

**Mayor**  
Christy Clark

**Mayor Pro Tem**  
Jennifer Hunt

**Commissioners**  
Scott Coronet  
Edwin Quarles  
LaToya Rivers  
Heather Smallwood  
Nick Walsh



**Town Manager**  
Anthony Roberts

**Deputy Town Manager**  
Jackie Huffman

**Assistant Town Manager**  
Bobby Williams

**Town Attorney**  
Emily Sloop

**Town Clerk**  
Janet Pierson

## MINUTES

### Regular Town Board Meeting

April 21, 2026 - 6:00 PM

TOWN HALL (14704 N Old Statesville Road)

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

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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. Capital Improvement Projects Discussion**

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 statute, 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. Town Announcements**

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. Arbor Day Proclamation**

A Proclamation for Arbor Day.

*Mayor Clark read the Proclamation.*

**5.C. North Mecklenburg High School Girls Basketball State Championship**

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. Town Board Meeting Minutes Approval for March 17, 2026**

*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: Riyadh 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 Riyadh 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 Opioid 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 system and inspections have to be submitted to NCDEQ. Mr Strickland 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. Petition #R25-12: Oak Grove Hill Revision #3**

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

*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. Fiscal Year 2027 Goals**

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.*

*These Board Minutes were approved this the 4<sup>th</sup> day of May 2026.*

*Catherine Cook, Deputy Town Clerk*



# 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](https://huntersville.org) and [charlottewater.org](https://charlottewater.org)



# 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](http://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](https://www.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 3<sup>rd</sup> and then March 3<sup>rd</sup>.

**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.

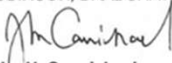
On behalf of the Applicant under Rezoning Application No. R25-14, Dash In Food Stores, Inc., I hereby respectfully request the deferral of the public hearing on Rezoning Application No. R25-14 from the Town Board of Commissioner's March 3, 2026, agenda to the Town Board of Commissioner's April 7, 2026,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

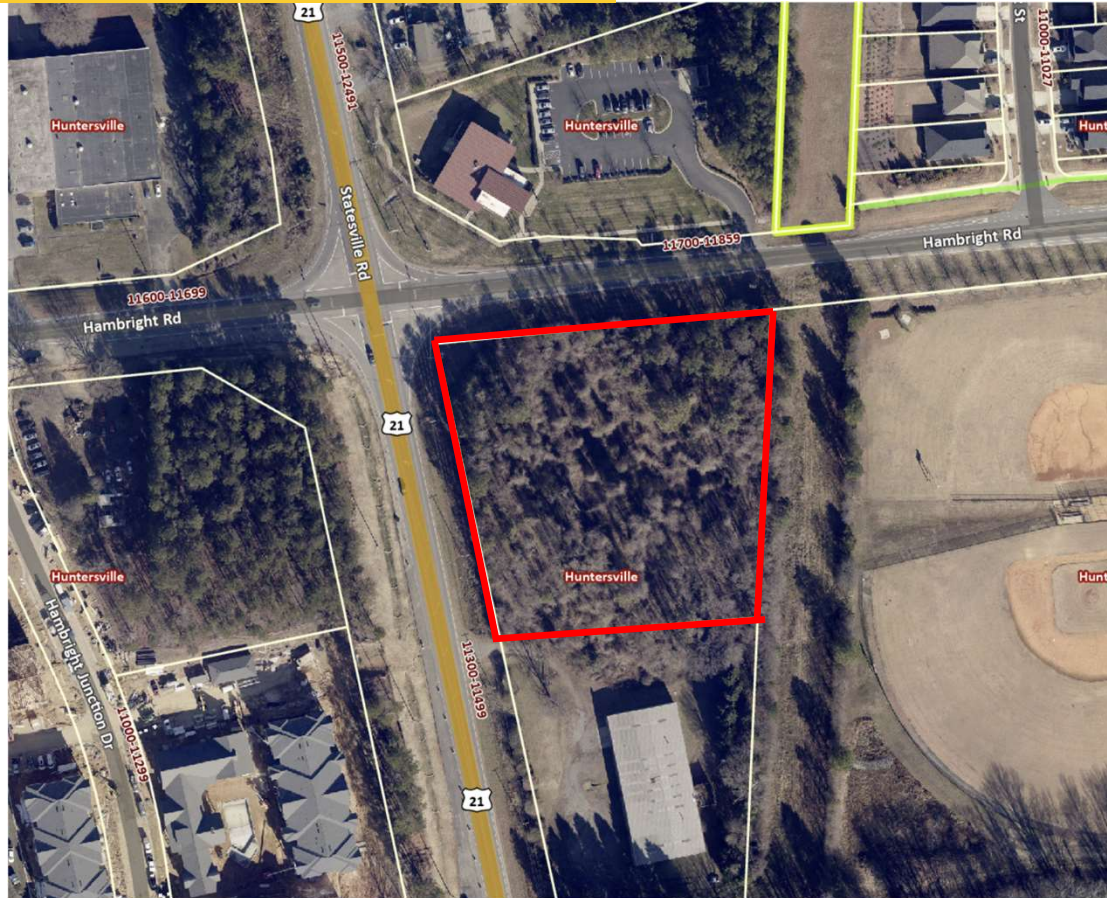
cc: Mr. Mark Strickland (via email)  
Mr. Jeff Bainbridge (via email)  
Mr. Todd Bonnett (via email)  
Mr. Jonathan Street (via email)  
Mr. Jay Clapp (via email)

Robinson, Bradshaw & Hinson, P.A.  
robinsonbradshaw.com

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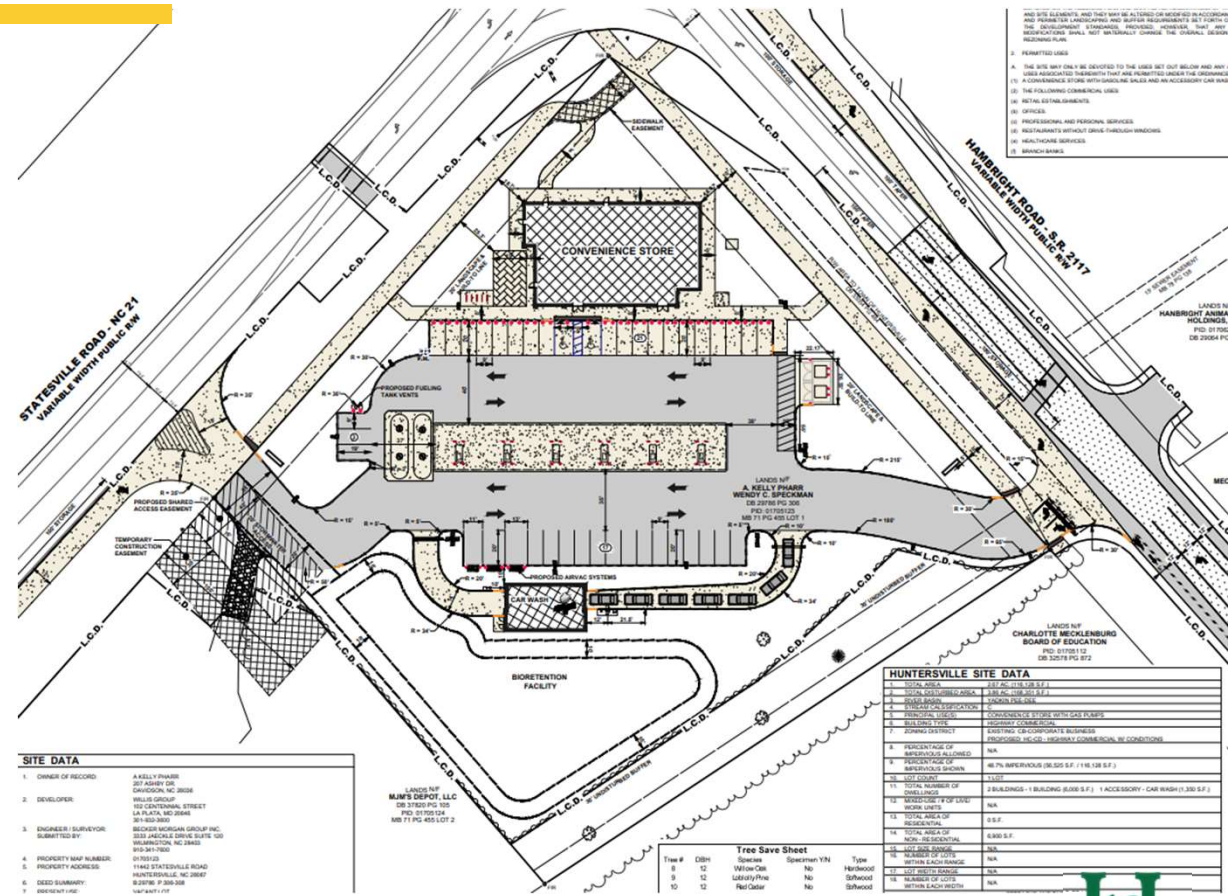


