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 19, 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 Affordable Housing Awareness Month. *(Mayor Christy Clark)*
   - 5.C. A Proclamation for National Public Works Week. *(Mayor Christy Clark)*
   - 5.D. A presentation from Discovery Place Kids Huntersville. *(Nikki Hill, Chief Learning Officer)*
   - 5.E. Update on the Huntersville Safety Action Plan. *(John Cock, Bolton & Menk)*
6. **Public Comments**
7. **Agenda Changes**
8. **Adoption of Agenda**
9. **Consent Agenda**

9.A. Approve the minutes of the May 4, 2026 Town Board Meeting. *(Catherine Cook)*

9.B. Adopt resolution to acquire right of way and/or easements necessary for the construction of the McCoy Road Improvements project. *(Stephen Trott)*

9.C. Approve surplus of Fire Department vehicle. *(Chief Jim Dotoli)*

9.D. Call a public hearing for June 2, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R26-03 Vermillion Village, a request by MPV Properties to amend #R20-05 to reduce the building height for Shopfront Buildings A, B, and C.

10. Public Hearings

10.A. Conduct a public hearing on the proposed budget for Fiscal Year 2027. *(Anthony Roberts)*

10.B. Conduct a public hearing on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the noncontiguous annexation of a parcel located on Eastfield Road. *(Becca Prichard)*

10.C. Conduct a public hearing on Petition #ANNEX 26-03, a request by Ewart Bowman LLC, for contiguous annexation of a parcel located on Ramah Church Road. *(Becca Prichard)*

11. Other Business

11.A. Consider adopting an ordinance on Petition #ANNEX 26-03, a request by Ewart Bowman LLC, for contiguous annexation of a parcel located on Ramah Church Road. *(Becca Prichard)*

11.B. Consider adopting an ordinance on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the noncontiguous annexation of a parcel located on Eastfield Road. *(Becca Prichard)*

11.C. Consider approving nonprofit funding agreement for Lake Norman Community Development Corporation. *(Becca Prichard)*

11.D. Consider approving nonprofit funding agreement for Rebuilding Together of Greater Charlotte, Inc. *(Becca Prichard)*

11.E. Consider a decision on Traffic Calming on Platon Ave *(Lora Mastrofrancesco)*

11.F. Consider a decision 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)*

11.G. Consider a decision on Petition #R25-16, a request by WLA Enterprises Inc to rezone 44 acres at the northeast corner of Sam Furr Road and Old Statesville Road for a commercial and multi-family development. *(Brad Priest)*

12. Closing Comments

13. 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 AFFORDABLE HOUSING AWARENESS MONTH

WHEREAS, housing is a fundamental human right, essential to the well-being and stability of individuals and families; and

WHEREAS, according to the Development Finance Initiative's Huntersville Housing Needs Assessment, nearly 1 in 4 households in Huntersville are low-to-moderate income; and

WHEREAS, the rising cost of living and limited affordable housing options place immense financial pressure on households, particularly those with low to moderate incomes, leading to challenges in securing safe, stable, and affordable homes; and

WHEREAS, over 80% of the low-to-moderate income households in Huntersville are cost burdened, overcrowded, lack complete kitchen facilities, or lack complete plumbing, according to the Huntersville Housing Needs Assessment; and

WHEREAS, it is of the utmost importance to not only prioritize the development of new affordable housing but to preserve the current affordable housing stock in our community; and

WHEREAS, we must all come together to address this issue by engaging in activities that promote affordable housing solutions and improve residents' quality of life.

NOW, THEREFORE, I, Christy Clark, Mayor of the Town of Huntersville, do hereby proclaim May as **"AFFORDABLE HOUSING AWARENESS MONTH"** 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 19th day of May, 2026.

_____

Christy Clark, Mayor

Town of Huntersville
NORTH CAROLINA

A PROCLAMATION FOR NATIONAL PUBLIC WORKS WEEK

WHEREAS, Public Works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Huntersville; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Huntersville to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of May 17 to May 23 as **"NATIONAL PUBLIC WORKS 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 19th day of May, 2026.

_____

Christy Clark, Mayor



DISCOVERY PLACE KIDS

HUNTERSVILLE

Welcome and Introduction

Nikki Hill, PhD • Chief Learning Officer

Why I am here today:

- Share renovation progress at Discovery Place Kids-Huntersville
- Preview what's ahead and how the community can engage

DPK Huntersville Overview

By the numbers:

- Opened in 2010
- 2.4 Million Visitors
- 1 Million Member visits
- 208,000 Welcome Visits
- 150,000 Student visits



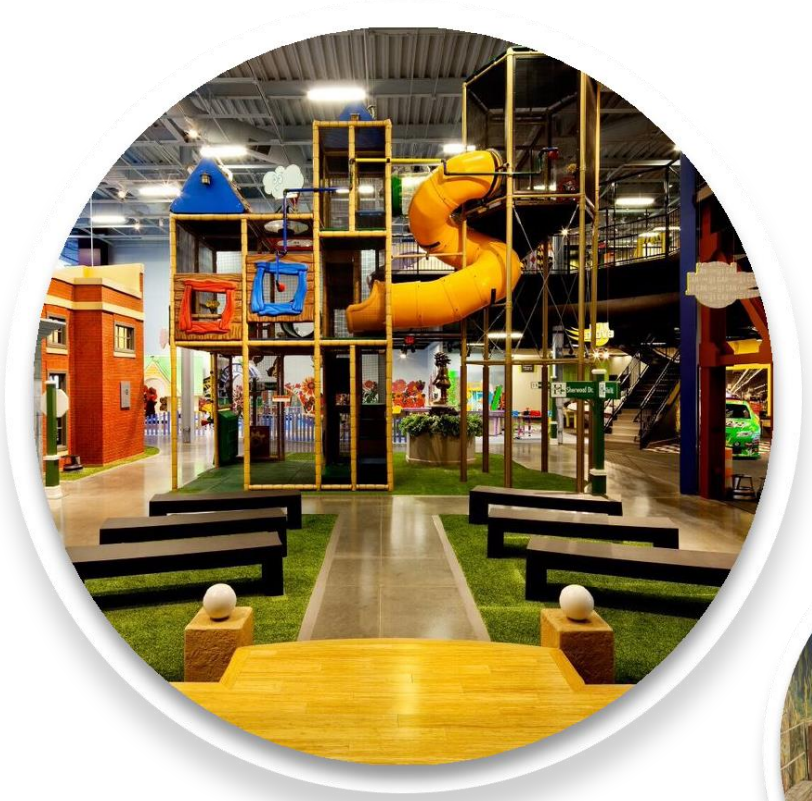
Serves thousands of local families

Longstanding Town partnership

DPKH Renovation Timeline

Completed/ Underway	Exhibit Design & Fabrication
January – April 2027	Temporary Closure-Outreach
Spring 2027	Reopening

DPKH Exhibits Today









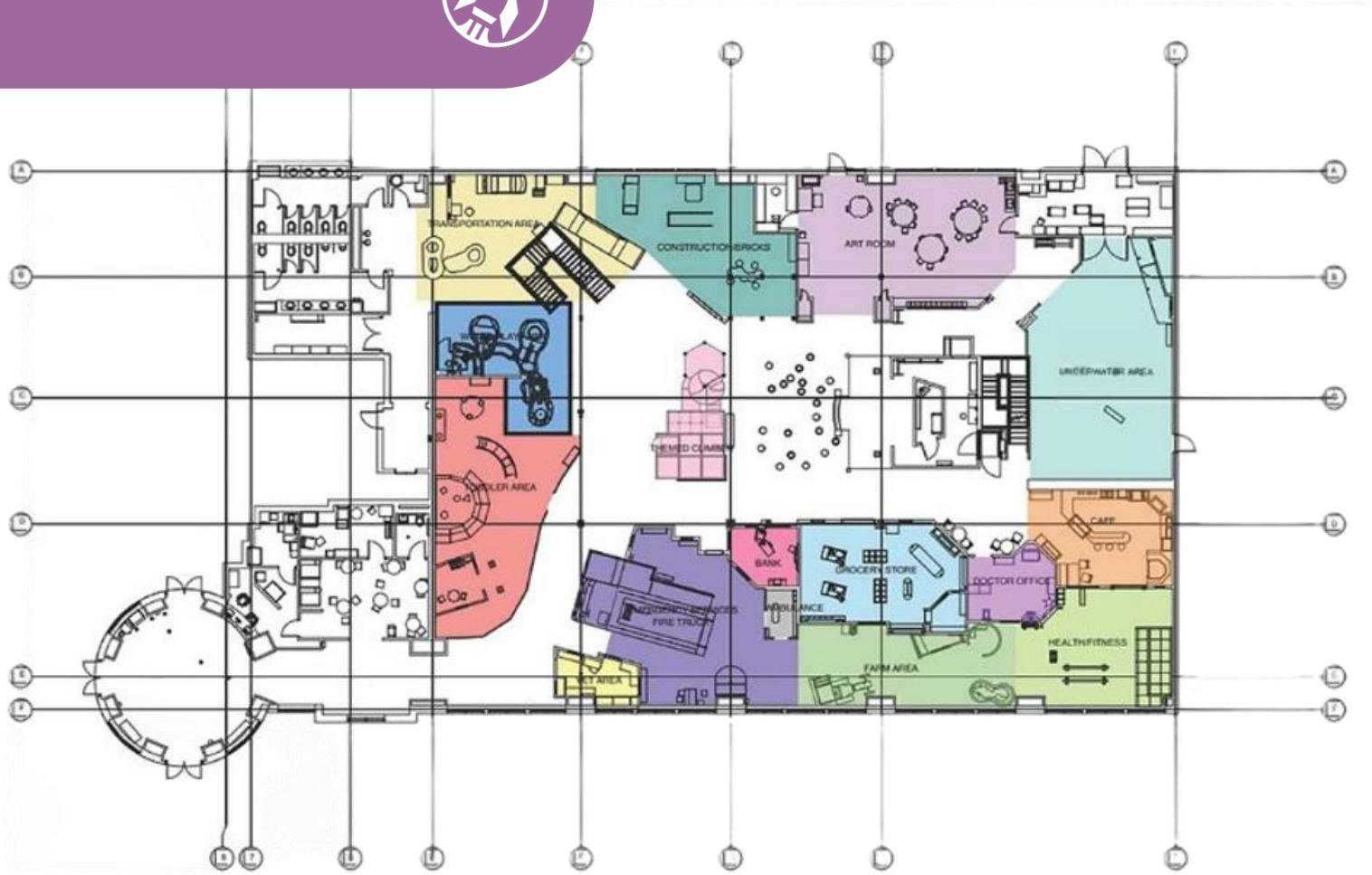
What's Changing Inside of DPKH

Water Table will be updated.

We are expanding the footprint of our Climber Exhibit. It will be 3X its current size!

We have added an exciting 2nd floor Story Lab with a STEM, Language & Literacy focus.

Current Floor Plan
Ground Floor





DPKH Reimagined

Opening 2027

Climber Exhibit



Story Lab Exhibit



Community Engagement

- *Our Place to Discover* fundraising campaign
- Advisory Council
- Reopening Celebration



OUR MUSEUMS SPARK DISCOVERY

S SOCIAL

Collaborative and inclusive experiences foster character.

P PLAYFUL

Engagements are active, joyful, iterative and meaningful.

A AWE

Experiences inspire curiosity, imagination, and wonder to explore broader views of the world.

R RISK TAKING

Safe spaces foster new ideas, new skills, and new ways of learning.

K KNOWLEDGE

Authentic, well researched and relevant content is rooted in community and science.

Looking Ahead

Phase 2: Continued Growth in Huntersville

Grow museum & offer new programs:
based on the popularity of the region.

Expand Discovery Place's use of the building: *While good opportunities for additional renovations exist, we are still in need of more space to...*

Create additional classroom space
Build a dedicated STEAM lab

Thank You



Questions?



DISCOVERY PLACE KIDS

HUNTERSVILLE

Request for Board Action

May 19, 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 May 4, 2026 Town Board Meeting minutes.

Action Recommended: Approve Item

Alternative Action:
None

Financial Implications:
N/A

Attachments:
1. 20260504-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
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

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on May 4, 2026.

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

1. Pre-meeting - None

2. Call to Order
Mayor Clark called the meeting to order.

3. Moment of Silence
Mayor Clark called for a moment of silence.

4. Pledge of Allegiance
Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations

5.A. <u>Town Announcements</u>
Town Announcements from the Communications Department.

Ethan Smith presented announcements about:

- *Charlotte Water Mandatory Water Restrictions*
- *Bradford Park Disc Golf Course*
- *Planning Board Vacancies*
- *State of the Town*

- Document attached hereto as EXHIBIT 5A-1

5.B. Small Business Week Proclamation

A Proclamation for Small Business Week.

Mayor Clark read the Proclamation.

5.C. National Police Week Proclamation

A Proclamation for National Police Week.

Mayor Clark read the Proclamation.

5.D. Mecklenburg Declaration of Independence Proclamation

A Proclamation for the Mecklenburg Declaration of Independence.

Mayor Clark read the Proclamation.

5.E. Manager's Recommended Budget for Fiscal Year 2027

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

Town Manager Anthony Roberts presented the FY27 recommended budget.

Commissioner Coronet asked about adding a Business Development position. Mr Roberts explained the history of the position, possibly adding the position in January and the added cost of ~$75K to the budget. Commissioner Walsh and Commissioner Smallwood support adding the position. Commissioner Quarles did not support it. Mayor Pro Tem Hunt and Commissioner Rivers asked for a definition of the position. Mr Roberts will make a draft of the role for discussion at the May 19 meeting.

- Document attached hereto as EXHIBIT 5E-1

6. Public Comments

(no public comments)

7. Agenda Changes/Adoption of Agenda

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

8. Consent Agenda

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

8.A. Town Board Meeting Minutes Approval

Approve the April 21, 2026 Town Board Meeting minutes.

Item approved via Consent Agenda

8.B. Transit Governance Interlocal Agreement Termination

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.

Item approved via Consent Agenda

8.C. Energy United Utility Relocation Agreement for the Gilead Road West Project

Approve the utility relocation agreement with Energy United for the construction of the Gilead Road West project.

Item approved via Consent Agenda

8.D. Appropriate Sponsorship Revenue

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

Item approved via Consent Agenda

8.E. Appropriate Signage Sponsorship

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

Item approved via Consent Agenda

8.F. Appropriate Capital Reserve Revenue

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.

Item approved via Consent Agenda

8.G. Safe Streets and Roads for All (SS4A) Grant Budget Amendment

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).

Item approved via Consent Agenda

8.H. Cambridge Grove Stream Restoration Project Budget Amendment

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 to the Cambridge Grove Stream Restoration Grant revenue account (403431.9999.26007) and the County – SW Cambridge Grove expense account (405700.0653.26007).

Item approved via Consent Agenda

8.I. Seam Trail Phase II CRTPO Grant Budget Amendment

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. 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).

Item approved via Consent Agenda

8.J. Resolution to Ratify CRTPO Grant for Seam Trail Phase II

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

Item approved via Consent Agenda

8.K. Downtown Huntersville Transportation Plan CRTPO Grant Budget Amendment

The Town of Huntersville was awarded a NCDOT grant administered through CRTPO in the amount of $160,000 for the Downtown Transportation Plan. Appropriate CRTPO Downtown Transportation Plan grant revenue (403435.9999.26010) for $160,000 to provide conceptual designs/plans for multimodal improvements (404800.0321.26010).

Item approved via Consent Agenda

8.L. Resolution to Ratify CRTPO Grant for Downtown Huntersville Transportation Plan

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

Item approved via Consent Agenda

8.M. Resolution for NCDOT Division of Highways to Abandon Right-of-Way Maintenance of SR-2436 at Huntersville Elementary School

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.

Item approved via Consent Agenda

8.N. Call public hearing for Petition #Annex 26-01: Cambridge-Prosperity, LLC

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.

Item approved via Consent Agenda

9. Public Hearings

9.A. Public Hearing on Petition #R26-01: Real Estate Holdings LLC

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).

Brian Richards presented the staff report for the public hearing.

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

- Document attached hereto as EXHIBIT 9A-1

9.B. Public Hearing on Petition #R26-06: Charter Properties, Inc

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 presented the staff report for the public hearing.

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

- Document attached hereto as EXHIBIT 9B-1

9.C. Public Hearing on Petition #R25-18: Eastfield Park

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 presented the staff report for the public hearing. Brenna Laffey, Karen Weston-Chien and George Berger, spoke on behalf of the applicant, Mecklenburg County.

Commissioner Walsh asked about the Verhoeff Rd Extension. Mr Farber replied there are no concrete plans for it.
Mayor Pro Tem Hunt asked about the specimen tree save. Mr Farber replied that the County needed to provide a table showing the number of specimen trees and how many are being removed versus how many are being saved.
Mayor Pro Tem Hunt asked when the park would be completed. Ms Weston-Chien replied a little over 1 year.

Mayor Clark called for public comments.

1. *Linda Patel spoke in support of the park*

Mayor Clark closed the public hearing.

- Document attached hereto as EXHIBIT 9C-1

9.D. Public Hearing on Petition #S26-01: Hall Honda Sign Overlay District

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.

Nathan Farber presented the staff report for the public hearing. The applicant, Riyad Brothers, spoke.

Mayor Clark asked if the signs would be lighted during the evening. Mr Brothers replied yes.

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

- Document attached hereto as EXHIBIT 9D-1

9.E. **Public hearing for Traffic Calming on Platon Ave**

Conduct a public hearing for Traffic Calming on Platon Ave based on the results of the speed study exceeding the policy's threshold.

Lora Mastrofrancesco presented information for the public hearing.

Mayor Clark asked if there was a vehicle count. Ms Mastrofrancesco replied that the daily traffic count was between 400 and 500 and explained that anything under 2000 is considered low volume.
Commissioner Walsh asked about the difference between Option 1 and Option 2. Ms Mastrofrancesco replied that the community shifted three of the speed humps in Option 2.
Mayor Pro Tem Hunt asked about the threshold change. Ms Mastrofrancesco replied she did not know why the threshold changed, but she would research it.
Commissioner Smallwood asked when the homes on the north side would be developed. Mr Roberts replied that because of water and sewer limitations, there is no definitive development in the foreseeable future.

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

- Document attached hereto as EXHIBIT 9E-1

9.F. **Public Hearing to Close and Abandon a portion of West Church Street**

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.

Lora Mastrofrancesco presented information for the public hearing.

Mayor Clark asked if the space would become a green space. Ms Mastrofrancesco replied yes.

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

- Document attached hereto as EXHIBIT 9F-1

9.G. **Public Hearing to Close and Abandon a Portion of North Church Street**

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.

Lora Mastrofrancesco presented information for the public hearing.

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

- Document attached hereto as EXHIBIT 9G-1

10. Other Business

10.A. <u>Order to Abandon and Close a Portion of North Church Street</u>

Order to Abandon and Close a portion of North Church Street.

Lora Mastrofrancesco presented information.

Commissioner Rivers made a motion to adopt the order to abandon and close a portion of North Church Street.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

10.B. <u>Order to Abandon and Close a portion of West Church Street</u>

Order to Abandon and Close a portion of West Church Street's unused right-of-way and recombine with the adjacent parcel.

Lora Mastrofrancesco presented information.

Commissioner Smallwood made a motion to adopt the order to abandon and close a portion of West Church Street's unused right of way and recombine it with the adjacent parcel.
Commissioner Coronet 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 to make Hello Huntersville a success.

Commissioner Rivers attended the Affordable Housing for the Carolina's Affordable Housing Breakfast and read the proclamation for Affordable Housing Awareness Month. She stressed that the affordable housing crisis is a 365 days a year issue taking place all over the United States. She encouraged the Town Board to continue to do the work on making sure that our residents are able to afford where they're staying, create affordable housing and opportunities and bring it here into our town. She wished all a happy Mother's Day.

Mayor Pro Tem Hunt stated that in addition to the awesome job Parks and Rec did with Hello Huntersville, she really enjoyed Earth Day - watching the kids' excitement as they made seed pollinator bombs. She also congratulated HFFA on their 5K - which she and the Mayor participated in.

Commissioner Smallwood thanked all the staff that played a part in success of Hello Huntersville as they had wonderful vendors and activities for children.

Mayor Clark agreed that Hello Huntersville showed the best of Huntersville. She thanked HFFA for hosting the 5K. She thanked staff for coordinating the first pitch at the Charlotte Knights game and for the Communications staff for their hours of dedication at the event. She stated there is a lot coming up in the month of May and wished all a happy Mother's Day.

12. Adjourn

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

EXHIBIT
5A-1

Mandatory Water Restrictions

- Charlotte Water implemented Mandatory Water Restrictions (Low Inflow Protocol Stage 2) on Friday, May 1, 2026, due to ongoing dry conditions.
- Mandatory restrictions surrounding at-home vehicle washing, filling residential pools, power washing, irrigation and more.
- More info and full list of restrictions on Huntersville.org and charlottewater.org

CHARLOTTE WATER

Bradford Park Disc Golf Course

- Out of more than 17,000 courses worldwide, the Bradford Park Disc Golf Course was recently ranked in the top 100 disc golf courses in the world.
- This ranking is determined by millions of player reviews of courses around the world, and the list was published by UDisc.
- Bradford Park was number 86 in the top 100 list.



Planning Board Vacancies

- Three terms on the Planning Board are expiring in June.
- Residents who wish to serve are encouraged to apply.
- The deadline to apply is May 31.
- Apply at 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



EXHIBIT
5E-1

Manager's Recommended Budget FY 2027

May 4, 2026

Anthony Roberts
Town Manager

Town of Huntersville
NORTH CAROLINA

Summary

- Budget Proposal complies with NC General Statues (in balance) and Board adopted financial policies
- Town's Total Annual Funds - $139,119,723 (Prior Year: $125,056,830)
- General Fund, including Restricted - $96,512,656 (increase of 8%)
- Powell Bill expenditures up 28% to pave more streets
- Enterprise funds (Electric: $30,176,567 increase 3.7% and HFFA $3,678,050, down $82,442)
- Special Revenue Funds: $2,752,450 (Transportation Reserve, Commerce Station and Land Development), no change net of Grant Fund accounting
- New Capital Project Fund to account for Pave Act sales tax - $6,000,000

Assessed Value and Rate

- FY 2027 Town estimated Assessed Value - $17,513,769,322 per County Assessor's Office
- Represents estimated growth of $717 million
- Highest percentage growth rate in Mecklenburg County (4.27%)
- One penny on the tax rate generates ~$1,700,000
- Property tax collections represent largest source of General Fund revenues
- Propose no change to last year adopted 22.75 cent tax rate

Revenue Changes

- No change to:
  - Vehicle Fee
  - Stormwater Fee
- Increase to Solid Waste Fee
  - $154 since FY 2024
  - $270 in FY 2027
  - Covers 100% of Residential Solid Waste Cost

- Increase to multiple Land Development fees
- Increase Electric REPS Rider, but not to residential or commercial rates

Personnel Expenditures

New Positions

- Convert 6 Part-time firefighter positions to Full-time (3 Captains, 3 Engineers)
- First Fire Admin Position
- Police Captain and Lieutenant
- 4 member Public Works crew and 1 Fleet position
- Engineering Manager
- Support positions in HR, IT and a Facility Manager
- Total new positions: 18
- Electric positions are no longer contracted; direct municipal employees
- Funds retirement, workers comp increases, pay study and COLA/Merit (2.7% + 3.3%)

Operating Expenditures

- Solid Waste additional cost $368,000 – new residential units and CPI per contract
- Sidewalk repair and maintenance & enhanced pedestrian crossing - $860,000
- Continue $150,000 toward Attainable Housing efforts
- Full year operations at New Town Hall - $291,000
- HFFA operations - $439,050
- Planning study for alternative to Gilead Road $70,000 and $100,000 tree save bank
- External agency funding to be considered at a future meeting – none funded in original budget consistent with prior year

Capital Funded

- $34,177,400 in CIP from various sources (Fund balance, PAVE Act, Transportation Reserve, etc)
- $2,071,850 “Operating” Capital (police vehicles, dump trucks, mowers, trailers, server replacements, etc)
- Detailed listing within departments and on Page 90

Debt Expenditures & Five-Year Forecast

- No new debt issues, so annual debt service declines $256,975
- Also assumes debt is issued on Fire Station #5, but payments start in FY 2028
- The budget also includes our five year forecast which shows future growth of revenue and expenditures
- While this pace of actual project completion is unlikely, to fund this level of future projects will require prioritizing and revenue growth

Other Funds

- Transportation Reserve funds Gilead Road West - $184,702
- Commerce Station Business Park minimal change
- Electric
    - First year of Town operating and managing system directly; employees no longer spread over 2-3 municipalities
    - Town's cost of power increasing 8%
    - Capital growth pressures continue
    - External cost of service study likely to suggest future rate increases with anticipated cost of power increasing continuing for 3+ fiscal years

- HFFA decrease of $82,442; capital & transfer from General Funds

PAVE Act

- New 1% sales tax expect distributions as early as July 2026
- Conservatively only budgeting 6 months revenue first year
- Can only be used to support transportation projects
    - Generally roads and sidewalks, both construction and maintenance
- Sidewalks, 6 CIP road/intersection projects funded in FY 2027
- Build reserve for future CIP projects
- Initiate design for additional parking deck in downtown

Next Steps

- Budget document: 228 pages
- Manager's Message is a thorough 7 page summary
- Will be posted on our website by Wednesday, May 6
- Budget Public Hearing May 19
- Budget Buzz Town Hall May 21 at 6:00 pm
- Adopt Budget June 2

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA



Town of Huntersville

THRIVE HERE

EXHIBIT
9A-1

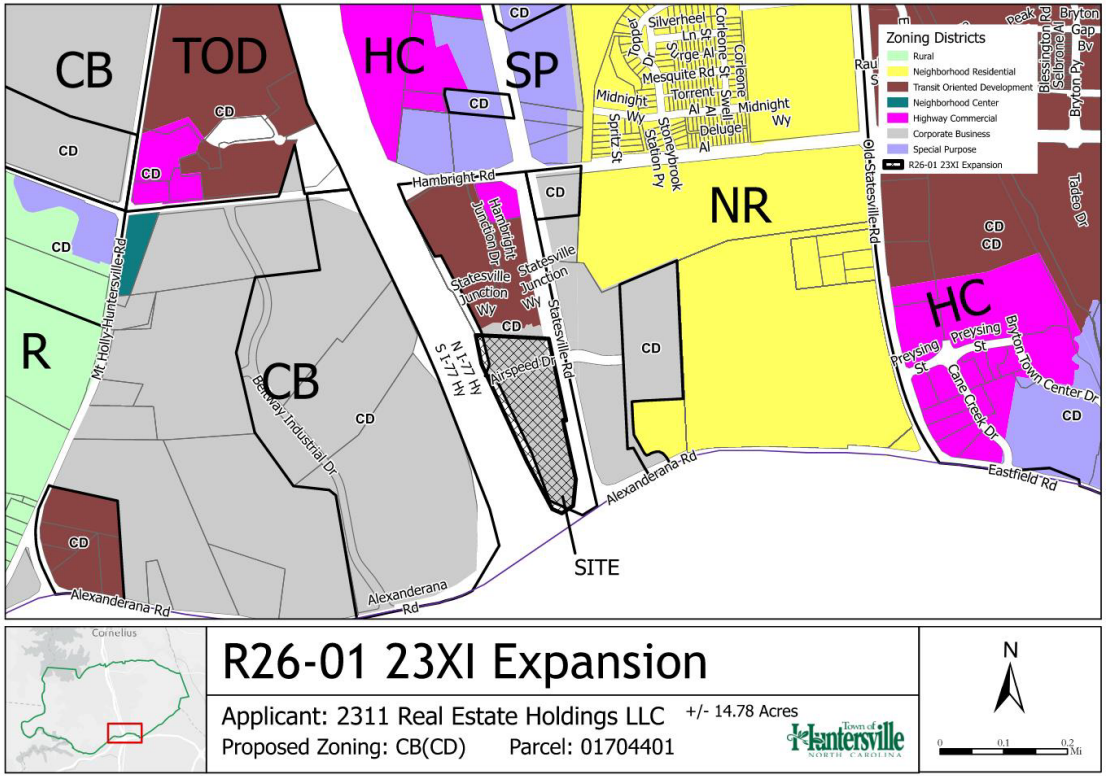
R26-01
23 XI Race Shop

May 4, 2026
Town Board

Town of Huntersville
NORTH CAROLINA

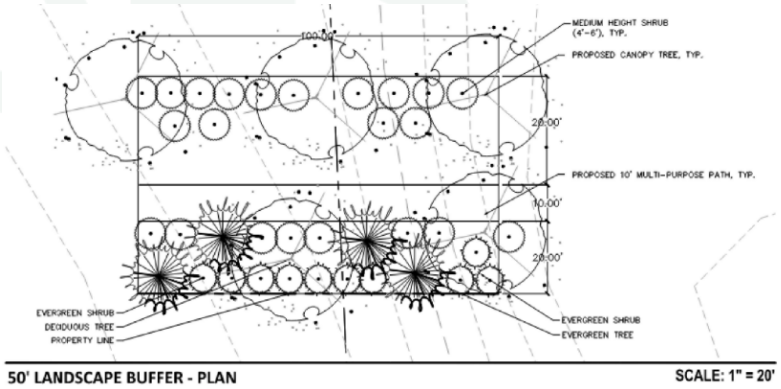
Rezoning Request

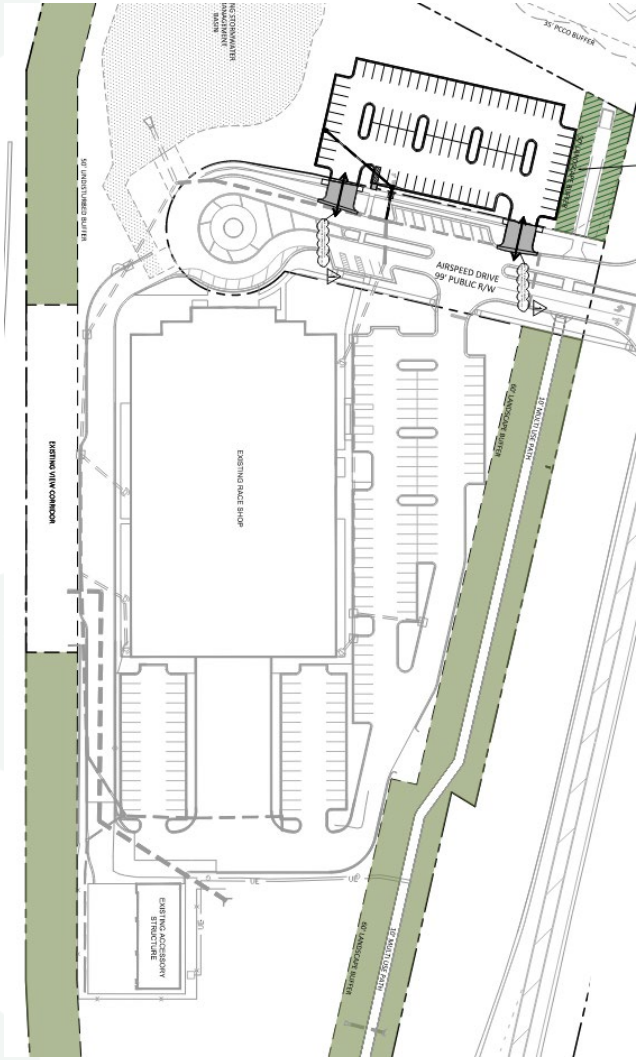
Conditional Rezoning from
Corporate Business
Conditional District (CB-CD)
to
Corporate Business
Conditional District (CB-CD)



Rezoning Highlights

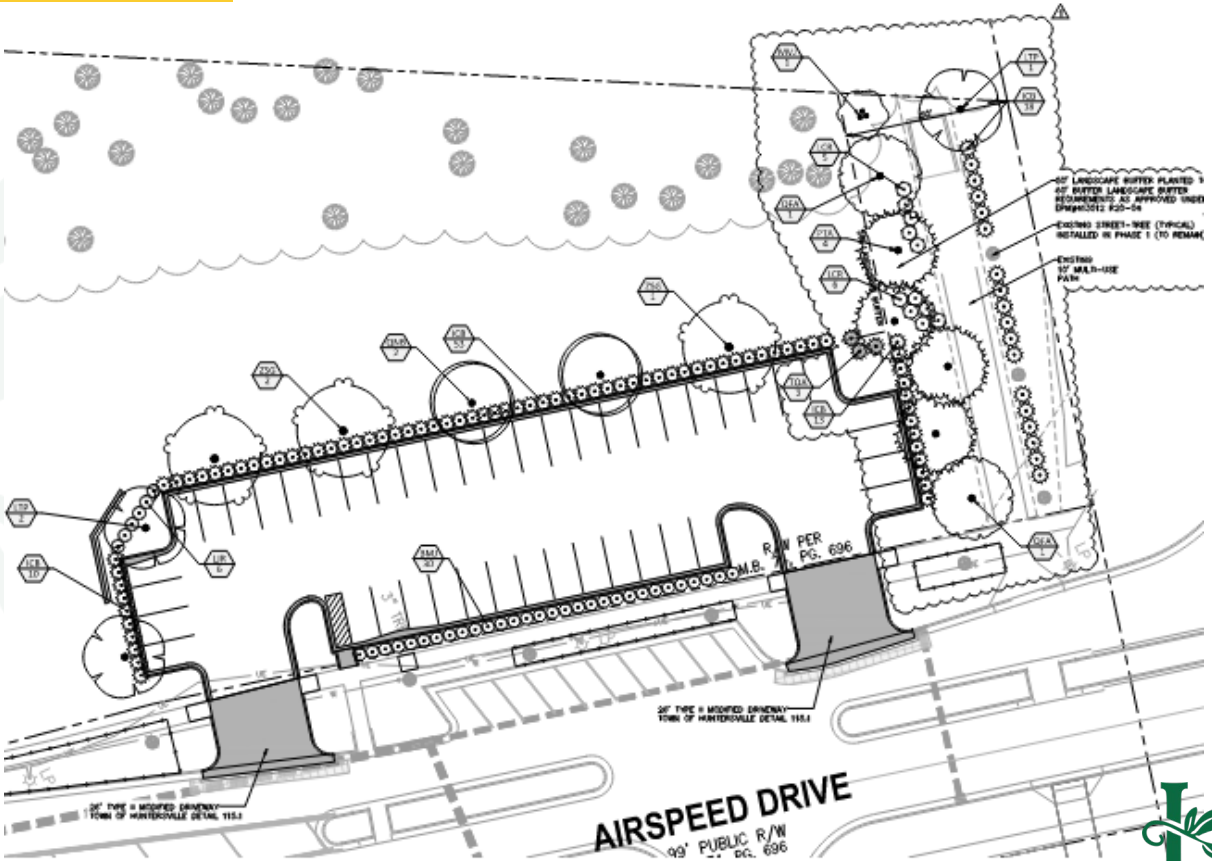
- Revise building size from 95,000 SF to 117,800 SF.
- Revise Buffer from 60’ to 50’ adjacent to US21
- No tree save or TIA changes





Rezoning Highlights

- Buffer to be planted at the same rate as a 60’ buffer with an increase in evergreen material
- Required parking: 121
- Existing parking: 163
- Proposed parking: 249



2040 Huntersville Community Plan



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

Application Supports

- Policy LU1.1 – Utilize Future Land Use Map
- Policy LU 5.1 – Develop where there's infrastructure to support
- Policy EV 1.2 – Focus Economic Growth in appropriate areas



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.

Recommendations

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.

Planning Board-
Scheduled for May 25, 2026

Town Board- Scheduled for June 16, 2026

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA



EXHIBIT
9B-1

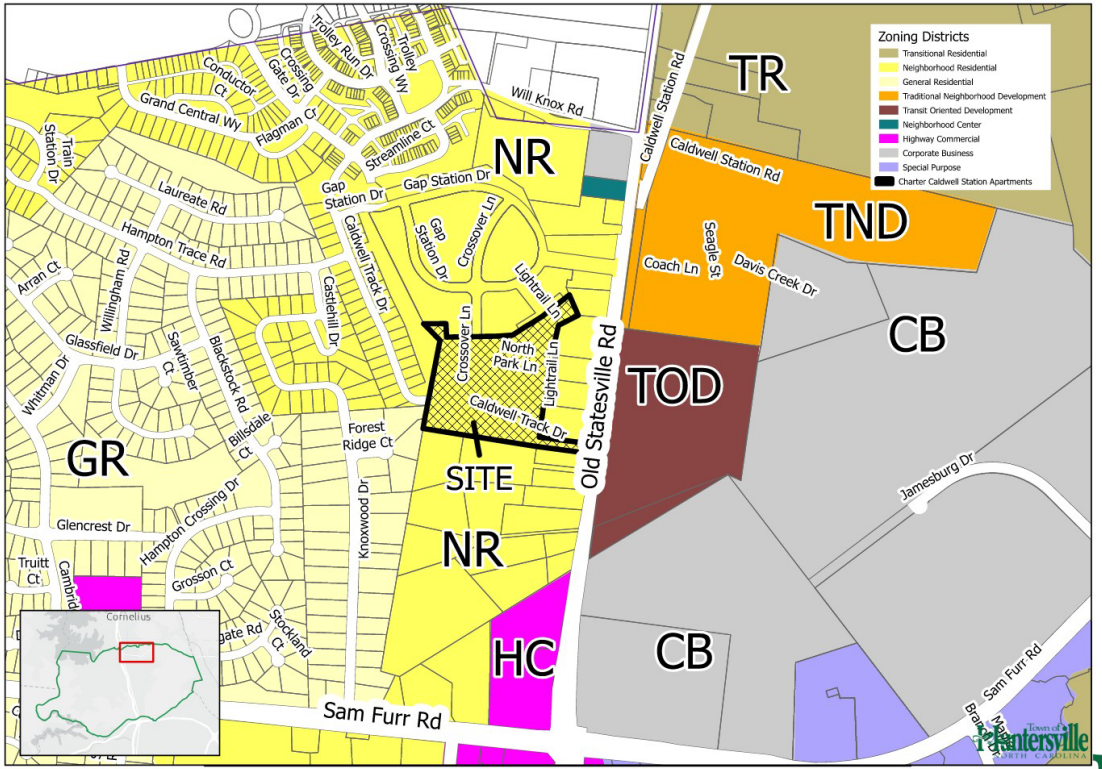
R26-06
Charter Caldwell Station Apts - Revision

May 4, 2026
Town Board

Town of Huntersville
NORTH CAROLINA

Rezoning Request

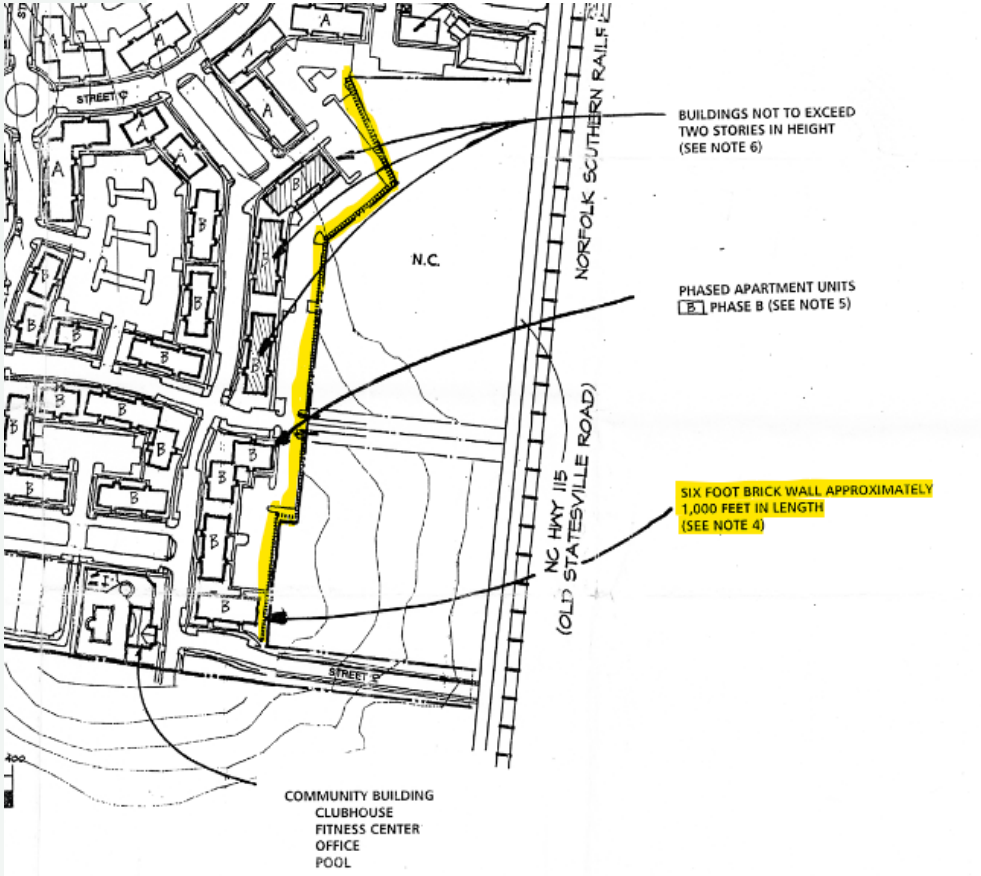
Currently zoned Neighborhood Residential – Traditional Neighborhood Development - Overlay (NR-TND-O). This is a revision to the overlay requirements.



Revision History

R98-08 – 1998





Revision History

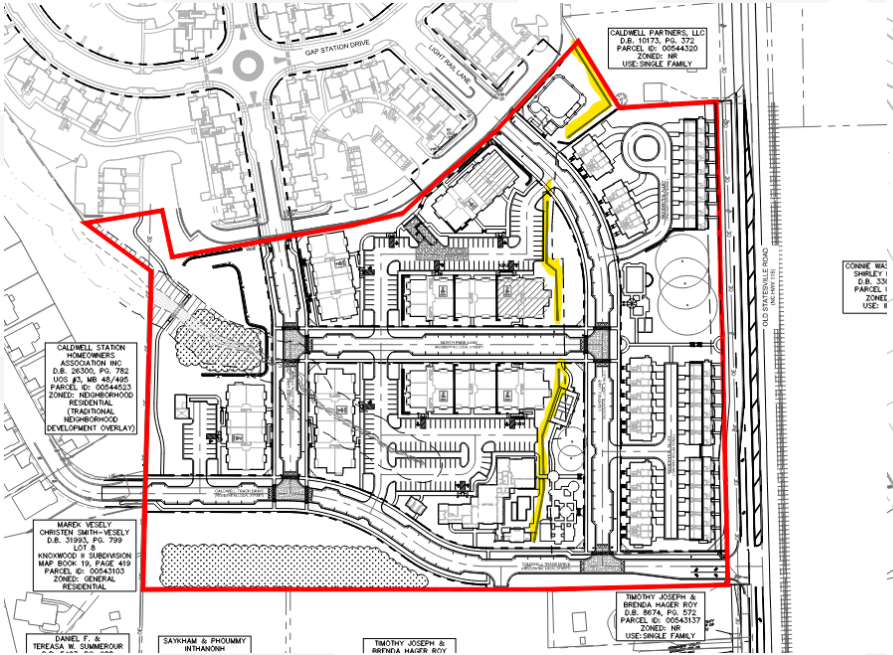


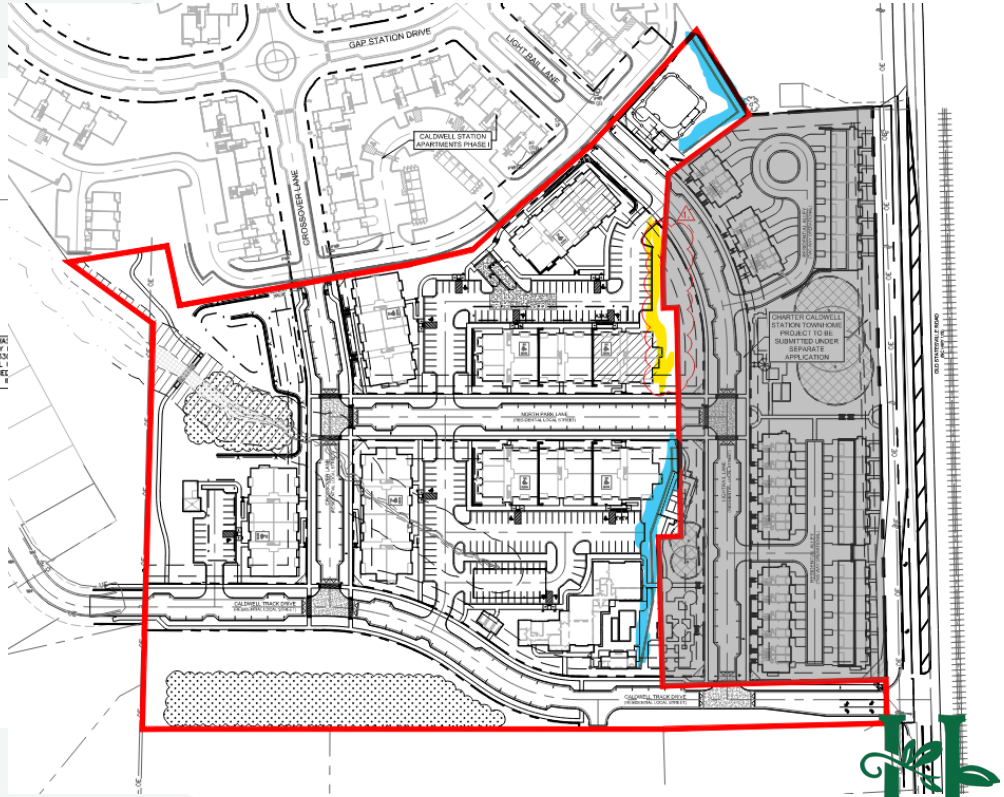




Revision History

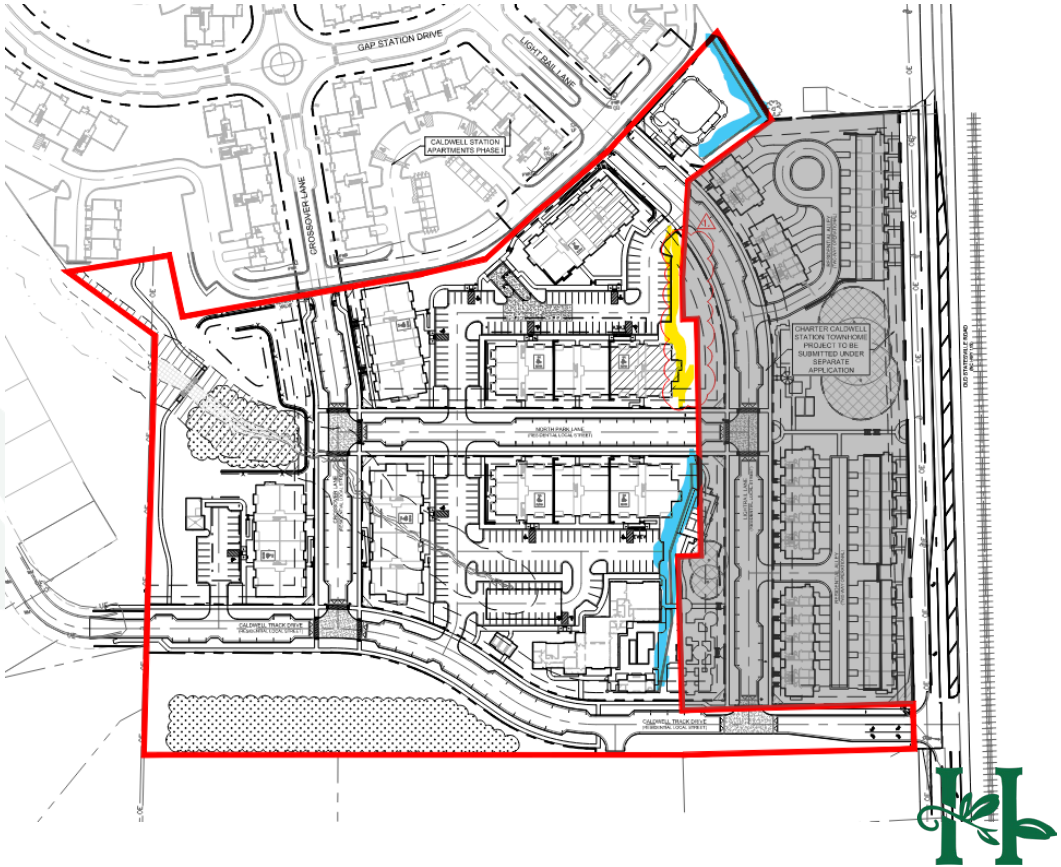
Approved Plan for both Charter Caldwell Station & frontage properties - 2025.





Revision Highlights

- To remove a 222-ft. section of a screen wall located in the center of the project where both sides of the wall are now owned by the applicant (North Park Apartments, LLC)



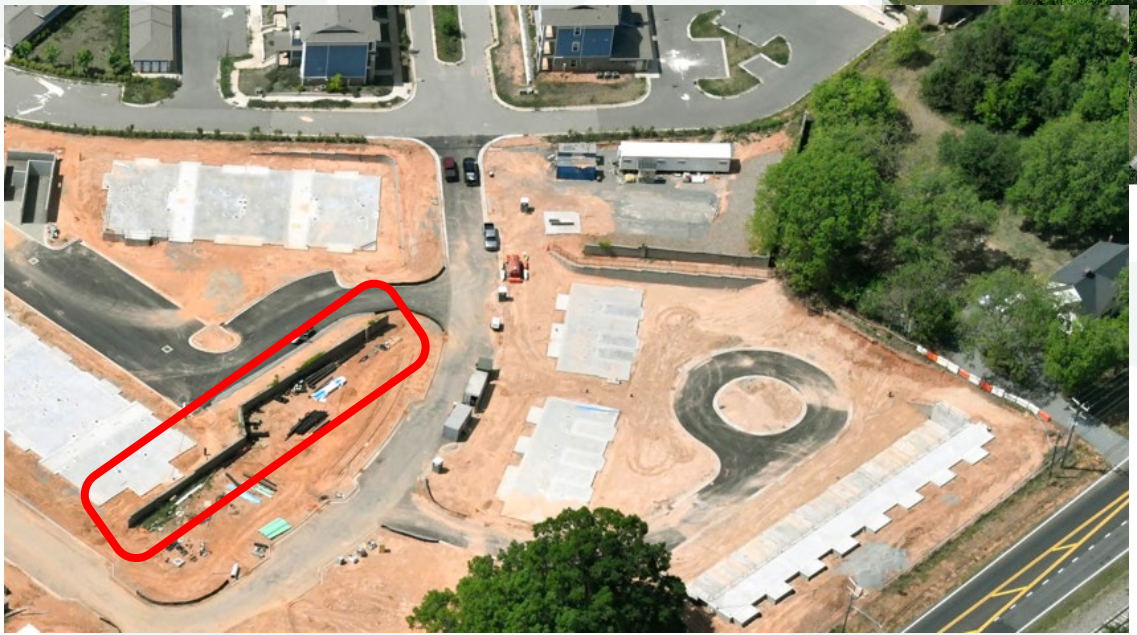
Revision History



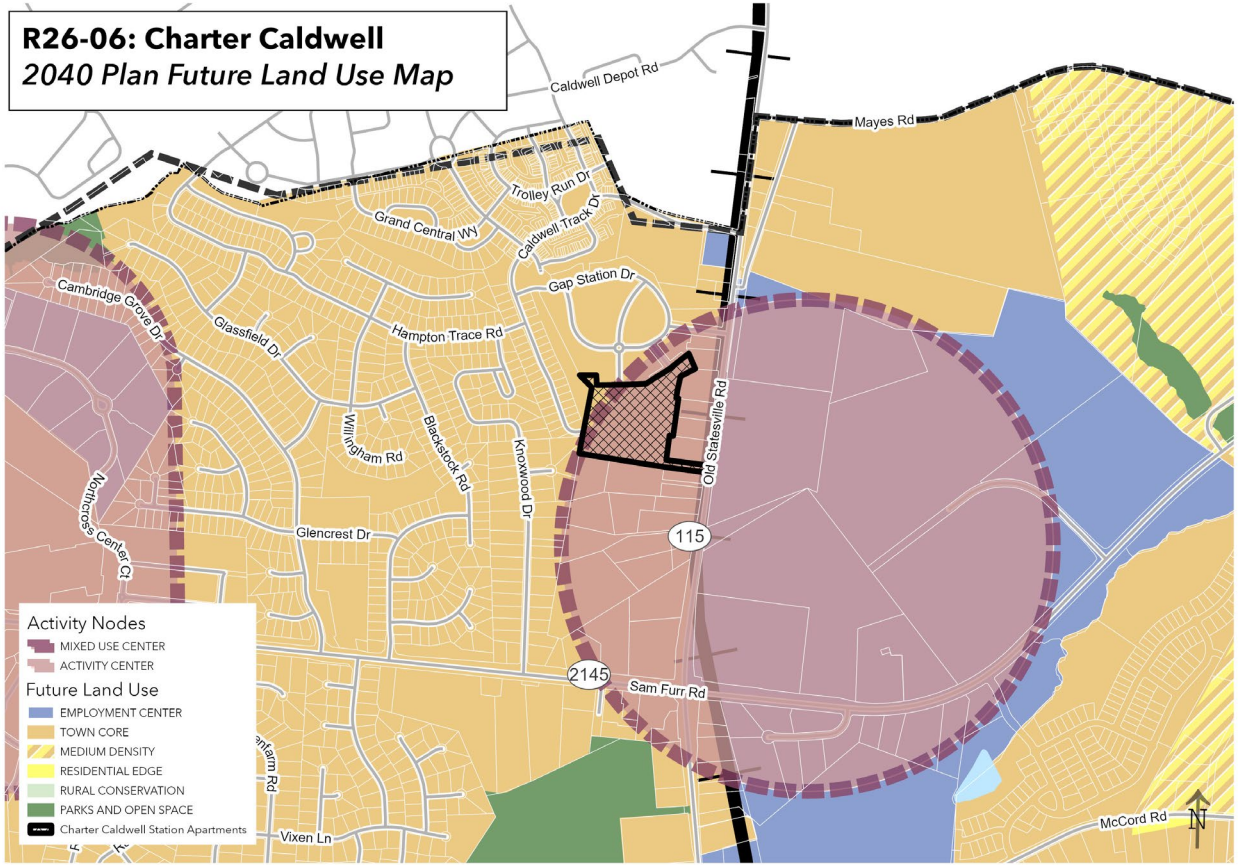


North Park

Image # 11
Date 04.21.26



2040 Huntersville Community Plan



Application Supports

- Policy LU1.1 – Utilize Future Land Use Map

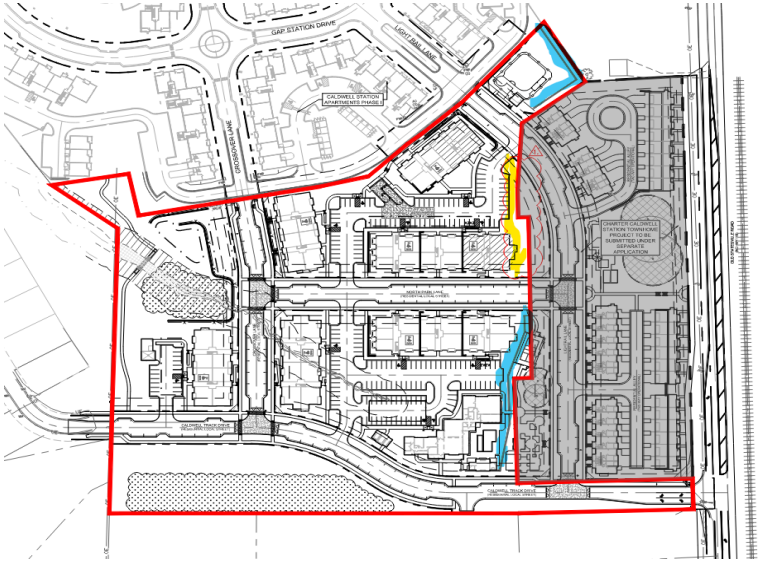
Recommendations

The application to revise the overlay requirement to permit the removal of a 222-ft. section of the screen-wall is consistent with the recommendations of the Huntersville 2040 Plan. Therefore, Staff recommends approval of the rezoning with the following conditions:

The request to remove the middle 222 linear feet of brick wall can be supported, by Town Staff, as shown:

Planning Board-
Scheduled for May 25, 2026

Town Board- Scheduled for June 16, 2026



Thank You

Questions?

Town of Huntersville
NORTH CAROLINA



Revision History



EXHIBIT
9C-1

R25-18 Eastfield Park

May 4, 2026

Town of Huntersville
NORTH CAROLINA

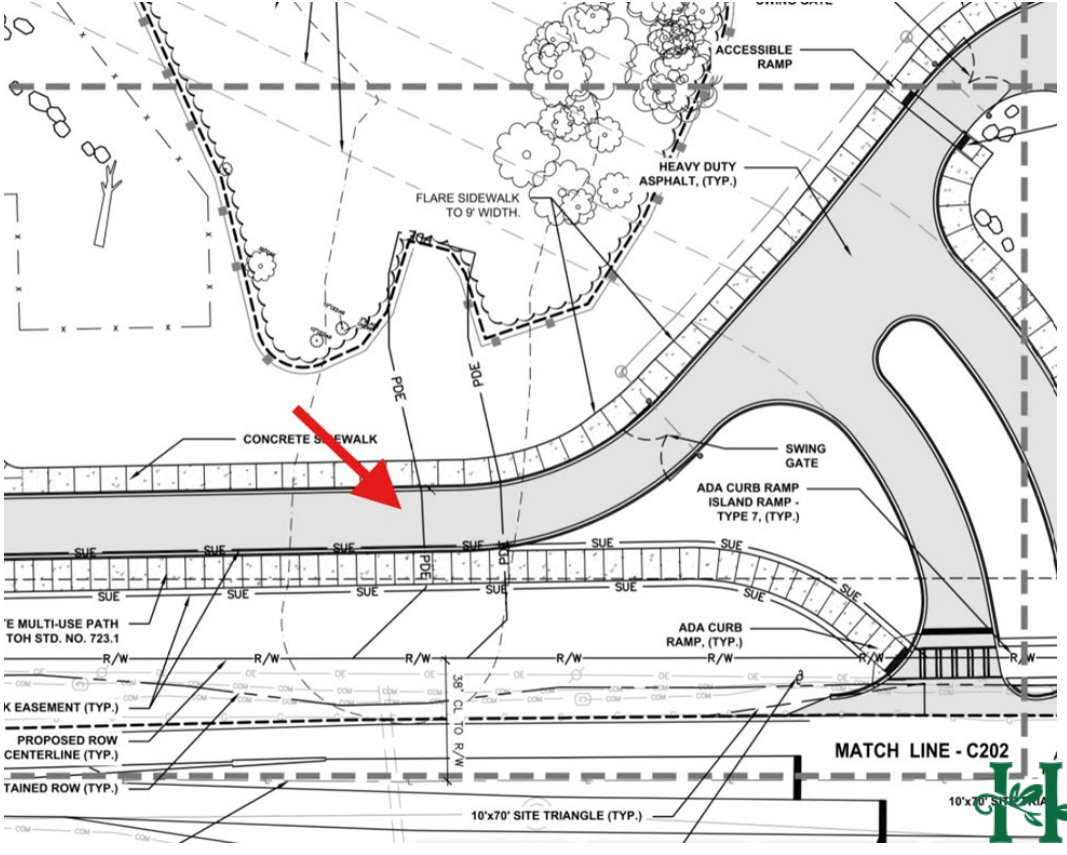
Aerial View



Holly Glade Cr
Branch
Ridge Rd
Skybluff Cr
Emerald Wood Dr
Hampton Heritage Dr
Wallace Pond Dr
Eastfield Park Undeveloped
Trailwood Dr
Honeycutt Dr
Eastfield Rd
Huntersville
Pleasant Run Dr
Eastfield Farm Dr
Eastfield Park Undeveloped
Bermarty Ln
Simonton Dr
Kestrel Ridge Dr

Modification: Post-Construction Buffer

- Article 8.25.11
- Proposed Private Driveway Crossing.
- Public Roads allow for PC Buffer disturbance by-right.
- Mitigation: Cap Impervious at 12% “Controlled Impervious Cover”

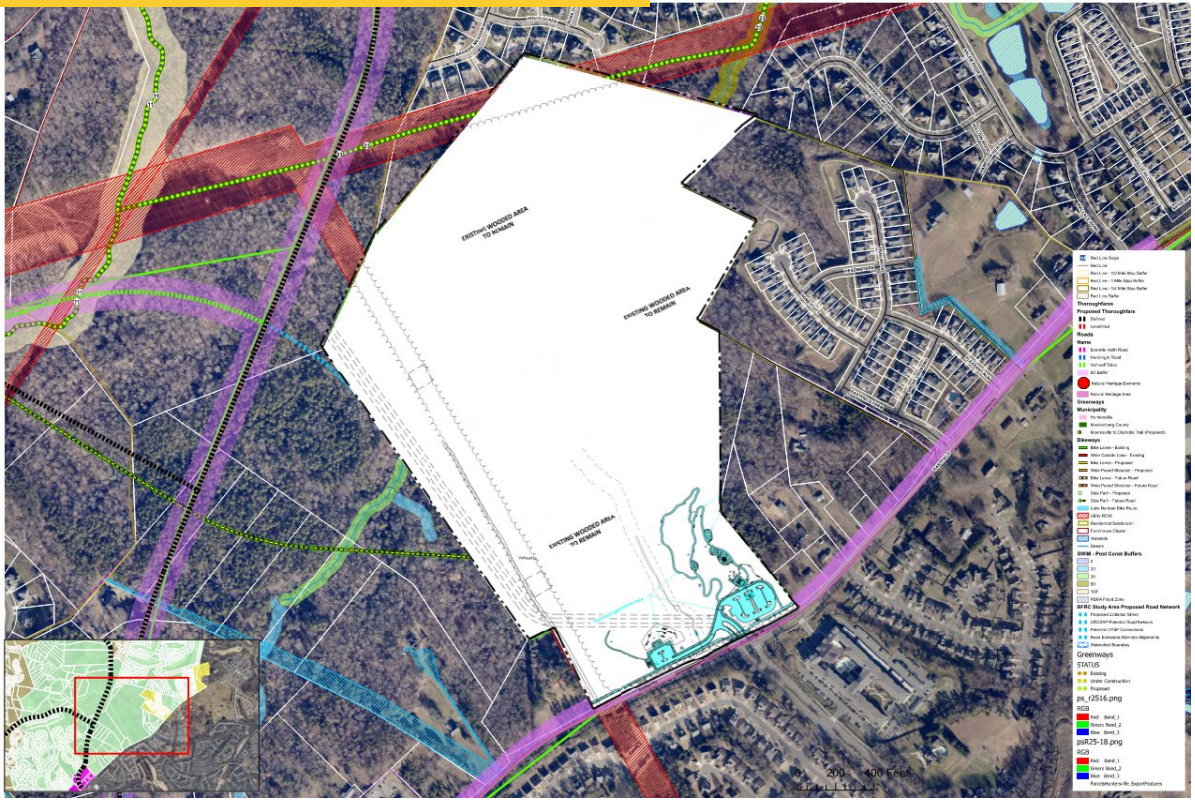


Rezoning Highlights

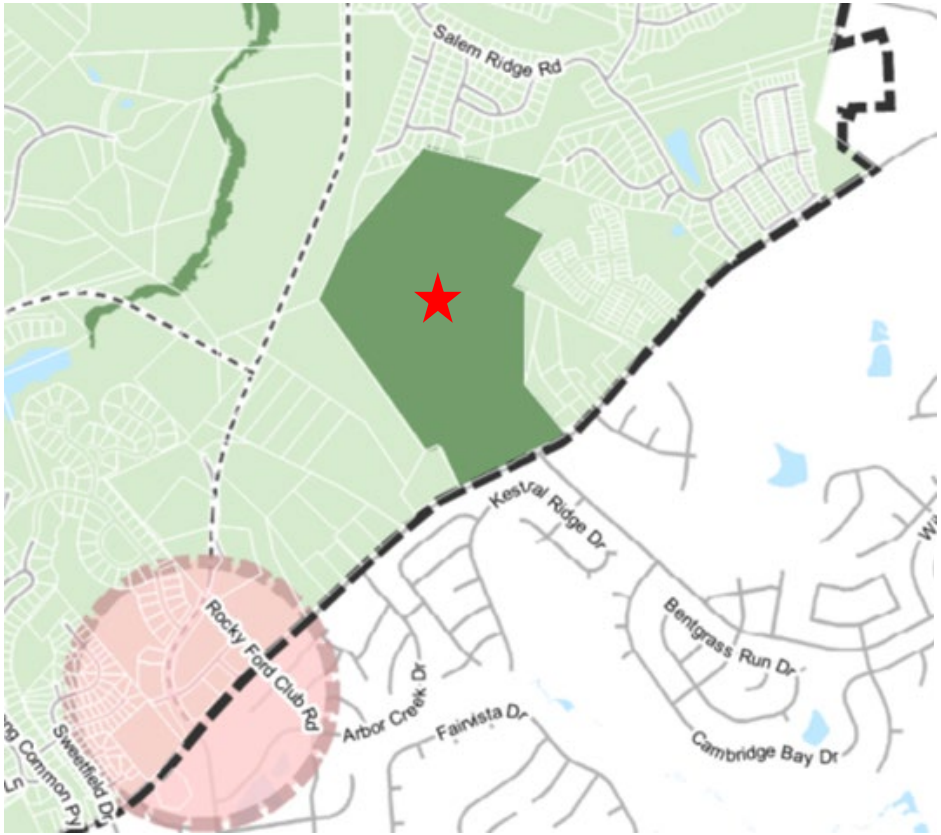
- 30′ Undisturbed Buffer
- Canopy Tree Save: 85.2% Canopy Save
- Specimen Tree Save: Need more details
- 10′ sidepath along frontage.
- Potential Verhoeff Extension



Context Map


EXISTING WOODED AREA TO REMAIN
EXISTING WOODED AREA TO REMAIN
EXISTING WOODED AREA TO REMAIN
Greenways
STATUS
Existing
Under Construction
Proposed
200
400 Feet

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

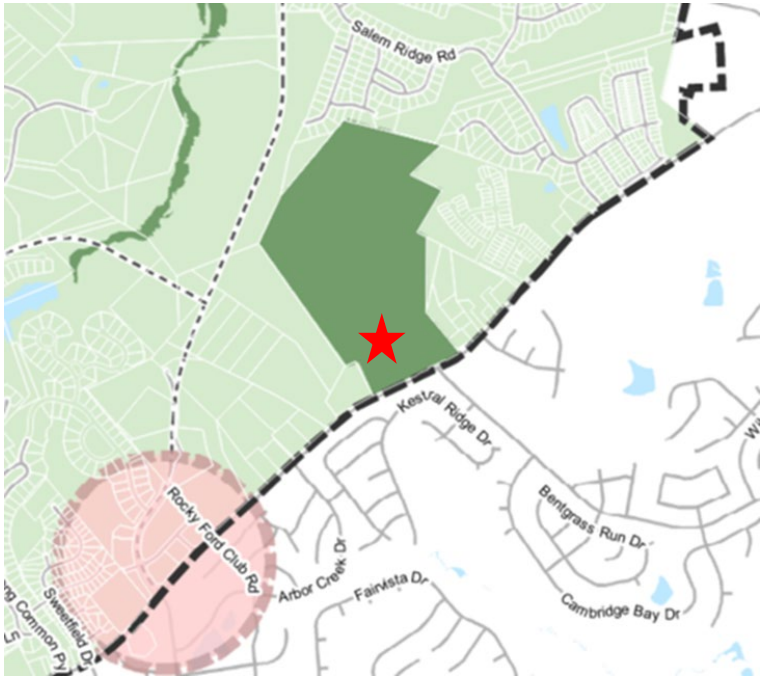


Environmental / Open Space

These sensitive environmental areas consist primarily of development-impaired lands such as floodways and floodplains as well as parks and previously-protected areas.

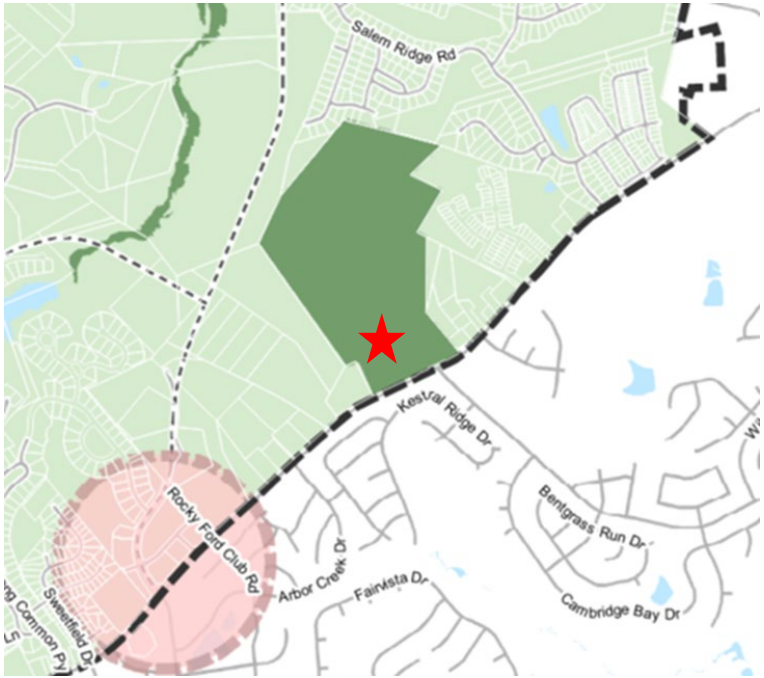
2040 Huntersville Community Plan – Policies that Support Plan

- **LU 1.1**: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
- **EOS 1.1**: Support and enhance regulations pertaining to open space design and protection.
- **Policy EOS-8**: Improve access to parks.
- **Policy EOS-10**: Improve bicycle and pedestrian facilities throughout Town.



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

N/A



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:
  - All specimen tree items are addressed.
  - All minor staff comments are addressed.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA





EASTFIELD PARK REZONING

PUBLIC HEARING | MAY 4TH 2026

1 OVERVIEW

2 REVIEW EXISTING CONDITIONS

3 REVIEW PROPOSED PLANS

4 PROPOSED REZONING

5 QUESTIONS

AGENDA

REZONING REQUEST (R25-18)

- MECKLENBURG COUNTY PROPOSES REZONING ~115 ACRES AT 13729 EASTFIELD RD FROM RURAL TO R (CD) TO SUPPORT EASTFIELD REGIONAL PARK

REASON FOR REZONING

- REQUIRED TO ACCOMMODATE A NECESSARY STREAM CROSSING FOR PARK ACCESS

WATER QUALITY BUFFER DISTURBANCE (LIMITED)

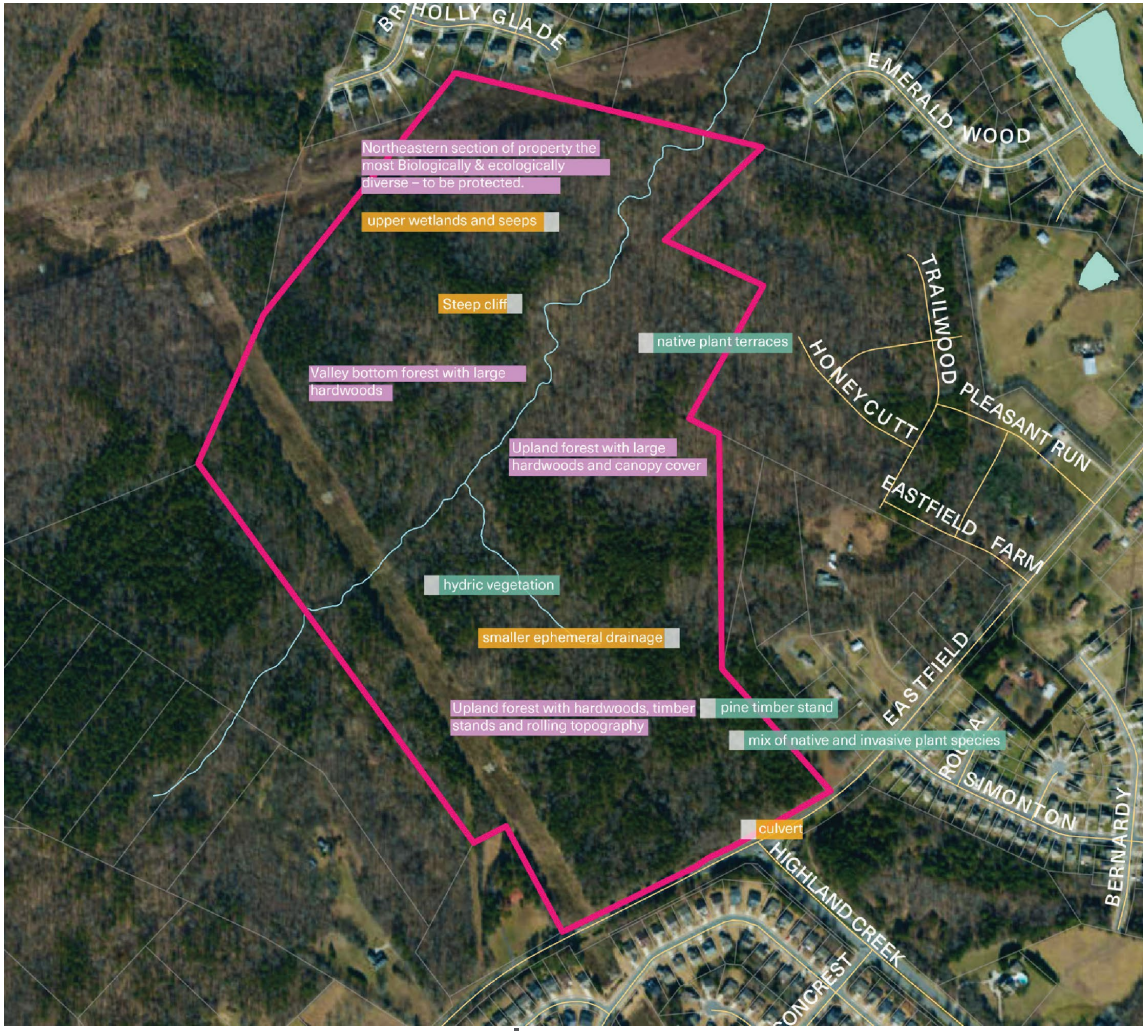
- A JURISDICTIONAL STREAM BISECTS THE SITE, REQUIRING A SINGLE ACCESS CROSSING (~0.20 ACRES IMPACT); EXISTING CULVERT UNDER EASTFIELD RD WILL BE EXTENDED (IN LIEU OF BRIDGE)

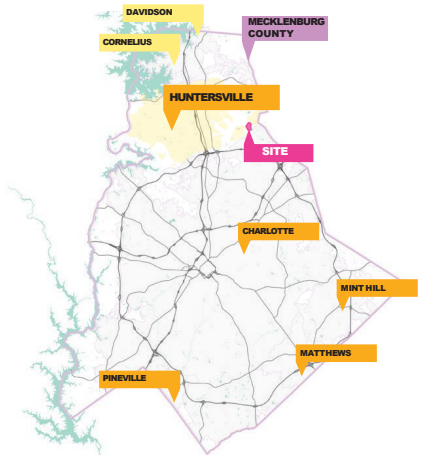
MITIGATION APPROACH

- BUFFER IMPACTS ADDRESSED THROUGH AN AUTHORIZED MITIGATION PLAN USING CONTROLLED IMPERVIOUS COVER, WITH A MAXIMUM 12% IMPERVIOUS SURFACE CAP

SITE CONTEXT & REZONING CONDITIONS

- UNDEVELOPED FORESTED SITE AT EASTFIELD RD AND HIGHLAND CREEK PARKWAY







LEGEND

- SITE BOUNDARY (114 ACRES)
- CREEKS/ DRAINAGE
- LAKES/ PONDS
- STREET
- PARCELS

NORTH

0.05mi 0.1mi 0.2mi

EXISTING CONDITIONS | SITE CONTEXT







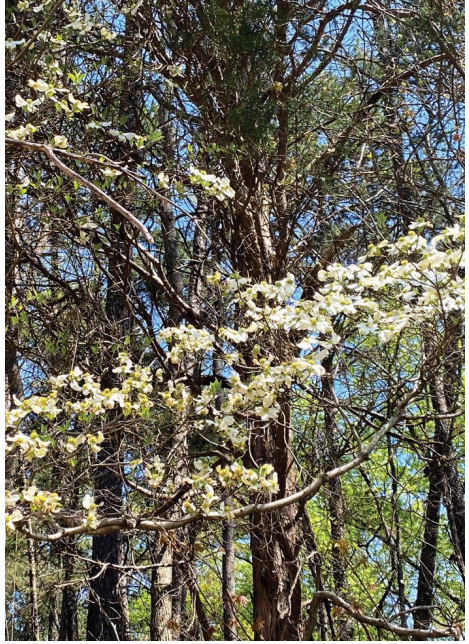






EXISTING CONDITIONS | SITE PHOTOS








EXISTING CONDITIONS | SITE PHOTOS



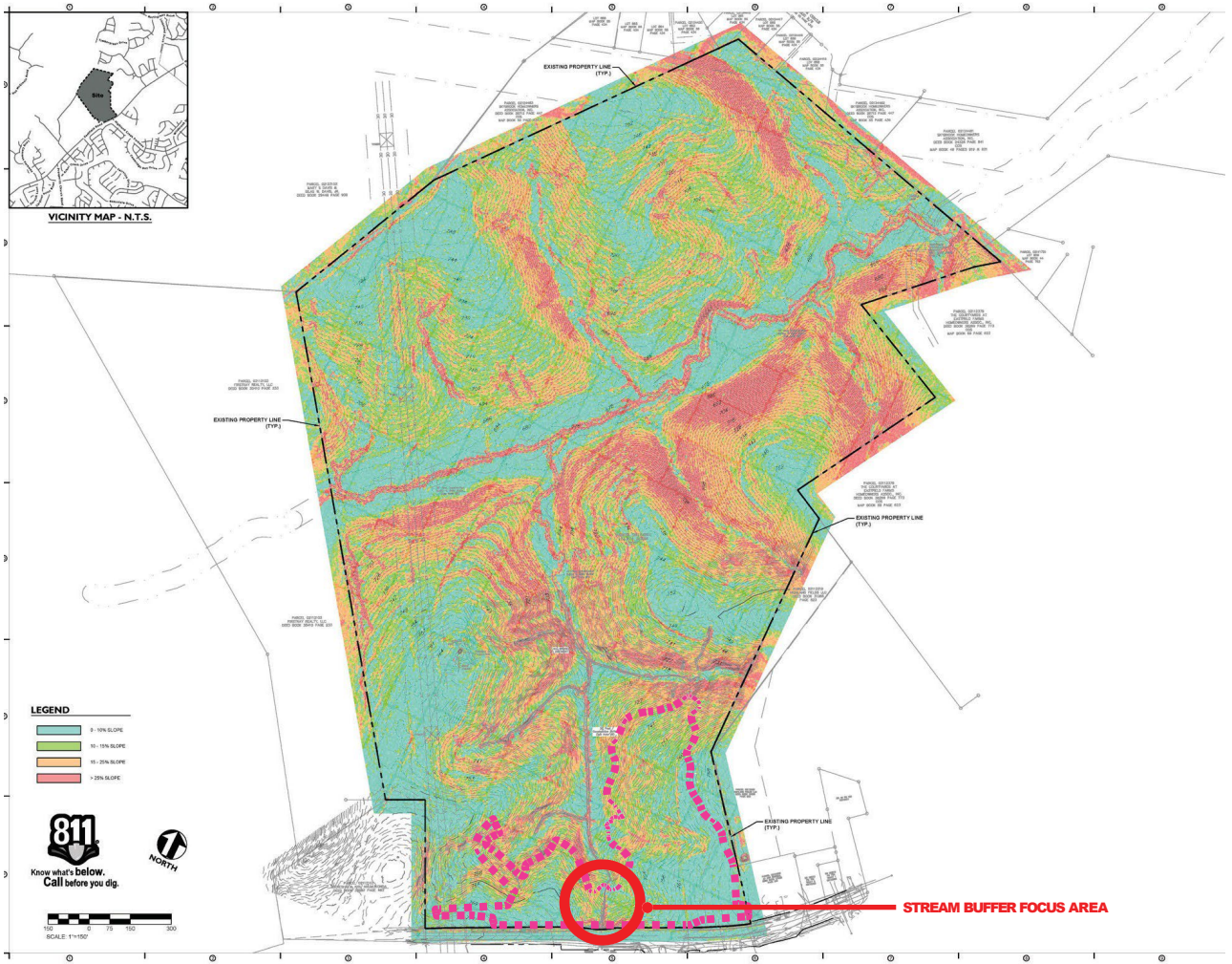








EXISTING CONDITIONS | SITE PHOTOS



EXISTING CONDITIONS | SLOPE ANALYSIS

May 4 2026



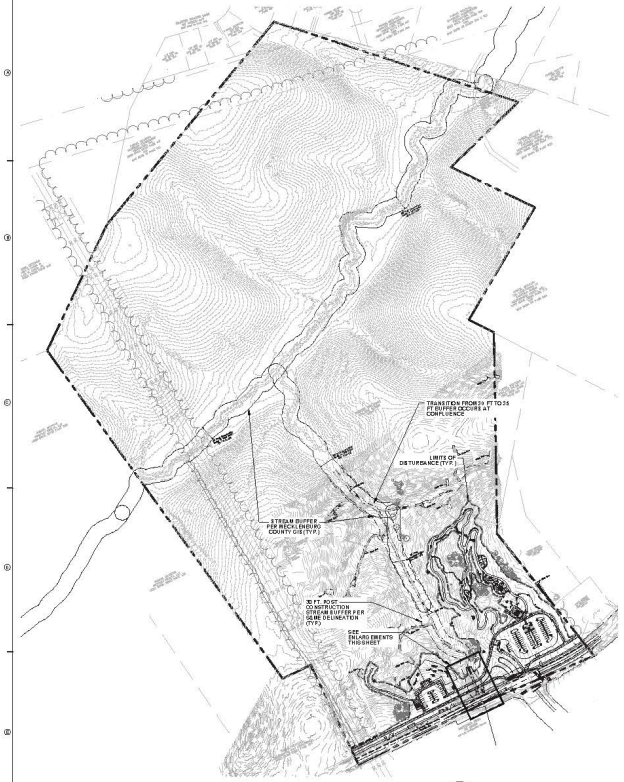
PROPOSED PLAN | ILLUSTRATIVE PLAN



STREAM CROSSING

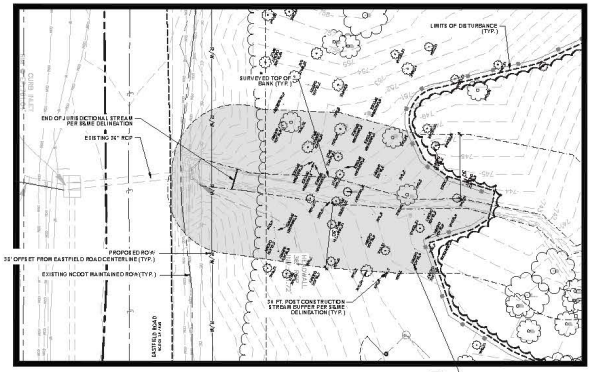
- MAINTAIN CONNECTIVITY BETWEEN EAST AND WESTERN SIDES OF THE PARK.
- PUSH THE DRIVE AS CLOSE TO THE ROW AS POSSIBLE TO MINIMIZE THE AMOUNT OF DISTURBANCE.
- LIMIT GRADING IMPACTS WITHING THE STREAM BUFFER.

PROPOSED PLAN | ILLUSTRATIVE PLAN



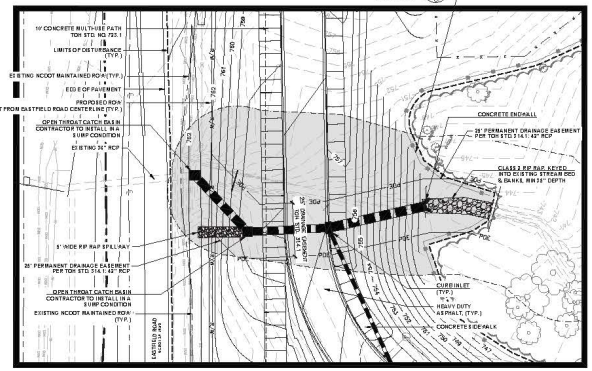
OVERALL SITE PLAN

SCALE: 1" = 200'



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'



FINAL GRADING PLAN

SCALE: 1" = 20'

LEGEND

EXISTING SIGN	EXISTING CURB AND GUTTER	PROPOSED STORM MANHOLE	EXISTING STORM DRAINAGE PIPE
EXISTING IRON PIN	PROPOSED CURB AND GUTTER	EXISTING DRAINAGE STRUCTURE	PROPOSED STORM DRAINAGE PIPE
EXISTING LIGHT POLE	PROPERTY LINE	PROPOSED DRAINAGE STRUCTURE	TEMPORARY SILT FENCE
EXISTING UTILITY POLE	EXISTING FENCE	TEMPORARY SILT SACK	STONE OPENING IN TEMPORARY SILT FENCE
RIGHT-OF-WAY	EXISTING UNDERGROUND ELECTRIC LINE		TEMPORARY TREE PROTECTION BARRICADE
EXISTING TREE TO REMAIN	EXISTING OVERHEAD UTILITY LINE	TEMPORARY INLET PROTECTION	LIMITS OF GRADING/CONSTRUCTION
EXISTING FIRE HYDRANT	EXISTING UNDERGROUND TELEPHONE LINE	TEMPORARY ROCK CHECK DAM	LINED GRASS SWALE
EXISTING WATER VALVE	EXISTING SANITARY SEWER LINE	TEMPORARY FILTER BERM BASIN	GRASS SWALE
EXISTING WATER METER	EXISTING WATER LINE	TEMPORARY GRAVEL ENTRANCE	TEMPORARY DIVERSION SWALE
EXISTING SEWER MANHOLE	EXISTING GAS LINE	OUTLET PROTECTION	TEMPORARY STRAW MATTLE
EXISTING STORM MANHOLE	EXISTING CONTOUR LINE	EXCAVATED DROP INLET PROTECTION	EROSION CONTROL MATTING
	PROPOSED CONTOUR LINE		

TREES TO BE REMOVED FROM BUFFER PER TREE SURVEY PROVIDED BY CES GROUP

1. 2" UNKNOWN SPECIES	14. 4" ELM	27. 7" OAK SPLIT	40. 15" OAK
2. 2" UNKNOWN SPECIES	15. 4" BLACK CHERRY	28. 7" OAK	41. 16" BLACK CHERRY SPLIT
3. 2" UNKNOWN SPECIES	16. 4" CEDAR	29. 8" CEDER	42. 17" OAK
4. 2" UNKNOWN SPECIES	17. 4" BLACK CHERRY	30. 9" BLACK CHERRY	43. 17" GUM
5. 2" UNKNOWN SPECIES	18. 4" OAK	31. 9" OAK	44. 18" OAK
6. 2" OAK	19. 5" OAK	32. 10" CEDAR	45. 20" OAK
7. 2" OAK	20. 5" BLACK CHERRY	33. 10" OAK	46. 21" OAK
8. 2" OAK	21. 5" BLACK CHERRY	34. 12" ASH	47. 24" OAK
9. 2" OAK	22. 5" OAK	35. 12" UNKNOWN SPLIT	48. 24" OAK
10. 2" BLACK CHERRY	23. 5" BLACK CHERRY	36. 12" HICKORY	49. 24" OAK
11. 3" UNKNOWN SPECIES	24. 6" OAK	37. 12" CEDAR	
12. 3" BLACK CHERRY	25. 6" BLACK CHERRY	38. 14" MAPLE	
13. 4" UNKNOWN SPECIES	26. 6" BLACK CHERRY	39. 15" LOCUST SPLIT	

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

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Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 12/10/2025

REVISIONS

#	DATE	DESCRIPTION
1	4/08/26	TOH COMMENTS

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 9529

BUFFER IMPACT MAP

1 OF 1

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PROPOSED REZONING | REZONING PLAN


THANK YOU!
QUESTIONS

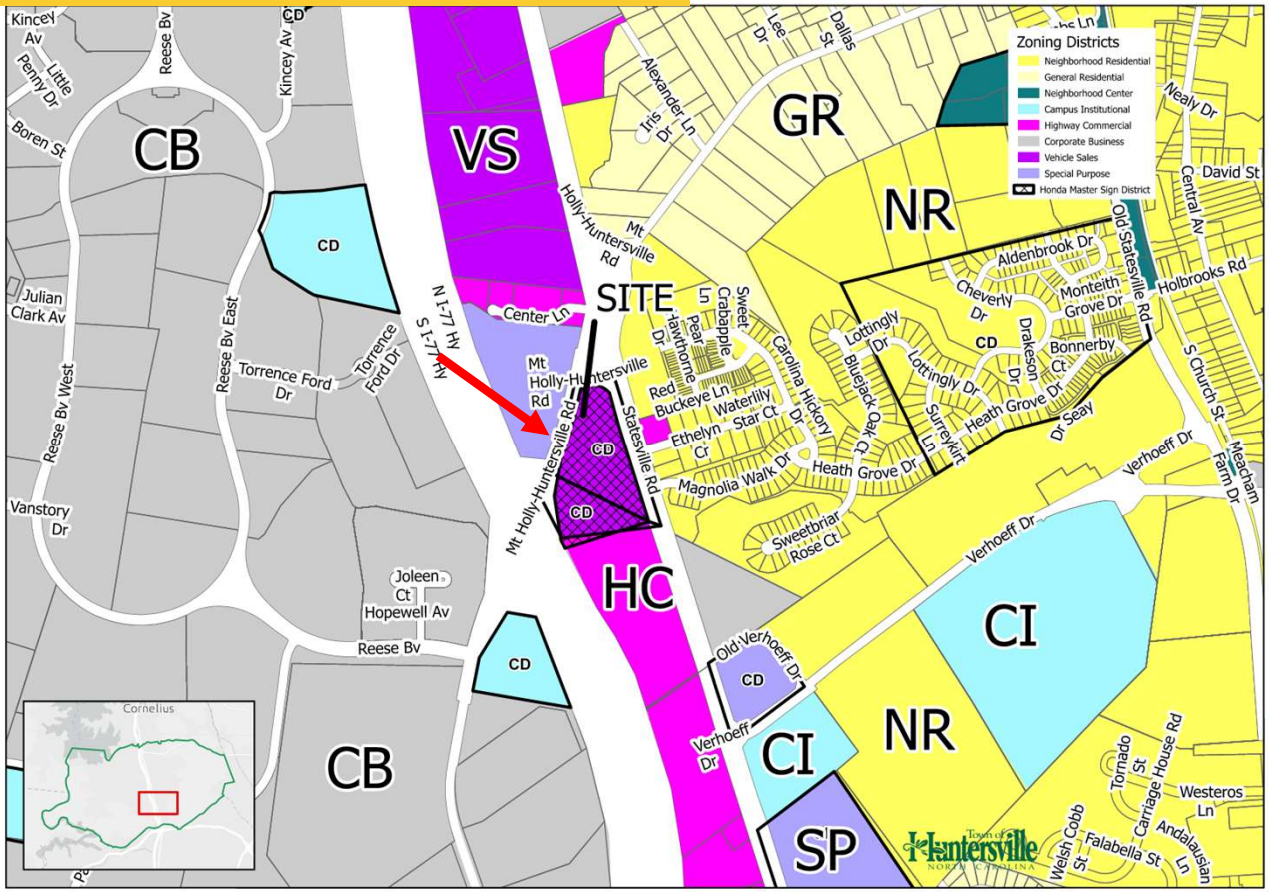
EXHIBIT
9D-1

S26-01 Hall Honda Special Sign Program

May 4, 2026

Town of Huntersville
NORTH CAROLINA

Context Map

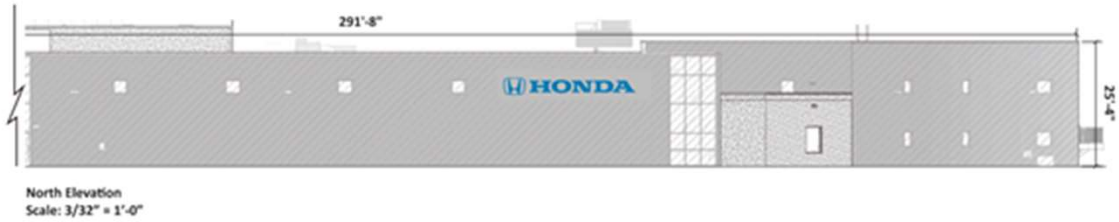

Zoning Districts
Neighborhood Residential
General Residential
Neighborhood Center
Campus Institutional
Highway Commercial
Corporate Business
Vehicle Sales
Special Purpose
Honda Master Sign District
SITE
CB
VS
GR
NR
HC
CI
SP
CD
Reese Bv
Kincey Av
Penny Dr
Little
Boren St
Julian Clark Av
Reese Bv West
Reese Bv East
Torrence Ford Dr
Vanstory Dr
Joleen Ct
Hopewell Av
Center Ln
N I-77 Hy
S I-77 Hy
Mt Holly-Huntersville Rd
Statesville Rd
Holly-Huntersville Rd
Alexander Ln
Iris Dr
Lee Dr
Dallas St
Nealy Dr
David St
Central Av
Holbrooks Rd
Old Statesville Rd
Aldenbrook Dr
Cheverly Dr
Monteith Grove Dr
Bonnerby Ct
Drakeson Dr
Lottingly Dr
Heath Grove Dr
Dr Seay
Surreykirt Ln
Sweet Crabapple Ln
Pear Hawthorne Dr
Red Buckeye Ln
Waterlily Star Ct
Ethelyn Cr
Carolina Hickory Dr
Bluejack Oak Ct
Magnolia Walk Dr
Sweetbriar Rose Ct
S Church St
Meacham Farm Dr
Verhoeff Dr
Old Verhoeff Dr
Tornado St
Carriage House Rd
Westeros Ln
Andalusian Ln
Welsh Cobb St
Falabella St
Cornelius
Town of Huntersville
North Carolina

Special Sign District Highlights

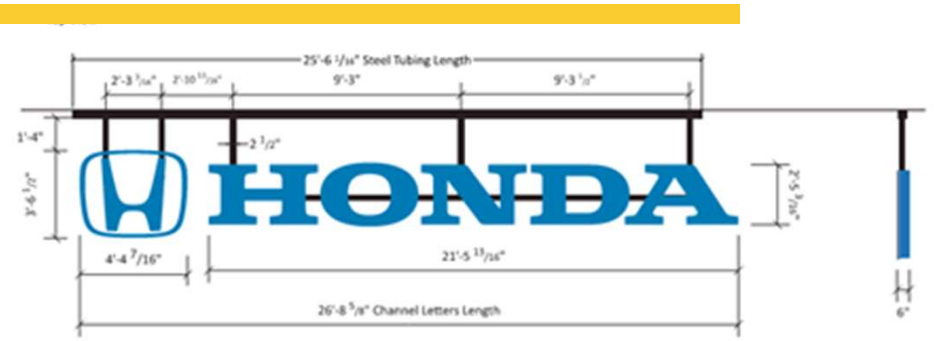
- **Article 10.7 only allows 32 sf of signs facing the parking lot.**
- **Request to exceed with 3 signs totaling 171 sf.**







Special Sign District Highlights



Front View

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

Side View

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

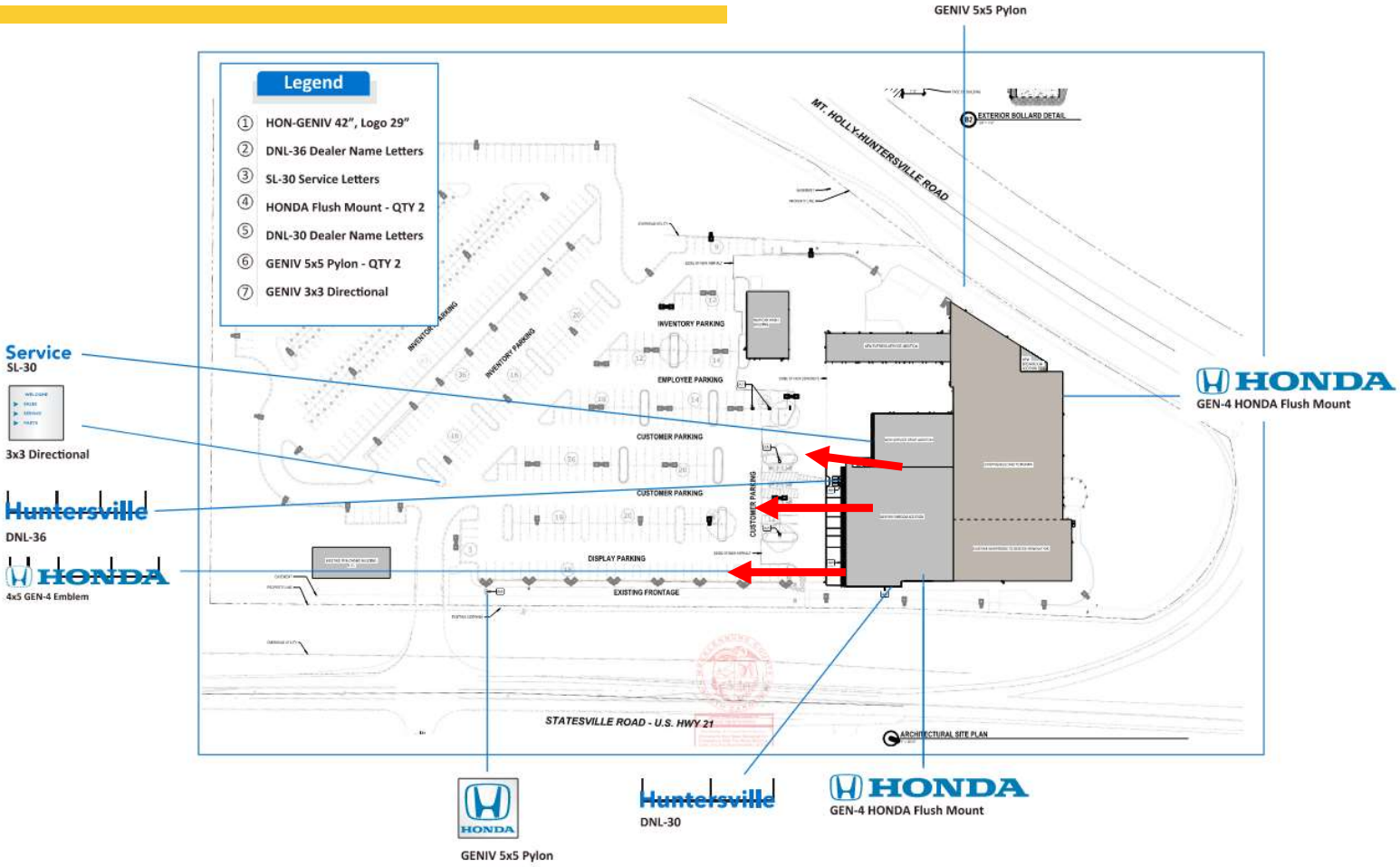
SL-30 Service Letters – Flush Mount
31.14 Sqft

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

Special Sign District Highlights



Aerial View


Center Ln
Center Ln
Carolina Hickory Dr
Hawthorne Dr
Pecan Dr
Ethelyn Cr
Waterlily Star Ct
Ethelyn Cr
Blueback Oak Ct
Magnolia Walk Dr
Sweetbriar Rose Ct
77
Mt Holly-Huntersville Rd
Torrence Creek
Joleen Ct
Joleen Ct
Hopewell Av
Torrence Creek
21
Reese Bv
Old Verhoeff Dr

2040 Huntersville Community Plan – Policies that Support Plan

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.

