Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

AGENDA
Regular Town Board Meeting
June 2, 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 Pride Month. *(Mayor Christy Clark)*
   - 5.C. A Proclamation for National Gun Violence Awareness Day. *(Mayor Christy Clark)*
   - 5.D. A Proclamation for Juneteenth Day. *(Mayor Christy Clark)*
6. **Public Comments**
7. **Agenda Changes**
8. **Adoption of Agenda**
9. **Consent Agenda**

9.A. Approve the minutes of the May 19, 2026 Town Board Meeting. *(Catherine Cook)*

9.B. Adopt Resolution to acquire right-of-way and/or easements necessary for the construction of the NC 115 N Sidewalk Project. *(Stephen Trott)*

9.C. Approve Budget Amendment NC 115 North Improvements. *(Aimee O'Connor)*

9.D. Adopt Ordinance approving road closure for the LaLaCaboosa: Juneteenth Block Party event. *(Tracy Houk)*

9.E. Adopt Ordinance approving road closures for Beer Money Entertainment Group, renting Veterans Park for the Huntersville Pride Festival. *(Tracy Houk)*

9.F. Adopt Resolution ratifying acceptance of HL-0056 Grant Funds. *(Stephen Trott)*

9.G. Adopt Resolution to acquire right-of-way and/or easements necessary for the construction of the Beatties Ford at Neck Project. *(Stephen Trott)*

9.H. Appropriate Community Needs contributions. *(Pattie McGinnis)*

9.I. Appropriate Tree fund bank revenue. *(Pattie McGinnis)*

9.J. Approve budget transfer of specific grants to the General Fund. *(Pattie McGinnis)*

9.K. Approve Budget Amendment for General Fund appropriation of fund balance to HFFA. *(Bobby Williams)*

9.L. Approve Design-Build Criteria for Downtown Parking Deck. *(Emily Sloop)*

9.M. Call a public hearing for July 21, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #R26-09, a request by Treenail Development, located at the Northeast corner of Hambright Road & Mt. Holly-Huntersville Road. The request is to amend an approved rezoning plan to add a 1-acre parcel and make minor revisions. *(Brian Richards)*

9.N. Call a public hearing for July 21, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #TA26-01, a request by the Town of Huntersville Planning Department to amend Article 3.2.9 of the Zoning Ordinance to increase the amount of permitted "indoor recreation" space permitted in the Corporate Business zoning district. *(David Peete)*

9.O. Approve surplus and transfer of police officer's handgun. *(Chief Brian Vaughan)*

10. Public Hearings

10.A. Conduct a public hearing on Petition #R26-03 Vermillion Village, a request by MPV Properties to amend #R20-05 to reduce the building height for Shopfront Buildings B and C. *(Lauren Speight)*

10.B. Conduct a public hearing on Rezoning Petition #R26-04, a request by Tori Thompson, located at 7601 Babe Stillwell Road. The request would permit the development of a school at this location. *(Nathan Farber)*

11. Other Business

11.A. Consider adopting the Budget Ordinance for Fiscal Year 2027. *(Pattie McGinnis)*

11.B. Consider approving purchase agreement to purchase 1.727 acres located at 106 Gilead Road *(Anthony Roberts)*

11.C. Consider approving Petition #R25-18: 13729 Eastfield Road. This request would allow a buffer disturbance in the installation of a public park. *(Nathan Farber)*

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 PRIDE MONTH

WHEREAS, all are welcome in the Town of Huntersville to live and work, and every resident deserves a place to call home where they are safe and accepted; and

WHEREAS, the Town of Huntersville strives to ensure our town is a place where all people regardless of race, religion, national origin, gender, disability, or age are treated with dignity and respect; and

WHEREAS, LGBTQ people in the United States face disparities and discrimination in employment, healthcare, education, and housing; and

WHEREAS, Pride Month has been celebrated throughout the United States since 1970; and

WHEREAS, the Town of Huntersville promotes inclusivity and equity, safety, dignity, and a welcoming environment for our residents and visitors; and

WHEREAS, the Town of Huntersville is enhanced and strengthened by the cultural, civic, and economic contributions of the LGBTQ community, and we embrace this incredible, rich diversity of our population and town staff.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the month of June as **"PRIDE 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 2nd day of June, 2026.

