

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

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

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

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

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

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

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.

These Board Minutes were approved this the 19th day of May 2026.

Catherine Cook, Deputy Town Clerk



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



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](https://www.huntersville.org)



State of the Town

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

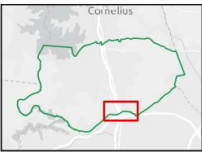
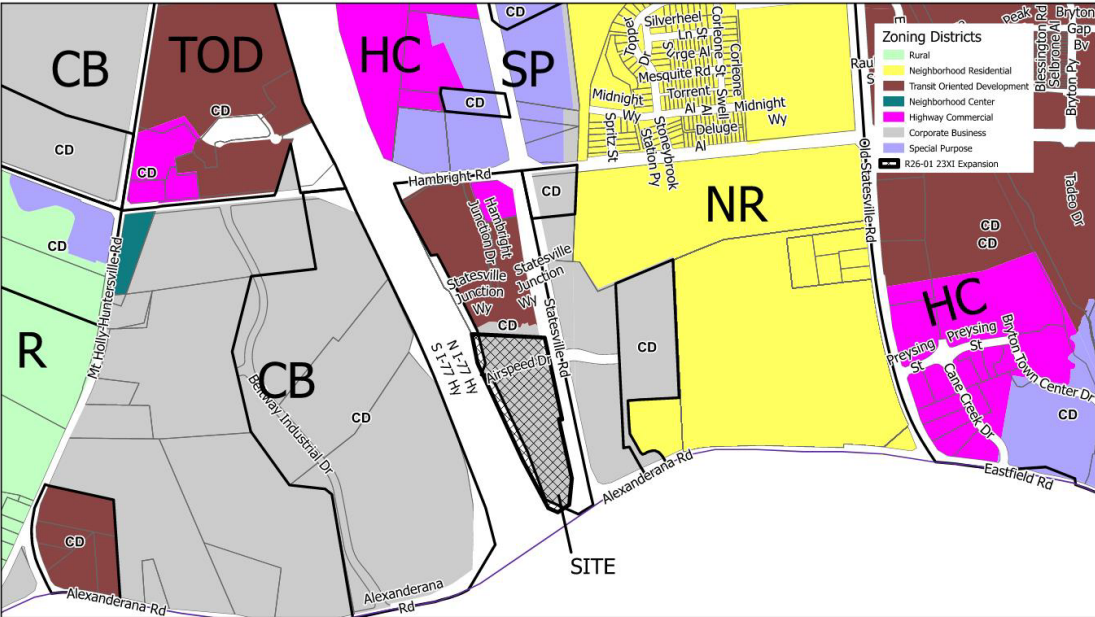
9A-1

R26-01
23 XI Race Shop

May 4, 2026
Town Board

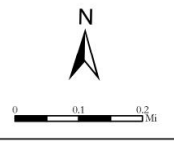
Rezoning Request

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



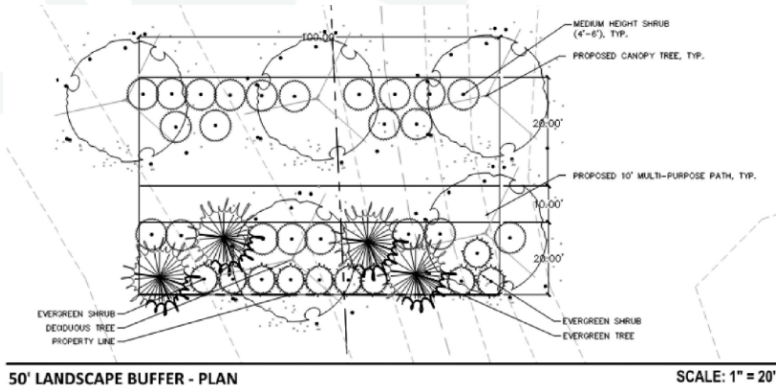
R26-01 23XI Expansion

Applicant: 2311 Real Estate Holdings LLC +/- 14.78 Acres
 Proposed Zoning: CB(CD) Parcel: 01704401



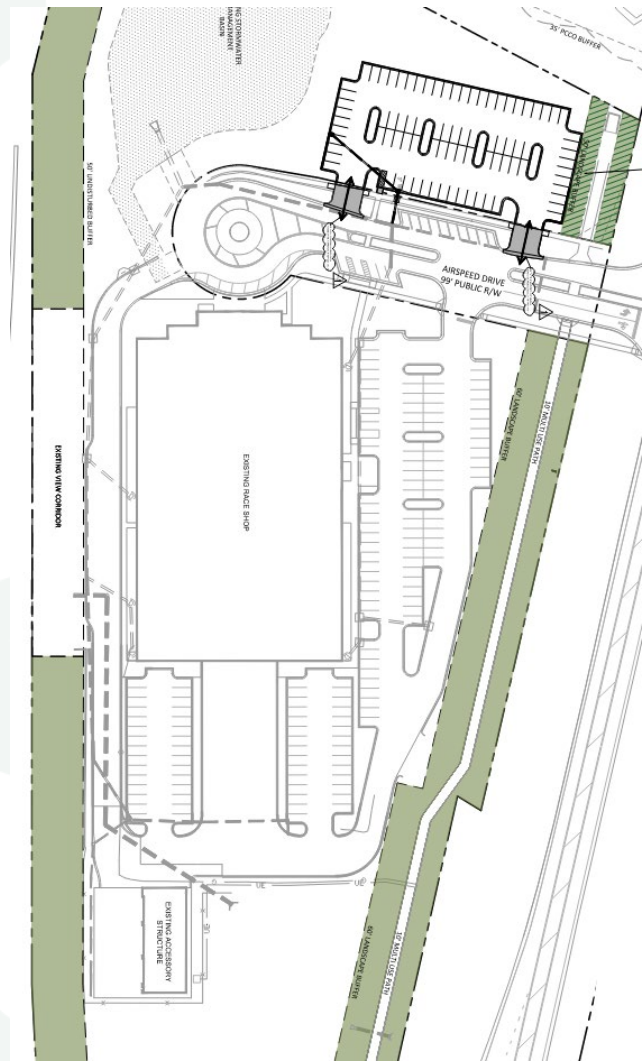
Rezoning Highlights

- 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



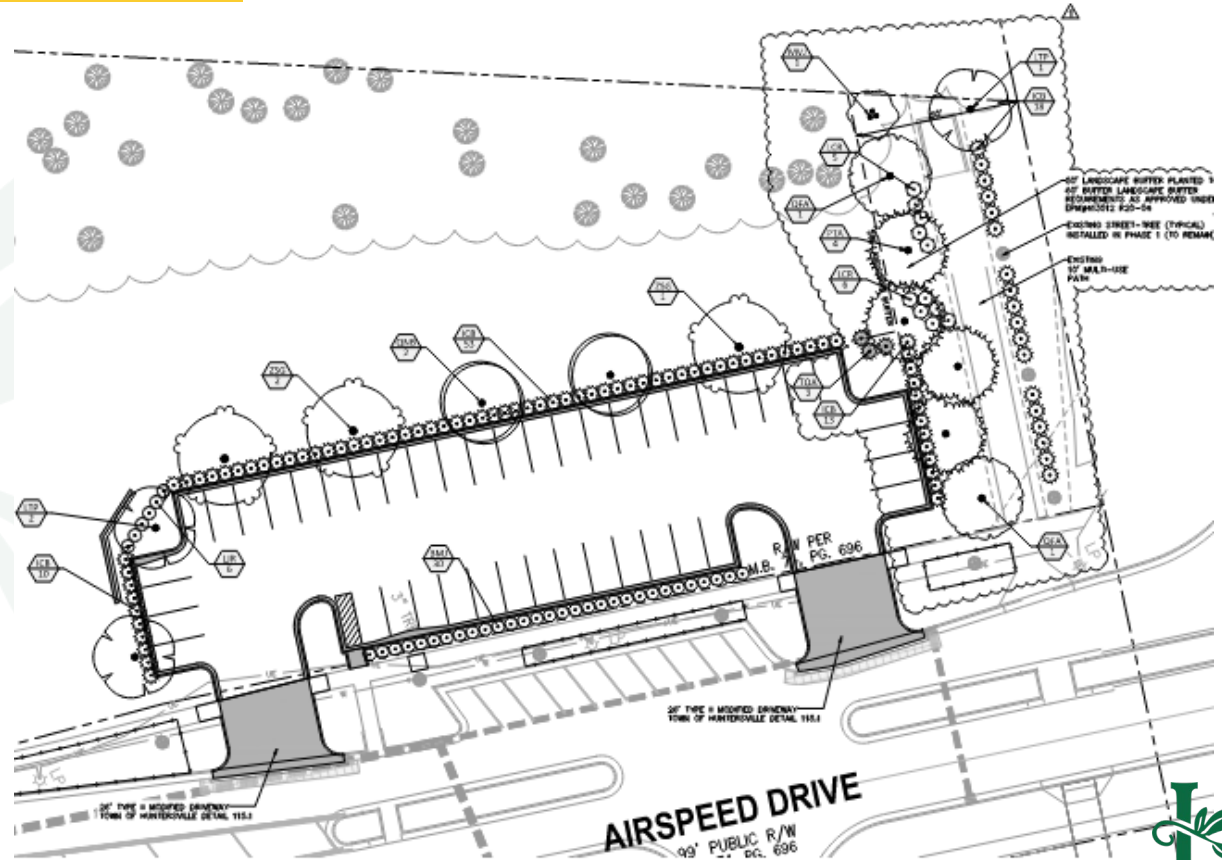
50' LANDSCAPE BUFFER - PLAN

SCALE: 1" = 20'