# Aerial View



# 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.

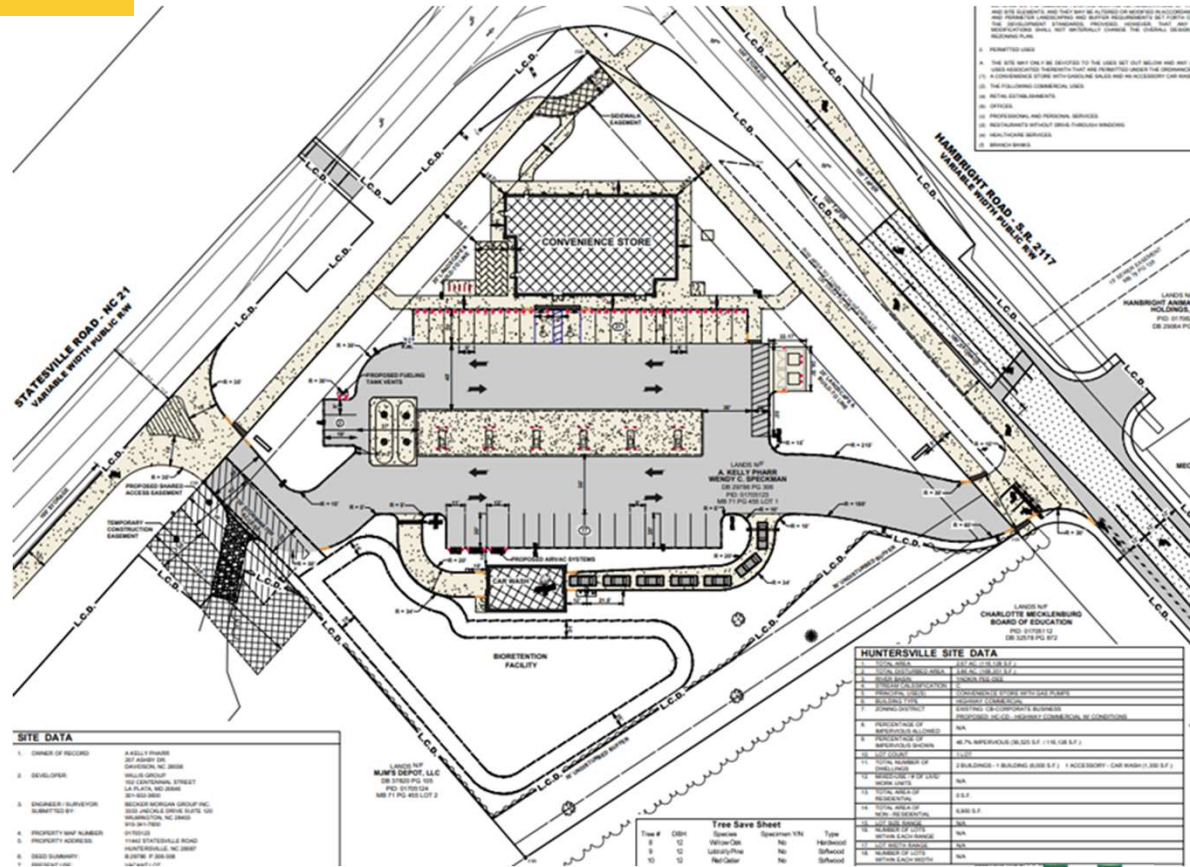


# Rezoning Highlights

## 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

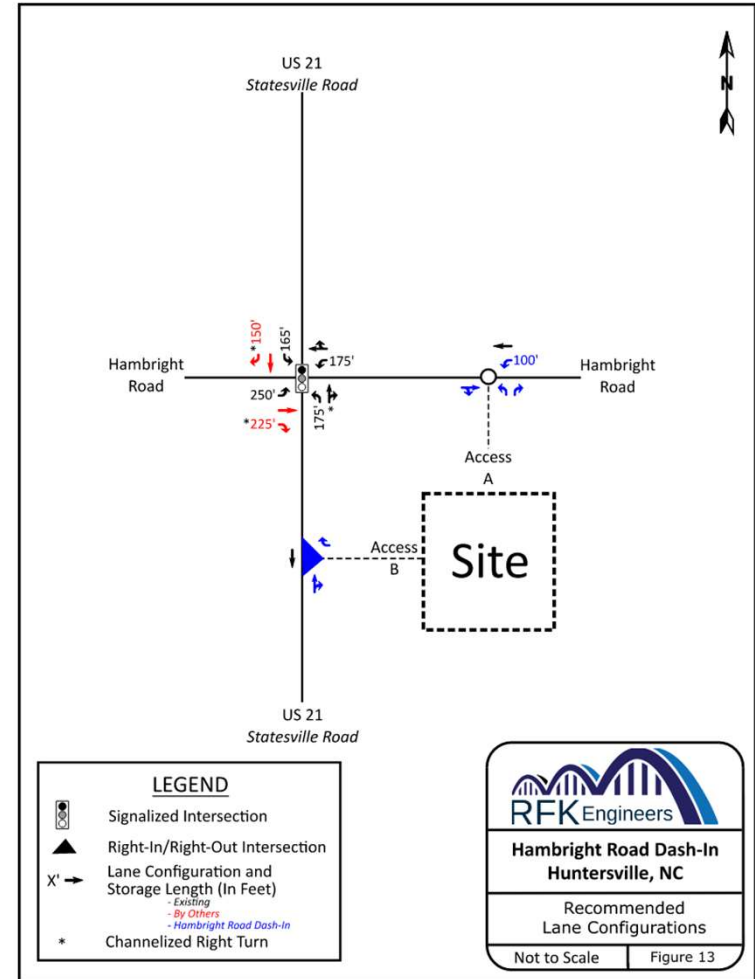


# Rezoning Highlights: TIA

- 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

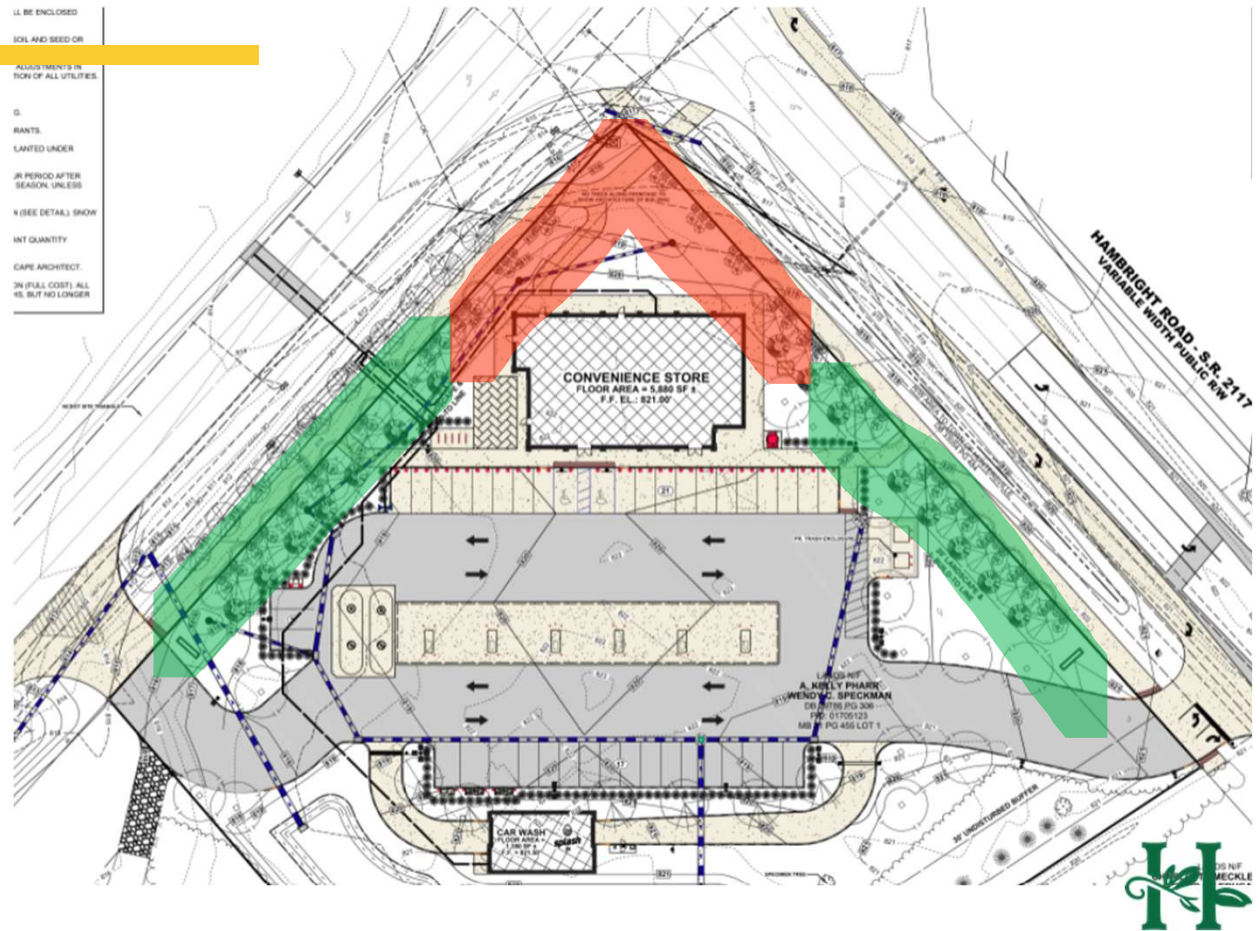
1. PROPOSED FULL ENTRANCE ALONG HAMBRIGHT ROAD (S.R. 2117)
2. PROPOSED EASTBOUND RIGHT TURN LANE (MINIMUM 100' OF STORAGE AND APPROPRIATE TAPER) CONNECTING TO THE PROPOSED HAMBRIGHT ROAD ENTRANCE.
3. PROPOSED RIGHT-IN-RIGHT-OUT ENTRANCE ALONG STATESVILLE ROAD (NC 21)
4. PROPOSED NORTHBOUND RIGHT TURN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

