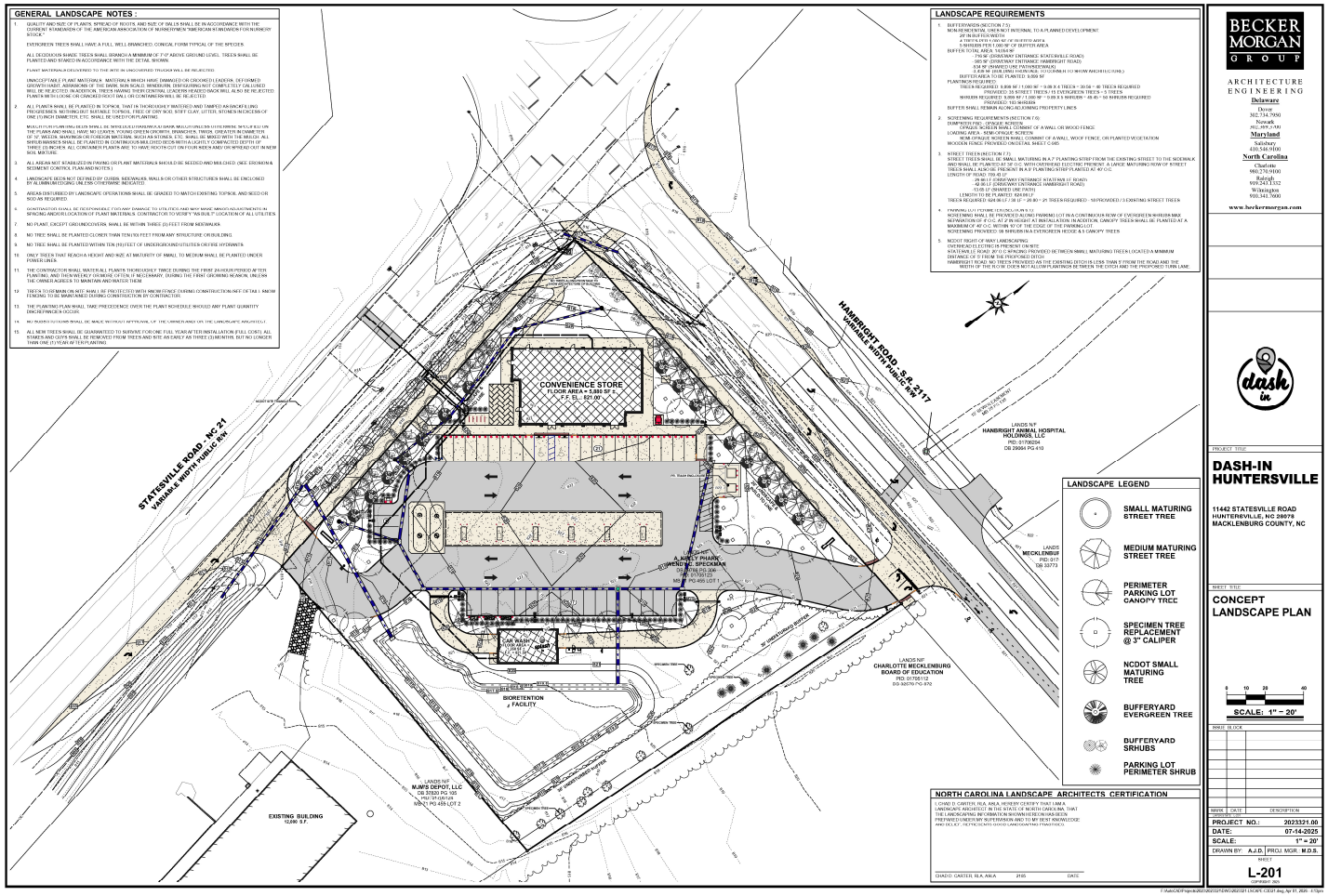
Fresh Eats
frozen goods

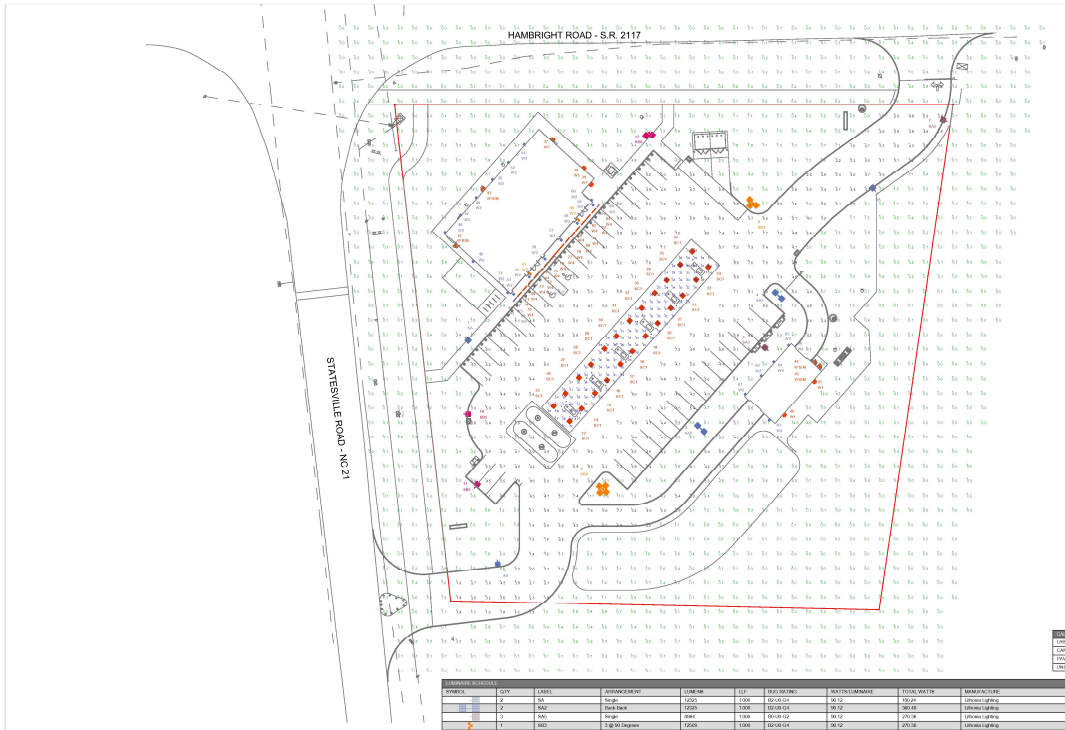
frozen goods
old drinks
indulge
hydrate
replenish
energize
healthy

fresh beverages
coffee
bean-to-cup
refreshers
on-tap
unique blends
chilled & frozen
It's Tea Time
Anytime
16oz - $1.95
24oz - $2.45
32oz - $2.95
Two Sips to
Signature
Craft Juices
MADE BY
YOU

Fresh Eats
TO ORDER
Grilled-pressed burgers cooked just for you
24/7

Questions


GENERAL LANDSCAPE NOTES :
1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."
EVERGREEN TREES SHALL HAVE A FULL, WELL BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
PLANT MATERIALS DEVIATING TO THE ATE IN UNSCOPED TRUNCK WILL BE REJECTED.
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED OVER, DISEASE, INSECT EGGS, BORERS, INSECTS, OR ARMORED INSECTS OF ANY KIND MAY ALSO BE REJECTED. PLANTS WITH ILLOGIC OR CONCEALED ROOT BALL DECORATION WILL BE REJECTED.
2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS EXCAVATING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LOOSE, FLYING GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER THAN ONE-HALF (1/2) INCH, OR OTHER FOREIGN MATERIAL DETRIMENTAL TO PLANT GROWTH. ALL SHRUBS AND TREES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND ON SPREAD OUT IN NEW SOIL MIXTURE.
3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS-BUILT" LOCATION OF ALL UTILITIES
7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS
8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING
9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS
10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
12. TREES TO BE MAINTAINED OR NOT SHALL BE PROTECTED WITH 4' HIGH FENCE DURING CONSTRUCTION (SEE DETAIL). KNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
14. NO POSTED SIGNAGE SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SET AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.
LANDSCAPE REQUIREMENTS
1. BUFFERYARDS (SECTION 7.5)
MIXED RESIDENTIAL USES IN NOT INFORMAL TO A PLANNED DEVELOPMENT
20' IN BUFFER WIDTH
0.5 PLANTING PER 1,000 SF OF BUFFER AREA
5 SHRUBS PER 1,000 SF OF BUFFER AREA
BUFFER TOTAL AREA: 19,009 SF
- 740 W (DRIVEWAY ENTRANCE: STATESVILLE ROAD)
- 695 SF (DRIVEWAY ENTRANCE: HAMBRIGHT ROAD)
- 5,818 SF (EXISTING UTILITY EASEMENT/ROW)
- 11,806 SF (MINUS EXISTING STRUCTURES/PAVEMENT TO REMAIN, TO KNOW ARCHITECTURE)
BUFFER AREA TO BE PLANTED: 9,899 SF
PLANTINGS REQUIRED:
TREES REQUIRED: 9,899 SF / 1,000 SF * 9.89 X 4 TREES = 39.56 = 40 TREES REQUIRED
- 20 TREES PROVIDED: 20 EVERGREEN TREES = 5 TREES
SHRUBS REQUIRED: 9,899 SF / 1,000 SF * 9.89 X 5 SHRUBS = 49.45 = 50 SHRUBS REQUIRED
- PROVIDED: 153 SHRUBS
BUFFER SHALL REMAIN ALONG ADJOINING PROPERTY LINES
2. SCREENING REQUIREMENTS (SECTION 7.6)
DUMPSTER TYPE: OPAQUE SCREEN
OPAQUE SCREEN SHALL CONSIST OF A WALL OR WOOD FENCE
LOADING AREA: SEMI-OPAQUE SCREEN
SEMI-OPAQUE SCREEN SHALL CONSIST OF A WALL, WOOF FENCE, OR PLANTED VEGETATION
BROOKSIDE FENCE: PREVENTED ON DETAIL SHEET C-080
3. STREET TREES (SECTION 7.7)
STREET TREES SHALL BE SMALL MATURING IN A 7' PLANTING STRIP FROM THE EXISTING STREET TO THE SIDEWALK AND SHALL BE PLANTED AT 50' O.C. WITH OVERHEAD ELECTRIC PRESENT. A LARGE MATURING ROW OF STREET TREES SHALL BE PLANTED AT 40' O.C. (CONT IN A 5' PLANTING STRIP PLANTED AT 40' O.C.
LENGTH OF ROAD: 709.45 LF
- 29.96 LF (DRIVEWAY ENTRANCE: STATESVILLE ROAD)
- 42.96 LF (DRIVEWAY ENTRANCE: HAMBRIGHT ROAD)
- 13.05 LF (SHARED USE PATH)
LESS: 84.97 LF (SHARED USE PATH)
TREES REQUIRED: 624.48 LF / 50 LF = 12.49 = 21 TREES REQUIRED - 10 PROVIDED / 5 EXISTING STREET TREES
4. PARKING LOT TYPE (SECTION 7.8)
SCREENING SHALL BE PROVIDED ALONG PARKING LOT IN A CONTINUOUS ROW OF EVERGREEN WHERE ANY SEPARATION OF 4' O.C. AT 4' IN HEIGHT AT INSTALLATION. IN ADDITION, CANOPY TREES SHALL BE PLANTED AT A MAXIMUM OF 40' O.C. WITHIN 10' OF THE EDGE OF THE PARKING LOT.
SCREENING PROVIDED: 98 SHRUBS IN A EVERGREEN HEDGE & 5 CANOPY TREES
5. NCDOT RIGHT-OF-WAY LANDSCAPING
OVERHEAD ELECTRIC IS PRESENT ON SITE
STATESVILLE ROAD (NY U.S. 21) PLANTING PROVIDED BETWEEN SMALL MATURING TREES LOCATED A MINIMUM DISTANCE OF 5' FROM THE PROPOSED DITCH
HAMBRIGHT ROAD: NO TREES PROVIDED AS THE EXISTING DITCH IS LESS THAN 5' FROM THE ROAD AND THE WIDTH OF THE R/O/W DOES NOT ALLOW PLANTINGS BETWEEN THE DITCH AND THE PROPOSED TURN LANE
LANDSCAPE LEGEND
SMALL MATURING STREET TREE
MEDIUM MATURING STREET TREE
PERIMETER PARKING LOT CANOPY TREE
SPECIMEN TREE REPLACEMENT @ 3" CALIPER
NCDOT SMALL MATURING TREE
BUFFERYARD EVERGREEN TREE
BUFFERYARD SHRUBS
PARKING LOT PERIMETER SHRUB
NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION
I, CHAD T. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF NORTH CAROLINA, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUCH PLANS HAVE BEEN FOLLOWED AND THAT THIS PLAN
CHAD T. CARTER, RLA, ASLA 2135 DATE
CONVENIENCE STORE
FLOOR AREA = 5,885 SF ±
F.F. EL. 821.00
STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W
HAMBRIGHT ROAD - S.R. 2117
VARIABLE WIDTH PUBLIC R/W
BIORETENTION # FACILITY
EXISTING BUILDING
SCALE: 0.7
LANDS NF
M.MPS DEPOT, LLC
DB 32820 PG 105
PID 01106126
MB-C1 PG 455 LOT 2
LANDS NF
CHARLOTTE MECKLENBURG BOARD OF EDUCATION
PID 01758112
DB 30670 PG 870
LANDS NF
HANBRIGHT ADRIAN HOSPITAL HOLDINGS, LLC
PID 01706204
DB 29084 PG 610
LANDS NF
MECKLENBU
PID 017
DB 3277
A NEELY PHARM
PROPERTY, BRICKMAN
DB 17766 PG 306
PID 01705123
MB-C PG 455 LOT 1
BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
Delaware
Dover
302.734.7950
Newark
302.369.7300
Maryland
Salisbury
410.546.9100
North Carolina
Charlotte
980.270.9100
Raleigh
919.241.1322
Wilmington
910.341.7800
www.beckermorgan.com
dash in
PROJECT TITLE
DASH-IN HUNTERSVILLE
11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC
SHEET TITLE
CONCEPT LANDSCAPE PLAN
0 10 20 40
SCALE: 1" = 20'
ISSUE BLOCK
MARK DATE DESCRIPTION
PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 20'
DRAWN BY: A.J.D. PROJ. MGR.: M.D.S.
SHEET
L-201
COPYRIGHT 2025



NOTES:

- POLE MOUNTED FIXTURES ARE MOUNTED ON A 17FT POLE AT OR A CONCRETE BASE.
- FOOTCANDLE LEVEL CALCULATED AT GRADE USING INITIAL LUMEN VALUES.

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY

LUM NO	LABEL	MTG HT
1	9A	17
2	9A	17
3	9A2	17
4	9A2	17
5	9A5	17
6	9A5	17
7	9A5	17
8	9B5	17
9	9B4	17
10	9A5	17
11	9B5	17
12	9A6	17
13	9C1	15
14	9C1	15
15	9C1	15
16	9C1	15
17	9C1	15
18	9C1	15
19	9C1	15
20	9C1	15
21	9C1	15
22	9C1	15
23	9C1	15
24	9C1	15
25	9C1	15
26	9C1	15
27	9C1	15
28	9C1	15
29	9C1	15
30	9C1	15
31	9C1	15
32	9C1	15
33	9C1	15
34	9C1	15
35	9C1	15
36	9C1	15
37	9H	8
38	9H	8
39	9H	8
40	9H	10
41	9H	10
42	9H1M	8
43	9H1M	10
44	9H1M	10

LUMINAIRE LOCATION SUMMARY

LUM NO	LABEL	MTG HT
45	W1EM	10
46	W2	10
47	W2	10
48	W2	10
49	W2	10
50	W2	10
51	W2	10
52	W2	10
53	W2	10
54	W2	10
55	W2	10
56	W2	10
57	W2	10
58	W2	10
59	W2	10
60	W2	10
61	W2	10
62	W2	10
63	W2	10
64	W2	10
65	W2	10
66	W2	10
67	W3	8
68	W3	8
69	W4	15.66
70	W4	15.66
71	W4	15.66
72	W4	15.66
73	W4	15.66
74	W4	15.66
75	W4	15.66
76	W4	15.66
77	W4	15.66
78	W4	15.66
79	W4	15.66
80	W4	15.66
81	W4	15.66
82	W4	15.66
83	W4	15.66
84	W4	15.66
85	W5	15.66
86	W5	15.66
87	W5	15.66
88	W5	15.66
89	W5	15.66

CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	20.46	26	13	1.55	1.88
PAVED AREA	4.94	9.9	0.5	9.85	19.80
UNDEFINED	0.00	25.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG CODE
	2	9A	Single	12325	1.000	B2-U0-G4	90.12	100.24	Lithonia Lighting	DSXO LED P5 50K 70CRI T3M MVOLT FAO XX
	2	9A2	Back-Back	12325	1.000	B2-U0-G4	90.12	180.48	Lithonia Lighting	DSXO LED P5 50K 70CRI T3M MVOLT FAO XX
	3	9A5	Single	19061	1.000	B3-U0-G2	90.12	270.36	Lithonia Lighting	DSXO LED P5 50K 70CRI BLC3 MVOLT FAO XX
	1	9B3	3 @ 90 Degrees	12569	1.000	B2-U0-G4	90.12	270.36	Lithonia Lighting	DSXO LED P5 50K 70CRI T4M MVOLT FAO XX
	1	9B4	4 @ 90 Degrees	12569	1.000	B2-U0-G4	90.12	360.48	Lithonia Lighting	DSXO LED P5 50K 70CRI T4M MVOLT FAO XX
	2	9B5	Single	9258	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting	DSXO LED P5 50K 70CRI BLC4 MVOLT FAO XX
	1	9B6	2 @ 90 DEG	9258	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting	DSXO LED P5 50K 70CRI BLC4 MVOLT FAO XX
	24	9C1	Single	9570	1.000	B3-U0-G1	61.0174	1464.418	Lithonia Lighting	RSXW LED-ALO2-50K-BKDN-SYNC MVOLT SCS (WH/WE) (Profiling 3) WHITE
	5	W1	SINGLE	4124	1.000	B1-U0-G1	29.4252	147.126	Lithonia Lighting	AREZ2 LED P4 40K BKVOLT FAO XXXX
	4	W1EM	SINGLE	3928	1.000	B1-U0-G1	29.5052	117.701	Lithonia Lighting	AREZ2 LED P4 40K MVOLT FOCS DBXC XXXX (EMERGENCY)
	21	W2	SINGLE	3088	1.000	B1-U0-G0	45	945	FCRSL Lighting	FCCSG41LW-UNV-940-3000L-DBZ-DSOLSO-LD
	2	W3	SINGLE	807	1.000	N.A.	9.8	19.6	Lightalarms	GAMMA1-DB
	18	W4	Single	2583	1.000	B1-U2-G1	19.822	390.752	Lithonia Lighting	RAC 4 4K CRI80-120
	5	W5	Single	543	1.000	B0-U1-G0	4.626	23.13	Lithonia Lighting	RAC 1 4K CRI80-120

REDLEONARD ASSOCIATES
1348 Kemper Meadow Dr. Forest Park, OH 45240
513-574-9008 | redleonard.com

REV	BY	DATE	DESCRIPTION
-	-	-	-

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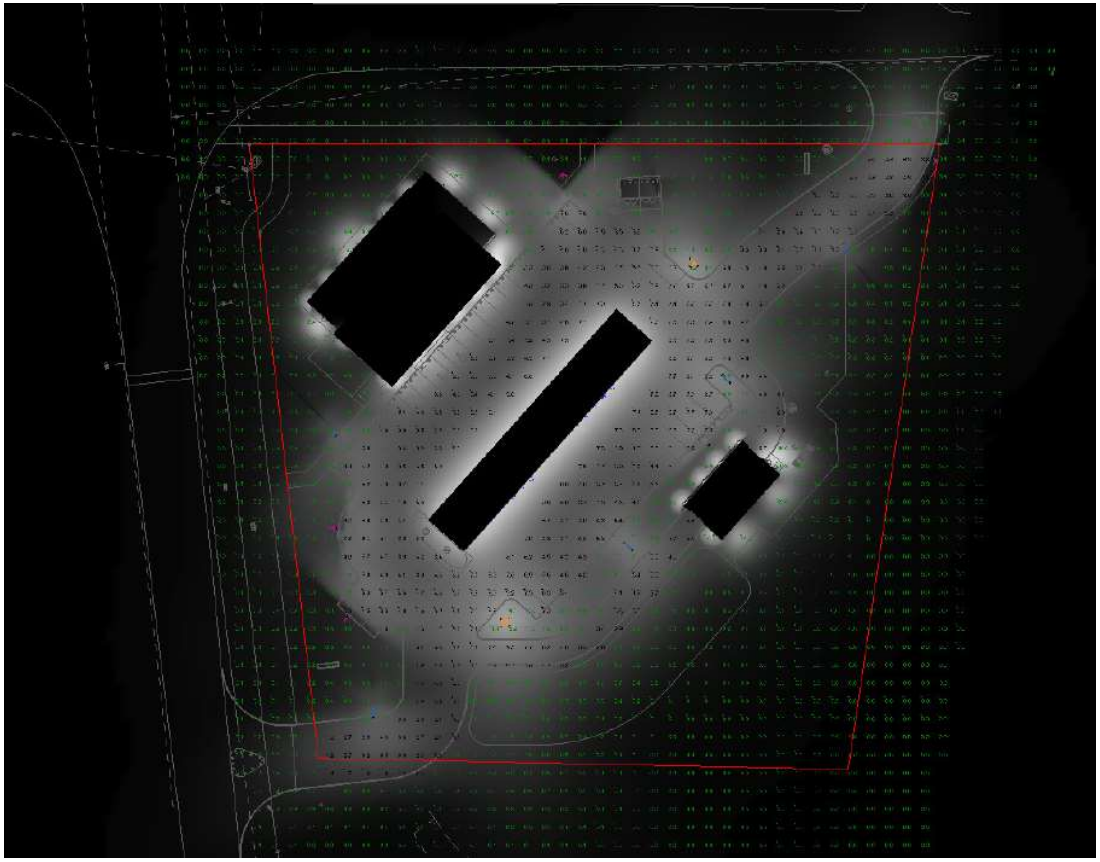
SCALE:	LAYOUT BY:
1" = 30'	TAS
DWG SIZE:	DATE:
D	1/29/25

PROJECT NAME:
DASH IN # 3006
HUNTERSVILLE, NC
DRAWING NUMBER:
RL-10661-S1



11005
Spritz St
11792
Spritz St
11741
Hambright Rd
2117
Hambright Rd

IRVIN LAW GROUP

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

EXHIBIT
10C-1

April 20, 2026

Via Email

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

RE: Rezoning Petition R*25-16 Knox Crossing* ("Application"); WLA Enterprises, Inc. ("Applicant")

Dear Mayor, Commissioners, Anthony and Brian:

The purpose of this letter is to respectfully request that action on the above referenced Application be deferred to the May 19, 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

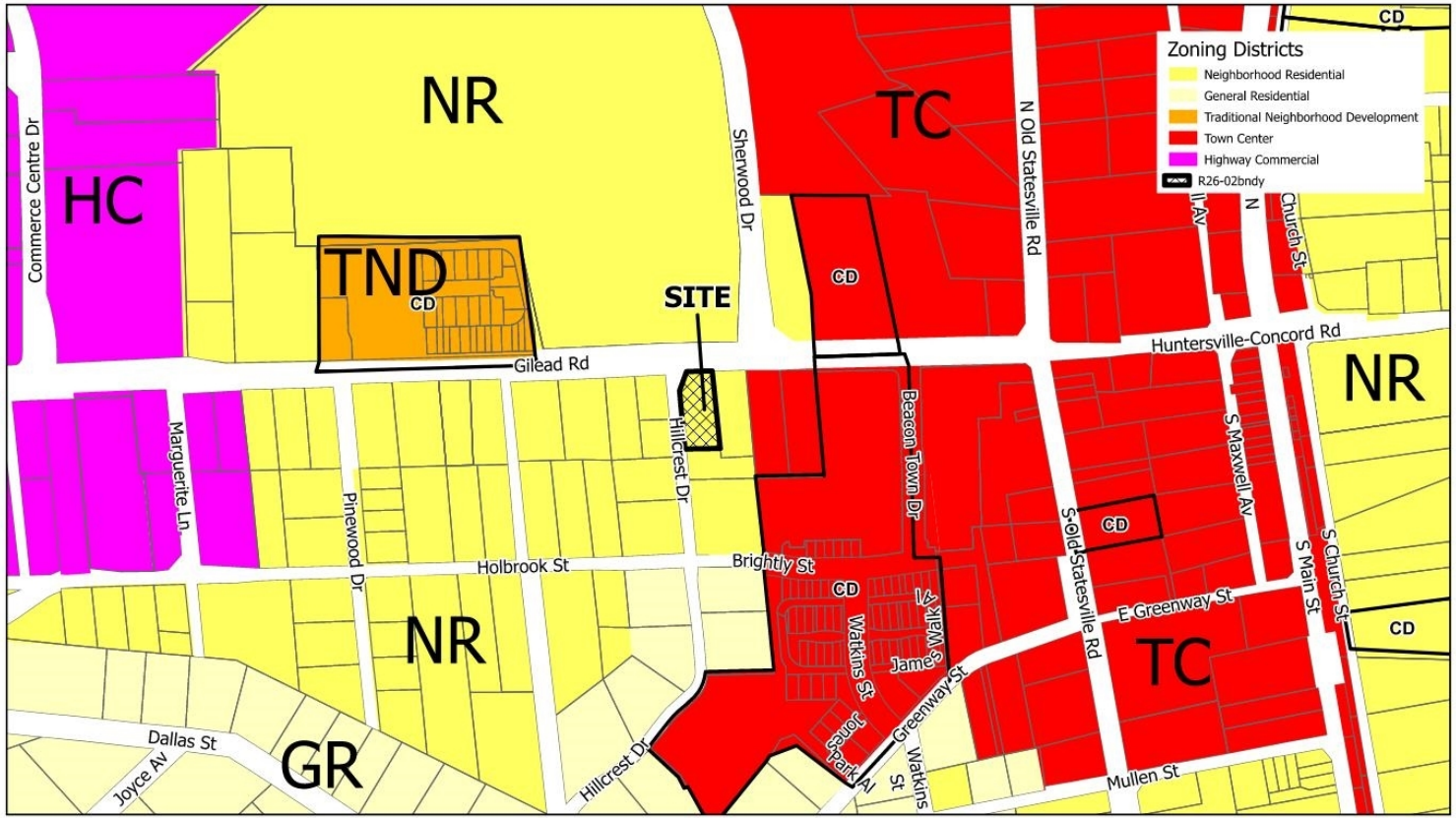
cc: Kevin Rogers, WLA Enterprises, Inc.
Brad Priest, Assistant Planning Director

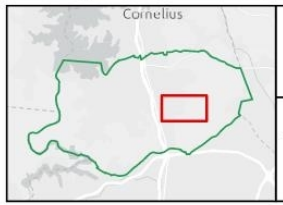
EXHIBIT
10D-1

Rezoning 26-02
121 Gilead
General Rezoning

April 21, 2026

Town of Huntersville
NORTH CAROLINA





R26-02 Gilead General Rezoning

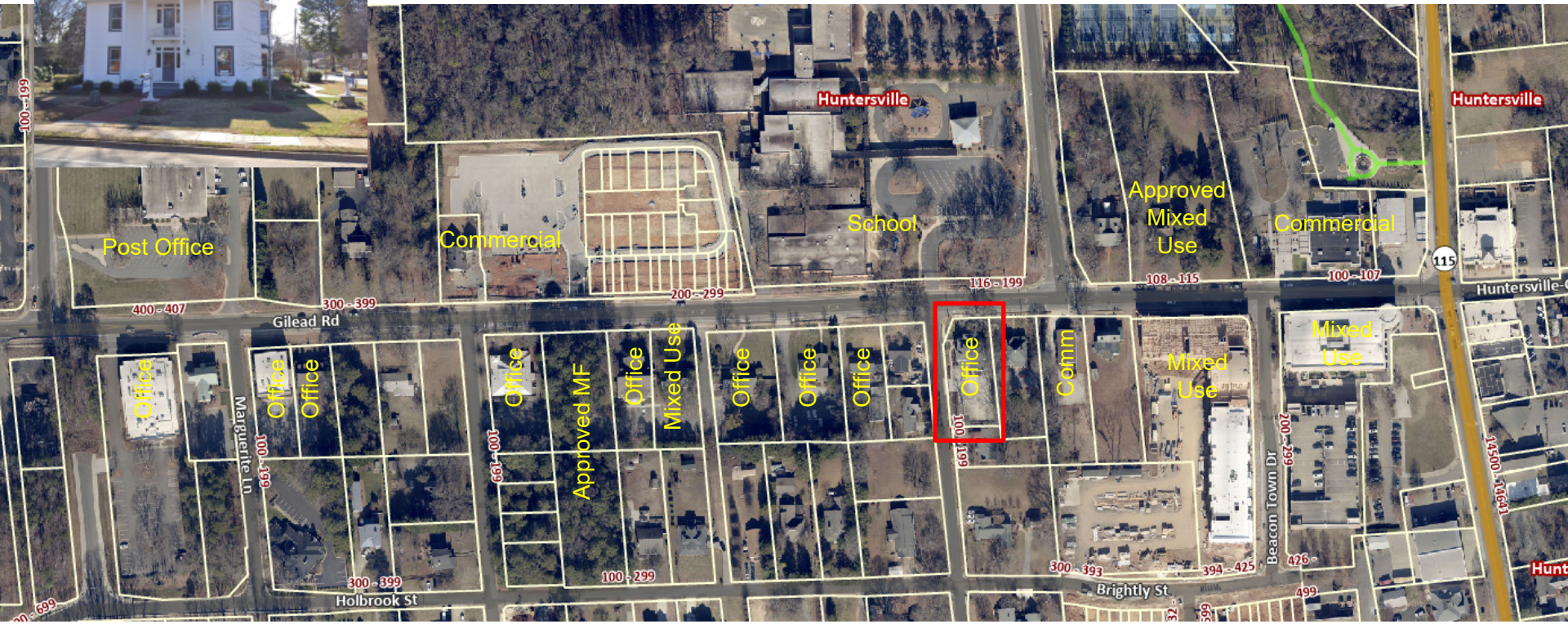
Applicant: HFH Investments +/- .397 Acres

Proposed Zoning: TC Parcel: 01711623

Town of Huntersville NORTH CAROLINA

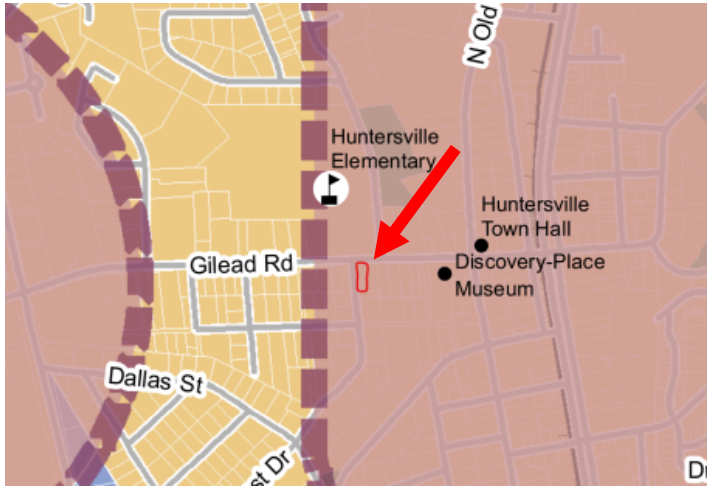
N

0 0.04 0.09 Mi


Huntersville
Huntersville
Post Office
Commercial
School
Approved Mixed Use
Commercial
Office
Office
Office
Office
Approved MF
Office
Mixed Use
Office
Office
Office
Office
Comm
Mixed Use
Mixed Use
Gilead Rd
Holbrook St
Brightly St
Marguerite Ln
Beacon Town Dr
400 - 407
300 - 399
200 - 299
116 - 199
108 - 115
100 - 107
100 - 199
100 - 199
100 - 199
100 - 299
300 - 399
300 - 393
394 - 425
200 - 299
426
499
14500 - 14691
115

Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.



Mixed-Use Centers

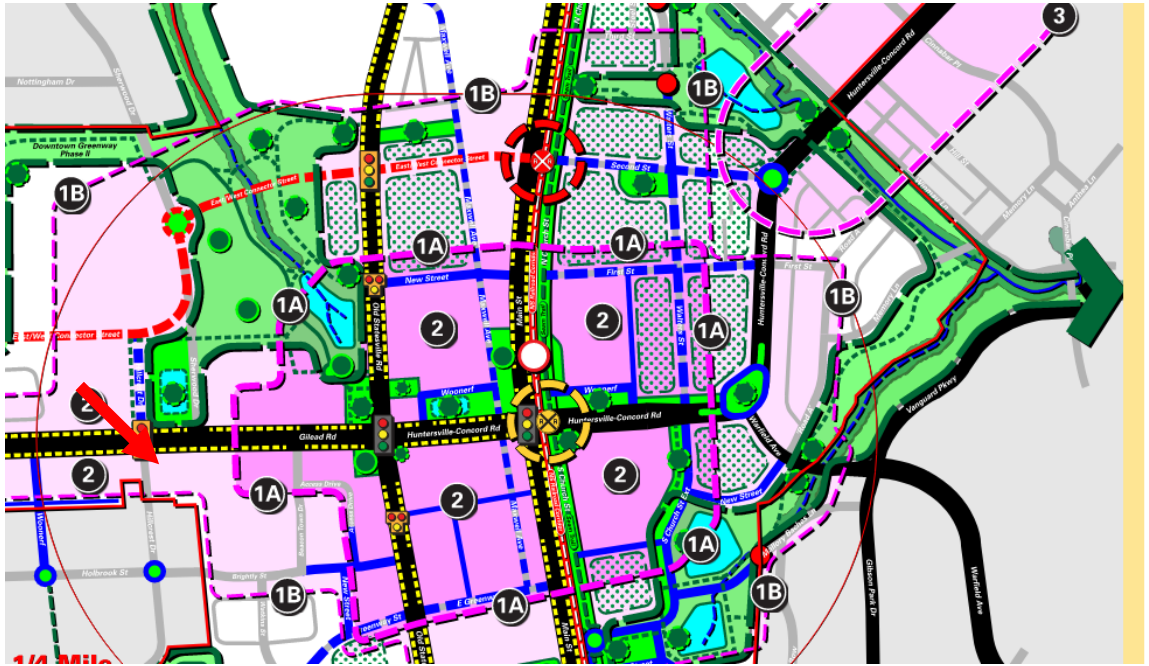
Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage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

Downtown - Tier 1

Encourage commercial, office and/or residential. Shopfronts, urban workplaces and apartment buildings are allowed. Generally 2-4 stories.

Downtown - Tier 2

Generally 2-3 stories. Predominately residential with some small-scale commercial and/or office. Reuse of structures on main roads. Residential can include townhomes, duplexes, triplexes, quadplexes, and urban single-family home types, including alley-loaded bungalows, pocket neighborhoods and cottage courts.



Area B. The Primary Gathering Area is expanded as the approximate 1/4-Mile walkable district to encompass several blocks on both sides of NS Railroad Corridor, and extend along Gilead Rd between the West Gateway and Downtown Core.

2 New Commercial Development is limited to feasible locations within the Primary Gathering Area.

Note: This does mean that the entire Primary Gathering Area (A or B) would or should contain Commercial Development.

3 Secondary Gathering Areas are focused around the North, South, East and West Downtown Gateways.

4 New Commercial Development is limited to locations within the Secondary Gathering Areas defined in each Downtown Gateway.

General Note: Opportunities for convening outdoor activities and events (Post-COVID) within unique gathering areas should be provided including, but not limited to elevated parking decks, roof tops, and open air adaptive structures and venues.

Consistency with 2040 Plan

- 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 6.2: Commercial uses are encouraged in the Town Core
- LU 6.3: Small scale, neighborhood-serving commercial and office uses may be allowed in Town Core
- EV 1.2: Focus economic development in areas that support growth.
- EV 2.2: Leverage Downtown as a unique destination
- EV 2.3: Attract businesses to Downtown

Rezoning Criteria

- Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

- Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.

- The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

Planning Board Recommendation

The Planning Board meeting was held on March 24, 2026.

C. Boyd made a motion to recommend approval of R26-02 121 Gilead Road General Rezoning. The Planning Board recommends approval because the Town Center zoning district will be consistent with the 2040 Community Plan and Downtown Master Plans. It is reasonable and in the public interest to approve this rezoning because it is consistent with Future Land Use implementation policies and is consistent with policies LU 6.1, LU 6.2, EV 1.2, EV 2.2, EV 2.3 and the “Gathering” principle of the Downtown Master Plan. J. Davis seconded the motion. The motion passed (5-2) with M. Pollard and L. Hallman opposed.

Staff Recommendation

Staff recommends approval of the rezoning application as the Town Center (TC) district is consistent with envisioned development patterns in the 2040 Community Plan & 2022 Downtown Plan. The General Rezoning is consistent with policies LU 6.1, 6.2, EV 1.2, 2.2, 2.3 and the Gathering Principle of the 2022 Downtown Master Plan.

Thank You

Questions?

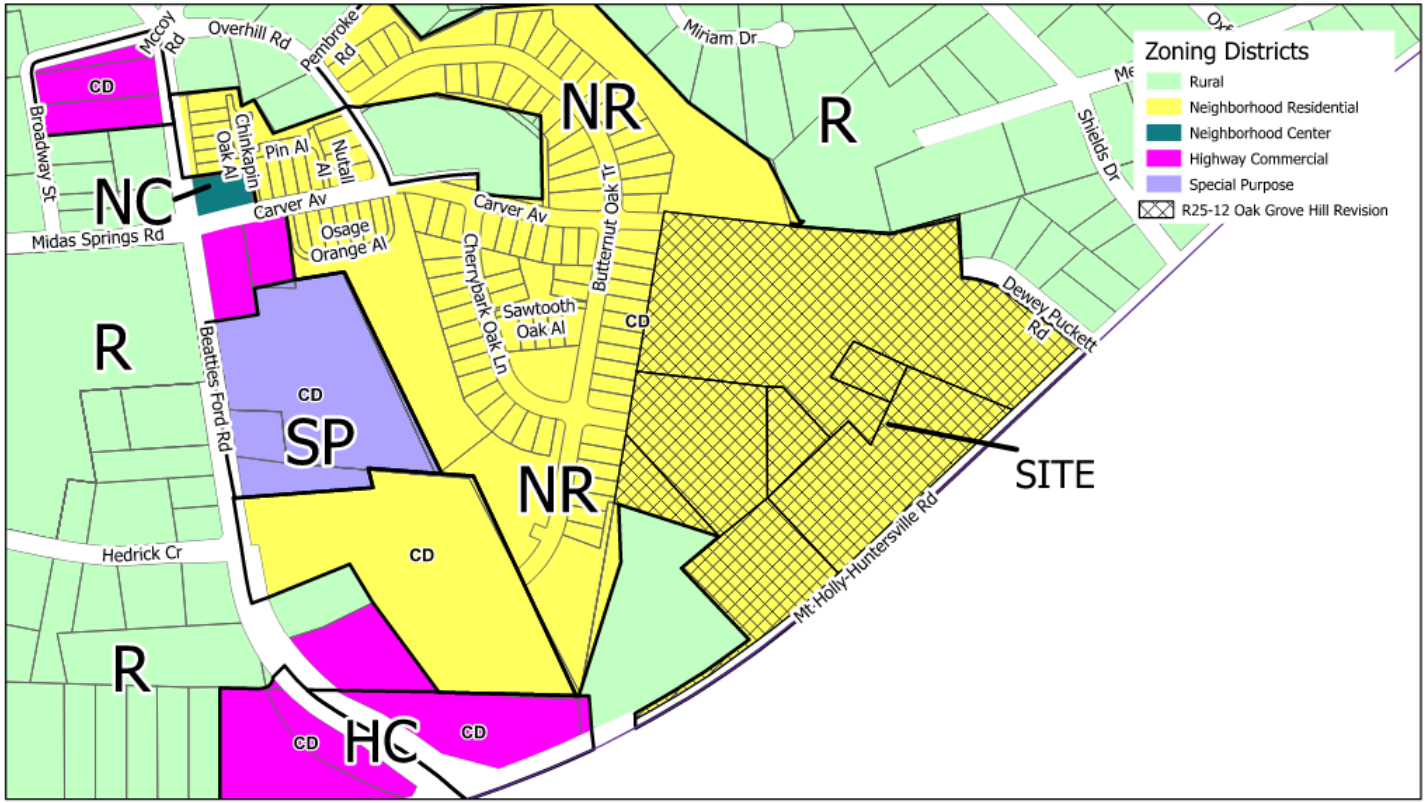
Town of Huntersville
NORTH CAROLINA

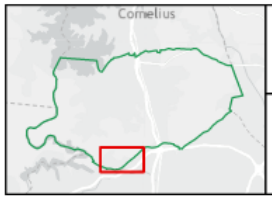
EXHIBIT
10E-1

Rezoning 25-12
Oak Grove Hill Revision 3

April 21, 2026

Town of Huntersville
NORTH CAROLINA





R25-12 Oak Grove Hill Revision

Applicant: Carver Bowman LLC

Parcels: 01526432, 01526456, 01526450, 01526455, 01526428, 01526429, 01526431

+/- 28.87 Acers

Town of Huntersville NORTH CAROLINA

N

0 0.05 0.1 Mi

Background Overview

Community Meeting – October 2025

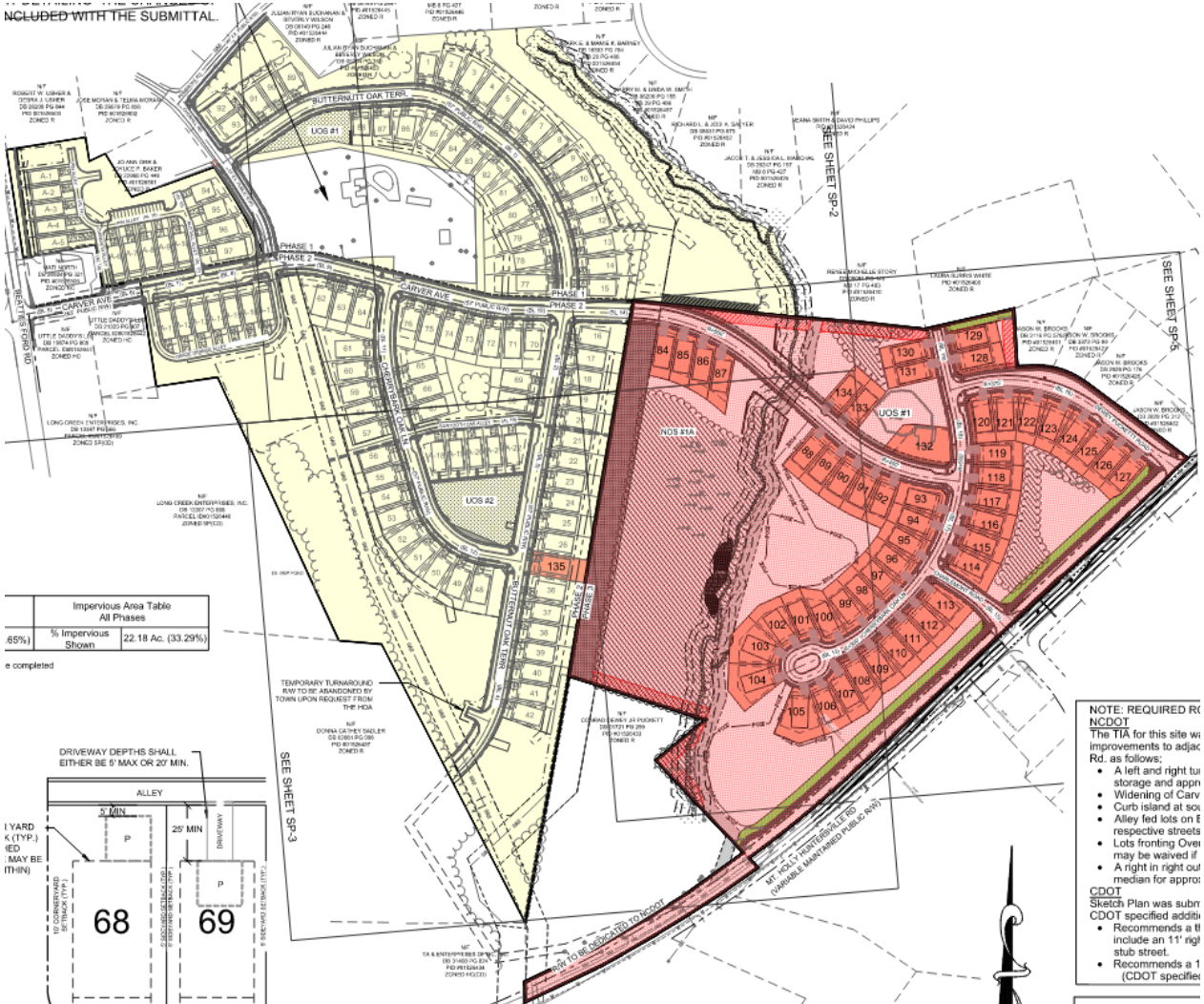
Public Hearing – January 2026

Planning Board – January 2026

Deferral – March 2026
Community Meeting* – March 2026

Final Action – April 2026

*Mailings sent via 1st Class Mail


NCLUDED WITH THE SUBMITTAL.
BUTTERNUT OAK TERR.
UOS #1
PHASE 1
PHASE 2
CARVER AVE
UOS #2
UOS #1A
UOS #1
SEE SHEET SP-2
SEE SHEET SP-3
SEE SHEET SP-5
TEMPORARY TURNAROUND R/W TO BE ABANDONED BY TOWN UPON REQUEST FROM THE HOA
R/W TO BE DEDICATED TO NCDOT
MT. HOLLY HUNTERSVILLE RD. (VARIABLE MAINTAINED PUBLIC R/W)
Impervious Area Table
All Phases
% Impervious Shown
22.18 Ac. (33.29%)
e completed
DRIVEWAY DEPTHS SHALL EITHER BE 5' MAX OR 20' MIN.
ALLEY
5' MIN
25' MIN
DRIVEWAY
68
69
NOTE: REQUIRED RO
NCDOT
The TIA for this site w
improvements to adjac
Rd. as follows:
A left and right tu
storage and appr
Widening of Carv
Curb island at so
Alley fed lots on E
respective streets
Lots fronting Over
may be waived if
A right in right out
median for approx
CDOT
Sketch Plan was subm
CDOT specified additi
Recommends a t
include an 11' rig
stub street.
Recommends a 1
(CDOT specifie

Recommendations

The application to reclassify the zoning of the property is consistent with Huntersville 2040 Community Plan policies LU1.1 and EOS-4. Therefore, Staff recommends approval of the rezoning with the following conditions:

- tree preservation areas meet or exceed minimum requirements of the NR Zoning District;
- open space area meet or exceed the minimum requirements of the Zoning Ordinance;
- the buffer standards meet the current planting standards as shown with the following exception;
- sections of buffer adjoining lots 106 and 107 and buffer sections to include future sewer have reduced buffer standards as determined by the Planning Director;
- a conservation easement completely includes the area of the heritage tree and limits on disturbance are noted on the plans and recorded on the plat that there is no land disturbance to the root system of the heritage tree;
- Block length waiver for Carver Ave;
- and, all transportation improvements from R22-05 are adopted herein.

Background Overview

R18-10 A
Approved January 2020

R22-05
Approved March 2023

R23-04
Approved March 2023

Overall Site Plan Comments: R22-05 Transportation Notes

NOTE: REQUIRED ROAD IMPROVEMENTS

NCDOT

The TIA for this site was scoped by the Town of Huntersville and the Applicant. Huntersville required no improvements to adjacent roads. NCDOT specified improvements to the connection at Mount Holly - Huntersville Rd. as follows;

- A left and right turn lane to enter the site at the access point on Mt. Holly-Huntersville Rd, including 100' min storage and appropriate tapers
- Widening of Carver avenue and Overhill Rd. from 16' to 20' along all site frontage.
- Curb island at south east corner of intersection of Carver Ave. and Beatties Ford Rd.
- Alley fed lots on Beatties Ford Rd, Carver Ave, and Overhill Rd will not be allowed a driveway or access to respective streets. Homes should be addressed to the alley behind the lots.
- Lots fronting Overhill Rd will not be allowed to front load. They will only be allowed a shared driveway (this may be waived if Huntersville takes over maintenance of this street)
- A right in right out only entrance will be allowed at Dewey Puckett Rd. This entrance shall have a 4' raised median for approximately 50' in length along Mt. Holly-Huntersville Rd.

CDOT

Sketch Plan was submitted to CDOT for comments on Mt. Holly-Huntersville road intersection improvements. CDOT specified additional improvements as follows;

- Recommends a three (3) approach-lane section at Mt. Holly-Huntersville Road and Road C. This would include an 11' right-turn lane, 11' left-turn lane and a 13' receiving lane. This section to be carried to the first stub street.
- Recommends a 12' Multi-use Path or buffered bike lane along frontage.
  (CDOT specified improvements to be shown on Construction Plans)

Intent of Neighborhood Residential

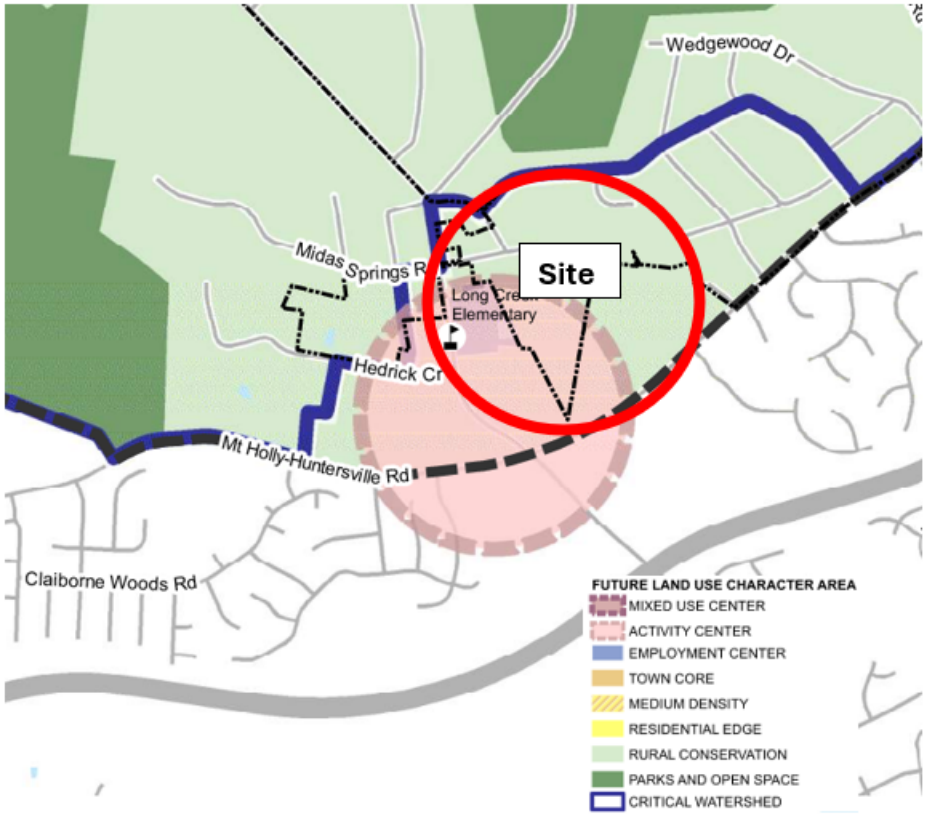
From Article 3.2.4 of the Zoning Ordinance -

- Neighborhood Residential provides for residential infill development around the Town Core, Activity Centers and Mixed Use Centers and their logical extensions identified in adopted long range plans.

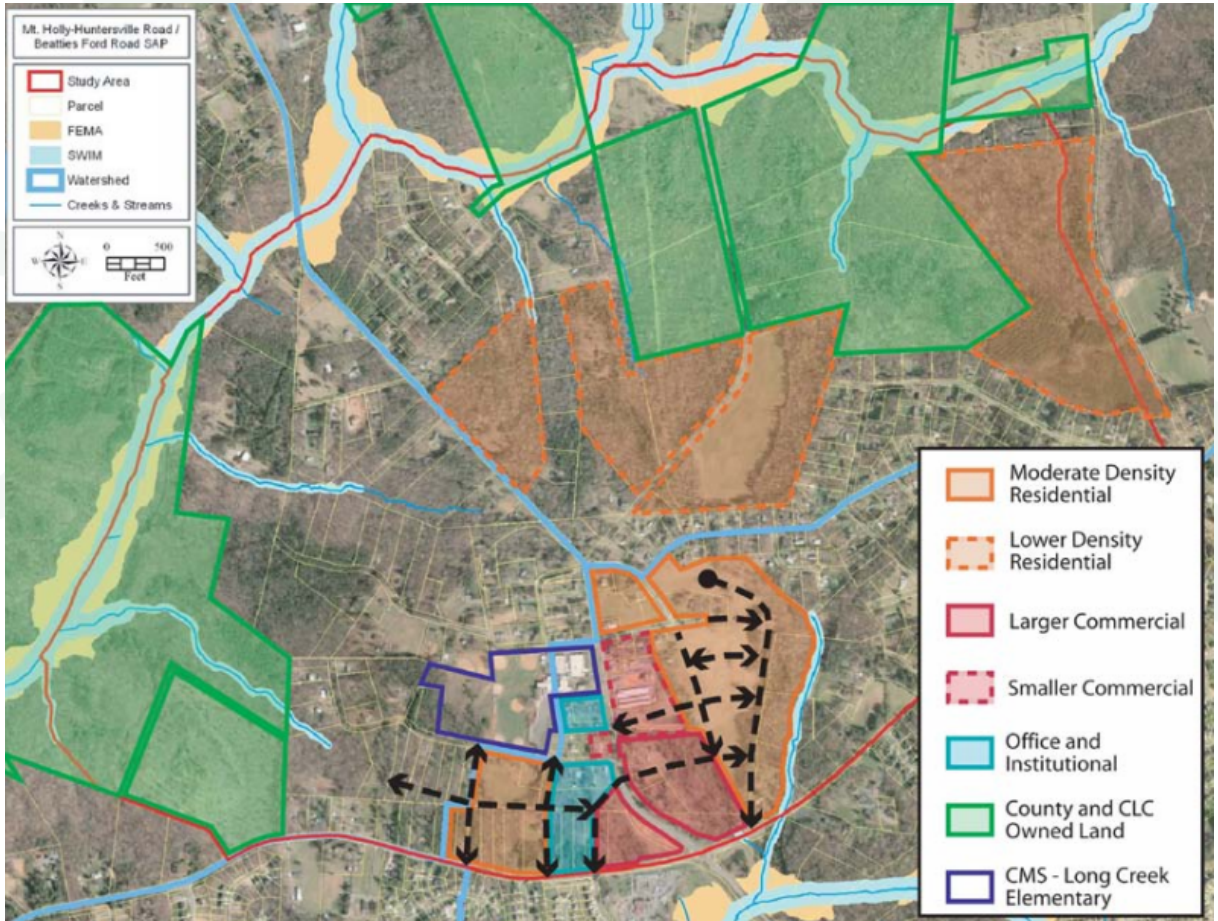
- Streets in the Neighborhood Residential District must be interconnected, according to Article 5, Streets, and Urban Open Space provided according to Article 7.

- A range of housing types is encouraged. Low-intensity business activity is permitted in mixed-use and commercial buildings at residential scale, according to locational criteria. The intensity to which permitted uses may be built is regulated by the building type which corresponds to the use."

2040 Huntersville Community Plan with Site of R22-12



Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan; Adopted October 17, 2005



Beatties Ford Road and Mt. Holly-Huntersville Small Area Plan; Adopted September 19, 2007

Land Use

- BFRCSAP Study Area Boundary
- Residential Area / Subdivisions
- Equestrian Use Corridor
- Nature Preserve / Passive Open Space
- Active Use Park
- Mixed-Use / Hamlet Center

Proposed Transportation System

- Existing Major Thoroughfare
- Existing Minor Thoroughfare
- Proposed Major Thoroughfare
- Proposed Minor Thoroughfare
- Existing Collector Street
- Proposed Collector Street

Proposed Non-Vehicular Network

- Primary Greenway / Trail
- Secondary Trail
- Blueway
- Boat Access / Canoe Launch

Huntersville Greenway and Bikeway Master Plan (Approved December 2020)

Off-Street Facilities

- Greenway- existing
- Mountain Bike Trails- existing
- Greenway- funded
- Greenway
- Sidepath
- Sidepath- funded
- Sidepath- [future road]
- B+P Connector

Consistency with 2040 Plan

Consistent

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
- EOS-4: In more urban environments, encourage the preservation of heritage trees and tree canopy enhancement.

Inconsistent

- 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 8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards.

Rezoning Criteria

- Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.

- Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.

- The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA

Mailed Notice

- **Owner of each property petitioned for rezoning**
- **Owner of each abutting property**
- Owner of each property within 250 feet of the petitioned property
- Owner of each property directly across a street, easement, or right-of-way, public or private, from the petitioned property
- Owner of each property across a street, easement, or right-of-way, and within 250 feet of the right-of-way boundary opposite the petitioned property
- Contact person for each neighborhood association, property owner association, and homeowner association registered with the Town Planning Department that has jurisdiction over property within 2,000 feet of any portion of the rezoning site (distance scaled on a Town of Huntersville or Mecklenburg County official map). If fewer that two registered associations are identified within 2,000 feet of the rezoning site, it is the responsibility of the petitioner to identify and include unregistered associations or associations beyond 2,000 feet of the site, such that no fewer that two neighborhood, property owner, or homeowner associations are notified of the community meeting.

BOWMAN DEVELOPMENT GROUP

EXHIBIT
10F-1

April 21, 2026

Janet Pierson, Town Clerk
Town of Huntersville
PO Box 664
Huntersville, NC 28070

Ms. Pierson,

We request to defer #R25-17, Glendale NR-CD rezoning to July 21, 2026. This is item 10F on the April 21, 2026 Town Board agenda.

Thank you for your consideration of this request.

Sincerely,

Robert "Nate" Bowman
Manager

13815 Cinnabar Place • Huntersville • NC • 28078
704.875.9704

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Heather McKaig, Assistant Attorney

Subject: Transit Governance Interlocal Agreement Termination

EXPLAIN REQUEST:

Approve the Termination Agreement for the Transit Governance Interlocal Agreement that created the Metropolitan Transit Commission, which is terminating and dissolving after state statute created a new Metropolitan Public Transportation Authority.

ACTION RECOMMENDED:

Approve termination agreement.

FINANCIAL IMPLICATIONS:

Any financial obligations to transit commissions in Mecklenburg will not be duplicated

ATTACHMENTS:

1. DRAFT - MTC ILA Termination Agreement - 4.10.2026 Clean

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Termination Agreement for the Transit Governance Interlocal Agreement

This Termination Agreement ("Termination Agreement") of the "Transit Governance Interlocal Agreement" ("Transit Agreement"), is entered into as of _____ ____, 2026, by and among the **COUNTY OF MECKLENBURG** (the "County"), a political subdivision of the State of North Carolina, the **CITY OF CHARLOTTE** (the "City"), a municipal corporation organized under the laws of the State of North Carolina, and such other **MUNICIPAL CORPORATIONS ORGANIZED UNDER THE LAWS OF THE STATE OF NORTH CAROLINA LISTED IN SECTION III OF THE TRANSIT AGREEMENT** (each a "Town" and collectively, the "Towns") who are signatories to this Agreement, together the City, County, and Towns are the "Parties".

WITNESSETH:

WHEREAS, the Parties entered into the Transit Agreement, dated February 16, 1999, and later amended in 2005 and 2024, to provide the relationships and mechanisms to guide the planning, financing, and implementation of an effective, efficient, responsive, and accountable integrated regional transit system; and

WHEREAS, the transit system established pursuant to the Transit Agreement came to be known as the Charlotte Area Transit System ("CATS"), and operated as a public enterprise and department of the City; and

WHEREAS, the Transit Agreement created an intergovernmental body known as the Metropolitan Transit Commission (the "MTC"), which was responsible for, among other things, reviewing and recommending long-range public transportation plans and approving the operating and capital program budgets for CATS; and

WHEREAS, pursuant to authority provided in the P.A.V.E Act, Session Law 2025-39 (the "Act"), the County has levied an additional one percent (1%) sales and use tax, effective as of July 1, 2026 (the "Tax Levy Date"), and has created a new Metropolitan Public Transportation Authority (the "MPTA"); and

WHEREAS, the Act also amends the laws governing funding for public transportation in the County; requires all or a portion of CATS to be transferred to the MPTA; and requires the termination of the Transit Agreement and the dissolution of the MTC by the Tax Levy Date; and

WHEREAS, the purpose of this Termination Agreement is to define an orderly process for the termination of the Transit Agreement and the dissolution of the MTC in accordance with the Act; and

WHEREAS, under Section X.D of the Transit Agreement, the Governance Agreement can be terminated with the consent of the City, the County and at least three-quarters of the Towns; and

WHEREAS, the Parties hereto have the power pursuant to Section 153A-445(a)(1) and Article 20 of Chapter 160A of the North Carolina General Statutes to perform jointly any function that they have the power to perform alone, or to contract with one another for the performance of any governmental function that they have the power to perform alone, and to enter into contracts and agreements to specify the details of these joint undertakings; and

NOW, THEREFORE, in consideration of the premises and the fulfillment of the terms of this Agreement, the Parties hereto agree as follows:

I. **Purpose**

The purpose of this Termination Agreement is to define a process for the termination of the Transit Agreement and the dissolution of the MTC. Section 6.4(9) of the Act directs the Parties to draft the Termination Agreement by July 1, 2026.

II. **Termination of Transit Agreement**

A. Effective Date – Pursuant to the Act and this Termination Agreement, the Transit Agreement will terminate as of the Tax Levy Date.

B. Specific Obligations – All provisions of and requirements of the Transit Agreement are terminated by this Termination Agreement. For clarity, but not for the purpose of any limitation, termination of the following requirements of the Transit Agreement are addressed specifically:

1. **Debt Obligations Terminated** – The Transit Agreement contained provisions establishing the Parties' responsibility for repayment of transit debt issued during the period in which the Transit Agreement was in place. The Parties agree that the Act contains provisions, which sufficiently identify responsibility for transit debt, or debt issued previously pursuant to the Transit Agreement. Therefore, the requirements of Section X.C and X.E of the Transit Agreement concerning responsibility for debt repayment are terminated as of the Tax Levy Date.

2. **Maintenance Of Effort Obligations Terminated** – Section VIII.C of the Transit Agreement required each party to transfer a "maintenance of effort" payment to the City each year. Section 6.4(9) of the Act directs the Parties to repeal the maintenance of effort requirements of the Transit Governance Agreement. Therefore, pursuant to the Act and the Termination Agreement, the requirements of Section VIII.C concerning maintenance of effort obligations are terminated as of the Tax Levy Date.

III. **MTC Dissolution**

A. Dissolution Date – Pursuant to the Act, the MTC shall be dissolved as of the Tax Levy Date. Any power, authority, responsibility, obligation, or committee of the MTC shall also terminate as of the Tax Levy Date.

IN WITNESS WHEREOF, the Parties hereto have caused this Termination Agreement to be executed effective as of the day written above by authority duly granted by the governing boards of the Parties.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

COUNTY OF MECKLENBURG

_____

Name:_____

Title:_____

(SEAL)

_____

Clerk to the Board

Approved as to form:

_____

County Attorney

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

_____

Director of Finance
Mecklenburg County

CITY OF CHARLOTTE

_____

Name:_____

Title:_____

(SEAL)

_____

City Clerk

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

_____

Director of Finance
City of Charlotte

TOWN OF CORNELIUS

_____

Name:_____

Title:_____

(SEAL)

_____

Clerk to the Town

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

_____

Director of Finance
Town of Cornelius

TOWN OF DAVIDSON

_____

Name:_____

Title:_____

(SEAL)

_____

Clerk to the Town

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

_____

Director of Finance
Town of Davidson

TOWN OF HUNTERSVILLE

_____

Name:_____

Title:_____

(SEAL)

_____

Clerk to the Town

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

_____

Director of Finance
Town of Huntersville

TOWN OF MATTHEWS

_____

Name:_____

Title:_____

(SEAL)

_____

Clerk to the Town

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

_____

Director of Finance
Town of Matthews

TOWN OF MINT HILL

_____

Name:_____

Title:_____

(SEAL)

_____

Clerk to the Town

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

_____

Director of Finance
Town of Mint Hill

TOWN OF PINEVILLE

_____

Name:_____

Title:_____

(SEAL)

_____

Clerk to the Town

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

_____

Director of Finance
Town of Pineville

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: Energy United Utility Relocation Agreement for the Gilead Road West Project

---

EXPLAIN REQUEST:

The Town's Engineering Department wishes to enter into a utility relocation agreement with Energy United for the construction of the Gilead Road West project.

ACTION RECOMMENDED:

Adopt resolution.

FINANCIAL IMPLICATIONS:

General Fund. The total utility relocation estimate is $572,568.54.

ATTACHMENTS:

1. Utility Relocation Agreement Town of Huntersville - signed by EU

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO APPROVE THE UTILITY RELOCATION AGREEMENT WITH ENERGY UNITED NECESSARY FOR THE GILEAD ROAD WEST PROJECT

Resolution No. R-2026-10

WHEREAS, the Town of Huntersville is in the process of undertaking the construction of the Gilead Road West project (the "Project"); and

WHEREAS, as part of the Project, Energy United has requested that the Town contract, on Exhibit A, for the relocation and/or upgrades of certain utility lines as part of the Project; and

WHEREAS, the agreement attached hereto are proposed for adoption by the Town of Huntersville and Energy United to provide the terms under which the Town of Huntersville will contract for the relocation and/or upgrade of their utility lines in the vicinity of the Project as requested by Energy United.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners approves the Utility Agreement with Energy United attached hereto and incorporated by reference, including Exhibit A.
2. The Board hereby authorized the Town Manager, acting on advice of counsel, to take any actions necessary to effect the provisions of this Resolution, including signed the Agreement and agreeing to modification in the Agreement; and
3. This Resolution shall be effective as of the date its adoption.

Adopted this 4th day of May, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

* *

UTILITY RELOCATION AGREEMENT

PROJECT NAME: Town of Huntersville Gilead Rd (U-6106)

COUNTY: MECKLENBURG

* *

This agreement made this ___th day of _____, in the year _____, by and between the Town of Huntersville, a municipality in the State of North Carolina, hereinafter referred to as the TOWN, and ENERGYUNITED, hereinafter referred to as the COMPANY:

W I T N E S S E T H:

THAT WHEREAS, the TOWN will submit a project for construction as follows:

Relocation of overhead distribution facilities affected by the roadway improvement project.

in MECKLENBURG County, North Carolina WHEREAS, the construction of said project will require certain adjustments to be made to the existing facilities of the COMPANY.

NOW, THEREFORE, in order to facilitate the orderly and expeditious relocation of the said facilities of ENERGY UNITED, the TOWN and the COMPANY have agreed as follows:

1. That the scope, description, and location of work to be undertaken by the COMPANY are as follows

Relocation of overhead distribution facilities affected by the roadway improvement project.

2. That the COMPANY will prepare an estimate, broken down as to estimated cost of labor, construction overhead, construction underground, materials and supplies, handling charges, transportation and equipment, rights of way, preliminary engineering and construction engineering, including an itemization of appropriate credits for betterments (if necessary), and accrued depreciation all in sufficient detail to provide the TOWN a reasonable basis for analysis. Unit costs, such as broad-gauge units of property, may be used for estimating purposes where the COMPANY uses such units in its own operations. The COMPANY will also prepare plans, sketches or drawings showing their existing facilities, temporary and permanent changes to be made with reference to the TOWN's new right of way using appropriate nomenclature, symbols, legend, notes, color coding or the like. The before mentioned estimate and plans are attached hereto and made a part hereof. The TOWN will not reimburse the COMPANY for any utility relocations or changes not necessitated by the construction of the highway project, nor for changes made solely for the benefit or convenience of the COMPANY, its contractor, or a road contractor.

3. That the TOWN's authority, obligation, or liability to pay for relocations as set forth in this agreement is based on the COMPANY having a right of occupancy in its existing location by reason of the fee, an easement or other real property interest, the damaging or taking of which is compensable in eminent domain.

4. That payment for all non-betterment work applicable to the relocation of facilities in regards to the above stated project shall be paid for in full by the TOWN.

5. That the construction work provided for in this agreement will be performed by the method or methods as specified below:

☐ **BY COMPANY'S REGULAR FORCE: The COMPANY proposes to use its regular construction or maintenance crews and personnel at its standard schedule of wages and working hours in accordance with the terms of its agreement with such employees.**

☒ **BY EXISTING WRITTEN CONTINUING CONTRACT: The COMPANY proposes to use an existing written continuing contract under which certain work as shown by the COMPANY's estimate is regularly performed for the COMPANY and under which the lowest available costs are developed.**

☐ **BY CONTRACT: The COMPANY does not have adequate staff or equipment to perform the necessary work with its own forces. The COMPANY proposes to award a contract to the lowest qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be performed as set forth in an appropriate solicitation for bids.**

6. a. It is contemplated by the parties hereto that the construction of this State Highway Project will begin on or about the_____day of_____,_____.

b. Based on the best information available at the present time to the COMPANY, indicate applicable paragraph below:

☒ **Materials are available and it is expected that work will be complete prior to highway construction.**

☐ **All work will take place during highway construction and arrangements for said work will be coordinated with highway construction operations at preconstruction conference.**

☐ **Work will begin promptly upon notification by TOWN; however, it is not expected to be complete prior to highway construction. Any remaining work will be coordinated with highway construction operations at preconstruction conference.**

☐ **Other (Specify)**

7. That the method used by the COMPANY in developing the relocation costs shall be as indicated by Paragraph (a), (b), or (c) as follows:

a. [X] **Actual direct and related indirect costs accumulated in accordance with a work order accounting procedure prescribed by the applicable Federal or State regulatory body.**

b. [ ] **Actual direct and related indirect costs accumulated in accordance with an established accounting procedure developed by the COMPANY and approved by the TOWN.**

c. [ ] **On a lump-sum basis where the estimated cost to the TOWN does not exceed $100,000.00. Except where unit costs are used and approved, the estimate shall show such details as man-hours by class and rate; equipment charges by type, size, and rate; materials and supplies by items and price; and payroll additives and other overhead factors.**

8. Indicate if (a) or (b) is applicable:

a. [X] **That the replacement facility is not of greater functional capacity or capability than the one it replaces, and includes no COMPANY betterments.**

b. [ ] **That the replacement facility involves COMPANY betterments, or is of greater functional capacity or capability than the one it replaces.**

9. That the total estimated cost of the work proposed herein, including all cost to the TOWN and COMPANY less any credit for salvage, is estimated to be --------- $ 572,568.54

The estimated non-betterment cost to the TOWN, including all cost less any credits for salvage, betterments, accrued depreciation and additional work done by the COMPANY will be ---------- $ 572,568.54

The estimated cost to the COMPANY including betterments, and any additional work done by the COMPANY will be ---------- $ 0.00

(*The above costs shall be supported by attached estimate and plans*)

10. That in the event it is determined there are changes in the scope of work, extra work, or major changes from the statement of work covered by this agreement, reimbursement shall be limited to costs covered by a modification of this agreement or a written change or extra work order approved by the TOWN.

11. Periodic progress billings of incurred costs may be made by COMPANY to the TOWN not to exceed monthly intervals; however, total progress billing payments shall not exceed 95% of the approved non-betterment estimate. Progress billing forms may be obtained from the Area Utility Agent.

12. One final and detailed complete billing of all cost shall be made by COMPANY to the TOWN at the earliest practicable date after completion of work and in any event within six months after completion of work. The statement of final billing shall follow as closely as possible the order of the items in the estimate portion of this agreement.

13. That the TOWN shall have the right to inspect all books, records, accounts and other documents of the COMPANY pertaining to the work performed by it under this agreement at any time after work begins and for a period of 3 years from the date final payment has been received by the COMPANY.

14. That the COMPANY obligates itself to erect, service and maintain the facilities to be retained and installed over and along the highway within the TOWN right of way limits in accordance with the mandate of the Statute and such other laws, rules, and regulations as have been or may be validly enacted or adopted, now or hereafter.

15. That if, in the future, it becomes necessary due to highway construction or improvement to adjust or relocate utilities covered in this agreement being relocated at TOWN expense that are crossing or otherwise occupying highway right of way, the non-betterment cost of same will be that of the TOWN.

16. That if, at any time, the TOWN shall require the relocation of or changes in the location of the encroaching facilities covered in this agreement being relocated at COMPANY expense, the COMPANY binds itself, its successors and assigns, to promptly relocate or alter the facilities, in order to conform to the said requirements, without any cost to the TOWN.

17. That the COMPANY agrees to relinquish their rights in that portion of right of way vacated by their existing facilities now absorbed within TOWN right of way.

18. Proper temporary and permanent measures shall be used to control erosion and sedimentation in accordance with all local, State and Federal regulations.

19. The COMPANY agrees to comply with the environmental rules and regulations of the State of North Carolina. Violation to the NC Sedimentation Pollution Control Act, Clean Water Act, NC Coastal Management Act, or other environmental commitment outlined in the project permits may result in work stoppage, penalties and/or construction delays.

20. The COMPANY agrees to comply with Buy America. United States Codes (USC) 313 and Code of Federal Regulations 23 CFR 635.410: Requires the use of domestic steel and iron in all federally funded construction projects.

IN WITNESS WHEREOF, the parties hereby have affixed their names by their duly authorized officers the day and year first above written.

TOWN OF HUNTERSVILLE, NORTH CAROLINA

BY: _____

TITLE: Town Manager

ATTEST OR WITNESS

BY: Madison Haywood

TITLE: Project Engineer

Energy United
(NAME OF COMPANY)

BY: Arturo Ramos Jr.

TITLE: Director of Construction Engineering and Design

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

DISTRIBUTION CONSTRUCTION UNITS - NEW CONSTRUCTION

PART 1 --POLE UNITS

A pole unit consists of one pole in place. It does not include pole-top assembly unit or other parts attached to the pole. The first two digits indicate the length of the pole; the third digit shows the classification per ANSI (Example: 35-5 means a pole 35 feet long, class 5.)

For wood poles: Species of Timber: _____

Kind of Preservative: (Check one)

1. *Creosote* ___
2. *Pentachlorophenol* ___
3. *Copper Naphthenate* ___
4. *Waterborne preservative - CCA* ___ *ACZA* ___ *ACA* ___

Method of Treatment: (Check one)

1. *Pressure* ___ 2. *Thermal process:* ___

Pole Plan Under Which the Poles are to be Furnished: (Check one)

1. *Insured Warranted* ___
2. *Independently Inspected* ___
3. *Quality Assured* ___
4. *Either Insured Warranted, Independently Inspected, or Quality Assured* ___

(Engineer to complete above)

Poles

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
40/4	6	$ 500.00	$ 650.00	$ 1,150.00	$ 6,900.00
45/3	5	$ 850.00	$ 828.00	$ 1,678.00	$ 8,390.00
50/2	2	$ 950.00	$ 1,028.00	$ 1,978.00	$ 3,956.00
55/1	2	$ 1,000.00	$ 1,500.00	$ 2,500.00	$ 5,000.00

Total, PART 1: $ 24,246.00

PART A -- SINGLE PHASE PRIMARY POLE TOP CONSTRUCTION ASSEMBLY UNITS

A pole-top assembly unit generally consists of the insulator(s), crossarm(s), braces, and hardware, except tie wire, required to support the primary conductors, as indicated on the applicable RUS drawing. It does not include the pole.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
A5-2	2	$ 300.00	$ 175.00	$ 475.00	$ 950.00
A5.2G	3	$ 350.00	$ 200.00	$ 550.00	$ 1,650.00

TOTAL Part A--Single-Phase Primary Pole Top Construction Assembly Units: $ 2,600.00

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DISTRIBUTION CONSTRUCTION UNITS - NEW CONSTRUCTION (Continued)

PART B --TWO-PHASE PRIMARY POLE TOP CONSTRUCTION ASSEMBLY UNITS

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
				$ -	$ -

TOTAL Part B--Two-Phase Primary Pole Top Construction Assembly Units: $ -

PART C --THREE-PHASE PRIMARY POLE TOP CONSTRUCTION ASSEMBLY UNITS

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
C2	2	$ 675.00	$ 550.00	$ 1,225.00	$ 2,450.00
C5.1	2	$ 700.00	$ 600.00	$ 1,300.00	$ 2,600.00
C7A	2	$ 900.00	$ 700.00	$ 1,600.00	$ 3,200.00
C8	3	$ 1,200.00	$ 1,000.00	$ 2,200.00	$ 6,600.00
M3-3A	1	$ 2,500.00	$ 2,750.00	$ 5,250.00	$ 5,250.00
				$ -	$ -
				$ -	$ -
				$ -	$ -

(T) = Transfer

TOTAL Part C--Three-Phase Primary Pole Top Construction Assembly Units: $ 20,100.00

PART D -- DOUBLE CIRCUIT PRIMARY POLE TOP CONSTRUCTION ASSEMBLY UNITS

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	

TOTAL Part D -- Double Circuit Primary Pole Top Construction Assembly Units: $ -

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DISTRIBUTION CONSTRUCTION UNITS - NEW CONSTRUCTION (Continued)

PART E -- GUYING CONSTRUCTION ASSEMBLY UNITS

A guying construction assembly unit generally consists of the guy wire, guy marker, guy strain insulator (where necessary), hardware, and jumpers, as indicated on the applicable RUS drawing.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
ETG-21A	38	$ 250.00	$ 125.00	$ 375.00	$ 14,250.00
E3-10	10	$ 50.00	$ 25.00	$ 75.00	$ 750.00
ETG-INS-96-35K	2	$ 150.00	$ 155.00	$ 305.00	$ 610.00

TOTAL Part E--Guying Construction Assembly Units: $ 15,610.00

PART F --ANCHOR CONSTRUCTION ASSEMBLY UNITS

An anchor construction assembly unit generally consists of the anchor with rod complete, ready for attaching the guy wire, as indicated on the applicable RUS drawing.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
FTA-S8T35	29	$ 450.00	$ 255.00	$ 705.00	$ 20,445.00

TOTAL Part F--Anchor Construction Assembly Units: $ 20,445.00

PART G --TRANSFORMER CONSTRUCTION ASSEMBLY UNITS

A transformer construction assembly unit generally consists of the transformer, its protective equipment, and its hardware and leads with their connectors and supporting insulators and pins, as indicated on the applicable RUS drawing. It does not include the pole top, secondary, service, or grounding assemblies.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
G-20kVA	1	$ 450.00	$ 1,500.00	$ 1,950.00	$ 1,950.00
G-25kVA	3	$ 450.00	$ 2,000.00	$ 2,450.00	$ 7,350.00

(T) - Transfer

TOTAL Part G--Transformer Construction Assembly Units: $ 9,300.00

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DISTRIBUTION CONSTRUCTION UNITS - NEW CONSTRUCTION (Continued)

PART H --GROUNDING CONSTRUCTION ASSEMBLY UNITS

A grounding construction assembly unit generally consists of the conductor, ground rod, connectors, hardware, and clamps, as indicated on the applicable RUS drawing.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
H1.1	15	$ 270.00	$ 115.43	$ 385.43	$ 5,781.45

TOTAL Part H--Grounding Construction Assembly Units: $ 5,781.45

PART K--SERVICE CONSTRUCTION ASSEMBLY UNITS

A service construction assembly unit generally consists of the insulator(s) and hardware needed to support the secondary conductors or cable, as indicated on the applicable RUS drawing. It does not include the service conductor or cable, or the insulators or hardware needed to support secondary conductors or cable. Tree trimming necessary for installing services on poles not carrying primary line is included with the service construction assembly unit and shall be performed in accordance with the directions of the Engineer. The service shall be connected to the secondary or transformer and 2 feet of conductor or cable shall be left for connecting to the consumer's service entrance.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
K1.4	15	$ 100.00	$ 50.00	$ 150.00	$ 2,250.00

(T) - Transfer

TOTAL Part K--Service Construction Assembly Units: $ 2,250.00

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DISTRIBUTION CONSTRUCTION UNITS - NEW CONSTRUCTION (Continued)

PART L --CONDUCTOR CONSTRUCTION ASSEMBLY UNITS

A conductor construction assembly unit consists of 1,000 feet of conductor or cable for primaries, secondaries or services, and includes tie wires, sleeves for splicing, connectors, and armor rods with clips or armor wire where necessary. In

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
336 ACSR 18/1	10.420	3,000.00	$2,000.00	$5,000.00	$52,100.00
6 TPX	0.270	1,500.00	$1,800.00	$3,300.00	$891.00
#2 ACSR	1.000	1,500.00	$750.00	$2,250.00	$2,250.00

(T) = Transfer

TOTAL Part L--Conductor Construction Assembly Units: $55,241.00

PART M -- MISCELLANEOUS CONSTRUCTION ASSEMBLY UNITS

A miscellaneous assembly unit consists of and additional unit needed in the Project for the new line construction but not otherwise listed in the Proposal. This part includes right-of-way clearing units.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
M26-5	1	$ 300.00	$ 350.58	$ 650.58	$ 650.58
UA-1	3	$ 1,250.00	$ 1,000.00	$ 2,250.00	$ 6,750.00
UC-1	2	$ 1,500.00	$ 1,500.00	$ 3,000.00	$ 6,000.00
UC-2	1	$ 2,000.00	$ 950.00	$ 2,950.00	$ 2,950.00
S1.01	2	$ 250.00	$ 150.00	$ 400.00	$ 800.00
ROW Clearing	1			$ 109,594.11	$ 109,594.11

(T) = Transfer

TOTAL Part M--Miscellaneous Construction Assembly Units: $ 126,744.69

PART UM --MISCELLANEOUS UG ASSEMBLY UNITS

A protection construction assembly unit generally consists of surge arresters, hardware, jumpers, and other protective devices, as indicated on the applicable RUS drawing.