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

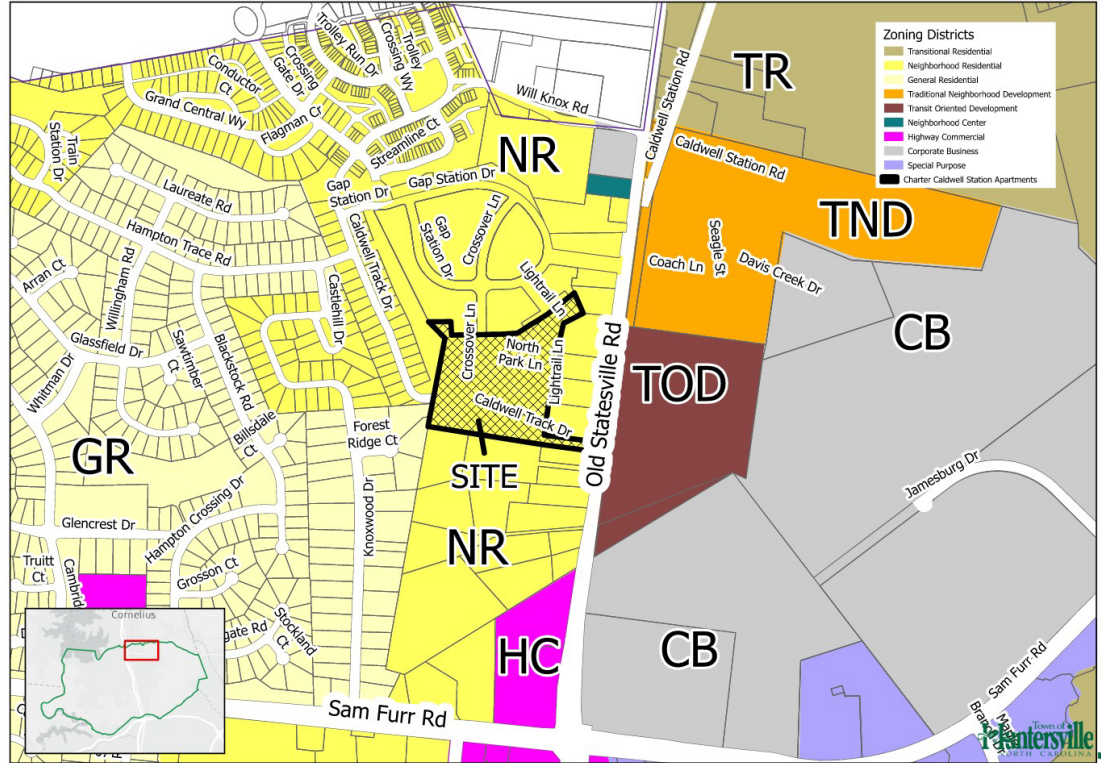
R26-06

Charter Caldwell Station Apts - Revision

May 4, 2026
Town Board

Rezoning Request

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

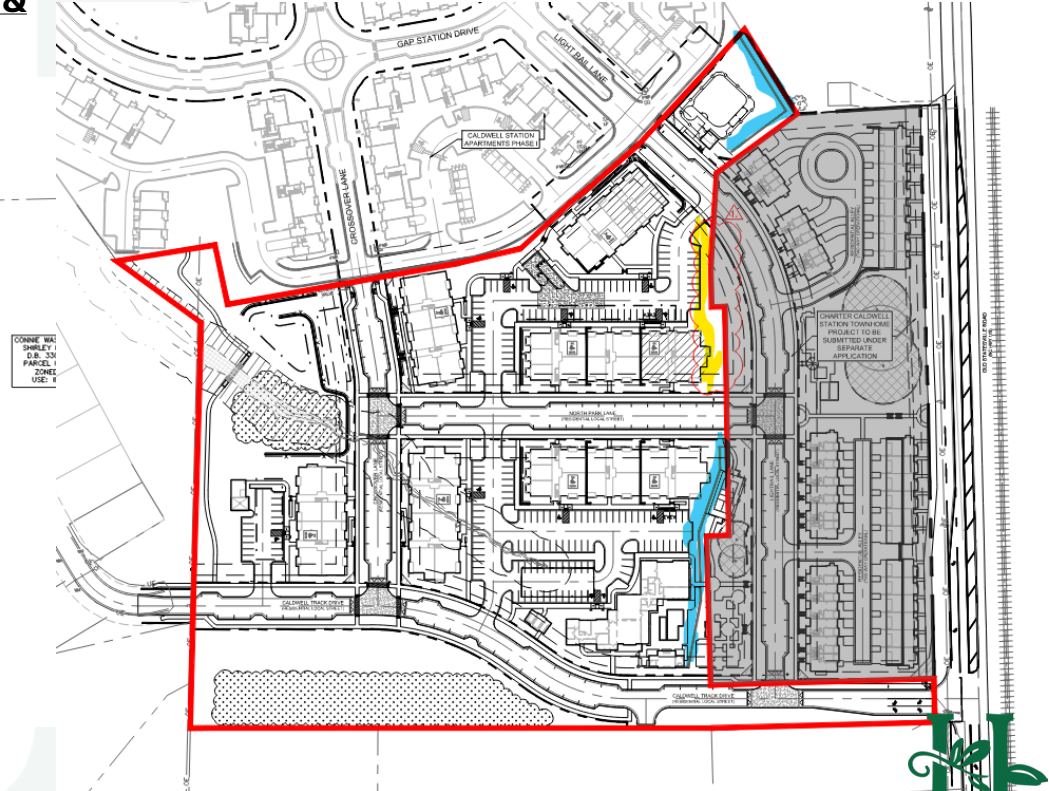
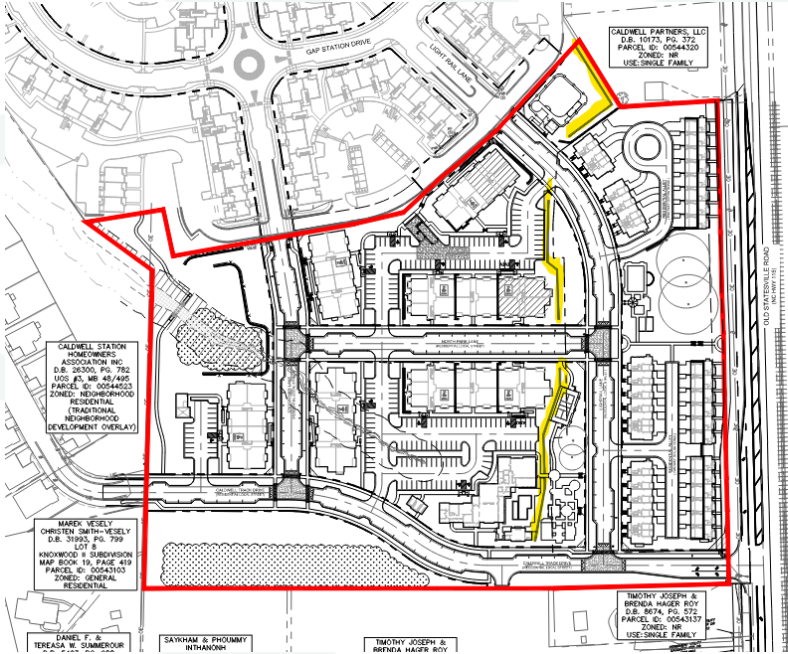


Revision History



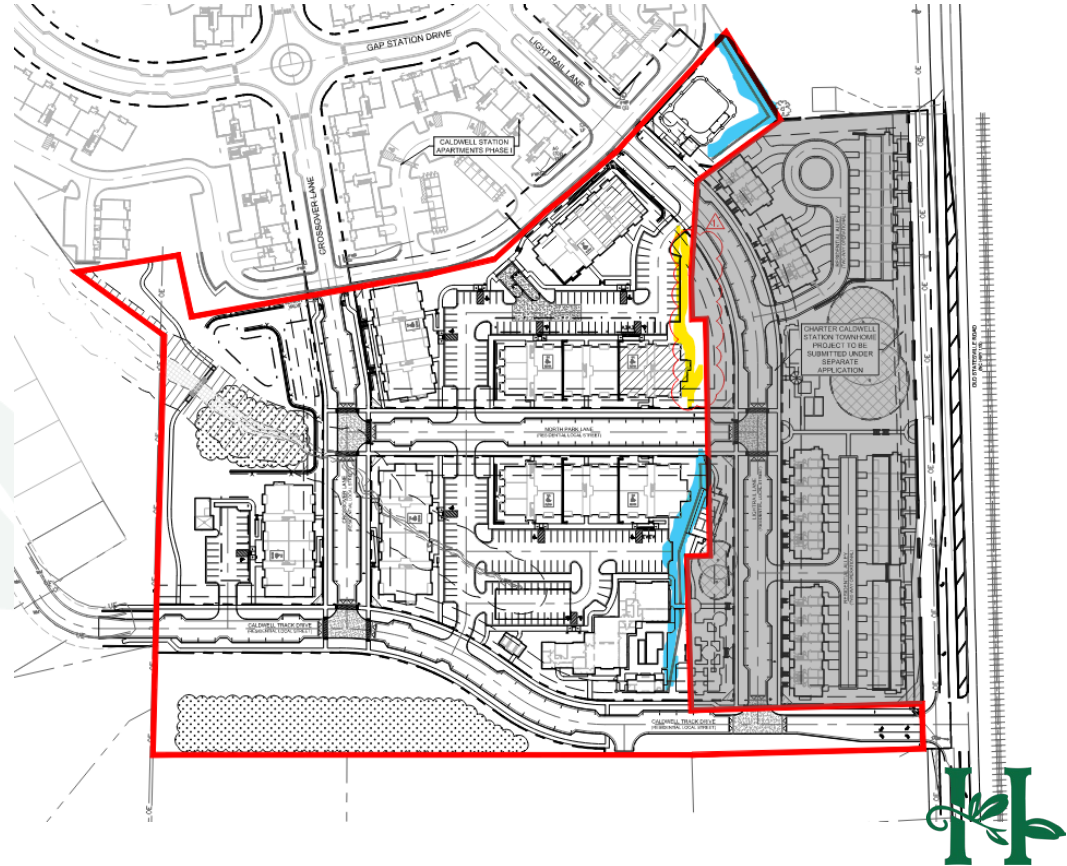
Revision History

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



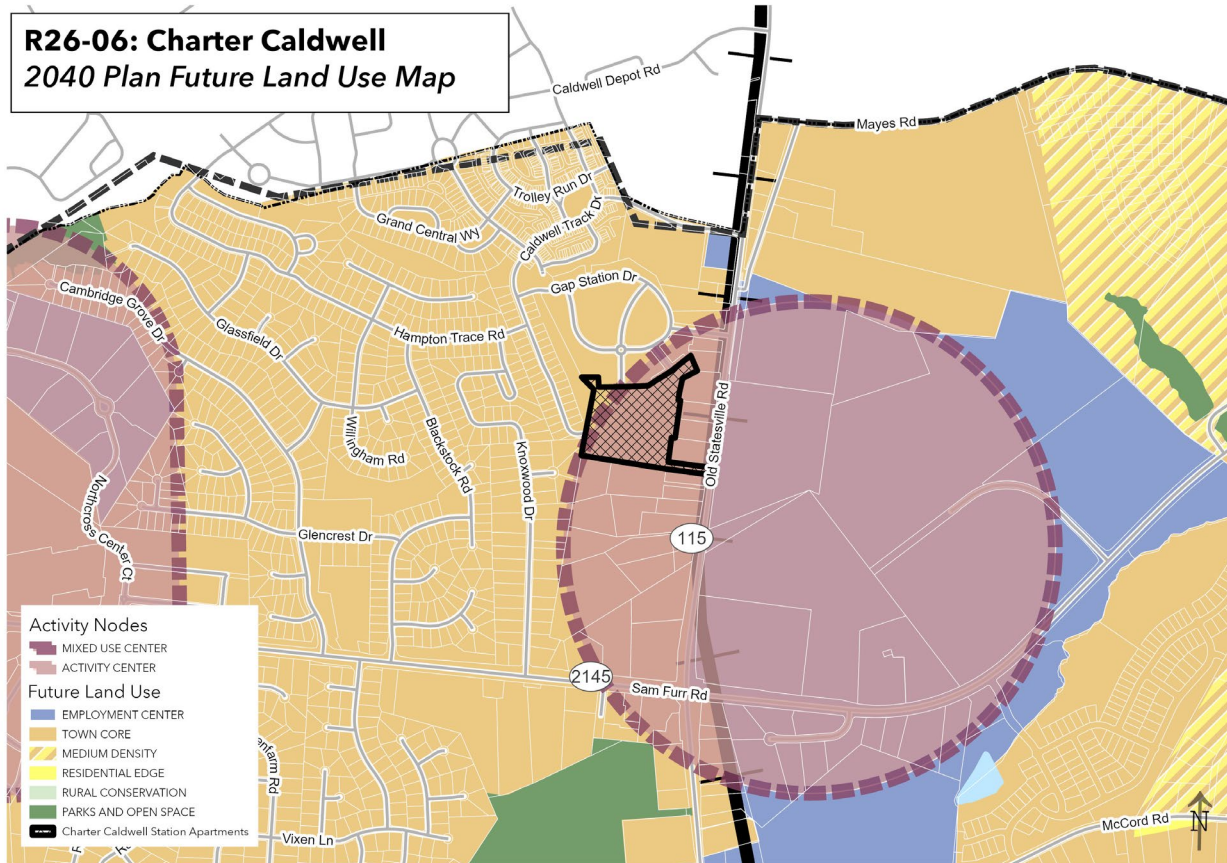
North Park

Image # 11
Date 04.21.26



2040 Huntersville Community Plan

R26-06: Charter Caldwell
2040 Plan Future Land Use Map



Application Supports

- Policy LU1.1 – Utilize Future Land Use Map



Recommendations

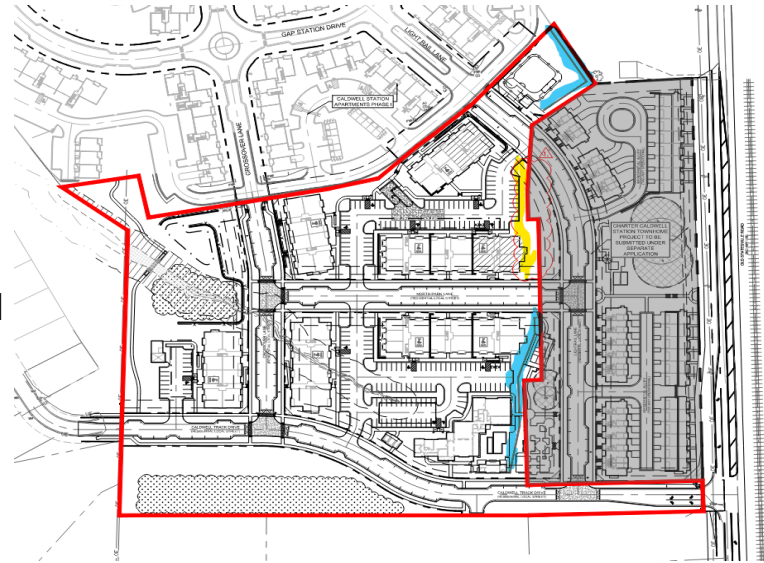
The application to revise the overlay requirement to permit the removal of a 222-ft. section of the screen-wall is consistent with the recommendations of the Huntersville 2040 Plan. Therefore, Staff recommends approval of the rezoning with the following conditions:

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

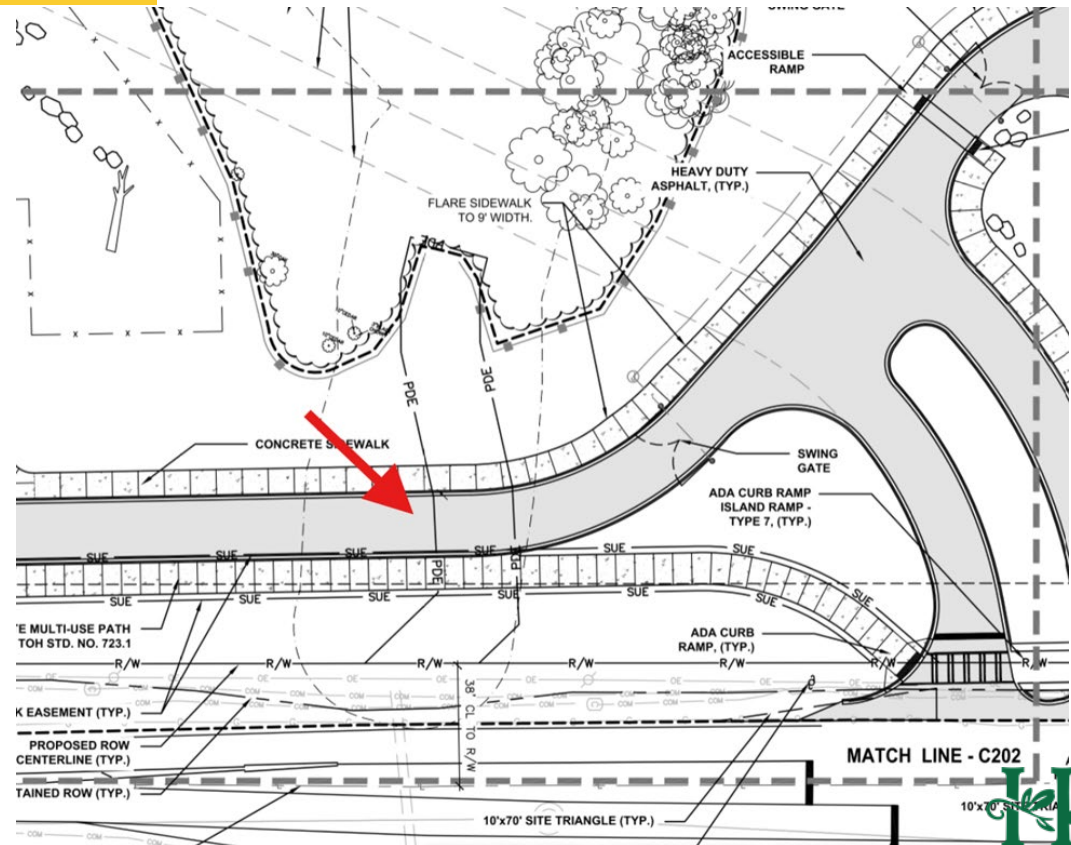
9C-1

R25-18 Eastfield Park

May 4, 2026

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”

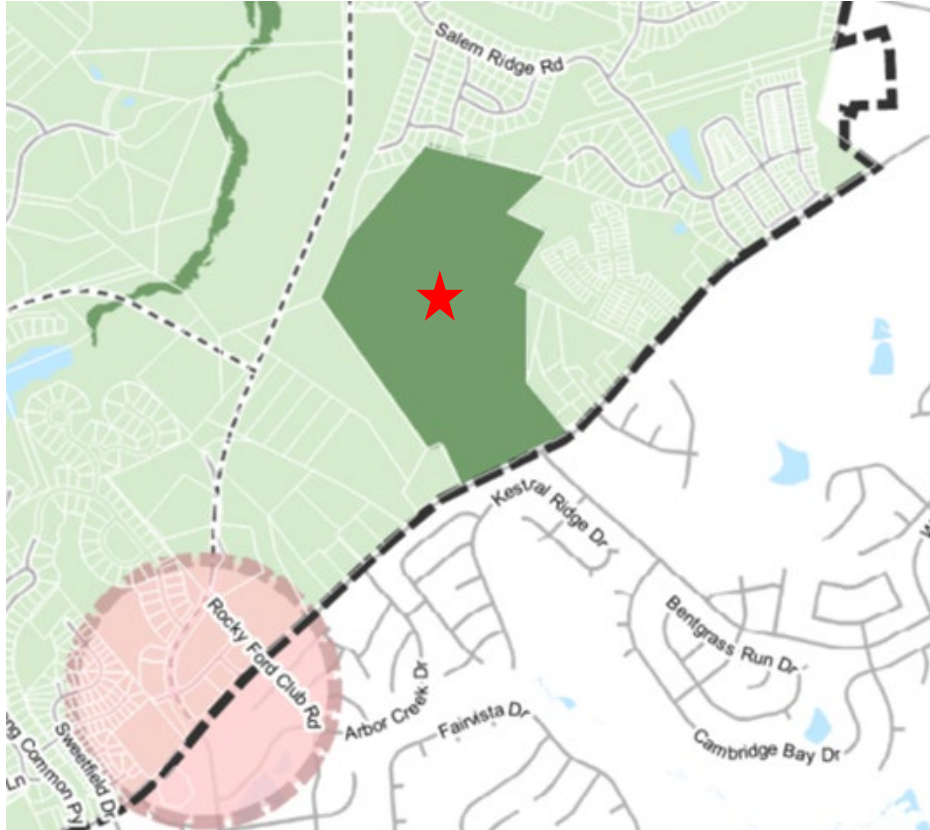


Rezoning Highlights










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



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



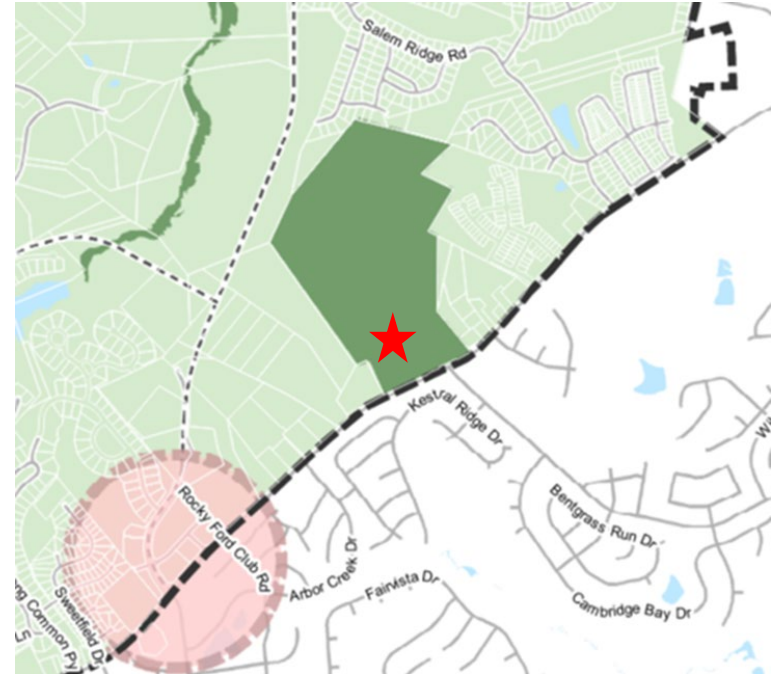
Environmental / Open Space

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



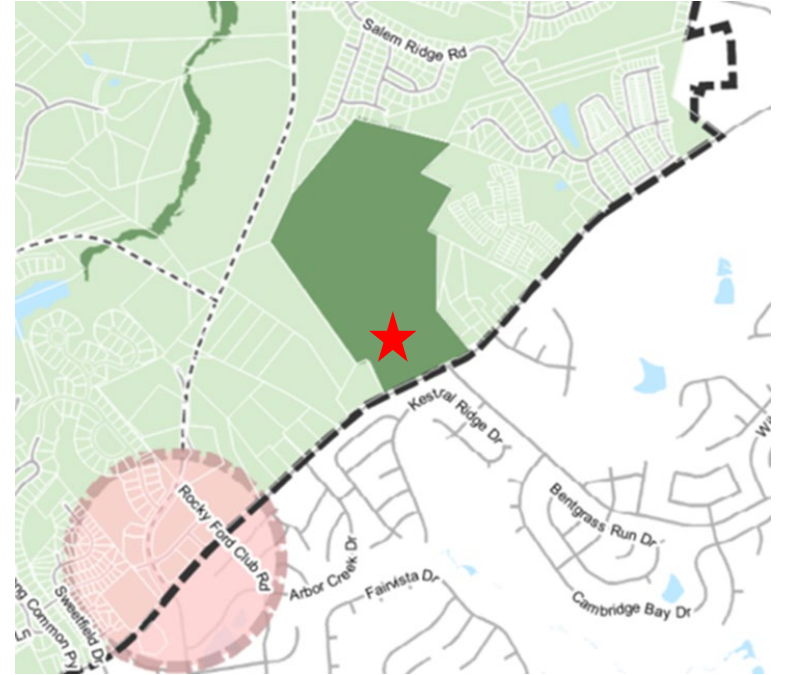
2040 Huntersville Community Plan – Policies that Support Plan

- **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



An aerial photograph showing a dense forest of green and yellow trees in the foreground. A power line tower is visible on the left. In the middle ground, a residential neighborhood with houses is visible. In the background, there is a large white building, possibly a warehouse or industrial facility, surrounded by more trees and fields under a clear blue sky.

EASTFIELD PARK REZONING

PUBLIC HEARING | MAY 4TH 2026

1

OVERVIEW

2

REVIEW EXISTING CONDITIONS

3

REVIEW PROPOSED PLANS

4

PROPOSED REZONING

5

QUESTIONS

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)

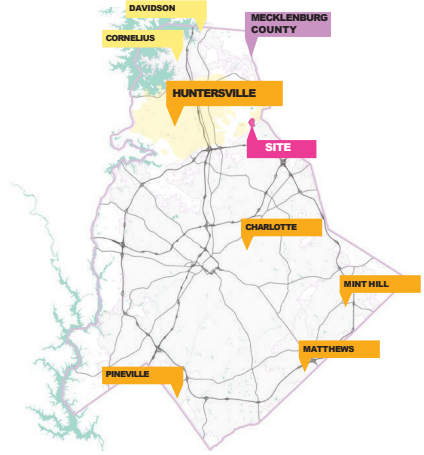
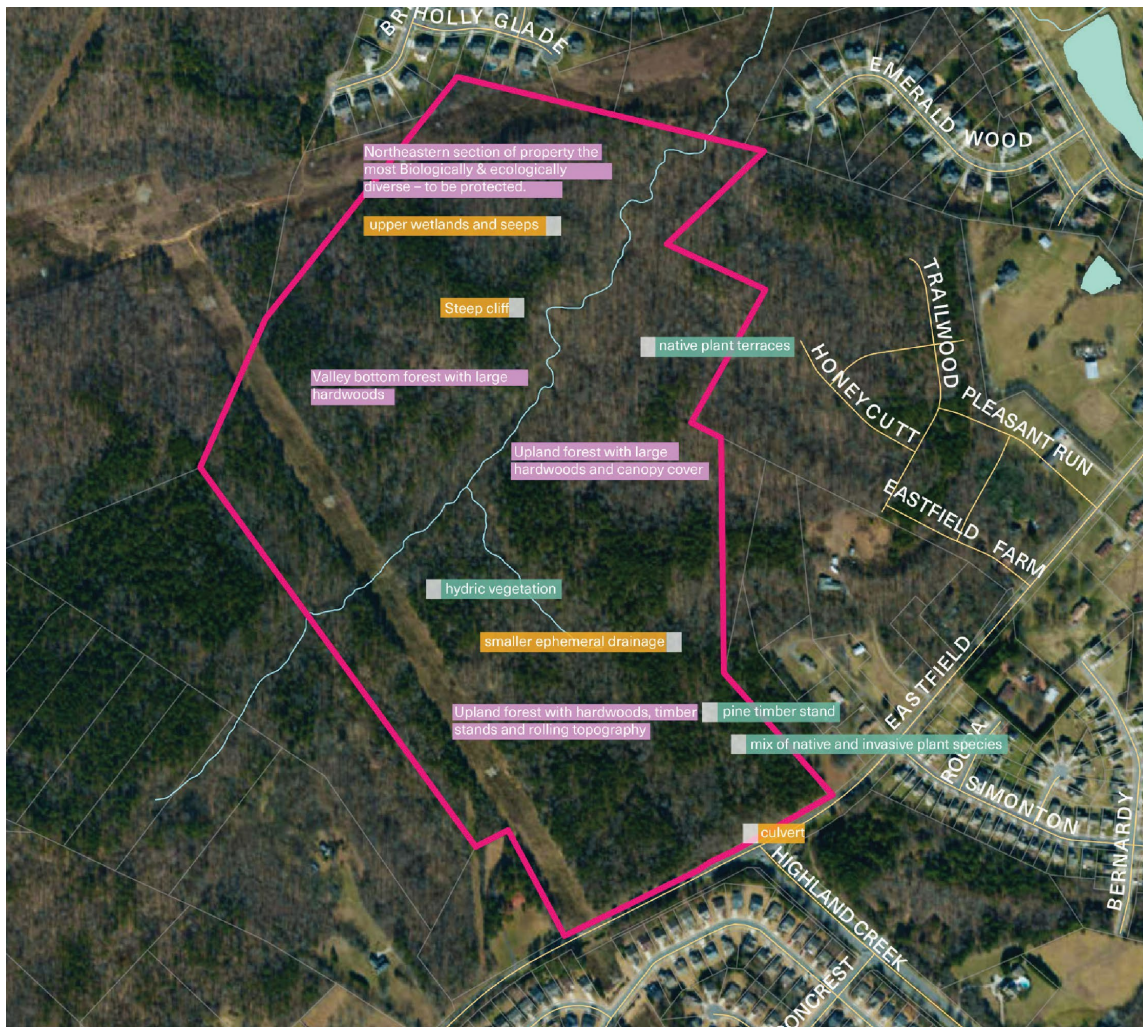
A JURISDICTIONAL STREAM BISECTS THE SITE, REQUIRING A SINGLE ACCESS CROSSING (~0.20 ACRES IMPACT); EXISTING CULVERT UNDER EASTFIELD RD WILL BE EXTENDED (IN LIEU OF BRIDGE)