**Modification** needed from the zoning ordinance.

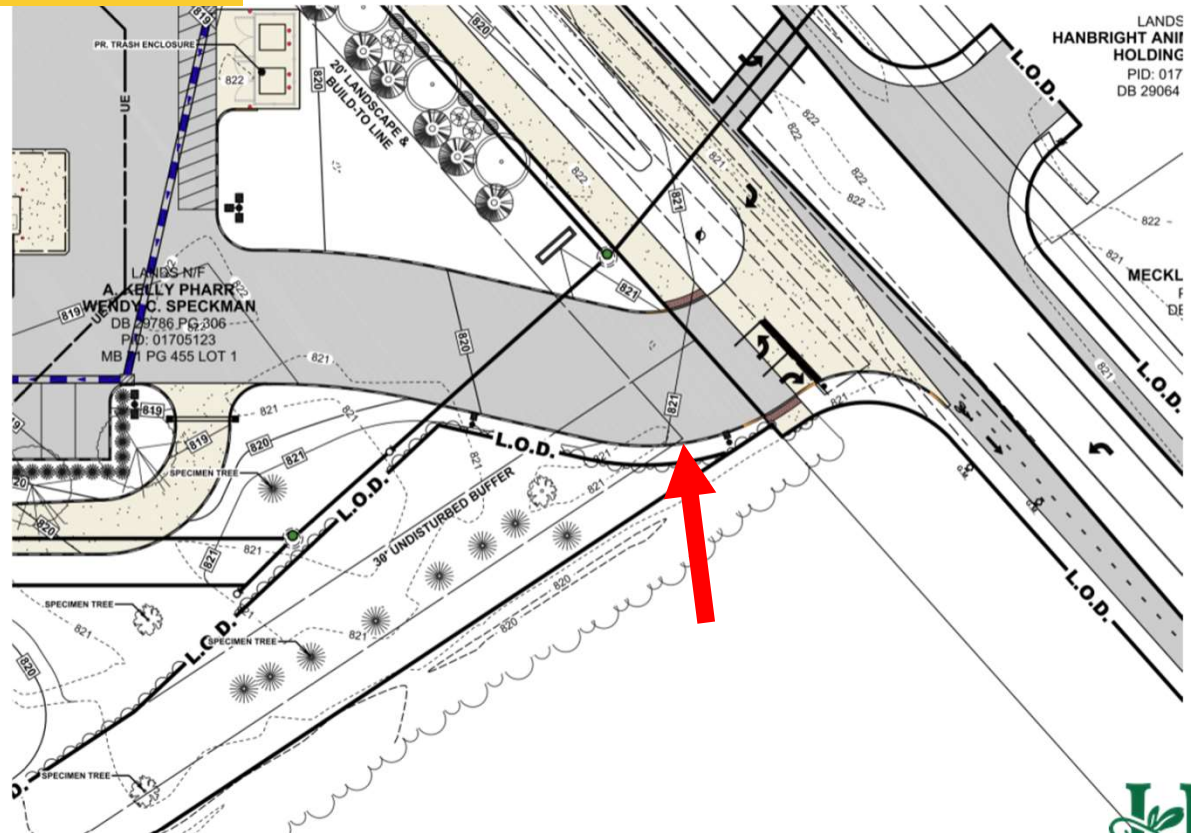
- Sideyard Parking:  
Applicant request to allow sideyard parking to occupy more than 45% of the principal frontage.
- Current request is for 68%
- Staff Comment: Staff **can support** due to shape of lot and additional plantings.



# Modification Request 2

**Modification** needed from the zoning ordinance.

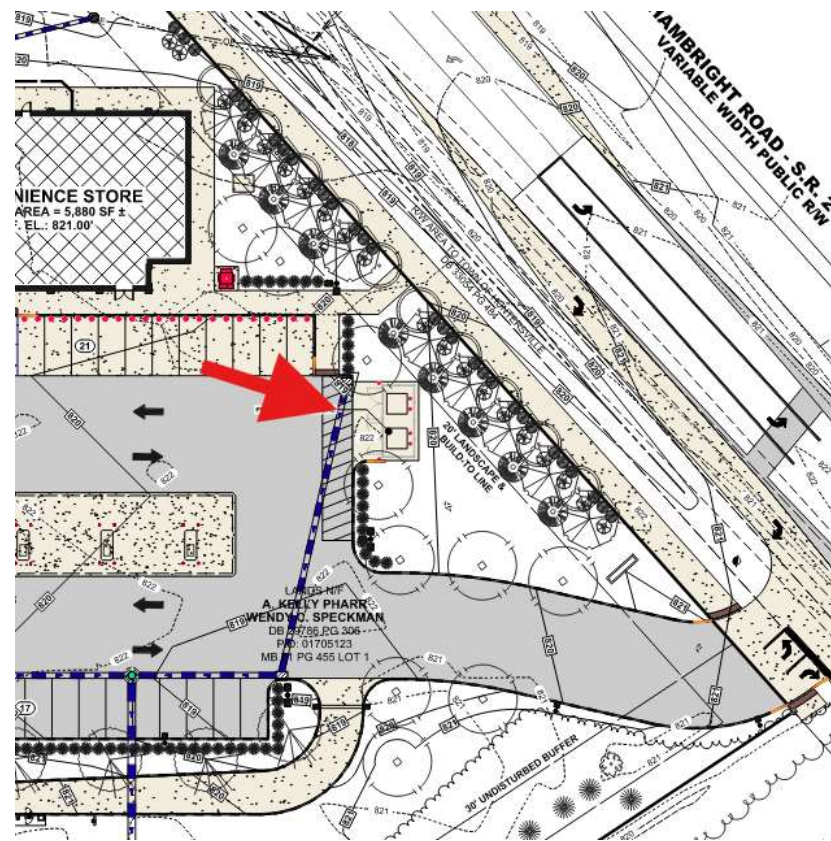
- Grading Within Buffer:  
Applicant request to build driveway laterally through 30' buffer.
- **Staff can support** as NCDOT is requiring this location for driveway access.