Unit No.	No. of Units	Unit Price			Extended Price-- Labor & Materials
		Labor	Materials	Labor & Materials	
1/0KV AL UG (ft)	1395	$ 3.50	$ 5.00	$ 8.50	$ 11,857.50
750 MCM UG (ft)	1428	$ 75.00		$ 75.00	$ 107,100.00

TOTAL Part P--ProtectionConstruction Assembly Units: $ 118,957.50

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DISTRIBUTION CONSTRUCTION UNITS (Continued)

PART LCR -- REMOVAL CONSTRUCTION ASSEMBLY UNITS

UNIT NO.	NO. OF UNITS	LABOR	
		Unit Price	Extended Price
336 ACSR 18/1 (MFT.)	10.244	$ 2,000.00	$ 20,488.00
#6 TRIPLEX	0.182	$ 1,000.00	$ 182.00
#2 ACSR	0.463	$ 800.00	$ 370.40
40-3	1	$ 250.00	$ 250.00
40-4	2	$ 250.00	$ 500.00
40-5	1	$ 250.00	$ 250.00
45-2	1	$ 275.00	$ 275.00
45-3	4	$ 275.00	$ 1,100.00
50-2	1	$ 300.00	$ 300.00
50-3	1	$ 350.00	$ 350.00
A5-2	2	$ 100.00	$ 200.00
A5.2G	1	$ 150.00	$ 150.00
C1-1	1	$ 275.00	$ 275.00
C5.1	2	$ 300.00	$ 600.00
C7A	2	$ 375.00	$ 750.00
C8	1	$ 450.00	$ 450.00
E1-1	18	$ 150.00	$ 2,700.00
E1-2	4	$ 150.00	$ 600.00
E3-10	14	$ 75.00	$ 1,050.00
ETG-INS	3	$ 100.00	$ 300.00
FTA-S	4	$ 200.00	$ 800.00
F1-2	11	$ 150.00	$ 1,650.00
H1.1	11	$ 100.00	$ 1,100.00
UC1	2	$ 550.00	$ 1,100.00
UC2	1	$ 550.00	$ 550.00
UC2-2	1	$ 600.00	$ 600.00
UA-1	4	$ 350.00	$ 1,400.00
G15	1	$ 300.00	$ 300.00
G25	3	$ 500.00	$ 1,500.00
M3-3A	1	$ 1,000.00	$ 1,000.00
M26-5	1	$ 75.00	$ 75.00
K14	11	$ 100.00	
S1.01	2		
1/0 kV AL UG	154	$ 6.00	$ 924.00

TOTAL Part LCR--Removal Construction Assembly Units $ 42,139.40

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EnergyUnited - U-6106

NCDOT U-6106 Gilead Rd Relocation

Engineering Breakdown		Rate	Man Hours		Total	
Professional Engineer II	$	180.00	50	$	9,000.00	
Professional Engineer I	$	172.00	75	$	12,900.00	
Project Engineer IV	$	156.00	50	$	7,800.00	
Project Engineer III	$	148.00	150	$	22,200.00	
Project Engineer I	$	132.00	300	$	39,600.00	
Engineering Intern	$	70.00	150	$	10,500.00	
				$	**102,000.00**	**Subtotal**

Travel and Misc. Expenses					Total	
Mileage (.72 per mile standard gov't rate)	$	0.70	2,105	$	1,473.50	
Meals and etc..	$	30.00	16	$	480.00	
Postage and related office expenses	$	200.00	1	$	200.00	
				$	**2,153.50**	**Subtotal**

$ 104,153.50 Total Engineering Costs

1. Engineering rates are effective until January 1, 2026.
2. **Mileage Rates will be billed at the standard government rate at time of travel.**
3. **This is just an Estimated cost of Engineering. All billing will be per hours worked not on the estimated amount.**

PROPOSAL SUMMARY
NCDOT U-6106

Distribution Line Construction

Overhead

PART 1	POLE UNITS	$	24,246.00
PART A	SINGLE PHASE POLE TOP ASSEMBLIES	$	2,600.00
PART B	TWO PHASE POLE TOP ASSEMBLIES	$	-
PART C	THREE PHASE POLE TOP ASSEMBLIES	$	20,100.00
PART D	DOUBLE CIRCUIT POLE TOP ASSEMBLIES	$	-
PART E	GUYING CONSTRUCTION UNITS	$	15,610.00
PART F	ANCHOR CONSTRUCTION UNITS	$	20,445.00
PART G	TRANSFORMER CONSTRUCTION UNITS	$	9,300.00
PART H	GROUNDING CONSTRUCTION UNITS	$	5,781.45
PART K	SERVICE CONSTRUCTION UNITS	$	2,250.00
PART L	CONDUCTOR CONSTRUCTION UNITS	$	55,241.00
PART M	MISCELLANEOUS UNITS	$	126,744.69
PART UM	MISCELLANEOUS UG CONSTRUCTION UNITS	$	118,957.50

Line Changes

PART LCR1	DISTRIBUTION REMOVAL CONSTRUCTION	$	42,139.40

Subtotal Distribution Line Construction	$	443,415.04
TOTAL INSTALL & REMOVAL	$	443,415.04
RIGHT OF WAY CLEARING COST	$	25,000.00
TOTAL ENGINEERING COST	$	104,153.50
TOTAL PROJECT COST	**$**	**572,568.54**

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W.O. # **JOB # 1**

Date

Sub Cir. | Map | Grid | Pole No.

Line Sect. | Phase Code

Distribution **X**

Transmission

Estimate

INSTALLS

ENERGYUNITED

MEMBERSHIP CORPORATION

Statesville, North Carolina - NC 69 Iredell

Staking Sheet

Lights Installed

Lights Retired

Tax Code

% Retired

Crew No.

Staked by ECE

Started ____ Comp. ____

Comp. By x

Date Posted to Maps

740 - C | Work Plan | Loan

Job Description **U-6106 (Gilead Rd. Relocation)**

Road or Highway Name or No.

Station Number (See Plan & Profile)	Type of Work (Transfer, Install or Removal)	CONDUCTOR AND CONDUIT			POLE		STRUCTURE ASSEMBLY		POLE GROUND		GUY		ANCHOR		TRANSFORMER		SEC / SVS		MISC. & URD		NOTES AND REMARKS
		No. Wires	Back Span	Wire Size	QTY	H/C	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	
1	Install	4	297	336 ACSR 18/1	1	50/2	1	C2	1	H1.1	3	ETG-21A	3	FTA-S8T35			1	K1.4			
	Install						1	A5.2G													
	Install																				
	Install																				
2	Install	4	150	336 ACSR 18/1	1	45/3	1	C8	1	H1.1							1	K1.4			
	Install						1	A5.2G													
	Install																				
	Transfer																				
2-R1	Install	2	85	#2 ACSR	1	40/4			1	H1.1	1	ETG-21A	1	FTA-S8T35			1	K1.4			
	Install																				
	Install																				
	Transfer																				
3	Install	4	120	336 ACSR 18/1	1	45/3	1	C8	1	H1.1	3	ETG-21A	3	FTA-S8T35	1	G25kVA	1	K1.4			
	Install																				
	Install																				
	Transfer																				
4	Install	4	235	336 ACSR 18/1	1	55/1	1	UC2	1	H1.1	4	ETG-21A	4	FTA-S8T35			1	K1.4			
	Install	3	455	1/0 UG			1	A5-2													UG GOES AHEAD
	Install																				
	Transfer																				
4-R1	Install	2	135	#2 ACSR	1	40/4			1	H1.1	1	ETG-21A	1	FTA-S8T35	1	G25kVA	1	K1.4	1	UA1	
	Install	2	135	6 TPX																	
	Install																				
	Transfer																				
	Install	7	330	336 ACSR 18/1	1	55/1	1	UC1	1	H1.1							1	K1.4			

W.O. # | JOB # 1

Date

Sub Cir. | Map | Grid | Pole No.

Line Sect. | Phase Code

Distribution X

Transmission

Estimate

INSTALLS

ENERGYUNITED

MEMBERSHIP CORPORATION

Statesville, North Carolina - NC 69 Iredell

Staking Sheet

Lights Installed

Lights Retired

Tax Code

% Retired

Crew No.

Staked by ECE

Started Comp.

Comp. By x

Date Posted to Maps

740 - C | Work Plan | Loan

Job Description U-6106 (Gilead Rd. Relocation)

Road or Highway Name or No.

Station Number (See Plan & Profile)	Type of Work (Transfer, Install or Removal)	CONDUCTOR AND CONDUIT			POLE		STRUCTURE ASSEMBLY		POLE GROUND		GUY		ANCHOR		TRANSFORMER		SEC / SVS		MISC. & URD		NOTES AND REMARKS
		No. Wires	Back Span	Wire Size	QTY	H/C	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	
5	Install	3	476	750 MCM																	
	Install																				
	Transfer																				
6	Install	7	261	336 ACSR 18/1	1	45/3	1	UC1	1	H1.1	2	ETG-21A	1	FTA-S8T35	1	G20kVA	1	K1.4			
	Install																				
	Install																				
	Transfer																				
7	Install	7	125	336 ACSR 18/1	1	50/2	2	C7A	1	H1.1	7	ETG-21A	4	FTA-S8T35			1	K1.4			TO POLE 6
	Install	4	285	336 ACSR 18/1			1	C8													
	Install																				
	Transfer																				
8					1	45/3	1	C5.1	1	H1.1	4	ETG-21A	4	FTA-S8T35			1	K1.4			
9		4	150	336 ACSR 18/1	1	45/3	1	C5.1	1	H1.1	8	ETG-21A	5	FTA-S8T35	1	G25kVA	1	K1.4	1	M26-5	
																			8	E3-10	
10		4	115	336 ACSR 18/1	1	40/4	1	M3-3A	1	H1.1	1	ETG-21A	1	FTA-S8T35			1	K1.4			
11		4	65	#2 ACSR	1	40/4	1	C2	1	H1.1							1	K1.4			
							1	A5.2G													

W.O. # | JOB # 1

Date

Sub Cir. | Map | Grid | Pole No.

Line Sect. | Phase Code

Distribution X

Transmission

Estimate

INSTALLS

ENERGYUNITED

MEMBERSHIP CORPORATION

Statesville, North Carolina - NC 69 Iredell

Staking Sheet

Lights Installed

Lights Retired

Tax Code

% Retired

Crew No.

Staked by ECE

Started Comp.

Comp. By x

Date Posted to Maps

740 - C | Work Plan | Loan

Job Description U-6106 (Gilead Rd. Relocation)

Road or Highway Name or No.

Station Number (See Plan & Profile)	Type of Work (Transfer, Install or Removal)	CONDUCTOR AND CONDUIT			POLE		STRUCTURE ASSEMBLY		POLE GROUND		GUY		ANCHOR		TRANSFORMER		SEC / SVS		MISC. & URD		NOTES AND REMARKS
		No. Wires	Back Span	Wire Size	QTY	H/C	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	
11																					
11-R1					1	40/4			1	H1.1	2	ETG-21A	1	FTA-S8T35			1	K1.4			
		2	150	#2 ACSR	1	40/4	1	A5-2	1	H1.1	2	ETG-21A	1	FTA-S8T35			1	K1.4	2	ETG-INS-96-35K	
12		1	30	1/0 UG															2	E3-10	
																			2	UA1	
																			2	S1.01	

W.O. # JOB # 1

Date

Sub Cir. Map Grid Pole No.

Line Sect. Phase Code

Distribution [X]
Transmission [ ]
Estimate [ ]

REMOVAL

ENERGYUNITED
MEMBERSHIP CORPORATION
Statesville, North Carolina - NC 69 Iredell

Staking Sheet

Lights Installed
Lights Retired
Tax Code
% Retired
Crew No.

Staked by ECE
Started ____ Comp. ____
Comp. By x

Date Posted to Maps ____

Job Description U-6106 (Gilead Rd. Relocation)

Road or Highway Name or No.

Station Number (See Plan & Profile)	Type of Work (Transfer, Install or Removal)		CONDUCTOR AND CONDUIT			POLE		STRUCTURE ASSEMBLY		POLE GROUND		GUY		ANCHOR		TRANSFORMER		SEC / SVS		MISC. & URD		NOTES AND REMARKS
			No. Wires	Back Span	Wire Size	QTY	H/C	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	
1	Removal		4	290	336 18/1 ACSR	1	50-2	1	C1-1	1	H1.1							1	K14			bs to existing pole
	Removal							1	A5.2G													
	Removal																					
	Removal																					
2	Removal		4	275	336 18/1 ACSR	1	40-4		C8	1	H1.1					1	G25	1	K14			
	Removal																					
	Removal																					
	Removal																					
3	Removal		4	260	336 18/1 ACSR	1	45-3	1	UC2	1	H1.1	4	E1-2	4	FTA-S			1	K14	2	ETG-INS	
	Removal							1	A5-2											4	E3-10	
	Removal																					
	Removal																					
3-R1	Removal		1	91	#2 ACSR	1	40-5			1	H1.1					1	G25	1	K14	2	UA-1	
	Removal		2	91	6 TPX																	
	Removal																					
	Removal																					
4	Removal		7	280	336 18/1 ACSR	1	45-3	1	UC2-2	1	H1.1	1	E1-1	1	F1-2			1	K14			
	Removal																					
	Removal																					
	Removal																					
5	Removal		7	20	336 18/1 ACSR	1	45-3	1	UC1	1	H1.1							1	K14			
	Removal																					
	Removal																					
	Removal																					
6	Removal		7	198	336 18/1 ACSR	1	45-3	1	UC1	1	H1.1					1	G15	1	K14			
	Removal																					
	Removal																					
	Removal																					

W.O. # **JOB # 1**

Date

Sub Cir. | Map | Grid | Pole No.

Line Sect. | Phase Code

Distribution [X]
Transmission [ ]
Estimate [ ]

REMOVAL

ENERGYUNITED
MEMBERSHIP CORPORATION
Statesville, North Carolina - NC 69 Iredell

Staking Sheet

Lights Installed
Lights Retired
Tax Code
% Retired
Crew No.

Staked by ECE
Started ____ Comp. ____
Comp. By x

Date Posted to Maps ____

Job Description **U-6106 (Gilead Rd. Relocation)**

Road or Highway Name or No.

Station Number (See Plan & Profile)	Type of Work (Transfer, Install or Removal)		CONDUCTOR AND CONDUIT			POLE		STRUCTURE ASSEMBLY		POLE GROUND		GUY		ANCHOR		TRANSFORMER		SEC / SVS		MISC. & URD		NOTES AND REMARKS
			No. Wires	Back Span	Wire Size	QTY	H/C	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	
	Removal		7	190	336 18/1 ACSR	1	50-3	2	C7A	1	H1.1	7	E1-1	4	F1-2			1	K14			

W.O. # JOB # 1

Date

Sub Cir. Map Grid Pole No.

Line Sect. Phase Code

Distribution [X]
Transmission [ ]
Estimate [ ]

REMOVAL

ENERGYUNITED
MEMBERSHIP CORPORATION
Statesville, North Carolina - NC 69 Iredell

Staking Sheet

Lights Installed
Lights Retired
Tax Code
% Retired
Crew No.

Staked by ECE
Started ____ Comp. ____
Comp. By x

Date Posted to Maps ____

Job Description **U-6106 (Gilead Rd. Relocation)**

Road or Highway Name or No.

Station Number (See Plan & Profile)	Type of Work (Transfer, Install or Removal)		CONDUCTOR AND CONDUIT			POLE		STRUCTURE ASSEMBLY		POLE GROUND		GUY		ANCHOR		TRANSFORMER		SEC / SVS		MISC. & URD		NOTES AND REMARKS
			No. Wires	Back Span	Wire Size	QTY	H/C	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT	
7	Removal		4	285	336 18/1 ACSR			1	C8													
	Removal																					
	Removal																					
8	Removal		4	117	336 18/1 ACSR	1	45-2	2	C5.1	1	H1.1	8	E1-1	5	F1-2	1	G25	1	K14	1	M26-5	
	Removal																			8	E3-10	
	Removal																					
	Removal																					
9	Removal		4	130	336 18/1 ACSR	1	40-3	1	M3-3A	1	H1.1							1	K14			
	Removal																					
	Removal																					
	Removal																					
10	Removal		2	186	#2 ACSR	1	40-4	1	A5-2	1	H1.1	2	E1-1	1	F1-2			1	K14	2	S1.01	
	Removal		1	154	1/0 UG															1	ETG-INS	
	Removal																			2	E3-10	
	Removal																			2	UA-1	

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Appropriate Sponsorship Revenue

EXPLAIN REQUEST:

Appropriate Sponsorship revenue (103505.9999) of $1,500 to Downtown Festivals (106200.0632) for the Wine of the Vine event.

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Appropriate Signage Sponsorship

EXPLAIN REQUEST:

Appropriate Signage Sponsorship revenue (103515.9999) of $2,100 to Printing expense (106200.0341) for new signage sponsors in our parks.

ACTION RECOMMENDED:

Approve budget amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Michael Jaycocks, Director of Parks and Recreation

Subject: Appropriate Capital Reserve Revenue

EXPLAIN REQUEST:

Appropriate Capital Reserve revenue (103510.9999) of $20,000 to Maintenance of Buildings/Grounds (106200.0351) to purchase and install noise reducing screens and plants at the Waymer Hockey/Basketball courts. These will be installed to reduce the noise from the courts. The Parks and Recreation Commission unanimously approved.

ACTION RECOMMENDED:

Approve budget amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Aimee O'Connor, Finance & Payroll Administrator

Subject: Safe Streets and Roads for All (SS4A) Grant Budget Amendment

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EXPLAIN REQUEST:

On November 18, 2025 the Board accepted the grant agreement between the USDOT Federal Highway Administration (FHWA) and the Town of Huntersville to conduct a study of the safety of our roadways. The amount awarded for the Safety Action Plan is $240,000. This item appropriates $240,000 to the Safe Streets and Roads grant revenue account (403435.9999.26006) and the Safe Streets and Roads expense account (404800.0321.26006).

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Aimee O'Connor, Finance & Payroll Administrator

Subject: Cambridge Grove Stream Restoration Project Budget Amendment

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EXPLAIN REQUEST:

NC Land and Water Fund awarded Mecklenburg Soil and Water Conservation District a grant in the amount of $183,750 for the Cambridge Grove Stream Restoration project. The grant designates MSWCD as the recipient and the Town as the implementing entity. This item appropriates $183,750.00 to the Cambridge Grove Stream Restoration Grant revenue account (403431.9999.26007) and the Cambridge Grove Cty-Sw expense account (405700.0653.26007).

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Aimee O'Connor, Finance & Payroll Administrator

Subject: Seam Trail Phase II CRTPO Grant Budget Amendment

EXPLAIN REQUEST:

The Town of Huntersville was awarded a NCDOT grant administered through CRTPO in the amount of $160,000 for the Seam Trail Phase II study. Which was accepted by the Board on 5/4/2026 in the previous action. Appropriate CRTPO Seam Trail Ph II grant revenue (403435.9999.26009) for $160,000 to conduct a study to finalize the preferred alignment of the Seam Trail (404800.0321.26009).

ACTION RECOMMENDED:

No net impact to fund balance; offsetting revenue and expense

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Aimee O'Connor, Finance & Payroll Administrator

Subject: Resolution to Ratify CRTPO Grant for Seam Trail Phase II

EXPLAIN REQUEST:

Adopt Resolution to Ratify Acceptance of Charlotte Regional Transportation Planning Organization (CRTPO) Grant Funds for Seam Trail Phase II.

ACTION RECOMMENDED:

Approve Resolution

FINANCIAL IMPLICATIONS:

Acceptance of $160,000 grant from CRTPO

ATTACHMENTS:

1. PL Funds Interlocal Agreement FY 27 - 2 projects

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO RATIFY ACCEPTANCE OF SEAM TRAIL PHASE II GRANT FUNDS

Resolution No. R-2026-11

WHEREAS, the Town of Huntersville ("Town") has plans for a study to finalize the preferred alignment of The Seam Trail within Huntersville's planning area and develop 15% schematic designs and cost estimates for key sections of the trail (Project); and

WHEREAS, pursuant to Section 106 of Title 23 of the United States Code, the Federal Highway Administration has allocated funds for planning activities through the NC Department of Transportation to the Charlotte Regional Transportation Planning Organization (CRTPO); and

WHEREAS, on February 18, 2026, CRTPO awarded grant funding to the Town for the Project; and

WHEREAS, the total Project cost is $200,000.00 and the CRTPO has awarded grant funding to the Town to reimburse 80% of the cost of the Project; and

WHEREAS, the Town will receive $160,000.00 in grant funds (Grant) pursuant to the terms of the proposed Interlocal Agreement to be entered with the City of Charlotte through CRTPO (Interlocal Agreement), a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Town wishes to adopt a resolution affirming acceptance of the Grant to reimburse the Project cost pursuant to the terms of the Interlocal Agreement; and

WHEREAS, accounting and funding related to the revenue and expenses of the Project and the Grant will be kept separate and Grant funds will not be co-mingled with other revenue.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:by the Town of Huntersville Board of Commissioners that the Town has accepted and ratifies its acceptance of said Grant funding from the CRTPO and by adopting this resolution, the Town affirms that the revenue will only be used for the purposes prescribed in the terms of the Grant, the Interlocal Agreement, and any applicable regulations. The Town also affirms that it shall budget and certify such expenditures to the Office of Management and Budget and the Town of Huntersville Finance Officer; and

BE IT FURTHER RESOLVED that the Town of Huntersville will comply with the applicable procedures to receive such funds.

Adopted this 4th day of May, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

_____

Emily Sloop, Town Attorney

THE STATE OF NORTH CAROLINA

INTERLOCAL AGREEMENT

COUNTY OF MECKLENBURG

This **AGREEMENT** is made and entered into this 1st day of July 2026 (the "Effective Date") by and between the **CITY OF CHARLOTTE**, (the "City or Subgrantee") through the Charlotte Regional Transportation Planning Organization ("CRTPO") and **TOWN OF HUNTERSVILLE**, (the "Awardee" or "Huntersville") (collectively, the "Parties") for the use of Planning Grant Funds for two projects: **1) The Seam Trail Phase Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan** (the "Projects").

GENERAL RECITALS

WHEREAS, CRTPO is the regional planning organization, designated by the North Carolina Department of Transportation (NCDOT) to undertake planning responsibilities in the planning area; and,

WHEREAS, the City has been designated the Lead Planning Agency of CRTPO; and,

WHEREAS, federal funds for planning activities are allocated by the Federal Highway Administration (the "FHWA") through the NCDOT to CRTPO; and,

WHEREAS, the City is the "designated recipient" of funds with the responsibility of selecting projects that meet the funding criteria; and,

WHEREAS, the CRTPO conducted a competitive Call for Projects from August 18, 2026 to October 31, 2026 to award federal funds (the "Grant Funds"); and,

WHEREAS, the Awardee applied for Grant Funds through CRTPO and is an eligible Awardee for their two planning projects 1) The Seam Trail Phase 2 Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan ; and

WHEREAS, The CRTPO Board awarded Huntersville's Projects on February 18, 2026; and

WHEREAS, subject to the availability of Grant Funds, the Awardee shall comply with the rules and regulations of the CRTPO, NCDOT, and FHWA; and

WHEREAS, the Parties desire to secure and utilize Grant Funds for 1) The Seam Trail Phase 2 Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan.

NOW THEREFORE, in consideration of the mutual covenants herein set forth, the City and Awardee agree as follows:

AGREEMENT

1 Purpose

The purpose of this Agreement is to provide for the undertaking of planning projects, as described in the Project application (Exhibit A), and to state the terms and conditions as to the way the Project will be undertaken and completed. This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein. This Agreement is solely for the benefit of the identified parties to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large. The Awardee shall use the Grant Funds only for the purposes of the Project and for no other purpose. Any amendment to this Agreement shall be done in writing and only by mutual consent of the Parties.

2 Incorporation of Exhibit

The following Exhibit is attached to this Agreement and are incorporated into and made a part of this Agreement:

Exhibit A & Project 1: Application - The Seam Trail Phase 2 Study (in Huntersville)
Exhibit B & Project 2: Application - The Downtown Huntersville Transportation Plan

3 Availability of Grant Funds

All terms and conditions of this Agreement are dependent upon, and subject to the allocation of Grant Funds from NCDOT and FHWA for the purpose set forth in the Agreement and the Agreement shall automatically terminate if Grant Funds cease to be available.

4 Project Implementation.

The Awardee shall undertake and complete the Project in accordance with the procedures and guidelines set forth in this Agreement, and in the following documents:

a. OMB *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (2 CFR Part 200); NCGS 159-34, and NCAC 03M .0703

b. NCDOT Local Programs Management Handbook available at https://connect.ncdot.gov/municipalities/Funding/Pages/LPM%20Handbook.aspx.

c. CRTPO Supplemental Guide for Planning Projects: https://crtpo.org/PDFs/Resources/DiscretionaryProjects/Supplemental_Guide_for_Planning_Projects.pdf

5 Relationship of the Parties

The relationship of the parties established by this Agreement is the CRTPO as recipient and the Town of Huntersville as the Awardee of the Grant Funds. Except for the required administrative oversight of the Project by the CRTPO, nothing contained in this Agreement shall be construed to (i) give any party the power to direct or control the day-to-day administrative activities of the other; or (ii) constitute such parties as partners, co-owners or otherwise as participants in a joint venture. Neither party nor its agents or employees is the representative of the other for any purpose, and neither party has the power or authority to act

for, bind, or otherwise create or assume any obligation on behalf of the other.

6 Period of Performance

This Agreement shall commence upon the date of execution with a period of performance for all expenditures from **July 1, 2026, to June 30, 2028.** Any requests to extend the Period of Performance must be made in accordance with the policies and procedures established by the NCDOT, CRTPO, and FHWA and be approved by CRTPO Board. The Awardee shall commence, carry on, and complete the approved Project in a sound, economical, and efficient manner.

The Awardee shall be responsible for all costs for the Project outside of the Period of Performance.

7 Scope of Project

The scope of project is to complete two studies per Huntersville's project applications, The Seam Trail Phase 2 Study (in Huntersville) and The Downtown Huntersville Transportation Plan shown in Exhibit A & B.

8 Reimbursement of the Project

The total reimbursable amount of the Project approved by the CRTPO is not to exceed **$320,000.**

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
The Seam Trail Phase 2 Study - Huntersville	$200,000	**$160,000 (not to exceed)**	$40,000
Downtown Huntersville Transportation Plan	**$**200,000	**$160,000 (not to exceed)**	**$**40,000

The CRTPO shall provide, from Grant Funds, up to 80% of the actual net cost of the Project, not more than the identified amounts for eligible administrative, operating, and capital expenses.

9 Project Expenditures and Payments

9.1 General.
The CRTPO is utilizing available Grant Funds and shall reimburse the Awardee, at the rate described above, for allowable costs for work performed during the Performance Period and under the terms of this Agreement.

9.2 Reimbursement Procedures.
The Awardee shall submit for reimbursement all eligible costs incurred within the agreement Period of Performance.

a. The Awardee's claims for reimbursement shall be made no more than monthly or less than quarterly, using the CRTPO and the City's invoice form.

b. All requests for reimbursement must be submitted within (30) days following the end of the project's reporting period.

c. Before reimbursement, the Awardee shall provide supporting documentation for proof of payment. The documentation is required with each reimbursement request. The Awardee must show it has met its proportionate share of the project costs. Any costs for work not eligible for CRTPO and Federal participation shall be financed one hundred percent (100%) by the Awardee.

d. The Awardee shall email invoices and required documentation to:

Temekia.Dae@charlottenc.gov, tthomson@charlottenc.gov, and jennifer.stafford@charlottenc.gov.

e. Any notice, consent or other communication required or contemplated by this Agreement shall be in writing, and it shall be delivered in person, by U.S. mail, by overnight courier, by electronic mail or by telefax to the intended recipient at the address set forth below:

For the CRTPO:
Robert W. Cook
Assistant Planning Director
City of Charlotte – CRTPO
600 East Fourth Street – 8th Floor
Charlotte, NC 28202
704-336-8643
rwcook@charlottenc.gov

For the Awardee:
Heather Maloney
Principal Transportation Planner

Town of Huntersville
14704 N. Old Statesville Road
Huntersville, NC 28078
704-875-6541
hmaloney@huntersville.org

9.3 Allowable Costs.

Expenditures made by the Awardee shall be reimbursed as allowable costs under the FTA and FHWA programs and the provisions of 2 CFR Parts 200 and 1201, and to the extent they meet all the requirements set forth below. They must be:

a. Consistent with the Project description as submitted to CRTPO, and consistent with the Project budget and all other provisions of this Agreement.

b. Necessary to accomplish the Project.

c. Reasonable in amount for the goods or services purchased.

d. Actual net costs to the Awardee, i.e., the price paid minus any refunds (e.g., refundable sales and use taxes pursuant to NCGS 105- 164.14), rebates, or other items of value received by the Awardee that have the effect of reducing the cost actually incurred.

e. Incurred (and be for work performed) within the period of performance and period covered of this Agreement unless specific authorization from the CRTPO to the contrary is received.

f. Satisfactorily documented.

g. Treated uniformly and consistently under accounting principles and procedures approved or prescribed by the CRTPO or Federal requirements.

9.4 Excluded Costs.

The Awardee understands and agrees that except to the extent the CRTPO determines otherwise in writing, the CRTPO will exclude:

a. Any Project cost incurred by the Awardee before the period of performance of the Agreement.

b. Any cost that is not included in the latest CRTPO Board approved Budget.

c. Any cost for Project property or services received in connection with a third-party contract, sub-agreement, lease, or other arrangements that is required to be, but has not been, concurred in or approved in writing by the CRTPO.

d. Any cost ineligible for FTA/FHWA/CRTPO participation as provided by applicable Federal or State laws, regulations, or directives.

9.5 Final Allowability Determination.

The Awardee understands and agrees that payment to the Awardee on any Project cost does not constitute the CRTPO, Federal, State (NCDOT) Government's final decision about whether that cost is allowable and eligible for payment and does not constitute a waiver of any violation by the Awardee of the terms of this Agreement. The Awardee acknowledges that the CRTPO, Federal, or State (NCDOT) Government will not make a final determination about the allowability and eligibility of any cost until an audit of the Project has been completed. If the CRTPO, Federal or State (NCDOT) Government determines that the Awardee is not entitled to receive any portion of the CRTPO/Federal assistance the Awardee has requested or provided, the CRTPO will notify the Awardee in writing, stating its reasons. The Awardee agrees that Project closeout will not alter the Awardee's responsibility to return any funds due the CRTPO as a result of later refunds, corrections, or other transactions; nor will Project closeout alter the CRTPO, Federal or State (NCDOT) Government's right to disallow costs and recover funds on the basis of a later audit or other review. Unless prohibited by Federal or State law or regulation, the CRTPO, Federal or State (NCDOT) Government may recover any Federal or State assistance funds made available for the Project as necessary to satisfy any outstanding monetary claims that the CRTPO may have against the Awardee.

9.6 Excess Payments, Disallowed Costs, Including Interest.

a. *Awardee's Responsibility to Pay*. Upon notification to the Awardee that specific amounts are owed to the CRTPO, Federal or State Government, whether for excess payments of Federal or State assistance, disallowed costs, or funds recovered from third parties or elsewhere, the Awardee agrees to remit to the CRTPO promptly the amounts owed, including applicable interest and any penalties and administrative charges within 90 days of notification.

b. *De-obligation of Grant Funds*. The Awardee agrees that the CRTPO may de-obligate unexpended Grant Funds for the Project that are inactive for six months or more.

c. *Project Closeout*. Project closeout occurs when the CRTPO issues the final project reimbursement or acknowledges that the Awardee has remitted the proper refund. The Awardee agrees that Project closeout by the CRTPO does not invalidate any continuing requirements imposed by this Agreement.

9.7 Accounting Records

a. *Establishment and Maintenance of Accounting Records*. The Awardee shall establish and maintain separate accounts for the Project program, either independently or within the existing accounting system. All costs charged to the program shall be in accordance with the most current approved Project budget.

b. *Documentation of Project Costs*. All costs charged to the Project, including any approved services performed by the Awardee or others, shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in detail the nature and propriety of the charges.

9.8 Reporting, Record Retention, and Access

a. *Progress Reports*. The Awardee shall advise the CRTPO regarding the progress of the Project at a minimum quarterly, and at such time and in such a manner as the CRTPO may require. Such reporting and documentation may include, but not be limited to operating statistics, meetings, progress reports, and monthly performance reports. The Awardee shall collect and submit to the CRTPO such financial statements, data, records, contracts, and other documents related to the Project as may be deemed necessary by the CRTPO. Reports shall include narrative and financial statements of sufficient substance to be in conformance with the reporting requirements of the CRTPO.

b. *Record Retention*. The Awardee and its third-party Awardees shall retain all records pertaining to this Project for a period of five (5) years from the date of final payment to the Awardee, or until all audit exceptions have been resolved, whichever is longer.

c. *Project Closeout*. The Awardee agrees that Project closeout does not alter the reporting and record retention requirements of this Agreement.

d. *State Auditor Oversight*. The Awardee agrees to audit oversight by the North Carolina Office of the State Auditor and/or the CRTPO, to provide auditors with access to accounting records, and to make available any audit work papers in the possession of any auditor of the Awardee.

e. *Third Party Loans*. Within 30 days of receipt, the Awardee shall disclose to the CRTPO any loans received from a local government entity or other entity not party to this Agreement.

f. *Audit Costs*. Unless prohibited by law, the costs of audits made in accordance with Title 2 CFR 200, Subpart F "Audit Requirements" are allowable charges to State and Federal awards. The charges may be considered a direct cost or an allocated indirect cost, as determined in accordance with cost principles outlined ln Title 2 CFR 200, Subpart E "Cost Principles." The cost of any audit not conducted in accordance with Title 2 CFR 200 and NCGS§ 159 34 is unallowable and shall not be charged to State or Federal grants.

9.9 Compliance with Laws and Regulations

a. No terms herein shall be construed in a manner that conflicts with the rules and regulations of the CRTPO or with state, specifically NCDOT, or federal law.

b. The Awardee agrees to comply with all applicable state and federal laws and regulations.

9.10 Conflicts of Interest Policy

The Awardee agrees to file with the CRTPO a copy of the Awardee's policy addressing conflicts of interest that may arise involving the Awardee's management employees and the members of its board of directors or other governing body. The Awardee's policy shall address situations in which any of these individuals may directly or indirectly benefit, except as the Awardee's employees or members of its board or other governing body, from the Awardee's disbursing of State funds, and shall include actions to be taken by the Awardee or the individual, or both, to avoid conflicts of interest and the appearance of impropriety. The conflicts of interest policy shall be filed with the CRTPO prior to the CRTPO disbursing Grant Funds to the Awardee.

The Awardee affirms that it has not paid and will not pay any bonus or commission to any party related to this Project.

9.11 Assignment

a. Unless otherwise authorized in writing by the CRTPO, the Awardee shall not assign any portion of the work to be performed under this Agreement, or execute any contract, amendment, or change order thereto, or obligate itself in any manner with any third party with respect to its rights and responsibilities under this Agreement without the prior written concurrence of the CRTPO.

b. The Awardee agrees to incorporate the terms of this Agreement and any applicable State or Federal requirements into written third-party contracts, sub-agreements, and leases, and to take the appropriate measures necessary to ensure that all Project participants comply with applicable Federal and State laws, regulations, and directives affecting their performance.

9.12 Hold Harmless

Except as prohibited or otherwise limited by law, the Awardee agrees to indemnify, save, and hold harmless the CRTPO, the City, the State of North Carolina and the United States of America and its officers, agents, and employees acting within the scope of their official duties against any liability, including costs and expenses, resulting from any willful or intentional violation by the Awardee of proprietary rights, copyrights, or right of privacy, arising out of the publication, translation, reproduction, delivery, use, or disposition of any data furnished under the Project.

9.13 Real Property, Equipment, and Supplies.

Federal or State Interest. The Awardee understands and agrees that the Federal or State Government retains an interest in any real property, equipment, and supplies financed with Federal or State assistance (Project property) until, and to the extent, that the Federal or State Government relinquishes its Federal or State interest in that Project property. With respect to any Project property financed with Federal or State assistance under this Agreement, the Awardee agrees to comply with all Federal, State and CRTPO provisions The Awardee agrees that it will not execute any transfer of title, lease,

lien, pledge, mortgage, encumbrance, third party contract, subagreement, grant anticipation note, alienation, innovative finance arrangement (such as a lease), or any other obligation pertaining to Project property, that in any way would affect the continuing Federal and State interest in that Project property.

10 Termination

Either party may terminate the Agreement by providing 60 days written notice to the other party, or as otherwise permitted by law.

Should the Awardee terminate the Agreement without the concurrence of the CRTPO, the Awardee shall reimburse the CRTPO one hundred percent (100%) of all costs expended by the CRTPO and associated with the work.

Additional Repayment Requirements and Remedies

a. The repayment requirements and remedies addressed in this Paragraph are in addition to those repayment requirements and other remedies set forth elsewhere in this Agreement, including the requirements to repay unspent funds. No remedy conferred or reserved by or to the CRTPO is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy provided for in this Agreement, or now or hereinafter existing at law, in equity, or by statute, and any such right or power may be exercised from time to time and as often as may be deemed expedient.

b. If there is a breach of any of the requirements, covenants or agreements in this Agreement (including, without limitation, any reporting requirements), or if there are any representations or warranties which are untrue as to a material fact in this Agreement or in relation to the Project (including the performance thereof), the Awardee agrees that the CRTPO may require repayment from the Awardee of an amount of funds to be determined in the CRTPO's sole discretion but not to exceed the amount of funds the Awardee has already received under this Agreement.

11 Civil Rights and Equal Opportunity

Under this Agreement, the Awardee shall always comply with the requirements included as part of this Agreement in the Federal Terms and Conditions.

12 Choice of Law and Venue

This Agreement is to be interpreted according to the laws of the State of North Carolina. The Parties hereby agree that the proper venue for any claims filed as a result of this Agreement shall be the Superior Court of Mecklenburg County, North Carolina.

13 Severability

If any provision of this Agreement for the Project is determined invalid, the remainder of that Agreement shall not be affected if that remainder would continue to conform to the requirements of applicable Federal or State laws or regulations.

14 Incorporated Terms and Conditions

In addition to the Terms and Conditions contained in this Agreement, additional terms and conditions incorporated by reference into this Agreement are checked below.

15 Federal Terms and Conditions

a. Code of Federal Regulations, Title 2, Subtitle A, Chapter II, Part 200 (2 CFR 200)
The Code of Federal Regulations (2 CFR 200) (https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1) and subsequent amendments or revisions thereto, are herewith incorporated by reference, and are on file with and approved by the CRTPO. Nothing shall be construed under the terms of this Agreement by the CRTPO or the Awardee that shall cause any conflict with CRTPO, State, or Federal statutes, rules, or regulations.

b. Federal State Management Plan.
The State Management Plan for Federal and State Transportation Programs and any subsequent amendments or revisions thereto, are herewith incorporated by reference, and are on file with and approved by the CRTPO. Nothing shall be construed under the terms of this Agreement by the CRTPO or the Awardee that shall cause any conflict with CRTPO, State, or Federal statutes, rules, or regulations.

c. No Federal Government Obligations to Third Parties.
The Awardee acknowledges and agrees that, notwithstanding any concurrence by the CRTPO or the NCDOT in or approval of the solicitation or award of the underlying Agreement, absent the express written consent by the CRTPO or the NCDOT are not a party to this Agreement and shall not be subject to any obligations or liabilities to the Awardee or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying Agreement.

The Awardee agrees to include the above clause in each contract financed in whole or in part with Federal assistance provided by the CRTPO and NCDOT. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

d. Program Fraud and False or Fraudulent Statements or Related Acts.
The Awardee acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 USC§ 3801 et seq. and U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to its actions pertaining to this project. Upon execution of the underlying Agreement, the Awardee certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make, or causes to be made, pertaining to the underlying Agreement or the CRTPO assisted project for which this Agreement work is being performed. In addition to other penalties that may be applicable, the Awardee further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on the Awardee to the extent the Federal Government deems appropriate.

The Awardee also acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government under a contract connected with a project that is financed in whole or in part with Federal assistance originally awarded by the CRFTA under the authority of NCDOT, reserves the right to impose the penalties of 18 USC§ 1001 and 49 USC § 5323(1) on the Awardee, to the extent the Federal Government deems appropriate.

The Awardee agrees to include the above two clauses in each subcontract financed in whole or in part with Federal assistance. It is further agreed that the clauses shall not be modified, except to identify the subcontractor who will be subject to the provisions.

e. Federal Changes.
The Awardee agrees to comply with all applicable federal requirements and federal guidance. All the standards or limits included in this Agreement are minimum requirements. The federal requirements and guidance that applied at the time of the award this Agreement may be modified from time to time, and the modifications will apply to the Awardee.

f. Civil Rights and Equal Opportunity.
Under this Agreement, the Awardee shall comply with the following requirements and shall include these requirements in each subcontract entered into as part thereof.

Nondiscrimination. In accordance with Federal transit law at 49 USC § 5332, the Awardee agrees that it will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex, disability, or age. In addition, the Awardee agrees to comply with applicable Federal implementing regulations and other implementing requirements.

Race. Color, Religion, National Origin, Sex. In accordance with Title VII of the Civil Rights Act, as amended, 42 USC§ 2000e et seq., and Federal transit laws at 49 USC§ 5332, the Awardee agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 CFR chapter 60, and Executive Order No. 11246, "Equal Employment Opportunity in Federal Employment," September 24, 1965, 42 USC § 2000e note, as amended by any later Executive Order that amends or supersedes it, referenced in 42 USC§ 2000e note. The Awardee agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, national origin, or sex (including sexual orientation and gender identity). Such action shall include, but not be limited to, the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Awardee agrees to comply with any implementing requirements FTA may issue.

Age. In accordance with the Age Discrimination in Employment Act, 29 USC §§ 621634, U.S. Equal Employment Opportunity Commission (U.S. EEOC) regulations, "Age Discrimination in Employment Act," 29 CFR part 1625, the Age Discrimination Act of 1975, as amended, 42 USC§ 6101 et seq., U.S. Health and Human Services regulations, "Nondiscrimination on the Basis of Age in Programs or Activities Receiving Federal Financial Assistance," 45 CFR part 90, and Federal transit law at 49 USC § 5332, the Awardee agrees to refrain from discrimination against present and prospective employees for reason of age.

Disabilities. In accordance with section 504 of the Rehabilitation Act of 1973, as amended, 29 USC§ 794, the Americans with Disabilities Act of 1990, as amended, 42 USC§ 12101 et seq., the Architectural Barriers Act of 1968, as amended, 42 USC§ 4151 et seq., and federal transit law at 49 USC§ 5332, the Awardee agrees that it will not discriminate against individuals on the basis of disability. In addition, the Awardee agrees to comply with any implementing requirements FTA or FHWA may issue.

g. Disadvantaged Business Enterprises.
It is the policy of the North Carolina Department of Transportation that Disadvantaged Business Enterprises (DBEs) as defined in 49 CFR Part 26 shall have the equal opportunity to compete fairly for and to participate in the performance of contracts financed in whole or in part by Grant Funds. The Awardee is also encouraged to give every opportunity to allow DBE participation in contracts. The Awardee, subconsultant, and subcontractor shall not discriminate on the basis of race, religion, color, national origin, age, disability or sex in the performance of this contract. The Awardee shall comply with applicable requirements of 49 CFR Part 26 in the award and administration of federally assisted contracts. Failure by the Awardee to comply with these requirements is a material breach of this contract, which will result in the termination of this contract or such other remedy, as the CRTPO deems necessary.

When payments are made to Disadvantaged Business Enterprise (DBE) Awardees, including material suppliers, Awardees at all levels (Awardee, Subconsultant or Awardee) shall provide the Contract Administrator with an accounting of said payments. The accounting shall be listed on the NCDOT's Awardee Payment Information Form (Form DBE-IS). In the event the Awardee has no DBE participation, the Awardee shall indicate this on the Form DBE-IS by entering the word 'None' or the number 'zero' and the form shall be signed. Form DBE-IS may be accessed on the website at: https://apps.dot.stale.nc.us/quickfind/forms/Default.aspx.

A responsible fiscal officer of the payee Awardee who can attest to the date and amounts of the payments shall certify that the accounting is correct. A copy of an acceptable report may be obtained from the NCDOT. This information shall be submitted as part of the requests for payments made to the Department.

h. Incorporation of Federal Terms
Provisions of this Agreement include, in part, certain standard terms and conditions required by the U.S. DOT. All contractual provisions required by the U.S. DOT, as set forth in FTA Circular 4220.1, as amended, are incorporated by reference. Anything to the contrary herein notwithstanding, all Federal mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Agreement. The Awardee shall not perform any act, fail to perform any act, or refuse to comply with any CRTPO or NCDOT's request, which would cause the CRTPO or NCDOT to be in violation of Federal terms and conditions shall prevail and be the instrument governing the receipt of Federal assistance.

i. Energy Conservation
The Awardee agrees to comply with mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

j. Debarment Suspension, Ineligibility and Voluntary Exclusion.
The Awardee shall comply and facilitate compliance with U.S. DOT regulations, "Non-procurement Suspension and Debarment," 2 CFR part 1200, which adopts and supplements the U.S. Office of Management and Budget (U.S. 0MB) "Guidelines to Agencies on Government-wide Debarment and Suspension (Non-procurement)," 2 CFR part 180. As such, the Awardee shall verify that its principals, affiliates, and subcontractors are eligible to participate in this federally-funded Agreement and are not presently declared by any Federal department or agency to be:

a) Debarred from participation in any federally assisted Award;
b) Suspended from participation in any federally assisted Award;
c) Proposed for debarment from participation in any federally assisted Award;
d) Declared ineligible to participate in any federally assisted Award;
e) Voluntarily excluded from participation in any federally assisted Award; or
f) Disqualified from participation in any federally assistedAward.

Signature Page Follows

THIS AGREEMENT, entered into as of the day and year first written above for two projects: **1) The Seam Trail Phase 2 Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan**, in an amount not to exceed **$320,000.**

AWARDEE:
Town of Huntersville
14704 N. Old Statesville Road
Huntersville, NC 28078

By: _____ _____
Signature | Attest Signature

_____ _____
Print Name | Attest Date

_____ _____
Title | Approved as to Form

_____ _____
Date | Title and Date

CITY OF CHARLOTTE:
600 East Fourth Street
Charlotte NC 28202

By: _____ _____
Signature | Attest Signature

_____
Print Name

_____
Title

_____ _____
Date | Attest Date

Exhibit A – The Seam Trail Phase 2 Study (in Huntersville)

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

PLANNING PROJECTS

Submittal Guide and Grant Application Package

PRE-SUBMITTAL DEADLINE: OCTOBER 17, 2025, at 5 PM

Application deadline: October 31, 2025, at 5 PM

Issued August 18, 2025

CRTPO Staff Contacts:
Jennifer Stafford at Jennifer.Stafford@charlottenc.gov or 704-336-3369

The Charlotte Regional Transportation Planning Organization (CRTPO) provides services without regard to race, color, gender, religion, national origin, age, or disability, according to the provisions contained in Title VI of the Civil Rights Act of 1964, the Rehabilitation Act of 1973, as amended, the Americans With Disabilities Act of 1990 and Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, 1994. Any person with questions concerning this policy or who believes they have been discriminated against should contact CRTPO at 704-336-2205.

CRTPO 2025 FALL CALL FOR PROJECTS

August 18, 2025

Dear CRTPO Member,

The Charlotte Regional Transportation Planning Organization (CRTPO) is pleased to accept requests for discretionary funding for your projects. The attached Submittal Guide and Grant Application Package state the application requirements. Please review them carefully.

1. Please submit a pre-submittal form (next page) informing CRTPO that you intend to submit a completed application. Please use one form per project submittal. The form will schedule your mandatory pre-submittal meeting. Please email the form to Jennifer.Stafford@charlottenc.gov.

2. **MANDATORY** requirement: You must have one formal meeting with CRTPO staff to review the project(s) before **OCTOBER 17, 2025, BY 5 PM**.

All applications are due to CRTPO no later than **October 31, 2025, at 5 PM.** You may submit your application electronically following the attached directions.

Application or submittal questions should be directed to Jennifer Stafford at Jennifer.Stafford@charlottenc.gov or 704-336-3369.

Thank you for your interest in discretionary grants from CRTPO.

PRE-SUBMITTAL FORM

Please complete this form to acknowledge that you will apply for discretionary funds through the Discretionary Grants Program – Call for Projects Fall 2025.

Please submit the completed form to Jennifer Stafford at Jennifer.Stafford@charlottenc.gov to schedule your pre-submittal meeting before **October 17, 2025, at 5 PM**. Pre-submittal meeting requirements follow this form.

Member jurisdiction or agency name: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email: *hmaloney@huntersville.org*
Project Name: *The Seam Trail Phase 2 Study – Huntersville*

High-level Summary (a sentence or two):

The Seam Trail Phase 2 Study – Huntersville will be a Huntersville-focused continuation of the previous Phase 1 study that covered the entire length of proposed The Seam. Phase 2 – Huntersville will complete public and stakeholder engagement to identify a preferred alignment within the Huntersville town limits (and ETJ) based on the preliminary options outlined in Phase 1. Phase 2 – Huntersville will also advance 15% design on critical sections of the trail (specific sections are to be determined during the Phase 2 study). Phase 2 – Huntersville will also include a cost benefit analysis/travel time analysis to compare travel times along the Seam, Old Statesville (NC 115), and Interstate 77 through Huntersville.

PLANNING PROJECTS
Pre-Submittal Meeting Requirements

Please prepare to discuss the following information. Be prepared to share your screen to discuss your documents.

Meetings will be held remotely. Please request a minimum of 1 hour for the first project and 30 minutes for each additional project. Please use one pre-submittal form per application.

Please prepare to discuss the following information. Be prepared to share your screen to discuss your documents.

1. Project Scope: Verbally tell us about your project. (Suggested time 5 minutes)

2. Project Problem Statement: Describe the problem and solution your proposed project offers the jurisdiction and the CRTPO planning area. (5 minutes)

3. Incorporating Adopted Plans Recommendations: Describe how and if your plan will incorporate recommendations from 2050 Metropolitan Transportation Plan and Beyond 77 Corridor Study. (10 minutes)

4. Project Schedule: Planning funds should be expended within two fiscal years. Projects awarded with planning funds will start July 1, 2026, with all reimbursable work completed by June 30, 2028. Please tell us how you will meet the timeframe. (10 minutes)

5. Project Challenges: Discuss challenges. For example, are you new to the federal process (this is ok, but it is helpful to know so that CRTPO can help support you)? (5 minutes)

6. Technical Coordination: Describe what role the CRTPO will have in the development of this plan. Also, explain how you will coordinate with neighboring jurisdictions, state, and federal agencies as part of your project. (10 minutes)

7. Project Budget: Please tell us how you are estimating your project. (10 minutes)

8. Additional Information: Any extra information that you would like CRTPO to know? (5 minutes)

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1. Overview

The Charlotte Regional Transportation Planning Organization ("CRTPO") is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte urbanized area.

The CRTPO is responsible for long-range transportation planning in the region and ensures Federal Highway Administration (FHWA) transportation funds are allocated and spent properly. CRTPO also works with the North Carolina Department of Transportation (NCDOT) to program federal and/or state discretionary funds to jurisdictions to implement a project, program, or study.

The CRTPO's planning efforts aim to create a more comprehensive and efficient transportation system to improve our residents' quality of life and economic outcomes. Plans address all modes of transportation, including vehicles, transit, bicycles, and pedestrians.

The CRTPO receives direct attributable funds, also known as discretionary funds or grants, to be allocated to member jurisdictions for specific projects on a competitive basis. Project selection is guided by the CRTPO Board-approved Discretionary Grants Program Policy Guide (https://crtpo.org/PDFs/Resources/ProjectOversightCommittee/DiscretionaryGrantsProgramPolicyGuide.pdf). The Guide prioritizes projects in the region that will utilize federal funds. Selected projects will be amended into the CRTPO's Metropolitan Transportation Program (MTP) and the Transportation Improvement Program (TIP).

1.1 CRTPO Member Notice

The CRTPO is now accepting applications for federal discretionary funds (grant funds) on eligible projects. The annual fall call consists of the following opportunities for member jurisdictions within the CRTPO planning area:

1. new discretionary funded capital projects
2. supplementary funds on existing CRTPO-awarded projects
3. new planning projects

1.2 Funding Overview

The following information summarizes funding transportation projects in the CRTPO planning area. The Discretionary Grants Program Policy allocates the CRTPO's federal and state discretionary funds based on data-driven scoring criteria. The following CRTPO discretionary funds are:

- Federal Direct Attributable (STBG-DA)
- Transportation Alternatives Program (TAP)
- Congestion Mitigation Air Quality (CMAQ)
- Carbon Reduction Program (CRP-DA)
- State Bonus Allocation Funds (BA)

CRTPO principles and targets are as follows:

1. Projects must be eligible to receive federal funds.
2. There is an annual schedule for proposing, scoring, and funding projects.
3. Project scoring is consistent with the requirements of the various funding sources.
4. The process addresses supplemental funding for existing project.
5. The process will be iterative, and the Policy may be amended.
6. The Policy is transparent and easily understood by stakeholders.

Recommended discretionary funding targets:

- $500,000 or less for planning projects.
- 20% of available funds per call for non-highway projects.
- 80% of available funds per call for highway projects.

2 Call for Projects Information and Instructions

2.1 Call for Projects Overview

CRTPO will begin offering one annual call for new projects and shortfalls this year from August 18 to October 31, in which all available discretionary funds will be considered for programming.

CRTPO staff will evaluate the project's eligibility and suitability for the most appropriate funding source.

All questions and completed grant application documents shall be submitted to:

Jennifer Stafford, RLA, CPCM
Charlotte Regional Transportation Planning Organization
Jennifer.Stafford@charlottenc.gov (call for questions 704-336-3369)

2.2 Fall 2025 Call for Projects Schedule

Action	Deadline
Application Issuance and Announcement	August 18, 2025
Mandatory CRTPO and Applicant Meeting DEADLINE	**OCTOBER 17, 2025, at 5 PM**
Application Deadline	October 31, 2025, at 5 PM
CRTPO Technical Coordinating Committee (TCC) will make its recommendation to the Board (tentative date)	January 2026
CRTPO Board to Award (tentative date)	February 2026
CRTPO Award Notification to Applicants	February/March 2026

2.3 Application Packages

CRTPO has six applications available based on project type. All applications have the same schedule as described above. Please use one application per project.

- Bicycle and Pedestrian Projects s
- Highway & Intersection Projects
- Transit / Public Transportation
- Air Quality Improvement Projects – projects specifically targeting emissions reduction (CMAQ and CRP funds)
- Planning Projects - i.e., feasibility studies, not planning for capital projects
- Supplemental funding for existing CRTPO-funded projects

Please note that submission of an application does not guarantee an award of funds.

3 Application Evaluation

After the CRTPO staff evaluates the applications, projects meeting federal eligibility requirements will be presented to the CRTPO POC. The POC will develop a recommended list of projects for the TCC. The TCC will review the projects recommended for funding and make a recommendation to the CRTPO Board. The Board may then vote to approve discretionary funds for the project and approve the amendment to the CRTPO's TIP or the UPWP to add the necessary funding. The list of approved projects will be published and submitted to NCDOT and FHWA for funding.

4 Local Government Agency / Awardee

An Awardee can be a Municipality, County, or State Agency that proposes to construct a transportation project or carry out a transportation program. The awardee must be a full-time employee of a CRTPO member jurisdiction. The CRTPO's role is to recommend projects to award state and federal funds.

4.1 Capital Projects

The awardee is responsible for carrying out the design and construction of the transportation project. NCDOT's role is to advise, approve and oversee an awardee's proper expenditure of funds on an eligible project or program. FHWA holds NCDOT accountable to ensure that Federal funds are expended appropriately. The State Auditor's Office holds NCDOT accountable for the responsible expenditure of state funds.

The NCDOT has provided grant awardees with a handbook on implementing capital projects. The handbook is designed to be a resource for administering projects with federal funds. NCDOT will also create a municipal agreement (MA) for each project.

The handbook follows the same organization as the MA but provides procedural detail. The handbook may be found at (2009 is the latest copy):
https://connect.ncdot.gov/municipalities/Funding/Pages/LPM%20Handbook.aspx

There are ongoing reporting responsibilities. The awardee will be required to comply with various state and federal requirements and certifications. For additional information, please refer to:
https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx.

4.2 Planning Projects

Planning (PL) funds are allocated to MPOs in North Carolina each year based on population.

The CRTPO chooses to sub-allocate a portion of its annual PL fund allocation in the UPWP to member jurisdictions to allow opportunities for transportation planning activities. However, the CRTPO's primary duty is to ensure sufficient funds are available to carry out mandated tasks. The CRTPO is not obligated to provide PL funds for local projects.

There are ongoing reporting responsibilities for using PL funds. The awardee must comply with various state and federal requirements and certifications.

The application begins on the next page.

APPLICATION FOR PLANNING FUNDS

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

GRANT APPLICATION PACKAGE FOR PLANNING PROJECTS

APPLICATION FOR PLANNING FUNDS

All project sponsors are required to attend a remote meeting with CRTPO staff before October 17, 2025, at 5 PM. This is a mandatory pre-submittal meeting to review application requirements and estimate and answer questions. Your application will not be accepted without your attendance at this meeting.

All project sponsors **must** submit a complete application package, including all attachments, due by 5 PM on October 31, 2025. The project sponsor must be a full-time employee of a CRTPO member jurisdiction. Submission of an application does not guarantee an award of funds. Late applications will not be accepted.

To schedule meetings, ask questions, and send attachments, please contact Jennifer Stafford at Jennifer.Stafford@charlottenc.gov.

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PLANNING PROJECT INFORMATION

Locally Administered Projects

By submitting a project for funding, the municipality (or municipalities) or local government entity (or entities) are committing funds to sponsor the project. The applicants (if awarded) shall be responsible for all FHWA and NCDOT reporting requirements associated with federal funding. An inter-local agreement between the City of Charlotte, the lead agency for CRTPO, and the designated recipients will outline a reimbursement schedule; local sponsors will be required to pay all costs upfront, invoice CRTPO, and seek subsequent reimbursement for the federal percentage dedicated to the project.

Please see the CRTPO's Guide for Planning Projects can be found at https://crtpo.org/PDFs/Resources/DiscretionaryProjects/Guide_for_Planning_Projects.pdf.

Eligible planning projects include, but are not limited to:

- Corridor Studies
- Access and Mobility Analyses
- Traffic, Alignment Alternatives, and Feasibility Studies
- Bicycle and Pedestrian Planning Initiatives

Some planning project requirements include:

- Public outreach efforts must meet Title VI requirements (https://www.crtpo.org/title-vi)
- If using consultant services, procurement of consultants must be chosen in compliance with state and federal regulations
- CRTPO requires that documentation of the planning initiative be provided as project deliverables
- CRTPO staff participation is required on any technical team developed to guide the project
- Extensive engineering, right-of-way acquisition, and construction projects are not eligible for these funds
- CRTPO may require a kickoff presentation to a TSM or TCC at the start of the planning project to review the project goals, timeline, and public involvement strategy
- CRTPO requires a summary presentation to the TCC and CRTPO Board at the conclusion of your project
- CRTPO requires a digital copy of the completed document, additional final deliverables, and associated GIS shapefiles and databases
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APPLICATION FOR PLANNING FUNDS

Planning funds should be expended within two fiscal years. Projects awarded with planning funds will start July 1, 2026, with all reimbursable work completed by June 30, 2027. Any work performed before that date and before authorization by NCDOT to proceed is not reimbursable.

The Project Sponsor must be prepared to fulfill all the following requirements for using PL funds:

1. If hiring a consultant, submit a Request for Letter of Interest/Request for Qualifications (RFLOI/RFQ) for approval by NCDOT's Transportation Planning Division.
2. Solicit consultants
3. Check consultant's NCDOT pre-qualifications
4. Form a Selection Committee to select the most qualified company
5. The Selection Committee must include an NCDOT member
6. The project sponsor must form and facilitate a selection committee
7. Request NCDOT concurrence with fees and the contract terms
8. Finalize the consultant's contract and issue a Notice to Proceed (after July 1, 2026)
9. Quarterly progress reports that briefly describe the progress made on the project must be submitted. Progress reports must include the following:
    - A rolling total of the project cost, reflecting quarterly reimbursement requests showing the drawdown of the total for each reimbursement request
    - The total amount expended for the current quarter's submission, and a breakdown of the amount being requested less the 20 percent local share applied to the total
    - A bulleted list of accomplishments during the quarter
    - Invoices submitted by consultants
    - Proof that the consultants' invoices submitted for reimbursement have been paid (copy of the cashed check; report from your financial system showing payment)

Planning projects are reimbursement projects through CRTPO, unlike capital projects where the sponsor organization is reimbursed through NCDOT. After you hire a consultant, your organization will receive the invoices. You will pay 100% of their invoice. Then your organization will request an 80% reimbursement from CRTPO/City of Charlotte. Reimbursement is typically quarterly.

Scheduled Quarterly Reporting and Invoicing:

Quarter	Quarter Duration	Quarterly Reporting and Invoicing Form Due Date
1	July 1 - September 30	October 30, 2026
2	October 1 - December 31	December 30, 2026
3	January 1 - March 31	April 30, 2027
4	April 1 - June 30	**(Early!) July 10**, 2027

APPLICATION FOR PLANNING FUNDS

Applicant / Lead Agency: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email and Phone Number: *hmaloney@huntersville.org, 704-766-2214*
CRTPO Member Jurisdiction: *Town of Huntersville*
Secondary Applicant Name and Email (or N/A): *N/A*
Briefly describe the project management experience in managing federally funded projects:

Heather has previously managed a planning project (Huntersville's Mobility Plan) funded through CRTPO's Discretionary Grant program. She is also managing a Discretionary Grant-funded capital project (BL-0119 – Pedestrian Bridge over NC 73) and a federally funded Safe Streets for All (SS4A) planning project

PROJECT INFORMATION

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Provide a summary of the project, including the location, purpose, and need:

The Seam Trail Phase 2 Study – Huntersville will be a Huntersville-focused continuation of the previous Phase 1 study that covered the entire length of proposed The Seam.

The purpose of The Seam Trail Phase 2 Study – Huntersville ("Phase 2 – Huntersville") will be to finalize the preferred alignment of The Seam Trail within Huntersville's planning area and develop 15% schematic designs and cost estimates for key sections of the trail. This will help the Town to apply for appropriate funding to build the trail.

The study area for the alignment spans from Mayes Road at the northern end of Huntersville's Town Limits, to Eastfield Road and I-485 at our southern limits. Between those north and south points, the study area follows a couple possible alternative alignments, all essentially between Old Statesville Road (NC 115), the CATS/Norfolk Southern Railroad, and the future minor thoroughfare Church Street/Seagle Street extension.

Public and stakeholder engagement will be used to build consensus around a preferred alignment, and a cost benefit analysis/travel time analysis to compare travel times along the Seam, Old Statesville (NC 115), and Interstate 77 through Huntersville will be conducted in order to demonstrate the value that investment in The Seam will bring to the community in terms of travel times. This type of analysis will be helpful in applying for capital funding for the project.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Describe how the project meets one or more CRTPO goals/objectives as listed in the MTP, which can be referenced at https://crtpo.org/projects-plans-programs/metropolitan-transportation-plan/2050-mtp/:

This project will meet several goals and objectives listed in the MTP, including the following goals:

- *Goal 1 – Provide, manage, and maintain a safe, efficient, and sustainable transportation system.*
- *Goal 2 – Promote and integrated, accessible, multimodal transportation system.*
- *Goal 3 – Develop transportation plans and policies that improve quality of life for residents, are sensitive to significant features of the natural and human environment, and encourage linkages between transportation and land use.*
- *Goal 4 – Promote equitable transportation options for the economically disadvantaged, minority, aging, and disabled populations*
- *Goal 5 – Lead, participate in, and encourage regional and statewide collaboration*

This project will meet these goals by developing plans and designs for a sustainable and resilient transportation system. The Seam will provide a reliable alternative mode for traveling north and south between Charlotte and the northern suburbs of Mecklenburg and Iredell Counties. It will increase access to these places via a sustainable and zero carbon transportation mode. It will also minimize barriers between these nodes by improving trail crossings at major roadways and railroads. The Seam will also offer a transportation mode that promotes active living and healthy communities, and it will serve as the connector and in some cases a focal point for the development of dense, mixed use, and transit-oriented development. Huntersville's section of The Seam will also connect to historically disadvantaged neighborhoods and will provide access to employment, transit stations, education, healthcare, fresh food options, and other essential services. Finally, this project will be coordinated with the development of The Seam in neighboring jurisdictions in order to create a continuous, connected trail across the region.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Provide details of anticipated deliverables and final products:

The final deliverables include:

- *GIS layers for the final preferred alignment*
- *15% schematic designs for critical sections of the trail*
- *Planning level cost estimate for the Huntersville portion of The Seam*
- *Cost benefit analysis/time travel analysis comparing travel time improvements and construction costs for The Seam versus travel times along NC 115 and Interstate I-77*

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Have CRTPO planning funds been previously used to fund a planning study on this project? (yes or no) *Yes* If yes, explain below.

CRTPO funded the Phase 1 study of The Seam Trail in 2022, which was a regional study. Huntersville contributed match funding for it, but we were not the lead applicant. That planning study was suspended and modified when the Charlotte Area Transit System was negotiating the purchase of the Norfolk Southern Railroad, which The Seam Trail study area includes.

This application for planning funds is to complete what was not done in Phase 1, with a focus on the Huntersville section.

The planning funds you are applying for should be spent from July 1, 2026, to June 30, 2028. Please describe your schedule to meet the deadline.

The following draft schedule is outlined to meet the required deadline:

April 2026 – Post (RFLOI/RFQ) *for 30-day period*

May-June 2026 – Select consultant/Board of Commission/CRTPO a*pproval of contract*

July 2026 – NTP/Kickoff

August-September 2026 – Public engagement and key stakeholder meetings

October-February 2026 – Develop 15% Schematic Designs & Cost Estimates for Key sections

March 2027 – Cost-Benefit & Travel Time Analysis

April-May 2027 – 2nd Round of Public Engagement

June-Julyl 2027 – Finalizing deliverables

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Will this plan incorporate and improve upon recommendations from other regional planning efforts (2050 MTP, Beyond 77, Connect Beyond, and other regional plans)? Explain below.

This plan builds upon the recommendations of the Phase 1 Seam Trail Study and the Mooreville to Charlotte Trail planning efforts before that. This work is also advancing long-standing recommendations to build a regional trail along this corridor that have been a part of the CTP Bike and Pedestrian Mode recommendations, the Carolina Thread Trail recommendations for Mecklenburg and Iredell Counties, and bike and pedestrian master plans for multiple jurisdictions in the region.

Will elements of resiliency, land use, complete streets, and Vision Zero/Safe Systems Approach be incorporated into your plan? Explain below.

The Safe Systems and Vision Zero Approach are reflected in this plan in the shared goal of creating safe facilities for walking and biking that are separated from motor vehicle traffic. And as was mentioned in previous sections of this application, The Seam Trail will contribute to resiliency by providing a reliable alternative to motor vehicle travel between Charlotte and its northern suburbs. It will also provide important first/last mile connections to the future Red Line commuter rail service, as well as connections to current destinations in downtown Huntersville and neighboring jurisdictions.

Context-sensitive design will be used to provide appropriately scaled trail facilities through different land-use contexts, including downtown districts and along rural highways and landscapes.

APPLICATION FOR PLANNING FUNDS

How will you coordinate with neighboring jurisdictions, state and federal agencies as part of your plan? Explain below.

We plan on including the neighboring jurisdictions of Cornelius and Charlotte, and perhaps others (Davidson, Mooresville, etc.), as well as NCDOT and CATS as key stakeholders. Focused stakeholder meetings will be held with these groups with the express goal of getting their input on a preferred alignment for the Seam through Huntersville and connecting into the adjacent jurisdictions.

What role will the CRTPO play in the development of this plan? Explain below.

We anticipate that CRTPO will have a representative on our Steering Committee for this project, and that CRTPO will also help us coordinate across jurisdictions as the other jurisdictions advance their sections of the Seam.

APPLICATION FOR PLANNING FUNDS

PLANNING PROJECT FUNDING PROPOSAL

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Reference the example below to assist the project sponsor in completing the required charts within this section.

Example:

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
EXAMPLE: Happy City Critical Intersection Analysis Project Planning Funds 80% CRTPO/ 20% Local Match	$60,000	$48,000 (not to exceed)	$12,000

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
The Seam Trail Phase 2 Study - Huntersville Planning Funds 80% CRTPO /20% Local	**$***200,000*	**$***160,000* **(not to exceed)**	**$***40,000*

SUPPORTING DOCUMENTATION

Please email all supporting documentation to Jennifer.Stafford@charlottenc.gov. Please apply a read and delivery receipt when you send the email.

List sent documentation (maps, letters of support, etc.):

1. *Study Area Map*
2. *Letter of funding commitment*
3.
4.

APPLICATION FOR PLANNING FUNDS

APPLICATION FOR PLANNING FUNDS

ACKNOWLEDGMENTS

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

☒ Acknowledgment of availability of local match at the start of this project

☒ Acknowledgment to follow federal and state requirements for procuring a consultant (if applicable) and spending ANY funds associated with this project.

☒ Acknowledgment that your staff can complete this project within July 1, 2026, to June 30, 2028.

☒ Acknowledgment that Planning funds must be requested from CRTPO to reimburse local jurisdictions for (non-match) project costs.

☒ Acknowledgment of the requirement to submit reporting forms to CRTPO.

☒ Acknowledgment that you have the authority to submit this application on behalf of your town/city.

Applicant Name: *Heather Maloney*
Application Date: *10/30/25*

End of Application for Planning Funds

Exhibit B – The Downtown Huntersville Transportation Plan

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

PLANNING PROJECTS

Submittal Guide and Grant Application Package

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Jennifer Stafford at Jennifer.Stafford@charlottenc.gov or 704-336-3369

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CRTPO 2025 FALL CALL FOR PROJECTS

August 18, 2025

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Thank you for your interest in discretionary grants from CRTPO.

PRE-SUBMITTAL FORM

Please complete this form to acknowledge that you will apply for discretionary funds through the Discretionary Grants Program – Call for Projects Fall 2025.

Please submit the completed form to Jennifer Stafford at Jennifer.Stafford@charlottenc.gov to schedule your pre-submittal meeting before **October 17, 2025, at 5 PM**. Pre-submittal meeting requirements follow this form.

Member jurisdiction or agency name: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email: *hmaloney@huntersville.org*
Project Name: *Downtown Huntersville Transportation Plan*

High-level Summary (a sentence or two):

The proposed Downtown Huntersville Transportation Plan (DHTP) will evaluate the transportation system in Downtown Huntersville in order to develop recommendations and preliminary concepts for multimodal improvements along Gilead Road, Huntersville-Concord Road, and Old Statesville Road (NC 115), and the intersection of those roads. The plan will also evaluate opportunities and develop recommendations for improved greenway connections and access to Downtown and future transit stations.

PLANNING PROJECTS
Pre-Submittal Meeting Requirements

Please prepare to discuss the following information. Be prepared to share your screen to discuss your documents.

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2. Project Problem Statement: Describe the problem and solution your proposed project offers the jurisdiction and the CRTPO planning area. (5 minutes)

3. Incorporating Adopted Plans Recommendations: Describe how and if your plan will incorporate recommendations from 2050 Metropolitan Transportation Plan and Beyond 77 Corridor Study. (10 minutes)

4. Project Schedule: Planning funds should be expended within two fiscal years. Projects awarded with planning funds will start July 1, 2026, with all reimbursable work completed by June 30, 2028. Please tell us how you will meet the timeframe. (10 minutes)

5. Project Challenges: Discuss challenges. For example, are you new to the federal process (this is ok, but it is helpful to know so that CRTPO can help support you)? (5 minutes)

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1. Overview

The Charlotte Regional Transportation Planning Organization ("CRTPO") is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte urbanized area.

The CRTPO is responsible for long-range transportation planning in the region and ensures Federal Highway Administration (FHWA) transportation funds are allocated and spent properly. CRTPO also works with the North Carolina Department of Transportation (NCDOT) to program federal and/or state discretionary funds to jurisdictions to implement a project, program, or study.

The CRTPO's planning efforts aim to create a more comprehensive and efficient transportation system to improve our residents' quality of life and economic outcomes. Plans address all modes of transportation, including vehicles, transit, bicycles, and pedestrians.

The CRTPO receives direct attributable funds, also known as discretionary funds or grants, to be allocated to member jurisdictions for specific projects on a competitive basis. Project selection is guided by the CRTPO Board-approved Discretionary Grants Program Policy Guide (https://crtpo.org/PDFs/Resources/ProjectOversightCommittee/DiscretionaryGrantsProgramPolicyGuide.pdf). The Guide prioritizes projects in the region that will utilize federal funds. Selected projects will be amended into the CRTPO's Metropolitan Transportation Program (MTP) and the Transportation Improvement Program (TIP).

1.1 CRTPO Member Notice

The CRTPO is now accepting applications for federal discretionary funds (grant funds) on eligible projects. The annual fall call consists of the following opportunities for member jurisdictions within the CRTPO planning area:

1. new discretionary funded capital projects
2. supplementary funds on existing CRTPO-awarded projects
3. new planning projects

1.2 Funding Overview

The following information summarizes funding transportation projects in the CRTPO planning area. The Discretionary Grants Program Policy allocates the CRTPO's federal and state discretionary funds based on data-driven scoring criteria. The following CRTPO discretionary funds are:

- Federal Direct Attributable (STBG-DA)
- Transportation Alternatives Program (TAP)
- Congestion Mitigation Air Quality (CMAQ)
- Carbon Reduction Program (CRP-DA)
- State Bonus Allocation Funds (BA)

CRTPO principles and targets are as follows:

1. Projects must be eligible to receive federal funds.
2. There is an annual schedule for proposing, scoring, and funding projects.
3. Project scoring is consistent with the requirements of the various funding sources.
4. The process addresses supplemental funding for existing project.
5. The process will be iterative, and the Policy may be amended.
6. The Policy is transparent and easily understood by stakeholders.

Recommended discretionary funding targets:

- $500,000 or less for planning projects.
- 20% of available funds per call for non-highway projects.
- 80% of available funds per call for highway projects.

2 Call for Projects Information and Instructions

2.1 Call for Projects Overview

CRTPO will begin offering one annual call for new projects and shortfalls this year from August 18 to October 31, in which all available discretionary funds will be considered for programming.

CRTPO staff will evaluate the project's eligibility and suitability for the most appropriate funding source.

All questions and completed grant application documents shall be submitted to:

Jennifer Stafford, RLA, CPCM
Charlotte Regional Transportation Planning Organization
Jennifer.Stafford@charlottenc.gov (call for questions 704-336-3369)

2.2 Fall 2025 Call for Projects Schedule

Action	Deadline
Application Issuance and Announcement	August 18, 2025
Mandatory CRTPO and Applicant Meeting DEADLINE	**OCTOBER 17, 2025, at 5 PM**
Application Deadline	October 31, 2025, at 5 PM
CRTPO Technical Coordinating Committee (TCC) will make its recommendation to the Board (tentative date)	January 2026
CRTPO Board to Award (tentative date)	February 2026
CRTPO Award Notification to Applicants	February/March 2026

2.3 Application Packages

CRTPO has six applications available based on project type. All applications have the same schedule as described above. Please use one application per project.

- Bicycle and Pedestrian Projects s
- Highway & Intersection Projects
- Transit / Public Transportation
- Air Quality Improvement Projects – projects specifically targeting emissions reduction (CMAQ and CRP funds)
- Planning Projects - i.e., feasibility studies, not planning for capital projects
- Supplemental funding for existing CRTPO-funded projects

Please note that submission of an application does not guarantee an award of funds.

3 Application Evaluation

After the CRTPO staff evaluates the applications, projects meeting federal eligibility requirements will be presented to the CRTPO POC. The POC will develop a recommended list of projects for the TCC. The TCC will review the projects recommended for funding and make a recommendation to the CRTPO Board. The Board may then vote to approve discretionary funds for the project and approve the amendment to the CRTPO's TIP or the UPWP to add the necessary funding. The list of approved projects will be published and submitted to NCDOT and FHWA for funding.

4 Local Government Agency / Awardee

An Awardee can be a Municipality, County, or State Agency that proposes to construct a transportation project or carry out a transportation program. The awardee must be a full-time employee of a CRTPO member jurisdiction. The CRTPO's role is to recommend projects to award state and federal funds.

4.1 Capital Projects

The awardee is responsible for carrying out the design and construction of the transportation project. NCDOT's role is to advise, approve and oversee an awardee's proper expenditure of funds on an eligible project or program. FHWA holds NCDOT accountable to ensure that Federal funds are expended appropriately. The State Auditor's Office holds NCDOT accountable for the responsible expenditure of state funds.

The NCDOT has provided grant awardees with a handbook on implementing capital projects. The handbook is designed to be a resource for administering projects with federal funds. NCDOT will also create a municipal agreement (MA) for each project.

The handbook follows the same organization as the MA but provides procedural detail. The handbook may be found at (2009 is the latest copy):
https://connect.ncdot.gov/municipalities/Funding/Pages/LPM%20Handbook.aspx

There are ongoing reporting responsibilities. The awardee will be required to comply with various state and federal requirements and certifications. For additional information, please refer to:
https://connect.ncdot.gov/municipalities/Funding/Pages/default.aspx.

4.2 Planning Projects

Planning (PL) funds are allocated to MPOs in North Carolina each year based on population.

The CRTPO chooses to sub-allocate a portion of its annual PL fund allocation in the UPWP to member jurisdictions to allow opportunities for transportation planning activities. However, the CRTPO's primary duty is to ensure sufficient funds are available to carry out mandated tasks. The CRTPO is not obligated to provide PL funds for local projects.

There are ongoing reporting responsibilities for using PL funds. The awardee must comply with various state and federal requirements and certifications.

The application begins on the next page.

APPLICATION FOR PLANNING FUNDS

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

GRANT APPLICATION PACKAGE FOR PLANNING PROJECTS

APPLICATION FOR PLANNING FUNDS

All project sponsors are required to attend a remote meeting with CRTPO staff before October 17, 2025, at 5 PM. This is a mandatory pre-submittal meeting to review application requirements and estimate and answer questions. Your application will not be accepted without your attendance at this meeting.

All project sponsors **must** submit a complete application package, including all attachments, due by 5 PM on October 31, 2025. The project sponsor must be a full-time employee of a CRTPO member jurisdiction. Submission of an application does not guarantee an award of funds. Late applications will not be accepted.

To schedule meetings, ask questions, and send attachments, please contact Jennifer Stafford at Jennifer.Stafford@charlottenc.gov.

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PLANNING PROJECT INFORMATION

Locally Administered Projects

By submitting a project for funding, the municipality (or municipalities) or local government entity (or entities) are committing funds to sponsor the project. The applicants (if awarded) shall be responsible for all FHWA and NCDOT reporting requirements associated with federal funding. An inter-local agreement between the City of Charlotte, the lead agency for CRTPO, and the designated recipients will outline a reimbursement schedule; local sponsors will be required to pay all costs upfront, invoice CRTPO, and seek subsequent reimbursement for the federal percentage dedicated to the project.

Please see the CRTPO's Guide for Planning Projects can be found at https://crtpo.org/PDFs/Resources/DiscretionaryProjects/Guide_for_Planning_Projects.pdf.

Eligible planning projects include, but are not limited to:

- Corridor Studies
- Access and Mobility Analyses
- Traffic, Alignment Alternatives, and Feasibility Studies
- Bicycle and Pedestrian Planning Initiatives

Some planning project requirements include:

- Public outreach efforts must meet Title VI requirements (https://www.crtpo.org/title-vi)
- If using consultant services, procurement of consultants must be chosen in compliance with state and federal regulations
- CRTPO requires that documentation of the planning initiative be provided as project deliverables
- CRTPO staff participation is required on any technical team developed to guide the project
- Extensive engineering, right-of-way acquisition, and construction projects are not eligible for these funds
- CRTPO may require a kickoff presentation to a TSM or TCC at the start of the planning project to review the project goals, timeline, and public involvement strategy
- CRTPO requires a summary presentation to the TCC and CRTPO Board at the conclusion of your project
- CRTPO requires a digital copy of the completed document, additional final deliverables, and associated GIS shapefiles and databases
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APPLICATION FOR PLANNING FUNDS

Planning funds should be expended within two fiscal years. Projects awarded with planning funds will start July 1, 2026, with all reimbursable work completed by June 30, 2027. Any work performed before that date and before authorization by NCDOT to proceed is not reimbursable.

The Project Sponsor must be prepared to fulfill all the following requirements for using PL funds:

1. If hiring a consultant, submit a Request for Letter of Interest/Request for Qualifications (RFLOI/RFQ) for approval by NCDOT's Transportation Planning Division.
2. Solicit consultants
3. Check consultant's NCDOT pre-qualifications
4. Form a Selection Committee to select the most qualified company
5. The Selection Committee must include an NCDOT member
6. The project sponsor must form and facilitate a selection committee
7. Request NCDOT concurrence with fees and the contract terms
8. Finalize the consultant's contract and issue a Notice to Proceed (after July 1, 2026)
9. Quarterly progress reports that briefly describe the progress made on the project must be submitted. Progress reports must include the following:
    - A rolling total of the project cost, reflecting quarterly reimbursement requests showing the drawdown of the total for each reimbursement request
    - The total amount expended for the current quarter's submission, and a breakdown of the amount being requested less the 20 percent local share applied to the total
    - A bulleted list of accomplishments during the quarter
    - Invoices submitted by consultants
    - Proof that the consultants' invoices submitted for reimbursement have been paid (copy of the cashed check; report from your financial system showing payment)

Planning projects are reimbursement projects through CRTPO, unlike capital projects where the sponsor organization is reimbursed through NCDOT. After you hire a consultant, your organization will receive the invoices. You will pay 100% of their invoice. Then your organization will request an 80% reimbursement from CRTPO/City of Charlotte. Reimbursement is typically quarterly.

Scheduled Quarterly Reporting and Invoicing:

Quarter	Quarter Duration	Quarterly Reporting and Invoicing Form Due Date
1	July 1 - September 30	October 30, 2026
2	October 1 - December 31	December 30, 2026
3	January 1 - March 31	April 30, 2027
4	April 1 - June 30	**(Early!) July 10**, 2027

APPLICATION FOR PLANNING FUNDS

Applicant / Lead Agency: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email and Phone Number: *hmaloney@huntersville.org; 704-766-2214*
CRTPO Member Jurisdiction: *Huntersville*
Secondary Applicant Name and Email (or N/A): *N/A*
Briefly describe the project management experience in managing federally funded projects:

Heather has previously managed a planning project (Huntersville's Mobility Plan) funded through CRTPO's Discretionary Grant program. She is also managing a Discretionary Grant-funded capital project (BL-0119 – Pedestrian Bridge over NC 73) and a federally funded Safe Streets for All (SS4A) planning project.