Recommendation: Approval

- 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 LU-7 and LU-8.
- 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.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA



10.11.1 Special Sign Districts

Special Sign Districts require approval by the Board of Commissioners following review and recommendation by the Huntersville Planning Board. The purpose of a Special Sign District is to establish, enhance, preserve, and develop the character, quality, and property values of areas of unique character and special development potential, districts in which signs are regulated by special provisions may be established subject to the following conditions:

1. As a prerequisite to the establishment of such a special sign district, it must be determined that the modified rules established for said district shall:
    a. Preserve and enhance the special character of the particular area; and
    b. Not contravene the intent of this ordinance; and
    c. Cause no disturbance to neighboring property lying outside the proposed district.
    d. Without changing the basic structure of this ordinance, the modified rules for a special sign district may impose sign regulations which provide greater latitude or more stringent limitations than those provided elsewhere in this ordinance.

Honda of Huntersville Special Sign District Proposal

10.11.1 Special Sign Districts

Special Sign Districts require approval by the Board of Commissioners following review and recommendation by the Huntersville Planning Board. The purpose of a Special Sign District is to establish, enhance, preserve, and develop the character, quality, and property values of areas of unique character and special development potential, districts in which signs are regulated by special provisions may be established subject to the following conditions:

As a prerequisite to the establishment of such a special sign district, it must be determined that the modified rules established for said district shall:

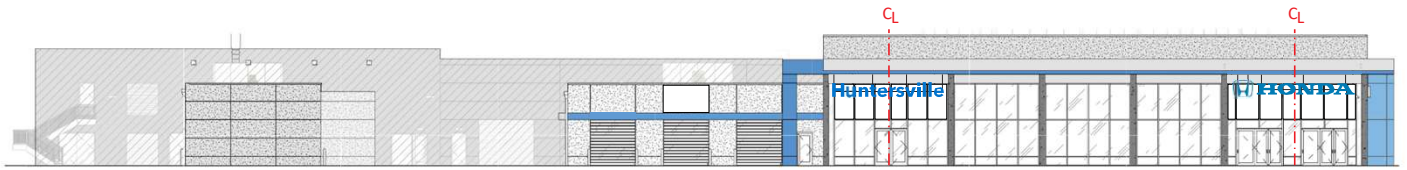
- Preserve and enhance the special character of the particular area; and
- Not contravene the intent of this ordinance; and
- Cause no disturbance to neighboring property lying outside the proposed district.
- Without changing the basic structure of this ordinance, the modified rules for a special sign district may impose sign regulations which provide greater latitude or more stringent limitations than those provided elsewhere in this ordinance.

Elevations

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Elevation Signage

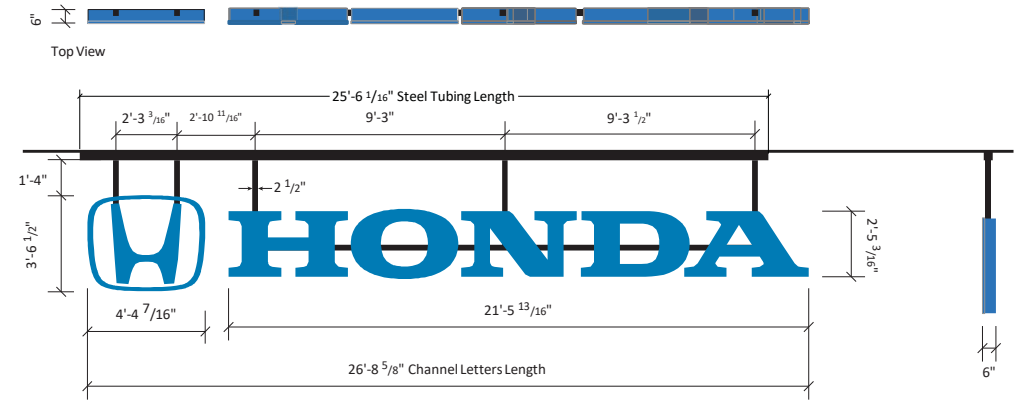
08-15-2025
Noted
B. Williams
H. Charles



South Elevation
Scale: 3/32" = 1'-0"

Pattison
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
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

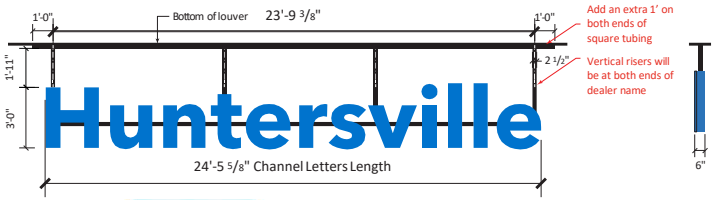
Placement: Attach between 1st & 2nd louver from front

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Elevation Signage

08-15-2025
Noted
B. Williams
H. Charles

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

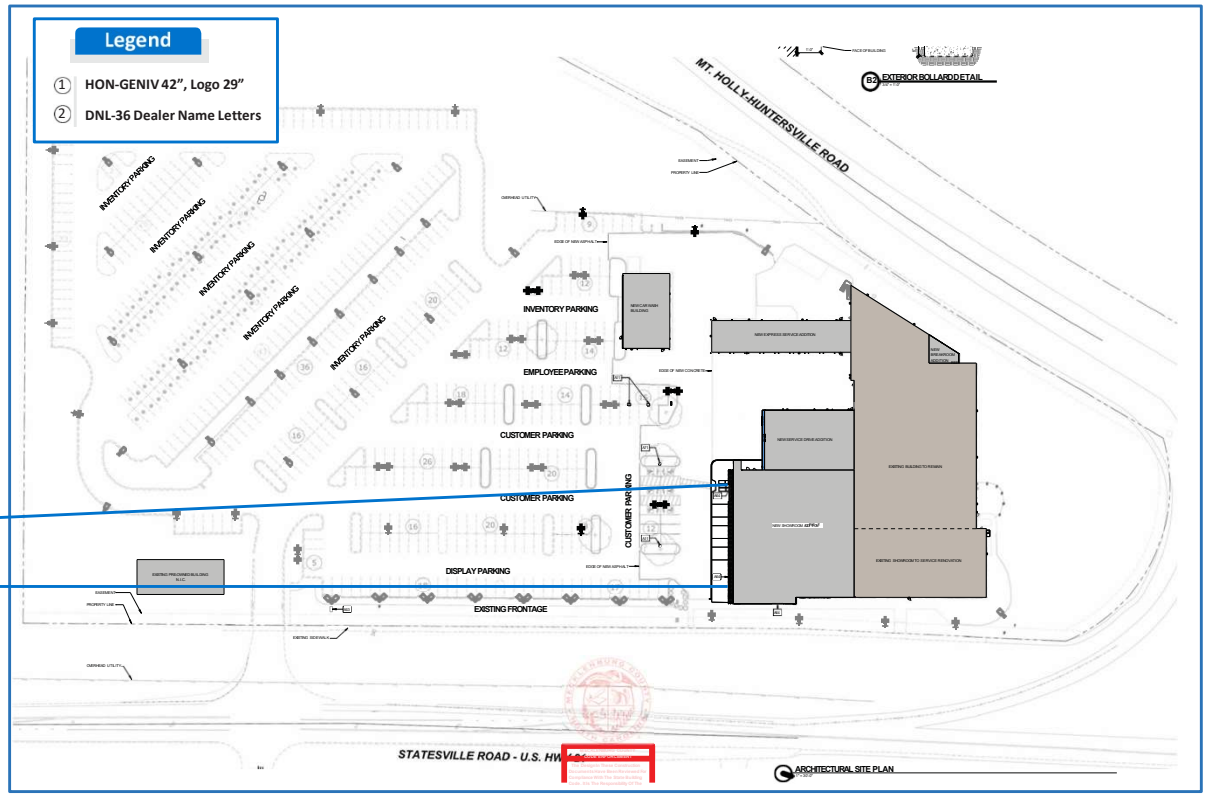
Placement: Attach between 1st & 2nd louver from front

Pattison
1.866.635.1110
pattisonid.com

Si

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

08-15-2025
Noted
B. Williams
H. Charles



Huntersville
DNL-36

HONDA
4x5 GEN-4 Emblem

Pattison
1.866.635.1110
pattisonid.com

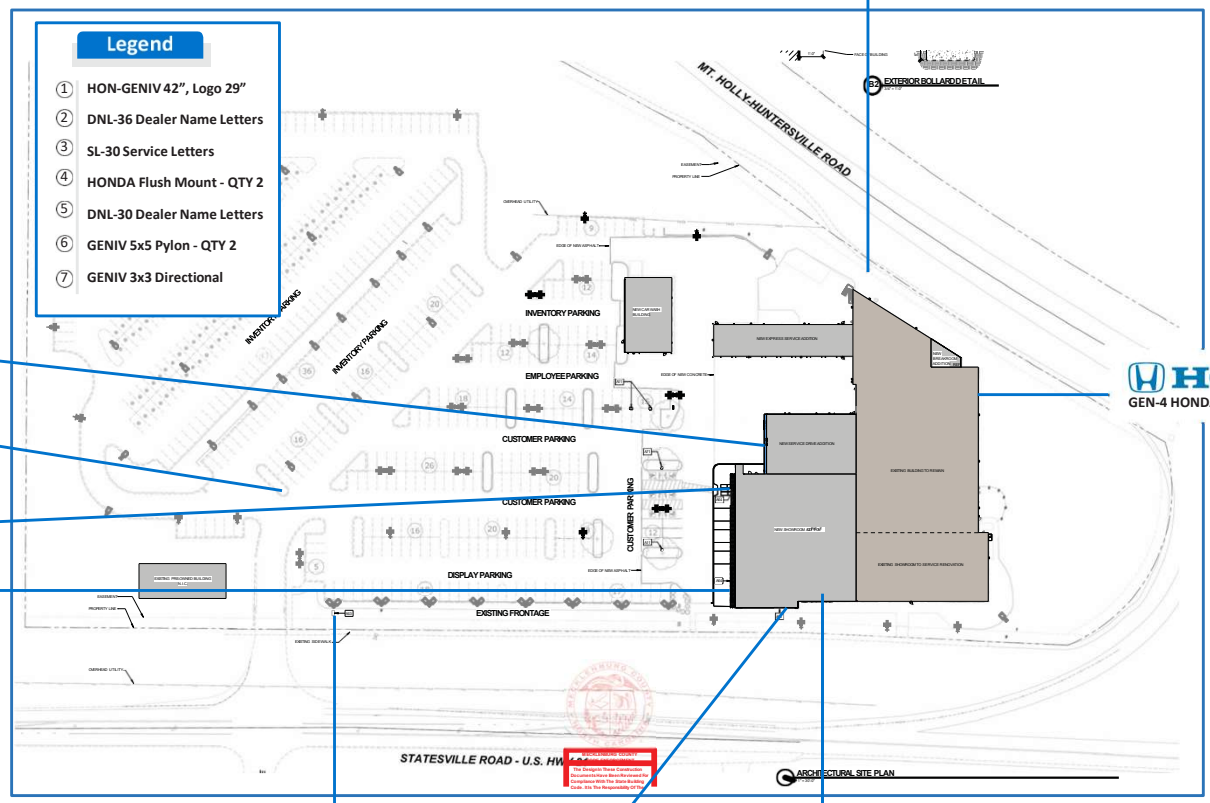


Si

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

08-15-2025
Noted
B. Williams
H. Charles

GENIV 5x5 Pylon



Service
SL-30

3x3 Directional

Huntersville
DNL-36

4x5 GEN-4 Emblem

GEN-4 HONDA Flush Mount

GENIV 5x5 Pylon

Huntersville
DNL-30

GEN-4 HONDA Flush Mount

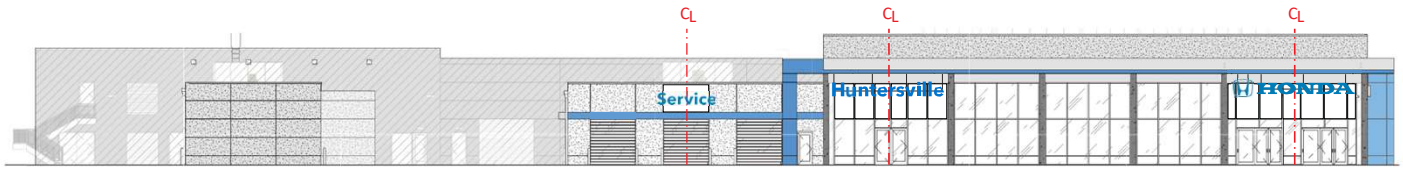
Pattison
1.866.635.1110
pattisonid.com

Elevations

H209014
Hall Honda Huntersville
12815 Statesville Road
Huntersville, NC, 28078-9212, USA

Elevation Signage

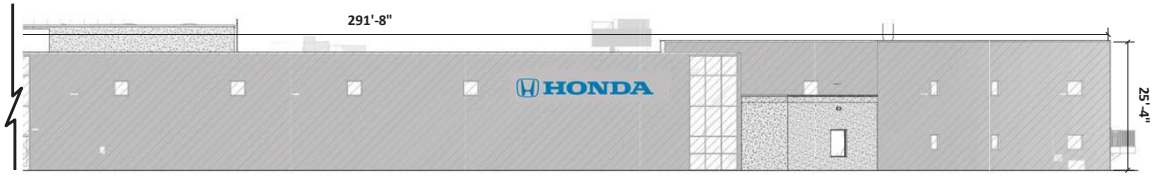
08-15-2025
Noted
B. Williams
H. Charles



South Elevation
Scale: 3/32" = 1'-0"



East Elevation
Scale: 3/32" = 1'-0"

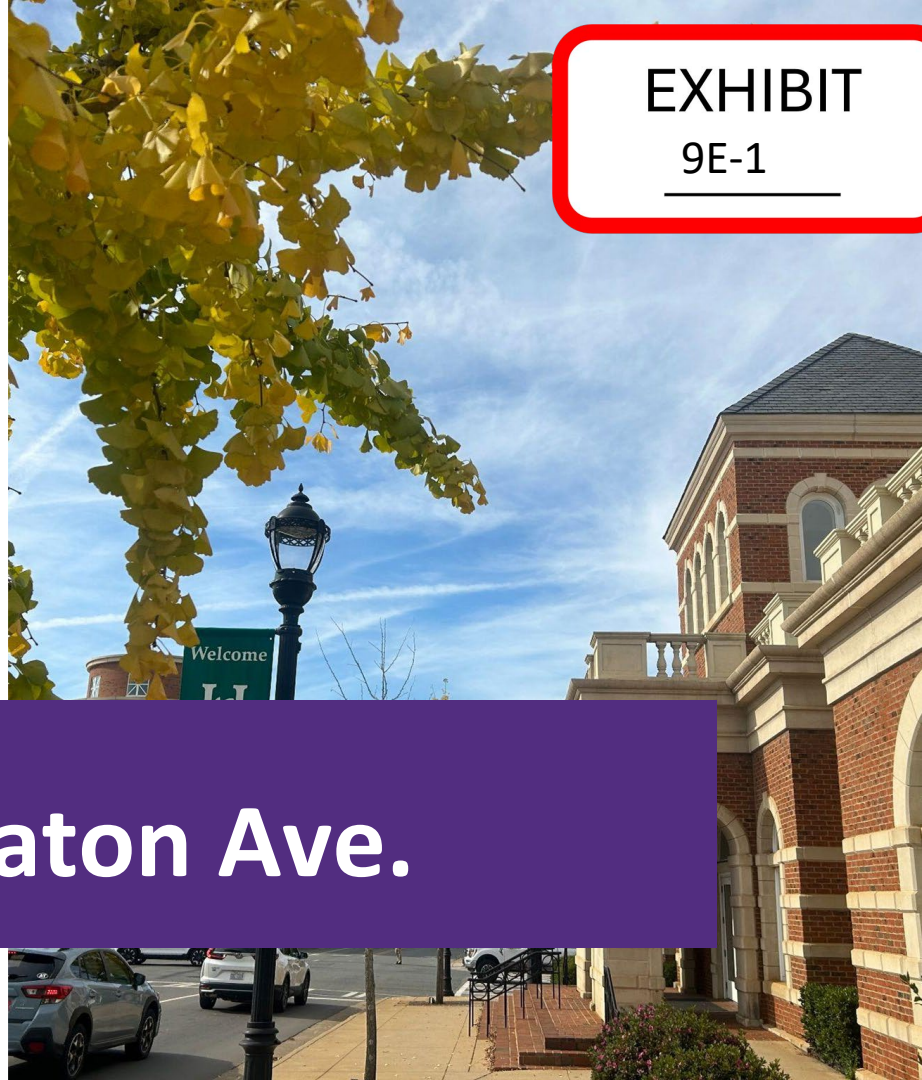


North Elevation
Scale: 3/32" = 1'-0"

Pattison
1.866.635.1110
pattisonid.com

Town of Huntersville
NORTH CAROLINA

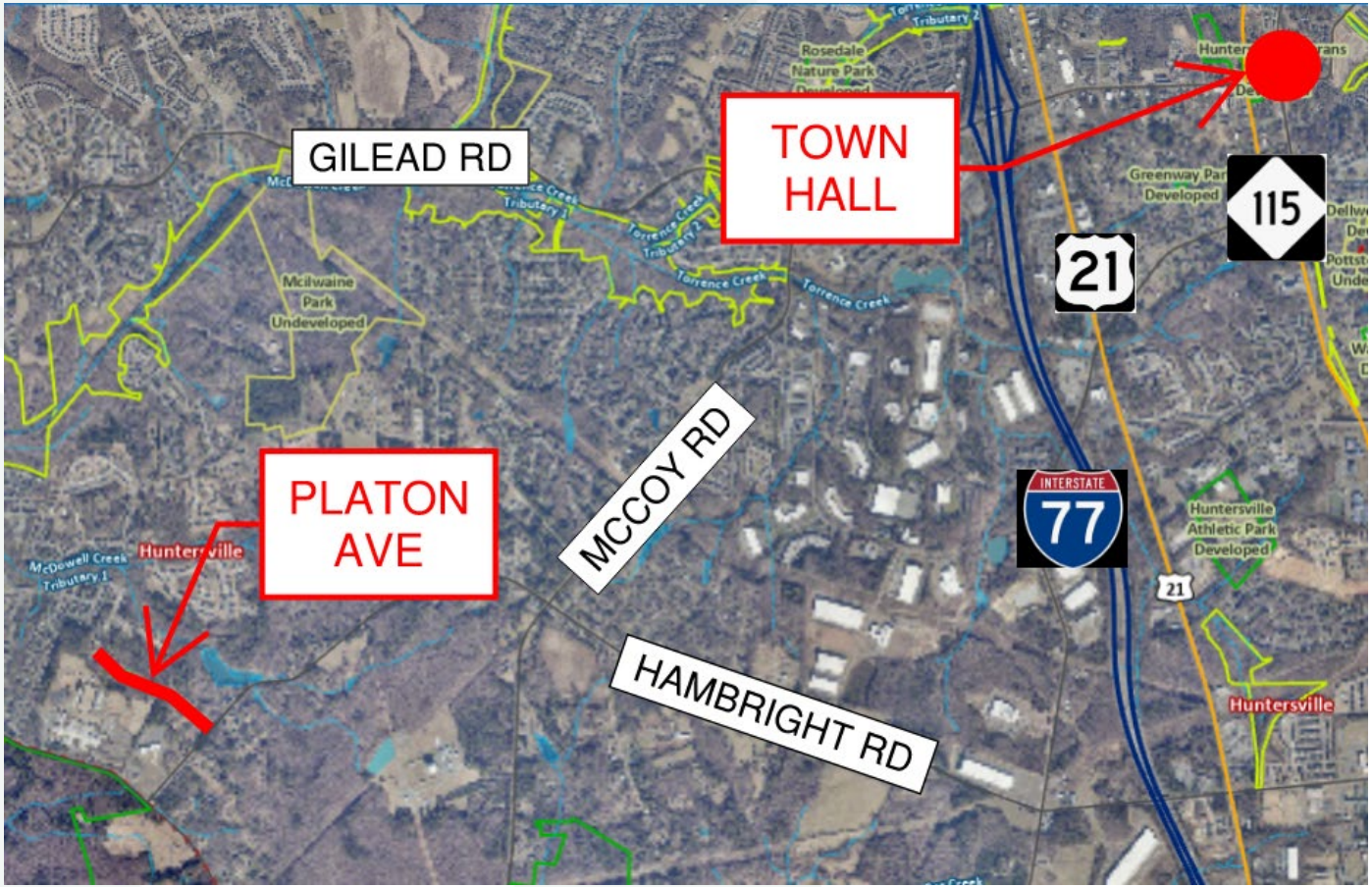
EXHIBIT
9E-1



May 4th, 2026

Traffic Calming for Platon Ave.

Vicinity Map



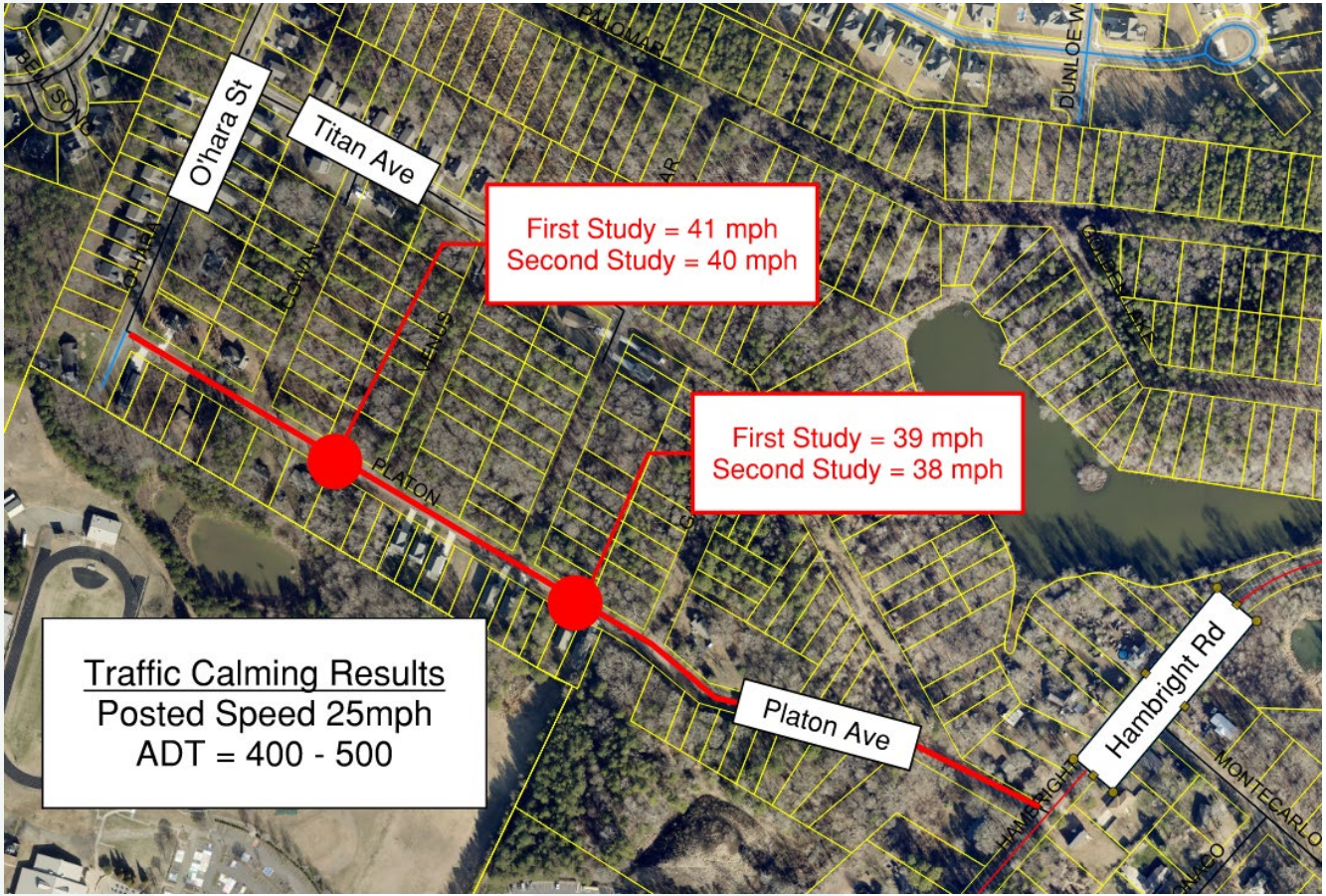
Location Map



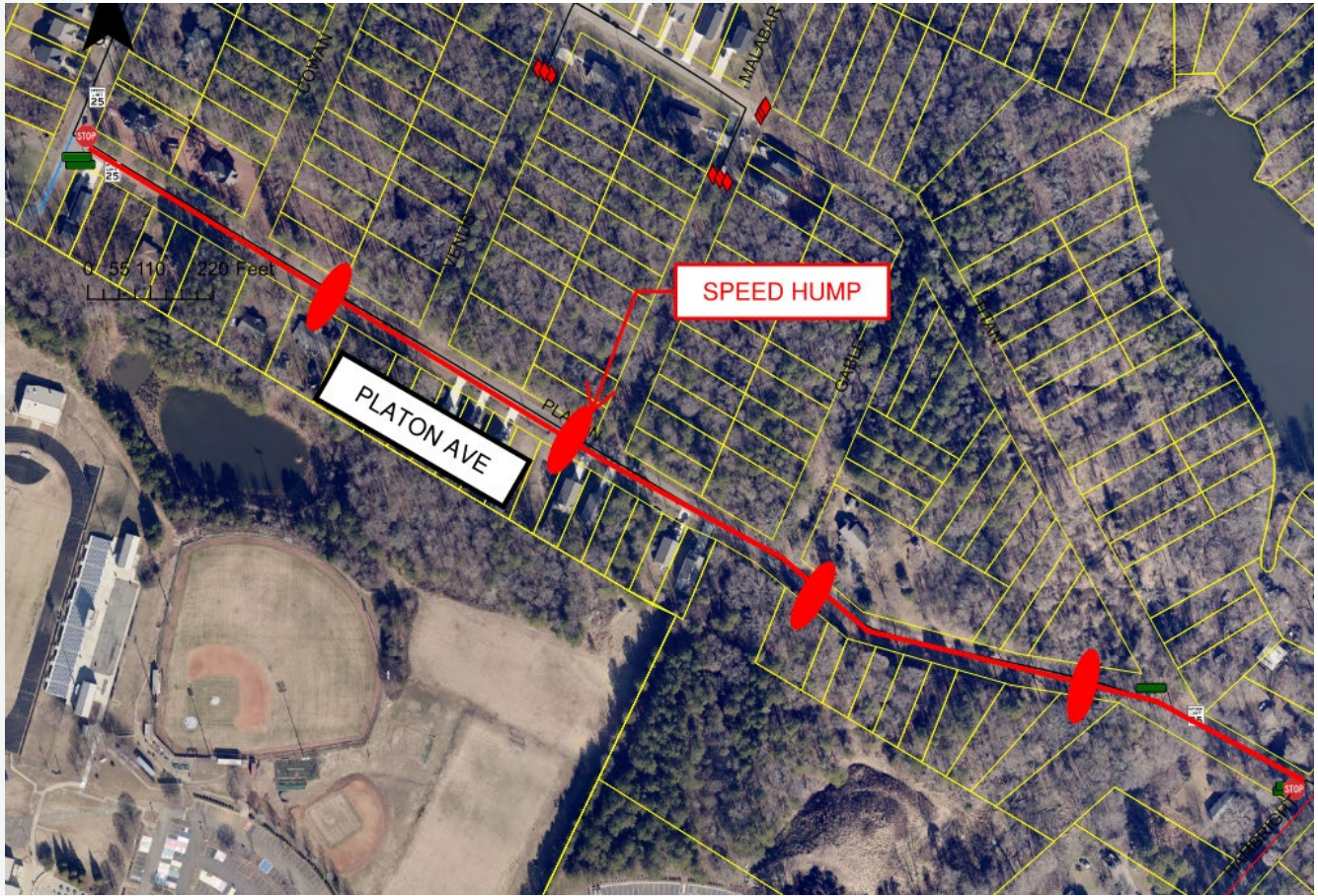
Street View is Westbound



Speed Data Results



Speed Hump Layout



Option 1 – 4 Speed Humps



Option 2 – 4 Speed Humps (Community's Pick)



Option 3 – 6 Speed Humps



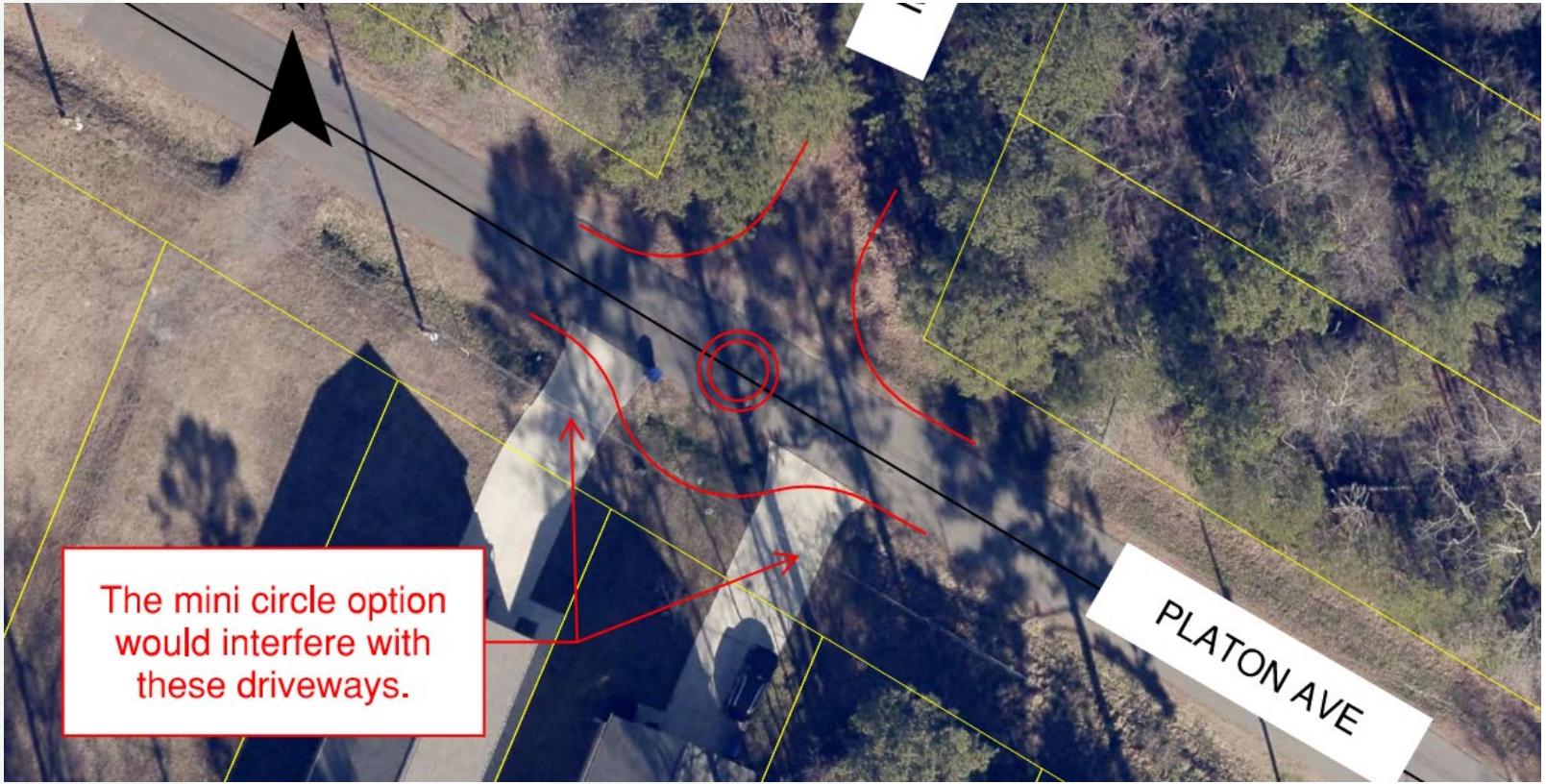
Option 4 – 6 Mini Circles



Speed Hump Example



Mini Circle Example



Questions, and next steps

Town of Huntersville
NORTH CAROLINA



Speed Study Data

Initial Study

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

Re-study

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

Town of Huntersville
NORTH CAROLINA

EXHIBIT
9F-1



Right of Way Abandonment
A Portion of West Church Street

Abandonment Process

North Carolina General Statues (N.C.G.S) Section 160A-299 “Procedure for permanently closing streets and alleys”

Petitioner

Submits Petition with a sealed survey of road area requesting to be abandoned.

Town Staff

Reviews survey for compliance and prepares a Call for Public Hearing & Resolution Declaring Intent to Close.

Notice

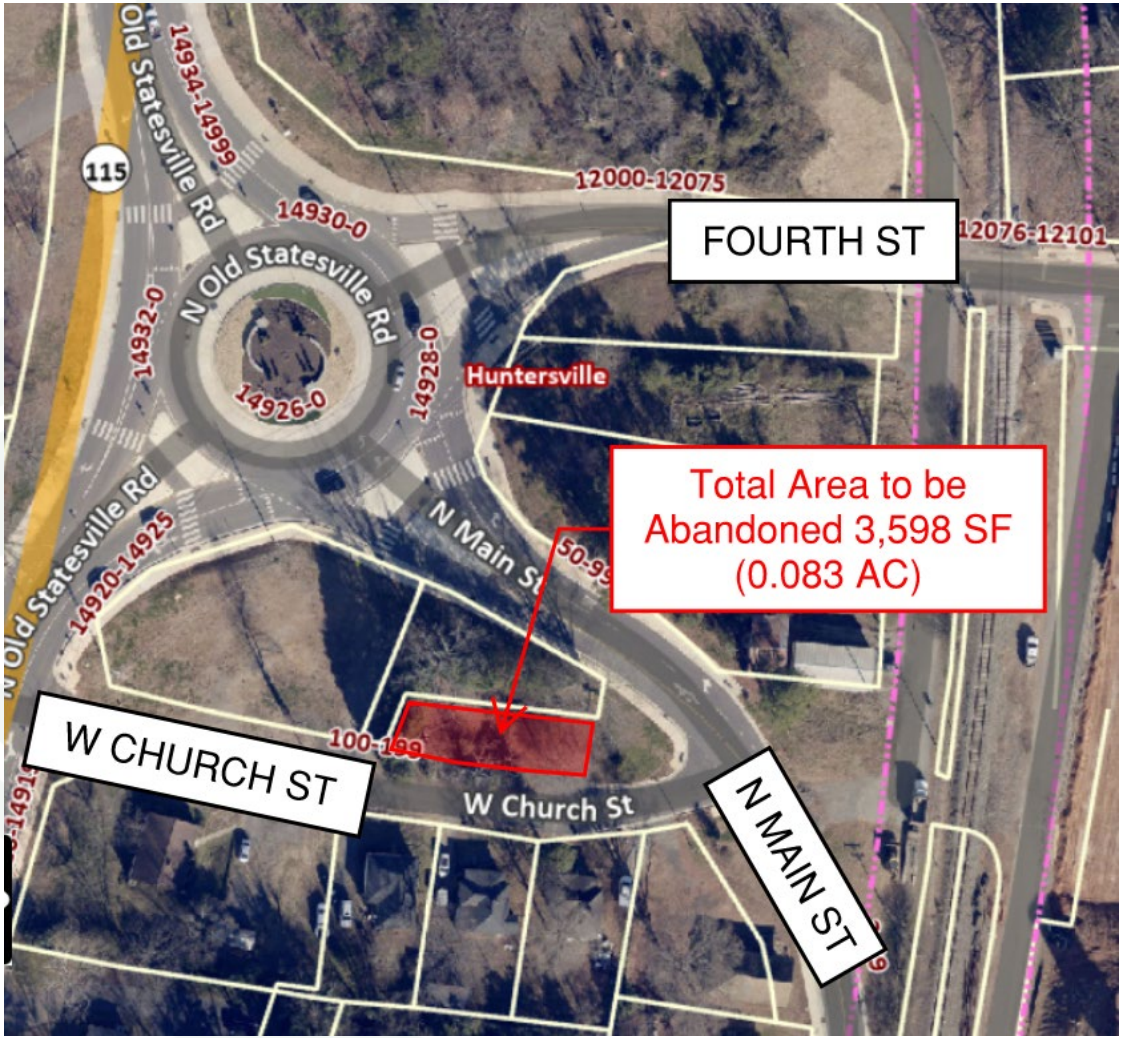
Notice of Closing & Public Hearing physically posted at location. Resolution of Intent to be published as a legal notice.

Location Maps





Area to Abandon



Questions?

Town of Huntersville
NORTH CAROLINA

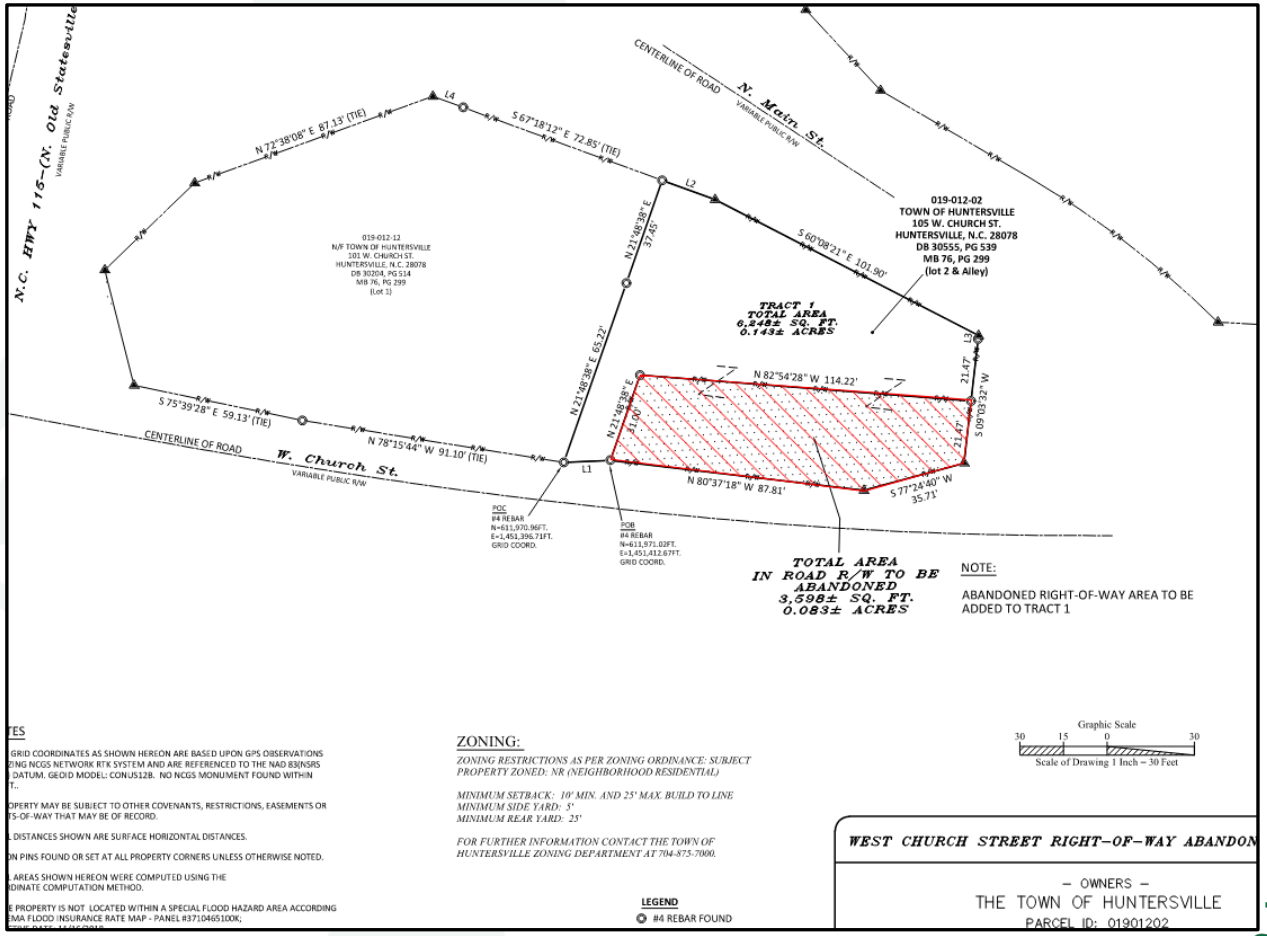


Notice of Closing

A notice shall be prominently posted in at least two (2) places along said street.



Plat Exhibit



Town of Huntersville
NORTH CAROLINA

EXHIBIT
9G-1



Right of Way Abandonment
A Portion of North Church Street

Abandonment Process

North Carolina General Statues (N.C.G.S) Section 160A-299 “Procedure for permanently closing streets and alleys”

Petitioner

Submits Petition with a sealed survey of road area requesting to be abandoned.

Town Staff

Reviews survey for compliance and prepares a Call for Public Hearing & Resolution Declaring Intent to Close.

Notice

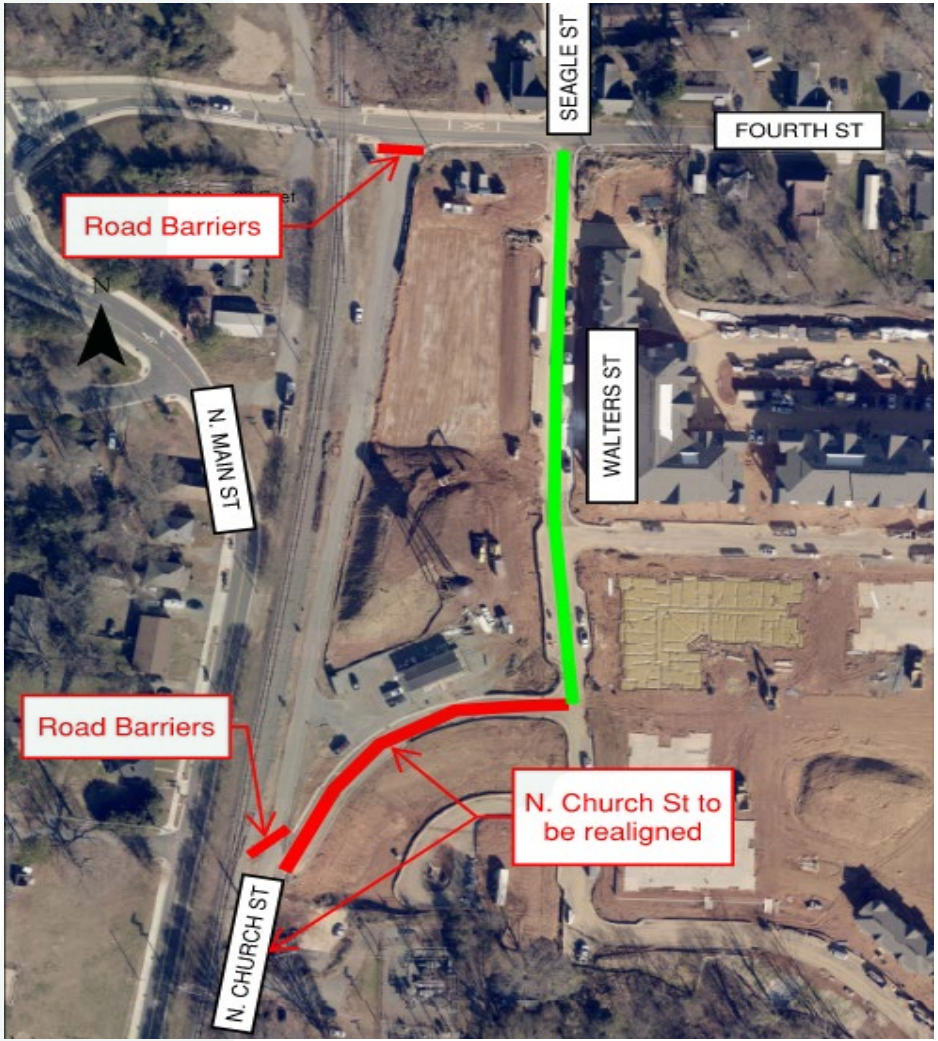
Notice of Closing & Public Hearing physically posted at location. Resolution of Intent to be published as a legal notice.

Location Maps





Realignment



Area to Abandon



Questions?

Town of Huntersville
NORTH CAROLINA

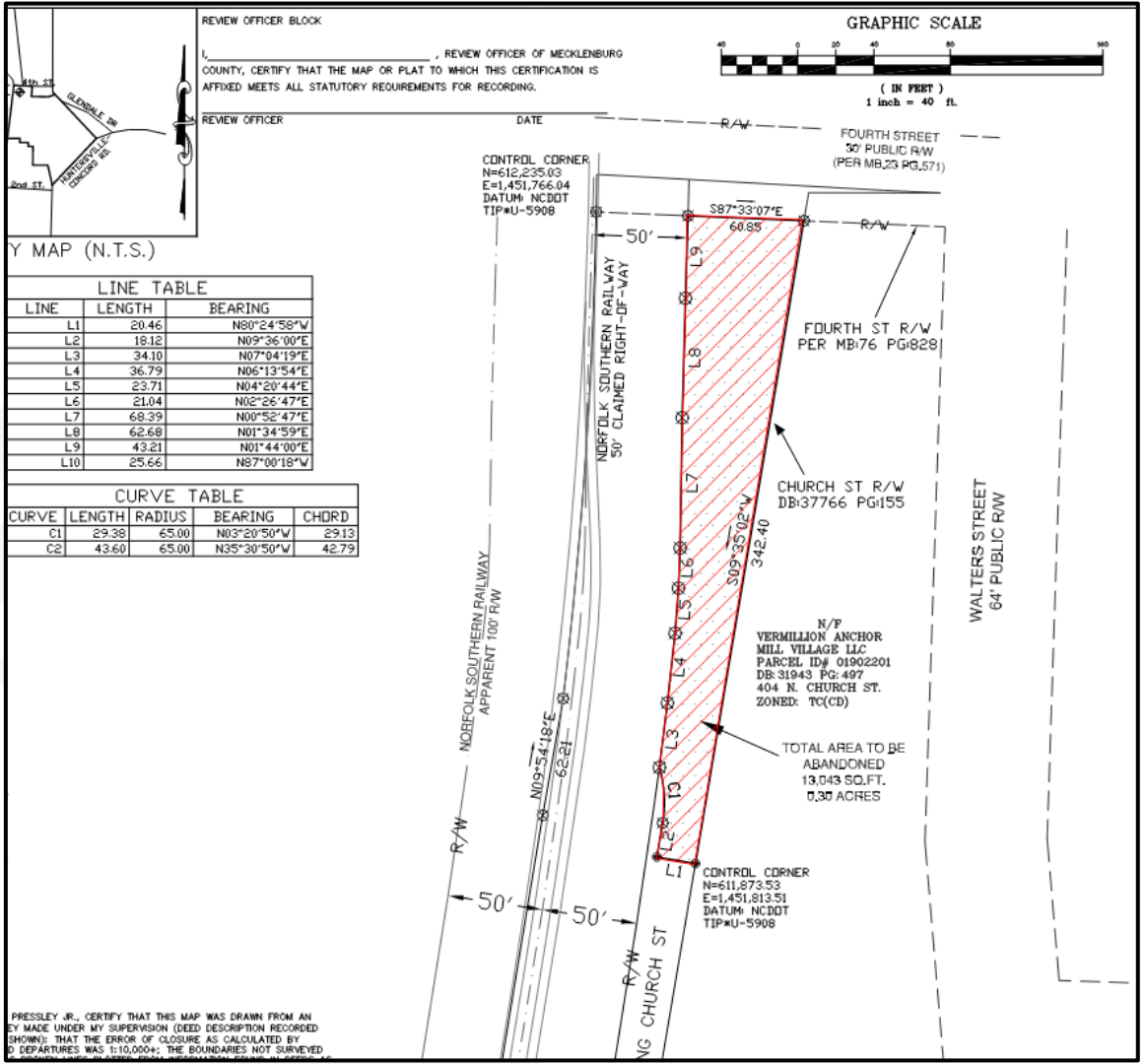


Notice of Closing

A notice shall be prominently posted in at least two (2) places along said street.



Plat Exhibit



Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: Resolution to acquire property - McCoy Road Improvements Project

---

Explain Request:
The Town's Engineering Department has determined that the acquisition of fee simple right of way, and/or easements is necessary to the delivery of the McCoy Road Improvements Project.

Action Recommended: Adopt Item

Alternative Action:
None

Financial Implications:
Bond Funds.

Attachments:
1. Exhibit A - Parcel Index

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACQUIRE RIGHT OF WAY AND EASEMENTS NECESSARY FOR THE CONSTRUCTION OF THE MCCOY ROAD IMPROVEMENTS PROJECT

Resolution No. R-2026-17

WHEREAS, the Town of Huntersville (the "Town") has determined that the acquisition of fee simple right of way, and/or easements is necessary to the delivery of the McCoy Road Improvements Project; and

WHEREAS, the Town finds that such title, rights-of-way, and easements, including existing public rights-of-way and easements, are for a public use and necessary for the construction of the McCoy Road Improvements Project; and

WHEREAS, the statutory powers of the Town include the power to acquire real property (N.C.G.S. §160A-11 and §160A-240.1), including the power of eminent domain (N.C.G.S. Chapter 40); and

WHEREAS, to meet said defined project delivery schedule, property acquisition process should begin no later than May 2026; and

WHEREAS, the Town's proposed property acquisition process for the McCoy Road Improvements Project will comply with applicable federal and state requirements; and

WHEREAS, the Town has certified that the parcels ("the Property"), represented on Exhibit A, are needed for the McCoy Road Improvements Project.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board approves and authorizes the acquisition of the necessary fee title, rights-of-way, and/or easements affecting the parcels described on Exhibit A at a price not to exceed that determined by the appraisals and permitted Administrative Adjustments for Right-of-Way Acquisition. No further action is required by this Board to authorize the acquisition.
2. In the event any of the parcels or interest in Exhibit A cannot be acquired by negotiations at the price authorized above, the Town Manager, through counsel, may institute and pursue acquisition by the process of Eminent Domain according to the procedures contained in Chapter 40A, including but not limited to, giving notice of intent to the property owner, executing and filing a complaint and declaration of taking and depositing the necessary appraised value amount with the Clerk of Superior Court of Mecklenburg County.
3. The Town Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to carry out the provisions of this Resolution; and
4. This Resolution shall be effective as of the date of its adoption.

Adopted this 19th day of May, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

_____

Emily Sloop, Town Attorney

EXHIBIT A - PARCEL INDEX
McCoy Rd Improvements Project

PARCEL #	PARCEL ID #	PROPERTY OWNER NAME
1	015-191-38	Debbie Dulin
2	015-191-31	Charlene Moody Bragg
3	015-271-11	Lucia Enriquez Martinez
4	015-271-10	Tracy L Cook
5	015-271-09	Ronald Lu, Amanda Nheip
6	015-271-02	Avis Dwanda Henderson
7	015-275-02	Madhuvan LLC
8	015-121-21	Sasikanth Sunkara, Monalisa Sunkara
9	015-121-24	Elisandro L Murillo, Hilda Murillo
10	015-121-25	Panfilo Garcia Sostenes, Eva Brito Hernandez
11	015-121-26	David Murillo Lara, Elisa Turrubiatres Buenrostro
12	015-121-27	Leonela Caba Fernandez, Merlyn M. Marte Caba
13	015-121-28	Mark James Gartsu, Robin A Gartsu
14	015-121-29	Fernando Montoya, Rosa Elena Garcia Garcia
15	015-332-65	Timothy Callinan, Amber Callinan
16	015-332-64	AMH NC Properties LP
17	015-332-63	Brian D Allison, Brenda B Allison
18	015-332-62	Melanie E. Ervin
19	015-332-61	Mary Norris
20	015-332-75	Michael Fontana, Anne Marie Fontana
21	015-332-67	Cynthia Japec

22	015-332-66	Charles J Rodgers, Alexandra James
23	015-121-47	Jerry Dean Myers
24	015-121-51	Jason L. Thompson
25	015-121-50	Juan S. Cortes-Leal, Evangelina Isabell Gonzalez-Bazan

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Jim Dotoli, Fire Chief

Subject: Fire Department Vehicle Surplus

Explain Request:
The vehicle is valued from $60,000 to $120,000 with equipment. The vehicle is no longer of value to the Huntersville Fire Department. The vehicle is being replaced in June 2026 with a new unit following the HFD truck replacement schedule of replacing fire apparatus over 20 years of age.

Action Recommended: Approve Item

Alternative Action:
None

Financial Implications:

Attachments:
1. Exhibit A
2. Exhibit B

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO DISPOSE OF SURPLUS PROPERTY

Resolution No. R-2026-18

WHEREAS, the Town of Huntersville owns a fire truck (the "Vehicle") described further in **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, the Vehicle is surplus property which the Town desires to sell by either private sale or electronic public auction; and

WHEREAS, N.C.G.S. § 160A-270(b) permits the Town to sell personal property by electronic public auction; and

WHEREAS, section 7.2 of the Town of Huntersville' s Charter permits the Town to sell personal property by private sale; and

WHEREAS, the Town of Huntersville Board of Commissioners (the" Town Board") now desires to authorize the sale of the Vehicle by private sale or electronic public auction.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board hereby declares the Vehicle surplus property and authorizes the sale of the Vehicle pursuant to N. C. G. S. § 160A-270(b) or section 7.2 of the Town's Charter.
2. The Town Board authorizes the Town Manager or his designee to sell the Vehicle described in **Exhibit A** by private sale or electronic auction on GovDeals.com.
3. The Town Board authorizes the Town Manager, acting upon the advice of legal counsel, to take actions necessary to execute the sale of the Vehicle without further Town Board action.
4. The notice attached hereto as **Exhibit B** shall be published on the Town's website a minimum of ten (10) days prior to any sale by electronic auction.
5. The Town reserves the right to withdraw the Vehicle from sale at any time and the right to reject all bids and/or offers.

Adopted this 19th day of May, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

Exhibit A

Surplus Item:
2003 Spartan Marion Engine
Vin#4S7AT2F923C044175
Mileage-145,952
Engine Hours-9,881

Exhibit B

PUBLIC NOTICE

SALE OF TOWN SURPLUS PERSONAL PROPERTY BY ELECTRONIC AUCTION (N.C.G.S. § 160A-270(b))

Commented [ES1]: Need to include the time, date, place, and terms of the sale by electronic auction, the electronic address where information about the property to be sold can be found, and the electronic address where electronic bids may be posted. We should have a notice sample from the last time we did a sale by auction.

The Town of Huntersville Board of Commissioners passed a resolution on May 19, 2026, authorizing the electronic auction of the fire truck, described further below, beginning July 13, 2026 at 8:00 a.m. and ending July 27, 2026 at 5:00 p.m. on GovDeals.com. A minimum selling price will be set for the truck. Appointments for previewing can be made by contacting the Fire Chief via phone or email address listed below. The Town reserves the right to remove the vehicle from sale at any time.

The terms of the final sale are that:

1. The payment must be by Certified or cashier' s check.
2. All items are to be removed within ten (10) business days from close of auction.
3. All other terms may be found on GovDeals.com.

For questions regarding this sale or to schedule a preview appointment, contact: Jim Dotoli, Fire Chief, at 704- 464-5581 or jdotoli@huntersville.org.

Surplus Item:
2003 Spartan Marion Engine
Vin#4S7AT2F923C044175
Mileage-145,952
Engine Hours-9,881

Engine location for preview:
Fire Station No. 3
13523 Eastfield Rd.
Huntersville, NC 28078

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lauren Speight, Senior Planner

Subject: Call a Public Hearing for Petition #R26-03: Vermillion Village Amendment

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Explain Request:

Call a public hearing for June 2, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #R26-03 Vermillion Village, a request by MPV Properties to amend #R20-05 to reduce the building height for Shopfront Buildings A, B, and C.

Action Recommended: Approve Item

Alternative Action:
None

Financial Implications:
N/A

Attachments:
None

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Subject: Public Hearing on Proposed Budget

Explain Request:
Conduct a public hearing on the proposed budget for FY27.

Action Recommended: Conduct Public Hearing

Alternative Action:
None

Financial Implications:
N/A

Attachments:
None

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Public Hearing on Petition #ANNEX 26-01: Cambridge-Prosperity, LLC

Explain Request:
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.

Action Recommended: Conduct Public Hearing

Alternative Action:
None

Financial Implications:
N/A

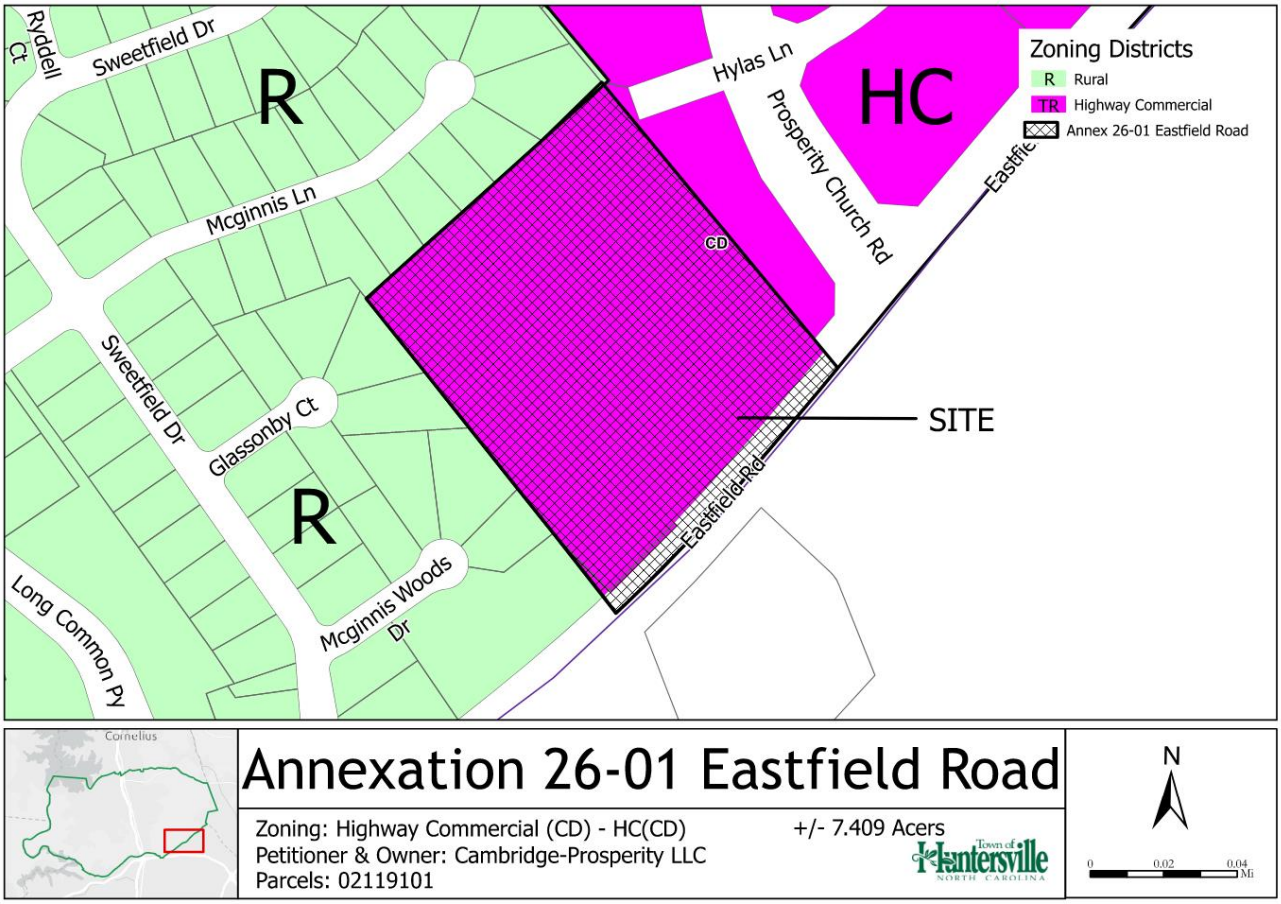
Attachments:
1. Annex 26-01 Staff Report
2. Annexation Petition
3. Annex 26-01 Eastfield Road Plat_FINAL
4. Annex 26-01 - Certificate of Sufficiency_Signed
5. Thank you for placing your order with us IPL0339083
6. LEGAL DESCRIPTION

Annexation Petition # 26-01 (Noncontiguous)
Eastfield Road

EXPLANATION OF THE REQUEST

Petition Annex #26-01 is for the noncontiguous annexation of one parcel into the Town of Huntersville. Identified as PIDs 02119101, the 6.98-acre parcel will be utilized for commercial development.

LOCATION



BACKGROUND

The petitioner, Cambridge-Prosperity, LLC, has filed a petition to consider voluntary, noncontiguous annexation pursuant to North Carolina General Statutes Section 160A-58.1.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on May 8, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on May 9, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on May 19, 2026, the voluntary, contiguous annexation would also become effective on May 19, 2026.

ATTACHMENTS

A - Noncontiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

Town of Huntersville
NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed: Mecklenburg County Parcel PIN 02119101

3. The area to be annexed is (contiguous) **(non-contiguous)** [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner **(does)** (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Approved rezoning (EPM #404189) approved 2/11/2021 and pending approval of civil plans for the Parcels 02119101

Petitioner & Owner Signature

Petitioner

Petitioner: Cambridge-Prosperity, LLC

02119101 and 02119175

Parcel(s) Owned

Signature of Petitioner — Date: 4/20/26

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Cambridge-Prosperity, LLC

   02119101

   Parcel(s) Owned

   Signature of Property Owner(s) — Date: 4/20/26

2. Property Owner(s): _____

   Parcel(s) Owned

   Signature of Property Owner(s) — Date

3. Property Owner(s): _____

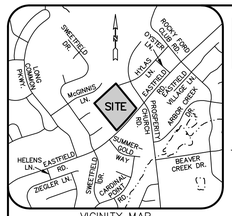
   Parcel(s) Owned

   Signature of Property Owner(s) — Date

4. Property Owner(s): _____

   Parcel(s) Owned

   Signature of Property Owner(s) — Date



VICINITY MAP
NOT TO SCALE

PURPOSE STATEMENT
THE PURPOSE OF THIS MAP IS TO ANNEX PARCEL ID #02119101

NOTES:

1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 1:13,645.
2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. MAP NUMBER 3710456900K, EFFECTIVE DATE NOVEMBER 16, 2018.
5. ELEVATIONS TRANSFERRED FROM N.C.G.S. MONUMENT "MAIN" HAVING AN ELEVATION OF 812.55', VERTICAL DATUM IS NAVD 1988.
6. CONTOUR INTERVAL IS ONE (1) FOOT.
7. SOURCE OF UNDERGROUND UTILITY MARKING IS ALLIED ASSOCIATES, P.A., (336)765-2377; THE UTILITY MARKINGS ARE TO BE WITHIN +/-2' (FEET) OF THE ACTUAL UTILITY BEING MARKED. CESI IS RESPONSIBLE FOR THE LOCATION OF THE UTILITY MARKING AND NOT THE ACTUAL LOCATION OF THE UTILITIES BEING MARKS. THERE MAY BE MORE UNDERGROUND UTILITIES THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
8. THIS MAP DOES NOT CONFORM TO G.S. 47-30 AS AMENDED.
9. THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
10. ONGOING EARTH MOVING WORK WAS NOT OBSERVED AT THE TIME OF THIS SURVEY.
11. IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
12. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.
13. ANNEXATION SHOULD EXTEND TO THE CENTER OF THE ROAD
14. TWO CONCRETE MONUMENTS WILL BE ADDED IN FUTURE SUBDIVISION.
15. ZONING IS/WILL REMAIN AFTER ANNEXATION HC(CD)

ANEXATION DATA:

PROPERTY AREA TO BE ANNEXED: 6.980 ACRES [304,067 SQ.FT.]
RIGHT OF WAY AREA TO BE ANNEXED: 0.429 ACRES [18,673 SQ.FT.]
TOTAL AREA TO BE ANNEXED: 7.409 ACRES [322,740 SQ.FT.]

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON:
2. MECKLENBURG COUNTY ON-LINE G.I.S. TAX MAP.
3. UNRECORDED MAP TITLED "TOPOGRAPHIC SURVEY OF: CRESCENT & McGINNIS TRACTS, EASTFIELD ROAD, INTERSECTIONS & OFFSITE", BY CESI, DATED DECEMBER 24, 2008, CESI JOB NO. 060921.000.
4. UNRECORDED MAP TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF: CRESCENT & McGINNIS TRACTS, EASTFIELD ROAD & PROSPERITY CHURCH ROAD", BY CESI, DATED AUGUST 11, 2011, CESI JOB NO. 110724.000.

ANNEXATION EXEMPTION BLOCK
I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47-30 PURSUANT TO N.C.G.S. 47-30(J).

_____
(INSERT NAME) N.C. PLS-4918

LOT #69
ARTHUR MCNEAL & wife, CHERI F. MCNEAL
DB. 9939, PG. 316
MB. 28, PG. 959
TAX NO. 021-191-43
ZONED: R
12706 MCGINNIS LN HUNTERSVILLE NC 28078

LOT #68
SETH C. PERRY & wife, JENNIFER L. PERRY
DB. 18831, PG. 698
MB. 28, PG. 959
TAX NO. 021-191-42
ZONED: R
12712 MCGINNIS LN HUNTERSVILLE NC 28078

LOT #67
CHRISTOPHER MICHEAL BRIEGER
DB. 38474, PG. 423
MB. 28, PG. 959
TAX NO. 021-191-41
ZONED: R
12718 MCGINNIS LN HUNTERSVILLE NC 28078

LOT #66
MEGAN MARIE DUPRIEST
DB. 37374, PG. 376
MB. 28, PG. 959
TAX NO. 021-191-40
ZONED: R
12724 MCGINNIS LN HUNTERSVILLE NC 28078

LOT #65
MITCHELL S. MARTIN & wife, CHERYL A. MARTIN
DB. 10514, PG. 245
MB. 28, PG. 959
TAX NO. 021-191-39
ZONED: R
12730 MCGINNIS LN HUNTERSVILLE NC 28078

LOT #64
JUNITA L. LAKE-SHANKS & spouse, ANDRE T. SHANKS
DB. 20716, PG. 532
MB. 28, PG. 959
TAX NO. 021-191-38
ZONED: R
12736 MCGINNIS LN HUNTERSVILLE NC 28078

LOT #78
JAMES E. KIRCH & wife, DENISE KIRCH
DB. 10107, PG. 527
MB. 28, PG. 959
TAX NO. 021-191-52
ZONED: R
12815 GLASSONBY CT HUNTERSVILLE NC 28078

S37°20'57"E 16.09' TIE

#3 REBAR

#4 REBAR

(54.59') (70.45') (82.98') (69.96') (233.99')

N47°15'36"E 511.97' TOTAL

#4 REBAR

S39°36'38"E 86.81' TIE

15' BUILD-TO-SETBACK

GLASSONBY COURT
40' PUBLIC RIGHT-OF-WAY

LOT #79
OLGA A. DECKER & ROBERT GILL LANGSTON
DB. 37724, PG. 499
MB. 28, PG. 959
TAX NO. 021-191-53
ZONED: R
12820 GLASSONBY CT HUNTERSVILLE NC 28078

(151.29')

#4 REBAR

LOT #80
CODY D. BAKER & wife, KATHERINE M. BAKER
DB. 31485, PG. 646
MB. 28, PG. 959
TAX NO. 021-191-54
ZONED: R
12814 GLASSONBY CT HUNTERSVILLE NC 28078

(114.58')

N39°19'07"W 613.14' TOTAL
(71.00') #4 REBAR

15' BUILD-TO-SETBACK

515.4'

LOT #88
TENELLE L. GARDNER
DB. 33042, PG. 503
MB. 28, PG. 959
TAX NO. 021-191-62
ZONED: R
12717 MCGINNIS WOODS DR HUNTERSVILLE NC 28078

(54.71')

#4 REBAR

McGINNIS WOODS DRIVE
50' PUBLIC RIGHT-OF-WAY

LOT #89
REBECCA C. DAUM & husband, JOHN A. DAUM
DB. 26583, PG. 624
MB. 28, PG. 959
TAX NO. 021-191-63
ZONED: R
12718 MCGINNIS WOODS DR HUNTERSVILLE NC 28078

(91.48')

#2 REBAR

LOT #90
McGINNIS VILLAGE HOMEOWNERS ASSOCIATION, INC.
DB. 33929, PG. 482
MB. 28, PG. 959
TAX NO. 021-191-64
ZONED: R
12710 MCGINNIS WOODS DR HUNTERSVILLE NC 28078

(130.08')

#5 REBAR
N: 599,102.04'
E: 1,466,977.40'
N.C. GRID ~ NAD 83(2001)

POINT OF BEGINNING
SURVEY DESCRIPTION

10' TEMPORARY CONSTRUCTION EASMT. PER DB. 33778, PG. 301

15' BUILD-TO-SETBACK

DEDICATED AS RIGHT-OF-WAY PER DB. 28290, PG. 205

#5 REBAR

S40°08'48"W 139.83'

ANNEXATION SHOULD EXTEND TO THE CENTER OF THE ROAD

#5 REBAR

A= 228.20' R= 4465.00'
CH= S41°36'39"W 228.18'

RIGHT OF WAY TO BE ANNEXED
AREA: 0.429 ACRES
[18,673 SQ.FT.]

#5 REBAR

N46°33'33"W 6.52' TIE

S44°08'21"W 152.13'

#4 REBAR-BENT

N39°19'07"W 4.90'

N30°42'07"E 259.13' GROUND 259.09' GRID

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10

EASTFIELD ROAD
PUBLIC RIGHT-OF-WAY, WIDTH VARIES
CENTERLINE FROM MB:65 PG:297 & DB:15970 PG: 580

CITY OF CHARLOTTE RIGHT-OF-WAY ACQUISITION PER CONSENT JUDGMENT DB. 19389, PG. 602

DEDICATED AS RIGHT-OF-WAY PER DB. 28290, PG. 208

#5 REBAR

S70°37'42"W 86.69' TIE

#5 REBAR

(23.40') TIE

(2.00')

N15°12'08"W 75.87' TIE

#5 REBAR

1/2" IRON PIPE

(66.21')

#4 REBAR

S39°36'38"E 564.83' TOTAL

(473.22')

#4 REBAR

HYLAS LANE
55' PUBLIC RIGHT-OF-WAY

CAMBRIDGE-PROSPERITY LLC
DB. 34266, PG. 332
TAX NO. 021-191-01
ZONED: HC(CD)

PROPERTY ADDRESS: 12901 EASTFIELD RD HUNTERSVILLE NC 28078

AREA TO BE ANNEXED: 6.980 ACRES
[304,067 SQ. FT.]

LOT #7
CAMBRIDGE-HUNTERSVILLE, LLC
DB. 26863, PG. 235
MB. 56, PG. 765
TAX NO. 021-191-75
ZONED: HC(CD)
4715 HYLAS LN HUNTERSVILLE NC 28078

LOT #6
CHARLOTTE 6909 MP RK6, L.P
DB. 38853, PG. 452
MB. 56, PG. 293
TAX NO. 021-191-74
ZONED: HC(CD)
6909 PROSPERITY CHURCH RD HUNTERSVILLE NC 28078

PROSPERITY CHURCH ROAD
PUBLIC RIGHT-OF-WAY, WIDTH VARIES (MB. 56, PG. 765)

PROSPERITY CHURCH ROAD
PUBLIC RIGHT-OF-WAY, WIDTH VARIES (MB. 44, PG. 736)

LOT #35
NIGEL J. TOYER & wife, LEIGH JAYNE TOYER
DB. 10646, PG. 114
MB. 28, PG. 34
TAX NO. 027-084-04
ZONED: R-3
6752 SUMMERGOLD WY CHARLOTTE NC 28269

SUMMERGOLD WAY
50' PUBLIC RIGHT-OF-WAY

N.C.G.S. "SUMMER"
N: 598,879.26'
E: 1,466,845.12'
Z: 795.02' (NAVD 88)
C.G.F.: 0.99984197
N.C. GRID ~ NAD 83(2001)

LOT A
MSD2 PROSPERITY CHURCH, LLC
DB. 35415, PG. 437
MB. 72, PG. 463
TAX NO. 027-084-02
ZONED: NS
12830 EASTFIELD RD HUNTERSVILLE NC 28078

LOT B
FULL MOON OF UNION COUNTY, LLC
DB. 15970, PG. 580
MB. 72, PG. 463
TAX NO. 027-084-01
ZONED: NS
12918 EASTFIELD RD HUNTERSVILLE NC 28078

LEGEND

- ● EXISTING IRON AS DESCRIBED
- ■ EXISTING R/W MONUMENT
- ○ SIP (SET #5 REBAR W/CAP)
- ⊠ NPS (NO POINT SET)
- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR PLAT)
- RIGHT-OF-WAY LINE
- TIE LINE
- EASEMENT LINE

N.C. GRID ~ NAD 83(2001) BASIS OF BEARING

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, _____, 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 DATE

SURVEY DESCRIPTION

TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT N.C.G.S. MONUMENT "SUMMER" HAVING THE FOLLOWING N.C. GRID ~ NAD 83(2001) COORDINATES N: 598,879.26'; E: 1,466,845.12', THEN RUN N30°42'07"E 259.13' (GROUND, 259.09' GRD, C.G.F. 0.99984197) TO AN EXISTING #5 REBAR HAVING THE FOLLOWING N.C. GRID ~ NAD 83(2001) COORDINATES N: 599,102.04'; E: 1,466,977.40', SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LOT #90 OF McGINNIS VILLAGE (PHASE 1 ~ MAP 1; MB. 28, PG. 959; MECKLENBURG COUNTY REGISTRY) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF LOTS 90, 89, 88, 80 & 79 OF SAID McGINNIS VILLAGE N39°19'07"W (PASSING A #3 REBAR AT A DISTANCE OF 130.08', A #4 REBAR AT A DISTANCE OF 221.56', A #4 REBAR AT A DISTANCE OF 347.27', AND A #4 REBAR AT A DISTANCE OF 461.85') FOR A TOTAL DISTANCE OF 613.14' TO AN EXISTING #4 REBAR BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT #69 IN SAID McGINNIS VILLAGE, SAID POINT BEING LOCATED S37°20'57"E 16.09' OF AN EXISTING #3 REBAR; THENCE WITH THE EASTERN PROPERTY LINE OF LOTS 69, 68, 67, 66, 65 & 64 IN SAID McGINNIS VILLAGE N47°15'36"E (PASSING AN EXISTING #4 REBAR AT A DISTANCE OF 54.59', A #4 REBAR AT A DISTANCE OF 125.04', A #4 REBAR AT A DISTANCE OF 208.02', AND A #4 REBAR AT A DISTANCE OF 277.98') FOR A TOTAL DISTANCE OF 511.97' TO AN EXISTING #4 REBAR BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT #7 OF HUNTERSVILLE MARKET (PHASE 1, MAP 1; MB. 56, PG. 765; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED S39°36'38"E 86.81' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF LOT #7 IN SAID HUNTERSVILLE MARKET S39°36'38"E (PASSING AN EXISTING 1/2" IRON PIPE AT A DISTANCE OF 66.21', PASSING AN EXISTING CONCRETE MONUMENT AT A DISTANCE OF 539.43', AND A SET #5 REBAR WITH CAP AT A DISTANCE OF 562.83') FOR A TOTAL DISTANCE OF 564.83' TO A COMPUTED POINT ON THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF EASTFIELD ROAD, SAID POINT BEING LOCATED N50°12'08"W 75.87' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF SAID EASTFIELD ROAD TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) S40°08'48"W 139.83' TO A SET #5 REBAR WITH CAP, AND 2) A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 228.20', A RADIUS OF 4465.00' AND A CHORD OF S41°36'39"W 228.18' TO AN EXISTING #5 REBAR BEING A PROPERTY CORNER OF FULL MOON OF UNION COUNTY, LLC (DB. 33778, PG. 301; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED N46°33'33"W 6.52' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN PROPERTY LINE OF SAID FULL MOON OF UNION COUNTY, LLC S44°08'21"W 152.13' TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 6.980 ACRES (304,067 SQ. FT.), MORE OR LESS, AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE LOCATION & TOPOGRAPHIC SURVEY OF: 12901 EASTFIELD ROAD", BY CESI, DATED FEBRUARY 4, 2020, CESI JOB #190622.000.

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31. BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE MECKLENBURG PLANNING COMMISION.

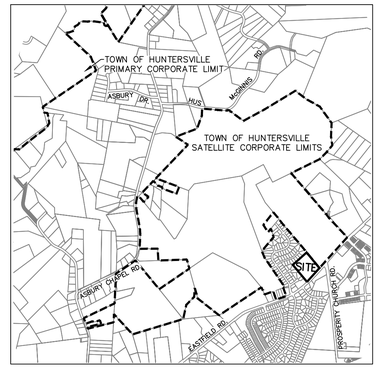
THIS_____DAY OF_____, _____ (2026)

_____
MAYOR, TOWN OF HUNTERSVILLE

ATTEST_____
TOWN CLERK

OWNER CERTIFICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS 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) Date



LINE TABLE		
LINE	BEARING	DISTANCE
L6	N40°30'48"E	51.99'
L8	N40°02'48"E	100.13'
L9	N40°16'48"E	102.90'
L10	N39°36'38"W	35.63'
L5	N42°28'48"E	60.66'
L7	N40°30'48"E	48.14'
L1	N39°19'07"W	26.38'
L2	S48°21'22"W	20.87'
L3	S48°21'22"W	88.75'
L4	S42°28'48"W	46.86'

I, DAVID L. HAYWOOD JR, CERTIFY THAT THIS PLAT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 16655, PAGE 0127); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:53,967; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 5TH DAY OF DECEMBER, 2026.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES.

_____
PROFESSIONAL LAND SURVEYOR L-4822

ANNEXATION MAP OF:

12901 Eastfield Road (Huntersville Market West)

MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

FOR CLIENT:
CAMBRIDGE PROPERTIES, INC.
831 E. MOREHEAD ST., SUITE 245
CHARLOTTE, NC 28202

DATE: JANUARY 5TH, 2026
REVISED:
SCALE: 1" = 40'
JOB NO.: 251340.000

COMPUTED BY: JRB
DRAWN BY: JRB & MTM
CHECKED BY: DLH

SCALE IN FEET
0 40 80 120

CESI
CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
© CESI 2020
ACAD FILE: 190622.DWG

CERTIFICATE OF SUFFICIENCY
(ANNEX 26-01)

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by G.S. 160A-58.1.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a noncontiguous area pursuant to NCGS §160A-58.1.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 8th day of MAY, 2026.

Catherine Cook, Deputy Town Clerk

(TOWN SEAL)

From: The Legals Adportal
To: Tracy Barron
Subject: Thank you for placing your order with us IPL0339083
Date: Thursday, May 7, 2026 3:32:22 PM

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

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

All orders include a 7% service fee and credit card processing fee if applicable.. For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number:	IPL0339083
Classification:	Legals & Public Notices
Package:	CLT - Legal Ads
Base amount:	$138.51
Service fee:	$4.45
Type	VISA
Discount:	-$0.00
Total payment:	$142.96
Payment Type:	visa

Account Details

TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664 105 Gilead Rd, 3rd Floor
Huntersville, NC 28070
704-768-2215
tbarron@huntersville.org
TOWN OF HUNTERSVILLE-PLANNING
Credit Card - visa **********4514

Schedule for ad number IPL03390830

Sat May 9, 2026
The Charlotte Observer *All Zones*
Digital Publication

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION (Eastfield Road)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on May 19, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-58.1, to annex to the Town of Huntersville certain noncontiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Od Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.youtube.com/@townofhuntersvillenc28078. The property subject to the Petition consists of approximately 6.98 acres (Annexation Petition 26-01), located on PIN#s Meck. Co. 021-191-01 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):LEGAL DESCRIPTION (ANNEX 26-01)TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT N.C.G.S. MONUMENT "SUMMER" HAVING THE FOLLOWING N.C. GIRD ˚ NAD 83(2001) COORDINATES N: 598,879.26'; E: 1,466,845.12', THEN RUN N30°42'07"E 259.13' (GROUND, 259.09' GRID, C.G.F. 0.99984197) TO AN EXISTING #5 REBAR HAVING THE FOLLOWING N.C. GIRD ˚ NAD 83(2001) COORDINATES N: 599,102.04'; E: 1,466,977.40', SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LOT #90 OF McGINNIS VILLAGE (PHASE 1 - MAP 1; MB. 28, PG. 959; MECKLENBURG COUNTY REGISTRY) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF LOTS 90, 89, 88, 80 & 79 OF SAID McGINNIS VILLAGE N39°19'07"W (PASSING A #3 REBAR AT A DISTANCE OF 130.08', A #4 REBAR AT A DISTANCE OF 221.56', A #4 REBAR AT A DISTANCE OF 347.27', AND A #4 REBAR AT A DISTANCE OF 461.85') FOR A TOTAL DISTANCE OF 613.14' TO AN EXISTING #4 REBAR BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT #69 IN SAID McGINNIS VILLAGE, SAID POINT BEING LOCATED S37°20'57"E 16.09' OF AN EXISTING #3 REBAR; THENCE WITH THE EASTERN PROPERTY LINE OF LOTS 69, 68, 67, 66, 65 & 64 IN SAID McGINNIS VILLAGE N47°15'36"E (PASSING AN EXISTING #4 REBAR AT A DISTANCE OF 54.59', A #4 REBAR AT A DISTANCE OF 125.04', A #4 REBAR AT A DISTANCE OF 208.02', AND A #4 REBAR AT A DISTANCE OF 277.98') FOR A TOTAL DISTANCE OF 511.97' TO AN EXISTING #4 RE-BAR BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT #7 OF HUNTERSVILLE MARKET (PHASE 1, MAP 1; MB. 56, PG. 765; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED S39°36'38"E 86.81' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF LOT #7 IN SAID HUNTERSVILLE MARKET S39°36'38"E (PASSING AN EXISTING 1/2" IRON PIPE AT A DISTANCE OF 66.21', PASSING AN EXISTING CONCRETE MONUMENT AT A DISTANCE OF 539.43', AND A SET #5 REBAR WITH CAP AT A DISTANCE OF 562.83') FOR A TOTAL DISTANCE OF 564.83' TO A COMPUTED POINT ON THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF EASTFIELD ROAD, SAID POINT BEING LOCATED N50°12'08"W 75.87' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF SAID EASTFIELD ROAD TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) S40°08'48"W 139.83' TO A SET #5 REBAR WITH CAP, AND 2) A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 228.20', A RADIUS OF 4465.00' AND A CHORD OF S41°36'39"W 228.18' TO AN EXISTING #5 REBAR BEING A PROPERTY CORNER OF FULL MOON OF UNION COUNTY, LLC (DB. 33778, PG. 301; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED N46°33'33"W 6.52' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN PROPERTY LINE OF SAID FULL MOON OF UNION COUNTY, LLC S44°08'21"W 152.13' TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 6.980 ACRES (304,067 SQ. FT.), MORE OR LESS, AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE LOCATION & TOPOGRAPHIC SURVEY OF: 12901 EASTFIELD ROAD", BY CESI, DATED FEBRUARY 4, 2020, CESI JOB #190622.000.
IPL0339083
May 9 2026

EXHIBIT A

Legal Description

TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT N.C.G.S. MONUMENT "SUMMER" HAVING THE FOLLOWING N.C. GIRD ~ NAD 83(2001) COORDINATES N: 598,879.26'; E: 1,466,845.12', THEN RUN N30°42'07"E 259.13' (GROUND, 259.09' GRID, C.G.F. 0.99984197) TO AN EXISTING #5 REBAR HAVING THE FOLLOWING N.C. GIRD ~ NAD 83(2001) COORDINATES N: 599,102.04'; E: 1,466,977.40', SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LOT #90 OF McGINNIS VILLAGE (PHASE 1 - MAP 1; MB. 28, PG. 959; MECKLENBURG COUNTY REGISTRY) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF LOTS 90, 89, 88, 80 & 79 OF SAID McGINNIS VILLAGE N39°19'07"W (PASSING A #3 REBAR AT A DISTANCE OF 130.08', A #4 REBAR AT A DISTANCE OF 221.56', A #4 REBAR AT A DISTANCE OF 347.27', AND A #4 REBAR AT A DISTANCE OF 461.85') FOR A TOTAL DISTANCE OF 613.14' TO AN EXISTING #4 REBAR BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT #69 IN SAID McGINNIS VILLAGE, SAID POINT BEING LOCATED S37°20'57"E 16.09' OF AN EXISTING #3 REBAR; THENCE WITH THE EASTERN PROPERTY LINE OF LOTS 69, 68, 67, 66, 65 & 64 IN SAID McGINNIS VILLAGE N47°15'36"E (PASSING AN EXISTING #4 REBAR AT A DISTANCE OF 54.59', A #4 REBAR AT A DISTANCE OF 125.04', A #4 REBAR AT A DISTANCE OF 208.02', AND A #4 REBAR AT A DISTANCE OF 277.98') FOR A TOTAL DISTANCE OF 511.97' TO AN EXISTING #4 REBAR BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT #7 OF HUNTERSVILLE MARKET (PHASE 1, MAP 1; MB. 56, PG. 765; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED S39°36'38"E 86.81' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF LOT #7 IN SAID HUNTERSVILLE MARKET S39°36'38"E (PASSING AN EXISTING 1/2" IRON PIPE AT A DISTANCE OF 66.21', PASSING AN EXISTING CONCRETE MONUMENT AT A DISTANCE OF 539.43', AND A SET #5 REBAR WITH CAP AT A DISTANCE OF 562.83') FOR A TOTAL DISTANCE OF 564.83' TO A COMPUTED POINT ON THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF EASTFIELD ROAD, SAID POINT BEING LOCATED N50°12'08"W 75.87' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF SAID EASTFIELD ROAD TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) S40°08'48"W 139.83' TO A SET #5 REBAR WITH CAP, AND 2) A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 228.20', A RADIUS OF 4465.00' AND A CHORD OF S41°36'39"W 228.18' TO AN EXISTING #5 REBAR BEING A PROPERTY CORNER OF FULL MOON OF UNION COUNTY, LLC (DB. 33778, PG. 301; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED N46°33'33"W 6.52' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN PROPERTY LINE OF SAID FULL MOON OF UNION COUNTY, LLC S44°08'21"W 152.13' TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 6.980 ACRES (304,067 SQ. FT.), MORE OR LESS, AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE LOCATION & TOPOGRAPHIC SURVEY OF: 12901 EASTFIELD ROAD", BY CESI, DATED FEBRUARY 4, 2020, CESI JOB #190622.000.