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

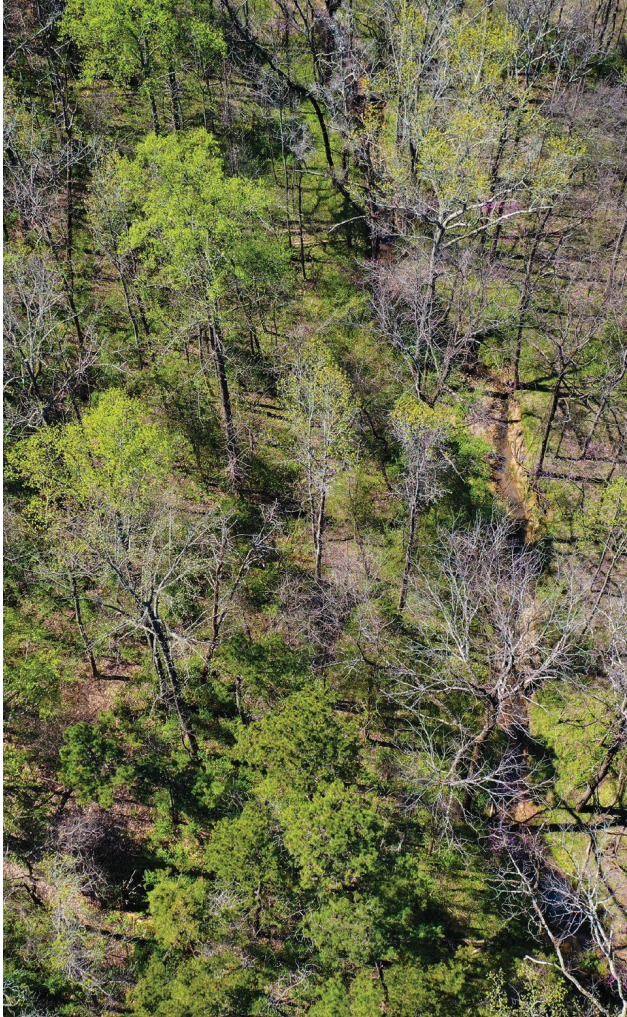


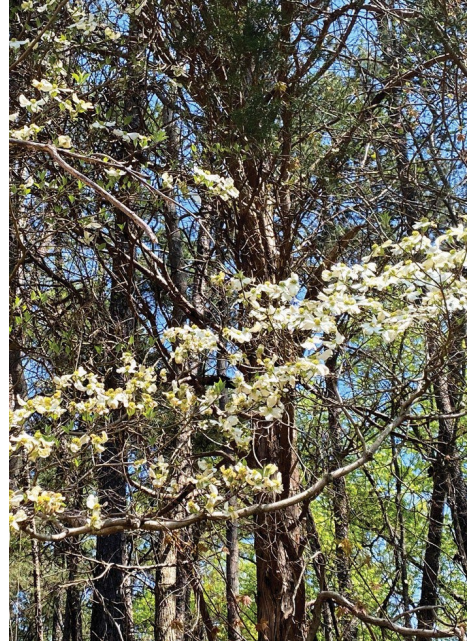
LEGEND

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



EXISTING CONDITIONS | **SITE CONTEXT**





EXISTING CONDITIONS | SITE PHOTOS



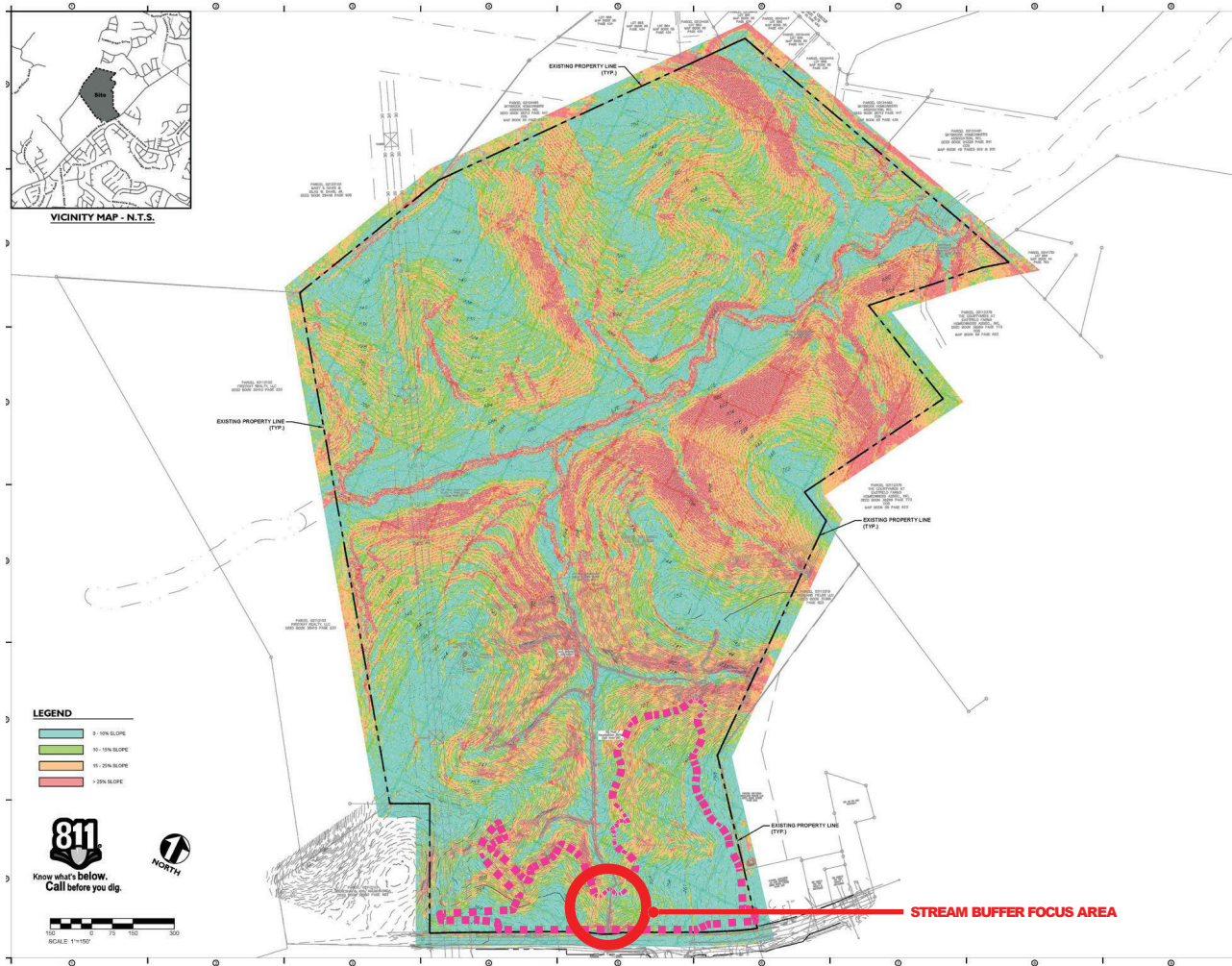
BASIC OAK
/ HICKORY
FOREST

POWERLINE EASEMENT + MEADOW

PIEDMONT
ALLUVIAL
FOREST

BASIC MESIC FOREST

EXISTING CONDITIONS | SITE PHOTOS



EXISTING CONDITIONS | SLOPE ANALYSIS



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.



THANK YOU!

QUESTIONS

EXHIBIT

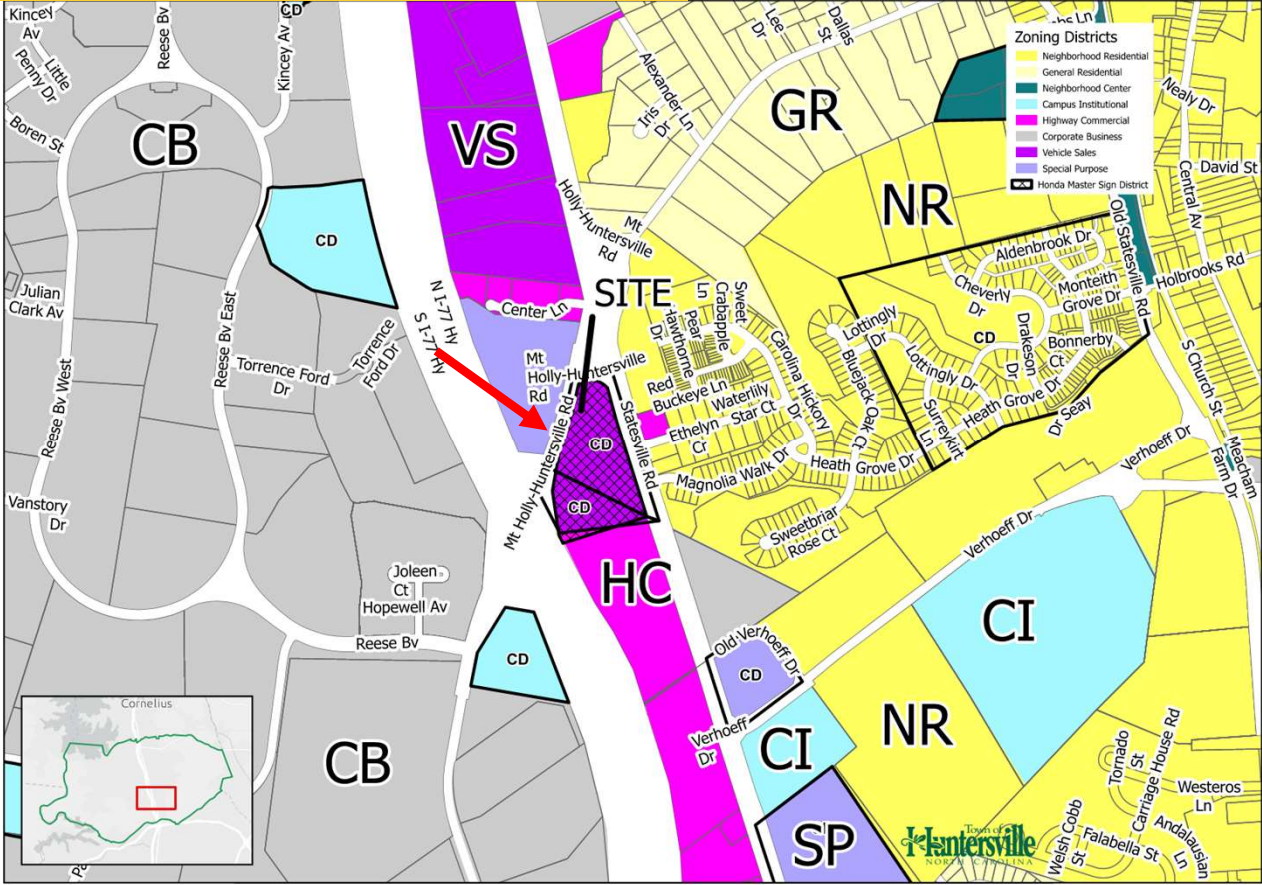
9D-1

S26-01 Hall Honda Special Sign Program

May 4, 2026

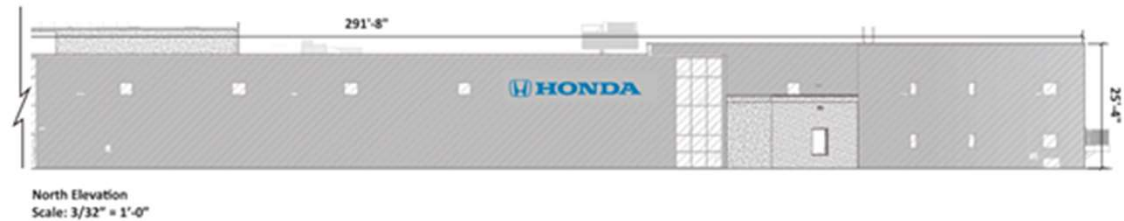
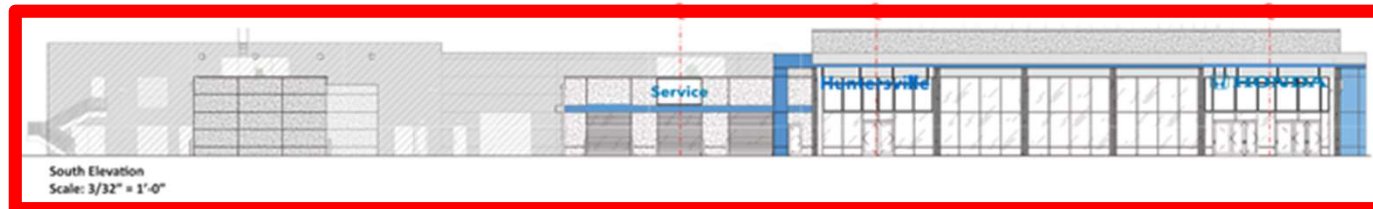
Town of
Huntersville
NORTH CAROLINA