# 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.

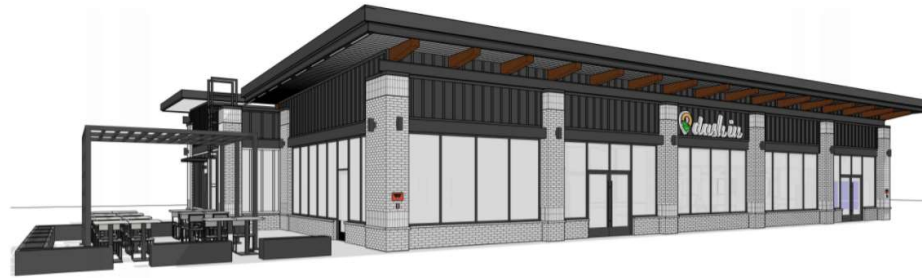


# Elevations: Convenience Store

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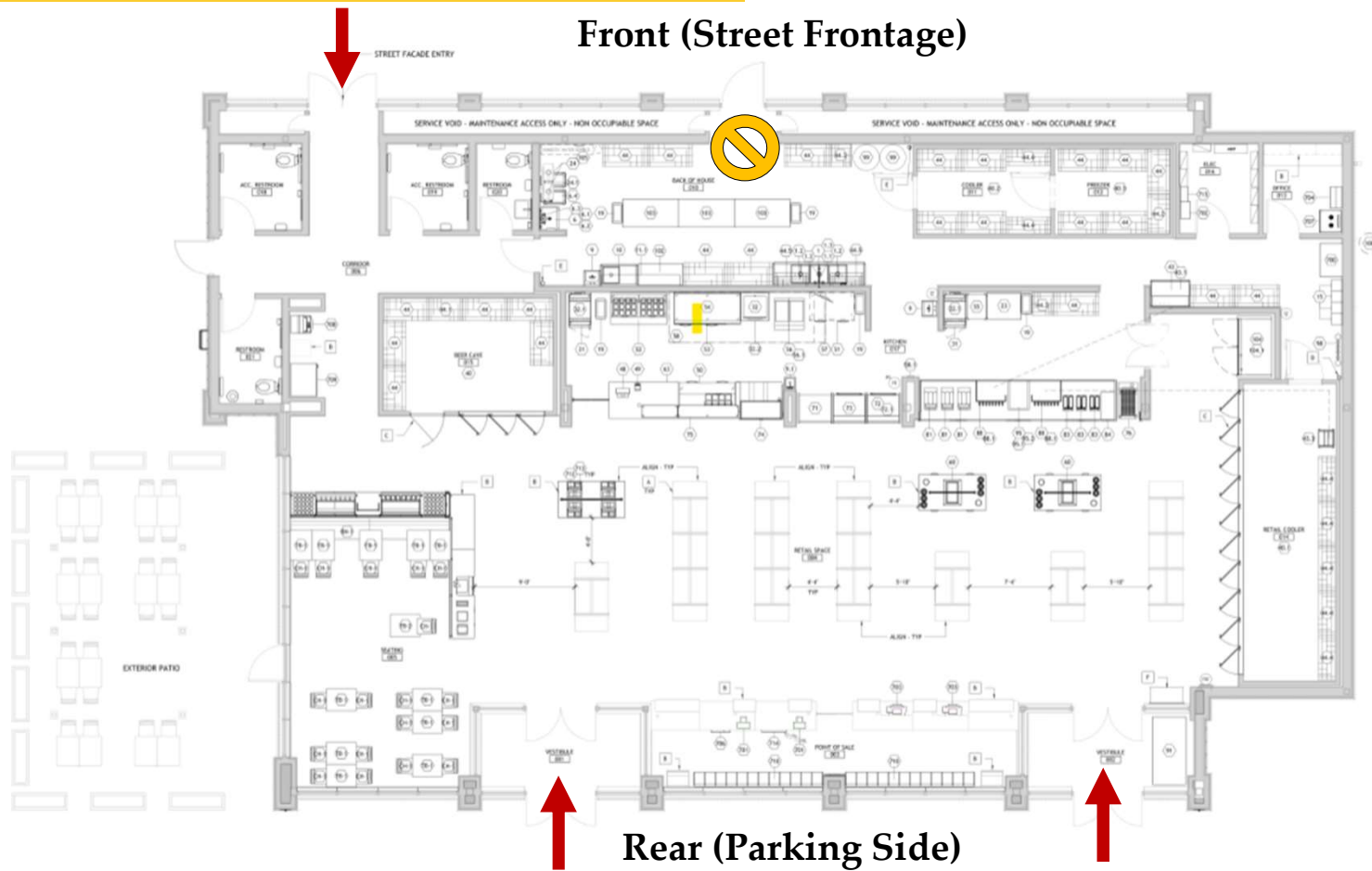
Front (Street Frontage)



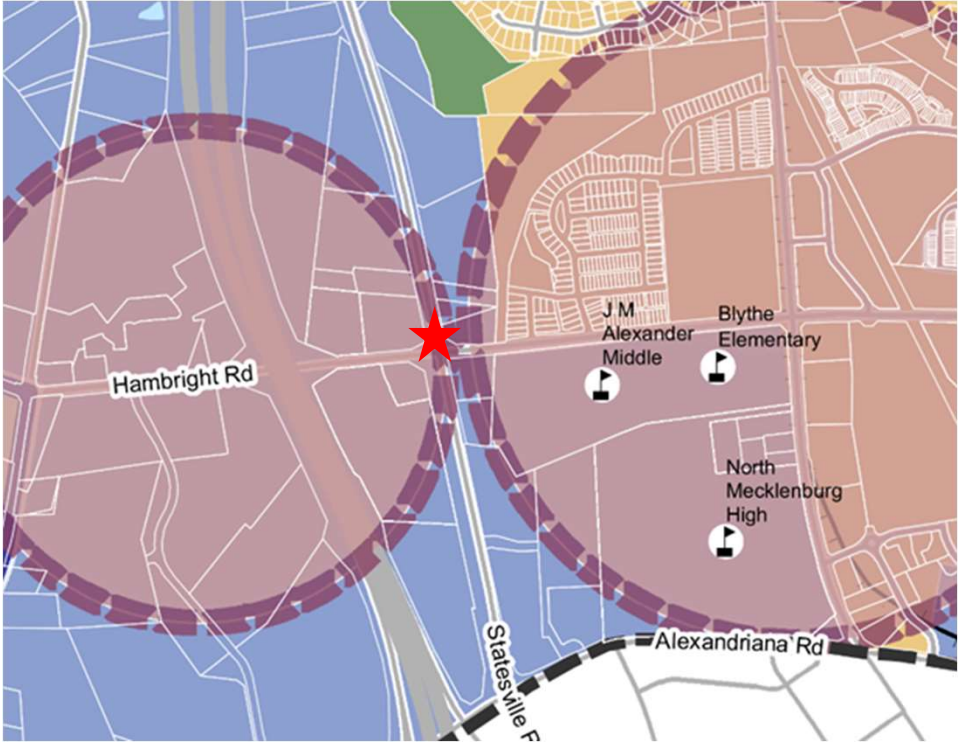
Rear (Parking Side)



# Elevations: Convenience Store



# 2040 Huntersville Community Plan – Future Character Area



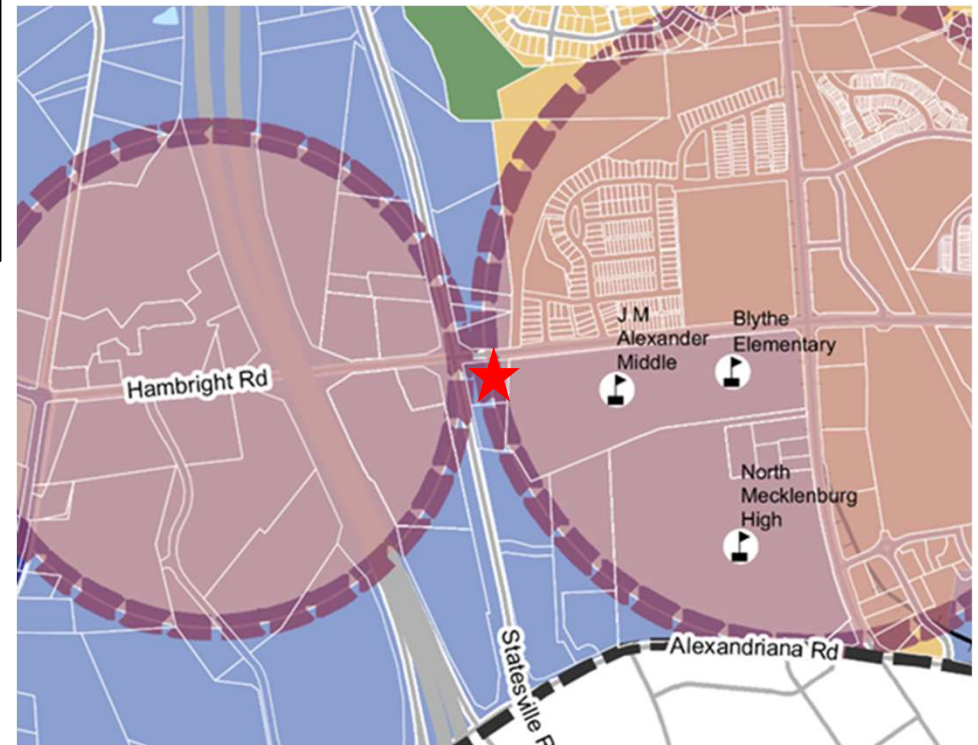
## FUTURE LAND USE CHARACTER AREA

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



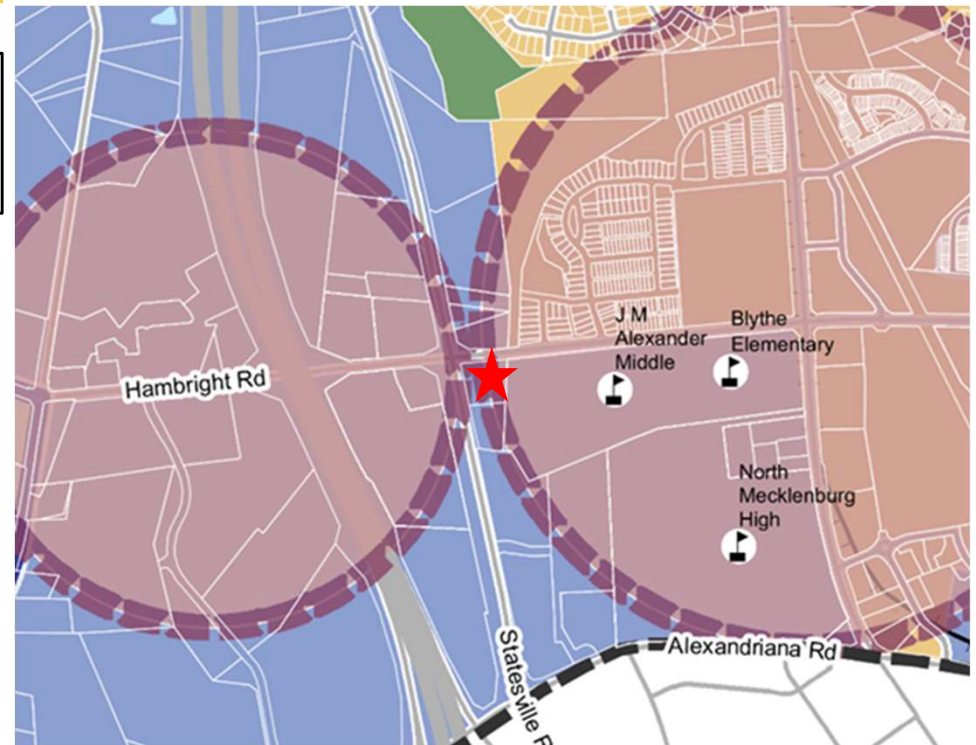
# 2040 Huntersville Community Plan – Policies that Support Plan

- **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 11<sup>th</sup>, 2025
- **Public Hearing:** April 21<sup>st</sup>, 2026
- **Planning Board:** April 28<sup>th</sup>, 2026
- **Final Action:** May 19<sup>th</sup>, 2026



Thank You

Questions?