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Public Hearing on Petition #ANNEX 26-03: Ramah Church Road

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Explain Request:
Conduct a public hearing on Petition #ANNEX 26-03, a request by Ewart Bowman LLC, for contiguous annexation of a 4.763 acre parcel located on Ramah Church Road.

Action Recommended: Conduct Public Hearing

Alternative Action:
None

Financial Implications:
N/A

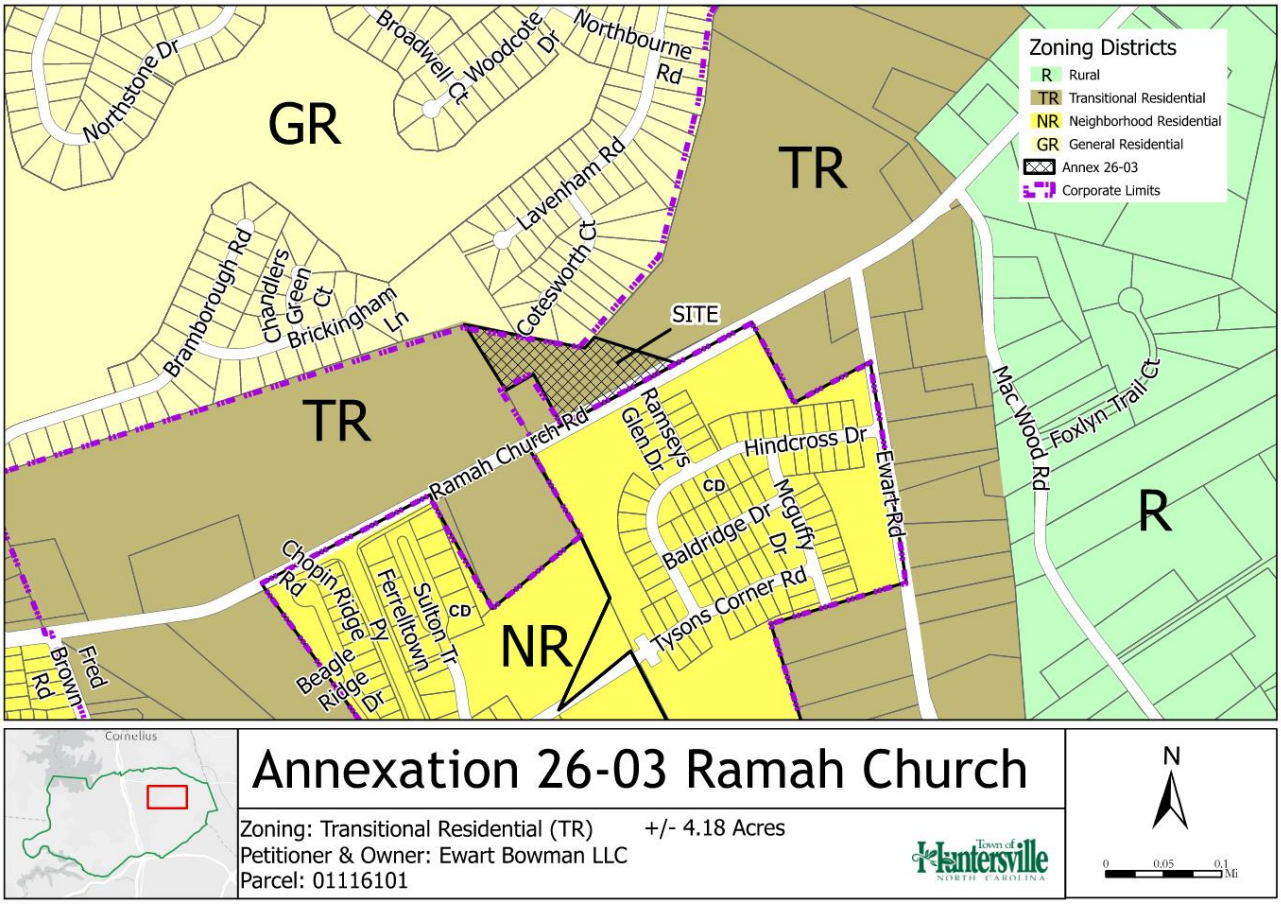
Attachments:
1. Annex 26-03 Staff Report
2. PIN 01116101 Annexation Pettition
3. 13315 Ramah Ch-Annexation Plat_prelim_03.05.26
4. Certificate of Sufficiency-13315 Ramah Church Rd - SIGNED
5. Thank you for placing your order with us IPL0339084
6. AREA TO BE ANNEXED - DESCRIPTION

Annexation Petition # 26-03 (Contiguous)
Ramah Church Road

EXPLANATION OF THE REQUEST

Petition Annex #26-01 is for the contiguous annexation of one parcel (PID 01116101) into the Town of Huntersville.

LOCATION



BACKGROUND

The petitioner, Ewart Bowman, has filed a petition to consider voluntary, contiguous annexation pursuant to North Carolina General Statutes Section 160A-31.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on March 27, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on May 9, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on May 19, 2026, the voluntary, contiguous annexation would also become effective on May 19, 2026.

ATTACHMENTS

A - Contiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

Town of Huntersville
NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   01116101

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Petitioner & Owner Signature

Petitioner

Petitioner: EWART BOUMAN LLC - ROBERT BOUMAN, MANAGER

01116101
Parcel(s) Owned



Signature of Petitioner

2.11.26
Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date

2. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s): _____

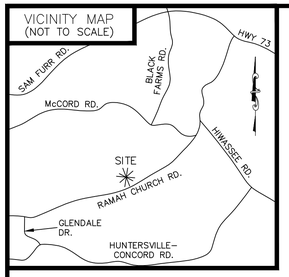
Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date



LINETYPE LEGEND

ANNEXATION BOUNDARY LINE	———
TIE LINE	——·—·——
ADJOINING BOUNDARY LINE (NOT SURVEYED)	— — — —
RIGHT-OF-WAY	——·—·——
POST CONSTRUCTION/SWIM BUFFER	——·—·——

SYMBOL LEGEND

FOUND	○
SET	●

NOTATION LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR/ROD
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
SIR	SET IRON REBAR
SQ. FT.	SQUARE FOOT
AG	ABOVE GRADE
BG	BELOW GRADE

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.

_____ _____
OWNER DATE

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, _____ 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 DATE

ANNEXATION CERTIFICATION

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31. BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE MECKLENBURG PLANNING COMMISION.

THIS_____DAY OF_____, _____ (2026)

_____
MAYOR, TOWN OF HUNTERSVILLE

ATTEST_____
TOWN CLERK

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, T.MICHAEL GREEN JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON JANUARY 10TH, 2024 (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE NOTES; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED/MAP BOOK & PAGES; AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS ABOVE 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ 2026.

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.

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

LAND SURVEYOR: _____
T.MICHAEL GREEN JR

LICENSE NUMBER: L-4821

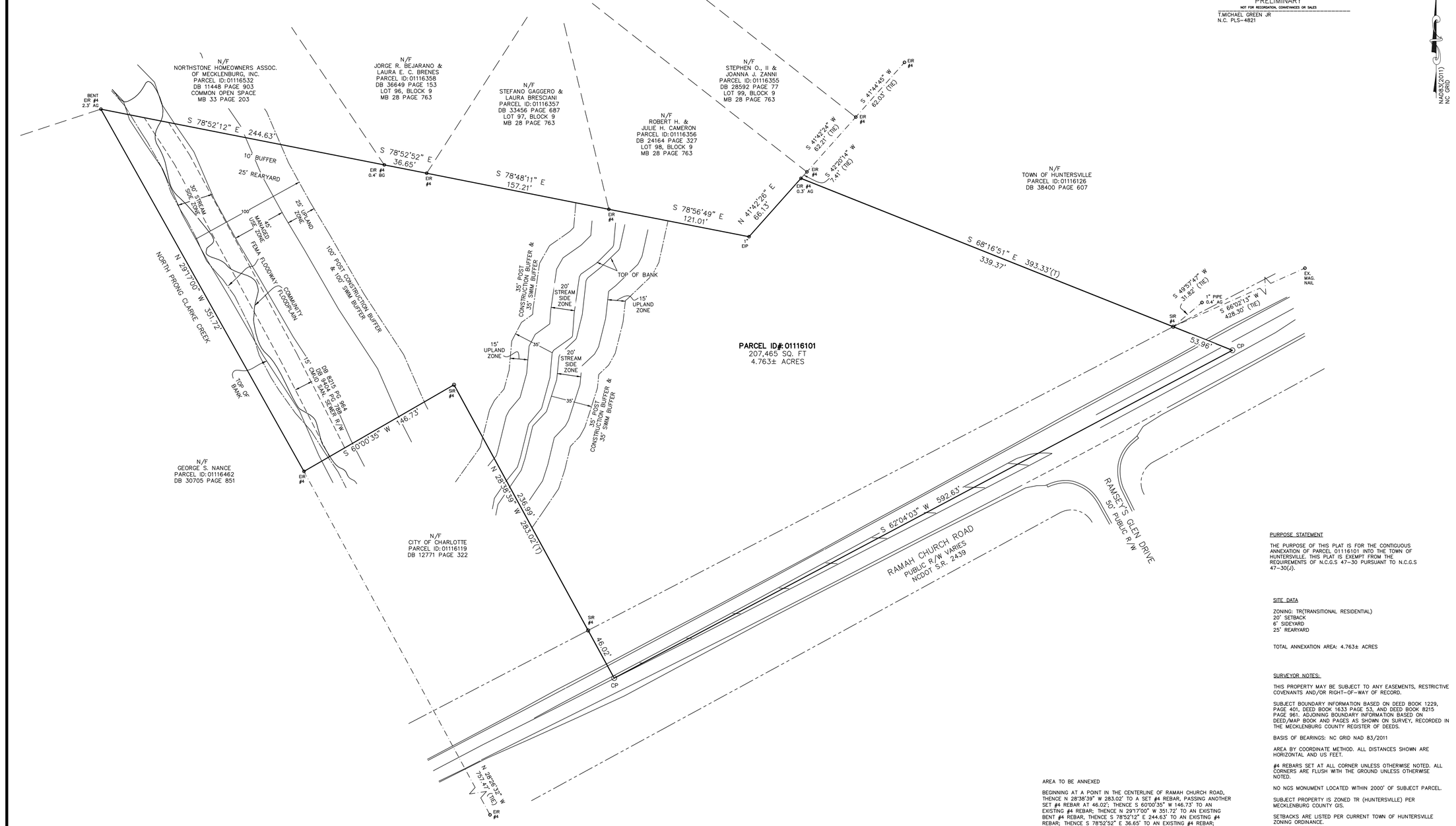
NORTH CAROLINA PROFESSIONAL SEAL L-4821 LAND SURVEYOR MICHAEL GREEN JR.

ANNEXATION EXEMPTION

I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47-30 PURSUANT TO N.C.G.S. 47-30(J).

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

_____
T.MICHAEL GREEN JR
N.C. PLS-4821



GRAPHIC SCALE

0 40 80 120

(IN FEET)
1 inch = 40 ft.

NAD83(2011)
NC GRID

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS FOR THE CONTIGUOUS ANNEXATION OF PARCEL 01116101 INTO THE TOWN OF HUNTERSVILLE. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF N.C.G.S 47-30 PURSUANT TO N.C.G.S 47-30(J).

SITE DATA

ZONING: TR(TRANSITIONAL RESIDENTIAL)
20' SETBACK
6' SIDEYARD
25' REARYARD

TOTAL ANNEXATION AREA: 4.763± ACRES

SURVEYOR NOTES:

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.

SUBJECT BOUNDARY INFORMATION BASED ON DEED BOOK 1229, PAGE 401, DEED BOOK 1633 PAGE 53, AND DEED BOOK 8215 PAGE 961. ADJOINING BOUNDARY INFORMATION BASED ON DEED/MAP BOOK AND PAGES AS SHOWN ON SURVEY, RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.

BASIS OF BEARINGS: NC GRID NAD 83/2011

AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US FEET.

#4 REBARS SET AT ALL CORNER UNLESS OTHERWISE NOTED. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.

NO NGS MONUMENT LOCATED WITHIN 2000' OF SUBJECT PARCEL.

SUBJECT PROPERTY IS ZONED TR (HUNTERSVILLE) PER MECKLENBURG COUNTY GIS.

SETBACKS ARE LISTED PER CURRENT TOWN OF HUNTERSVILLE ZONING ORDINANCE.

20' FRONT SETBACK, 6' SIDE YARD, 25' REAR YARD

100' & 35' SWIM & POST CONSTRUCTION BUFFER(S) ARE SHOWN AS MEASURED FROM FIELD LOCATED TOP OF BANK ON BOTH SIDES OF THE CREEK.

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE "X" & ZONE "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710466100K, DATED 11/16/2018.

AREA TO BE ANNEXED

BEGINNING AT A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, THENCE N 28°38'39" W 283.02' TO A SET #4 REBAR, PASSING ANOTHER SET #4 REBAR AT 46.02', THENCE S 60°00'35" W 146.73' TO AN EXISTING #4 REBAR; THENCE N 29°17'00" W 351.72' TO AN EXISTING BENT #4 REBAR, THENCE S 78°52'12" E 244.63' TO AN EXISTING #4 REBAR; THENCE S 78°52'52" E 36.65' TO AN EXISTING #4 REBAR; THENCE S 78°48'11" E 157.21' TO AN EXISTING #4 REBAR; THENCE S 78°56'49" E 121.01' TO AN EXISTING 1" IRON PIPE; THENCE N 41°42'26" E 66.13' TO AN EXISTING #4 REBAR; THENCE S 68°16'51" E 393.33' TO A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, PASSING A SET #4 REBAR AT 339.37'; THENCE WITH THE CENTERLINE OF RAMAH CHURCH ROAD S 62°04'03" W 592.63' TO THE POINT AND PLACE OF BEGINNING CONTAINING 207,465 SQ. FT., 4.763± ACRES.

Copyright 2026 DELTA LAND SERVICES, INC.

DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net

SEAL:

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS CERTIFICATE OF AUTHORIZATION
DELTA LAND SERVICES, INC. NO. C-735

PREPARED FOR:
EWART BOWMAN LLC

OWNER(S):
EWART BOWMAN LLC

ADDRESS:
13815 CINNABAR PL
HUNTERSVILLE NC 28078

DEED BOOK 40099 PAGE 284

ANNEXATION PLAT
PARCEL ID#:01116101
13315 RAMAH CHURCH ROAD
HUNTERSVILLE TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA

SHEET NUMBER:

SHEET 1 0F 1

PROJECT NAME:
RAMAH CHURCH ROAD

DRAWN BY: CCM	DATE: 02/06/2026
CHECKED BY: TMG	SCALE : 1" = 40'

REVISION NO:	DATE:

DRAWING TITLE:
RAMAH CHURCH - ANNEX PLAT.DWG

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

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition from Ewart Bowman LLC. for the contiguous annexation of certain property at 13315 Ramah Church Rd, and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by N.C.G.S. § 160A-31.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to N.C.G.S. § 160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 27 day of March, 2026.

Catherine Cook

Catherine Cook, Deputy Town Clerk

(TOWN SEAL)



From: The Legals Adportal
To: Tracy Barron
Subject: Thank you for placing your order with us IPL0339084
Date: Thursday, May 7, 2026 3:34:23 PM

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

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

All orders include a 7% service fee and credit card processing fee if applicable.. For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number:	IPL0339084
Classification:	Legals & Public Notices
Package:	CLT - Legal Ads
Base amount:	$83.94
Service fee:	$2.82
Type	VISA
Discount:	-$0.00
Total payment:	$86.76
Payment Type:	visa

Account Details

TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664 105 Gilead Rd, 3rd Floor
Huntersville, NC 28070
704-768-2215
tbarron@huntersville.org
TOWN OF HUNTERSVILLE-PLANNING
Credit Card - visa **********4514

Schedule for ad number IPL03390840

Sat May 9, 2026
The Charlotte Observer *All Zones*
Digital Publication

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION (Ramah Church Road)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on May 19, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-31, to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Old Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.youtube.com/@townofhuntersvillenc28078. The property subject to the Petition consists of approximately 4.763 acres, located at PIN# Meck. Co. 01116101 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.): LEGAL DESCRIPTION (ANNEX 26-03)BEGINNING AT A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, THENCE N 28°38'39" W 283.02' TO A SET #4 REBAR, PASSING ANOTHER SET #4 REBAR AT 46.02'; THENCE S 60°00'35" W 146.73' TO AN EXISTING #4 REBAR; THENCE N 29°17'00" W 351.72' TO AN EXISTING BENT #4 REBAR, THENCE S 78°52'12" E 244.63' TO AN EXISTING #4 REBAR; THENCE S 78°52'52" E 36.65' TO AN EXISTING #4 REBAR; THENCE S 78°48'11" E 157.21' TO AN EXISTING #4 REBAR; THENCE S 78°56'49" E 121.01' TO AN EXISTING 1" IRON PIPE; THENCE N 41°42'26" E 66.13' TO AN EXISTING #4 REBAR; THENCE S 68°16'51" E 393.33' TO A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, PASSING A SET #4 REBAR AT 339.37'; THENCE WITH THE CENTERLINE OF RAMAH CHURCH ROAD S 62°04'03" W 592.63' TO THE POINT AND PLACE OF BEGINNING CONTAINING 207,465 SQ. FT., 4.763± ACRES.
IPL0339084
May 9 2026

AREA TO BE ANNEXED

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Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Petition #ANNEX 26-03: Ramah Church Road

Explain Request:
Consider adopting an ordinance on Petition #ANNEX 26-03, a request by Ewart Bowman LLC, for contiguous annexation of a 4.763 acre parcel located on Ramah Church Road.

Action Recommended: Adopt Item

Alternative Action:
None

Financial Implications:
N/A

Attachments:
1. Exhibit A_AREA TO BE ANNEXED
2. Annex 26-03 Staff Report
3. PIN 01116101 Annexation Pettition
4. 13315 Ramah Ch-Annexation Plat_prelim_03.05.26
5. Certificate of Sufficiency-13315 Ramah Church Rd - SIGNED
6. Thank you for placing your order with us IPL0339084
7. AREA TO BE ANNEXED - DESCRIPTION

AN ORDINANCE TO ANNEX CONTIGUOUS AREA INTO THE CORPORATE LIMITS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

Ordinance No. O-2026-7

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described herein; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 19th day of May 2026, after due notice by publication in The Charlotte Observer on May 9, 2026; and

WHEREAS, the Board of Commissioners hereby finds that the area described therein meets the standards of G.S. 160A-31; and

WHEREAS, the Board of Commissioners further finds that said petition, (i) has been signed by all of the owners of real property within the area proposed for annexation; (ii) is otherwise valid; (iii) the public health, safety, and welfare of the inhabitants of the Town of Huntersville and of the area proposed for annexation will be best served by the annexing the area described.

NOW THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 19th day of May 2026:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 19th day of May, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

AREA TO BE ANNEXED

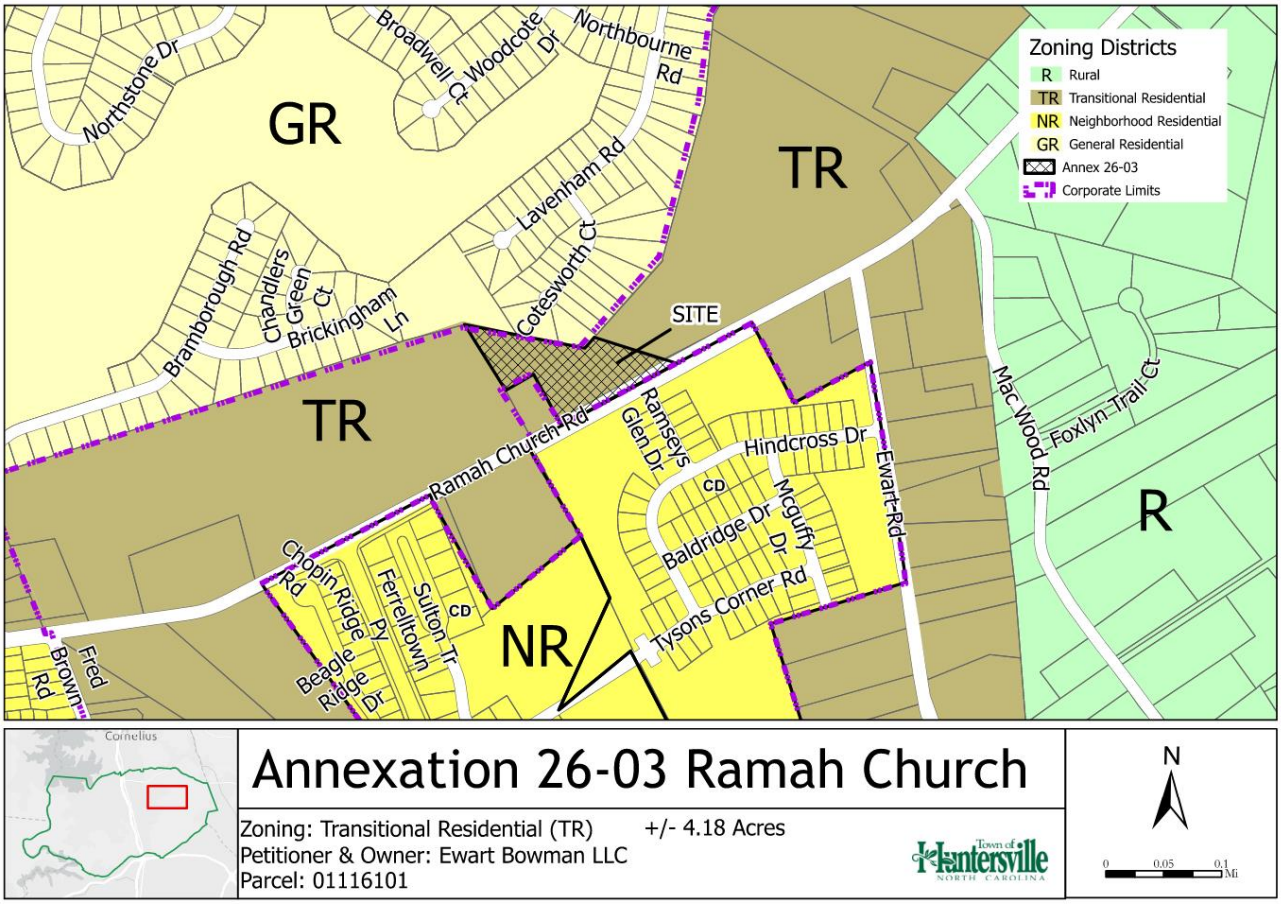
BEGINNING AT A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, THENCE N 28°38'39" W 283.02' TO A SET #4 REBAR, PASSING ANOTHER SET #4 REBAR AT 46.02'; THENCE S 60°00'35" W 146.73' TO AN EXISTING #4 REBAR; THENCE N 29°17'00" W 351.72' TO AN EXISTING BENT #4 REBAR, THENCE S 78°52'12" E 244.63' TO AN EXISTING #4 REBAR; THENCE S 78°52'52" E 36.65' TO AN EXISTING #4 REBAR; THENCE S 78°48'11" E 157.21' TO AN EXISTING #4 REBAR; THENCE S 78°56'49" E 121.01' TO AN EXISTING 1" IRON PIPE; THENCE N 41°42'26" E 66.13' TO AN EXISTING #4 REBAR; THENCE S 68°16'51" E 393.33' TO A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, PASSING A SET #4 REBAR AT 339.37'; THENCE WITH THE CENTERLINE OF RAMAH CHURCH ROAD S 62°04'03" W 592.63' TO THE POINT AND PLACE OF BEGINNING CONTAINING 207,465 SQ. FT., 4.763± ACRES.

Annexation Petition # 26-03 (Contiguous)
Ramah Church Road

EXPLANATION OF THE REQUEST

Petition Annex #26-01 is for the contiguous annexation of one parcel (PID 01116101) into the Town of Huntersville.

LOCATION



BACKGROUND

The petitioner, Ewart Bowman, has filed a petition to consider voluntary, contiguous annexation pursuant to North Carolina General Statutes Section 160A-31.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on March 27, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on May 9, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on May 19, 2026, the voluntary, contiguous annexation would also become effective on May 19, 2026.

ATTACHMENTS

A - Contiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

Town of Huntersville
NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed:

   01116101

3. The area to be annexed is (contiguous) (non-contiguous) [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner (does) (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Petitioner & Owner Signature

Petitioner

Petitioner: EWART BOUMAN LLC - ROBERT BOUMAN, MANAGER

01116101
Parcel(s) Owned



Signature of Petitioner

2.11.26
Date

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date

2. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date

3. Property Owner(s): _____

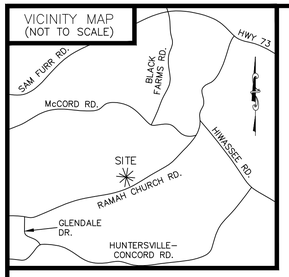
Parcel(s) Owned

Signature of Property Owner(s) Date

4. Property Owner(s): _____

Parcel(s) Owned

Signature of Property Owner(s) Date



LINETYPE LEGEND

ANNEXATION BOUNDARY LINE	———
TIE LINE	——·—·——
ADJOINING BOUNDARY LINE (NOT SURVEYED)	— — — —
RIGHT-OF-WAY	——·—·——
POST CONSTRUCTION/SWIM BUFFER	——·—·——

SYMBOL LEGEND

FOUND	○
SET	●

NOTATION LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR/ROD
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
SIR	SET IRON REBAR
SQ. FT.	SQUARE FOOT
AG	ABOVE GRADE
BG	BELOW GRADE

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.

_____ _____
OWNER DATE

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, _____ 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 DATE

ANNEXATION CERTIFICATION

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31. BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE MECKLENBURG PLANNING COMMISION.

THIS_____DAY OF_____, _____ (2026)

_____
MAYOR, TOWN OF HUNTERSVILLE

ATTEST_____
TOWN CLERK

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, T.MICHAEL GREEN JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON JANUARY 10TH, 2024 (DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE NOTES; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED/MAP BOOK & PAGES; AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS ABOVE 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ 2026.

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.

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

LAND SURVEYOR: _____
T.MICHAEL GREEN JR

LICENSE NUMBER: L-4821

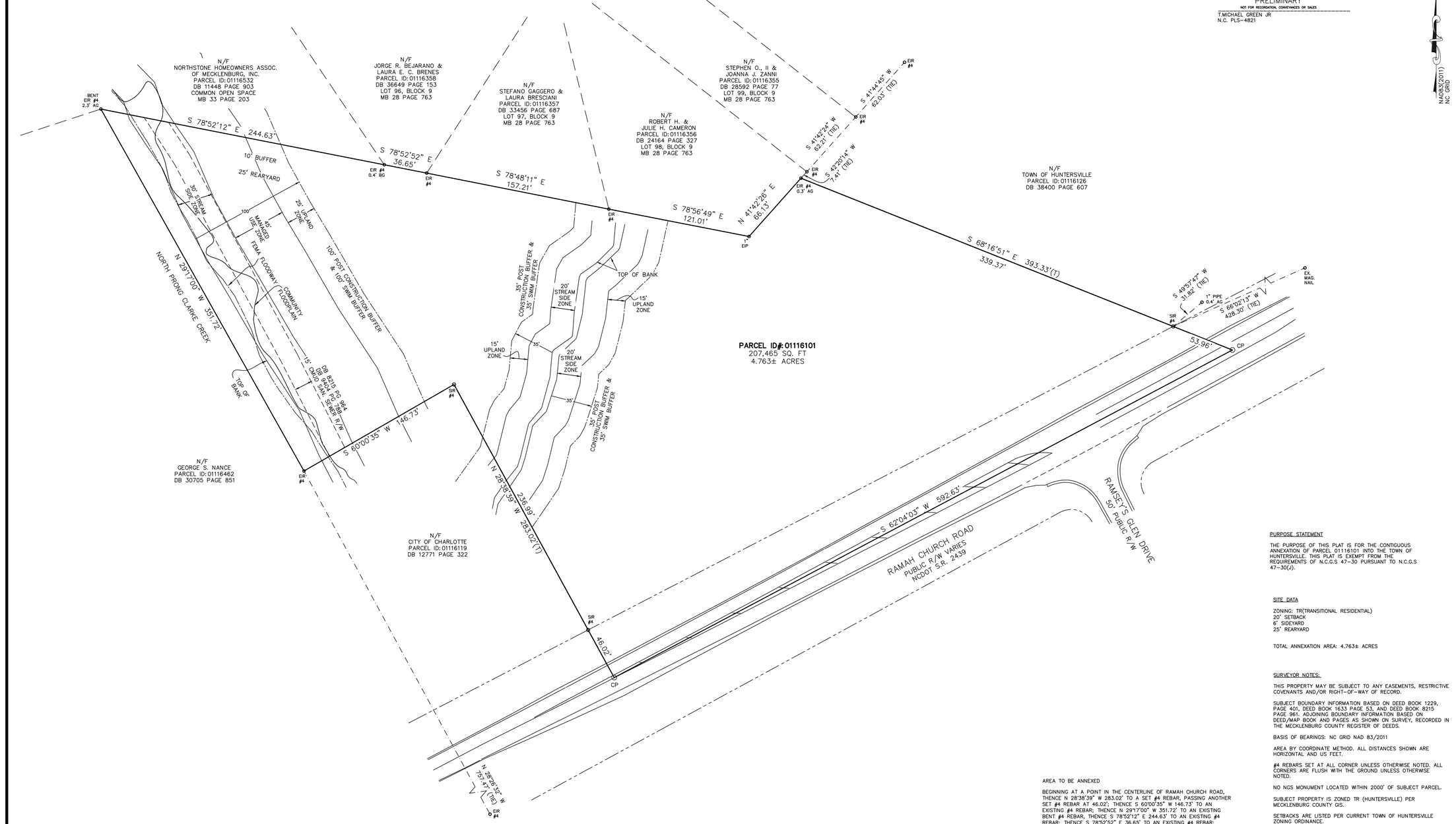
NORTH CAROLINA PROFESSIONAL SEAL L-4821 LAND SURVEYOR MICHAEL GREEN JR.

ANNEXATION EXEMPTION

I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47-30 PURSUANT TO N.C.G.S. 47-30(J).

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

_____
T.MICHAEL GREEN JR
N.C. PLS-4821



GRAPHIC SCALE

0 40 80 120

(IN FEET)
1 inch = 40 ft.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS FOR THE CONTIGUOUS ANNEXATION OF PARCEL 01116101 INTO THE TOWN OF HUNTERSVILLE. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF N.C.G.S 47-30 PURSUANT TO N.C.G.S 47-30(J).

SITE DATA

ZONING: TR(TRANSITIONAL RESIDENTIAL)
20' SETBACK
6' SIDEYARD
25' REARYARD

TOTAL ANNEXATION AREA: 4.763± ACRES

SURVEYOR NOTES:

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.

SUBJECT BOUNDARY INFORMATION BASED ON DEED BOOK 1229, PAGE 401, DEED BOOK 1633 PAGE 53, AND DEED BOOK 8215 PAGE 961. ADJOINING BOUNDARY INFORMATION BASED ON DEED/MAP BOOK AND PAGES AS SHOWN ON SURVEY, RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.

BASIS OF BEARINGS: NC GRID NAD 83/2011

AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US FEET.

#4 REBARS SET AT ALL CORNER UNLESS OTHERWISE NOTED. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.

NO NGS MONUMENT LOCATED WITHIN 2000' OF SUBJECT PARCEL.

SUBJECT PROPERTY IS ZONED TR (HUNTERSVILLE) PER MECKLENBURG COUNTY GIS.

SETBACKS ARE LISTED PER CURRENT TOWN OF HUNTERSVILLE ZONING ORDINANCE.

20' FRONT SETBACK, 6' SIDE YARD, 25' REAR YARD

100' & 35' SWIM & POST CONSTRUCTION BUFFER(S) ARE SHOWN AS MEASURED FROM FIELD LOCATED TOP OF BANK ON BOTH SIDES OF THE CREEK.

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE "X" & ZONE "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710466100K, DATED 11/16/2018.

AREA TO BE ANNEXED

BEGINNING AT A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, THENCE N 28°38'39" W 283.02' TO A SET #4 REBAR, PASSING ANOTHER SET #4 REBAR AT 46.02', THENCE S 60°00'35" W 146.73' TO AN EXISTING #4 REBAR; THENCE N 29°17'00" W 351.72' TO AN EXISTING BENT #4 REBAR, THENCE S 78°52'12" E 244.63' TO AN EXISTING #4 REBAR; THENCE S 78°52'52" E 36.65' TO AN EXISTING #4 REBAR; THENCE S 78°48'11" E 157.21' TO AN EXISTING #4 REBAR; THENCE S 78°56'49" E 121.01' TO AN EXISTING 1" IRON PIPE; THENCE N 41°42'26" E 66.13' TO AN EXISTING #4 REBAR; THENCE S 68°16'51" E 393.33' TO A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, PASSING A SET #4 REBAR AT 339.37'; THENCE WITH THE CENTERLINE OF RAMAH CHURCH ROAD S 62°04'03" W 592.63' TO THE POINT AND PLACE OF BEGINNING CONTAINING 207,465 SQ. FT., 4.763± ACRES.

Copyright 2026 DELTA LAND SERVICES, INC.

DELTA LAND SERVICES, INC.
NC FIRM LICENSE #C-735
608 MATTHEWS-MINT HILL ROAD
SUITE G
MATTHEWS, NC 28105
T 704. 847.4700
www.deltalandservices.net

SEAL:

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS CERTIFICATE OF AUTHORIZATION
DELTA LAND SERVICES, INC. NO. C-735

PREPARED FOR:
EWART BOWMAN LLC

OWNER(S):
EWART BOWMAN LLC

ADDRESS:
13815 CINNABAR PL
HUNTERSVILLE NC 28078

DEED BOOK 40099 PAGE 284

ANNEXATION PLAT
PARCEL ID#:01116101
13315 RAMAH CHURCH ROAD
HUNTERSVILLE TOWNSHIP,
MECKLENBURG COUNTY, NORTH CAROLINA

SHEET NUMBER:

SHEET 1 0F 1

PROJECT NAME:
RAMAH CHURCH ROAD

DRAWN BY: CCM	DATE: 02/06/2026
CHECKED BY: TMG	SCALE : 1" = 40'

REVISION NO:	DATE:

DRAWING TITLE:
RAMAH CHURCH - ANNEX PLAT.DWG

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

CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition from Ewart Bowman LLC. for the contiguous annexation of certain property at 13315 Ramah Church Rd, and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by N.C.G.S. § 160A-31.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a contiguous area pursuant to N.C.G.S. § 160A-31.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 27 day of March, 2026.

Catherine Cook

Catherine Cook, Deputy Town Clerk

(TOWN SEAL)



From: The Legals Adportal
To: Tracy Barron
Subject: Thank you for placing your order with us IPL0339084
Date: Thursday, May 7, 2026 3:34:23 PM

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

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

All orders include a 7% service fee and credit card processing fee if applicable.. For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number:	IPL0339084
Classification:	Legals & Public Notices
Package:	CLT - Legal Ads
Base amount:	$83.94
Service fee:	$2.82
Type	VISA
Discount:	-$0.00
Total payment:	$86.76
Payment Type:	visa

Account Details

TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664 105 Gilead Rd, 3rd Floor
Huntersville, NC 28070
704-768-2215
tbarron@huntersville.org
TOWN OF HUNTERSVILLE-PLANNING
Credit Card - visa **********4514

Schedule for ad number IPL03390840

Sat May 9, 2026
The Charlotte Observer *All Zones*
Digital Publication

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION (Ramah Church Road)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on May 19, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-31, to annex to the Town of Huntersville certain contiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Old Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.youtube.com/@townofhuntersvillenc28078. The property subject to the Petition consists of approximately 4.763 acres, located at PIN# Meck. Co. 01116101 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.): LEGAL DESCRIPTION (ANNEX 26-03)BEGINNING AT A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, THENCE N 28°38'39" W 283.02' TO A SET #4 REBAR, PASSING ANOTHER SET #4 REBAR AT 46.02'; THENCE S 60°00'35" W 146.73' TO AN EXISTING #4 REBAR; THENCE N 29°17'00" W 351.72' TO AN EXISTING BENT #4 REBAR, THENCE S 78°52'12" E 244.63' TO AN EXISTING #4 REBAR; THENCE S 78°52'52" E 36.65' TO AN EXISTING #4 REBAR; THENCE S 78°48'11" E 157.21' TO AN EXISTING #4 REBAR; THENCE S 78°56'49" E 121.01' TO AN EXISTING 1" IRON PIPE; THENCE N 41°42'26" E 66.13' TO AN EXISTING #4 REBAR; THENCE S 68°16'51" E 393.33' TO A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, PASSING A SET #4 REBAR AT 339.37'; THENCE WITH THE CENTERLINE OF RAMAH CHURCH ROAD S 62°04'03" W 592.63' TO THE POINT AND PLACE OF BEGINNING CONTAINING 207,465 SQ. FT., 4.763± ACRES.
IPL0339084
May 9 2026

AREA TO BE ANNEXED

BEGINNING AT A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, THENCE N 28°38'39" W 283.02' TO A SET #4 REBAR, PASSING ANOTHER SET #4 REBAR AT 46.02'; THENCE S 60°00'35" W 146.73' TO AN EXISTING #4 REBAR; THENCE N 29°17'00" W 351.72' TO AN EXISTING BENT #4 REBAR, THENCE S 78°52'12" E 244.63' TO AN EXISTING #4 REBAR; THENCE S 78°52'52" E 36.65' TO AN EXISTING #4 REBAR; THENCE S 78°48'11" E 157.21' TO AN EXISTING #4 REBAR; THENCE S 78°56'49" E 121.01' TO AN EXISTING 1" IRON PIPE; THENCE N 41°42'26" E 66.13' TO AN EXISTING #4 REBAR; THENCE S 68°16'51" E 393.33' TO A POINT IN THE CENTERLINE OF RAMAH CHURCH ROAD, PASSING A SET #4 REBAR AT 339.37'; THENCE WITH THE CENTERLINE OF RAMAH CHURCH ROAD S 62°04'03" W 592.63' TO THE POINT AND PLACE OF BEGINNING CONTAINING 207,465 SQ. FT., 4.763± ACRES.

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Ordinance on Petition #ANNEX 26-01: Eastfield Road

Explain Request:
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.

Action Recommended: Adopt Item

Alternative Action:
None

Financial Implications:
N/A

Attachments:
1. Exhibit A Metes and Bounds Eastfield Road
2. Annex 26-01 Staff Report
3. Annexation Petition
4. Annex 26-01 Eastfield Road Plat_FINAL
5. Annex 26-01 - Certificate of Sufficiency_Signed
6. Thank you for placing your order with us IPL0339083
7. LEGAL DESCRIPTION

AN ORDINANCE TO ANNEX NONCONTIGUOUS AREA INTO THE CORPORATE LIMITS OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA

Ordinance No. O-2026-6

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-58.1 to annex the area described herein; and

WHEREAS, the Board of Commissioners has directed the Town Clerk to investigate the sufficiency of said petition; ; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Huntersville Town Hall at 6:00 p.m. on the 19th day of May 2026, after due notice by publication in The Charlotte Observer on May 9, 2026; and

WHEREAS, the Board of Commissioners hereby finds that the area described therein meets the standards of G.S. 160A-58.1; and

WHEREAS, the Board of Commissioners further finds that said petition, (i) has been signed by all of the owners of real property within the area proposed for annexation; (ii) is otherwise valid; (iii) the public health, safety, and welfare of the inhabitants of the Town of Huntersville and of the area proposed for annexation will be best served by the annexing the area described.

NOW THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Huntersville, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described territory is hereby annexed and made part of the Town of Huntersville as of the 19th day of May 2026:

See Exhibit A attached hereto for a metes and bounds description of the subject tract

Section 2. Upon the effective date, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Huntersville and shall be entitled to the same privileges and benefits as other parts of the Town of Huntersville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Huntersville shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Adopted this 19th 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

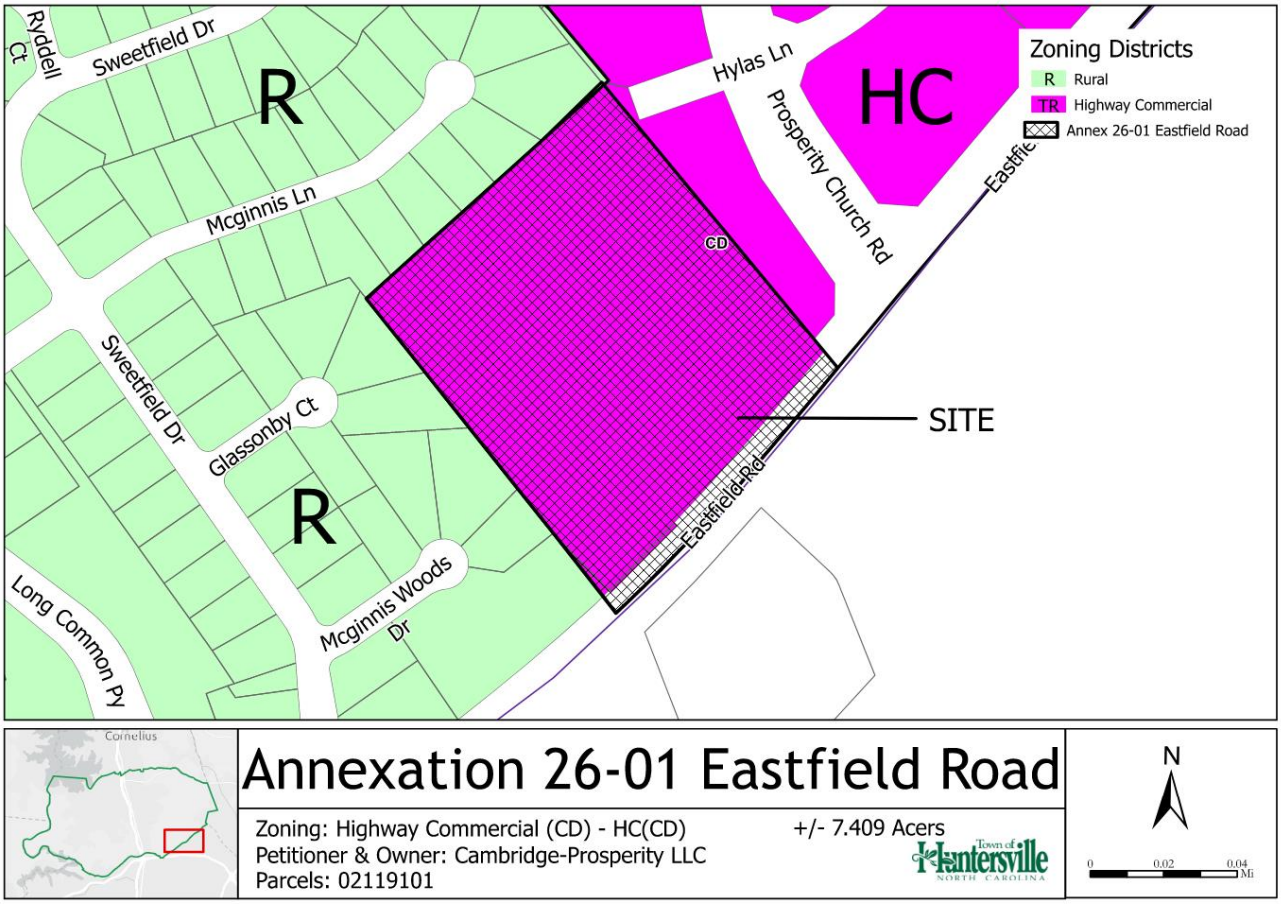
TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT N.C.G.S. MONUMENT "SUMMER" HAVING THE FOLLOWING N.C. GIRD ~ NAD 83(2001) COORDINATES N: 598,879.26'; E: 1,466,845.12', THEN RUN N30°42'07"E 259.13' (GROUND, 259.09' GRID, C.G.F. 0.99984197) TO AN EXISTING #5 REBAR HAVING THE FOLLOWING N.C. GIRD ~ NAD 83(2001) COORDINATES N: 599,102.04'; E: 1,466,977.40', SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LOT #90 OF McGINNIS VILLAGE (PHASE 1 - MAP 1; MB. 28, PG. 959; MECKLENBURG COUNTY REGISTRY) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF LOTS 90, 89, 88, 80 & 79 OF SAID McGINNIS VILLAGE N39°19'07"W (PASSING A #3 REBAR AT A DISTANCE OF 130.08', A #4 REBAR AT A DISTANCE OF 221.56', A #4 REBAR AT A DISTANCE OF 347.27', AND A #4 REBAR AT A DISTANCE OF 461.85') FOR A TOTAL DISTANCE OF 613.14' TO AN EXISTING #4 REBAR BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT #69 IN SAID McGINNIS VILLAGE, SAID POINT BEING LOCATED S37°20'57"E 16.09' OF AN EXISTING #3 REBAR; THENCE WITH THE EASTERN PROPERTY LINE OF LOTS 69, 68, 67, 66, 65 & 64 IN SAID McGINNIS VILLAGE N47°15'36"E (PASSING AN EXISTING #4 REBAR AT A DISTANCE OF 54.59', A #4 REBAR AT A DISTANCE OF 125.04', A #4 REBAR AT A DISTANCE OF 208.02', AND A #4 REBAR AT A DISTANCE OF 277.98') FOR A TOTAL DISTANCE OF 511.97' TO AN EXISTING #4 REBAR BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT #7 OF HUNTERSVILLE MARKET (PHASE 1, MAP 1; MB. 56, PG. 765; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED S39°36'38"E 86.81' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF LOT #7 IN SAID HUNTERSVILLE MARKET S39°36'38"E (PASSING AN EXISTING 1/2" IRON PIPE AT A DISTANCE OF 66.21', PASSING AN EXISTING CONCRETE MONUMENT AT A DISTANCE OF 539.43', AND A SET #5 REBAR WITH CAP AT A DISTANCE OF 562.83') FOR A TOTAL DISTANCE OF 564.83' TO A COMPUTED POINT ON THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF EASTFIELD ROAD, SAID POINT BEING LOCATED N50°12'08"W 75.87' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF SAID EASTFIELD ROAD TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) S40°08'48"W 139.83' TO A SET #5 REBAR WITH CAP, AND 2) A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 228.20', A RADIUS OF 4465.00' AND A CHORD OF S41°36'39"W 228.18' TO AN EXISTING #5 REBAR BEING A PROPERTY CORNER OF FULL MOON OF UNION COUNTY, LLC (DB. 33778, PG. 301; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED N46°33'33"W 6.52' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN PROPERTY LINE OF SAID FULL MOON OF UNION COUNTY, LLC S44°08'21"W 152.13' TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 6.980 ACRES (304,067 SQ. FT.), MORE OR LESS, AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE LOCATION & TOPOGRAPHIC SURVEY OF: 12901 EASTFIELD ROAD", BY CESI, DATED FEBRUARY 4, 2020, CESI JOB #190622.000.

Annexation Petition # 26-01 (Noncontiguous)
Eastfield Road

EXPLANATION OF THE REQUEST

Petition Annex #26-01 is for the noncontiguous annexation of one parcel into the Town of Huntersville. Identified as PIDs 02119101, the 6.98-acre parcel will be utilized for commercial development.

LOCATION



BACKGROUND

The petitioner, Cambridge-Prosperity, LLC, has filed a petition to consider voluntary, noncontiguous annexation pursuant to North Carolina General Statutes Section 160A-58.1.

All statutory requirements for annexation have been met:

- The Deputy Town Clerk certified the sufficiency of the Petition on May 8, 2026 (see Attachment).
- Notice of the public hearing has been placed in a newspaper of general circulation. The notice appeared in the Charlotte Observer on May 9, 2026 (see Attachment).

STAFF RECOMMENDATION

Since all statutory requirements have been met in full, staff recommends that the Town Board approve the petition with Mayor's signature on the associated ordinance. If the final action of this annexation takes place on May 19, 2026, the voluntary, contiguous annexation would also become effective on May 19, 2026.

ATTACHMENTS

A - Noncontiguous Annexation Petition
B - Annexation Plat
C - Certificate of Sufficiency
D - Public Hearing Ad
E - Metes & Bounds Description

Town of Huntersville
NORTH CAROLINA

Annexation **Petition**

Petition Requesting Annexation

To the Board of Commissioners of the Town of Huntersville:

1. We, the undersigned owners of all or a part of the real property described on the metes and bounds description attached hereto, request that the described area be annexed to the Town of Huntersville.

2. Parcels proposed to be Annexed: Mecklenburg County Parcel PIN 02119101

3. The area to be annexed is (contiguous) **(non-contiguous)** [circle one] to the primary corporate limits of the Town of Huntersville. The petitioner attaches hereto and submits as part of the petition:

   (a) Metes and bounds description of the parcel(s) identified in paragraph 1, and

   (b) A plat, suitable for recordation in the office of the Mecklenburg County Register of Deeds, showing the area proposed for annexation with relation to the primary corporate limits of the Town of Huntersville.

4. The petitioner **(does)** (does not) [circle one] claim vested rights in the property pursuant to N.C.G.S. 153A-344.1 or 160A-385.1. The basis of this claim of vested rights is as follows:

Approved rezoning (EPM #404189) approved 2/11/2021 and pending approval of civil plans for the Parcels 02119101

Petitioner & Owner Signature

Petitioner

Petitioner: Cambridge-Prosperity, LLC

02119101 and 02119175

Parcel(s) Owned

Signature of Petitioner — Date: 4/20/26

Signature of All Owners of Property Proposed for Annexation

1. Property Owner(s): Cambridge-Prosperity, LLC

   02119101

   Parcel(s) Owned

   Signature of Property Owner(s) — Date: 4/20/26

2. Property Owner(s): _____

   Parcel(s) Owned

   Signature of Property Owner(s) — Date

3. Property Owner(s): _____

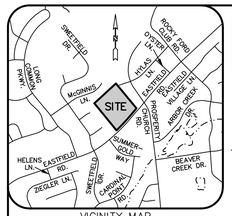
   Parcel(s) Owned

   Signature of Property Owner(s) — Date

4. Property Owner(s): _____

   Parcel(s) Owned

   Signature of Property Owner(s) — Date



VICINITY MAP
NOT TO SCALE

PURPOSE STATEMENT
THE PURPOSE OF THIS MAP IS TO ANNEX PARCEL ID #02119101

GLASSONBY COURT
40' PUBLIC RIGHT-OF-WAY

McGINNIS WOODS DRIVE
50' PUBLIC RIGHT-OF-WAY

HYLAS LANE
55' PUBLIC RIGHT-OF-WAY

PROSPERITY CHURCH ROAD
PUBLIC RIGHT-OF-WAY, WIDTH VARIES (MB. 56, PG. 765)

EASTFIELD ROAD
PUBLIC RIGHT-OF-WAY, WIDTH VARIES
CENTERLINE FROM MB:65 PG:297 & DB:15970 PG: 580

SUMMERGOLD WAY
50' PUBLIC RIGHT-OF-WAY

LOT #69
ARTHUR MCNEAL & wife, CHERI F. MCNEAL
DB. 9939, PG. 316
MB. 28, PG. 959
TAX NO. 021-191-43
ZONED: R
12706 MCGINNIS LN
HUNTERSVILLE NC 28078

LOT #68
SETH C. PERRY & wife, JENNIFER L. PERRY
DB. 18831, PG. 698
MB. 28, PG. 959
TAX NO. 021-191-42
ZONED: R
12712 MCGINNIS LN
HUNTERSVILLE NC 28078

LOT #67
CHRISTOPHER MICHEAL BRIEGER
DB. 38474, PG. 423
MB. 28, PG. 959
TAX NO. 021-191-41
ZONED: R
12718 MCGINNIS LN
HUNTERSVILLE NC 28078

LOT #66
MEGAN MARIE DUPRIEST
DB. 37374, PG. 376
MB. 28, PG. 959
TAX NO. 021-191-40
ZONED: R
12724 MCGINNIS LN
HUNTERSVILLE NC 28078

LOT #65
MITCHELL S. MARTIN & wife, CHERYL A. MARTIN
DB. 10514, PG. 245
MB. 28, PG. 959
TAX NO. 021-191-39
ZONED: R
12730 MCGINNIS LN
HUNTERSVILLE NC 28078

LOT #64
JUNITA L. LAKE-SHANKS & spouse, ANDRE T. SHANKS
DB. 20716, PG. 532
MB. 28, PG. 959
TAX NO. 021-191-38
ZONED: R
12736 MCGINNIS LN
HUNTERSVILLE NC 28078

LOT #78
JAMES E. KIRCH & wife, DENISE KIRCH
DB. 10107, PG. 527
MB. 28, PG. 959
TAX NO. 021-191-52
ZONED: R
12815 GLASSONBY CT
HUNTERSVILLE NC 28078

LOT #79
OLGA A. DECKER & ROBERT GILL LANGSTON
DB. 37724, PG. 499
MB. 28, PG. 959
TAX NO. 021-191-53
ZONED: R
12820 GLASSONBY CT
HUNTERSVILLE NC 28078

LOT #80
CODY D. BAKER & wife, KATHERINE M. BAKER
DB. 31485, PG. 646
MB. 28, PG. 959
TAX NO. 021-191-54
ZONED: R
12814 GLASSONBY CT
HUNTERSVILLE NC 28078

LOT #88
TENELLE L. GARDNER
DB. 33042, PG. 503
MB. 28, PG. 959
TAX NO. 021-191-62
ZONED: R
12717 MCGINNIS WOODS DR
HUNTERSVILLE NC 28078

LOT #89
REBECCA C. DAUM & husband, JOHN A. DAUM
DB. 26583, PG. 624
MB. 28, PG. 959
TAX NO. 021-191-63
ZONED: R
12718 MCGINNIS WOODS DR
HUNTERSVILLE NC 28078

LOT #90
McGINNIS VILLAGE HOMEOWNERS ASSOCIATION, INC.
DB. 33929, PG. 482
MB. 28, PG. 959
TAX NO. 021-191-64
ZONED: R
12710 MCGINNIS WOODS DR
HUNTERSVILLE NC 28078

LOT #6
CHARLOTTE 6909 MP RK6, L.P
DB. 38853, PG. 452
MB. 56, PG. 293
TAX NO. 021-191-74
ZONED: HC(CD)
6909 PROSPERITY CHURCH RD
HUNTERSVILLE NC 28078

LOT #7
CAMBRIDGE-HUNTERSVILLE, LLC
DB. 26863, PG. 235
MB. 56, PG. 765
TAX NO. 021-191-75
ZONED: HC(CD)
4715 HYLAS LN HUNTERSVILLE NC 28078

LOT A
MSD2 PROSPERITY CHURCH, LLC
DB. 35415, PG. 437
MB. 72, PG. 463
TAX NO. 027-084-02
ZONED: NS
12830 EASTFIELD RD HUNTERSVILLE NC 28078

LOT B
FULL MOON OF UNION COUNTY, LLC
DB. 15970, PG. 580
MB. 72, PG. 463
TAX NO. 027-084-01
ZONED: NS
12918 EASTFIELD RD HUNTERSVILLE NC 28078

LOT #35
NIGEL J. TOYER & wife, LEIGH JAYNE TOYER
DB. 10646, PG. 114
MB. 28, PG. 34
TAX NO. 027-084-04
ZONED: R-3
6752 SUMMERGOLD WY CHARLOTTE NC 28269

CAMBRIDGE-PROSPERITY LLC
DB. 34266, PG. 332
TAX NO. 021-191-01
ZONED: HC(CD)

PROPERTY ADDRESS: 12901 EASTFIELD RD HUNTERSVILLE NC 28078

AREA TO BE ANNEXED: 6.980 ACRES
[304,067 SQ. FT.]

RIGHT OF WAY TO BE ANNEXED
AREA: 0.429 ACRES
[18,673 SQ.FT.]

ANNEXATION SHOULD EXTEND TO THE CENTER OF THE ROAD

POINT OF BEGINNING
SURVEY DESCRIPTION

N.C.G.S. "SUMMER"
N: 598,879.26'
E: 1,466,845.12'
Z: 795.02' (NAVD 88)
C.G.F.: 0.99984197
N.C. GRID ~ NAD 83(2001)

#5 REBAR
N: 599,102.04'
E: 1,466,977.40'
N.C. GRID ~ NAD 83(2001)

N30°42'07"E 259.13' GROUND 259.09' GRID

N39°19'07"W 4.90'

N39°19'07"W 613.14' TOTAL (71.00') #4 REBAR

S37°20'57"E 16.09' TIE

N47°15'36"E 511.97' TOTAL

S39°36'38"E 86.81' TIE

S39°36'38"E 564.83' TOTAL (473.22')

S40°08'48"W 139.83'

S44°08'21"W 152.13'

A= 228.20' R= 4465.00'
CH= S41°36'39"W 228.18'

N46°33'33"W 6.52' TIE

N15°12'08"W 75.87' TIE

S70°37'42"W 86.69' TIE

(54.59')	(70.45')	(82.98')
(69.96')	(233.99')	(66.21')
(151.29')	(114.58')	(54.71')
(91.48')	(130.08')	(23.40')
(2.00')		

15' BUILD-TO-SETBACK

10' TEMPORARY CONSTRUCTION ESMT. PER DB. 33778, PG. 301

DEDICATED AS RIGHT-OF-WAY PER DB. 28290, PG. 205

DEDICATED AS RIGHT-OF-WAY PER DB. 28290, PG. 208

CITY OF CHARLOTTE RIGHT-OF-WAY ACQUISITION PER CONSENT JUDGMENT DB. 19389, PG. 602

1/2" IRON PIPE

#4 REBAR-BENT

#4 REBAR

#5 REBAR

#2 REBAR

515.4'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N40°30'48"E	51.99'
L8	N40°02'48"E	100.13'
L9	N40°16'48"E	102.90'
L10	N39°36'38"W	35.63'
L5	N42°28'48"E	60.66'
L7	N40°30'48"E	48.14'
L1	N39°19'07"W	26.38'
L2	S48°21'22"W	20.87'
L3	S48°21'22"W	88.75'
L4	S42°28'48"W	46.86'

NOTES:

1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 1:13,645.
2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. MAP NUMBER 3710456900K, EFFECTIVE DATE NOVEMBER 16, 2018.
5. ELEVATIONS TRANSFERRED FROM N.C.G.S. MONUMENT "MAIN" HAVING AN ELEVATION OF 812.55', VERTICAL DATUM IS NAVD 1988.
6. CONTOUR INTERVAL IS ONE (1) FOOT.
7. SOURCE OF UNDERGROUND UTILITY MARKING IS ALLIED ASSOCIATES, P.A., (336)765-2377; THE UTILITY MARKINGS ARE TO BE WITHIN +/-2' (FEET) OF THE ACTUAL UTILITY BEING MARKED. CESI IS RESPONSIBLE FOR THE LOCATION OF THE UTILITY MARKING AND NOT THE ACTUAL LOCATION OF THE UTILITIES BEING MARKS. THERE MAY BE MORE UNDERGROUND UTILITIES THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
8. THIS MAP DOES NOT CONFORM TO G.S. 47-30 AS AMENDED.
9. THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
10. ONGOING EARTH MOVING WORK WAS NOT OBSERVED AT THE TIME OF THIS SURVEY.
11. IRON PINS AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
12. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.
13. ANNEXATION SHOULD EXTEND TO THE CENTER OF THE ROAD
14. TWO CONCRETE MONUMENTS WILL BE ADDED IN FUTURE SUBDIVISION.
15. ZONING IS/WILL REMAIN AFTER ANNEXATION HC(CD)

ANEXATION DATA:

PROPERTY AREA TO BE ANNEXED: 6.980 ACRES [304,067 SQ.FT.]
RIGHT OF WAY AREA TO BE ANNEXED: 0.429 ACRES [18,673 SQ.FT.]
TOTAL AREA TO BE ANNEXED: 7.409 ACRES [322,740 SQ.FT.]

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON:
2. MECKLENBURG COUNTY ON-LINE G.I.S. TAX MAP.
3. UNRECORDED MAP TITLED "TOPOGRAPHIC SURVEY OF: CRESCENT & McGINNIS TRACTS, EASTFIELD ROAD, INTERSECTIONS & OFFSITE", BY CESI, DATED DECEMBER 24, 2008, CESI JOB NO. 060921.000.
4. UNRECORDED MAP TITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF: CRESCENT & McGINNIS TRACTS, EASTFIELD ROAD & PROSPERITY CHURCH ROAD", BY CESI, DATED AUGUST 11, 2011, CESI JOB NO. 110724.000.

ANNEXATION EXEMPTION BLOCK
I CERTIFY THAT THIS PLAT IS AN ANNEXATION PLAT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF N.C.G.S. 47-30 PURSUANT TO N.C.G.S. 47-30(J).

(INSERT NAME) N.C. PLS-4918

LEGEND

- EXISTING IRON AS DESCRIBED
- EXISTING R/W MONUMENT
- SIP (SET #5 REBAR W/CAP)
- NPS (NO POINT SET)
- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR PLAT)
- RIGHT-OF-WAY LINE
- TIE LINE
- EASEMENT LINE

N.C. GRID ~ NAD 83(2001) BASIS OF BEARING

STATE OF NORTH CAROLINA
MECKLENBURG COUNTY

I, _____, 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 _____ DATE _____

SURVEY DESCRIPTION

TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT N.C.G.S. MONUMENT "SUMMER" HAVING THE FOLLOWING N.C. GRID ~ NAD 83(2001) COORDINATES N: 598,879.26'; E: 1,466,845.12', THEN RUN N30°42'07"E 259.13' (GROUND, 259.09' GRID, C.G.F.: 0.99984197) TO AN EXISTING #5 REBAR HAVING THE FOLLOWING N.C. GRID ~ NAD 83(2001) COORDINATES N: 599,102.04'; E: 1,466,977.40', SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LOT #90 OF McGINNIS VILLAGE (PHASE 1 ~ MAP 1; MB. 28, PG. 959; MECKLENBURG COUNTY REGISTRY) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF LOTS 90, 89, 88, 80 & 79 OF SAID McGINNIS VILLAGE N39°19'07"W (PASSING A #3 REBAR AT A DISTANCE OF 130.08', A #4 REBAR AT A DISTANCE OF 221.56', A #4 REBAR AT A DISTANCE OF 347.27', AND A #4 REBAR AT A DISTANCE OF 461.85') FOR A TOTAL DISTANCE OF 613.14' TO AN EXISTING #4 REBAR BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT #89 IN SAID McGINNIS VILLAGE, SAID POINT BEING LOCATED S37°20'57"E 16.09' OF AN EXISTING #3 REBAR; THENCE WITH THE EASTERN PROPERTY LINE OF LOTS 69, 68, 67, 66, 65 & 64 IN SAID McGINNIS VILLAGE N47°15'36"E (PASSING AN EXISTING #4 REBAR AT A DISTANCE OF 54.59', A #4 REBAR AT A DISTANCE OF 125.04', A #4 REBAR AT A DISTANCE OF 208.02', AND A #4 REBAR AT A DISTANCE OF 277.98') FOR A TOTAL DISTANCE OF 511.97' TO AN EXISTING #4 REBAR BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT #7 OF HUNTERSVILLE MARKET (PHASE 1, MAP 1; MB. 56, PG. 765; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED S39°36'38"E 86.81' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF LOT #7 IN SAID HUNTERSVILLE MARKET S39°36'38"E (PASSING AN EXISTING 1/2" IRON PIPE AT A DISTANCE OF 66.21', PASSING AN EXISTING CONCRETE MONUMENT AT A DISTANCE OF 539.43', AND A SET #5 REBAR WITH CAP AT A DISTANCE OF 562.83') FOR A TOTAL DISTANCE OF 564.83' TO A COMPUTED POINT ON THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF EASTFIELD ROAD, SAID POINT BEING LOCATED N50°12'08"W 75.87' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF SAID EASTFIELD ROAD TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) S40°08'48"W 139.83' TO A SET #5 REBAR WITH CAP, AND 2) A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 228.20', A RADIUS OF 4465.00' AND A CHORD OF S41°36'39"W 228.18' TO AN EXISTING #5 REBAR BEING A PROPERTY CORNER OF FULL MOON OF UNION COUNTY, LLC (DB. 33778, PG. 301; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED N46°33'33"W 6.52' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN PROPERTY LINE OF SAID FULL MOON OF UNION COUNTY, LLC S44°08'21"W 152.13' TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 6.980 ACRES (304,067 SQ. FT.), MORE OR LESS, AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE LOCATION & TOPOGRAPHIC SURVEY OF: 12901 EASTFIELD ROAD", BY CESI, DATED FEBRUARY 4, 2020, CESI JOB #190622.000.

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HUNTERSVILLE, NORTH CAROLINA PURSUANT TO NCGS 160A-31. BY ORDINANCE DULY ADOPTED (ANNEXATION ORDINANCE _____) AND IS NOT SUBJECT TO REVIEW OR APPROVAL BY THE MECKLENBURG PLANNING COMMISION.

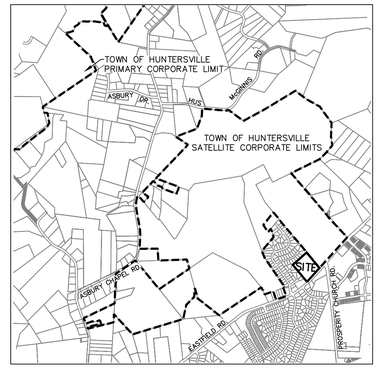
THIS_____DAY OF_____, _____ (2026)

_____
MAYOR, TOWN OF HUNTERSVILLE

ATTEST_____
TOWN CLERK

OWNER CERTIFICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS 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) Date



I, DAVID L. HAYWOOD JR, CERTIFY THAT THIS PLAT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 16655, PAGE 0127); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:53,967; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 5TH DAY OF DECEMBER, 2026.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES.

_____
PROFESSIONAL LAND SURVEYOR L-4822

ANNEXATION MAP OF:

12901 Eastfield Road (Huntersville Market West)

MALLARD CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

FOR CLIENT:
CAMBRIDGE PROPERTIES, INC.
831 E. MOREHEAD ST., SUITE 245
CHARLOTTE, NC 28202

DATE: JANUARY 5TH, 2026
REVISED:
SCALE: 1" = 40'
JOB NO.: 251340.000

COMPUTED BY: JRB
DRAWN BY: JRB & MTM
CHECKED BY: DLH

SCALE IN FEET
0 40 80 120

CESI
CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
ACAD FILE: 190622.DWG
© CESI 2020

CERTIFICATE OF SUFFICIENCY
(ANNEX 26-01)

To the Board of Commissioners of the Town of Huntersville, North Carolina:

I, Catherine Cook, Deputy Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.
b. The area described in the petition is contiguous to the Town of Huntersville primary corporate limits, as defined by G.S. 160A-58.1.
c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

The undersigned therefore certifies that the petition is sufficient for the voluntary annexation of a noncontiguous area pursuant to NCGS §160A-58.1.

IN WITNESS WHEREOF, I have hereto set my hand and affixed the seal of the Town of Huntersville this 8th day of MAY, 2026.

Catherine Cook, Deputy Town Clerk

(TOWN SEAL)

From: The Legals Adportal
To: Tracy Barron
Subject: Thank you for placing your order with us IPL0339083
Date: Thursday, May 7, 2026 3:32:22 PM

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

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

All orders include a 7% service fee and credit card processing fee if applicable.. For any questions, please contact us directly by email: c3legals@mcclatchy.com.

Job Details

Order Number:	IPL0339083
Classification:	Legals & Public Notices
Package:	CLT - Legal Ads
Base amount:	$138.51
Service fee:	$4.45
Type	VISA
Discount:	-$0.00
Total payment:	$142.96
Payment Type:	visa

Account Details

TOWN OF HUNTERSVILLE-PLANNING IP
PO Box 664 105 Gilead Rd, 3rd Floor
Huntersville, NC 28070
704-768-2215
tbarron@huntersville.org
TOWN OF HUNTERSVILLE-PLANNING
Credit Card - visa **********4514

Schedule for ad number IPL03390830

Sat May 9, 2026
The Charlotte Observer *All Zones*
Digital Publication

NOTICE OF PUBLIC HEARING ON REQUEST FOR ANNEXATION (Eastfield Road)

Take notice that the Board of Commissioners of the Town of Huntersville has called a Public Hearing at 6:00 p.m. on May 19, 2026, on the question of annexing the following described territory, requested by petition filed pursuant to NCGS 160A-58.1, to annex to the Town of Huntersville certain noncontiguous property. The Hearing will be held in person at the Huntersville Town Hall located at 14704 N. Od Statesville Rd, Huntersville, NC 28078. You may also watch the Hearing via https://www.youtube.com/@townofhuntersvillenc28078. The property subject to the Petition consists of approximately 6.98 acres (Annexation Petition 26-01), located on PIN#s Meck. Co. 021-191-01 and described (metes & bounds) as follows (documents are on file in the Huntersville Planning Dept.):LEGAL DESCRIPTION (ANNEX 26-01)TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT N.C.G.S. MONUMENT "SUMMER" HAVING THE FOLLOWING N.C. GIRD ˚ NAD 83(2001) COORDINATES N: 598,879.26'; E: 1,466,845.12', THEN RUN N30°42'07"E 259.13' (GROUND, 259.09' GRID, C.G.F. 0.99984197) TO AN EXISTING #5 REBAR HAVING THE FOLLOWING N.C. GIRD ˚ NAD 83(2001) COORDINATES N: 599,102.04'; E: 1,466,977.40', SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LOT #90 OF McGINNIS VILLAGE (PHASE 1 - MAP 1; MB. 28, PG. 959; MECKLENBURG COUNTY REGISTRY) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF LOTS 90, 89, 88, 80 & 79 OF SAID McGINNIS VILLAGE N39°19'07"W (PASSING A #3 REBAR AT A DISTANCE OF 130.08', A #4 REBAR AT A DISTANCE OF 221.56', A #4 REBAR AT A DISTANCE OF 347.27', AND A #4 REBAR AT A DISTANCE OF 461.85') FOR A TOTAL DISTANCE OF 613.14' TO AN EXISTING #4 REBAR BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT #69 IN SAID McGINNIS VILLAGE, SAID POINT BEING LOCATED S37°20'57"E 16.09' OF AN EXISTING #3 REBAR; THENCE WITH THE EASTERN PROPERTY LINE OF LOTS 69, 68, 67, 66, 65 & 64 IN SAID McGINNIS VILLAGE N47°15'36"E (PASSING AN EXISTING #4 REBAR AT A DISTANCE OF 54.59', A #4 REBAR AT A DISTANCE OF 125.04', A #4 REBAR AT A DISTANCE OF 208.02', AND A #4 REBAR AT A DISTANCE OF 277.98') FOR A TOTAL DISTANCE OF 511.97' TO AN EXISTING #4 RE-BAR BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT #7 OF HUNTERSVILLE MARKET (PHASE 1, MAP 1; MB. 56, PG. 765; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED S39°36'38"E 86.81' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF LOT #7 IN SAID HUNTERSVILLE MARKET S39°36'38"E (PASSING AN EXISTING 1/2" IRON PIPE AT A DISTANCE OF 66.21', PASSING AN EXISTING CONCRETE MONUMENT AT A DISTANCE OF 539.43', AND A SET #5 REBAR WITH CAP AT A DISTANCE OF 562.83') FOR A TOTAL DISTANCE OF 564.83' TO A COMPUTED POINT ON THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF EASTFIELD ROAD, SAID POINT BEING LOCATED N50°12'08"W 75.87' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF SAID EASTFIELD ROAD TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) S40°08'48"W 139.83' TO A SET #5 REBAR WITH CAP, AND 2) A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 228.20', A RADIUS OF 4465.00' AND A CHORD OF S41°36'39"W 228.18' TO AN EXISTING #5 REBAR BEING A PROPERTY CORNER OF FULL MOON OF UNION COUNTY, LLC (DB. 33778, PG. 301; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED N46°33'33"W 6.52' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN PROPERTY LINE OF SAID FULL MOON OF UNION COUNTY, LLC S44°08'21"W 152.13' TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 6.980 ACRES (304,067 SQ. FT.), MORE OR LESS, AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE LOCATION & TOPOGRAPHIC SURVEY OF: 12901 EASTFIELD ROAD", BY CESI, DATED FEBRUARY 4, 2020, CESI JOB #190622.000.
IPL0339083
May 9 2026

EXHIBIT A

Legal Description

TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE AT N.C.G.S. MONUMENT "SUMMER" HAVING THE FOLLOWING N.C. GIRD ~ NAD 83(2001) COORDINATES N: 598,879.26'; E: 1,466,845.12', THEN RUN N30°42'07"E 259.13' (GROUND, 259.09' GRID, C.G.F. 0.99984197) TO AN EXISTING #5 REBAR HAVING THE FOLLOWING N.C. GIRD ~ NAD 83(2001) COORDINATES N: 599,102.04'; E: 1,466,977.40', SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LOT #90 OF McGINNIS VILLAGE (PHASE 1 - MAP 1; MB. 28, PG. 959; MECKLENBURG COUNTY REGISTRY) AND BEING THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING WITH THE NORTHERN PROPERTY LINE OF LOTS 90, 89, 88, 80 & 79 OF SAID McGINNIS VILLAGE N39°19'07"W (PASSING A #3 REBAR AT A DISTANCE OF 130.08', A #4 REBAR AT A DISTANCE OF 221.56', A #4 REBAR AT A DISTANCE OF 347.27', AND A #4 REBAR AT A DISTANCE OF 461.85') FOR A TOTAL DISTANCE OF 613.14' TO AN EXISTING #4 REBAR BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT #69 IN SAID McGINNIS VILLAGE, SAID POINT BEING LOCATED S37°20'57"E 16.09' OF AN EXISTING #3 REBAR; THENCE WITH THE EASTERN PROPERTY LINE OF LOTS 69, 68, 67, 66, 65 & 64 IN SAID McGINNIS VILLAGE N47°15'36"E (PASSING AN EXISTING #4 REBAR AT A DISTANCE OF 54.59', A #4 REBAR AT A DISTANCE OF 125.04', A #4 REBAR AT A DISTANCE OF 208.02', AND A #4 REBAR AT A DISTANCE OF 277.98') FOR A TOTAL DISTANCE OF 511.97' TO AN EXISTING #4 REBAR BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT #7 OF HUNTERSVILLE MARKET (PHASE 1, MAP 1; MB. 56, PG. 765; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED S39°36'38"E 86.81' OF AN EXISTING #4 REBAR; THENCE WITH THE SOUTHERN PROPERTY LINE OF LOT #7 IN SAID HUNTERSVILLE MARKET S39°36'38"E (PASSING AN EXISTING 1/2" IRON PIPE AT A DISTANCE OF 66.21', PASSING AN EXISTING CONCRETE MONUMENT AT A DISTANCE OF 539.43', AND A SET #5 REBAR WITH CAP AT A DISTANCE OF 562.83') FOR A TOTAL DISTANCE OF 564.83' TO A COMPUTED POINT ON THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF EASTFIELD ROAD, SAID POINT BEING LOCATED N50°12'08"W 75.87' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY OF SAID EASTFIELD ROAD TWO (2) COURSES AND DISTANCES AS FOLLOWS: 1) S40°08'48"W 139.83' TO A SET #5 REBAR WITH CAP, AND 2) A CIRCULAR CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 228.20', A RADIUS OF 4465.00' AND A CHORD OF S41°36'39"W 228.18' TO AN EXISTING #5 REBAR BEING A PROPERTY CORNER OF FULL MOON OF UNION COUNTY, LLC (DB. 33778, PG. 301; MECKLENBURG COUNTY REGISTRY), SAID POINT BEING LOCATED N46°33'33"W 6.52' OF AN EXISTING #5 REBAR; THENCE WITH THE WESTERN PROPERTY LINE OF SAID FULL MOON OF UNION COUNTY, LLC S44°08'21"W 152.13' TO A POINT, THE TRUE POINT OF BEGINNING, CONTAINING 6.980 ACRES (304,067 SQ. FT.), MORE OR LESS, AS SHOWN ON A SURVEY TITLED "ALTA/NSPS LAND TITLE LOCATION & TOPOGRAPHIC SURVEY OF: 12901 EASTFIELD ROAD", BY CESI, DATED FEBRUARY 4, 2020, CESI JOB #190622.000.

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Nonprofit funding Agreement for Lake Norman Community Development Corporation

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Explain Request:
If approved, this nonprofit funding agreement would appropriate $30,000.00 to Lake Norman Community Development Corporation's Rental Bridge Program to provide rental assistance to residents at risk of housing instability.

Action Recommended: Approve Item

Alternative Action:
None

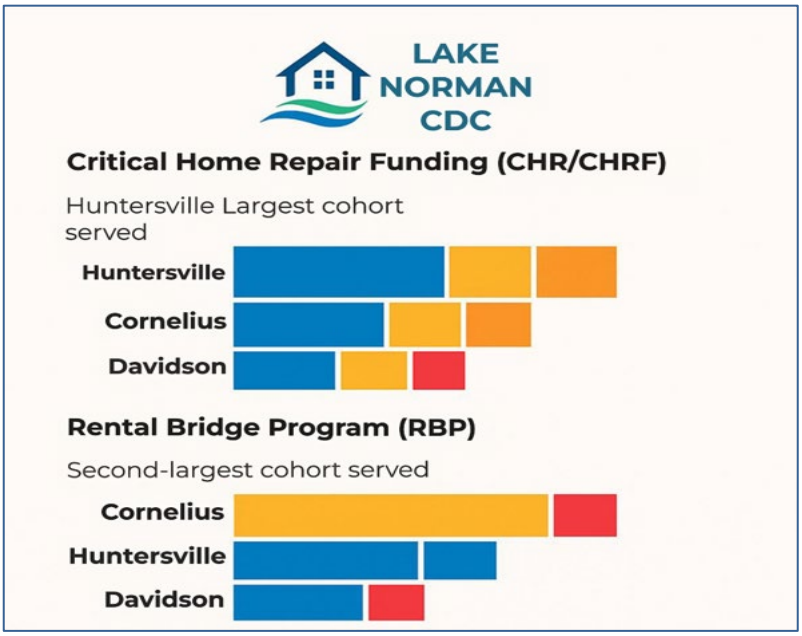
Financial Implications:
$30,000 of funding from the affordable housing fund to support the Lake Norman CDC's Rental Bridge Program

Attachments:
1. 03242026 External Agency Funding Request_LKNCDC_Rental Bridge
2. LKNCDC RBP Funds Agreement

Nonprofit Funding Request – FY 2025-2026 Town of Huntersville

Name of Organization: Lake Norman Community Development Corporation

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds.



Lake Norman CDC requests $30,000 to support its Rental Bridge Program, a temporary rental assistance program for cost-burdened, hardworking families in Huntersville, including teachers, first responders, firefighters, police officers, and others. Huntersville residents represent the second largest share of households receiving support from our Rental Bridge Program (RBP) in our tri-town service area (Huntersville, Cornelius, and Davidson), and the largest share households for our Critical Home Repair Funding (CHRF) program. If awarded, these funds will help stabilize housing, prevent displacement, and keep working families in the community where they serve, contribute and work.

2. If applicable, please describe the target population that will be served with the requested funds.

The requested funds will serve cost-burdened renters who pay more than 30% of their income toward rent, in some cases more than 50%, and are at risk of housing instability. Eligible participants commit to actively engaging in financial education and coaching while receiving temporary rental assistance for up to 24 months. Lake Norman CDC's Rental Bridge Program (RBP) serves families between 50% to 100% AMI based on family size according to HUD's annual AMI calculations.

3. How will the program or service for which funds are requested address the problem or identified need?

The requested funds will help Lake Norman CDC expand its Rental Bridge Program, a temporary rental assistance program for cost-burdened, hardworking renters in Huntersville. By reducing rent to a more manageable level for eligible households, the program helps Huntersville residents overcome barriers to housing stability and allows them to remain in the community where they work and serve. Required financial education and coaching helps participants strengthen long-term financial stability beyond the period of assistance. Lake Norman CDC assesses the program's impact for its recipients by tracking credit score improvements, household debt reduction and increase in household savings.

4. How many Town residents will be directly impacted by the funds requested?

Based on Lake Norman CDC's historical Rental Bridge Program trends and the pictogram illustrated in Grant Question #1, Huntersville residents represent the second largest cohort of families served in our service area and the largest cohort with our Critical Home Repair Funding Program, we estimate that the requested $30,000 could directly support approximately 5 to 8 Huntersville households, depending on the period the family remains eligible for RBP. Key program guidelines include a maximum rental assistance amount of $500 per month and a maximum duration of 24 months, with recertification required at the 12th month to confirm continued eligibility. Because the Rental Bridge Program serves cost-burdened, hardworking families, this investment would directly impact Huntersville residents.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

If the requested funding is not approved, Lake Norman CDC's ability to serve Huntersville residents through its Rental Bridge Program will be significantly limited at a time when housing costs continue to outpace wages for many hardworking families. More cost-burdened households may face housing instability, displacement, or the difficult choice of leaving the community where they work and serve. For Lake Norman CDC, the loss of support would constrain program reach, reduce local impact in Huntersville, and hinder efforts to provide a proven, prevention-focused response to rising rental affordability challenges and barriers to housing stability many Huntersville residents face.

6. Describe the organization's relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

Lake Norman CDC maintains a strong and collaborative relationship with the Town of Huntersville through regular coordination with Town staff, including monthly meetings between Kris J. Fountain, who serves as CEO for LKNCDC and Becca Prichard, who serves as Planner II in the Town's Planning Department to discuss housing needs, program alignment, and ways the organization can complement the Town's Affordable Housing Strategic Plan. In many respects, Lake Norman CDC serves as an unofficial "Housing Department" for the community by helping advance housing stability strategies in a town that does not have a dedicated housing department or housing director. This coordination helps ensure services are complementary rather than duplicative. Lake Norman CDC fills a distinct role by providing temporary rental assistance with financial education and coaching to cost-burdened Huntersville renters through our Rental Bridge Program, while aligning its efforts with the broader Town of Huntersville's housing priorities. Rather than duplicating the Town of Huntersville services, Lake Norman CDC extends the Town's impact, offers specialized housing expertise and data-informed insight that helps translate *good intentions* into *meaningful and measurable impact*.

Respectfully provided by Kris J. Fountain, CEO of Lake Norman CDC which is a 501(c)(3) nonprofit organization whose Tax I.D. is 88-2751895

EXTERNAL AGENCY FUNDING AGREEMENT

NORTH CAROLINA
TOWN OF HUNTERSVILLE

This Agreement made and entered into the _____ day of August, 2026 by between Town of Huntersville, North Carolina, hereinafter referred to as the "TOWN", and Lake Norman Community Development Corporation, a North Carolina Non-profit Corporation, hereinafter referred to as the "AGENCY".

WHEREAS, the TOWN has requested services from the AGENCY to carry out programs and activities; and

WHEREAS, the Town of Huntersville Board of Commissioners, agreed to appropriate the sum of Thirty Thousand and no/100 ($30,000.00) in funding for fiscal year ending June 30, 2027 to support this purpose, subject to the terms hereof; and

WHEREAS, the terms and conditions for receiving said funds from the TOWN set out herein are necessary to ensure accountability for the expenditure of public funds by the TOWN.

NOW, THEREFORE, in consideration of the following the parties hereto do mutually agree as follows:

1. The AGENCY, by and through its Rental Bridge Program, agrees to use the funds appropriated by the TOWN in a manner and the purposes specified in their application, a copy of which is attached hereto and incorporated by reference as if to set forth fully herein.
2. In consideration for the performance by the AGENCY of the services outlined in its application, the TOWN agrees to pay the AGENCY up to the amount of money authorized in the TOWN budget for the fiscal year. Payment shall be made in lump sum within 30 days of the budget approval. Any and all payments to the AGENCY are dependent upon and subject to the availability of funds to the Town for the purpose set forth in this agreement.
3. If the AGENCY violates any of the provisions of this Agreement, the TOWN may terminate this Agreement (upon 30 days written notice to the AGENCY). In such event, all unexpended funds at the time of such termination, whether held by the AGENCY or the TOWN, shall be the property of and be returned to (or remain with) the TOWN.
4. The AGENCY shall not assign any interest in this Agreement and shall not transfer any interest in the Agreement without prior written consent of the TOWN.
5. In connection with the performance of this Agreement, the AGENCY shall not discriminate against any employee, applicant for employment, or program participant because of race, religion, color, sex (including gender expression or identity, sexual orientation, or pregnancy), age, handicap or disability, or national origin, genetic information, or on account of their limited English language proficiency.

6. The AGENCY shall maintain all accounts, books, ledgers, journals, and records in accordance with generally accepted accounting principles, practice, and procedures.
7. The AGENCY shall submit to the TOWN a semi-annual status report in January 2027, and an annual status report in May 2027, of all programs and activities, including a summary of the accomplishment of stated goals and objectives.
8. The AGENCY shall provide an accounting of TOWN funds to the TOWN to demonstrate that the funds allocated to the AGENCY have been used for the purpose(s) specified herein. The accounting report shall be submitted to the TOWN within 30 days of the end of the agreement term (ending June 30, 2027). Further, the TOWN shall be entitled to audit the AGENCY's expenditure of TOWN funds at the TOWN's discretion. Any excess funds or funds not used for the expressed purpose(s) stated herein must be returned to the TOWN within thirty (30) days of the TOWN's request for said funds.
9. The TOWN shall be entitled to conduct an evaluation of the AGENCY's programs and activities, particularly as it relates to the accomplishments of established goals and objectives and the measurements of the services being delivered.
10. All books and records shall be maintained by the AGENCY for a period of at least three years from the day of the final payment under this Agreement and shall be made available for audit or evaluation upon request during regular business hours of the AGENCY.
11. The AGENCY must adopt a Drug-Free Workplace Policy in accordance with the Drug-Free Workplace Policy of 1988 (41 U.S.C. 701).
12. The Town is in no way responsible for the administration and supervision of the AGENCY's officers, employees, and agents, whom it is agreed are not officers, employees, or agents of the TOWN.
13. As a condition of payment for services rendered under any agreement the AGENCY has with the TOWN, the AGENCY must comply with requirements of Article 2 Chapter 64 of the North Carolina General Statutes. Further, if the AGENCY provides services to the TOWN utilizing a subcontractor, the AGENCY shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 the General Statutes. The AGENCY shall verify, by affidavit, compliance of the terms of this section upon request by the TOWN.
14. The AGENCY certifies that, as of the date of this agreement, it is not listed on the Fiscal Divestment List created by the State Treasurer pursuant to N.C. Gen. Stat. § 147-86.58.
15. The Agreement may only be amended in writing as mutually agreed upon by the TOWN and the AGENCY.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their name by their duly authorized officers, their seals to be hereto affixed the day and year first above written.

Agency

Name:

LAKE NORMAN COMMUNITY DEVELOPMENT CORPORATION

By:

_____
(Signature)

Title:

_____

Attest:

_____
(Secretary, if a corporation)

Town of Huntersville

_____
Town Manager

Attest: _____
Town Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

_____
Finance Director

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

Subject: Nonprofit Funding Agreement for Rebuilding Together of Greater Charlotte, Inc

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Explain Request:
If approved, this nonprofit funding agreement would appropriate $75,000.00 to Rebuilding Together of Greater Charlotte, Inc. to use to make critical home repairs in the Huntington Green community for income-qualified homeowners making less than 50% AMI

Action Recommended: Approve Item

Alternative Action:
None

Financial Implications:
$75,000 from the affordable housing fund to support Rebuilding Together of Greater Charlotte for critical home repairs in Huntington Green.

Attachments:
1. External Agency Funding Request - Explanations_RTGC
2. RTGC Funds Agreement

Nonprofit Funding Request – FY 2025-2026

Name of Organization: Rebuilding Together of Greater Charlotte

1. Please identify the program or service for which funding is requested and describe the problem or need your organization will address with the requested funds .

Rebuilding Together of Greater Charlotte (RTGC) is requesting support for critical home repairs and neighborhood improvements in the Huntington Green community.

Huntington Green is a community of manufactured and mobile homes where many residents own the land beneath their homes. Despite this stability, homeowners face barriers to accessing traditional home repair funding. Most federal funding sources cannot be used for mobile or manufactured housing when the home is not deeded with the land. As a result, available resources for this neighborhood are extremely limited.

State funding through the North Carolina Housing Finance Agency's Urgent Repair Program (URP) provides up to $15,000 per home but is typically limited to major systems such as roofs and HVAC. These repairs do not address the full scope of safety and health hazards present in aging manufactured homes.

2. If applicable, please describe the target population that will be served with the requested funds.

RTGC serves income-qualified homeowners under 50% Area Median Income who need critical home repairs and accessibility modifications that they otherwise cannot afford. Often this is older adults and individuals with disabilities on fixed incomes. In the case of Huntington Green, we will also be working with multi-generational homes where repairs will impact the safety and health of larger families.

3. How will the program or service for which funds are requested address the problem or identified need?

RTGC will complete intake, eligibility screening, home assessments, scopes of work, and construction for at least five households.

Funding will be used to address repair needs not covered by URP, including electrical deficiencies, flooring instability, accessibility needs, plumbing issues, and other safety and health concerns.

Construction will take place in May and June as part of the 2026 She Builds initiative, which brings corporate and community volunteers together to complete repairs and neighborhood improvements.

4. How many Town residents will be directly impacted by the funds requested?

RTGC will serve at least five households in Huntington Green through this project.

Each household may include multiple residents, including children and extended family members, increasing the total number of individuals directly impacted.

Repairs will also benefit the surrounding neighborhood by improving safety, housing stability, and overall community conditions within Huntington Green and the Town of Huntersville.

5. Describe the impact on your organization, clients, service or program if the requested funding is not approved.

Without this funding, repairs will be limited to what URP covers, primarily roofs or HVAC systems. Homes will continue to have unresolved safety and health hazards such as unsafe flooring, electrical issues, and accessibility barriers.

Families will receive partial repairs rather than full scope of repairs that can return the home to safe and stable living conditions.

6. Describe the organization ’s relationship to Town Departments related to services or programs that your organization provides. How does your organization coordinate those services with Town provided services? Is there any duplication of service?

RTGC works in alignment with local and regional housing and community development efforts, including programs funded through the North Carolina Housing Finance Agency.

For this project, RTGC coordinates closely with Caterpillar Ministries, which is located within Huntington Green and has direct, ongoing relationships with residents. Their team supports outreach, applicant identification, and community engagement, ensuring services reach households with the highest need.

RTGC's role is focused on delivering critical home repairs and accessibility modifications that are not otherwise addressed through existing funding sources.

This approach complements existing programs rather than duplicating them. RTGC fills a specific gap by addressing health and safety issues that remain after other funding sources are applied, ensuring more complete and lasting outcomes for homeowners.

EXTERNAL AGENCY FUNDING AGREEMENT

NORTH CAROLINA
TOWN OF HUNTERSVILLE

This Agreement made and entered into the _____ day of August, 2026 by between Town of Huntersville, North Carolina, hereinafter referred to as the "TOWN", and Rebuilding Together of Greater Charlotte, Inc., a North Carolina Non-profit Corporation, hereinafter referred to as the "AGENCY".

WHEREAS, the TOWN has requested services from the AGENCY to carry out programs and activities; and

WHEREAS, the Town of Huntersville Board of Commissioners, agreed to appropriate the sum of Seventy-five Thousand and no/100 ($75,000.00) in funding for fiscal year ending June 30, 2027 to support this purpose, subject to the terms hereof; and

WHEREAS, the terms and conditions for receiving said funds from the TOWN set out herein are necessary to ensure accountability for the expenditure of public funds by the TOWN.

NOW, THEREFORE, in consideration of the following the parties hereto do mutually agree as follows:

1. The AGENCY, agrees to use the funds appropriated by the TOWN in a manner and the purposes specified in their application, to wit, for the direct repair costs to benefit residents excluding administrative expenses, salaries and related expenses, and operating expenses, of a copy of which is attached hereto and incorporated by reference as if to set forth fully herein.
2. In consideration for the performance by the AGENCY of the services outlined in its application, the TOWN agrees to pay the AGENCY up to the amount of money authorized in the TOWN budget for the fiscal year. Payment shall be made in lump sum within 30 days of the budget approval. Any and all payments to the AGENCY are dependent upon and subject to the availability of funds to the Town for the purpose set forth in this agreement.
3. If the AGENCY violates any of the provisions of this Agreement, the TOWN may terminate this Agreement (upon 30 days written notice to the AGENCY). In such event, all unexpended funds at the time of such termination, whether held by the AGENCY or the TOWN, shall be the property of and be returned to (or remain with) the TOWN.
4. The AGENCY shall not assign any interest in this Agreement and shall not transfer any interest in the Agreement without prior written consent of the TOWN.
5. In connection with the performance of this Agreement, the AGENCY shall not discriminate against any employee, applicant for employment, or program participant because of race, religion, color, sex (including gender expression or identity, sexual orientation, or pregnancy), age, handicap or disability, or national origin, genetic information, or on account of their limited English language proficiency.
6. The AGENCY shall maintain all accounts, books, ledgers, journals, and records in accordance with generally accepted accounting principles, practice, and procedures.