Context Map

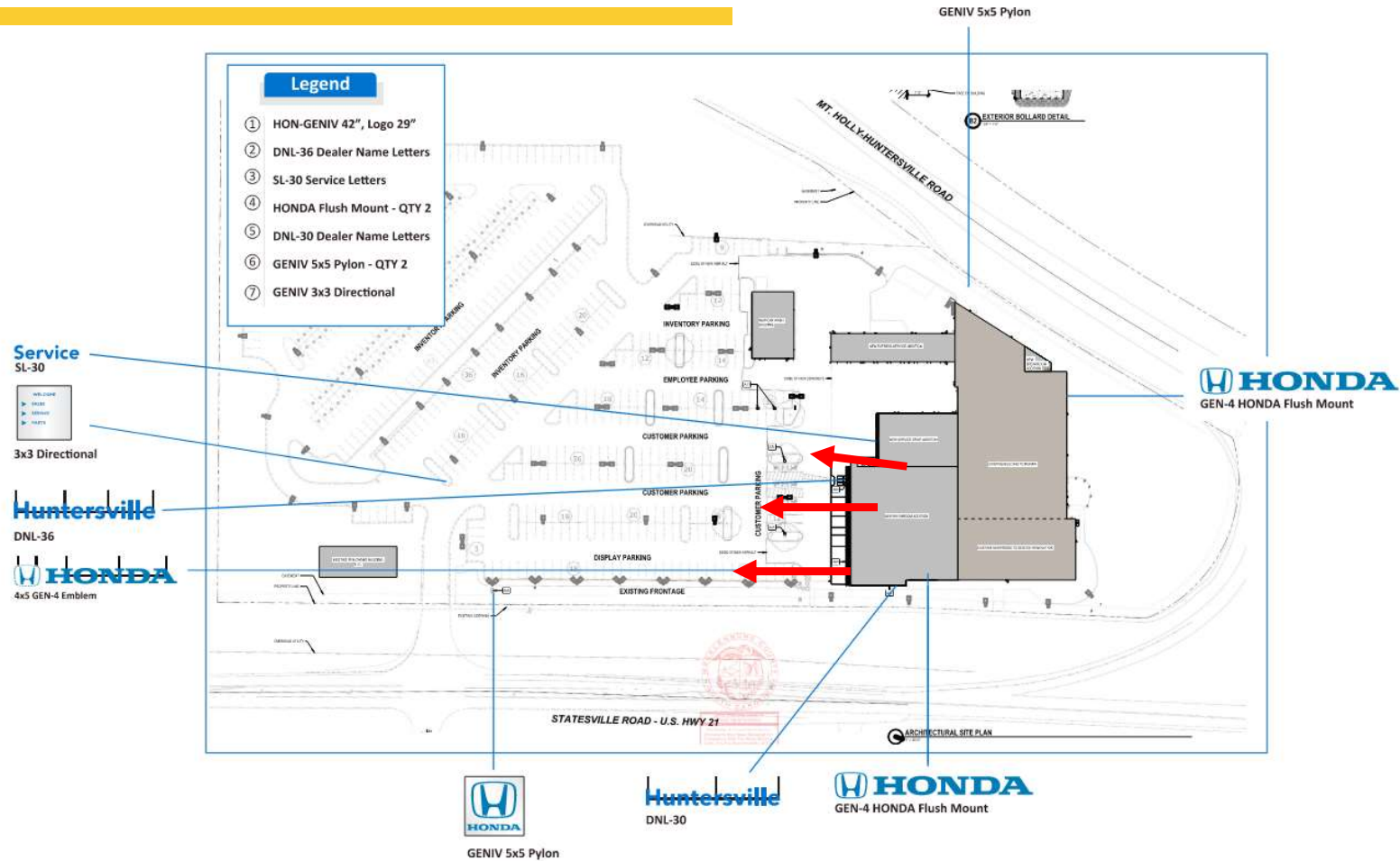


Special Sign District Highlights

- 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



Aerial View



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:

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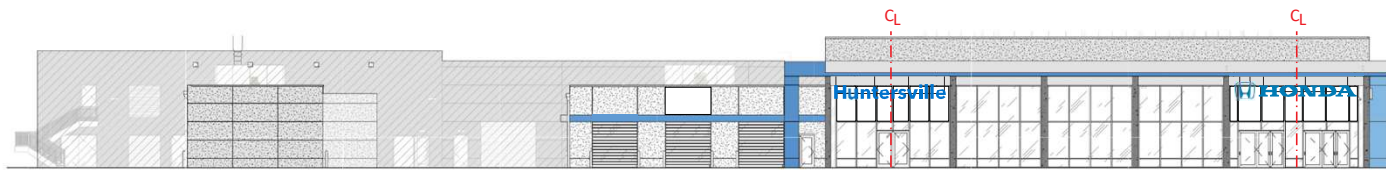
- Preserve and enhance the special character of the particular area; and
- Not contravene the intent of this ordinance; and
- Cause no disturbance to neighboring property lying outside the proposed district.
- Without changing the basic structure of this ordinance, the modified rules for a special sign 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

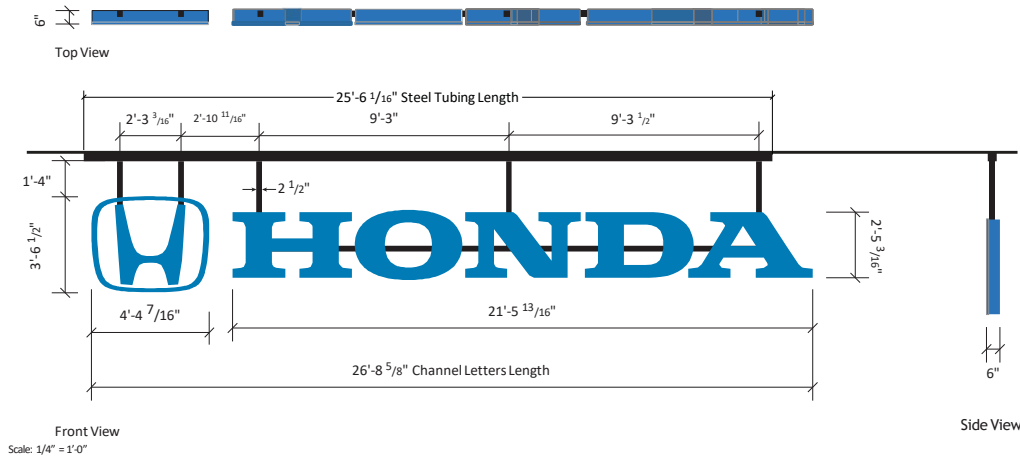
Elevation Signage

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

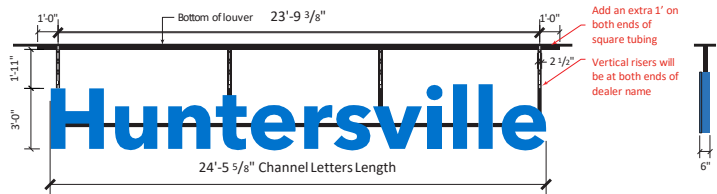


South Elevation
Scale: 3/32" = 1'-0"

Gen IV Building Signage



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 Jewelitetrim for face retention

Colors

- Backs/Returns – painted blue to match blue vinyl
- Faces – Perforated blue vinyl to match current Honda blue vinyl
- Jewelitetrim – Blue to match blue vinyl
- Stringers – painted to match TBD

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

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 Jewelitetrim 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
- Jewelitetrim – Blue to match blue vinyl
- Stringers – painted to match TBD

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

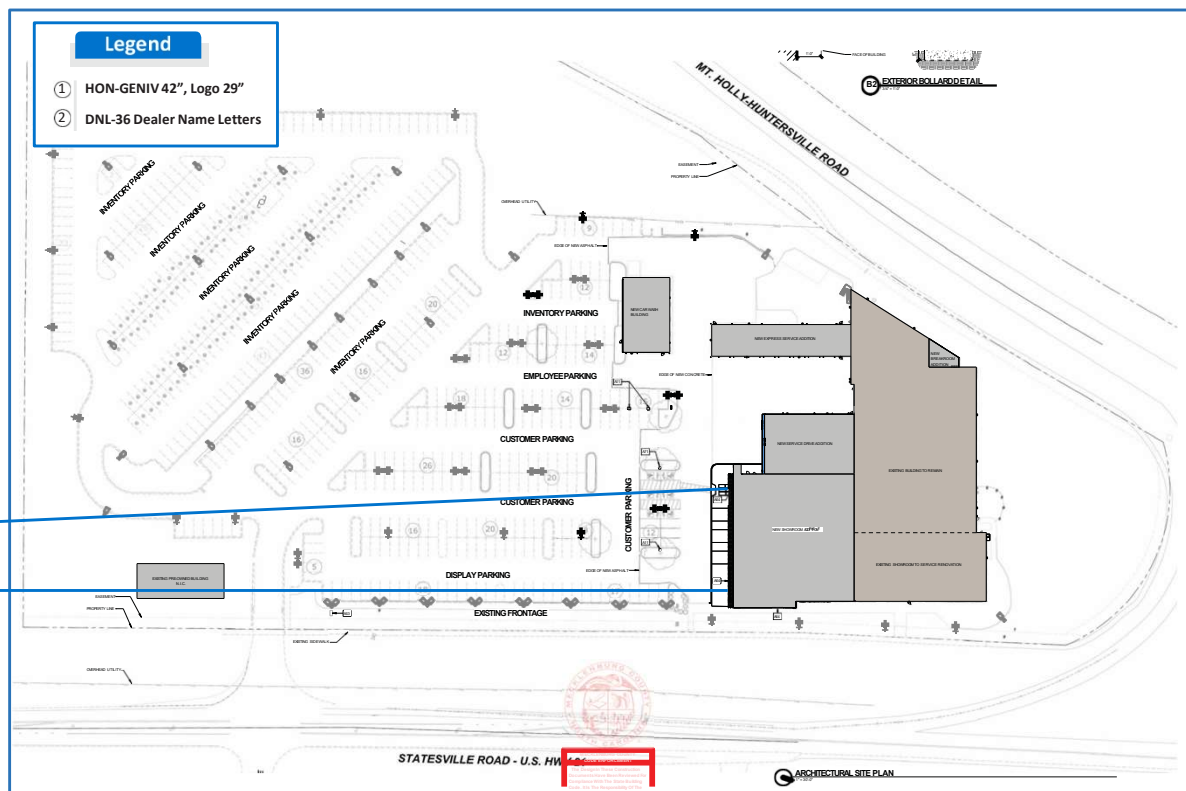
H209014
 Hall Honda Huntersville
 12815 Statesville Road
 Huntersville, NC 28078-9212, USA