Town of  
**Huntersville**  
NORTH CAROLINA





**ROBINSON**  
**BRADSHAW**

# Rezoning Application No. R25-14

Dash In Food Stores, Inc., Applicant

**Public Hearing**

April 21, 2026

# Site – 2.67 Acres



# Site



# 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



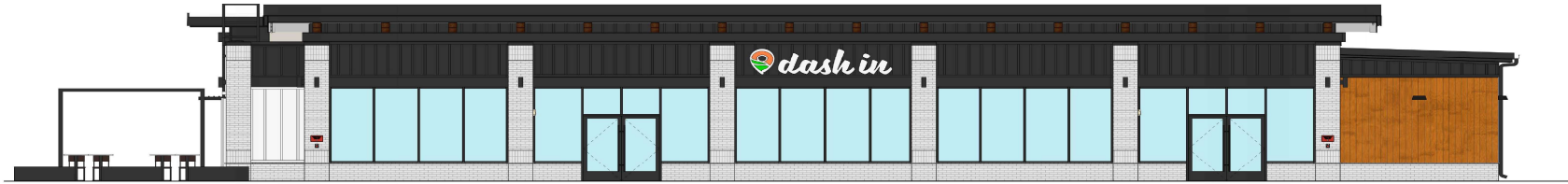
BECKER  
MORGAN  
GROUP  
ARCHITECTURE  
ENGINEERING

**DASH IN - CONCEPTUAL SITE PLAN**  
HUNTERSVILLE, NC  
2023321.00 | 3.2.26

30'

ROBINS

# Building Elevations



EXTERIOR ELEVATION - FACING FUEL CANOPY

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



EXTERIOR ELEVATION - FACING INTERSECTION

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

**CORE STATES**  
GROUP

46 East Main Street  
Suite 201



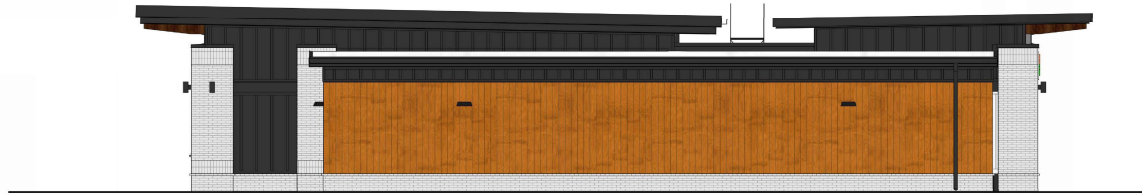
COLOR ELEVATIONS  
#3006  
DASH IN #3006



# Building Elevations



EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)  
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION - RIGHT SIDE (HAMBRIGHT ROAD)  
SCALE: 1/4" = 1'-0"

**CORE STATES**  
46 East Main Street  
Suite 201  
GROUP



COLOR ELEVATIONS  
#3006  
DASH IN #3006



# Building Perspectives



**CORE STATES**

46 East Main Street  
Suite 201  
Spartanburg, NJ 28876  
908.462.9700  
www.core-states.com

GROUP



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



# Building Perspectives



**CORE STATES**

46 East Main Street  
Suite 201  
Spartanville, NJ 08876  
908.462.9700  
www.core-states.com

GROUP



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

















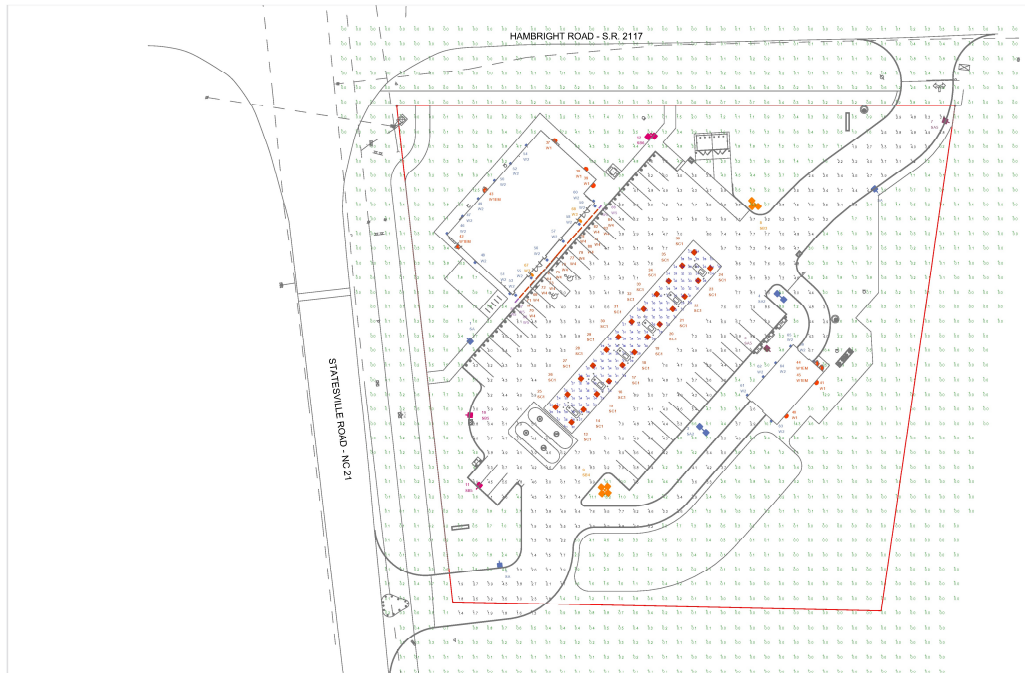






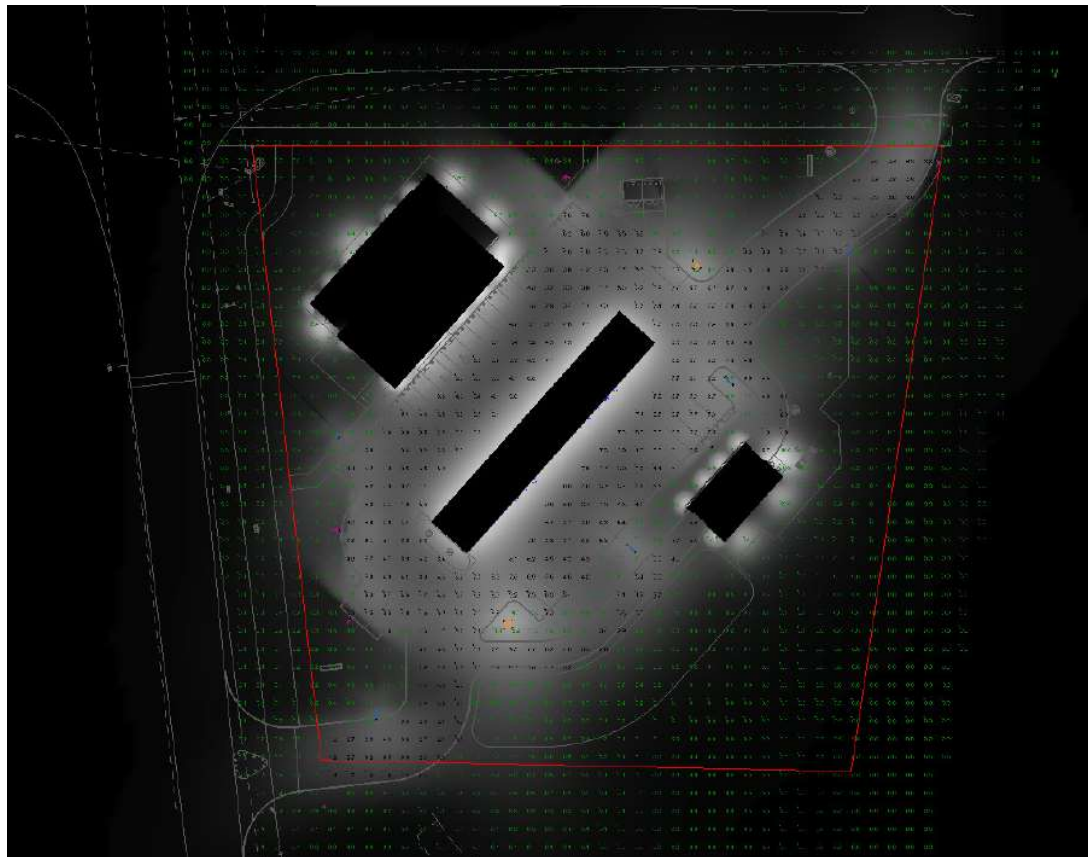
# Questions





NOTES:  
 1. POLY-BLOCKED PAVEMENT ARE MOUNTED ON A 10" PALE  
 ABOVE CONCRETE SLABS.  
 2. FOOTCANDLE LEVEL CALCULATED AT GRADE USING 3000 LUMEN VALUE.  
 3. THIS SITE IS LOCATED IN AN UNINCORPORATED ZONING IS  
 REGULATED BY LOCAL ORDINANCES.