7. The AGENCY shall submit to the TOWN a semi-annual status report in January 2027, and an annual status report in May 2027, of all programs and activities, including a summary of the accomplishment of stated goals and objectives.
8. The AGENCY shall provide an accounting of TOWN funds to the TOWN to demonstrate that the funds allocated to the AGENCY have been used for the purpose(s) specified herein. The accounting report shall be submitted to the TOWN within 30 days of the end of the agreement term (ending June 30, 2027). Further, the TOWN shall be entitled to audit the AGENCY's expenditure of TOWN funds at the TOWN's discretion. Any excess funds or funds not used for the expressed purpose(s) stated herein must be returned to the TOWN within thirty (30) days of the TOWN's request for said funds.
9. The TOWN shall be entitled to conduct an evaluation of the AGENCY's programs and activities, particularly as it relates to the accomplishments of established goals and objectives and the measurements of the services being delivered.
10. All books and records shall be maintained by the AGENCY for a period of at least three years from the day of the final payment under this Agreement and shall be made available for audit or evaluation upon request during regular business hours of the AGENCY.
11. The AGENCY must adopt a Drug-Free Workplace Policy in accordance with the Drug-Free Workplace Policy of 1988 (41 U.S.C. 701).
12. The Town is in no way responsible for the administration and supervision of the AGENCY's officers, employees, and agents, whom it is agreed are not officers, employees, or agents of the TOWN.
13. As a condition of payment for services rendered under any agreement the AGENCY has with the TOWN, the AGENCY must comply with requirements of Article 2 Chapter 64 of the North Carolina General Statutes. Further, if the AGENCY provides services to the TOWN utilizing a subcontractor, the AGENCY shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 the General Statutes. The AGENCY shall verify, by affidavit, compliance of the terms of this section upon request by the TOWN.
14. The AGENCY certifies that, as of the date of this agreement, it is not listed on the Fiscal Divestment List created by the State Treasurer pursuant to N.C. Gen. Stat. § 147-86.58.
15. The Agreement may only be amended in writing as mutually agreed upon by the TOWN and the AGENCY.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their name by their duly authorized officers, their seals to be hereto affixed the day and year first above written.

Agency

Name:

REBUILDILNG TOGETHER OF GREATER CHARLOTTE, INC.

By:

_____
(Signature)

Title:

_____

Attest:

_____
(Secretary, if a corporation)

Town of Huntersville

_____
Town Manager

Attest: _____
Town Clerk

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act

_____
Finance Director

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lora Mastrofrancesco, Engineering Manager

Subject: Traffic Calming on Platon Ave

Explain Request:
Request decision on physical solution for Traffic Calming on Platon Ave.

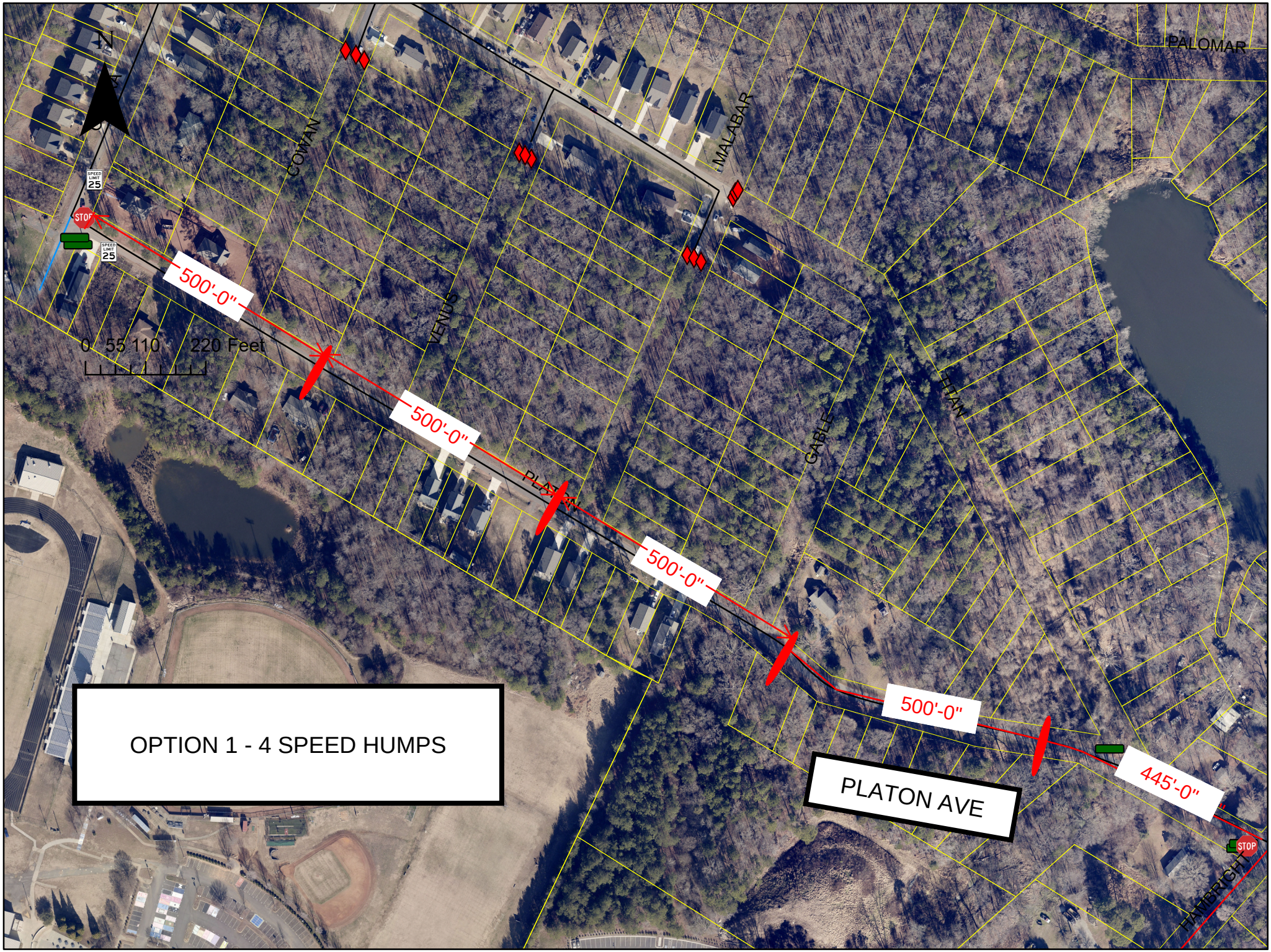
Action Recommended: Adopt Item

Alternative Action:
None

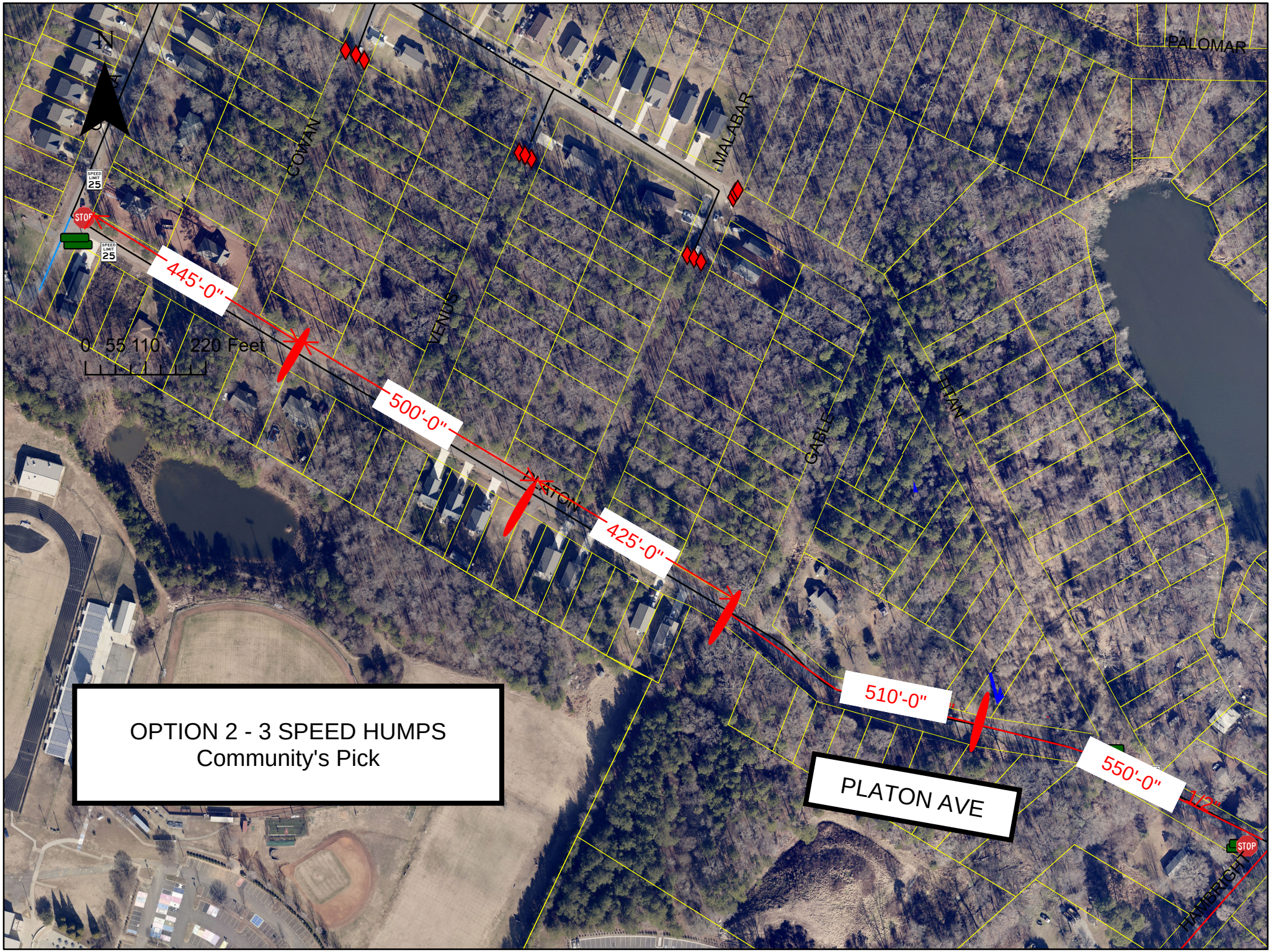
Financial Implications:
Estimate $25,000 - $30,000 from the Powell Bill Traffic Control.

Attachments:
1. Platon Ave - plan view
2. Presentation Options 1-4


O'Hara St
Titan Ave
Platon Ave
Hambright Rd
COWAN
VENUS
MALABAR
PALOMAR
GABLE
TITAN
STOP
SPEED LIMIT 25
0 55 110 220 Feet



N
PALOMAR
COWAN
MALABAR
VENUS
GABLE
PLATON
SPEED LIMIT 25
STOP
0 55 110 220 Feet
500'-0"
500'-0"
500'-0"
500'-0"
445'-0"
PLATON AVE
HAMBRIGHT
OPTION 1 - 4 SPEED HUMPS



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PALOMAR
COWAN
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VENUS
GABLE
PLATON
SPEED LIMIT 25
STOP
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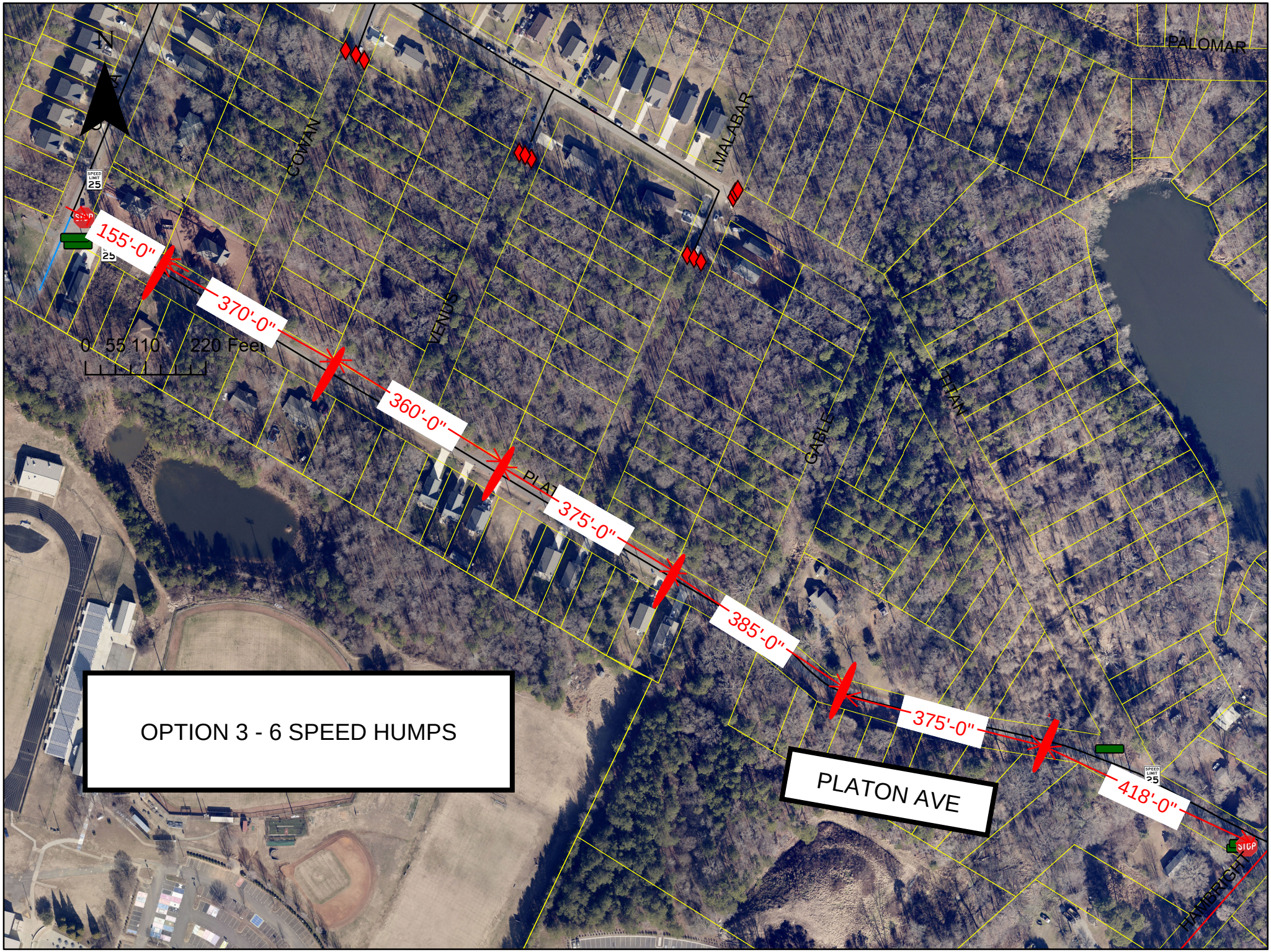
510'-0"
550'-0"
0 55 110 220 Feet
PLATON AVE
HAMBRIGHT
OPTION 2 - 3 SPEED HUMPS
Community's Pick


N
COWAN
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PALOMAR
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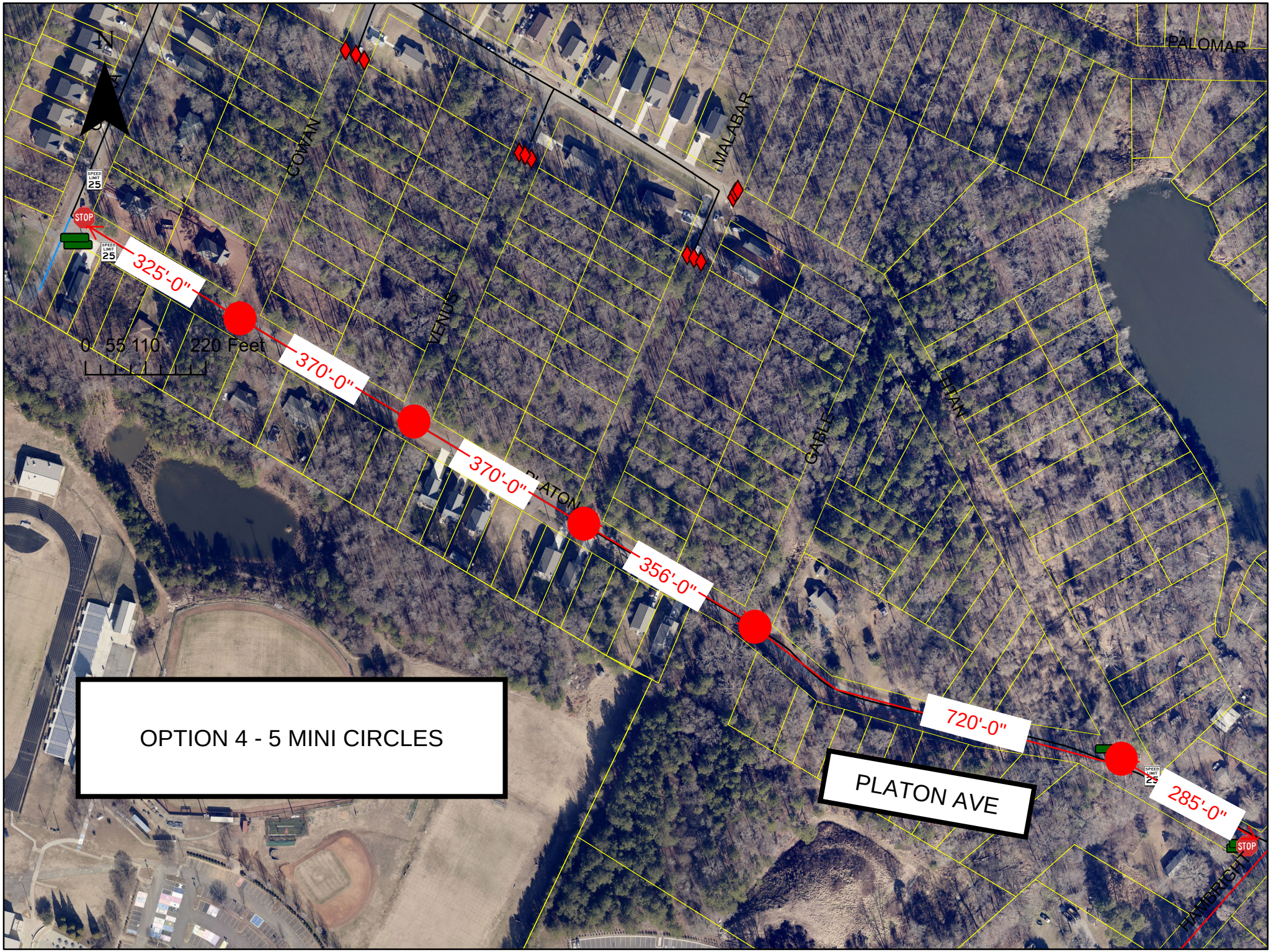
ATLAN
HATHERIGHT
SPEED LIMIT 25
STOP
155'-0"
370'-0"
360'-0"
375'-0"
385'-0"
375'-0"
418'-0"
0 55 110 220 Feet
OPTION 3 - 6 SPEED HUMPS
PLATON AVE


N
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MALABAR
PALOMAR
GABLE
ETAW
PLATON
HATHERIGHT
STOP
SPEED LIMIT 25
325'-0"
370'-0"
370'-0"
356'-0"
720'-0"
285'-0"
0 55 110 220 Feet
OPTION 4 - 5 MINI CIRCLES
PLATON AVE

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Petition #R25-14: Dash In Gas Station

Explain Request:
Consider a decision 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.

Action Recommended: Approve Item

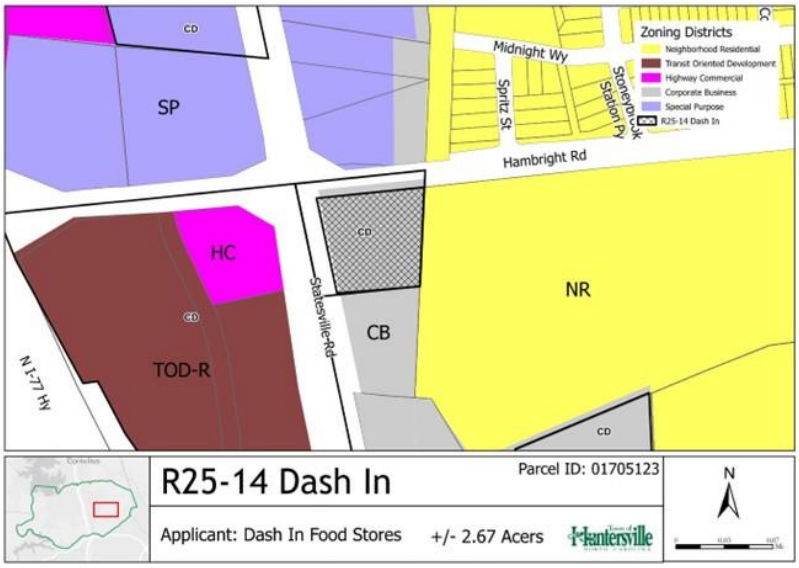
Alternative Action:
None

Financial Implications:
N/A

Attachments:
1. Staff Report
2. Attachment A - Application
3. Attachment B - Rezoning Site Plan
4. Attachment C - Community Meeting Report
5. Attachment D - Engineering Report
6. Attachment E - Deferral Letter
7. Attachment F - Deferral Letter

Application Summary

Case Number/Project Name: R25-14 Dash In
Project Address: 11430 STATESVILLE RD HUNTERSVILLE NC 28078
Proposed Zoning: **Highway Commercial-Conditional District (HC-CD)**
Proposed Land Use: Gasoline Service Station with a Convenience Store and a Car Wash
Applicant: Dash In Food Stores, Inc.
Property Owner: Ashley Kelly Pharr and Wendy C. Speckman
Staff Contact: **Nathan Farber, 704-766-2237 (nfarber@huntersville.org)**



Site Data

Acreage (+/-): 2.67 acres
Parcel Numbers: 017-051-23
Current Zoning: **Corporate Business-Conditional District (CB-CD)**
Current Land Use: Vacant

Adjoining Zoning and Land Uses

North: **Special Purpose (SP)**; *Commercial Use*
South: **Corporate Business (CB)**; *Industrial Use; Warehouse*
East: **Neighborhood Residential (NR)**; *Single Family Residential (Stoney Brook Subdivision) and a School (JM Alexander Middle School)*
West: **Highway Commercial (HC)**; **Transit-Oriented Development - Residential (TOD-R)**;*Vacant and Multi-Family Housing (Hambright Junction)*

Project Description

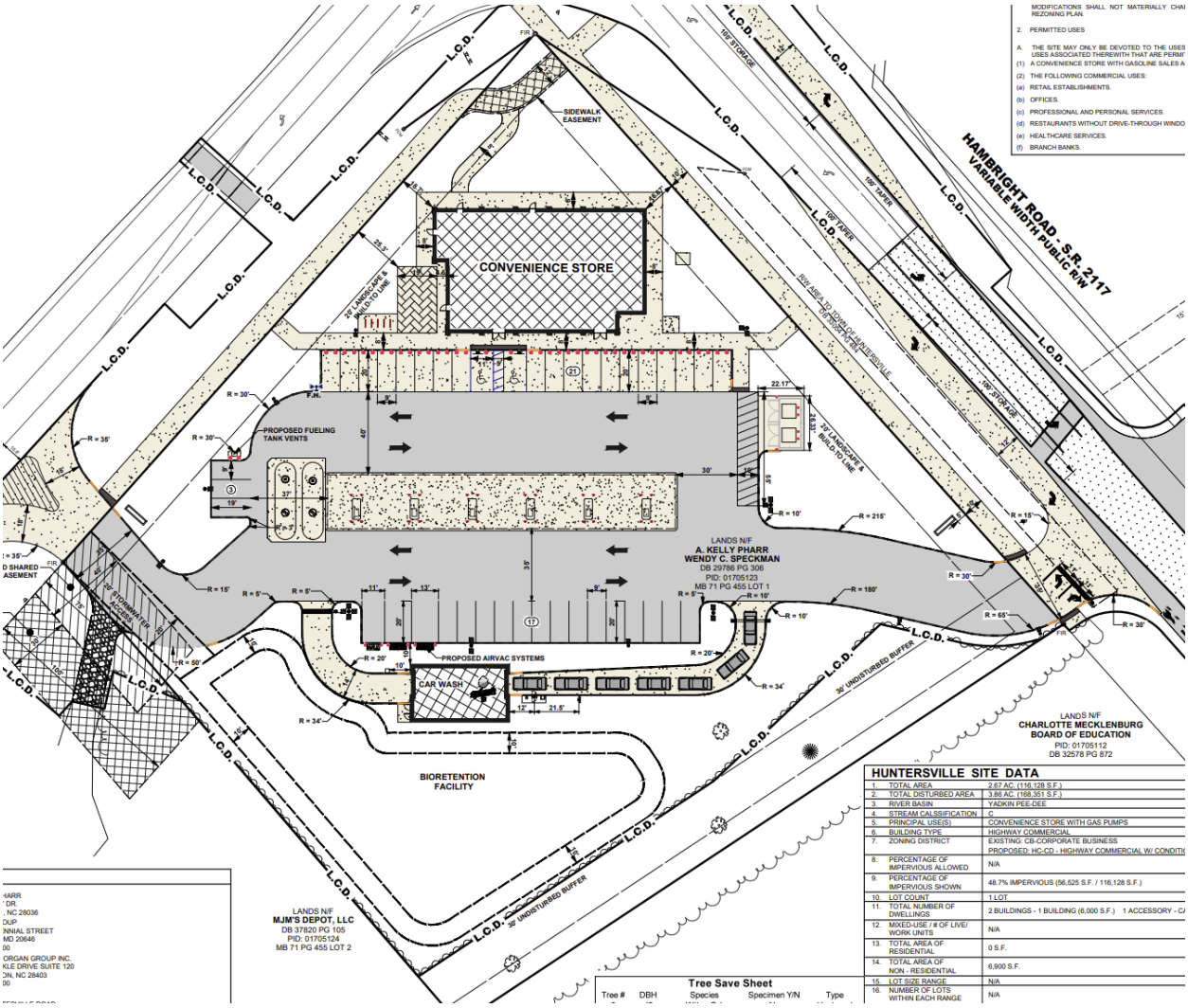
Petition #R25-14 is a request by Dash In Food Stores, Inc. to rezone +/- 2.67 acres located at the corner of Hambright Rd and Statesville Rd (Parcel 017-051-23) from Corporate Business to Highway Commercial with a Conditional District. The purpose of the rezoning is to develop a gasoline service station with a convenience store and a car wash since the current zoning does not permit a gas station. The site was previously rezoned as part of R88-29 under the Mecklenburg County Zoning Ordinance. The approved site plan currently limits the site to a 20,000 square foot building and limits the uses to I-1 uses from the 1988 Mecklenburg County Zoning Ordinance.

Update Status

- Public Hearing: Public hearing occurred on April 21st, 2026.
- Planning Board: The Planning Board voted to recommend approval with conditions.

Concern was raised regarding the neighboring Colonial Gas Pipeline. Since the planning board

meeting the applicant has updated their rezoning site plan to meet all of staffs and planning boards outstanding conditions (Notes and TIA).



Rezoning/Site Plan

Density: ***Not Applicable***

- Proposed:
- Staff comments:

Parking: ***Applicant has met the requirement.***

- Proposed: The applicant proposes to provide 41 spaces, 2 of which would be for Handicap parking.
- Staff comments: The site will exceed the parking requirements, which require 1 space per 500sf of commercial space. This site requires 12 spaces.

Building Height/Scale: ***Applicant has met the requirement.***

- Proposed: Max 35' for structures on site. Highway Commercial Building Type max height is 36'.

- Staff comments: This is the maximum ordinance required height allowed. The conceptual elevations show that the primary building will be ~20ft. No height information has been provided for the car wash, though they have stated that all structures will comply with the height requirements of Article 4.6 Building Type/ Highway Commercial.

Architectural Elevations: *Applicant has met the requirement.*

- Proposed: See Attachment B. Sheets SD-100 through SD-300.



Figure 1 Street Frontage Elevation of the Convenience Store

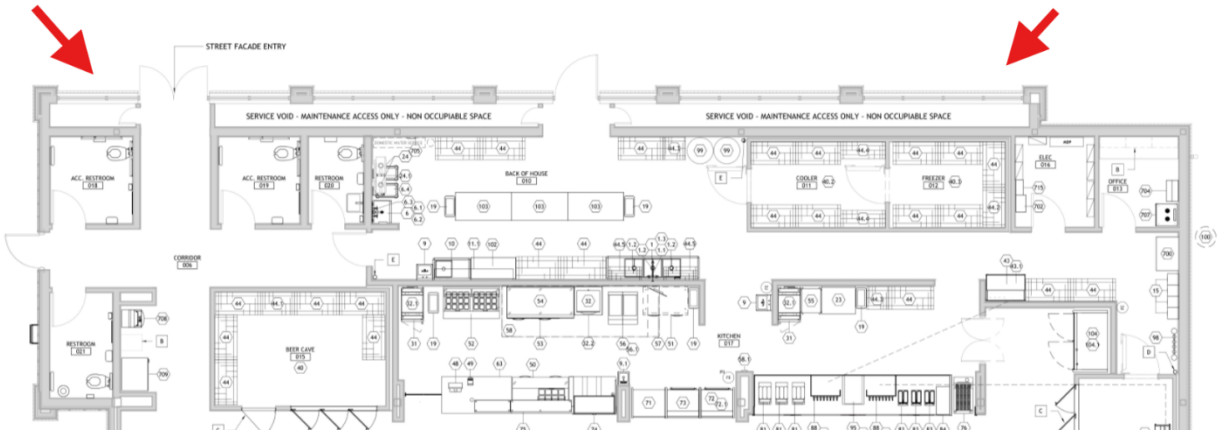


Figure 2 Floor Plan showing Street Frontage Interior

- Staff comments: The applicant has worked with staff to create a architectural elevation that meets the requirements of Article 4.5 Lot Type / Highway Commercial and Article 4.6 Building Type / Highway Commercial. The elevations provide a strong relationship with the corner of the Hambright Rd and Statesville Rd intersection while creating an interesting and comfortable experience for pedestrians. The pedestrian entrance is included on the street side and all other windows act as a "display case"(See Sheet SD-300 of Attachment B). The double doors to the right of the elevation are the main pedestrian entrance that will lead directly into the store. The single door is a service door that will only be accessible by the store's staff.
  The applicant has provided a note that describes what will be provided within the "display case" area. The note reads: "Applicant shall install artwork, murals, photographs, tenant information materials, or other graphics (collectively, the "Display Materials) in the display

case feature of the building elevation facing the intersection of Hambright Rd and Statesville Rd. The display materials shall be illuminated to ensure their visibility from the exterior of the building. Applicant may replace or update the display materials; provided, however, that in no event shall the display case feature be left in a blank wall conditions".

Buffers: ***Applicant is requesting a modification.***

- Proposed: A 30' Undisturbed buffer is being provided along the eastern property line with the CMS property as required by the ordinance. No other buffer is required. See below for modification requests.
- Staff comments: The 30' buffer contains existing tree canopy so no additional planting would be required.

Open Space: ***Not Applicable***

- Proposed:
- Staff comments: Open Space is not required. The applicant is providing an outdoor dining patio area along the Statesville Rd frontage.

Landscaping: ***Applicant is requesting a modification.***

- Proposed: Appicant is in compliance with all requirements regarding street trees and parking screening. The applicant is proposing to provide a "full screening" along the street frontage to screen the parking and gas canopy. This is in excess of the ordinance requirements. The modification relates to the location of the proposed dumpster.
- Staff comments: Staff is in support of the additional screening though we recommend removing the portion of the buffer along the edges of the building to ensure the building fully relates to the street. Additionally, it would be our recommendation to add a note that states the applicant will work with Town Staff to determine the species and spacing of the proposed buffer due to concerns to long-term tree health and spacing.

Build-To Lines: *Applicant has met the requirement.*

- Proposed: The applicant has proposed a setback of 20'.
- Staff comments: The Highway Commercial lot type recommends 15' in most cases but allows for slight variations due to special site conditions. Given that the building is on the corner a 20' setback is consistent.

Tree Save: ***Applicant does not meet the requirement.***

- Proposed: The Highway Commercial district requires 30% Specimen save. 16 specimens are on site, and 4 trees are proposed to be saved (25%). The applicant is proposing to mitigate for the 5th specimen by planting 13 canopy trees @ 3" DBH.
- Staff comments: The proposed mitigation trees appear to be planted in place of the required large maturing trees that are already required for the parking screening requirements. Mitigation trees may not count towards a required planting. The applicant can choose to plant elsewhere or provide a check to the Town Tree Fund.

Vesting: ***Applicant has met the requirement.***

- Proposed: Applicant has requested vesting that aligns with Section 160D-108.1 of the NC General Statutes. If approved, the rezoning plan shall be vested for a period of two years.
- Staff comments: NA

Conditional Notes: ***Applicant has met the requirement.***

- Proposed:
  - On Sheet C-201 of the Rezoning Plan the applicant has provided two notes, 1c and 5b, that states that both the site plan and elevations are only conceptual in nature.
  - The Rezoning would limit the permitted uses to the site to:
    - 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
  - The Maximum gross floor area of the principal building will be 5,850 square feet.
  - The Maximum gross floor area of the car wash building shall be 1,350 square feet.
  - The maximum height of any building on the site shall be 35 feet.
- Staff comments: The applicant has provided staffs recommended schematic 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".

Minor Outstanding Comments: ***Applicant does not meet the requirement.***

- Staff comments: Staff are working with the applicant to ensure that all remaining minor comments are addressed.

Transportation Comments: ***Applicant has met the requirement.***

- Proposed: Access to the site will be off of both Hambright Rd and Statesville Rd. A 10' sidepath will be provided along all frontages as required by the ordinance.
- Planning Staff Comments: NA
- Engineering Staff comments: All TIA items have been addressed. Please see attached report for Engineering comments.

Stormwater Comments: *Applicant has met the requirement.*

- Engineering Staff comments: See attached report for Engineering comments.
- Planning Staff Comments: NA

Applicant Modification Requests

Modification Request 1: *Request to permit side yard parking to occupy 68% of the principal frontage line as generally depicted on the rezoning plan.*

- **Applicable Zoning Requirements:** Article 4.5 Lot Type / Highway Commercial (4) of the zoning ordinance states that parking shall be located to the rear and/or side of the building and that sideyard parking may occupy no more than 45% of the principal frontage line.

Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request due to the applicant providing a 20' opaque buffer along Hambright Rd and Statesville Rd in front of the parking lot, as well as the shape of the lot. This 20' buffer is based on Article 7.5 Non-Residential buffer requirements. The increased parking along the road frontage would be screened from view. This exceeds the minimum parking screening requirements as a buffer along the road frontage is not required at all for highway commercial uses.

Modification Request 2: *Request to allow the Hambright Rd driveway to encroach into the 30' undisturbed buffer.*

- **Applicable Zoning Requirements:** Article 7.5.8 only allows driveways to disturb a buffer if it is installed perpendicular to the buffer and not laterally.
- **Zoning Comments:** The applicant is proposing to install the driveway to Hambright Rd laterally into the undisturbed 30' buffer.

Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request as NCDOT is requiring the driveway to be placed at this location to provide enough distance between the driveway and the intersection. The applicant has no alternative given the site's relationship with the surrounding state roads.

Modification Request 3: *Request to allow the dumpster to be located within the sideyard.*

- **Applicable Zoning Requirements:** Article 4.5 Lot type / Highway Commercial (8): Trash containers shall be located in a rear parking area (see Parking Regulations).

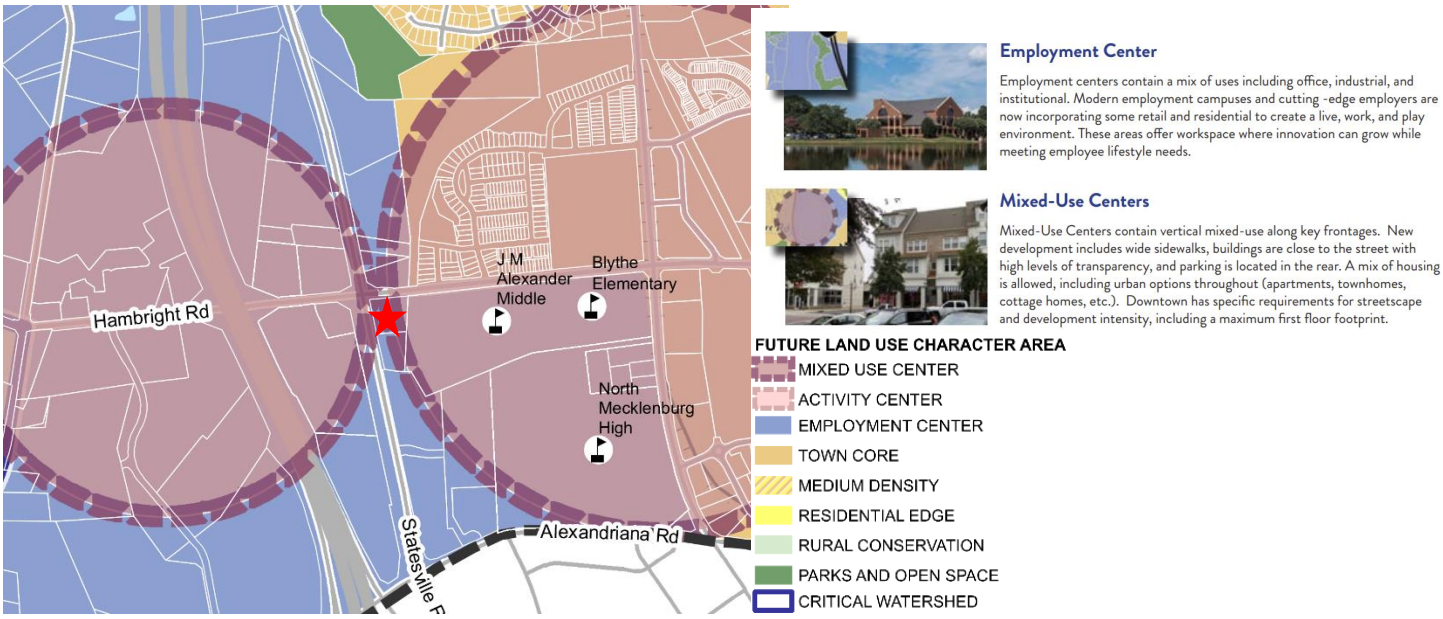
Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request as the applicant is providing a fully opaque 20' buffer along Hambright Rd that will screen the dumpster from the street in addition to the screening requirements of Article 7.6.

Rezoning Criteria – Zoning Ordinance, Article 11.4.7 (d)(e)

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*



Policy Recommendations - *Support rezoning*

- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.

  - STAFF COMMENT: This policy supports the development as the site is at the corner of two major thoroughfares and is within a mixed-use activity center defined by the 2040 Community Plan.
- **Policy LU 7.1:** Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans. "Improve connectivity, particularly for pedestrians and vehicles" and "Parking lots, if required, should be predominately located behind buildings screened from view and larger lots should be broken by buildings and or landscape features".
  - STAFF COMMENT: This policy supports the development as the applicants have designed the driveway entrance to Statesville Rd in a way to allow a future shared connection with the southern property if it ever redevelops. Additionally, the full buffer being provided to screen the parking lot goes above and beyond the ordinance minimum requirements and will provide an opaque screening blocking the view of the parking lot from the street.
- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards.
  - STAFF COMMENT: The applicant is providing an architectural elevation that provides a strong relationship with the street and creates visual interest. In addition, the entrance design encourages a pedestrian-friendly environment by creating a strong sense of place.

Policy Recommendations – *Do not support rezoning*

- **NA**

Consistency with Existing Development:

Staff Findings: Staff recommend that the reclassification to the Highway Commercial Conditional District (HC-CD) would be consistent with the overall character of adjacent development for the following reasons:

- Provides complementary commercial uses and services to support the surrounding civic, residential, and employment uses.

Adequacy of Public Facilities and Services: (Roadways, Transit Service, Public Safety, Schools, Utilities, Storm Drainage)

- Staff Findings: A Transportation Impact Analysis (TIA) is required for this development (Please see the TIA and Engineering Report for further information).

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 is 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:
  - Specimen Tree mitigation comments 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 Thursday, December 11th, 2025. 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: April 21st, 2026
Planning Board: April 28th, 2026

- T. Loomis made an amended motion to recommend approval of R25-14, Dash In with the following modifications: 1) permit side yard parking to occupy up to 68% of the principal frontage line as generally depicted on the plan; 2) allow the Hambright Road driveway to encroach into the 30' buffer and 3) allow the dumpster to be located within the side yard. Approval includes the following conditions, the convenience store interior space has a clearly defined plan, all outstanding TIA items are addressed, all developer schematic notes are replaced with staff approved ones, and all other minor staff notes are addressed. The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan policies LU5.1, LU7.1, and LU8.1 because the 2040 Plan allows more intense development where infrastructure and utilities already exist. This plan follows design principles that reinforce the vision for this Town. It is reasonable and in the public interest to approve the rezoning because this is also consistent with the overall character of adjacent properties. J. Wright seconded the amended motion.

R25-14 Vote: The motion passed (8-0-1) with M. Pollard abstaining.

Final Action: May 19th, 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
Attachment E – Deferral Letter (January 14th)
Attachment F – Deferral Letter (February 27th)

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application R25-14 Dash In, 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 R25-14 Dash In, 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

_____.

Docusign Envelope ID: A34471AF-58A5-4AF3-917C-D320D037EFD2

Town of Huntersville NORTH CAROLINA

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 September 2, 2025

Name of Project Dash In Phase # (if subdivision) N/A

Project Address Southeast corner of the intersection of Statesville Road and Hambright Road

Parcel Identification Number(s) (PIN) 017-051-23

Current Zoning District CB (Corporate Business) Proposed District (for rezoning only) HC (Highway Commercial) (CD)

Property Size (acres) 2.67 acres Street Frontage (feet) A total of approximately 722 feet

Current Land Use Vacant

Proposed Land Use(s) Convenience store with gasoline sales and an accesssory car wash

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.

Requesting the rezoning of the site to the HC (CD) zoning district to accommodate a convenience store with gasoline sales and an accessory car wash

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 Dash In Food Stores, Inc. c/o Jeff Bainbridge Phone 410-456-1467

■ 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 DocuSigned by: Jeff Bainbridge 2B472FA0E0B04AF... 8/28/2025 | 20:27 EDT

Title Senior Director of Real Estate Email jsbainbridge@willsgroup.com

Address of Applicant 102 Centennial Street, La Plata, MD 20646

7. Property Owner (if different than applicant)

*Printed Name Ashley Kelly Pharr and Wendy C. Speckman Phone See attached signature sheet

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

■ 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 See attached signature sheet

Address of Property Owner See attached signature sheet

* 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

Dash In Food Stores, Inc. c/o Jeff Bainbridge	Jeff Bainbridge	410-456-1467	jsbainbridge@willsgroup.com
Development Firm	Name of Contact	Phone	Email
Becker Morgan Group, Inc.	Mark Strickland	910-341-7600	mstrickland@beckermorgan.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

Signature of Property Owners to Rezoning Application

Ashley Kelly Pharr

Ashley Kelly Pharr — 8/29/25
Date

704. 562. 1105
Phone

kellyPharr@gmail.com
Email Address

207 Ashby Drive
Davidson, NC 28036

Wendy C. Speckman

Wendy C. Speckman — 9/1/25
Date

704-400-3840
Phone

wpspeckman@gmail.com
Email Address

17313 Harbor Walk Drive
Cornelius, NC 28031

STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W

HAMBRIGHT ROAD S.R. 2117
VARIABLE WIDTH PUBLIC R/W

ENTIRE SITE IS A SINGLE SOIL TYPE
(VAB - VANCE SANDY LOAM, 2 TO 8 PERCENT SLOPES)

LANDS N/F
A. KELLY PHARR
WENDY C. SPECKMAN
DB 29786 PG 306
PID: 01703123
MB 71 PG 455 LOT 1

EXISTING BUILDING
12,000 S.F.

LEGEND

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	151028.55	
2	10.00%	15.00%	8325.75	
3	15.00%	25.00%	11595.36	
4	25.00%	100.00%	2797.15	

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover 302.734.7950
Newark 302.369.3700

Maryland
Salisbury 410.546.9100

Virginia
Virginia Beach 757.734.9110

North Carolina
Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600

www.beckermorgan.com

NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SOIL MAP & SLOPE ANALYSIS SHEET

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: 1 OF 1

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'
DRAWN BY: A.C.F. | PROJ. MGR.: M.D.S.

SHEET
1 OF 1

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REZONING PLANS FOR
DASH-IN HUNTERSVILLE
11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28087
PROPERTY MAP NUMBER : 01705123
MECKLENBURG COUNTY, NC

GENERAL NOTES:

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (1-800-632-4949) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
2. THIS PARCEL ARE LOCATED WITHIN ZONE "X" , AREA OF MINIMAL FLOOD HAZARD, BASED ON FIRM MAP 3710455900K. REVISED SEPTEMBER 02, 2015.
3. A WETLAND INVESTIGATION WAS COMPLETED BY ADVANTAGE ENVIRONMENTAL CONSULTANTS, INC IN JULY 2025 AND NOTES NO REGULATED WETLANDS OR WATERS ARE PRESENT ON THE SITE.
4. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION, UNLESS OTHERWISE SPECIFIED ON THIS PLAN SET.
5. REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
6. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" & THE NORTH CAROLINA BUILDING CODE/ANSI A117.1 AND APPLICABLE LOCAL LAWS.
7. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
8. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE TOWN OF HUNTERSVILLE AND APPROPRIATE STATE AND COUNTY AGENCIES.
9. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE TOWN OF HUNTERSVILLE AND CHARLOTTE WATER AND SEWER.
10. CONTRACTOR SHALL ONLY REMOVE TREES AS IDENTIFIED ON THE APPROVED TREE REMOVAL PERMIT.
11. PROPOSED COMMERCIAL ENTRANCE LOCATIONS ARE SUBJECT TO TOWN AND DOT APPROVAL AND REQUIRE A TIA TO BE PREPARED BY A TRAFFIC ENGINEER.

HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS

INTERSECTION OF US 21 (STATESVILLE ROAD) AT HAMBRIGHT ROAD

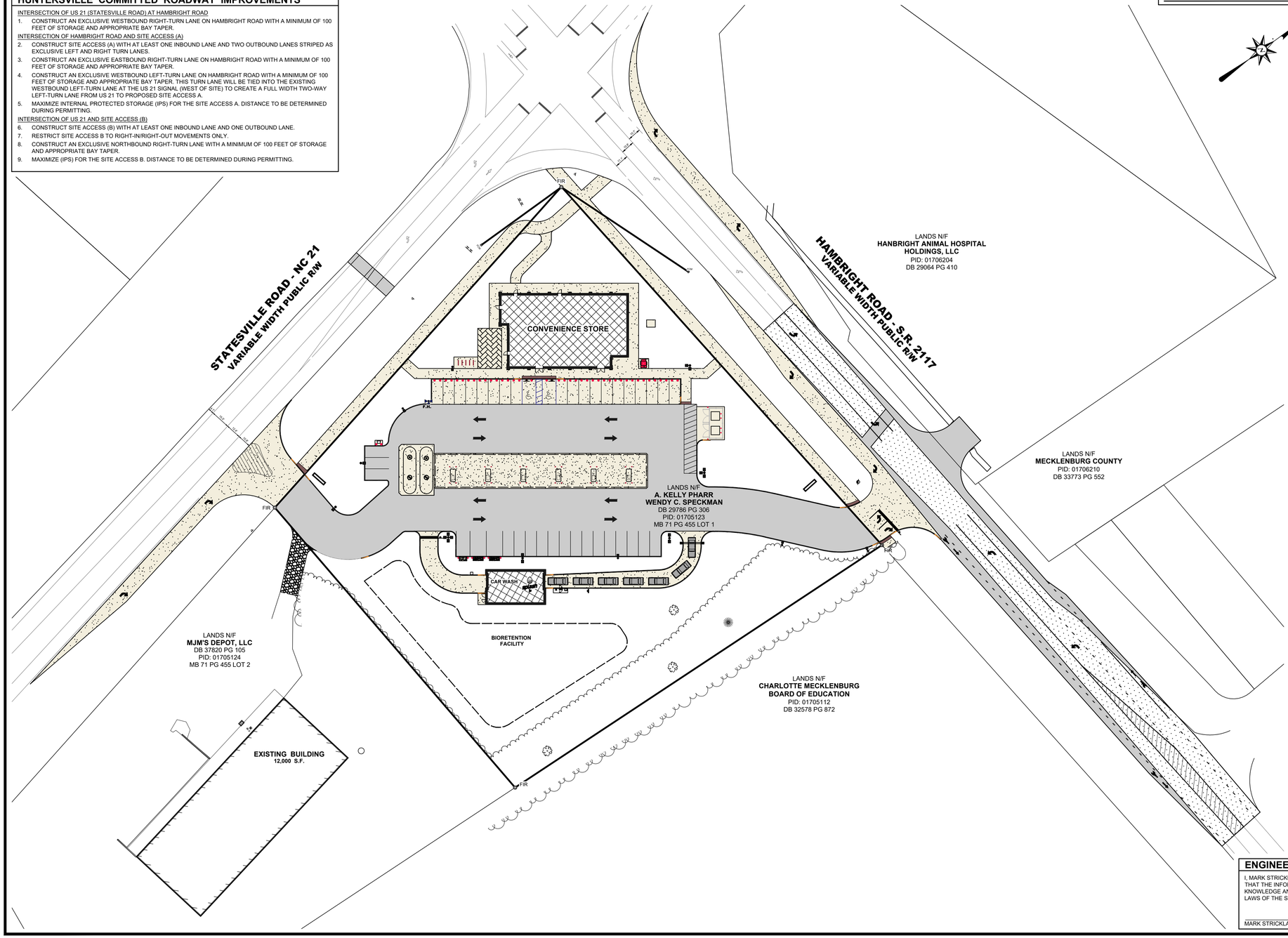
1. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.

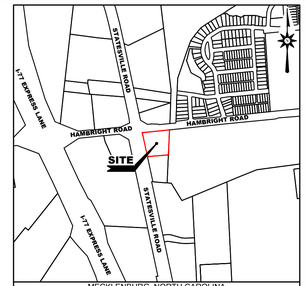
INTERSECTION OF HAMBRIGHT ROAD AND SITE ACCESS (A)

2. CONSTRUCT SITE ACCESS (A) WITH AT LEAST ONE INBOUND LANE AND TWO OUTBOUND LANES STRIPED AS EXCLUSIVE LEFT AND RIGHT TURN LANES.
3. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.
4. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER. THIS TURN LANE WILL BE TIED INTO THE EXISTING WESTBOUND LEFT-TURN LANE AT THE US 21 SIGNAL (WEST OF SITE) TO CREATE A FULL WIDTH TWO-WAY LEFT-TURN LANE FROM US 21 TO PROPOSED SITE ACCESS A.
5. MAXIMIZE INTERNAL PROTECTED STORAGE (IPS) FOR THE SITE ACCESS A. DISTANCE TO BE DETERMINED DURING PERMITTING.

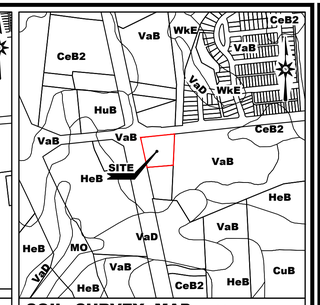
INTERSECTION OF US 21 AND SITE ACCESS (B)

6. CONSTRUCT SITE ACCESS (B) WITH AT LEAST ONE INBOUND LANE AND ONE OUTBOUND LANE.
7. RESTRICT SITE ACCESS B TO RIGHT-IN/RIGHT-OUT MOVEMENTS ONLY.
8. CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.
9. MAXIMIZE (IPS) FOR THE SITE ACCESS B. DISTANCE TO BE DETERMINED DURING PERMITTING.





LOCATION MAP SCALE: 1" = 1,000'



SOIL SURVEY MAP SCALE: 1" = 800'

SOIL MAP TAKEN FROM "WEB SOIL SURVEY"

CeB2 : CECIL SANDY CLAY LOAM, 2 TO 8 PERCENT SLOPES, MODERATELY ERODED
CuB: CECIL-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES
HeB: HELENA SANDY LOAM, 2 TO 8 PERCENT SLOPES
HuB: HELENA-URBAN LAND COMPLEX, 2 TO 8 PERCENT SLOPES
MO: MONACAN LOAM, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED
VaB: VANCE SANDY LOAM, 2 TO 8 PERCENT SLOPES
VaD: VANCE SANDY LOAM, 8 TO 15 PERCENT SLOPES
WkB: WILKES LOAM, 4 TO 8 PERCENT SLOPES
WkD: WILKES LOAM, 8 TO 15 PERCENT SLOPES
WkE: WILKES LOAM, 15 TO 25 PERCENT SLOPES

SHEET INDEX

COVER SHEET
C-001 COVER SHEET
EXISTING CONDITIONS AND DEMOLITION PLANS
C-101 EXISTING CONDITIONS & DEMO PLAN
SITE PLANS
C-201 REZONING PLAN
UTILITY PLANS
C-301 UTILITY PLAN
GRADING PLANS
C-401 GRADING PLAN
ENTRANCE PLANS
C-601 EXISTING CONDITIONS & DEMOLITION PLAN
C-602 GRADING & SITE PLAN
LANDSCAPE PLANS
L-101 TREE SAVE PLAN
L-201 LANDSCAPE PLAN
SOIL & SLOPE SHEET
1 OF 1 SOIL MAP & SLOPE ANALYSIS SHEET
LIGHTING PLAN
1 OF 1 LIGHTING PLAN (PROVIDED BY RED LEONARD)
ARCHITECTURE PLANS
SD-100 - SD-101 BUILDING COLOR ELEVATIONS
SD-200 - SD-201 BUILDING PERSPECTIVES
SD-300 BUILDING FLOOR PLAN

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.S.M.H.)		
SANITARY SEWER CLEANOUT (C.O.)		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT (F.H.)	F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)		
STORM DRAIN LINE (CMP, RCP, HDPE)		
CATCH BASIN (C.B.)		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.)		
UNDERGROUND ELECTRIC (U.E.)	U.E.	U.E.
UNDERGROUND TELEPHONE (U.T.)	U.T.	U.T.
UNDERGROUND GAS MAIN (G)	EX. 2" G	2" G
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE		
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
WETLAND BOUNDARY LINE		N/A
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15 / 25.50 T.C. 25.00 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		

ENGINEERS CERTIFICATION

I, MARK STRICKLAND, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF NORTH CAROLINA.

MARK STRICKLAND P.E. NO. 050955 DATE

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover 302.734.7950 Newark 302.369.3700
Maryland
Salisbury 410.546.9100
Virginia
Virginia Beach 757.734.9110
North Carolina
Charlotte 980.270.9100 Raleigh 919.243.1332
Wilmington 910.341.7600
www.beckermorgan.com

NC LICENSE #: C-4743

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

COVER SHEET

0 20 40 80
SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C-001

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 40'
DRAWN BY: A.C.F. PROJ. MGR.: M.D.S.

SHEET
C-001

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DEMOLITION CONSTRUCTION NOTES

R-1	DEMOLISH THE EXISTING BUILDING PER THE OWNER REQUIREMENTS IN ACCORDANCE WITH ALL PERMIT SPECIFICATIONS AND REQUIREMENTS.
R-2	REMOVE EXISTING CONCRETE / BITUMINOUS PAVEMENT.
R-3	REMOVE EXISTING TREE LINE (ONLY REMOVE TREES NECESSARY FOR CONSTRUCTION).
R-4	REMOVE EXISTING BARBED WIRE FENCE.
R-5	REMOVE OR RELOCATE EXISTING UTILITY POLES AS REQUIRED BY THE UTILITY COMPANY.
R-6	REMOVE AND REPLACE EXISTING STORM DRAIN PIPE. SEE SHEET C-301 FOR LOCATION AND INVERTS.
R-7	REMOVE FALLEN POWER LINES.
R-8	REMOVE AND REPLACE EXISTING GRAVEL DRIVEWAY. SEE SHEET C-201 FOR LOCATION.
R-9	REMOVE AND REPLACE EXISTING TUBULAR STEEL GATES. SEE SHEET C-201 FOR LOCATION.
R-10	REMOVE AND REPLACE EXISTING MAINBOX FOR STORMDRAIN IMPROVEMENTS.
R-11	REMOVE AND REPLACE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR FINAL LOCATION.
R-12	REMOVE EXISTING UNDERGROUND ELECTRIC. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR RELOCATION OF UNDERGROUND ELECTRIC.
R-13	REMOVE EXISTING OVERHEAD ELECTRIC. CONTRACTOR TO COORDINATE WITH ELECTRICAL SUPPLIER FOR RELOCATION OF OVERHEAD ELECTRIC.
R-14	LIMITS OF PAVEMENT MILLING, SAW CUT PAVEMENT AT LIMITS OF REMOVAL.
R-15	LIMITS OF BITUMINOUS PAVEMENT REMOVAL, ALL SAW CUTS TO BE NEAT STRAIGHT LINES.

STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W

HAMBRIGHT ROAD - S.R. 2417
VARIABLE WIDTH PUBLIC R/W

20' LANDSCAPE & BUILDING LINE

20' LANDSCAPE & BUILDING LINE

15' SEWER EASEMENT MB 78 PG 138

EXISTING DRIVEWAY

FES INV 810.80

EXISTING DRIVEWAY

FES INV 809.74

TUBULAR STEEL GATES

EX. GRAVEL DRIVEWAY

EX. WELL TO BE REMOVED

RUINS OF BRICK WELL HOUSE

RUINS OF BRICK HOUSE

CONCRETE FOUNDATION (REMNANT)

BRICK FOUNDATION (REMNANT)

CONCRETE PAD

RUINS OF CHICKEN COOP

SEPTIC TANK (COLLAPSED)

FALLEN ELECTRIC

FALLEN ELECTRIC

BARB WIRE FENCE (FALLING)

BARB WIRE FENCE (FALLING)

30' UNDISTURBED BUFFER

30' UNDISTURBED BUFFER

EXISTING SPECIMEN TREE TO REMAIN

EXISTING SPECIMEN TREE TO REMAIN

EXISTING SPECIMEN TREE TO REMAIN

EXISTING SPECIMEN TREE TO REMAIN

LANDS N/F
HANBRIGHT ANIMAL HOSPITAL HOLDINGS, LLC
PID: 01706204
DB 29064 PG 410

EX. SAN. MH.:
RIM EL.: 821.20'
INV. IN (NW): 811.04'
INV. OUT (NE): 807.45'

LANDS N/F
MECKLENBURG COUNTY
PID: 01706210
DB 33773 PG 552

EX. SAN. MH.:
RIM EL.: 820.13'
INV. IN (W): 804.66'
INV. OUT : 804.75'

LANDS N/F
A. KELLY PHARR & WENDY C. SPECKMAN
DB 29786 PG 306
PID: 01705123
MB 71 PG 455 LOT 1

LANDS N/F
CHARLOTTE MECKLENBURG BOARD OF EDUCATION
PID: 01705112
DB 32578 PG 872

LANDS N/F
MJM'S DEPOT, LLC
DB 37820 PG 105
PID: 01705124
MB 71 PG 455 LOT 2

EXISTING BUILDING
12,000 S.F.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover 302.734.7950
Newark 302.369.3700

Maryland
Salisbury 410.546.9100

Virginia
Virginia Beach 757.734.9110

North Carolina
Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600

www.beckermorgan.com

NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

EXISTING CONDITIONS & DEMO PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

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LAYER STATE: C101

PROJECT NO.: 2023321.00
DATE: 07-14-2025
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DRAWN BY: **A.C.F.** | PROJ. MGR.: **M.D.S.**

SHEET
C-101

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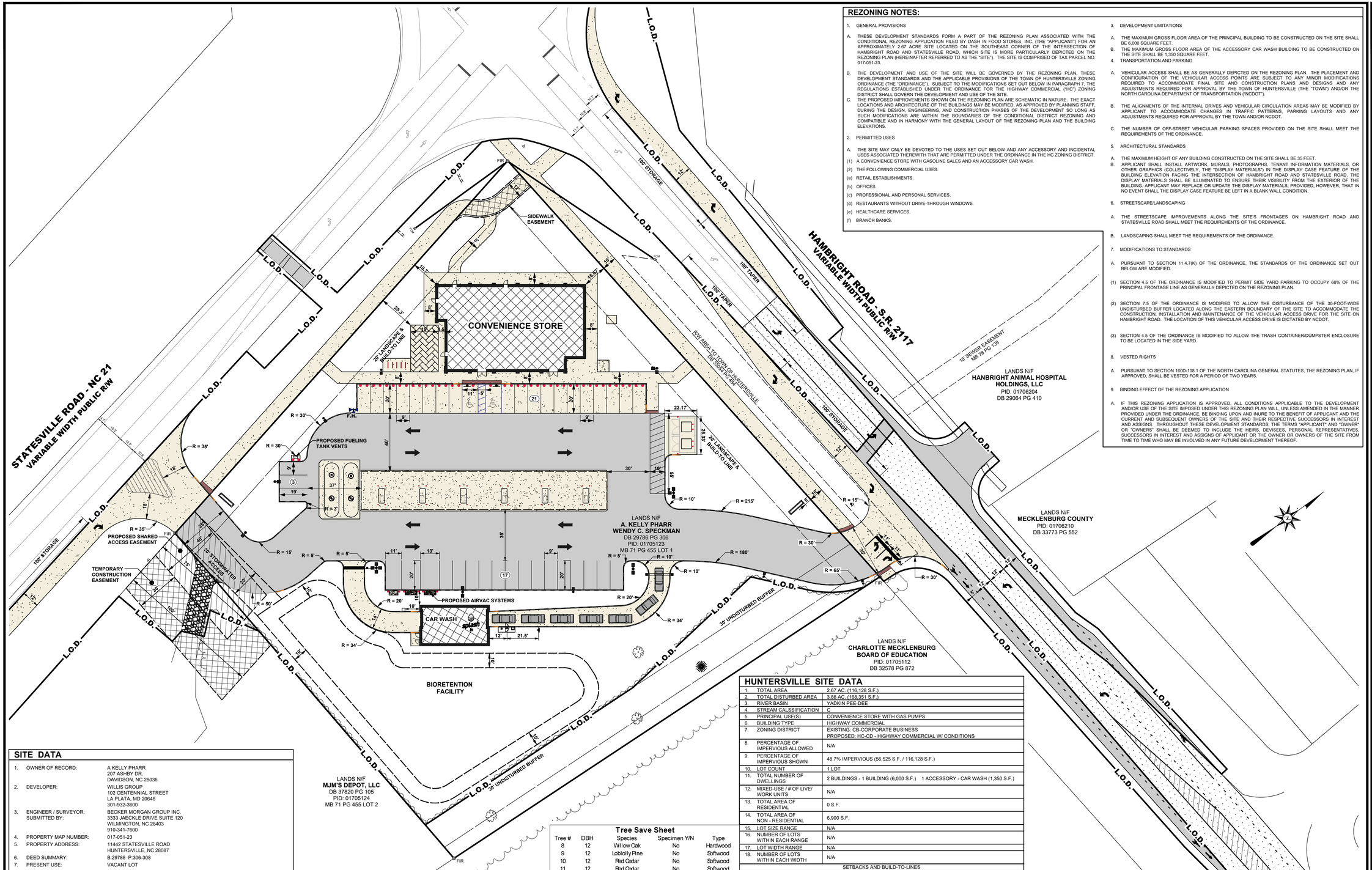

REZONING NOTES:

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING APPLICATION FILED BY DASH IN FOOD STORES, INC. (THE "APPLICANT") FOR AN APPROXIMATELY 2.67 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HAMBRIGHT ROAD AND STATESVILLE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 017-051-23.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE MODIFICATIONS SET OUT BELOW IN PARAGRAPH 7, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE HIGHWAY COMMERCIAL ("HC") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. THE EXACT LOCATIONS AND ARCHITECTURE OF THE 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 AND THE BUILDING ELEVATIONS.

2. PERMITTED USES

A. THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW AND ANY ACCESSORY AND INCIDENTAL USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE HC ZONING DISTRICT.

(1) A CONVENIENCE STORE WITH GASOLINE SALES AND AN ACCESSORY CAR WASH.

(2) THE FOLLOWING COMMERCIAL USES:

(a) RETAIL ESTABLISHMENTS.

(b) OFFICES.

(c) PROFESSIONAL AND PERSONAL SERVICES.

(d) RESTAURANTS WITHOUT DRIVE-THROUGH WINDOWS.

(e) HEALTHCARE SERVICES.

(f) BRANCH BANKS.

3. DEVELOPMENT LIMITATIONS

A. THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 6,000 SQUARE FEET.

B. THE MAXIMUM GROSS FLOOR AREA OF THE ACCESSORY CAR WASH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 1,350 SQUARE FEET.

4. TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE (THE "TOWN") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN AND/OR NCDOT.

C. THE NUMBER OF OFF-STREET VEHICULAR PARKING SPACES PROVIDED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

5. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 35 FEET.

B. APPLICANT SHALL INSTALL ARTWORK, MURALS, PHOTOGRAPHS, TENANT INFORMATION MATERIALS, OR OTHER GRAPHICS (COLLECTIVELY, THE "DISPLAY MATERIALS") IN THE DISPLAY CASE FEATURE OF THE BUILDING ELEVATION FACING THE INTERSECTION OF HAMBRIGHT ROAD AND STATESVILLE ROAD. THE DISPLAY MATERIALS SHALL BE ILLUMINATED TO ENSURE THEIR VISIBILITY FROM THE EXTERIOR OF THE BUILDING. APPLICANT MAY REPLACE OR UPDATE THE DISPLAY MATERIALS; PROVIDED, HOWEVER, THAT IN NO EVENT SHALL THE DISPLAY CASE FEATURE BE LEFT IN A BLANK WALL CONDITION.

6. STREETSCAPE/LANDSCAPING

A. THE STREETSCAPE IMPROVEMENTS ALONG THE SITE'S FRONTAGES ON HAMBRIGHT ROAD AND STATESVILLE ROAD SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

B. LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

7. MODIFICATIONS TO STANDARDS

A. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE SET OUT BELOW ARE MODIFIED.

(1) SECTION 4.5 OF THE ORDINANCE IS MODIFIED TO PERMIT SIDE YARD PARKING TO OCCUPY 68% OF THE PRINCIPAL FRONTAGE LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

(2) SECTION 7.5 OF THE ORDINANCE IS MODIFIED TO ALLOW THE DISTURBANCE OF THE 30-FOOT-WIDE UNDISTURBED BUFFER LOCATED ALONG THE EASTERN BOUNDARY OF THE SITE TO ACCOMMODATE THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF THE VEHICULAR ACCESS DRIVE FOR THE SITE ON HAMBRIGHT ROAD. THE LOCATION OF THIS VEHICULAR ACCESS DRIVE IS DICTATED BY NCDOT.

(3) SECTION 4.5 OF THE ORDINANCE IS MODIFIED TO ALLOW THE TRASH CONTAINER/DUMPSTER ENCLOSURE TO BE LOCATED IN THE SIDE YARD.

8. VESTED RIGHTS

A. PURSUANT TO SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF TWO YEARS.

9. BINDING EFFECT OF THE REZONING APPLICATION

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

SITE DATA

1.	OWNER OF RECORD:	A KELLY PHARR 207 ASHBY DR. DAVIDSON, NC 28036
2.	DEVELOPER:	WILLIS GROUP 102 CENTENNIAL STREET LA PLATA, MD 20646 301-932-3600
3.	ENGINEER / SURVEYOR: SUBMITTED BY:	BECKER MORGAN GROUP INC. 3333 JAECKLE DRIVE SUITE 120 WILMINGTON, NC 28403 910-341-7600
4.	PROPERTY MAP NUMBER:	017-051-23
5.	PROPERTY ADDRESS:	11442 STATESVILLE ROAD HUNTERSVILLE, NC 28087
6.	DEED SUMMARY:	B:29786 P:306-308
7.	PRESENT USE:	VACANT LOT
8.	PROPOSED USE / PLAN TYPE:	COMMERCIAL
9.	PROPOSED BUILDING:	BUILDING: 6,000 S.F. ACCESSORY: 1,350 S.F. (CAR WASH)
10.	IMPERVIOUS COVERAGE:	EXISTING: 1,400 S.F. (0.03 ACRES) PROPOSED: 56,525 S.F. (1.30 ACRES)
11.	PARKING CALCULATIONS:	COMMERCIAL - 1 SPACE PER 500 S.F. REQUIRED: 7,350 S.F. / 500 S.F. = 14.7 = 15 SPACES PROVIDED: 41 SPACES HANDICAP PARKING SPACES: 2 SPACES LOADING BERTHS: 1 PROVIDED
12.	LANDSCAPE REQUIREMENT:	SEE LANDSCAPE PLAN
13.	SIGNAGE	FUTURE PERMIT SUBMISSION
14.	OUTDOOR LIGHTING:	10 MAX. FOOTCANDLE
15.	BUILDING HEIGHT:	PERMITTED: 35' MAX PROPOSED: SPLASH-IN: 17'-4" DASH-IN: 19'-0"
16.	SOURCE OF WATER:	CHARLOTTE WATER AND SEWER
17.	SOURCE OF SEWER:	CHARLOTTE WATER AND SEWER
18.	SOURCE OF GAS:	PIEDMONT NATURAL GAS COMPANY
19.	SOURCE OF ELECTRIC:	ELECTRICITIES

Tree Save Sheet

Tree #	DBH	Species	Specimen Y/N	Type
8	12	Willow Oak	No	Hardwood
9	12	Loblolly Pine	No	Softwood
10	12	Red Cedar	No	Softwood
11	12	Red Cedar	No	Softwood
12	18	Red Cedar	No	Softwood
13	18	Red Cedar	No	Softwood
15	12	Red Cedar	No	Softwood
18	28	Willow Oak	Yes	Hardwood
19	12	Red Cedar	No	Softwood
20	12	Silver Maple	No	Hardwood
24	16	Silver Maple	No	Hardwood
25	12	Sweet Gum	No	Hardwood
26	14	Silver Maple	No	Hardwood
31	24	Sweet Gum	Yes	Hardwood
33	14	Willow Oak	No	Hardwood
35	14	Sweet Gum	No	Hardwood
51	16	Hardwood	No	Hardwood
60	30	Slippery Elm	Yes	Hardwood
71	12	Sweet Gum	No	Hardwood
112	24	Pine	Yes	Softwood
113	24	Red Cedar	Yes	Softwood

HUNTERSVILLE SITE DATA

1.	TOTAL AREA	2.67 AC. (116,128 S.F.)
2.	TOTAL DISTURBED AREA	3.86 AC. (168,351 S.F.)
3.	RIVER BASIN	YADKIN PEE-DEE
4.	STREAM CALSSIFICATION	C
5.	PRINCIPAL USE(S)	CONVENIENCE STORE WITH GAS PUMPS
6.	BUILDING TYPE	HIGHWAY COMMERCIAL
7.	ZONING DISTRICT	EXISTING: CB-CORPORATE BUSINESS PROPOSED: HC-CD - HIGHWAY COMMERCIAL W/ CONDITIONS
8.	PERCENTAGE OF IMPERVIOUS ALLOWED	N/A
9.	PERCENTAGE OF IMPERVIOUS SHOWN	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
10.	LOT COUNT	1 LOT
11.	TOTAL NUMBER OF DWELLINGS	2 BUILDINGS - 1 BUILDING (6,000 S.F.) 1 ACCESSORY - CAR WASH (1,350 S.F.)
12.	MIXED-USE / # OF LIVE/ WORK UNITS	N/A
13.	TOTAL AREA OF RESIDENTIAL	0 S.F.
14.	TOTAL AREA OF NON - RESIDENTIAL	6,900 S.F.
15.	LOT SIZE RANGE	N/A
16.	NUMBER OF LOTS WITHIN EACH RANGE	N/A
17.	LOT WIDTH RANGE	N/A
18.	NUMBER OF LOTS WITHIN EACH WIDTH	N/A
	SETBACKS AND BUILD-TO-LINES	
1.	FRONT BRL SETBACK	20' MAX
2.	CORNER SETBACK	20'
3.	REAR SETBACKS	20'
4.	RIGHT SIDE SETBACK	10'
5.	LEFT SIDE SETBACK	0'
	WATERSHED INFORMATION	
1.	IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT	NO
2.	WATERSHED DISTRICT	YADKIN PEE-DEE
3.	LOW DENSITY/ HIGH DENSITY	HIGH DENSITY
4.	PERCENTAGE OF ALLOWABLE IMPERVIOUS AREAS	N/A
5.	PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
6.	AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	NONE

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NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

REZONING PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C201

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: 1" = 30'
DRAWN BY: **A.C.F.** PROJ. MGR.: **M.D.S.**

SHEET
C-201

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F:\AutoCAD\Projects\2023\2023321\DWG\2023321-SITE-C3D21.dwg, May 04, 2026 - 4:05pm

Tree Save Sheet

Tree #	DBH	Species	Specimen Y/N
8	12	Willow Oak	No
9	12	Loblolly Pine	No
10	12	Red Cedar	No
11	12	Red Cedar	No
12	18	Red Cedar	No
13	18	Red Cedar	No
15	12	Red Cedar	No
18	28	Willow Oak	Yes
19	12	Red Cedar	No
20	12	Silver Maple	No
24	16	Silver Maple	No
25	12	Sweet Gum	No
26	14	Silver Maple	No
31	24	Sweet Gum	Yes
33	14	Willow Oak	No
35	14	Sweet Gum	No
51	16	Hardwood	No
60	30	Slippery Elm	Yes
71	12	Sweet Gum	No
112	24	Pine	Yes
113	24	Red Cedar	Yes

SITE DATA

1.	OWNER OF RECORD:	A KELLY PHARR 207 ASHBY DR. DAVIDSON, NC 28036
2.	DEVELOPER:	WILLIS GROUP 102 CENTENNIAL STREET LA PLATA, MD 20646 301-932-3600
3.	ENGINEER / SURVEYOR: SUBMITTED BY:	BECKER MORGAN GROUP INC. 3333 JAECKLE DRIVE SUITE 120 WILMINGTON, NC 28403 910-341-7600
4.	PROPERTY MAP NUMBER:	01705123
5.	PROPERTY ADDRESS:	11442 STATESVILLE ROAD HUNTERSVILLE, NC 28087
6.	DEED SUMMARY:	B-29786 P-306-308
7.	PRESENT USE:	VACANT LOT
8.	PROPOSED USE / PLAN TYPE:	COMMERCIAL
9.	PROPOSED BUILDING:	BUILDING: 5,850 S.F. ACCESSORY: 1,350 S.F. (CAR WASH)
10.	IMPERVIOUS COVERAGE:	EXISTING: 1,400 S.F. (0.03 ACRES) PROPOSED: 56,525 S.F. (1.30 ACRES)
11.	PARKING CALCULATIONS:	COMMERCIAL - 1 SPACE PER 500 S.F. REQUIRED: 5,850 S.F. / 500 S.F. = 11.7 = 12 SPACES PROVIDED: 41 SPACES HANDICAP PARKING SPACES: 2 SPACES LOADING BERTHS: 1 PROVIDED
12.	LANDSCAPE REQUIREMENT:	SEE LANDSCAPE PLAN
13.	SIGNAGE	FUTURE PERMIT SUBMISSION
14.	OUTDOOR LIGHTING:	10 MAX. FOOTCANDLE
15.	BUILDING HEIGHT:	PERMITTED: 36' MAX PROPOSED: 36' MAX
16.	SOURCE OF WATER:	CHARLOTTE WATER AND SEWER
17.	SOURCE OF SEWER:	CHARLOTTE WATER AND SEWER
18.	SOURCE OF GAS:	PIEDMONT NATURAL GAS COMPANY
19.	SOURCE OF ELECTRIC:	ELECTRICITIES

HUNTERSVILLE SITE DATA

1.	TOTAL AREA	2.67 AC. (116,128 S.F.)
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4.	STREAM CALSSIFICATION	C
5.	PRINCIPAL USE(S)	CONVENIENCE STORE WITH GAS PUMPS
6.	BUILDING TYPE	HIGHWAY COMMERCIAL
7.	ZONING DISTRICT	EXISTING: CB-CORPORATE BUSINESS PROPOSED: HC-CD - HIGHWAY COMMERCIAL W/ CONDITIONS
8.	PERCENTAGE OF IMPERVIOUS ALLOWED	N/A
9.	PERCENTAGE OF IMPERVIOUS SHOWN	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
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15.	LOT SIZE RANGE	N/A
16.	NUMBER OF LOTS WITHIN EACH RANGE	N/A
17.	LOT WIDTH RANGE	N/A
18.	NUMBER OF LOTS WITHIN EACH WIDTH	N/A
	SETBACKS AND BUILD-TO-LINES	
1.	FRONT BRL SETBACK	20' MAX
2.	CORNER SETBACK	20'
3.	REAR SETBACKS	20'
4.	RIGHT SIDE SETBACK	10'
5.	LEFT SIDE SETBACK	0'
	WATERSHED INFORMATION	
1.	IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT	NO
2.	WATERSHED DISTRICT	YADKIN PEE-DEE
3.	LOW DENSITY/ HIGH DENSITY	HIGH DENSITY
4.	PERCENTAGE OF ALLOWABLE IMPERVIOUS AREAS	N/A
5.	PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
6.	AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	NONE

SCREENING NOTES:

1. LANDSCAPE SCREENING OF THE PARKING ALONG HAMBRIGHT AND THE OTHER FRONTAGE WILL BE PROVIDED ABOVE MINIMUM STANDARDS IN AN EFFORT TO COMPLY WITH THIS PORTION OF THE CODE OR ORDINANCE ETC.

REZONING NOTES:

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING APPLICATION FILED BY DASH IN FOOD STORES, INC. (THE "APPLICANT") FOR AN APPROXIMATELY 2.67 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HAMBRIGHT ROAD AND STATESVILLE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 017-051-23.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE MODIFICATIONS SET OUT BELOW IN PARAGRAPH 7, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE HIGHWAY COMMERCIAL ("HC") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

C. 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.

D. ALL LIGHTING ON-SITE IS TO MEET REQUIREMENTS OF ARTICLE 8.26

2. PERMITTED USES

A. THE SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW AND ANY ACCESSORY AND INCIDENTAL USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE HC ZONING DISTRICT.

(1) A CONVENIENCE STORE WITH GASOLINE SALES AND AN ACCESSORY CAR WASH.

(2) THE FOLLOWING COMMERCIAL USES:

(a) RETAIL ESTABLISHMENTS.

(b) OFFICES.

(c) PROFESSIONAL AND PERSONAL SERVICES.

(d) RESTAURANTS WITHOUT DRIVE-THROUGH WINDOWS.

(e) HEALTHCARE SERVICES.

(f) BRANCH BANKS.

3. DEVELOPMENT LIMITATIONS

A. THE MAXIMUM GROSS FLOOR AREA OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 5,850 SQUARE FEET.

B. THE MAXIMUM GROSS FLOOR AREA OF THE ACCESSORY CAR WASH BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 1,350 SQUARE FEET.

4. TRANSPORTATION AND PARKING

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HUNTERSVILLE (THE "TOWN") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

B. THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN AND/OR NCDOT.

C. THE NUMBER OF OFF-STREET VEHICULAR PARKING SPACES PROVIDED ON THE SITE SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

5. ARCHITECTURAL STANDARDS

A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 35 FEET.

6. STREETSCAPE/LANDSCAPING

A. THE STREETSCAPE IMPROVEMENTS ALONG THE SITE'S FRONTAGES ON HAMBRIGHT ROAD AND STATESVILLE ROAD SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

B. LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

7. MODIFICATIONS TO STANDARDS

A. PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE SET OUT BELOW ARE MODIFIED.

(1) SECTION 4.5.4 OF THE ORDINANCE IS MODIFIED TO PERMIT THE PARKING AREAS TO BE LOCATED AS DEPICTED ON THE REZONING PLAN.

(2) SECTION 7.5 OF THE ORDINANCE IS MODIFIED TO REDUCE THE WIDTH OF THE REQUIRED BUFFER LOCATED NEAR THE VEHICULAR ENTRANCE INTO THE SITE FROM HAMBRIGHT ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN TO COMPLY WITH NCDOT'S REQUESTED VEHICULAR ENTRANCE LOCATION.

8. VESTED RIGHTS

A. PURSUANT TO SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF TWO YEARS.

9. BINDING EFFECT OF THE REZONING APPLICATION

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

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NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SITE PLAN & REZONING PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: G-SD

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: NONE
DRAWN BY: **A.C.F.** | PROJ. MGR.: **M.D.S.**

SHEET

C-202

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SANITARY SEWER CONSTRUCTION NOTES

S-1 INSTALL SANITARY SEWER CLEANOUTS AT LOCATIONS AND ELEVATIONS SHOWN HEREON. (TYP.)

S-2 INSTALL A 6" PVC SDR 26 SANITARY SEWER LATERAL (1.25% MINIMUM SLOPE) TO THE PROPOSED BUILDING. PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

S-3 INSTALL A PROPOSED SCHIER GB-75 GREASE TRAP AT LOCATION SHOWN. INSTALL PER MANUFACTURES SPECIFICATIONS.

S-4 PROPOSED 8" PVC SDR 26 SEWER MAIN. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

S-5 TIE PROPOSED 8" PVC SDR 26 SEWER MAIN INTO EXISTING MANHOLE AT LOCATION AND ELEVATION SHOWN. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

S-6 INSTALL CAR WASH RECYCLING SYSTEM AT LOCATION SHOWN. MANUFACTURER AND SPECIFICATIONS OF THE SYSTEM AREA SHOWN ON THE CARWASH PERMIT DRAWINGS.

S-7 INSTALL 6" PVC SDR 26 "TWO WAY" SANITARY SEWER CLEANOUT AT LOCATION SHOWN. SEE DETAIL, SHEET C-90X.

S-8 INSTALL CONCRETE SANITARY SEWER MANHOLE AT LOCATIONS SHOWN HEREON (TYP.). SEE SANITARY SEWER MANHOLE SCHEDULE SHEET C-30X FOR INVERT AND RIM ELEVATION. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

ELECTRIC CONSTRUCTION NOTES

E-1 INSTALL NEW UNDERGROUND ELECTRIC (U.E.) SERVICE LINE FROM EXISTING POLE LOCATED NEAR HAMBRIGHT ROAD. CONTRACTOR TO COORDINATE WITH ARCHITECT AND ELECTRICITIES FOR INSTALLATION TO BUILDING AND CARWASH.

E-2 TRANSFORMER LOCATION AND PAD. CONTRACTOR TO COORDINATE WITH ELECTRICITIES FOR INSTALLATION REQUIREMENTS.

E-3 PROPOSED ELECTRIC POLE. SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH ELECTRICITIES FOR INSTALLATION LOCATION AND REQUIREMENTS.

NOTES: **CONTRACTOR TO CONFIRM FINAL LOCATION OF TRANSFORMER PAD COMPLIES WITH CLEARANCE REQUIREMENTS.**

CONTRACTOR SHALL COORDINATE WITH ELECTRICITIES FOR SCHEDULING AND INSTALLATION OF PROPOSED EQUIPMENT AND TIE-IN TO EXISTING POWER.

PROPOSED UNDERGROUND ELECTRIC (U.E.) SHOWN FOR REFERENCE ONLY. FINAL ALIGNMENT TO BE DETERMINED BY ELECTRIC COMPANY.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

W-1 TAP EXISTING WATER MAIN ON STATESVILLE ROAD WITH A 8" TAPPING SLEEVE AND VALVE.

W-2 INSTALL 2" HDPE DR 9 IPS WATER SERVICE TO BUILDING AT LOCATION SHOWN. WATER SERVICE TO BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.

W-3 INSTALL 45° BEND WITH THRUST BLOCKS (TYP.) PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

W-4 PROPOSED RPZ BACKFLOW PREVENTER. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

W-5 INSTALL 2" HDPE DR 9 IPS WATER SERVICE TO PROPOSED CAR WASH. WATER SERVICE TO BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.

W-6 CONTRACTOR TO DEFLECT WATER LINE TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION BETWEEN ALL UTILITIES (TYP.) DEFLECTION SHALL BE INSTALLED PER CHARLOTTE WATER AND SEWER STANDARD AND SPECIFICATIONS.

W-7 PROPOSED FIRE HYDRANT. INSTALL PER CHARLOTTE WATER AND SEWER STANDARDS AND SPECIFICATIONS.

STORM SEWER CONSTRUCTION NOTES

D-1 CONSTRUCT ROOF LEADER TRUNKLINE AT MIN. 1% SLOPE.

D-2 INSTALL CLEANOUT ON ROOF LEADER TRUNK LINE AT INVERTS AND ELEVATIONS SHOWN.

D-3 CONNECT ROOF LEADER TO ROOF LEADER TRUNK LINE.

D-4 INSTALL CATCH BASIN AT INVERTS AND ELEVATIONS SHOWN HEREON. INSTALL PER TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.

D-5 INSTALL STORM SEWER PIPE AT INVERTS AND ELEVATIONS SHOWN HERE ON PER THE MANUFACTURERS SPECIFICATIONS.

D-6 TIE PROPOSED STORM SEWER PIPE INTO EXISTING STRUCTURE AT LOCATIONS AND INVERTS SHOWN. INSTALL TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.

D-7 CONTRACTOR TO CONNECT ROOF LATERAL INTO CB AT LOCATION SHOWN. CATCH BASIN CONNECTION SHOULD UTILIZE WATER TIGHT GASKETED TYPE FITTINGS MANUFACTURED IN THE CATCH BASIN AHEAD OF TIME.

D-8 INSTALL MANHOLE AT INVERTS AND ELEVATIONS SHOWN HEREON. INSTALL PER TOWN OF HUNTERSVILLE STANDARDS AND SPECIFICATIONS.

D-9 INSTALL 30" NYLOPLAST CATCHBASIN WITH CONCRETE COLLAR AT INVERTS AND ELEVATIONS SHOWN HEREON. (TYP.) CATCHBASIN SHOULD BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

* ALL CONNECTIONS TO BE WATER TIGHT

STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W

HAMBRIGHT ROAD - S.R. 2417
VARIABLE WIDTH PUBLIC R/W

CONVENIENCE STORE

CAR WASH

BIORETENTION FACILITY

EXISTING BUILDING
12,000 S.F.

15" RCP
INV: 815.00'

15" RCP
INV: 815.50'

24" R.C.P.
INV: 811.00'

15" R.C.P.
INV: 810.85'

15" R.C.P.
INV: 809.21'

15' SEWER EASEMENT
MB 76 PG 138

LANDS N/F
HANBRIGHT ANIMAL HOSPITAL HOLDINGS, LLC
PID: 01706204
DB 29064 PG 410

EX. SAN. MH.:
RIM EL.: 821.20'
INV. IN (NW): 811.04'
INV. OUT (NE): 807.40'

LANDS N/F
MECKLENBURG COUNTY
PID: 01706210
DB 33773 PG 552

EX. SAN. MH.:
RIM EL.: 820.13'
INV. IN (W): 804.66'
INV. OUT : 804.75'

LANDS N/F
CHARLOTTE MECKLENBURG BOARD OF EDUCATION
PID: 01705112
DB 32578 PG 872

LANDS N/F
MJM'S DEPOT, LLC
DB 32820 PG 105
PID: 01705124
MB 71 PG 455 LOT 2

BECKER MORGAN GROUP

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North Carolina
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Wilmington 910.341.7600

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NC LICENSE #: C-4743

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

UTILITY SHEET

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C301

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'
DRAWN BY: **A.C.F.** | PROJ. MGR.: **M.D.S.**

SHEET
C-301

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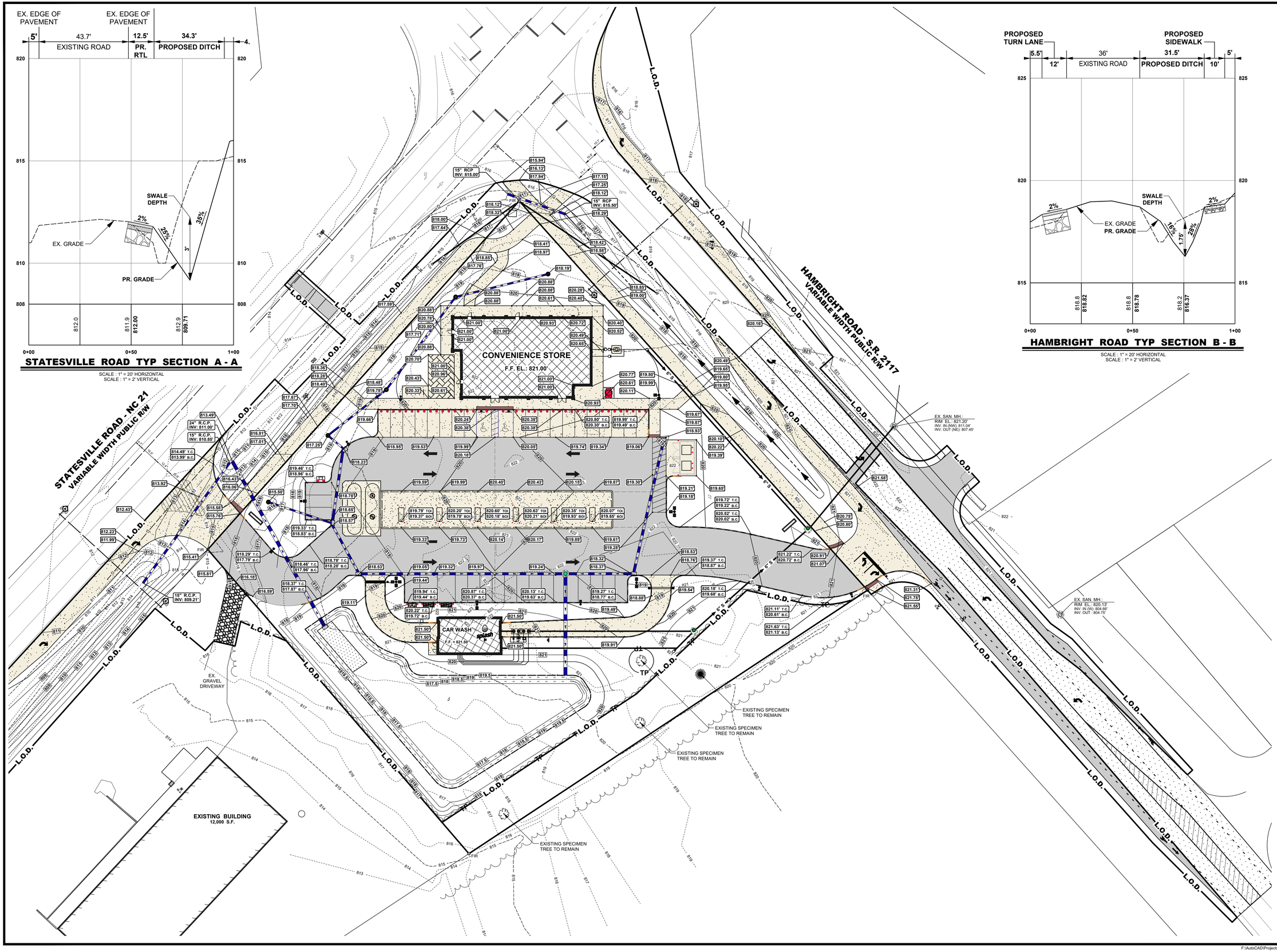
F:\AutoCAD\Projects\2023\2023321\DWG\2023321-SITE-C3D21.dwg, Apr 29, 2026 - 3:00pm



STATESVILLE ROAD TYP SECTION A - A

SCALE : 1" = 20' HORIZONTAL
SCALE : 1" = 2' VERTICAL

HAMBRIGHT ROAD TYP SECTION B - B

SCALE : 1" = 20' HORIZONTAL
SCALE : 1" = 2' VERTICAL

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NC LICENSE #: C-4743

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

GRADING PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C-401

PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 30'
DRAWN BY: A.C.F. PROJ. MGR.: M.D.S.