Elevation Signage

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



1.866.635.1110
 pattisonid.com



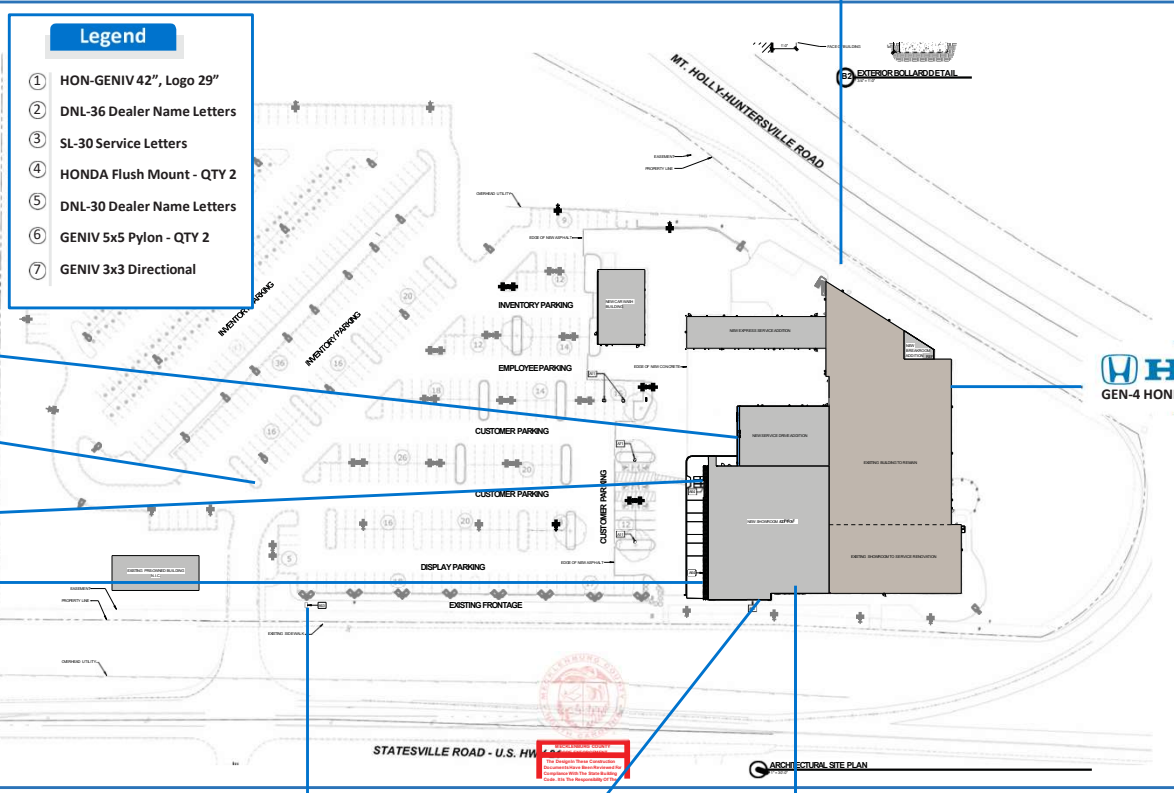
Huntersville
DNL-36

 HONDA
4x5 GEN-4 Emblem



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

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



Service
 SL-30



3x3 Directional

Huntersville

DNL-36



4x5 GEN-4 Emblem



GENIV 5x5 Pylon

Huntersville
 DNL-30



GEN-4 HONDA Flush Mount



GEN-4 HONDA Flush Mount



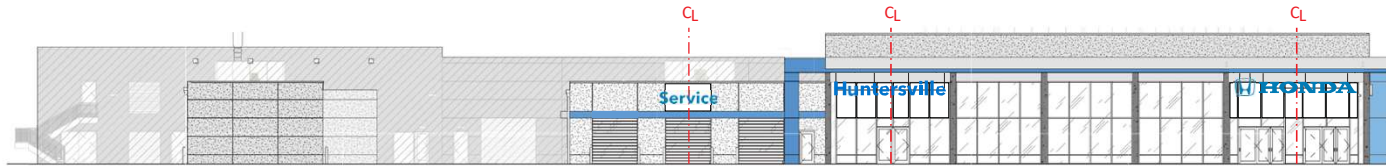
1.866.635.1110
 pattisonid.com

Elevations

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

Elevation Signage

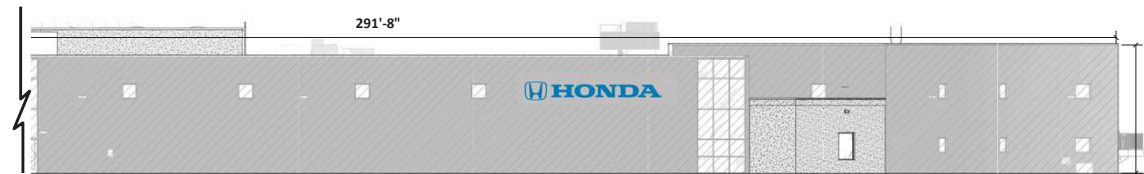
08-15-2025
Noted
B. Williams
H. Charles



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



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



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

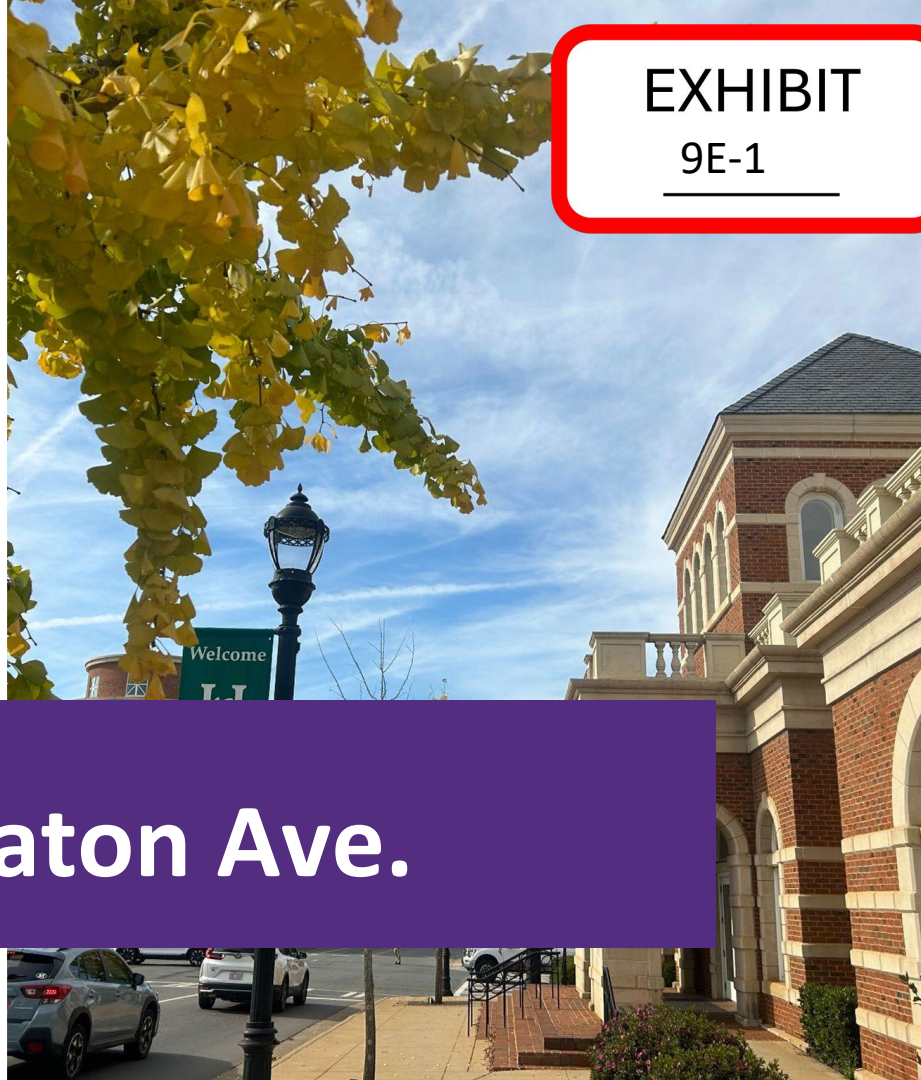


EXHIBIT

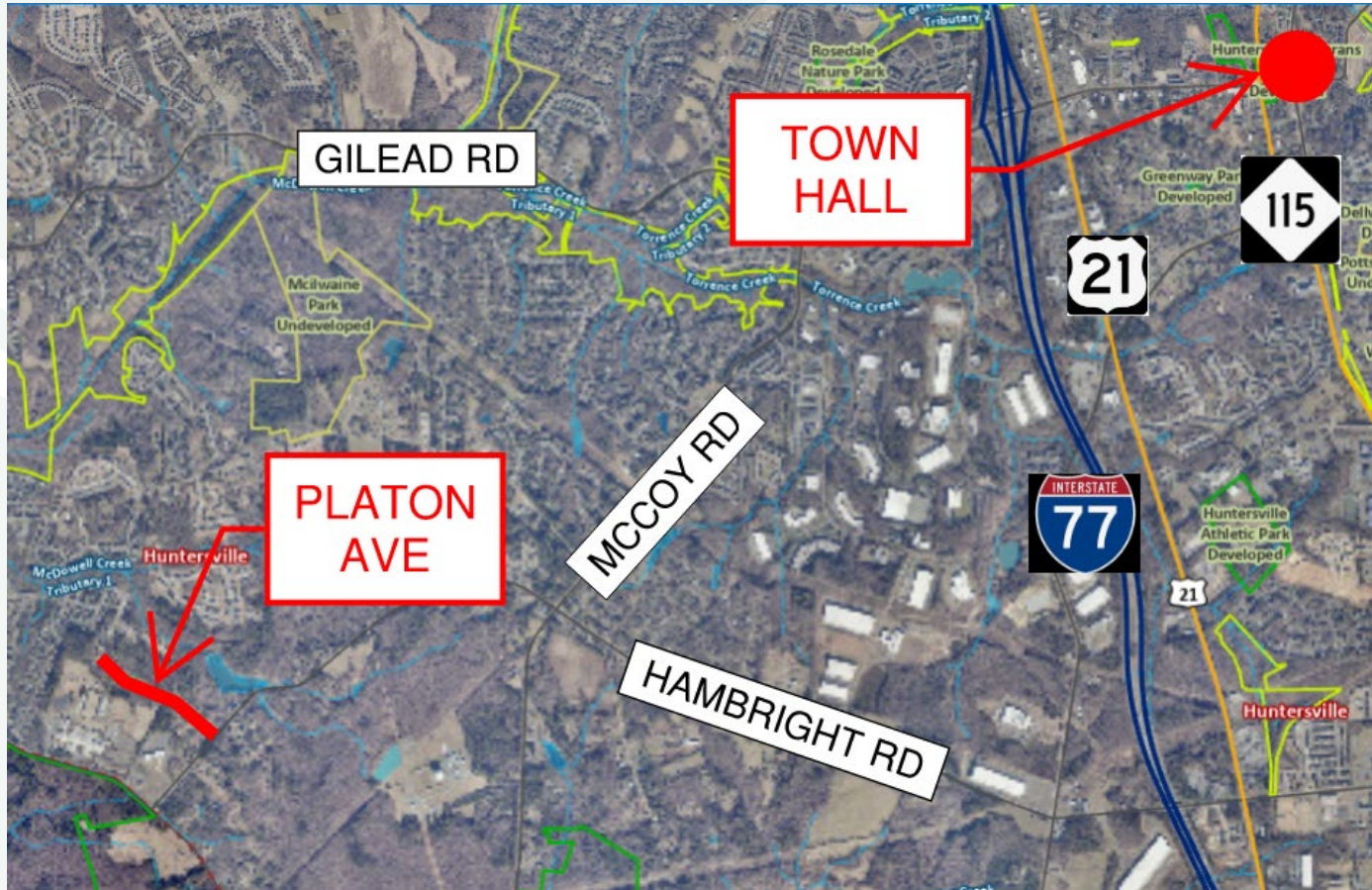
9E-1

May 4th, 2026

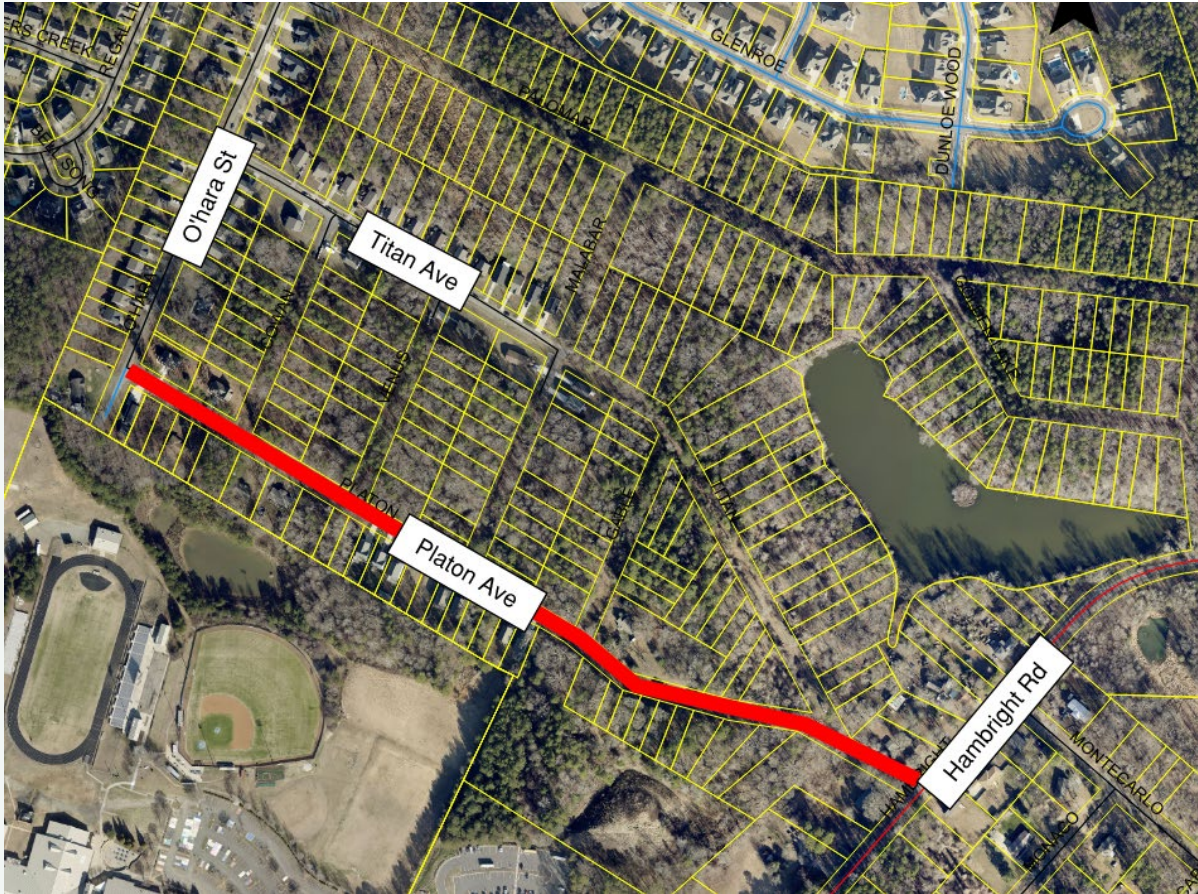
Traffic Calming for Platon Ave.