EXISTING CONDITIONS			PROPOSED CONDITIONS		
LINE NO.	LABEL	HT. (FT)	LINE NO.	LABEL	HT. (FT)
1	EA	17	46	102	15
2	EA	17	47	102	15
3	EA	17	48	102	15
4	EA	17	49	102	15
5	EA	17	50	102	15
6	EA	17	51	102	15
7	EA	17	52	102	15
8	EA	17	53	102	15
9	EA	17	54	102	15
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13	EA	17	58	102	15
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15	EA	17	60	102	15
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249	EA	17	294		







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 R25-16 *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

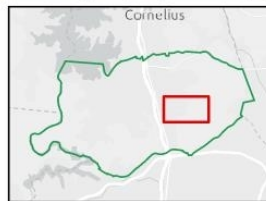
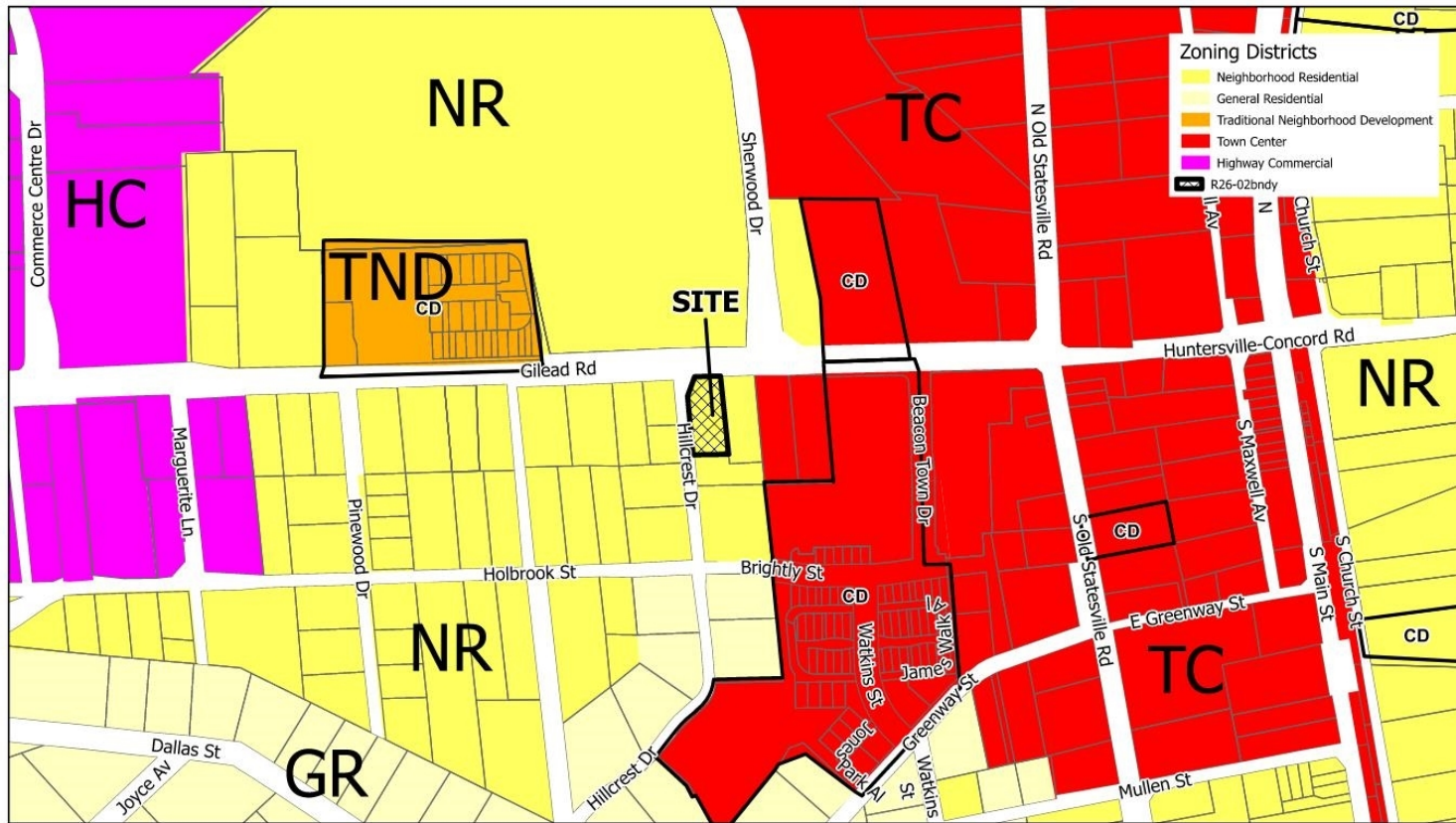
cc: Kevin Rogers, WLA Enterprises, Inc.  
Brad Priest, Assistant Planning Director

EXHIBIT

10D-1

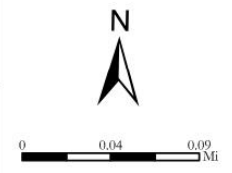
# Rezoning 26-02 121 Gilead General Rezoning

April 21, 2026



# R26-02 Gilead General Rezoning

Applicant: HFH Investments +/- .397 Acres  
 Proposed Zoning: TC Parcel: 01711623







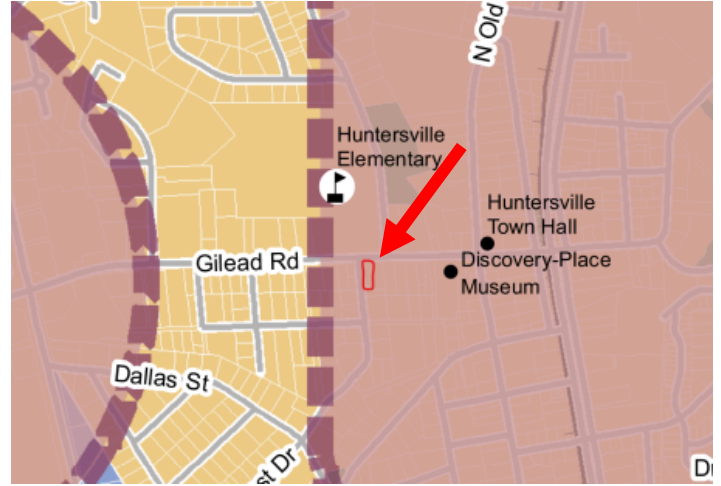
## Town Core

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.

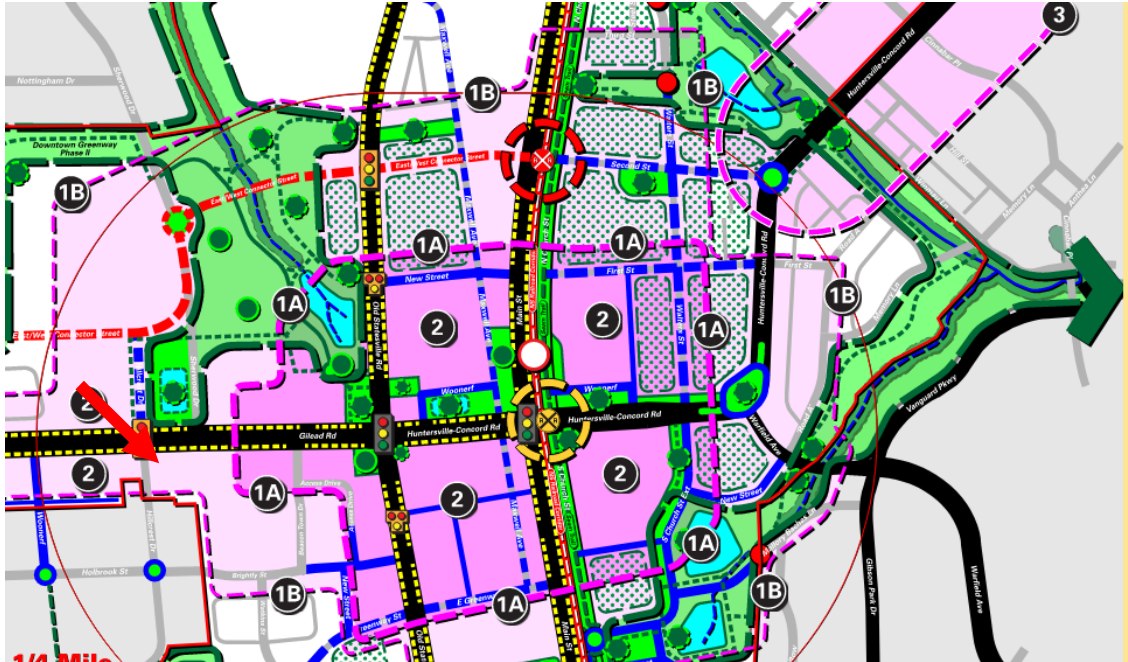


**Downtown - Tier 2**



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

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- 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

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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

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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

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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