SHEET

C-401

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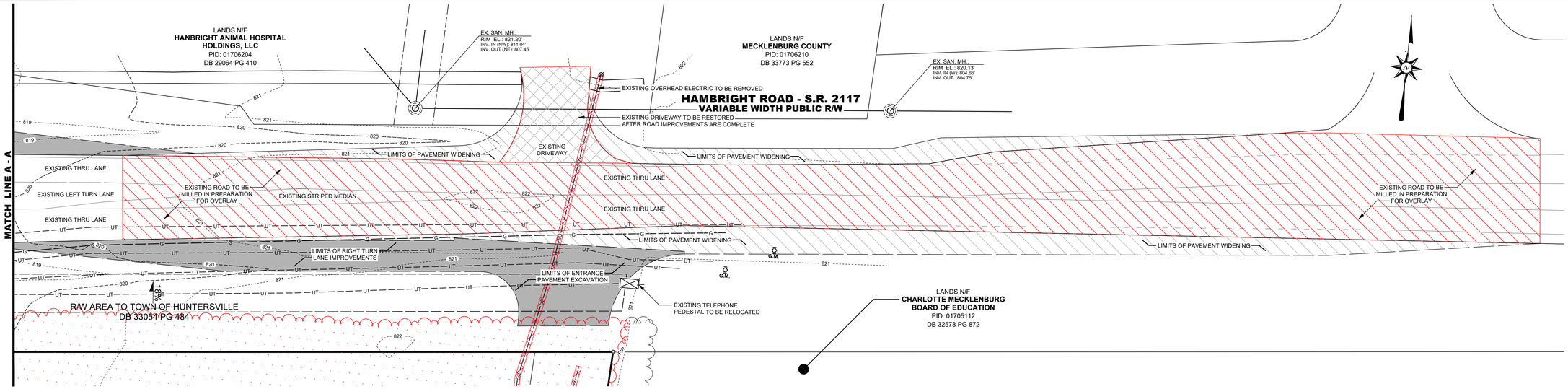
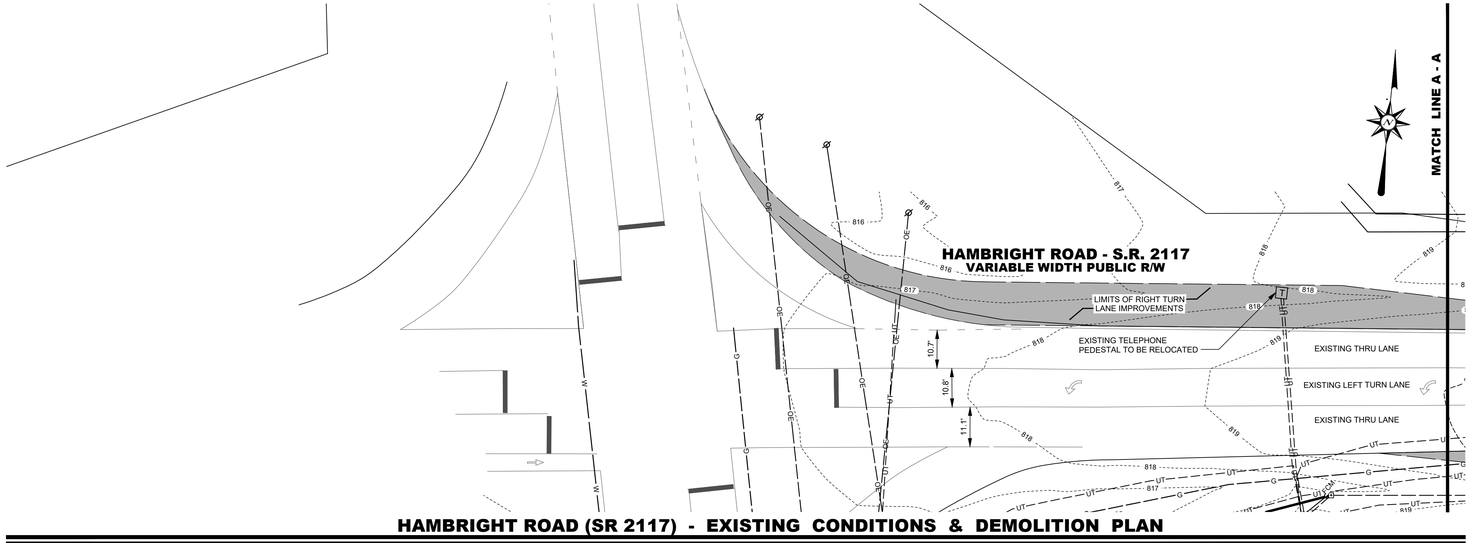
F:\AutoCAD\Projects\2023\2023321\DWG\2023321-SITE-C3D21.dwg, Apr 29, 2026 - 3:00pm



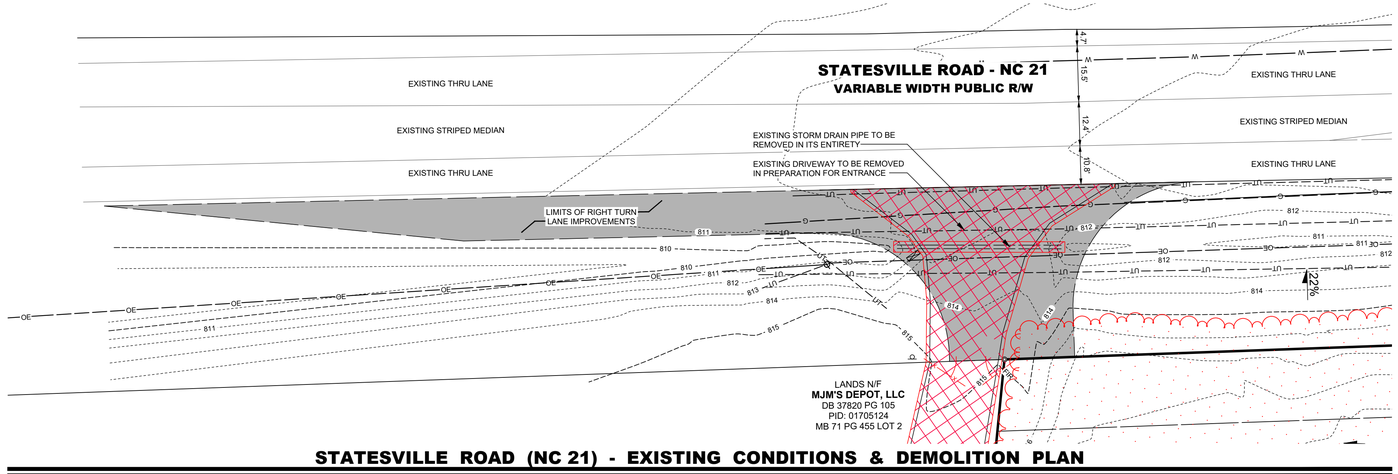
HAMBRIGHT ROAD (SR 2117) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE : 1" = 20'



HAMBRIGHT ROAD (SR 2117) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE : 1" = 20'



STATESVILLE ROAD (NC 21) - EXISTING CONDITIONS & DEMOLITION PLAN

SCALE : 1" = 20'

BECKER MORGAN GROUP

ARCHITECTURE
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Delaware
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Newark 302.369.3700

Maryland
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Virginia
Virginia Beach 757.734.9110

North Carolina
Charlotte 980.270.9100
Raleigh 919.243.1332
Wilmington 910.341.7600

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NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

ENTRANCE PLANS: EXISTING CONDITIONS & DEMOLITION PLAN

0 10 20 40

SCALE: 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025

LAYER STATE: C3D1

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: 1" = 20'
DRAWN BY: A.C.F. | PROJ. MGR.: M.D.S.

SHEET

C-601

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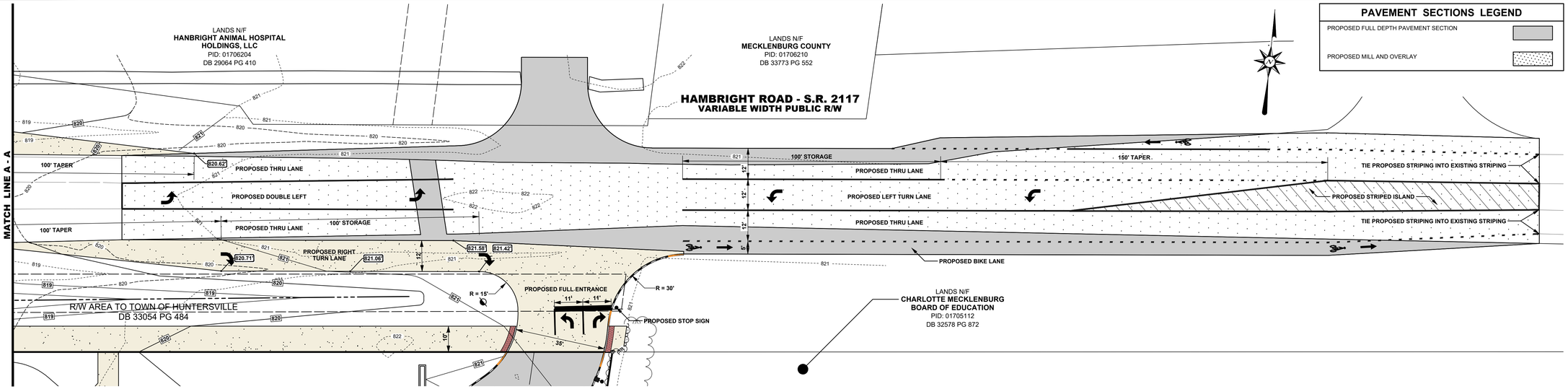
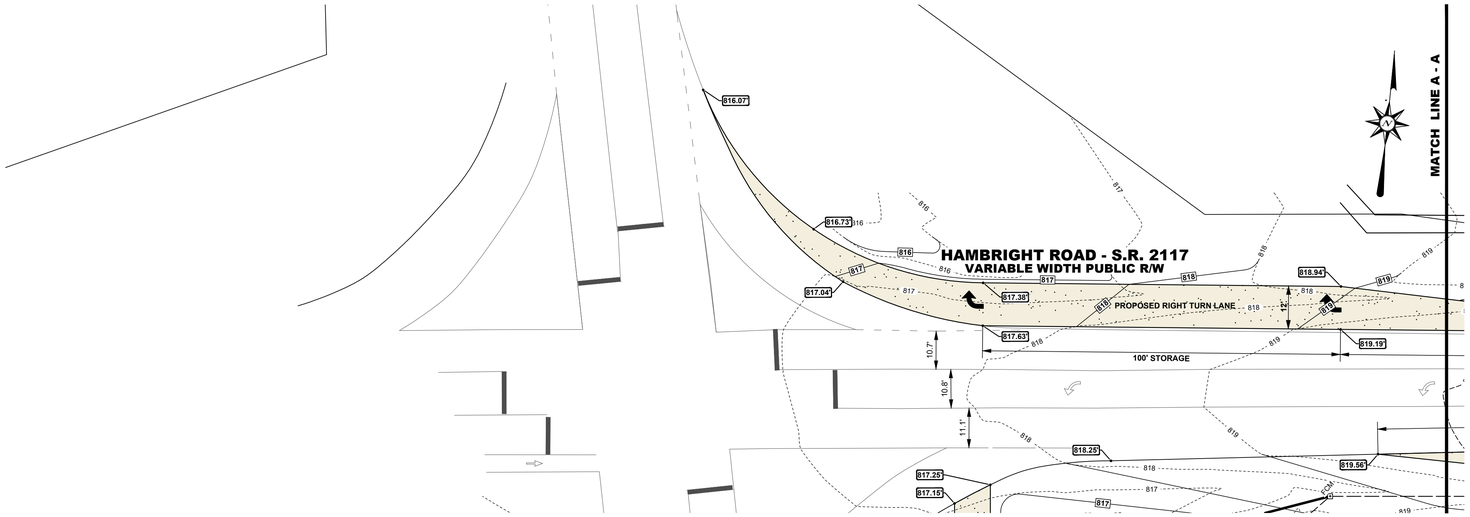


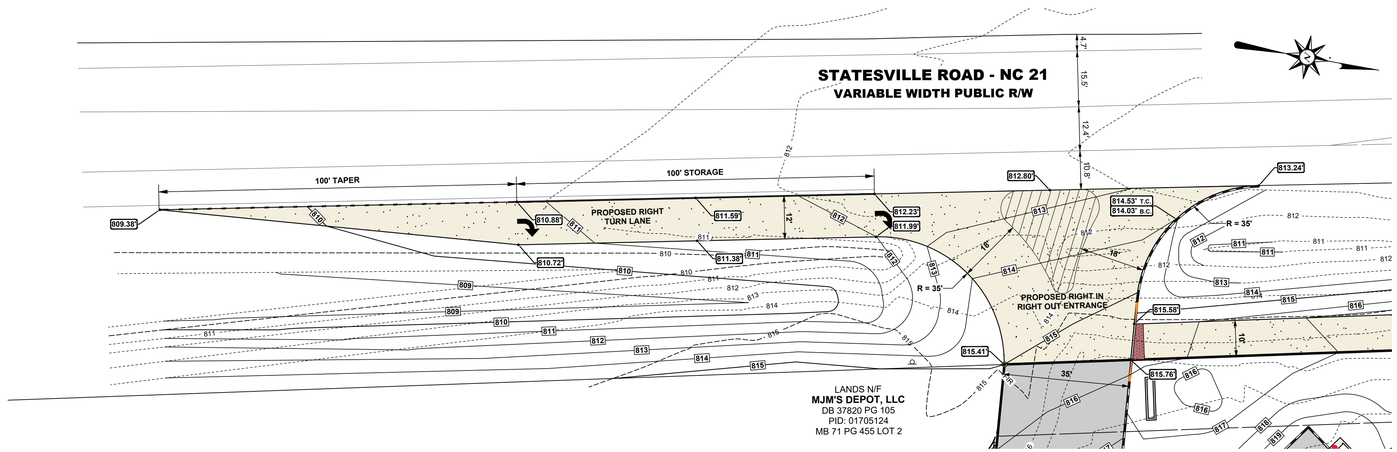
HAMBRIGHT ROAD (SR 2117) - GRADING PLAN & SITE PLAN

SCALE : 1" = 20'



HAMBRIGHT ROAD (SR 2117) - GRADING PLAN & SITE PLAN

SCALE : 1" = 20'



STATESVILLE ROAD (NC 21) - GRADING PLAN & SITE PLAN

SCALE : 1" = 20'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
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North Carolina
Charlotte 980.270.9100
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NC LICENSE #: C-4743

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

ENTRANCE PLANS: GRADING & SITE PLAN

0 10 20 40

SCALE: 1" = 20'

ISSUE	BLOCK	
2.	03-24-26	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 03-05-2026
1.	11-13-25	REVISED PER TOWN OF HUNTERSVILLE COMMENTS ISSUED ON 10-31-2025
MARK	DATE	DESCRIPTION

LAYER STATE: C-602

PROJECT NO.: 2023321.00
DATE: 07-21-2025
SCALE: 1" = 20'
DRAWN BY: **A.C.F.** | PROJ. MGR.: **M.D.S.**

SHEET
C-602

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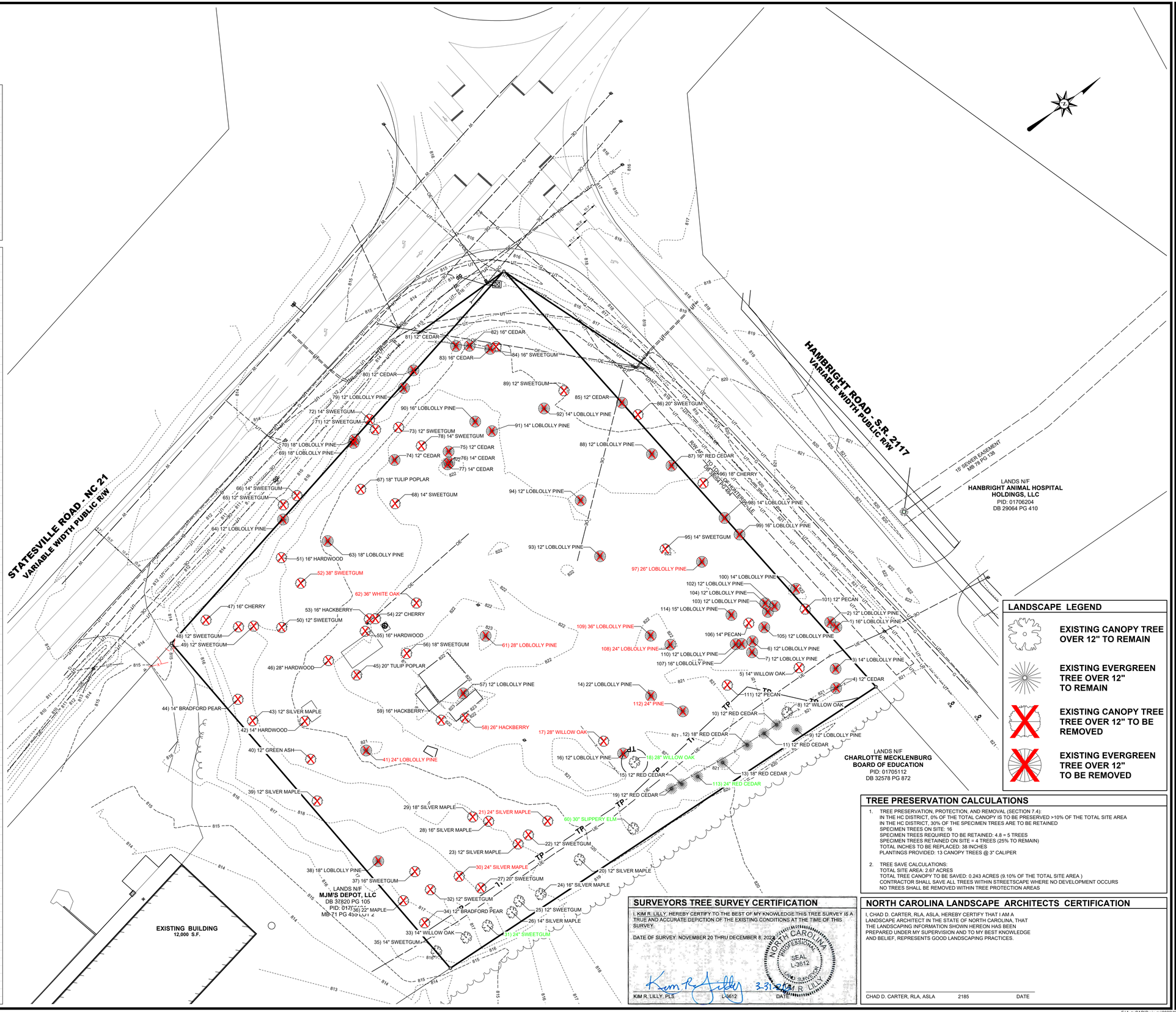
Tree Save Sheet

Tree #	DBH	Species	Specimen Y/N	Type
8	12	Willow Oak	No	Hardwood
9	12	Loblolly Pine	No	Softwood
10	12	Red Cedar	No	Softwood
11	12	Red Cedar	No	Softwood
12	18	Red Cedar	No	Softwood
13	18	Red Cedar	No	Softwood
15	12	Red Cedar	No	Softwood
18	28	Willow Oak	Yes	Hardwood
19	12	Red Cedar	No	Softwood
20	12	Silver Maple	No	Hardwood
24	16	Silver Maple	No	Hardwood
25	12	Sweet Gum	No	Hardwood
26	14	Silver Maple	No	Hardwood
31	24	Sweet Gum	Yes	Hardwood
33	14	Willow Oak	No	Hardwood
35	14	Sweet Gum	No	Hardwood
60	30	Slippery Elm	Yes	Hardwood
113	24	Red Cedar	Yes	Softwood

Tree Demo Sheet

Tree #	DBH	Species	Specimen Y/N	Type
1	16	Loblolly Pine	No	Softwood
2	12	Loblolly Pine	No	Softwood
3	14	Loblolly Pine	No	Softwood
4	12	Cedar	No	Softwood
5	14	Willow Oak	No	Hardwood
6	12	Loblolly Pine	No	Softwood
7	12	Loblolly Pine	No	Softwood
14	22	Loblolly Pine	No	Softwood
16	12	Loblolly Pine	No	Softwood
17	28	Willow Oak	Yes	Hardwood
21	24	Silver Maple	Yes	Hardwood
22	12	Sweet Gum	No	Hardwood
23	12	Silver Maple	No	Hardwood
27	20	Sweet Gum	No	Hardwood
28	16	Silver Maple	No	Hardwood
29	18	Silver Maple	No	Hardwood
30	24	Silver Maple	Yes	Hardwood
32	12	Sweet Gum	No	Hardwood
34	12	Bradford Pear	No	Hardwood
36	22	Maple	No	Hardwood
37	16	Sweet Gum	No	Hardwood
38	18	Loblolly Pine	No	Softwood
39	12	Silver Maple	No	Hardwood
40	12	Green Ash	No	Hardwood
41	24	Loblolly Pine	Yes	Softwood
42	14	Hardwood	No	Hardwood
43	12	Silver Maple	No	Hardwood
44	14	Bradford Pear	No	Softwood
45	20	Tulip Poplar	No	Hardwood
46	28	Hardwood	No	Hardwood
47	16	Cherry	No	Hardwood
48	12	Sweet Gum	No	Hardwood
49	12	Sweet Gum	No	Hardwood
50	12	Sweet Gum	No	Hardwood
51	16	Hardwood	No	Hardwood
52	38	Sweet Gum	Yes	Hardwood
53	16	Hackberry	No	Hardwood
54	22	Cherry	No	Hardwood
55	16	Hardwood	No	Hardwood
56	18	Sweet Gum	No	Hardwood
57	12	Loblolly Pine	No	Softwood
58	26	Hackberry	Yes	Hardwood
59	16	Hackberry	No	Hardwood
61	28	Loblolly Pine	Yes	Softwood
62	36	White Oak	Yes	Hardwood
63	18	Loblolly Pine	No	Softwood
64	12	Loblolly Pine	No	Softwood
65	12	Sweet Gum	No	Hardwood
66	14	Sweet Gum	No	Hardwood
67	18	Tulip Poplar	No	Hardwood
68	14	Sweet Gum	No	Hardwood
69	18	Loblolly Pine	No	Softwood
70	18	Loblolly Pine	No	Softwood
71	12	Sweet Gum	No	Hardwood
72	14	Sweet Gum	No	Hardwood
73	12	Sweet Gum	No	Hardwood
74	12	Cedar	No	Softwood
75	12	Cedar	No	Softwood
76	14	Cedar	No	Softwood
77	14	Cedar	No	Softwood
78	14	Sweet Gum	No	Hardwood
79	12	Loblolly Pine	No	Softwood
80	12	Cedar	No	Softwood
81	12	Cedar	No	Softwood
82	16	Cedar	No	Softwood
83	16	Cedar	No	Softwood
84	16	Sweet Gum	No	Hardwood
85	12	Cedar	No	Softwood
86	20	Sweet Gum	No	Hardwood
87	16	Red Cedar	No	Softwood
88	12	Loblolly Pine	No	Softwood
89	12	Sweet Gum	No	Hardwood
90	16	Loblolly Pine	No	Softwood
91	14	Loblolly Pine	No	Softwood
92	14	Loblolly Pine	No	Softwood
93	12	Loblolly Pine	No	Softwood
94	12	Loblolly Pine	No	Softwood
95	14	Sweet Gum	No	Hardwood
96	18	Cherry	No	Hardwood
97	26	Loblolly Pine	Yes	Softwood
98	14	Loblolly Pine	No	Softwood
99	16	Loblolly Pine	No	Softwood
100	14	Loblolly Pine	No	Softwood
101	12	Pecan	No	Hardwood
102	12	Loblolly Pine	No	Softwood
103	12	Loblolly Pine	No	Softwood
104	12	Loblolly Pine	No	Softwood
105	12	Loblolly Pine	No	Softwood
106	14	Pecan	No	Hardwood
107	16	Loblolly Pine	No	Softwood
108	24	Loblolly Pine	Yes	Softwood
109	36	Loblolly Pine	Yes	Softwood
110	12	Loblolly Pine	No	Softwood
111	12	Pecan	No	Hardwood
112	24	Pine	Yes	Softwood
114	15	Loblolly Pine	No	Softwood



LANDSCAPE LEGEND

- EXISTING CANOPY TREE OVER 12" TO REMAIN
- EXISTING EVERGREEN TREE OVER 12" TO REMAIN
- EXISTING CANOPY TREE TREE OVER 12" TO BE REMOVED
- EXISTING EVERGREEN TREE OVER 12" TO BE REMOVED

TREE PRESERVATION CALCULATIONS

1. TREE PRESERVATION, PROTECTION, AND REMOVAL (SECTION 7.4):
   IN THE HC DISTRICT, 0% OF THE TOTAL CANOPY IS TO BE PRESERVED >10% OF THE TOTAL SITE AREA
   IN THE HC DISTRICT, 30% OF THE SPECIMEN TREES ARE TO BE RETAINED
   SPECIMEN TREES ON SITE: 16
   SPECIMEN TREES REQUIRED TO BE RETAINED: 4.8 = 5 TREES
   SPECIMEN TREES RETAINED ON SITE = 4 TREES (25% TO REMAIN)
   TOTAL INCHES TO BE REPLACED: 38 INCHES
   PLANTINGS PROVIDED: 13 CANOPY TREES @ 3" CALIPER
2. TREE SAVE CALCULATIONS:
   TOTAL SITE AREA: 2.67 ACRES
   TOTAL TREE CANOPY TO BE SAVED: 0.243 ACRES (9.10% OF THE TOTAL SITE AREA)
   CONTRACTOR SHALL SAVE ALL TREES WITHIN STREETSCAPE WHERE NO DEVELOPMENT OCCURS
   NO TREES SHALL BE REMOVED WITHIN TREE PROTECTION AREAS

SURVEYORS TREE SURVEY CERTIFICATION

I, KIM R. LILLY, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THIS TREE SURVEY IS A TRUE AND ACCURATE DEPICTION OF THE EXISTING CONDITIONS AT THE TIME OF THIS SURVEY.

DATE OF SURVEY: NOVEMBER 20 THRU DECEMBER 8, 2023

NORTH CAROLINA PROFESSIONAL SEAL L-3612 LAND SURVEYOR KIM R. LILLY

KIM R. LILLY, PLS L-3612 3-31-2025 DATE

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. 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 UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

BECKER MORGAN GROUP

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ENGINEERING

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North Carolina
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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

TREE SAVE PLAN

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-101

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.J.D.	PROJ. MGR.: M.D.S.

SHEET

L-101

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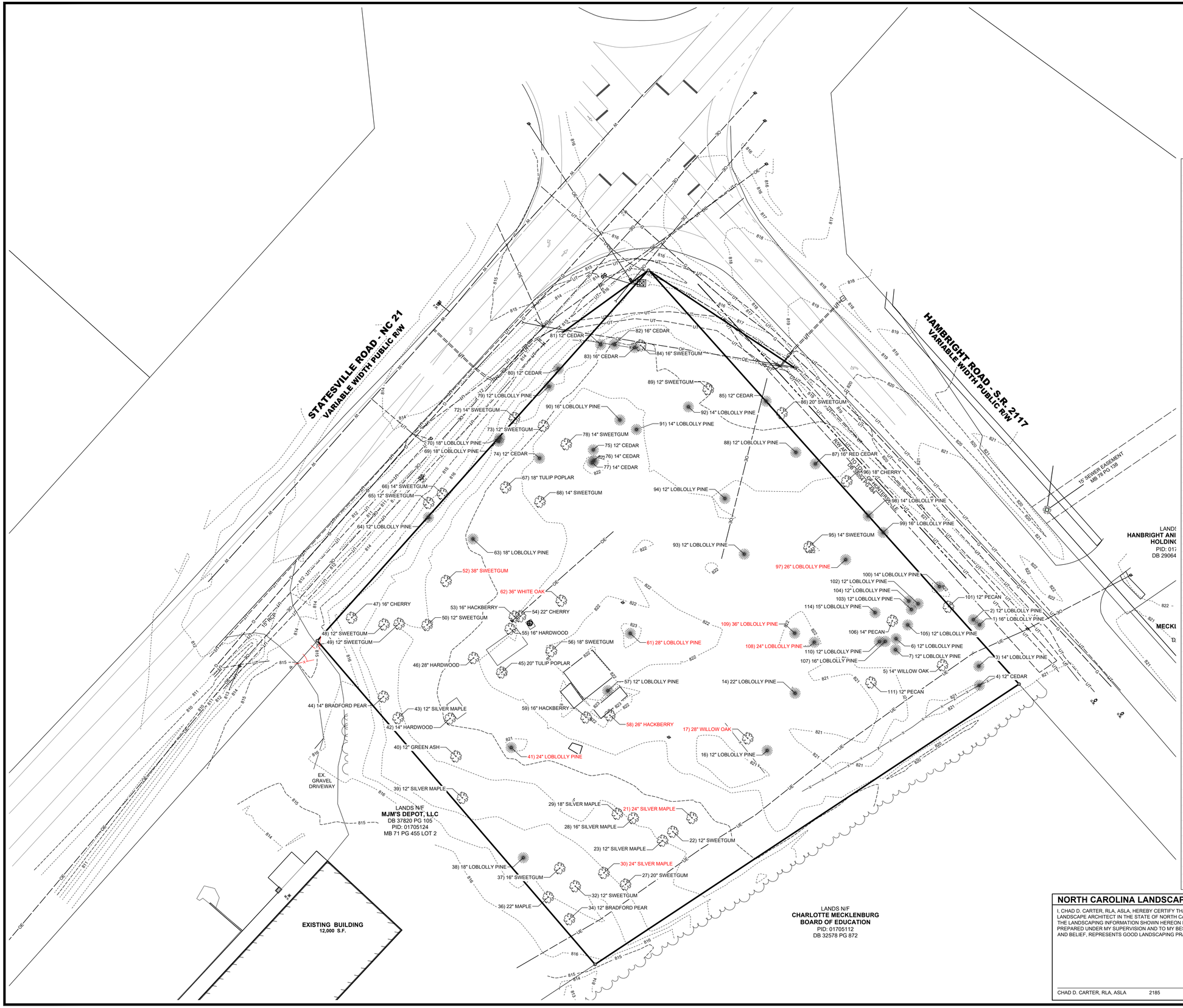
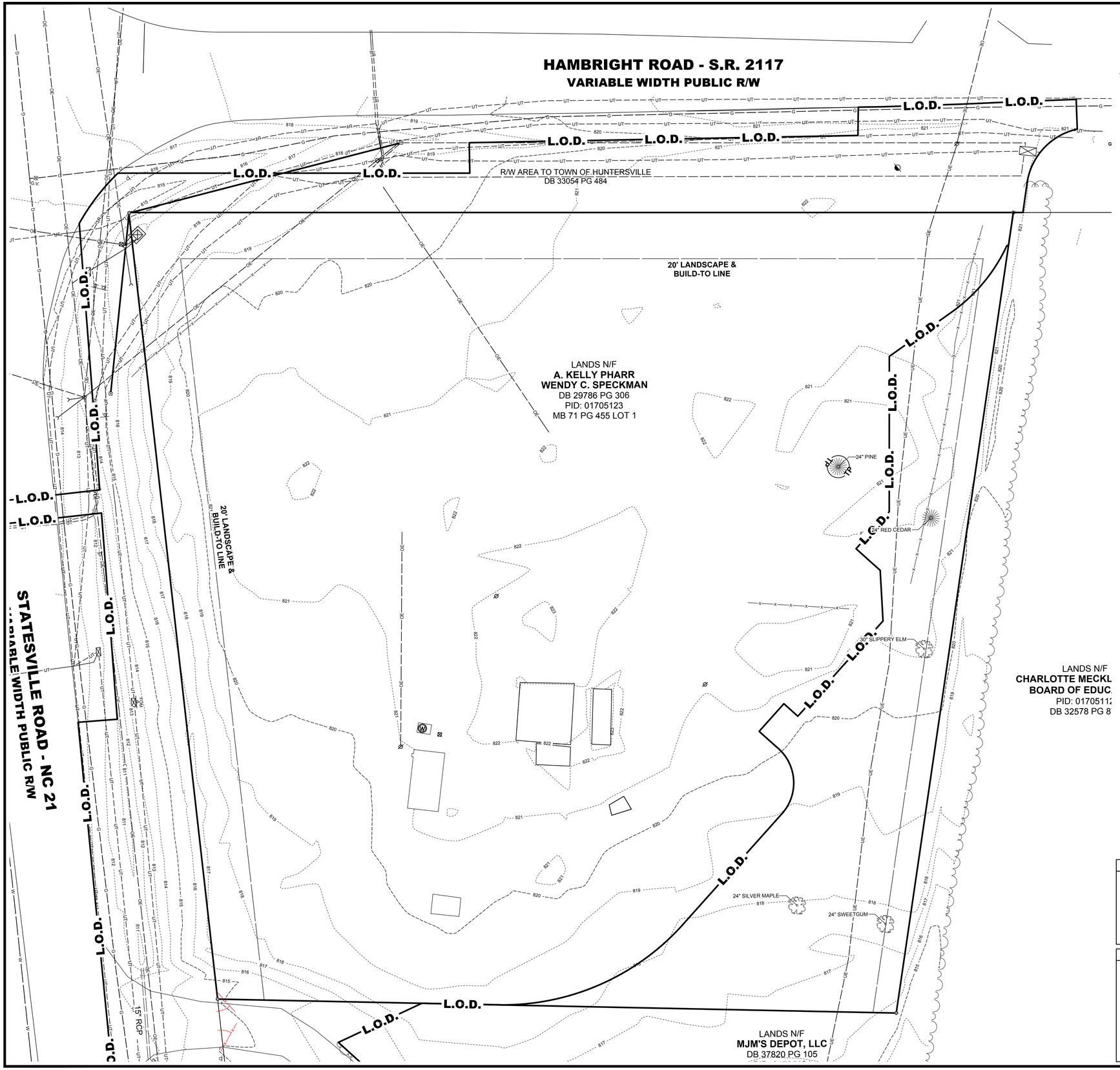
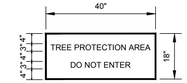

STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W
HAMBRIGHT ROAD - S.R. 2117
VARIABLE WIDTH PUBLIC R/W
EX. GRAVEL DRIVEWAY
EXISTING BUILDING
12,000 S.F.
LANDS N/F
MJM'S DEPOT, LLC
DB 37820 PG 105
PID: 01705124
MB 71 PG 455 LOT 2
LANDS N/F
CHARLOTTE MECKLENBURG
BOARD OF EDUCATION
PID: 01705112
DB 32578 PG 872
LANDS
HANBRIGHT ANI
HOLDING
PID: 017
DB 29064
MECKL
D
15' SEWER EASEMENT
MB 78 PG 158
EX. 15' SEWER EASEMENT
DB 32578 PG 872
EX. 15' SEWER EASEMENT
MB 71 PG 455
EX. 15' SEWER EASEMENT
DB 32578 PG 872
EX. 15' SEWER EASEMENT
DB 32578 PG 872
EX. 15' SEWER EASEMENT
DB 32578 PG 872



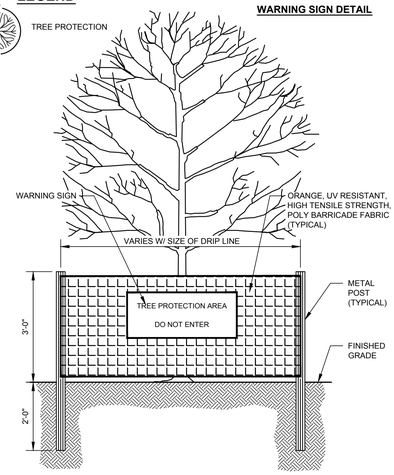
LEGEND

TREE PROTECTION

NOTE:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE THREE (3) INCHES HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.



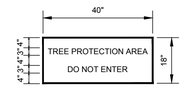
WARNING SIGN DETAIL



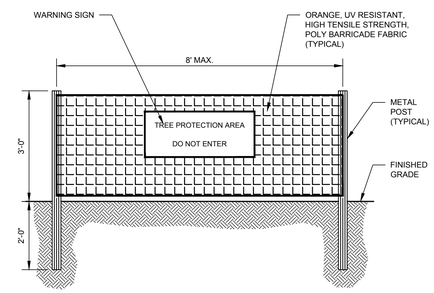
SINGLE TREE PROTECTION DETAIL

NO SCALE BMG NO. : L-06

NOTE:
WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE THREE (3) INCHES HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THERAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.



WARNING SIGN DETAIL



LINEAR TREE PROTECTION DETAIL

NO SCALE BMG NO. : L-05

TREE PRESERVATION CALCULATIONS

1. TREE PRESERVATION, PROTECTION, AND REMOVAL (SECTION 7.4):
   IN THE HC DISTRICT, 0% OF THE TOTAL CANOPY IS TO BE PRESERVED >10% OF THE TOTAL SITE AREA
   IN THE HC DISTRICT, 30% OF THE SPECIMEN TREES ARE TO BE RETAINED
   SPECIMEN TREES ON SITE: 15
   SPECIMEN TREES REQUIRED TO BE RETAINED: 4.5 = 5 TREES
   SPECIMEN TREES RETAINED ON SITE = 5 TREES

2. TREE SAVE CALCULATIONS:
   TOTAL SITE AREA: 2.67 ACRES
   TOTAL TREE CANOPY TO BE SAVED: 0.42 ACRES (15.73% OF THE TOTAL SITE AREA)

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. 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 UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

BECKER MORGAN GROUP

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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SPECIMEN TREE PRESERVATION PLAN

0 10 20 40

SCALE: 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L-103

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 20'
DRAWN BY: A.J.D.	PROJ. MGR.: M.D.S.

SHEET
L-103

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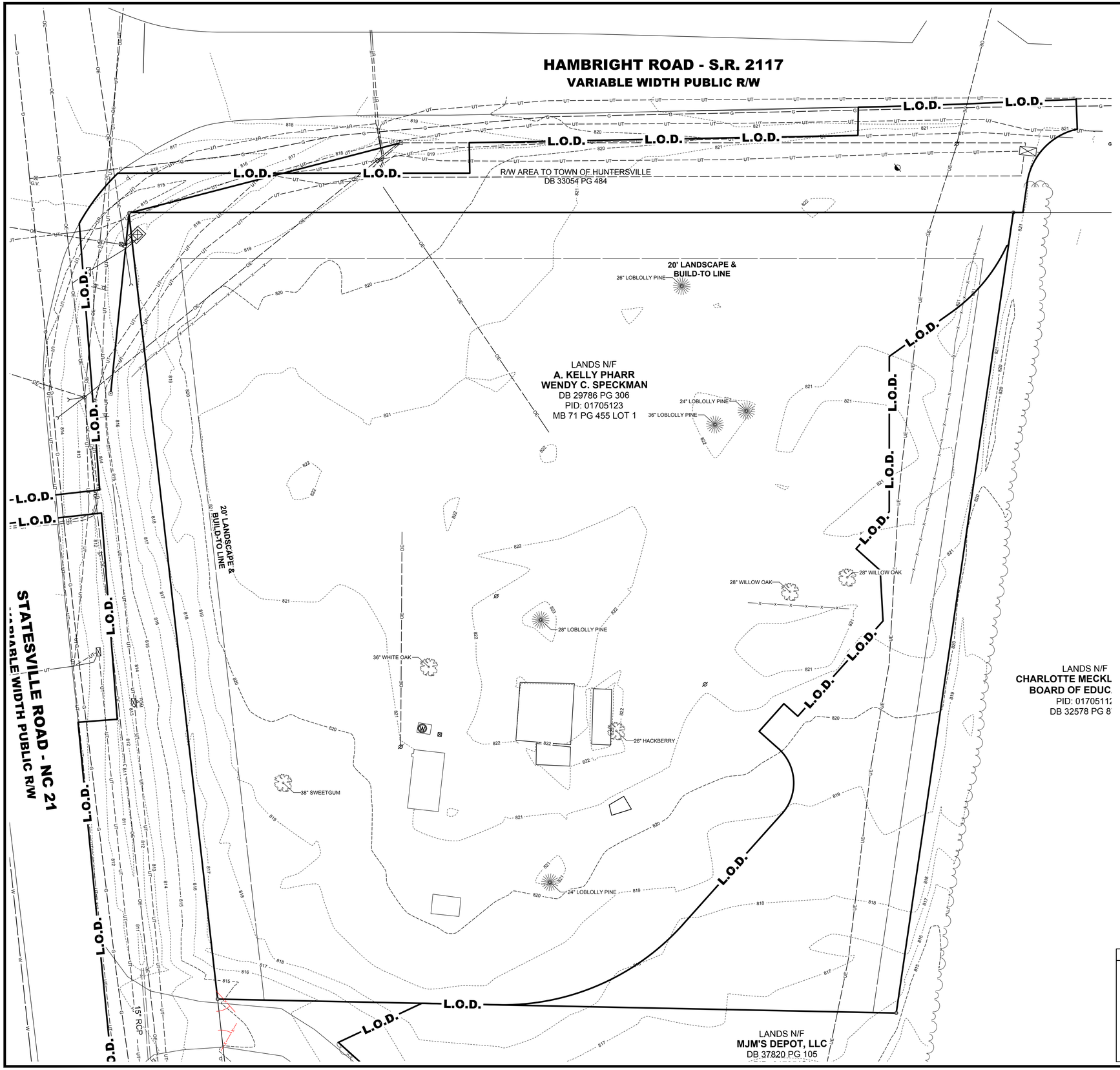

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. 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 UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

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PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

SPECIMEN TREE REMOVAL PLAN

0 10 20 40

SCALE: 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: L-104

PROJECT NO.:	**2023321.00**
DATE:	**07-14-2025**
SCALE:	**1" = 20'**
DRAWN BY: **A.J.D.**	PROJ. MGR.: **M.D.S.**

SHEET

L-104

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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 DELIVERED TO THE SITE IN UNCOVERED TRUCKS 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 WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.

2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING 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 LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR 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 REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW 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 SUBSTITUTIONS 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 SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

LANDSCAPE REQUIREMENTS

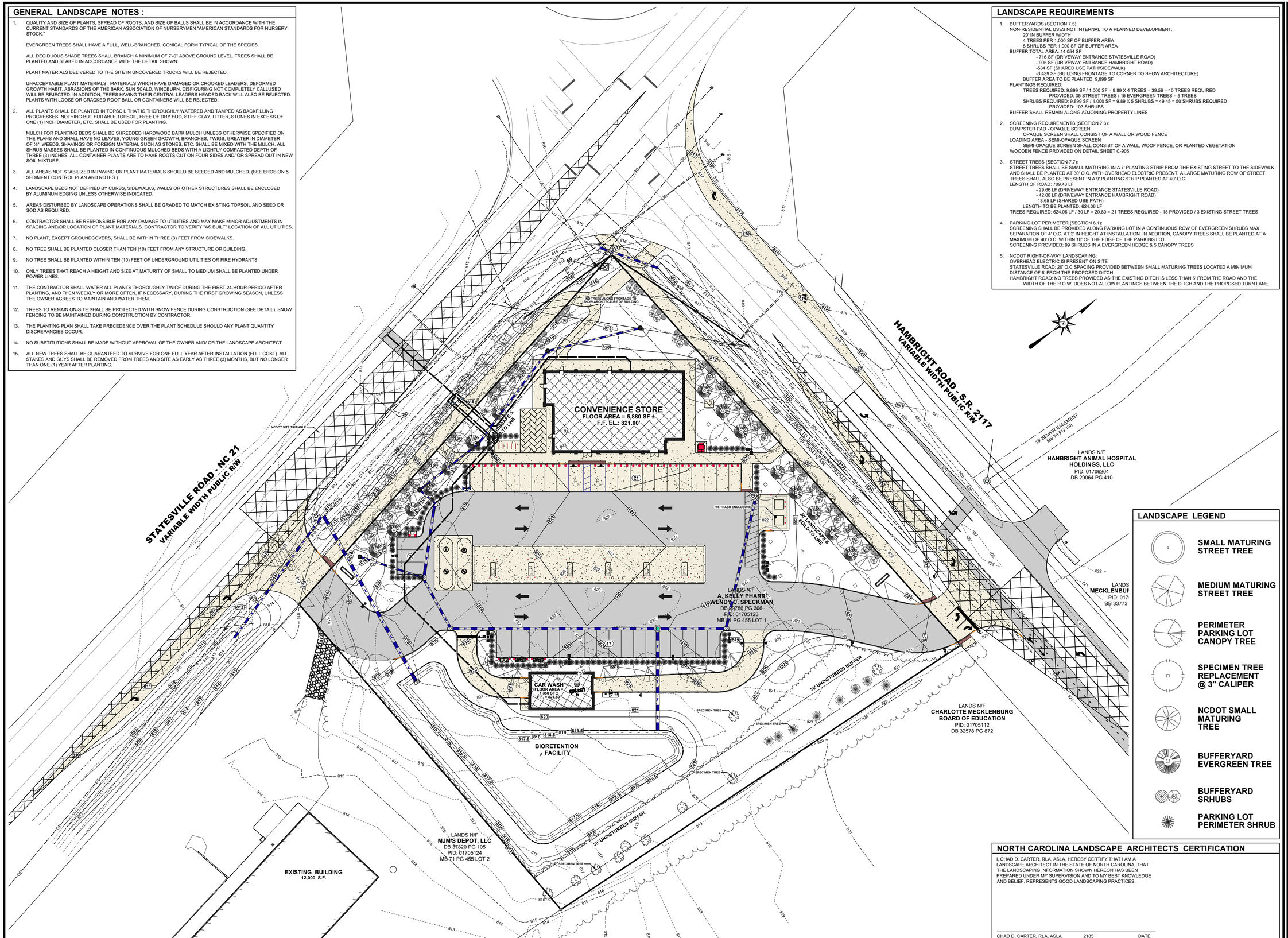
1. BUFFERYARDS (SECTION 7.5):
   NON-RESIDENTIAL USES NOT INTERNAL TO A PLANNED DEVELOPMENT:
   20' IN BUFFER WIDTH
   4 TREES PER 1,000 SF OF BUFFER AREA
   5 SHRUBS PER 1,000 SF OF BUFFER AREA
   BUFFER TOTAL AREA: 14,054 SF
   - 716 SF (DRIVEWAY ENTRANCE STATESVILLE ROAD)
   - 905 SF (DRIVEWAY ENTRANCE HAMBRIGHT ROAD)
   -534 SF (SHARED USE PATH/SIDEWALK)
   -3,439 SF (BUILDING FRONTAGE TO CORNER TO SHOW 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
   PROVIDED: 35 STREET TREES / 15 EVERGREEN TREES = 5 TREES
   SHRUBS REQUIRED: 9,899 SF / 1,000 SF = 9.89 X 5 SHRUBS = 49.45 = 50 SHRUBS REQUIRED
   PROVIDED: 103 SHRUBS
   BUFFER SHALL REMAIN ALONG ADJOINING PROPERTY LINES

2. SCREENING REQUIREMENTS (SECTION 7.6):
   DUMPSTER PAD - 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
   WOODEN FENCE PROVIDED ON DETAIL SHEET C-905

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 30' O.C. WITH OVERHEAD ELECTRIC PRESENT. A LARGE MATURING ROW OF STREET TREES SHALL ALSO BE PRESENT IN A 9' PLANTING STRIP PLANTED AT 40' O.C.
   LENGTH OF ROAD: 709.43 LF
   - 29.66 LF (DRIVEWAY ENTRANCE STATESVILLE ROAD)
   - 42.06 LF (DRIVEWAY ENTRANCE HAMBRIGHT ROAD)
   -13.65 LF (SHARED USE PATH)
   LENGTH TO BE PLANTED: 624.06 LF
   TREES REQUIRED: 624.06 LF / 30 LF = 20.80 = 21 TREES REQUIRED - 18 PROVIDED / 3 EXISTING STREET TREES

4. PARKING LOT PERIMETER (SECTION 6.1):
   SCREENING SHALL BE PROVIDED ALONG PARKING LOT IN A CONTINUOUS ROW OF EVERGREEN SHRUBS MAX SEPARATION OF 4' O.C. AT 2' 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: 99 SHRUBS IN A EVERGREEN HEDGE & 5 CANOPY TREES

5. NCDOT RIGHT-OF-WAY LANDSCAPING:
   OVERHEAD ELECTRIC IS PRESENT ON SITE
   STATESVILLE ROAD: 20' O.C SPACING 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 SRHUBS
- PARKING LOT PERIMETER SHRUB

NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. 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 UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA 2185 DATE

BECKER MORGAN GROUP

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Raleigh
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Wilmington
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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
LAWRENTATE 1.00		

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 20'
DRAWN BY: A.J.D.	PROJ. MGR.: M.D.S.

SHEET

L-201

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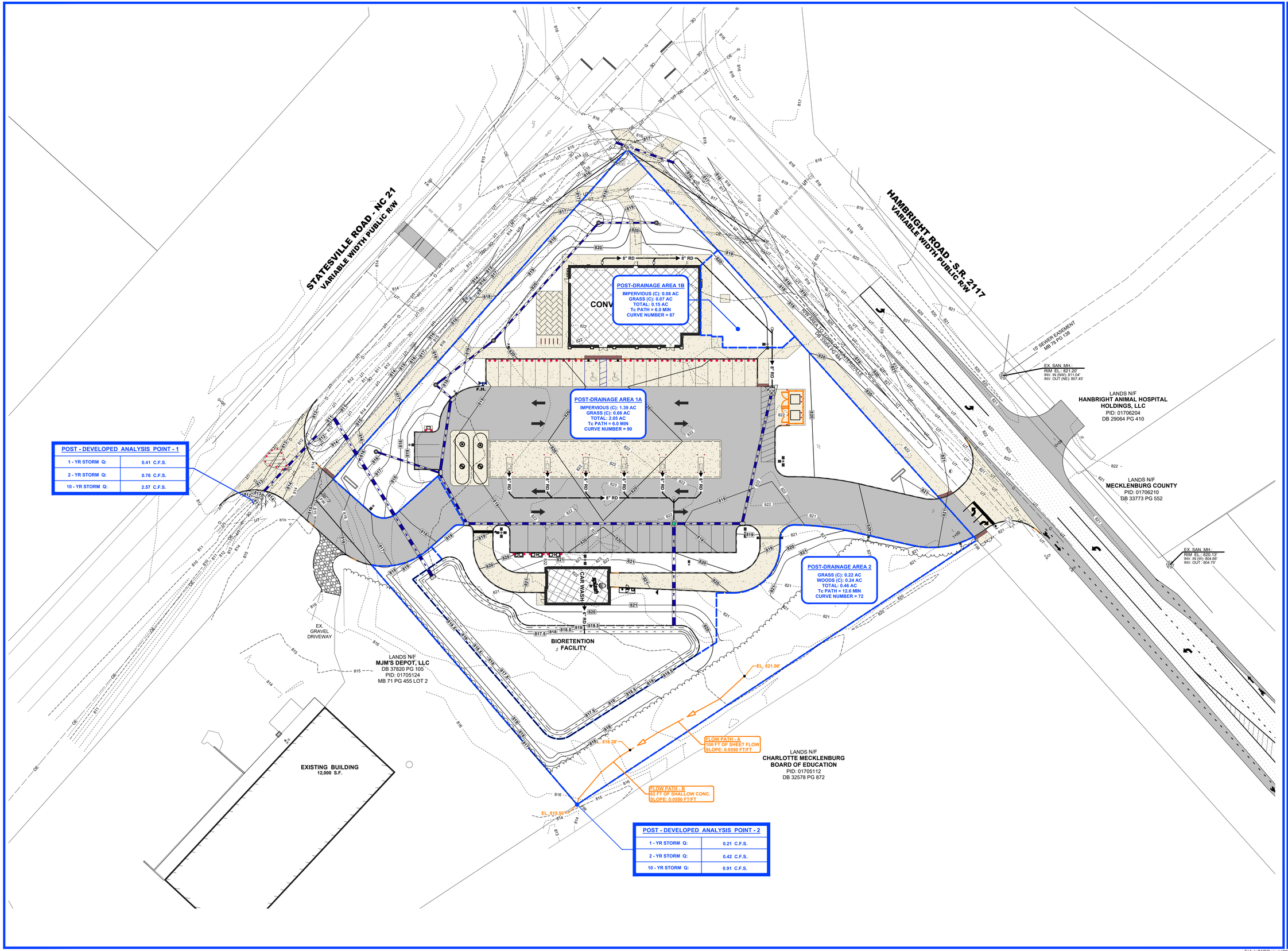

POST - DEVELOPED ANALYSIS POINT - 1	
1 - YR STORM Q:	0.41 C.F.S.
2 - YR STORM Q:	0.76 C.F.S.
10 - YR STORM Q:	2.57 C.F.S.

POST - DEVELOPED ANALYSIS POINT - 2	
1 - YR STORM Q:	0.21 C.F.S.
2 - YR STORM Q:	0.42 C.F.S.
10 - YR STORM Q:	0.91 C.F.S.

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Salisbury, MD 21801
410.546.9100

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Wilmington, NC 28403
910.341.7600

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PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

POST-DEVELOPED DRAINAGE AREA MAP

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: SWM-POST

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET

SWM-POST

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STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W

HAMBRIGHT ROAD - S.R. 2117
VARIABLE WIDTH PUBLIC R/W

PRE-DRAINAGE AREA 1
IMPERVIOUS (C): 0.03 AC
WOODS (C): 1.63 AC
TOTAL: 1.66 AC
Tc PATH = 20.7 MIN
CURVE NUMBER = 71

PRE-DRAINAGE AREA 2
IMPERVIOUS (C): 0.02 AC
WOODS (C): 0.98 AC
TOTAL: 1.00 AC
Tc PATH = 18.1 MIN
CURVE NUMBER = 71

FLOW PATH - A
100 FT OF SHEET FLOW
SLOPE: 0.0183 FT/FT

FLOW PATH - B
126 FT OF SHALLOW CONC
SLOPE: 0.0513 FT/FT

FLOW PATH - A
100 FT OF SHEET FLOW
SLOPE: 0.0273 FT/FT

FLOW PATH - B
114 FT OF SHALLOW CONC
SLOPE: 0.0321 FT/FT

EL. 823.15'
EL. 821.32'
EL. 820.42'
EL. 816.76'
EL. 814.85'

PRE - DEVELOPED ANALYSIS POINT - 1	
1 - YR STORM Q:	0.56 C.F.S.
2 - YR STORM Q:	1.16 C.F.S.
10 - YR STORM Q:	2.59 C.F.S.

PRE - DEVELOPED ANALYSIS POINT - 2	
1 - YR STORM Q:	0.36 C.F.S.
2 - YR STORM Q:	0.74 C.F.S.
10 - YR STORM Q:	1.65 C.F.S.

FES INV 809.74
FES INV 810.80
18" RCP
EX GRAVEL DRIVEWAY
EXISTING BUILDING 12,000 SF

LANDS N/F
MJM'S DEPOT, LLC
DB 37820 PG 105
PID: 01705124
MB 71 PG 455 LOT 2

LANDS N/F
HANBRIGHT ANIMAL HOSPITAL HOLDINGS, LLC
PID: 01706204
DB 29064 PG 410

LANDS N/F
MECKLENBURG COUNTY
PID: 01706210
DB 33773 PG 552

LANDS N/F
CHARLOTTE MECKLENBURG BOARD OF EDUCATION
PID: 01705112
DB 32578 PG 872

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PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

PRE-DEVELOPED DRAINAGE AREA MAP

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: SWM-PRE		

PROJECT NO.:	2023321.00
DATE:	07-14-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET
SWM-PRE

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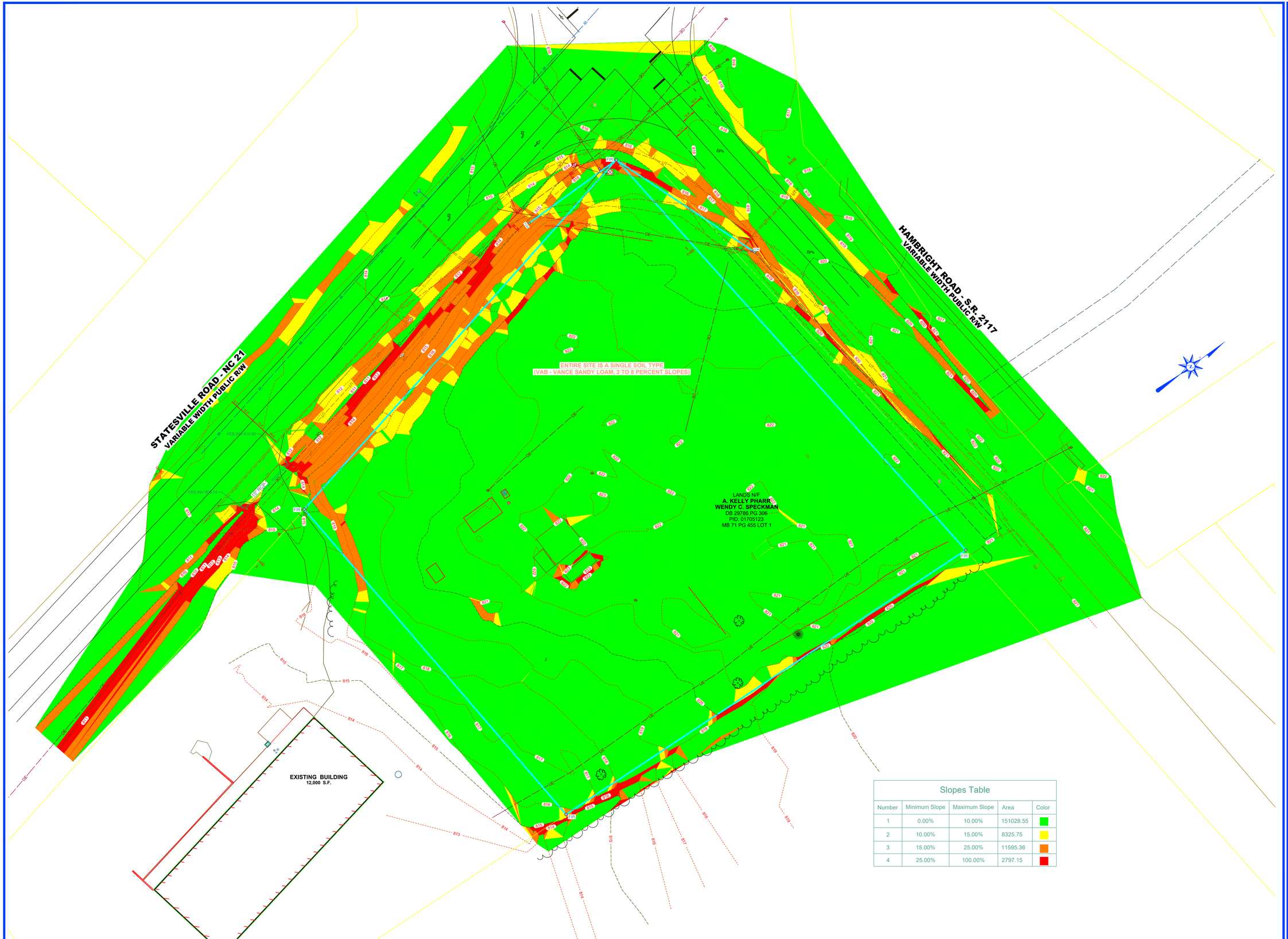
STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W
HAMBRIGHT ROAD - S.R. 2117
VARIABLE WIDTH PUBLIC R/W
ENTIRE SITE IS A SINGLE SOIL TYPE
(VAB - VANCE SANDY LOAM, 2 TO 8 PERCENT SLOPES)
LANDS N/F
A. KELLY PHARR
WENDY C. SPECKMAN
DB 29786 PG 306
PID: 01705123
MB 71 PG 455 LOT 1
EXISTING BUILDING
12,000 S.F.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
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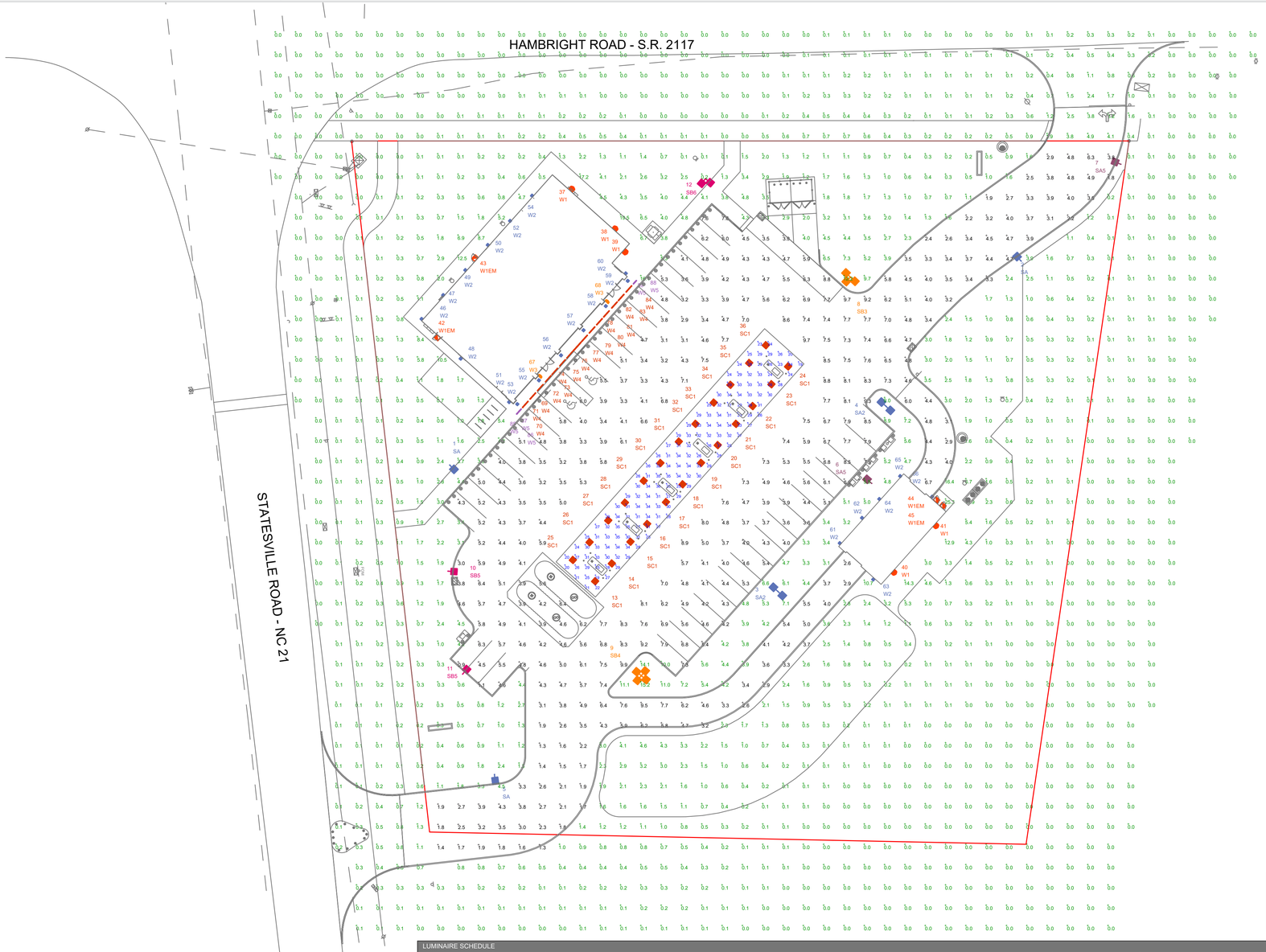
LOT 18
LOT 19
LOT 20
LOT



NOTES:

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

NOTE:
Development will comply with all requirements of Article 8.27.
Site lighting details will be provided during construction plans.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	SA	17
2	SA	17
3	SA2	17
4	SA2	17
5	SA5	17
6	SA5	17
7	SA5	17
8	SB3	17
9	SB4	17
10	SB5	17
11	SB5	17
12	SB6	17
13	SC1	15
14	SC1	15
15	SC1	15
16	SC1	15
17	SC1	15
18	SC1	15
19	SC1	15
20	SC1	15
21	SC1	15
22	SC1	15
23	SC1	15
24	SC1	15
25	SC1	15
26	SC1	15
27	SC1	15
28	SC1	15
29	SC1	15
30	SC1	15
31	SC1	15
32	SC1	15
33	SC1	15
34	SC1	15
35	SC1	15
36	SC1	15
37	W1	8
38	W1	8
39	W1	8
40	W1	10
41	W1	10
42	W1EM	8
43	W1EM	10
44	W1EM	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	18.85
70	W4	18.85
71	W4	18.85
72	W4	18.85
73	W4	18.85
74	W4	18.85
75	W4	18.85
76	W4	18.85
77	W4	18.85
78	W4	18.85
79	W4	18.85
80	W4	18.85
81	W4	18.85
82	W4	18.85
83	W4	18.85
84	W4	18.85
85	W5	18.85
86	W5	18.85
87	W5	18.85
88	W5	18.85
89	W5	18.85

CALCULATION SUM MARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	29.48	36	19	1.55	1.89
PAVED AREA	4.84	9.9	0.5	9.68	19.80
UNDEFINED	0.80	25.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURE	CATALOG LOGIC
	2	SA	Single	12325	1.000	B2-U0-G4	90.12	180.24	Lithonia Lighting	DSX0 LED P5 50K 70CRI T3M MVOLT FAO XX
	2	SA2	Back-Back	12325	1.000	B2-U0-G4	90.12	360.48	Lithonia Lighting	DSX0 LED P5 50K 70CRI T3M MVOLT FAO XX
	3	SA5	Single	8964	1.000	B0-U0-G2	90.12	270.36	Lithonia Lighting	DSX0 LED P5 50K 70CRI BLC3 MVOLT FAO XX
	1	SB3	3 @ 90 Degrees	12509	1.000	B2-U0-G4	90.12	270.36	Lithonia Lighting	DSX0 LED P5 50K 70CRI T4M MVOLT FAO XX
	1	SB4	4 @ 90 Degrees	12509	1.000	B2-U0-G4	90.12	360.48	Lithonia Lighting	DSX0 LED P5 50K 70CRI T4M MVOLT FAO XX
	2	SB5	Single	9258	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting	DSX0 LED P5 50K 70CRI BLC4 MVOLT FAO XX
	1	SB6	2 @ 90 DEG	9258	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting	DSX0 LED P5 50K 70CRI BLC4 MVOLT FAO XX
	24	SC1	Single	8570	1.000	B3-U0-G1	61.0174	1464.418	Lithonia Lighting	RCNY LED ALO2 50K 80CRI SYMC MVOLT BZL DWHXD (Setting 3) WHITE
	5	W1	SINGLE	4124	1.000	B1-U0-G1	29.4252	147.126	Lithonia Lighting	ARC2 LED P4 40K MVOLT FAO XXXX
	4	W1EM	SINGLE	4124	1.030	B1-U0-G1	29.4252	117.701	Lithonia Lighting	ARC2 LED P4 40K MVOLT FAO E8WC XXXX (EMERGENCY)
	21	W2	SINGLE	3008	1.000	B1-U5-G0	45	945	FC/SSL Lighting	FCCSQ412W-UNV-940-3030L-BKE-D50U50-LD
	2	W3	SINGLE	407	1.000	N.A.	9.9	19.8	Lightalarms	CAMSDB-CW
	16	W4	Single	2583	1.000	B1-U2-G1	19.422	310.752	SSL	MC-4-4K-CRI80-120
	5	W5	Single	543	1.000	B0-U1-G0	4.626	23.13	SSL	MC-1-4K-CRI80-120

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
.	.	.	.
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.	.	.	.
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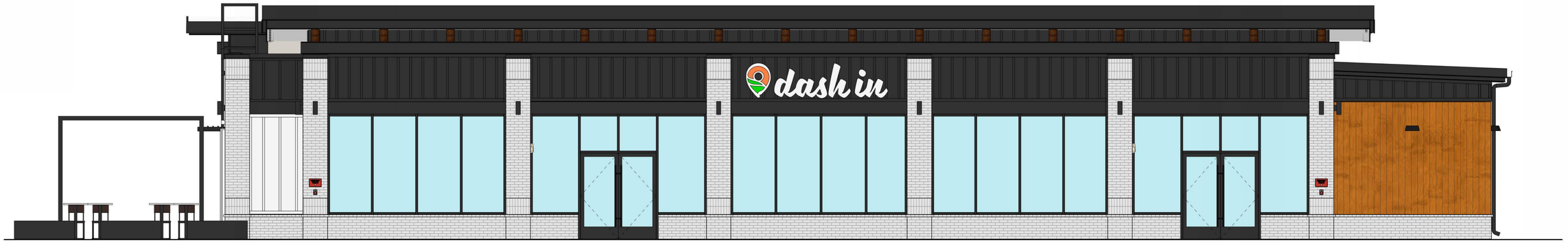
SCALE: 1" = 30'
LAYOUT BY: TAS
DWG SIZE: D
DATE: 10/2/25

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



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
Somerville, NJ 08876
908.462.9700
www.core-states.com

COLOR ELEVATIONS

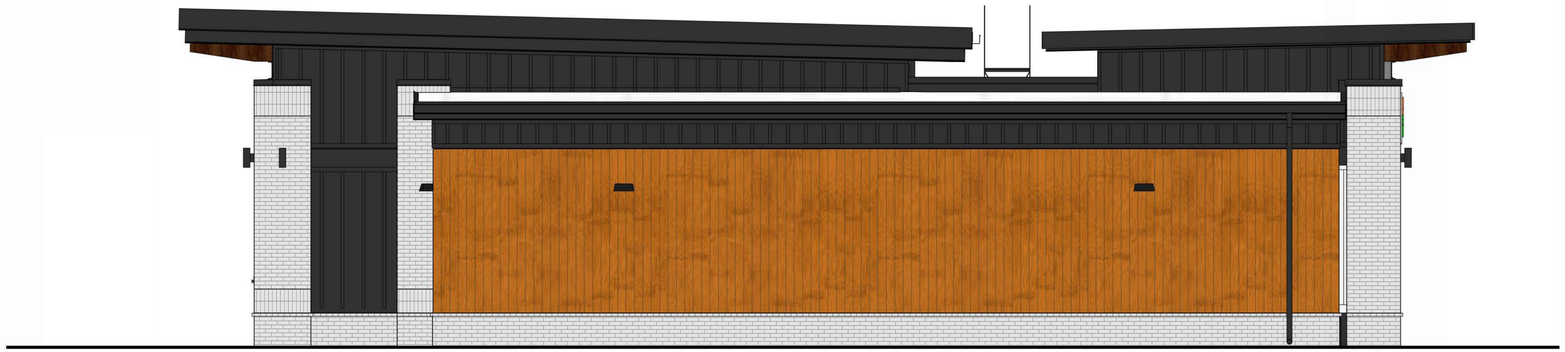
#3006
DASH IN #3006
11442 STATESVILLE RD
HUNTERSVILLE, NC 28078

Wills Group



EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)

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



EXTERIOR ELEVATION - RIGHT SIDE (HAMBRIGHT ROAD)

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

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

COLOR ELEVATIONS

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

Wills Group





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PERSPECTIVES

#3006
DASH IN #3006
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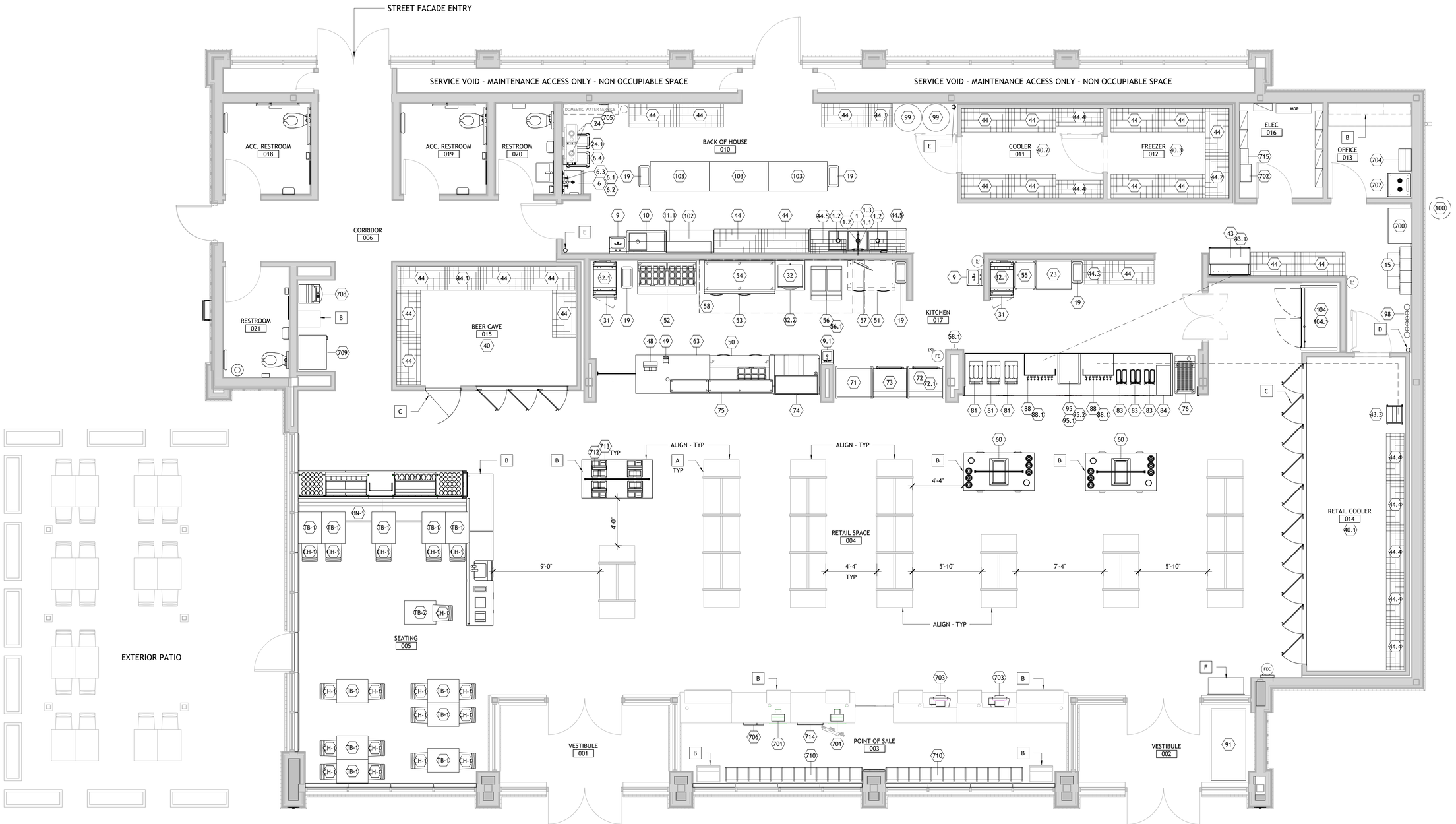

FIXTURES, FURNITURE, & EQUIPMENT PLAN

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

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Suite 201
Somerville, NJ 08876
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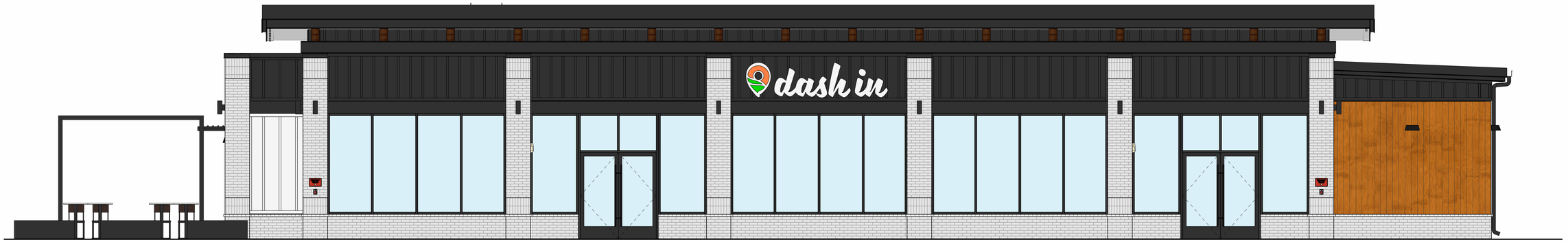
FLOOR PLAN

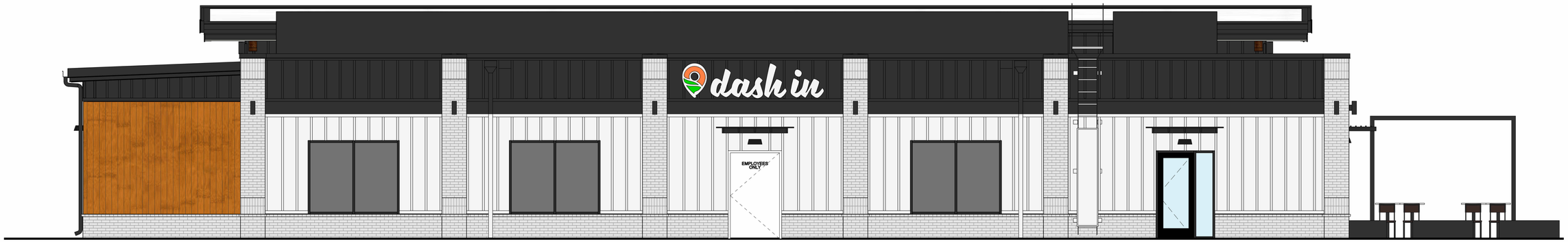
#3006
DASH IN #3006
11442 STATESVILLE RD
HUNTERSVILLE, NC 28078

Wills Group



EXTERIOR ELEVATION - FRONT (FACING FUEL CANOPY)

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



EXTERIOR ELEVATION - REAR (FACING INTERSECTION)

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

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Somerville, NJ 08876
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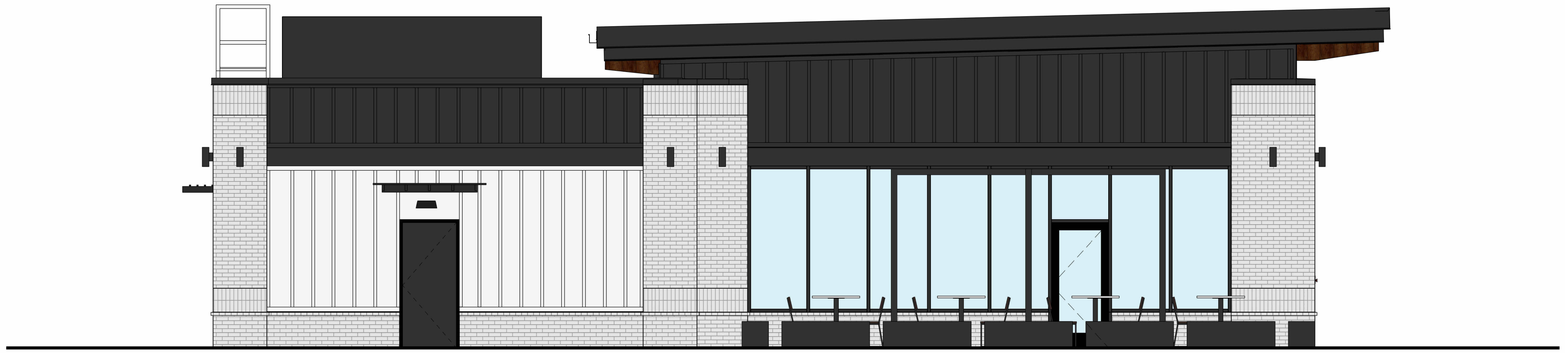
COLOR ELEVATIONS

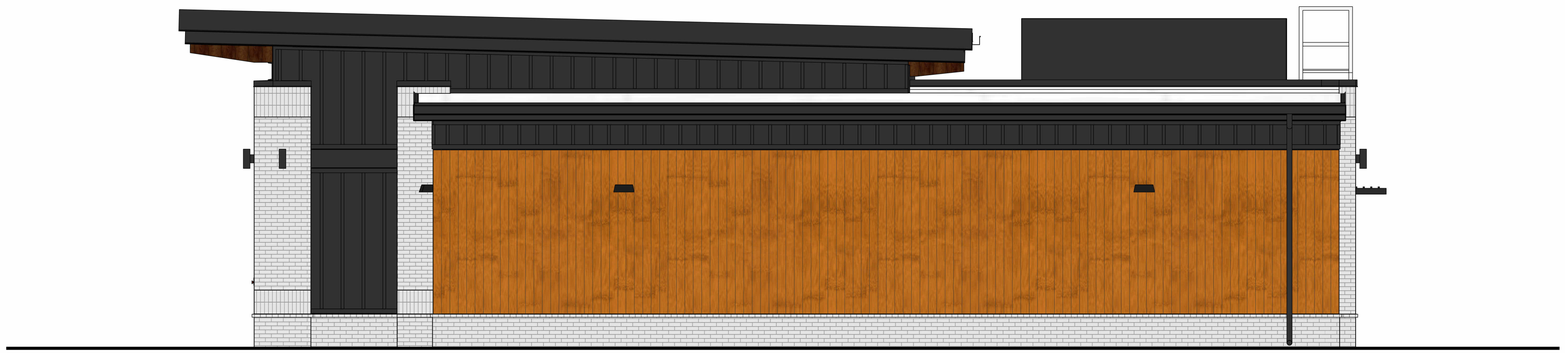
#3006
DASH IN #3006
11442 STATESVILLE RD
HUNTERSVILLE, NC 28078

Wills Group



EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)

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



EXTERIOR ELEVATION - RIGHT SIDE (HAMBRIGHT ROAD)

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

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Suite 201
Somerville, NJ 08876
908.462.9700
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COLOR ELEVATIONS

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

Wills Group





CORE STATES GROUP
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Suite 201
Somerville, NJ 08876
908.462.9700
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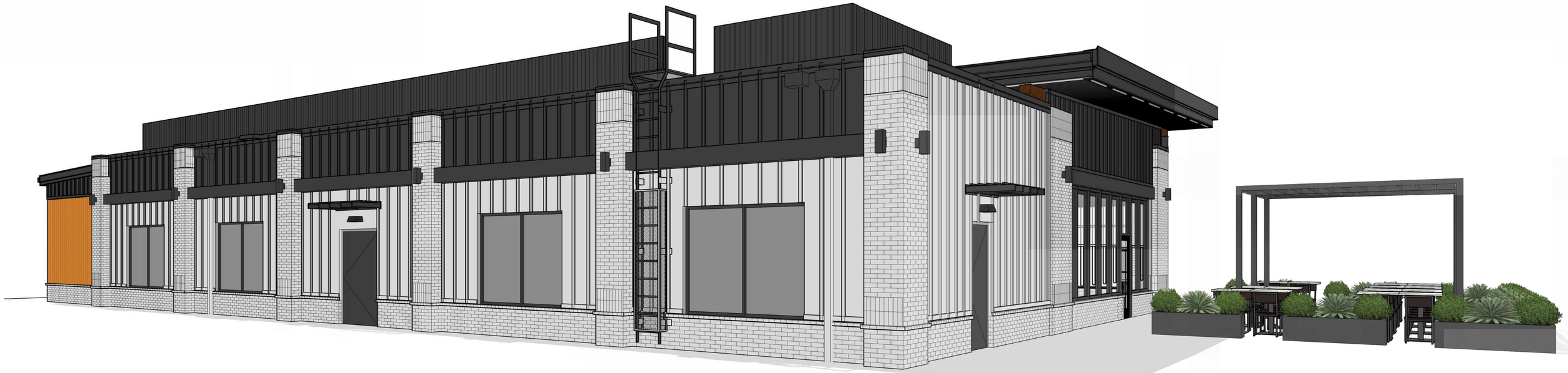
PERSPECTIVES

TWG.TBD
DASH IN #3006
11442 Statesville Rd,
Huntersville, NC 28078

Wills Group





CORE STATES GROUP

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PERSPECTIVES

TWG.TBD
DASH IN #3006
11442 Statesville Rd,
Huntersville, NC 28078

Wills Group



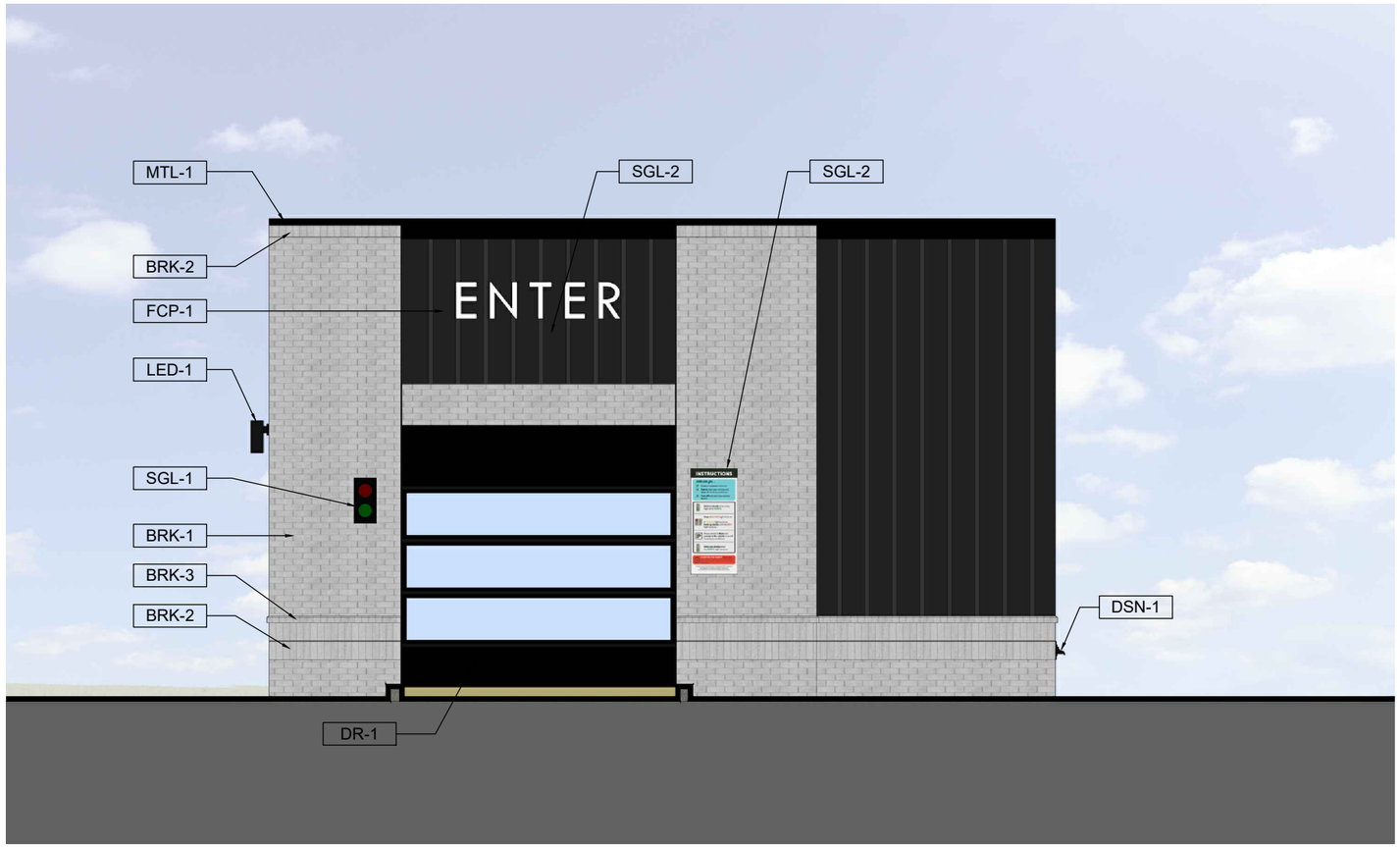
BRK-1	THIN BRICK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-2	THIN BRICK SOLDIER COURSE, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-3	SLOPED BRICK ROWLOCK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
DR-1	VINYL ROLL UP DOOR, AIR LIFT, INC., XRS PREMIUM PLUS, BLACK
SF-1	STOREFRONT SYSTEM, KAWNEER, 451T, ALUM./ANODIZED, #29 BLACK
PT-1	EXTERIOR DOOR & FRAME, SHERWIN WILLIAMS, SW6991–BLACK MAGIC
FCP-1	FIBER CEMENT PANELS, HARDIEPANEL, VERTICAL SIDING W/ 3/4" BATTENS
DSN-1	DOWNSPOUT NOZZLE, ZURN, Z199, NICKEL BRONZE

MTL-1	METAL COPING, ENGLART, BLACK
LED-1	LED WALL SCONCE, BLACK
LED-2	LED WALL PACK, BLACK
LED-3	LED WALL PACK, BLACK
GLZ-1	1" THICK INSULATED GLASS
SIGN-1	BRAND LOGO, INTERNALLY ILLUMINATED SIGN
SGL-1	SIGNAL LIGHTING INDICATOR
SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(CANOPY SIDE)



BRK-1	THIN BRICK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-2	THIN BRICK SOLDIER COURSE, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
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SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(ENTRANCE END)



BRK-1	THIN BRICK, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
BRK-2	THIN BRICK SOLDIER COURSE, MCNEAR BRICK & BLOCK, SANDMOLD SERIES, MODULAR (GENOVA)
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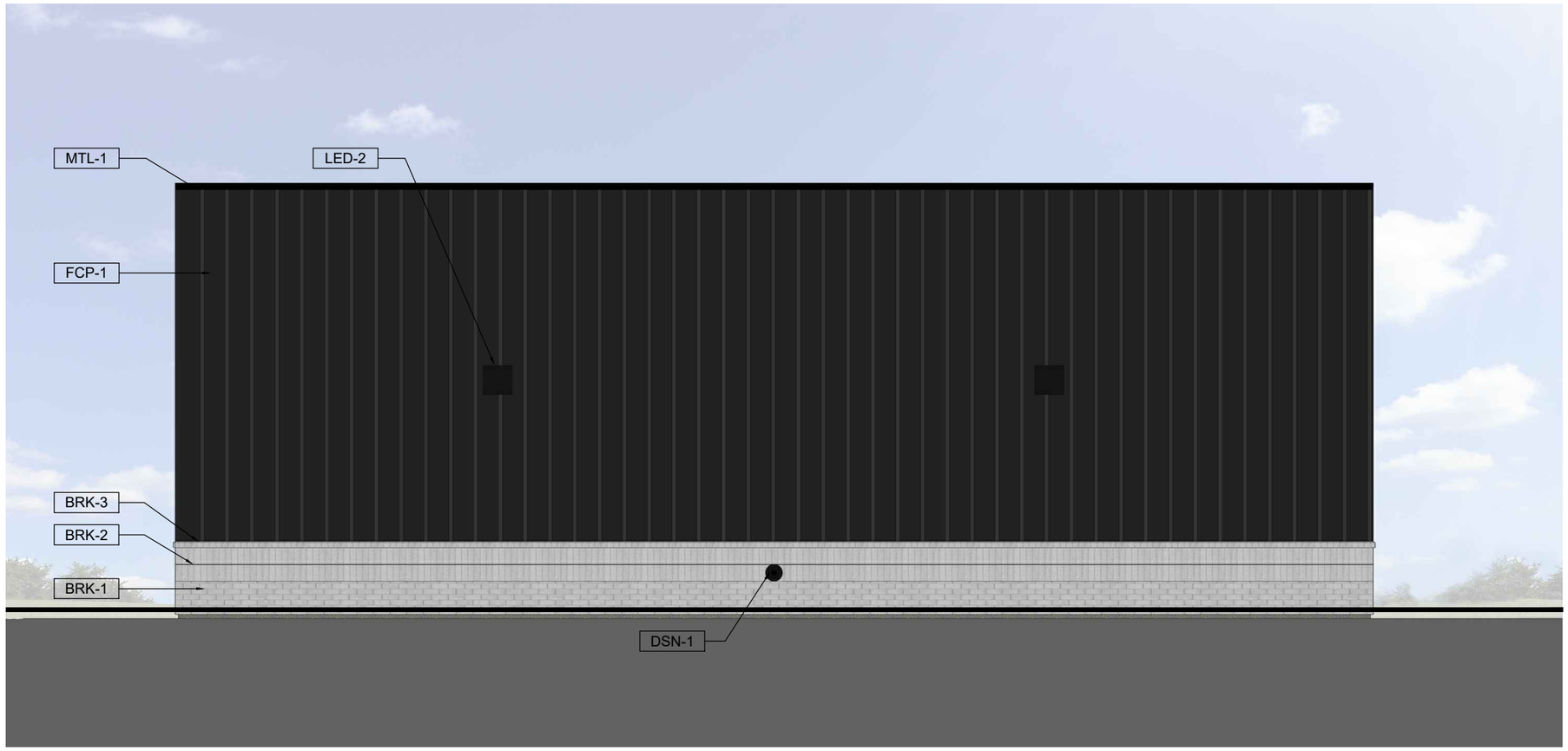
SGL-1	SIGNAL LIGHTING INDICATOR
SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(EXIT END)



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LED-1	LED WALL SCONCE, BLACK
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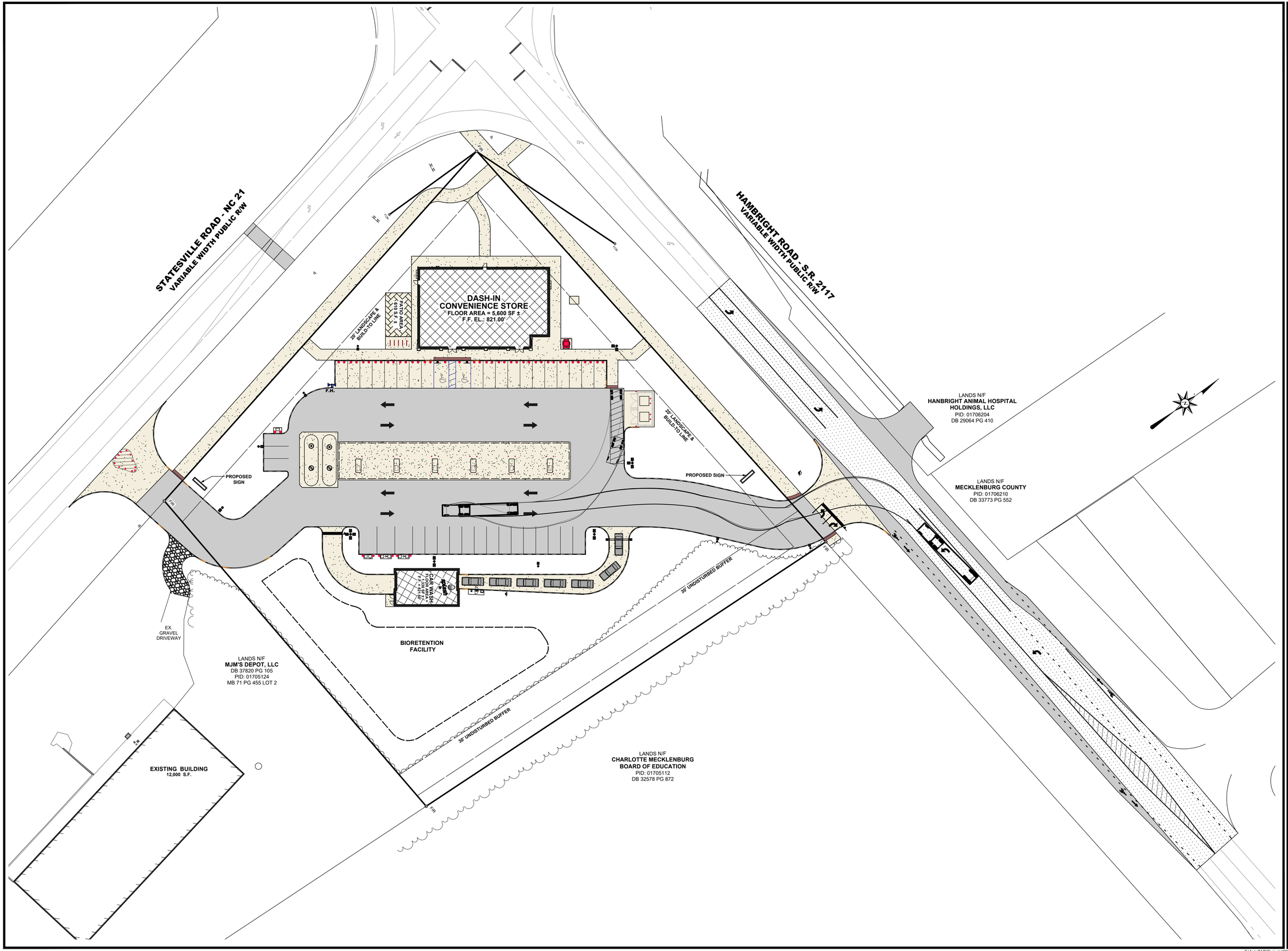
SGL-1	SIGNAL LIGHTING INDICATOR
SGL-2	DIRECTIONAL SIGNAGE ONLY

Ryan W. Lemon
Architect

splash in

(PROPERTY LINE SIDE)



BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

WB-50 TURNING TEMPLATE - LOADING ZONE

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: Turning Temp		

PROJECT NO.:	**2023321.00**
DATE:	**07-21-2025**
SCALE:	**1" = 30'**
DRAWN BY: **A.C.F.**	PROJ. MGR.: **M.D.S.**

SHEET

TURNING TEMP

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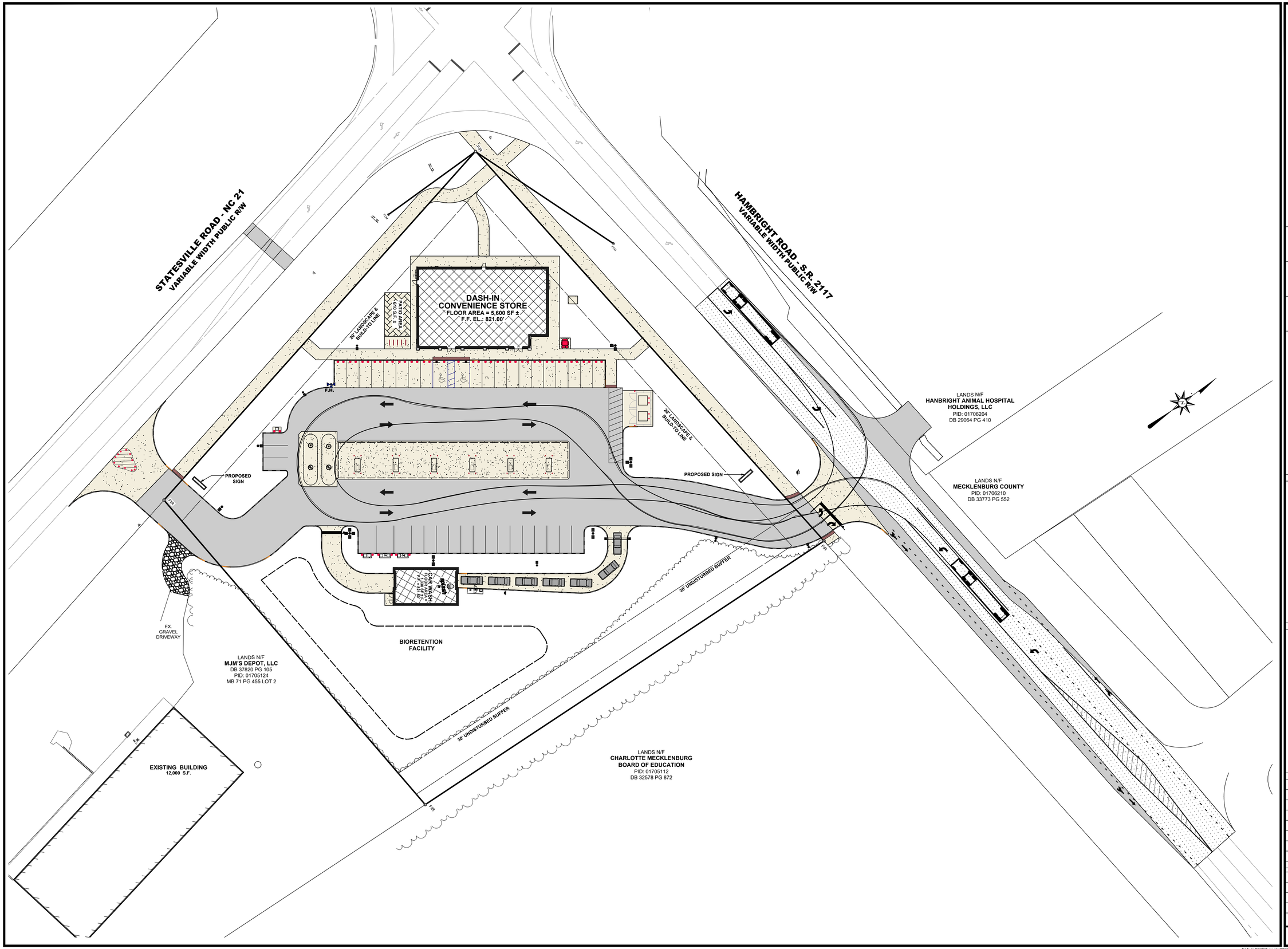

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302.734.7950
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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

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dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE (CSP-500105)

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

WB-50 TURNING TEMPLATE - FUELING TANKS

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: Turning Temp 2

PROJECT NO.:	**2023321.00**
DATE:	**07-21-2025**
SCALE:	**1" = 30'**
DRAWN BY: **A.C.F.**	PROJ. MGR.: **M.D.S.**

SHEET

TURNING TEMP 2

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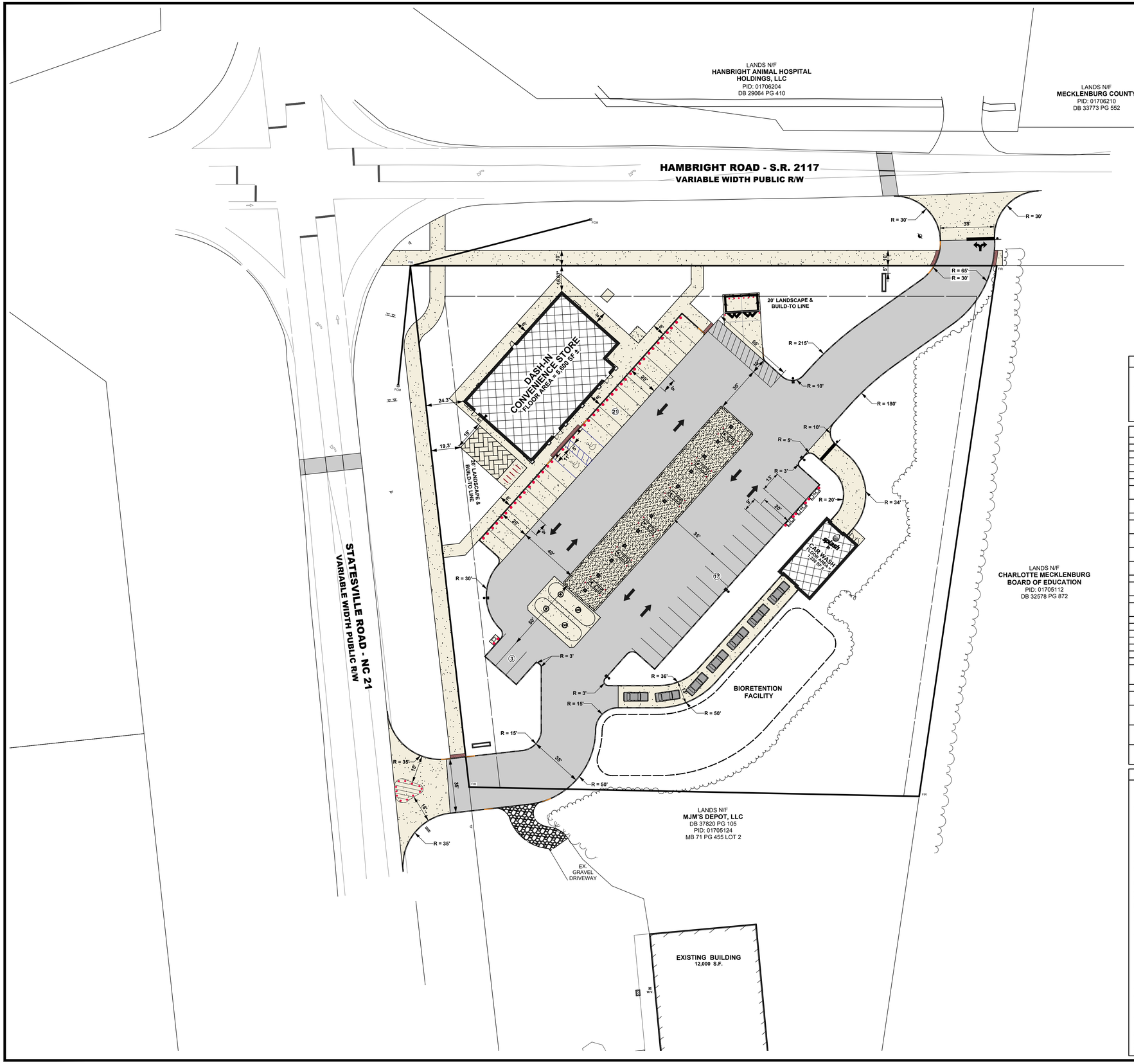

REZONING NOTES:

PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE SET OUT BELOW ARE MODIFIED.