Vicinity Map



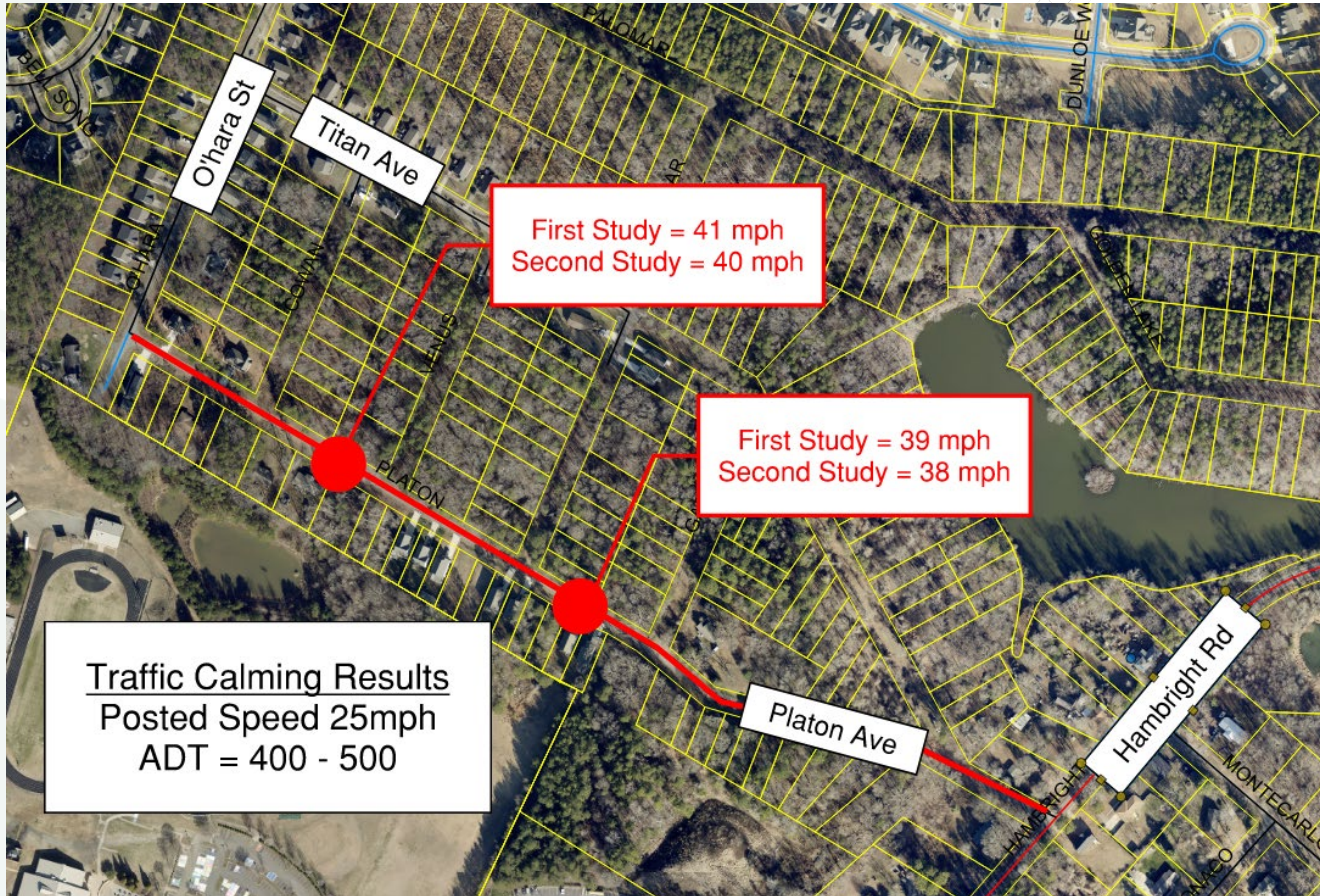
Location Map



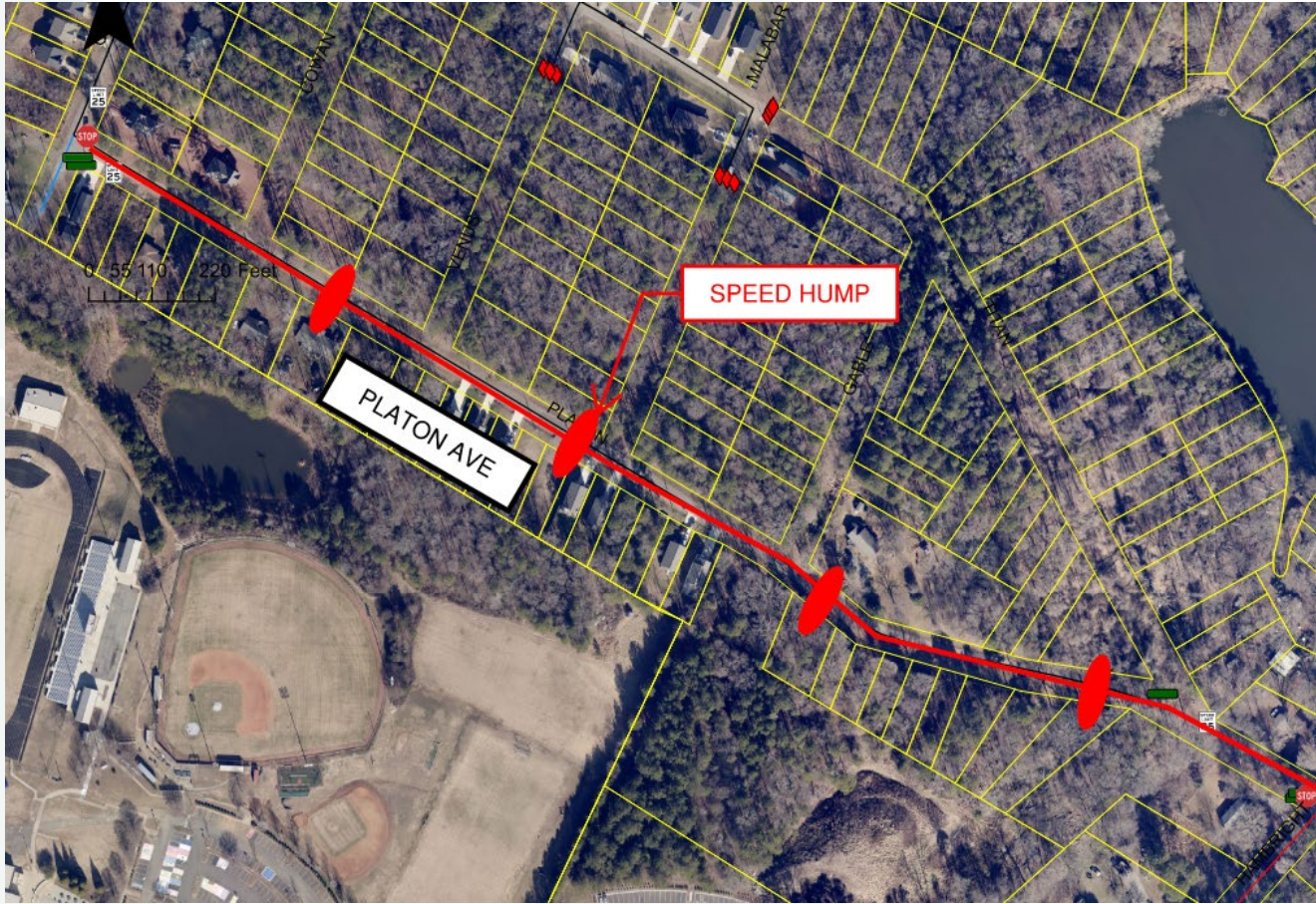
Street View is Westbound



Speed Data Results



Speed Hump Layout



Option 1 – 4 Speed Humps



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



Option 3 – 6 Speed Humps



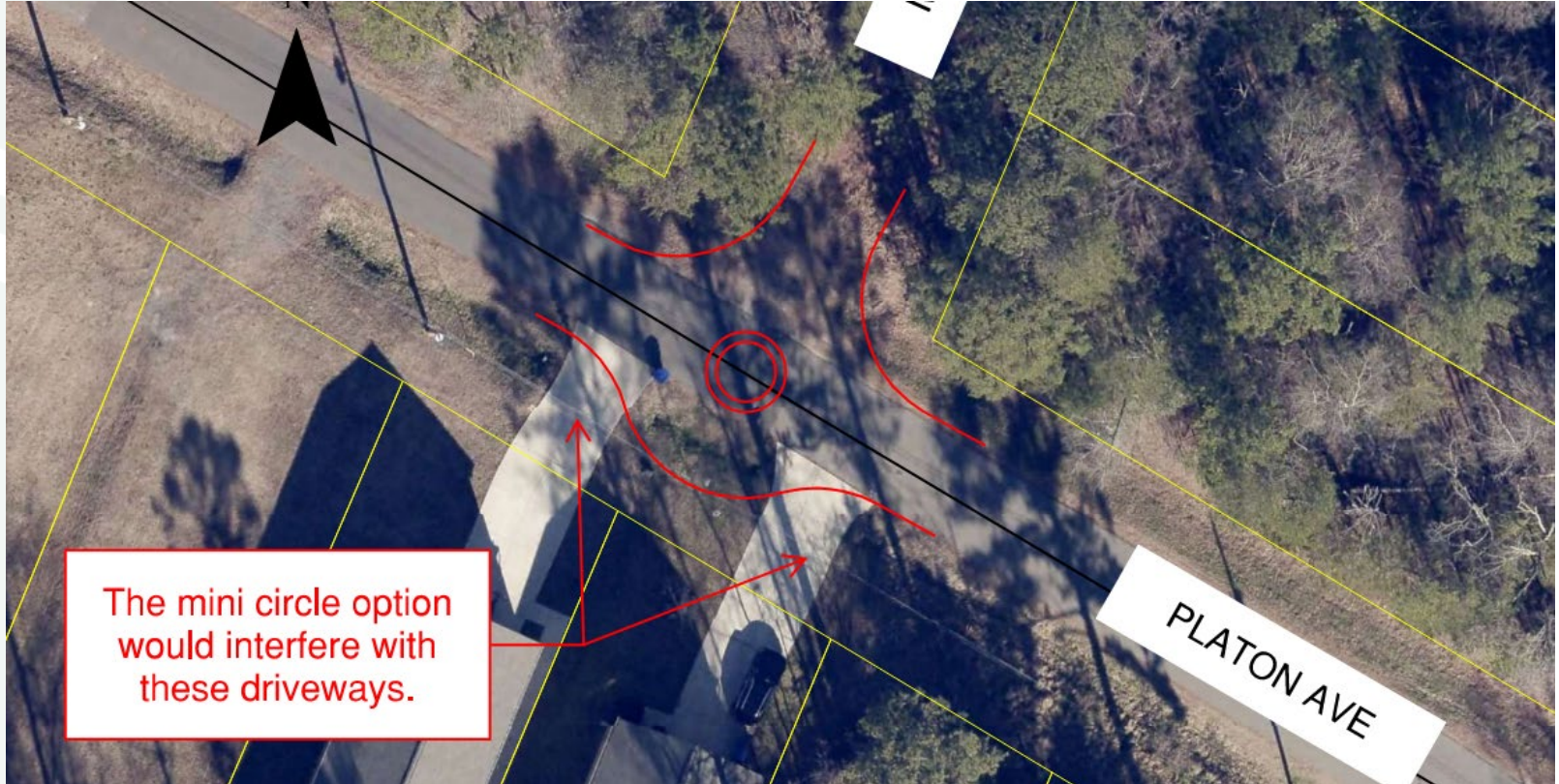
Option 4 – 6 Mini Circles



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.





EXHIBIT

9F-1

**Right of Way Abandonment
A Portion of West Church Street**



Abandonment Process

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

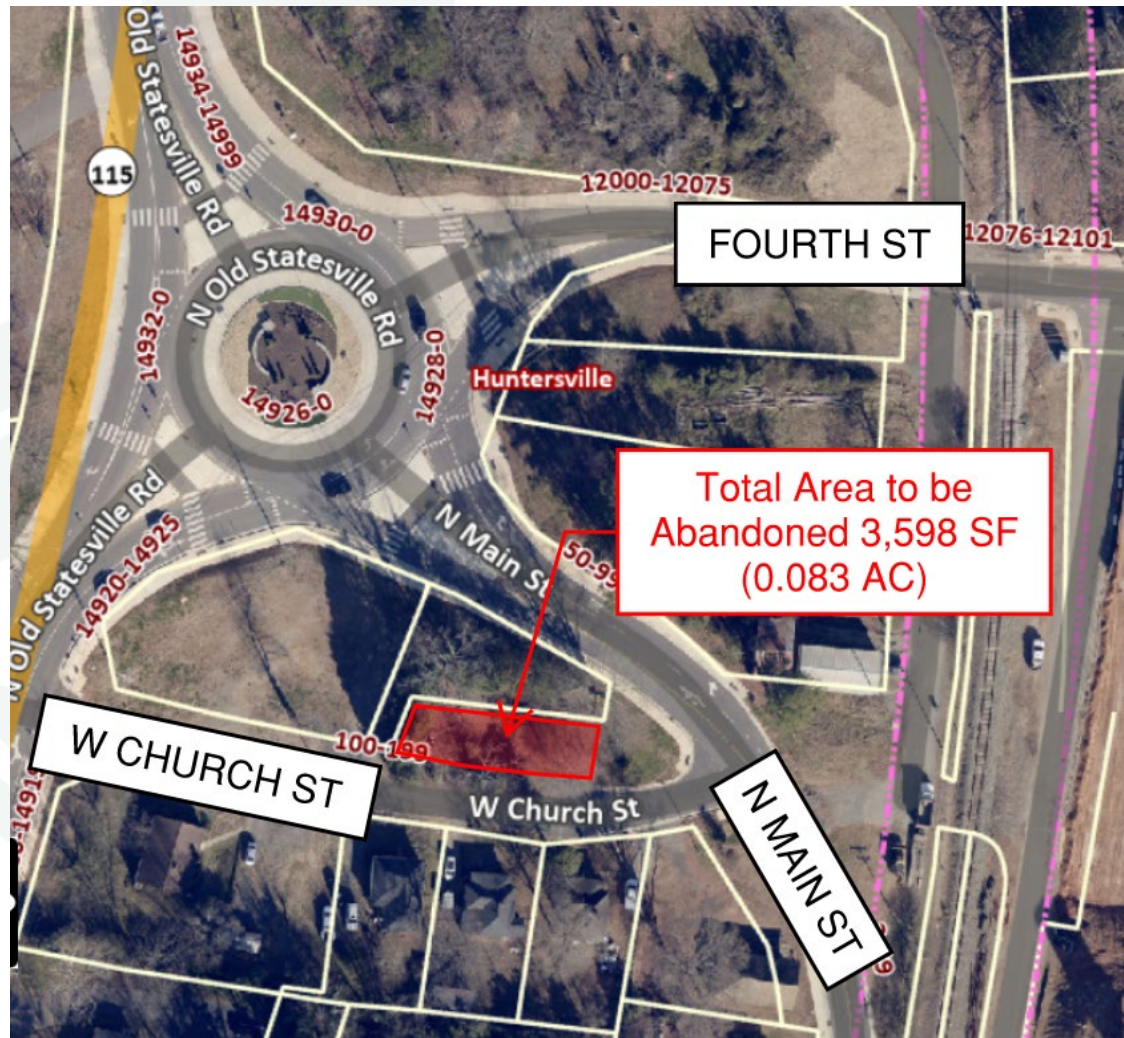
- ✓ **Petitioner**
Submits Petition with a sealed survey of road area requesting to be abandoned.
- ✓ **Town Staff**
Reviews survey for compliance and prepares a Call for Public Hearing & Resolution Declaring Intent to Close.
- ✓ **Notice**
Notice of Closing & Public Hearing physically posted at location. 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