PROJECT INFORMATION

Project Name: *Downtown Huntersville Transportation Plan*

Provide a summary of the project, including the location, purpose, and need:

The proposed Downtown Huntersville Transportation Plan (DHTP) will provide conceptual designs for multimodal improvements along Gilead Road, Huntersville-Concord Road, and Old Statesville Road (NC 115). The plan will also provide the policy and planning framework for this integrated, multimodal system and will further serve as the foundation for future capital investments (e.g., infrastructure, streetscape) required to build this system, which will, in turn facilitate the continued revitalization of Downtown Huntersville.

The project will result in the development of multimodal designs for the following roads, but analyses that inform these designs may encompass a wider area:

- *Gilead Road, from Commerce Centre Drive to Old Statesville Road (NC 115)*
- *Huntersville-Concord Road, from Old Statesville Road (NC 115) to Warfield Avenue*
- *Old Statesville Road (NC 115), from Fourth Street to Mt. Holly-Huntersville Road*

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*

Describe how the project meets one or more CRTPO goals/objectives as listed in the MTP, which can be referenced at https://crtpo.org/projects-plans-programs/metropolitan-transportation-plan/2050-mtp/:

This project will meet several goals and objectives listed in the MTP, including the following goals:

- *Goal 1 – Provide, manage, and maintain a safe, efficient, and sustainable transportation system.*
- *Goal 2 – Promote and integrated, accessible, multimodal transportation system.*
- *Goal 3 – Develop transportation plans and policies that improve quality of life for residents, are sensitive to significant features of the natural and human environment, and encourage linkages between transportation and land use.*

This project will meet these goals through the development of designs for Gilead Road, Huntersville-Concord Road, and Old Statesville Road (NC 115) that follows a safe systems approach to minimizing crash potential, severity and frequency. The plan will also follow a Complete Streets approach and adhere to Americans with Disabilities Act Standards for Accessible Design (ADA Standards), in order to design the streets in the study area for all users, including pedestrians, bicyclists, motorists, and transit riders, regardless of age or abilties

This project will also evaluate opportunities to increase the network connectivity within the study area, where feasible, and increase the availability and density of multimodal facilities in the study area.

This project is intended to provide context sensitive designs that are compatible with the community's desire to preserve the built environment of downtown Huntersville and to support its development into a thriving, pedestrian-friendly district. It will incorporate both transportation and land use goals and policies to ensure that these roads are designed to provide an integrated, accessible, and multimodal transportation system that promotes active living and a healthy community.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*

Provide details of anticipated deliverables and final products:

The anticipated final product will be a report including the following specific deliverables:

- Sub-area Travel Demand Model for the Study Area (model may extend beyond study area, if needed)
- Crash Analysis of major roads in study area (including motorized and non-motorized roadway users)
- Vision and Goals for study area corridors
- Needs and Opportunities evaluation for study area corridors
- Design, operational and management strategies to enhance and improve the performance of existing transportation system, including improvement of mobility for people and goods, along with maximization of safety within Study Area. Strategies may include (but not be limited to): roadway and intersection redesign; pavement marking(s), lighting, signage, speed limit changes, signalization and signal timing.
- Design alternatives for Gilead Road, Huntersville-Concord Road, and NC 115, within the study area extents
- Comparative Analysis of Design Alternatives – evaluate and compare in terms of safety, capacity, travel time, intersection delay, access for all modes, and cost
- Engineered cross-sections for existing and proposed transportation system (road, bike, pedestrian, transit access, and on-street parking). Cross-sections to include recommended utility and streetscape improvements, and preliminary cost estimates.
- Engineered intersection improvements for Gilead Road and Old Statesville Road (NC 115)
- Plan view concepts of proposed roadways, transit, and greenway system, to include recommendations for crossing improvements, rail crossing improvements, integration of greenway through downtown, and access to existing and future potential commuter rail station location.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*
Have CRTPO planning funds been previously used to fund a planning study on this project? (yes or no) *No* If yes, explain below.
N/A
The planning funds you are applying for should be spent from July 1, 2026, to June 30, 2028. Please describe your schedule to meet the deadline.
The following draft schedule is outlined to meet the required deadline: *April 2026 – Post* (RFLOI/RFQ) *for 30-day period* *May-June 2026 – Select consultant/Board of Commission*/CRTPO a*pproval of contract* *July 2026 – NTP/Kickoff* *August-October 2026 – Public input and data gathering* *November 2026 – Data Analysis* *December-January 2027 – Consultant work on recommendations and design alternatives* *February 2027 – Evaluation of alternatives, Identified preferred alternative* *March-April 2027 – Consultant work on draft report* *May 2027 – Staff review draft* *June 2027 – Public review draft* *July/August 2027 – Finalizing report* *September/October 2027 – Action by Board of Commissioners*

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*

Will this plan incorporate and improve upon recommendations from other regional planning efforts (2050 MTP, Beyond 77, Connect Beyond, and other regional plans)? Explain below.

This plan incorporates and improves upon the recommendations from the 2050 MTP, where a project for Gilead Road was included that would have widened it from the current 3 lanes to 4. The Town of Huntersville's Board of Commissioners had that project removed from the STIP in order to develop an alternative cross-section that will not impact several downtown buildings and businesses. This Downtown Huntersville Transportation Plan is designed to deliver that alternative cross-section for Gilead Road, as well as coordinated cross-sections for Huntersville-Concord Road and Old Statesville Road. This plan will also incorporate Beyond 77's recommendations into it by addressing a number of its "Strategies and Solutions," including but not limited to: first/last mile transit connections; providing sub-area land & transportation planning; evaluating opportunities for improved EV charging and curbside management; and Complete Streets & Mobility Hubs.

Will elements of resiliency, land use, complete streets, and Vision Zero/Safe Systems Approach be incorporated into your plan? Explain below.

Both the Gilead Road/Huntersville-Concord Road corridor and the Old Statesville Road (NC 115) corridor are designated as "needing improvement" for bicycle and pedestrian facilities in the Comprehensive Transportation Plan. So Both corridors will be designed following a Complete Streets and Safe Systems Approach in order to ensure that the appropriate cross-section is provided that allows safe and efficient travel by all modes, and provides access to the existing and future transit routes and stations within the study area.

By improving these corridors as multimodal streets, the transportation system in the downtown Huntersville area will be more resilient in the face of disruptions to any one mode of transportation, whether due to natural or man-made hazards. Improving connectivity and access across multiple modes redundancy within the transportation system. This is important both for times of disruption and daily fluctuations in travel demand.

APPLICATION FOR PLANNING FUNDS

How will you coordinate with neighboring jurisdictions, state and federal agencies as part of your plan? Explain below.

We anticipate including staff from NCDOT Division 10 on our advisory committee to ensure that the plan's recommendations are compliant with their standards and expectations. We've already reached out to them to begin identifying the appropriate staff to serve in this capacity.

We also plan to invite neighboring jurisdictions to participate in any public comment opportunities and to review our draft plan.

What role will the CRTPO play in the development of this plan? Explain below.

If appropriate, we will invite a CRTPO member to serve on our advisory committee. We also anticipate coordinating with CRTPO and the Safe Streets for All (SS4A) effort that will likely be going on at the same time. We will work to incorporate any preliminary recommendations or strategies from that planning effort into this plan's recommendations, wherever possible.

APPLICATION FOR PLANNING FUNDS

PLANNING PROJECT FUNDING PROPOSAL

Project Name: *Downtown Huntersville Transportation Plan*

Reference the example below to assist the project sponsor in completing the required charts within this section.

Example:

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
EXAMPLE: Happy City Critical Intersection Analysis Project Planning Funds 80% CRTPO/ 20% Local Match	$60,000	$48,000 (not to exceed)	$12,000

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
Downtown Huntersville Transportation Plan Planning Funds 80% CRTPO /20% Local	**$***200,000*	**$***160,000* **(not to exceed)**	**$***40,000*

SUPPORTING DOCUMENTATION

Please email all supporting documentation to Jennifer.Stafford@charlottenc.gov. Please apply a read and delivery receipt when you send the email.

List sent documentation (maps, letters of support, etc.):

1. *Study Area Map*
2. *Letter of funding commitment*
3.
4.

APPLICATION FOR PLANNING FUNDS

ACKNOWLEDGMENTS

Project Name: *Downtown Huntersville Transportation Plan*

☒ Acknowledgment of availability of local match at the start of this project

☒ Acknowledgment to follow federal and state requirements for procuring a consultant (if applicable) and spending ANY funds associated with this project.

☒ Acknowledgment that your staff can complete this project within July 1, 2026, to June 30, 2028.

☒ Acknowledgment that Planning funds must be requested from CRTPO to reimburse local jurisdictions for (non-match) project costs.

☒ Acknowledgment of the requirement to submit reporting forms to CRTPO.

☒ Acknowledgment that you have the authority to submit this application on behalf of your town/city.

Applicant Name: *Heather Maloney*
Application Date: *10/28/25*

End of Application for Planning Funds

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Aimee O'Connor, Finance & Payroll Administrator

Subject: Downtown Huntersville Transportation Plan CRTPO Grant Budget Amendment

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EXPLAIN REQUEST:

The Town of Huntersville was awarded a NCDOT grant administered through CRTPO in the amount of $160,000 for the Downtown Transportation Plan. Which was accepted by the Board on 5/4/2026 in the previous action. Appropriate CRTPO Downtown Transportation Plan grant revenue (403435.9999.26010) for $160,000 to provide conceptual designs/plans for multimodal improvements (404800.0321.26010).

ACTION RECOMMENDED:

Approve Budget Amendment

FINANCIAL IMPLICATIONS:

No net impact to fund balance; offsetting revenue and expense

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Aimee O'Connor, Finance & Payroll Administrator

Subject: Resolution to Ratify CRTPO Grant for Downtown Huntersville Transportation Plan Grant Funds

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EXPLAIN REQUEST:

Adopt Resolution to Ratify Acceptance of Charlotte Regional Transportation Planning Organization (CRTPO) Grant Funds for Downtown Huntersville Transportation Plan Grant Funds

ACTION RECOMMENDED:

Approve Resolution

FINANCIAL IMPLICATIONS:

Acceptance of $160,000 grant from CRTPO

ATTACHMENTS:

1. PL Funds Interlocal Agreement FY 27 - 2 projects

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO RATIFY ACCEPTANCE OF DOWNTOWN HUNTERSVILLE TRANSPORTATION PLAN GRANT FUNDS

Resolution No. R-2026-12

WHEREAS, the Town of Huntersville ("Town") has plans for a project for conceptual designs for multimodal improvements along Gilead Road, Huntersville-Concord Road, and Old Statesville Road (NC 115). (Project) The Project will also provide the policy and planning framework for this integrated, multimodal system and will serve as the foundation for future capital investments (e.g., infrastructure, streetscape) required to build this system; and

WHEREAS, pursuant to Section 106 of Title 23 of the United States Code, the Federal Highway Administration has allocated funds for planning activities through the NC Department of Transportation to the Charlotte Regional Transportation Planning Organization (CRTPO); and

WHEREAS, on February 18, 2026, CRTPO awarded grant funding to the Town for the Project; and

WHEREAS, the total Project cost is $200,000.00 and the CRTPO has awarded grant funding to the Town to reimburse 80% of the cost of the Project; and

WHEREAS, the Town will receive $160,000.00 in grant funds (Grant) pursuant to the terms of the proposed Interlocal Agreement to be entered with the City of Charlotte through CRTPO (Interlocal Agreement), a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, the Town wishes to adopt a resolution affirming acceptance of the Grant to reimburse the Project cost pursuant to the terms of the Interlocal Agreement; and

WHEREAS, accounting and funding related to the revenue and expenses of the Project and the Grant will be kept separate and Grant funds will not be co-mingled with other revenue.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:by the Town of Huntersville Board of Commissioners that the Town has accepted and ratifies its acceptance of said Grant funding from the CRTPO and by adopting this resolution, the Town affirms that the revenue will only be used for the purposes prescribed in the terms of the Grant, the Interlocal Agreement, and any applicable regulations. The Town also affirms that it shall budget and certify such expenditures to the Office of Management and Budget and the Town of Huntersville Finance Officer; and

BE IT FURTHER RESOLVED that the Town of Huntersville will comply with the applicable procedures to receive such funds.

Adopted this 4th day of May, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

THE STATE OF NORTH CAROLINA

INTERLOCAL AGREEMENT

COUNTY OF MECKLENBURG

This **AGREEMENT** is made and entered into this 1st day of July 2026 (the "Effective Date") by and between the **CITY OF CHARLOTTE**, (the "City or Subgrantee") through the Charlotte Regional Transportation Planning Organization ("CRTPO") and **TOWN OF HUNTERSVILLE**, (the "Awardee" or "Huntersville") (collectively, the "Parties") for the use of Planning Grant Funds for two projects: **1) The Seam Trail Phase Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan** (the "Projects").

GENERAL RECITALS

WHEREAS, CRTPO is the regional planning organization, designated by the North Carolina Department of Transportation (NCDOT) to undertake planning responsibilities in the planning area; and,

WHEREAS, the City has been designated the Lead Planning Agency of CRTPO; and,

WHEREAS, federal funds for planning activities are allocated by the Federal Highway Administration (the "FHWA") through the NCDOT to CRTPO; and,

WHEREAS, the City is the "designated recipient" of funds with the responsibility of selecting projects that meet the funding criteria; and,

WHEREAS, the CRTPO conducted a competitive Call for Projects from August 18, 2026 to October 31, 2026 to award federal funds (the "Grant Funds"); and,

WHEREAS, the Awardee applied for Grant Funds through CRTPO and is an eligible Awardee for their two planning projects 1) The Seam Trail Phase 2 Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan ; and

WHEREAS, The CRTPO Board awarded Huntersville's Projects on February 18, 2026; and

WHEREAS, subject to the availability of Grant Funds, the Awardee shall comply with the rules and regulations of the CRTPO, NCDOT, and FHWA; and

WHEREAS, the Parties desire to secure and utilize Grant Funds for 1) The Seam Trail Phase 2 Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan.

NOW THEREFORE, in consideration of the mutual covenants herein set forth, the City and Awardee agree as follows:

AGREEMENT

1 Purpose

The purpose of this Agreement is to provide for the undertaking of planning projects, as described in the Project application (Exhibit A), and to state the terms and conditions as to the way the Project will be undertaken and completed. This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein. This Agreement is solely for the benefit of the identified parties to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large. The Awardee shall use the Grant Funds only for the purposes of the Project and for no other purpose. Any amendment to this Agreement shall be done in writing and only by mutual consent of the Parties.

2 Incorporation of Exhibit

The following Exhibit is attached to this Agreement and are incorporated into and made a part of this Agreement:

Exhibit A & Project 1: Application - The Seam Trail Phase 2 Study (in Huntersville)
Exhibit B & Project 2: Application - The Downtown Huntersville Transportation Plan

3 Availability of Grant Funds

All terms and conditions of this Agreement are dependent upon, and subject to the allocation of Grant Funds from NCDOT and FHWA for the purpose set forth in the Agreement and the Agreement shall automatically terminate if Grant Funds cease to be available.

4 Project Implementation.

The Awardee shall undertake and complete the Project in accordance with the procedures and guidelines set forth in this Agreement, and in the following documents:

a. OMB *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (2 CFR Part 200); NCGS 159-34, and NCAC 03M .0703

b. NCDOT Local Programs Management Handbook available at https://connect.ncdot.gov/municipalities/Funding/Pages/LPM%20Handbook.aspx.

c. CRTPO Supplemental Guide for Planning Projects: https://crtpo.org/PDFs/Resources/DiscretionaryProjects/Supplemental_Guide_for_Planning_Projects.pdf

5 Relationship of the Parties

The relationship of the parties established by this Agreement is the CRTPO as recipient and the Town of Huntersville as the Awardee of the Grant Funds. Except for the required administrative oversight of the Project by the CRTPO, nothing contained in this Agreement shall be construed to (i) give any party the power to direct or control the day-to-day administrative activities of the other; or (ii) constitute such parties as partners, co-owners or otherwise as participants in a joint venture. Neither party nor its agents or employees is the representative of the other for any purpose, and neither party has the power or authority to act

for, bind, or otherwise create or assume any obligation on behalf of the other.

6 Period of Performance

This Agreement shall commence upon the date of execution with a period of performance for all expenditures from **July 1, 2026, to June 30, 2028.** Any requests to extend the Period of Performance must be made in accordance with the policies and procedures established by the NCDOT, CRTPO, and FHWA and be approved by CRTPO Board. The Awardee shall commence, carry on, and complete the approved Project in a sound, economical, and efficient manner.

The Awardee shall be responsible for all costs for the Project outside of the Period of Performance.

7 Scope of Project

The scope of project is to complete two studies per Huntersville's project applications, The Seam Trail Phase 2 Study (in Huntersville) and The Downtown Huntersville Transportation Plan shown in Exhibit A & B.

8 Reimbursement of the Project

The total reimbursable amount of the Project approved by the CRTPO is not to exceed **$320,000.**

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
The Seam Trail Phase 2 Study - Huntersville	$200,000	**$160,000 (not to exceed)**	$40,000
Downtown Huntersville Transportation Plan	**$**200,000	**$160,000 (not to exceed)**	**$**40,000

The CRTPO shall provide, from Grant Funds, up to 80% of the actual net cost of the Project, not more than the identified amounts for eligible administrative, operating, and capital expenses.

9 Project Expenditures and Payments

9.1 General.
The CRTPO is utilizing available Grant Funds and shall reimburse the Awardee, at the rate described above, for allowable costs for work performed during the Performance Period and under the terms of this Agreement.

9.2 Reimbursement Procedures.
The Awardee shall submit for reimbursement all eligible costs incurred within the agreement Period of Performance.

a. The Awardee's claims for reimbursement shall be made no more than monthly or less than quarterly, using the CRTPO and the City's invoice form.

b. All requests for reimbursement must be submitted within (30) days following the end of the project's reporting period.

c. Before reimbursement, the Awardee shall provide supporting documentation for proof of payment. The documentation is required with each reimbursement request. The Awardee must show it has met its proportionate share of the project costs. Any costs for work not eligible for CRTPO and Federal participation shall be financed one hundred percent (100%) by the Awardee.

d. The Awardee shall email invoices and required documentation to:

Temekia.Dae@charlottenc.gov, tthomson@charlottenc.gov, and jennifer.stafford@charlottenc.gov.

e. Any notice, consent or other communication required or contemplated by this Agreement shall be in writing, and it shall be delivered in person, by U.S. mail, by overnight courier, by electronic mail or by telefax to the intended recipient at the address set forth below:

For the CRTPO:
Robert W. Cook
Assistant Planning Director
City of Charlotte – CRTPO
600 East Fourth Street – 8th Floor
Charlotte, NC 28202
704-336-8643
rwcook@charlottenc.gov

For the Awardee:
Heather Maloney
Principal Transportation Planner

Town of Huntersville
14704 N. Old Statesville Road
Huntersville, NC 28078
704-875-6541
hmaloney@huntersville.org

9.3 Allowable Costs.

Expenditures made by the Awardee shall be reimbursed as allowable costs under the FTA and FHWA programs and the provisions of 2 CFR Parts 200 and 1201, and to the extent they meet all the requirements set forth below. They must be:

a. Consistent with the Project description as submitted to CRTPO, and consistent with the Project budget and all other provisions of this Agreement.

b. Necessary to accomplish the Project.

c. Reasonable in amount for the goods or services purchased.

d. Actual net costs to the Awardee, i.e., the price paid minus any refunds (e.g., refundable sales and use taxes pursuant to NCGS 105- 164.14), rebates, or other items of value received by the Awardee that have the effect of reducing the cost actually incurred.

e. Incurred (and be for work performed) within the period of performance and period covered of this Agreement unless specific authorization from the CRTPO to the contrary is received.

f. Satisfactorily documented.

g. Treated uniformly and consistently under accounting principles and procedures approved or prescribed by the CRTPO or Federal requirements.

9.4 Excluded Costs.

The Awardee understands and agrees that except to the extent the CRTPO determines otherwise in writing, the CRTPO will exclude:

a. Any Project cost incurred by the Awardee before the period of performance of the Agreement.

b. Any cost that is not included in the latest CRTPO Board approved Budget.

c. Any cost for Project property or services received in connection with a third-party contract, sub-agreement, lease, or other arrangements that is required to be, but has not been, concurred in or approved in writing by the CRTPO.

d. Any cost ineligible for FTA/FHWA/CRTPO participation as provided by applicable Federal or State laws, regulations, or directives.

9.5 Final Allowability Determination.

The Awardee understands and agrees that payment to the Awardee on any Project cost does not constitute the CRTPO, Federal, State (NCDOT) Government's final decision about whether that cost is allowable and eligible for payment and does not constitute a waiver of any violation by the Awardee of the terms of this Agreement. The Awardee acknowledges that the CRTPO, Federal, or State (NCDOT) Government will not make a final determination about the allowability and eligibility of any cost until an audit of the Project has been completed. If the CRTPO, Federal or State (NCDOT) Government determines that the Awardee is not entitled to receive any portion of the CRTPO/Federal assistance the Awardee has requested or provided, the CRTPO will notify the Awardee in writing, stating its reasons. The Awardee agrees that Project closeout will not alter the Awardee's responsibility to return any funds due the CRTPO as a result of later refunds, corrections, or other transactions; nor will Project closeout alter the CRTPO, Federal or State (NCDOT) Government's right to disallow costs and recover funds on the basis of a later audit or other review. Unless prohibited by Federal or State law or regulation, the CRTPO, Federal or State (NCDOT) Government may recover any Federal or State assistance funds made available for the Project as necessary to satisfy any outstanding monetary claims that the CRTPO may have against the Awardee.

9.6 Excess Payments, Disallowed Costs, Including Interest.

a. *Awardee's Responsibility to Pay*. Upon notification to the Awardee that specific amounts are owed to the CRTPO, Federal or State Government, whether for excess payments of Federal or State assistance, disallowed costs, or funds recovered from third parties or elsewhere, the Awardee agrees to remit to the CRTPO promptly the amounts owed, including applicable interest and any penalties and administrative charges within 90 days of notification.

b. *De-obligation of Grant Funds*. The Awardee agrees that the CRTPO may de-obligate unexpended Grant Funds for the Project that are inactive for six months or more.

c. *Project Closeout*. Project closeout occurs when the CRTPO issues the final project reimbursement or acknowledges that the Awardee has remitted the proper refund. The Awardee agrees that Project closeout by the CRTPO does not invalidate any continuing requirements imposed by this Agreement.

9.7 Accounting Records

a. *Establishment and Maintenance of Accounting Records*. The Awardee shall establish and maintain separate accounts for the Project program, either independently or within the existing accounting system. All costs charged to the program shall be in accordance with the most current approved Project budget.

b. *Documentation of Project Costs*. All costs charged to the Project, including any approved services performed by the Awardee or others, shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in detail the nature and propriety of the charges.

9.8 Reporting, Record Retention, and Access

a. *Progress Reports*. The Awardee shall advise the CRTPO regarding the progress of the Project at a minimum quarterly, and at such time and in such a manner as the CRTPO may require. Such reporting and documentation may include, but not be limited to operating statistics, meetings, progress reports, and monthly performance reports. The Awardee shall collect and submit to the CRTPO such financial statements, data, records, contracts, and other documents related to the Project as may be deemed necessary by the CRTPO. Reports shall include narrative and financial statements of sufficient substance to be in conformance with the reporting requirements of the CRTPO.

b. *Record Retention*. The Awardee and its third-party Awardees shall retain all records pertaining to this Project for a period of five (5) years from the date of final payment to the Awardee, or until all audit exceptions have been resolved, whichever is longer.

c. *Project Closeout*. The Awardee agrees that Project closeout does not alter the reporting and record retention requirements of this Agreement.

d. *State Auditor Oversight*. The Awardee agrees to audit oversight by the North Carolina Office of the State Auditor and/or the CRTPO, to provide auditors with access to accounting records, and to make available any audit work papers in the possession of any auditor of the Awardee.

e. *Third Party Loans*. Within 30 days of receipt, the Awardee shall disclose to the CRTPO any loans received from a local government entity or other entity not party to this Agreement.

f. *Audit Costs*. Unless prohibited by law, the costs of audits made in accordance with Title 2 CFR 200, Subpart F "Audit Requirements" are allowable charges to State and Federal awards. The charges may be considered a direct cost or an allocated indirect cost, as determined in accordance with cost principles outlined ln Title 2 CFR 200, Subpart E "Cost Principles." The cost of any audit not conducted in accordance with Title 2 CFR 200 and NCGS§ 159 34 is unallowable and shall not be charged to State or Federal grants.

9.9 Compliance with Laws and Regulations

a. No terms herein shall be construed in a manner that conflicts with the rules and regulations of the CRTPO or with state, specifically NCDOT, or federal law.

b. The Awardee agrees to comply with all applicable state and federal laws and regulations.

9.10 Conflicts of Interest Policy

The Awardee agrees to file with the CRTPO a copy of the Awardee's policy addressing conflicts of interest that may arise involving the Awardee's management employees and the members of its board of directors or other governing body. The Awardee's policy shall address situations in which any of these individuals may directly or indirectly benefit, except as the Awardee's employees or members of its board or other governing body, from the Awardee's disbursing of State funds, and shall include actions to be taken by the Awardee or the individual, or both, to avoid conflicts of interest and the appearance of impropriety. The conflicts of interest policy shall be filed with the CRTPO prior to the CRTPO disbursing Grant Funds to the Awardee.

The Awardee affirms that it has not paid and will not pay any bonus or commission to any party related to this Project.

9.11 Assignment

a. Unless otherwise authorized in writing by the CRTPO, the Awardee shall not assign any portion of the work to be performed under this Agreement, or execute any contract, amendment, or change order thereto, or obligate itself in any manner with any third party with respect to its rights and responsibilities under this Agreement without the prior written concurrence of the CRTPO.

b. The Awardee agrees to incorporate the terms of this Agreement and any applicable State or Federal requirements into written third-party contracts, sub-agreements, and leases, and to take the appropriate measures necessary to ensure that all Project participants comply with applicable Federal and State laws, regulations, and directives affecting their performance.

9.12 Hold Harmless

Except as prohibited or otherwise limited by law, the Awardee agrees to indemnify, save, and hold harmless the CRTPO, the City, the State of North Carolina and the United States of America and its officers, agents, and employees acting within the scope of their official duties against any liability, including costs and expenses, resulting from any willful or intentional violation by the Awardee of proprietary rights, copyrights, or right of privacy, arising out of the publication, translation, reproduction, delivery, use, or disposition of any data furnished under the Project.

9.13 Real Property, Equipment, and Supplies.

Federal or State Interest. The Awardee understands and agrees that the Federal or State Government retains an interest in any real property, equipment, and supplies financed with Federal or State assistance (Project property) until, and to the extent, that the Federal or State Government relinquishes its Federal or State interest in that Project property. With respect to any Project property financed with Federal or State assistance under this Agreement, the Awardee agrees to comply with all Federal, State and CRTPO provisions The Awardee agrees that it will not execute any transfer of title, lease,

lien, pledge, mortgage, encumbrance, third party contract, subagreement, grant anticipation note, alienation, innovative finance arrangement (such as a lease), or any other obligation pertaining to Project property, that in any way would affect the continuing Federal and State interest in that Project property.

10 Termination

Either party may terminate the Agreement by providing 60 days written notice to the other party, or as otherwise permitted by law.

Should the Awardee terminate the Agreement without the concurrence of the CRTPO, the Awardee shall reimburse the CRTPO one hundred percent (100%) of all costs expended by the CRTPO and associated with the work.

Additional Repayment Requirements and Remedies

a. The repayment requirements and remedies addressed in this Paragraph are in addition to those repayment requirements and other remedies set forth elsewhere in this Agreement, including the requirements to repay unspent funds. No remedy conferred or reserved by or to the CRTPO is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy provided for in this Agreement, or now or hereinafter existing at law, in equity, or by statute, and any such right or power may be exercised from time to time and as often as may be deemed expedient.

b. If there is a breach of any of the requirements, covenants or agreements in this Agreement (including, without limitation, any reporting requirements), or if there are any representations or warranties which are untrue as to a material fact in this Agreement or in relation to the Project (including the performance thereof), the Awardee agrees that the CRTPO may require repayment from the Awardee of an amount of funds to be determined in the CRTPO's sole discretion but not to exceed the amount of funds the Awardee has already received under this Agreement.

11 Civil Rights and Equal Opportunity

Under this Agreement, the Awardee shall always comply with the requirements included as part of this Agreement in the Federal Terms and Conditions.

12 Choice of Law and Venue

This Agreement is to be interpreted according to the laws of the State of North Carolina. The Parties hereby agree that the proper venue for any claims filed as a result of this Agreement shall be the Superior Court of Mecklenburg County, North Carolina.

13 Severability

If any provision of this Agreement for the Project is determined invalid, the remainder of that Agreement shall not be affected if that remainder would continue to conform to the requirements of applicable Federal or State laws or regulations.

14 Incorporated Terms and Conditions

In addition to the Terms and Conditions contained in this Agreement, additional terms and conditions incorporated by reference into this Agreement are checked below.

15 Federal Terms and Conditions

a. Code of Federal Regulations, Title 2, Subtitle A, Chapter II, Part 200 (2 CFR 200)
The Code of Federal Regulations (2 CFR 200) (https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200?toc=1) and subsequent amendments or revisions thereto, are herewith incorporated by reference, and are on file with and approved by the CRTPO. Nothing shall be construed under the terms of this Agreement by the CRTPO or the Awardee that shall cause any conflict with CRTPO, State, or Federal statutes, rules, or regulations.

b. Federal State Management Plan.
The State Management Plan for Federal and State Transportation Programs and any subsequent amendments or revisions thereto, are herewith incorporated by reference, and are on file with and approved by the CRTPO. Nothing shall be construed under the terms of this Agreement by the CRTPO or the Awardee that shall cause any conflict with CRTPO, State, or Federal statutes, rules, or regulations.

c. No Federal Government Obligations to Third Parties.
The Awardee acknowledges and agrees that, notwithstanding any concurrence by the CRTPO or the NCDOT in or approval of the solicitation or award of the underlying Agreement, absent the express written consent by the CRTPO or the NCDOT are not a party to this Agreement and shall not be subject to any obligations or liabilities to the Awardee or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying Agreement.

The Awardee agrees to include the above clause in each contract financed in whole or in part with Federal assistance provided by the CRTPO and NCDOT. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

d. Program Fraud and False or Fraudulent Statements or Related Acts.
The Awardee acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 USC§ 3801 et seq. and U.S. DOT regulations, "Program Fraud Civil Remedies," 49 CFR part 31, apply to its actions pertaining to this project. Upon execution of the underlying Agreement, the Awardee certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make, or causes to be made, pertaining to the underlying Agreement or the CRTPO assisted project for which this Agreement work is being performed. In addition to other penalties that may be applicable, the Awardee further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on the Awardee to the extent the Federal Government deems appropriate.

The Awardee also acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government under a contract connected with a project that is financed in whole or in part with Federal assistance originally awarded by the CRFTA under the authority of NCDOT, reserves the right to impose the penalties of 18 USC§ 1001 and 49 USC § 5323(1) on the Awardee, to the extent the Federal Government deems appropriate.

The Awardee agrees to include the above two clauses in each subcontract financed in whole or in part with Federal assistance. It is further agreed that the clauses shall not be modified, except to identify the subcontractor who will be subject to the provisions.

e. Federal Changes.
The Awardee agrees to comply with all applicable federal requirements and federal guidance. All the standards or limits included in this Agreement are minimum requirements. The federal requirements and guidance that applied at the time of the award this Agreement may be modified from time to time, and the modifications will apply to the Awardee.

f. Civil Rights and Equal Opportunity.
Under this Agreement, the Awardee shall comply with the following requirements and shall include these requirements in each subcontract entered into as part thereof.

Nondiscrimination. In accordance with Federal transit law at 49 USC § 5332, the Awardee agrees that it will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex, disability, or age. In addition, the Awardee agrees to comply with applicable Federal implementing regulations and other implementing requirements.

Race. Color, Religion, National Origin, Sex. In accordance with Title VII of the Civil Rights Act, as amended, 42 USC§ 2000e et seq., and Federal transit laws at 49 USC§ 5332, the Awardee agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 CFR chapter 60, and Executive Order No. 11246, "Equal Employment Opportunity in Federal Employment," September 24, 1965, 42 USC § 2000e note, as amended by any later Executive Order that amends or supersedes it, referenced in 42 USC§ 2000e note. The Awardee agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, national origin, or sex (including sexual orientation and gender identity). Such action shall include, but not be limited to, the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Awardee agrees to comply with any implementing requirements FTA may issue.

Age. In accordance with the Age Discrimination in Employment Act, 29 USC §§ 621634, U.S. Equal Employment Opportunity Commission (U.S. EEOC) regulations, "Age Discrimination in Employment Act," 29 CFR part 1625, the Age Discrimination Act of 1975, as amended, 42 USC§ 6101 et seq., U.S. Health and Human Services regulations, "Nondiscrimination on the Basis of Age in Programs or Activities Receiving Federal Financial Assistance," 45 CFR part 90, and Federal transit law at 49 USC § 5332, the Awardee agrees to refrain from discrimination against present and prospective employees for reason of age.

Disabilities. In accordance with section 504 of the Rehabilitation Act of 1973, as amended, 29 USC§ 794, the Americans with Disabilities Act of 1990, as amended, 42 USC§ 12101 et seq., the Architectural Barriers Act of 1968, as amended, 42 USC§ 4151 et seq., and federal transit law at 49 USC§ 5332, the Awardee agrees that it will not discriminate against individuals on the basis of disability. In addition, the Awardee agrees to comply with any implementing requirements FTA or FHWA may issue.

g. Disadvantaged Business Enterprises.
It is the policy of the North Carolina Department of Transportation that Disadvantaged Business Enterprises (DBEs) as defined in 49 CFR Part 26 shall have the equal opportunity to compete fairly for and to participate in the performance of contracts financed in whole or in part by Grant Funds. The Awardee is also encouraged to give every opportunity to allow DBE participation in contracts. The Awardee, subconsultant, and subcontractor shall not discriminate on the basis of race, religion, color, national origin, age, disability or sex in the performance of this contract. The Awardee shall comply with applicable requirements of 49 CFR Part 26 in the award and administration of federally assisted contracts. Failure by the Awardee to comply with these requirements is a material breach of this contract, which will result in the termination of this contract or such other remedy, as the CRTPO deems necessary.

When payments are made to Disadvantaged Business Enterprise (DBE) Awardees, including material suppliers, Awardees at all levels (Awardee, Subconsultant or Awardee) shall provide the Contract Administrator with an accounting of said payments. The accounting shall be listed on the NCDOT's Awardee Payment Information Form (Form DBE-IS). In the event the Awardee has no DBE participation, the Awardee shall indicate this on the Form DBE-IS by entering the word 'None' or the number 'zero' and the form shall be signed. Form DBE-IS may be accessed on the website at: https://apps.dot.stale.nc.us/quickfind/forms/Default.aspx.

A responsible fiscal officer of the payee Awardee who can attest to the date and amounts of the payments shall certify that the accounting is correct. A copy of an acceptable report may be obtained from the NCDOT. This information shall be submitted as part of the requests for payments made to the Department.

h. Incorporation of Federal Terms
Provisions of this Agreement include, in part, certain standard terms and conditions required by the U.S. DOT. All contractual provisions required by the U.S. DOT, as set forth in FTA Circular 4220.1, as amended, are incorporated by reference. Anything to the contrary herein notwithstanding, all Federal mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Agreement. The Awardee shall not perform any act, fail to perform any act, or refuse to comply with any CRTPO or NCDOT's request, which would cause the CRTPO or NCDOT to be in violation of Federal terms and conditions shall prevail and be the instrument governing the receipt of Federal assistance.

i. Energy Conservation
The Awardee agrees to comply with mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

j. Debarment Suspension, Ineligibility and Voluntary Exclusion.
The Awardee shall comply and facilitate compliance with U.S. DOT regulations, "Non-procurement Suspension and Debarment," 2 CFR part 1200, which adopts and supplements the U.S. Office of Management and Budget (U.S. 0MB) "Guidelines to Agencies on Government-wide Debarment and Suspension (Non-procurement)," 2 CFR part 180. As such, the Awardee shall verify that its principals, affiliates, and subcontractors are eligible to participate in this federally-funded Agreement and are not presently declared by any Federal department or agency to be:

a) Debarred from participation in any federally assisted Award;
b) Suspended from participation in any federally assisted Award;
c) Proposed for debarment from participation in any federally assisted Award;
d) Declared ineligible to participate in any federally assisted Award;
e) Voluntarily excluded from participation in any federally assisted Award; or
f) Disqualified from participation in any federally assistedAward.

Signature Page Follows

THIS AGREEMENT, entered into as of the day and year first written above for two projects: **1) The Seam Trail Phase 2 Study (in Huntersville) and 2) The Downtown Huntersville Transportation Plan**, in an amount not to exceed **$320,000.**

AWARDEE:
Town of Huntersville
14704 N. Old Statesville Road
Huntersville, NC 28078

By: _____ _____
Signature | Attest Signature

_____ _____
Print Name | Attest Date

_____ _____
Title | Approved as to Form

_____ _____
Date | Title and Date

CITY OF CHARLOTTE:
600 East Fourth Street
Charlotte NC 28202

By: _____ _____
Signature | Attest Signature

_____
Print Name

_____
Title

_____ _____
Date | Attest Date

Exhibit A – The Seam Trail Phase 2 Study (in Huntersville)

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

PLANNING PROJECTS

Submittal Guide and Grant Application Package

PRE-SUBMITTAL DEADLINE: OCTOBER 17, 2025, at 5 PM

Application deadline: October 31, 2025, at 5 PM

Issued August 18, 2025

CRTPO Staff Contacts:
Jennifer Stafford at Jennifer.Stafford@charlottenc.gov or 704-336-3369

The Charlotte Regional Transportation Planning Organization (CRTPO) provides services without regard to race, color, gender, religion, national origin, age, or disability, according to the provisions contained in Title VI of the Civil Rights Act of 1964, the Rehabilitation Act of 1973, as amended, the Americans With Disabilities Act of 1990 and Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, 1994. Any person with questions concerning this policy or who believes they have been discriminated against should contact CRTPO at 704-336-2205.

CRTPO 2025 FALL CALL FOR PROJECTS

August 18, 2025

Dear CRTPO Member,

The Charlotte Regional Transportation Planning Organization (CRTPO) is pleased to accept requests for discretionary funding for your projects. The attached Submittal Guide and Grant Application Package state the application requirements. Please review them carefully.

1. Please submit a pre-submittal form (next page) informing CRTPO that you intend to submit a completed application. Please use one form per project submittal. The form will schedule your mandatory pre-submittal meeting. Please email the form to Jennifer.Stafford@charlottenc.gov.

2. **MANDATORY** requirement: You must have one formal meeting with CRTPO staff to review the project(s) before **OCTOBER 17, 2025, BY 5 PM**.

All applications are due to CRTPO no later than **October 31, 2025, at 5 PM.** You may submit your application electronically following the attached directions.

Application or submittal questions should be directed to Jennifer Stafford at Jennifer.Stafford@charlottenc.gov or 704-336-3369.

Thank you for your interest in discretionary grants from CRTPO.

PRE-SUBMITTAL FORM

Please complete this form to acknowledge that you will apply for discretionary funds through the Discretionary Grants Program – Call for Projects Fall 2025.

Please submit the completed form to Jennifer Stafford at Jennifer.Stafford@charlottenc.gov to schedule your pre-submittal meeting before **October 17, 2025, at 5 PM**. Pre-submittal meeting requirements follow this form.

Member jurisdiction or agency name: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email: *hmaloney@huntersville.org*
Project Name: *The Seam Trail Phase 2 Study – Huntersville*

High-level Summary (a sentence or two):

The Seam Trail Phase 2 Study – Huntersville will be a Huntersville-focused continuation of the previous Phase 1 study that covered the entire length of proposed The Seam. Phase 2 – Huntersville will complete public and stakeholder engagement to identify a preferred alignment within the Huntersville town limits (and ETJ) based on the preliminary options outlined in Phase 1. Phase 2 – Huntersville will also advance 15% design on critical sections of the trail (specific sections are to be determined during the Phase 2 study). Phase 2 – Huntersville will also include a cost benefit analysis/travel time analysis to compare travel times along the Seam, Old Statesville (NC 115), and Interstate 77 through Huntersville.

PLANNING PROJECTS
Pre-Submittal Meeting Requirements

Please prepare to discuss the following information. Be prepared to share your screen to discuss your documents.

Meetings will be held remotely. Please request a minimum of 1 hour for the first project and 30 minutes for each additional project. Please use one pre-submittal form per application.

Please prepare to discuss the following information. Be prepared to share your screen to discuss your documents.

1. Project Scope: Verbally tell us about your project. (Suggested time 5 minutes)

2. Project Problem Statement: Describe the problem and solution your proposed project offers the jurisdiction and the CRTPO planning area. (5 minutes)

3. Incorporating Adopted Plans Recommendations: Describe how and if your plan will incorporate recommendations from 2050 Metropolitan Transportation Plan and Beyond 77 Corridor Study. (10 minutes)

4. Project Schedule: Planning funds should be expended within two fiscal years. Projects awarded with planning funds will start July 1, 2026, with all reimbursable work completed by June 30, 2028. Please tell us how you will meet the timeframe. (10 minutes)

5. Project Challenges: Discuss challenges. For example, are you new to the federal process (this is ok, but it is helpful to know so that CRTPO can help support you)? (5 minutes)

6. Technical Coordination: Describe what role the CRTPO will have in the development of this plan. Also, explain how you will coordinate with neighboring jurisdictions, state, and federal agencies as part of your project. (10 minutes)

7. Project Budget: Please tell us how you are estimating your project. (10 minutes)

8. Additional Information: Any extra information that you would like CRTPO to know? (5 minutes)

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1. Overview

The Charlotte Regional Transportation Planning Organization ("CRTPO") is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte urbanized area.

The CRTPO is responsible for long-range transportation planning in the region and ensures Federal Highway Administration (FHWA) transportation funds are allocated and spent properly. CRTPO also works with the North Carolina Department of Transportation (NCDOT) to program federal and/or state discretionary funds to jurisdictions to implement a project, program, or study.

The CRTPO's planning efforts aim to create a more comprehensive and efficient transportation system to improve our residents' quality of life and economic outcomes. Plans address all modes of transportation, including vehicles, transit, bicycles, and pedestrians.

The CRTPO receives direct attributable funds, also known as discretionary funds or grants, to be allocated to member jurisdictions for specific projects on a competitive basis. Project selection is guided by the CRTPO Board-approved Discretionary Grants Program Policy Guide (https://crtpo.org/PDFs/Resources/ProjectOversightCommittee/DiscretionaryGrantsProgramPolicyGuide.pdf). The Guide prioritizes projects in the region that will utilize federal funds. Selected projects will be amended into the CRTPO's Metropolitan Transportation Program (MTP) and the Transportation Improvement Program (TIP).

1.1 CRTPO Member Notice

The CRTPO is now accepting applications for federal discretionary funds (grant funds) on eligible projects. The annual fall call consists of the following opportunities for member jurisdictions within the CRTPO planning area:

1. new discretionary funded capital projects
2. supplementary funds on existing CRTPO-awarded projects
3. new planning projects

1.2 Funding Overview

The following information summarizes funding transportation projects in the CRTPO planning area. The Discretionary Grants Program Policy allocates the CRTPO's federal and state discretionary funds based on data-driven scoring criteria. The following CRTPO discretionary funds are:

- Federal Direct Attributable (STBG-DA)
- Transportation Alternatives Program (TAP)
- Congestion Mitigation Air Quality (CMAQ)
- Carbon Reduction Program (CRP-DA)
- State Bonus Allocation Funds (BA)

CRTPO principles and targets are as follows:

1. Projects must be eligible to receive federal funds.
2. There is an annual schedule for proposing, scoring, and funding projects.
3. Project scoring is consistent with the requirements of the various funding sources.
4. The process addresses supplemental funding for existing project.
5. The process will be iterative, and the Policy may be amended.
6. The Policy is transparent and easily understood by stakeholders.

Recommended discretionary funding targets:

- $500,000 or less for planning projects.
- 20% of available funds per call for non-highway projects.
- 80% of available funds per call for highway projects.

2 Call for Projects Information and Instructions

2.1 Call for Projects Overview

CRTPO will begin offering one annual call for new projects and shortfalls this year from August 18 to October 31, in which all available discretionary funds will be considered for programming.

CRTPO staff will evaluate the project's eligibility and suitability for the most appropriate funding source.

All questions and completed grant application documents shall be submitted to:

Jennifer Stafford, RLA, CPCM
Charlotte Regional Transportation Planning Organization
Jennifer.Stafford@charlottenc.gov (call for questions 704-336-3369)

2.2 Fall 2025 Call for Projects Schedule

Action	Deadline
Application Issuance and Announcement	August 18, 2025
Mandatory CRTPO and Applicant Meeting DEADLINE	**OCTOBER 17, 2025, at 5 PM**
Application Deadline	October 31, 2025, at 5 PM
CRTPO Technical Coordinating Committee (TCC) will make its recommendation to the Board (tentative date)	January 2026
CRTPO Board to Award (tentative date)	February 2026
CRTPO Award Notification to Applicants	February/March 2026

2.3 Application Packages

CRTPO has six applications available based on project type. All applications have the same schedule as described above. Please use one application per project.

- Bicycle and Pedestrian Projects s
- Highway & Intersection Projects
- Transit / Public Transportation
- Air Quality Improvement Projects – projects specifically targeting emissions reduction (CMAQ and CRP funds)
- Planning Projects - i.e., feasibility studies, not planning for capital projects
- Supplemental funding for existing CRTPO-funded projects

Please note that submission of an application does not guarantee an award of funds.

3 Application Evaluation

After the CRTPO staff evaluates the applications, projects meeting federal eligibility requirements will be presented to the CRTPO POC. The POC will develop a recommended list of projects for the TCC. The TCC will review the projects recommended for funding and make a recommendation to the CRTPO Board. The Board may then vote to approve discretionary funds for the project and approve the amendment to the CRTPO's TIP or the UPWP to add the necessary funding. The list of approved projects will be published and submitted to NCDOT and FHWA for funding.

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There are ongoing reporting responsibilities for using PL funds. The awardee must comply with various state and federal requirements and certifications.

The application begins on the next page.

APPLICATION FOR PLANNING FUNDS

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

GRANT APPLICATION PACKAGE FOR PLANNING PROJECTS

APPLICATION FOR PLANNING FUNDS

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PLANNING PROJECT INFORMATION

Locally Administered Projects

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Please see the CRTPO's Guide for Planning Projects can be found at https://crtpo.org/PDFs/Resources/DiscretionaryProjects/Guide_for_Planning_Projects.pdf.

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- Corridor Studies
- Access and Mobility Analyses
- Traffic, Alignment Alternatives, and Feasibility Studies
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1. If hiring a consultant, submit a Request for Letter of Interest/Request for Qualifications (RFLOI/RFQ) for approval by NCDOT's Transportation Planning Division.
2. Solicit consultants
3. Check consultant's NCDOT pre-qualifications
4. Form a Selection Committee to select the most qualified company
5. The Selection Committee must include an NCDOT member
6. The project sponsor must form and facilitate a selection committee
7. Request NCDOT concurrence with fees and the contract terms
8. Finalize the consultant's contract and issue a Notice to Proceed (after July 1, 2026)
9. Quarterly progress reports that briefly describe the progress made on the project must be submitted. Progress reports must include the following:
    - A rolling total of the project cost, reflecting quarterly reimbursement requests showing the drawdown of the total for each reimbursement request
    - The total amount expended for the current quarter's submission, and a breakdown of the amount being requested less the 20 percent local share applied to the total
    - A bulleted list of accomplishments during the quarter
    - Invoices submitted by consultants
    - Proof that the consultants' invoices submitted for reimbursement have been paid (copy of the cashed check; report from your financial system showing payment)

Planning projects are reimbursement projects through CRTPO, unlike capital projects where the sponsor organization is reimbursed through NCDOT. After you hire a consultant, your organization will receive the invoices. You will pay 100% of their invoice. Then your organization will request an 80% reimbursement from CRTPO/City of Charlotte. Reimbursement is typically quarterly.

Scheduled Quarterly Reporting and Invoicing:

Quarter	Quarter Duration	Quarterly Reporting and Invoicing Form Due Date
1	July 1 - September 30	October 30, 2026
2	October 1 - December 31	December 30, 2026
3	January 1 - March 31	April 30, 2027
4	April 1 - June 30	**(Early!) July 10**, 2027

APPLICATION FOR PLANNING FUNDS

Applicant / Lead Agency: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email and Phone Number: *hmaloney@huntersville.org, 704-766-2214*
CRTPO Member Jurisdiction: *Town of Huntersville*
Secondary Applicant Name and Email (or N/A): *N/A*
Briefly describe the project management experience in managing federally funded projects:

Heather has previously managed a planning project (Huntersville's Mobility Plan) funded through CRTPO's Discretionary Grant program. She is also managing a Discretionary Grant-funded capital project (BL-0119 – Pedestrian Bridge over NC 73) and a federally funded Safe Streets for All (SS4A) planning project

PROJECT INFORMATION

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Provide a summary of the project, including the location, purpose, and need:

The Seam Trail Phase 2 Study – Huntersville will be a Huntersville-focused continuation of the previous Phase 1 study that covered the entire length of proposed The Seam.

The purpose of The Seam Trail Phase 2 Study – Huntersville ("Phase 2 – Huntersville") will be to finalize the preferred alignment of The Seam Trail within Huntersville's planning area and develop 15% schematic designs and cost estimates for key sections of the trail. This will help the Town to apply for appropriate funding to build the trail.

The study area for the alignment spans from Mayes Road at the northern end of Huntersville's Town Limits, to Eastfield Road and I-485 at our southern limits. Between those north and south points, the study area follows a couple possible alternative alignments, all essentially between Old Statesville Road (NC 115), the CATS/Norfolk Southern Railroad, and the future minor thoroughfare Church Street/Seagle Street extension.

Public and stakeholder engagement will be used to build consensus around a preferred alignment, and a cost benefit analysis/travel time analysis to compare travel times along the Seam, Old Statesville (NC 115), and Interstate 77 through Huntersville will be conducted in order to demonstrate the value that investment in The Seam will bring to the community in terms of travel times. This type of analysis will be helpful in applying for capital funding for the project.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Describe how the project meets one or more CRTPO goals/objectives as listed in the MTP, which can be referenced at https://crtpo.org/projects-plans-programs/metropolitan-transportation-plan/2050-mtp/:

This project will meet several goals and objectives listed in the MTP, including the following goals:

- *Goal 1 – Provide, manage, and maintain a safe, efficient, and sustainable transportation system.*
- *Goal 2 – Promote and integrated, accessible, multimodal transportation system.*
- *Goal 3 – Develop transportation plans and policies that improve quality of life for residents, are sensitive to significant features of the natural and human environment, and encourage linkages between transportation and land use.*
- *Goal 4 – Promote equitable transportation options for the economically disadvantaged, minority, aging, and disabled populations*
- *Goal 5 – Lead, participate in, and encourage regional and statewide collaboration*

This project will meet these goals by developing plans and designs for a sustainable and resilient transportation system. The Seam will provide a reliable alternative mode for traveling north and south between Charlotte and the northern suburbs of Mecklenburg and Iredell Counties. It will increase access to these places via a sustainable and zero carbon transportation mode. It will also minimize barriers between these nodes by improving trail crossings at major roadways and railroads. The Seam will also offer a transportation mode that promotes active living and healthy communities, and it will serve as the connector and in some cases a focal point for the development of dense, mixed use, and transit-oriented development. Huntersville's section of The Seam will also connect to historically disadvantaged neighborhoods and will provide access to employment, transit stations, education, healthcare, fresh food options, and other essential services. Finally, this project will be coordinated with the development of The Seam in neighboring jurisdictions in order to create a continuous, connected trail across the region.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Provide details of anticipated deliverables and final products:

The final deliverables include:

- *GIS layers for the final preferred alignment*
- *15% schematic designs for critical sections of the trail*
- *Planning level cost estimate for the Huntersville portion of The Seam*
- *Cost benefit analysis/time travel analysis comparing travel time improvements and construction costs for The Seam versus travel times along NC 115 and Interstate I-77*

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Have CRTPO planning funds been previously used to fund a planning study on this project? (yes or no) *Yes* If yes, explain below.

CRTPO funded the Phase 1 study of The Seam Trail in 2022, which was a regional study. Huntersville contributed match funding for it, but we were not the lead applicant. That planning study was suspended and modified when the Charlotte Area Transit System was negotiating the purchase of the Norfolk Southern Railroad, which The Seam Trail study area includes.

This application for planning funds is to complete what was not done in Phase 1, with a focus on the Huntersville section.

The planning funds you are applying for should be spent from July 1, 2026, to June 30, 2028. Please describe your schedule to meet the deadline.

The following draft schedule is outlined to meet the required deadline:

April 2026 – Post (RFLOI/RFQ) *for 30-day period*

May-June 2026 – Select consultant/Board of Commission/CRTPO a*pproval of contract*

July 2026 – NTP/Kickoff

August-September 2026 – Public engagement and key stakeholder meetings

October-February 2026 – Develop 15% Schematic Designs & Cost Estimates for Key sections

March 2027 – Cost-Benefit & Travel Time Analysis

April-May 2027 – 2nd Round of Public Engagement

June-Julyl 2027 – Finalizing deliverables

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Will this plan incorporate and improve upon recommendations from other regional planning efforts (2050 MTP, Beyond 77, Connect Beyond, and other regional plans)? Explain below.

This plan builds upon the recommendations of the Phase 1 Seam Trail Study and the Mooreville to Charlotte Trail planning efforts before that. This work is also advancing long-standing recommendations to build a regional trail along this corridor that have been a part of the CTP Bike and Pedestrian Mode recommendations, the Carolina Thread Trail recommendations for Mecklenburg and Iredell Counties, and bike and pedestrian master plans for multiple jurisdictions in the region.

Will elements of resiliency, land use, complete streets, and Vision Zero/Safe Systems Approach be incorporated into your plan? Explain below.

The Safe Systems and Vision Zero Approach are reflected in this plan in the shared goal of creating safe facilities for walking and biking that are separated from motor vehicle traffic. And as was mentioned in previous sections of this application, The Seam Trail will contribute to resiliency by providing a reliable alternative to motor vehicle travel between Charlotte and its northern suburbs. It will also provide important first/last mile connections to the future Red Line commuter rail service, as well as connections to current destinations in downtown Huntersville and neighboring jurisdictions.

Context-sensitive design will be used to provide appropriately scaled trail facilities through different land-use contexts, including downtown districts and along rural highways and landscapes.

APPLICATION FOR PLANNING FUNDS

How will you coordinate with neighboring jurisdictions, state and federal agencies as part of your plan? Explain below.

We plan on including the neighboring jurisdictions of Cornelius and Charlotte, and perhaps others (Davidson, Mooresville, etc.), as well as NCDOT and CATS as key stakeholders. Focused stakeholder meetings will be held with these groups with the express goal of getting their input on a preferred alignment for the Seam through Huntersville and connecting into the adjacent jurisdictions.

What role will the CRTPO play in the development of this plan? Explain below.

We anticipate that CRTPO will have a representative on our Steering Committee for this project, and that CRTPO will also help us coordinate across jurisdictions as the other jurisdictions advance their sections of the Seam.

APPLICATION FOR PLANNING FUNDS

PLANNING PROJECT FUNDING PROPOSAL

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

Reference the example below to assist the project sponsor in completing the required charts within this section.

Example:

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
EXAMPLE: Happy City Critical Intersection Analysis Project Planning Funds 80% CRTPO/ 20% Local Match	$60,000	$48,000 (not to exceed)	$12,000

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
The Seam Trail Phase 2 Study - Huntersville Planning Funds 80% CRTPO /20% Local	**$***200,000*	**$***160,000* **(not to exceed)**	**$***40,000*

SUPPORTING DOCUMENTATION

Please email all supporting documentation to Jennifer.Stafford@charlottenc.gov. Please apply a read and delivery receipt when you send the email.

List sent documentation (maps, letters of support, etc.):

1. *Study Area Map*
2. *Letter of funding commitment*
3.
4.

APPLICATION FOR PLANNING FUNDS

APPLICATION FOR PLANNING FUNDS

ACKNOWLEDGMENTS

Project Name: *The Seam Trail Phase 2 Study - Huntersville*

☒ Acknowledgment of availability of local match at the start of this project

☒ Acknowledgment to follow federal and state requirements for procuring a consultant (if applicable) and spending ANY funds associated with this project.

☒ Acknowledgment that your staff can complete this project within July 1, 2026, to June 30, 2028.

☒ Acknowledgment that Planning funds must be requested from CRTPO to reimburse local jurisdictions for (non-match) project costs.

☒ Acknowledgment of the requirement to submit reporting forms to CRTPO.

☒ Acknowledgment that you have the authority to submit this application on behalf of your town/city.

Applicant Name: *Heather Maloney*
Application Date: *10/30/25*

End of Application for Planning Funds

Exhibit B – The Downtown Huntersville Transportation Plan

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

PLANNING PROJECTS

Submittal Guide and Grant Application Package

PRE-SUBMITTAL DEADLINE: OCTOBER 17, 2025, at 5 PM

Application deadline: October 31, 2025, at 5 PM

Issued August 18, 2025

CRTPO Staff Contacts:
Jennifer Stafford at Jennifer.Stafford@charlottenc.gov or 704-336-3369

The Charlotte Regional Transportation Planning Organization (CRTPO) provides services without regard to race, color, gender, religion, national origin, age, or disability, according to the provisions contained in Title VI of the Civil Rights Act of 1964, the Rehabilitation Act of 1973, as amended, the Americans With Disabilities Act of 1990 and Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, 1994. Any person with questions concerning this policy or who believes they have been discriminated against should contact CRTPO at 704-336-2205.

CRTPO 2025 FALL CALL FOR PROJECTS

August 18, 2025

Dear CRTPO Member,

The Charlotte Regional Transportation Planning Organization (CRTPO) is pleased to accept requests for discretionary funding for your projects. The attached Submittal Guide and Grant Application Package state the application requirements. Please review them carefully.

1. Please submit a pre-submittal form (next page) informing CRTPO that you intend to submit a completed application. Please use one form per project submittal. The form will schedule your mandatory pre-submittal meeting. Please email the form to Jennifer.Stafford@charlottenc.gov.

2. **MANDATORY** requirement: You must have one formal meeting with CRTPO staff to review the project(s) before **OCTOBER 17, 2025, BY 5 PM**.

All applications are due to CRTPO no later than **October 31, 2025, at 5 PM.** You may submit your application electronically following the attached directions.

Application or submittal questions should be directed to Jennifer Stafford at Jennifer.Stafford@charlottenc.gov or 704-336-3369.

Thank you for your interest in discretionary grants from CRTPO.

PRE-SUBMITTAL FORM

Please complete this form to acknowledge that you will apply for discretionary funds through the Discretionary Grants Program – Call for Projects Fall 2025.

Please submit the completed form to Jennifer Stafford at Jennifer.Stafford@charlottenc.gov to schedule your pre-submittal meeting before **October 17, 2025, at 5 PM**. Pre-submittal meeting requirements follow this form.

Member jurisdiction or agency name: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email: *hmaloney@huntersville.org*
Project Name: *Downtown Huntersville Transportation Plan*

High-level Summary (a sentence or two):

The proposed Downtown Huntersville Transportation Plan (DHTP) will evaluate the transportation system in Downtown Huntersville in order to develop recommendations and preliminary concepts for multimodal improvements along Gilead Road, Huntersville-Concord Road, and Old Statesville Road (NC 115), and the intersection of those roads. The plan will also evaluate opportunities and develop recommendations for improved greenway connections and access to Downtown and future transit stations.

PLANNING PROJECTS
Pre-Submittal Meeting Requirements

Please prepare to discuss the following information. Be prepared to share your screen to discuss your documents.

Meetings will be held remotely. Please request a minimum of 1 hour for the first project and 30 minutes for each additional project. Please use one pre-submittal form per application.

Please prepare to discuss the following information. Be prepared to share your screen to discuss your documents.

1. Project Scope: Verbally tell us about your project. (Suggested time 5 minutes)

2. Project Problem Statement: Describe the problem and solution your proposed project offers the jurisdiction and the CRTPO planning area. (5 minutes)

3. Incorporating Adopted Plans Recommendations: Describe how and if your plan will incorporate recommendations from 2050 Metropolitan Transportation Plan and Beyond 77 Corridor Study. (10 minutes)

4. Project Schedule: Planning funds should be expended within two fiscal years. Projects awarded with planning funds will start July 1, 2026, with all reimbursable work completed by June 30, 2028. Please tell us how you will meet the timeframe. (10 minutes)

5. Project Challenges: Discuss challenges. For example, are you new to the federal process (this is ok, but it is helpful to know so that CRTPO can help support you)? (5 minutes)

6. Technical Coordination: Describe what role the CRTPO will have in the development of this plan. Also, explain how you will coordinate with neighboring jurisdictions, state, and federal agencies as part of your project. (10 minutes)

7. Project Budget: Please tell us how you are estimating your project. (10 minutes)

8. Additional Information: Any extra information that you would like CRTPO to know? (5 minutes)

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1. Overview

The Charlotte Regional Transportation Planning Organization ("CRTPO") is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte urbanized area.

The CRTPO is responsible for long-range transportation planning in the region and ensures Federal Highway Administration (FHWA) transportation funds are allocated and spent properly. CRTPO also works with the North Carolina Department of Transportation (NCDOT) to program federal and/or state discretionary funds to jurisdictions to implement a project, program, or study.

The CRTPO's planning efforts aim to create a more comprehensive and efficient transportation system to improve our residents' quality of life and economic outcomes. Plans address all modes of transportation, including vehicles, transit, bicycles, and pedestrians.

The CRTPO receives direct attributable funds, also known as discretionary funds or grants, to be allocated to member jurisdictions for specific projects on a competitive basis. Project selection is guided by the CRTPO Board-approved Discretionary Grants Program Policy Guide (https://crtpo.org/PDFs/Resources/ProjectOversightCommittee/DiscretionaryGrantsProgramPolicyGuide.pdf). The Guide prioritizes projects in the region that will utilize federal funds. Selected projects will be amended into the CRTPO's Metropolitan Transportation Program (MTP) and the Transportation Improvement Program (TIP).

1.1 CRTPO Member Notice

The CRTPO is now accepting applications for federal discretionary funds (grant funds) on eligible projects. The annual fall call consists of the following opportunities for member jurisdictions within the CRTPO planning area:

1. new discretionary funded capital projects
2. supplementary funds on existing CRTPO-awarded projects
3. new planning projects

1.2 Funding Overview

The following information summarizes funding transportation projects in the CRTPO planning area. The Discretionary Grants Program Policy allocates the CRTPO's federal and state discretionary funds based on data-driven scoring criteria. The following CRTPO discretionary funds are:

- Federal Direct Attributable (STBG-DA)
- Transportation Alternatives Program (TAP)
- Congestion Mitigation Air Quality (CMAQ)
- Carbon Reduction Program (CRP-DA)
- State Bonus Allocation Funds (BA)

CRTPO principles and targets are as follows:

1. Projects must be eligible to receive federal funds.
2. There is an annual schedule for proposing, scoring, and funding projects.
3. Project scoring is consistent with the requirements of the various funding sources.
4. The process addresses supplemental funding for existing project.
5. The process will be iterative, and the Policy may be amended.
6. The Policy is transparent and easily understood by stakeholders.

Recommended discretionary funding targets:

- $500,000 or less for planning projects.
- 20% of available funds per call for non-highway projects.
- 80% of available funds per call for highway projects.

2 Call for Projects Information and Instructions

2.1 Call for Projects Overview

CRTPO will begin offering one annual call for new projects and shortfalls this year from August 18 to October 31, in which all available discretionary funds will be considered for programming.

CRTPO staff will evaluate the project's eligibility and suitability for the most appropriate funding source.

All questions and completed grant application documents shall be submitted to:

Jennifer Stafford, RLA, CPCM
Charlotte Regional Transportation Planning Organization
Jennifer.Stafford@charlottenc.gov (call for questions 704-336-3369)

2.2 Fall 2025 Call for Projects Schedule

Action	Deadline
Application Issuance and Announcement	August 18, 2025
Mandatory CRTPO and Applicant Meeting DEADLINE	**OCTOBER 17, 2025, at 5 PM**
Application Deadline	October 31, 2025, at 5 PM
CRTPO Technical Coordinating Committee (TCC) will make its recommendation to the Board (tentative date)	January 2026
CRTPO Board to Award (tentative date)	February 2026
CRTPO Award Notification to Applicants	February/March 2026

2.3 Application Packages

CRTPO has six applications available based on project type. All applications have the same schedule as described above. Please use one application per project.

- Bicycle and Pedestrian Projects s
- Highway & Intersection Projects
- Transit / Public Transportation
- Air Quality Improvement Projects – projects specifically targeting emissions reduction (CMAQ and CRP funds)
- Planning Projects - i.e., feasibility studies, not planning for capital projects
- Supplemental funding for existing CRTPO-funded projects

Please note that submission of an application does not guarantee an award of funds.

3 Application Evaluation

After the CRTPO staff evaluates the applications, projects meeting federal eligibility requirements will be presented to the CRTPO POC. The POC will develop a recommended list of projects for the TCC. The TCC will review the projects recommended for funding and make a recommendation to the CRTPO Board. The Board may then vote to approve discretionary funds for the project and approve the amendment to the CRTPO's TIP or the UPWP to add the necessary funding. The list of approved projects will be published and submitted to NCDOT and FHWA for funding.

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APPLICATION FOR PLANNING FUNDS

Charlotte Regional Transportation Planning Organization
Discretionary Projects Program

Call for Project Submissions
Fall 2025

GRANT APPLICATION PACKAGE FOR PLANNING PROJECTS

APPLICATION FOR PLANNING FUNDS

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3. Check consultant's NCDOT pre-qualifications
4. Form a Selection Committee to select the most qualified company
5. The Selection Committee must include an NCDOT member
6. The project sponsor must form and facilitate a selection committee
7. Request NCDOT concurrence with fees and the contract terms
8. Finalize the consultant's contract and issue a Notice to Proceed (after July 1, 2026)
9. Quarterly progress reports that briefly describe the progress made on the project must be submitted. Progress reports must include the following:
    - A rolling total of the project cost, reflecting quarterly reimbursement requests showing the drawdown of the total for each reimbursement request
    - The total amount expended for the current quarter's submission, and a breakdown of the amount being requested less the 20 percent local share applied to the total
    - A bulleted list of accomplishments during the quarter
    - Invoices submitted by consultants
    - Proof that the consultants' invoices submitted for reimbursement have been paid (copy of the cashed check; report from your financial system showing payment)

Planning projects are reimbursement projects through CRTPO, unlike capital projects where the sponsor organization is reimbursed through NCDOT. After you hire a consultant, your organization will receive the invoices. You will pay 100% of their invoice. Then your organization will request an 80% reimbursement from CRTPO/City of Charlotte. Reimbursement is typically quarterly.

Scheduled Quarterly Reporting and Invoicing:

Quarter	Quarter Duration	Quarterly Reporting and Invoicing Form Due Date
1	July 1 - September 30	October 30, 2026
2	October 1 - December 31	December 30, 2026
3	January 1 - March 31	April 30, 2027
4	April 1 - June 30	**(Early!) July 10**, 2027

APPLICATION FOR PLANNING FUNDS

Applicant / Lead Agency: *Town of Huntersville*
Contact Name and Title: *Heather Maloney, Principal Transportation Planner*
Contact Email and Phone Number: *hmaloney@huntersville.org; 704-766-2214*
CRTPO Member Jurisdiction: *Huntersville*
Secondary Applicant Name and Email (or N/A): *N/A*
Briefly describe the project management experience in managing federally funded projects:

Heather has previously managed a planning project (Huntersville's Mobility Plan) funded through CRTPO's Discretionary Grant program. She is also managing a Discretionary Grant-funded capital project (BL-0119 – Pedestrian Bridge over NC 73) and a federally funded Safe Streets for All (SS4A) planning project.

PROJECT INFORMATION

Project Name: *Downtown Huntersville Transportation Plan*

Provide a summary of the project, including the location, purpose, and need:

The proposed Downtown Huntersville Transportation Plan (DHTP) will provide conceptual designs for multimodal improvements along Gilead Road, Huntersville-Concord Road, and Old Statesville Road (NC 115). The plan will also provide the policy and planning framework for this integrated, multimodal system and will further serve as the foundation for future capital investments (e.g., infrastructure, streetscape) required to build this system, which will, in turn facilitate the continued revitalization of Downtown Huntersville.

The project will result in the development of multimodal designs for the following roads, but analyses that inform these designs may encompass a wider area:

- *Gilead Road, from Commerce Centre Drive to Old Statesville Road (NC 115)*
- *Huntersville-Concord Road, from Old Statesville Road (NC 115) to Warfield Avenue*
- *Old Statesville Road (NC 115), from Fourth Street to Mt. Holly-Huntersville Road*

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*

Describe how the project meets one or more CRTPO goals/objectives as listed in the MTP, which can be referenced at https://crtpo.org/projects-plans-programs/metropolitan-transportation-plan/2050-mtp/:

This project will meet several goals and objectives listed in the MTP, including the following goals:

- *Goal 1 – Provide, manage, and maintain a safe, efficient, and sustainable transportation system.*
- *Goal 2 – Promote and integrated, accessible, multimodal transportation system.*
- *Goal 3 – Develop transportation plans and policies that improve quality of life for residents, are sensitive to significant features of the natural and human environment, and encourage linkages between transportation and land use.*

This project will meet these goals through the development of designs for Gilead Road, Huntersville-Concord Road, and Old Statesville Road (NC 115) that follows a safe systems approach to minimizing crash potential, severity and frequency. The plan will also follow a Complete Streets approach and adhere to Americans with Disabilities Act Standards for Accessible Design (ADA Standards), in order to design the streets in the study area for all users, including pedestrians, bicyclists, motorists, and transit riders, regardless of age or abilties

This project will also evaluate opportunities to increase the network connectivity within the study area, where feasible, and increase the availability and density of multimodal facilities in the study area.

This project is intended to provide context sensitive designs that are compatible with the community's desire to preserve the built environment of downtown Huntersville and to support its development into a thriving, pedestrian-friendly district. It will incorporate both transportation and land use goals and policies to ensure that these roads are designed to provide an integrated, accessible, and multimodal transportation system that promotes active living and a healthy community.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*

Provide details of anticipated deliverables and final products:

The anticipated final product will be a report including the following specific deliverables:

- Sub-area Travel Demand Model for the Study Area (model may extend beyond study area, if needed)
- Crash Analysis of major roads in study area (including motorized and non-motorized roadway users)
- Vision and Goals for study area corridors
- Needs and Opportunities evaluation for study area corridors
- Design, operational and management strategies to enhance and improve the performance of existing transportation system, including improvement of mobility for people and goods, along with maximization of safety within Study Area. Strategies may include (but not be limited to): roadway and intersection redesign; pavement marking(s), lighting, signage, speed limit changes, signalization and signal timing.
- Design alternatives for Gilead Road, Huntersville-Concord Road, and NC 115, within the study area extents
- Comparative Analysis of Design Alternatives – evaluate and compare in terms of safety, capacity, travel time, intersection delay, access for all modes, and cost
- Engineered cross-sections for existing and proposed transportation system (road, bike, pedestrian, transit access, and on-street parking). Cross-sections to include recommended utility and streetscape improvements, and preliminary cost estimates.
- Engineered intersection improvements for Gilead Road and Old Statesville Road (NC 115)
- Plan view concepts of proposed roadways, transit, and greenway system, to include recommendations for crossing improvements, rail crossing improvements, integration of greenway through downtown, and access to existing and future potential commuter rail station location.

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*
Have CRTPO planning funds been previously used to fund a planning study on this project? (yes or no) *No* If yes, explain below.
N/A
The planning funds you are applying for should be spent from July 1, 2026, to June 30, 2028. Please describe your schedule to meet the deadline.
The following draft schedule is outlined to meet the required deadline: *April 2026 – Post* (RFLOI/RFQ) *for 30-day period* *May-June 2026 – Select consultant/Board of Commission*/CRTPO a*pproval of contract* *July 2026 – NTP/Kickoff* *August-October 2026 – Public input and data gathering* *November 2026 – Data Analysis* *December-January 2027 – Consultant work on recommendations and design alternatives* *February 2027 – Evaluation of alternatives, Identified preferred alternative* *March-April 2027 – Consultant work on draft report* *May 2027 – Staff review draft* *June 2027 – Public review draft* *July/August 2027 – Finalizing report* *September/October 2027 – Action by Board of Commissioners*

APPLICATION FOR PLANNING FUNDS

PROJECT INFORMATION *(continued)*

Project Name: *Downtown Huntersville Transportation Plan*

Will this plan incorporate and improve upon recommendations from other regional planning efforts (2050 MTP, Beyond 77, Connect Beyond, and other regional plans)? Explain below.

This plan incorporates and improves upon the recommendations from the 2050 MTP, where a project for Gilead Road was included that would have widened it from the current 3 lanes to 4. The Town of Huntersville's Board of Commissioners had that project removed from the STIP in order to develop an alternative cross-section that will not impact several downtown buildings and businesses. This Downtown Huntersville Transportation Plan is designed to deliver that alternative cross-section for Gilead Road, as well as coordinated cross-sections for Huntersville-Concord Road and Old Statesville Road. This plan will also incorporate Beyond 77's recommendations into it by addressing a number of its "Strategies and Solutions," including but not limited to: first/last mile transit connections; providing sub-area land & transportation planning; evaluating opportunities for improved EV charging and curbside management; and Complete Streets & Mobility Hubs.

Will elements of resiliency, land use, complete streets, and Vision Zero/Safe Systems Approach be incorporated into your plan? Explain below.

Both the Gilead Road/Huntersville-Concord Road corridor and the Old Statesville Road (NC 115) corridor are designated as "needing improvement" for bicycle and pedestrian facilities in the Comprehensive Transportation Plan. So Both corridors will be designed following a Complete Streets and Safe Systems Approach in order to ensure that the appropriate cross-section is provided that allows safe and efficient travel by all modes, and provides access to the existing and future transit routes and stations within the study area.

By improving these corridors as multimodal streets, the transportation system in the downtown Huntersville area will be more resilient in the face of disruptions to any one mode of transportation, whether due to natural or man-made hazards. Improving connectivity and access across multiple modes redundancy within the transportation system. This is important both for times of disruption and daily fluctuations in travel demand.

APPLICATION FOR PLANNING FUNDS

How will you coordinate with neighboring jurisdictions, state and federal agencies as part of your plan? Explain below.

We anticipate including staff from NCDOT Division 10 on our advisory committee to ensure that the plan's recommendations are compliant with their standards and expectations. We've already reached out to them to begin identifying the appropriate staff to serve in this capacity.

We also plan to invite neighboring jurisdictions to participate in any public comment opportunities and to review our draft plan.

What role will the CRTPO play in the development of this plan? Explain below.

If appropriate, we will invite a CRTPO member to serve on our advisory committee. We also anticipate coordinating with CRTPO and the Safe Streets for All (SS4A) effort that will likely be going on at the same time. We will work to incorporate any preliminary recommendations or strategies from that planning effort into this plan's recommendations, wherever possible.

APPLICATION FOR PLANNING FUNDS

PLANNING PROJECT FUNDING PROPOSAL

Project Name: *Downtown Huntersville Transportation Plan*

Reference the example below to assist the project sponsor in completing the required charts within this section.

Example:

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
EXAMPLE: Happy City Critical Intersection Analysis Project Planning Funds 80% CRTPO/ 20% Local Match	$60,000	$48,000 (not to exceed)	$12,000

Planning Project	Total Project Cost	Reimbursement from CRTPO (80%) to your town/city	Non-Federal match by the town/city (20%)
Downtown Huntersville Transportation Plan Planning Funds 80% CRTPO /20% Local	**$***200,000*	**$***160,000* **(not to exceed)**	**$***40,000*

SUPPORTING DOCUMENTATION

Please email all supporting documentation to Jennifer.Stafford@charlottenc.gov. Please apply a read and delivery receipt when you send the email.

List sent documentation (maps, letters of support, etc.):

1. *Study Area Map*
2. *Letter of funding commitment*
3.
4.

APPLICATION FOR PLANNING FUNDS

ACKNOWLEDGMENTS

Project Name: *Downtown Huntersville Transportation Plan*

☒ Acknowledgment of availability of local match at the start of this project

☒ Acknowledgment to follow federal and state requirements for procuring a consultant (if applicable) and spending ANY funds associated with this project.

☒ Acknowledgment that your staff can complete this project within July 1, 2026, to June 30, 2028.

☒ Acknowledgment that Planning funds must be requested from CRTPO to reimburse local jurisdictions for (non-match) project costs.

☒ Acknowledgment of the requirement to submit reporting forms to CRTPO.

☒ Acknowledgment that you have the authority to submit this application on behalf of your town/city.

Applicant Name: *Heather Maloney*
Application Date: *10/28/25*

End of Application for Planning Funds

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Kevin Fox, Director of Public Works

Subject: Resolution for NCDOT Division of Highways to Abandon Right-of-Way Maintenance of SR-2436 at Huntersville Elementary School

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EXPLAIN REQUEST:

In conjunction with the redevelopment of Huntersville Elementary School and the proposed site layout for the new school facility, it is necessary for the existing maintenance right-of-way maintained by the NCDOT to be abandoned. The Right-of-way to be abandoned is known as SR-2436, and is shown on the attached map. NCDOT requires the Town of Huntersville to adopt a resolution in support of this abandonment.

ACTION RECOMMENDED:

Adopt Resolution

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. EXHIBIT A: Huntersville Elementary NCDOT Abandonment

RESOLUTION OF THE TOWN OF HUNTERSVILLE IN SUPPORT OF THE NCDOT DIVISION OF HIGHWAYS TO ABANDON RIGHT-OF-WAY MAINTENANCE OF SR-2436 AT HUNTERSVILLE ELEMENTARY SCHOOL

Resolution No. R-2026-16

WHEREAS, North Carolina Department of Transportation, Division of Highways currently has a maintenance right-of-way at Huntersville Elementary High School, SR-2436 as shown on the attached exhibit; and

WHEREAS, due to redevelopment of the site for a proposed new school facility, it is necessary to abandon the existing maintenance right-of-way back to the property owner, Charlotte-Mecklenburg Schools; and

WHEREAS, North Carolina Department of Transportation, Division of Highways requires submission of a resolution from the Town of Huntersville Board of Commissioners supporting the abandonment of state control, for upkeep and maintenance, of SR-2436; and

WHEREAS, the Town of Huntersville Engineering and Public Works Departments have determined that, in their opinion, the abandonment of the maintenance right-of-ways back to the property owner would not be contrary to the public interest.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS: that the Town Board of Commissioners for the Town of Huntersville does support, and request the North Carolina Department of Transportation, Division of Highways to abandon the maintenance right-of-way located at Huntersville Elementary School, known as SR-2436 shown on the attached exhibit.

Adopted this 4th day of May, 2026

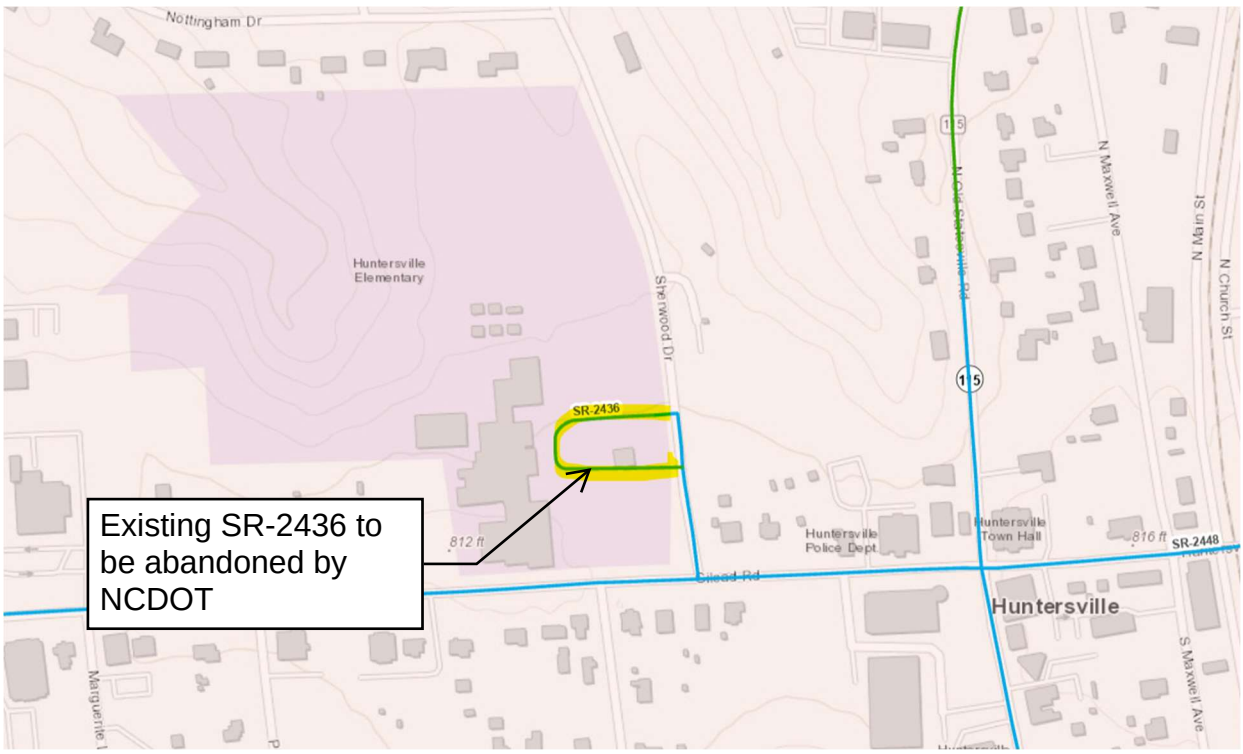
ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney


N
Nottingham Dr
Huntersville Elementary
Sherwood Dr
SR-2436
Existing SR-2436 to be abandoned by NCDOT
812 ft
Huntersville Police Dept
Huntersville Town Hall
816 ft
SR-2448
Gilead Rd
Huntersville
N Maxwell Ave
N Main St
N Church St
S Maxwell Ave
115

N.T.S

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Call public hearing for Petition #Annex 26-01: Cambridge-Prosperity, LLC

EXPLAIN REQUEST:

Call a public hearing for May 19, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the noncontiguous annexation of a parcel located on Eastfield Road.