1. SECTION 4.5.4 OF THE ORDINANCE IS MODIFIED TO PERMIT THE PARKING AREAS TO BE LOCATED AS DEPICTED ON THE REZONING PLAN.
2. SECTION 7.5 OF THE ORDINANCE IS MODIFIED TO REDUCE THE WIDTH OF THE REQUIRED BUFFER LOCATED NEAR THE VEHICULAR ENTRANCE INTO THE SITE FROM HAMBRIGHT ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN TO COMPLY WITH NCDOT'S REQUESTED VEHICULAR ENTRANCE LOCATION.

HUNTERSVILLE SITE DATA

1.	TOTAL AREA	2.67 AC. (116,128 S.F.)
2.	TOTAL DISTURBED AREA	2.83 AC. (123,321 S.F.)
3.	RIVER BASIN	CATAWBA RIVER BASIN
4.	STREAM CALSSIFICATION	WS-IV
5.	PRINCIPAL USE(S)	CONVINCE STORE WITH GAS PUMPS
6.	BUILDING TYPE	TYPE IIB
7.	ZONING DISTRICT	EXISTING: CB-CORPORATE BUSINESS PROPOSED: HC-CD - HIGHWAY COMMERCIAL
8.	PERCENTAGE OF IMPERVIOUS ALLOWED	N/A
9.	PERCENTAGE OF IMPERVIOUS SHOWN	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
10.	LOT COUNT	1 LOT
11.	TOTAL NUMBER OF DWELLINGS	2 DWELLINGS - 1 BUILDING (5,600 S.F.) 1 ACCESSORY - CAR WASH (1,300 S.F.)
12.	MIXED-USE / # OF LIVE/ WORK UNITS	N/A
13.	TOTAL AREA OF RESIDENTIAL	0 S.F.
14.	TOTAL AREA OF NON - RESIDENTIAL	6,900 S.F.
15.	LOT SIZE RANGE	N/A
16.	NUMBER OF LOTS WITHIN EACH RANGE	N/A
17.	LOT WIDTH RANGE	N/A
18.	NUMBER OF LOTS WITHIN EACH WIDTH	N/A
	SETBACKS AND BUILD-TO-LINES	
1.	FRONT BRL SETBACK	20' MAX BRL
2.	CORNER SETBACK	20'
3.	REAR SETBACKS	20'
4.	RIGHT SIDE SETBACK	20'
5.	LEFT SIDE SETBACK	20'
	WATERSHED INFORMATION	
1.	IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT	NO
2.	WATERSHED DISTRICT	CATAWBA RIVER BASIN
3.	LOW DENSITY/ HIGH DENSITY	N/A
4.	PERCENTAGE OF ALLOWABLE IMPERVIOUS AREAS	N/A
5.	PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	48.7% IMPERVIOUS (56,525 S.F. / 116,128 S.F.)
6.	AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	NONE

SITE DATA

1.	OWNER OF RECORD:	A KELLY PHARR 207 ASHBY DR. DAVIDSON, NC 28036
2.	DEVELOPER:	WILLIS GROUP 102 CENTENNIAL STREET LA PLATA, MD 20646 301-932-3600
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 3333 JAECKLE DRIVE SUITE 120 WILMINGTON, NC 28403 910-341-7600
4.	PROPERTY MAP NUMBER:	01705123
5.	ZONING CLASSIFICATION:	EXISTING: CB - CORPORATE BUSINESS PROPOSED: HC - HIGHWAY COMMERCIAL
6.	DEED SUMMARY:	B:29786 P:306-308
7.	PLAT REFERENCE:	
8.	PRESENT USE:	VACANT LOT
9.	PROPOSED USE / PLAN TYPE:	COMMERCIAL
10.	TOTAL SITE AREA:	2.67 ACRES
11.	PROPOSED BUILDING:	BUILDING: 5,600 S.F. ACCESSORY: 1,330 S.F. (CAR WASH)
12.	IMPERVIOUS COVERAGE:	EXISTING: 1,400 S.F. (0.03 ACRES) PROPOSED: 56,525 S.F. (1.30 ACRES)
13.	PARKING CALCULATIONS:	COMMERCIAL - 1 SPACE PER 500 S.F. REQUIRED: 5,600 S.F. / 500 S.F. = 11.2 = 12 SPACES PROVIDED: 41 SPACES HANDICAP PARKING SPACES: 2 SPACES LOADING BERTHS: 1 PROVIDED
14.	LANDSCAPE REQUIREMENT:	SEE LANDSCAPE PLAN
15.	SIGNAGE	FUTURE PERMIT SUBMISSION
16.	OUTDOOR LIGHTING:	10 MAX. FOOTCANDLE
17.	BUILDING HEIGHT:	PERMITTED: 36' MAX PROPOSED: 36' MAX
18.	SOURCE OF WATER:	CHARLOTTE WATER AND SEWER
19.	SOURCE OF SEWER:	CHARLOTTE WATER AND SEWER
20.	SOURCE OF GAS:	PIEDMONT NATURAL GAS COMPANY
21.	SOURCE OF ELECTRIC:	ELECTRICITIES
22.	TOTAL DISTURBED AREA:	2.83 ACRES

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www.beckermorgan.com

dash in

PROJECT TITLE

DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC

SHEET TITLE

REZONING PLAN SHEET

0 15 30 60

SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LM/ES/ATS	Rezoning Plan	

PROJECT NO.:	2023321.00
DATE:	07-21-2025
SCALE:	1" = 30'
DRAWN BY: A.C.F.	PROJ. MGR.: M.D.S.

SHEET

REZONING PLAN

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COMMUNITY MEETING REPORT
Applicant: Dash In Food Stores, Inc.
Rezoning Application No. R25-14

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time, and location of the Community Meeting via certified mail to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 24, 2025. Additionally, a written notice of the date, time, and location of the Community Meeting was emailed to the Mayor, Town Board of Commissioners, Planning Board, Town Clerk, Town Manager, Assistant Town Manager and the Planning Department on November 24, 2025. Copies of the written notice and the emails are attached hereto as Exhibit A-2. Copies of the Certified Mail Receipts and the Return Receipts are attached hereto as Exhibit A-3.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, December 11, 2025, at 6:30 p.m. in the Auditorium at Mosaic Church, located at 10624 Metromont Parkway #302 in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by that individual identified on Exhibit B attached hereto. The Applicant's representatives at the Community Meeting were Matthew Parker of the Applicant; Mark Strickland of Becker Morgan Group, Inc.; Chase Smith of RFK Engineers PLLC; and John Carmichael and Aaron Houck of Robinson Bradshaw. Nathan Farber of the Huntersville Planning Department was also in attendance.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendee to the meeting and thanked him for attending. Mr. Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. R25-14.

Mr. Carmichael introduced himself and the Applicant's representatives.

Mr. Carmichael provided the current schedule of events for this rezoning request:

- Tuesday, February 3, 2026, at 6:00 p.m.—Public Hearing before Town Board and Planning Board;
- Tuesday, February 24, 2026, at 6:30 p.m.—Planning Board Meeting; and
- Tuesday, March 17, 2026, at 6:00 p.m.—Town Board Decision.

Mr. Carmichael explained that these dates are the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Carmichael shared a map of the site and stated that the site contains approximately 2.67 acres and is located on the southeast corner of the intersection of Statesville Road and Hambright Road. He shared an aerial image of the site and the surrounding area as well as a zoomed-in aerial image of the site.

Mr. Carmichael shared a map that depicts the current zoning of the site and nearby parcels of land.

Mr. Carmichael stated that the Applicant is requesting the rezoning of the site to the Highway Commercial District (CD) zoning district 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, and branch banks.

Mr. Carmichael stated that the maximum gross floor area of the principal building to be constructed on the site would be 5,600 square feet. He stated that the maximum gross floor area of the accessory car wash building to be constructed on the site would be 1,300 square feet.

Mark Strickland shared the site plan. He stated that the site would have two access points. One access point would be on Statesville Road and would be shared with the neighboring parcel to the south. That access point would be a right-in/right-out only access point. There would be a new full-access point into the site on Hambright Road. Mr. Strickland stated that it is likely that a turn lane would be added on Hambright Road at this access point.

Mr. Strickland stated that the principal building would be located close to the intersection of Hambright Road and Statesville Road. The car wash building would be located toward the rear of the site. The canopy for the fuel pumps would be located between the principal building and the car wash building. He stated that the principal building has an outdoor patio area. He stated that the development would include the beautification of that potion of the site located next to the intersection of Hambright Road and Statesville Road.

Mr. Strickland stated that the site would include a 30-foot wide landscaped buffer with established, existing vegetation along the site's eastern boundary with the school. He stated that there is a Colonial Pipeline easement between the site and the school's athletic fields.

The attendee asked how many fueling pumps the site would include, and Mr. Strickland stated that the site would contain six fueling stations, each with two fueling pumps.

The attendee asked for confirmation that the plan does not call for the installation of a designated left-turn signal and/or lane at the intersection of Hambright Road and Statesville Road. The attendee stated that westbound traffic on Hambright Road regularly backs up to the school. Chase Smith stated that the plan for this rezoning does not include a left-turn signal for the intersection because NCDOT has not requested it. Mr. Smith stated that with all of the other developments in the area, there might be other improvements coming to this intersection due to those other projects.

John Carmichael shared the building elevations for the principal building that have been submitted as a part of the rezoning request. The building elevations show what the principal building would look like from the adjacent streets, from the parking lot, and from the sides.

Mr. Carmichael shared images of existing Dash In store exteriors, interiors, and accessory car wash buildings. He stated that the Dash In brand is new to the Charlotte market. He stated that Dash In's food offerings are a big draw. Matthew Parker stated that the first Charlotte-area Dash In store

is currently under construction. Mr. Parker stated that the food in Dash In stores is fresh. He stated that the fuel is Dash In branded fuel. He stated that the car wash is an automatic car wash.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question about Dash In locations, Matthew Parker stated that Dash In has many stores in Maryland and Virginia.
- In response to a question about Dash In's direct competitors, Mr. Parker stated that Dash In would compete with QuikTrip in Charlotte and with Sheetz from Greensboro north.
- The attendee expressed concerns about the proximity of the pipeline and asked whether any environmental testing had been done. Mark Strickland stated that a Phase 1 assessment has been completed for the site. Mr. Strickland stated that the pipeline is outside of the site's property boundaries and stated that there is a 30-foot undisturbed buffer on the site next to the pipeline easement. He stated that if there is any widening of Hambright Road along the pipeline easement that the Applicant would have to work with the pipeline.
- The attendee stated that the traffic on Hambright Road is currently "ridiculous" and asked if a traffic light will be installed to help drivers turn left out of the site onto Hambright Road. Mark Strickland stated that there is no plan or NCDOT request for a traffic light at the access point, and stated that if drivers have a hard time turning left out of the site onto Hambright Road, then these drivers would have other options, such as using the Statesville Road access point to turn right onto Statesville Road and then to turn left onto Hambright Road at the traffic signal. Chase Smith stated that the site will likely not generate significant levels of new traffic because most of the people using the site will be drivers who are already driving on Hambright Road and Statesville Road. Mr. Strickland stated that the Applicant's traffic study estimates that 75% of the vehicles coming into the site will be vehicles already on the road.
- In response to a question, Mr. Strickland stated that he does not know the plans for the parcel on the southwest corner of the Hambright Road–Statesville Road intersection. He stated that he has heard that there were plans for a gas station on that parcel, but he stated that Dash In's plans are for the site subject to this rezoning request.
- In response to a question about lighting on the site, John Carmichael stated that the Town of Huntersville has a lighting ordinance or regulations. Mark Strickland stated that the Applicant must calculate how bright their lighting would be and ensure that the light does not spread beyond the property. Mr. Carmichael stated that the site plan locates many of the site's improvements to the west. He stated that the Applicant has not asked for relief from any lighting requirements as a part of the rezoning request.
- The attendee stated that he supports more tax dollars for Huntersville and stated that Dash In looks like a great business, but the attendee stated he would like to see road enhancements provided given how busy Hambright Road is. Mark Strickland stated that the Applicant very recently received feedback from NCDOT and will be incorporating that feedback into the plans. Chase Smith stated that every time a new development is pursued, the developer is required to do traffic improvements and so more road improvements might be coming.

There were no further questions or comments. Mr. Carmichael offered to email the presentation slides to the attendee and invited him to follow up with any questions. Mr. Carmichael thanked the attendee for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Application or to the Rezoning Plan as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 5th day of January 2026.

Dash In Food Stores, Inc., Applicant

John Carmichael, Attorney for the Applicant

cc: Mr. Nathan Farber, Huntersville Planning Department (via email)

EXHIBIT A-1

Exhibit A-1

Notice of Community Meeting Mailed Via Certified Mail to the Following Individuals:

Tax Parcel #017-051-23 *****Subject property

Kelly A. Pharr
Wendy C. Speckman
207 Ashby Drive
Davidson, NC 28036

Tax Parcel #017-044-11

Hambright Properties LLC
9643 Ashley Green Court NW
Concord, NC 28027

Tax Parcel #017-044-03

Hambright Junction Investors LLC
825 Sisk Av Suite 200
Oxford MS 38655

Tax Parcel #017-051-24

MJMS Depot LLC
1515 Sunnyside Ave
Charlotte, NC 28204

Tax Parcel 017-051-12

Charlotte Mecklenburg Board of Education
PO Box 30035
Charlotte, NC 28230

Tax Parcel #017-212-05

PTU LLC
Shoe Properties LLC
426 Foster Ave
Charlotte, NC 28203

Tax Parcel #017-212-05

HC Real Estate Investments LLC
2334 Johnston Ferry Road NE
Atlanta, GA 30341

Tax Parcel #017-062-04

Hambright Animal Hospital Holdings LLC
11725 Hambright Road
Huntersville, NC 28078

Tax Parcel #017-062-09

Steven L. James
Pamela H. James
13801 Sims Road
Huntersville, NC 28078

Tax Parcel #017-062-08

Phillips 11600 LLC
11255 Highcrest Drive
Huntersville, NC 28078

Tax Parcel #017-062-10

Mecklenburg County
5841 Brookshire Blvd
Charlotte, NC 28216

Tax Parcel #017-063-68

Stoneybrook Station Homeowners Association Inc.
1515 Mockingbird Lane
Charlotte, NC 28209

Tax Parcel #017-063-66

Stoneybrook Station Homeowners Association, Inc.
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

Tax Parcel #017-063-01

Robert Charles Cote
Kathleen Beaton Cote
11005 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-02

James Drye
Shaneiris Vargas
11009 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-03

Kevin Conlon
Annmarie Wood
11013 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-04

Ariel Amanda Gardner
11017 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-05

Jude Lui
Nan L. Lui
11021 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-06

RM1 SFR Propco A LP
c/o FirstKey Homes LLC
600 Galleria Parkway Suite 300
Atlanta, GA 30339

Tax Parcel #017-063-14

Tewodros Assefa
Tigist Damesa
10012 Paxton Run Road
Charlotte, NC 28277

Tax Parcel #017-063-15

Rediet Desta
11708 Midnight Way
Huntersville, NC 28078

Tax Parcel #017-063-16

Barbara Ryan
Gary Ryan
11704 Midnight Way
Huntersville, NC 28078

Tax Parcel #017-063-07

Priscilla Baez
11014 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-08

Juanita Bowser
11010 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-09

Wendy Peralta
Xiomara Peralta
Aneudis C. Veras-Veras
11006 Spritz Street
Huntersville, NC 28078

Tax Parcel #017-063-67

Stoneybrook Station Homeowners Association Inc.
1515 Mockingbird Lane
Charlotte, NC 28209

Tax Parcel #017-063-10

Matthew McLean
Lawren McLean
12211 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-11

Satish Thakre
Smarika Thakre
12215 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-12

Sandeep Sadashiv Patil
Sonali Sandeep Patil
12219 Stoneybrook Station Parkway
Huntersville, NC 28078

Tax Parcel #017-063-13

Padmaja Pispati
Ramu Nalluri
12223 Stoneybrook Station Parkway
Huntersville, NC 28078

Notice of Community Meeting Emailed to the Following:

Mayor and Town Board of Commissioners
Planning Board
Town Clerk
Town Manager
Assistant Town Manager
Planning Department

EXHIBIT A-2

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject:	Community Meeting for Rezoning Application No. R25-14
Address of Site:	An approximately 2.67-acre site located on the southeast corner of the intersection of Hambright Road and Statesville Road (see enclosed map)
Parcel Number:	Tax Parcel No. 017-051-23
Applicant:	Dash In Food Stores, Inc.
Property Owners:	Ashley Kelly Pharr and Wendy C. Speckman
Current Zoning:	Corporate Business District
Proposed Zoning:	Highway Commercial District (CD)
Date, Time, and Location of Meeting:	Thursday, December 11, 2025, at 6:30 p.m., at Mosaic Church (**Auditorium**), 10624 Metromont Parkway #302, Charlotte, NC 28269
Town website (for site plan):	www.huntersville.org/planning

We are assisting Dash In Food Stores, Inc. (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Huntersville Planning Department requesting the rezoning of an approximately 2.67-acre site located on the southeast corner of the intersection of Hambright Road and Statesville Road (see enclosed map) from the Corporate Business District zoning district to the Highway Commercial District (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a convenience store with gasoline sales and an accessory car wash and potentially other commercial uses on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning request and the proposed development with adjacent and nearby property owners and organizations.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Thursday, December 11, 2025, at 6:30 p.m. in the Auditorium at Mosaic Church, located at 10624 Metromont Parkway #302 in Charlotte.

Representatives of the Applicant look forward to sharing this rezoning and development proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@rbh.com.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Nathan Farber, Town of Huntersville Planning Department (via email)

Date Mailed: November 24, 2025


01721213
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Spritz St
Stoneybrook Station Py
11700 - 11777
12200 - 12227
11000 - 11027
12299
11600 - 11699
11700 - 11859
11860 - 11899
Hambright Rd
11500 - 11599
11000 - 11299
Hambright Junction Dr
01704411
11300 - 11499
21
Statesville Rd
Site
01705123
01705124
01705112
01704403
77

Community Meeting Location



Carmichael, John

From:	Carmichael, John
Sent:	Monday, November 24, 2025 8:32 AM
To:	'cclark@huntersville.org'; 'jhunt@huntersville.org'; 'abergsman@huntersville.org'; 'equarles@huntersville.org'; 'lrivers@huntersville.org'; 'nwalsh@huntersville.org'
Cc:	'Nathan Farber'
Subject:	Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments:	Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Madam Mayor, Madam Mayor Pro-Tem and Members of the Town Board of Commissioners, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:32 AM
To: 'planningboard@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Mr. Chairman, Mr. Vice-Chairman and Members of the Planning Board, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:41 AM
To: 'jpierson@huntersville.org'; 'aroberts@huntersville.org'; 'bwilliams@huntersville.org'
Cc: 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Madam Town Clerk, Mr. Town Manager and Mr. Assistant Town Manager, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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Carmichael, John

From: Carmichael, John
Sent: Monday, November 24, 2025 8:48 AM
To: 'brichards@huntersville.org'; 'Nathan Farber'
Subject: Notice of Community Meeting -- Rezoning Application No. R25-14
Attachments: Notice of Community Meeting -- Rezoning Application No. R25-14.pdf

Brian and Nathan, good morning.

Attached is a copy of the Notice of Community Meeting relating to Rezoning Application No. R25-14 that we are mailing to interested parties today.

I hope you have a great Thanksgiving and please let me know if you have any questions.

Thank you.

John H. Carmichael

Robinson Bradshaw
t : 704.377.8341
600 S. Tryon St., Suite 2300
Charlotte, NC 28202

jcarmichael@rbh.com | Bio
robinsonbradshaw.com

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EXHIBIT A-3

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 50

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Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA NOV 24 2025 Postmark Here CHARLOTTE NC 28204

Sent To:

Satish Thakre
Smarika Thakre
PARCEL ID 017-063-11
12215 Stoneybrook Station Parkway
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6360 74

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Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA NOV 24 2025 Postmark Here CHARLOTTE NC 28204

Sent To:

PTU LLC
Shoe Properties LLC
PARCEL ID 017-212-05
426 Foster Avenue
Charlotte NC 28203

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J. Carmichael 28985.00014 2

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Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA NOV 24 2025 Postmark Here CHARLOTTE NC 28204

Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-63-66
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 21

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Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
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Sent To:

Ariel Amanda Gardner
PARCEL ID 017-063-04
11017 Spritz Street
Huntersville NC 28078

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Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
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Sent To:

Charlotte Mecklenburg Board of Education
PARCEL ID 017-051-12
PO Box 30035
Charlotte NC 28230

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

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CHARLOTTE NC 28204

Sent To:

Hambright Junction Investors LLC
PARCEL ID 017-044-03
825 Sisk Avenue, Suite 200
Oxford MS 38655

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Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

MJMS Depot LLC
PARCEL ID 017-051-24
1515 Sunnyside Avenue
Charlotte NC 28204

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Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

Priscila Baez
PARCEL ID 017-063-07
11014 Spritz Way
Huntersville NC 28078

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J. Carmichael 28985.00014 2

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Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

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CHARLOTTE NC 28204

Sent To:

Redieet Desta
PARCEL ID 017-063-15
11708 Midnight Way
Huntersville NC 28078

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J. Carmichael 28985.00014 2

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Restricted Delivery Fee (Endorsement Required)	$
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NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

Phillips 11600 LLC
PARCEL ID 017-062-08
11255 Highcrest Drive
Huntersville NC 28078

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J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
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Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
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CHARLOTTE NC 28204

Sent To:

Mecklenburg County
PARCEL ID 017-062-10
5841 Brookshire Boulevard
Charlotte NC 28216

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J. Carmichael 28985.00014 2

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Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
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CHARLOTTE NC 28204

Sent To:

Barbara Ryan
Gary Ryan
PARCEL ID 017-063-16
11704 Midnight Way
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 12

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No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Wendy Peratta
Xiomara Peratta
Aneudis C. Veras-Veras
Parcel ID 017-063-09
11006 Spritz Way
Huntersville, NC 28078

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J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 67

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No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Matthew McLean
Lawren McLean
PARCEL ID 017-063-10
12211 Stoneybrook Station Parkway
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 81

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No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Junita Bowser
PARCEL ID 017-063-08
11010 Spitz Way
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 20

US Postal Service®
Certified Mail® Receipt
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No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Hambright Properties LLC
PARCEL ID 017-044-11
9643 Ashley Green Court NW
Concord NC 28027

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6362 43

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Sandeep Sadashiv Patil
Sonali Sandeep Patil
PARCEL ID 017-063-12
12219 Stoneybrook StationParkway
Huntersville NC 28078

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6362 36

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Padmaja Pispati
Ramu Nalluri
PARCEL ID 017-063-13
12223 Stoneybrook Station Parkway
Huntersville NC 28028

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 75

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Tewodros Assefa
Tigist Damesa
PARCEL ID 017-063-14
10012 Paxton Run Road
Charlotte NC 28277

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 68

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Jude Lui
Nan L. Lui
PARCEL ID 017-063-05
11021 Spriz Street
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 51

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

RM1 SFR Propco A LP
c/0 FirstKey Homes LLC
PARCEL ID 017-063-06
600 Galleria Parkway, Suite 300
Atlanta GA 30339

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 45

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Kevin Conlon
Annmarie Wood
PARCEL ID 017-063-03
11013 Spritz Street
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 37

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

James Drye
Shaneiris Vargas
PARCEL ID 017-063-02
11009 Spritz Street
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 44

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Robert Charles Cote
Kathleen Beaton Cote
PARCEL ID 017-063-01
11005 Spritz Street
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 74

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-67
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6362 29

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Plum Creek Property Owners Assoc. Inc.
P.O. Box 87
Huntersville, NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER 9414 7266 9904 2980 6360 83

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC

Sent To:

Hambright Animal Hospital Holdings LLC
PARCEL ID 017-062-04
11715 Hambright Road
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014 2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 11

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

HC Real Estate Investments LLC
Parcel ID 017-212-05
2334 Johnston Ferry Road NE
Atlanta, GA 30341

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6361 73

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Kelly A. Pharr
Wendy C. Speckman
PARCEL ID 017-051-23
207 Ashby Drive
Davidson NC 28036

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 52

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.44

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Steven L. James
Pamela H. James
PARCEL ID 017-062-09
13801 Sims Road
Huntersville NC 28078

PS Form 3800, April 2015 — SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2

CERTIFIED MAIL® ARTICLE NUMBER
9414 7266 9904 2980 6360 07

US Postal Service®
Certified Mail® Receipt
Domestic Mail Only
No Insurance Coverage Provided

Postage	$
Certified Mail Fee	$
Return Receipt Fee (Endorsement Required)	$
Restricted Delivery Fee (Endorsement Required)	$
Total Postage & Fees	$ 10.49

USPS DOWNTOWN STA
NOV 24 2025
Postmark Here
CHARLOTTE NC 28204

Sent To:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-68
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3800, April 2015 SEE REVERSE FOR INSTRUCTIONS

J. Carmichael 28985.00014

2



9590 9266 9904 2980 6363 14

2. Certified Mail® Article Number
9414 7266 9904 2980 6363 11

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11/28

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

Article Addressed to:

HC Real Estate Investments LLC
Parcel ID 017-212-05
2334 Johnston Ferry Road NE
Atlanta, GA 30341

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6360 55

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 52

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11-28-2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Steven L. James
Pamela H. James
PARCEL ID 017-062-09
13801 Sims Road
Hunters[illegible] NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6361 09

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 06

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 12-1-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Charlotte Mecklenburg Board of Education
PARCEL ID 217-051-12
PO Box 30035
Charlotte NC 28230

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

9590 9266 9904 2980 6361 54

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 51

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) L. J. | C. Date of Delivery 12/1/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

RM1 SFR Propco A LP
c/0 FirstKey Homes LLC
PARCEL ID 017-063-06
600 Galleria Parkway, Suite 300
Atlanta GA 30339

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6363 21

2. Certified Mail® Article Number
9414 7266 9904 2980 6363 28

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Krystal B. P. ☐ Agent ☐ Addressee

B. Received by (Printed Name) Krystal B. Pennington | C. Date of Delivery 12-1-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-63-66
1612 Military Cutoff Road, Suite 108
Wilmington, NC 28403

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6360 62

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 69

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Hemmin Hervis | C. Date of Delivery 12-01-25

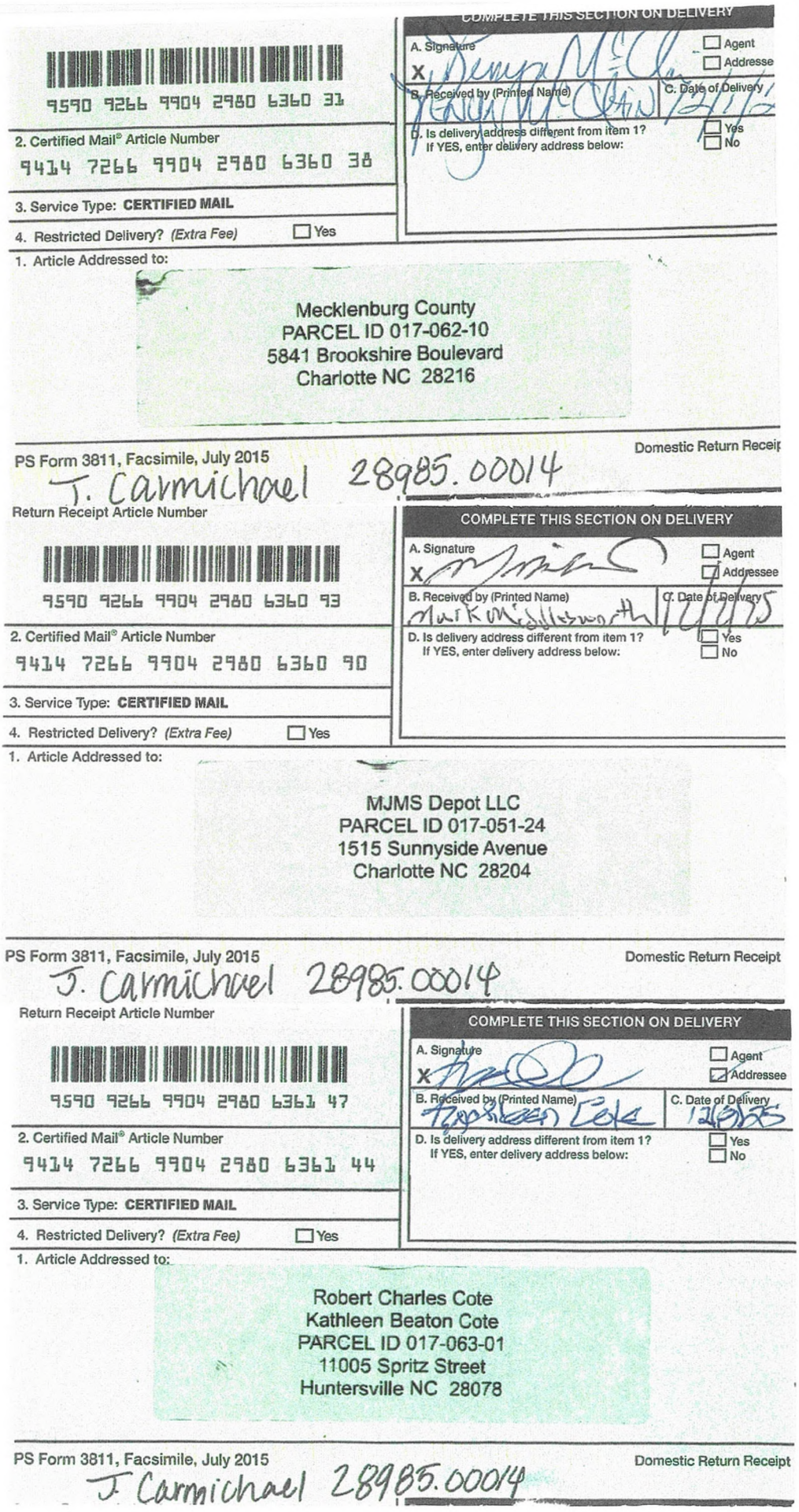
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Hambright Junction Investors LLC
PARCEL ID 017-044-03
825 Sisk Avenue, Suite 200
Oxford MS 38655

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014



9590 9266 9904 2980 6360 31

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 38

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Denya McClain ☐ Agent ☐ Addresse

B. Received by (Printed Name) Denya McClain C. Date of Delivery 12/1/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Mecklenburg County
PARCEL ID 017-062-10
5841 Brookshire Boulevard
Charlotte NC 28216

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

T. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6360 93

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 90

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☑ Addressee

B. Received by (Printed Name) Mark Middlesworth C. Date of Delivery 12/1/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

MJMS Depot LLC
PARCEL ID 017-051-24
1515 Sunnyside Avenue
Charlotte NC 28204

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6361 47

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 44

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☑ Addressee

B. Received by (Printed Name) Kathleen Cote C. Date of Delivery 12/9/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Robert Charles Cote
Kathleen Beaton Cote
PARCEL ID 017-063-01
11005 Spritz Street
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J Carmichael 28985.00014

9590 9266 9904 2980 6361 85

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 82

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Redieet D. sta
PARCEL ID 017-063-15
11708 Midnight Way
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 60

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 67

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Matthew McLean
Lawren McLean
PARCEL ID 017-063-10
12211 Stoneybrook Station Parkway
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 39

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 36

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Padmaja Pispati
Ramu Nalluri
PARCEL ID 017-063-13
12223 Stoneybrook Station Parkway
Huntersville NC 28028

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

9590 9266 9904 2980 6360 00

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 07

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-68
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3811, Facsimile, July 2015 Domestic Return Recei

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 77

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 74

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Stoneybrook Station Homeowners Association, Inc.
PARCEL ID 017-063-67
1515 Mockingbird Lane
Charlotte NC 28209

PS Form 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6360 86

2. Certified Mail® Article Number
9414 7266 9904 2980 6360 83

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Hambright Animal Hospital Holdings LLC
PARCEL ID 017-062-04
11715 Hambright Road
Huntersville NC 280

m 3811, Facsimile, July 2015 Domestic Return Receip

J. Carmichael 28985.00014

9590 9266 9904 2980 6362 46

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 43

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Sandeep Sadashiv Patil
Sonali Sandeep Patil
PARCEL ID 017-063-12
12219 Stoneybrook StationParkway
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 08

2. Certified Mail® Article Number
9414 7266 9904 2980 6362 05

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Priscila Baez
PARCEL ID 017-063-07
11014 Spritz Way
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6361 61

2. Certified Mail® Article Number
9414 7266 9904 2980 6361 68

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
X ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Jude Lui
Nan L. Lui
PARCEL ID 017-063-05
11021 Spriz Street
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6361 16

2. Certified Mail® Article Number

9414 7266 9904 2980 6361 13

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Kelly A. Pharr
Wendy C. Speckman
PARCEL ID 017-051-23
207 Ashby Drive
Davidson NC 28036

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

Return Receipt Article Number

9590 9266 9904 2980 6362 84

2. Certified Mail® Article Number

9414 7266 9904 2980 6362 81

3. Service Type: **CERTIFIED MAIL**

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addres

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1. Article Addressed to:

Junita Bowser
PARCEL ID 017-063-08
11010 Spitz Way
Huntersville NC 28078

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

J. Carmichael 28985.00014

EXHIBIT B

Community Meeting Sign-In Sheet

Applicant: Dash In Food Stores, Inc.

Rezoning Application No. R25-14

Thursday, December 11, 2025, at 6:30 p.m.

Mosaic Church (Auditorium)
10624 Metromont Parkway #302
Charlotte, NC 28269

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Planning Department and Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	NAME	ADDRESS	TELEPHONE	E-MAIL ADDRESS
1.	Rob Cote	11005 Spritz St H'ville 28078	704-902-4508	Rob.Cote@Marriott.Com
2.				
3.				
4.				
5.				
6.				

EXHIBIT C

ROBINSON BRADSHAW

Rezoning Application No. R25-14

Dash In Food Stores, Inc., Applicant

Community Meeting
December 11, 2025

Team

- Jeff Bainbridge, The Wills Group, Inc.
- Matthew Parker, The Wills Group, Inc.
- Mark Strickland, Becker Morgan Group, Inc.
- Jonathan Street, Becker Morgan Group, Inc.
- Chase Smith, RFK Engineers PLLC
- Todd Bonnett, Bonnett Commercial Consulting, LLC
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

Rezoning Schedule

- Public Hearing: Tuesday, February 3, 2026, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville Road
- Planning Board: Tuesday, February 24, 2026, at 6:30 p.m. at Huntersville Town Hall, 101 Huntersville Road
- Town Board Decision: Tuesday, March 17, 2026, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville Road

Site – 2.67 Acres



Site



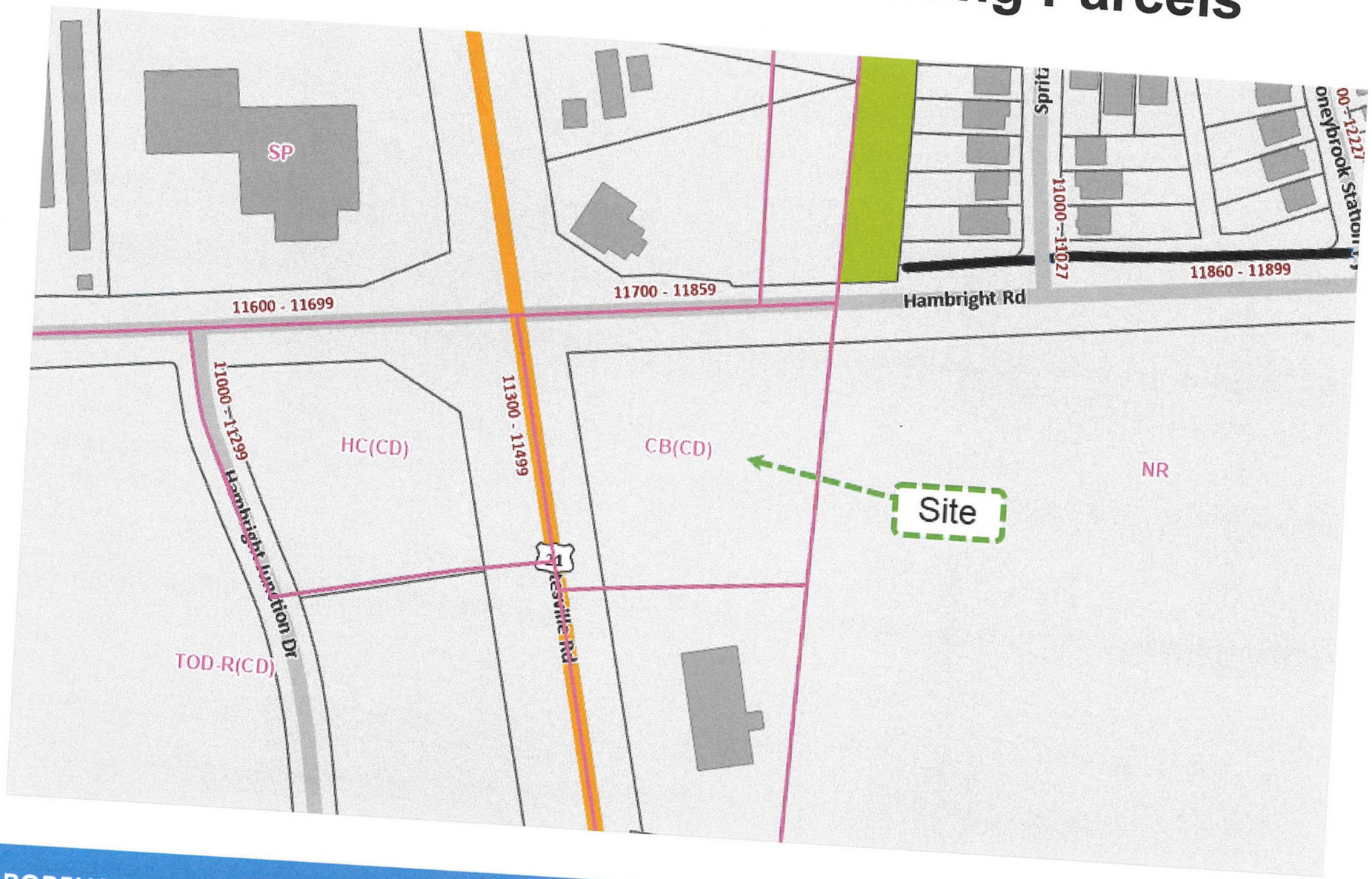
Mesquite Rd
Corleone St
11600-11699
Torrent Al
11820-11859
Midnight Wy
11700-11777
Stoneybrook Station Py
Spritz St
11000-11027
12200-12227
10100-10199
Deluge Al
Swell Al
11860-11899
11500-12491
11700-11859
Hambright Rd
11600-11699
11500-11599
21
Site
Hambright Junction Dr
11000-11299
11300-11499
Huntersville
11900-11999
Statesville Junction Wy
Statesville Junction Wy
11134-11299

Site



11600 - 11699
11700 - 11859
11860 - 11899
Hambright Rd
Huntersville
Hambright Junction Dr
11000 - 11299
21
11300 - 11499
Sybrook Station Py
12200 - 12227

Zoning of the Site and Surrounding Parcels



Rezoning Request

Requesting the rezoning of the site to the Highway Commercial District (CD) zoning district 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
- Branch banks

Rezoning Request

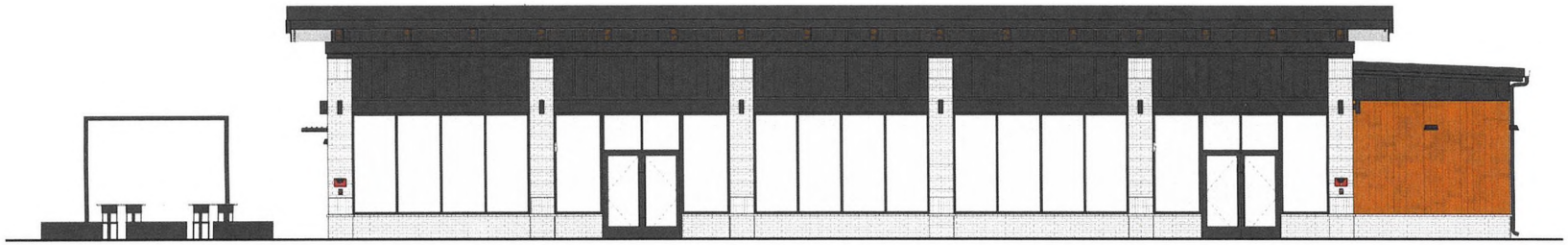
The maximum gross floor area of the principal building to be constructed on the site would be 5,600 square feet

The maximum gross floor area of the accessory car wash building to be constructed on the site would be 1,300 square feet

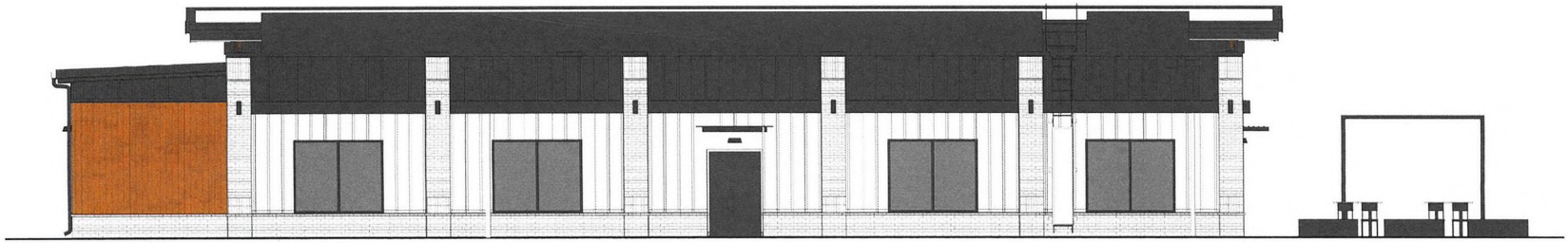
Site Plan


STATESVILLE ROAD - NC 21
HAMBRIGHT ROAD - S.R. 4117
dash in
PROPOSED BUILDING
BIORETENTION FACILITY
EXISTING BUILDING
12,000 S.F.
BECKER MORGAN GROUP
DASH IN - CONCEPTUAL SITE PLAN
HUNTERSVILLE, NC
30' 0' 30' 60'

Building Elevations



EXTERIOR ELEVATION - PARKING FRONT FACADE



EXTERIOR ELEVATION - STREET FRONT FACADE

CORE STATES GROUP
46 East Main Street
Suite 201

COLOR ELEVATIONS
TWG.TBD
DASH IN #3006

Building Elevations



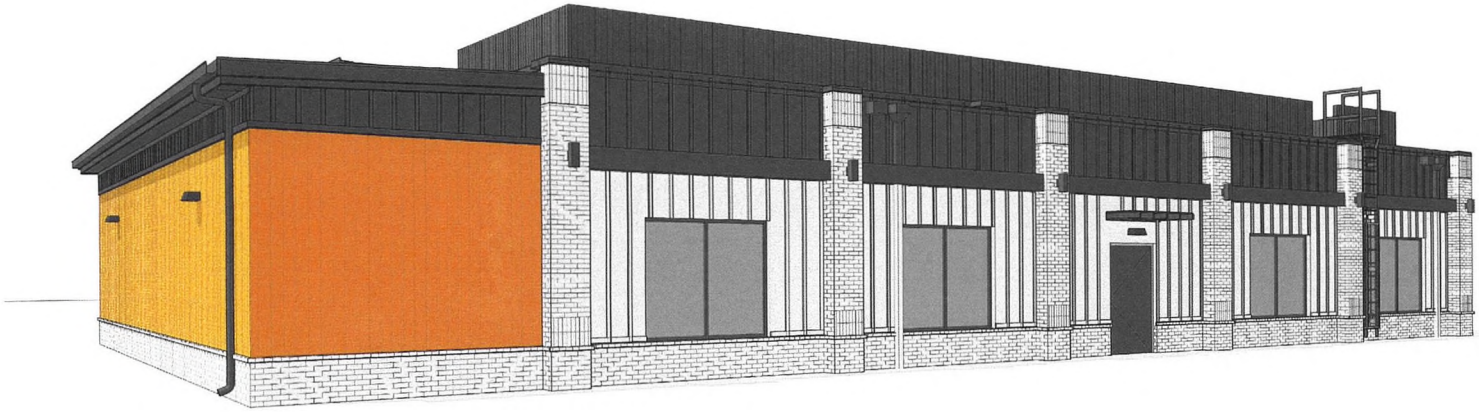


CORE STATES GROUP
46 East Main Street
Suite 201

PERSPECTIVES
TWG.TBD
DASH IN #3006

Building Elevations





CORE STATES GROUP
46 East Main Street
Suite 201

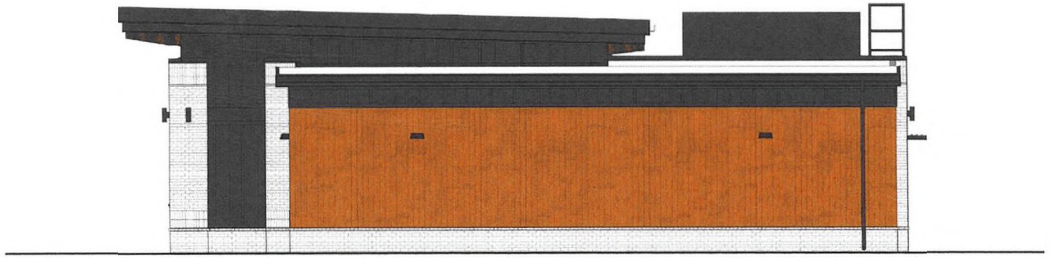
dash

PERSPECTIVES
TWG.TBD
DASH IN #3006

Building Elevations



EXTERIOR ELEVATION - LEFT SIDE



EXTERIOR ELEVATION - RIGHT SIDE

CORE STATES GROUP
46 East Main Street
Suite 201

COLOR ELEVATIONS
TWG.TBD
DASH IN #3006


dash in
TCHEN
OPEN
HOURS


4100
OPEN


4100


ENTER
splash in
7'- 0"
splash in
ENTRANCE


splash
in
VACUUM
TRASH


Fresh Eats
cold drinks
frozen goods


frozen goods
old drinks
indulge
hydrate
replenish
energize
healthy
frozen food


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


Fresh Eats
24/7



Questions

Town Engineering Rezoning Comment Summary
R25-14 13501 Dash In Rezoning
SE Corner of Statesville Rd & Hambright Rd.
Huntersville, NC

General Project Information

This proposed rezoning is located at the Southeast corner of Stateville Rd. & Hambright Rd. This rezoning plans for a convenience store, car wash facility, and a fuel dispenser area. The development proposes two driveway connections, one to Statesville Rd (US 21) and one to Hambright Rd (SR-2117). There is one (1) stormwater SCM being proposed to meet the sites' stormwater quality requirements.

Engineering Staff Comments

Traffic Impact Analysis (TIA): Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them. NCDOT has indicated that the following road improvements are required as recommended in the TIA:

TIA Recommended Improvement List

Intersection of US 21 (Statesville Rd) at Hambright Road

- Construct an exclusive westbound right-turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate taper.

Intersection of Hambright Road and Site Access (A)

- Construct Site Access A with at least one inbound land and two outbound lanes striped as exclusive left and right turn lanes.
- Construct an exclusive eastbound right turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper.
- Construct an exclusive westbound left turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper. This turn lane will be tied into the existing westbound left turn lane at the US 21 signal (west of the site) to create a full-wide two way left-turn lane from US 21 to proposed Site Access A.
- Maximize Internal Protected Storage (IPS) for Site Access A. Distance to be determined during permitting.

Intersection of US 21 and Site Access (B)

- Construct Site Access B with at least one inbound lane and one outbound lane.
- Restrict Site Access B to right-in/right-out movements only.
- Construct an exclusive northbound right turn lane with a minimum of 100 feet of storage and appropriate bay taper.
- Maximize IPS for Site Access B. Distance to be determined during permitting.

Applicant Provided Roadway Commitments

UPDATE The applicant has revised the committed roadway improvements list on the rezoning plan cover sheet (Sheet C-001) to match what is stated in the TIA. No further action recommended.

Applicant has listed **UPDATED** Committed Roadway Improvements on the rezoning plan cover sheet (Sheet C-001) (See list below).

HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS

INTERSECTION OF US 21 (STATESVILLE ROAD) AT HAMBRIGHT ROAD

1. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.

INTERSECTION OF HAMBRIGHT ROAD AND SITE ACCESS (A)

2. CONSTRUCT SITE ACCESS (A) WITH AT LEAST ONE INBOUND LANE AND TWO OUTBOUND LANES STRIPED AS EXCLUSIVE LEFT AND RIGHT TURN LANES.
3. CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.
4. CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER. THIS TURN LANE WILL BE TIED INTO THE EXISTING WESTBOUND LEFT-TURN LANE AT THE US 21 SIGNAL (WEST OF SITE) TO CREATE A FULL WIDTH TWO-WAY LEFT-TURN LANE FROM US 21 TO PROPOSED SITE ACCESS A.
5. MAXIMIZE INTERNAL PROTECTED STORAGE (IPS) FOR THE SITE ACCESS A. DISTANCE TO BE DETERMINED DURING PERMITTING.

INTERSECTION OF US 21 AND SITE ACCESS (B)

6. CONSTRUCT SITE ACCESS (B) WITH AT LEAST ONE INBOUND LANE AND ONE OUTBOUND LANE.
7. RESTRICT SITE ACCESS B TO RIGHT-IN/RIGHT-OUT MOVEMENTS ONLY.
8. CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.
9. MAXIMIZE (IPS) FOR THE SITE ACCESS B. DISTANCE TO BE DETERMINED DURING PERMITTING.

Comments On Committed Roadway Improvements

The Committed Roadway Improvement list varies from the list in the TIA in the following ways:

1) The applicant's commitment list identifies all the committed roadway improvements as "*proposed"*. This language is not recommended for the rezoning plans for its unclear intent.

2) The TIA notes to construct an exclusive westbound left turn lane on Hambright Road with a minimum of 100 feet of storage and appropriate bay taper. This turn lane will be tied into the existing westbound left turn lane at the US 21 signal (west of the site) to create a full width two way left-turn lane from US 21 to the proposed site entrance on Hambright Road. This improvement is not noted on the applicant's commitment list.

3) The Applicant has "*proposed*" a right-in/right-out restricted entrance along US 21.

4) The TIA recommends a **westbound** right turn lane at the intersection of US-21 and Hambright. However, the applicant has "*proposed*" this right turn improvement is to be **eastbound**, which is different and already exists.

In summary, staff suggests the applicant utilize the list provided in the TIA to present their committed roadway improvements to capture all improvement items, and express clear intent that is aligned with the TIA.

****UPDATE**** The applicant has revised the committed roadway improvements list on the rezoning plan cover sheet (Sheet C-001) to match what is stated in the TIA. Comments listed above have been addressed.

Additional Site Plan Comments:

1) The stormwater BMP facility is subject to change during the construction plan phase and shall meet all requirements outlined in the Town of Huntersville Water Quality Design Manual. Based on the conceptual calculations provided, additional stormwater measures may be necessary to meet the minimum requirements.

ROBINSON
BRADSHAW

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

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

January 14, 2026

VIA EMAIL

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

Re: Deferral of the Public Hearing on Rezoning Application No. R25-14

Dear Nathan:

I hope this letter finds you well.

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

The purpose of this deferral request is to provide the Applicant with additional time to work through a few site plan matters with you and the Planning Staff.

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)

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)

Request for Board Action

May 19, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: Petition #R25-16: Knox Crossing

Explain Request:

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

Action Recommended: Other

Alternative Action:

Approve with conditions listed in Staff Report or consider continuing the application for further changes.

Financial Implications:

N/A

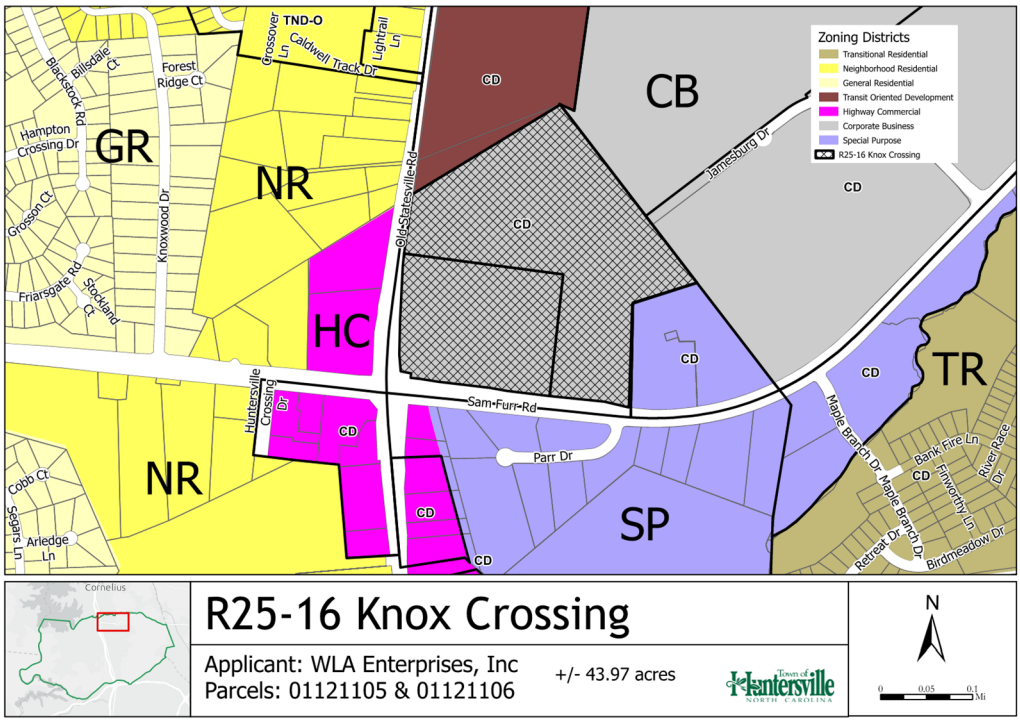
Attachments:

1. R25-16 Knox Crossing - FA - 5 19 26
2. Knox Crossing Conceptual Site Plan Set
3. Amenities Plan
4. Commercial Elevations
5. Knox Crossing Mixed Use Elevations
6. Knox Crossing Townhome Full Size Elevations
7. Knox Crossing Townhome Illustrations (1)
8. ENG_Final Action Memo_2026 0519
9. Daughtery Letter (1)
10. Seam Trail Advisory Committee - Recommendation__Knox Crossing_v3 signed
11. GTBC Recommendation - Seam Trail

12. The Seam Trail - Consultant Site Plan Comments
13. R25-16 Community Meeting Report Package
14. Knox Crossing Rezoning Application

Petition R25-16
Knox Crossing

PART 1: PROJECT SUMMARY



Applicant: WLA Enterprises, Inc.

Property Owner: Same

Property Address: 16900 Old Statesville Road

Project Size: (+/-) 43.97

Parcel Numbers: 01121105, 01121106

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

Current Land Use: Vacant Land

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

Proposed Land Use: Multi-family and commercial development.

1. UPDATE 4/10/26: General updates related to the issues identified in staff's first review of the original plan are highlighted below. Updates that staff recommends are still outstanding are highlighted in red. Updates where staff recommends the ordinance or the 2040 plan are satisfied are highlighted in green. If no updates are noted, the item remains unresolved.
2. Purpose: a request by the property owners to rezone +/- 44 acres (PID:01121105 and 01121106) on the northeast corner of Sam Furr Road and Old Statesville Road from Corporate Business Conditional District (CB-CD) to Highway Commercial Conditional District (HC-CD) and Transit Oriented Development-Residential Conditional District (TOD-R-CD) for commercial and multi-family development.
3. Adjoining Zoning and Land Uses

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

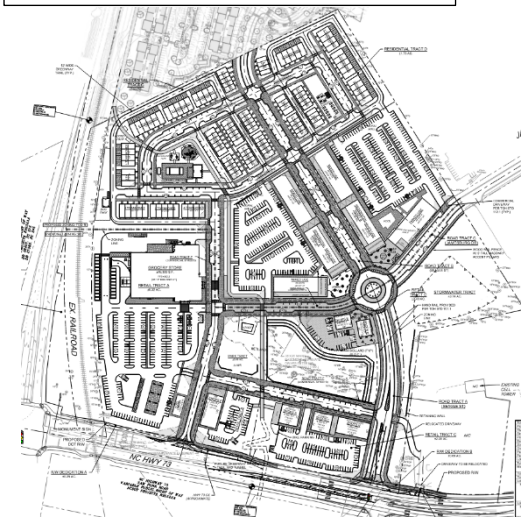
4. The property in question is currently zoned Corporate Business Conditional District (CB-CD). On August 1, 1995, the Huntersville Town Board approved a conditional rezoning plan allowing a sugar refining and processing center and any uses permitted in the "I-1" zoning district from the 1991 Huntersville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

PART 2: REZONING/SITE PLAN

Site Plan Description

- The proposed development is located immediately south of a planned commuter rail station. The station is situated adjacent to the railroad along Old Statesville Road within the recently approved Station South rezoning development. Refer to the context map on this page below. The commuter rail is at the red star. The subject development is outlined in orange.
- Article 3.2.13 of the Huntersville Zoning Ordinance states that developable property located within one-half (½) mile of a transit station qualifies for Transit-Oriented Development Residential (TOD-R). The subject property is located within this one-half mile radius of the proposed commuter rail station.
- The applicant proposes to rezone the site into two zoning districts: Transit-Oriented Development Residential (TOD-R) for the residential components of the project and Highway Commercial (HC) for the commercial components. The HC district and associated commercial development are primarily located in the southern portion of the site, while the residential development is concentrated toward the northern portion of the site, closer to the proposed rail station.
- A planned thoroughfare, Seagle Street/Church Street Extension, traverses the subject property. The proposed development includes the construction and future connection of the Church Street Extension to development to the north, when that extension is constructed.
- The applicants are proposing to condition the development to reserve 7.5% of the total residential units for affordable housing; for 15 years at 100% of the Area Median Income.
- UPDATE 4/10/26: The updated plan has moved the commercial buildings fronting on HWY 73 to an interior street. See staff comments below on screening and landscaping concerns for HWY 73 with the new orientation.

Proposed Site Plan



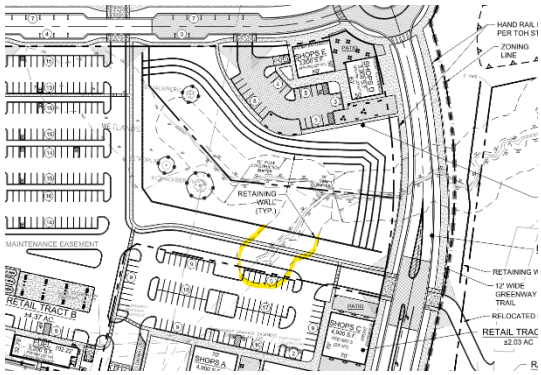


- UPDATE 5/11/26: Significant changes to the application have been made with the updated site plan submittal. Changes include:
    - Two apartment buildings have been replaced with additional townhome units, significantly altering the street system to the north of the development.
    - The greenway trail has been realigned to the north of the development around and through the amenity area of the townhomes. The large park that the greenway ran through is no longer proposed.
    - The grocery store has been shifted north into the development, orientating south toward HWY 73.
    - The remaining apartment buildings along the Seagle Street Extension have added "non-residential" uses along the street front on the first floor.
    - The maximum commercial area has increased from 82,000 sqft to 87,000 sqft. The residential units were lowered from up to 486 units to 413 units.
    - The gas station is no longer proposed to front on HWY 73 or on the greenway. The gas station is shown fronting an interior street just to the north of HWY 73.
    - A larger centralized commercial open space has been added to the plan near the grocery store and greenway path that would include a stage.

Rezoning Issues

Modifications of the Ordinance Requested:

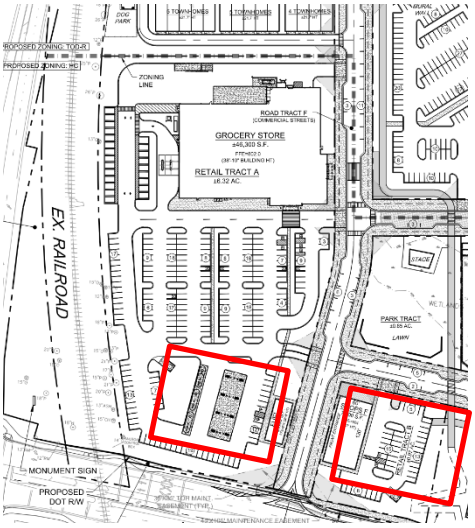
- *SWIM Buffers and Required Buffer Encroachment*: Article 8.25 requires that stream buffers and other required buffers remain undisturbed. The applicants propose filling portions of the buffer to accommodate the development. Please see the highlighted area below. However, it should be noted that the buffer on the plans is likely larger and further expansive than shown as the buffer is measured (30 feet) from the top of bank of the stream, not the center of it.



    - STAFF COMMENT: Staff supports the mitigation of the stream, as the length of intermittent stream needed is small. A mitigation plan per Article 8.25 is needed.
    - UPDATE 5/11/26: The applicants have noted that they will ask for mitigation credits for the stream disturbance. *As per past applications that look to disturb water quality buffers, staff recommends the credits be submitted to a specific project in town or on site that will benefit local water quality*.
- *Block Length:* Article 3.2.13.f.2 of the Zoning Ordinance requires that block lengths not exceed 500 feet in length. The applicants are asking for a modification to allow an 800-foot block length.
    - STAFF COMMENT: The TOD ordinance allows pedestrian pathways to be counted toward the required "block break". While the applicant proposes standard concrete sidewalks that connect to the street sidewalk network, staff does not find that these sidewalks meet the intent of the ordinance. A pedestrian pathway, as contemplated by the ordinance, is intended to function as a wider, more intentional, and enhanced open space that provides an active pedestrian connection through the development, particularly in the east–west direction in this case. Such pathways should emphasize pedestrian comfort, visibility, and placemaking rather than serve solely as utilitarian circulation. Accordingly, staff recommends that additional design enhancements be incorporated into the proposed pathways to better align with the intent of the ordinance.

- UPDATE 5/11/26: The newest plan reduces the size of the block length due to an additional east/west street planned for the additional townhome units. An additional pedestrian path has also been proposed east/west through the apartment parking lots to the grocery store. This design is acceptable to staff.

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



  - STAFF COMMENT: Staff is open to discussing the layout proposed. NC HWY 73 is being designed as a "super street" highway, therefore pedestrian orientation may be better served interior to the site. Staff continues to work with the applicant to understand what buffer is proposed in front of the grocery store on HWY 73 and what architecture is proposed for the gas station. See architectural elevations comment below on page 7.
  - UPDATE 4/10/26: The updated plan includes unique and elevated architectural design for the gas station. However, staff is concerned that the new orientation of the commercial buildings near HWY 73 leave little room to buffer the street or include required street tree plantings. See discussion below on page 10.

- *Double Row of Street Trees along Thoroughfares*: Article 7.7.2 c of the Zoning Ordinance requires a second row of street trees behind the sidewalk along thoroughfares. The applicants are seeing a modification of this requirement in front of the apartment buildings.
  - STAFF COMMENT: Staff supports this modification due to the close building setback making it difficult to add an additional tree. Staff would prefer the closer building setback to encourage site design and walkability.
  - UPDATE 4/10/26: The applicants have added a modification request to include relief from installing sidewalk and street trees along HWYs 115 and 73 as well. Staff supports the modification on HWY 115 due to future improvements along that street and the future bridge by CATS, however HWY 73 is recommended to have at least a double row of street trees and a buffer with the buildings and gas station canopy facing the road.
- *Townhomes in TOD*: Article 3.2.13 does not list townhomes as approved building types in the zoning district. The applicants are proposing townhomes in the TOD-R district.
  - STAFF COMMENT: This omission was an oversight during the omnibus text amendment that changed attached homes to different building types. They were intended to be included, so staff supports this modification and will follow up with a text amendment to the ordinance to address it soon.
- *Tree Save Mitigation*: Article 7.4 of the Zoning Ordinance only allows 50% of required tree save to be mitigated (recent text amendment). Of the 115 specimen trees identified on their tree survey, the applicants proposed to save 14, which is 12% of the requirement.
  - STAFF COMMENT: From the plan submitted, 35 trees are required to be saved per ordinance. Therefore only 18 may be mitigated. This means 18 are also required to be saved. In addition, of

the 14 proposed to be saved by the applicant, many are being disturbed into their dripline, therefore they should not be counted as saved. Staff recommends the following:

- The plan be updated to accurately depict trees that can be saved per ordinance requirements.
- Proposed mitigation be shown. Is payment to the tree fund bank proposed? Planting on site?
- An agreeable modification could be significant plantings in the proposed parks, and amenity areas that do not include active programing through the site.

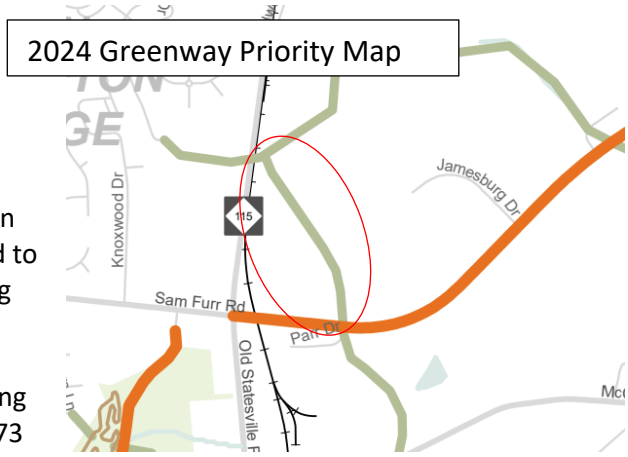
▪ UPDATE 5/11/26: The tree save numbers proposed are not correct, but the plan clarifies that mitigation proposed to contribute to the tree fund bank for the mitigated trees. Staff generally supports the mitigation of the development due to the very dense nature of TOD developments, but the numbers need to be corrected on the updated plan.

○ *Floor Area Ratio*: UPDATE 5/11/26: The applicants have submitted a modification request seeking relief from the maximum use limits and floor area ratio (FAR) requirements of the TOD ordinance. Staff recommends approval of the request to allow more than 8,000 square feet of commercial office/retail uses within the mixed-use buildings.

▪ The minimum FAR requirement of 0.35 is intended to promote more building mass and less surface parking, thereby encouraging a denser, more urban development pattern consistent with transit-oriented development principles. This standard is commonly applied in TOD contexts to support more efficient land use and transit-supportive density. The proposed mixed-use buildings achieve an overall FAR of approximately 0.26, which is below the minimum and reflects a less intense development pattern than typically envisioned under TOD policy.

▪ While this represents deviation from TOD objectives, staff notes that the zoning ordinance standards are primarily intended for standalone commercial buildings. In this case, the buildings proposed are mixed-use and are part of a larger integrated plan. The standalone commercial buildings are located within the HC zoning district and therefore the FAR would not apply. Based on this context, staff finds the requested modification acceptable.

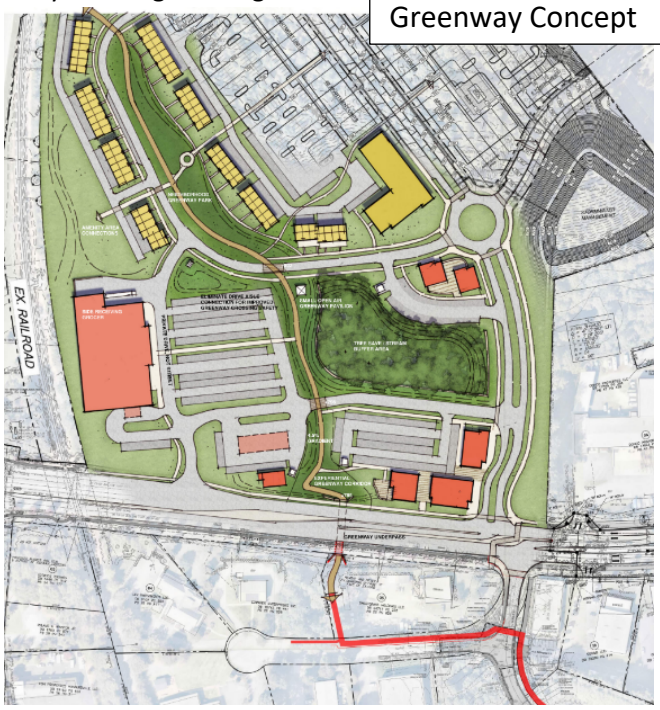
Site Plan and Design Issues for Consideration



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

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

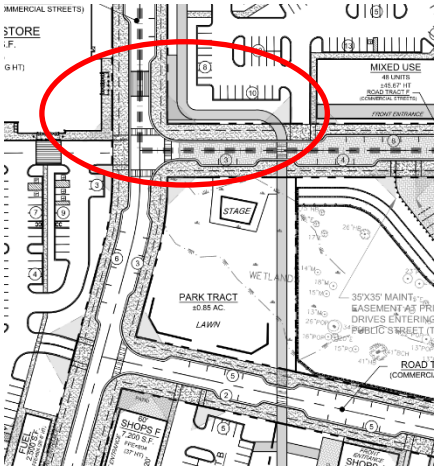
Greenway Concept



- Please see the attached conceptual alignment prepared by the Town's trail alignment study consultants. While the concept has been developed with consideration of the currently proposed site plan, some modifications and amendments to the plan will be necessary to accommodate the recommended greenway alignment. Staff recommends the plan be updated to accommodate the greenway as shown in the concept.
- UPDATE 2/16/26: Please find attached in the agenda packet the recommendations from the Seam Trail Advisory Committee of the Charlotte Regional Transportation Planning Organization (CRTPO) and the Huntersville Greenway, Trails, and Bikeway Committee (HGTBC). Both bodies recommend that the development design the greenway as a focal point and create a "linear park" through the site. Based on staff's review of the updated plan, the proposed design does not appear to meet these recommendations (see graphic here).
- UPDATE 5/11/26: With significant changes to the site plan, significant changes have also been proposed to the greenway path. **For the area near HWY 73, the greenway appears to have been significantly improved:**
  - The greenway alignment at HWY 73 has been graded in a manner that appears to allow for a feasible future tunnel connection from the development (with steeper topography highlighted). *However, staff recommends adding a commitment note stating that the proposed grading plan near HWY 73 shall be completed by the applicant during construction as shown on the plan.*



- The greenway alignment north of HWY 73 has significantly improved the park-like character of the corridor as previously recommended. A centralized urban park has been incorporated adjacent to the greenway path, enhancing both the recreational quality of the corridor and the functionality of the space as an active public amenity.
- This area also presents a unique opportunity for a grocery store to directly front on a public greenway, which appears to be relatively uncommon within the state. While the lateral indirect movement of the greenway is not ideal there, the alignment effectively guides pedestrians and cyclists toward the grocery store and terminates near the potential primary entrance. This creates an excellent opportunity to activate the greenway corridor and provide additional "eyes on" the space for improved visibility and activity. *To better activate this space and integrate the street sidewalk with the greenway corridor, staff recommends combining the greenway path and street sidewalk into a unified plaza area in front of the grocery store entrance*.



  - Although the greenway alignment has improved significantly within the commercial portion of the development, staff continues to have substantial concerns regarding the alignment along the northern portion of the site adjacent to the townhomes.
    - Rather than continuing through a large linear park space as shown on the previous submittal, the proposed alignment now takes a circuitous path by routing along a townhome alley, taking an indirect path around the amenity space, crossing a bend in the street, and entering a very narrow area between two townhome buildings.
    - Staff does not recommend approval of this alignment. Instead, the path should take a more direct route from Road Tract D through the urban open space and continue through a wider corridor between the townhomes to connect with the greenway to the north. Consistent with the recommendation of the Seam Trail Committee, the alignment should follow the most direct path feasible and function as a true "linear park" through the development.

- <u>Highway Commercial Design:</u> The application proposes two different zoning districts in the development; Transit Oriented Development Residential (TOD-R) and Highway Commercial (HC).
  - Staff is generally supportive of this approach, as a portion of the development is located closer to the proposed commuter rail station, while the southern portion is adjacent to NC Highway 73 and the rail corridor, which is anticipated to include a future grade-separated rail crossing over Highway 73.
  - However, the transition in form and intensity between the two areas is abrupt. From north to south, the site plan shifts from multi-story residential development to a more suburban commercial pattern characterized by large surface parking lots and automobile-oriented uses, including drive-throughs. Staff recommends a more intentional blending of commercial and residential development in the central portion of the site. This would help extend walkable activity and intensity toward the interior of the development rather than concentrating it solely along Highway 73, which has less walkable opportunity. Such an approach would reinforce TOD principles through the entire site by creating a cohesive pedestrian-oriented environment from the rail station (serving multiple developments) all the way down to Highway 73.

- To further advance the intent described above, staff believes the most appropriate location for a grocery store would be in the northeast portion of the development, closer to the proposed rail station and adjacent to higher concentrations of residential development. This placement would better support transit-oriented development principles and enhance walkability. *Staff recognizes, however, that tenant requirements and market conditions may limit the feasibility of relocating the grocery store*. Accordingly, while the currently proposed location is acceptable, staff recommends incorporating additional commercial or mixed-use frontage along the internal public street separating the HC and TOD-R zoning districts.

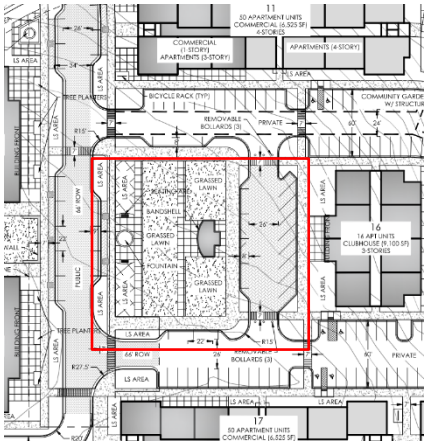




- UPDATE 4/10/26: A local example illustrating this principle is the Harris Teeter development at the corner of Griffin Street and Jetton Street in Davidson, where the grocery store is framed by apartments and multi-story mixed-use buildings, creating a highly walkable and urban setting. Ultimately, staff recommends that this type of use and design would be the highest and best use of the property, especially considering the commuter rail station planned immediately to the north. Please see the photos at the end of page 7 for the recommended street condition adjacent to the grocery store.
- UPDATE 5/11/26: The updated plan has been modified so that all multi-family buildings are designated as "mixed-use" buildings, incorporating commercial/non-residential space along the ground floor fronting the street. As a result, the entire area surrounding the central roundabout and along the Seagle Street Extension now presents a significantly stronger urban core and commercial streetscape character.
    - Many of these frontages consist of "live/work" units, where the residential apartment is located behind the commercial frontage along the street and is leased by the occupant of the associated apartment unit.
    - Although these spaces do not function as traditional retail storefronts, their inclusion is welcomed and will still contribute to a more active urban core character within the development. *Staff does recommend, however, that the plan more clearly distinguish between areas intended for true mixed-use retail uses and areas designated as live/work units, as this distinction is not currently well understood from the site plan. The areas around the roundabout and the urban plazas are recommended to be fully commercial retail rather than live/work to better activate the spaces.*



- Urban Open Space: Staff recommends that additional design refinement and programming be considered for the proposed urban open space network. Transit-oriented and mixed-use developments are most successful when they incorporate prominent, centralized urban plazas that function as active recreational and gathering spaces for both residents and visitors (see the plaza associated with the approved Station South TOD development located to the north, referenced on this page).

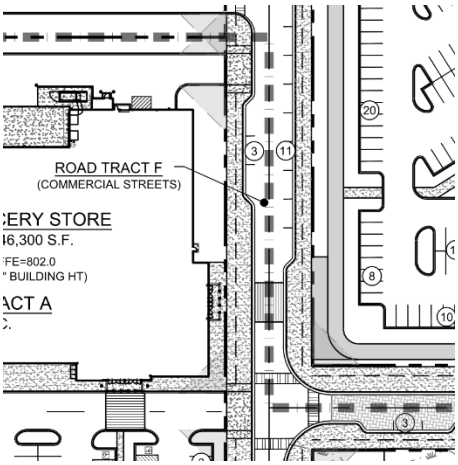


  - In contrast, the proposed development primarily features smaller, more fragmented open spaces distributed throughout the site. While these spaces contribute to the overall open space framework, staff recommends the incorporation of more intentional amenitization and programming to ensure they function as active, attractive destinations.
  - For example: Plaza areas at the roundabout could be enhanced with permanent planters or barriers defining the roundabout edges, along with fountains, architectural features, creative seating, and integrated public art. The recommended greenway alignment through the development could include wider landscaped natural areas, with intermittent seating and gathering nodes to encourage use and enhance the pedestrian experience.
  - UPDATE 2/16/26: The applicants have added a 6 foot tall mural wall north of the grocery store parking lot. Such a wall could be an effective screen wall for the parking lot, an opportunity for public artwork, and a terminated vista for the greenway heading south through the development. This is recommended as an improvement to the park/greenway design.
  - UPDATE 5/11/26: The applicants have added a stage/lawn area to the plan near the grocery store and the greenway path. Although this space would work better toward the center of the mixed use buildings, it is an excellent and welcome addition to the plan. However the below recommendations are still outstanding regarding open space:
    - A commitment note is recommended so that the design shown in the renderings are required as part of the rezoning. A note on the amenities plan states specifically that what is shown can change.
    - The plaza design in front of the mixed-use buildings would benefit from additional enhancements to create a more distinctive and inviting space. As currently proposed, the design primarily consists of outdoor seating and landscaping. Staff recommends incorporating a broader range of amenities that encourage use by all residents and visitors for recreation and enjoyment, rather than primarily serving as seating for adjacent businesses. A more amenitized plaza will help establish the space as an active community destination. See plaza example photo above from the Huntersville Design Guidebook. Examples of enhancements to consider include a combination of the following:
      - Interactive water features such as splash pads or fountains
      - Public art installations or rotating exhibits



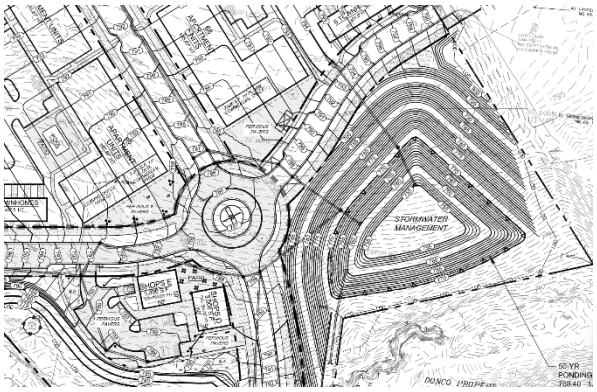
This multi-functional plaza incorporates interesting paving, seat walls, shade trees, and a water feature. The water feature can be enjoyed by pedestrians as well as turned off if the space is needed for a larger event.

    - Seating walls and integrated planters
    - Unique seating elements such as swings, covered pergolas, or shade structures
- Automotive Dependent Uses: As noted above, the applicant proposes to divide the development into two zoning districts, including a Highway Commercial (HC) district. While the overall site is well positioned to function as a Transit-Oriented Development (TOD)—which typically emphasizes walkability and limits automobile-dependent uses—staff finds the inclusion of an HC district acceptable in this context.
    - However, staff recommends limiting the extent of automobile-dependent uses within the HC portion of the development. The proposed plan includes a grocery store with a drive-through and a gas station. Staff understands that these uses reflect firm tenant requirements and is amenable to their inclusion (with excellent design and architecture, see below). That said, staff recommends that no additional automobile-dependent uses be permitted, nor that the proposed automotive uses be expanded beyond what is currently shown. This limitation is recommended to support a more walkable development pattern and to better integrate the HC area into the TOD.
    - UPDATE 4/10/26: The updated plan includes a list of uses that prohibit further "automotive uses" such as drive through restaurants, automotive repair, and standalone car washes. Staff finds this list acceptable (only the shown automotive-focused uses currently in the plan would be permitted).
- Phasing Plan: The applicants have not submitted a phasing plan showing what portion of the development and what infrastructure will be built when. Generally, staff recommends that some commercial development be built with the first phase, and not just apartments only to truly keep the mixed-use nature of the development. Staff recommends a phasing plan or series of notes be submitted outlining general timelines of the proposed development and infrastructure.
    - UPDATE 4/10/26: No further information about infrastructure timing has been submitted. However the phasing note on Sheet CN has been revised to state: *"At least 7,000 feet of retail/services/commercial/office uses shall be constructed and ready for tenant upfit prior to the earlier of (A) the issuance of the certificate of occupancy on the final multi-family building; or (B) two (2) years after the issuance of the certificate of occupancy for the first multi-family buildings.* Staff recommends that the timing of the proposed commercial construction is reasonable. However, the amount of commercial committed to is a very small percentage of the overall commercial portion of the development (8.5% of total 82,000 sqft).
- Apartment/Grocery Elevations: The proposed apartment elevations are not clearly tied to the specific buildings depicted on the site plan. Additionally, based on the conceptual materials submitted, it is not possible to determine whether the proposed elevations comply with the Huntersville Zoning Ordinance requirements related to building articulation and pedestrian-oriented entrances. Staff recommends that specific architectural concepts be provided for each building type, clearly associated with their respective locations on the site plan. These concepts should illustrate building massing, articulation depth, façade variation, and the location and treatment of primary pedestrian entrances to demonstrate compliance with ordinance standards.
    - UPDATE 5/11/26: The applicant has updated the "mixed-use" building elevation included within the packet. However, the submitted elevation only depicts one side of the "typical" building, despite other façades having significant frontage onto public spaces such as plazas and roundabouts. Additionally, it is not clear from the submitted elevations whether the front entrances will provide direct street-facing access to all residential units as required by the zoning ordinance.



- A new grocery store orientation has been submitted on the site plan; however, no updated grocery store elevations have been provided showing how the building will address the adjacent public street and greenway. The site plan, as currently submitted, indicates that the building remains primarily oriented toward the south, with limited frontage activation along the public street frontage. As such, staff recommends that an additional entrance be incorporated along the east side of the building oriented toward the public street and adjacent greenway corridor.
    - Staff has discussed with the applicant the possibility of adding an east-facing entrance leading only to a vestibule or hallway that then connects to the primary store entrance located on the parking lot side. Although this treatment may technically meet code, staff prefers incorporating a true secondary entrance on the east side of the building, or alternatively a corner-oriented ("catacorner") entrance that actively fronts both the public street and parking area.
- Townhome elevations have also been submitted and are generally acceptable to staff; however, the architectural character appears to remain more suburban in form.