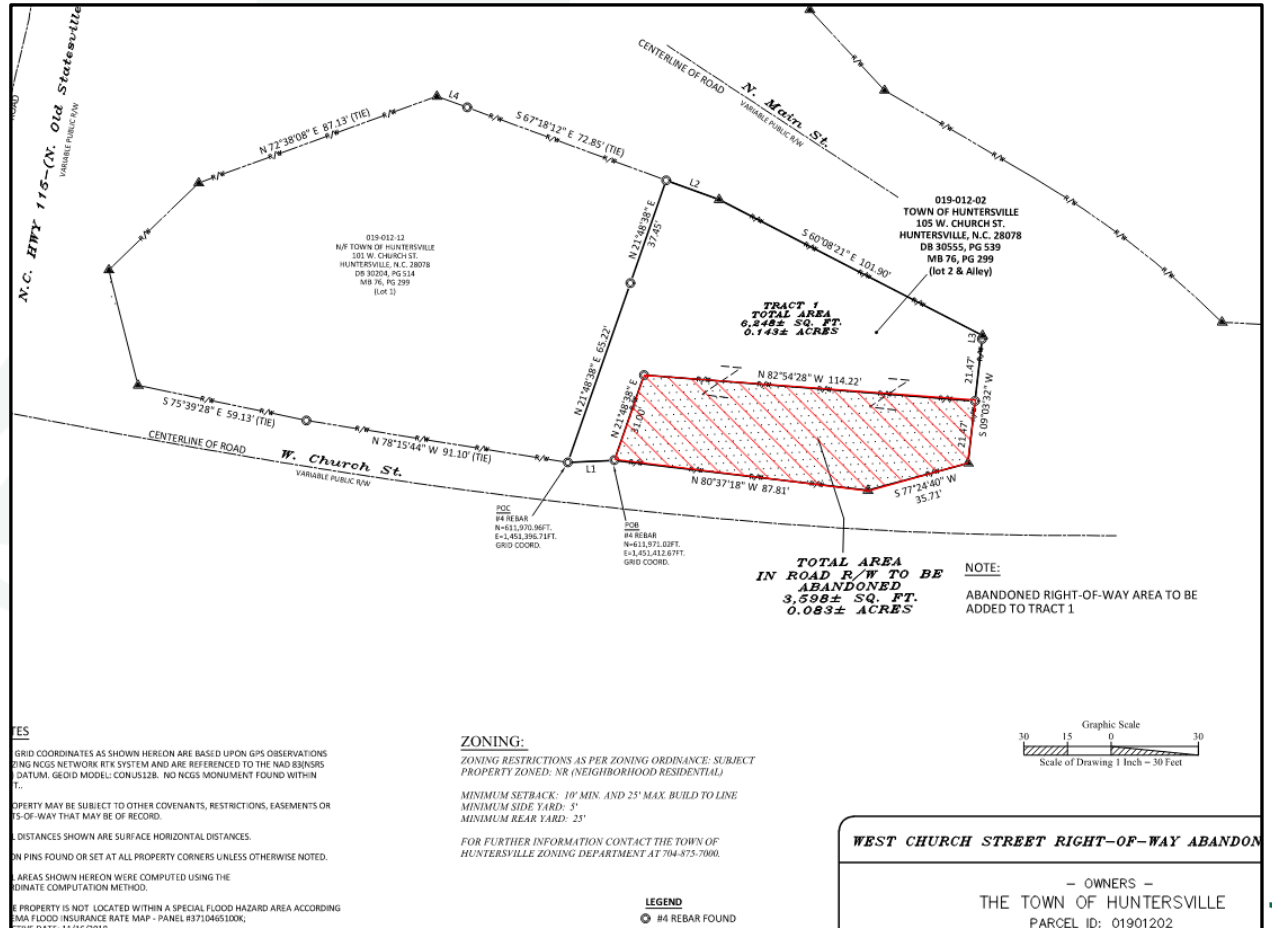




EXHIBIT
9G-1

**Right of Way Abandonment
A Portion of North Church Street**



Abandonment Process

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

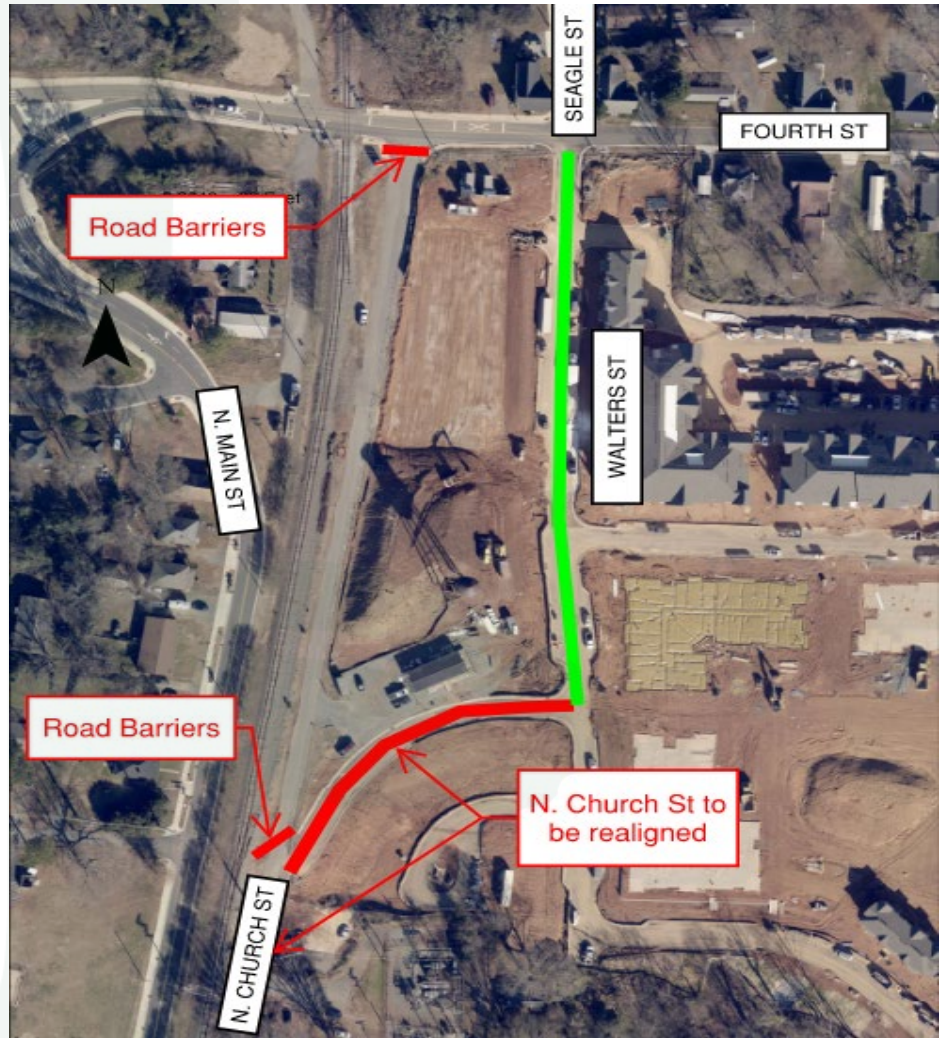
- ✓ **Petitioner**
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- ✓ **Notice**
Notice of Closing & Public Hearing physically posted at location. Resolution of Intent to be published as a legal notice.



Location Maps



Realignment



Area to Abandon



Questions?

Town of
Huntersville
NORTH CAROLINA

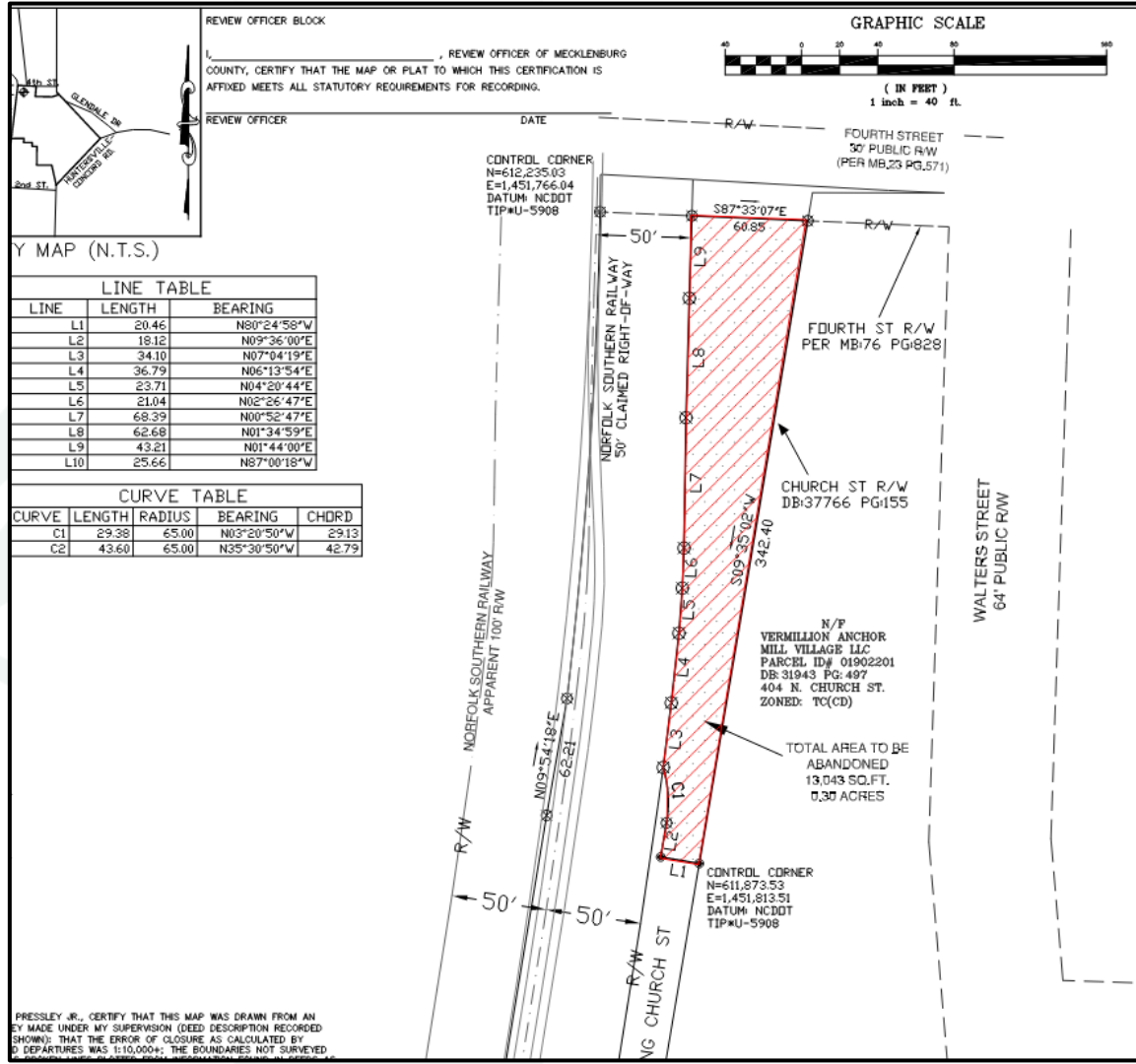


Notice of Closing

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



Plat Exhibit



PRESSLEY JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN
 ANY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED
 SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY
 0 DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED