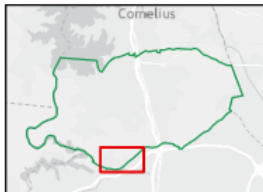
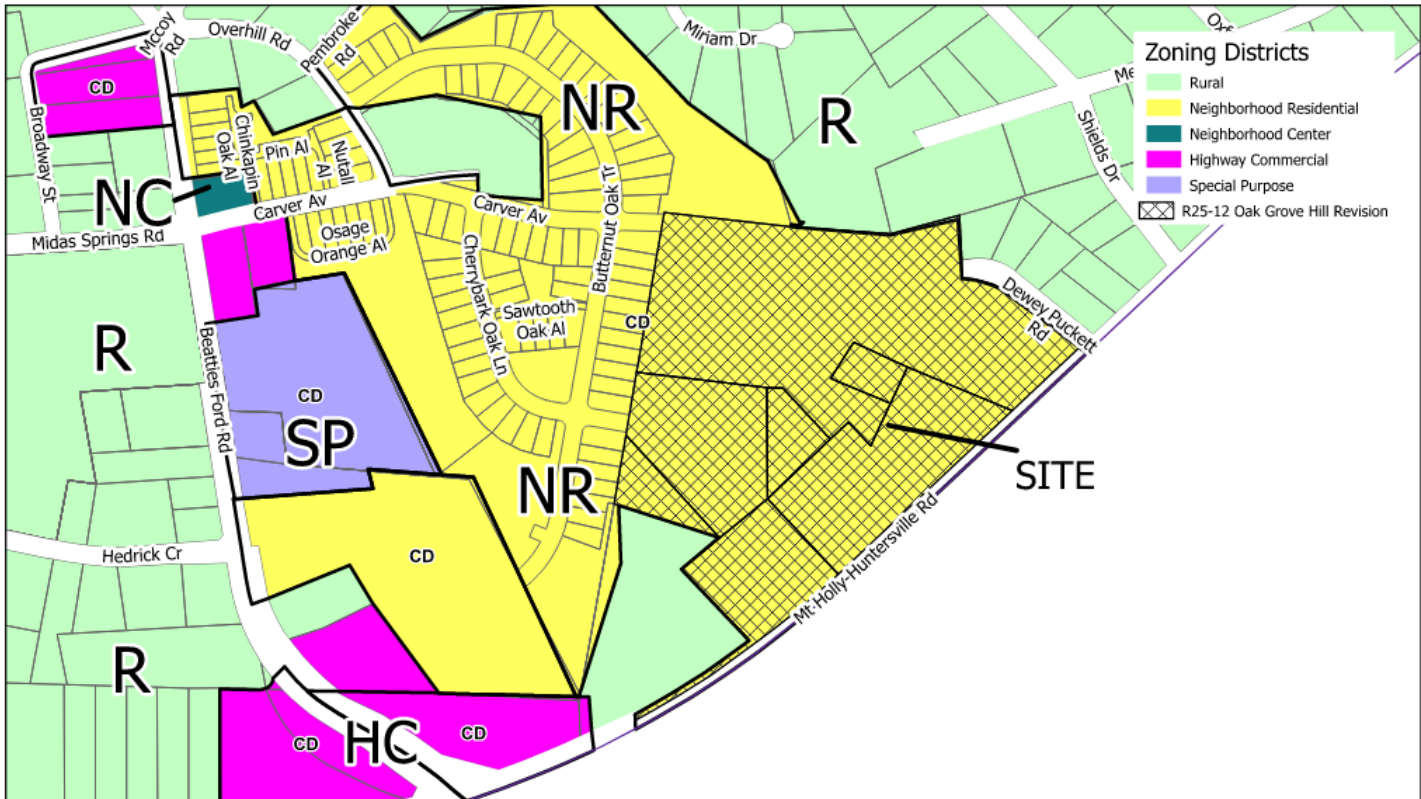


EXHIBIT

10E-1

# Rezoning 25-12 Oak Grove Hill Revision 3

April 21, 2026

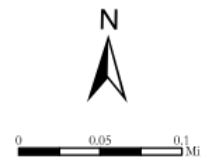


# R25-12 Oak Grove Hill Revision

Applicant: Carver Bowman LLC

+/- 28.87 Acres

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



# Background Overview

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Community Meeting – October 2025

Public Hearing – January 2026

Planning Board – January 2026

Deferral – March 2026

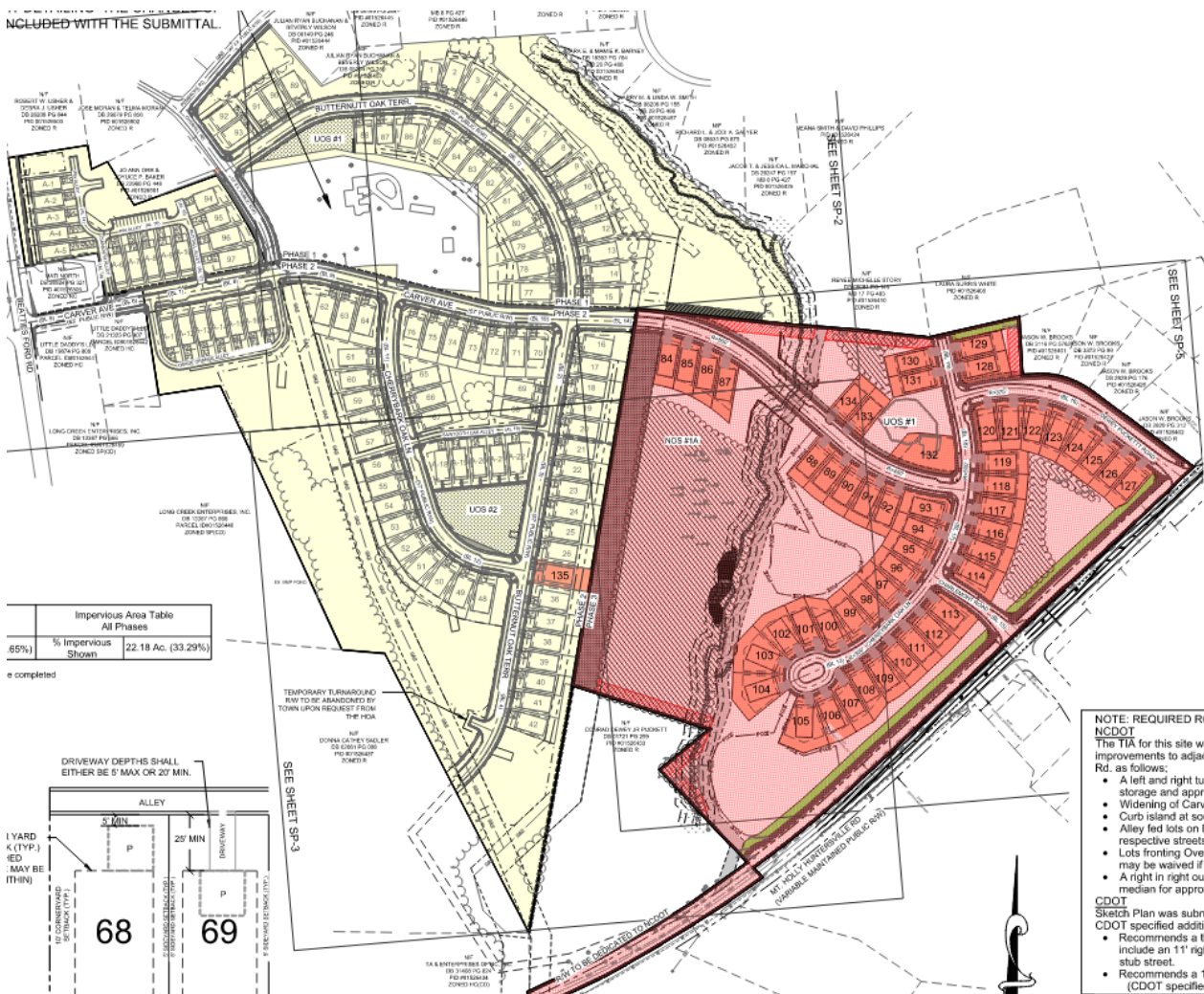
Community Meeting\* – March 2026

Final Action – April 2026

\*Mailings sent via 1<sup>st</sup> Class Mail

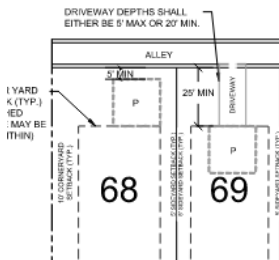


INCLUDED WITH THE SUBMITTAL.