- Gas Station Elevation: The applicants have submitted architectural elevations for the proposed gas station. As noted above, staff recommends limiting automobile-dependent uses within the development; however, staff is amenable to the inclusion of the gas station provided that it exhibits a high-quality, distinctive architectural design.
    - To avoid a standard highway or suburban shopping center aesthetic, staff recommends that the submitted elevations be revised to incorporate enhanced architectural elements, including increased building height, greater window transparency along the primary frontage, stronger architectural articulation, and a greater quantity of exterior materials. These design enhancements would help ensure the building contributes positively to the overall character of the development and aligns more closely with the intended TOD-oriented environment.
    - UPDATE 4/10/26: And updated gas station elevation has been submitted. The new elevation generally meets staff recommended criteria listed above.
- Roundabout Intersection: The proposed application demonstrates strong urban design north of the roundabout, with taller mixed-use buildings and the potential for highly amenitized plaza spaces adjacent to them. However, the areas south and east of the roundabout consist primarily of one-story commercial buildings and a stormwater detention pond with a depth of approximately 35 feet (see the graphic attached) .This configuration does not effectively support the type of urban design typically encouraged at prominent intersections, where buildings are intended to frame the public realm and create a strong sense of place.



    - To better enclose and activate the intersection, staff recommends that the commercial buildings located south of the roundabout be designed as two-story structures, or that their heights be increased to approximately 28 feet to emulate a two-story form. In addition, staff recommends evaluating opportunities to develop the southeast corner of the intersection and to consider placing stormwater facilities underground or otherwise internalizing them to allow for active building frontage at this key location.

  - UPDATE 4/10/26: The applicant proposes to screen the deep detention pond with landscaping, a split rail fence with intermittent 5-foot-tall brick columns. Additionally, the commercial building heights for the southern corner have been raised to emulate 2-story buildings with second story clear windows. Staff recommends this comment is sufficiently addressed.
- Amendment Note: The application includes a note allowing a third party to purchase a portion of the development and pursue redevelopment or rezoning without obtaining approval from the owners of the remaining portions of the site, provided those other portions are not modified or rendered noncompliant with the ordinance.
  - Staff recommends this note be amended to limit its scope. Significant changes to one portion of a large, coordinated development can have indirect impacts on adjacent portions, even if those areas are not physically altered. Such impacts may include changes to open space configuration, circulation patterns, access points, or internal street connections. Accordingly, staff recommends that any substantial rezoning amendment to the approved plan *that reduces open space or eliminates vehicle and pedestrian connections* require acknowledgment and approval from the remaining property owners.
  - UPDATE 4/10/26: This note has been removed from the note sheet.
- UPDATE 4/10/26: Sam Furr Road / HWY 73 Buffering: The updated plan has shifted the buildings that previously fronted on Sam Furr Road to now front an internal street to the north. Additionally, the gas station has been reoriented to face east, toward the greenway. Staff finds these changes to be a generally positive amendment to the plan, as they help reinforce building frontage along a more walkable internal street network. However, this revised orientation appears to leave limited space to accommodate the required double row of street trees along Highway 73, as well as an adequate buffer to effectively screen the parking areas and gas station canopy which now abuts the highway. Additional challenges to providing effective buffering along Highway 73 include:
  - NCDOT requirements that will restrict plantings in close proximity to the roadway and intersections.
  - Proposed site grading, which places the buildings and parking areas below the elevation of Highway 73. As a result, landscaping or screening elements placed on the bottom of the slope are unlikely to be effective in mitigating views from the roadway, as the highway is elevated above the site. See photos below.
- Minor Site Plan Comments: Several minor site plan comments remain unresolved. Staff recommends these comments be addressed on the updated rezoning submittals.

PART 3: TRANSPORTATION ISSUES

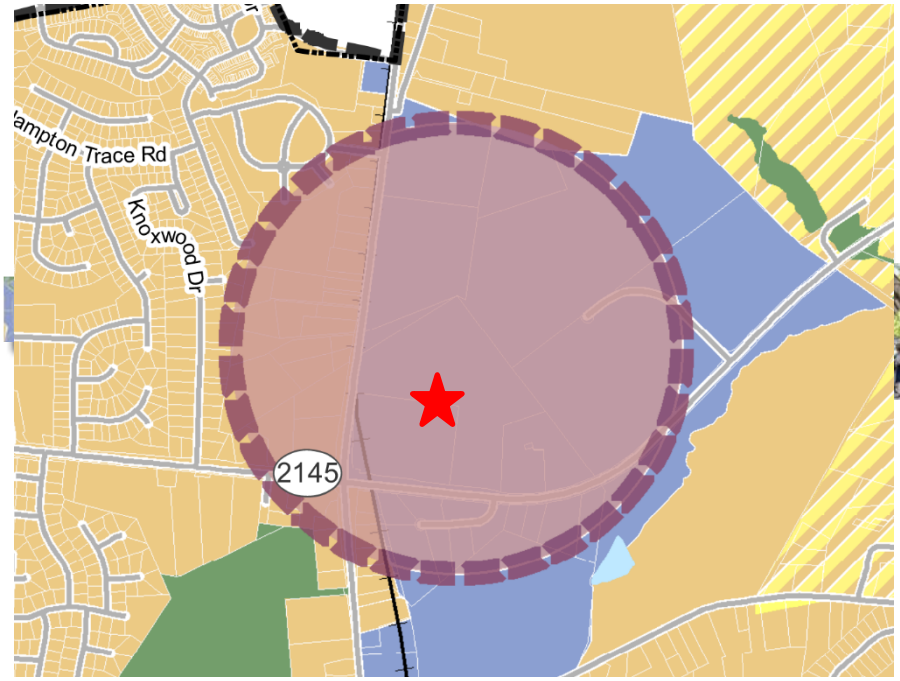
Traffic Impact Analysis (TIA)

- Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them and is still in progress.
- Please find the Engineering Memo for the proposed development attached in the agenda packet.
- Since the TIA has been deferred to NCDOT, and the results of it are unknown at this time, staff recommends that a note be added to the plan stating that any mitigation proposed by the TIA or NCDOT be committed to by the applicant.
  - UPDATE 4/10/26: A note stating that the applicant agrees to all requirements of the NCDOT approved TIA has been added to the notes sheet in the plan.

PART 4: REZONING CRITERIA

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

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





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

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

store within walking distance to the rail stop and adjacent residential would be highly recommended for a walkable development.

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

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

- **Policy LU-7.1**: Urban Design Principles Box:
  - On page 64 of the Huntersville 2040 Plan it states "The Town of Huntersville uses a form based approach to mixed use and non-residential development that discourages large scale commercial strips and disconnected uses. Commercial design was very important to survey respondents and policies in the plan include specific strategies to maintain and improve quality".
  - STAFF COMMENT: As noted on pages 5-10, staff recommends considering the intent of the zoning ordinance regarding the design and architecture of the proposed commercial development. While the application requests HC zoning, it is important to note *that Birkdale Village is also zoned HC*. This highlights that the specific design and detailing have a significant impact on the overall character and function of the development, particularly at this prominent location near the proposed commuter rail stop. Accordingly, staff recommends that the plan be amended with greater attention to the following design elements:
    - Urban Open Space – Centralized Open Space and/or Greenway Trail accommodation.
    - Excellent Architectural Elevations for Mixed Use and Apartment Buildings
    - Further mixed-use development central to the development
    - UPDATE 5/11/26: With the positive changes to the plan, staff is more supportive of this policy being met. However, better accommodating the northern portion of the greenway through the development, fronting the grocery store on the street/greenway, committing to the programing of the urban open space, and showing design guideline building mixed use and grocery store elevations are still outstanding.
- **Policy LU-8.2**: Excellence in Design.
  - STAFF COMMENT: This policy encourages flexibility in development requirements when exceptional design is proposed that exceeds the minimum standards of the ordinance. As described above, several modifications to ordinance requirements are being proposed as described on pages 3-4. To comply with this policy, the applicant proposes to commit 5 percent of the residential units to affordable housing for a period of 15 years at 100 percent of AMI. Affordable housing is a stated goal of the Town of Huntersville, and staff appreciates this commitment.

- Although the affordable housing is commendable, staff does not recommend that the commitment is commensurate with the degree of deviation to the Town's ordinance standards and the modifications proposed. To assist with this policy, the following examples of high-quality design, that would be well-suited to a Transit-Oriented Development (TOD) include, but are not limited to, the following:
  - Fully mixed-use development buildings (with full first floor commercial) at the roundabout.
  - A commercial building facing north, toward the park near the grocery parking area, terminating the vista of the greenway going south.
  - Reduction of surface parking throughout the development, with greater incorporation of structured parking, rooftop parking, first-floor integrated parking, or underground parking to allow additional opportunities for development or open space (Langtree at Mooresville as an example).
  - Public art accommodation.
  - Two-story commercial buildings to enhance the pedestrian scale and intensity of the development.
  - Preservation and integration of natural areas and green space, including accommodation of the greenway through the site as illustrated above.
  - A financial contribution by the applicant toward construction of the greenway tunnel beneath Highway 73.
  - Commitment to additional units as affordable housing, including some for-sale units, and/or for a 30 year term.
  - UPDATE 5/11/26: Although the plan retains automotive and suburban character, the revised submittal shows significant improvement through the addition of commercial/non-residential street frontage and the placement of the grocery building along the greenway more internal to the development. However, for the proposal to meet staff's recommendation of excellent design, the following are requested:

    - A more direct and functional greenway alignment through the townhome portion of the development;
    - A true pedestrian-oriented grocery store entrance along the greenway, creating a genuinely unique frontage condition;
    - Additional detail identifying the distribution and location of affordable housing units throughout the development;
    - A commitment note addressing the increased programming and activation of the proposed open spaces; and
    - Building elevations depicting all street-fronting façades throughout the development.
    - Effective planting and buffering of HWY 73.

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

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

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

STAFF COMMENT:

- The proposed property is immediately adjacent and to the south of the Station South Mixed Use Development that is also zoned TOD-R. North of the Station South development another TND development that is also mixed use. There is HC and SP zoning to the south of HWY 73. Staff recommends that the nature of the rezoning would be consistent with the overall character of existing development in the immediate vicinity of the subject property.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is required for this development but has been deferred to NCDOT review.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   - Staff has no reason to believe the proposed reclassification would adversely affect any known archeological, environmental, historical, or cultural resource.

PART 5: STAFF RECOMMENDATION

Staff strongly supports the intensification of this property and the continued expansion of Transit-Oriented Development (TOD) south toward Sam Furr Road to help establish a more complete urban neighborhood around the future rail station.

While elements of the development still reflect a more suburban, auto-oriented character, the plan's latest revision reflects meaningful progress, particularly in improving walkability and introducing a more urban character into the core of the development. Staff believes the plan is getting closer to representing a balance of current market and tenant needs with the long-term TOD vision for the site. However, staff continues to have outstanding concerns regarding certain aspects of the proposed greenway, open spaces, building elevations and site design as they relate to the Zoning Ordinance and the Huntersville Design Guidebook. With continued design refinement and clarification, staff believes the proposal could better align with the intent of the Town's adopted policies.

Accordingly, staff would support approval of the application, subject to the following changes and refinements:

- Re-alignment of the greenway to the north of the site to a more direct pathway through the townhome development.
- A unified greenway/plaza area is established in front of the grocery store, consistent with the code required grocery store entrance.
- Commitment by the applicant to grade the greenway as shown on the plan at construction near HWY 73.
- A note is added to the plan committing to open space renderings and programming, with more urban amenities included in the plazas along the roundabout.
- Updated architectural elevations for the mixed-use buildings are submitted showing compliance with the Huntersville Zoning Ordinance and consistency with the principles of the Huntersville Design Guidebook.
- An updated grocery store elevation is submitted showing a pedestrian-oriented façade along the public street and greenway, providing a direct secondary pedestrian entrance, resulting in truly unique "excellence in design".

- Clarification is given between the "live/work" frontages and the retail/commercial frontage; and that a minimum amount of retail spaces is available near the roundabout to activate the space.
- Frontage conditions along HWY 73 are updated to accommodate spacing for a double row of street trees and additional buffering to create an opaque buffer between the gas station canopy, parking lots, and HWY 73.
- The affordable housing units are shown or noted to be appropriately and evenly spaced through the development.
- For stream buffer mitigation, a condition is added to the plan that commits the credits/funds to a local Huntersville water quality project.
- A tree mitigation plan is submitted in compliance with the Huntersville Zoning Ordinance.
- All remaining minor staff comments are addressed.

PART 6: PUBLIC HEARING COMMENTS

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

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board reviewed the application on February 24, 2026. While the Board generally found the overall layout acceptable, members expressed concern about the number of outstanding staff comments. Several members preferred that the application be revised and returned to the Planning Board prior to advancing. However, a majority recommended forwarding the application to the Town Board, contingent upon the applicant continuing to work with staff to address the remaining design-related items. The stream of the meeting and the comments provided by the public can be found here: https://www.youtube.com/watch?v=Y_D0sM90pkA

PART 8: TOWN BOARD CONSIDERATION

Town Board final action consideration was scheduled for March 17, 2026, but was continued until April 21st, 2026. On April 21st, 2026 the final action was continued to May 19th, 2026.

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

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

PART 10: CONSISTENCY STATEMENT – R25-16 Knox Crossing

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

REZONING PLANS FOR:

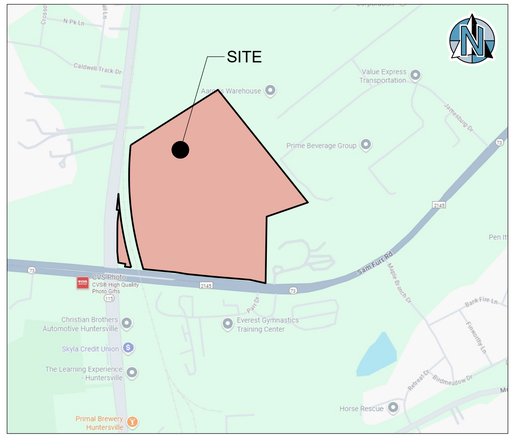
PROPOSED KNOX CROSSING

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

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

SHEET INDEX

C-0	COVER
QL-30	CONCEPTUAL LANDSCAPE RENDERING (COLOR)
1 OF 3	TOPOGRAPHIC LAND AND TREE SURVEY
2 OF 3	TOPOGRAPHIC LAND AND TREE SURVEY
3 OF 3	TOPOGRAPHIC LAND AND TREE SURVEY
V-1	CONCEPTUAL TREE SURVEY & DEMO PLAN
C-1	CONCEPTUAL SITE PLAN
C-4	GRADING & DRAINAGE PLAN
C-4.1	EXISTING SLOPE ANALYSIS PLAN
C-4.2	PROPOSED SLOPE ANALYSIS PLAN
C-5	CONCEPTUAL UTILITIES PLAN
CN	GENERAL NOTES



VICINITY MAP
NOT TO SCALE

PROJECT DIRECTORY

PRESENT PROPERTY OWNERSHIP

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

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

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

CONTACT: MR. KEVIN ROGERS
KROGERS@WRSREALTY.COM

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

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

PREPARED BY:

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

ISSUED:
OCTOBER 17, 2017
2022.003

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

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

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

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

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

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

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

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026
GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

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

North Carolina 811 www.nc811.org

Y:\SHARED\PROJECTS\2022.WRS, INC\2022.003 HUNTERSVILLE, NC_CIVIL CAD\CADD\C-0 COVER.DWG
Plot Scale: 1:1
Plotted on: 5/5/2026 8:12:00 PM
By: KELLY WAGONER



ENGINEER:

FORESITE group

ENGINEERING OF NORTH CAROLINA, PLLC

North Carolina Authorization Number: P-2475

Foresite Group Engineering
of North Carolina, PLLC
3740 Davinci Ct., Suite 100
Peachtree Corners, GA 30092

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DEVELOPER:

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

CONTACT: KEVIN ROGERS

PROJECT:

PROPOSED KNOX CROSSING

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

SEAL:

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026
GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

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

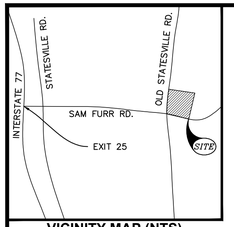
CONCEPTUAL LANDSCAPE RENDERING

SHEET NUMBER:

QL-30

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003



VICINITY MAP (NTS)

FLOOD NOTE:

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

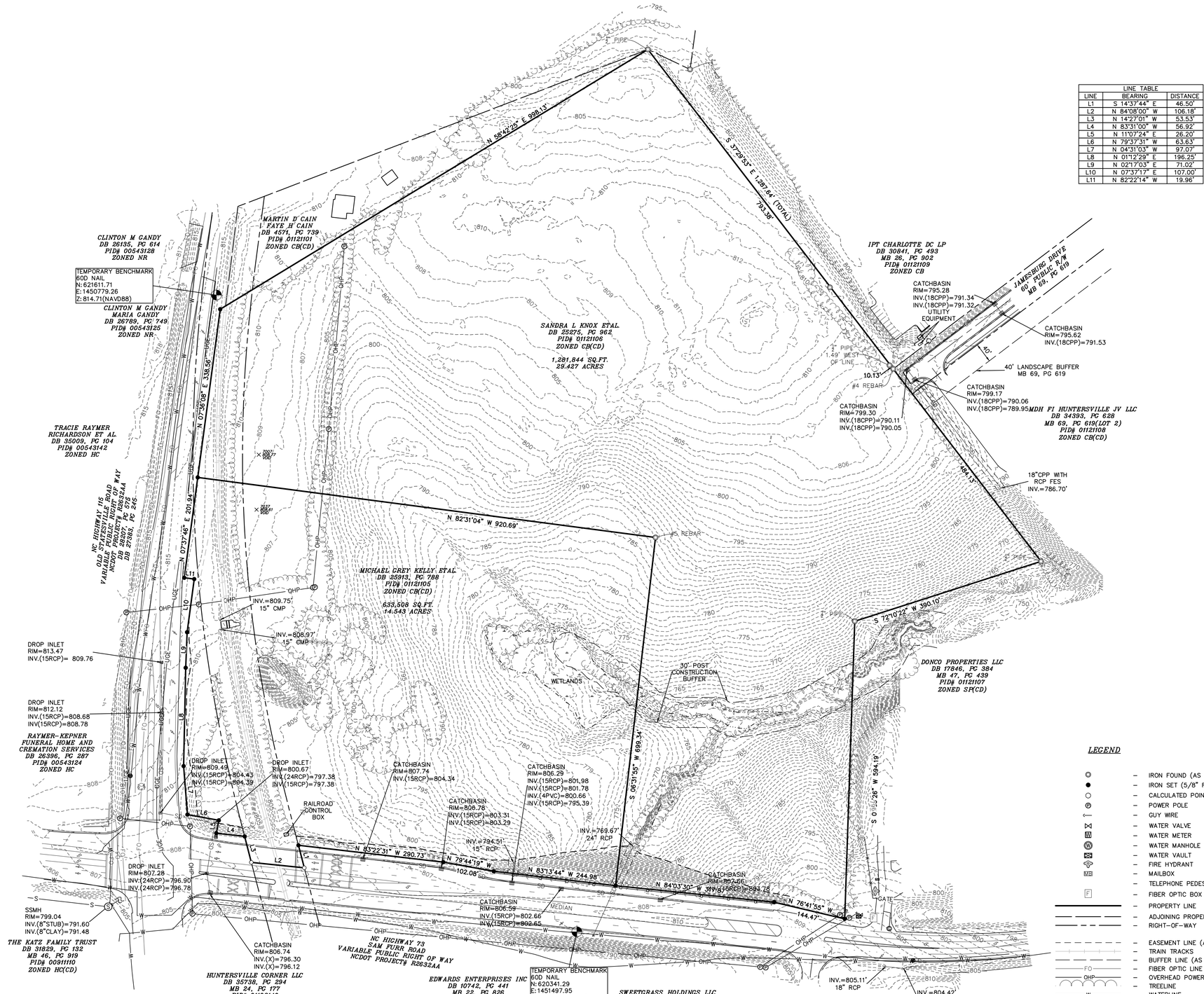
REFERENCES:

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

MECKLENBURG COUNTY REGISTER OF DEEDS.

SURVEY NOTES:

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



LINE TABLE		
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L9	N 02°17'03" E	71.02'
L10	N 07°37'17" E	107.00'
L11	N 82°22'14" W	19.96'

LEGEND

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

SURVEYOR CERTIFICATE:

I, CHRISTOPHER G. DELLA MEA, PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND PLATS REFERENCED ABOVE; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:20,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS 19TH DAY OF JULY, 2025.

CHRISTOPHER G. DELLA MEA, PLS L-4157

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

03/19/26

100' 0' 50' 100' 200'

1 INCH = 100 FEET

DATE	REVISION	BY

GPA
PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

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

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

"Integrity Without Boundaries"
www.gpaland.com

NAD83(2011) NC GRID

SCALE
1" = 100'

JOB NO.
250040

DATE
07/22/2025

DRAWN BY
GPA

CHECKED BY
CGD

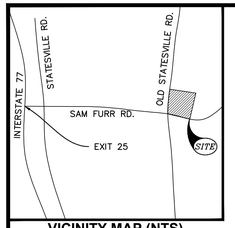
TOPOGRAPHIC LAND SURVEY

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

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

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

SHEET 1 OF 3



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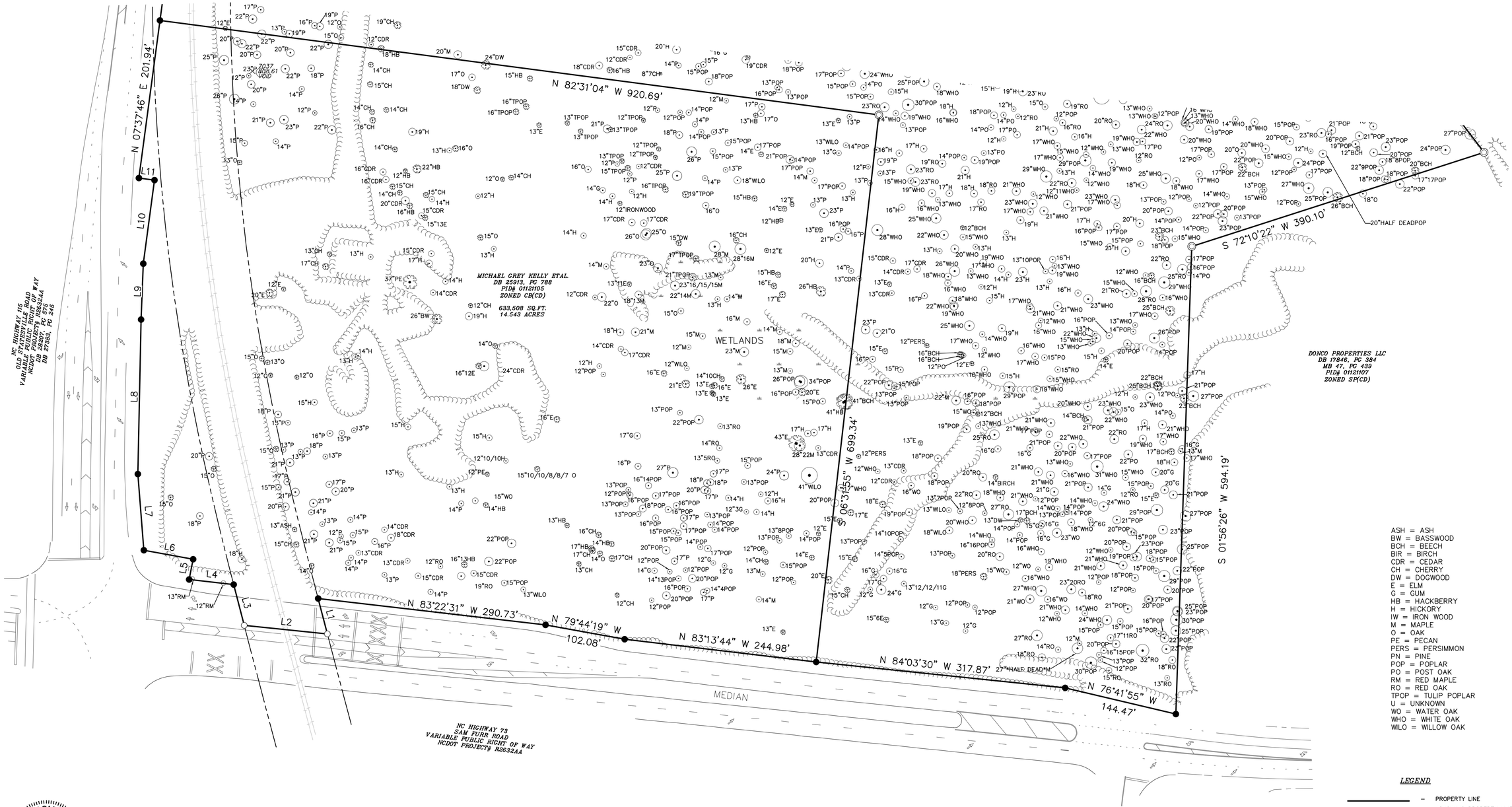

ASH = ASH
BW = BASSWOOD
BCH = BEECH
BIR = BIRCH
CDR = CEDAR
CH = CHERRY
DW = DOGWOOD
E = ELM
G = GUM
HB = HACKBERRY
H = HICKORY
IW = IRON WOOD
M = MAPLE
O = OAK
PE = PECAN
PERS = PERSIMMON
PN = PINE
POP = POPLAR
PO = POST OAK
RM = RED MAPLE
RO = RED OAK
TPOP = TULIP POPLAR
U = UNKNOWN
WO = WATER OAK
WHO = WHITE OAK
WILO = WILLOW OAK

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY
- TRAIN TRACKS
- TREELINE

60' 0' 30' 60' 120'

1 INCH = 60 FEET

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

03/19/26

DATE	REVISION	BY

GPA PROFESSIONAL LAND SURVEYORS EST. 1987

GPA INC.
SERVING SOUTH CAROLINA AND NORTH CAROLINA

CHARLESTON SC CORP OFC
281 TREELAND DR. STE B
LADSON SC 29456
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CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE NC 28217
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N.C. GRID GPA NAD83(2011)

SCALE
1" = 100'

JOB NO.
250040

DATE
07/22/2025

DRAWN BY
GPA

CHECKED BY
CGD

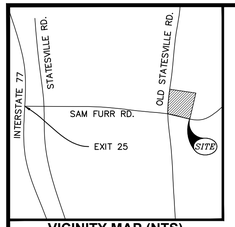
SHOWING PID# 01121106 & 01121105
OWNED BY
MICHAEL GREY KELLY, JUDITH K. CALDWELL & SANDRA L. KNOX
LOCATED IN THE CITY OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

TREE SURVEY

PREPARED FOR:
WRS INC.
410 MILL STREET
BLDG. 1, SUITE 200
MT PLEASANT, SC 29464

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

SHEET 2 OF 3



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L10	N 07°37'17" E	107.00'
L11	N 82°22'14" W	19.96'

N 58°42'25" E 998.13'

S 37°29'53" E 1,287.64' (TOTAL)
793.38'

N 07°36'08" E 338.56'

N 82°31'04" W 920.69'

S 72°10'22" W 390.10'

484.13'

10.13'

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

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

SANDRA L KNOX ETAL
DB 25275, PG 962
PID# 01121106
ZONED CB(CD)

1,281,844 SQ.FT.
29.427 ACRES

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

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

NC HIGHWAY 115
OLD STATESVILLE ROAD
VARIABLE PUBLIC RIGHT OF WAY
NCDOT PROJECT R-2248AA
MB 2003, PG 575
DB 27260, PG 245

ASH = ASH
BW = BASSWOOD
BCH = BEECH
BIR = BIRCH
CDR = CEDAR
CH = CHERRY
DW = DOGWOOD
E = ELM
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60' 0' 30' 60' 120'

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

03/19/26

DATE	REVISION	BY

GPA
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NCGS 89C-3 NCAC 56.1600 NCDOT(2011) NC GRID NAD83(2011)

SCALE
1" = 100'

JOB NO.
250040

DATE
07/22/2025

DRAWN BY
GPA

CHECKED BY
CGD

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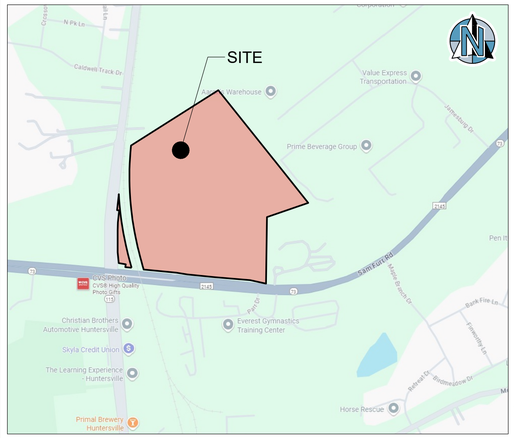
MICHAEL GREY KELLY, JUDITH K. CALDWELL & SANDRA L. KNOX
LOCATED IN THE CITY OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA

TREE SURVEY

PREPARED FOR:
WRS INC
4700 MAIN STREET
BLDG. 1, SUITE 200
MT PLEASANT, SC 29464

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

SHEET 3 OF 3



VICINITY MAP
NOT TO SCALE

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

TREE SAVE CALCULATIONS

EXISTING CANOPY REQUIRED TO BE SAVED:	0%
EXISTING SPECIMEN TREES REQUIRED TO BE SAVED:	30%
EXISTING SPECIMEN TREES ON SITE:	102 TREES
SPECIMEN TREE SAVE REQUIREMENT: (0.3X115= 34.5)	31 TREES (30%)
SPECIMEN TREES TO BE SAVED:	9 TREES (8.8%)
MITIGATION TO BE BY PAYMENT INTO TREE BANK.	

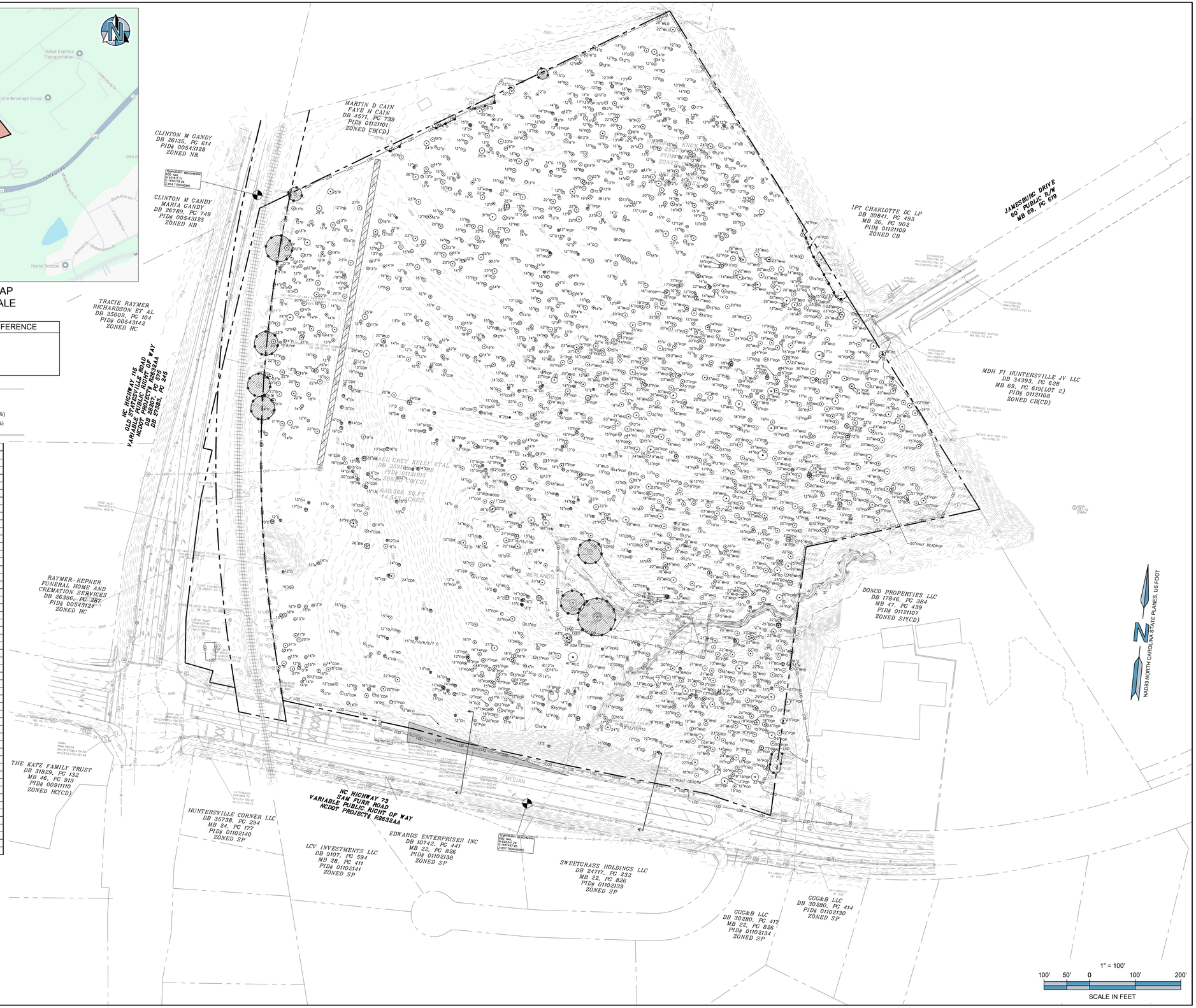
SPECIMEN TREES REMOVED

COUNT	SIZE	SPECIES	COUNT	SIZE	SPECIES
1	25	WILLOW OAK	52	27	RED OAK
2	25	PINE	53	28	MAPLE
3	25	PINE	54	12	PERSIMMON
4	31	PINE	55	41	WILLOW OAK
5	25	PINE	56	15	CHERRY
6	30	RED OAK	57	24	SWEETGUM
7	30	DBL POPLAR	58	18	PERSIMMON
8	26	WHITE OAK	59	27	WHITE OAK
9	25	WHITE OAK	60	43	DBL RED OAK
10	25	WHITE OAK	61	29	POPLAR
11	32	WHITE OAK	62	24	WHITE OAK
12	24	WHITE OAK	63	26	RED OAK
13	29	DBL POPLAR	64	30	POPLAR
14	26	WHITE OAK	65	31	DBL PEAR
15	24	POPLAR	66	28	DBL RED OAK
16	25	WHITE OAK	67	32	RED OAK
17	29	WHITE OAK	68	16	ELM
18	28	WHITE OAK	69	24	CEDAR
19	37	POPLAR	70	26	BASSWOOD
20	26	POPLAR	71	37	PECAN
21	24	WHITE OAK	72	16	CHERRY
22	25	WHITE OAK	73	28	MAPLE
23	24	WHITE OAK	74	23	MAPLE
24	31	WHITE OAK	75	18	MAPLE
25	31	HICKORY	76	22	MAPLE
26	29	WHITE OAK	77	36	WATER OAK
27	30	DBL WHITE OAK	78	15	CHERRY
28	25	WHITE OAK	79	15	CHERRY
29	24	PIN OAK	80	14	CHERRY
30	24	POPLAR	81	16	CHERRY
31	24	WHITE OAK	82	14	CHERRY
32	38	DBL RED OAK	83	14	CHERRY
33	29	WHITE OAK	84	15	CHERRY
34	41	RED OAK	85	14	CHERRY
35	25	WHITE OAK	86	19	CHERRY
36	24	RED OAK	87	25	PINE
37	29	POPLAR	88	29	RED OAK
38	29	WHITE OAK	89	29	PINE
39	25	WHITE OAK	90	14	CHERRY
40	25	RED OAK	91	25	WHITE OAK
41	25	POPLAR	92	33	RED OAK
42	25	HICKORY	93	14	CHERRY
43	30	WHITE OAK			
44	25	HICKORY			
45	24	WHITE OAK			
46	25	POPLAR			
47	30	POPLAR			
48	25	POPLAR			
49	30	POPLAR			
50	25	POPLAR			
51	25	BEECH			

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

SPECIMEN TREES RETAINED

COUNT	SIZE	SPECIES
1	12	CHERRY
2	25	PINE
3	25	PINE
4	28	PINE
5	29	PINE
6	15	CHERRY
7	26	HACKBERRY
8	25	POPLAR
9	41	HACKBERRY



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PROJECT:

PROPOSED KNOX CROSSING

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

SEAL:

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

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026
GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

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

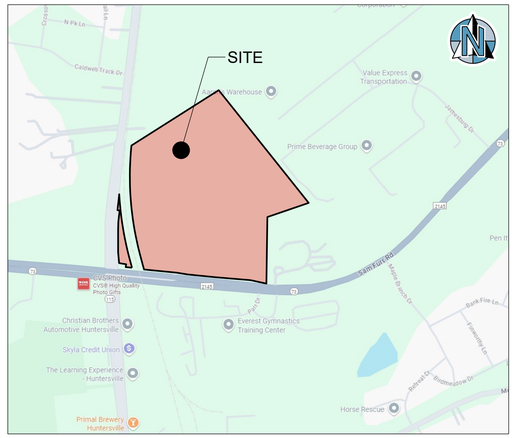
TREE SURVEY & DEMO PLAN

SHEET NUMBER:

V-1

COMMENTS: REZONING PLAN - NOT FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003



VICINITY MAP
NOT TO SCALE

PROJECT DATA

SITE DATA

RETAIL TRACT A	6.32 AC.
RETAIL TRACT B	0.97 AC.
RETAIL TRACT C	2.06 AC.
RETAIL TRACT D	2.43 AC.
(TOTAL RETAIL AREA= 11.78 AC. OR 519,167 S.F.)	
RESIDENTIAL TRACT A	3.63 AC.
RESIDENTIAL TRACT B	3.96 AC.
RESIDENTIAL TRACT C	2.93 AC.
RESIDENTIAL TRACT D	1.73 AC.
RESIDENTIAL TRACT E	1.82 AC.
RESIDENTIAL TRACT F	0.82 AC.
(TOTAL RESIDENTIAL AREA= 14.88 AC. OR 648,226 S.F.)	
ROAD TRACT A	1.93 AC.
ROAD TRACT B	1.70 AC.
ROAD TRACT C	0.62 AC.
ROAD TRACT D	1.66 AC.
ROAD TRACT E	1.01 AC.
ROAD TRACT F	2.97 AC.
STORMWATER TRACT	3.14 AC.
PARK TRACT	0.85 AC.
EXCESS PROPERTY	0.72 AC.
R/W DEDICATION A	0.25 AC.
R/W DEDICATION B	0.09 AC.
TOTAL SITE AREA	41.60 AC. (1,812,096 S.F.)
PROPOSED DISTURBED AREA	39.9+/- AC.

PROPOSED HC ZONING DISTRICT

BUILDING DATA: (AS SHOWN)

GROCERY STORE	46,300 S.F.
FUEL STATION	2,500 S.F.
SHOPS A	4,900 S.F.
SHOPS B	7,200 S.F.
SHOPS C	4,900 S.F.
SHOPS D	3,000 S.F.
SHOPS E	3,000 S.F.
SHOPS F	7,200 S.F.
HC ZONING BUILDING AREA	79,000 S.F. (MAX 87,000 S.F.)
BUILDING TYPE	HIGHWAY COMMERCIAL (GROCERY AND FUEL) SHOP FRONT (SHOPS)

PARKING DATA:

PARKING PROVIDED	367 SPACES
TOTAL NON-RESIDENTAL	79,000 S.F. (MAX 87,000 S.F.)
RATIO PROVIDED	4.69/1,000 S.F.

PROPOSED TOD-R ZONING DISTRICT

BUILDING DATA: (AS SHOWN)

MIXED USE BUILDINGS	6 BUILDINGS
RESIDENTIAL UNITS	288 UNITS
BUILDING TYPE	MIXED USE
TOWNHOME BUILDINGS	24 BUILDINGS (MAX 30)
TOWNHOME DWELLINGS	114 UNITS
BUILDING TYPE	TOWNHOME
TOTAL RESIDENTIAL UNITS	402 UNITS (MAX 413)
DENSITY NET OF STREETS	27.01 UNITS/AC.

PARKING DATA:

PARKING PROVIDED	675 SPACES
RATIO PROVIDED	1.7/UNIT

NOTES:
- EACH TOWNHOME DWELLING IS PROVIDED WITH A GARAGE (1 SPACE FOR 16' WIDE UNIT OR 2 SPACES/OTHER). UNITS WITH DRIVEWAYS COUNT TWO ADDITIONAL SPACES.
- PARKING COUNT EXCLUDES STREET PARKING FOR RESPECTIVE NON-RESIDENTIAL OR RESIDENTIAL USES
- OPEN SPACE DESIGNS ARE AS SHOWN ON LANDSCAPE PLANNING PAGES/RENDERINGS. EXACT LOCATIONS AND DETAILED PROGRAMMING OF OPEN SPACES SHALL BE DETERMINED DURING THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF DEVELOPMENT.
- BUILDINGS MAY BE MODIFIED, INCLUDING INDIVIDUAL BUILDING SQUARE FOOTAGE, OR COMBINED SO LONG AS MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE DOES NOT EXCEED 87,000 S.F. AND THE MAXIMUM RESIDENTIAL UNITS DO NOT EXCEED 413.

Total Area (acres, square feet)	41.61 ac. (1,812,618 s.f.)
Proposed Disturbed Area (acres, square feet)	+/- 39.92 ac. (1,738,915 s.f.)
River Basin	Yadkin Pee-Dee
Stream Classification	Class C
Principal Uses(s) *(Z.O Article 3)*	Retail & Residential
Building Type *(Z.O. Article 3, 4 and 8.10)*	Hwy Commercial, Mixed Use, and Town House
Zoning District *(Z.O. Article 3)*	Ex: CB (CD); Proposed: HC (CD) & TOD-R (CD)
Overlay District, if applicable *(Article 3 Z.O.)*	Not Applicable
Percentage of Impervious Allowed *(Article 3 Z.O.)*	No Limitation
Percentage of Impervious Shown	1,229,662 s.f. (67.8%)
Lot Count	12 (Ex. R/W Tracts)
Total number of dwellings (detached/ attached)	402 units
Mixed-use/# of live/work units	24 Live/Work units
Total area of residential	14.88 ac. (648,226 s.f.)
Total area of non-residential (square feet)	16.49 ac. (718,106 s.f.)
Lot size range	
Number of lots within each range (Use more lines if needed)	Not Applicable
Lot widths range *(Z.O Article 3)*	
Number of lots within each width (Use more lines if needed)	Not Applicable
Setbacks and Build-to-lines *(Z.O Article 3, 4 &8.)*	
Front BTL range or Setback	HC= 0'-15' max. / TOD-R= 25' max.
Corner setbacks	HC= 0'-15' max. / TOD-R= 25' max.
Rear setbacks	20' min.
Right side setback	5' min.
Left side setback	5' min.
Watershed Information *(Z.O. Article 3 and S.O. Section 7.290)*	
Is the property in a regulated watershed district?	___Yes _X_No
Watershed District	Not Applicable
Low Density/High Density	High Density
Percentage of allowable impervious area	No Limitation
Percentage of impervious area shown on plans	1,229,662 s.f. (67.8%)
Amount of lot area set aside for future impervious by homeowner *FYI if you are proposing to develop a residential subdivision inside the ML-O or LN-O Watershed Districts you shall reserve 1% of the lot area but not less than 150 sq/ft impervious area per lot to allow for addition of future impervious area by the homeowner/occupant.*	
List all modifications from the approved sketch plan and any conditions of the rezoning plan, if the property is subject a conditional rezoning plan.	See General Notes plan sheet.

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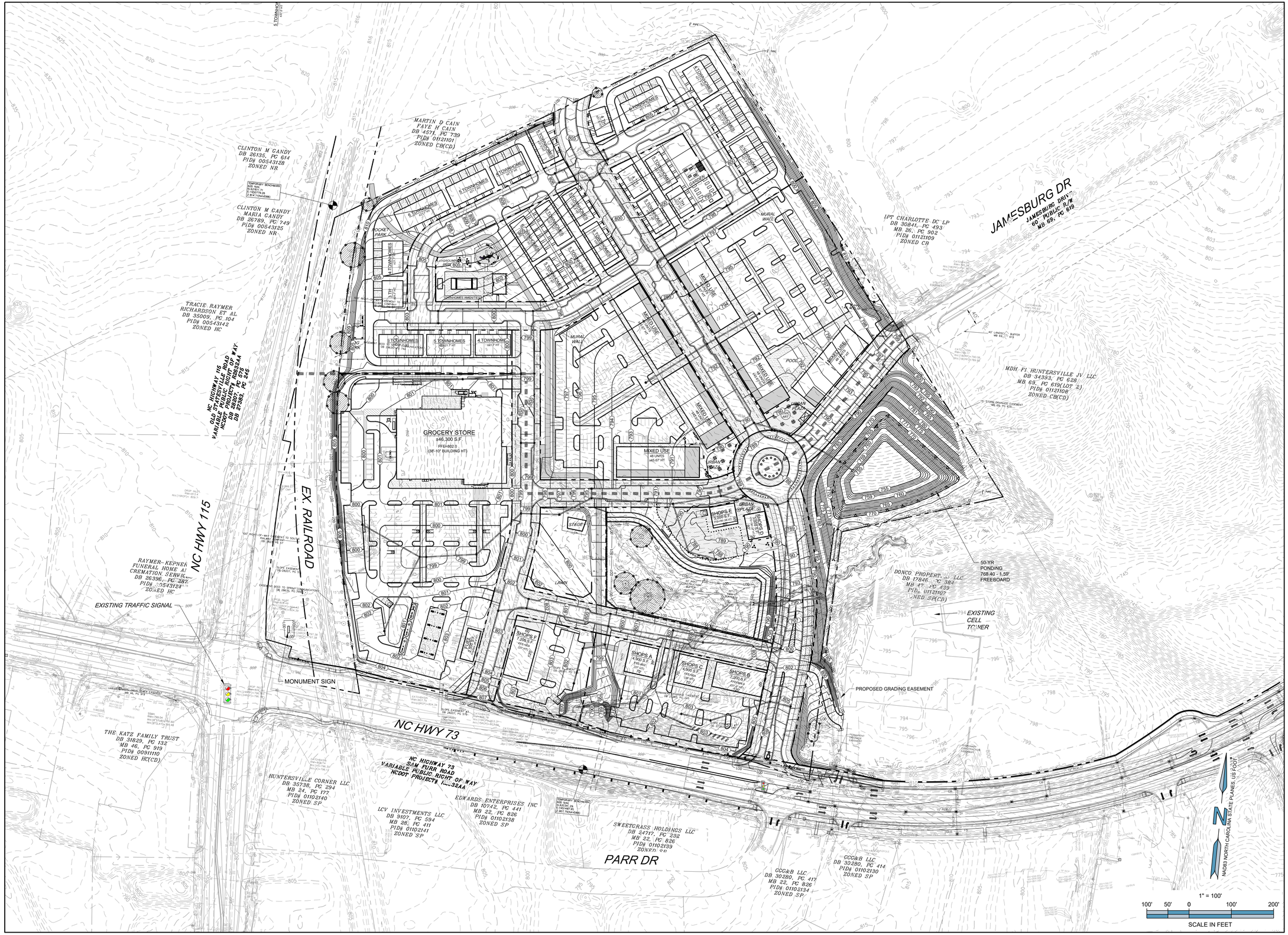
CONTACT: KEVIN ROGERS

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

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

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026
GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

PROJECT MANAGER:	ADB
DRAWING BY:	SC
JURISDICTION:	HUNTERSVILLE, NC
DATE:	2025-12-23
TITLE:	CONCEPTUAL SITE PLAN
SHEET NUMBER:	C-1
COMMENTS:	REZONING PLAN - NOT FOR CONSTRUCTION
JOB/FILE NUMBER:	2022.003



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

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024655 ENGINEER 10/31/25 JOSHUA N. COX

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026
GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

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

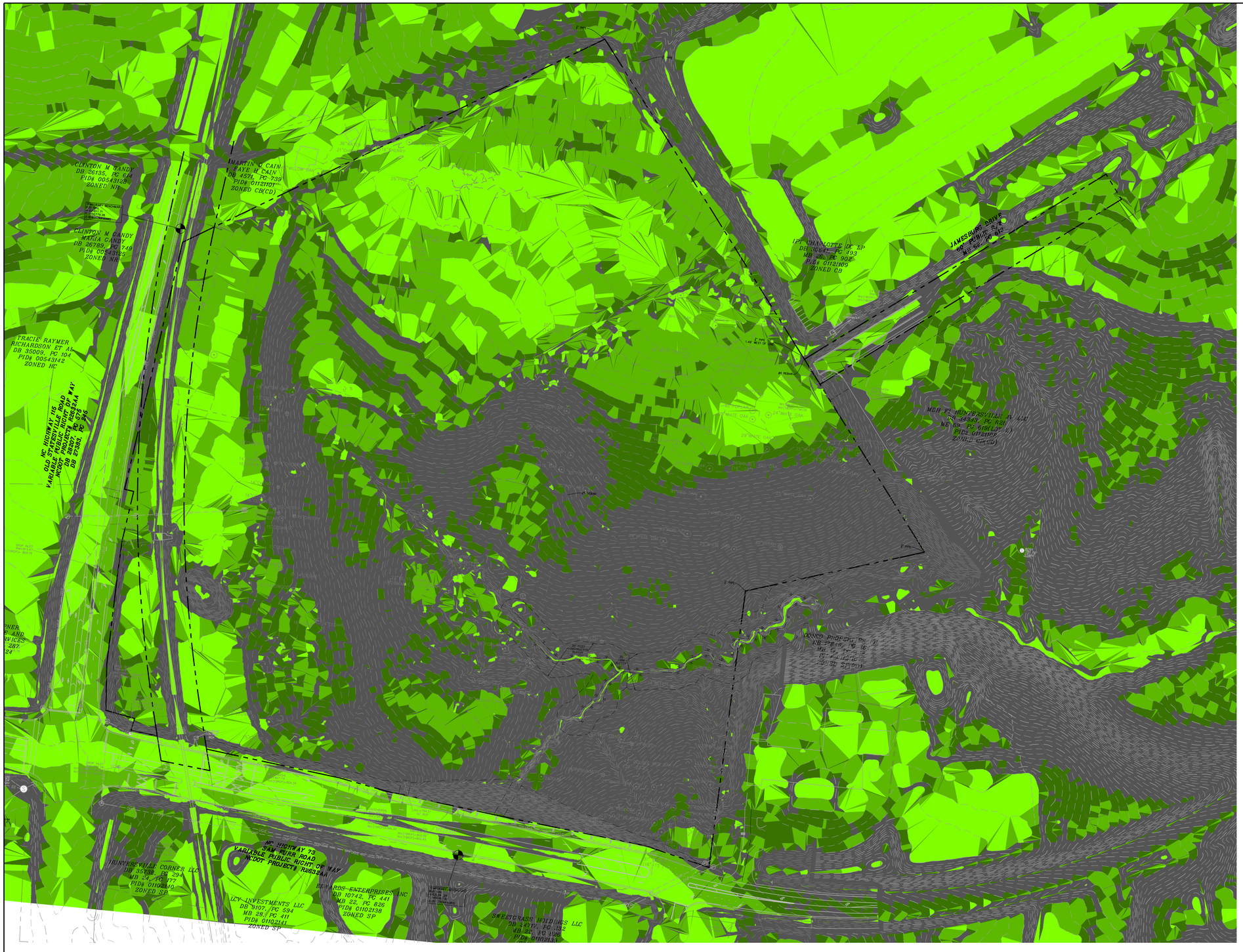
CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-4

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003



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

N

NAD83 NORTH CAROLINA STATE PLANES, US FOOT

1" = 100'

100' 50' 0 100' 200'

SCALE IN FEET

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PROJECT:

PROPOSED KNOX CROSSING

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PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

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

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026

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

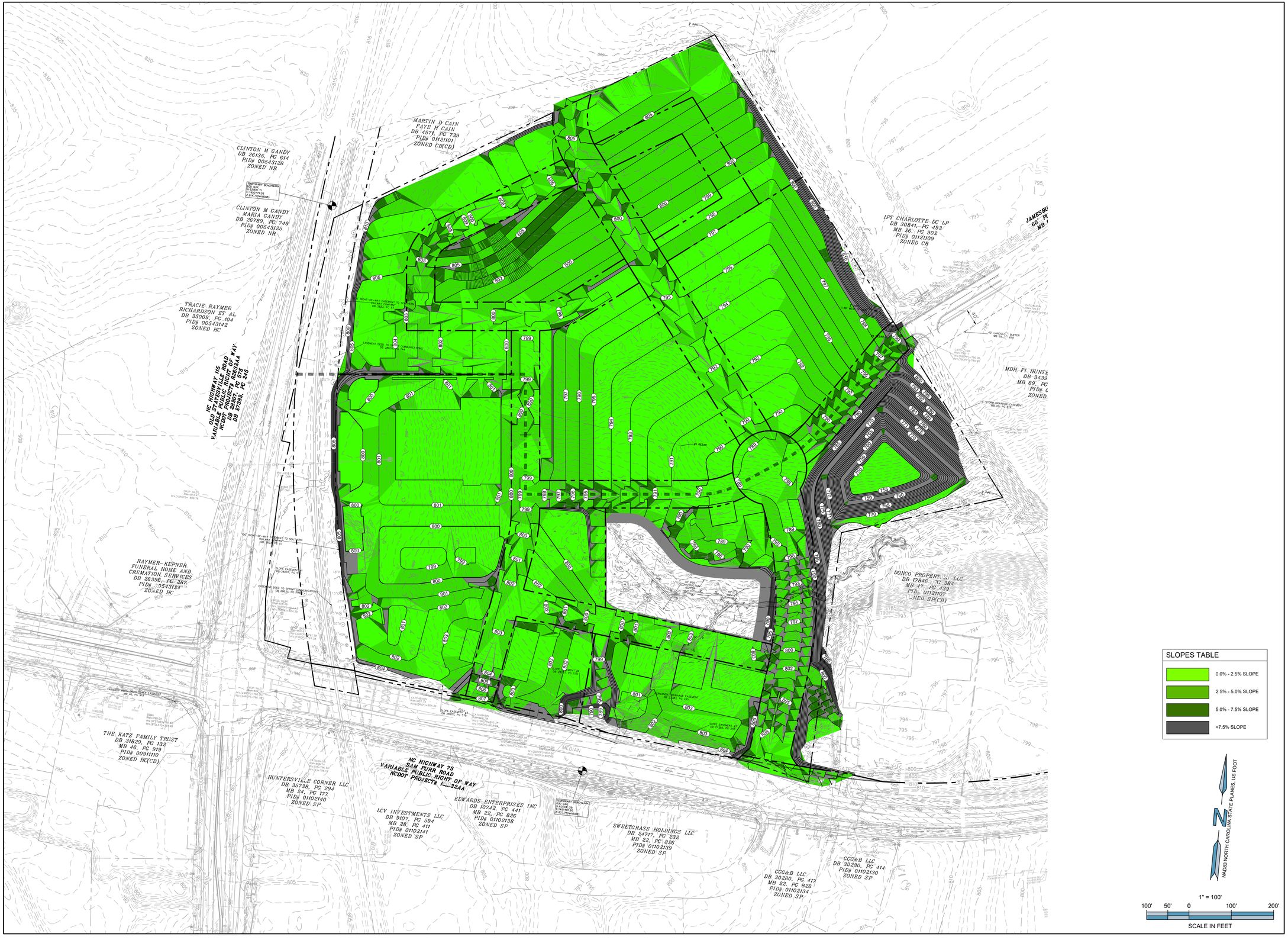
EXISTING SLOPE ANALYSIS PLAN

SHEET NUMBER:

C-4.1

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003



SLOPES TABLE

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

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MECKLENBURG COUNTY
PID#:01121105 & 01121106
HUNTERSVILLE PROJECT NO: R25-16

SEAL:

NORTH CAROLINA PROFESSIONAL SEAL 024655 10/31/25 ENGINEER JOSHUA W. COX

REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026
GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

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

TITLE:

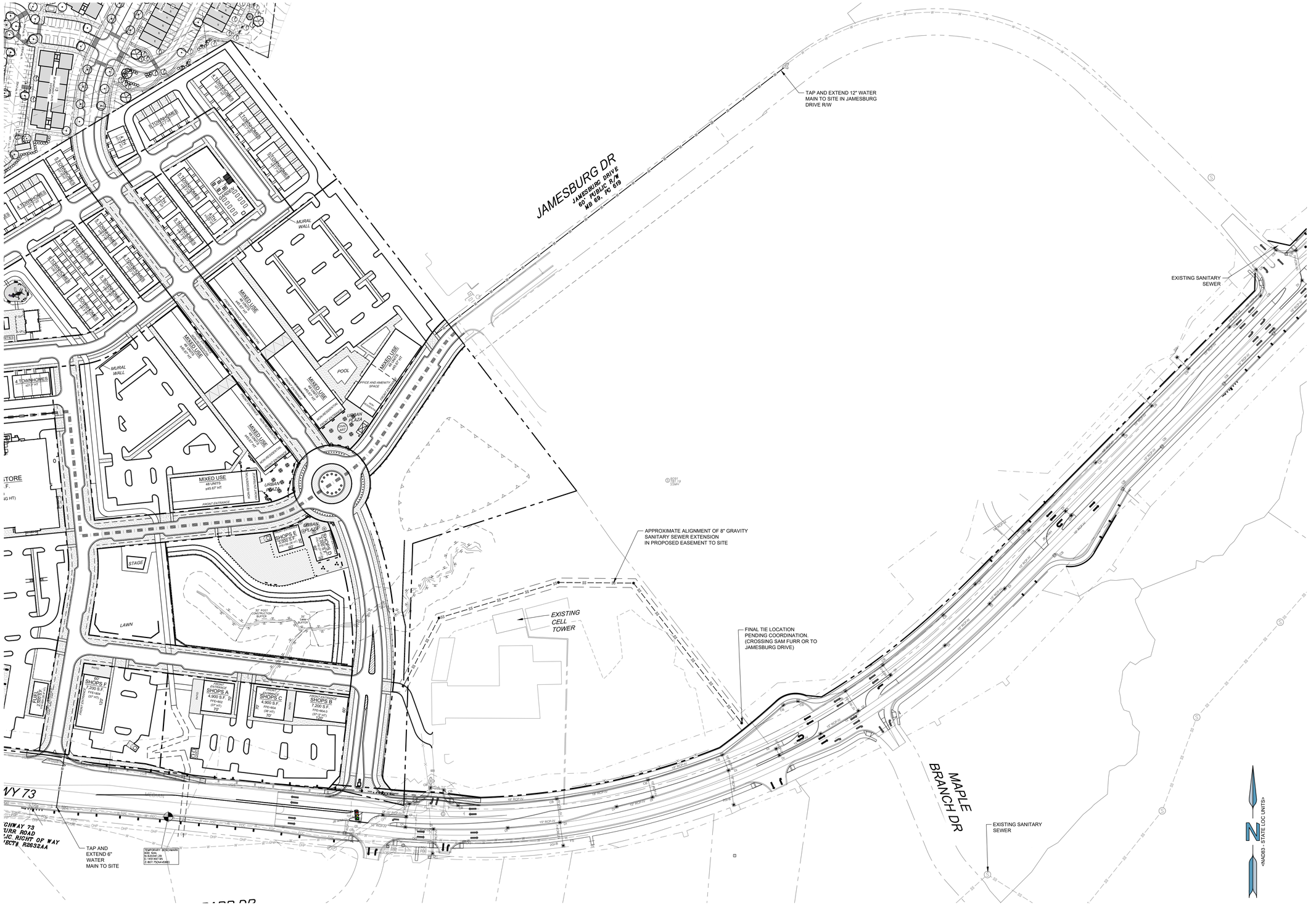
PROPOSED SLOPE ANALYSIS PLAN

SHEET NUMBER:

C-4.2

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2022.003



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GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

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

TITLE:

CONCEPT UTITILITES PLAN

SHEET NUMBER:

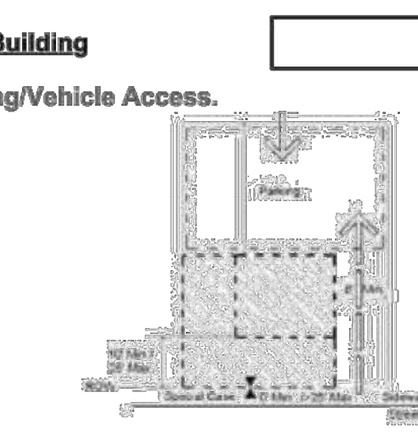
C-5

COMMENTS:
REZONING - NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

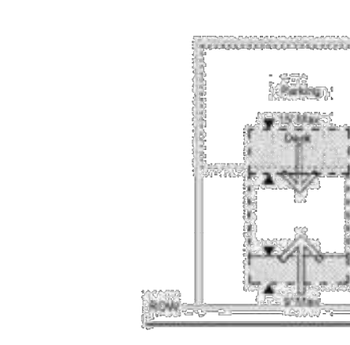
4.7 Lot Type / Apartment Building

Building Placement/Parking/Vehicle Access.



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

Encroachment/Pedestrian Access.



1. For buildings set back from sidewalk, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into setback area up to 8'.
2. Attached decks are permitted to encroach into the rear setback up to 15 feet.
3. For buildings set up to the sidewalk, upper level balconies, bay windows and their supports at ground level may encroach a maximum of 5'0" over the sidewalk.
4. Main pedestrian access to the building and to individual units is from the street (indicated by larger arrow), unless specifically exempted by one of the provisions of Section 8.1. Secondary access may be from parking areas (indicated by smaller arrow).

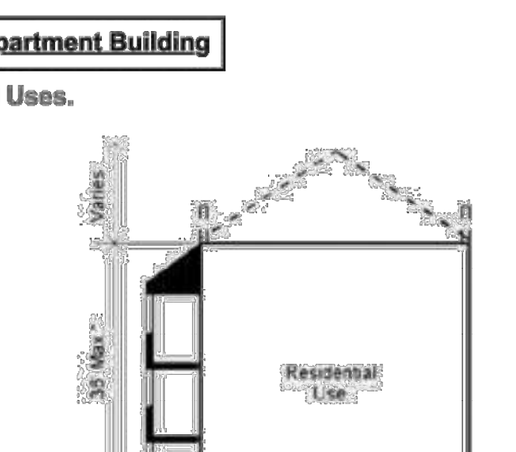
Description. The apartment building is a residential building accommodating several households. In traditional towns, this building type coexists with a variety of other building types. A successful contemporary design permits its integration with other residential types through the coordination of site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

Special Conditions:

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

4.8 Building Type / Apartment Building

Permitted Height and Uses.



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

Architectural Standards.

Principles.

A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are sympathetic to the historic architectural vocabulary of the area in their massing and external materials.
B. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.
C. Each building should be designed to form part of a larger composition of the area in which it is situated. Adjacent buildings should thus be of similar scale, height, and configuration.
D. Building silhouettes should be generally consistent. The scale and pitch of roof lines should thus be similar across groups of buildings.
E. Apartment Building Architectural Standards Principles A-D shall not apply to the residential portion of development on parcels where multifamily structures are an allowable use and the development contains two or more affordable housing units for families or individuals with incomes below eighty percent (80%) of the area median income.
F. Porches should form a predominant motif of house designs and be located on the front or to the side of the dwelling. When attached to the front, they should extend over at least 15% of the front facade. All porches should be constructed of materials in keeping with those of the main building.
G. Front loaded garages, if provided, shall meet the standards of Section 8.16.
H. At a minimum, the Americans with Disabilities Act standards for accessibility shall be met.

Configurations.

A. Main roofs on residential buildings shall either be flat or symmetrical gables or hips with a pitch of between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch shall be less than 4:12. All accessory buildings shall have roof pitches that conform to those of the main building.
B. Balconies should generally be simply supported by posts and beams. The support of cantilevered balconies should be assisted by visible brackets.
C. Two wall materials may be combined horizontally on one facade. The "heavier" material should be below.
D. Exterior chimneys should be finished in brick or stucco.

Techniques.

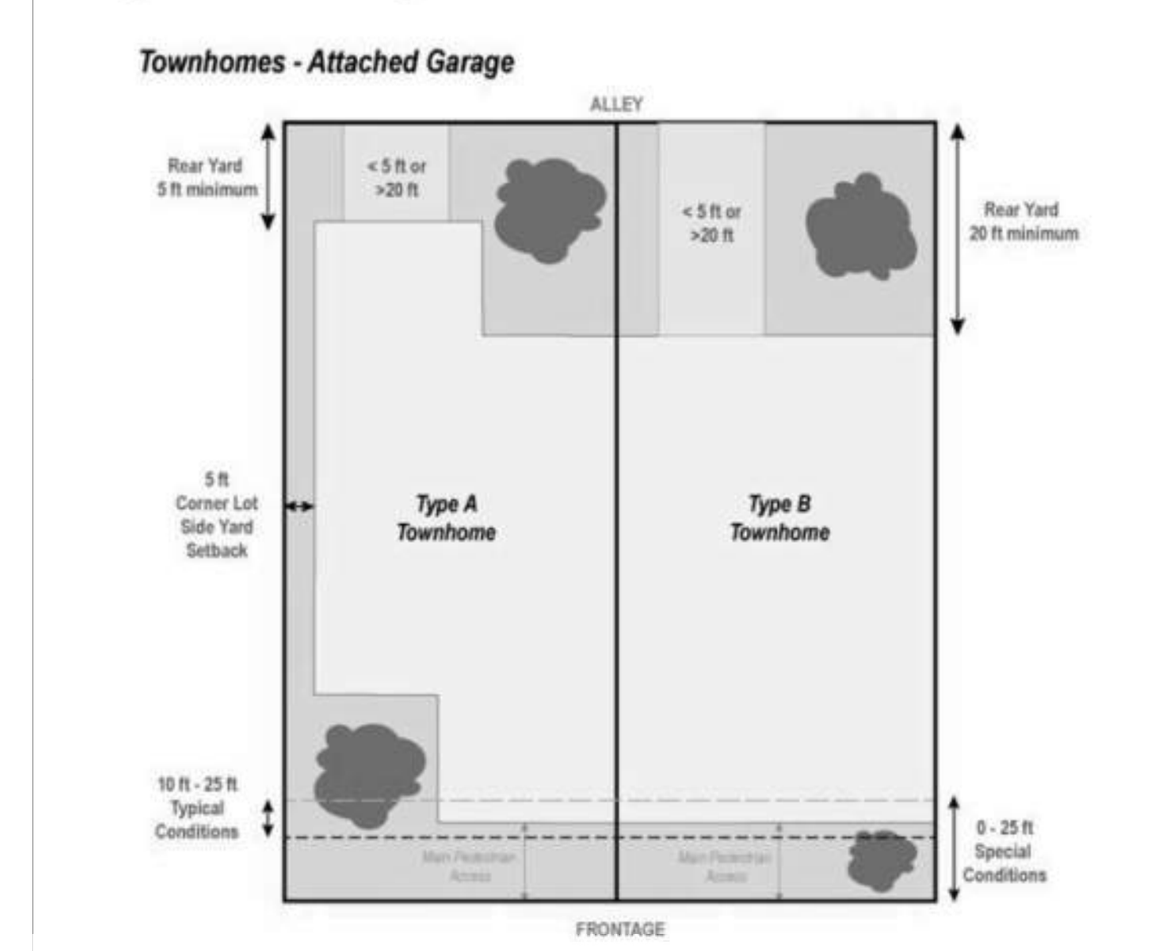
A. Overhanging eaves may expose rafters.
B. Flush eaves should be finished by profiled molding or gutters.



HISTORY
Amended by Ord. TA22-07 on 11/21/2022

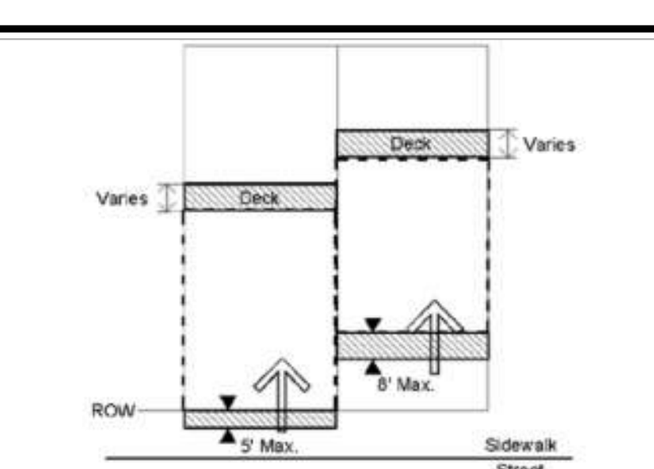
4.11 Lot Type / Townhome

Building Placement/Parking/Vehicle Access.



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

Encroachment/Pedestrian Access.



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

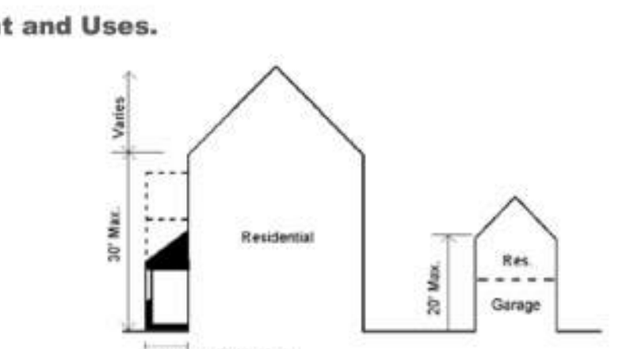
Special Conditions.

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

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

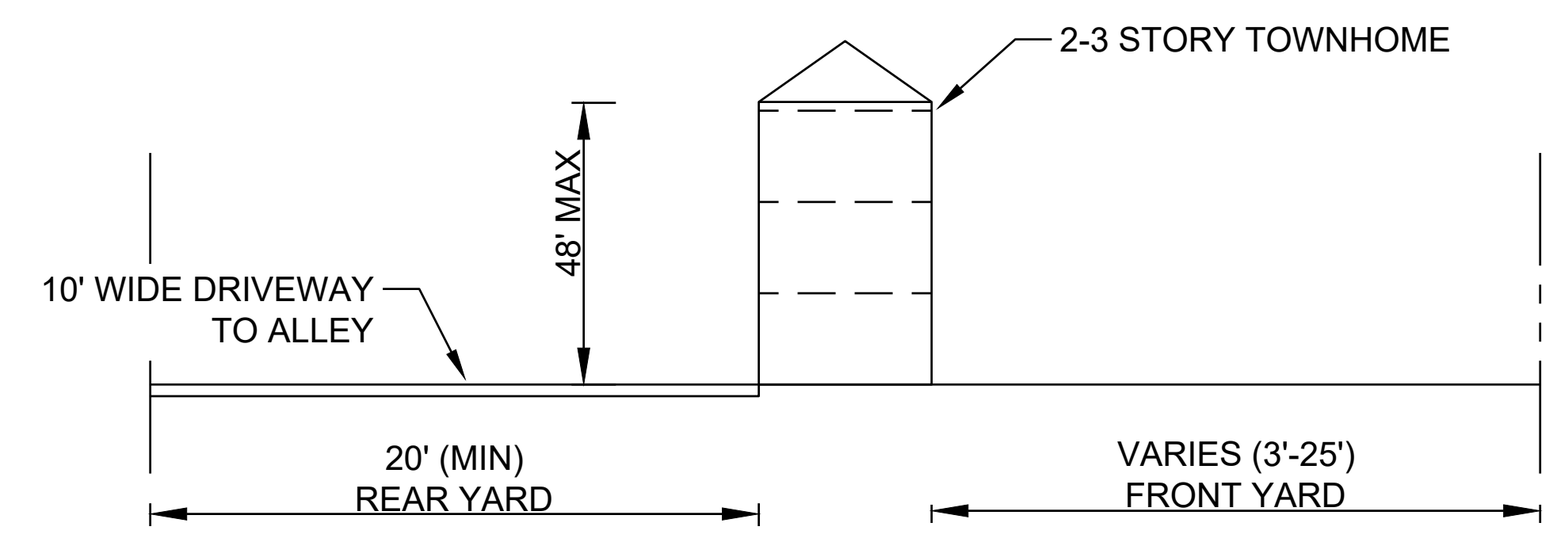
4.12 Building Type / Townhome

Permitted Height and Uses.



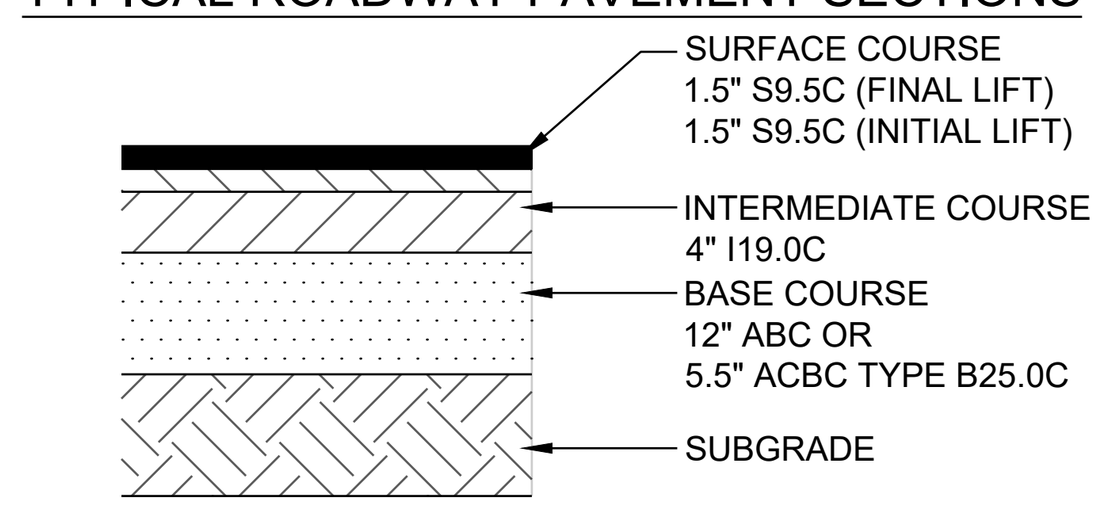
1. Building height shall be measured as the vertical distance from the highest finished grade relative to the street frontage, up to the eaves.
2. Building height to ridge will vary depending upon the roof pitch.
3. Permitted uses are indicated above.
4. Maximum footprint for a building housing a detached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

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

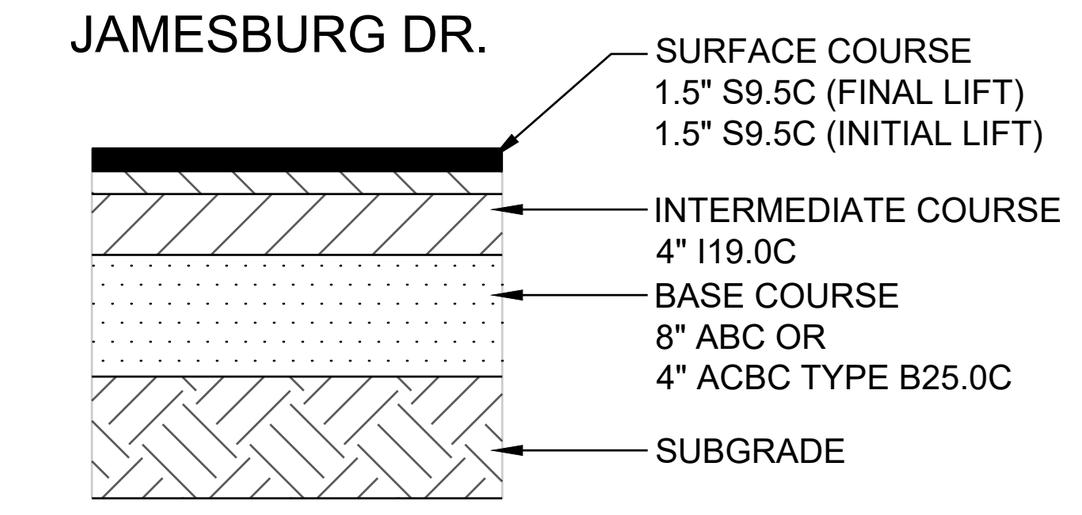


TOWNHOME LOT SECTION

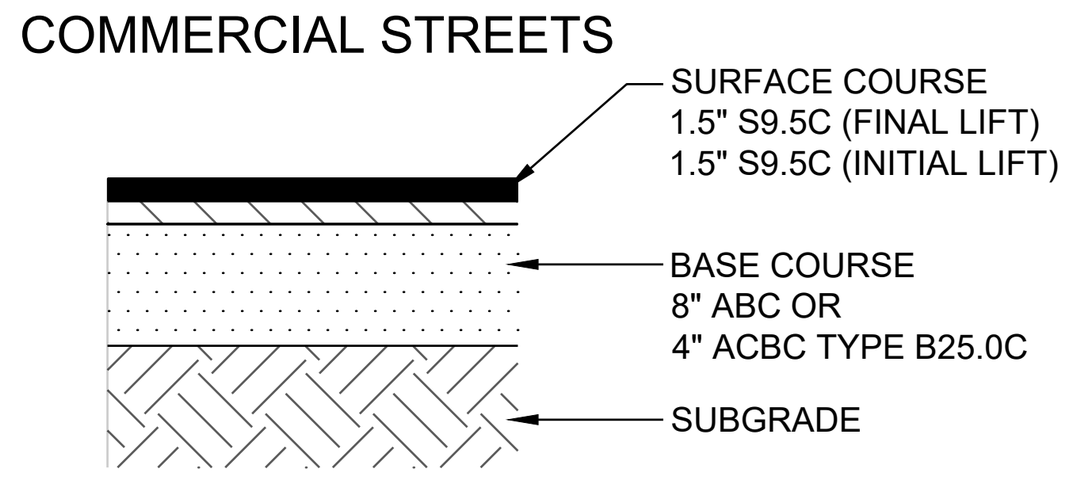
TYPICAL ROADWAY PAVEMENT SECTIONS



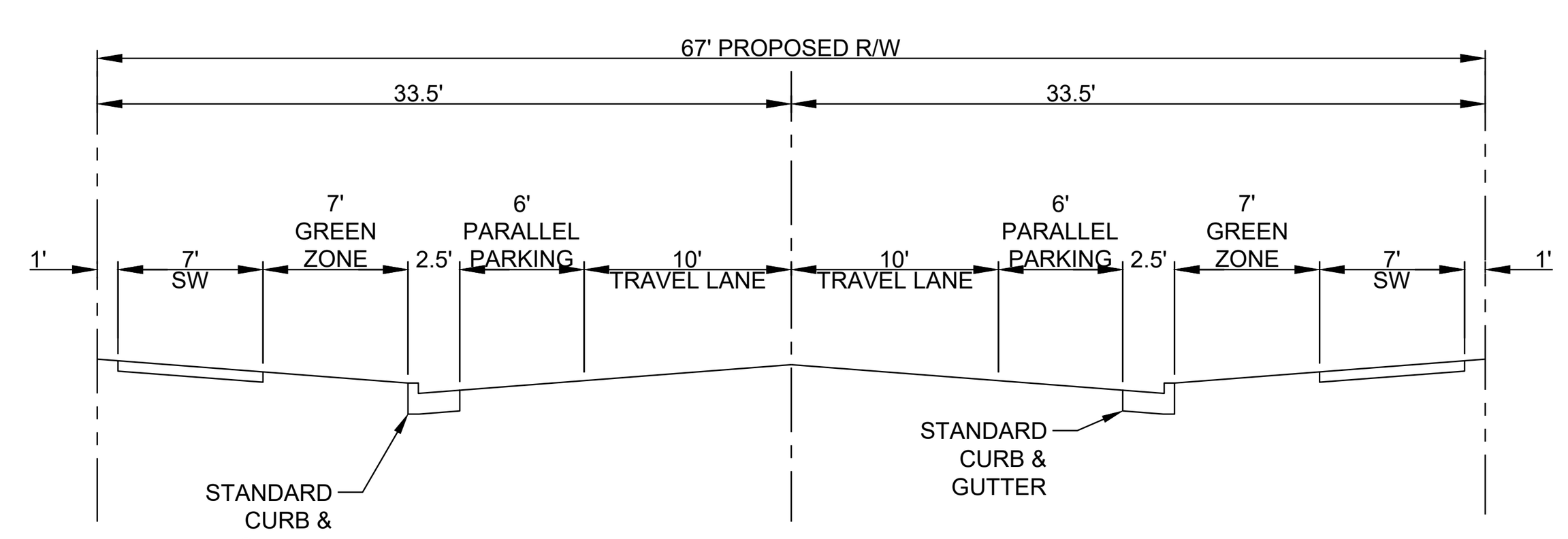
SEAGLE STREET
JAMESBURG DR.



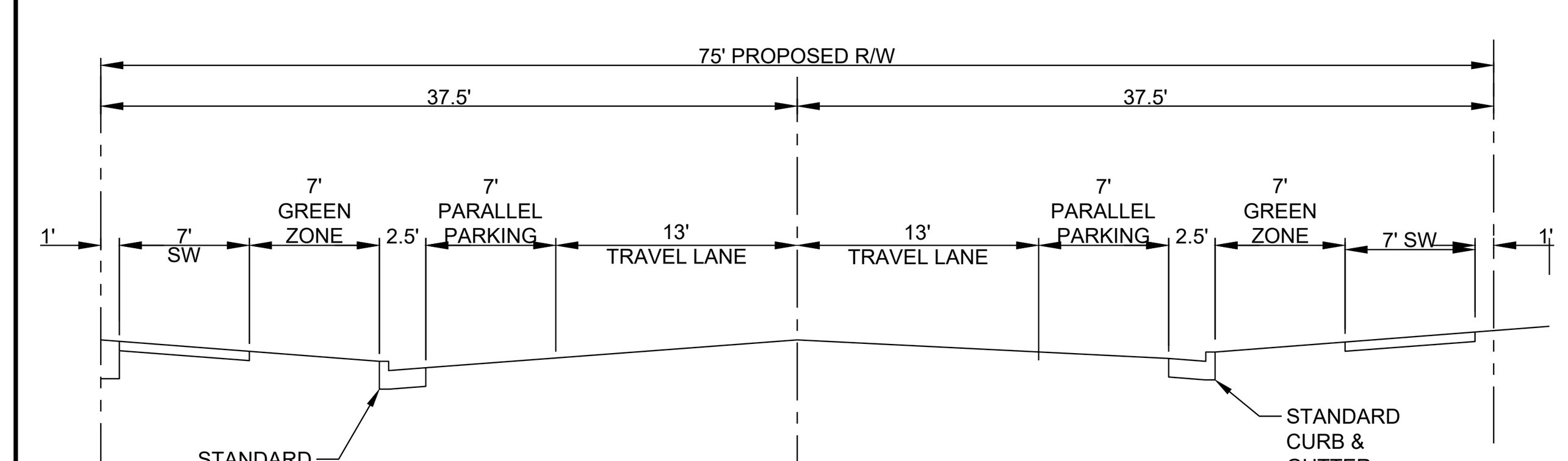
COMMERCIAL STREETS



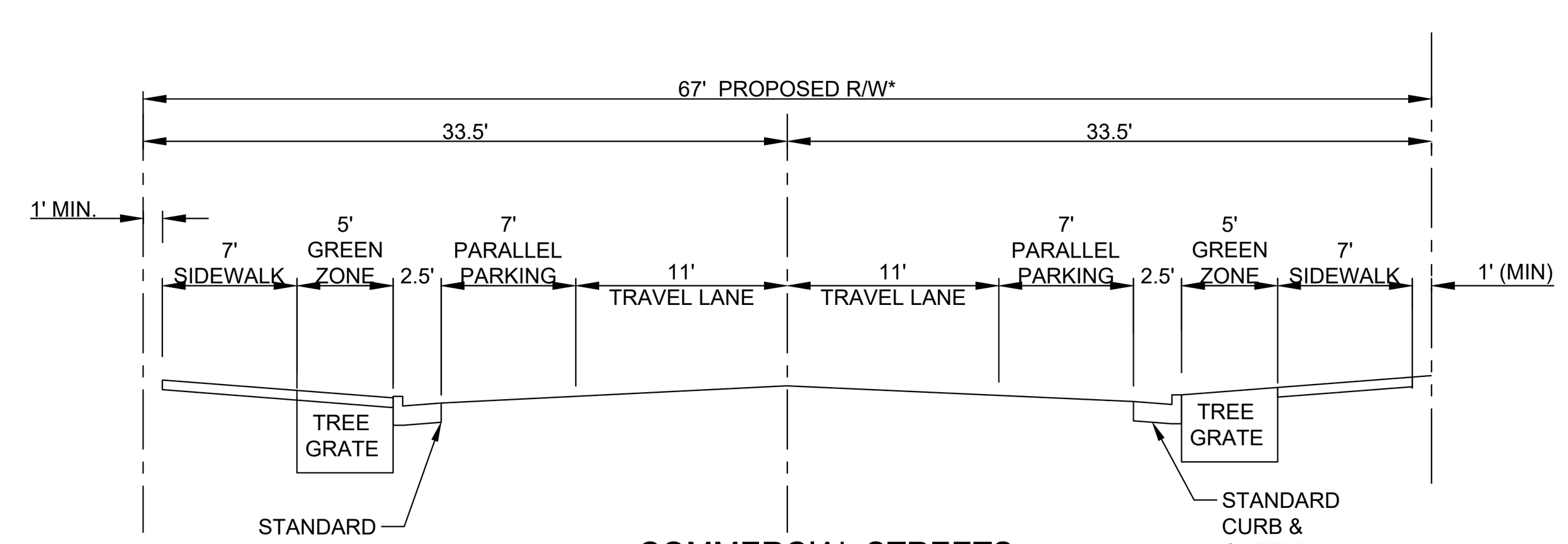
RESIDENTIAL DRIVE
RESIDENTIAL ALLEY



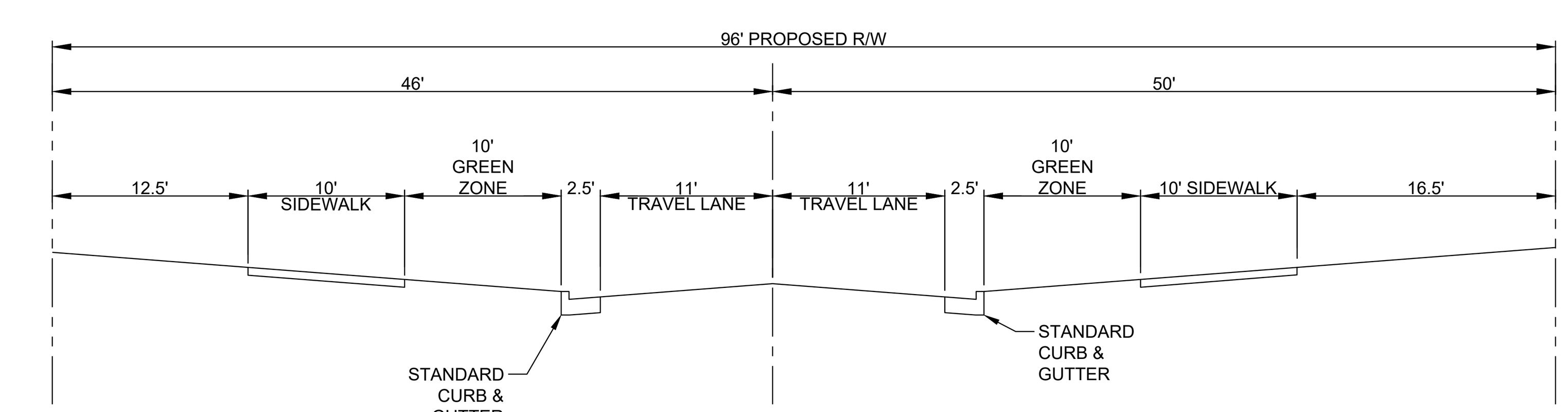
RESIDENTIAL STREET
TYPICAL SECTION
(ROAD TRACTS D AND E)



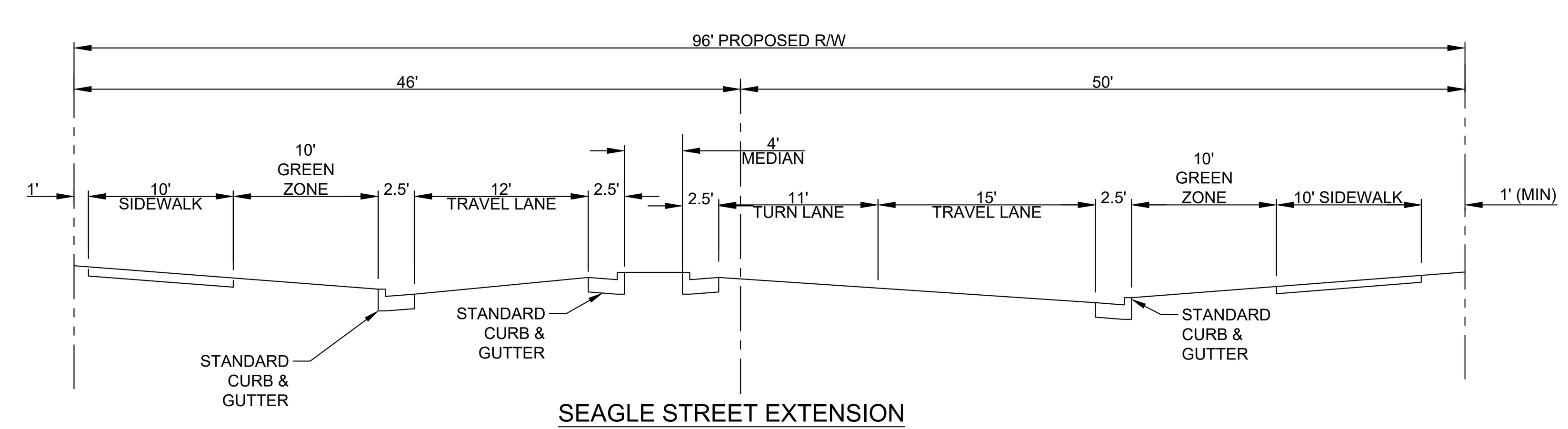
JAMESBURG DR. EXTENSION
TYPICAL SECTION
(ROAD TRACT C)



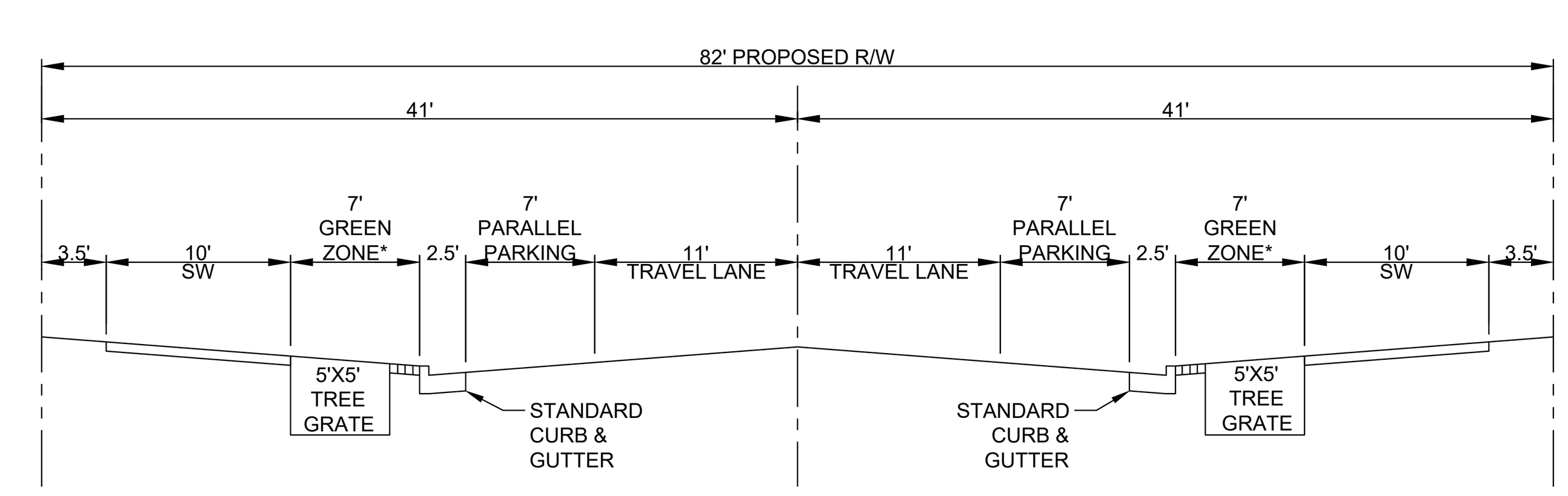
COMMERCIAL STREETS
TYPICAL SECTION
(ROAD TRACT F)



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



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



SEAGLE STREET EXTENSION
TYPICAL SECTION
(ROAD TRACT B - FROM ROUND-ABOUT TO STATION SOUTH REZONING PLANS BY W&A ENGINEERING)
* - 10' GREEN ZONE WHERE TREE GRATES NOT USED

REZONING NOTES
KNOX CROSSING DEVELOPMENT

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

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

3. SCHEMATIC NATURE OF REZONING PLAN. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT BUILDING LAYOUTS AND LOCATIONS ARE NOT SHOWN. THE EXACT LOCATIONS AND ARCHITECTURE OF THE UNITS AND BUILDINGS MAY BE MODIFIED, INCLUDING MAXIMUM BUILDING HEIGHTS IN ACCORDANCE WITH THE ORDINANCE, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING, AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATIONS ARE WITHIN THE BOUNDARIES OF THE CONDITIONAL DISTRICT REZONING AND ARE COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN. NOTWITHSTANDING THE AREAS AND UNITS SHOWN ON THE REZONING PLAN, THE TOTAL NON-RESIDENTIAL BUILDING SQUARE FOOTAGE OF THE PLAN MAY BE UP TO 87,000 SQUARE FEET AND THE TOTAL NUMBER OF RESIDENTIAL UNITS MAY BE UP TO 413.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE BUILT IN ONE PHASE, BUT MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PROPOSED PHASING SEQUENCE IS CONCEPTUAL AND MAY BE ALTERED DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT, BUT ANY PHASE MUST ALIGN WITH REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS FOR THAT PHASE. UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED. AT LEAST 7,000 FEET OF RETAIL/SERVICES/COMMERCIAL/OFFICE USES SHALL BE CONSTRUCTED AND READY FOR TENANT UPFIT PRIOR TO THE EARLIER OF (A) THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY ON THE FINAL MULTI-FAMILY BUILDING; OR (B) TWO (2) YEARS AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST MULTI-FAMILY BUILDING.