ACTION RECOMMENDED:

Call a public hearing

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Public Hearing on Petition #R26-01: Real Estate Holdings LLC

EXPLAIN REQUEST:

Conduct a public hearing on Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone (+/- 14.78 acres) 12311 Airspeed Drive from Corporate Business Conditional District (CB-CD) to Corporate Business Conditional District (CB-CD) for revisions to an approved site plan (Parcel 01704401).

ACTION RECOMMENDED:

Conduct a public hearing.

FINANCIAL IMPLICATIONS:

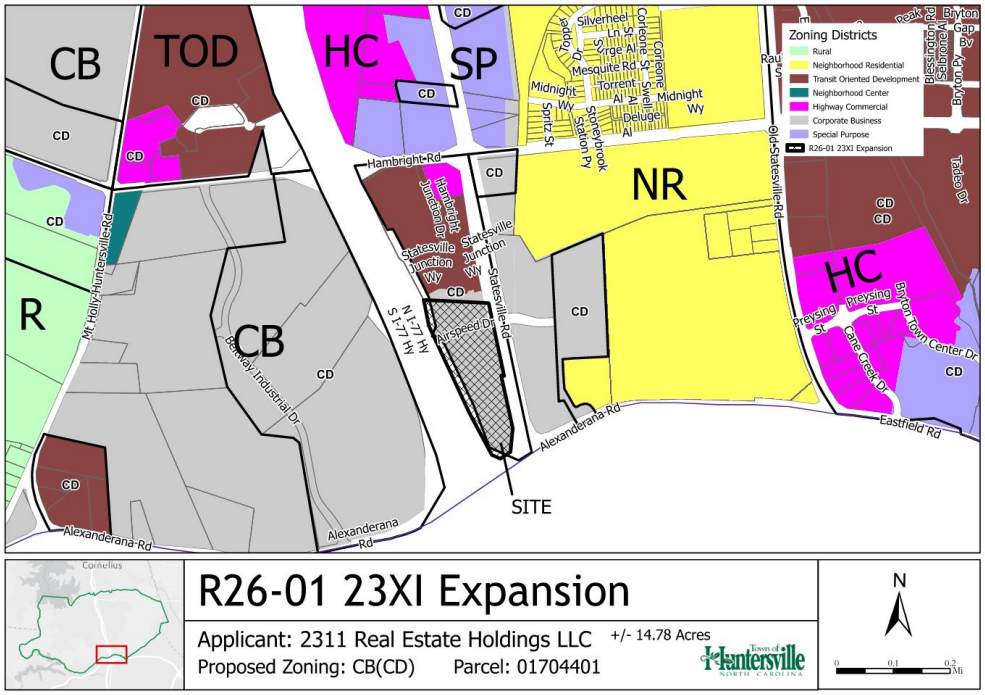
N/A

ATTACHMENTS:

1. R26-01 23XI PH Staff Report
2. 2311 Real Estate Holdings LLC General Application Town of Huntersville signed 12232025
3. 2026-0414 12311 Airspeed Dr - Rezoning-Submittal 2
4. CMR Hamlin HUNTERSVILLE (14652023.1)
5. R26-01 23XI Race Shop Engineering Comment Summary

Petition R26-01
23XI Race Shop Revision

PART 1: PROJECT SUMMARY



Applicant: 2311 Real Estate Holdings LLC.

Property Owner: 2311 Real Estate Holdings LLC

Property Address: 12311 Airspeed Dr.

Project Size: (+/-) 14.78 acres

Parcel Numbers: 01704401

Current Zoning: Corporate Business Conditional District (CB-CD)

Current Land Use: Race Shop

Proposed Zoning: Corporate Business Conditional District (CB-CD)

Proposed Land Use: Race Shop

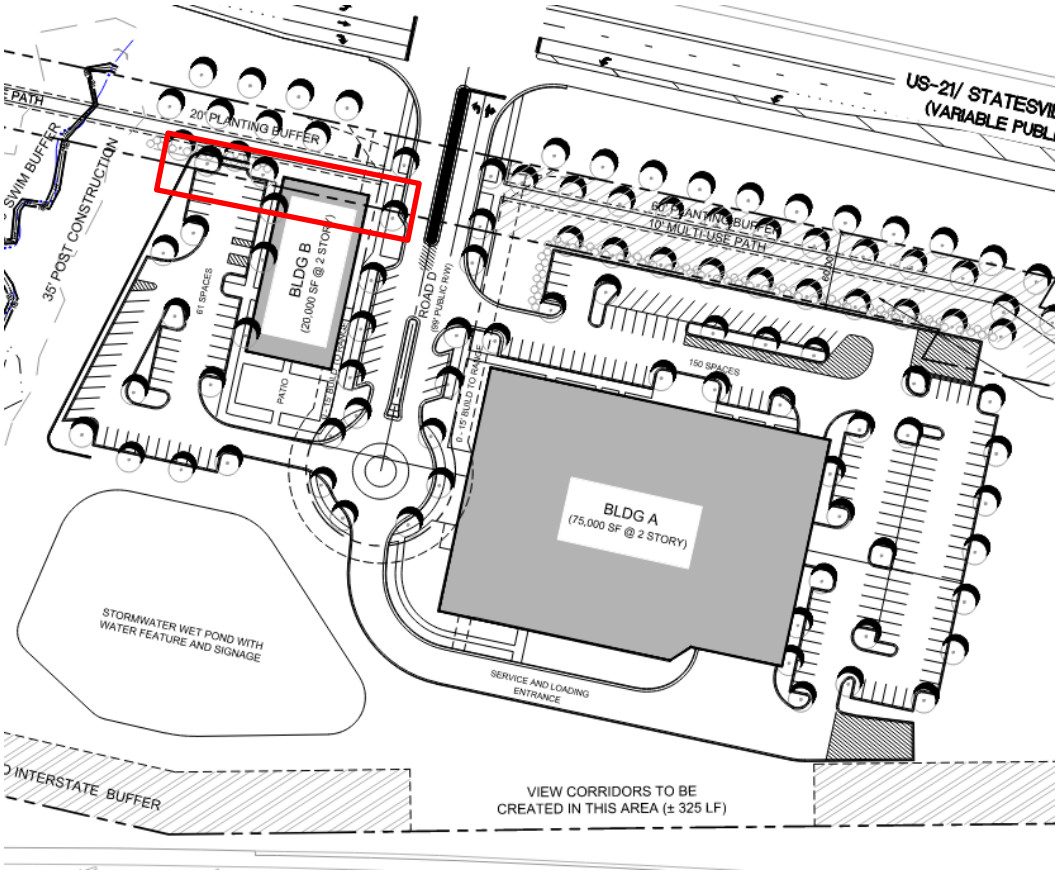
1. Purpose: Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone +/- 14.78 acres located at 12311 Airspeed Dr (parcel id # 01704401) from Corporate Business Conditional District to Corporate Business Conditional District.
2. Adjoining Zoning and Land Uses.
   North: Transit Oriented Development (TOD) zoning, Existing Multi-Family Residential
   South: City of Charlotte, I-485
   East: Corporate Business (CB) zoning, Existing Office Park – Incomplete (Northlake Business Park)
   West: I-77
3. A Community meeting was held on Thursday, February 26th, 2026. The invitation, site plan, and summary of the meeting are included in the agenda packet for review.
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer, and a rezoning sign was posted along Statesville Rd in front of the property.

PART 2: REZONING/SITE PLAN

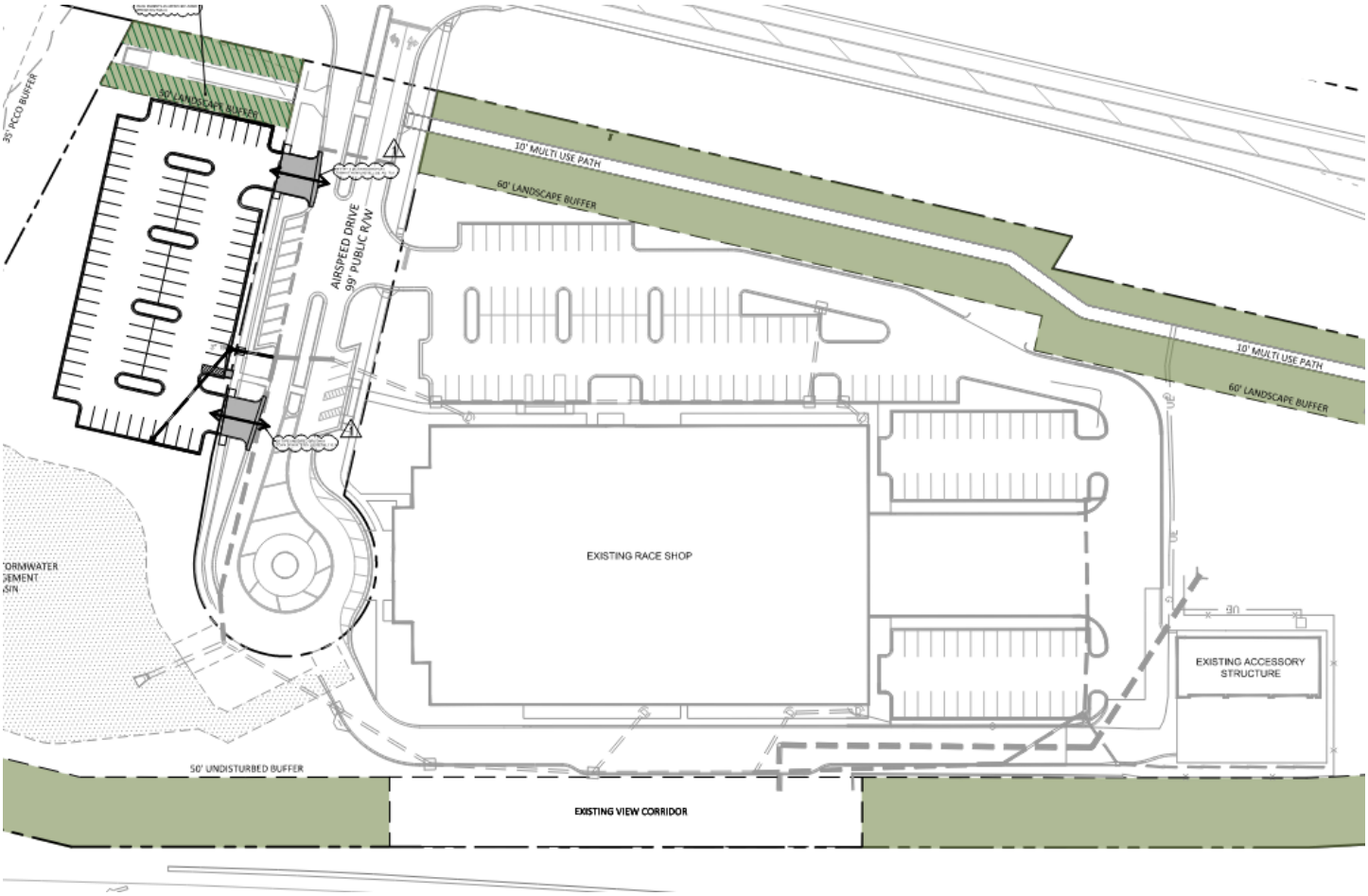
Site Plan Description

- The applicants are proposing to develop an 86-space parking lot where a building was previously proposed.
- Additionally, the 60' buffer along Statesville Rd is proposed to be reduced to 50'. This is a cleanup as the previously approved plan has a portion of a building located in the buffer area.
- Lastly the building sizes are being revised. The R20-04 had 2 buildings totaling 95,000 Sqft. R26-01 has one primary building of 113,293 Sqft. and an accessory building at 4,407 Sqft. totaling 117,700 Sqft.

Approved Rezoning Plan:



Proposed Rezoning Plan:



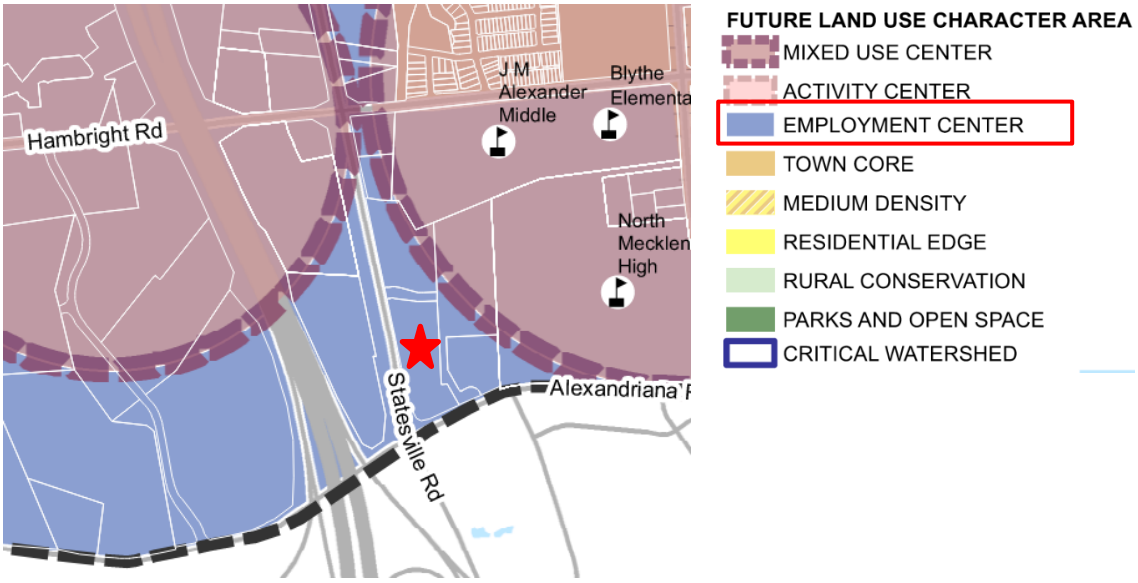
PART 3: TRANSPORTATION ISSUES

No issues, see Town Engineering Summary attachment

PART 4: REZONING CRITERIA

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

2040 Huntersville Community Plan – "Employment Center"



Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting -edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

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

- **Policy LU 1.1**: Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
    - STAFF COMMENT: The proposed property is in the Employment Center Character Area of the Huntersville 2040 plan as shown above. The proposed rezoning matches the characteristics of the surrounding properties.

- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.
    - STAFF COMMENT: The proposed development is adjacent to the existing I-77/US 21 corridor.

- **Policy EV 1.2**: Focus economic development in areas that support growth.
    - STAFF COMMENT: The proposed development is adjacent to the I-77/US 21 corridor.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   Staff recommends that the reclassification from Corporate Business Conditional District to Corporate Business Conditional District would be consistent with the overall character of adjacent development.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**

   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is not required, and engineering staff has determined no improvements are needed.
   - Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources.

PART 5: STAFF RECOMMENDATION

The application to reclassify the zoning of the property is consistent with the character area recommendations of the Huntersville 2040 Plan. Therefore, Staff recommends approval of the rezoning with the following conditions:

- 60' buffer be reduced to 50' adjacent to the proposed parking lot and buffer plantings meet the planting schedule as shown.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing is scheduled for May 4, 2026

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for May 26, 2026

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for June 16, 2026

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R26-01 Rezoning Plan
- Community Meeting Report
- Engineering Report

PART 10: CONSISTENCY STATEMENT – R25-17 Glendale Dr Subdivision

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, staff recommends approval of the application with conditions. With conditions the application is consistent with Policies LU 1.1, LU 5.1, and EV 1.2 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Planning Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: N/A	DENIAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Planning Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**	DENIAL: In considering the proposed rezoning application R26-01 23Xi Race Shop, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

General Application

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

1. Application Type

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

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

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

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

2. Project Data

Date of Application 11/26/2025

Name of Project 23XI Corporate Office and Race Shop Phase # (if subdivision) _____

Project Address 12311 Airspeed Dr., Huntersville, NC, 28078

Parcel Identification Number(s) (PIN) 01704401

Current Zoning District CB (CD) Proposed District (for rezoning only) CB (CD)

Property Size (acres) 14.78 Street Frontage (feet) ~1,350

Current Land Use Corporate Office and Race Shop

Proposed Land Use(s) Corporate Office and Race Shop

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

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.
The applicant is seeking to revise the approved site plan to provide clarity on entitlements consistent with as-built conditions at the Site and to allow additional parking on the Site. The Site has been developed with a total of 117,800 SF of development comprised of a race shop, office, and pit training facility. The approved Site plan allows a minimum of 95,000 SF of development and the potential for additional development. Other than additional parking, the applicant is not seeking approval of development beyond what is currently constructed on the Site and is not seeking to alter current transportation improvement commitments.

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name 2311 Real Estate Holdings LLC Phone 704.906.0496

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

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

Signature Richard D Russell

Title Partnership Representative Email rick@prosportmanagement.com

Address of Applicant 12311 Airspeed Dr., Huntersville, NC, 28078

7. Property Owner (if different than applicant)

*Printed Name 2311 Real Estate Holdings LLC Phone 704.906.0496

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

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

Signature Richard D Russell

Title Partnership Representative Email Rick@prosportmanagement.com

Address of Property Owner 12311 Airspeed Dr., Huntersville, NC, 28078

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

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

8. Development/Design Firm Contact Information

Moore & Van Allen PLLC	John T. Floyd	704.331.3578	johnfloyd@mvalaw.com
Agent Firm	Name of Contact	Phone	Email
Orsborn Engineering Group	Jeff Orsborn	980.227.2355	jorsborn@orsborn-eng.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: https://www.huntersville.org/228/Planning-Department

REZONING NUMBER: R26-01 23 XI REVISION

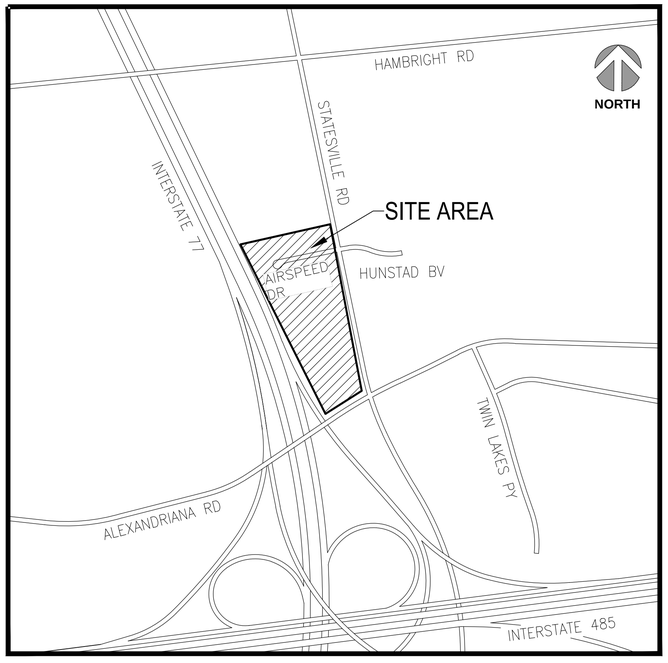
ACCELA NUMBER: CSP- 500120

12311 AIRSPEED DRIVE REZONING PLAN

HUNTERSVILLE, NORTH CAROLINA

MECKLENBURG COUNTY

PROJECT CONTACTS	
OWNER	2311 REAL ESTATE HOLDINGS, LLC. 12311 AIRSPEED DRIVE HUNTERSVILLE, NC 28078 (P) (704) 906-0496
CIVIL ENGINEER & LANDSCAPE ARCHITECT	ORSBORN DESIGN GROUP 605 LEXINGTON AVE, SUITE 301 CHARLOTTE, NC 28203 (P) (704) 749-1432
SURVEYOR	CORNERSTONE PROFESSIONAL LAND SURVEYING P.O. BOX 1296 MONROE, NC 28111 (P) (704) 956-5611



VICINITY MAP

NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
RZ 0.0	COVER SHEET
RZ 1.0	EXISTING CONDITIONS AND TREE SURVEY
RZ 2.0	REZONING PLAN
C3.1	GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE PLAN

811

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

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ORSBORN DESIGN GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

CLIENT INFORMATION:
2311 REAL ESTATE HOLDINGS, LLC.
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

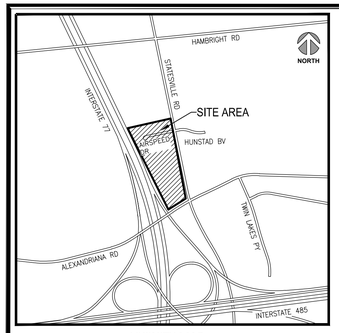
PROJECT INFORMATION:
COVER SHEET
FOR
12311 AIRSPEED DRIVE-
REZONING PLAN
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1445 LILIAN W. LEE
04/14/26

NO.	DATE	REVISIONS
1	04/09/26	REVISED PER COMMENTS

JOB #	24050
DATE:	11/18/25
SCALE:	NTS
DRAWN BY:	SKU
APPROVED BY:	JCO

RZ 0.0

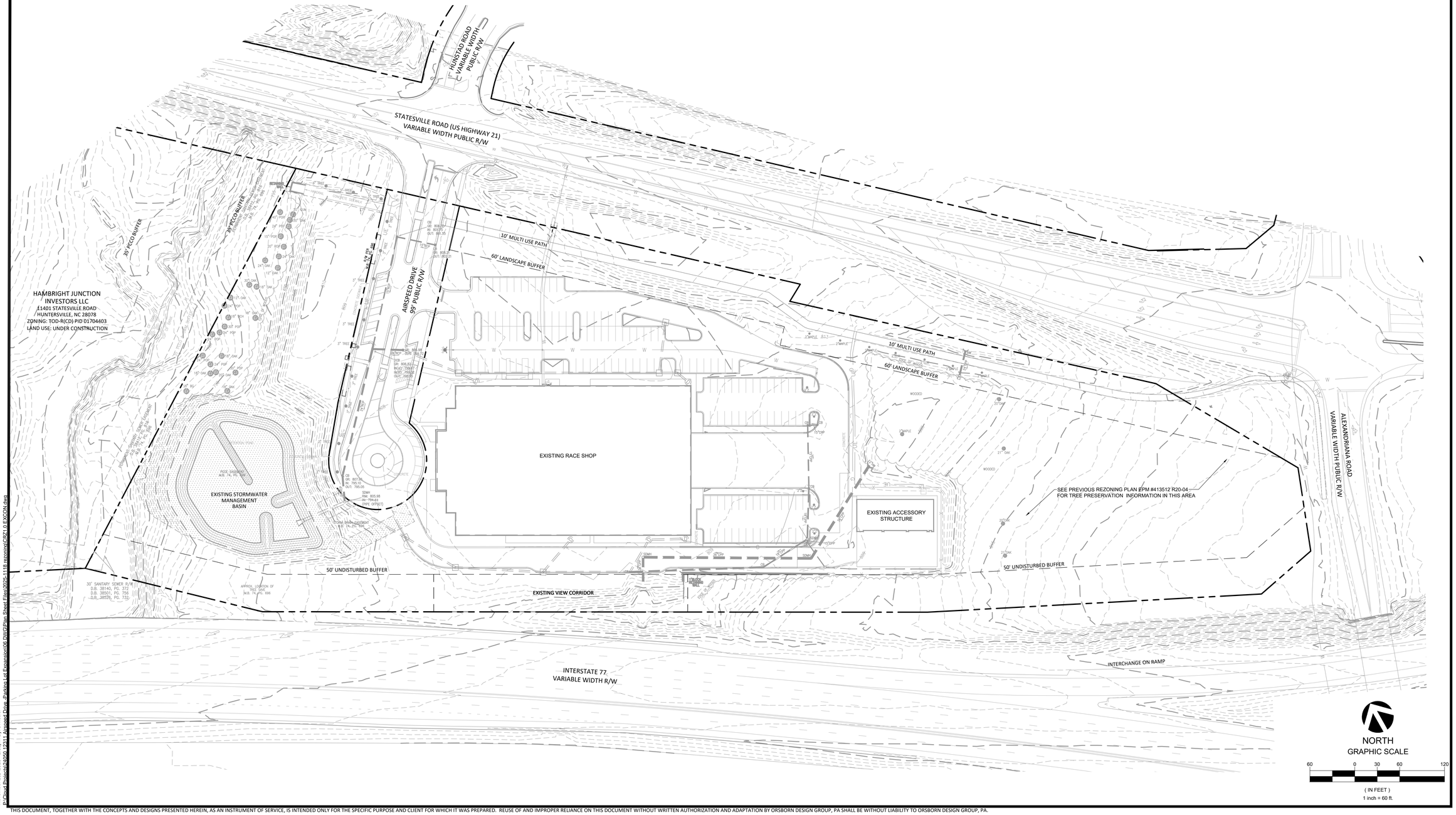


VICINITY MAP
NOT TO SCALE

TREE PRESERVATION SUMMARY			
# OF SPECIMEN TREES REQUIRED TO BE SAVED	SPECIMEN TREES SAVED PER PREVIOUSLY APPROVED PLANS	SPECIMEN TREES TO BE REMOVED PER THIS PLAN	TOTAL # OF SPECIMEN TREES TO BE PRESERVED
26	35	0	35

TREES 12" CALIPER AND GREATER

2	12" OAK
1	15" POPLAR
1	15" BLACK GUM
5	18" OAK
1	18" BEECH
1	20" GUM
1	20" POPLAR
1	20" OAK
6	24" POPLAR
2	24" OAK
2	30" POPLAR
2	30" OAK
1	40" POPLAR



NORTH
GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

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EXISTING CONDITIONS
FOR
12311 AIRSPEED DRIVE
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

PROGRESS DRAWINGS
DO NOT USE FOR
CONSTRUCTION

REVISIONS	DATE

JOB #	24050
DATE:	12/20/2024
SCALE:	1"=60'
DRAWN BY:	
APPROVED BY:	

RZ 1.0

November 20, 2025 - 2:58pm By: JWheeler
R:\Cloud Projects\24050 12311 Airspeed Drive - Parking Lot Expansion\06 PW\PWset Files\2025-1118 rezoning\CRZ1.0 EXICON.dwg

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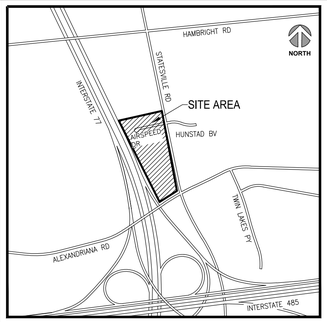

VICINITY MAP
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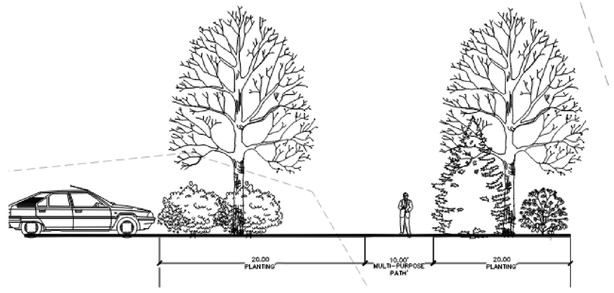
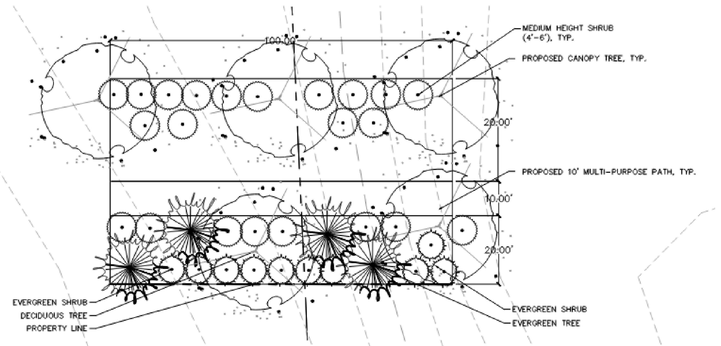


50' LANDSCAPE BUFFER - SECTION SCALE: 1" = 10'



50' LANDSCAPE BUFFER - PLAN SCALE: 1" = 20'

ZONING CODE SUMMARY

PROJECT NAME: 12311 AIRSPEED DRIVE - PARKING LOT EXPANSION

PROJECT ADDRESS: 12311 AIRSPEED DRIVE TAX PARCEL: 07104401

OWNER : 2311 REAL ESTATE HOLDINGS, LLC PHONE # -

OWNER ADDRESS: 12311 AIRSPEED DRIVE, HUNTERSVILLE, NC 28078

PLANS PREPARED BY: ORSBORN DESIGN GROUP PHONE # (704)-749-1432

ZONING: CB (CD) - REZONING/SKETCH PLAN EPM #413512 R20-04 JURISDICTION: TOWN OF HUNTERSVILLE

PROPOSED USE: PARKING LOT EXPANSION TO RACE SHOP

LOT AND BUILDING TYPE (ARTICLE 4): HIGHWAY COMMERCIAL

LOT SIZE: 14.78 ACRES NUMBER OF BUILDINGS: 2 EXISTING

PROPOSED BUILDING AREA: -

PROPOSED BUILDING HEIGHT: -

YARD REQUIREMENTS:

SETBACK (FRONT): - FT. FROM R/W

SETBACK (SIDE): - FT.

SIDE YARD: - FT.

REAR YARD: - FT.

REQUIRED BUFFERS:

FRONT: NO (YES) 60 FT.

REAR: NO (YES) 50 FT.

SIDE (L): (NO) / YES FT.

SIDE (R): (NO) / YES FT.

REQUIRED SCREENING:

FRONT NO (YES) 60' LANDSCAPE BUFFER

REAR NO (YES) 50' UNDISTURBED BUFFER

SIDE (L) (NO) / YES

SIDE (R) (NO) / YES

PARKING NO (YES)

WATERSHED: LONG CREEK

SITE DEVELOPMENT TABLE	
TOTAL AREA (AC):	14.78
PROPOSED DISTURBED AREA (AC):	< 1 AC
RIVER BASIN:	CATAWBA
PRINCIPAL USE:	PARKING FOR RACE SHOP
BUILDING TYPE (ARTICLE 4):	HIGHWAY COMMERCIAL
ZONING DISTRICT:	CB (CD) - REZONING/SKETCH PLAN EPM #413512 R20-04
EXISTING USE:	RACE SHOP
PERCENTAGE OF IMPERVIOUS ALLOWED:	83.5% (PER PREVIOUSLY APPROVED PLAN)
PERCENTAGE OF IMPERVIOUS SHOWN:	33.62%
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT:	NO
WATERSHED DISTRICT:	LONG CREEK
MODIFICATIONS FROM PREVIOUSLY APPROVED PLAN:	MODIFICATION FROM REZONING/SKETCH PLAN EPM #413512 R20-04 REMOVE BUILDING B. PROVIDE PARKING AND 50' LANDSCAPE BUFFER ALONG STATESVILLE ROAD R/W AS SHOWN ON PLANS.

1

BUILT-UPON AREA SUMMARY:

EXISTING BUA PER PREVIOUSLY APPROVED PLAN: 182,516 SF (28.4% OF LOT AREA)

FUTURE BUA PER PREVIOUSLY APPROVED PLAN: 354,578 SF (55.1% OF LOT AREA)

TOTAL APPROVED BUA PER PREVIOUSLY APPROVED PLAN: 537,094 SF (83.5% OF LOT AREA)

MAXIMUM ALLOWABLE BUA PER WATERSHED: 450,709 SF (70% OF LOT AREA)

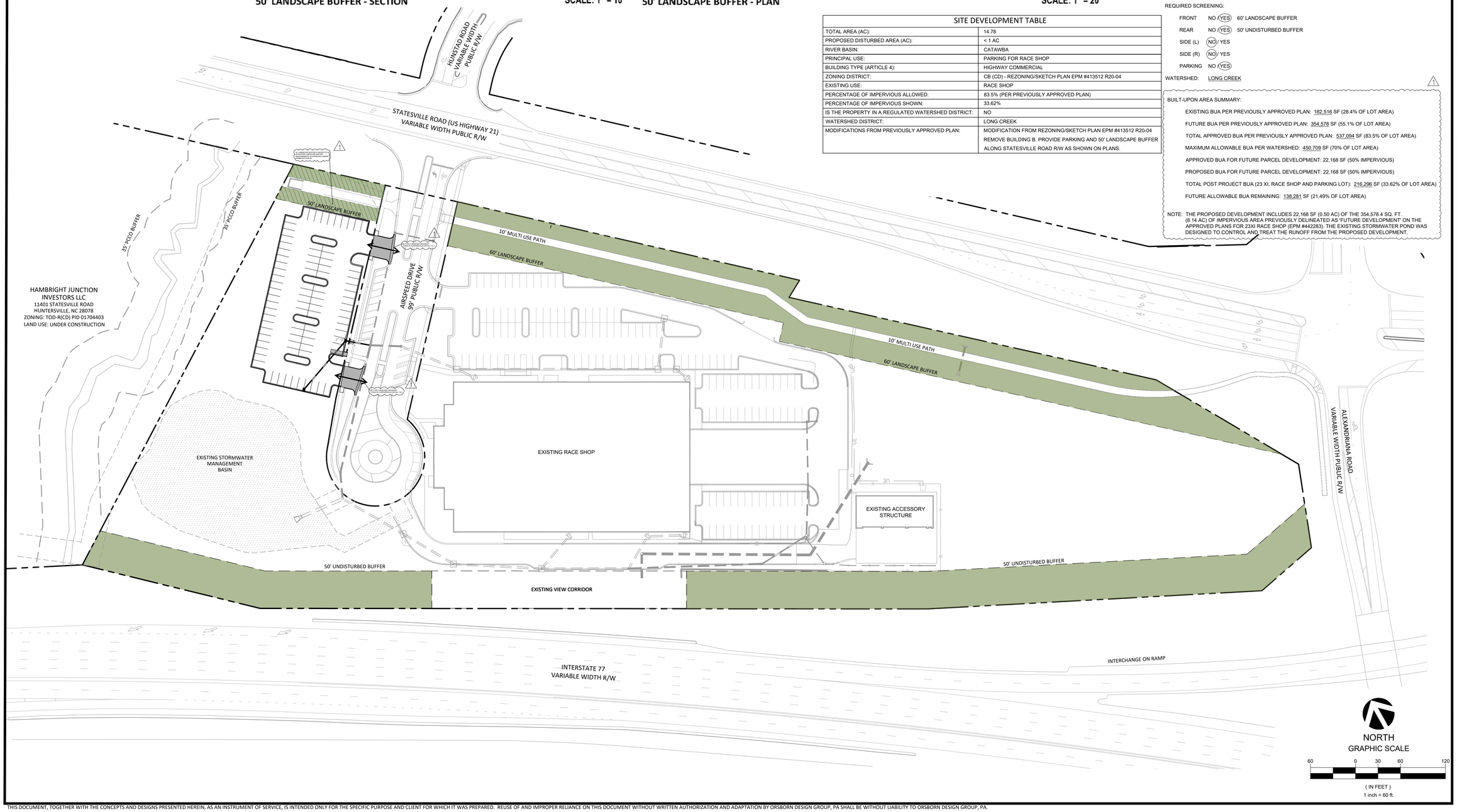
APPROVED BUA FOR FUTURE PARCEL DEVELOPMENT: 22,168 SF (50% IMPERVIOUS)

PROPOSED BUA FOR FUTURE PARCEL DEVELOPMENT: 22,168 SF (50% IMPERVIOUS)

TOTAL POST PROJECT BUA (23 XI, RACE SHOP AND PARKING LOT): 216,296 SF (33.62% OF LOT AREA)

FUTURE ALLOWABLE BUA REMAINING: 138,281 SF (21.49% OF LOT AREA)

NOTE: THE PROPOSED DEVELOPMENT INCLUDES 22,168 SF (0.50 AC) OF THE 354,578.4 SQ. FT. (8.14 AC) OF IMPERVIOUS AREA PREVIOUSLY DELINEATED AS 'FUTURE DEVELOPMENT' ON THE APPROVED PLANS FOR 23XI RACE SHOP (EPM #442283). THE EXISTING STORMWATER POND WAS DESIGNED TO CONTROL AND TREAT THE RUNOFF FROM THE PROPOSED DEVELOPMENT.



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1 inch = 60 ft.

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PROJECT INFORMATION:
REZONING PLAN
FOR
12311 AIRSPEED DRIVE
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

NORTH CAROLINA LANDSCAPE ARCHITECT SEAL No. 1445 REGISTERED LILLIAN W. LESSLEY
04/14/26

NO	DATE	REVISIONS
1	04/09/26	REVISED PER COMMENTS

JOB #	24050
DATE:	12/20/2024
SCALE:	1"=60'
DRAWN BY:	
APPROVED BY:	

RZ 2.0

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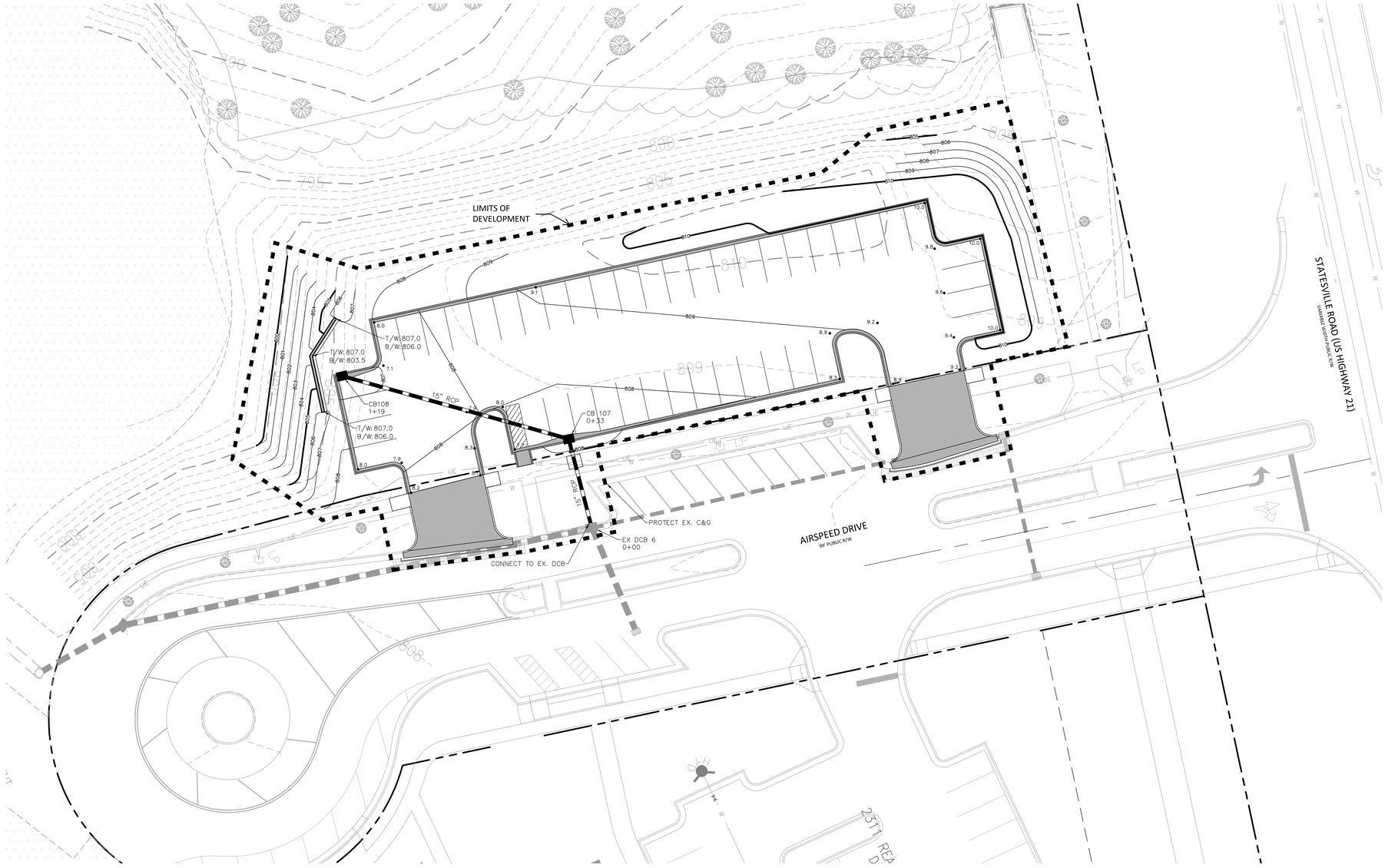


GRADING & DRAINAGE NOTES

1. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK INDICATED ON THE SITE SURVEY. CONTRACTOR SHALL VERIFY BENCHMARK PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE ENGINEER AND OWNER IMMEDIATELY.
3. CONTOURS AND ELEVATIONS SHOWN ON THESE DRAWINGS REPRESENT FINISHED GRADE. CONTRACTOR SHALL ALLOW FOR PAVEMENT THICKNESS, TOPSOIL THICKNESS, SOD THICKNESS, FLOOR SLABS, ETC. WHEN GRADING TO SUBGRADE.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SOIL AND EROSION CONTROL MEASURES FOR THE PROTECTION OF ALL ADJACENT LANDS AND ROADS. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER NCDEQ REQUIREMENTS AND THESE PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL SOILS REPORTS PREPARED FOR THE SITE. CONTRACTOR SHALL PERFORM ALL EARTHWORK OPERATIONS INCLUDING SUBSURFACE REMEDIATION, SUBGRADE PREPARATION, GRADING, FILL PLACEMENT, COMPACTION, ETC. PER RECOMMENDATIONS OF THE SOILS REPORT. IF A CONFLICT EXISTS BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR CLARIFICATION TO THE ENGINEER AND OWNER FOR REVIEW.
6. THE OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEER TO PERFORM SOIL TESTING AND INSPECTIONS DURING CONSTRUCTION. THE TESTING FIRM WILL BE RESPONSIBLE FOR SUBGRADE INSPECTION, SOIL MATERIAL CLASSIFICATION, IN-PLACE DENSITY TESTING, BACKFILL OBSERVATION, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE TESTING FIRM.
7. SUBGRADES SHALL BE TESTED PRIOR TO PLACING BACKFILL. SOFT SPOTS OR AREAS WITH EXCESSIVE PUMPING OR RUTTING SHALL BE UNDERCUT OR OTHERWISE ADDRESSED AS DIRECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL.
8. ALL MATERIAL USED FOR BACKFILL SHALL MEET THE REQUIREMENTS OF THE SPECIFICATIONS. REQUIRED IMPORTED FILL MATERIAL MUST BE OBTAINED FROM OFF-SITE, TESTED & APPROVED FOR IMPORT BY THE GEOTECHNICAL ENGINEER.
9. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR SPECIFICATIONS OR SUGGESTED IN THE SOILS REPORT, CONTRACTOR SHALL PERFORM ALL EARTHWORK OPERATIONS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS, DIVISION 2. ALL EARTHWORK OPERATIONS UNDER BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE, SECTION 1804.
10. PLACE FILL MATERIALS ON SUBGRADES FREE OR MUD, FROST, SNOW, OR ICE IN LAYERS NOT MORE THAN 8" THICK FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT AND NOT MORE THAN 4" THICK FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE FILL EVENLY IN UNIFORM LIFTS.
11. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR SPECIFICATIONS OR SUGGESTED IN THE SOILS REPORT, FILL IN LAWN, LANDSCAPE, AND GRAVEL AREAS SHALL BE COMPACTED TO AT LEAST 95% STD. PROCTOR. FILL IN PAVEMENT AND BUILDING AREAS SHALL BE COMPACTED TO AT LEAST 98% STD. PROCTOR.
12. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR SPECIFICATIONS OR SUGGESTED IN THE SOILS REPORT, FILL IN THE UPPER 24" IN PAVEMENT AND BUILDING AREAS SHALL BE COMPACTED TO 100% STD. PROCTOR. CONTRACTOR SHALL ENSURE THIS EXTRA COMPACTIVE EFFORT DOES NOT DAMAGE SUBSURFACE PIPE AND STRUCTURES.
13. FILL IN THE UPPER 24" IN LAWN AND LANDSCAPE AREAS, NOT INCLUDING SLOPES, SHALL BE COMPACTED TO 85% -92% STD. PROCTOR.
14. PIPE BACKFILL SHALL BE COMPACTED TO 95% STD. PROCTOR AND SHALL MEET MANUFACTURER RECOMMENDED MAXIMUM FILL HEIGHT REQUIREMENTS.
15. SOIL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
16. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2.5 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE SPECIFIED OR APPROVED BY GEOTECHNICAL ENGINEER.
17. BENCH SLOPED AREAS STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
18. CONTRACTOR SHALL BLEND NEW EARTHWORK TO PROVIDE A SMOOTH TRANSITION TO EXISTING GRADE.
19. PORTIONS OF THIS PROJECT MAY REQUIRE SLOPES ACROSS PAVED AREAS AND LAWNS LESS THAN 2% CONTRACTOR SHALL TAKE CARE IN THESE AREAS TO PROVIDE POSITIVE DRAINAGE TO ENSURE RUNOFF SHEETS ACROSS NEW PAVEMENT OR LAWN AREAS TO PROPOSED OR EXISTING STORM INLETS.
20. ALL STORM DRAINAGE PIPE (RCP, HDPE, ETC.) SHALL CONFORM TO NCDOT STD. SPEC. SECTION 1032. PIPE SHALL BE INSTALLED PER NCDOT STD. SPEC. SECTION 300.
21. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
22. PRIOR TO COMMENCING STORM SEWER INSTALLATION, CONTRACTOR SHALL VERIFY SIZE OF EACH EXISTING STORM STRUCTURE REQUIRED TO BE MODIFIED TO ACCEPT A NEW PIPE. STRUCTURES NOT ADEQUATELY SIZED FOR NEW PIPE SHALL BE REPLACED OR MODIFIED, REUSING PORTIONS OF THE EXISTING STRUCTURE WHEREVER POSSIBLE.
23. CONTRACTOR SHALL PROVIDE STORM DRAINAGE AS-BUILT DRAWINGS (CAD & PDF) PREPARED AND SEALED BY A NORTH CAROLINA PROFESSIONAL LAND SURVEYOR. AS-BUILT DATA SHALL INCLUDE STRUCTURE RIM ELEVATIONS AND HORIZONTAL PIPE LENGTHS, BEARINGS, INVERTS, SLOPES, PIPE SIZES, AND PIPE MATERIALS, AT A MINIMUM.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS ARE CLEAN OF SEDIMENT ACCUMULATION AND DEBRIS. FLUSH SYSTEMS AS NECESSARY PRIOR TO OWNER ACCEPTANCE.
25. IF REQUIRED BY THE LOCAL JURISDICTION, CONTRACTOR SHALL PROVIDE THE OWNER WITH A VIDEO INSPECTION OF THE STORM SEWER SYSTEM. THIS VIDEO MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO ISSUANCE OF A FINAL BUILDING CERTIFICATE OF OCCUPANCY.
26. ORSBORN DESIGN GROUP HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY EXISTING RETAINING WALLS NOTED TO REMAIN.
27. ALL DISTURBED AREAS BEYOND THE LIMITS OF PAVEMENT AND BUILDING NOT IMPROVED WITH LANDSCAPE BEDS PER THE LANDSCAPE PLANS SHALL BE IMPROVED WITH A NEW LAWN SEEDED OR SODDED AS DIRECTED BY OWNER. CONTRACTOR SHALL MAINTAIN NEW SEEDED LAWN AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES, EASEMENTS, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

LEGEND

1	STRUCTURE IDENTIFICATION TAG
	PROPOSED CATCH BASIN
	PROPOSED DROP INLET
	PROPOSED MANHOLE
■ OR ●	PROPOSED YARD INLETS
CO	PROPOSED CLEANOUT
	PROPOSED HEADWALL
	PROPOSED FLARED END SECTION
	PROPOSED SWALE/DITCH
	PROPOSED STORM PIPE
RD	PROPOSED ROOF DRAIN PIPE
	EXISTING STORM PIPE
855	PROPOSED CONTOURS
854	
855	EXISTING CONTOURS
854	

STORM LEGEND

STRUCTURE TAG	STRUCTURE TYPE	DETAIL REFERENCE	
		STRUCTURE	FRAME & GRATE
CB	CATCH BASIN	NCDOT 840.02	NCDOT 840.03
DI	DROP INLET	NCDOT 840.14	NCDOT 840.16
MH	MANHOLE	NCDOT 840.52	NCDOT 840.54
ID	INLINE DRAIN	SEE DETAIL 2/C3.2	
FD	FLOOR DRAIN		ZURN Z1727 OR SIMILAR
RCP	CLASS III REINFORCED CONCRETE PIPE		
RCP IV	CLASS IV REINFORCED CONCRETE PIPE		
RCP V	CLASS V REINFORCED CONCRETE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		

PRECAST STRUCTURE NOTES

1. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE CONFORMING TO NCDOT STANDARDS AND SPECIFICATIONS. PROVIDE BUTYL MASTIC JOINTS (ASTM C990).
2. STRUCTURAL DESIGN OF ALL PRECAST STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR STANDARD PRECAST CONCRETE STRUCTURES SHOWING COMPLIANCE WITH NCDOT STANDARD DETAILS. CONTRACTOR SHALL SUBMIT ENGINEER SEALED SHOP DRAWINGS FOR EACH NON-STANDARD STRUCTURE (I.E. STRUCTURES WITH DIMENSIONS THAT DO NOT CONFORM TO THE NCDOT STANDARD DETAILS).
3. SHOP FABRICATION DRAWINGS FOR EACH STANDARD STRUCTURE ARE NOT REVIEWED BY OEG. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND INVERTS WITH THE MOST CURRENT SET OF DESIGN PLANS.
4. DROP INLETS IN TRAFFIC AREAS SHALL UTILIZE TRAFFIC BEARING GRATES IN LIEU OF NCDOT 840.16. PROVIDE EAST JORDAN IRONWORKS V-5660 OR SIMILAR.
5. CONTRACTOR SHALL USE TRAFFIC BEARING PRECAST DRAINAGE STRUCTURES COMPLYING WITH NCDOT 840.46 FOR ALL STRUCTURES LOCATED WITHIN PAVED AREAS. CONTRACTOR SHALL USE PRECAST DRAINAGE STRUCTURES COMPLYING WITH 840.45 FOR ALL STRUCTURES LOCATED OUTSIDE OF PAVED AREAS.
6. UNDER NO CIRCUMSTANCES SHALL A PRECAST STRUCTURE BE CUT OR ALTERED WITHOUT A PROFESSIONAL ENGINEER'S CERTIFICATION OF ADEQUATE LOAD BEARING STRENGTH FOLLOWING THE ALTERATION OF THE STRUCTURE, EXCEPT WHERE KNOCK-OUT PANELS ARE PROVIDED.
7. DRAINAGE STRUCTURES GREATER THAN 3'-6" DEEP SHALL BE REQUIRED TO HAVE STEPS PLACED AT 1'-2" ON CENTER. REFER TO NCDOT 840.66.

EROSION CONTROL NOTES

PROJECT DISTURBS LESS THAN 1 ACRE AND THEREFORE DOES NOT REQUIRE A LAND DISTURBING PERMIT. CONTRACTOR SHALL CONTROL SEDIMENT RUNOFF WITH SILT FENCE OR OTHER APPLICABLE DEVICES SO AS TO PREVENT SEDIMENT FROM LEAVING PROJECT AREA. REFER TO SHEET C3.3 FOR EROSION CONTROL DETAILS.

1. CONTRACTOR SHALL ENSURE THAT AT ALL TIMES THE REQUIREMENTS OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT NCG010000 AND THESE PLANS ARE BEING MET. ANY LAND DISTURBING ACTIVITY > 1 ACRE REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THIS GENERAL PERMIT. ANY NONCOMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT BY NCDEQ.
2. A RAIN GAUGE, SELF-INSPECTIONS RECORDS, GRADING PERMIT, CERTIFICATE OF COVERAGE, AND THE APPROVED EROSION AND SEDIMENT CONTROL PLANS ARE REQUIRED TO BE MAINTAINED ON SITE AT ALL TIMES AND SHALL BE ACCESSIBLE TO THE INSPECTOR DURING SITE VISITS. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMITS BOX AT THE PROJECT ENTRANCE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR UNTIL DIRECTED OTHERWISE BY THE INSPECTOR. WRITTEN RECORDS OF INSPECTIONS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. SUBMIT SELF-INSPECTION DOCUMENTATION THROUGHOUT THE PROJECT AS REQUIRED BY THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT.
4. NO DISTURBANCE BEYOND THE DENUDED LIMITS SHOWN ON THESE PLAN SHALL BE PERMITTED.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE BEST LOCATION BASED ON FIELD CONDITIONS.
6. THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO ACCOUNT FOR CHANGING SITE CONDITIONS. ADDITIONAL MEASURES TO CONTROL EROSION MAY BE REQUIRED BY THE INSPECTOR.
7. INSTALL ADEQUATE EROSION CONTROL MEASURES AND/OR INCREASE FREQUENCY WHERE APPROVED MEASURES FAIL TO PREVENT EROSION, OFFSITE SEDIMENTATION, OR CAUSE REPETITIVE NON-COMPLIANCE ISSUES.
8. ALL ROADS SURROUNDING THE PROJECT SHALL BE KEPT CLEAN AT ALL TIMES. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT TO PROTECT PAVED ROADS FROM TRACKED MUD AND SILT. WASH TIRES OF CONSTRUCTION VEHICLES IF NECESSARY TO MINIMIZE TRACKING OF MUD AND SOIL ONTO ROADS.
9. PROVIDE DUST CONTROL AS NECESSARY TO PREVENT ANNOYANCE AND/OR DAMAGE TO ADJACENT SITES. DUST CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO WETTING DOWN THE SITE AND INSTALLING TEMPORARY GROUNDCOVER ON AREAS THAT ARE NOT ACTIVE. DO NOT USE CALCIUM CHLORIDE OR ANY OTHER CHEMICALS ON AREAS TO BE SEEDED OR PLANTED.
10. TEMPORARY SLOPES SHALL BE GRADED NO STEEPER THAN 2:1 WITHOUT DETAILED METHODS OF STABILIZATION. SOILS ENGINEER TO VERIFY STABILITY OF SLOPES STEEPER THAN 2:1.
11. RUNOFF SHOULD NOT BE ALLOWED TO FLOW OVER THE TOP OF SLOPES. MAINTAIN DIVERSION DITCHES ALONG THE TOP OF FILL SLOPES AS FILL IS BEING PLACED.
12. SOIL STABILIZATION SHALL BE REQUIRED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
    - 12.1. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
    - 12.2. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
13. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
14. SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, AND SIMILAR MEASURES SHALL BE CLEANED OUT WHEN THEY ARE HALF FULL. STONE FILTERS MUST BE REFRESHED OR REPLACED WHEN CLOGGED. TORN SILT FENCE MUST BE REPAIRED IMMEDIATELY.
15. ALL STORM DRAINAGE SYSTEMS SHALL BE FLUSHED TO REMOVE SEDIMENT PRIOR TO FINAL ACCEPTANCE. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
16. BORROW AND/OR WASTE AREAS NOTE: IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY & ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSTITUTE PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT. IF THE LAND-DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND-DISTURBING ACTIVITIES AND MUST BE PERMITTED EITHER THROUGH THE SEDIMENTATION POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE OR THROUGH THE MINING ACT.
17. TOTAL DISTURBED AREA = LESS THAN 1 ACRE.

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

ORSBORN DESIGN GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

CLIENT INFORMATION:

CHOATE CONSTRUCTION COMPANY
2907 PROVIDENCE ROAD, SUITE 400
CHARLOTTE NC, 28211

PROJECT INFORMATION:

GRADING & DRAINAGE
FOR
12311 AIRSPEED DRIVE-
PARKING LOT EXPANSION
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
No. 1445
JILLIAN W. LESLIE
04/14/26

REVISIONS	DATE

JOB #	24050
DATE:	12/20/2024
SCALE:	1" = 20'
DRAWN BY:	SKU
APPROVED BY:	JCO

C3.1

December 19, 2024 - 8:01am By: surlette
P:\Cloud Projects\24050 12311 Airspeed Drive -Parking Lot Expansion\06 DWG\Plan Sheet Files\C3.0 GRADING & DRAINAGE.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN DESIGN GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN DESIGN GROUP, PA.

TOWN OF HUNTERSVILLE STANDARD PLANTING NOTES

1. INSTALLATION GUARANTEE REQUIRED: A FINAL CERTIFICATION OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.
3. MAINTENANCE SURETY REQUIRED: DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPING MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

50' LANDSCAPE BUFFER CALCULATION:

50' LANDSCAPE BUFFER REQUIRED PER 100 LF:
- (5) CANOPY TREES PER 100 LF
- (4) EVERGREEN TREES PER 100 LF
- (32) EVERGREEN SHRUBS PER 100 LF

LENGTH OF R/W ALONG OLD STATESVILLE ROAD: 126 LF R/W

50' LANDSCAPE BUFFER REQUIRED FOR 126 LF R/W ALONG OLD STATESVILLE ROAD:
- CANOPY TREES: 126 LF/1 TREE PER 20 LF = 6 CANOPY TREES
- EVERGREEN TREES: 126 LF/1 TREE PER 25 LF = 5 EVERGREEN TREES
- EVERGREEN SHRUBS: 126 LF/ 1 SHRUB PER 3 LF = 40 EVERGREEN SHRUBS

50' LANDSCAPE BUFFER PROVIDED:
OR 126 LF R/W ALONG OLD STATESVILLE ROAD:
- CANOPY TREES: 126 LF/1 TREE PER 20 LF = 6 CANOPY TREES
- EVERGREEN TREES: 126 LF/1 TREE PER 25 LF = 5 EVERGREEN TREES
- EVERGREEN SHRUBS: 126 LF/ 1 SHRUB PER 3 LF = 42 EVERGREEN SHRUBS

PLANTING SUMMARY

NOTE: PLANTING PLAN INCLUDES CODE COMPLIANT LANDSCAPING FOR THE AREA WITHIN THE LIMITS OF DISTURBANCE ONLY.

PARKING SCREENING: PARKING AREAS ARE REQUIRED TO BE SCREENED BY A CONTINUOUS ROW OF EVERGREEN SHRUBS SPACE AT 4' O.C. MAX.

PLAN PROVIDES SHRUBS SPACED AT 3.5' O.C PROVIDED TO SCREEN PARKING AND AS REPLACEMENTS FOR REMOVED LANDSCAPING.

AMENDED SOIL DEPTH NOTES:

CONTRACTOR SHALL AMEND SOILS IN AREAS WITH TURF TO DEPTH OF 6"

CONTRACTOR SHALL AMEND SOILS IN LANDSCAPE BED AREAS TO DEPTH OF 12"

CONTRACTOR SHALL AMEND SOILS IN LANDSCAPE BED AREAS AND AT TREES NOT IN LANDSCAPE BEDS TO DEPTH OF 18".

EXISTING SOIL MODIFICATONS (AMENDED SOILS):

A. CONTRACTOR SHALL REMOVE ALL ROCK AND DEBRIS FROM PLANTED AREAS.
B. CONTRACTOR SHALL REMOVE EXCESS SOIL.
C. CONTRACTOR SHALL TILL SOIL IN PLANTED AREAS TO DEPTH SPECIFIED.
D. CONTRACTOR SHALL AMEND SOIL AND TILL.

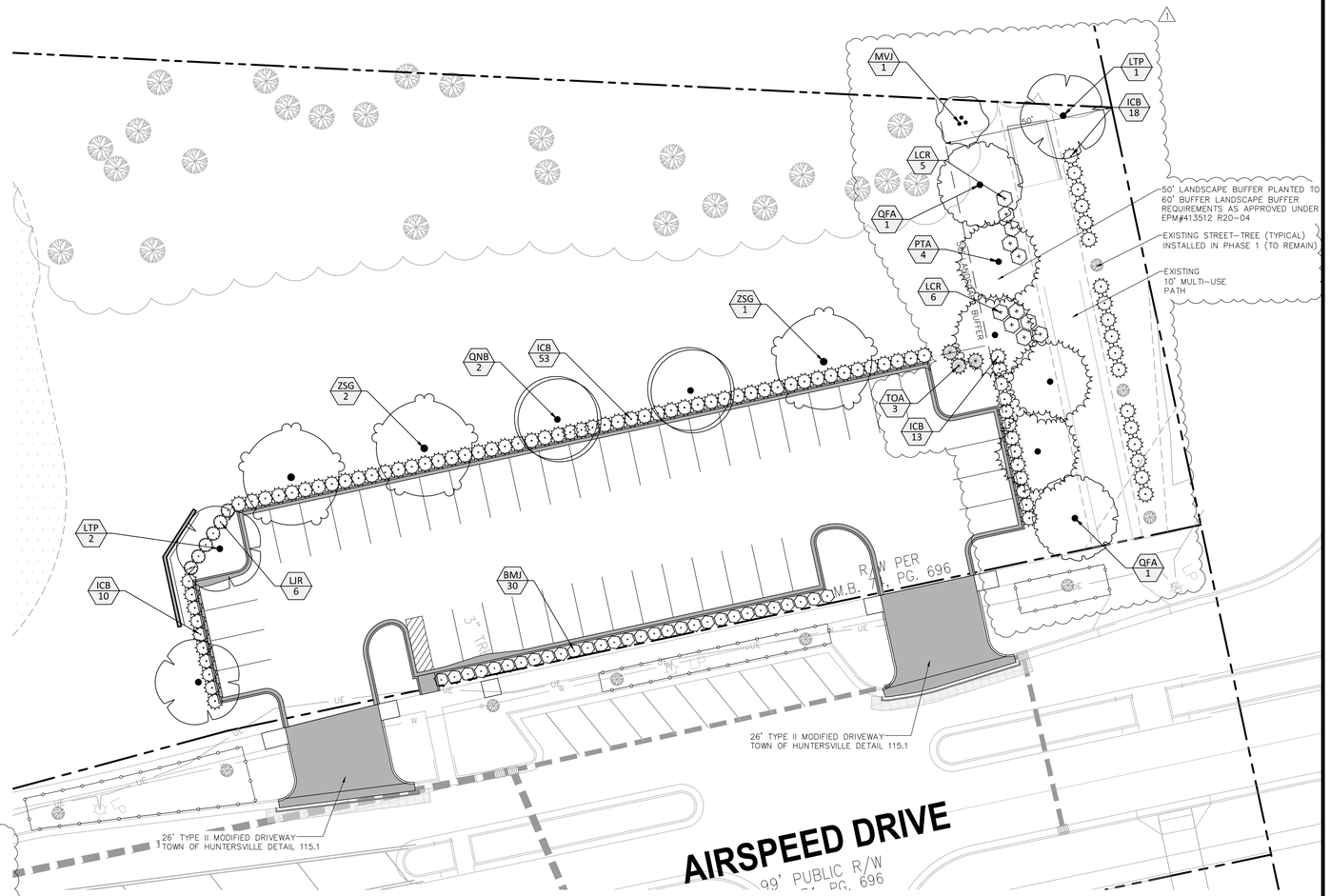
XXX — PLANT CODE
XX — PLANT QUANTITY

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	HEIGHT	REMARKS
TREES							
	LTP	3	Liriodendron tulipifera / Tulip Poplar	2.5" Cal.	B&B	10`-12` Ht.	
	QNB	2	Quercus nuttallii 'Ochlocknee' / Breezeway® Nuttall Oak	2.5" Cal.	B&B	10`-12` Ht.	
	ZSG	3	Zelkova serrata 'Glodell' / Autumn Glow™ Japanese Zelkova	2.5" Cal.	B&B	10`-12` Ht.	
LARGE MATURING TREES							
	PTA	4	Pinus taeda / Loblolly Pine	2" Cal.			
	QFA	2	Quercus falcata / Southern Red Oak	2" Cal.			
SMALL MATURING TREES							
	TOA	3	Thuja occidentalis 'American Pillar' / American Pillar Arborvitae	5` Ht.			
MEDIUM MATURING TREES							
	MVJ	1	Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia	10-12` Ht.			Mulit-stem, Matching

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MIN. HEIGHT	REMARKS
SHRUBS							
	BMJ	30	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	24-30" ht	Pot		
	ICB	94	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	36" Ht.	Pot		
	LJR	6	Ligustrum japonicum 'Recurvifolium' / Curly Leaf Japanese Privet	30-36" ht	Pot		
	LCR	11	Loropetalum chinense rubrum 'Ever Red' / Ever Red Fringe Flower	24-30" ht			

* PLANT COUNTS PROVIDED FOR CONVENIENCE ONLY AND MAY DIFFER FROM QUANTITY DEPICTED ON PLAN. CONTRACTOR WILL BE HELD TO THE STRICTER STANDARD.



NORTH
GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

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PROJECT INFORMATION:
LANDSCAPE PLAN
FOR
12311 AIRSPEED DRIVE-
PARKING LOT EXPANSION
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1445 LILLIAN W. LESESNE
04/14/26

NO.	DATE	REVISIONS
1	04/09/26	REVISED PER COMMENTS

JOB #	24050
DATE:	12/20/2024
SCALE:	1" = 20'
DRAWN BY:	-
APPROVED BY:	-

L1.0

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COMMUNITY MEETING REPORT FOR GENERAL APPLICATION # CSP-500120

Petitioner: **2311 Real Estate Holdings LLC**

Rezoning Petition Nos.: **CSP-500120**

Property: **±14.78-acres located at 12311 Airspeed Drive**

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

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

A representative of the Petitioner sent via certified mail a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 2/12/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, February 26, 2026, at 6:00 p.m. The meeting was held at 23XI Race Shop (Board Room), 12311 Airspeed Drive, Huntersville, North Carolina, 28078.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Mike Wheeler with 2311 Real Estate Holdings LLC and John Floyd with Moore & Van Allen, PLLC. Brian Richards, planning director with Town of Huntersville, also attended the meeting.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan & Process:

Mr. Floyd shared a slide presentation of the project. He explained that the primary reason for the rezoning was to amend the existing site plan to allow a new parking lot and to slightly modify the buffer between the parking lot and Statesville Road. He showed the proposed site with the addition of the new parking lot and the 50-foot landscape buffer planted to a 60-foot landscape buffer standard and provided a closer look at the additional parking lot and landscape plan.

II. Summary of Questions/Comments and Responses:

Mr. Hallman asked questions to confirm that the site, after development of the new parking lot, would remain in compliance with (i) limits on impermeable surfaces, (ii) stormwater requirements, and (iii) tree save requirements. Mr. Richards and Mr. Floyd explained that the site would continue to meet all those requirements and that the site was originally designed with a parking lot in an area where one is being proposed.

There being no further questions, the meeting was adjourned and the attendee was thanked for their time and interest in the project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

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

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Mike Wheeler, 2311 Real Estate Holdings LLC
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners and Neighborhood Organizations:

ownrfrstnm	ownrlstnme	ownr2frstn	ownr2lstnm	mailaddr1	zipcode	state	mailcity
	KB RE LLC			11208 STATESVILLE RD STE 300	28078	NC	HUNTERSVILLE
	HAMBRIGHT JUNCTION INVESTORS LLC			825 SISK AV STE 200	38655	MS	OXFORD
	HAMBRIGHT PROPERTIES LLC			9643 ASHLEY GREEN CT NW	28027-7236	NC	CONCORD
	2311 REAL ESTATE HOLDINGS LLC			12311 AIRSPEED DR	28078	NC	HUNTERSVILLE
	TOWN OF HUNTERSVILLE			PO BOX 664	28070	NC	HUNTERSVILLE
	BLUEGREEN CAPITAL PARTNERS II LLC			PO BOX 352	28025	NC	CONCORD
	NORTH MECK SELF STORAGE LLC			PO BOX 1659	28031	NC	CORNELIUS
	MJMS DEPOT LLC			1515 SUNNYSIDE AVE	28204	NC	CHARLOTTE
	PTU LLC		SHOE PROPERTIES LLC	426 FOSTER AV	28203	NC	CHARLOTTE
A KELLY	PHARR	WENDY C	SPECKMAN	207 ASHBY DR	28036	NC	DAVIDSON
	STONEYBROOK STATION HOMEOWNERS ASSOCIATION INC			1612 MILITARY CUTOFF RD STE 108	28403	NC	WILMINGTON
	BRYTON CROSSING HOMEOWNERS ASSOCIATION INC			1400 SUNDAY DR STE 101	27607	NC	RALEIGH

Email Notifications:

MAYOR CHRISTY CLARK C/O TOWN OF HUNTERSVILLE	cclark@huntersville.org
MPT JENNIFER HUNT C/O TOWN OF HUNTERSVILLE	jhunt@huntersville.org
COMMISSIONER EDWIN QUARLES C/O TOWN OF HUNTERSVILLE	equarles@huntersville.org
COMMISSIONER LATOYA RIVERS C/O TOWN OF HUNTERSVILLE	lrivers@huntersville.org
COMMISSIONER NICK WALSH C/O TOWN OF HUNTERSVILLE	nwalsh@huntersville.org
Commissioner Scott Coronet	scoronet@huntersville.org
Commissioner Heather Smallwood	hsmallwood@huntersville.org
Planning Board - general email	planningboard@huntersville.org
TOWN CLERK JANET PIERSON C/O TOWN OF HUNTERSVILLE	jpierson@huntersville.org
PLANNING DIRECTOR BRIAN RICHARDS C/O TOWN OF HUNTERSVILLE	brichards@huntersville.org
PLANNING ADMINISTRATIVE ANALYST TRACY BARRON C/O TOWN OF HUNTERSVILLE	tbarron@huntersville.org
TOWN MANAGER ANTHONY ROBERTS C/O TOWN OF HUNTERSVILLE	aroberts@huntersville.org
ASSISTANT TOWN MANAGER BOBBY WILLIAMS C/O TOWN OF HUNTERSVILLE	bwilliams@huntersville.org
Asst Planning Director	bpriest@huntersville.org
JESSE JAMES C/O TOWN OF HUNTERSVILLE	jjames@huntersville.org
Planning Review Technician Amy Bruce	abruce@huntersville.org
Planner II Nathan Farber	nfarber@huntersville.org
Transportation Planner Heather Maloney	hmaloney@huntersville.org
Planner II Patrick Patterson	ppatterson@huntersville.org
Principal Planner - Long Range David Peete	dpeete@huntersville.org
Planner II Becca Prichard	bprichard@huntersville.org
Senior Planner Lauren Speight	lspeight@huntersville.org
GIS Technician Jake Stoner	wstoner@huntersville.org
GIS Coordinator Frances Tucker	ftucker@huntersville.org
Planner I Danielle Upright	dupright@huntersville.org
Development Code Officer Au'Darius Blackwood	ablackwood@huntersville.org
Code Enforcement Technician Claudia Schruhl	cschruhl@huntersville.org

Exhibit B

NOTICE TO INTERESTED PARTIES OF A GENERAL APPLICATION
PROJECT # CSP-500120

Subject:	Project No. CSP-500120 for property located at 12311 Airspeed Drive in Huntersville
Applicant:	2311 Real Estate Holdings LLC
Current Land Use:	Corporate Office and Race Shop
Existing Zoning:	CB(CD) (Corporate Business, Conditional)
Rezoning Requested:	CB(CD) (Corporate Business, Conditional)
Date and Time of Meeting:	***Thursday, February 26, 2026, at 6:00 p.m.***
Location of Meeting:	**23XI Race Shop (Board Room)** **12311 Airspeed Drive** **Huntersville, North Carolina 28078**
Meeting Registration:	***Please send an email to CommunityMeeting@mvalaw.com to register to attend and reference project # CSP-500120.***
Date of Notice:	2/12/2026

Moore & Van Allen is assisting 2311 Real Estate Holdings LLC (the "Applicant") on a recently filed revision request for an approximately ±14.78-acre site located at 12311 Airspeed Drive (the "Site"), in Huntersville, North Carolina. The parcel ID number for the Site is 01704401. The request is to revise the approved site plan to provide clarity on entitlements consistent with as-built conditions at the site and to allow additional parking on the site.

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

Accordingly, we are extending an invitation to participate in the upcoming Community Meeting at the 23X1 Race Shop (Board Room), 12311 Airspeed Drive, Huntersville, North Carolina, 28078, to be held on Thursday, February 26, 2026, at 6:00 p.m. To register to attend, please send an email to CommunityMeeting@mvalaw.com before Wednesday, February 25th and reference project #CSP-500120.

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

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Mike Wheeler, 2311 Real Estate Holdings LLC
John Floyd, Moore & Van Allen, PLLC

14606994v1

Exhibit B (Continued)

Site location:

14606994v1

14652023v1

Exhibit C

Name	Email	Notes
Lee Hallman	hallmans@roadrunner.com	Huntersville Planning Board
Brian Richards		Huntersville Planning Staff
Kim Richards		

Town Engineering Rezoning Comment Summary
R26-01 23XI Race Shop
12311 Airspeed Dr.
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the Northeast corner of Airspeed Dr. & Statesville Rd. This rezoning incorporates approximately 28,000 square feet of additional parking and driveways into an existing commercial development. This parcel has existing Stormwater Control Measures (SCM) which were designed for the proposed increase in built upon area, therefore no additional SCM will be required.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Site Plan Comments:

1) There are no additional Engineering Staff comments, as preliminary calculations were provided showing that the existing SCM could contain and treat the additional proposed impervious area.

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: David Peete, Principal Planner - Long Range

Subject: Public Hearing on Petition #R26-06: Charter Properties, Inc

---

EXPLAIN REQUEST:

Conduct a Public Hearing on Petition #R26-06, a request by Charter Properties, Inc to revise a rezoning requirement for Charter Caldwell Station Apartments, located at 17155 Old Statesville Road to remove a portion of a brick wall.

ACTION RECOMMENDED:

Conduct Public Hearing

FINANCIAL IMPLICATIONS:

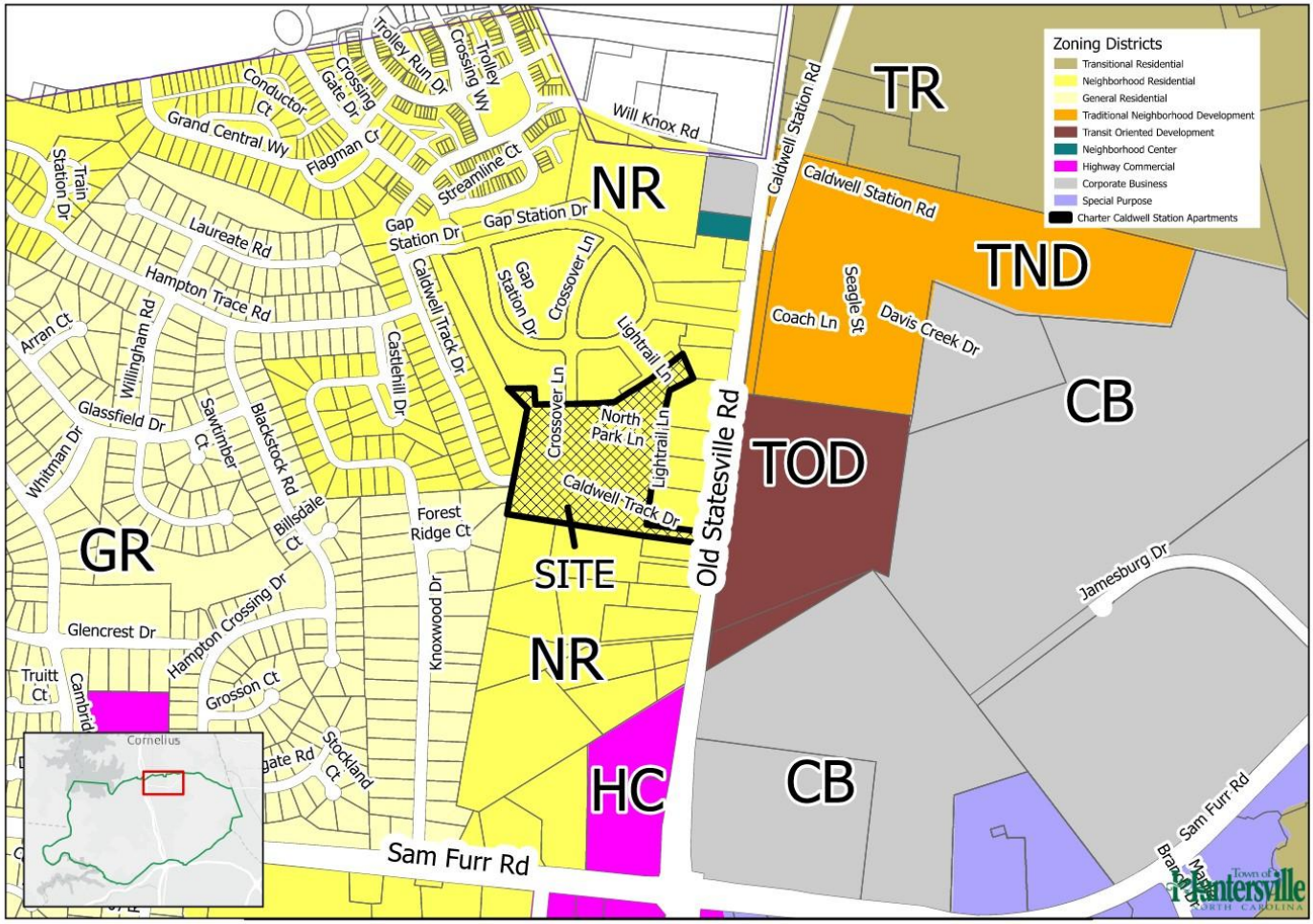
N/A

ATTACHMENTS:

1. R26-06 PH Staff Report 05-04-2026
2. Attachment A - General Application
3. Attachment B - Proposed Charter Caldwell Station Apartments REVISED Plan (3-13-26)
4. Attachment C - Community Meeting Report

Petition 26-06
Charter Caldwell Station Apartments – Revision

PART 1: PROJECT SUMMARY



1. Purpose: Rezoning revision of Charter Caldwell Station Apartments, an 11.67-acre multi-family development currently under construction at 17155 Old Statesville Road (approx. 1,200 linear ft. south of the Cornelius town limit). The property is zoned Neighborhood Residential (Traditional Neighborhood Development – Overlay) (NR – TND-O) and is to be developed as a 166-unit apartment complex. The proposed revision is to the 1998 Rezoning Plan that governs this property which has the following condition:

   "A six-foot high brick wall of approximately 1,000 feet in length shall be constructed".

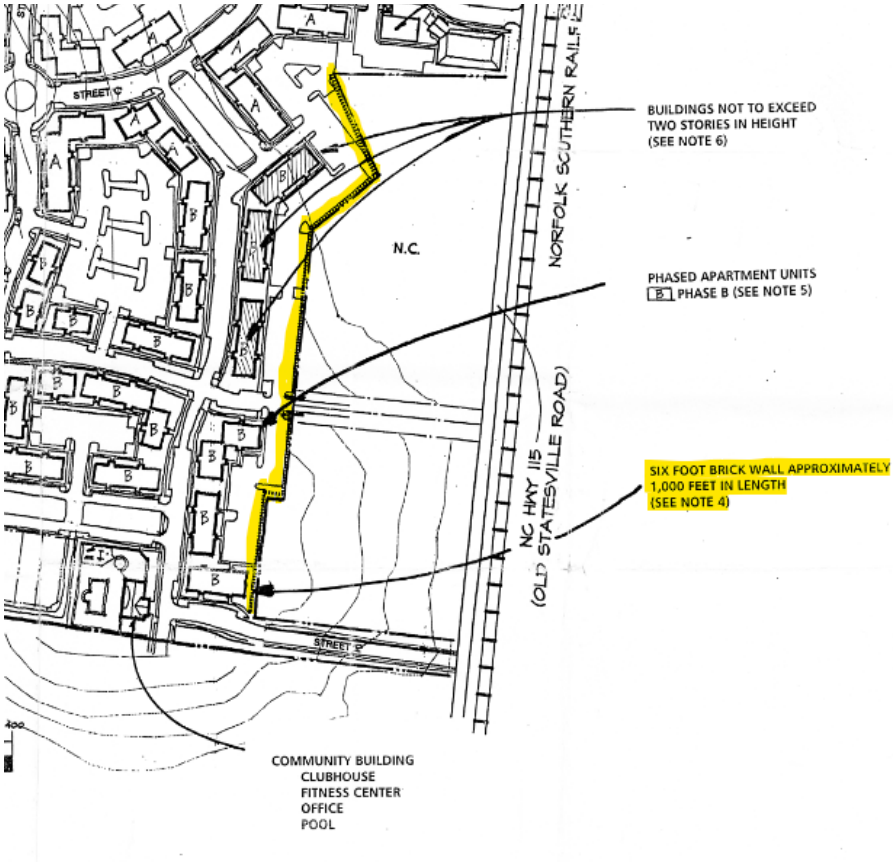
   This wall was constructed as part of the Caldwell Station Apartments – Phase 1 project.

2. Adjoining Zoning and Land Uses.
   North: Neighborhood Residential – Traditional Neighborhood Development Overlay (NR – TND-O), apartments (The Pointe at Caldwell Station).
   South: Neighborhood Residential (NR), large-lot, single-family homes.
   East: Neighborhood Residential (NR), townhomes (under construction).
   West: Neighborhood Residential – Traditional Neighborhood Development Overlay (NR – TND-O), single-family homes (Caldwell Station).
3. A neighborhood meeting was held on Monday, April 20, 2026. No residents or interested parties attended the meeting. The Community Meeting Report is attached (see Attachment C).
4. Notice for this rezoning revision petition were sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and (2) rezoning signs were posted on the property along the frontage of NC 115 and at the end of Caldwell Track Drive.

Background

1. Brief History: In 1998, the Town of Huntersville approved the Caldwell Station rezoning to Neighborhood Residential – Traditional Neighborhood Development Overlay (NR-TND-O) with several conditions, one of which was for "a six-foot high brick wall of approximately 1,000 feet in length" to be constructed along the eastern edge of the development as a screen-wall to buffer the proposed apartments from several adjacent single-family homes that fronted along NC 115 (see image below):

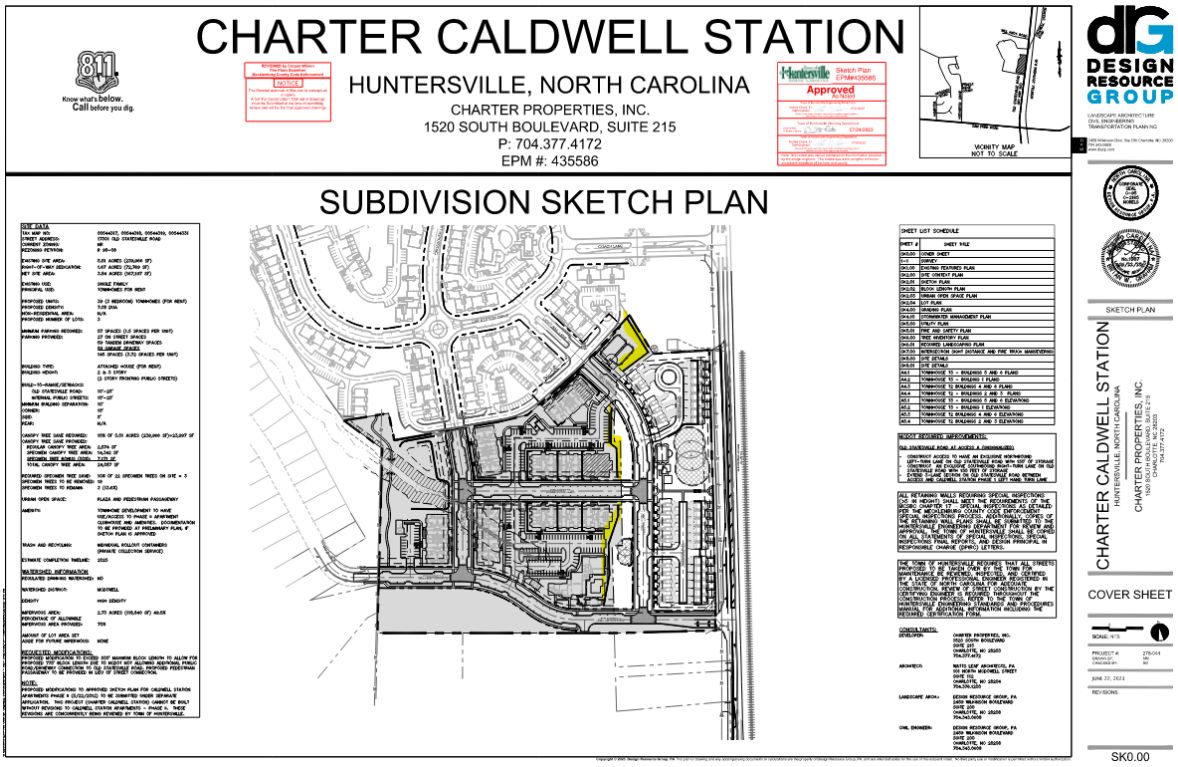
Approved Rezoning Plan for R98-08 – 1998



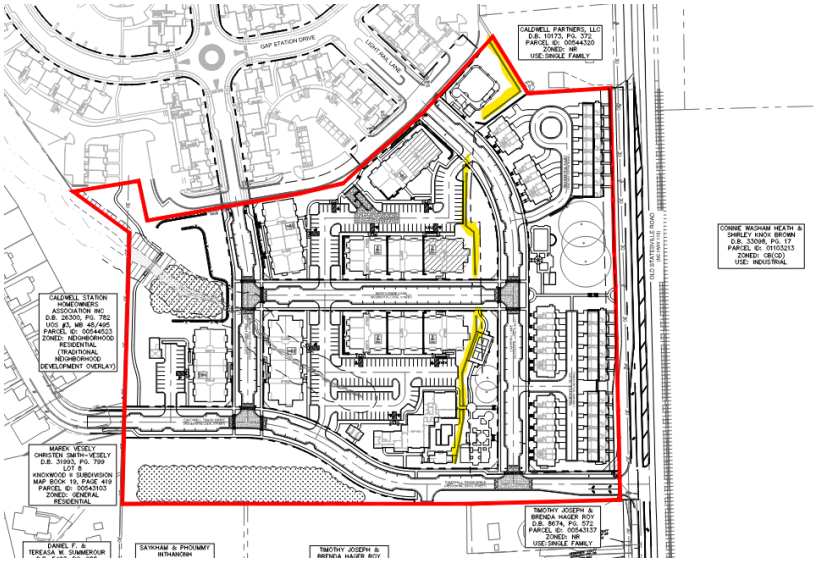
When Phase 1 of the Caldwell Station Apartments (currently named The Pointe at Caldwell Station) was begun, the requirement to build the brick wall was fulfilled (see below from 2019).

On July 24, 2023, Phase 2 of the apartments was approved, with the brick wall already in place. During review of the plans for Phase 2 of the Caldwell Station Apartments, the single-family homes along NC 115 (with one exception) were acquired by the applicant and plans were submitted to combine the adjacent parcels with the Phase 2 apartments. This was approved on April 24, 2025. On March 26, 2026, the owner of all the parcels (except one) along both sides of the brick wall submitted a petition to revise the brick wall condition to allow a portion of the wall in the middle to be removed.

Approved Sketch Plan for Charter Caldwell Station (Apartments) - 2023



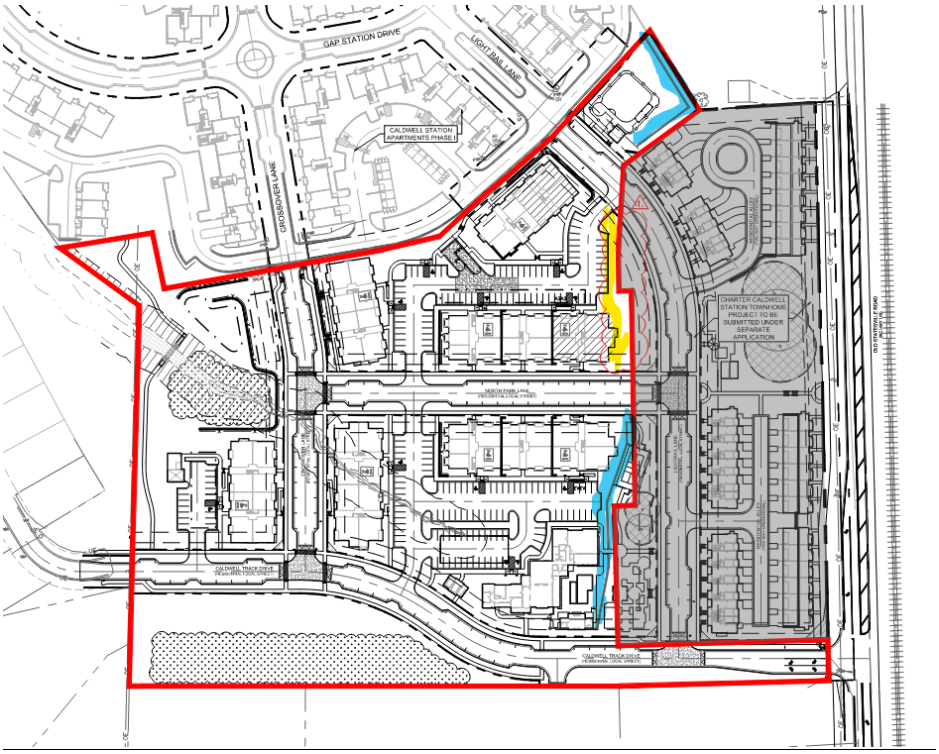
Approved Plan for both Charter Caldwell Station & frontage properties - 2025.

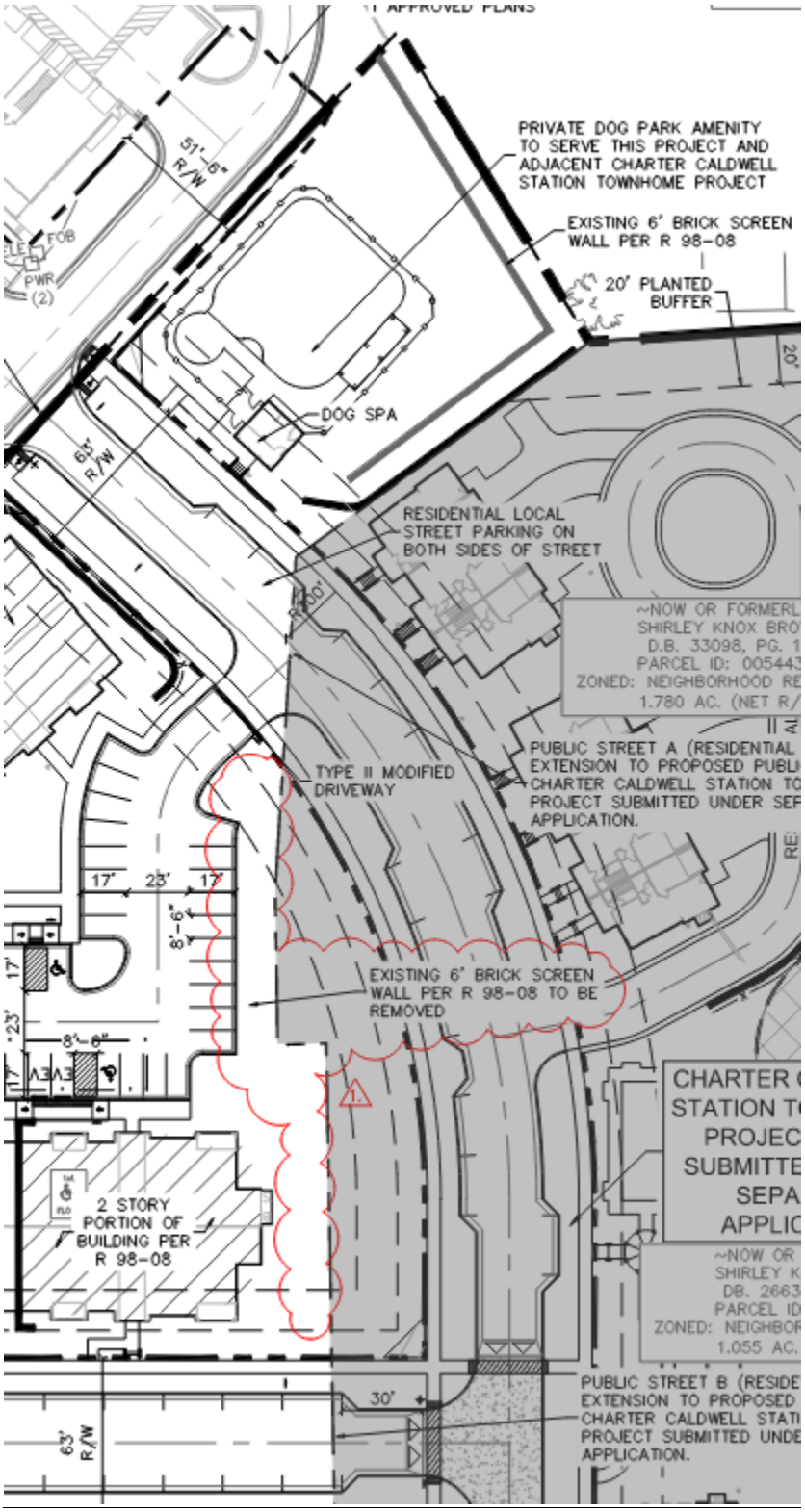


PART 2: REZONING/SITE PLAN

Of the approx. 1,000 feet of currently existing brick wall, only a 222-foot section located in the middle of the project is requested to be removed. The location of the 222 ft. portion to be removed is shown below in yellow. The portions of wall to remain are shown in blue:

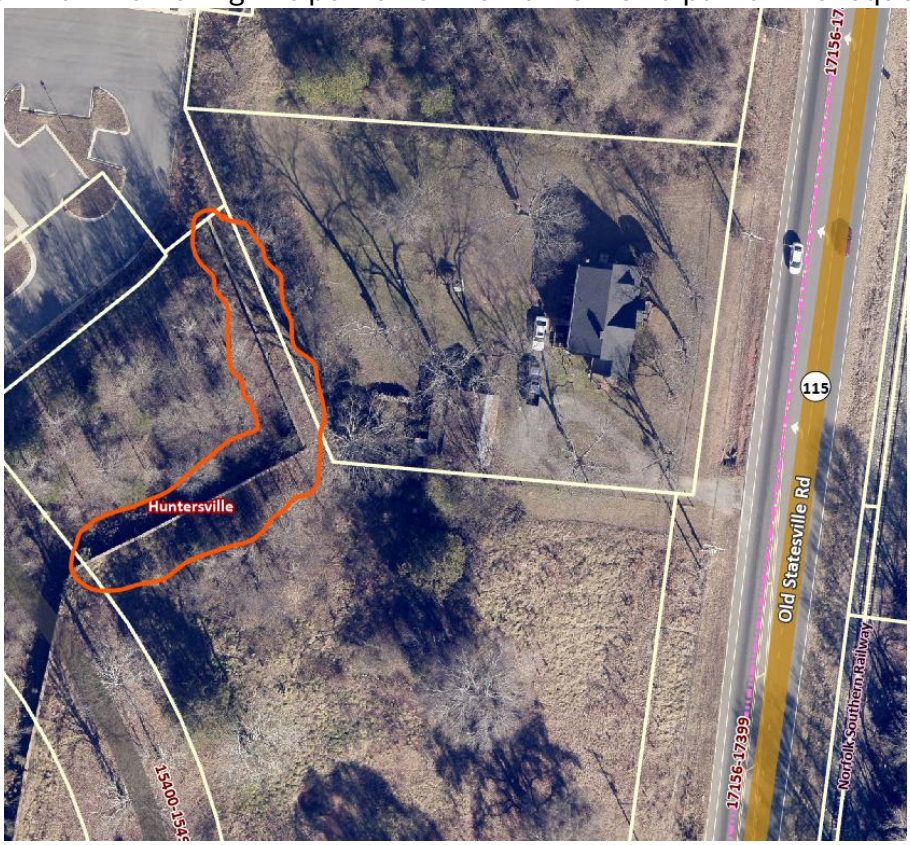
Proposed Revision Plan - 2026




PRIVATE DOG PARK AMENITY TO SERVE THIS PROJECT AND ADJACENT CHARTER CALDWELL STATION TOWNHOME PROJECT
EXISTING 6' BRICK SCREEN WALL PER R 98-08
20' PLANTED BUFFER
DOG SPA
RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET
~NOW OR FORMERL
SHIRLEY KNOX BRO
D.B. 33098, PG. 1
PARCEL ID: 00544
ZONED: NEIGHBORHOOD RE
1.780 AC. (NET R/
TYPE II MODIFIED DRIVEWAY
PUBLIC STREET A (RESIDENTIAL
EXTENSION TO PROPOSED PUBLI
CHARTER CALDWELL STATION TO
PROJECT SUBMITTED UNDER SEP
APPLICATION.
EXISTING 6' BRICK SCREEN WALL PER R 98-08 TO BE REMOVED
2 STORY PORTION OF BUILDING PER R 98-08
CHARTER
STATION T
PROJEC
SUBMITTE
SEPA
APPLIC
~NOW OR
SHIRLEY K
DB. 2663
PARCEL ID
ZONED: NEIGHBOR
1.055 AC.
PUBLIC STREET B (RESIDE
EXTENSION TO PROPOSED
CHARTER CALDWELL STATI
PROJECT SUBMITTED UNDE
APPLICATION.
51'-6" R/W
63' R/W
30'
17'
23'
8'-6"

Site Plan Comments:

- The northern portion of the wall is important to remain, as the adjacent property located on the east side of the wall is not owned by the applicant – therefore, it should remain to continue to serve as a screen-wall. Removing this portion of the wall is NOT a part of this request. (see below)

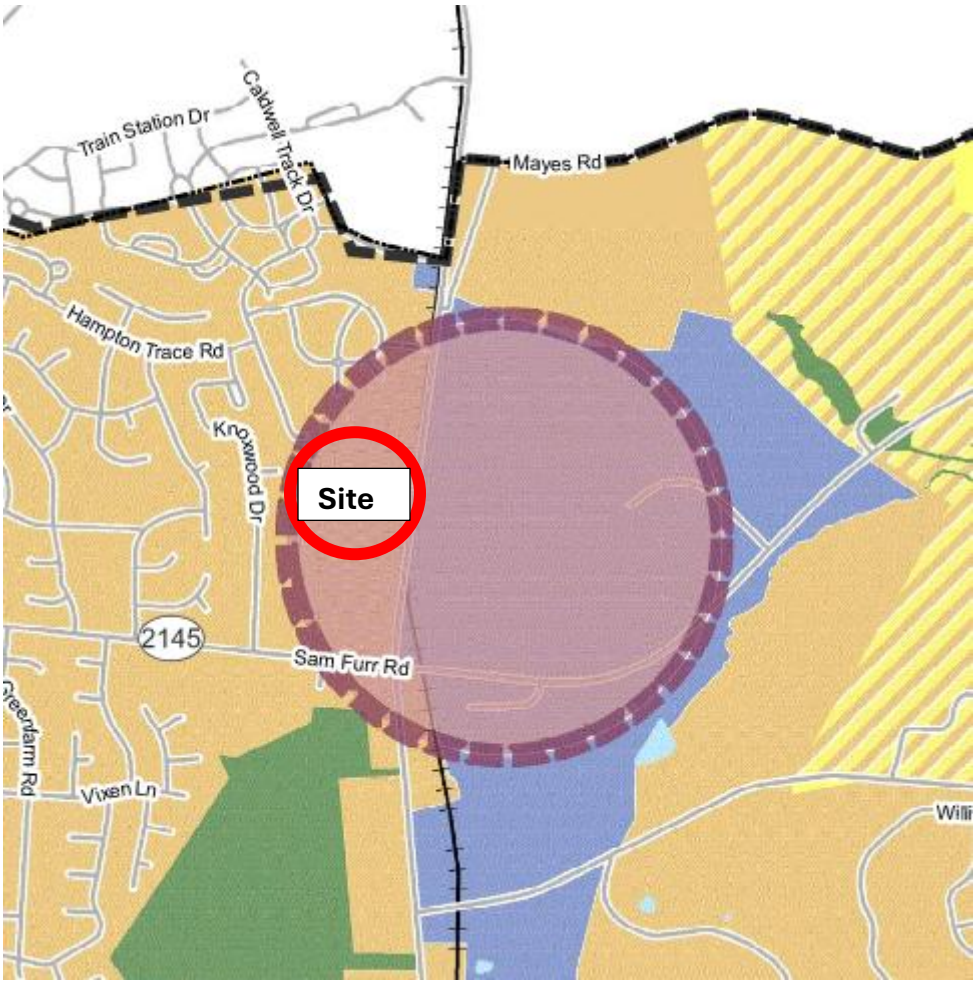


PART 3: REZONING CRITERIA

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

2040 Huntersville Community Plan with Site of R26-06

Activity Center: Activity centers contain mixed-uses along key frontages. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.).
Staff Comment: The proposed rezoning revision petition meets the uses defined within the Community Plan as seen in the map provided and described within the definition of Activity Center. A mix of housing is provided.



STAFF COMMENT – Staff finds the proposed plan revision is ***consistent*** with the following policies of the *2040 Huntersville Community Plan*:

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
  Staff Comment: The future land use map designates this property as an Activity Center. Activity centers call for infill housing consistent with the density provided in this application.

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

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:

   This revision does not change the intent of the original plan. The proposed uses and their arrangement are not changing, only a portion of brick wall is to be removed, which is not an issue since the owner owns the land on both sides of the wall.

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

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   There is no evidence that this revision will adversely affect a known archeological, environmental, historical or cultural resource.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R26-06, Charter Caldwell Station Apartments - Revision, staff recommends approval to remove the 222 ft. long portion of the wall generally located in the middle of the property, as shown in yellow on page 5 of this report. The remaining sections of wall are to remain.

The proposal is consistent with the Huntersville 2040 Community Plan policy LU1.1. It is reasonable and in the public interest to revise the rezoning condition to permit the middle portion of the 6 feet tall brick wall to be removed, as it is no longer serving as a buffer from adjacent parcels. The proposed revision is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.

PART 6: PUBLIC HEARING

The Public Hearing is scheduled for May 4, 2026

PART 7: PLANNING BOARD RECOMMENDATION

The application is proposed to be heard at the Planning Board meeting scheduled for May 26, 2026.

PART 8: TOWN BOARD FINAL ACTION

The application is proposed for Town Board Final Action at the meeting scheduled for June 16, 2026.

PART 9: ATTACHMENTS

A – General Application
B – Proposed Revised Plan
C – Community Meeting Report (05-20-2026)

<table>
<tr><th colspan="3">PART 10: CONSISTENCY STATEMENT – R25-12 OAK GROVE HILL REVISION 3</th></tr>
<tr><td>Planning Department</td><td>Planning Board</td><td>Board of Commissioners</td></tr>
<tr><td>APPROVAL:

In considering the proposed rezoning revision petition R26-06, Charter Caldwell Station, staff recommends approval with the conditions that:

1) Only the middle portion of the 6-foot-tall brick wall (as shown on page 5 of this report) may be removed, as it no longer buffers different property owners.

The proposal is consistent with the Huntersville 2040 Community Plan policies LU1.1. It is reasonable and in the public's interest to revise the plan as described above and is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.</td><td>APPROVAL:</td><td>APPROVAL:</td></tr>
<tr><td>DENIAL:</td><td>DENIAL:</td><td>DENIAL:</td></tr>
</table>

General Application

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

1. Application Type

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

☐ Change of Use ☐ Commercial Site Plan ☐ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☒ Revision to Original Project # CALDWELL STATION PHASE II (5/22/2012) ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☒ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 01/25/23

Name of Project CHARTER CALDWELL STATION APARTMENTS Phase # (if subdivision) _____

Project Address 17155 OLD STATESVILLE ROAD

Parcel Identification Number(s) (PIN) 00544330

Current Zoning District NR (TND-O) Proposed District (for rezoning only) _____

Property Size (acres) 11.67 (EXISTING) Street Frontage (feet) 57

Current Land Use VACANT

Proposed Land Use(s) MULTI-FAMILY APARTMENTS

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

ADMINISTRATIVE REVIEW FOR PROPOSED MULTI-FAMILY APARTMENT DEVELOPMENT

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name CHARTER PROPERTIES, INC. Phone 704-377-4172

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

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

Signature _____ Printed Name: PHIL VETTER

Title VICE - PRESIDENT Email PAV@CHARTERPROPERTIES.COM

Address of Applicant 1520 SOUTH BLVD, SUITE 215, CHARLOTTE, NC 28203

7. Property Owner (if different than applicant)

*Printed Name NORTH PARK APARTMENTS LLC Phone 704-377-4172

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

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

Signature _____ Printed Name PHIL VETTER

Title VICE - PRESIDENT Email PAV@CHARTERPROPERTIES.COM

Address of Property Owner 1520 SOUTH BLVD, STE 215, CHARLOTTE, NC 28203

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

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

8. Development/Design Firm Contact Information

CHARTER PROPERTIES, INC.	JOHN PORTER	704-377-4172	JDP@CHARTERPROPERTIES.COM
Development Firm	Name of Contact	Phone	Email
DESIGN RESOURCE GROUP	BRIAN GRAHAM	704-343-0608	BRIAN@DRGRP.COM
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: https://www.huntersville.org/228/Planning-Department

CHARTER CALDWELL STATION APARTMENTS

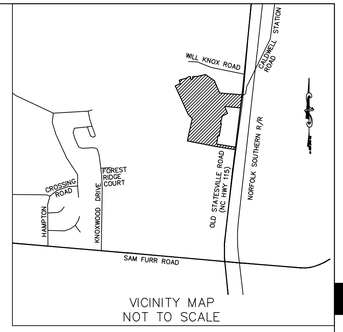
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
P: 704.377.4172
EPM #: 447695

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

REVISIONS TO APPROVED PLANS (RTAP) FOR LDCP-2023-00451:
- REVISION PURPOSES:
- TO REMOVE A PORTION OF EXISTING 6' BRICK SCREEN WALL PER R 98-08

1



VICINITY MAP
NOT TO SCALE

SUBDIVISION SKETCH PLAN

SITE DATA

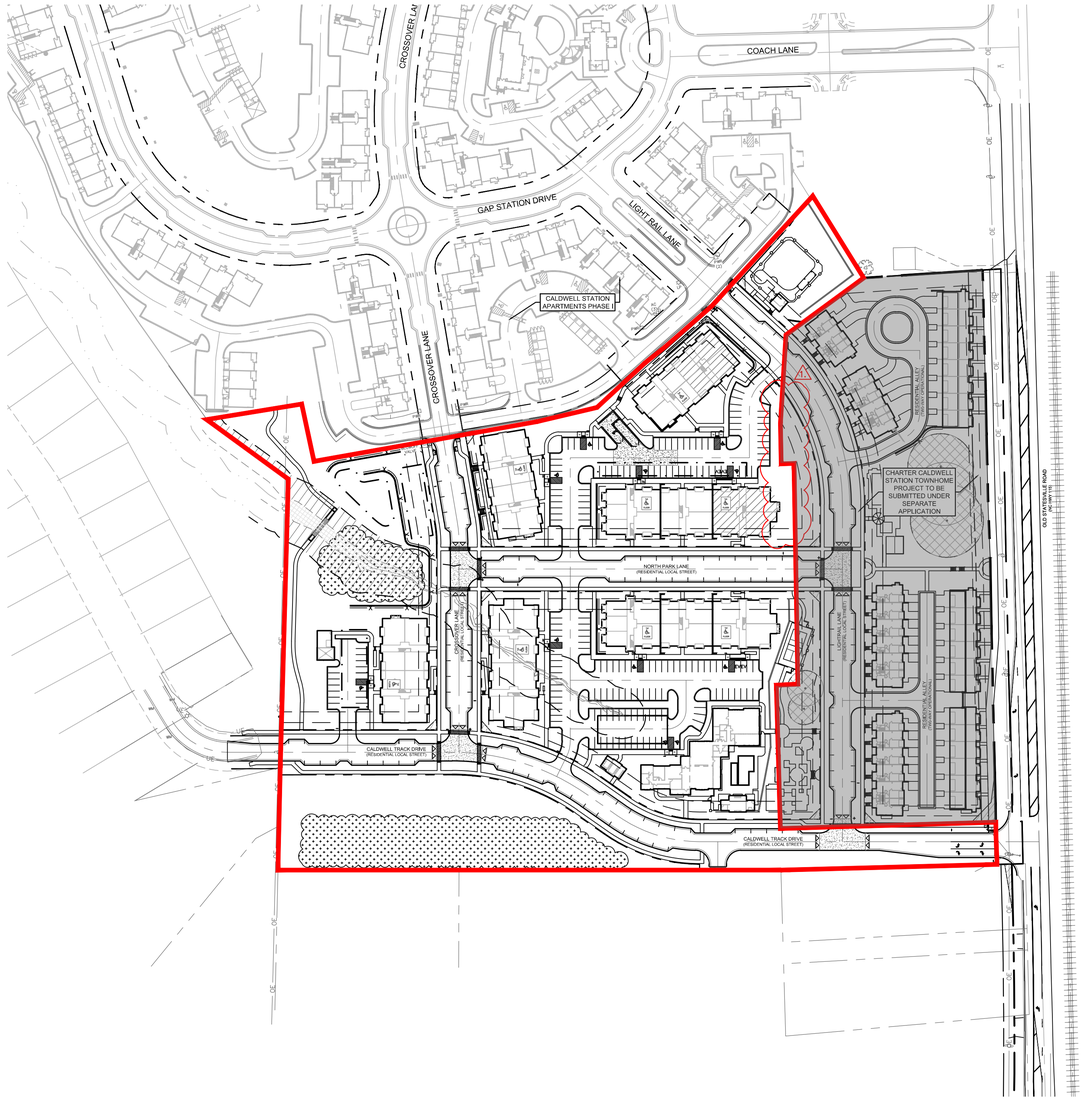
TAX MAP NO:	00544330
STREET ADDRESS:	17155 OLD STATESVILLE ROAD
CURRENT ZONING:	NR (TND-O)
REZONING PETITION:	R 98-08
EXISTING SITE AREA:	11.67 ACRES (508,143 SF)
RIGHT-OF-WAY DEDICATION:	2.97 ACRES (129,400 SF)
NET SITE AREA:	8.70 ACRES (378,743 SF)
EXISTING USE:	VACANT
PRINCIPAL USE:	MULTI-FAMILY APARTMENTS
PROPOSED UNITS:	166 APARTMENTS (FOR RENT) (76 1BR, 90 2 BR)
PROPOSED DENSITY:	14.22 DUA
NON-RESIDENTIAL AREA:	±8,000 SF (CLUBHOUSE, DOG SPA, CARWASH/MAINTENANCE)
PROPOSED NUMBER OF LOTS:	4
MINIMUM PARKING REQUIRED:	211 SPACES (1 SPACE/1 BR UNIT, 1.5 SPACES/2 BR UNIT)
PARKING PROVIDED:	74 ON STREET SPACES 195 STANDARD SPACES 9 ACCESSIBLE SPACES 278 SPACES (1.67 SPACES PER UNIT)
BUILDING TYPE:	APARTMENT (FOR RENT)
BUILDING HEIGHT:	2 & 3 STORY
SETBACKS:	
BUILD-TO-RANGE/SETBACKS	10'-25'
MINIMUM BUILDING SEPARATION:	10'
CORNER:	10'
SIDE:	5'
REAR:	5'
CANOPY TREE SAVE REQUIRED:	N/A
REQUIRED SPECIMEN TREE SAVE:	N/A
URBAN OPEN SPACE:	GREENWAY (±400 LF MULTI-PURPOSE PATH 5' WIDE)
AMENITY:	CLUBHOUSE, DOG SPA, DOG PARK, MAINTENANCE/CARWASH, POOL COURTYARD,
TRASH AND RECYCLING:	TRASH COMPACTOR & RECYCLING ENCLOSURE (PRIVATE COLLECTION SERVICE)
ESTIMATE COMPLETION TIMELINE:	2025

WATERSHED INFORMATION

REGULATED DRINKING WATERSHED:	NO
WATERSHED DISTRICT:	MCDOWELL
DENSITY	HIGH DENSITY
IMPERVIOUS AREA:	4.86 ACRES (211,701 SF) 41.6%
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA PROVIDED:	70%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	NONE

NOTE:

ADJACENT TOWNHOME PROJECT (CHARTER CALDWELL STATION) SUBMITTED UNDER SEPARATE APPLICATION. THIS PROJECT (CHARTER CALDWELL STATION APARTMENTS PHASE II) CANNOT BE BUILT WITHOUT APPROVAL TO CHARTER CALDWELL STATION TOWNHOMES. THESE REVISIONS ARE CONCURRENTLY BEING REVIEWED BY TOWN OF HUNTERSVILLE.



SHEET LIST SCHEDULE

SHEET #	SHEET TITLE
SK0.00	COVER SHEET
~~1~~ 1	SURVEY
~~SK1.00~~	EXISTING FEATURES PLAN
SK2.00	SITE CONTEXT PLAN
SK2.01	SKETCH PLAN
SK2.02	BLOCK LENGTH PLAN
SK4.00	GRADING PLAN
SK4.10	STORMWATER MANAGEMENT PLAN
SK5.00	UTILITY PLAN
SK5.01	FIRE AND SAFETY PLAN
SK6.00	TREE INVENTORY PLAN
SK6.01	REQUIRED LANDSCAPING PLAN
SK7.00	INTERSECTION SIGHT DISTANCE AND FIRE TRUCK MANUEVERING
SK8.00	SITE DETAILS
SK8.01	SITE DETAILS
A5.1	BUILDING 1 ELEVATIONS
A5.2	BUILDING 2 ELEVATIONS
A5.3	BUILDING 3 ELEVATIONS
A5.4	BUILDING 4 ELEVATIONS
A5.5	BUILDING 5 ELEVATIONS
A5.6	BUILDING 6 ELEVATIONS

NCDOT REQUIRED IMPROVEMENTS:

OLD STATESVILLE ROAD AT ACCESS A (UNSIGNALIZED)

- CONSTRUCT ACCESS TO HAVE AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON OLD STATESVILLE ROAD WITH 150' OF STORAGE
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON OLD STATESVILLE ROAD WITH 150 FEET OF STORAGE
- EXTEND 3-LANE SECTION ON OLD STATESVILLE ROAD BETWEEN ACCESS AND CALDWELL STATION PHASE 1 LEFT HAND TURN LANE

ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.

THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.

CONSULTANTS:

DEVELOPER:	CHARTER PROPERTIES, INC. 1520 SOUTH BOULEVARD SUITE 215 CHARLOTTE, NC 28203 704.377.4172
ARCHITECT:	WATTS LEAF ARCHITECTS, PA 101 NORTH MCDOWELL STREET SUITE 112 CHARLOTTE, NC 28204 704.376.1200
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.1987 10/01/25 BRYAN W. CRAIGHTON

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SKETCH PLAN

COVER SHEET

SCALE: NTS

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK0.00

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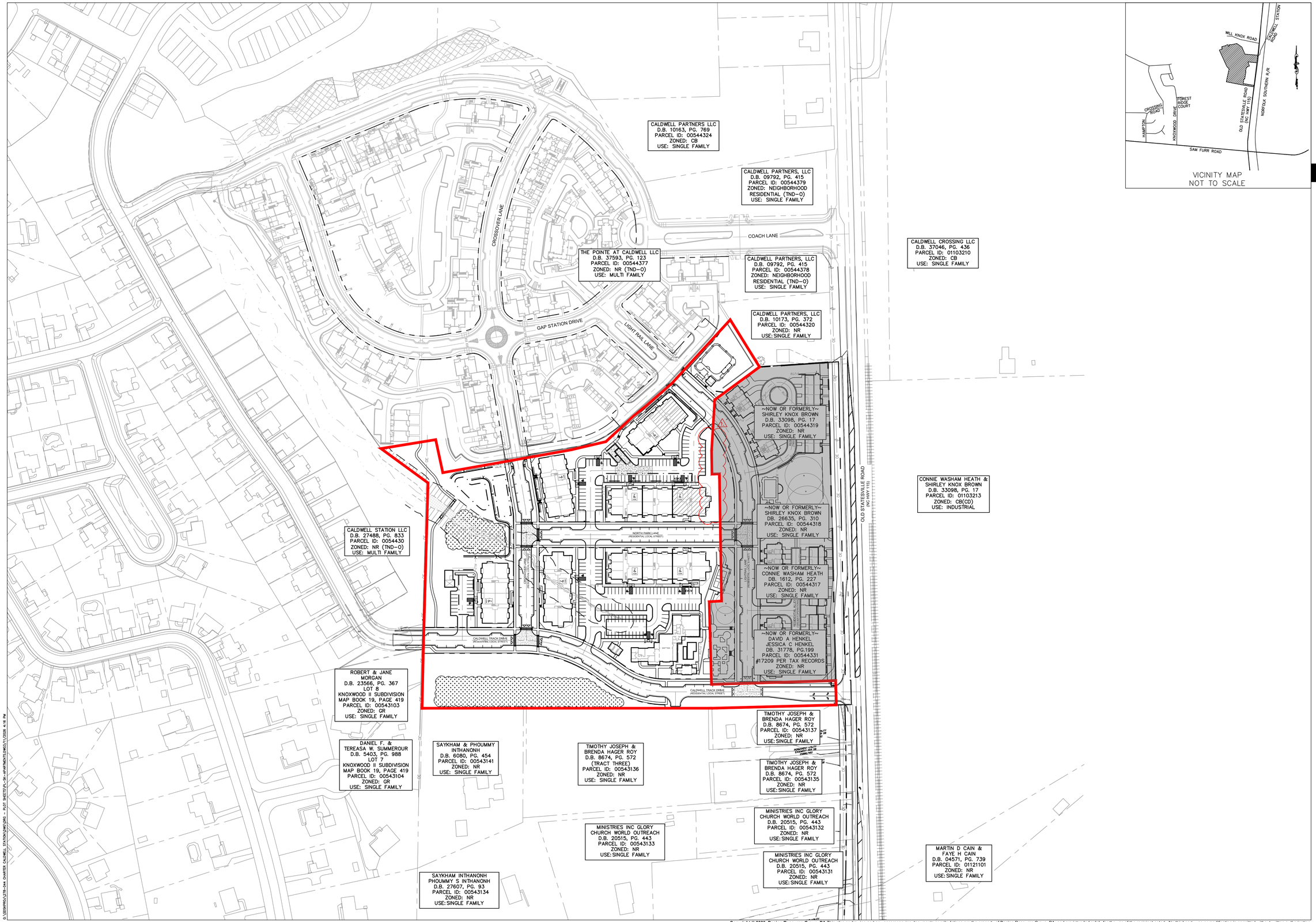

VICINITY MAP
NOT TO SCALE

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA
CORPORATE SEAL C-95 C-2165 NCBELS
DESIGN RESOURCE GROUP, P.A.

REGISTERED LANDSCAPE ARCHITECT
No.1987
10/01/2025

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SITE CONTEXT PLAN

50 0 50 100 N
SCALE: 1"=100'

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK2.00

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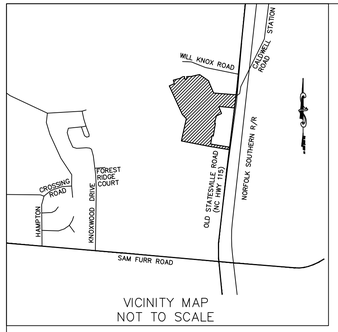

VICINITY MAP
NOT TO SCALE

GAP STATION DRIVE

LIGHT RAIL LANE

CALDWELL STATION NC LLC
D.B. 30411/400, PG. 989
LOT 1, MB 49/733
PARCEL ID: 00544377
ZONED: NEIGHBORHOOD RESIDENTIAL (TND-O) SPA

CALDWELL PARTNERS, LLC
D.B. 10173, PG. 372
PARCEL ID: 00544320
ZONED: NEIGHBORHOOD RESIDENTIAL
1.18 ACRES

LIMITS OF PUBLIC RIGHT-OF WAY PER CALDWELL STATION APARTMENTS PHASE I APPROVED PLANS

PRIVATE DOG PARK AMENITY TO SERVE THIS PROJECT AND ADJACENT CHARTER CALDWELL STATION TOWNHOME PROJECT

EXISTING 6' BRICK SCREEN WALL PER R 98-08

20' PLANTED BUFFER

DOG SPA

PUBLIC STREET A (RESIDENTIAL LOCAL STREET) EXTENSION TO EXISTING PUBLIC STREET ON CALDWELL STATION APARTMENTS PHASE I PER R 98-08

CALDWELL STATION APARTMENTS PHASE I

2 STORY PORTION OF BUILDING PER R-98-08

10'-25' BUILD-TO-LINE (TYP.)

7' PLANTING STRIP
5' PUBLIC SIDEWALK

CROSSOVER LANE

LIMITS OF PUBLIC RIGHT-OF WAY PER CALDWELL STATION APARTMENTS PHASE I APPROVED PLANS

PROPOSED 20' PUBLIC ACCESS EASEMENT

EXISTING PROPERTY LINE (TYP.)

PUBLIC STREET C (RESIDENTIAL LOCAL STREET) EXTENSION TO EXISTING PUBLIC STREET ON CALDWELL STATION APARTMENTS PHASE I PER R 98-08

MODULAR BLOCK RETAINING WALL (TYP.)

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

~NOW OR FORMERLY~
SHIRLEY KNOX BROWN
D.B. 33098, PG. 17
PARCEL ID: 00544319
ZONED: NEIGHBORHOOD RESIDENTIAL
1.780 AC. (NET R/W)

TYPE II MODIFIED DRIVEWAY

PUBLIC STREET A (RESIDENTIAL LOCAL STREET) EXTENSION TO PROPOSED PUBLIC STREET ON CHARTER CALDWELL STATION TOWNHOME PROJECT SUBMITTED UNDER SEPARATE APPLICATION.

EXISTING 6' BRICK SCREEN WALL PER R 98-08 TO BE REMOVED

TRASH COMPACTOR AND RECYCLING ENCLOSURE TO SERVE ENTIRE DEVELOPMENT

CHARTER CALDWELL STATION TOWNHOME PROJECT TO BE SUBMITTED UNDER SEPARATE APPLICATION

~NOW OR FORMERLY~
SHIRLEY KNOX BROWN
DB. 26635, PG. 310
PARCEL ID: 00544318
ZONED: NEIGHBORHOOD RESIDENTIAL
1.055 AC. (NET R/W)

2 STORY PORTION OF BUILDING PER R 98-08

OLD STATESVILLE ROAD (NC HWY 115)

EXISTING RIGHT-OF-WAY

FUTURE RIGHT-OF-WAY (60' FROM EXISTING CENTERLINE)

EXISTING CENTERLINE OF ROAD

10' SIDEWALK ALONG OLD STATESVILLE ROAD (TYP.)

PROPOSED ROAD CROSS SECTION AA, SEE SHEET SK8.01

ASSOCIATION INC CADWELL STATION HOMEOWNERS
D.B. 26300, PG. 782
PARCEL ID: 00544523
ZONED: NEIGHBORHOOD RESIDENTIAL (TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY)

SWM BUFFER CROSS SECTION CC, SEE SHEET SK8.00

TOP OF BANK

30' SWIM/PCCO BUFFER

RAISED INTERSECTION (TRAFFIC CALMING)

WETLAND "D" DISTURBANCE ± 106 SF (0.002 AC)

±13,000 SF UNDISTURBED TREE SAVE AREA

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

68' DUKE R/W

EXISTING PROPERTY LINE (TYP.)

CARWASH/MAINTENANCE

5' MULTI-PURPOSE PATH (URBAN OPEN SPACE - GREENWAY) PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II, SEE DETAIL 6 SHEET C8.00

SIDEWALK TO BE 25' MINIMUM FROM FINAL LOCATION OF DUKE TRANSMISSION POLE

APPROXIMATE NEW LOCATION OF DUKE TRANSMISSION PULL FINAL LOCATION TO BE DETERMINED BY DUKE

EXISTING TRANSMISSION POLE TO BE RELOCATED BY DUKE ENERGY

±29'

10'-25' BUILD-TO-LINE (TYP.)

NORTH PARK LANE (RESIDENTIAL LOCAL STREET)

TYPE II MODIFIED DRIVEWAY

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

CROSSOVER LANE (RESIDENTIAL LOCAL STREET)

LIGHTRAIL LANE (IDENTICAL LOCAL STREET)

PRIVATE POOL AMENITY COURTYARD TO SERVE THIS PROJECT AND ADJACENT CHARTER CALDWELL STATION TOWNHOME PROJECT

EXISTING 6' BRICK SCREEN WALL PER R 98-08

MAIL KIOSK

RESIDENTIAL ALLEY (TWO-WAY OPERATIONAL)

~NOW OR FORMERLY~
CONNIE WASHAM HEATH
DB. 1612, PG. 227
PARCEL ID: 00544317
ZONED: NEIGHBORHOOD RESIDENTIAL
1.120 AC. (NET R/W)

~NOW OR FORMERLY~
DAVID A HENKEL
JESSICA C HENKEL
DB. 31778, PG.199
PARCEL ID: 00544331
#17209 PER TAX RECORDS
ZONED: NEIGHBORHOOD RESIDENTIAL
1.555 AC. (NET R/W)

10'-25' BUILD-TO-LINE ALONG OLD STATEVILLE ROAD (TYP.)

PROPOSED ROAD WIDENING ALONG PROPERTY FRONTAGE

PROPOSED RIGHT HAND TURN LANE

PROPOSED ROAD CROSS SECTION BB, SEE SHEET SK8.01

35'X35'/10'X70' SIGHT TRIANGLE

PROPOSED PUBLIC STREET PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II

PROPOSED LEFT HAND TURN LANE PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II

PROPOSED ROAD WIDENING PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II

ROBERT & JANE MORGAN
D.B. 23566, PG. 367
LOT 8
KNOXWOOD II SUBDIVISION
MAP BOOK 19, PAGE 419
PARCEL ID: 00543103
ZONED: GENERAL RESIDENTIAL

CADWELL TRACK DRIVE
(RESIDENTIAL LOCAL STREET)

TYPE II MODIFIED DRIVEWAY

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

RAISED INTERSECTION (TRAFFIC CALMING)

SINGLE FAMILY LOTS PER R 98-08 NO PROPOSED DEVELOPMENT

INTERMITTENT STREAM "B" STREAM DISTURBANCE ± 359 LF, ± 1,296 SF (0.029 AC)

PUBLIC STREET D (RESIDENTIAL LOCAL STREET) EXTENSION TO EXISTING CADWELL TRACK DRIVE PER R 98-08

WETLAND "C" DISTURBANCE ± 207 SF (0.005 AC)

±32,000 SF UNDISTURBED TREE SAVE AREA

WETLAND "A" DISTURBANCE ± 1,660 SF (0.038 AC)

10'-25' BUILD-TO-LINE (TYP.)

CALDWELL TRACK DRIVE
(RESIDENTIAL LOCAL STREET)

RAISED INTERSECTION (TRAFFIC CALMING)

VARIABLE WIDTH

AREA BETWEEN BACK OF CURB AND PROPERTY LINE TO BE DEDICATED R/W. SEE SHEET SK6.01 FOR TREATMENT OF AREA

PUBLIC STREET A (RESIDENTIAL LOCAL STREET) EXTENSION TO PROPOSED PUBLIC STREET ON CHARTER CALDWELL STATION TOWNHOME PROJECT SUBMITTED UNDER SEPARATE APPLICATION.

PUBLIC ROAD STUB PER R 98-08

SAYKHAM & PHOUMMY INTHANONH
D.B. 6080, PG. 454
PARCEL ID: 00543141
ZONED: NEIGHBORHOOD RESIDENTIAL

TIMOTHY JOSEPH & BRENDA HAGER ROY
D.B. 8674, PG. 572 (TRACT THREE)
PARCEL ID: 00543136
ZONED: NEIGHBORHOOD RESIDENTIAL

TIMOTHY JOSEPH & BRENDA HAGER ROY
D.B. 8674, PG. 572 (TRACT ONE)
PARCEL ID: 00543137
ZONED: NEIGHBORHOOD RESIDENTIAL

68' DUKE R/W (MB 49/733)

65' DUKE R/W (MB 49/733)

SITE DATA

TAX MAP NO:	00544330
STREET ADDRESS:	17155 OLD STATESVILLE ROAD
CURRENT ZONING:	NR (TND-O)
REZONING PETITION:	R 98-08
EXISTING SITE AREA:	11.67 ACRES (508,143 SF)
RIGHT-OF-WAY DEDICATION:	2.97 ACRES (129,400 SF)
NET SITE AREA:	8.70 ACRES (378,743 SF)
EXISTING USE:	VACANT
PRINCIPAL USE:	MULTI-FAMILY APARTMENTS
PROPOSED UNITS:	166 APARTMENTS (FOR RENT) (76 1BR, 90 2 BR)
PROPOSED DENSITY:	14.22 DUA
NON-RESIDENTIAL AREA:	±8,000 SF (CLUBHOUSE, DOG SPA, CARWASH/MAINTENANCE)
PROPOSED NUMBER OF LOTS:	4
MINIMUM PARKING REQUIRED:	211 SPACES (1 SPACE/1 BR UNIT, 1.5 SPACES/2 BR UNIT)
PARKING PROVIDED:	74 ON STREET SPACES 195 STANDARD SPACES 9 ACCESSIBLE SPACES 278 SPACES (1.67 SPACES PER UNIT)
BUILDING TYPE:	APARTMENT (FOR RENT)
BUILDING HEIGHT:	2 & 3 STORY
SETBACKS:	
BUILD-TO-RANGE/SETBACKS	10'-25'
MINIMUM BUILDING SEPARATION:	10'
CORNER:	10'
SIDE:	5'
REAR:	5'
CANOPY TREE SAVE REQUIRED:	N/A
REQUIRED SPECIMEN TREE SAVE:	N/A
URBAN OPEN SPACE:	GREENWAY (±400 LF MULTI-PURPOSE PATH 5' WIDE)
AMENITY:	CLUBHOUSE, DOG SPA, DOG PARK, MAINTENANCE/CARWASH, POOL COURTYARD,
TRASH AND RECYCLING:	TRASH COMPACTOR & RECYCLING ENCLOSURE (PRIVATE COLLECTION SERVICE)
ESTIMATE COMPLETION TIMELINE:	2025

WATERSHED INFORMATION

REGULATED DRINKING WATERSHED:	NO
WATERSHED DISTRICT:	MCDOWELL
DENSITY	HIGH DENSITY
IMPERVIOUS AREA:	4.86 ACRES (211,701 SF) 41.6%
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA PROVIDED:	70%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	NONE

NOTE:

ADJACENT TOWNHOME PROJECT (CHARTER CALDWELL STATION) SUBMITTED UNDER SEPARATE APPLICATION. THIS PROJECT (CHARTER CALDWELL STATION APARTMENTS PHASE II) CANNOT BE BUILT WITHOUT APPROVAL TO CHARTER CALDWELL STATION TOWNHOMES. THESE REVISIONS ARE CONCURRENTLY BEING REVIEWED BY TOWN OF HUNTERSVILLE.

GENERAL NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND DEDICATED FOR PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSIING ACCESS POINTS. MODIFICATIONS TO PLAN MY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT.
6. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
7. BUILD-TO LINE (10-25' ALONG PUBLIC ROADS). A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
8. MAIL DELIVERY TO BE A COMMUNAL STRUCTURE FOR THE ENTIRE PROJECT. TRASH AND RECYCLING TO BE PROVIDED VIA PRIVATE COLLECTION.
9. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
10. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280.
8. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY.
9. RETAINING WALL PLANS ARE REQUIRED TO BE SUBMITTED WITH FIRST SUBMITTAL OF CONSTRUCTION DOCUMENTS REVIEW.
10. STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURE MANUAL
11. TIA DETERMINATION OF NEED WAS SUBMITTED AND NO TIA WAS REQUIRED.
12. THE SITE WILL BE SERVED THROUGH A MIXTURE OF PUBLIC AND PRIVATE UTILITIES. THROUGHOUT ON-SITE PUBLIC ROADS, CHARLOTTE WATER AND SEWER SERVICE WILL BE EXTENDED AND USED AS CONNECTION POINTS FOR PRIVATE WATER AND SEWER.

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REGISTERED LANDSCAPE ARCHITECT
No.1987
10/01/25
SEAL
JEFFREY ALAN BRUTON

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SKETCH PLAN

25 0 25 50
SCALE: 1"=50'
N

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:
1. 3/13/26 RTAP

SK2.01

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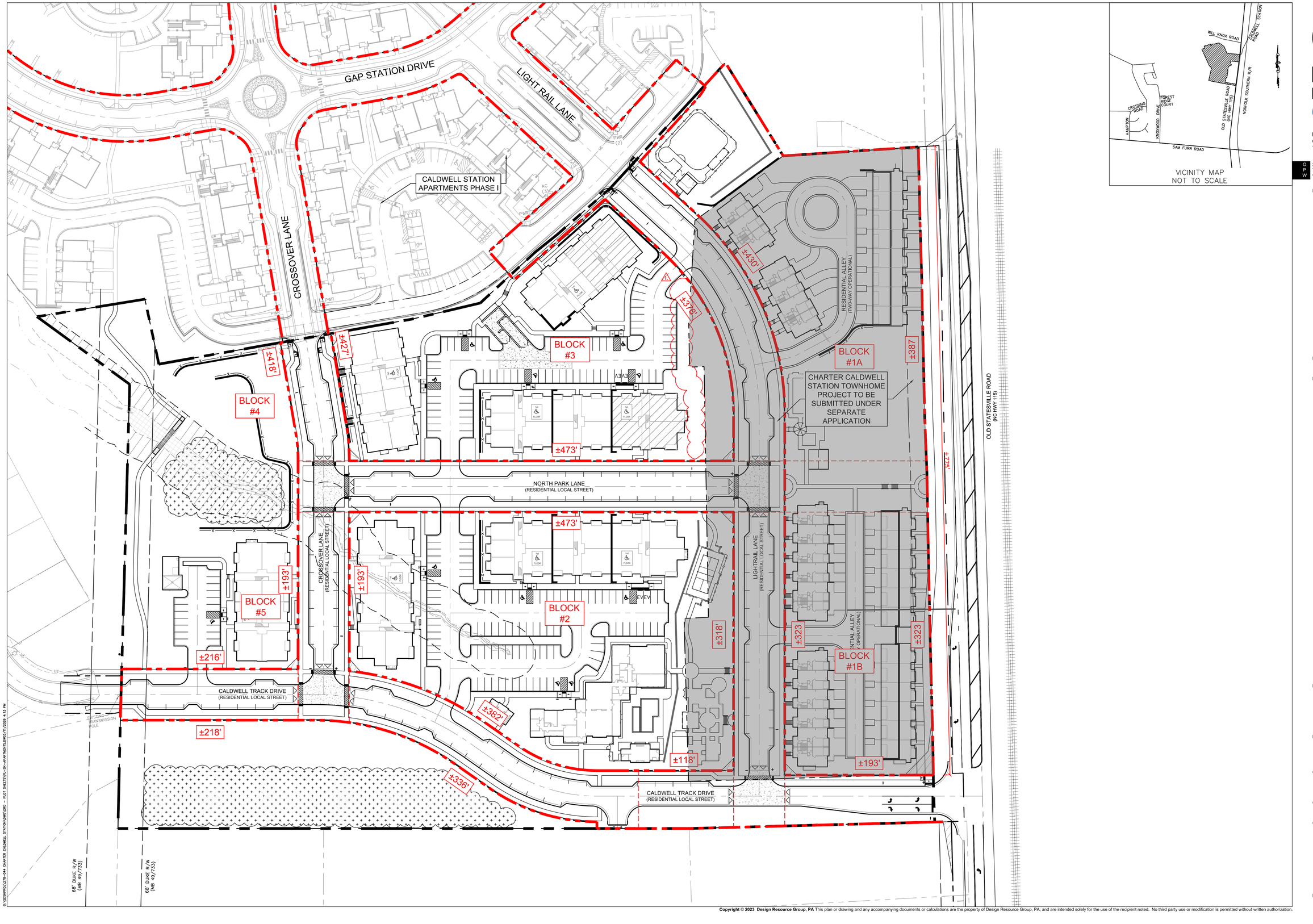

VICINITY MAP
NOT TO SCALE

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REGISTERED LANDSCAPE ARCHITECT No.1987 STATE OF NORTH CAROLINA BRIAN W. GRAHAM

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

BLOCK LENGTH PLAN

25 0 25 50 N

SCALE: 1"=50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK2.02

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VICINITY MAP
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.1987 10/01/25 BRIAN W. CRAFTON

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

GRADING PLAN

SCALE: 1"=50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK4.00

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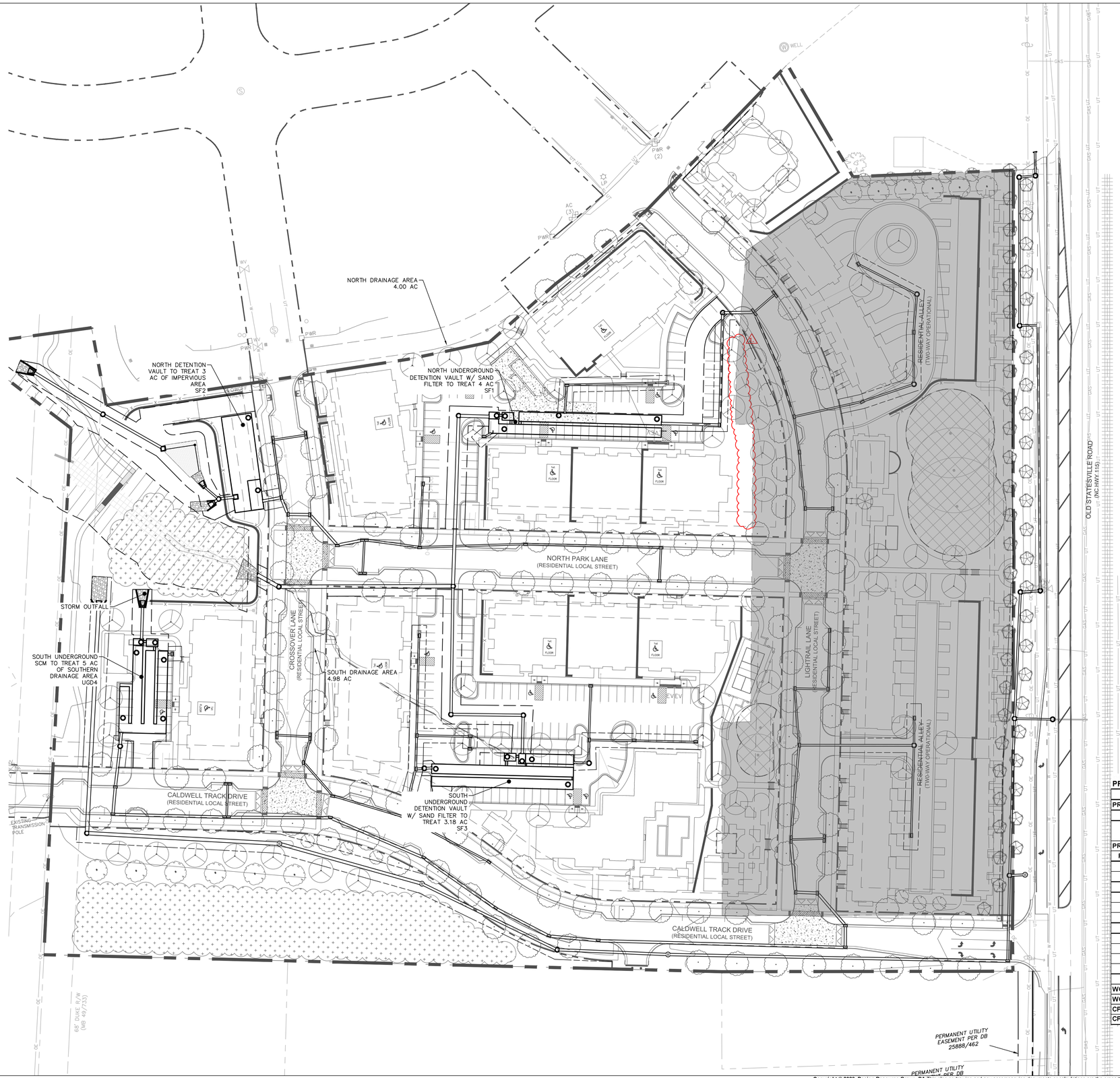

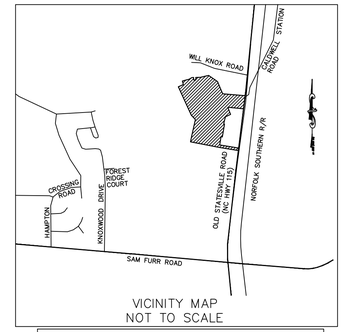

VICINITY MAP
NOT TO SCALE

STORM DRAINAGE LEGEND

- MANHOLE (NCDOT DET.840.52)
- CATCH BASIN (NCDOT DET.840.02)
- DROP INLET (NCDOT DET.840.14)
- ADS NYLOPLAST INLINE DRAIN. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
- ADS NYLOPLAST INLINE CLEANOUT. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
- RCP
- EXISTING STORM DRAINAGE PIPE
- HDPE

PRE AND POST DEVELOPMENT SUMMARY CHART

	NORTH AREA		SOUTH AREA	
PRE-DEVELOPMENT	TOWNHOME	APARTMENT	TOWNHOME	APARTMENT
DRAINAGE AREA (AC)	2.33	4.00	2.20	4.98
SCM	SAND FILTER 1	SAND FILTER 2	SAND FILTER 3	UNDERGROUND DETENTION 4
PRE-DEVELOPMENT DRAINAGE AREA TO SCM	4.24	2.77	3.18	5.00
PRE PERCENT IMPERVIOUS AREA	0%	7%	0%	0%
2-YR STORM EVENT BMP (CFS)	0.61	0.54	0.46	0.75
10-YR STORM EVENT BMP (CFS)	4.15	2.86	3.14	5.03
POST-DEVELOPMENT				
POST PERCENT IMPERVIOUS AREA	63%	100%	63%	61%
2-YR STORM EVENT BMP (CFS)	9.15	11.38	10.4	7
10-YR STORM EVENT BMP (CFS)	18.14	16.78	20.96	13.80
ROUTED-DEVELOPMENT				
2-YR STORM EVENT BMP (CFS)	0.1	0.12	0.04	0.15
PRE VS POST DIFFERENCE (CFS)	-0.51	-0.42	-0.42	-0.60
10-YR STORM EVENT BMP (CFS)	3.93	2.74	2.42	4.87
PRE VS POST DIFFERENCE (CFS)	-0.22	-0.12	-0.72	-0.16
WQ VOLUME REQUIRED (CF)	9,458	9536	7,180	10,871
WQ VOLUME PROVIDED (CF)	9,452	9583	7,143	10933
CP_v VOLUME REQUIRED (CF)	9,155	11793	7,217	11395
CP_v VOLUME PROVIDED (CF)	10,895	12499	10,411	12324

IMPERVIOUS FROM APARTMENTS: 5.8 AC

PREVIOUSLY APPROVED IMPERVIOUS AREA FOR APARTMENTS: 11 AC

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NORTH CAROLINA PROFESSIONAL SEAL 047286 01/06/26 ENGINEER JOSEPH B. BOULOS

CONSTRUCTION PLAN

NORTH PARK APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 50'

PROJECT #: 278-044
DRAWN BY: KAH
CHECKED BY: JBB

APRIL 07, 2025

REVISIONS:
1 3/13/26 RTAP

SK4.10

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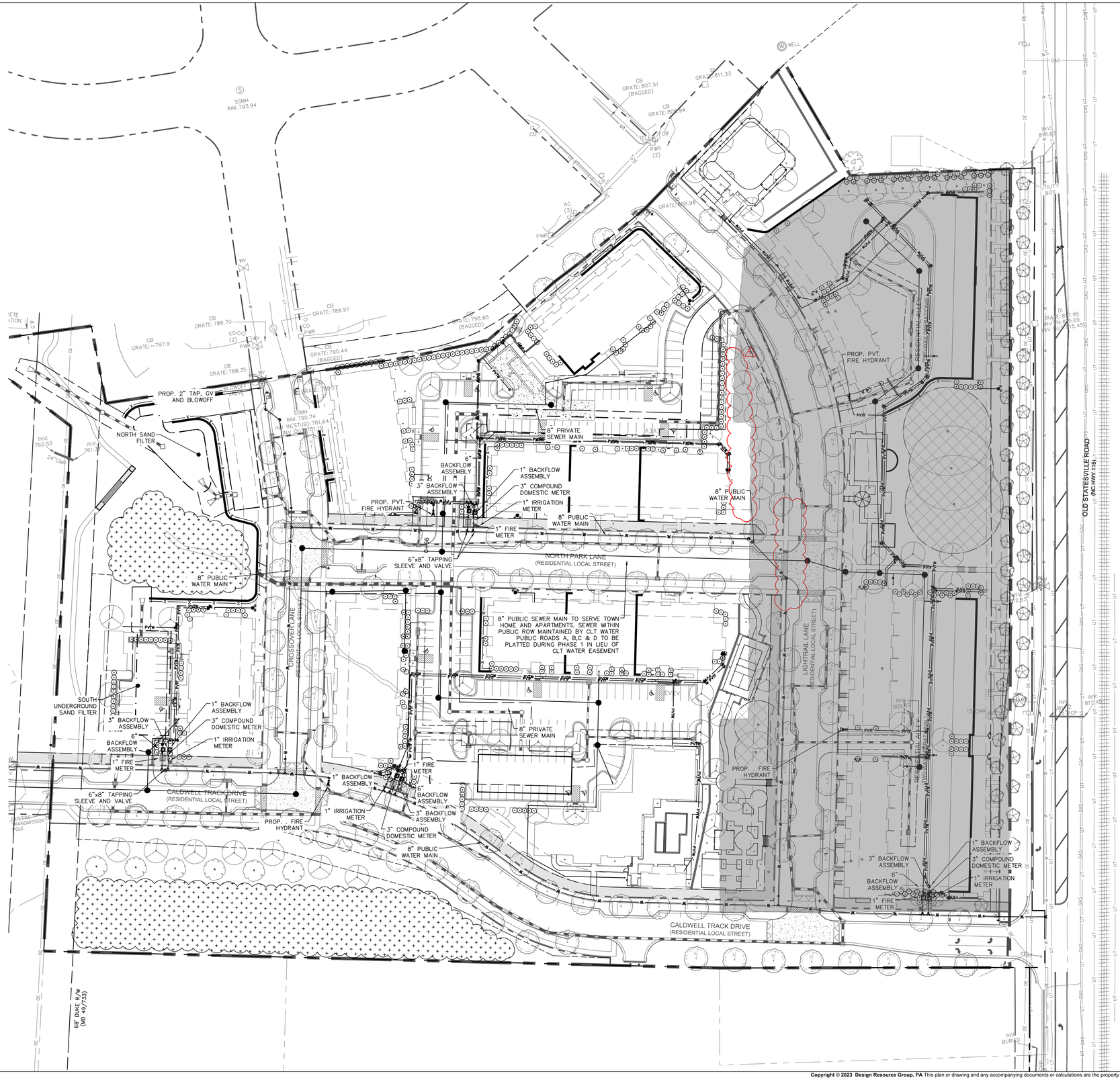
PROP. 2" TAP, GV AND BLOWOFF
NORTH SAND FILTER
SOUTH UNDERGROUND SAND FILTER
PROP. PVT. FIRE HYDRANT
8" PRIVATE SEWER MAIN
8" PUBLIC WATER MAIN
8" PUBLIC SEWER MAIN TO SERVE TOWN HOME AND APARTMENTS. SEWER WITHIN PUBLIC ROW MAINTAINED BY CLT WATER PUBLIC ROADS A, B,C & D TO BE PLATTED DURING PHASE 1 IN LIEU OF CLT WATER EASEMENT
BACKFLOW ASSEMBLY
3" BACKFLOW ASSEMBLY
6" BACKFLOW ASSEMBLY
1" BACKFLOW ASSEMBLY
3" COMPOUND DOMESTIC METER
1" IRRIGATION METER
1" FIRE METER
6"x8" TAPPING SLEEVE AND VALVE
NORTH PARK LANE (RESIDENTIAL LOCAL STREET)
CROSSOVER LANE (RESIDENTIAL LOCAL STREET)
CALDWELL TRACK DRIVE (RESIDENTIAL LOCAL STREET)
LIGHTRAIL LANE (RESIDENTIAL LOCAL STREET)
RESIDENTIAL ALLEY
OLD STATESVILLE ROAD (NC HWY 115)
CALDWELL TRACK DRIVE (RESIDENTIAL LOCAL STREET)
SSMH RIM:793.94
SSMH RIM: 790.74 INV IN(STUB): 781.64
INV: 760.52 24" CMP
INV: 761.4
CB GRATE: 807.51 (BAGGED)
CB GRATE: 808.94
CB GRATE: 811.33
CB GRATE: 808.98
CB GRATE: 789.70
CB GRATE: 789.97
CB GRATE: 790.44 (BAGGED)
CB GRATE: 795.85 (BAGGED)
CB GRATE: 788.35
CB GRATE: 787.9
CO (2)
CO PWR
PWR (2)
AC (3) PWR
WELL
TILT BOX
INV: 819.63
INV: 812.41
INV: 812.43
INV: 812.45
INV: 812.47
INV: 812.49
INV: 812.51
INV: 812.53
INV: 812.55
INV: 812.57
INV: 812.59
INV: 812.61
INV: 812.63
INV: 812.65
INV: 812.67
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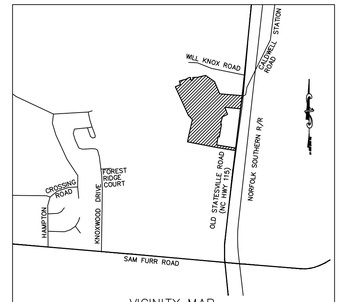
INV: 812.79
INV:



VICINITY MAP
NOT TO SCALE

LEGEND

- 4' PRECAST MANHOLE
- SANITARY SEWER CLEANOUT
- 8" PVC SANITARY SEWER (SDR 35)
- 45° VERTICAL BEND
- X" CLEAN OUT, X" SAN. SWR LAT. 5' OFF BLDG.
- X" DOMESTIC WATER SVC., X" GV., X" PLUG, 5' OFF BLDG.
- X" FIRE SERVICE, X" GV., X" PLUG, 5' OFF BLDG.
- FIRE DEPARTMENT CONNECTION
- REMOTE FIRE DEPARTMENT CONNECTION
- YARD HYDRANT
- WATER REDUCER
- WATER GATE VALVE
- TEE WITH THRUST BLOCKING
- BLOW OFF WITH GV AND REDUCER
- PROPOSED FIRE HYDRANT
- WATER MAIN AND SERVICES
- TRENCH RESURFACING
- RIGHT-OF-WAY
- SETBACK
- XX° BEND W/ THRUST BLOCKING
- BACKWATER VALVE

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SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

FIRE AND SAFETY PLAN

25 0 25 50 N

SCALE: 1" = 50'

PROJECT #:	278-044
DRAWN BY:	AVK
CHECKED BY:	JBB

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK5.01

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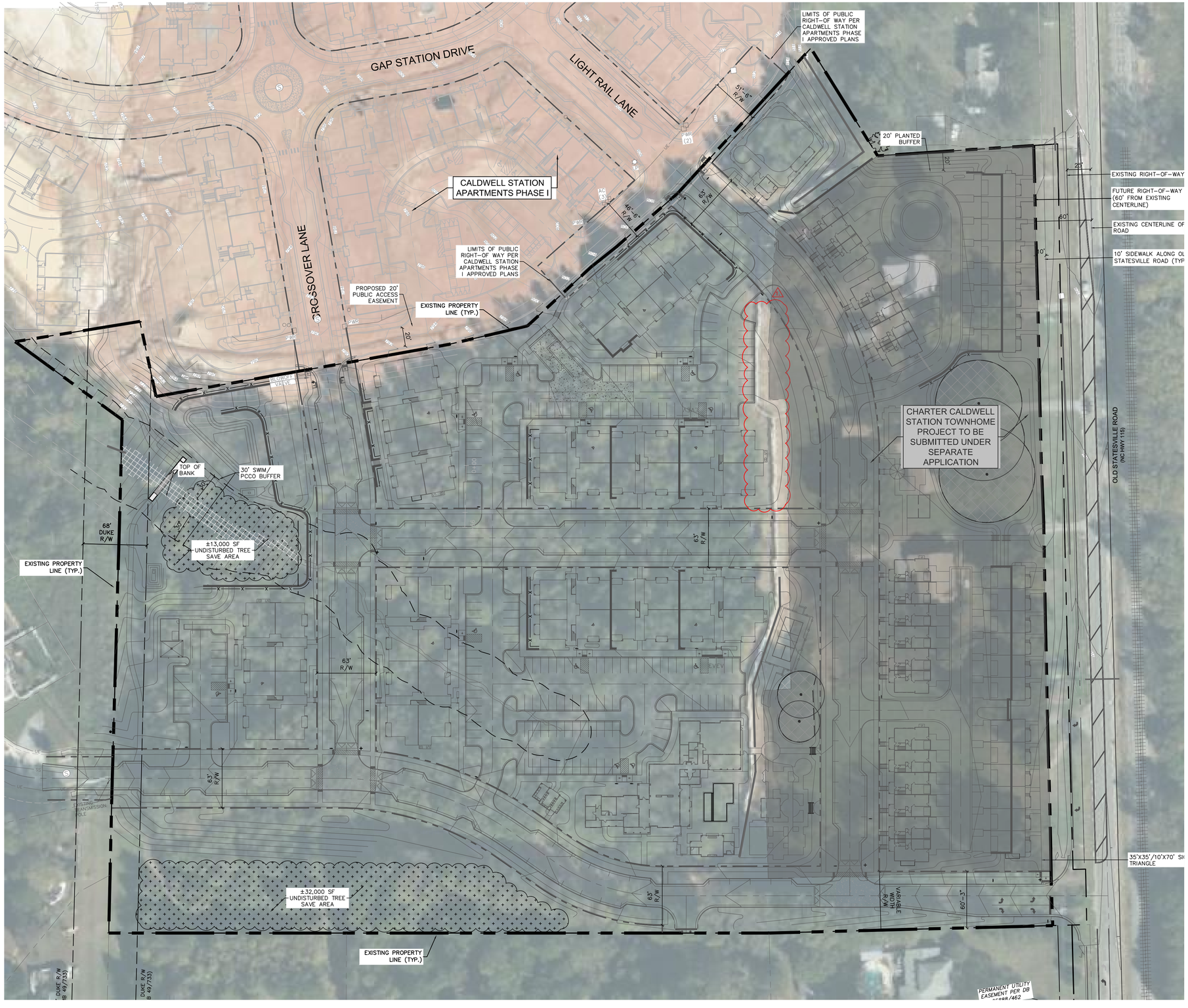

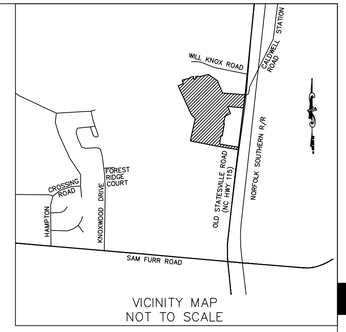

VICINITY MAP
NOT TO SCALE

TREE PRESERVATION: PER APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II (5/22/2012)

N/A, NO CONDITIONS PLACED ON REZONING PETITION 98-08, ATTEMPTS WILL BE MADE DURING SITE DESIGN AND ACTUAL GRADING TO PRESERVE EXISTING TREES

HAS THIS SITE BEEN FORESTED OR CLEARED IN THE PAST THREE YEARS – NO

% OF SITE COVERED BY TREE CANOPY – APPROXIMATELY 85%
% OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT – 10%
% OF TREE CANOPY ACTUALLY SAVED–APPROXIMATELY 9% OF SITE

DESIGN RESOURCE GROUP

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.1987 10/21/25 BRIAN W. GRATHAM

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS
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CHARTER PROPERTIES, INC.
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704.377.4172

TREE INVENTORY PLAN

25 0 25 50 N
SCALE: 1"=50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK6.00

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REQUIRED PLANTING SCHEDULE

KEY	QTY.	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
MG	12	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" MIN.	10–12' MIN.	LARGE MATURING EVERGREEN BUFFER TREE
CC	51	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" MIN.	8–10' MIN.	SMALL MATURING STREET TREE
CK	11	CORNUS KOUSA	KOUSA DOGWOOD	2" MIN.	8–10' MIN.	SMALL MATURING BUFFER TREE
QP	110	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10–12' MIN.	LARGE MATURING STREET TREE
UP	62	ULMUS PARVIFOLIA	CHINESE ELM	2" MIN.	10–12' MIN.	LARGE MATURING RESIDENTIAL LOT TREES
OF	49	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		36" MIN.	EVERGREEN BUFFER SHRUB
IC	497	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		36" MIN.	SCREENING SHRUB

TREE PLANTING NOTES

PLANTING MATERIAL

1. MINIMUM SHADE TREE SIZE AT PLANTING IS 2"–2.5" CALIPER AND 10'–12' TALL AT TIME OF PLANTING. ORNAMENTAL TREES SHALL MEASURE 1.5–2" CALIPER FOR SINGLE–STEM AND 1–1.5" CALIPER FOR ALL MULTI–STEM TREES AND BE A MINIMUM 8' IN HEIGHT AT TIME OF PLANTING.
2. LARGE SHRUBS, PLANTED FOR SCREENING PURPOSES SHALL MEASURE A MINIMUM OF 3–3.5' IN HEIGHT AT TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM A REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN 3 YEARS FROM DATE OF INSTALLATION.
3. SMALL SHRUBS SHALL MEASURE A MINIMUM OF 36" IN SPREAD AND/OR HEIGHT AT TIME OF PLANTING.
4. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI–STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL–DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO–DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREE SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ½ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUCK SHALL BE MORE THAN ONE–HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT IS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING ROOT BALL/FLARE WILL NOT BE ACCEPTED.
5. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE ADMINISTRATOR.
6. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
7. THE PRESENCE OF OVERHEAD POWER LINES REQUIRES STREET YARD TREES TO BE ORNAMENTAL TREES. LARGER SHADE TREE VARIETIES ARE ENCOURAGED WHERE OVERHEAD POWER LINES ARE NOT PRESENT.

PLANTING REQUIREMENTS

8. SEE DETAILS 1–3 SHEET C8.02 FOR TREE AND SHRUB PLANTING DETAILS.
9. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
10. ALL STRAPPING, AND TOP ⅓ OF OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB–BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
12. TREES PLANTED IN NCDOT RIGHT–OF–WAY WILL NEED APPROVAL FROM NCDOT.

UTILITY ISSUES

13. IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
14. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
15. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING
16. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

AMENDED SOIL (AS):

AMENDED SOIL (AS) MAY BE MET IN ONE OF THE FOLLOWING WAYS:

1. PREPARING THE EXISTING SOIL FOR PLANTING BY TILLING TO A DEPTH OF 18", AND ADDING SOME NEW PLANTING MIX AND/OR ORGANIC MATTER. THIS OPTION MAY ALSO REQUIRE THE REMOVAL OF SOME EXISTING SOIL ALONG WITH OTHER MITIGATION WORK AND SOIL AMENDMENTS TO IMPROVE SOIL STRUCTURE.
2. REMOVING ALL EXISTING SOIL FROM A TREE ORDINANCE PROTECTED/REQUIRED PLANTING AREA AND REPLACING IT WITH NEW PLANTING MIX AND OTHER SOIL AMENDMENTS.

PLANTING MIX USED FOR AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN–MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, NEW/ADDED PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:

CLAY	MIN. 10%/MAX. 40%	SAND	MIN. 20%/MAX. 50%
SILT	MIN. 20%/MAX. 50%	ORGANIC MATTER	MIN. 5%/MAX. 10%

ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION

PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.

AMENDED SOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.5 TO 7.0.

AMENDED SOIL SHALL HAVE A CATION EXCHANGE CAPACITY (CEC) FROM 5 TO 25 CMOL +/KG(MEQ/100G)

AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

LAB TESTING MAY BE REQUIRED TO VERIFY THE QUALITY OF EXISTING SOILS, AS AND OTHER SOIL AMENDMENTS.

INSTALLATION GUARANTEE REQUIRED:

- A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON–PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
- THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED:

- DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH THE TOWN OF HUNTERSVILLE GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

PERIMETER TREE REQUIREMENTS

LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40' O.C.

PUBLIC STREET A (WEST SIDE) – 147 LF
REQUIRED: 147/40 = 4 TREES
PROVIDED: 2 TREES

PUBLIC STREET A (EAST SIDE) – 100 LF
REQUIRED: 100/40 = 3 TREES
PROVIDED: 2 TREES

PUBLIC STREET B (NORTH SIDE) – 440 LF
REQUIRED: 440/40 = 11 TREE
PROVIDED: 10 TREE

PUBLIC STREET B (SOUTH SIDE) – 440 LF
REQUIRED: 440/40 = 11 TREE
PROVIDED: 10 TREE

PUBLIC STREET C (WEST SIDE) – 400 LF
REQUIRED: 400/40 = 10 TREES
PROVIDED: 9 TREES

PUBLIC STREET C (EAST SIDE) – 354 LF
REQUIRED: 354/40 = 9 TREES
PROVIDED: 8 TREES

PUBLIC STREET D (NORTH SIDE) – 898 LF
REQUIRED: 898/40 = 23 TREE
PROVIDED: 18 TREE

PUBLIC STREET D (SOUTH SIDE) – 966 LF
REQUIRED: 966/40 = 25 TREE
PROVIDED: 23 TREE

BUFFER YARD REQUIREMENTS

20' RESIDENTIAL LANDSCAPE BUFFER LOCATED IN ALL APPLICABLE AREAS
N/A PER 1998 CODE

RESIDENTIAL LOT TREES

REQUIRED: MORE THAN 20,000 SF. 3 FRONT YARD, 3 REAR YARD TREES

PROVIDED: (27) 2" CAL. LARGE MATURING TREES

NOTE:

STREET TREE LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

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DESIGN RESOURCE GROUP
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TRANSPORTATION PLANNING
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704.343.0608
www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C–95 C–2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REGISTERED LANDSCAPE ARCHITECT No.1987 10/01/1975 BRIAN W. STRAUSS

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

REQUIRED LANDSCAPING PLAN

25 0 25 50 N
SCALE: 1"=50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK6.01

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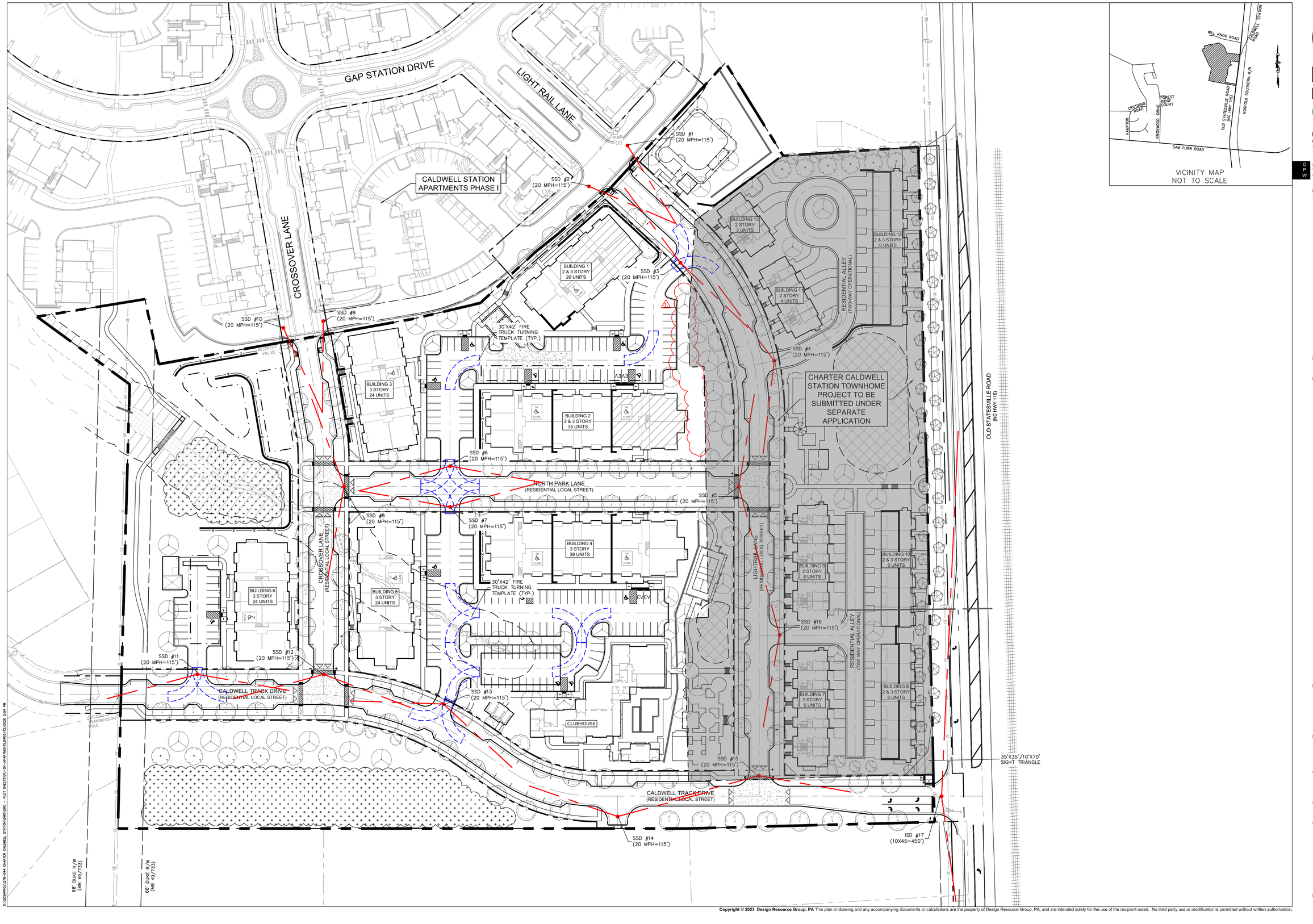

VICINITY MAP
NOT TO SCALE

DESIGN RESOURCE GROUP

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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REGISTERED LANDSCAPE ARCHITECT No.1987 10/01/2023 BRIAN W. GRAHAM NORTH CAROLINA

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HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

INTERSECTION SIGHT DISTANCE AND FIRE TRUCK MANUEVERING

25 0 25 50 N

SCALE: 1" = 50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:

△

SK7.00

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NEIGHBORHOOD MEETING REPORT FORM

CHARTER-NORTH PARK APARTMENTS

TOWN OF HUNTERSVILLE

Date and Time of Meeting: The meeting was commenced April 20, 2026, at 6 p.m. The meeting was adjourned at 6:25 p.m.

Persons and Organizations Contacted: The Town of Huntersville provided an Excel list of 28 net total neighbors/interested parties to contact. Each name on the Town's list was sent a letter. The mailing list and invitation letter form are attached.

Location of Meeting: Town Hall meeting room, Town of Huntersville, 14704 North Old Statesville Rd.

Persons in Attendance: Zero (0) adult neighbors attended the meeting.

David Peete, Town of Huntersville Planning Dept., attending the meeting on behalf of the Town.

Eric Williams and Phil Vetter attended the meeting on behalf of the applicant, Charter Properties/North Park Apartments.

Summary of Issues Discussed: None.

Respectfully submitted,

Eric M. Williams

Charter Properties

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Public Hearing on Petition #R25-18: Eastfield Park

EXPLAIN REQUEST:

Conduct a public hearing for Petition #R25-18 Eastfield Park, a request by Mecklenburg County to rezone +/- 114.693 acres at 13729 Eastfield Rd from Rural to Rural with Conditions for a park.

ACTION RECOMMENDED:

Conduct public hearing.

FINANCIAL IMPLICATIONS:

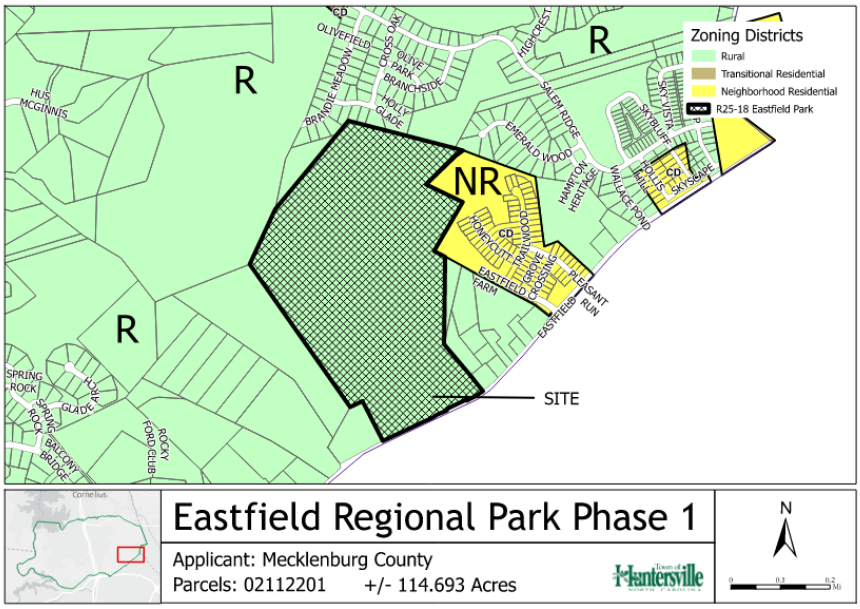
NA

ATTACHMENTS:

1. R25-18 Eastfield Park PH Staff Report
2. Attachment A - Rezoning Application
3. Attachment B - Site Plan
4. Attachment C - Public Meeting
5. Attachment D - Engineering Report and TIA Determination

Application Summary

Case Number/Project Name: R25-18 Eastfield Park
Project Address: 13729 Eastfield Rd
Proposed Zoning: **Rural - Conditional District (R-CD)**
Proposed Land Use: Park
Applicant: Mecklenburg County
Property Owner: Mecklenburg County
Staff Contact: **Nathan Farber, 704-766-2237 (nfarber@huntersville.org)**



Site Data

Acreage (+/-): 114.693
Parcel Numbers: 02112201
Current Zoning: **Rural (R)**
Current Land Use: **Vacant**

Adjoining Zoning and Land Uses

North: **Rural (R)**; *Single Family Residential*
South: **Rural (R)**; *Single Family Residential*
East: **Neighborhood Residential (NR)**; **Rural (R)** *; Single Family Residential*
West: **Rural (R)**; *Single Family Residential*

Project Description

Mecklenburg County is planning on building a regional park on County owned land. A Conditional Rezoning is required as a modification is required for the proposed park driveway to cross a 30' post-construction stream buffer. The park is proposed to have walking/hiking trails.

Update Status

- Public Hearing: To be added when available.
- Planning Board: To be added when available.

Rezoning/Site Plan

Density: ***Not Applicable***

- Proposed:
- Staff comments:

Parking: *Applicant has met the requirement.*

- Proposed: 89 parking spaces will be provided with 5 of those being Handicap only.
- Staff comments: There is no minimum requirement for civic uses.

Building Height/Scale: ***Applicant could meet the requirement.***

- Proposed: Structure on site is only 872 sq ft.
- Staff comments: Need height of structure to ensure it is compliant with article 4.

Buffers: *Applicant has met the requirement.*

- Proposed: The majority of the buffers provided will be a 30' undisturbed buffer except for a small section that will be a 10' existing vegetated buffer screened with a single row of evergreen trees.
- Staff comments: The proposed buffers meet all requirement of Article 7.5 Buffer Yards.

Open Space: ***Not Applicable***

- Proposed:
- Staff comments:

Build-To Lines: ***Not Applicable***

- Proposed:
- Staff comments:

Tree Save: ***Applicant could meet the requirement.***

- Proposed: The applicant is proposing to save 85.2% of the existing canopy. Specimen trees are not clearly shown.
- Staff comments: While the applicant is saving a significant number of trees and it is likely that the specimen save requirement is being met or exceeding staff need the specimen count to be clearly shown in order to show that the ordinance is being met.

Vesting: ***Not Applicable***

- Proposed:
- Staff comments:

Conditional Notes: *Applicant has met the requirement.*

- Proposed: The applicant has provided a note that states that any future expansion of the park will need to be administratively approved and would need to comply with the tree save ordinance.
- Staff comments: No Comments.

Minor Outstanding Comments: ***Applicant does not meet the requirement.***

- Staff comments: There are still minor staff comments that are outstanding at the time of the public hearing.

Transportation Comments: *Applicant has met the requirement.*

- Staff comments: See attached report for Engineering comments. No TIA required.
- Additionally, the applicant is showing the potential roadway extension as identified in the Huntersville Eastfield Small Area Plan. The county is showing the plan but not showing the ROW as being reserved. A comment states that any future study or alignment would need to be approved by the county.

Architectural Elevations: ***Not Applicable***

- Staff comments: There is not a proposed primary structure.

Landscaping: ***Applicant has met the requirement.***

- Staff comments: All landscaping requirements are being met. The front row of the required double row of street trees in front of the eastern parking lot along Eastfield Rd will not be provided due to utilities, storm drainage and site topographical constraints.

Stormwater Comments: *Applicant has met the requirement.*

- Staff comments: See attached report for Engineering comments.

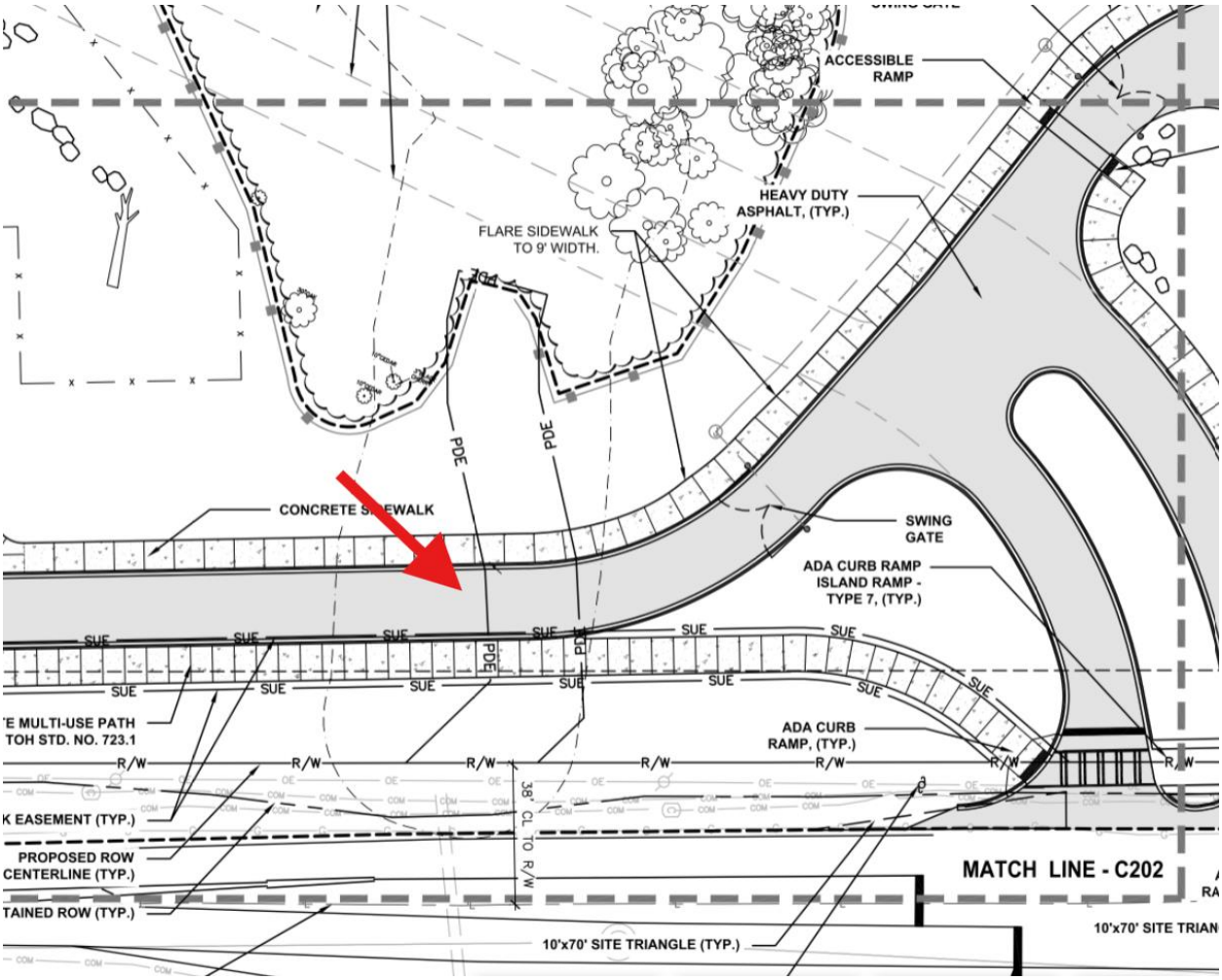


Figure 1Post Construction Buffer Disturbance location

Applicant Modification Requests

Modification Request 1: *The applicant is requesting a modification from the zoning ordinance to allow for the disturbance of a 30' post-construction stream buffer for a driveway crossing.*

- Applicable Zoning Requirements: Article 8.25.11
- Zoning Comments: The applicant states that this disturbance is necessary to access both sides of the property to allow for additional parking. To disturb the buffer and request this conditional rezoning the applicant must provide mitigation. The applicant has selected mitigation technique #6 (Article 8.25.11.b) "Controlled Impervious Cover" which requires that the proposed development limit all future overall cumulative site impervious cover to less than or equal to 12% of the entire parcel.

Staff Recommendation: *Staff recommends approval*

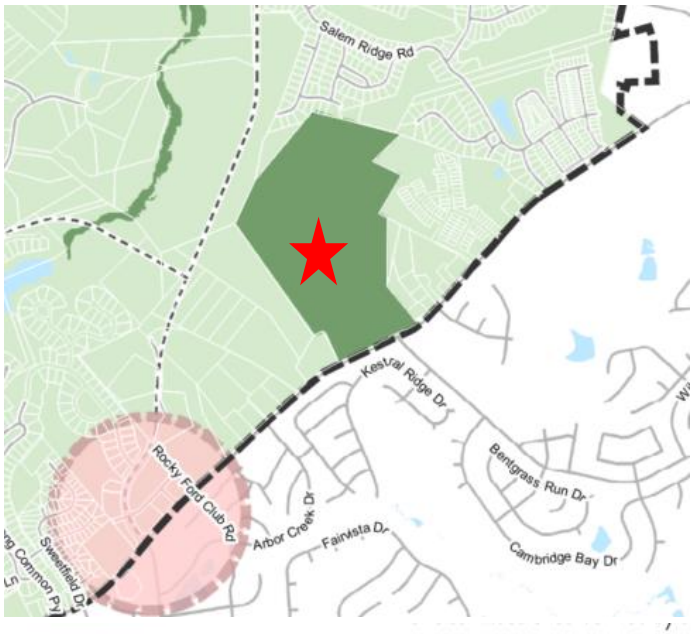
- Staff Comments: Staff recommends approval as the applicant is providing a approved mitigation technique that is in line with the zoning ordinance requirements.

Rezoning Criteria – Zoning Ordinance, Article 11.4.7 (d)(e)

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*

The proposed park is located within the Environmental/ Open Space future land use character areas which directly calls for preserving natural spaces and building parks.



Environmental / Open Space

These sensitive environmental areas consist primarily of development-impaired lands such as floodways and floodplains as well as parks and previously-protected areas.

Policy Recommendations - *Support rezoning*

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
    - Staff Comment: 2040 plan calls for this site to be a park and that is what the applicant is proposing.
- EOS 1.1: Support and enhance regulations pertaining to open space design and protection.
    - Staff Comment: While the applicant is proposing to disturb a small section of a post-construction buffer the applicant is ensuring that the entire site will never have more than 12% Impervious cover and ensures that much of the existing site remains forested. The applicant is proposing to save 97.13 acres of the existing 105.06 acres of trees on the site.
- Policy EOS-8: Improve access to parks.
    - Staff Comment: Provides additional park land to the east side of Huntersville.
- Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.
    - Provides a 10' sidepath along the frontage of the site.

Policy Recommendations – *Do not support rezoning*
N/A

Consistency with Existing Development:

- Staff Findings: The development is consistent with the low intensity rural developments that surround the future park.

Adequacy of Public Facilities and Services: (Roadways, Transit Service, Public Safety, Schools, Utilities, Storm Drainage)

- Staff Findings: No TIA was required.

Impact on Sensitive Resources: (Archaeological, Environmental, Historical, Cultural)

- Staff Findings: Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources.

Staff Recommendation: *Approval with Conditions*

- Staff comments: Staff could be in support of the project, as it is consistent with the character area recommendations of the Huntersville 2040 Plan, if the following conditions are met for approval:
    - All specimen tree items are addressed.
    - All minor staff comments are addressed.

Public Notices/Meetings/Comments: All meetings are subject to change; hyperlinks added to recording of meetings when available.

Community Meeting: The applicant has hosted one meeting with the community on February 25th, 2026. The applicant's report is attached.
Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.

Public Comments: All public comments received by mail or electronic mail have been forwarded to all Board members.
Public Hearing: May 4th, 2026
Planning Board: May 26th

- Motion to be added when available

Final Action: June 2nd, 2026

Attachments

Draft Motion Worksheet
Attachment A – Rezoning Application
Attachment B – Site Plan
Attachment C – Public Notices/Meetings
Attachment D – Engineering Report and TIA Determination

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application R25-18 Eastfield Park, the Planning Board recommends APPROVAL of the rezoning plan with the following conditions:

_____

Including the following modifications: _____

_____

_____

_____

_____

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

_____,

because _____.

It is reasonable and in the public interest to approve the rezoning because

_____.

Motion to recommend DENIAL

In considering the proposed rezoning application R25-18 Eastfield Park, the Planning Board recommends DENIAL of the rezoning plan.

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

_____,

because _____.

It is reasonable and in the public interest to approve the rezoning because

_____.

General Application

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

1. Application Type

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

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

2. Project Data

Date of Application 10/29/2025

Name of Project Eastfield Regional Park Phase 1 Phase # (if subdivision) _____

Project Address 13729 Eastfield Road, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 02112201

Current Zoning District Rural Proposed District (for rezoning only) _____

Property Size (acres) 114.693 Street Frontage (feet) 1191

Current Land Use Undeveloped Forest

Proposed Land Use(s) Public Park

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

3. Description of Request

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

~~Buffer disturbance variance~~

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name Mecklenburg County Phone 704-575-4947

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ■ Other: local government

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

Signature karen Weston-Chien

Title Project Manger Email karen.weston-chien@mecklenburgcountync.gov

Address of Applicant 600 East 4th Street, 28202

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

Benesch	Jeff Ashbaugh David Parry	704-943-3171 704-943-3178	jashbaugh@benesch.com dparry@benesch.com
Development Firm	Name of Contact	Phone	Email
Design Workshop	Jeff Israel	919-249-5174	jisrael@designworkshop.com
Design Firm	Name of Contact	Phone	Email

Contact Information

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

EASTFIELD REGIONAL PARK PHASE 1

13729 EASTFIELD ROAD, HUNTERSVILLE, NC 28078

CONDITIONAL DISTRICT REZONING PLAN

SUBMITTAL DATE: 12.10.25
REVISION #1 DATE: 4.10.26

Project Team

Owner & Developer

Name: Mecklenburg County
Address: 600 E. 4th Street 11th Floor
Charlotte, NC 28202
Website: www.mecknc.gov
Contact: Karen Weston-Chien
Email: Karen.Weston-Chien@mecklenburgcountync.gov
Phone: 704-575-4947

Landscape Architect

Name: Design Workshop
Address: 621 Hillsborough St.
Suite 202 Raleigh, NC 27603
Website: www.designworkshop.com
Phone(Office): 919.973.6254
Contact: Jeff Israel
Email: jisrael@designworkshop.com
Phone: 919.249.5174

Civil Engineer

Name: Benesch
Address: 2359 Perimeter Pointe
Parkway, Suite 350 Charlotte, NC 28208
Website: www.benesch.com
Phone(Office): 704.521.9880
Corp. NC License: F-1320
Contact: Morgan Woolner
Email: mwoolner@benesch.com
Phone: 704.943.3172

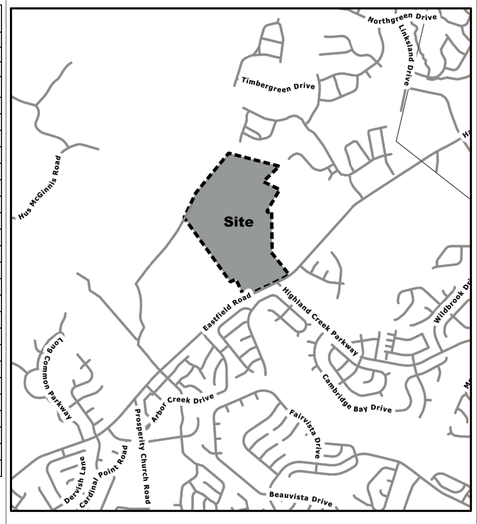
Project Information

Project Name:Eastfield Regional Park Phase 1
Project Address: 13729 Eastfield Road, Huntersville, NC 28078
Project / Parcel ID (#): 02112201
City: Huntersville
County: Mecklenburg
Submitted By: Benesch
Plan Type: Recreational
Related Project Numbers: 6529

Index of Drawings

Sheet #	Description	Revision #	Date
C000	COVER SHEET	1	4/10/2026
C001	SURVEY	1	4/10/2026
C100	EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL	1	4/10/2026
C101	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 1	1	4/10/2026
C102	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 2	1	4/10/2026
C103	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 3	1	4/10/2026
C104	SLOPE ANALYSIS PLAN	1	4/10/2026
C105	S&ME POTENTIAL WOTUS EXHIBIT	1	4/10/2026
C200	SITE - OVERALL	1	4/10/2026
C201	SITE - ENLARGEMENT 1	1	4/10/2026
C202	SITE - ENLARGEMENT 2	1	4/10/2026
C203	SITE - ENLARGEMENT 3	1	4/10/2026
C204	BUA MAP	1	4/10/2026
C310	GRADING - OVERALL	1	4/10/2026
C311	GRADING - ENLARGEMENT 1	1	4/10/2026
C312	GRADING - ENLARGEMENT 2	1	4/10/2026
C313	GRADING - ENLARGEMENT 3	1	4/10/2026
C400	UTILITY PLAN	1	4/10/2026
L1-00	TREE PRESERVATION PLAN	1	4/10/2026
L1-01	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-02	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-03	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-04	TREE PRESERVATION TABLE	1	4/10/2026
L8-01	LANDSCAPING PLAN	1	4/10/2026
L8-02	LANDSCAPING PLAN	1	4/10/2026
L8-03	CROSS SECTIONS	1	4/10/2026
1 OF 1	BUFFER IMPACT MAP	1	4/10/2026

Vicinity Map

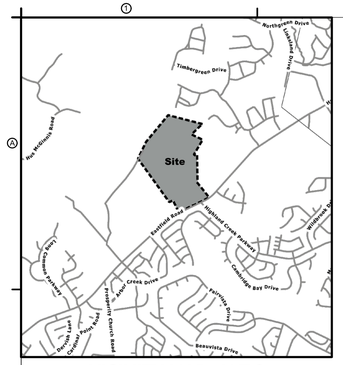


Approval Stamps

Site Overview Map

benesch

EASTFIELD REGIONAL PARK PHASE 1
13729 EASTFIELD ROAD, HUNTERSVILLE, NC 28078
CONDITIONAL DISTRICT REZONING PLAN
SUBMITTAL DATE: 12.10.2025
REVISION #1 DATA: 4.10.26



VICINITY MAP - N.T.S.

LEGEND

	EXISTING SIGN
EIP	EXISTING IRON PIN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
R/W	RIGHT-OF-WAY
HC	ACCESSIBLE SPACE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
S	EXISTING SEWER MANHOLE
D	EXISTING STORM MANHOLE
	EXISTING DRAINAGE STRUCTURE
CO	EXISTING CLEANOUT
+XXX.X	EXISTING SPOT ELEVATION
GV	EXISTING GAS VALVE
GM	EXISTING GAS METER
OR \\\\\\	EXISTING ITEMS TO BE REMOVED
	EXISTING PAVEMENT TO BE REMOVED
	SAWCUT LINE
	EXISTING CURB AND GUTTER
	PROPERTY LINE
x—x—x	EXISTING FENCE
UGE	EXISTING UNDERGROUND ELECTRIC LINE
OH/U	EXISTING OVERHEAD ELECTRIC LINE
T	EXISTING UNDERGROUND TELEPHONE LINE
FO/C	EXISTING FIBER OPTIC LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
XXX	EXISTING CONTOUR LINE
	TEMPORARY TREE PROTECTION BARRICADE
	EXISTING TREELINE
	PROPOSED TREELINE
E	EXISTING EASEMENT
	EXISTING TREES TO BE REMOVED

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

NORTH

200 0 100 200 400
SCALE: 1"=200'

DEMOLITION ENLARGEMENT 1 - SEE SHEET C101
DEMOLITION ENLARGEMENT 2 - SEE SHEET C102
DEMOLITION ENLARGEMENT 3 - SEE SHEET C103
BRANDIE MEADOW LANE
50' PUBLIC R/W
DB 35000 PG 0
HOLLY GLADE CIRCLE
50' PUBLIC R/W
BAFFFIELD ROAD
(SR 2528)
(NO R/W INFORMATION FOUND)
PARCEL 02112201
MECKLENBURG COUNTY
DEED BOOK 35000 PAGE 773
MAP BOOK 69 PAGE 623
PARCEL 02112379
THE COURTYARDS AT EASTFIELD FARMS HOMEOWNERS ASSOC., INC.
DEED BOOK 35000 PAGE 773
MAP BOOK 69 PAGE 623
PARCEL 02112103
SEERESHA ANUMUKONDA, ANIL ANUMUKONDA
DEED BOOK 35000 PAGE 773
MAP BOOK 69 PAGE 623
PARCEL 02112102
FIRSTRAY REALTY, LLC
DEED BOOK 35449 PAGE 233
PARCEL 02123102
MARY S. DAVIS, SILAS W JR DAVIS
DEED BOOK 35449 PAGE 909
PARCEL 02124483
SKYBROOK HOMEOWNERS ASSOCIATION,INC., CO/KEY COMMUNITY MANAGEMENT
DEED BOOK 35713 PAGE 447
MAP BOOK 52 PAGE 434
PARCEL 02124482
SKYBROOK HOMEOWNERS ASSOCIATION, INC., C/O COMMUNITY MANAGEMENT
DEED BOOK 35713 PAGE 447
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SKYBROOK HOMEOWNERS ASSOCIATION, INC.
DEED BOOK 35439 PAGE 841
MAP BOOK 49 PAGES 916 & 931
PARCEL 02111721
LOT 901
MAP BOOK 64
PAGE 750
PARCEL 02112219
HIGHLAND FIELDS, LLC
DEED BOOK 35449 PAGE 467
PARCEL 02112209
HIGHLAND FIELDS, LLC
DEED BOOK 35449 PAGE 467
PARCEL 02112202
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THE COURTYARDS AT EASTFIELD FARMS HOMEOWNERS ASSOC., INC.

TREE PROTECTION FENCE (TYP.)

PROPOSED EXTENT OF CLEARING, (TYP.)

30' POST CONSTRUCTION STREAM BUFFER

TREE PROTECTION FENCE (TYP.)

8,681 SF POST CONSTRUCTION BUFFER DISTURBANCE

HEADWALL 36" RCP

REMOVE EXISTING TREES & VEGETATION, (TYP.)

MATCH LINE - C103

MATCH LINE - C102

COORDINATE WITH DUKE ENERGY FOR POWER POLE RELOCATION

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

HEADWALL TO BE REMOVED FOR CULVERT EXTENSION.

LIMITS OF TREE CLEARING

DEMOLISH ±25' OF CONCRETE MEDIAN

APPROXIMATE R.O.W.

EASTFIELD ROAD
SR #2459
(NO R/W INFORMATION FOUND)

CURB INLET RIM: @ EP: 760.00' INV. IN: 754.52' (SE) INV. IN: 754.97' (NE) INV. OUT: 754.46'

DROP INLET RIM: 759.80' INV. IN: 754.25' INV. OUT: 754.20'

CURB INLET RIM @ EP: 761.89' INV. IN: 756.99' INV. OUT: 756.94'

CURB INLET RIM @ EP: 761.26' INV. IN: 757.61' INV. OUT: 757.46'

DROP INLET RIM: 763.62' INV. IN: 758.87' INV. OUT: 758.52' (CAN NOT SEE PIPE DIRECTIONS)

DOUBLE CURB INLET CAN NOT SEE PIPES

CONCRETE MEDIAN

ditch line

flow

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- EXISTING DRAINAGE STRUCTURE
- CO — EXISTING CLEANOUT
- +XXX.X — EXISTING SPOT ELEVATION
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- OR — EXISTING ITEMS TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- SAWCUT LINE
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD ELECTRIC LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- FO/C — EXISTING FIBER OPTIC LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING TREELINE
- PROPOSED TREELINE
- E — EXISTING EASEMENT
- EXISTING TREES TO BE REMOVED

30 0 15 30 60
SCALE: 1"=30'

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

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

EXISTING
CONDITIONS &
DEMOLITION PLAN -
ENLARGEMENT 1

SHEET NUMBER

C101

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LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT–OF–WAY
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- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING TREELINE
- PROPOSED TREELINE
- E — EXISTING EASEMENT
- EXISTING TREES TO BE REMOVED

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

30' POST CONSTRUCTION STREAM BUFFER
30'
30'
TREE PROTECTION FENCE (TYP.)
MATCH LINE - C101
ridge line
flow
ditch line
ridge line
TREE PROTECTION FENCE (TYP.)
ridge line
TREE PROTECTION FENCE (TYP.)
MATCH LINE - C103
ditch line
REMOVE EXISTING TREES & VEGETATION, (TYP.)
30'
30'
PROPOSED EXTENT OF CLEARING, (TYP.)
8,681 SF POST CONSTRUCTION BUFFER DISTURBANCE
25' BUILDING SETBACK MEASURED FROM PROPOSED ROW
PROPOSED ROW
38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)
LIMITS OF TREE CLEARING
EXISTING NCDOT MAINTAINED ROW (TYP.)
flow
ditch line
25' BUILDING SETBACK MEASURED FROM PROPOSED ROW
HEADWALL TO BE REMOVED FOR CULVERT EXTENSION
EXISTING NCDOT MAINTAINED ROW (TYP.)

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EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

EXISTING
CONDITIONS &
DEMOLITION PLAN
- ENLARGEMENT 2

SHEET NUMBER

C102

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LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
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- EXISTING TREELINE
- PROPOSED TREELINE
- E — EXISTING EASEMENT
- EXISTING TREES TO BE REMOVED

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

ditch line
ditch line
ditch line
ridge line
ridge line
flow
ditch line
flow
ditch line
ditch line
flow

30' Post Construction Buffer (See Note #9)

30' POST CONSTRUCTION STREAM BUFFER
30'
30'

TREE PROTECTION FENCE (TYP.)
TREE PROTECTION FENCE (TYP.)
TREE PROTECTION FENCE (TYP.)

MATCH LINE - C102
MATCH LINE - C101

PROPOSED EXTENT OF CLEARING, (TYP.)
REMOVE EXISTING TREES & VEGETATION, (TYP.)

PARCE
HIGHLAN
DEED B
PA

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 3

SHEET NUMBER

C103

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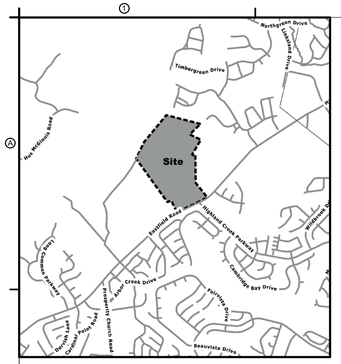

VICINITY MAP - N.T.S.

EXISTING PROPERTY LINE (TYP.)

EXISTING PROPERTY LINE (TYP.)

EXISTING PROPERTY LINE (TYP.)

EXISTING PROPERTY LINE (TYP.)

PARCEL 02123102
MARY S DAVIS &
SILAS W. DAVIS, JR.
DEED BOOK 29449 PAGE 909

PARCEL 02124483
SKYBROOK HOMEOWNERS
ASSOCIATION, INC.
DEED BOOK 28712 PAGE 447
MAP BOOK 55 PAGE 434

PARCEL 02124482
SKYBROOK HOMEOWNERS
ASSOCIATION, INC.
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PARCEL 02124481
SKYBROOK HOMEOWNERS
ASSOCIATION, INC.
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MAP BOOK 49 PAGES 919 & 921

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FIRSTRAY REALTY, LLC
DEED BOOK 35410 PAGE 233

PARCEL 02112379
THE COURTYARDS AT
EASTFIELD FARMS
HOMEOWNERS ASSOC., INC.
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MAP BOOK 69 PAGE 623

PARCEL 02111721
LOT 909
MAP BOOK 44
PAGE 762

PARCEL 02112219
ASHLAND FIELDS LLC
DEED BOOK 31066
PAGE 823

PARCEL 02112101
SRIDESHA & ANU ANUMKONDA
DEED BOOK 36067 PAGE 467

LEGEND

- 0 - 10% SLOPE
- 10 - 15% SLOPE
- 15 - 25% SLOPE
- > 25% SLOPE

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

NORTH

150 0 75 150 300
SCALE: 1"=150'

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

SLOPE ANALYSIS PLAN

SHEET NUMBER

C104

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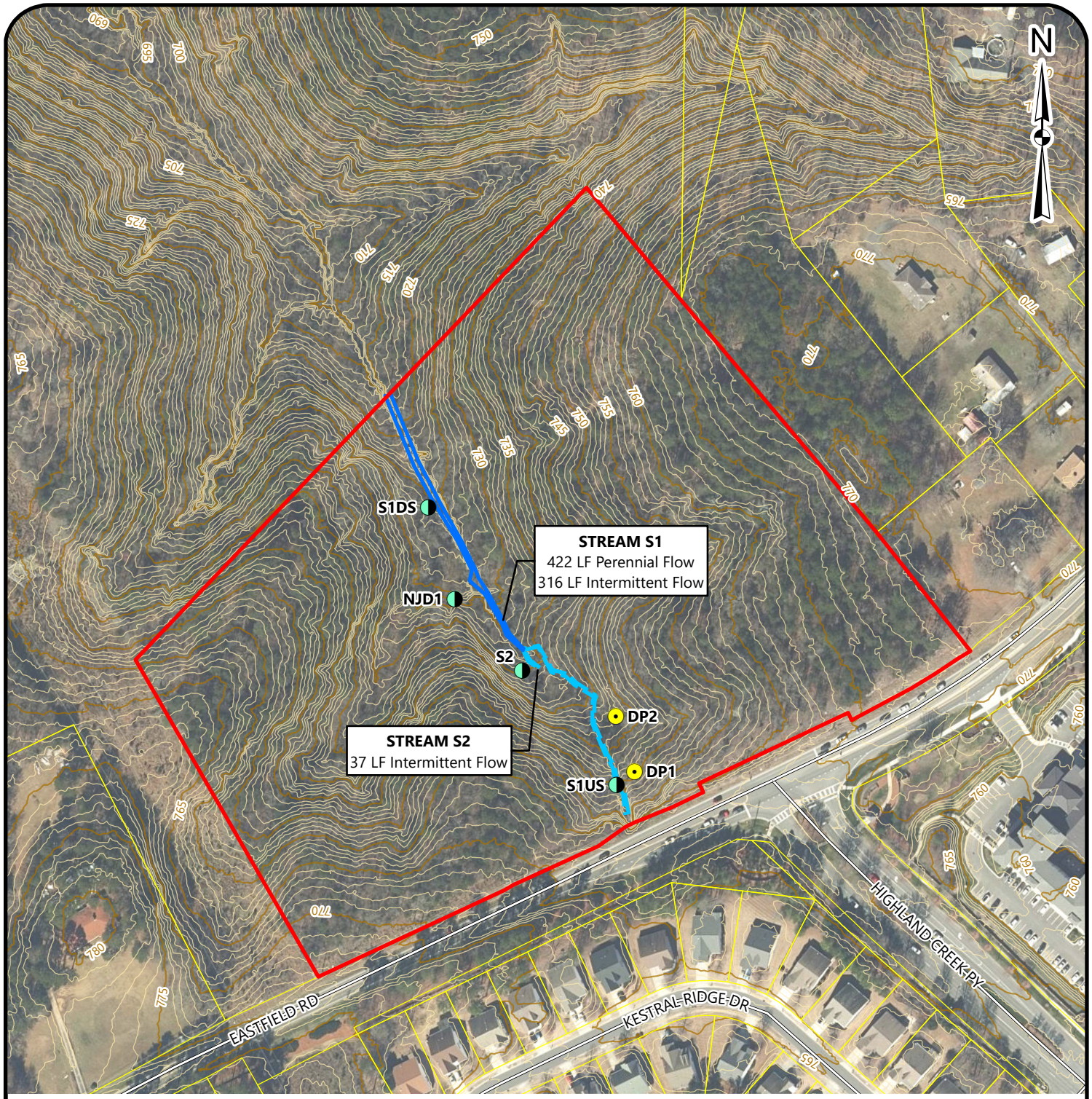


0 200 400 (FEET)

REFERENCE: 2023 AERIAL PHOTOGRAPH

BASEMAP DATA WAS OBTAINED FROM MECKLENBURG COUNTY AND NC ONEMAP. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

LEGEND

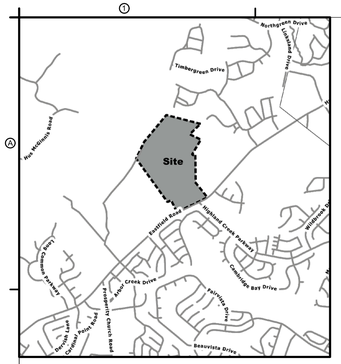
- SUBJECT PROPERTY
- POTENTIALLY JURISDICTIONAL STREAM (INTERMITTENT)
- POTENTIALLY JURISDICTIONAL STREAM (PERENNIAL)
- STREAM FORM LOCATION
- WETLAND / UPLAND FORM LOCATION

POTENTIAL WOTUS EXHIBIT

EASTFIELD PARK
MECKLENBURG COUNTY, NORTH CAROLINA

SCALE:	FIGURE NO.
1" = 200'	3
DATE: 2/3/2025	
PROJECT NUMBER 23350105	

Drawing Path: \\EgnyteDrive\Ops\Charlotte-1350\Projects\2023\23350105_Benesch_Eastfield Park_Huntersville NC\ENV\GIS\EastfieldPRO\ plotted by DHomans



VICINITY MAP - N.T.S.

PROJECT AREA LAND COVER CHARACTERISTICS / SUMMARY		
PROJECT AREA LAND COVERS	SQUARE FOOTAGE	ACRES
ROOF / BUILDING	872	0.02
PARKING / DRIVEWAY / ASPHALT	70,692	1.62
SIDEWALK / CURB RAMP / CONCRETE DECK	18,187	0.42
OTHER (COMPACTED SOIL TRAILS / PLAYGROUND AREAS)	27,962	0.64
TOTAL IMPERVIOUS AREA:	117,713	2.70
TOTAL PERVIOUS AREA:	4,868,635	111.77
TOTAL SITE AREA:	4,986,348	114.47
PERCENT BUA = 2.36%		
PERCENT BUA REMAINING* = 9.64%	480,648	11.03

*THIS FIGURE REPRESENTS THE AMOUNT OF BUILT-UPON AREA AVAILABLE TO RETAIN LOW DENSITY CLASSIFICATION. MAXIMUM BUILT-UPON AREA SHALL NOT EXCEED 12% OF TOTAL SITE AREA.

TREE SAVE NOTE:
ALL TREE SAVE OUTSIDE OF LOD WILL BE SAVED IN THE FUTURE AND ANY FUTURE EXPANSION NEEDS TO BE APPROVED ADMINISTRATIVELY AND COMPLY WITH THE TREE SAVE ORDINANCE. IF YOU HAVE ANY QUESTIONS PLEASE DISCUSS WITH TOWN OF HUNTERSVILLE PLANNING STAFF.

LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- # OF PARKING SPACES
- ℄ — CENTERLINE
- B — PROPOSED BOLLARD
- EXISTING CURB AND GUTTER
- PROPERTY LINE
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- X — EXISTING FENCE
- PROPOSED FENCE
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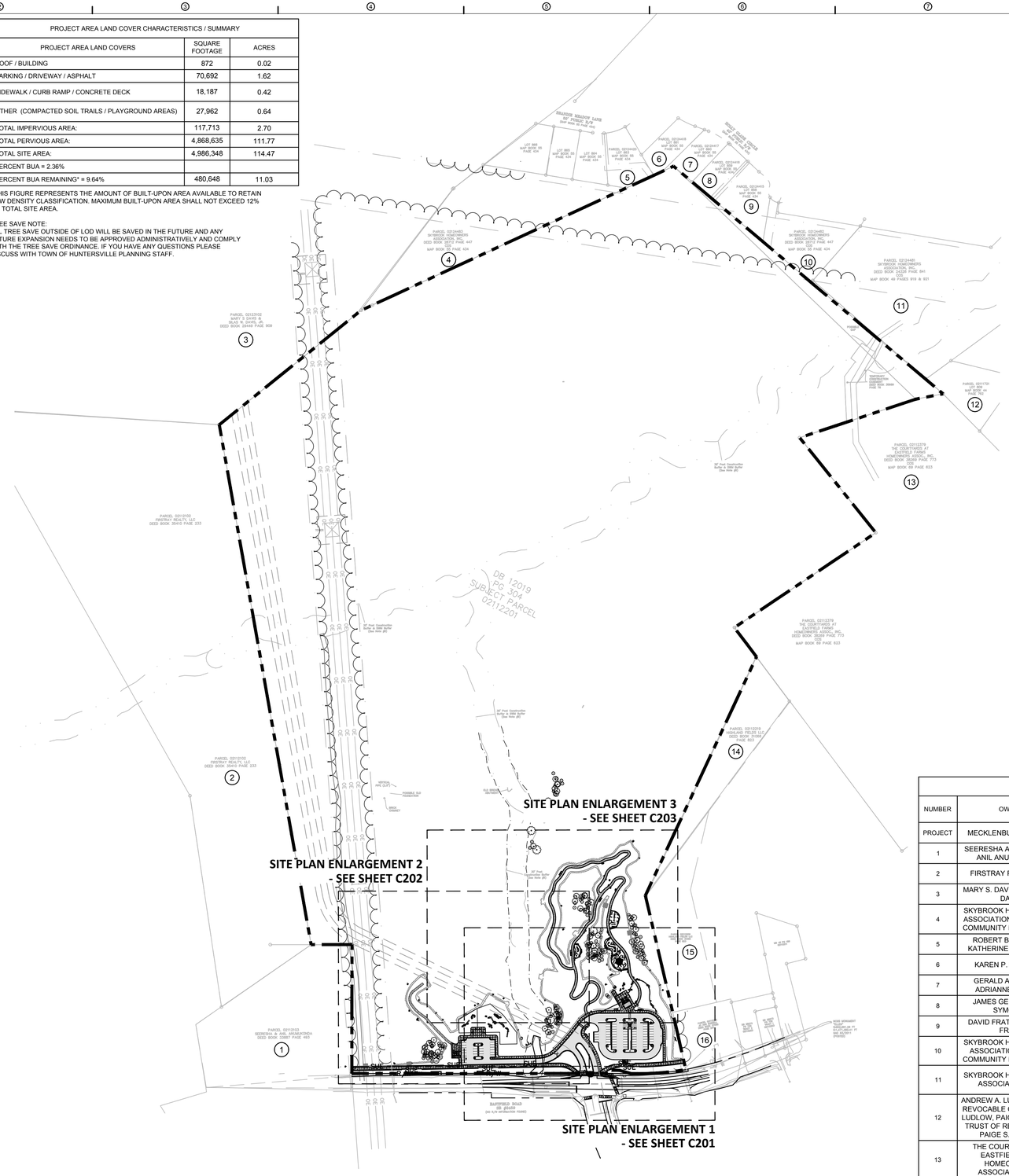
NORTH

200 0 100 200 400
SCALE: 1"=200'



SITE PLAN DATA TABLE	
TOTAL AREA (SQUARE FEET / ACRES)	4,986,348 SF / 114.47 AC
PROPOSED DISTURBED AREA (SQUARE FEET / ACRES)	332,268 SF / 7.63 AC
RIVER BASIN	YADKIN PEE-DEE
STREAM CLASSIFICATION	C (DRAINING TO CLARKE CREEK)
PRINCIPAL USES(S) (Z.O ARTICLE 3)	PARKS / RECREATION
BUILDING TYPE (Z.O. ARTICLE 3, 4 AND 8.10)	ACCESSORY USES
CURRENT ZONING DISTRICT (Z.O. ARTICLE 3)	R - RURAL DISTRICT
PROPOSED ZONING DISTRICT (Z.O. ARTICLE 3)	R (CD) - CONDITIONAL ZONING RURAL DISTRICT
OVERLAY DISTRICT, IF APPLICABLE (ARTICLE 3 Z.O.)	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3 Z.O.)	12%
PERCENTAGE OF IMPERVIOUS SHOWN	2.36%
LOT COUNT	1
TOTAL NUMBER OF DWELLINGS (DETACHED/ATTACHED)	2
MIXED-USE/# OF LIVE /WORK UNITS	0
TOTAL AREA OF RESIDENTIAL (SQUARE FEET)	0
TOTAL AREA OF NON-RESIDENTIAL (SQUARE FEET)	4,986,348
LOT SIZE RANGE	N/A
NUMBER OF LOTS WITHIN EACH RANCE	N/A
LOT WIDTHS RANGE (Z.O. ARTICLE 3	N/A
NUMBER OF LOTS WITHIN EACH WIDTH	N/A
SETBACKS AND BUILT-TO-LINES (Z.O. ARTICLE 3, 4 & 8)	
FRONT BTL RANGE OR SETBACK (FEET)	25
CORNER SETBACKS (FEET)	N/A
REAR SETBACKS (FEET)	25
RIGHT SIDE SETBACK (FEET)	8
LEFT SIDE SETBACK (FEET)	8
WATERSHED INFORMATION (Z.O. ARTICLE 3 AND S.O. SECTION 7.290	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
WATERSHED DISTRICT	N/A
LOW DENSITY / HIGH DENSITY	LOW DENSITY
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	12%
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	2.36%
PROJECT COMPLETION TIME (APPROXIMATE)	2027
OFF-STREET PARKING REQUIREMENTS (Z.O. 6.1 - CIVIC)	NO MINIMUM
TOTAL OFF-STREET PARKING SPACES	89 (5 HANDICAP)

REZONING NOTES:

BUFFER DISTURBANCE:
1. THE BUFFER DISTURBANCE IS NECESSARY BECAUSE THE PROPERTY IS BEING BISECTED BY A JURISDICTIONAL STREAM. THE NCDOT WOULD NOT ALLOW TWO SEPARATE DRIVEWAYS TO ACCESS EACH HALF OF THE PROPERTY INDEPENDENTLY FROM EASTFIELD ROAD. A VEHICULAR BRIDGE WAS ANALYZED, HOWEVER WAS DEEMED TOO COSTLY. THE DESIGN TEAM HAS SELECTED TO EXTEND THE EXISTING CULVERT UNDERNEATH EASTFIELD ROAD INSTEAD.

2. IN KEEPING WITH THE SPIRIT OF A PASSIVE NATURAL PARK, MECKLENBURG COUNTY HAS SELECTED AN IMPERVIOUS RESTRICTION ON THE PROPERTY AS A MITIGATION OPTION FOR THE STREAM BUFFER DISTURBANCE. THE CURRENT/FUTURE IMPERVIOUS AREA RESTRICTION WILL BE SET AT A MAX. 12%. THE CURRENT AND FUTURE DEVELOPMENT BUILT UPON AREA SHALL NOT BE GREATER THAN 12%

ADDITIONAL REZONING CONDITIONS:
3. DOUBLE ROW OF STREET TREES REQUIRED - DUE TO SITE CONSTRAINTS, STORM DRAINAGE AND ROW LOCATION, A LARGE ENOUGH SHOULDER IS NOT ABLE TO BE ESTABLISHED TO PLANT A DOUBLE ROW OF STREET TREES. A SINGLE ROW OF STREET TREES WILL BE PLANTED ALONG THE MULTI-USE PATH.

SUMMARY OF ADJOINING PROPERTIES				
NUMBER	OWNER	ADDRESS	PARCEL ID NUMBER	ZONING CLASSIFICATION
PROJECT	MECKLENBURG COUNTY	13729 EASTFIELD RD HUNTERSVILLE NC 28078	02112201	R (CD)
1	SEERESHA ANUMUKONDA, ANIL ANUMUKONDA	13713 EASTFIELD RD HUNTERSVILLE NC 28078	02112103	R
2	FIRSTRAY REALTY, LLC	N/A	02112102	R
3	MARY S. DAVIS, SILAS W JR DAVIS	N/A	02123102	R
4	SKYBROOK HOMEOWNERS ASSOCIATION,INC., CO/KEY COMMUNITY MANAGEMENT	N/A	02124483	R
5	ROBERT B. ANTHONY, KATHERINE P. ANTHONY	10728 BRANDIE MEADOW LN HUNTERSVILLE NC 28078	02124420	R
6	KAREN P. BARDALES	14110 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124418	R
7	GERALD A. LAPORTA, ADRIANNE LAPORTA	14118 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124417	R
8	JAMES GEIB, CANDRA SYMONDS	14126 HOLLY GLADE CR HUNTERSVILLE NC 28078	2124416	R
9	DAVID FRATE, WENDY R. FRATE	14134 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124415	R
10	SKYBROOK HOMEOWNERS ASSOCIATION, INC., C/O COMMUNITY MANAGEMENT	N/A	02124482	R
11	SKYBROOK HOMEOWNERS ASSOCIATION, INC.	N/A	02124481	R
12	ANDREW A. LUDLOW, TRUST REVOCABLE OF ANDREW A. LUDLOW, PAIGE S. LUDLOW, TRUST OF REVOCABLE OF PAIGE S. LUDLOW	10800 EMERALD WOOD DR. HUNTERSVILLE NC 28078	02111721	R
13	THE COURTYARDS AT EASTFIELD FARM HOMEOWNERS ASSOCIATION, INC.	N/A	02112379	NR (CD)
14	HIGHLAND FIELDS, LLC	N/A	02112219	R
15	HIGHLAND FIELDS, LLC	14007 EASTFIELD RD HUNTERSVILLE NC 28078	02112209	R
16	GAJENDRASINH KAPLETIYA, HASUBEN KAPLETIYA, HEMANTSINH GAJENDRASINH KAPLETIYA, DIMPALBEN KAPLETIYA, PRIYANKSINH KAPLETIYA, NIDHIKUMARI KAPLETIYA	14001 EASTFIELD RD HUNTERSVILLE NC 28078	02112202	R

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EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

SITE - OVERALL

SHEET NUMBER
C200

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LEGEND

- EXISTING SIGN
- PROPOSED SIGN
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- EXISTING UTILITY POLE
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- ASPHALT TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS

30 0 15 30 60

SCALE: 1"=30'

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

NORTH

PARCEL 02112209
HIGHLAND FIELDS LLC
DEED BOOK 31066
PAGE 823

LIMITS OF DISTURBANCE (TYP.)

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

30' POST CONSTRUCTION STREAM BUFFER

BIG BLOCK WALL

A POTENTIAL ROADWAY EXTENSION HAS BEEN IDENTIFIED IN THE HUNTERSVILLE EASTFIELD ROAD SMALL AREA PLAN; DATED JANUARY 6, 2014. THE CONCEPTUAL LAYOUT SHOWN IS FOR REFERENCE PURPOSES ONLY. ANY FUTURE STUDY, ALIGNMENT, OR IMPLEMENTATION WOULD REQUIRE SEPARATE ANALYSIS AND APPROVAL BY MECKLENBURG COUNTY.

ACCESSIBLE RAMP

FLARE SIDEWALK TO 9' WIDTH.

STANDARD DUTY ASPHALT, (TYP.)

SWING GATE

ACCESSIBLE RAMP

MATCH LINE - C203

DIRECTIONAL ACCESSIBLE RAMP

HEAVY DUTY ASPHALT, (TYP.)

FLARE SIDEWALK TO 9' WIDTH.

PARCEL 0211220
JO ANN BURRE
DEED BOOK 37
PAGE 216

CONCRETE SIDEWALK

SWING GATE

ADA CURB RAMP ISLAND RAMP - TYPE 7, (TYP.)

CONCRETE BOLLARD

CONCRETE SIDEWALK

PROPOSED SIDEWALK EASEMENT (TYP.)

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

ADA CURB RAMP, (TYP.)

BIG BLOCK WALL AT BACKFLOW

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

PROPOSED SIDEWALK EASEMENT (TYP.)

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

MATCH LINE - C202

ADA CURB RAMP, (TYP.)

RECONSTRUCT CONCRETE MEDIAN

10'x70' SITE TRIANGLE (TYP.)

10'x70' SITE TRIANGLE (TYP.)

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

EXISTING NCDOT MAINTAINED ROW (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

PROPOSED POWER POLE RELOCATION (ASSUMED LOCATION). CONTRACTOR SHALL COORDINATE W/ UTILITY PROVIDER PRIOR TO CONSTRUCTION

CONCRETE ISLANDS

REFER TO SHEET PM-1 FOR PAVEMENT MARKING PLAN

CURB INLET RIM @ EP: 761.89' INV. IN: 754.52' (SE) INV. IN: 754.97' (NE) INV. OUT: 754.46'

DROP INLET RIM: 759.80' INV. IN: 754.25' INV. OUT: 754.20'

CURB INLET RIM @ EP: 761.89' INV. IN: 756.99' INV. OUT: 756.94'

CURB INLET RIM @ EP: 761.26' INV. IN: 757.61' INV. OUT: 757.46'

DROP INLET RIM: 763.62' INV. IN: 758.87' INV. OUT: 758.52' (CAN NOT SEE PIPE DIRECTIONS)

DOUBLE CURB INLET CAN NOT SEE PIPES

CONCRETE MEDIAN

"X" MARK FOUND N:602,516.81 FT E:1,471,211.71 FT NAD 83/2011

APPROXIMATE R.O.W.

EASTFIELD ROAD
SR #2459
(NO R/W INFORMATION FOUND)

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

SITE - ENLARGEMENT 1

SHEET NUMBER

C201

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LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP — EXISTING IRON PIN
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- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS

30 0 15 30 60

SCALE: 1"=30'

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

NORTH

MATCH LINE - C201

MATCH LINE - C203

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30' POST CONSTRUCTION STREAM BUFFER

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

CONCRETE SIDEWALK

LIMITS OF DISTURBANCE (TYP.)

STANDARD DUTY ASPHALT, (TYP.)

CONCRETE SIDEWALK

VEHICULAR CONCRETE PAVEMENT

STANDARD CURB AND GUTTER, (TYP.)

PROPOSED SIDEWALK EASEMENT (TYP.)

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

HEAVY DUTY ASPHALT, (TYP.)

GRAVITY WALL AT EXISTING POLE

GRAVITY WALL AT EXISTING POLE

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

CONTRACTOR TO PROVIDE MIN. 1.5 CONCRETE BAND CONNECTION TO TOC

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

38' CL TO R/W

PROPOSED SIDEWALK EASEMENT (TYP.)

10'x70' SITE TRIANGLE (TYP.)

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

SITE - ENLARGEMENT 2

SHEET NUMBER

C202

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LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
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- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS

30 0 15 30 60

SCALE: 1"=30'

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

NORTH

30' Post Construction Buffer (See Note #9)

LIMITS OF DISTURBANCE (TYP.)

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

MATCH LINE - C202

MATCH LINE - C201

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30' POST CONSTRUCTION STREAM BUFFER

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

REFER TO ARCHITECTURAL DRAWINGS FOR SCORING DETAILS ON CONCRETE SLAB

STANDARD CURB AND GUTTER, (TYP.)

CONCRETE SIDEWALK

PARCE
HIGHLAN
DEED B
PA

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CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

SITE - ENLARGEMENT 3

SHEET NUMBER

C203

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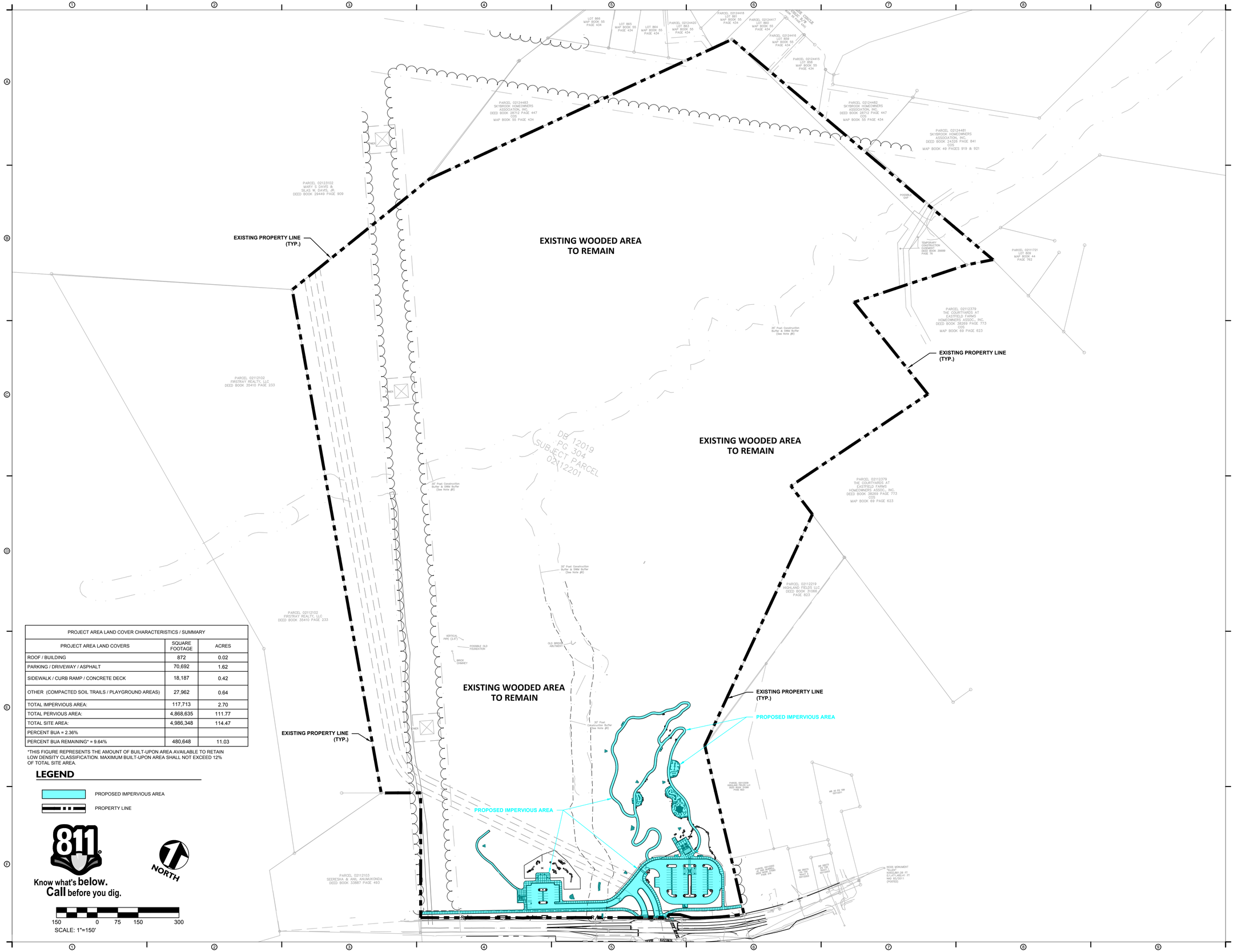

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LEGEND

PROPOSED IMPERVIOUS AREA

PROPERTY LINE

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NORTH

150 0 75 150 300

SCALE: 1"=150'

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CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

BUA MAP

SHEET NUMBER

C204

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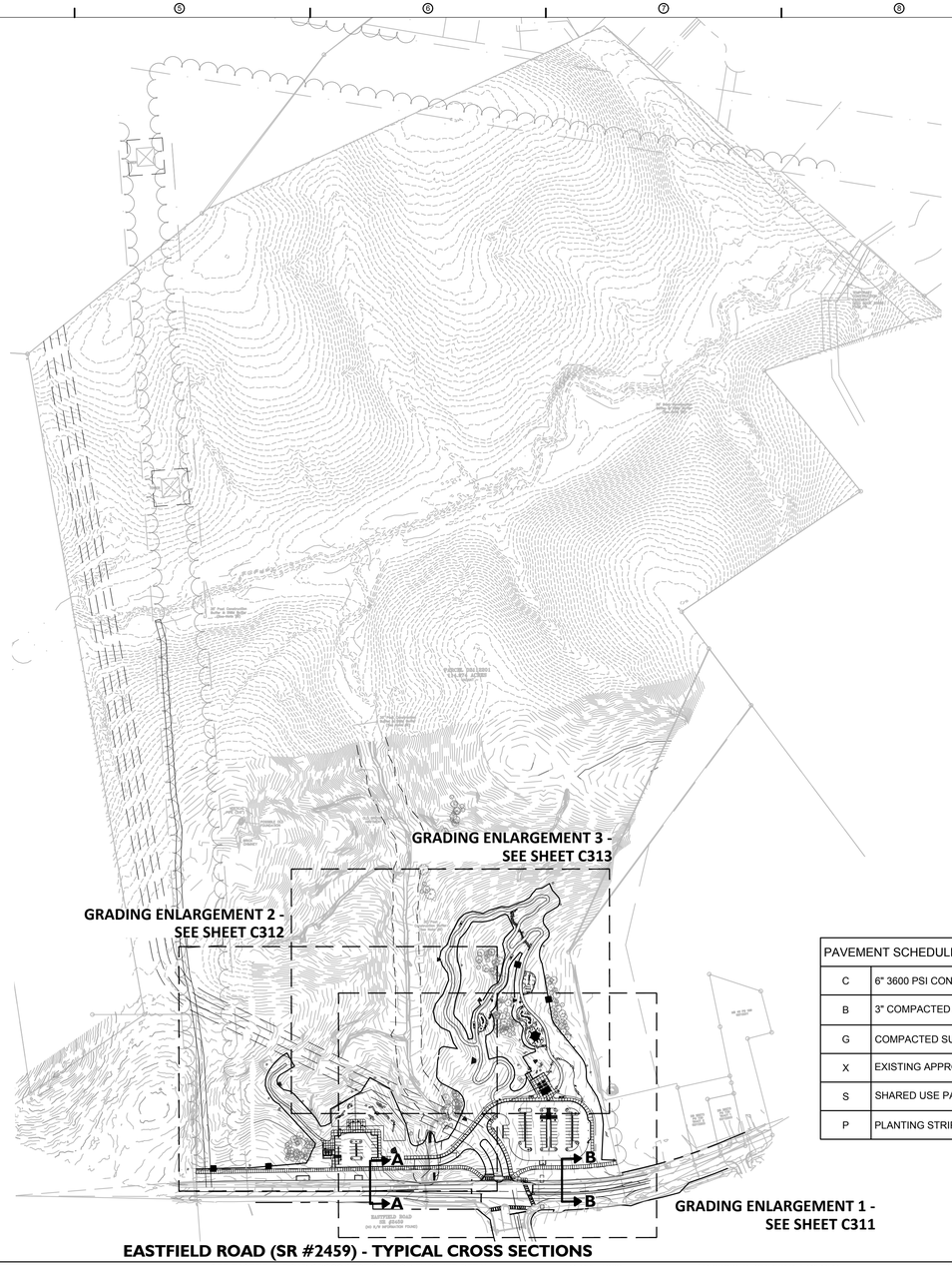

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- MH 1 — PROPOSED STORM MANHOLE
- FES 1 — PROPOSED FLARED END SECTION
- EXISTING DRAINAGE STRUCTURE
- DI 1 — PROPOSED DRAINAGE STRUCTURE
- +XXX.X — EXISTING SPOT ELEVATION
- XXX.XX — PROPOSED SPOT ELEVATION
- CO — EXISTING CLEANOUT
- DS — EXISTING DOWNSPOUT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- X — EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
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- W — EXISTING WATER LINE
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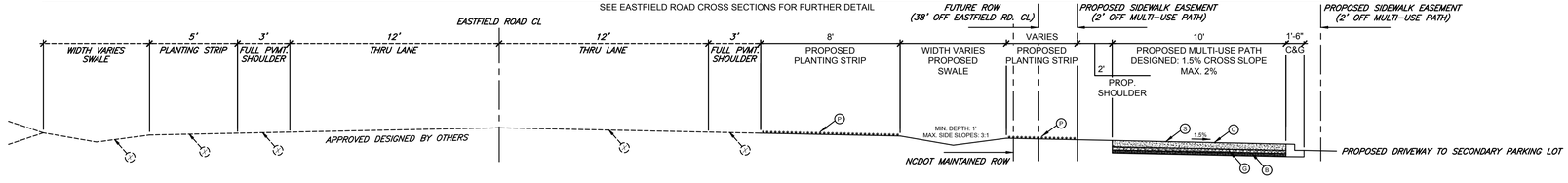
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- EXISTING TREE LINE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

PAVEMENT SCHEDULE - EASTFIELD ROAD & MUP	
C	6" 3600 PSI CONCRETE
B	3" COMPACTED AGGREGATE BASE COURSE (ABC)
G	COMPACTED SUBGRADE
X	EXISTING APPROVED DESIGN (BY OTHERS)
S	SHARED USE PATH / MULTI USE PATH (TOH STD. 723.1)
P	PLANTING STRIP

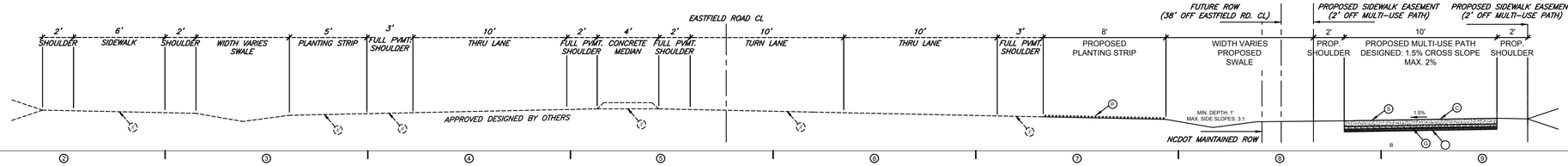
EASTFIELD ROAD (SR #2459) - TYPICAL CROSS SECTIONS

SEE EASTFIELD ROAD CROSS SECTIONS FOR FURTHER DETAIL

SECTION A-A



SECTION B-B



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

NORTH

200 0 100 200 400

SCALE: 1"=200'

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

GRADING -
OVERALL

SHEET NUMBER

C310

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LEGEND

- EXISTING SIGN
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- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

FES-600 FES-601 FES-700 FES-701 FES-800 FES-801 FES-400 FES-401 FES-400A FES-401A FES-200

SEE ENLARGEMENT C314 SEE ENLARGEMENT C315 SEE ENLARGEMENT C316

LIMITS OF DISTURBANCE (TYP.)

NOTE - PROPOSED ELEVATIONS SHOWN IN HATCHED AREA (TOP OF WALL, TOP OF SLAB, ETC.) ARE SHOWN FOR COORDINATION AND INFORMATIONAL PURPOSES ONLY. REFER TO ARCH. DRAWING FOR ELEVATIONS. FIELD CONFIRM ALL ELEVATIONS PRIOR TO CONSTRUCTION WITH ARCH.

RIPRAP APRON AT PIPE OUTFALL (TYP.)

FLARED END SECTION (TYP.)

30' POST CONSTRUCTION STREAM BUFFER

ROOF DRAIN SHALL BE 4" DIA. SCHEDULE 40 PVC GRADED AT 1.04% MIN. SLOPE. ROOF DRAIN SHALL TIE INTO CI-203. SEE ENLARGEMENT.

FFE: 761.91

CI-203 DROP CLEANOUT

MATCH LINE - C312

CURB INLET (TYP.)

CI-201 CI-102 CI-101 DI-202 DI-204 OTCB-103 OTCB-104

CONCRETE HEADWALL

25' PERMANENT DRAINAGE EASEMENT PER TOH STD. 314.1: 42" RCP

HW-100 HW-1

25' DRAINAGE EASEMENT

OPEN THROAT CATCH BASIN CONTRACTOR TO INSTALL IN SUMP CONDITION

MATCH LINE - C311

EXISTING NCDOT MAINTAINED ROW (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

5' WIDE RIP RAP SPILLWAY

EX. CI-105

GRADE BREAK

LINED GRASSED SWALE #1

MIN. 2-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT (TYP.)

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

APPROXIMATE R.O.W.

CONCRETE MEDIAN

DOUBLE CURB INLET CAN NOT SEE PIPES

EASTFIELD ROAD
SR #2459
(NO R/W INFORMATION FOUND)

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

GRADING - ENLARGEMENT 1

SHEET NUMBER

C311

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LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
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- EXISTING TREE TO REMAIN
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- EXISTING TREE LINE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

MATCH LINE - C310

MATCH LINE - C312

FES-500 FES-501 FES-600 FES-400 FES-401 FES-401A FES-400A FES-900 FES-901 FES-200

LIMITS OF DISTURBANCE (TYP.)

30' POST CONSTRUCTION STREAM BUFFER

5-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT OF DOG PARK PATIO

GRASSED LINED SWALE #4

CLASS 2 RIP RAP, KEYED INTO EXISTING STREAM BED & BANKS, MIN 35" DEPTH

FLARED END SECTION (TYP.)

CONCRETE HEADWALL

STREAM BOUNDARY AS DELINEATED IN THE FIELD BY S&ME. 296 SQFT OF IMPACT PROPOSED

CURB INLET (TYP.)

HW-100 HW-101 HW-102

CI-201 CI-2 CI-101 CI-102

TRENCH DRAIN

OTCB-103 OTCB-104

OPEN THROAT CATCH BASIN CONTRACTOR TO INSTALL IN SUMP CONDITION

SEE ENLARGEMENT C315

SEE ENLARGEMENT C314

SEE ENLARGEMENT C316

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

MIN. 2-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT (TYP.)

CONTRACTOR TO MATCH EXISTING GRADE AND PROVIDE 2% MAX. CROSS SLOPE

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

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ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

GRADING - ENLARGEMENT 2

SHEET NUMBER

C312

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LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
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- EXISTING TREE LINE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

LIMITS OF DISTURBANCE (TYP.)

30' Post Construction Buffer (See Note #9)

30' POST CONSTRUCTION STREAM BUFFER

STEP ELEVATIONS TO BE FIELD ENGINEERED

GRASSED LINED SWALE #14

GRASSED LINED SWALE #10

GRASSED LINED SWALE #9

GRASSED LINED SWALE #13

FLARED END SECTION (TYP.)

GRASSED LINED SWALE #8

2-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT (TYP.)

GRASSED LINED SWALE #12

GRASSED LINED SWALE #11

RIPRAP APRON AT PIPE OUTFALL (TYP.)

GRASSED LINED SWALE #5

GRASSED LINED SWALE #7

GRASSED LINED SWALE #6

MATCH LINE - C311

MATCH LINE - C310

SEE ENLARGEMENT C314

SEE ENLARGEMENT C31A

SEE ENLARGEMENT C314

FES-500 FES-501 FES-600 FES-601 FES-700 FES-701 FES-800 FES-801 FES-400 FES-400A FES-401 FES-401A

CI-203 TC: 759.41 BC: 758.91

FFE = 761.91

TC: 763.11 BC: 762.61

NOTE - PROPOSED ELEVATIONS SHOWN IN HATCHED AREA (TOP OF WALL, TOP OF SLAB, ETC.) ARE SHOWN FOR COORDINATION AND INFORMATIONAL PURPOSES ONLY. REFER TO ARCH. DRAWING FOR ELEVATIONS. FIELD CONFIRM ALL ELEVATIONS PRIOR TO CONSTRUCTION WITH ARCH.

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
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ISSUE DATE: 04/10/2026

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#	DATE	DESCRIPTION

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CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

GRADING - ENLARGEMENT 3

SHEET NUMBER

C313

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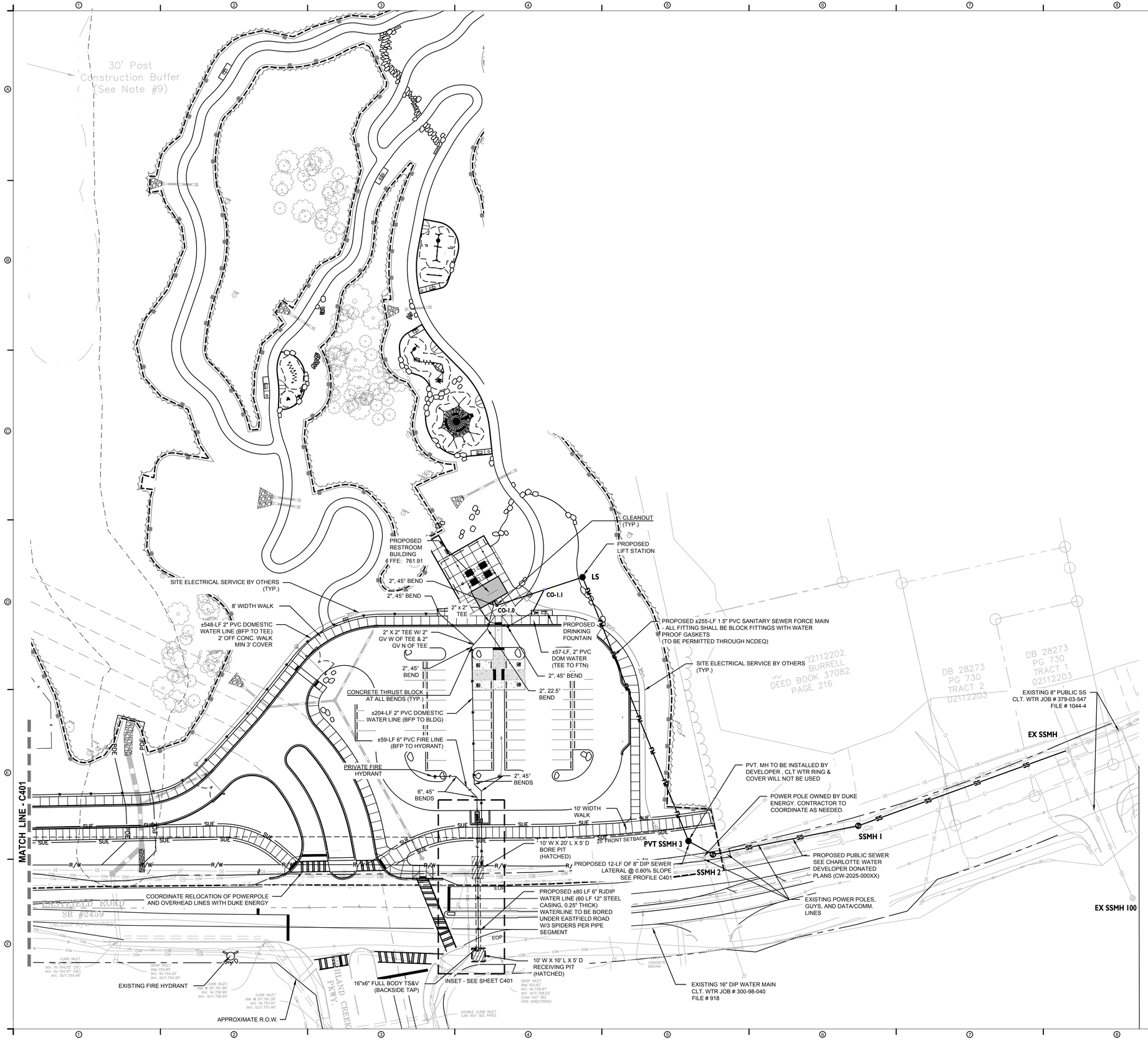

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- EXISTING FIRE HYDRANT
- FH — PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPT. CONNECTION
- WV — EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED CHECK VALVE
- PROPOSED POST INDICATOR VALVE
- WM — EXISTING WATER METER
- PROPOSED WATER METER
- BFP — PROPOSED BACKFLOW PREVENTER
- EXISTING SEWER MANHOLE
- SSMH 1 — PROPOSED SEWER MANHOLE
- CO — EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING DRAINAGE STRUCTURE
- DI 1 — PROPOSED DRAINAGE STRUCTURE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- x—x—x — EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD ELECTRIC LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LATERAL
- SS — PROPOSED SANITARY SEWER MAIN
- FM — PROPOSED SANITARY SEWER FORCE MAIN
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- DW — PROPOSED DOMESTIC WATER LINE
- F — PROPOSED FIRE LINE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- EXISTING STORM MANHOLE
- MH 1 — PROPOSED STORM MANHOLE
- E — EXISTING EASEMENT

40 0 20 40 80

SCALE: 1"=40'

Know what's below. Call before you dig.

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

UTILITY PLAN

SHEET NUMBER

C400

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PLANT PROTECTION KEYNOTES:

	DETAIL / SHEET	SPEC. SECTION
11.0 PLANT PROTECTION		
11.1 Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

1. Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
2. All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
- EXISTING TREE
- EXISTING TREE GREATER THAN 24" CAL

TREE PRESERVATION TABLE

Zoning District: R

Total Site Area: 114 Ac

Required canopy save: 50%

Existing Tree Save Areas: 105.06 Ac — Percentage of Site: 92.1%
Canopy Removal Areas: 7.93 Ac — Percentage of Site: 6.9%
Canopy Preservation Area (Proposed Tree Save Area): 97.13 Ac — Percentage of Site: 85.2%

Required Heritage Preservation: 100%
Heritage Trees: None identified.

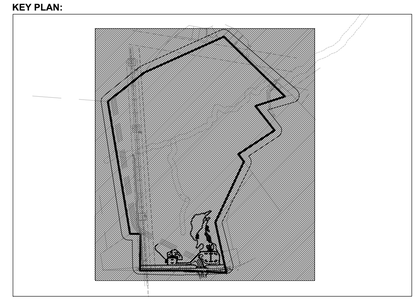
Required Tree Preservation for Trees over 24" cal: 50%
Trees identified in canopy removal area: 16
Trees to be removed in canopy removal area: 16

Trees larger than 24" cal:

No	Size	Species
74001	24"	Ash
90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

See plans for trees 12" cal. or greater.
See sheet L1-04 for table of trees 12" cal. or greater.

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH 0 75 150 300
ORIGINAL SCALE: 1"=150'

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EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

TREE PRESERVATION PLAN

SHEET NUMBER

L1-00

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Apr 07, 2026 - 4:46pm
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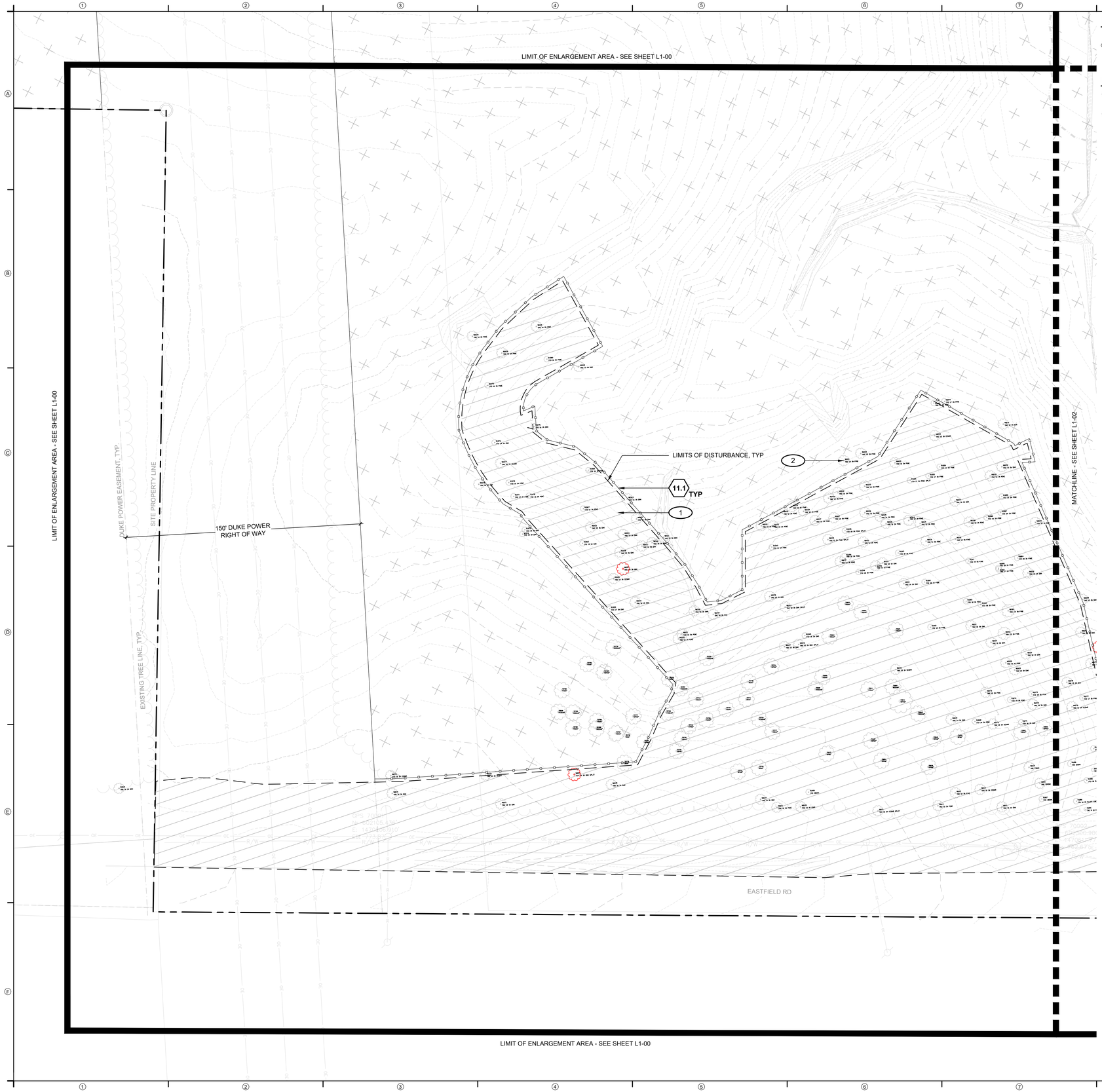

PLANT PROTECTION KEYNOTES:

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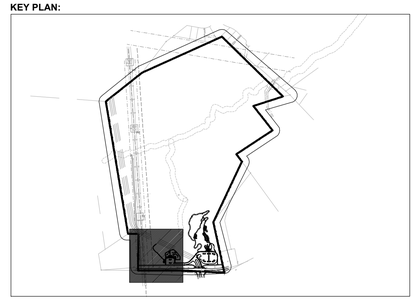

NOTE:

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NORTH 0 30 60 120
ORIGINAL SCALE: 1"=60'

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EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER

L1-01

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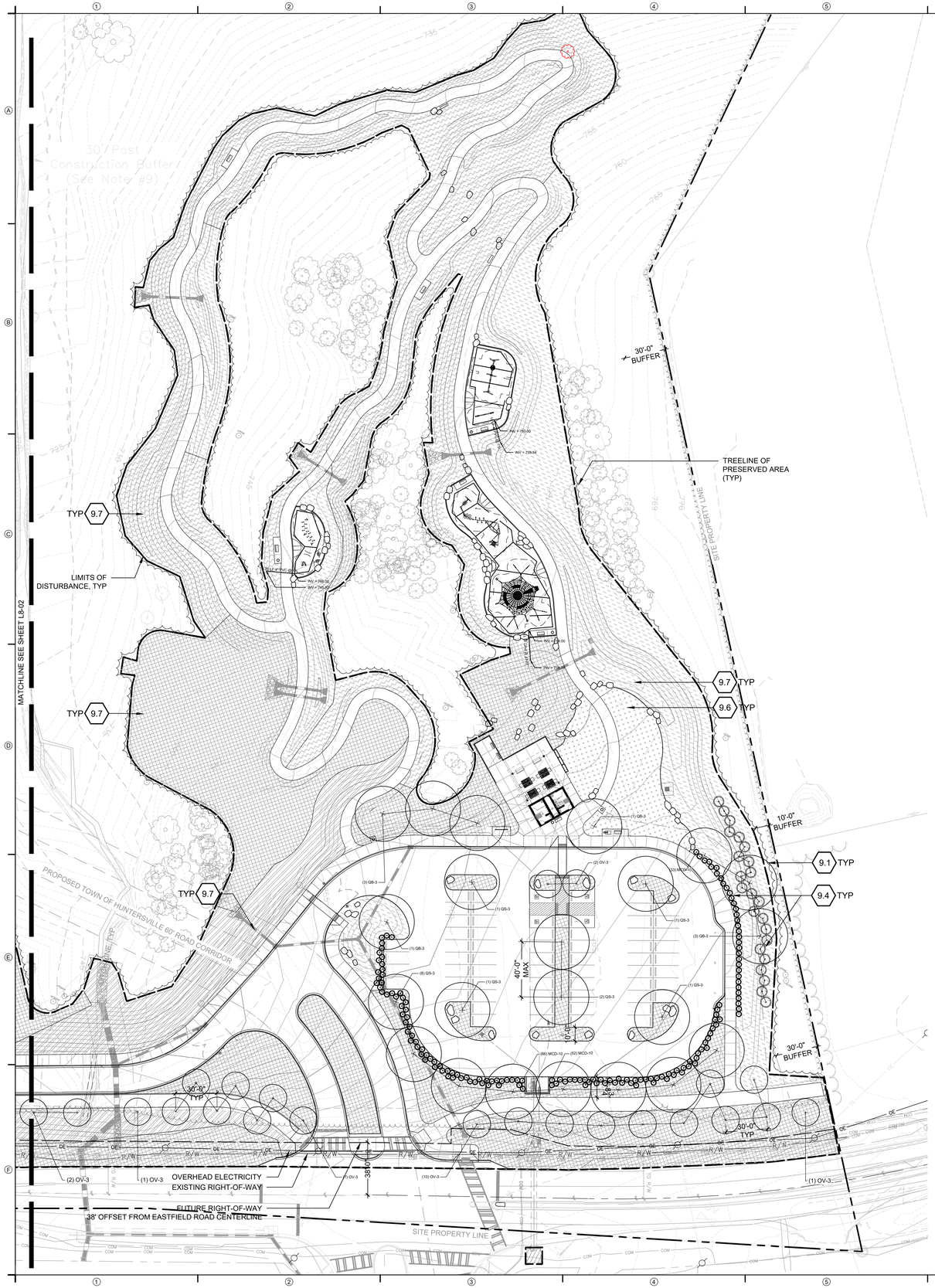
Apr 07, 2026 - 4:47pm
P:\Projects\6529_Eastfield Park\3D-CAD\02. Sheets\Permit Set\dw-6529-L1-Plant Protection and Removal Plan.dwg



6.1 Off-Street Parking Design

Continuous row of perimeter shrubs min height 2' at installation; maximum spacing 4' on center

10' minimum width perimeter planting area

8' min width interior planting area

Tree spacing large maturing trees: planted max 40' on center.

Small maturing trees permitted only where utility lines prevent large maturing trees: planted max 30' on center

Minimum tree size: At time of planting, 2" or more in diameter measured 6" above ground level; min height 8'-10'

7.2.6

Small maturing trees are required to be substituted for large maturing trees whenever located within 25 feet of an overhead utility line.

7.7.2

Small maturing street trees are required to be within a minimum 7 foot planting strip located between the existing street and proposed sidewalk

7.7.2.b

Maturing "canopy –like" trees shall be planted 30 feet on center where existing overhead utility lines prohibit the use of large maturing canopy trees.

Total Linear Foot exclude Entry: 756 ft
Required Street Trees: 756/30 = 25
Provided Street Trees: 24
Note: Utilities within street tree planting area shown on plan require distance from street tree planting, hence the reduction from required street trees.

PLANTING DETAIL KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**			
9.1	Deciduous Tree Planting	1 / L11-01		329300
9.2	Coniferous Tree Planting	2 / L11-01		329300
9.3	Multi-stem Tree Planting	3 / L11-02		329300
9.4	Shrub Planting	4 / L11-02		329300
9.5	Not Used			
9.6	Sod Planting	1 / L11-03		329200
9.7	Native Seeding	2 / L11-03		329300
9.8	Planting Soil Type 1			329113
9.9	Planting Soil Type 2			329113

PLANTING LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
STREET TREES					
OV-3	22	Ostrya virginiana	American Hophornbeam	3" CAL	30' O.C.
PARKING LOT LANDSCAPE TREES					
QS-3	21	*Quercus shumardii*	Shumard Oak	3" CAL	40' O.C.
QB-3	8	*Quercus bicolor*	Swamp White Oak	3" CAL	40' O.C.
OV-3	6	Ostrya virginiana	American Hophornbeam	3" CAL	30' O.C.
EVERGREEN SHRUBS					
MCD-5	151	*Myrica cerifera 'Don's Dwarf'*	Don's Dwarf Waxmyrtle	5 GAL	As Shown
MC-5	23	*Myrica cerifera*	Southern Waxmyrtle	5 GAL 8' HT AT MATURITY	As Shown
SEED MIXES					
SM1	xx sf	Southern Bioswale Short Mix			
SM2	xx sf	Southern Woodland Edge/Part Shade Mix			
SM3	xx sf	Southern Short Grass Meadow Mix			
SM4	xx sf	Steep Slope Stabilization Native Mix			

SITE PLANTING REFERENCE NOTES

1. Spread 3" depth of on-site mulch over disturbed area.
2. Restore turf within the right-of-way.
3. All planting area to receive minimum 6" soil amendments.

TREE PLANTING LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

PROPOSED MULTI-STEM DECIDUOUS TREE

SHRUB AND GROUNDCOVER PLANTING LEGEND

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN SHRUB

SEED MIX TYPE 1

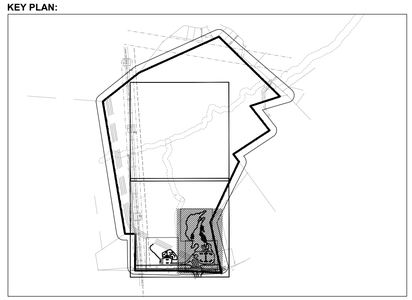
SEED MIX TYPE 2

SEED MIX TYPE 3

SEED MIX TYPE 4

SOD PLANTING

KEY PLAN:



NORTH

0 30 60 120

ORIGINAL SCALE: 1"=30'

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

LANDSCAPING PLAN

SHEET NUMBER

L8-01

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Apr 07, 2026, 4:48pm
P:\PROJECTS_ACTIVE\6529-Eastfield Park\0-CAD\02 Sheets\Permit Set\dw-6529-L8-Site Planting Plan.dwg

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SHRUB AND GROUNDCOVER PLANTING LEGEND

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN SHRUB

SEED MIX TYPE 1

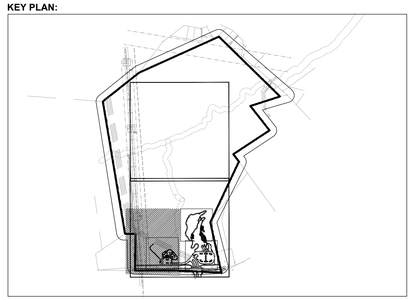
SEED MIX TYPE 2

SEED MIX TYPE 3

SEED MIX TYPE 4

SOD PLANTING

KEY PLAN:



NORTH

0 30 60 120

ORIGINAL SCALE: 1"=30'

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

LANDSCAPING PLAN

SHEET NUMBER

L8-02

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Apr 07, 2026 - 4:48pm
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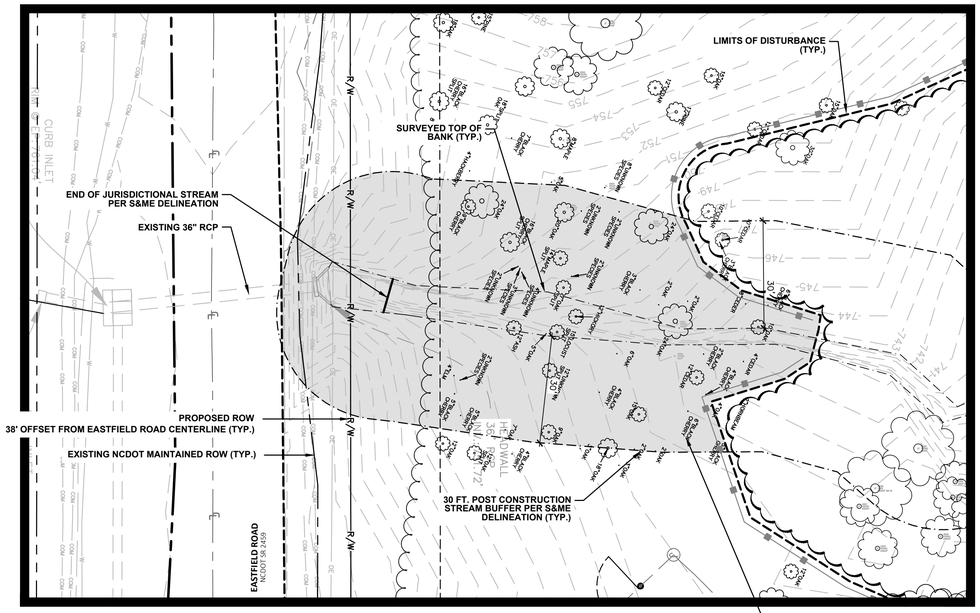
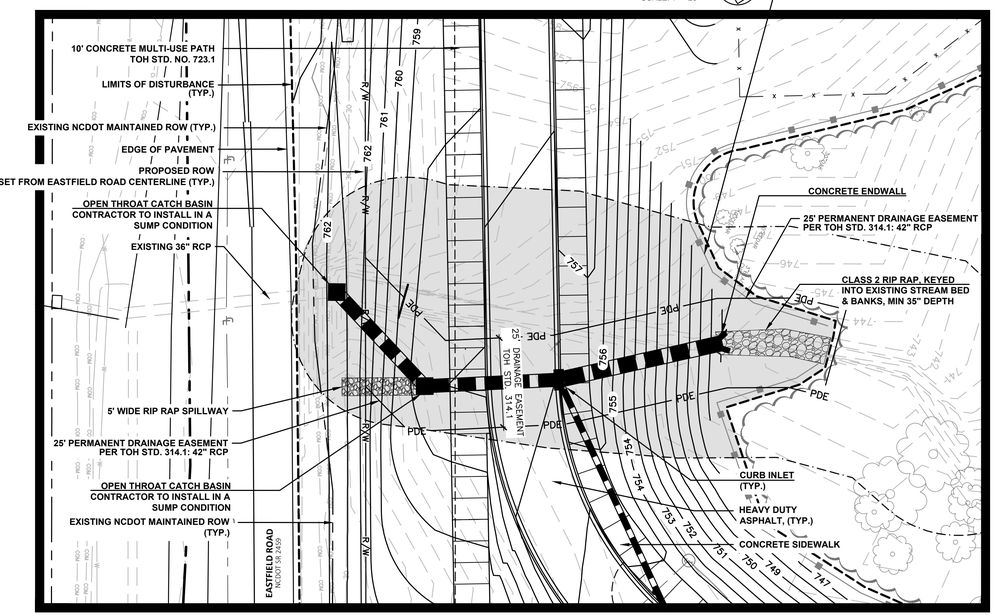
OVERALL SITE PLAN

SCALE: 1" = 200'



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'



FINAL GRADING PLAN

SCALE: 1" = 20'

LEGEND

- EXISTING SIGN
- EIP EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W RIGHT-OF-WAY
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- UGE EXISTING UNDERGROUND ELECTRIC LINE
- OH/U EXISTING OVERHEAD UTILITY LINE
- T EXISTING UNDERGROUND TELEPHONE LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- XXX EXISTING CONTOUR LINE
- XXX PROPOSED CONTOUR LINE
- MH 1 PROPOSED STORM MANHOLE
- EXISTING DRAINAGE STRUCTURE
- DI 1 PROPOSED DRAINAGE STRUCTURE
- TEMPORARY SILT SACK
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- TEMPORARY FILTER BERM BASIN
- TEMPORARY GRAVEL ENTRANCE
- OUTLET PROTECTION
- EXCAVATED DROP INLET PROTECTION
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- TEMPORARY SILT FENCE
- STONE OPENING IN TEMPORARY SILT FENCE
- TEMPORARY TREE PROTECTION BARRICADE
- LIMITS OF GRADING/CONSTRUCTION
- LINED GRASS SWALE
- GRASS SWALE
- TEMPORARY DIVERSION SWALE
- TEMPORARY STRAW WATTLE
- EROSION CONTROL MATTING

TREES TO BE REMOVED FROM BUFFER PER TREE SURVEY PROVIDED BY CES GROUP

1. 2" UNKNOWN SPECIES
2. 2" UNKNOWN SPECIES
3. 2" UNKNOWN SPECIES
4. 2" UNKNOWN SPECIES
5. 2" UNKNOWN SPECIES
6. 2" OAK
7. 2" OAK
8. 2" OAK
9. 2" OAK
10. 2" BLACK CHERRY
11. 3" UNKNOWN SPECIES
12. 3" BLACK CHERRY
13. 4" UNKNOWN SPECIES
14. 4" ELM
15. 4" BLACK CHERRY
16. 4" CEDAR
17. 4" BLACK CHERRY
18. 4" OAK
19. 5" OAK
20. 5" BLACK CHERRY
21. 5" BLACK CHERRY
22. 5" OAK
23. 5" BLACK CHERRY
24. 6" OAK
25. 6" BLACK CHERRY
26. 6" BLACK CHERRY
27. 7" OAK SPLIT
28. 7" OAK
29. 8" CEDER
30. 9" BLACK CHERRY
31. 9" OAK
32. 10" CEDAR
33. 10" OAK
34. 12" ASH
35. 12" UNKNOWN SPLIT
36. 12" HICKORY
37. 12" CEDAR
38. 14" MAPLE
39. 15" LOCUST SPLIT
40. 15" OAK
41. 16" BLACK CHERRY SPLIT
42. 17" OAK
43. 17" GUM
44. 18" OAK
45. 20" OAK
46. 21" OAK
47. 24" OAK
48. 24" OAK
49. 24" OAK

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

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benesch

EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

BUFFER IMPACT MAP

1 OF 1

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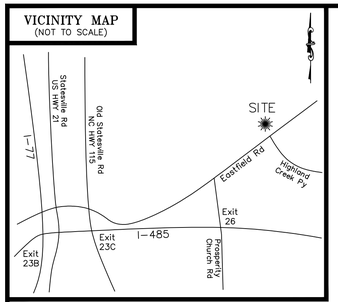
VICINITY MAP
(NOT TO SCALE)



SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 12019 PAGE 304 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US SURVEY FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710466000K, DATED NOVEMBER 16, 2018.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CES GROUP ENGINEERS, LLP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. CONTOURS ARE ONE FOOT (1') INTERVALS AS SHOWN HEREON AND BASED ON NAVD 88 DATUM.
9. SWIM BUFFERS AND POST CONSTRUCTION BUFFERS SHOWN HEREON WERE IMPORTED FROM MECKLENBURG COUNTY GIS. THE 30' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 60' WIDE, THE 35' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 70' WIDE AS SHOWN HEREON. COMPLIANCE WITH THE POST CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.
10. SITE IS LOCALIZED TO NCGS MONUMENT "ELLEN", HAVING COORDINATES OF N: 602,881.26, E: 1,471,482.41, NCSPCS NAD 83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.
11. TEMPORARY BENCHMARK (TBM) SHOWN IS A RR SPIKE IN A UTILITY POLE ON THE SOUTHERN SIDE OF EASTFIELD ROAD HAVING AN ELEVATION OF 771.01' AS SHOWN HEREON AND IS BASED ON NAVD 88 DATUM.
12. PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY CES GROUP ENGINEERS, LLP PER CLIENT REQUEST. OTHER IMPROVEMENTS MAY EXIST ON PROPERTY OUTSIDE OF SCOPE AREA.
13. NO RIGHT-OF-WAY INFORMATION WAS FOUND FOR THE NORTHERN SIDE OF EASTFIELD ROAD. NCDOT CLAIMS THAT IT IS A MAINTENANCE AGREEMENT ONLY.

LEGEND

R/W	RIGHT-OF-WAY
TBM	TEMPORARY BENCHMARK
	UTILITY POLE
	GUY WIRE
E	ELECTRIC BOX
TR	TRAFFIC CONTROLS
C	COMMUNICATIONS BOX
	GAS VALVE
	BOUNDARY LINE
	BOUNDARY NOT SURVEYED
	RIGHT-OF-WAY LINE
	TIE LINE
	EASEMENT (AS LABELED)
OE	OVERHEAD UTILITIES

I, MICHAEL D. CASE, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE ; PAGE NOTE #2 ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 22, 2023; THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 26, 2023; AND ALL COORDINATES ARE BASED ON NAD 83/2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: AUGUST 22, 2023
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NCGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984367
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF MARCH, 2026.

Michael Case
Digitally signed by Michael Case
DN: cn=Michael Case, o=Surveyor, ou=Client, Email=Michael.Case@cesgroup.com, c=US
Date: 2026.03.23 09:01:09-04'00'

MICHAEL D. CASE – NC PLS L-2828

NORTH CAROLINA PROFESSIONAL SEAL L-2828 LAND SURVEYOR MICHAEL D. CASE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CES GROUP
ENGINEERS, LLP
NC FIRM LICENSE #F-1240
3525 WHITEHALL PARK DRIVE
SUITE 150
CHARLOTTE, NC 28273
T 704. 489.1500
www.ces-group.net

SEAL:
NORTH CAROLINA CES GROUP ENGINEERS LLP NO. F-1240 CERTIFICATE OF AUTHORITY

OWNERSHIP:
TAX PARCEL 02112201
DEED BOOK 12019 PAGE 304
MECKLENBURG COUNTY
600 E. 4TH STREET
11th FLOOR
CHARLOTTE, NC 28202

PREPARED FOR:
DESIGN WORKSHOP, INC.
621 HILLSBOROUGH STREET
SUITE 202
RALEIGH, NC 27603

BOUNDARY SURVEY
PARCEL 02112201
13729 EASTFIELD ROAD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NC

PROJECT NUMBER: 8186

DRAWING REVISIONS

NO:	DESCRIPTION:	DATE:
1	ADDED NEW TREES	03/20/26

DRAWN BY: GHL | DATE: 03/20/2026
CHECKED BY: FMH | SCALE : 1" = 100'

DRAWING TITLE: 8186-Boundary

SHEET NUMBER: 1 OF 2

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12. PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY CES GROUP ENGINEERS, LLP PER CLIENT REQUEST. OTHER IMPROVEMENTS MAY EXIST ON PROPERTY OUTSIDE OF SCOPE AREA.
13. NO RIGHT-OF-WAY INFORMATION WAS FOUND FOR THE NORTHERN SIDE OF EASTFIELD ROAD. NCDOT CLAIMS THAT IT IS A MAINTENANCE AGREEMENT ONLY.

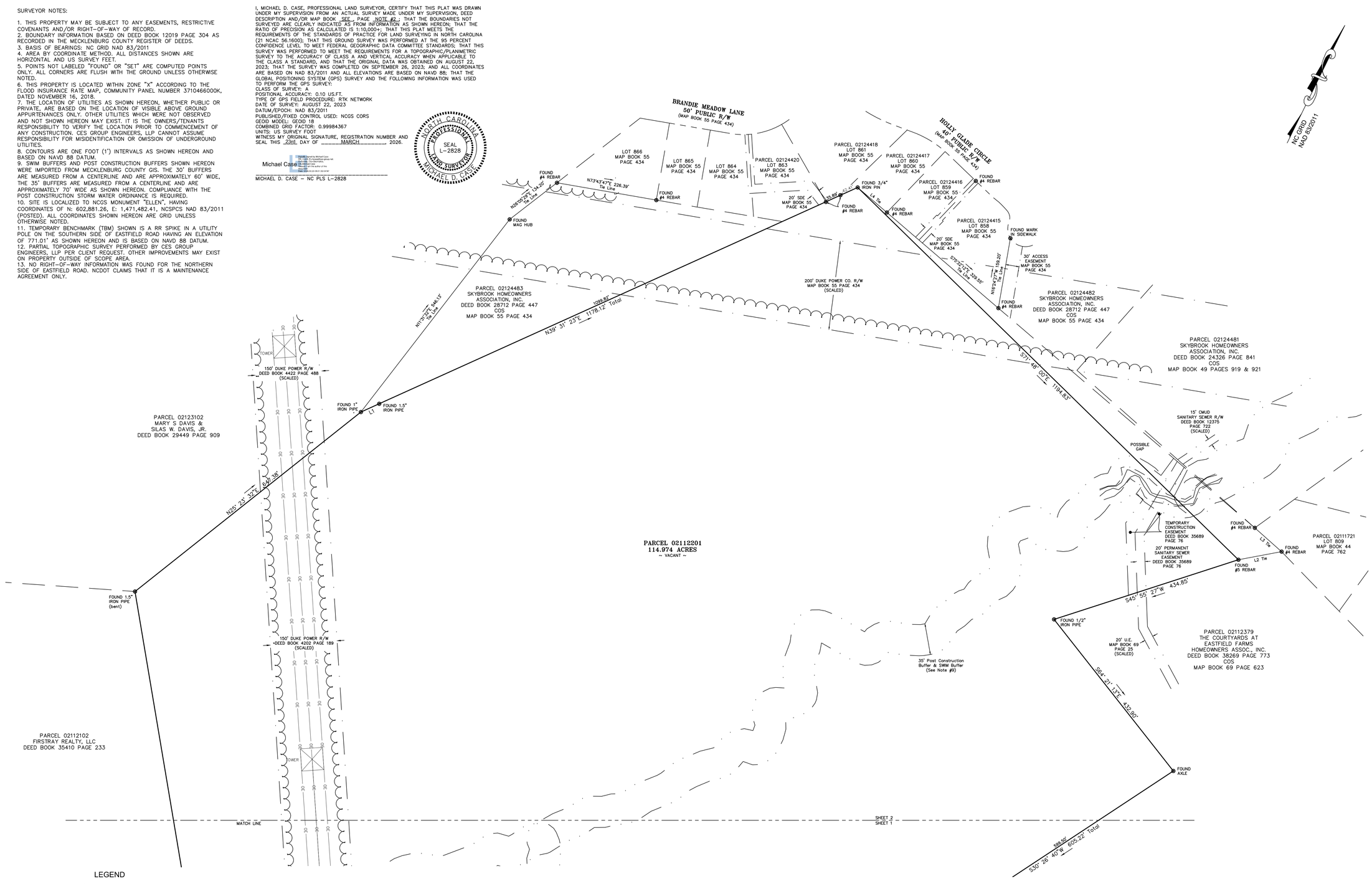
I, MICHAEL D. CASE, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE #2; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 22, 2023; THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 26, 2023; AND ALL COORDINATES ARE BASED ON NAD 83/2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: AUGUST 22, 2023
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NCGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984367
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF MARCH, 2026.

Michael Case

MICHAEL D. CASE – NC PLS L-2828

NORTH CAROLINA PROFESSIONAL SEAL L-2828 LAND SURVEYOR MICHAEL D. CASE

NC GRID NAD 83/2011



LEGEND

R/W	RIGHT-OF-WAY
TBM	TEMPORARY BENCHMARK
	UTILITY POLE
	GUY WIRE
E	ELECTRIC BOX
TR	TRAFFIC CONTROLS
C	COMMUNICATIONS BOX
	BOUNDARY LINE
	BOUNDARY NOT SURVEYED
	RIGHT-OF-WAY LINE
	TIE LINE
	EASEMENT (AS LABELED)
OE	OVERHEAD UTILITIES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°34'05"E	45.18'
L2	N53°12'42"E	98.58'
L3	N74°35'33"W	80.34'
L4	S75°34'24"E	86.34'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

CES GROUP
ENGINEERS, LLP
NC FIRM LICENSE #F-1240
3525 WHITEHALL PARK DRIVE
SUITE 150
CHARLOTTE, NC 28273
T 704. 489.1500
www.ces-group.net

SEAL:

NORTH CAROLINA CES GROUP ENGINEERS LLP NO. F-1240 CERTIFICATE OF AUTHORIZATION

OWNERSHIP:

TAX PARCEL 02112201
DEED BOOK 12019 PAGE 304
MECKLENBURG COUNTY
600 E. 4TH STREET
11th FLOOR
CHARLOTTE, NC 28202

PREPARED FOR:

DESIGN WORKSHOP, INC.
621 HILLSBOROUGH STREET
SUITE 202
RALEIGH, NC 27603

BOUNDARY SURVEY
PARCEL 02112201
13729 EASTFIELD ROAD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NC

PROJECT NUMBER: 8186

DRAWING REVISIONS

NO:	DESCRIPTION:	DATE:
1	ADDED NEW TREES	03/20/26

DRAWN BY: GHL | DATE: 03/20/2026
CHECKED BY: FMH | SCALE: 1" = 100'

DRAWING TITLE: 8186-Boundary

SHEET NUMBER: 2 OF 2

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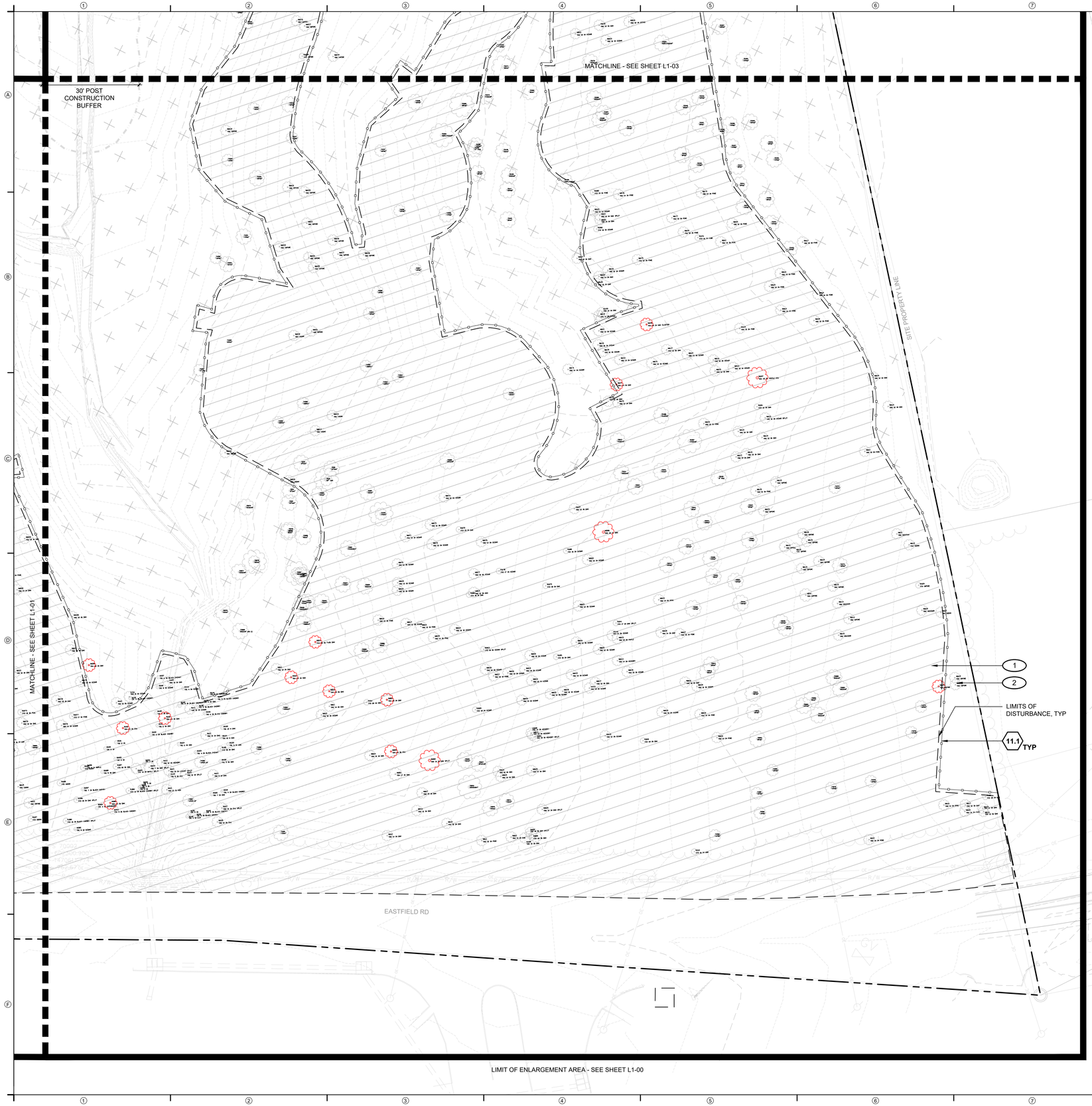


PLANT PROTECTION KEYNOTES:

	DETAIL / SHEET	SPEC. SECTION
11.0 PLANT PROTECTION		
11.1 Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

1. Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
2. All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
- EXISTING TREE
- EXISTING TREE GREATER THAN 24" CAL

TREE PRESERVATION TABLE

Zoning District: R

Total Site Area: 114 Ac

Required canopy save: 50%

Existing Tree Save Areas: 105.06 Ac	Percentage of Site: 92.1%
Canopy Removal Areas: 7.93 Ac	Percentage of Site: 6.9%
Canopy Preservation Area (Proposed Tree Save Area): 97.13 Ac	Percentage of Site: 85.2%

Required Heritage Preservation: 100%
Heritage Trees: None identified.

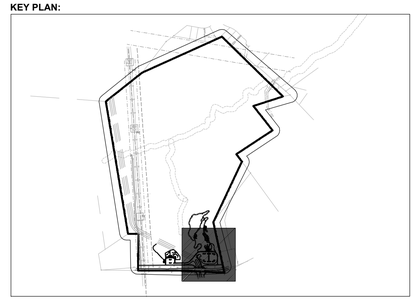
Required Tree Preservation for Trees over 24" cal: 50%
Trees identified in canopy removal area: 16
Trees to be removed in canopy removal area: 16

Trees larger than 24" cal:

No	Size	Species
74001	24"	Ash
90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

See plans for trees 12" cal. or greater.
See sheet L1-04 for table of trees 12" cal. or greater.

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH 0 30 60 120
ORIGINAL SCALE: 1"=60'

DESIGNWORKSHOP
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621 Hillsborough Street
Suite 202
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Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER

L1-02

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Apr 07, 2026 - 4:47pm
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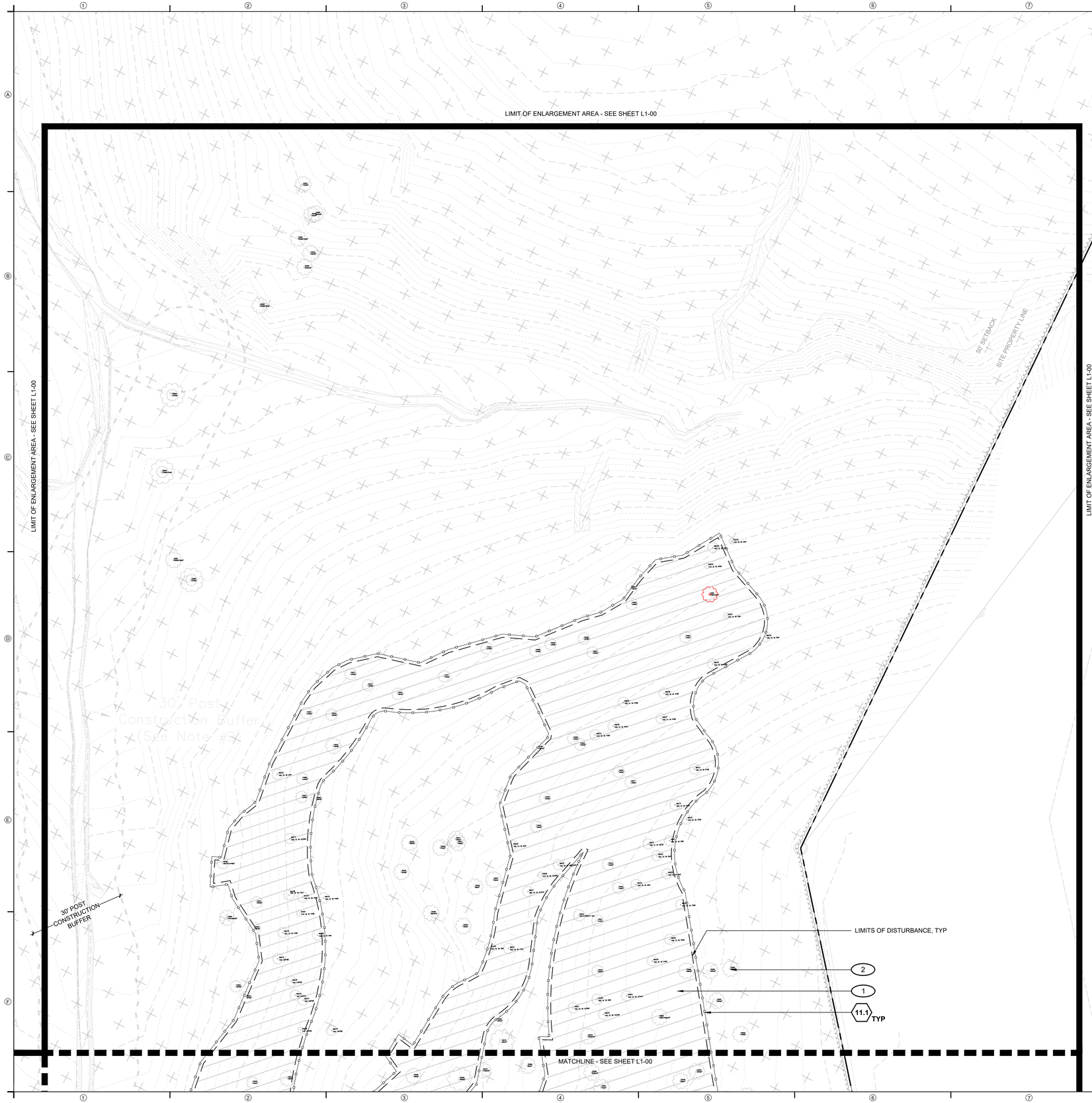

PLANT PROTECTION KEYNOTES:

	DETAIL / SHEET	SPEC. SECTION
11.0 PLANT PROTECTION		
11.1 Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

1. Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
2. All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
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- EXISTING TREE GREATER THAN 24" CAL

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90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

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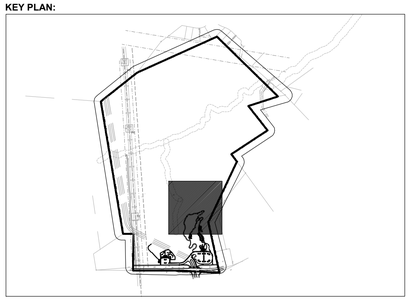

NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH

0 30 60 120
ORIGINAL SCALE: 1"=60'

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EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER

L1-03

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Apr 07, 2026 - 4:47pm
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EXISTING TREE TABLE (GREATER THAN 12" CAL)

NO.	SIZE (IN)	SPECIES
7003	13	OAK
7008	12	OAK
7009	16	OAK
70213	14	PINE
70214	14	PINE
70233	15	PINE
70235	12	PINE
70246	12	OAK
70247	14	PINE
70252	14	PINE
70254	12	CEDAR
70256	13	SWEETGUM
70260	17	PINE
70264	17	SWEETGUM
70265	17	PINE
70269	18	PINE
70274	16	OAK
70284	15	CEDAR
70297	12	PINE
70302	13	PINE
70349	12	PINE
70389	13	PINE
70394	19	CEDAR
70427	18	PINE
70429	15	CEDAR
70439	12	OAK
70487	17	CEDAR
70498	12	CEDAR
70507	12	OAK
70527	24	OAK
70532	14	OAK
70534	12	OAK
70553	13	PINE
70558	12	PINE
70589	12	PINE
70595	14	PINE
70606	15	PINE
70635	13	PINE
70639	12	PINE
70640	12	PINE
70643	15	PINE
70648	12	PINE
70653	12	PINE
70660	12	PINE
70687	12	PINE
70700	13	OAK
70704	15	PINE
70717	12	OAK
70730	12	PINE
70732	12	PINE
70735	12	OAK
70757	14	CEDAR
70777	12	PINE
70797	12	OAK
70814	18	PINE
70821	14	OAK
70845	12	CEDAR
70846	12	PINE
70862	17	GUM
70863	21	OAK
70865	17	OAK
70875	12	OAK
70876	16	OAK
70877	13	CEDAR
70881	16	OAK
70900	17	OAK
70901	13	OAK
70908	12	PINE
70909	13	OAK
70911	20	OAK
70912	20	OAK
70914	13	OAK
70919	19	HICKORY
70925	27	OAK
70926	12	OAK
70939	12	HICKORY
70952	13	PINE
70957	14	OAK
70974	12	CEDAR
70980	12	OAK
70981	12	OAK
71000	17	OAK
74000	15	PINE
74001	24	ASH
74002	17	ASH
74003	12	ASH
74004	13	PINE
74005	13	PINE
74006	12	PINE
74007	12	PINE
74008	12	PINE
74009	12	PINE
74010	13	PINE
74011	12	PINE

NO.	SIZE (IN)	SPECIES
74012	12	PINE
74013	12	PINE
74014	15	PINE
74016	12	PINE
74017	13	PINE
74018	13	PINE
74019	12	PINE
74020	13	PINE
74021	12	PINE
74022	16	PINE
74023	15	PINE
74024	14	PINE
74025	13	PINE
74026	12	PINE
74027	15	PINE
74028	13	PINE
74029	17	SYCAMORE
74030	12	PINE
74031	12	PINE
74032	12	PINE
74033	12	PINE
74034	18	PINE
74035	12	OAK
74037	15	PINE
74038	18	PINE
74039	13	PINE
74040	12	OAK
74041	14	ASH
74042	13	OAK
74043	12	ASH
74044	14	OAK
74045	15	PINE
74046	15	PINE
74047	13	PINE
74048	13	PINE
74049	12	ASH
74050	18	PINE
74051	17	PINE
74052	15	PINE
74053	16	PINE
74055	12	PINE
74056	12	PINE
74057	13	PINE
74058	12	PINE
74059	17	PINE
74060	23	OAK
74061	12	BIRCH
74062	13	BIRCH
74063	12	BIRCH
74064	12	BIRCH
74065	12	OAK
74066	12	BIRCH
74067	14	OAK
74068	12	BIRCH
74069	12	OAK
74070	16	OAK
74071	12	PINE
74072	12	PINE
74073	18	PINE
74074	14	PINE
74075	12	PINE
74076	13	PINE
74078	12	PINE
74079	14	PINE
74080	12	PINE
74081	12	PINE
74082	13	PINE
74083	15	OAK
74084	12	PINE
74085	12	OAK
74086	13	ASH
74087	14	POPLAR
74088	14	POPLAR
74089	14	OAK
74090	15	OAK
74091	17	OAK
74092	12	PINE
74093	16	OAK
74094	14	CEDAR
90003	24	OAK
90004	15	OAK
90005	17	OAK
90006	12	OAK
90007	15	OAK
90008	31	OAK
90009	30	OAK
90010	20	OAK
90011	14	OAK
90012	12	CEDAR
90013	24	OAK
90014	30	OAK
90015	24	OAK
90016	12	OAK
90018	15	OAK

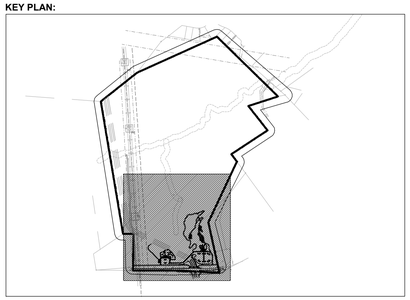
NO.	SIZE (IN)	SPECIES
90019	16	OAK
90020	20	OAK
90021	14	OAK
90022	18	CEDAR
90023	12	OAK
90024	12	OAK
90025	14	OAK
90026	12	HICKORY
90027	12	HICKORY
90028	14	HICKORY
90029	12	OAK
90030	12	CEDAR
90031	20	OAK
90032	12	CEDAR
90033	14	PINE
90034	13	PINE
90035	12	CEDAR
90036	12	OAK
90037	15	PINE
90039	14	OAK
90040	14	PINE
90041	17	OAK
90042	12	CEDAR
90043	12	MAPLE
90044	14	HICKORY
90045	15	CEDAR
90046	15	CEDAR
90047	12	OAK
90048	12	CEDAR
90049	12	CEDAR
90050	12	CEDAR
90051	18	OAK
90052	12	CEDAR
90053	12	CEDAR
90054	12	CEDAR
90055	15	CEDAR
90056	12	CEDAR
90057	12	PINE
90058	12	CEDAR
90059	14	PINE
90060	12	PINE
90062	12	CEDAR
90063	18	CEDAR
90064	18	OAK
90065	12	OAK
90066	15	PINE
90067	12	CEDAR
90068	13	CEDAR
90069	12	CEDAR
90070	12	CEDAR
90071	14	CEDAR
90072	12	CEDAR
90073	12	CEDAR
90074	12	CEDAR
90075	19	OAK
90076	13	CEDAR
90077	12	CEDAR
90078	17	CEDAR
90079	18	OAK
90081	16	CEDAR
90082	12	CEDAR
90083	12	CEDAR
90084	12	CEDAR
90085	12	CEDAR
90086	36	OAK
90087	12	OAK
90089	12	OAK
90090	12	OAK
90091	12	OAK
90092	12	CEDAR
90093	12	CEDAR
90094	24	OAK
90095	12	OAK
90096	12	PINE
90097	13	OAK
90098	13	PINE
90099	18	OAK
90100	12	CEDAR
90101	15	OAK
90102	12	CEDAR
90103	12	PINE
90104	12	PINE
90105	13	OAK
90106	15	PINE
90107	18	OAK
90108	16	OAK
90109	12	OAK
90111	12	PINE
90112	14	OAK
90113	12	OAK
90114	16	OAK
90115	12	PINE
90116	14	PINE
90117	12	OAK

NO.	SIZE (IN)	SPECIES
90118	14	PINE
90119	13	OAK
90120	12	OAK
90121	20	OAK
90124	24	PINE
90125	15	PINE
90126	15	PINE
90127	12	OAK
90128	12	CEDAR
90129	18	PINE
90130	12	OAK
90131	12	CEDAR
90132	12	PINE
90133	15	PINE
90134	12	PINE
90135	12	PINE
90136	12	PINE
90138	15	PINE
90139	18	PINE
90140	15	PINE
90141	22	PINE
90142	15	PINE
90143	15	CEDAR
90144	12	PINE
90145	15	CEDAR
90146	15	OAK
90147	15	OAK
90148	12	PINE
90149	12	OAK
90150	12	CEDAR
90151	18	OAK
90152	12	OAK
90153	12	PINE
90154	12	CEDaR
90155	12	OAK
90156	12	CEDAR
90157	33	OAK
90158	12	PINE
90159	12	OAK
90160	12	OAK
90161	12	PINE
90162	12	PINE
90163	14	PINE
90164	15	PINE
90165	12	PINE
90166	12	PINE
90167	12	PINE
90169	13	CEDAR
90170	12	CEDAR
90171	24	OAK
90172	12	OAK
90173	12	OAK
90174	14	CEDAR
90175	12	PINE
90176	16	PINE
90177	12	PINE
90178	14	PINE
90179	13	PINE
90180	12	PINE
90181	12	PINE
90182	19	PINE
90183	12	CEDAR
90184	12	OAK
90185	12	OAK
90186	16	CEDAR
90187	12	OAK
90188	12	OAK
90189	14	OAK
90190	12	CEDAR
90191	12	CEDAR
90192	12	CEDAR
90193	12	OAK
90194	13	CEDAR
90195	12	CEDAR
90196	12	CEDAR
90197	12	OAK
90198	30	OAK
90199	12	PINE
90201	12	CEDAR
90202	12	OAK
90203	12	CEDAR
90204	12	CEDAR
90205	12	PINE
90206	12	PINE
90207	13	PINE
90208	12	OAK
90209	13	OAK
90210	14	DEAD
90211	12	OAK
90212	12	PINE
90213	13	PINE
90214	13	PINE
90216	12	OAK
90217	12	CEDAR

NO.	SIZE (IN)	SPECIES
90218	16	CEDAR
90219	15	OAK
90220	13	OAK
90221	12	PINE
90222	12	OAK
90223	12	OAK
90224	12	PINE
90225	14	PINE
90226	14	PINE
90227	14	PINE
90228	15	PINE
90229	15	PINE
90230	12	OAK
90231	16	OAK
90232	18	OAK
90234	16	PINE
90235	12	OAK
90237	12	CEDAR
90238	12	PINE
90239	12	PINE
90240	13	PINE
90241	16	PINE
90242	13	PINE
90243	14	OAK
90244	12	PINE
90245	14	PINE
90246	14	PINE
90247	18	PINE
90248	19	PINE
90249	14	PINE
90251	15	PINE
90252	13	OAK
90253	15	PINE
90254	15	PINE
90255	14	PINE
90256	14	PINE
90257	12	PINE
90258	15	PINE
90259	15	PINE
90260	15	PINE
90261	15	PINE
90262	15	PINE
90263	14	OAK
90264	14	OAK
90265	16	PINE
90266	15	OAK
90268	16	PINE
90269	14	OAK
90270	12	CEDAR
90271	16	OAK
90272	12	OAK
90273	18	PINE
90274	19	PINE
90275	12	PINE
90276	12	CEDAR
90277	17	PINE
90278	15	OAK
90279	12	CEDAR
90280	30	OAK
90281	15	OAK
90282	12	OAK
90283	12	OAK
90284	20	PINE
90285	20	PINE
90286	16	PINE
90287	20	PINE
90288	21	PINE
90289	14	PINE
90290	12	OAK
90291	12	OAK
90292	12	CEDAR
90293	17	PINE
90294	17	PINE
90296	12	PINE
90297	14	PINE
90298	18	PINE
90299	13	PINE
90300	12	OAK
90301	14	OAK
90302	18	PINE
90303	18	PINE
90304	18	PINE
90305	23	PINE
90306	23	PINE
90307	12	OAK
90308	12	PINE
90309	12	OAK
90310	12	OAK
90311	12	OAK
90312	18	PINE
90313	18	PINE
90314	14	PINE
90315	12	PINE
90316	12	PINE

NO.	SIZE (IN)	SPECIES
90317	19	PINE
90318	17	PINE
90320	12	CEDAR
90321	13	PINE
90322	12	PINE
90323	12	PINE
90324	17	PINE
90325	17	PINE
90326	15	PINE
90327	12	OAK
90328	12	PINE
90329	12	PINE
90330	15	PINE
90331	12	PINE
90332	12	PINE
90333	13	PINE
90334	12	PINE
90335	18	PINE
90336	13	PINE
90337	13	PINE
90338	12	PINE
90339	12	PINE
90340	12	PINE
90341	13	PINE
90342	12	PINE
90343	16	PINE
90344	12	OAK
90345	16	OAK
90346	12	OAK
90347	12	OAK
90348	15	OAK
90349	12	OAK
90350	13	OAK
90351	13	PINE
90352	13	PINE
90354	12	OAK
90355	17	OAK
90356	12	CEDAR
90357	29	OAK
90358	15	OAK
90359	12	OAK
90360	15	OAK
90361	15	OAK
90362	12	OAK
90363	14	OAK
90364	12	OAK
90365	19	OAK
90366	15	OAK
90367	16	PINE
90368	16	PINE
90370	16	PINE
90371	17	PINE
90372	16	PINE
90373	18	OAK
90374	19	OAK
90375	16	OAK
90376	19	OAK
90377	12	CEDAR
90378	12	OAK
90379	16	PINE
90380	13	OAK
90381	14	PINE
90382	16	PINE
90383	12	PINE
90384	14	PINE
90385	14	PINE
90386	12	PINE
90387	12	PINE
90388	12	OAK
91082	16	BLACK CHERRY
91085	24	OAK
91086	16	BLACK CHERRY
91087	20	OAK
91089	14	MAPLE
91096	18	OAK
91102	24	OAK
91110	24	OAK
91113	12	HICKORY
91114	15	LOCUST
91116	12	ASH
91120	18	OAK
91121	15	OAK
91125	12	SPLIT
91127	12	OAK
91128	12	OAK
91141	12	CEDAR

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH

0 30 60 120

ORIGINAL SCALE: 1"=60'

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

TREE PRESERVATION TABLE

SHEET NUMBER

L1-04

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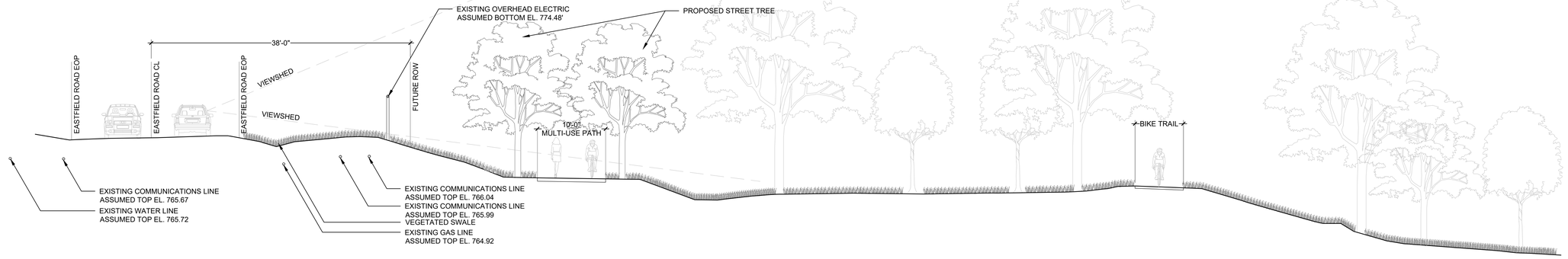
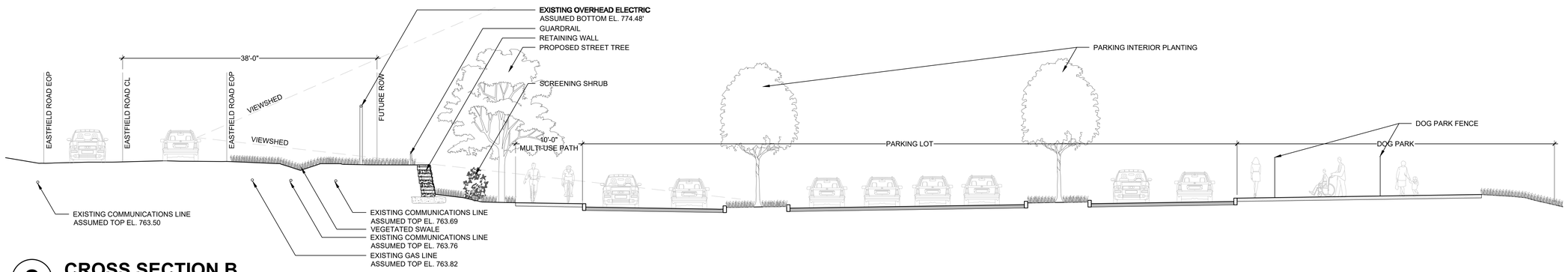
Apr 07, 2026 - 4:47pm
P:\PROJECTS_ALL\6529 Eastfield Park\D-CAD\02 Sheets\Permit Set\Dwl 6529 L1-Plant Protection and Removal Plan.dwg



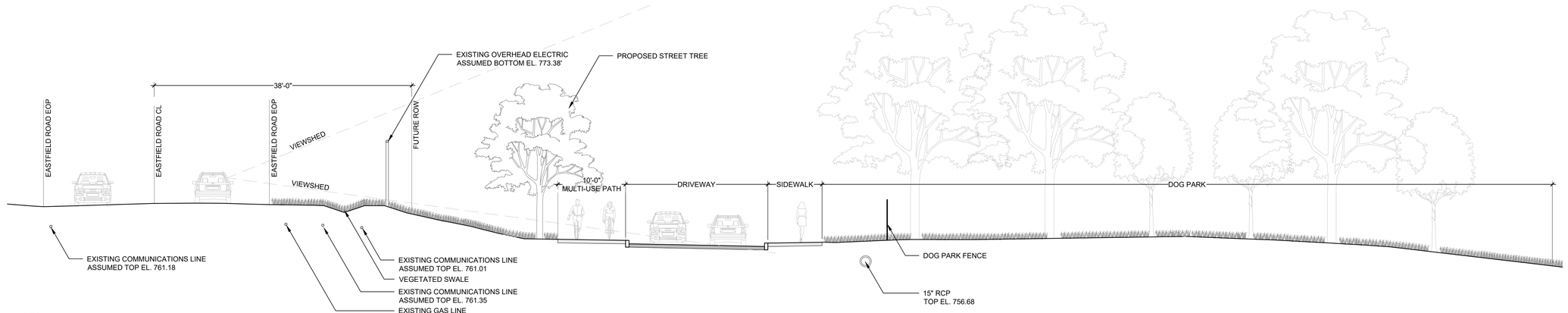
1 CROSS SECTION A

1/8" = 1'



2 CROSS SECTION B

1/8" = 1'



3 CROSS SECTION C

1/8" = 1'

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EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

CROSS SECTIONS

SHEET NUMBER

L8-03

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Apr 08, 2026 - 4:32pm
P:\PROJECTS_ALL\6500-Eastfield Park\DI CAD\02. Sheets\Permit Set\dw-6529-L8-Site Planting Plan.dwg

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Urban Design
Strategic Services
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621 Hillsborough St.
Suite 202
Raleigh, NC 27603
919.973.6254

Public Community Meeting Summary

Subject: Rezoning Petition #R25-18 Owner/Applicant: Mecklenburg County

Current Land Use: Undeveloped Forest Property

Parcel ID: 02112201

Property Address: 13729 Eastfield Rd, Huntersville, NC 28078 Existing

Zoning: Rural Rezoning Requested: R (CD) Date and Time of Meeting:

Wednesday, February 25th, 2026 5:00 PM – 6:00 PM

Meeting Date:

February 25, 2026 Meeting Time: 5:00PM - 6:00PM

Meeting Location: Town of Huntersville Town Hall, Lobby 14704 N Old Statesville Rd, Huntersville, NC 28078

Project Team Representatives Present:

Town of Huntersville - Nathan Farber, Tracey Houk

Design Workshop – Jeff Israel

Benesch – Morgan Woolner, Michael Delvecchio

Mecklenburg County - Karen Weston-Chien, Project Manager, Katie Daughtry, Senior Park Planner, George Berger, Senior Park Planner.

Meeting attendees: See the attached attendee list and sign-in sheet.

Meeting Overview:

An Official Community Meeting was held as required as part of the Conditional Rezoning process under the Huntersville Unified Development Ordinance. The meeting was conducted prior to the Public Hearing for the purpose of discussing the proposed rezoning and associated site plan with nearby property owners and neighborhood representatives.

The rezoning request seeks to rezone Parcel ID 02112201 from the Rural zoning district to the R (CD) zoning district to accommodate Eastfield Regional Park, a public park. The R (CD) rezoning is required to allow a limited stream buffer disturbance of approximately 0.20 acres within the approximately 114.693-acre site to support park access while minimizing impervious surface.

The meeting was conducted in an open house format. Project boards and supporting materials illustrating the proposed site plan, access and circulation, park amenities, natural area preservation, and proposed stream buffer impact were displayed for review. Members of the project team were present to discuss the proposal, answer questions, and receive feedback from attendees on an individual basis.

No comments were expressed in opposition to or in support of the rezoning request or the proposed stream buffer modification.

Summary of Discussion:

During the open house, attendees asked questions and provided comments on the following topics:

1. Access and parking – Attendees asked how users would access the park.
    a. The Design Team clarified the site will have one gates access off Eastfield Road.
2. Connections – Concerns were expressed that the plans would connect to existing neighborhood sidewalks.
    a. The Design Team clarified that there are no other connections beyond those shown on the plan..
3. Intersection Improvements – The design team clarified that there will be a new traffic light shown at the entrance.
4. Concerns were expressed about separating bikes from daily users.
    a. The Design Team clarified the circulation systems and materials and showed where bikes were intended to be on the western side of the park, while play areas and quieter spaces are situated on the east side of the park, separated by a stream and significant topographic changes.
5. The civil engineering team described the proposed utility routing for the pavilion structure. No hot water is planned for the site. Restrooms will include appropriate ventilation.
6. Length of trails – The Design Team clarified that the trails where about a mile in overall length and that there are two circulation loops, with one quieter loop extending into the woods and the other circulating around the play structures.
7. Purpose of Pavillion – The Design Team clarified the pavilion will include restrooms, water fountains, an overhang, swings and picnic tables and is well suited for low-intensity events like small birthday parties and gatherings. The pavilion will also have an overlook that looks out over the mature natural woodland.
8. Natural systems – The Design Team clarified that the site is largely undisturbed and no planned development is adjacent to existing residences and property lines.
9. Buffers – The Design Team clarified that where required the contractor will install landscape buffers. Where there is no impact, existing mature trees will count toward meeting buffer requirements.

Notice and Compliance:

In accordance with the Huntersville Unified Development Ordinance, written notice of the Community Meeting was mailed to property owners within the required notification area and to registered neighborhood organizations as identified by the Huntersville Planning Department.

Eastfield Park – Rezoning Public Meeting

Meeting Date: Wednesday, February 25, 2026

Mecklenburg County
Park and Recreation

Sign In

Name	Organization	Phone	email
Larry + Susan Hamm	Resident East Field Town	517-775-0667	hammsusan1@gmail.com
ANIL K ANUMUKONDA	Resident	704 498 3290	ANIL.ANUMUKONDA@GMAIL.COM
Srini Vemulapalli	Highland Fields LLC	704 425 1664	Srini.vemulapalli@gmail.com
KONARK KANAGALA	Highland Fields LLC	704-402-9451	KKonark@HOTMAIL.com

Town Engineering Rezoning Comment Summary
R25-18 Eastfield Regional Park
13729 Eastfield Rd.
Huntersville, NC 28070

General Project Information

This proposed rezoning is located at 13279 Eastfield Rd (PID # 02112201). This rezoning plans for the development of a public park consisting of playgrounds, walking trails, and associated parking lots. One (1) driveway connection is proposed along Eastfield Rd.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Site Plan Comments:

1) The applicant is requesting to modify a 30' post-construction stream buffer. Per the zoning ordinance, they have proposed to implement mitigation technique #6 (ZO 8.25.11.b) "Controlled Impervious Cover."

   As a result, this proposed development along with all other future developments on the park property is required to limit overall cumulative site impervious cover to less than or equal to 12% of the entire parcel area. Staff have reviewed this request and found it acceptable, pending town board approval. However, the requested modification and mitigation technique needs to be formally called out in the rezoning documents.

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Public Hearing on Petition #S26-01: Hall Honda Sign Overlay District

---

EXPLAIN REQUEST:

Conduct a public hearing for Petition #S26-01, Hall Honda Sign Overlay District, a request by Riyad Brothers at 12815 Statesville Rd.

Riyad Brothers is requesting on behalf of the property owner, RP CGR NCLT HON, LLC, to create a Special Sign District Overlay Zone per Article 10.11.1 for the Hall Honda Dealership development. A Special Sign District is intended to impose sign regulations which provide greater latitude or more stringent limitations than those provided in Article 10 of the Zoning Ordinance.

ACTION RECOMMENDED:

Conduct a pubic hearing.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

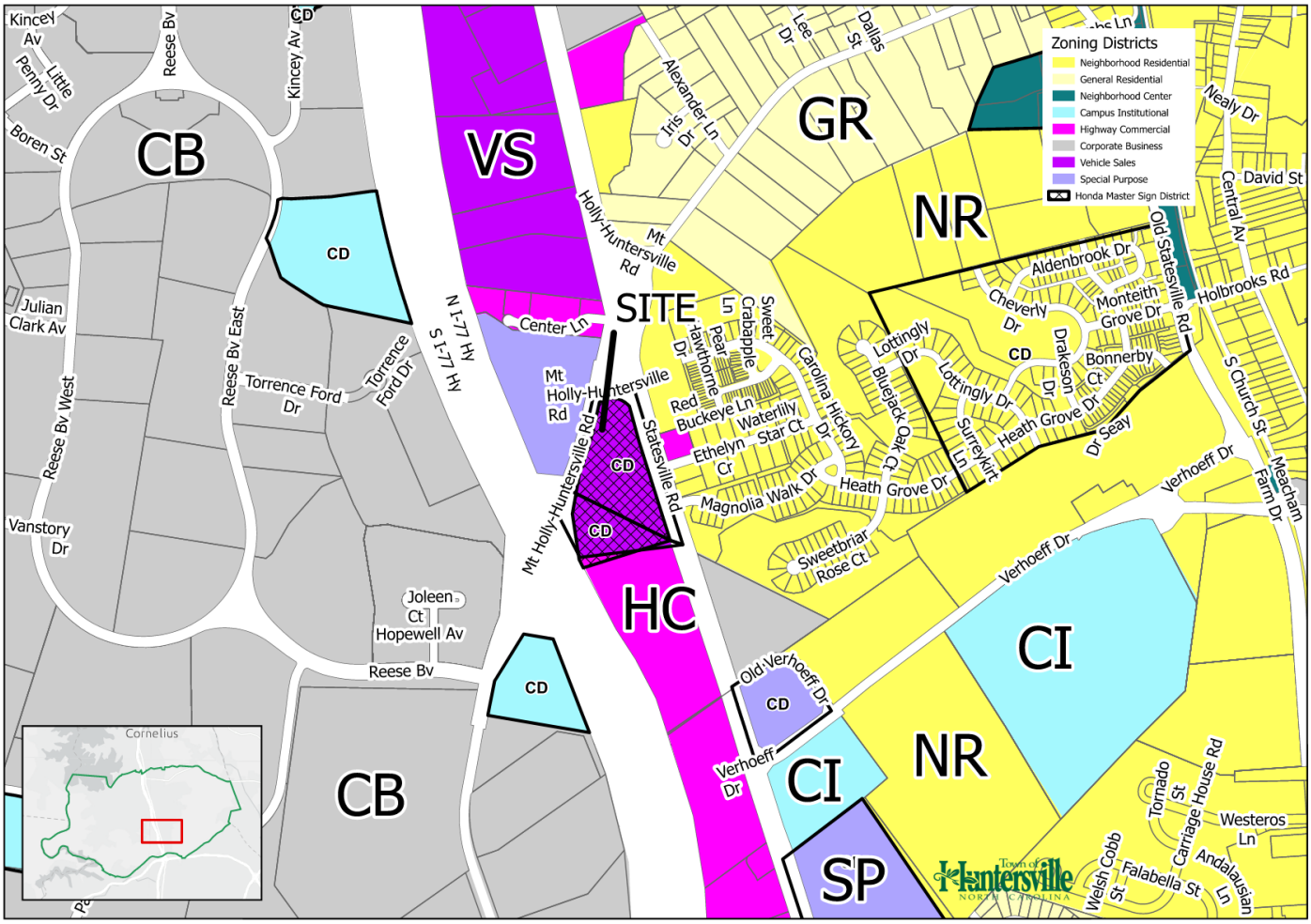
1. HondaSSD Staff Report (PH)_05.04.26
2. Attachment A - Rezoning Application
3. Attachment B - Neighborhood Meeting
4. Attachment C - Sign Design Proposal

Hall Honda Special Sign District Overlay

PROJECT DESCRIPTION

Riyad Brothers is requesting on behalf of the property owner, RP CGR NCLT HON, LLC, to create a Special Sign District Overlay Zone per Article 10.11.1 for the Hall Honda Dealership development. A Special Sign District is intended to impose sign regulations which provide greater latitude or more stringent limitations than those provided in Article 10 of the Zoning Ordinance.

Hall Honda is located at the intersection of Statesville Rd (Hwy 21) and Mt. Holly-Huntersville Rd. The subject property is zoned Vehicle Sales Conditional District (VS-CD).

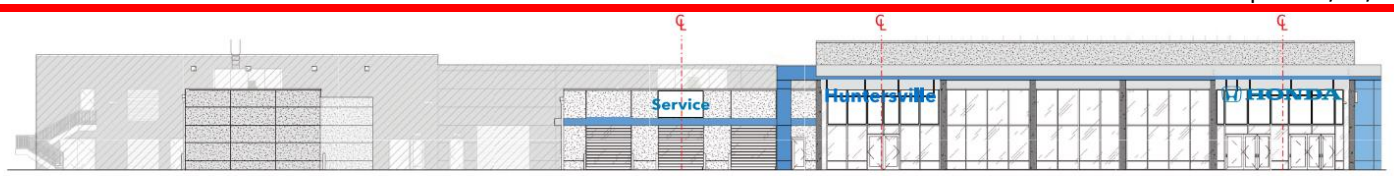


Hall Honda is currently utilizing Article 10.7 of the Zoning Ordinance Sign regulations, which is administratively approved.

SPECIAL SIGN DISTRICT DETAILS

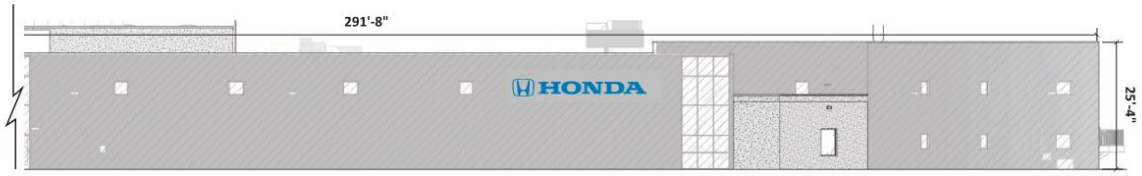
Below are the major highlights of the proposed Special Sign District.

Hall Honda parking lot fronting wall signs. Hall Honda is requesting to designate an exterior wall of their space that fronts on a parking lot as a wall eligible for three wall signs, up to 73.41 square feet. The signs would be classified as a Parking Lot Sign and will exceed the max 32 square feet by asking for three signs totaling 171 square feet (Individually 68sf, 73sf, 31sf). These signs will not be visible from the street and are screened by street trees and buffers from neighboring properties.



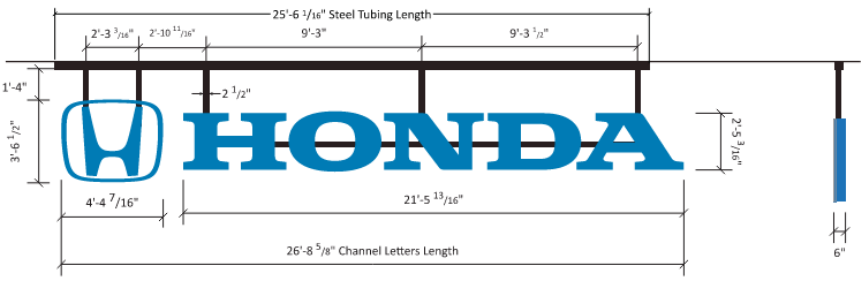
South Elevation
Scale: 3/32" = 1'-0"

East Elevation
Scale: 3/32" = 1'-0"



North Elevation
Scale: 3/32" = 1'-0"

Top View



Front View
Scale: 1/4" = 1'-0"

Side View

Specifications

HON-GENIV 42", Logo 29"
15.52 SqFt Logo
52.25 SqFt Letterset

1. Stringers – Steel square tubes embedded through logo and letters
2. 6" deep LED illuminated channel letters with blue vinyl faces
3. Jewelite trim for face retention
4. (*) Internal "H" baffle construction

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

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

Specifications

DNL-36 Dealer Name Letters
Font: Avenir Next Bold
73.41 Sqft

1. Stringers – Steel square tubes embedded through logo and letters
2. 6" deep LED illuminated channel letters with blue vinyl faces
3. Jewelite trim for face retention

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

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

Specifications

SL-30 Service Letters – Flush Mount
31.14 Sqft

1. 3" deep LED illuminated channel letters with blue vinyl faces
2. Jewelite trim for face retention

Colors

- Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl

Figure 1 Parking Lot Side Proposed Signs

STAFF RECOMMENDATION

Hall Honda parking lot side wall signs. Staff supports the request to allow parking lot wall signs on the Hall Honda building to be eligible for signs that exceed 32 square feet.

In considering the proposed rezoning petition S26-01 Hall Honda Special Sign District, Staff recommend approval based on the Master Sign Plan being consistent with the Huntersville 2040 Community Plan policies:

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**.** The town has committed to traditional town planning and urban design principles that are meant to preserve the character of the town. This commitment is noted in adopted plans and the zoning ordinance and has been expressed in new development over the last 25 years.

LU 7.2: Consider updates to the Huntersville Design Guidebook and/or Zoning Ordinance as needed to improve the commercial and multi-family design.

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

LU 8.1: Continue to emphasize form and flexibility in development regulations for these areas.

- The current zoning ordinance has basic form-based standards with flexibility built-in. Key elements include allowing multiple types of land uses, a mix of uses, minimal setbacks, and parking requirements.

It is reasonable and in the public interest to approve the Special Sign District because it is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.

NEIGHBORHOOD MEETING

The Applicant held an in-person Neighborhood Meeting on 02/24/26 at 5:30 pm. No one from the public attended.

PUBLIC HEARING

May 4, 2026

PLANNING BOARD RECOMMENDATION

Scheduled for May 26, 2026

TOWN BOARD DECISION

Scheduled for June 2, 2026

ATTACHMENTS

1. Application
2. Neighborhood Meeting Minutes
3. Birkdale Landing Sign Plan for SSD (Proposed)
4. Birkdale Landing Sign Plan for SSD 2

STATEMENT OF CONSISTENCY

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, Staff recommends approval based on the Master Sign Plan being consistent with Huntersville 2040	APPROVAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Planning Board recommends approval based on the Master Sign Plan being consistent with	APPROVAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Town Board recommends approval based on the Master Sign Plan being consistent with

Community Plan policies LU-7, LU 7.2, LU-8, and LU 8.1. It is reasonable and in the public interest to approve the Special Sign District because it is consistent with the greater flexibility in form, style, and design desired by the 2040 Community Plan.	**(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Special Sign District Plan because… (Explain)**	**(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Special Sign District Plan because… (Explain)**
	DENIAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Planning Board recommends denial based on the Master Sign Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Special Sign District Plan because… (Explain)**	DENIAL: In considering the proposed rezoning petition S26-01, Hall Honda Special Sign District, the Town Board recommends denial based on the Master Sign Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Special Sign District Plan because… (Explain)**

General Application

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

1. Application Type

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

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

2. Project Data

Date of Application 2/2/2026

Name of Project Hudson Honda - Building Addition & Renovation (Special Sign District) Phase # (if subdivision) _____

Project Address 12815 Statesville Road

Parcel Identification Number(s) (PIN) 01739102

Current Zoning District VS (CD) Proposed District (for rezoning only) _____

Property Size (acres) 11.61 Street Frontage (feet) 980

Current Land Use Car Dealership

Proposed Land Use(s) Car Dealership

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

3. Description of Request

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

Special Sign District request to add 2 building signs

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

Printed Name Riyad Brothers Phone 2525313878

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ■ Other: Owners Rep

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

Signature Riyad Brothers

Title Director of Construction Email rbrothers@hudsonauto.com

Address of Applicant 100 Coastal Drive Suite 400 Daniel Island SC 29492

7. Property Owner (if different than applicant)

*Printed Name RP CGR NCLT HON, LLC Phone 843-302-8523

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

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

Signature

Title Manager Email rbrothers@hudsonauto.com

Address of Property Owner 100 Coastal Drive Suite 400 Daniel Island SC 29492

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

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

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

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

HUDSON
AUTOMOTIVE GROUP

February 13, 2026

The Bowman Group
10228 Governor Lane Blvd, Unit 3002
Williamsport, MD 21795

Property Resources LLC
12648 County Road, Suite 561
Clermont, FL 34711

Re: Applicant's Request for Special Sign District Overlay
NOTICE OF NEIGHBORHOOD MEETING

Dear Adjacent Property Owner:

On behalf of the owner, RP CGR NCLT HON, LLC, by and through owner's Director of Construction (the "Applicant"), of the property located at 12815 Statesville Road, Parcel No. 01739102 ("Property"), this letter is sent to notify you about a neighborhood meeting related to Applicant's request to add two (2) building signs to its dealership commonly known as Huntersville Honda (the "Request").

The Planning Department of the Town of Huntersville requires a neighborhood meeting in order to inform you about Applicant's request for a Special Sign District Overlay involving the Property that is in your area. As noted above, the purpose for the sign overlay is to secure approval of two signs at the Honda dealership, which are depicted on the enclosures.

The contact information of the Applicant, the location of the district overlay change, the neighborhood meeting date and time, and other pertinent information includes the following:

1. NAME & ADDRESS OF DISTRICT OVERLAY CHANGE APPLICANT:

   Riyad Brothers
   Director of Construction
   Hudson Automotive Group
   100 Coastal Drive, Suite 400, Daniel Island 29492
   Phone: 252-531-3878

2. DISTRICT OVERLAY CHANGE LOCATION:

   12815 Statesville Road, Huntersville, NC 28078
   Parcel No. 01739102 (Parcel Map enclosed)

3. DISTRICT OVERLAY CHANGE REQUESTED:

   From: VS (CD) Zone
   To: VS (CD) Zone with Special Sign District Overlay to add two (2) building signs

4. NAME & ADDRESS OF PROPERTY OWNER:

   RP CGR NCLT HON, LLC
   100 Coastal Drive, Suite 400
   Daniel Island, South Carolina 29492

5. TIME & LOCATION OF NEIGHBORHOOD MEETING:

   February 24th 2026 at 5:30pm
   Customer Service area at Huntersville Honda Dealership
   12815 Statesville Road
   Huntersville, NC 28078

Thank you for your attention to this matter. If you prefer to discuss with me in lieu of the meeting, please reach out via email @ rbrothers@hudsonauto.com or by phone 252-531-3878.

Sincerely,

Riyad Brothers

Riyad Brothers
Hudson Automotive Group
Director of Construction

Enclosures

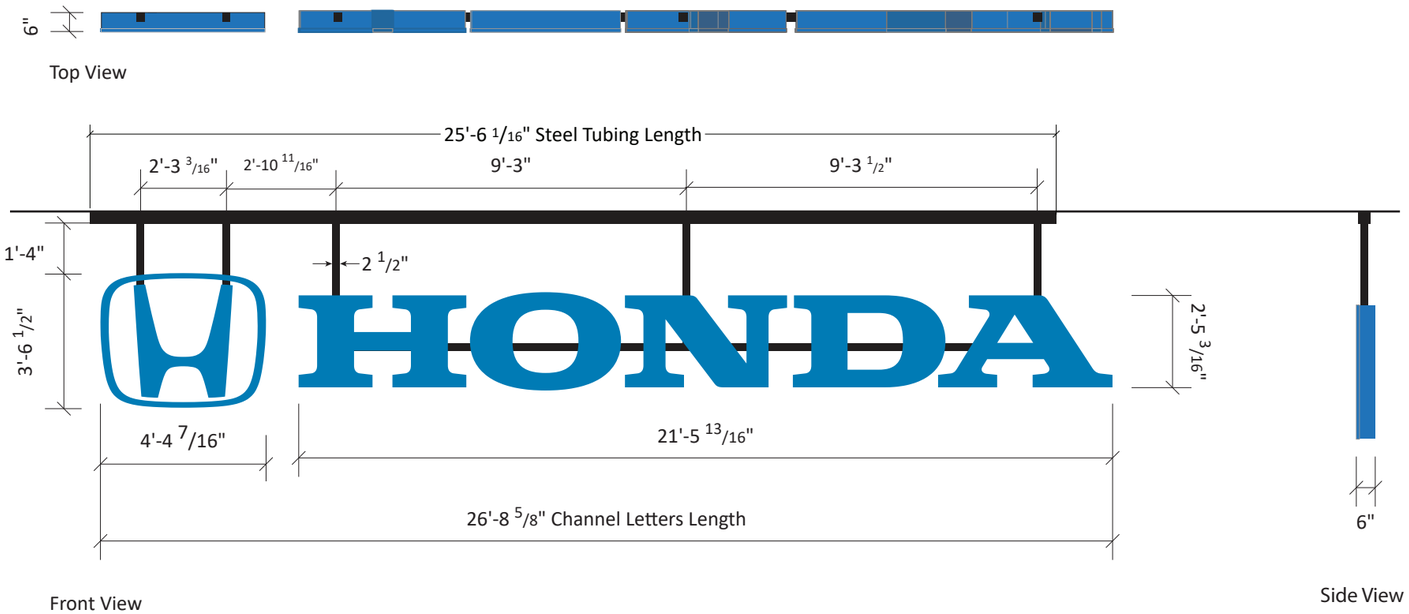
102263833.2

Design Proposal – Combined Signage – R6 (CL)

PROJECT ID:	CF1-47298
CLIENT:	H209014 Hall Honda Huntersville
ADDRESS:	12815 Statesville Road Huntersville, NC, 28078-9212, USA
DATE:	08-15-2025
CONTACT:	Brooklyn Williams
DESIGNER:	Hannah Charles

Pattison id
1.866.635.1110
pattisonid.com

Gen IV Building Signage



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

Specifications

HON-GENIV 42", Logo 29"
15.52 Sqft Logo
52.25 SqFt Letterset

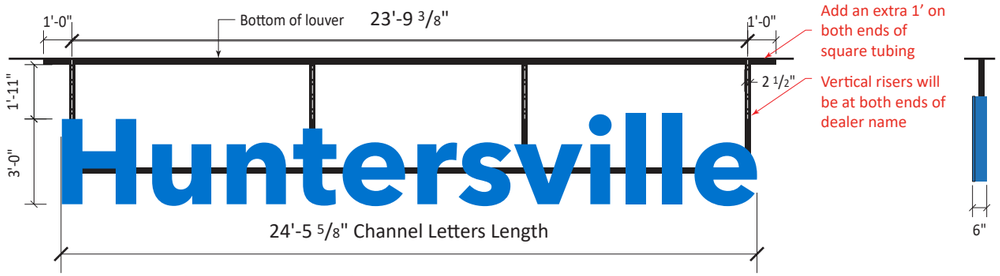
1. Stringers – Steel square tubes embedded through logo and letters
2. 6" deep LED illuminated channel letters with blue vinyl faces
3. Jewelite trim for face retention
* Internal "H" baffle construction

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- ☐ Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

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



Specifications

DNL-36 Dealer Name Letters
Font: Avenir Next Bold
73.41 Sqft

1. Stringers – Steel square tubes embedded through logo and letters
2. 6" deep LED illuminated channel letters with blue vinyl faces
3. Jewelite trim for face retention

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- ☐ Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

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

Specifications

SL-30 Service Letters – Flush Mount
31.14 Sqft

1. 3" deep LED illuminated channel letters with blue vinyl faces
2. Jewelite trim for face retention

Colors

- Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item
Elevation Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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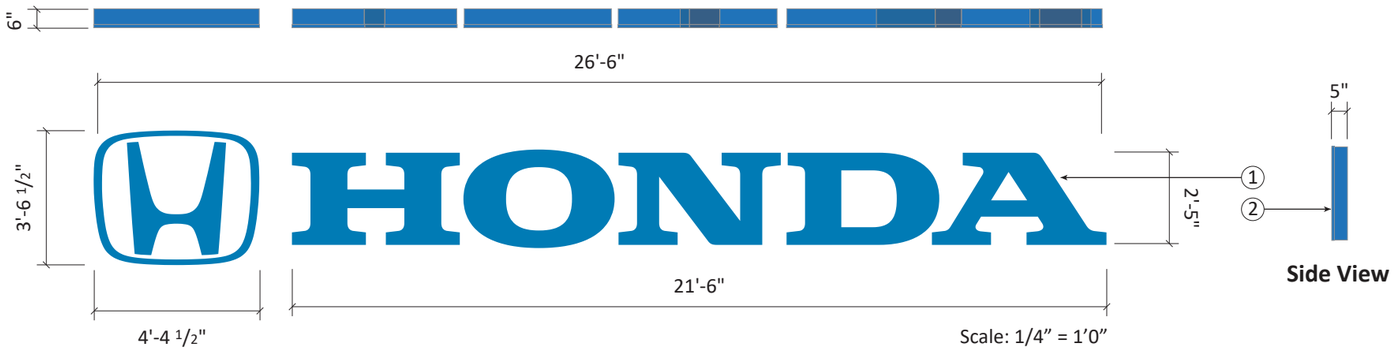
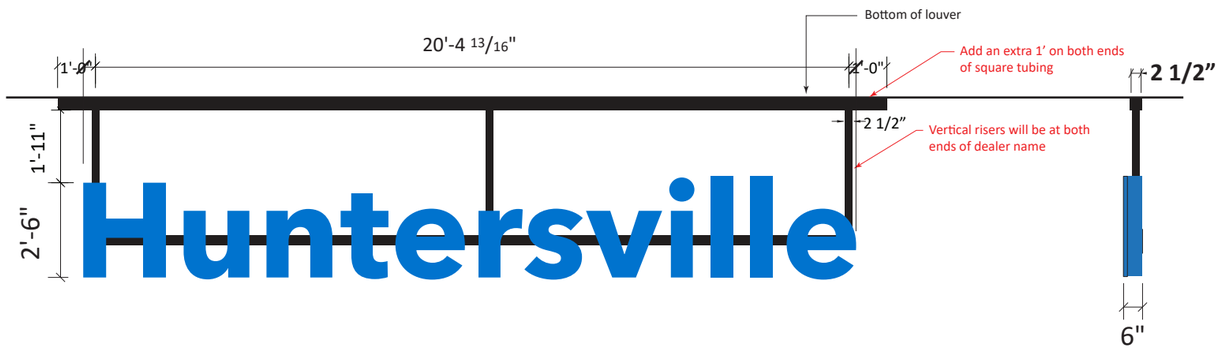
Gen IV Building Signage

Top View





Specifications

QTY 2
HON-GENIV 42" Honda Letter Set – Flush
51.96 Sqft
GENIV Illuminated Emblem – Flush
15.50 Sqft
Font: Avenir Next

1. 5" deep LED illuminated channel letters with blue vinyl faces
2. Jewelite trim for face retention

Colours

- Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl

Specifications

DNL-30 Dealer Name Letters
Font: Avenir Next Bold
51 Sqft

1. Stringers – Steel square tubes embedded through logo and letters
2. 6" deep LED illuminated channel letters with blue vinyl faces
3. Jewelite trim for face retention

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelite – Blue to match blue vinyl
- ☐ Stringers – painted to match TBD

Placement: Attach between 1st & 2nd louver from front

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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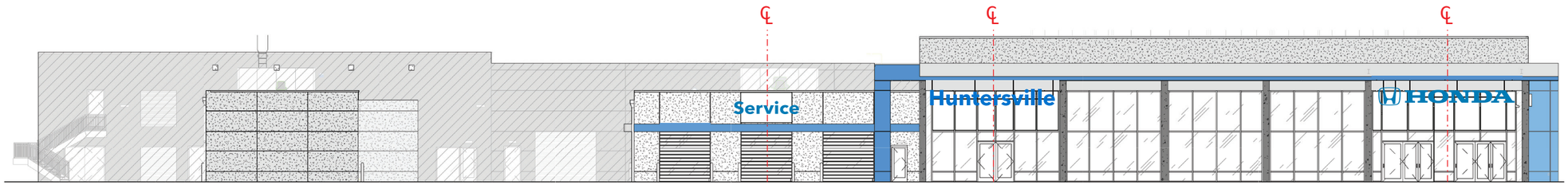
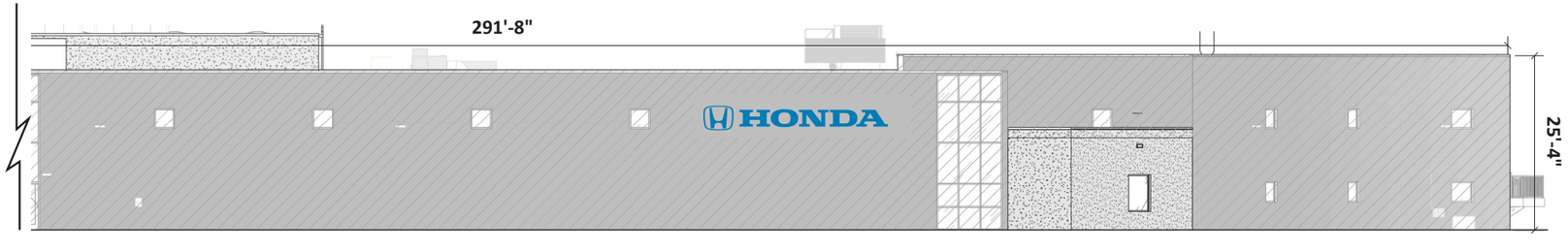
pattisonid.com

Elevations



South Elevation
Scale: 3/32” = 1’-0”

East Elevation
Scale: 3/32” = 1’-0”



North Elevation
Scale: 3/32” = 1’-0”

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Elevation Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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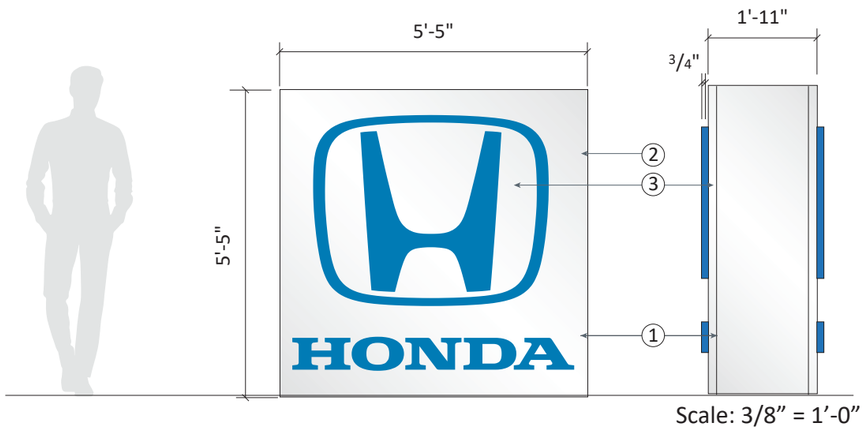
Gen IV Honda Brand Sign Pylon - 5’5”x5‘5”x5’10”



Scale: 3/8” = 1’-0”

Specifications

Gen IV Honda Brand Sign Pylon
5’5” x 5’5” x 5’10” Pylon 29.34 SqFt

1. Cladding (Both Retro and New Build) – 4MM Blue ACM
2. Sign Head - 4MM White ACM
3. Copy/Logo – Push-thru 1” clear acrylic with first surface blue vinyl
* Illumination – 6500K LED internal, Blue LED reveal, LED up-light fixture pedestal 6500K)

Colors

- Blue ACM – Alpolic ACM HNB Blue 4-HNB-50 LRV 16.78
- White ACM – Alpolic ACM HWH White 4-HWH-50 LRV 80.8
- Perforated Blue Vinyl to match current Honda blue vinyl
- Pedestal – Stuc-O-Flex Steel Gray 362

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Ground Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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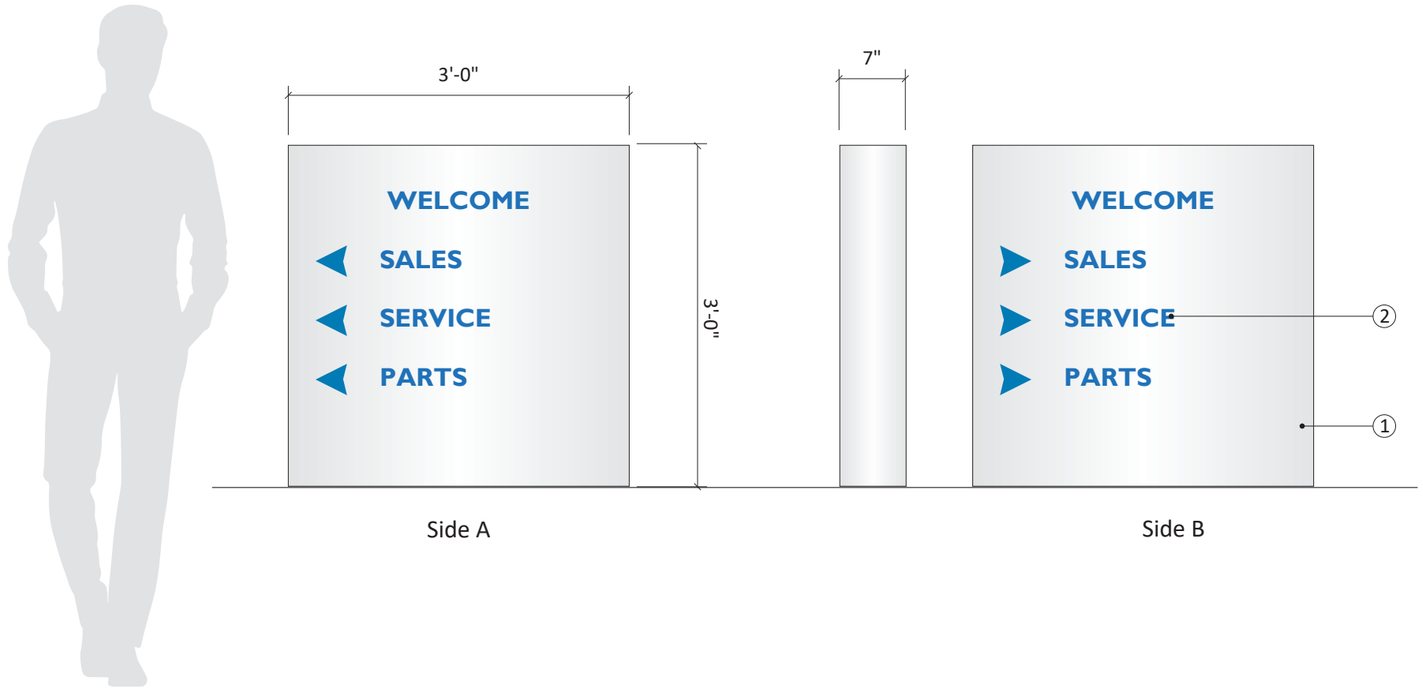
Pattison id
1.866.635.1110
pattisonid.com

Gen IV - Directional 3’0”x3’0”



Specifications

GEN IV Directional 3’0” x 3’0”
6.54 SF Copy Area

① Sign Head – 4MM White ACM
② Copy/Logo – Non-Illuminated 1” FCO Painted Acrylic Flush Mounted

Colours

- Blue ACM – Alpolic ACM HNB Blue 4-HNB-50 /LRV 16.78
- White ACM – Alpolic ACM HWH White 4-HWH-50/LRV 80.8
- Blue paint to match blue ACM

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item
Ground Signage

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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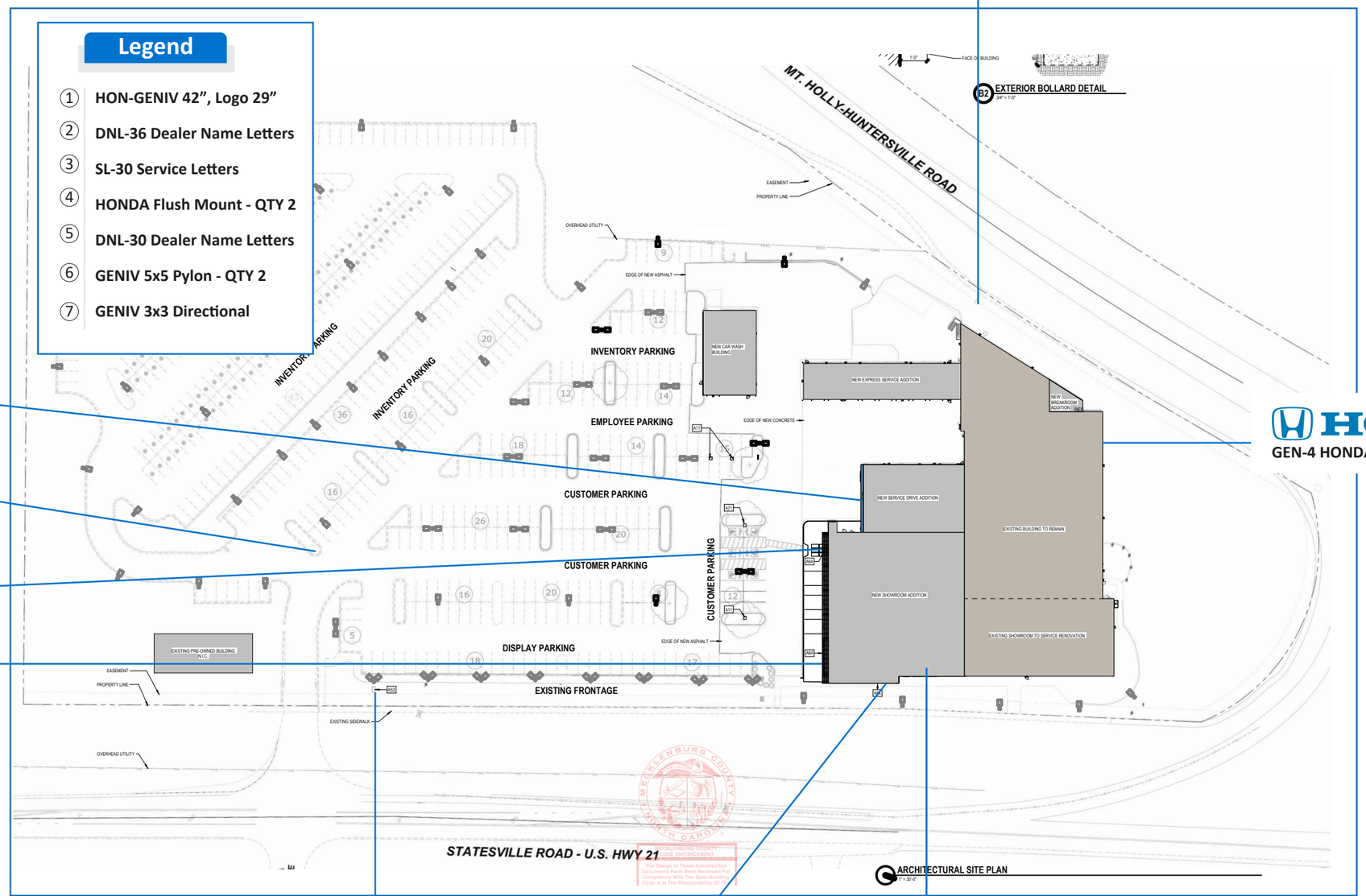
Pattison id
1.866.635.1110
pattisonid.com

Site Plan

Legend

1. HON-GENIV 42”, Logo 29”
2. DNL-36 Dealer Name Letters
3. SL-30 Service Letters
4. HONDA Flush Mount - QTY 2
5. DNL-30 Dealer Name Letters
6. GENIV 5x5 Pylon - QTY 2
7. GENIV 3x3 Directional



Service
SL-30

3x3 Directional

Huntersville
DNL-36

HONDA
4x5 GEN-4 Emblem

GENIV 5x5 Pylon

HONDA
GENIV 5x5 Pylon

Huntersville
DNL-30

HONDA
GEN-4 HONDA Flush Mount

HONDA
GEN-4 HONDA Flush Mount

Project ID
CF1-47298

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Sign Item

Date: 08-15-2025
Scale: Noted
Contact: B. Williams
Designer: H. Charles

Revision Note

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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1.866.635.1110
pattisonid.com

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Public hearing for Traffic Calming on Platon Ave

EXPLAIN REQUEST:

Conduct a public hearing for Traffic Calming on Platon Ave based on the results of the speed study exceeding the policy's threshold.

ACTION RECOMMENDED:

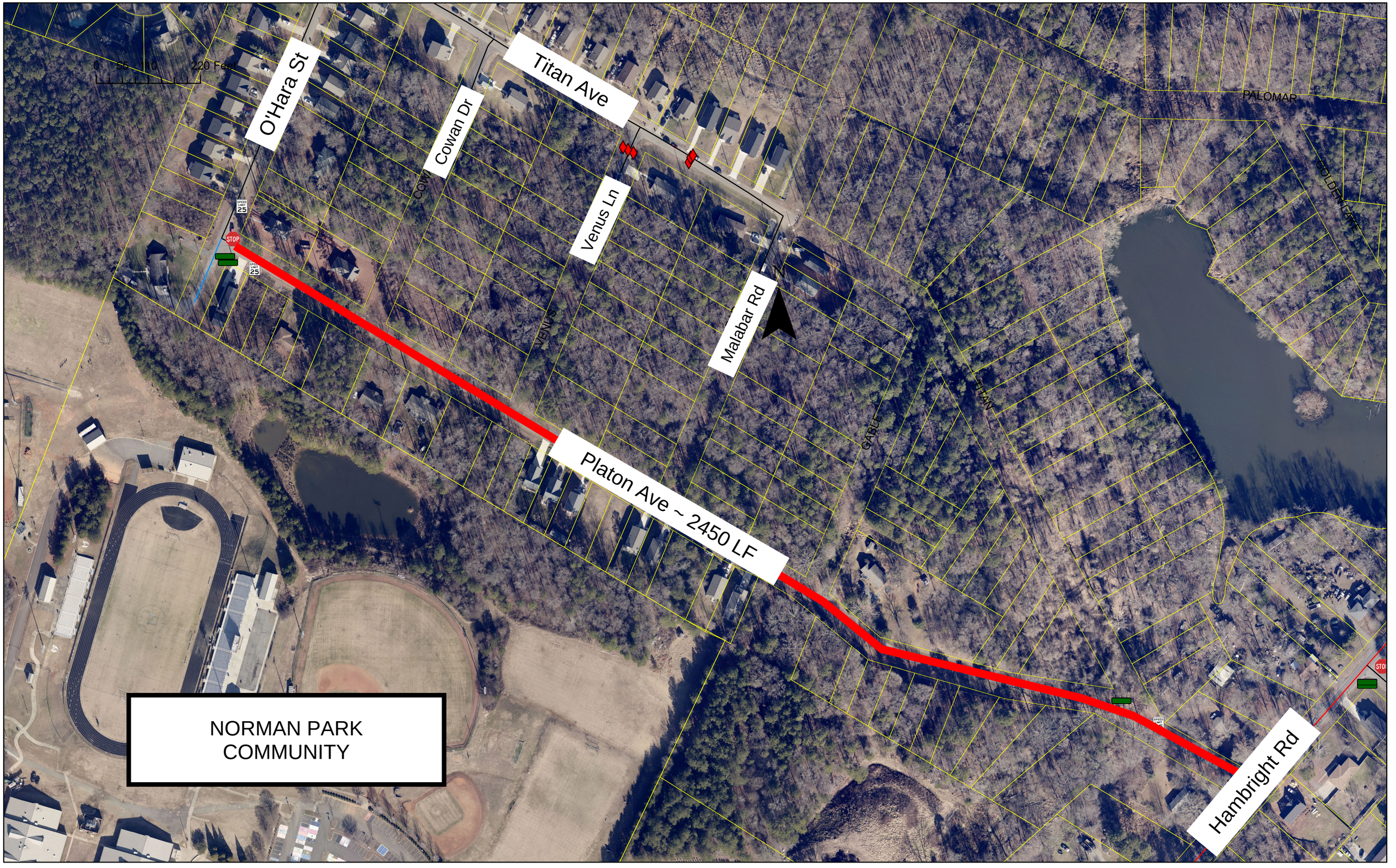
Conduct a public hearing.

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Platon Ave Location Sketch


0 55 110 220 Feet
O'Hara St
Cowan Dr
Titan Ave
Venus Ln
Malabar Rd
Platon Ave ~ 2450 LF
Hambright Rd
PALOMAR
GOLDEN LANE
VENUS
GABLE
TITAN
STOP
SPEED LIMIT 25
NORMAN PARK COMMUNITY

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Public Hearing to Close and Abandon a portion of West Church Street

---

EXPLAIN REQUEST:

Conduct a public hearing to Close and Abandon a portion of West Church Street's unused right-of-way and recombine that area with the adjacent parcel.

ACTION RECOMMENDED:

Conduct a public hearing.

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

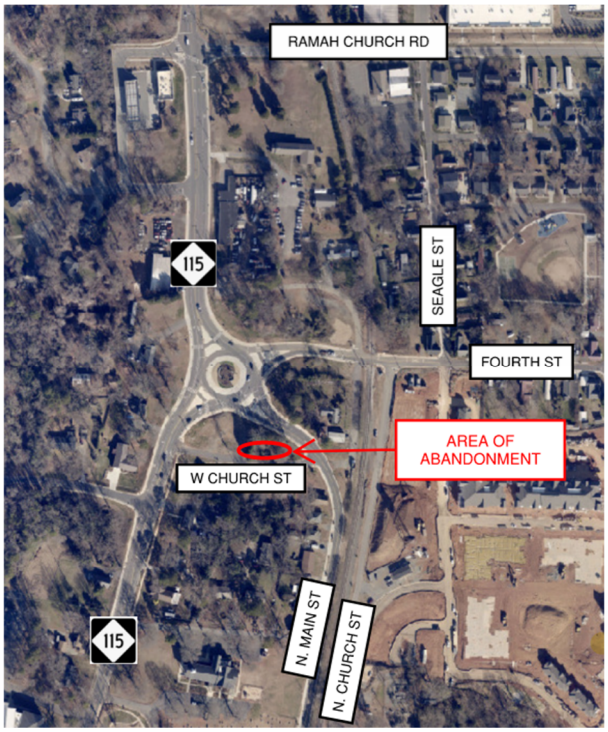
1. Staff Report - ROW Abandonment West Church St
2. Attachment A - Petition
3. Attachment B - 160A-299 PROCEDURE FOR CLOSING STREETS & ALLEYS
4. Attachment C - Resolution Declaring Intent to Abandon and Close Portion of W Church St

Right-of-Way Abandonment Petition:
A Portion of a Street (Right-of-Way)

PART 1: DESCRIPTION

Right-of-Way Abandonment Petition: To Abandon a Portion of the Public Street (right-of-way) West Church Street. The area of abandonment is 0.083 +/- acres.

PART 2: LOCATION



PART 3: BACKGROUND

During the Main St Upgrades project, a parcel was acquired in condemnation and recorded as Right of Way. Now that the Main St project is complete, this area is no longer utilized as Right of Way and can be combined with the above parcel. The image above shows the location of this road section and area to abandonment.

North Carolina General Statue (NCGS) 160A-299, see Attachment B, gives the Town Board the authority to abandon street Right-of-Way (within the Town Limits) following a public hearing and a determination that the abandonment:

- Is not detrimental to the public interest, or the property rights of any individual.
- Does not deprive any individual(s) that own property nearby of reasonable means of ingress and egress to their property.
- Is not contrary to the adopted policy to preserve existing right-of-way for connectivity.

PART 4: STAFF RECOMMENDATION

Staff finds the right-of-way abandonment:

- Is not a detriment to public interest, or property rights of adjacent parcels.
- Does not deprive any individuals a reasonable means of ingress and egress to their property.
- Does not adversely affect connectivity.

Therefore, staff recommends approval of the right-of-way abandonment for a portion of this Public Street (Right-of-Way).

Pursuant to §160A-299 notice of the intent to close this Public Right-of-Way (Street), see Attachment C was advertised in the newspaper. Copies of the notice were mailed to adjacent property owners, and two signs were posted along the right-of-way. Staff received no comments from adjacent property owners.

PART 6: PUBLIC HEARING

The Public Hearing will be held on Monday May 4th, 2026 at 6pm.

PART 7: ATTACHEMENTS

Attachment A: Right-of-Way Abandonment Petition
Attachment B: NCGS Section 160A-299
Attachment C: Resolution Declaring Intent to Abandon and Close Portion of West Church St

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

RIGHT-OF-WAY ABANDONMENT PETITION

Petitioner respectfully files this Petition and requests that

(name of street or location of alley): West Church Street

generally located at: east of NC115 (Old Statesville Rd) south of Ramah Church Rd.

as shown on the map attached hereto and made a part hereof marked "Exhibit A", be closed and abandoned in accordance with the provisions of Chapter 160A, Section 299, subsection (a) of the General Statutes of North Carolina.

In support of this Petition, Petitioner respectfully alleges that:

1. The right-of-way should be abandoned because:
   Right of way is to be abandoned and turned back into Town property.
2. The closing of the right-of-way is not contrary to the public interest.
3. No individual, partnership or corporation owning property in the vicinity of the right-of-way to be abandoned will be deprived of reasonable means of ingress and egress to his or its property by virtue of the closing.
4. The street (or portion thereof) which petitioner requests be closed and abandoned is more particularly described by interested bounds in "Exhibit B", attached hereto and made a part hereof.
5. The street (or portion there of) requested to be closed and abandoned has not been previously accepted by the North Carolina Department of Transportation for maintenance.

Wherefore, Petitioner respectfully requests the Board of Commissioners of the Town of Huntersville consider this Petition and set the time for public hearing upon this matter as required by law.

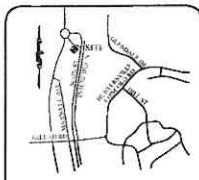
Respectfully submitted the 2nd day of March, 2024.

Signature(s) of Petitioner(s)

X Anthony Privett

docusign Envelope ID: 8FCD724C-08C2-4151-A771-B083C1BF40FF

EXHIBIT A



VICINITY MAP
NOT TO SCALE

THE PURPOSE OF THIS PLAT IS TO ABANDON THE PUBLIC RIGHT OF WAY AND TO RECOMBINE WITH PID# 019-012-02 INTO ONE TRACT.

LINE	BEARING	DISTANCE
L1	N 69°47'47" E	15.96'
L2	S 67°18'12" E	19.38'
L3	S 09°03'32" W	1.18'
L4	S 67°18'12" E	11.09'

SURVEYORS CERTIFICATE OF SURVEY AND ACCURACY

I, BRIAN K. EVERSOLE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOKS AND PAGES AS NOTED ON THIS MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS AND PAGES AS NOTED ON THIS MAP; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2nd DAY OF MARCH, A.D., 2026.

G.S. 47-30 (f)(11)(d)
THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

NORTH CAROLINA PROFESSIONAL SEAL L-4674 LAND SURVEYOR BRIAN K. EVERSOLE

DocuSigned by: Brian Eversole
PROFESSIONAL LAND SURVEYOR

L-4674
LICENSE NUMBER

EXEMPT SUBDIVISION/RECOMBINATION PLAT:

THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF HUNTERSVILLE

DocuSigned by: Brian Richards
TOWN PLANNER

3/2/2026
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

3/2/2026
DATE

Signed by: Anthony Roberts
OWNER

DATE

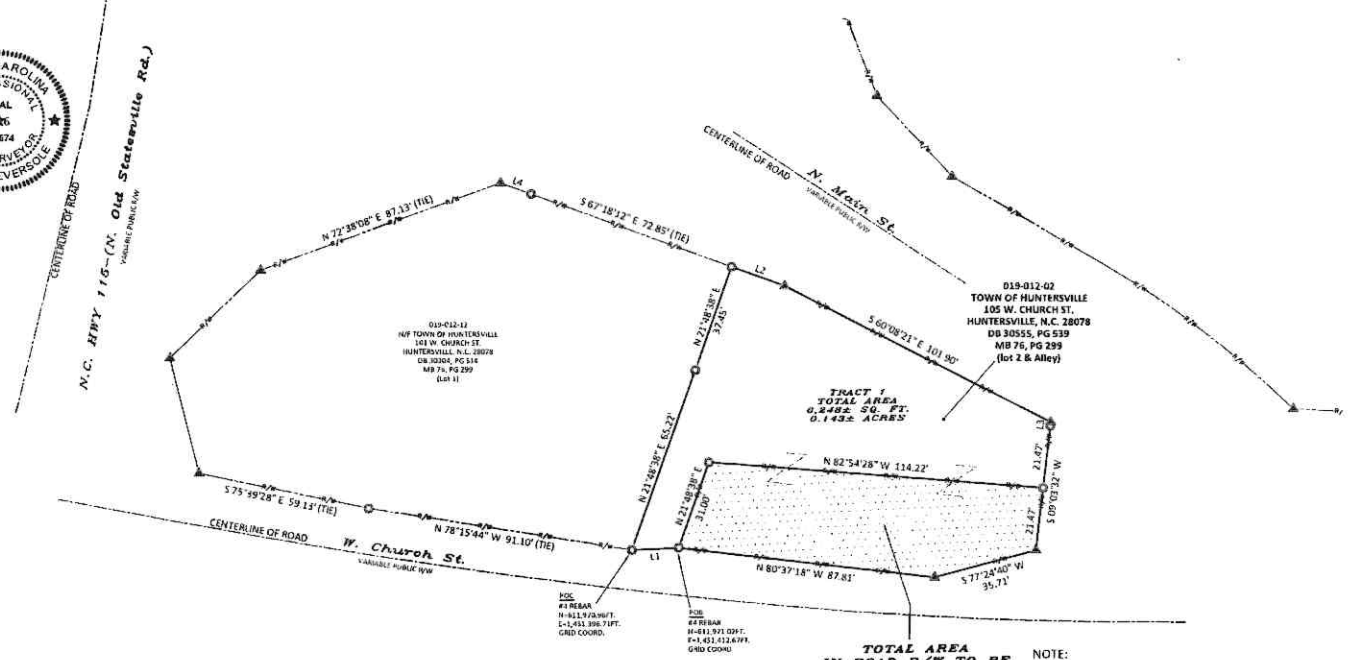
OWNER

REVIEW OFFICER CERTIFICATE:

I, BRIAN RICHARDS, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DocuSigned by: Brian Richards
REVIEW OFFICER

3/2/2026
DATE



NOTE:
ABANDONED RIGHT-OF-WAY AREA TO BE ADDED TO TRACT 1

NOTES

1. NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS UTILIZING NCGS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83(NSRS 2011) DATUM. GEOID MODEL: CONUS12B. NO NCGS MONUMENT FOUND WITHIN 2,000FT..
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
3. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
4. IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
5. ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
6. THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - PANEL #3710465100K; EFFECTIVE DATE: 11/16/2018.
7. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
8. THIS MAP IS INVALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
9. ROAD CENTERLINE INFORMATION TAKEN FROM MECKLENBURG COUNTY GEOSPATIAL DATA SHAPE FILE

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: NR (NEIGHBORHOOD RESIDENTIAL)

MINIMUM SETBACK: 10' MIN. AND 25' MAX. BUILD TO LINE
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 25'

FOR FURTHER INFORMATION CONTACT THE TOWN OF HUNTERSVILLE ZONING DEPARTMENT AT 704-875-7000.

LEGEND

- #4 REBAR FOUND
- #4 REBAR SET
- COMPUTED POINT (NOT SET)
- NCDOT R/W DISC FOUND
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY
- SUBJECT PARCEL
- SUBJECT PARCEL INSIDE R/W
- STREET RIGHT OF WAY
- ADJACENT PARCEL
- TIE LINE

Graphic Scale
30 15 0 30
Scale of Drawing 1 Inch = 30 Feet

WEST CHURCH STREET RIGHT-OF-WAY ABANDONMENT PLAT

- OWNERS -
THE TOWN OF HUNTERSVILLE
PARCEL ID: 01901202

AS RECORDED IN VARIOUS DEEDS AS REFERENCED HEREIN
THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
SURVEY DATE: 02-25-2026 PLAT DATE: 02-25-2026
SCALE 1" = 30' SHEET 1 OF 1

Professional Property Surveyors Inc.
Firm License:C-3666
18335 Old Statesville Rd. Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

EXHIBIT B

RIGHT-OF-WAY ABANDONMENT DESCRIPTION:

BEING A PORTION OF WEST CHURCH STREET HAVING A VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY AS RECORDED IN MAP BOOK 76, PAGE 299 AND AS SHOWN ON PLANS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROJECT NO. U-5908, ALL RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND #4 REBAR LOCATED ON THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; HAVING N.C. NAD 83(2011) GRID COORDINATES OF N=611,970.96' AND E=1,451,396.71'; THENCE LEAVING SAID #4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET N 89°47'47" E A DISTANCE OF 15.96' TO A FOUND #4 REBAR; SAID #4 REBAR BEING A COMMON CORNER OF THE TOWN OF HUNTERSVILLE (MB 76, PG 299) LOT 2 AND THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; SAID #4 REBAR ALSO BEING **THE POINT OF BEGINNING;** THENCE ALONG WITH THE WEST CHURCH STREET RIGHT-OF-WAY ABANDONMENT AND THE TOWN OF HUNTERSVILLE N 21°48'38" E A DISTANCE OF 31.00' TO A FOUND #4 REBAR; THENCE S 82°54'28" E A DISTANCE OF 114.22' TO A FOUND #4 REBAR; THENCE LEAVING SAID #4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET THE FOLLOWING THREE (3) CALLS:

1. S 09°03'32" W A DISTANCE OF 21.47' TO A FOUND NCDOT R/W DISC;
2. S 77°24'40" W A DISTANCE OF 35.71' TO A FOUND NCDOT R/W DISC;
3. N 80°37'18" W A DISTANCE OF 87.81' TO A FOUND #4 REBAR;

SAID #4 REBAR BEING **THE POINT AND PLACE OF BEGINNING**, HAVING AN AREA OF 3,598 SQUARE FEET, OR 0.083 ACRES, MORE OR LESS AND AS SHOWN ON A SURVEY BY PROFESSIONAL PROPERTY SURVEYORS DATED February 25, 2026.

§ 160A-299. Procedure for permanently closing streets and alleys.

(a) When a city proposes to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley. If the street or alley is under the authority and control of the Department of Transportation, a copy of the resolution shall be mailed to the Department of Transportation. At the hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual. If it appears to the satisfaction of the council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the council may adopt an order closing the street or alley. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county in which the street, or any portion thereof, is located.

(b) Any person aggrieved by the closing of any street or alley including the Department of Transportation if the street or alley is under its authority and control, may appeal the council's order to the General Court of Justice within 30 days after its adoption. In appeals of streets closed under this section, all facts and issues shall be heard and decided by a judge sitting without a jury. In addition to determining whether procedural requirements were complied with, the court shall determine whether, on the record as presented to the city council, the council's decision to close the street was in accordance with the statutory standards of subsection (a) of this section and any other applicable requirements of local law or ordinance.

No cause of action or defense founded upon the invalidity of any proceedings taken in closing any street or alley may be asserted, nor shall the validity of the order be open to question in any court upon any ground whatever, except in an action or proceeding begun within 30 days after the order is adopted. The failure to send notice by registered or certified mail shall not invalidate any ordinance adopted prior to January 1, 1989.

(c) Upon the closing of a street or alley in accordance with this section, subject to the provisions of subsection (f) of this section, all right, title, and interest in the right-of-way shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street or alley.

The provisions of this subsection regarding division of right- of-way in street or alley closings may be altered as to a particular street or alley closing by the assent of all property owners taking title to a closed street or alley by the filing of a plat which shows the street or alley closing and the portion of the closed street or alley to be taken by each such owner. The plat shall be signed by each property owner who, under this section, has an ownership right in the closed street or alley.

(d) This section shall apply to any street or public alley within a city or its extraterritorial jurisdiction that has been irrevocably dedicated to the public, without regard to whether it has actually been opened. This section also applies to unopened streets or public alleys that are shown on plats but that have not been accepted or maintained by the city, provided that this section shall not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to G.S. 136-96.

(e) No street or alley under the control of the Department of Transportation may be closed unless the Department of Transportation consents thereto.

(f) A city may reserve a right, title, and interest in any improvements or easements within a street closed pursuant to this section. An easement under this subsection shall include utility, drainage, pedestrian, landscaping, conservation, or other easements considered by the city to be in the public interest. The reservation of an easement under this subsection shall be stated in the order of closing. The reservation also extends to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the city.

(g) The city may retain utility easements, both public and private, in cases of streets withdrawn under G.S. 136-96. To retain such easements, the city council shall, after public hearing, approve a "declaration of retention of utility easements" specifically describing such easements. Notice by certified or registered mail shall be provided to the party withdrawing the street from dedication under G.S. 136-96 at least five days prior to the hearing. The declaration must be passed prior to filing of any plat or map or declaration of withdrawal with the register of deeds. Any property owner filing such plats, maps, or declarations shall include the city declaration with the declaration of withdrawal and shall show the utilities retained on any map or plat showing the withdrawal. (1971, c. 698, s. 1; 1973, c. 426, s. 47; c. 507, s. 5; 1977, c. 464, s. 34, 1981, c. 401; c. 402, ss. 1, 2; 1989, c. 254; 1993, c. 149, s. 1; 2015-103, s. 1.)

Town of Huntersville
NORTH CAROLINA

RESOLUTION DECLARING INTENT TO ABANDON AND CLOSE A PORTION OF WEST CHURCH STREET.

Resolution No. R-2026-2

WHEREAS, N.C.G.S. §160A-299 allows for municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. §160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or public alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. §160A-299, declare its intent to close a portion of West Church Street, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board resolves that it intends to close a portion of West Church Street, as further described in Exhibit A.
2. The Town Board hereby calls a public hearing on the question of closing a portion of West Church Street to be held at 6:00pm on Monday, the 4th day of May, 2026, at Town Hall, 14704 N. Old Statesville Road, Huntersville, NC, 28078, or location as otherwise designated by the Board.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date its adoption.

Adopted this 17th day of March, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Town of Huntersville 1873 North Carolina

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

EXHIBIT A - LEGAL DESCRIPTIONS
W. CHRUCH ST

RIGHT-OF-WAY ABANDONMENT DESCRIPTION:

BEING A PORTION OF WEST CHURCH STREET HAVING A VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY AS RECORDED IN MAP BOOK 76, PAGE 299 AND AS SHOWN ON PLANS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROJECT NO. U-5908, ALL RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND #4 REBAR LOCATED ON THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; HAVING N.C. NAD 83(2011) GRID COORDINATES OF N=611,970.96' AND E=1,451,396.71'; THENCE LEAVING SAID #4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET N 89°47'47" E A DISTANCE OF 15.96' TO A FOUND #4 REBAR; SAID #4 REBAR BEING A COMMON CORNER OF THE TOWN OF HUNTERSVILLE (MB 76, PG 299) LOT 2 AND THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; SAID #4 REBAR ALSO BEING **THE POINT OF BEGINNING;** THENCE ALONG WITH THE WEST CHURCH STREET RIGHT-OF-WAY ABANDONMENT AND THE TOWN OF HUNTERSVILLE N 21°48'38" E A DISTANCE OF 31.00' TO A FOUND #4 REBAR; THENCE S 82°54'28" E A DISTANCE OF 114.22' TO A FOUND #4 REBAR; THENCE LEAVING SAID #4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET THE FOLLOWING THREE (3) CALLS:

1. S 09°03'32" W A DISTANCE OF 21.47' TO A FOUND NCDOT R/W DISC;
2. S 77°24'40" W A DISTANCE OF 35.71' TO A FOUND NCDOT R/W DISC;
3. N 80°37'18" W A DISTANCE OF 87.81' TO A FOUND #4 REBAR;

SAID #4 REBAR BEING **THE POINT AND PLACE OF BEGINNING**, HAVING AN AREA OF 3,598 SQUARE FEET, OR 0.083 ACRES, MORE OR LESS AND AS SHOWN ON A SURVEY BY PROFESSIONAL PROPERTY SURVEYORS DATED February 25, 2026.

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Public Hearing to Close and Abandon a Portion of North Church Street

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EXPLAIN REQUEST:

Conduct a public hearing to Close and Abandon a portion of North Church Street due to the North Church Street realignment. Drivers will connect to Fourth Street via the intersection of Walters Street at Fourth Street.

ACTION RECOMMENDED:

Conduct a public hearing.

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

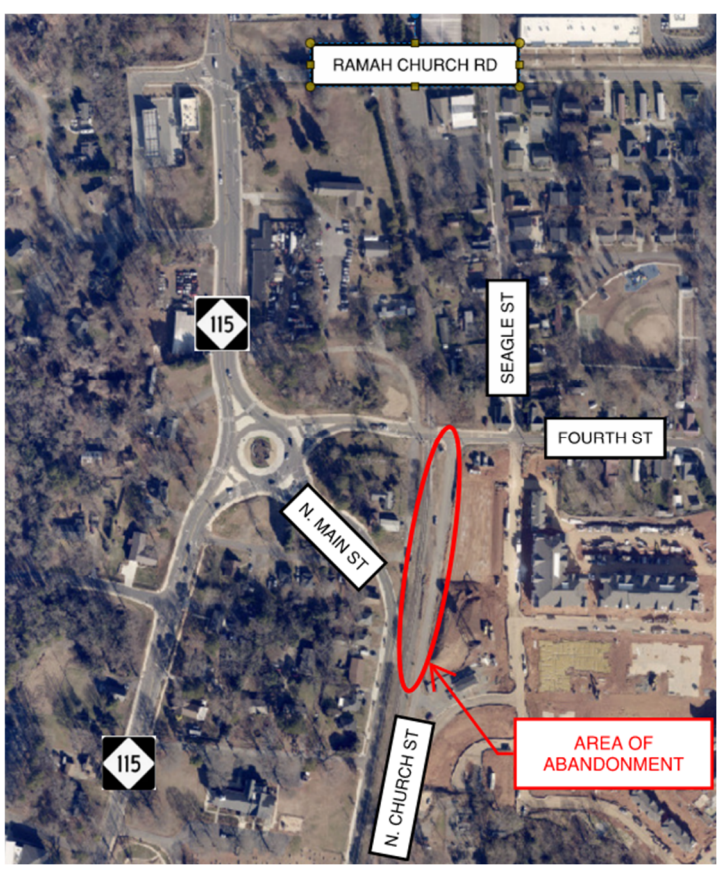
1. Staff Report - ROW Abandonment N Church St
2. Attachment A - Right of Way Abandonment Petition - N Church St
3. Attachment B - 160A-299 PROCEDURE FOR CLOSING STREETS & ALLEYS
4. Attachment C - Resolution to Adopt Intent to Close Portion of N Church St and Call Public Hearing

Right-of-Way Abandonment Petition:
A Portion of a Street (Right-of-Way)

PART 1: DESCRIPTION

Right-of-Way Abandonment Petition: To Abandon a Portion of the Public Street (right-of-way) North Church Street. The area of abandonment is 0.30+/- acres.

PART 2: LOCATION

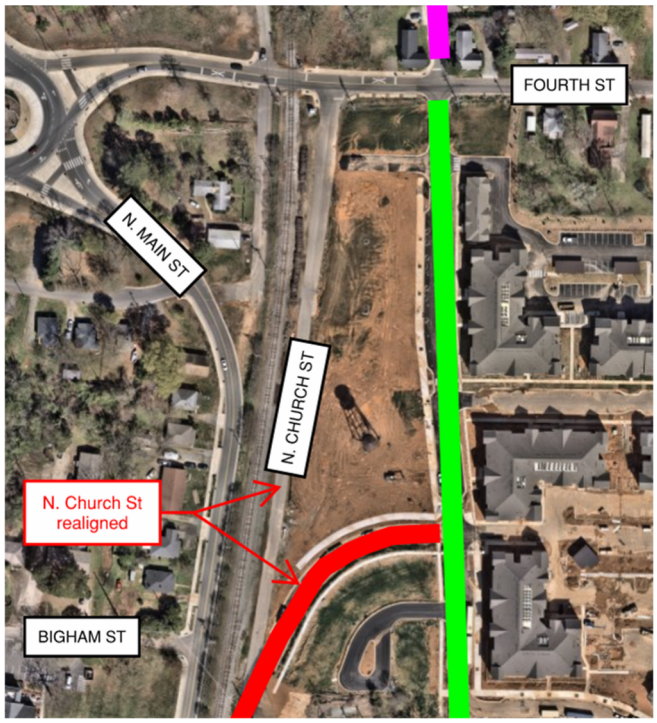


PART 3: BACKGROUND

Private development to the east of North Church St will realign North Church St through the development and intersect a new road. This new road will intersect Fourth Street at Seagle St at a safer distance from the existing railroad crossing. With this new intersection, North Church St will no longer intersect at Fourth St. The image above shows the approximately 350 linear feet section of roadway no longer in use.

North Carolina General Statue (NCGS) 160A-299, see Attachment B, gives the Town Board the authority to abandon street Right-of-Way (within the Town Limits) following a public hearing and a determination that the abandonment:

- Is not detrimental to the public interest, or the property rights of any individual.
- Does not deprive any individual(s) that own property nearby of reasonable means of ingress and egress to their property.
- Is not contrary to the adopted policy to preserve existing right-of-way for connectivity.



PART 4: STAFF RECOMMENDATION

Staff finds the right-of-way abandonment:

- Is not a detriment to public interest, or property rights of adjacent parcels.
- Does not deprive any individuals a reasonable means of ingress and egress to their property.
- Does not adversely affect connectivity.

Therefore, staff recommends approval of the right-of-way abandonment for a portion of this Public Street (Right-of-Way).

Pursuant to §160A-299 notice of the intent to close this Unopened Public Right-of-Way (Street) (see Attachment C) was advertised in the newspaper. Copies of the notice were mailed to adjacent property

owners, and two signs were posted along the right-of-way. Staff received no comments from adjacent property owners.

PART 6: PUBLIC HEARING

The Public Hearing will be held on Monday May 4th, 2026 at 6pm.

PART 7: ATTACHEMENTS

Attachment A: Right-of-Way Abandonment Petition
Attachment B: NCGS Section 160A-299
Attachment C: Resolution to Adopt Intent to Close Portion of N Church St and Call Public Hearing

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

RIGHT-OF-WAY ABANDONMENT PETITION

Petitioner respectfully files this Petition and requests that

(name of street or location of alley): N. CHURCH ST

generally located at: SOUTH OF INTERSECTION OF N. CHURCH ST AND FOURTH ST

as shown on the map attached hereto and made a part hereof marked "Exhibit A", be closed and abandoned in accordance with the provisions of Chapter 160A, Section 299, subsection (a) of the General Statutes of North Carolina.

In support of this Petition, Petitioner respectfully alleges that:

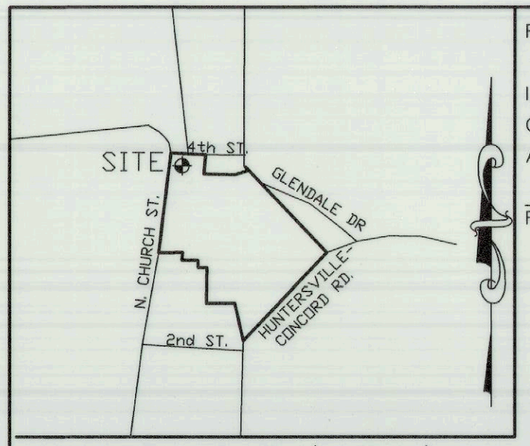
1. The right-of-way should be abandoned because:
   N. CHURCH ST HAS BEEN REALIGNED THROUGH THE VERMILLION VILLAGE DEVELOPMENT PER THE APPROVED PLANS
2. The closing of the right-of-way is not contrary to the public interest.
3. No individual, partnership or corporation owning property in the vicinity of the right-of-way to be abandoned will be deprived of reasonable means of ingress and egress to his or its property by virtue of the closing.
4. The street (or portion thereof) which petitioner requests be closed and abandoned is more particularly described by interested bounds in "Exhibit B", attached hereto and made a part hereof.
5. The street (or portion there of) requested to be closed and abandoned has not been previously accepted by the North Carolina Department of Transportation for maintenance.

Wherefore, Petitioner respectfully requests the Board of Commissioners of the Town of Huntersville consider this Petition and set the time for public hearing upon this matter as required by law.

Respectfully submitted the 6th day of JANUARY 2026.

Signature(s) of Petitioner(s)

EXHIBIT A



VICINITY MAP (N.T.S.)

REVIEW OFFICER BLOCK

I, Brian Richards, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 2/25/26 DATE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.46	N80°24'58"W
L2	18.12	N09°36'00"E
L3	34.10	N07°04'19"E
L4	36.79	N06°13'54"E
L5	23.71	N04°20'44"E
L6	21.04	N02°26'47"E
L7	68.39	N00°52'47"E
L8	62.68	N01°34'59"E
L9	43.21	N01°44'00"E
L10	25.66	N87°00'18"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	29.38	65.00	N03°20'50"W	29.13
C2	43.60	65.00	N35°30'50"W	42.79

BASIS OF BEARING
NC GRID (NAD 83)

CONTROL CORNER
N=612,235.03
E=1,451,766.04
DATUM: NCDOT
TIP*U-5908

FOURTH STREET
30' PUBLIC R/W
(PER MB.23 PG.571)

R/W

S87°33'07"E
60.85

50'

NORFOLK SOUTHERN RAILWAY
50' CLAIMED RIGHT-OF-WAY

L9 L8 L7 L6 L5 L4 L3 L2 L1

S09°35'02"W
342.40

FOURTH ST R/W
PER MB:76 PG:828

CHURCH ST R/W
DB:37766 PG:155

WALTERS STREET
64' PUBLIC R/W

N/F
VERMILLION ANCHOR
MILL VILLAGE LLC
PARCEL ID# 01902201
DB: 31943 PG: 497
404 N. CHURCH ST.
ZONED: TC(CD)

TOTAL AREA TO BE
ABANDONED
13,043 SQ.FT.
0.30 ACRES

NORFOLK SOUTHERN RAILWAY
APPARENT 100' R/W

N09°54'18"E
62.21

50' 50'

R/W

EXISTING CHURCH ST

CONTROL CORNER
N=611,873.53
E=1,451,813.51
DATUM: NCDOT
TIP*U-5908

SURVEYOR NOTES:
1. TRAVERSE ADJUSTED BY THE COMPASS RULE.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE.

REFERENCES:
1. TAX MAPS & DEEDS AS SHOWN HERE ON.
2. VERMILLION VILLAGE EASEMENTS, ROAD PROFILES AND R/W PLAT RECORDED IN MB:75 PG:829
3. SURVEY BY WSP USA FOR CITY OF HUNTERSVILLE DATED 9-2-2022 RECORDED IN DB:37766 PG:155

NOTE: THIS 0.30 ACRES TO BE RECOMBINED WITH 019-02-201 AS A FUNCTION OF THIS MAP IS TO BE SUBJECT TO THE DEVELOPMENT CONDITIONS OF R20-05. WHEN THE MAJOR SUBDIVISION MAP IS RECORDED FOR PARCEL 019-02-201 ALL APPLICABLE FINAL PLAT AND DEVELOPMENT NOTES SHALL BE INCLUDED TO APPLY TO THE REVISED AREA.

EXEMPT SUBDIVISION

THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN PLANNER 2/25/26 DATE

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

OWNER(S) 2/25/26 DATE

OWNER(S) DATE

I DOUGLAS S. PRESSLEY JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN): THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE ANGULAR ERROR OF CLOSURE WAS 05" PER TURN; AND THAT

- ☐ THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- ☐ THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT- ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ■ RIGHT-OF-WAY ABANDONMENT

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF FEBRUARY, 2026

PROFESSIONAL LAND SURVEYOR L-3488

NORTH CAROLINA PROFESSIONAL SEAL L-3488 LAND SURVEYOR DOUGLAS S. PRESSLEY JR. 2-24-2026

PURPOSE OF SURVEY: THE PURPOSE OF THIS PLAT IS ABANDON THE PUBLIC RIGHT-OF-WAY AND RECOMBINE THE AREA WITH PARCEL ID 019-02-201

RIGHT-OF-WAY ABANDONEMENT SURVEY FOR:
TOWN OF HUNTERSVILLE

LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY NC

CURRENT OWNERSHIP:
VERMILLION ANCHOR MILL VILLAGE LLC
PARCEL# 01902201
DB: 31943 PG: 497
MB: 75 PG: 829
LOT 5

SITE ADDRESS:
404 N CHURCH ST
HUNTERSVILLE NC 28078

PREPARED BY:
SOUTH POINT SURVEYING PLLC
1011 N MAIN ST OAKBORO, NC 28129
(704) 622-3626
DATE: FEBRUARY 24, 2026
SCALE: 1"=40'

PAGES	DRAWN BY	REVISION#
1 OF 1	MBO	1

EXHIBIT B

Legal Description

Lying And Being In Town Of Huntersville, Mecklenburg County, North Carolina And Being More Particularly Described As Follows:

BEGINNING At A Control Corner, Said Control Corner Having NC NAD83 (2011) Grid Coordinates N=611,873.53, E=1,451,813.51. Thence N80°24'58"W 20.46' Feet To A Point. Thence N09°36'00"E 18.12' Feet To A Point. Thence With A Curve To The Left Radius 65.0' Feet, A Length Of 29.38' Feet, A Chord Bearing N03°20'50"W, And Chord Distance Of 29.13' Feet To A Point In The Right-Of-Way Of The Norfolk Southern Railway.

Thence With Said Right-Of-Way Of The Norfolk Southern Railway 7 Courses And Distances As Follows:

N07°04'19"E 34.10' Feet To A Point;
Thence N06°13'54"E 36.79' Feet To A Point;
Thence N04°20'44"E 23.71' Feet To A Point;
Thence N02°26'47"E 21.04' Feet To A Point;
Thence N00°52'47"E 68.39' Feet To A Point;
Thence N01°34'59"E 62.68' Feet To A Point;
Thence N01°44'00"E 43.21' Feet To A Point In The Right-Of-Way Of Fourth Street Per MB:76 PG:828.

Thence With The Right-Of-Way Of Fourth Street S87°33'07"E 60.85' Feet To A Point. Thence Leaving The Right-Of-Way Of Fourth Street S09°35'02"W 342.40' Feet Back To The Point Of BEGINNING And Containing 0.30 Acres.

§ 160A-299. Procedure for permanently closing streets and alleys.

(a) When a city proposes to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley. If the street or alley is under the authority and control of the Department of Transportation, a copy of the resolution shall be mailed to the Department of Transportation. At the hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual. If it appears to the satisfaction of the council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the council may adopt an order closing the street or alley. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county in which the street, or any portion thereof, is located.

(b) Any person aggrieved by the closing of any street or alley including the Department of Transportation if the street or alley is under its authority and control, may appeal the council's order to the General Court of Justice within 30 days after its adoption. In appeals of streets closed under this section, all facts and issues shall be heard and decided by a judge sitting without a jury. In addition to determining whether procedural requirements were complied with, the court shall determine whether, on the record as presented to the city council, the council's decision to close the street was in accordance with the statutory standards of subsection (a) of this section and any other applicable requirements of local law or ordinance.

No cause of action or defense founded upon the invalidity of any proceedings taken in closing any street or alley may be asserted, nor shall the validity of the order be open to question in any court upon any ground whatever, except in an action or proceeding begun within 30 days after the order is adopted. The failure to send notice by registered or certified mail shall not invalidate any ordinance adopted prior to January 1, 1989.

(c) Upon the closing of a street or alley in accordance with this section, subject to the provisions of subsection (f) of this section, all right, title, and interest in the right-of-way shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street or alley.

The provisions of this subsection regarding division of right- of-way in street or alley closings may be altered as to a particular street or alley closing by the assent of all property owners taking title to a closed street or alley by the filing of a plat which shows the street or alley closing and the portion of the closed street or alley to be taken by each such owner. The plat shall be signed by each property owner who, under this section, has an ownership right in the closed street or alley.

(d) This section shall apply to any street or public alley within a city or its extraterritorial jurisdiction that has been irrevocably dedicated to the public, without regard to whether it has actually been opened. This section also applies to unopened streets or public alleys that are shown on plats but that have not been accepted or maintained by the city, provided that this section shall not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to G.S. 136-96.

(e) No street or alley under the control of the Department of Transportation may be closed unless the Department of Transportation consents thereto.

(f) A city may reserve a right, title, and interest in any improvements or easements within a street closed pursuant to this section. An easement under this subsection shall include utility, drainage, pedestrian, landscaping, conservation, or other easements considered by the city to be in the public interest. The reservation of an easement under this subsection shall be stated in the order of closing. The reservation also extends to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the city.

(g) The city may retain utility easements, both public and private, in cases of streets withdrawn under G.S. 136-96. To retain such easements, the city council shall, after public hearing, approve a "declaration of retention of utility easements" specifically describing such easements. Notice by certified or registered mail shall be provided to the party withdrawing the street from dedication under G.S. 136-96 at least five days prior to the hearing. The declaration must be passed prior to filing of any plat or map or declaration of withdrawal with the register of deeds. Any property owner filing such plats, maps, or declarations shall include the city declaration with the declaration of withdrawal and shall show the utilities retained on any map or plat showing the withdrawal. (1971, c. 698, s. 1; 1973, c. 426, s. 47; c. 507, s. 5; 1977, c. 464, s. 34, 1981, c. 401; c. 402, ss. 1, 2; 1989, c. 254; 1993, c. 149, s. 1; 2015-103, s. 1.)

Town of Huntersville
NORTH CAROLINA

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ADOPT THE INTENT TO CLOSE A PORTION OF NORTH CHURCH STREET AND CALL A PUBLIC HEARING FOR MAY 4, 2026 AT 6:00 P.M. AT HUNTERSVILLE TOWN HALL, HUNTERSVILLE, NC 28078

Resolution No. R-2026-1

WHEREAS, the Robert Bowman has filed a petition to close a part of North Church Street in the Town of Huntersville, as further described in Exhibit A - Legal Descriptions; and

WHEREAS, N.C.G.S §160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. §160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or public alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. §160A-299, declare its intent to close a portion of Thread Ln, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina as follows:

1. The Town Board resolves that it intends to close a portion of North Church Street, as further described in Exhibit A.
2. The Town Board hereby calls a public hearing on the question of closing a portion of North Church Street to be held at 6:00pm on Monday, the 4th day of May, 2026, at Town Hall, 14704 N Old Statesville Rd, Huntersville, NC, 28078, or location as otherwise designated by the Board.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date its adoption.

Adopted this 17th day of March, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Town of Huntersville 1873 North Carolina

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

Exhibit A - Legal Description

Lying And Being In Town Of Huntersville, Mecklenburg County, North Carolina And Being More Particularly Described As Follows:

BEGINNING At A Control Corner, Said Control Corner Having NC NAD83 (2011) Grid Coordinates N=611,873.53, E=1,451,813.51. Thence N80°24'58"W 20.46' Feet To A Point. Thence N09°36'00"E 18.12' Feet To A Point. Thence With A Curve To The Left Radius 65.0' Feet, A Length Of 29.38' Feet, A Chord Bearing N03°20'50"W, And Chord Distance Of 29.13' Feet To A Point In The Right-Of-Way Of The Norfolk Southern Railway.

Thence With Said Right-Of-Way Of The Norfolk Southern Railway 7 Courses And Distances As Follows:

N07°04'19"E 34.10' Feet To A Point;
Thence N06°13'54"E 36.79' Feet To A Point;
Thence N04°20'44"E 23.71' Feet To A Point;
Thence N02°26'47"E 21.04' Feet To A Point;
Thence N00°52'47"E 68.39' Feet To A Point;
Thence N01°34'59"E 62.68' Feet To A Point;
Thence N01°44'00"E 43.21' Feet To A Point In The Right-Of-Way Of Fourth Street Per MB:76 PG:828.

Thence With The Right-Of-Way Of Fourth Street S87°33'07"E 60.85' Feet To A Point. Thence Leaving The Right-Of-Way Of Fourth Street S09°35'02"W 342.40' Feet Back To The Point Of BEGINNING And Containing 0.30 Acres.

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Order to Abandon and Close a Portion of North Church Street

---

EXPLAIN REQUEST:

Order to Abandon and Close a portion of North Church Street.

ACTION RECOMMENDED:

Adopt Order.

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Exhibit A - Legal Descriptions
2. N Church St -Affidavit of Publication
3. N Church St realignment Sketch

ORDER OF THE TOWN OF HUNTERSVILLE TO ABANDON AND CLOSE A PORTION OF NORTH CHURCH STREET

Order No. R-2026-13

WHEREAS, the Town of Huntersville has filed a petition to close a part of North Church Street, in the Town of Huntersville, as further described in Exhibit A – Legal Description; and

WHEREAS, N.C.G.S. § 160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, said Order of intent to close the street was published for a period of once a week for four successive weeks; and

WHEREAS, said Order of intent was sent by mail to all owners of property adjoining the streets, and a notice of closing and public hearing was prominently posted in at least two places along the streets; and

WHEREAS, a public hearing was held on the 4th day of May 2026, where the Board of Commissioners determined that the closing of a portion of North Church Street is not contrary to the public interest, that no individual, firm or corporation owning property in the vicinity thereof will be deprived of reasonable means of ingress and egress to his or its property, and is not contrary to the adopted policy to preserve existing right of way for connectivity.; and

WHEREAS,the Board desires to, through this Order and pursuant to N.C.G.S. § 160A-299, Order the closing of a portion of North Church Street, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

1. The Board hereby, through this Order, Orders the closure of a portion of North Church Street, as further described in Exhibit A.
2. This Order shall be effective as of the date of its adoption.
3. This Order shall be recorded in the Mecklenburg County Register of Deeds.

Ordered this 4th day of May, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

Exhibit A - Legal Description

Lying And Being In Town Of Huntersville, Mecklenburg County, North Carolina And Being More Particularly Described As Follows:

BEGINNING At A Control Corner, Said Control Corner Having NC NAD83 (2011) Grid Coordinates N=611,873.53, E=1,451,813.51. Thence N80°24'58"W 20.46’ Feet To A Point. Thence N09°36'00"E 18.12’ Feet To A Point. Thence With A Curve To The Left Radius 65.0’ Feet, A Length Of 29.38’ Feet, A Chord Bearing N03°20'50"W, And Chord Distance Of 29.13’ Feet To A Point In The Right-Of-Way Of The Norfolk Southern Railway.

Thence With Said Right-Of-Way Of The Norfolk Southern Railway 7 Courses And Distances As Follows:

N07°04'19"E 34.10’ Feet To A Point;
Thence N06°13'54"E 36.79’ Feet To A Point;
Thence N04°20'44"E 23.71’ Feet To A Point;
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Thence N00°52'47"E 68.39’ Feet To A Point;
Thence N01°34'59"E 62.68’ Feet To A Point;
Thence N01°44'00"E 43.21’ Feet To A Point In The Right-Of-Way Of Fourth Street Per MB:76 PG:828.

Thence With The Right-Of-Way Of Fourth Street S87°33'07"E 60.85’ Feet To A Point. Thence Leaving The Right-Of-Way Of Fourth Street S09°35'02"W 342.40’ Feet Back To The Point Of BEGINNING And Containing 0.30 Acres.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
31996	108157	Legal Ad - IPL0323917	Res R-2026-1 / N Church St.	2.0	142.0L

ATTENTION: TOWN OF HUNTERSVILLE-ENGINEERING IP
PO Box 664
Huntersville, NC 28070
jpethel@huntersville.org

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ADOPT THE INTENT TO CLOSE A PORTION OF NORTH CHURCH STREET AND CALL A PUBLIC HEARING FOR MAY 4, 2026 AT 6:00 P.M. AT HUNTERSVILLE TOWN HALL, HUNTERSVILLE, NC 28078

Resolution No. R-2026-1

WHEREAS, the Robert Bowman has filed a petition to close a part of North Church Street in the Town of Huntersville, as further described in Exhibit A - Legal Descriptions; and

WHEREAS, N.C.G.S §160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. §160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or public alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. §160A-299, declare its intent to close a portion of Thread Ln, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina as follows:

1. The Town Board resolves that it intends to close a portion of North Church Street, as further described in Exhibit A.
2. The Town Board hereby calls a public hearing on the question of closing a portion of North Church Street to be held at 6:00pm on Monday, the 4th day of May, 2026, at Town Hall, 14704 N Old Statesville Rd, Huntersville, NC, 28078, or location as otherwise designated by the Board.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date its adoption.

Adopted this 17th day of March, 2026

ATTEST:
Catherine Cook, Deputy Town Clerk — Christy Clark, Mayor

APPROVED AS TO FORM:
Emily Sloop, Town Attorney

Exhibit A - Legal Description

Lying And Being In Town Of Huntersville, Mecklenburg County, North Carolina And
Being More Particularly Described As Follows:
BEGINNING At A Control Corner, Said Control Corner Having NC NAD83 (2011) Grid
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Thence N09°36'00"E 18.12' Feet To A Point. Thence With A Curve To The Left Radius 65.0'
Feet, A Length Of 29.38' Feet, A Chord Bearing N03°20'50"W, And Chord Distance Of
29.13' Feet To A Point In The Right-Of-Way Of The Norfolk Southern Railway.
Thence With Said Right-Of-Way Of The Norfolk Southern Railway 7 Courses And Distances As Follows:
N07°04'19"E 34.10' Feet To A Point;
Thence N06°13'54"E 36.79' Feet To A Point;
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Thence N01°34'59"E 62.68' Feet To A Point;
Thence N01°44'00"E 43.21' Feet To A Point In The Right-Of-Way Of Fourth Street Per
MB:76 PG:828.
Thence With The Right-Of-Way Of Fourth Street S87°33'07"E 60.85' Feet To A Point.
Thence Leaving The Right-Of-Way Of Fourth Street S09°35'02"W 342.40' Feet Back To
The Point Of BEGINNING And Containing 0.30 Acres.
IPL0323917
Mar 22,29,Apr 5,12 2026

North Carolina } ss
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

4.0 insertion(s) published on:
03/22/26 Print, 03/29/26 Print, 04/05/26 Print, 04/12/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Apr 13, 2026, 10:00 AM ED

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ADOPT THE INTENT TO CLOSE A PORTION OF NORTH CHURCH STREET AND CALL A PUBLIC HEARING FOR MAY 4, 2026 AT 6:00 P.M. AT HUNTERSVILLE TOWN HALL, HUNTERSVILLE, NC 28078

Resolution No. R-2026-1

WHEREAS, the Robert Bowman has filed a petition to close a part of North Church Street in the Town of Huntersville, as further described in Exhibit A - Legal Descriptions; and

WHEREAS, N.C.G.S §160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. §160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or public alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. §160A-299, declare its intent to close a portion of Thread Ln, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina as follows:

1. The Town Board resolves that it intends to close a portion of North Church Street, as further described in Exhibit A.
2. The Town Board hereby calls a public hearing on the question of closing a portion of North Church Street to be held at 6:00pm on Monday, the 4th day of May, 2026, at Town Hall, 14704 N Old Statesville Rd, Huntersville, NC, 28078, or location as otherwise designated by the Board.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date its adoption.

Adopted this 17th day of March, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk — Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

Exhibit A - Legal Description

Lying And Being In Town Of Huntersville, Mecklenburg County, North Carolina And

Being More Particularly Described As Follows:

BEGINNING At A Control Corner, Said Control Corner Having NC NAD83 (2011) Grid

Coordinates N=611,873.53, E=1,451,813.51. Thence N80°24'58"W 20.46' Feet To A Point.

Thence N09°36'00"E 18.12' Feet To A Point. Thence With A Curve To The Left Radius 65.0'

Feet, A Length Of 29.38' Feet, A Chord Bearing N03°20'50"W, And Chord Distance Of

29.13' Feet To A Point In The Right-Of-Way Of The Norfolk Southern Railway.

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Thence N00°52'47"E 68.39' Feet To A Point;

Thence N01°34'59"E 62.68' Feet To A Point;

Thence N01°44'00"E 43.21' Feet To A Point In The Right-Of-Way Of Fourth Street Per

MB:76 PG:828.

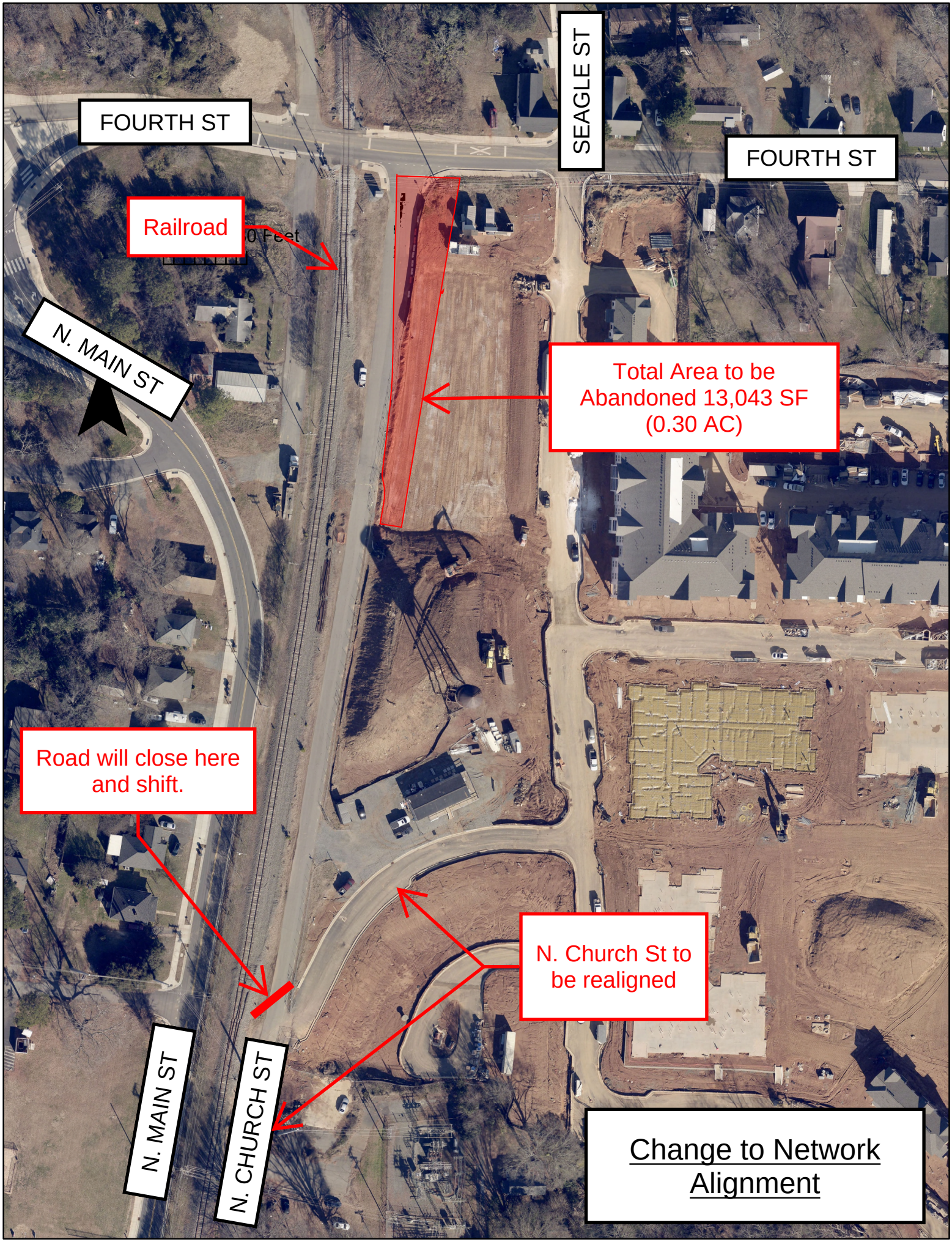
Thence With The Right-Of-Way Of Fourth Street S87°33'07"E 60.85' Feet To A Point.

Thence Leaving The Right-Of-Way Of Fourth Street S09°35'02"W 342.40' Feet Back To

The Point Of BEGINNING And Containing 0.30 Acres.

IPL0323917

Mar 22,29,Apr 5,12 2026


FOURTH ST
SEAGLE ST
FOURTH ST
Railroad
0 Feet
N. MAIN ST
Total Area to be Abandoned 13,043 SF (0.30 AC)
Road will close here and shift.
N. Church St to be realigned
N. MAIN ST
N. CHURCH ST
Change to Network Alignment

Request for Board Action

May 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Transportation Engineer/Project Manager

Subject: Order to Abandon and Close a portion of West Church Street

---

EXPLAIN REQUEST:

Order to Abandon and Close a portion of West Church Street's unused right-of-way and recombine with the adjacent parcel.

ACTION RECOMMENDED:

Adopt Order

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Exhibit A - Legal Descriptions W. Church St
2. W Church St -Affidavit of Publication
3. Sketch - West Church St

ORDER OF THE TOWN OF HUNTERSVILLE TO ABANDON AND CLOSE A PORTION OF WEST CHURCH STREET

Order No. R-2026-14

WHEREAS, the Town of Huntersville has filed a petition to close a part of West Church Street in the Town of Huntersville, as further described in Exhibit A – Legal Description; and

WHEREAS, N.C.G.S. § 160A-299 allows for a municipality to permanently close any street or public alley; and

WHEREAS, said Order of intent was sent by mail to all owners of property adjoining the streets, and a notice of closing and public hearing was prominently posted in at least two places along the streets; and

WHEREAS, a public hearing was held on the 4th day of May 2026, where the Board of Commissioners determined that the closing of a portion of West Church Street is not contrary to the public interest, that no individual, firm or corporation owning property in the vicinity thereof will be deprived of reasonable means of ingress and egress to his or its property, and is not contrary to the adopted policy to preserve existing right of way for connectivity; and

WHEREAS, the Board desires to, through this Order and pursuant to N.C.G.S. § 160A-299, Order the closing of a portion of West Church Street, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

1. The Board hereby, through this Order, Orders the closure of a portion of West Church Street, as further described in Exhibit A.
2. This Order shall be effective as of the date of its adoption.
3. This Order shall be recorded in the Mecklenburg County Register of Deeds.

Ordered this 4th day of May, 2026

ATTEST:

_____
Catherine Cook, Deputy Town Clerk

_____
Christy Clark, Mayor

APPROVED AS TO FORM:

_____
Emily Sloop, Town Attorney

EXHIBIT A - LEGAL DESCRIPTIONS
W. CHRUCH ST

RIGHT-OF-WAY ABANDONMENT DESCRIPTION:

BEING A PORTION OF WEST CHURCH STREET HAVING A VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY AS RECORDED IN MAP BOOK 76, PAGE 299 AND AS SHOWN ON PLANS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROJECT NO. U-5908, ALL RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND #4 REBAR LOCATED ON THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; HAVING N.C. NAD 83(2011) GRID COORDINATES OF N=611,970.96' AND E=1,451,396.71'; THENCE LEAVING SAID #4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET N 89°47'47" E A DISTANCE OF 15.96' TO A FOUND #4 REBAR; SAID #4 REBAR BEING A COMMON CORNER OF THE TOWN OF HUNTERSVILLE (MB 76, PG 299) LOT 2 AND THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; SAID #4 REBAR ALSO BEING THE POINT OF BEGINNING; THENCE ALONG WITH THE WEST CHURCH STREET RIGHT-OF-WAY ABANDONMENT AND THE TOWN OF HUNTERSVILLE N 21°48'38" E A DISTANCE OF 31.00' TO A FOUND #4 REBAR; THENCE S 82°54'28" E A DISTANCE OF 114.22' TO A FOUND #4 REBAR; THENCE LEAVING SAID #4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET THE FOLLOWING THREE (3) CALLS:

1. S 09°03'32" W A DISTANCE OF 21.47' TO A FOUND NCDOT R/W DISC;
2. S 77°24'40" W A DISTANCE OF 35.71' TO A FOUND NCDOT R/W DISC;
3. N 80°37'18" W A DISTANCE OF 87.81' TO A FOUND #4 REBAR;

SAID #4 REBAR BEING THE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 3,598 SQUARE FEET, OR 0.083 ACRES, MORE OR LESS AND AS SHOWN ON A SURVEY BY PROFESSIONAL PROPERTY SURVEYORS DATED February 25, 2026.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
31996	IPL0323896	Legal Ad - IPL0323896	Resolution W. Church St. Exhibit A	2.0	144.0L

ATTENTION: TOWN OF HUNTERSVILLE-ENGINEERING IP
PO Box 664
Huntersville, NC 28070
jpethel@huntersville.org

RESOLUTION DECLARING INTENT TO ABANDON AND CLOSE A PORTION OF WEST CHURCH STREET.

Resolution No. R-2026-2

WHEREAS, N.C.G.S. §160A-299 allows for municipality to permanently close any street or public alley; and
WHEREAS, N.C.G.S. §160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or public alley; and
WHEREAS, the Board desires to, pursuant to N.C.G.S. §160A-299, declare its intent to close a portion of West Church Street, as further described in Exhibit A.
NOW THEREFORE, BE IT RESOLVED AS FOLLOWS: 1. The Town Board resolves that it intends to close a portion of West Church Street, as further described in Exhibit A.
2. The Town Board hereby calls a public hearing on the question of closing a portion of West Church Street to be held at 6:00pm on Monday, the 4th day of May, 2026, at Town Hall, 14704 N. Old Statesville Road, Huntersville, NC, 28078, or location as otherwise designated by the Board.
3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.
4. This Resolution shall be effective as of the date its adoption.

Adopted this 17th day of March, 2026
ATTEST:
Catherine Cook, Deputy Town Clerk
Christy Clark, Mayor
APPROVED AS TO FORM:
Emily Sloop, Town Attorney

EXHIBIT A - LEGAL DESCRIPTIONS W. CHRUCH ST

RIGHT-OF-WAY ABANDONMENT DESCRIPTION:

BEING A PORTION OF WEST CHURCH STREET HAVING A VARIABLE PUBLIC DEDICATED RIGHT-OF-WAY AS RECORDED IN MAP BOOK 76, PAGE 299 AND AS SHOWN ON PLANS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, PROJECT NO. U-5908, ALL RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND #4 REBAR LOCATED ON THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; HAVING N.C. NAD 83(2011) GRID COORDINATES OF N=611,970.96' AND E=1,451,396.71'; THENCE LEAVING SAID #4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET N 89°47'47" E A DISTANCE OF 15.96' TO A FOUND #4 REBAR; SAID #4 REBAR BEING A COMMON CORNER OF THE TOWN OF HUNTERSVILLE (MB 76, PG 299) LOT 2 AND THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET; SAID #4 REBAR ALSO BEING **THE POINT OF BEGINNING;** THENCE ALONG WITH THE WEST CHURCH STREET RIGHT-OF-WAY
ABANDONMENT AND THE TOWN OF HUNTERSVILLE N 21°48'38" E A DISTANCE OF 31.00' TO A FOUND #4 REBAR; THENCE S 82°54'28" E A DISTANCE OF 114.22' TO A FOUND #4 REBAR; THENCE LEAVING SAID
#4 REBAR AND ALONG WITH THE NORTHERLY VARIABLE PUBLIC RIGHT-OF-WAY OF WEST CHURCH STREET THE FOLLOWING THREE (3) CALLS:
1. S 09°03'32" W A DISTANCE OF 21.47' TO A FOUND NCDOT R/W DISC;
2. S 77°24'40" W A DISTANCE OF 35.71' TO A FOUND NCDOT R/W DISC;
3. N 80°37'18" W A DISTANCE OF 87.81' TO A FOUND #4 REBAR;

SAID #4 REBAR BEING **THE POINT AND PLACE OF BEGINNING**, HAVING AN AREA OF 3,598 SQUARE FEET, OR 0.083 ACRES, MORE OR LESS AND AS SHOWN ON A SURVEY BY PROFESSIONAL PROPERTY
SURVEYORS DATED February 25, 2026.
IPL0323896
Mar 22,29,Apr 5,12 2026

North Carolina } ss
Mecklenburg County }

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

4.0 insertion(s) published on:
03/22/26 Print, 03/29/26 Print, 04/05/26 Print, 04/12/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on Apr 13, 2026, 10:00 AM ED

NOTARY PUBLIC STATE OF TEXAS
AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

RESOLUTION DECLARING INTENT TO ABANDON AND CLOSE A PORTION OF WEST CHURCH STREET.

Resolution No. R-2026-2

WHEREAS, N.C.G.S. §160A-299 allows for municipality to permanently close any street or public alley; and

WHEREAS, N.C.G.S. §160A-299 requires that the Board of Commissioners for the Town of Huntersville (the "Board") first adopt a resolution declaring its intent to close the street and calling a public hearing on the question; said statute further requires that the resolution shall be published once a week for four successive weeks prior to the hearing, and a copy thereof be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along said street or public alley; and

WHEREAS, the Board desires to, pursuant to N.C.G.S. §160A-299, declare its intent to close a portion of West Church Street, as further described in Exhibit A.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS: 1. The Town Board resolves that it intends to close a portion of West Church Street, as further described in Exhibit A.

2. The Town Board hereby calls a public hearing on the question of closing a portion of West Church Street to be held at 6:00pm on Monday, the 4th day of May, 2026, at Town Hall, 14704 N. Old Statesville Road, Huntersville, NC, 28078, or location as otherwise designated by the Board.

3. The Clerk of the Board is hereby directed to publish a copy of this Resolution once a week for four successive weeks prior to the public hearing.

4. This Resolution shall be effective as of the date its adoption.

Adopted this 17th day of March, 2026
ATTEST:
Catherine Cook, Deputy Town Clerk
Christy Clark, Mayor
APPROVED AS TO FORM:
Emily Sloop, Town Attorney

EXHIBIT A - LEGAL DESCRIPTIONS W. CHRUCH ST

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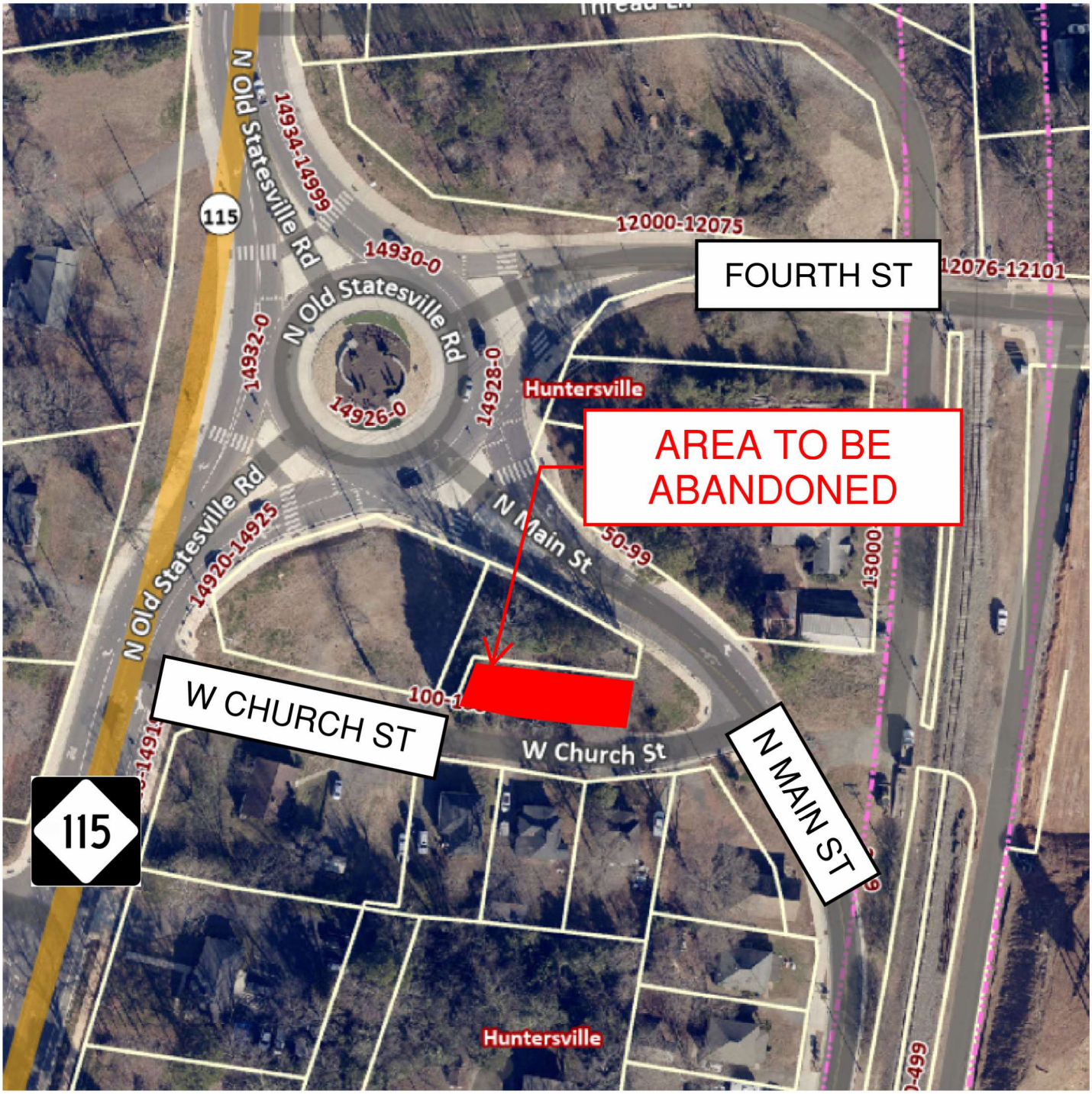
FOURTH ST
AREA TO BE ABANDONED
W CHURCH ST
N MAIN ST
N Old Statesville Rd
N Old Statesville Rd
N Old Statesville Rd
N Main St
W Church St
Huntersville
Huntersville
115
115
14934-14999
14930-0
14932-0
14928-0
14926-0
14920-14925
12000-12075
12076-12101
13000