Impervious Area Table All Phases	
65%	% Impervious Shown
	22.18 Ac. (33.29%)

a completed



**NOTE: REQUIRED RC NCDOT**  
 The TIA for this site w improvements to adjac Rd. as follows:

- A left and right tu storage and appn
- Widening of Carv
- Curb island at soc
- Alley fed lots on f respective streets
- Lots fronting Over may be waived if
- A right in right out median for approx

**CDOT**  
 Sketch Plan was subn CDOT specified addit

- Recommends a tl include an 11' rig stub street.
- Recommends a 1 (CDOT specifier



# Recommendations

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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

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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

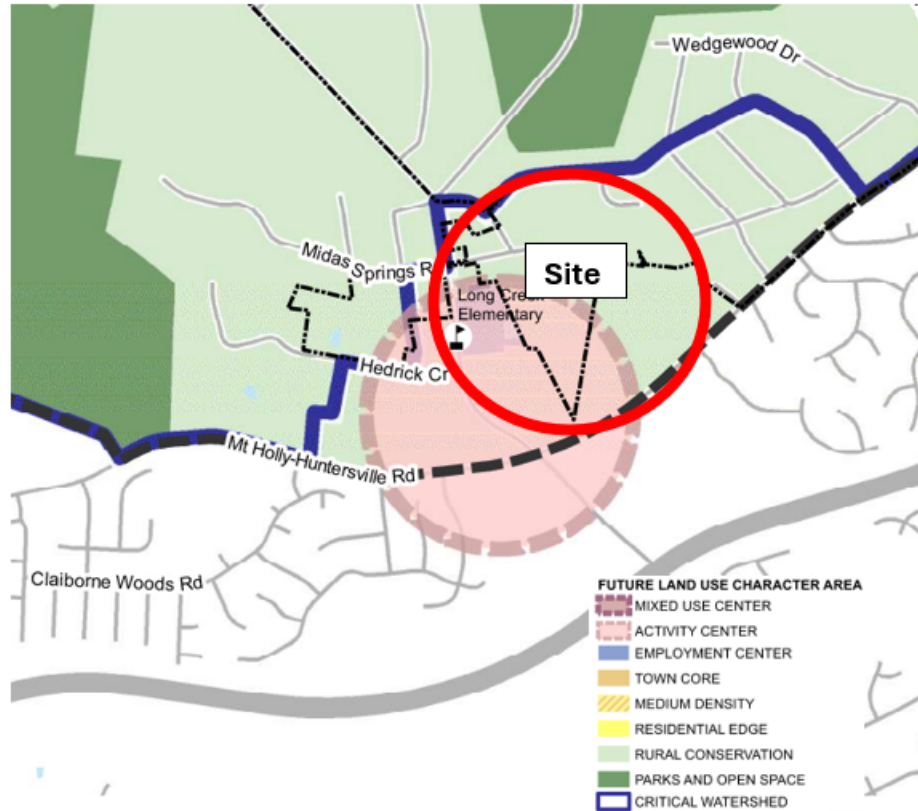
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From Article 3.2.4 of the Zoning Ordinance -

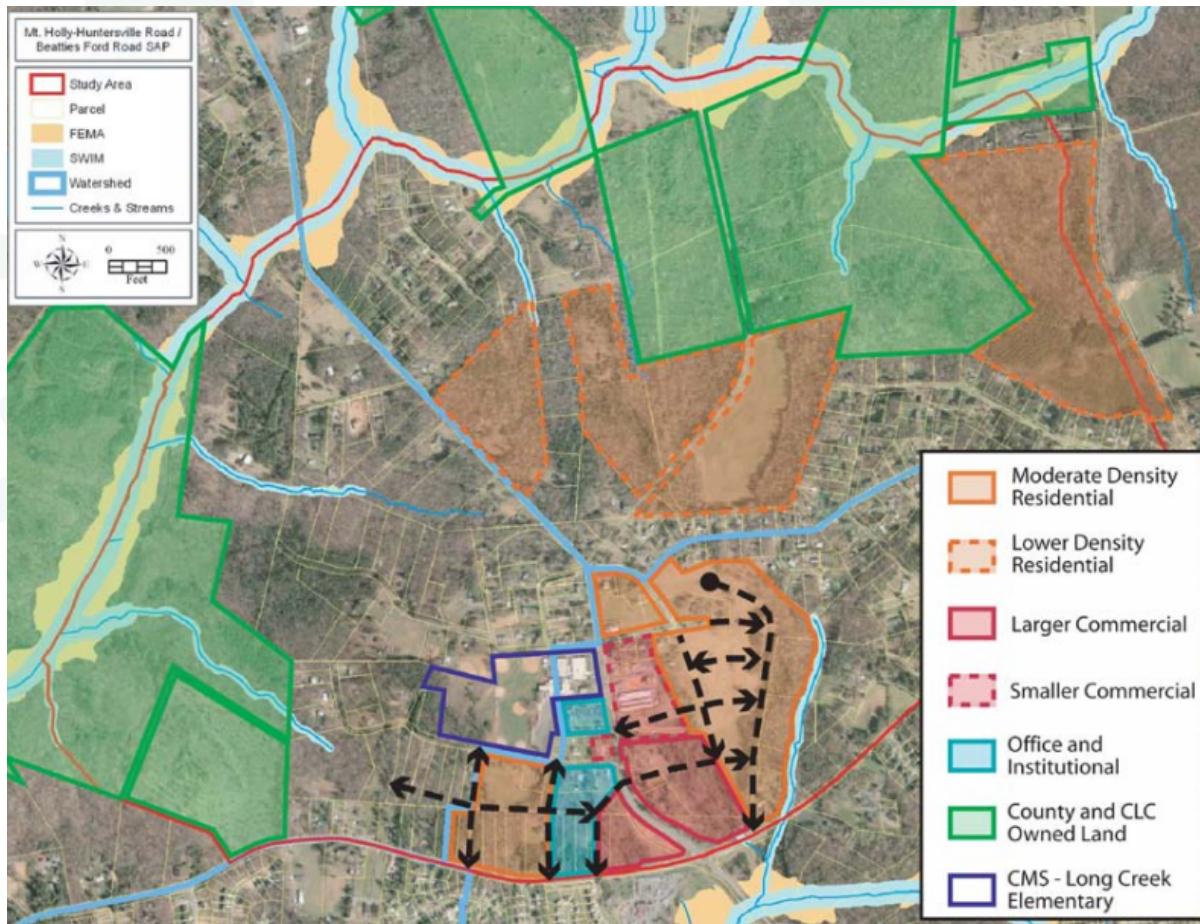
- Neighborhood Residential provides for residential infill development around the Town Core, Activity Centers and Mixed Use Centers and their logical extensions identified in adopted long range plans.
- Streets in the Neighborhood Residential District must be interconnected, according to Article 5, Streets, 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.”



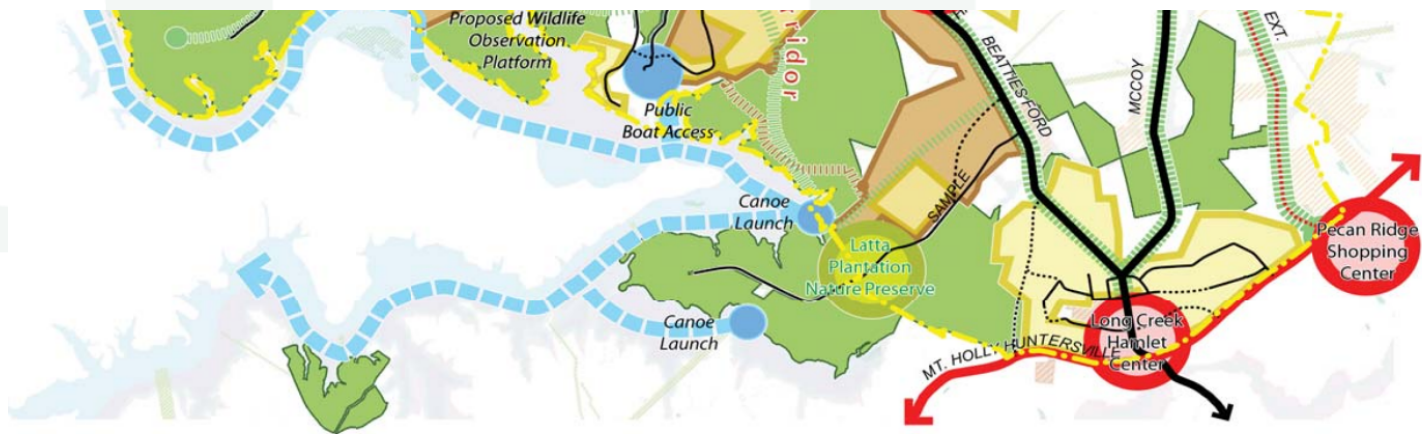
## 2040 Huntersville Community Plan with Site of R22-12



# 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

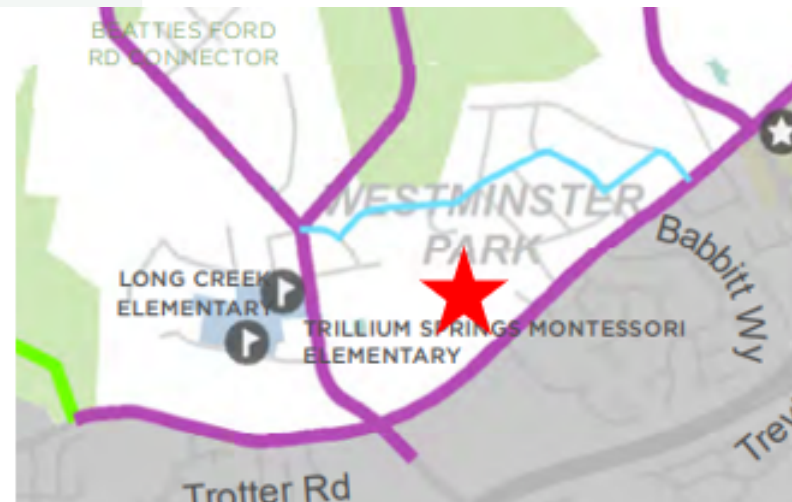
-  Primary Greenway / Trail
-  Secondary Trail
-  Blueway
-  Boat Access / Canoe Launch



# 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

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## 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

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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

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- **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 than 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 than two neighborhood, property owner, or homeowner associations are notified of the community meeting.



# BOWMAN DEVELOPMENT GROUP

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April 21, 2026

EXHIBIT  
10F-1

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