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

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

THE ADDITIONAL USES LISTED BELOW ("AUTOMOTIVE USES") SHALL NOT BE PERMITTED AS PART OF THE PROJECT:

a. STANDALONE CAR WASH FACILITIES AS A PRINCIPAL USE
b. AUTOMOTIVE SERVICE AND REPAIR
c. VEHICLE AND BOAT SERVICE, RENTAL, CLEANING, MECHANICAL REPAIR AND BODY REPAIR
d. EXCEPT AS SHOWN ON THE REZONING PLAN, PARKING LOT AS A PRINCIPAL USE, NOT INCLUDING STRUCTURED PARKING
e. AUTOMOTIVE COUNTRY CLUB
f. RESTAURANTS WITH DRIVE THROUGH WINDOWS
g. DRIVE THROUGH BANKS
h. DRIVE THROUGH DRUG STORES SEPARATE OF THE GROCER
i. GAS STATIONS OTHER THAN SHOWN ON THE REZONING PLAN; HOWEVER, IF THE GROCERY USE HAS A NON-FUEL PROGRAM FOR THE STORE SHOWN ON THE REZONING PLAN, THE FUEL STATION WILL BE REMOVED AND REPLACED BY EITHER OPEN SPACE OR A NON-RESIDENTIAL BUILDING.
j. EXPANSION OF GROCERY DRIVE THROUGH AND GAS STATION OPERATIONS, EXCEPT FOR CARRY OUT AND PANDEMIC-RELATED OPERATIONS FOR THE GROCERY STORE.

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

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

9. FRONTAGE IMPROVEMENTS. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPHS 16 AND 17 HEREOF, PETITIONER SHALL BE REQUIRED TO INSTALL STREETS TREES AND OTHER IMPROVEMENTS ALONG THE STREET FRONTAGE AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY ANY APPLICABLE DRIVEWAY PERMIT AND BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE AND APPLICABLE HUNTERSVILLE/NCDOT TIA OR DRIVEWAY PERMIT REQUIREMENTS. STREET TREE LOCATIONS, SIDEWALKS, PLANTING STRIPS AND PARKING ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PHASE AS REQUIRED BY PETITIONER AND TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL. THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS.

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

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

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

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

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

15. AFFORDABLE HOUSING. PETITIONER PROPOSES THAT AT LEAST 7.5% OF THE TOTAL UNITS (BY WAY OF EXAMPLE, AT THE CURRENTLY SHOWN UNIT COUNT OF 402, THAT NUMBER IS 30 UNITS) SHALL BE ATTAINABLE HOUSING UNITS TO BE PROVIDED AMONG THE RESIDENTIAL UNITS AS SHOWN ON THE REZONING PLAN FOR A PERIOD OF FIFTEEN (15) YEARS AFTER THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE BUILDING. THE ATTAINABLE UNITS WILL BE AVAILABLE TO HOUSEHOLDS EARNING LESS THAN 100% OF THE AREA MEDIAN INCOME AS PUBLISHED BY HUD FOR THE CHARLOTTE-CONCORD-GASTONIA NC-SC HUD METRO FMR AREA.

16. REQUESTED MODIFICATIONS TO STANDARDS.
PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

a. BLOCK LENGTH. BLOCK LENGTH MODIFICATIONS REQUESTED, PEDESTRIAN PATHWAYS TO BREAK UP THE BLOCK LENGTH, AS SHOWN ON THE REZONING PLAN.
b. FRONTAGE IMPROVEMENTS. ALONG SEAGLE STREET, ONLY ONE ROW OF STREET TREES ON EITHER SIDE OF THE RIGHT OF WAY WILL BE REQUIRED TO BE INSTALLED AND TREES MAY BE INSTALLED WITH TREE GRATES. ALONG MAIN STREET, A SINGLE ROW OF STREET TREES IS PERMITTED. ALONG NC HIGHWAY 73, A SINGLE ROW OF STREET TREES WITH A KNEE WALL IN FRONT OF THE PARKING AREA IS PERMITTED. SIDEWALKS AND STREET TREES SHALL NOT BE REQUIRED ALONG NC HIGHWAY 115.
c. SIDEYARD PARKING. SIDEYARD PARKING, INCLUDING DRIVE-THRU OPERATIONS, IS PERMITTED AS SHOWN ON THE REZONING PLAN.
d. BUFFERS. SWIM BUFFER DISTURBANCE PER SECTION 8.25.11.B OF THE ORDINANCE. MITIGATION TECHNIQUE (8), PURCHASE OF MITIGATION CREDITS, SHALL BE IMPLEMENTED FROM SECTION 8.25.11.B. MODIFICATION TO ALLOW THE DISTURBANCE AND IMPACTS WITHOUT THE VARIANCE REQUIRED BY SECTION 8.25.11.B, AND TO ALLOW GRADING AND SITE IMPROVEMENTS INTO REQUIRED BUFFERS AS SHOWN ON THE REZONING PLAN.
e. TREES. MODIFICATION TO PERMIT MORE THAN 30% OF SPECIMEN TREES TO BE REMOVED. MITIGATION FOR PROTECTED TREES SHALL NOT BE LIMITED IN ORDER TO ACHIEVE DEVELOPMENT OBJECTIVES COORDINATED WITH THE TOWN.
f. MAXIMUM SQUARE FOOTAGE AND FAR. MODIFICATION TO ALLOW RETAIL/SERVICES/COMMERCIAL/OFFICE USES TO EXCEED 8,000 SQUARE FEET, TO BE LOCATED IN THE MIXED-USE BUILDINGS AS SHOWN ON THE REZONING PLAN AND TO MODIFY THE FAR REQUIREMENT, TO THE EXTENT NOT IN COMPLIANCE WITH 3.2.13(A) AND (E)(5). THE HIGHWAY COMMERCIAL BUILDING IN WHICH THE GROCERY STORE IS SHOWN ON THE REZONING PLAN IS PERMITTED WITH A BUILDING SQUARE FOOTAGE OF UP TO 50,000 SO LONG AS THE MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE FOR THE PROJECT DOES NOT EXCEED 87,000.
g. FRONTAGE. TOWNHOMES FRONTING OPEN SPACE MAY HAVE REAR ALLEY ACCESS.

17. ADDITIONAL CONDITIONS:
a. THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS AND PETITIONER AGREES TO INSTALL ALL REQUIREMENTS AND MITIGATION OF THE NCDOT APPROVED TIA.
b. WHERE FEASIBLE, INTEGRATE THE NATURAL LANDSCAPE INTO THE DESIGN OF THE PROJECT.
c. BMP ENHANCEMENT TO ACTIVATE THE PEDESTRIAN CORRIDOR.
d. SIDEYARD PARKING, INCLUDING DRIVE-THRU OPERATIONS, SHALL BE SCREENED FROM VIEW WITH LANDSCAPING.
e. ART INSTALLATIONS DESIGNATED ON THE REZONING PLAN SHALL BE COMPLETED IN COORDINATION WITH THE HUNTERSVILLE ARTS COMMITTEE.
f. SEAM TRAIL LOCATION WITHIN THE PROPERTY IS SUBJECT TO APPROVAL OF MECKLENBURG COUNTY, THE TOWN OF HUNTERSVILLE AND NCDOT AND MAY BE RELOCATED TO ACCOMMODATE THE FINAL APPROVED LOCATION WITHOUT THE REQUIREMENT OF AN AMENDMENT TO THE REZONING PLAN.

ENGINEER:
FORESITE group
ENGINEERING OF NORTH CAROLINA, PLLC
North Carolina Authorization Number: P-2475
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410 MILL STREET, BLDG. 1, SUITE 200
MOUNT PLEASANT, SOUTH CAROLINA 29464
PHONE: 843.654.7888
CONTACT: KEVIN ROGERS

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

SEAL:



REVISIONS	DATE
GENERAL REVISIONS	1/12/2026
GENERAL REVISIONS	2/13/2026
GENERAL REVISIONS	3/30/2026
GENERAL REVISIONS	4/27/2026

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

TITLE:
GENERAL NOTES

SHEET NUMBER:
CN

COMMENTS:
REZONING PLAN - NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2022.003

Y:\SHARED\PROJECTS\2022-WRS, INC\2022.003 HUNTERSVILLE, NC_CIVIL_GS\CAD\CDS\C-1 GENERAL NOTES.DWG Plotted on: 5/6/2026 1:06:38 PM By: KELLY WAGONER Plot Scale: 1:1

KNOX CROSSING
Huntersville, NC

Legend

1. Neighborhood Park / Butterfly Garden
2. Pocket Park
3. Neighborhood Park / Playground
4. Dog Park
5. Pedestrian Passage
6. Seam Trail
7. The Plaza
8. Stage/ Lawn
9. Seam Trail Park / Trailhead
10. Roundabout
11. Natural Overlook / Terraces
12. Community Pool
13. Detention Pond
14. Landscape/Monument Sign
15. Existing Railroad Tracks
16. Neighborhood Street
17. Festival Street
18. Main Street



KNOX CROSSING
Huntersville, NC





Neighborhood Park / Butterfly Garden

The shared park and butterfly garden offers a peaceful escape within this urban development. Raised planting beds and a vibrant pollinator garden offer a taste of nature. Open lawn areas, picnic tables, and shade tree create inviting spaces to relax and gather. A covered pavilion and soft night lighting make the park welcoming and usable throughout the day and into the evening.

Legend

1. Neighborhood Road
2. Community Garden
3. Event Space
4. Open Activity Lawn
5. Covered Space
6. Sidewalk











KNOX CROSSING
Huntersville, NC



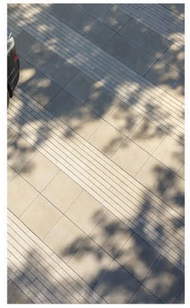


Easily accessed from the SEAM Trail and nearby townhome amenities, this space sits beside the pool and clubhouse, offering a seamless blend of play and gathering. With ample seating and canopy trees the playground supports active use, while nearby fire pits create a cozy spot for evening connection. Integrated lighting ensures safe access and extends enjoyment into the night.

Pocket Park / Neighborhood Park/ Playground





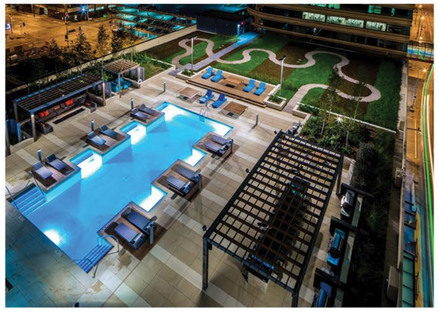












Legend

1. Amenity area
2. Seam Trail
3. Fire Pit Space
4. Night Lighting
5. Playground
6. Pocket Park

KNOX CROSSING
Huntersville, NC





Dog & Pocket Park

The dog park design allows for an off-leash pet play space with dog caretaker seatings areas. Landscaping such as large canopy trees, and screen plantings offer shade and privacy from passers-by. The dog park is features convenient dog water and waste stations. The adjacent Pocket park is a small park along the seam trail to serve all users. The flexible lawn area provides lighting, seating and bike parking, for an informal, safe space day or night. Both parks are useful amenities that support community connection along the trail.















Legend

1. Play area entry
2. Covered Shelter
3. Play Element
4. Open Lawn Space
5. Seating Area

KNOX CROSSING
Huntersville, NC





Legend

1. Specialty Paving
2. Crosswalk
3. Shade Structure
4. Parking
5. Entry Monument
6. Street Trees
7. Outdoor Dining w/ Festoon Light
8. Community Pool
9. Civic Art

The Plaza

This mixed-use residential and retail district creates a vibrant live-work environment centered around activated plazas with specialty paving, a civic art feature, and shaded gathering areas. Generous outdoor seating supports restaurants and commercial activity, enhancing street life and interaction. Tree-lined sidewalks, decorative bollards, and pedestrian crossings provide safe, intuitive connectivity throughout the area. Ambient lighting and integrated seating extend use into the evening, linking natural areas to the plazas for an engaging day-to-night experience.













KNOX CROSSING
Huntersville, NC





Seam Trail Park/Trailhead

Whether walking or biking, or enjoying a stop along the way, there is something along the seam trail for everyone. The trail features activated retail spaces with well-designed dining and gathering areas. Pathway seating gives residents and visitors opportunities to sit and enjoy a break. Wide, tree-lined walkways provide safe, well-lit circulation, connecting the trail to adjacent retail spaces, parking, and the natural overlook. The trail extends to an open lawn and flexible staging area for community events, adding energy and vibrancy to the neighborhood and district. A future, direct connection to the Seam Trailhead with safe crossings is planned to allow for further connectivity. Along the trail you will also find a pocket park, dog park, playground and firepit gathering spaces.

Legend

1. Future Greenway Path
2. Crosswalk
3. Outdoor Dining
4. Natural Overlook
5. Seam Trail
6. Stage / Open Lawn
7. Seat wall
8. Bike Parking









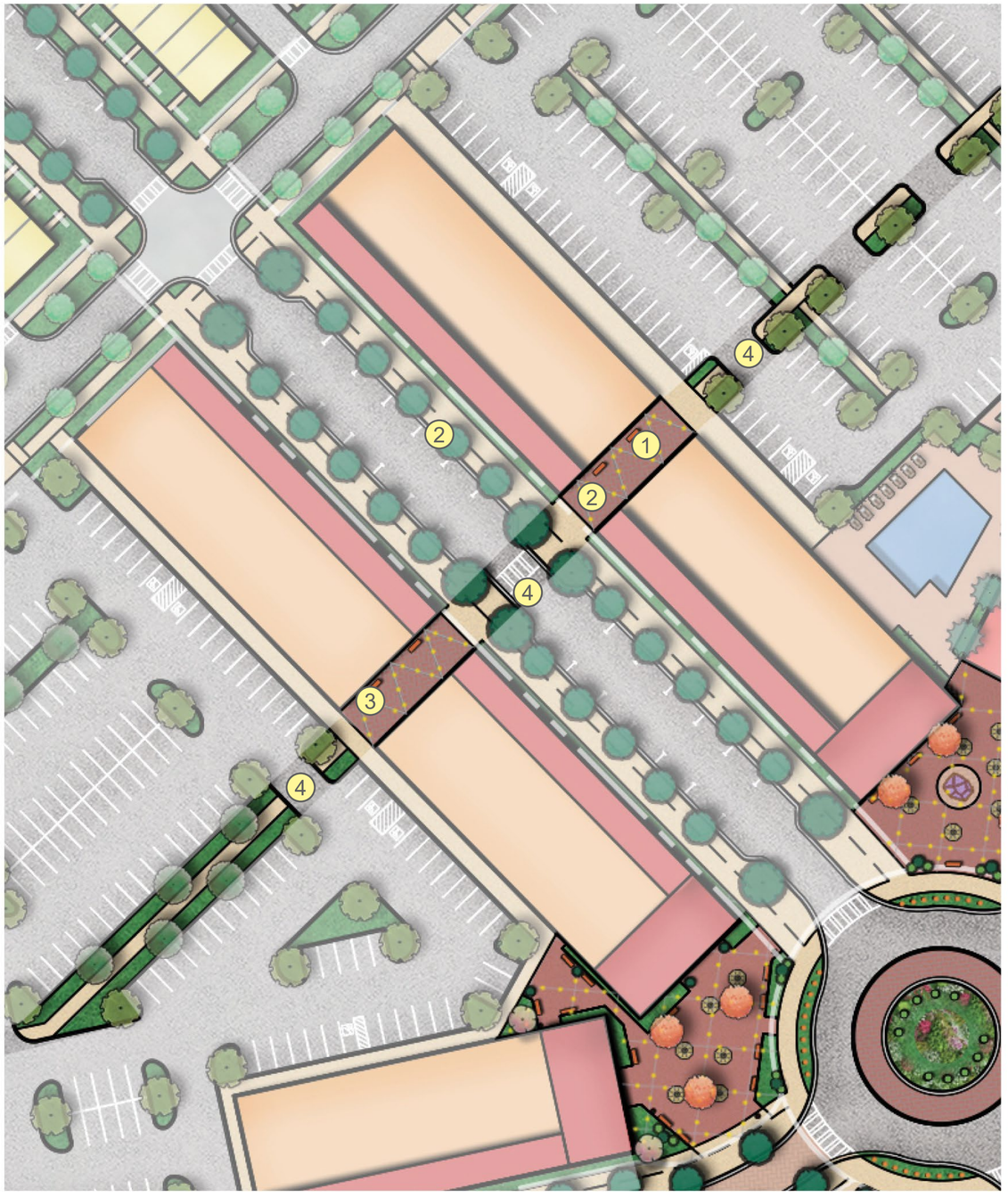






KNOX CROSSING
Huntersville, NC





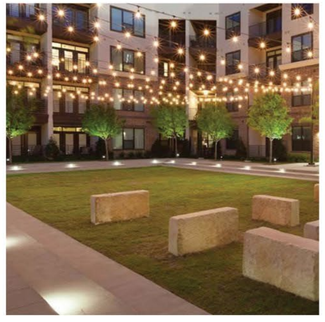
The Passage:

The pedestrian passage between the townhomes and multifamily residences provides an intimate outdoor shared space for the community. This corridor is designed to function as both a circulation route and a social gathering area, encouraging neighborhood connectivity. Benches, decorative planters, and festoon lighting establish a welcoming environment that enhances comfort, safety, and opportunities for residents to easily explore other parts of the community, interact, and enjoy thoughtfully planned spaces.













Legend

1. 25’ Wide Passage
2. Festoon Lighting
3. Benches
4. Crosswalk

KNOX CROSSING
Huntersville, NC

Seam Trail:

The Seam Trail provides pedestrian connection throughout the community. This connection encourages walking and biking while offering convenient recreational opportunities for residents. A future link at the trailhead will integrate users beyond the development.

Legend

1. Neighborhood Park / Butterfly Garden
2. Pocket Park
3. Neighborhood Park / Playground
4. Dog Park
5. Pedestrian Passage
6. Seam Trail
7. The Plaza
8. Stage/ Lawn
9. Seam Trail Park / Trailhead
10. Roundabout
11. Natural Overlook / Terraces
12. Community Pool
13. Detention Pond
14. Landscape/Monument Sign





2 SOUTH SIDE ELEVATION

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



1 EAST FRONT ELEVATION

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

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GENERAL SHALE "WALMAC"	
BRK-2	SPLIT FACE MASONRY UNIT	LIGHT GRAY	
CONC	CONCRETE CURB	--	BROOM FINSIH
FCP-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
FCP-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	METAL COPING CAP	CENTRAL GUARD "HUNTER GREEN"	
MTL-2		"GRAY"	
RAIL	DECORATIVE RAILING	CLEAR ANODIZED	
STRF-1	ALUMINUM STOREFRONT SYSTEM	"HUNTER" GREEN	CLEAR GLAZING
STRF-2	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR GLAZING
PEC-1	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER GREEN	
PEC-2	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH POLAR	
PEC-3			

NARRAMORE ARCHITECTURE EST. 1973
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SEAL

WRS INC REAL ESTATE INVESTMENTS

PROPOSED GROCERY STORE

NC HWY 115 & NC HWY 73
HUNTERSVILLE, NC

REVISIONS
1 DESIGN REVIEW COMMENTS 12-29-25
2 DESIGN REVIEW COMMENTS 02-23-26
4 DESIGN REVIEW COMMENTS 03-27-26

PROJECT DATA
--

PROJECT NUMBER
25141

ISSUE DATE
03-23-26

PROPOSED GROCERY STORE
HUNTERSVILLE, NC
2

A2.0

EXTERIOR ELEVATIONS



2 SOUTH FRONT ELEVATION

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



1 WEST FRONT ELEVATION

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

EXTERIOR FINISH SCHEDULE			
KEY	**DESCRIPTION**	**COLOR**	**NOTES**
BRK-1	BRICK VENEER	GENERAL SHALE "WALMAC"	
FCP-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
FCP-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	ALUMINUM COMP PANEL	CENTRAL GUARD "HUNTER GREEN"	
MTL-2	METAL COPING CAP	HUNTER GREEN	
STN	CAST STONE SILL	GENERAL SHALE "WALMAC"	
STRF	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR CLAZING
PEC	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER POLAR	

GENERAL NOTES

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

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WRS INC REAL ESTATE INVESTMENTS

PROPOSED RETAIL SHOPS BUILDING A

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

REVISIONS

1 DESIGN REVIEW COMMENTS 02-17-26
2 DESIGN REVIEW COMMENTS 02-17-26
3 DESIGN REVIEW COMMENTS 03-10-26
4 DESIGN REVIEW COMMENTS 03-27-26

PROJECT DATA

4,900 SQ.FT.

PROJECT NUMBER

25141

ISSUE DATE

03-13-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS

GENERAL NOTES

1. STOREFRONT NOTES:
   - A. ALL CLEAR GLAZING IS 1" CLEAR, LOW "E". ALL GLAZING NEEDS TO BE LISTED TO MEET LOCAL WIND LEVELS AND CORRESPONDING DP RATINGS.
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EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GENERAL SHALE "WALMAC"	
BRK-2	SPLIT FACE MASONRY UNIT	SW 7069 "IRON ORE"	
FCP-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
FCP-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	ALUMINUM COMP PANEL	CENTRAL GUARD "HUNTER GREEN"	
MTL-2	METAL COPING CAP	HUNTER GREEN	
STRF-1	ALUMINUM STOREFRONT SYSTEM	HUNTER GREEN	CLEAR GLAZING
STRF-2	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR GLAZING
PEC-1	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER GREEN	
PEC-2	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH POLAR	



BUILDING B
NORTH ELEVATION

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



BUILDING B
SOUTH ELEVATION

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

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WRS INC REAL ESTATE INVESTMENTS

PROPOSED RETAIL SHOPS
BUILDING B

NC HWY 115 & NC HWY 73
HUNTERSVILLE, NC

REVISIONS
1 DESIGN REVIEW COMMENTS 02-17-26
2 DESIGN REVIEW COMMENTS 02-17-26
3 DESIGN REVIEW COMMENTS 03-10-26
4 DESIGN REVIEW COMMENTS 03-25-26

PROJECT DATA
8,400 SQ.FT.

PROJECT NUMBER
25141

ISSUE DATE
03-13-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS



SOUTH FRONT ELEVATION

2

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



EAST FRONT ELEVATION

1

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

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GENERAL SHALE "WALMAC"	
BRK-2	SPLIT FACE MASONRY UNIT	SW 7069 "IRON ORE"	
FCP-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
FCP-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	ALUMINUM COMP PANEL	CENTRAL GUARD "HUNTER GREEN"	
MTL-2	METAL COPING CAP	HUNTER GREEN	
STRF-1	ALUMINUM STOREFRONT SYSTEM	HUNTER GREEN	CLEAR GLASS
STRF-2	ALUMINUM STOREFRONT SYSTEM	POLAR	CLEAR GLASS
PEC-1	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER GREEN	

GENERAL NOTES

1. STOREFRONT NOTES:
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WRS INC REAL ESTATE INVESTMENTS

PROPOSED RETAIL SHOPS BUILDING C

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

REVISIONS

1 DESIGN REVIEW COMMENTS 02-17-26
2 DESIGN REVIEW COMMENTS 02-17-26
3 DESIGN REVIEW COMMENTS 03-10-26

PROJECT DATA
4,900 SQ.FT.

PROJECT NUMBER
25141

ISSUE DATE
03-13-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GENERAL SHALE "WALMAC"	
BRK-2	SPLIT FACE MASONRY UNIT	SW 7069 "IRON ORE"	
FCP-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
FCP-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	ALUMINUM COMP PANEL	CENTRAL GUARD "HUNTER GREEN"	
MTL-2	METAL COPING CAP	HUNTER GREEN	
STRF-1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR GLAZING
PEC-1	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER POALR	

GENERAL NOTES

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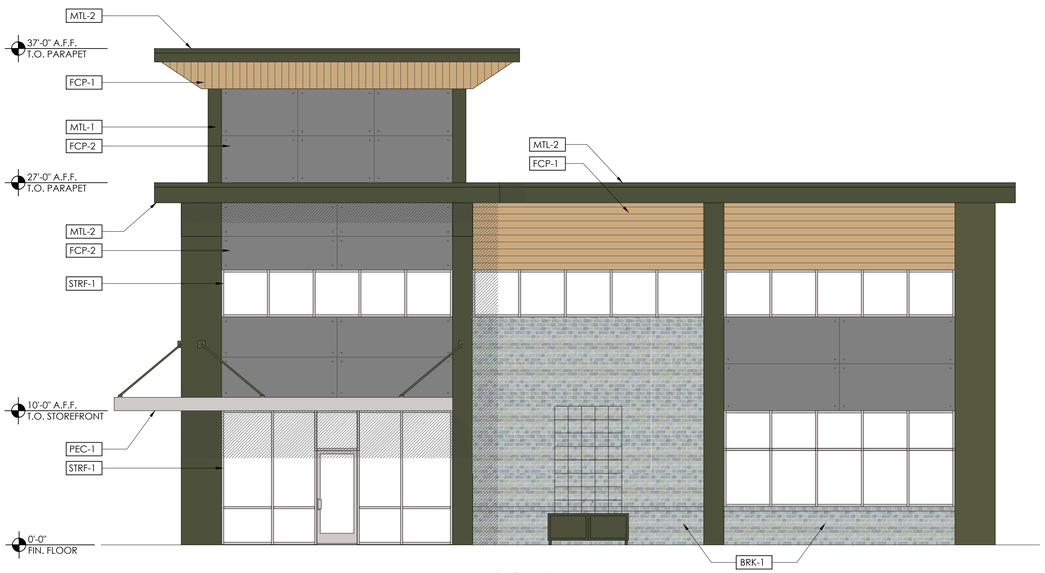

2 SOUTH FRONT ELEVATION

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



1 WEST FRONT ELEVATION

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

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WRS INC REAL ESTATE INVESTMENTS

PROPOSED RETAIL SHOPS BUILDING D

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

REVISIONS

1. DESIGN REVIEW COMMENTS 02-17-26
2. DESIGN REVIEW COMMENTS 02-17-26
3. DESIGN REVIEW COMMENTS 03-10-26
4. DESIGN REVIEW COMMENTS 03-27-26

PROJECT DATA

3,000 SQ.FT.

PROJECT NUMBER

25141

ISSUE DATE

03-13-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GENERAL SHALE "WALMAC"	
BRK-2	SPLIT FACE MASONRY UNIT	SW 7069 "IRON ORE"	
FCP-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
FCP-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	ALUMINUM COMP PANEL	CENTRAL GUARD "HUNTER GREEN"	
MTL-2	METAL COPING CAP	HUNTER GREEN	
STRF-1	ALUMINUM STOREFRONT SYSTEM	HUNTER GREEN	CLEAR GLAZING
STRF-2	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR GLAZING
PEC-1	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER GREEN	
PEC-2	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH POLAR	

GENERAL NOTES

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



2 SOUTH FRONT ELEVATION

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



1 EAST FRONT ELEVATION

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

NARRAMORE ARCHITECTURE EST. 1973

American Institute of Architects

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SEAL

WRS INC REAL ESTATE INVESTMENTS

PROPOSED RETAIL SHOPS BUILDING E

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

REVISIONS

1 DESIGN REVIEW COMMENTS 02-17-26
2 DESIGN REVIEW COMMENTS 02-17-26
3 DESIGN REVIEW COMMENTS 03-10-26

PROJECT DATA

3,00 SQ.FT.

PROJECT NUMBER

25141

ISSUE DATE

03-13-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

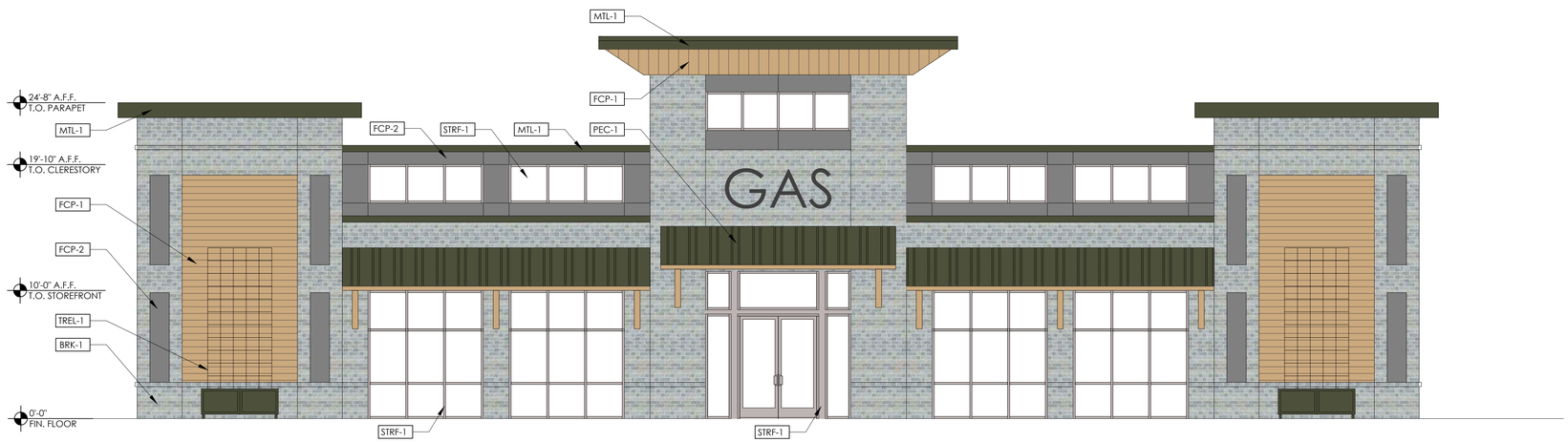
A2.0

EXTERIOR ELEVATIONS



2 WEST REAR ELEVATION

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



1 EAST FRONT ELEVATION

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

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GENERAL SHALE "WALMAC"	
FCP-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
FCP-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	METAL COPING CAP	CENTRAL GUARD "HUNTER GREEN"	
STRF-1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR GLAZING
PEC-1	PRE-ENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER GREEN	
TREL-1	PREMANUFACTURED TRELLIS	"GREEN"	

GENERAL NOTES

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

NARRAMORE ARCHITECTURE EST 1973
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SEAL

WRS INC REAL ESTATE INVESTMENTS

PROPOSED C-STORE

NC HWY 115 & NC HWY 73 HUNTERSVILLE, NC

REVISIONS
1 DESIGN REVIEW COMMENTS 02-19-26
2 DESIGN REVIEW COMMENTS 03-12-26
4 DESIGN REVIEW COMMENTS 03-27-26

PROJECT DATA
3,200 SQ.FT.

PROJECT NUMBER
25141

ISSUE DATE
01-12-26

PROPOSED RETAIL SHOPS
HUNTERSVILLE, NC

A2.0

EXTERIOR ELEVATIONS



1 A5.0 **TYPICAL FRONT ELEVATION**

1/8" = 1'-0"

GENERAL NOTES

BUILDING STREET-FACING FRONT FACADES SHALL PROVIDE A CHOICE OR COMBINATION OF THE FOLLOWING MATERIALS:

- STONE, BRICK, OR MASONRY VENEER ACCENTS, CEMENTITIOUS SIDING, VARIATIONS IN SIDING STYLES (BOARD AND BATTEN, HORIZONTAL AND VERTICAL LAP, AND SHAKE)
- MASONRY ACCENTS SHALL INCLUDE, BUT NOT BE LIMITED TO: WATER TABLES, COLUMN AND FAçADE ACCENTS
- ROOFING SHALL INCLUDE, BUT NOT BE LIMITED TO: ASPHALT SHINGLES OR METAL MATERIALS

NOTE: REFER TO CIVIL DOCUMENTS FOR SITE PLANS, REZONING DOCUMENTS & ADDITIONAL INFORMATION- TYPICAL.



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

1 A1.01 FRONT ELEVATION (ROW/GREENSPACE) - 2 STORY TOWNHOME
SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

2 A1.01 SIDE ELEVATION (RIGHT) - 2 STORY TOWNHOME
SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

3 A1.01 REAR ELEVATION (ALLEY) - 2 STORY TOWNHOME
SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

4 A1.01 SIDE ELEVATION (LEFT) - 2 STORY TOWNHOME
SCALE: 1/8" = 1'-0"

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ISSUANCES		
No.	Drawing Issue Description	Date

KNOX CROSSING TOWNHOMES

HUNTERSVILLE | NC
♦
CRESCENT COMMUNITIES

TOWNHOME ELEVATION EXHIBIT 2-STORY TYPE

AB Principal-in-Charge	20260212 Project No.
JB Project Manager	05/05/26 Date
KR Project Architect	
- Staff Architect	A1.01 Drawing No.

PROJECT NUMBER: 20260212 PROJECT NAME: KNOX CROSSING TOWNHOMES
SHEET NUMBER: A1.01 - TOWNHOME ELEVATION EXHIBIT 2-STORY TYPE
M:\2026\20260212\D-7 Drawings\D-7-1 Revit\20260212_Knox Crossing Townhomes_V2.rvt
5/5/2026 11:54:50 AM

GENERAL NOTES

BUILDING STREET-FACING FRONT FACADES SHALL PROVIDE A CHOICE OR COMBINATION OF THE FOLLOWING MATERIALS:

- STONE, BRICK, OR MASONRY VENEER ACCENTS, CEMENTITIOUS SIDING, VARIATIONS IN SIDING STYLES (BOARD AND BATTEN, HORIZONTAL AND VERTICAL LAP, AND SHAKE)
- MASONRY ACCENTS SHALL INCLUDE, BUT NOT BE LIMITED TO: WATER TABLES, COLUMN AND FAçADE ACCENTS
- ROOFING SHALL INCLUDE, BUT NOT BE LIMITED TO: ASPHALT SHINGLES OR METAL MATERIALS

NOTE: REFER TO CIVIL DOCUMENTS FOR SITE PLANS, REZONING DOCUMENTS & ADDITIONAL INFORMATION- TYPICAL.



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

1 A1.02 FRONT ELEVATION (ROW/GREENSPACE) - 3 STORY TOWNHOME

SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

2 A1.02 SIDE ELEVATION (RIGHT) - 3 STORY TOWNHOME

SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

3 A1.02 REAR ELEVATION (ALLEY)- 3 STORY TOWNHOME

SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

4 A1.02 SIDE ELEVATION (LEFT) - 3 STORY TOWNHOME

SCALE: 1/8" = 1'-0"

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ISSUANCES		
No.	Drawing Issue Description	Date

KNOX CROSSING TOWNHOMES

HUNTERSVILLE | NC

CRESCENT COMMUNITIES

TOWNHOME ELEVATION EXHIBIT 3-STORY TYPE

AB Principal-in-Charge	20260212 Project No.
JB Project Manager	05/05/26 Date
KR Project Architect	
- Staff Architect	A1.02 Drawing No.

PROJECT NUMBER: 20260212 PROJECT NAME: KNOX CROSSING TOWNHOMES
SHEET NUMBER: A1.02 - TOWNHOME ELEVATION EXHIBIT 3-STORY TYPE
M:\2026\20260212\D-7 Drawings\D-7-1 Revit\20260212_Knox Crossing Townhomes_V2.rvt
5/5/2026 11:55:06 AM

GENERAL NOTES

BUILDING STREET-FACING FRONT FACADES SHALL PROVIDE A CHOICE OR COMBINATION OF THE FOLLOWING MATERIALS:

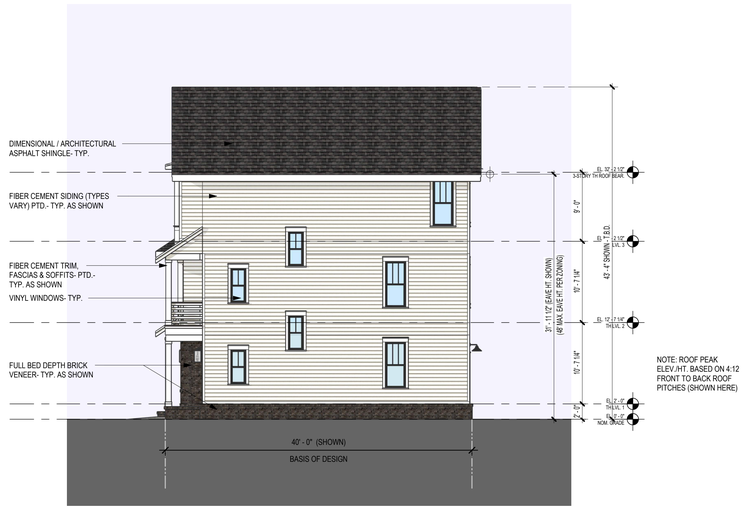
- STONE, BRICK, OR MASONRY VENEER ACCENTS, CEMENTITIOUS SIDING, VARIATIONS IN SIDING STYLES (BOARD AND BATTEN, HORIZONTAL AND VERTICAL LAP, AND SHAKE)
- MASONRY ACCENTS SHALL INCLUDE, BUT NOT BE LIMITED TO: WATER TABLES, COLUMN AND FAçADE ACCENTS
- ROOFING SHALL INCLUDE, BUT NOT BE LIMITED TO: ASPHALT SHINGLES OR METAL MATERIALS

NOTE: REFER TO CIVIL DOCUMENTS FOR SITE PLANS, REZONING DOCUMENTS & ADDITIONAL INFORMATION- TYPICAL.



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

1 A1.03 FRONT ELEVATION (ROW/GREENSPACE) - 3 STORY ALT. COLOR
SCALE: 1/8" = 1'-0"



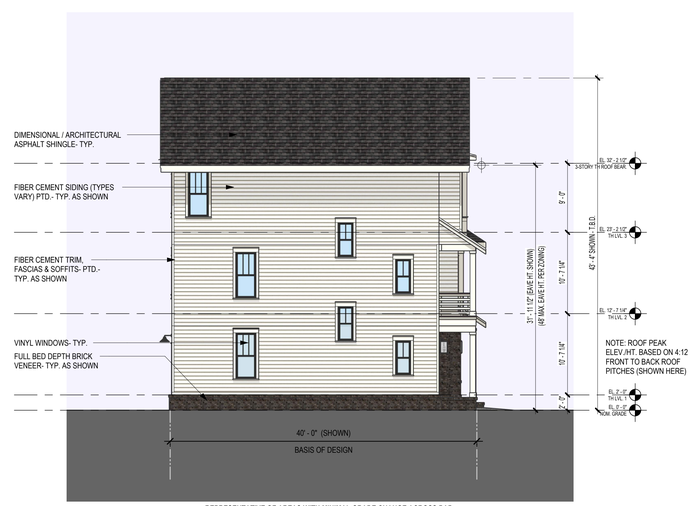
REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

2 A1.03 SIDE ELEVATION (RIGHT) - 3 STORY ALT. COLOR
SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

3 A1.03 REAR ELEVATION (ALLEY) - 3 STORY ALT. COLOR
SCALE: 1/8" = 1'-0"



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

4 A1.03 SIDE ELEVATION (LEFT) - 3 STORY ALT. COLOR
SCALE: 1/8" = 1'-0"

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ISSUANCES		
No.	Drawing Issue Description	Date

KNOX CROSSING TOWNHOMES

HUNTERSVILLE | NC
♦
CRESCENT COMMUNITIES

TOWNHOME ELEVATION EXHIBIT 3-STORY TYPE- ALT COLOR

AB	20260212
Principal-in-Charge	Project No.
JB	05/05/26
Project Manager	Date
KR	
Project Architect	
-	
Staff Architect	

A1.03
Drawing No.

PROJECT NUMBER: 20260212 PROJECT NAME: KNOX CROSSING TOWNHOMES
SHEET NUMBER: A1.03 - TOWNHOME ELEVATION EXHIBIT 3-STORY TYPE- ALT COLOR
M:\2026\20260212\D-7 Drawings\D-7-1 Revit\20260212_Knox Crossing Townhomes_V2.rvt
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3-STORY TOWNHOME ILLUSTRATIVE FRONT ELEVATIONS

DESIGN INTENT

- Townhomes will be a mix of 2- and 3-story rear loaded townhomes with front porches and balconies facing public open space on select units
- Building street-facing front facades shall provide a choice or combination of the following: materials
  - Stone, brick, or masonry veneer accents, cementitious siding, variations in siding styles (board and batten, horizontal and vertical lap, and shake)
  - Masonry accents shall include, but not be limited to: water tables, column and façade accents
  - Roofing shall include, but not be limited to: asphalt shingles or metal materials



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

For illustrative representation purposes of design intent only

3-STORY TOWNHOME ILLUSTRATIVE REAR ELEVATIONS

DESIGN INTENT

- Townhomes will be a mix of 2- and 3-story rear loaded townhomes with front porches and balconies facing public open space on select units
- Building street-facing front facades shall provide a choice or combination of the following: materials
  - Stone, brick, or masonry veneer accents, cementitious siding, variations in siding styles (board and batten, horizontal and vertical lap, and shake)
  - Masonry accents shall include, but not be limited to: water tables, column and façade accents
  - Roofing shall include, but not be limited to: asphalt shingles or metal materials



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

For illustrative representation purposes of design intent only

3-STORY TOWNHOME ILLUSTRATIVE SIDE ELEVATIONS

DESIGN INTENT

- Townhomes will be a mix of 2- and 3-story rear loaded townhomes with front porches and balconies facing public open space on select units
- Building street-facing front facades shall provide a choice or combination of the following: materials
  - Stone, brick, or masonry veneer accents, cementitious siding, variations in siding styles (board and batten, horizontal and vertical lap, and shake)
  - Masonry accents shall include, but not be limited to: water tables, column and façade accents
  - Roofing shall include, but not be limited to: asphalt shingles or metal materials

LEFT SIDE ELEVATION



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

RIGHT SIDE ELEVATION



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

For illustrative representation purposes of design intent only

ALTERNATE ELEVATION COLORS

DESIGN INTENT



1 FRONT ELEVATION (ROW/GREENSPACE) - 3 STORY ALT. COLOR



2 SIDE ELEVATION (RIGHT) - 3 STORY ALT. COLOR



3 REAR ELEVATION (ALLEY) - 3 STORY ALT. COLOR



4 SIDE ELEVATION (LEFT) - 3 STORY ALT. COLOR

For illustrative representation purposes of design intent only

2-STORY TOWNHOME ILLUSTRATIVE FRONT ELEVATIONS

DESIGN INTENT

- Townhomes will be a mix of 2- and 3-story rear loaded townhomes with front porches and balconies facing public open space on select units
- Building street-facing front facades shall provide a choice or combination of the following: materials
  - Stone, brick, or masonry veneer accents, cementitious siding, variations in siding styles (board and batten, horizontal and vertical lap, and shake)
  - Masonry accents shall include, but not be limited to: water tables, column and façade accents
  - Roofing shall include, but not be limited to: asphalt shingles or metal materials



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

For illustrative representation purposes of design intent only

2-STORY TOWNHOME ILLUSTRATIVE REAR ELEVATIONS

DESIGN INTENT

- Townhomes will be a mix of 2- and 3-story rear loaded townhomes with front porches and balconies facing public open space on select units
- Building street-facing front facades shall provide a choice or combination of the following: materials
  - Stone, brick, or masonry veneer accents, cementitious siding, variations in siding styles (board and batten, horizontal and vertical lap, and shake)
  - Masonry accents shall include, but not be limited to: water tables, column and façade accents
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REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

For illustrative representation purposes of design intent only

2-STORY TOWNHOME ILLUSTRATIVE SIDE ELEVATIONS

DESIGN INTENT

- Townhomes will be a mix of 2- and 3-story rear loaded townhomes with front porches and balconies facing public open space on select units
- Building street-facing front facades shall provide a choice or combination of the following: materials
  - Stone, brick, or masonry veneer accents, cementitious siding, variations in siding styles (board and batten, horizontal and vertical lap, and shake)
  - Masonry accents shall include, but not be limited to: water tables, column and façade accents
  - Roofing shall include, but not be limited to: asphalt shingles or metal materials

LEFT SIDE ELEVATION



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

RIGHT SIDE ELEVATION



REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

For illustrative representation purposes of design intent only

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

General Project Information

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

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) Based on the uses and intensities proposed, the development is over the Town's threshold to require a TIA. The North Carolina Department of Transportation (NCDOT) is requiring a TIA for this development. As NCDOT is requiring a TIA, review of the TIA has been deferred to them and is still in progress.
2) "Traffic Improvement Recommendations" are listed on sheet C-0 of the plan set submitted 5/8/2026, however the language presented does not commit to build any of these improvements.

Transportation and Stormwater:

1) A disturbance to existing PC buffer of approx. 7,900 SF is proposed to serve a commercial parking lot. This is not an allowable disturbance per ZO 8.25.10 and will require a modification request in the rezoning application or a variance per ZO 8.25.11. A proposed mitigation method has not been provided.
   **5/19/2026 Update – A mitigation method of purchased credits from Mecklenburg County has been proposed.*
2) A different typical section is proposed for Seagle Street Extension north of the proposed round-a-bout than is shown in the Town's Mobility plan. The proposed section eliminates a median and adds on-street parking. This section matches the typical road section from the recently approved Station South (R24-15) to the north of this development.
3) Pervious pavers are proposed as a stormwater control measure (SCM) to meet the Town's LID requirement. Pervious pavers are required to meet the design criteria established in section 4.5 of the SCM Design Manual. It is not clear from the latest submittal that these requirements will be met, additional information from the applicant is needed.
   **5/19/2026 Update – This comment has been addressed; a stormwater concept plan outlining the location of proposed pervious pavement and bioretention will be required prior to submittal preliminary plans.*

March 2, 2026

VIA EMAIL
WRS Inc.
Attn: Mr. Kevin Rogers
410 Mill Street
Building 1, Suite 200
Mt. Pleasant, SC 29464
krogers@wrsrealty.com

RE: Knox Crossing Development

Dear Kevin:

As the neighboring property owner at 11235 Sam Furr Road, it is my understanding that you need a letter for the City to confirm that you and I are having detailed conversations, conferring on design and negotiating what hopefully will be an easement to allow for sanitary sewer connection through my property. Please let this letter confirm that such conversations, design review and negotiations are occurring between us and that I remain optimistic that we'll reach agreement to create such a connection.

Feel free to contact me if additional information is needed at this time. I may be contacted by phone or email to further discuss as the development plans progress on this project.

Sincerely,

Don Daugherty
Donco Properties, LLC
(704) 361-3338
info@actionnc.com

January 26, 2026

Dear Mayor and Town Commissioners,

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

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

Recommended Site Plan Parameters

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

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

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

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

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

Why this matters

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

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

Sincerely,

Robert Cook

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

February 10, 2026

Dear Mayor and Town Commissioners,

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

Motion carried by unanimous vote (7-0).

Greenway Trail & Bike Committee (GTBC)



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

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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NOT FOR CONSTRUCTION

PROJECT

THE SEAM – SAM FURR RD CROSSING

TOWN OF HUNTERSVILLE

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

HUNTERSVILLE, NC

LANDDESIGN PROJ.# 1025438

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

OVERALL PLAN

SHEET NUMBER

C300

Knox Crossing (R25-16)

Community Meeting Report

Date: January 5, 2026

Time: 6:00 pm – 7:00 pm

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

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

Agenda:

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

Applicant and the attendees discussed the following comments and questions:

General Discussion

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

Questions

***Answers in bold**

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

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

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

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

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



KNOX CROSSING

Huntersville, NC

WRS INC
REAL ESTATE INVESTMENTS

METROCOLOGY

FORESITE group

PRESTIGE

KNOX CROSSING
Huntersville, NC

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

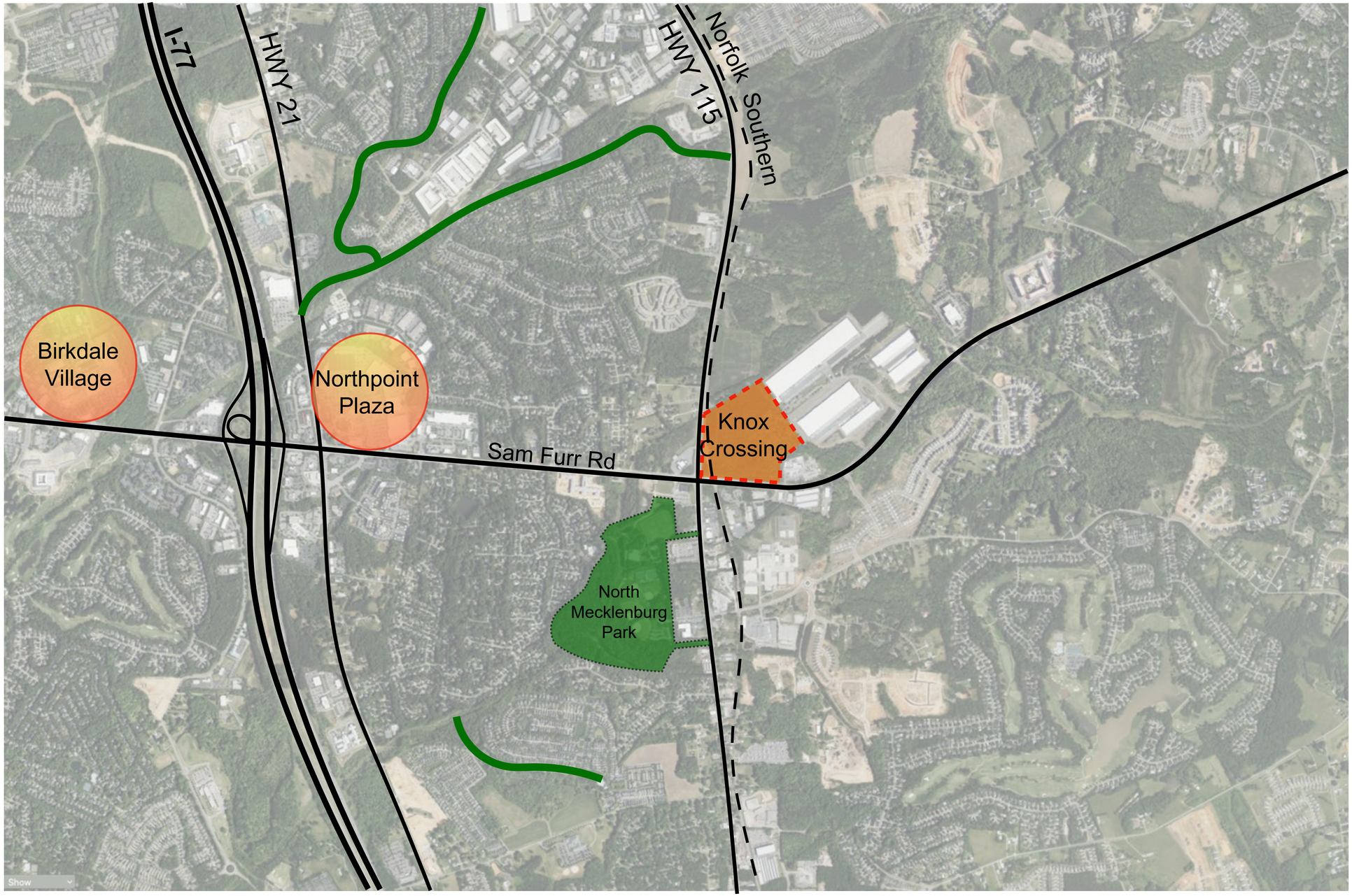
Since its founding in 2001 WRS has developed more than 45 anchored retail developments and mixed-use projects across the Southeast, totaling over 10 million square feet of floor space.

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

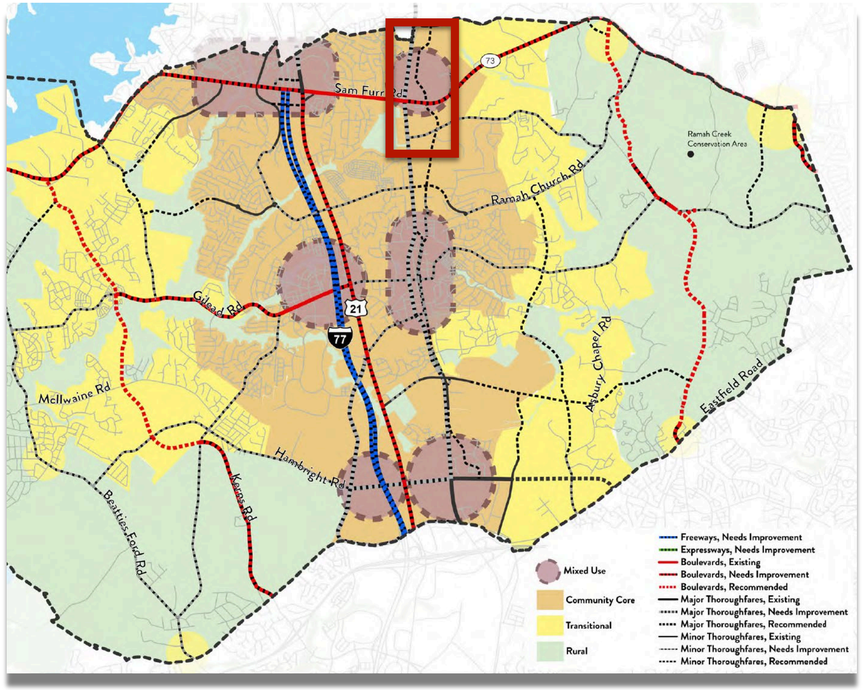
This vertically integrated model has been a pillar to WRS's long-term success. It ensures efficient project execution and consistently delivery of premium development assets. The WRS leadership team remains committed to operational excellence and long-term partnerships that create lasting value.

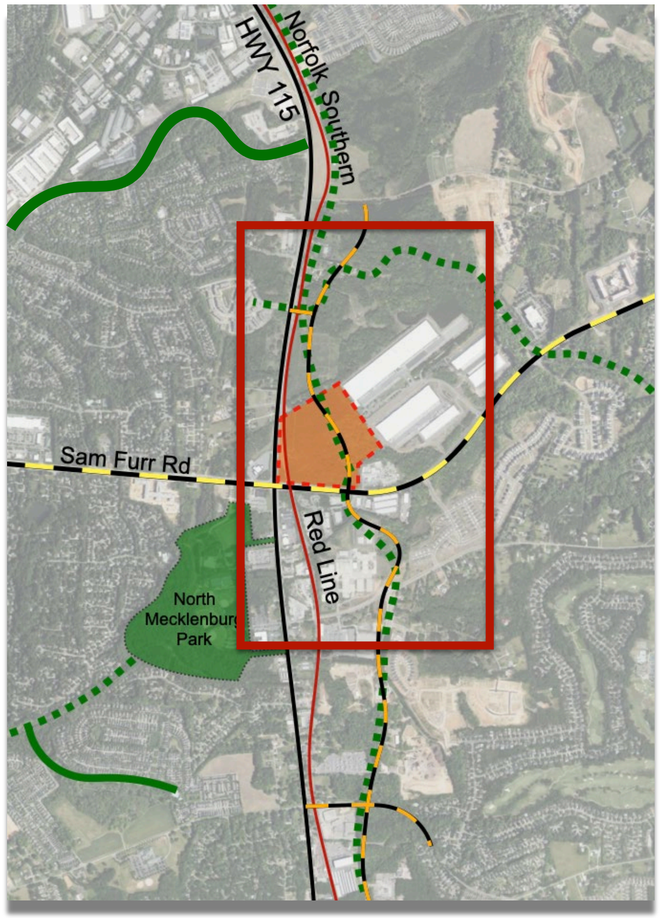
KNOX CROSSING

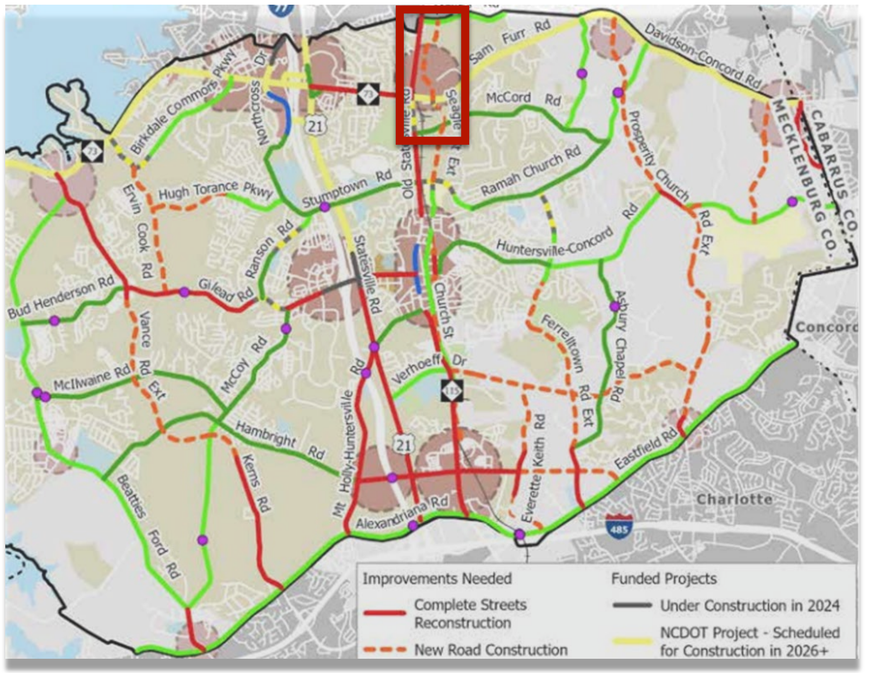
Huntersville, NC

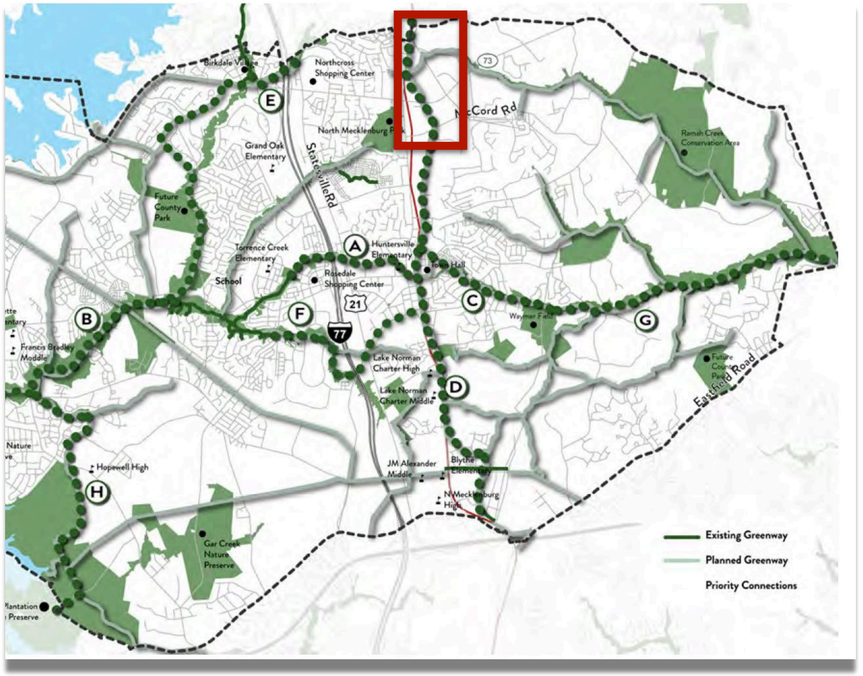


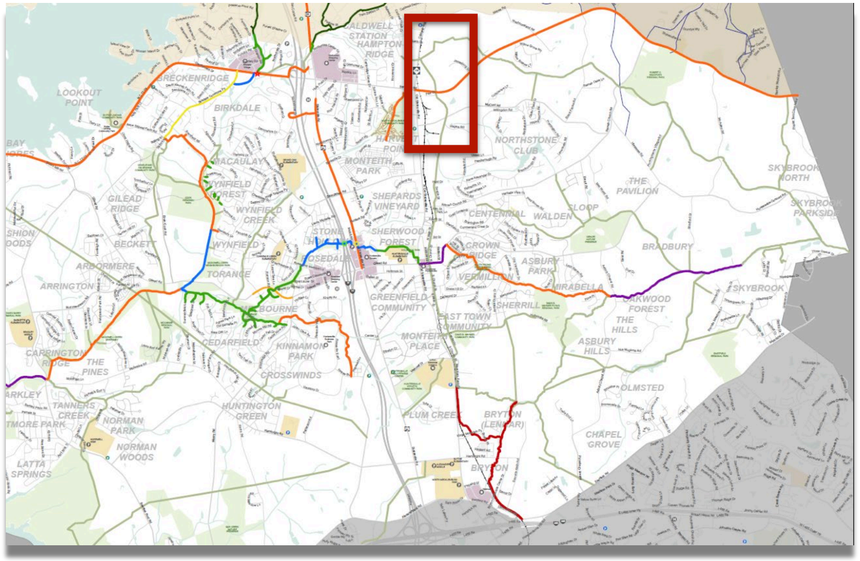
KNOX CROSSING
Huntersville, NC









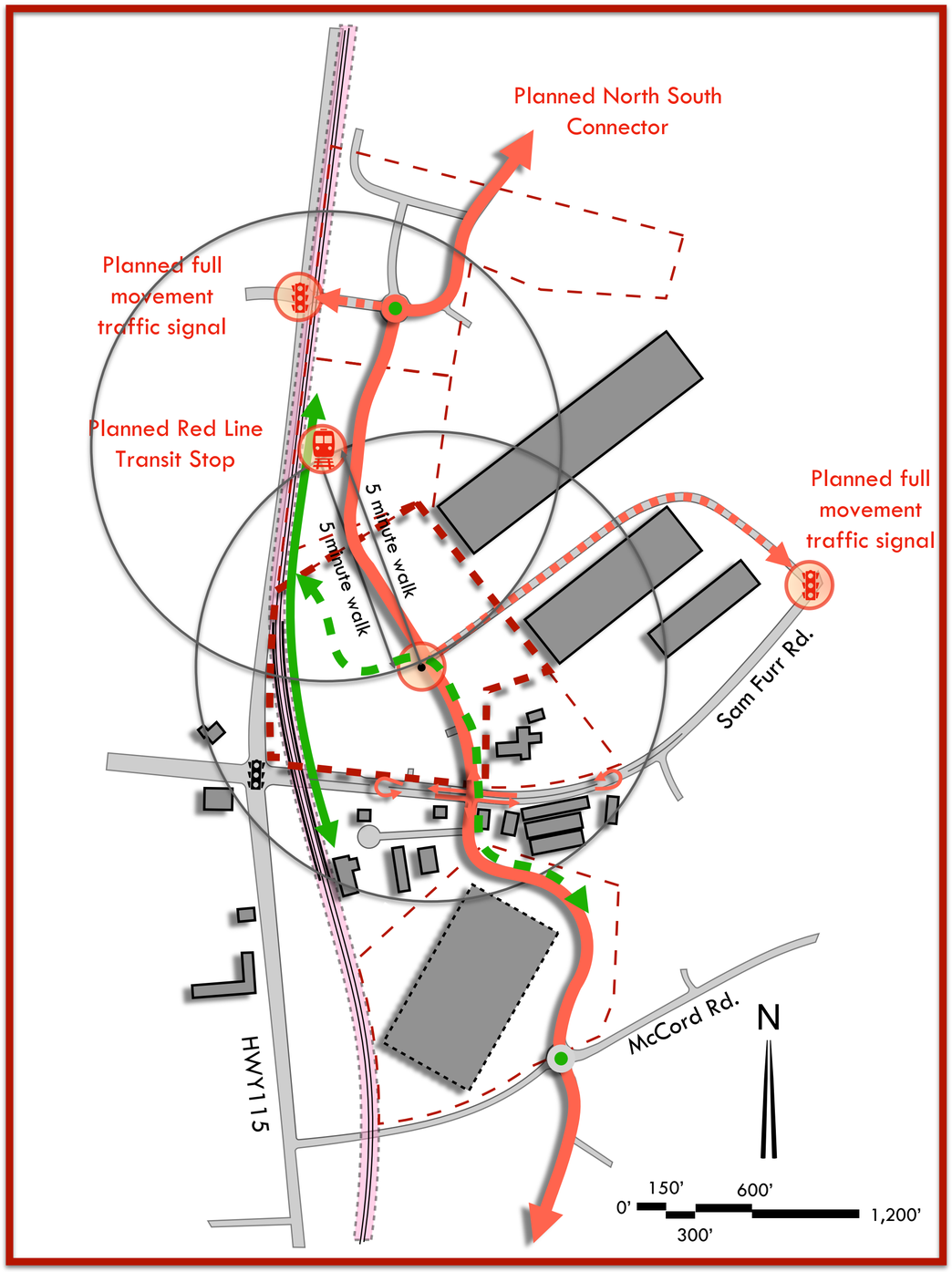


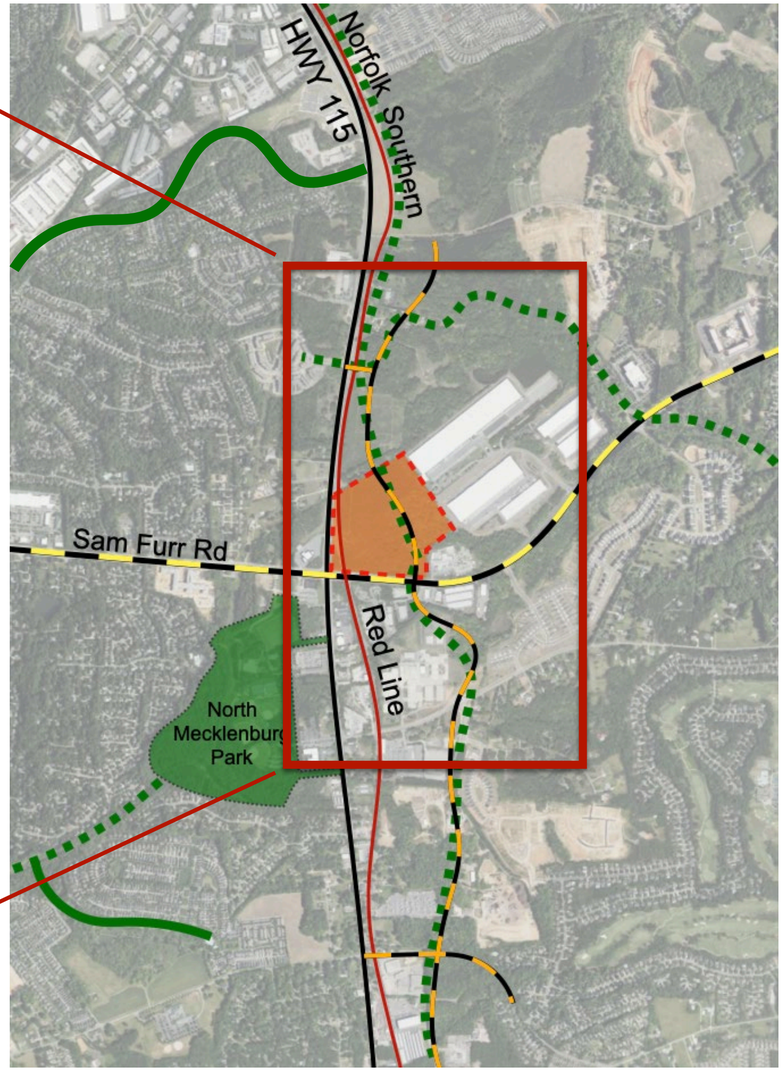
KNOX CROSSING

Huntersville, NC



KNOX CROSSING
Huntersville, NC





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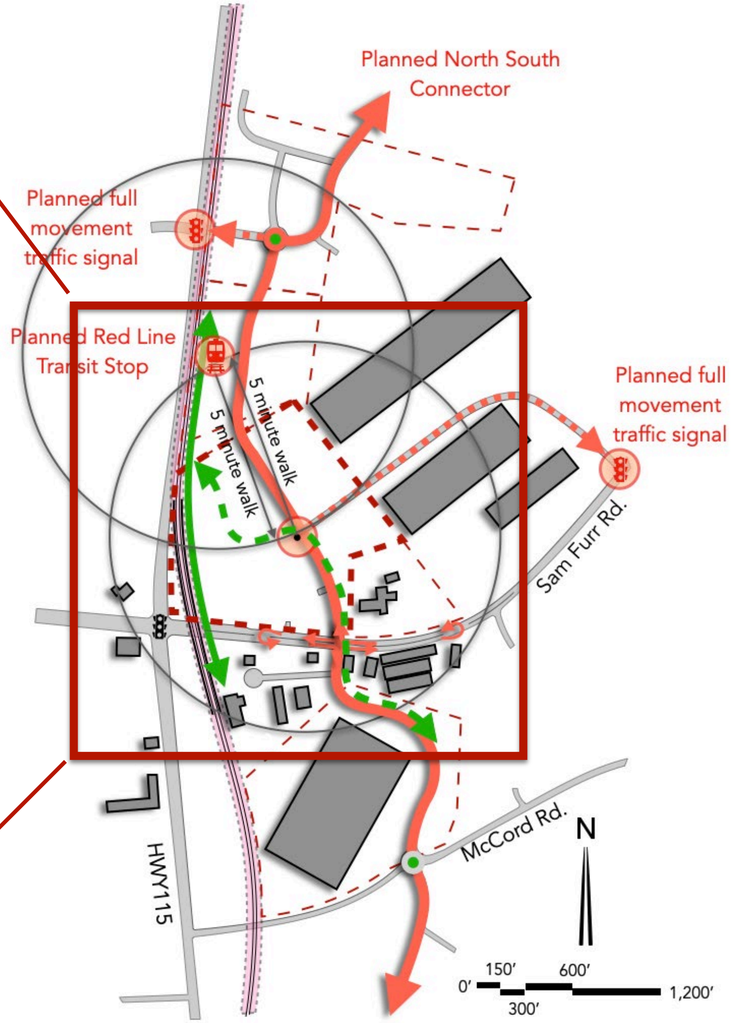
Huntersville, NC





KNOX CROSSING

Huntersville, NC





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Huntersville, NC



KNOX CROSSING
Huntersville, NC





Mixed Use Centers

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

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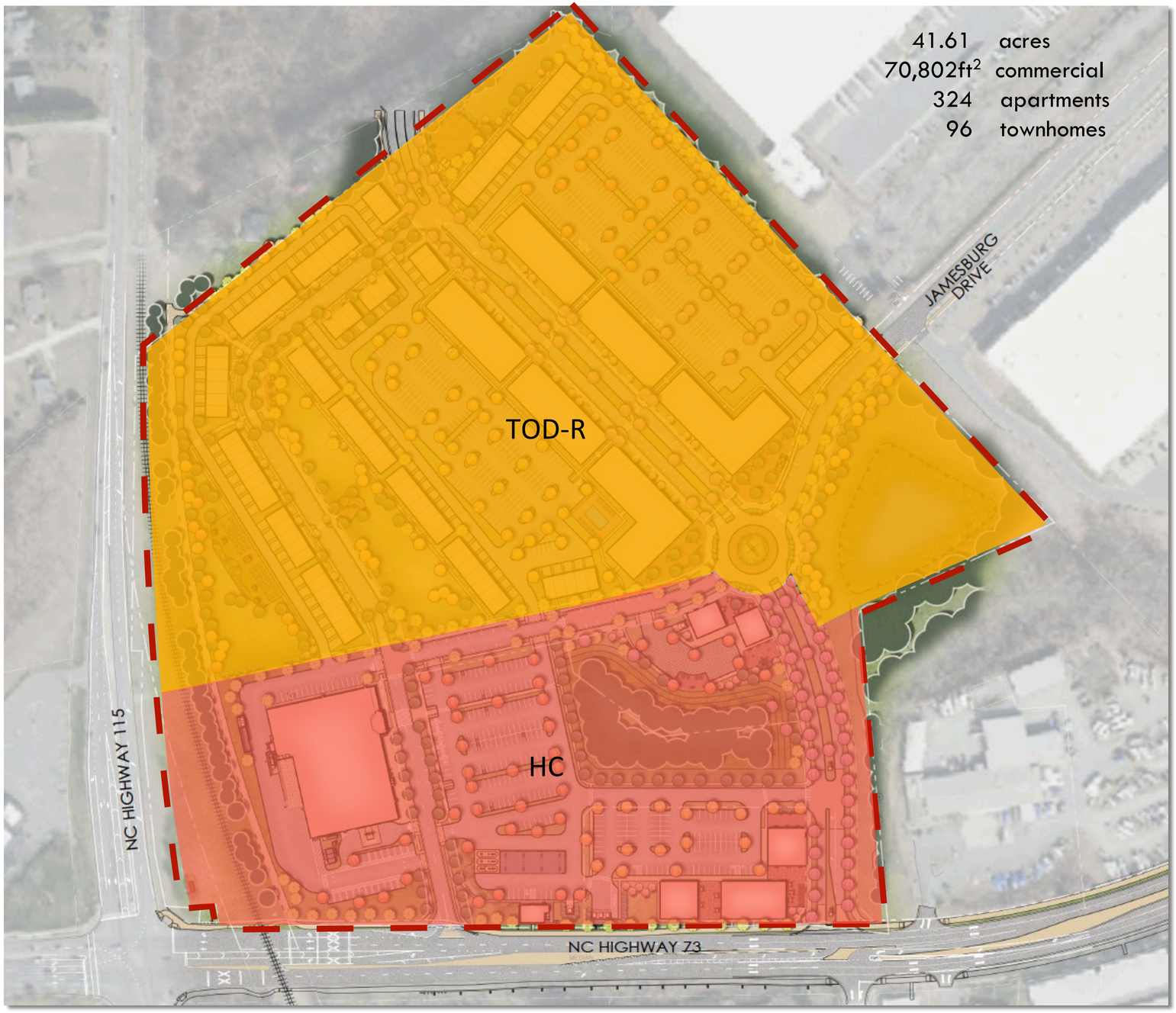
Huntersville, NC



3.2.13 Transit Oriented Development - Residential (TOD-R)

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

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

3.2.7 Highway Commercial (HC)

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

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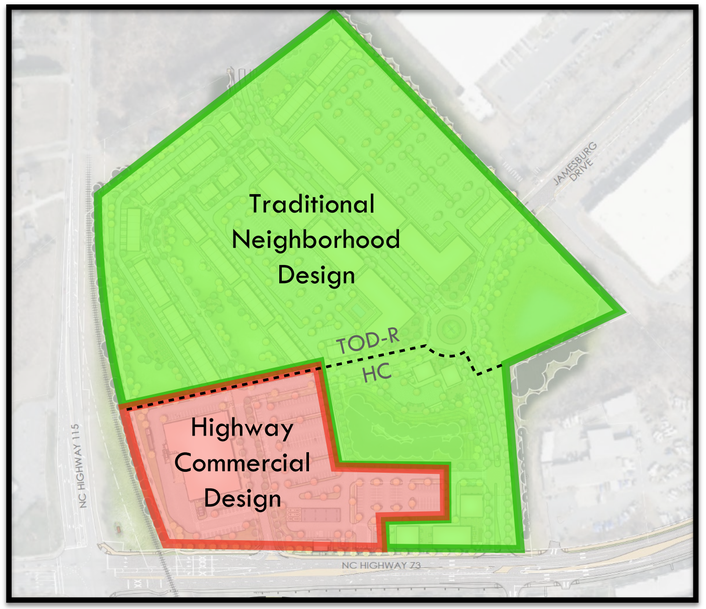
Huntersville, NC



32 Acres
79% of total

8.8 Acres
22% of total

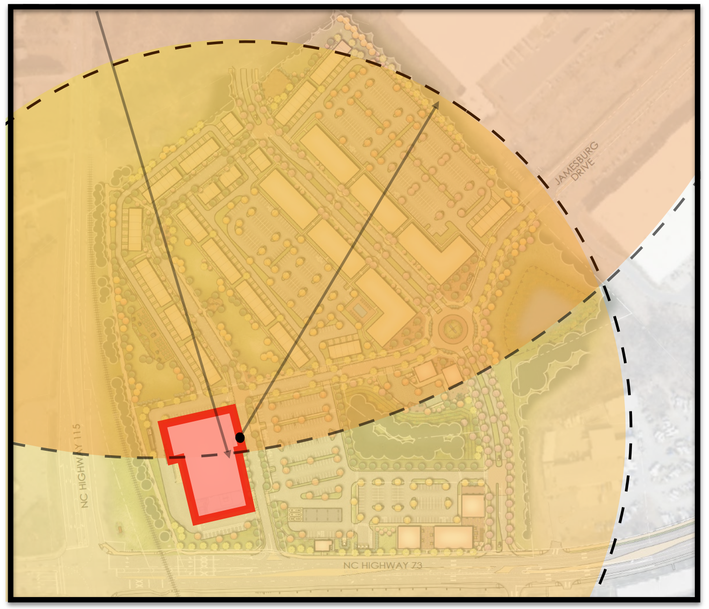


10.2 Acres
25.3% of total



500ft radius
walking circle

Pedestrian
Open Space
Connections



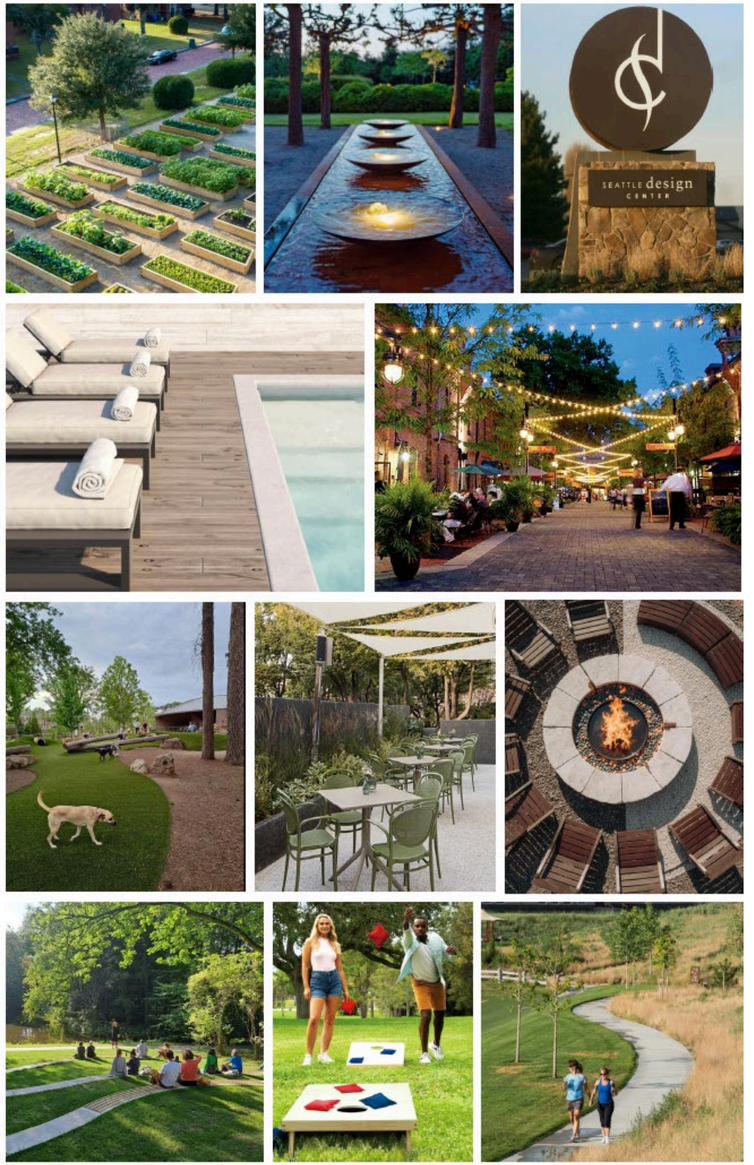
1,250ft radius
walking circle

2,000ft radius
walking circle

KNOX CROSSING

Huntersville, NC





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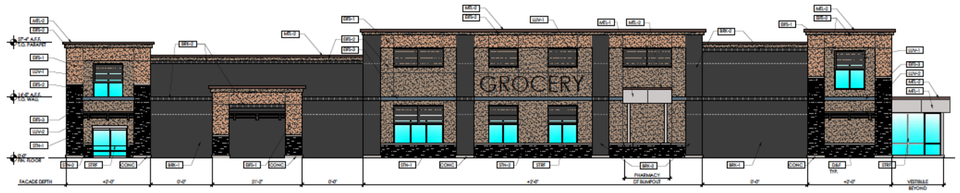
COMMERCIAL



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



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

MULTIFAMILY



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



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

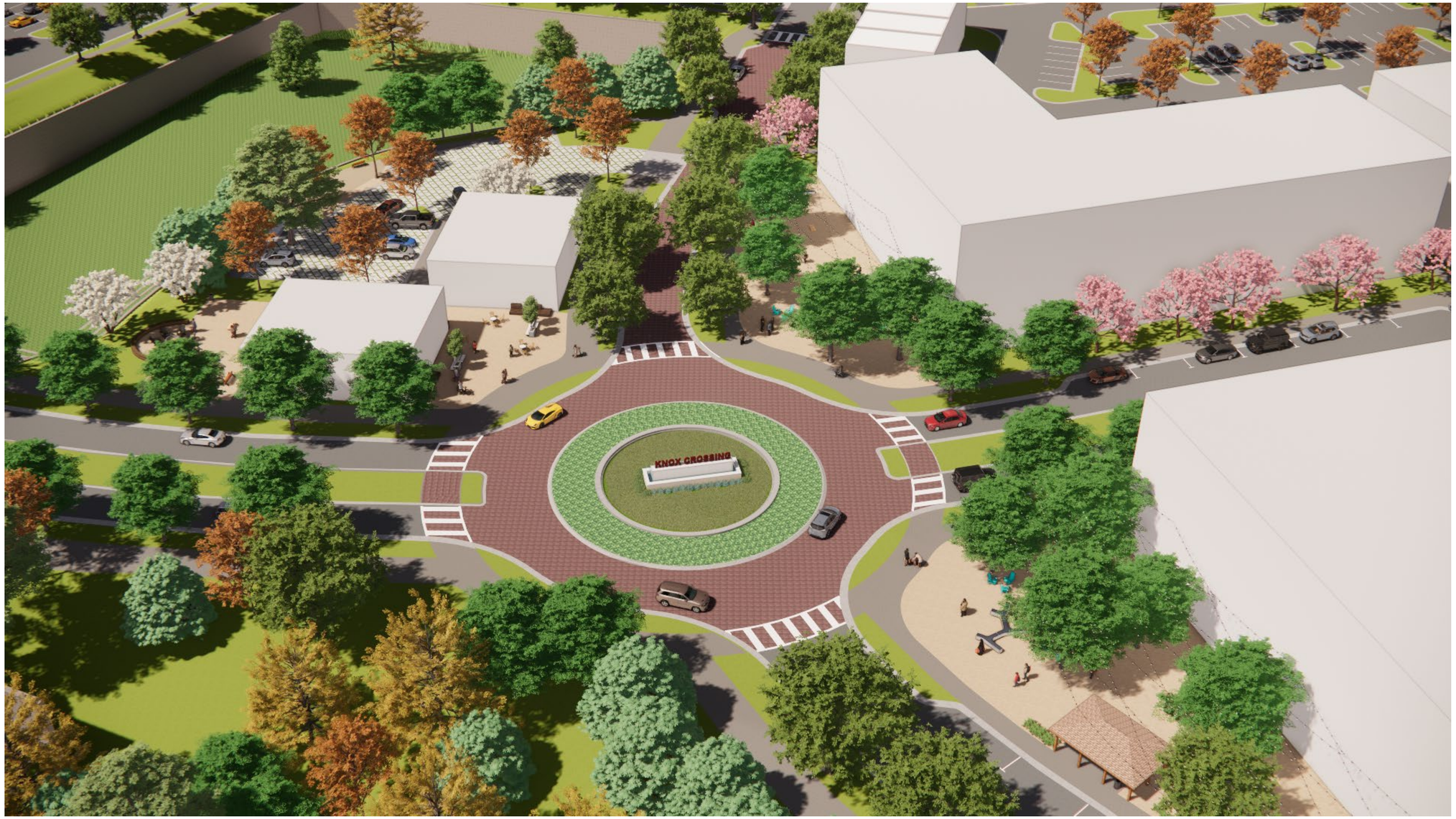
ATTACHED SINGLE FAMILY





KNOX CROSSING

Huntersville, NC



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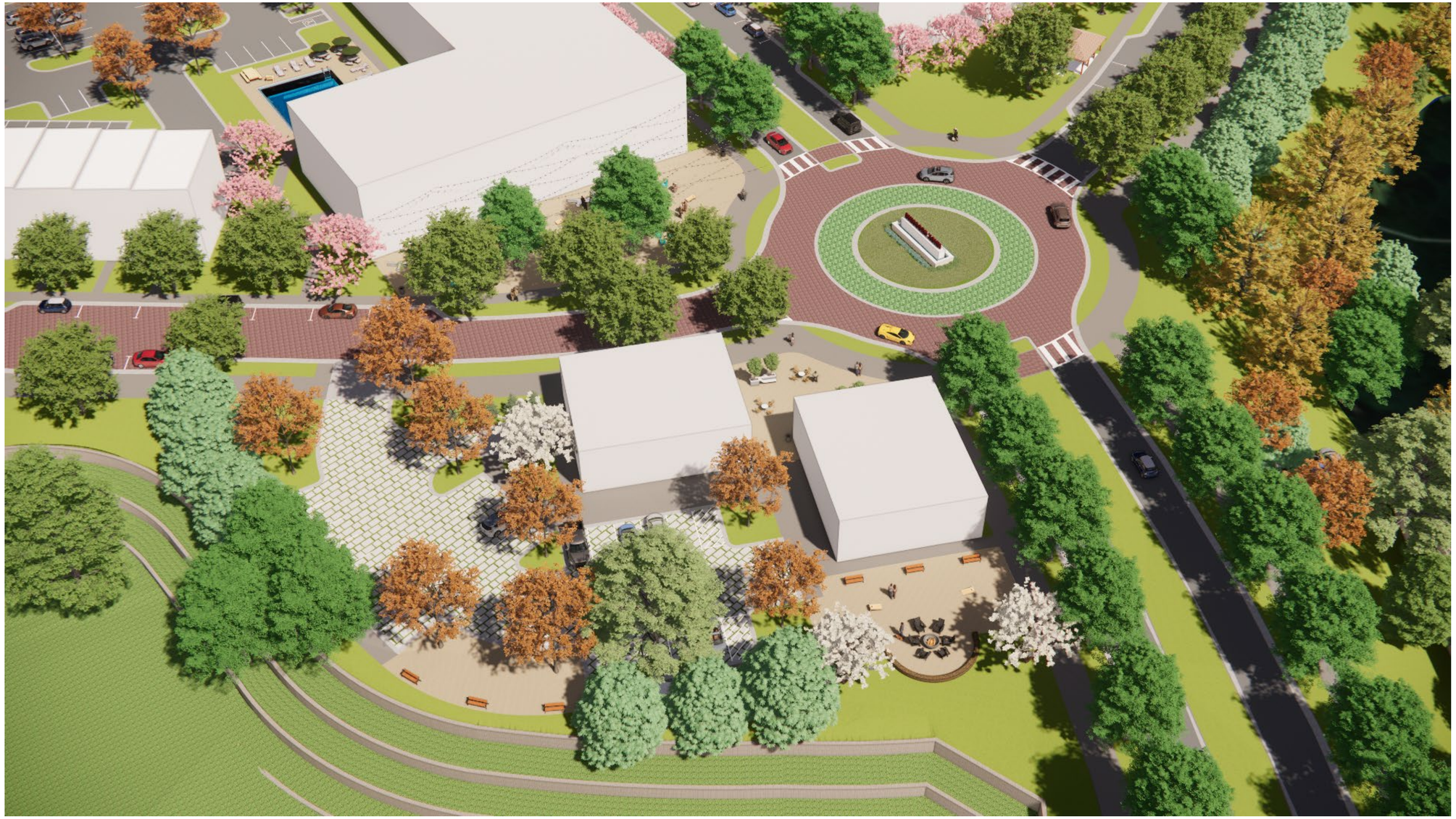
Huntersville, NC



KNOX CROSSING

Huntersville, NC



KNOX CROSSING

Huntersville, NC



KNOX CROSSING

Huntersville, NC



KNOX CROSSING
Huntersville, NC



REZONING SCHEDULE

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



KNOX CROSSING

Huntersville, NC

WRS INC
REAL ESTATE INVESTMENTS

METROCOLOGY

FORESITE group

PRESTIGE

December 17, 2025

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

To Whom It May Concern:

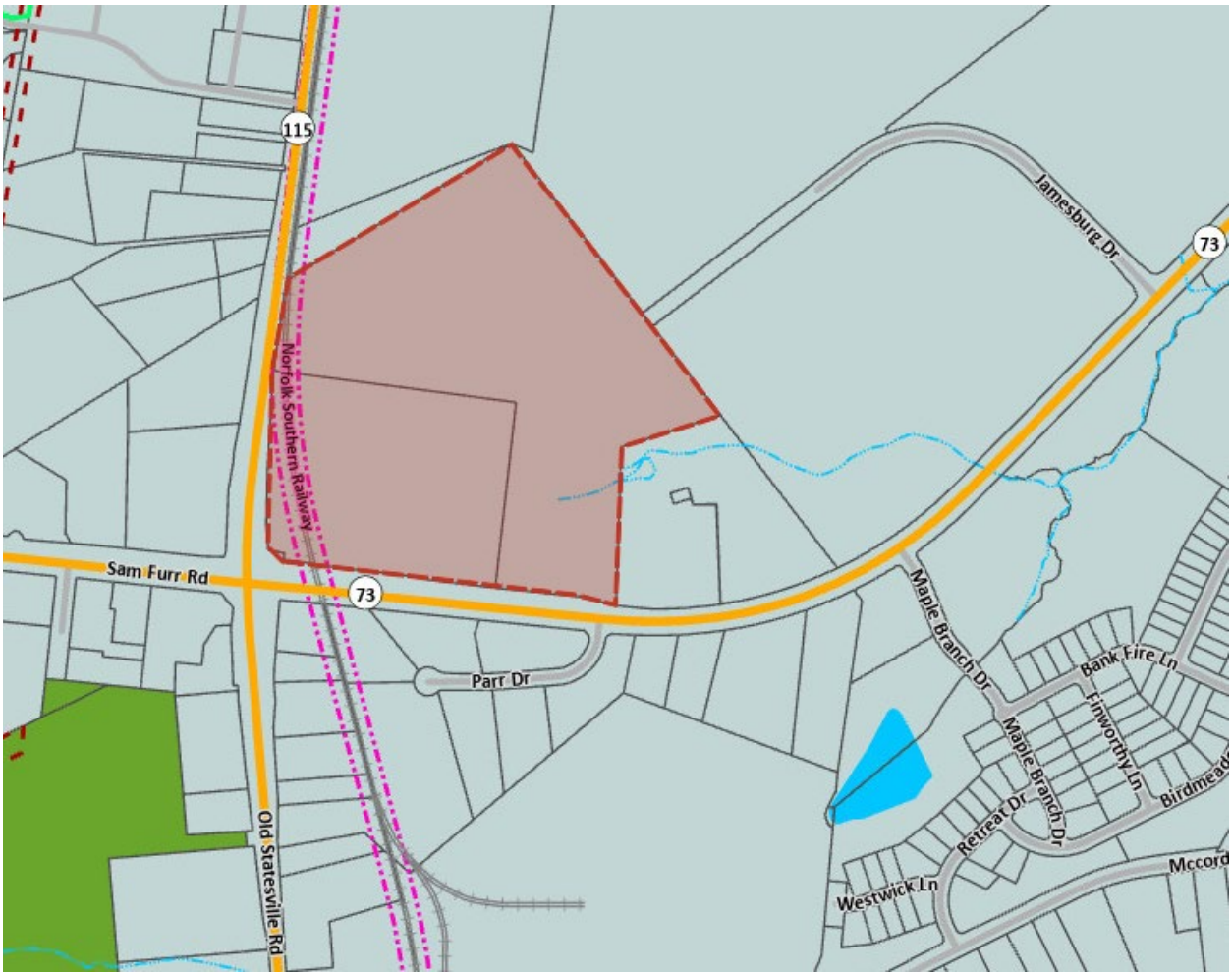
Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of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

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

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

Sincerely,

WLA Enterprises, Inc.


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

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

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

General Application

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

1. Application Type

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

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

2. Project Data

Date of Application 11/11/2025

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

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

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

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

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

Current Land Use Undeveloped

Proposed Land Use(s) Commercial and Residential

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

3. Description of Request

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

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

4. Site Plan Submittals

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

5. Outside Agency Information

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

6. Applicant

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

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

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

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

Title Vice President Email krogers@wrsrealty.com

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

7. Property Owner (if different than applicant)

*Printed Name See attached Phone _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

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

Contact Information

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