_____

Christy Clark, Mayor

Town of Huntersville
NORTH CAROLINA

A PROCLAMATION FOR NATIONAL GUN VIOLENCE AWARENESS DAY

WHEREAS, every day in the United States, more than 120 people are killed and more than 200 are injured in incidents involving firearms; and

WHEREAS, in North Carolina, an average of 1,636 people die each year from firearm related incidents, representing a rate of 15.3 deaths per 100,000 residents. The estimated economic impact to the state exceeds $19.5 billion annually, including approximately $471 million in taxpayer costs; and

WHEREAS, cities across the nation, including Huntersville, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, mayors and law enforcement officers, in partnership with local violence intervention activists and resources, who know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as we see an increase in firearm homicides, and nonfatal shootings across the country, increased calls to domestic violence hotlines, and an increase in city gun violence; and

WHEREAS, on January 29, 2013, 15-year-old Hadiya Pendleton was tragically shot and killed; and so, on her birthday, June 2, people across the US recognize National Gun Violence Awareness Day; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 7, to help raise awareness about gun violence and to pay tribute to Hadiya and all victims and survivors of gun violence and the loved ones of those victims; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them, and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim June 5 as **"NATIONAL GUN VIOLENCE AWARENESS DAY"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 2nd day of June, 2026.

_____

Christy Clark, Mayor

Town of Huntersville
NORTH CAROLINA

A PROCLAMATION FOR JUNETEENTH DAY

WHEREAS, on June 19, 1865 in Galveston, Texas - over two years after President Abraham Lincoln declared all enslaved persons free - Major General Gordon Granger and Union Army troops enforced the Emancipation Proclamation and freed the last enslaved Black Americans; and

WHEREAS, free from the bondage which immorally deprived them of human dignity, their long-overdue emancipation was celebrated on June 19 - "Juneteenth", the oldest known celebration commemorating the abolishment of slavery in the United States; and

WHEREAS, this nationally recognized holiday is an opportunity to celebrate human freedom, reflect on the grievous and ongoing legacy of slavery, and rededicate ourselves to rooting out systemic racism that continues to plague our society as we strive to deliver the full promise of freedom and equality for all Americans; and

WHEREAS, as we celebrate Juneteenth, let us recommit ourselves to the work of equity, equality and justice, remind ourselves of the centuries of struggle, courage and hope that have brought us to this time of progress and possibility, and ensure that the events of 1865 are not forgotten.

Now, Therefore, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the 19 of June as **"JUNETEENTH DAY"** in Huntersville, North Carolina.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 2nd day of June, 2026.

_____
Christy Clark, Mayor

Request for Board Action

June 2, 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 minutes of the May 19, 2026 Town Board Meeting.

Action Recommended: Approve Item

Alternative Action:
None

Financial Implications:
N/A

Attachments:
1. 20250519-MinutesPacket

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 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

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 19, 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.

Pam Escobar presented announcements about:

- *Water Restrictions*
- *Planning Board Openings*
- *Huntersville Police Events*
- *Budget Buzz*
- *Memorial Day Ceremony*

- Document attached hereto as EXHIBIT 5A-1

5.B. Affordable Housing Awareness Month Proclamation

A Proclamation for Affordable Housing Awareness Month.

Mayor Clark read the Proclamation.

5.C. National Public Works Week Proclamation

A Proclamation for National Public Works Week.

Mayor Clark read the Proclamation.

5.D. Discovery Place Kids Huntersville Presentation

A presentation from Discovery Place Kids Huntersville.

Nikki Hill gave presentation.

5.E. Huntersville Safety Action Plan

A presentation on the status of our Huntersville Safety Action Plan, funded through the Safe Streets and Roads for All (SS4A) Grant.

John Cock gave presentation.

- Document attached hereto as EXHIBIT 5E-1

6. Public Comments

Mayor Clark opened public comments.

1. *Ed McCormick spoke against the Knox Crossing rezoning.*
2. *Charles Knox spoke in support of the Knox Crossing rezoning.*
3. *Rob Cote spoke against the Dash In Food Stores rezoning.*

Mayor Clark closed public comments.

7. Agenda Changes

Commissioner Smallwood made a motion to remove item 11D from the agenda.
Commissioner Coronet seconded the motion.
Motion Passed with Yes 5, No 1, Abstained 0
No Vote: Commissioner Rivers

8. Adoption of Agenda

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

9. Consent Agenda

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

9.A. Town Board Meeting Minutes Approval

Approve the May 4, 2026 Town Board Meeting minutes.

Item approved via Consent Agenda

9.B. Resolution to acquire property - McCoy Road Improvements Project

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.

Item approved via Consent Agenda

9.C. Fire Department Vehicle Surplus

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.

Item approved via Consent Agenda

9.D. Call a Public Hearing for Petition #R26-03: Vermillion Village Amendment

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.

Item approved via Consent Agenda

10. Public Hearings

10.A. **Public Hearing on Proposed Budget for FY27**

Conduct a public hearing on the proposed budget for Fiscal Year 2027.

Anthony Roberts gave a presentation for the public hearing.

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

- Document attached hereto as EXHIBIT 10A-1

10.B. **Public Hearing on Petition #ANNEX 26-01: Cambridge-Prosperity, LLC**

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

Becca Prichard 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 10B-1

10.C. **Public Hearing on Petition #ANNEX 26-03: Ramah Church Road**

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.

Becca Prichard 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 10C-1

11. **Other Business**

11.A. **Petition #ANNEX 26-03: Ramah Church Road**

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.

Becca Prichard presented the staff report.

Commissioner Quarles made a motion to adopt an ordinance on Petition #26-03, a request by

Ewart Bowman, LLC for contiguous annexation of a parcel on Ramah Church Rd with Mecklenburg County parcel id number 01116101 comprised of +/- 4.763 acres into the Town of Huntersville. Commissioner Rivers seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 11A-1

11.B. Ordinance on Petition #ANNEX 26-01: Eastfield Road

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.

Becca Prichard presented the staff report.

Commissioner Smallwood made a motion to approve annexation Petition #26-01, a request for the non-contiguous annexation of approximately 6.98 acres located on Eastfield Road identified as parcel id 02119101 into the Town of Huntersville.
Mayor Pro Tem Hunt seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 11B-1

11.C. Nonprofit funding Agreement for Lake Norman Community Development Corporation

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.

Becca Prichard gave a presentation. Kris Fountain, CEO of Lake Norman Community Development Corporation spoke.

Mayor Clark asked about the average or range of rental cost that is spent each month. Mr Fountain replied, a one-bedroom apartment is $1,500-$1,800, a two-bedroom is $2,000-$2,300, a three-bedroom is $2,300 and up.

Commissioner Walsh made a motion to approve a nonprofit funding agreement that would appropriate $30,000 to the Lake Norman Community Development Corporation's Rental Bridge Program to provide rental assistance to residents at risk of housing instability here in Huntersville. Commissioner Rivers seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 11C-1 and 11C-2

11.D. Nonprofit Funding Agreement for Rebuilding Together of Greater Charlotte, Inc

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

Item removed from the Agenda

11.E. Traffic Calming on Platon Ave

Consider a decision on physical solution for Traffic Calming on Platon Ave.

Lora Mastrofrancesco presented the information.

Mayor Pro Tem Hunt made a motion to approve Option 2 for speed humps traffic calming along Platon Avenue.
Commissioner Coronet seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 11E-1

11.F. Petition #R25-14: Dash In Gas Station

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 presented the staff report. John Carmichael, Mark Strickland and Matthew Parker spoke on behalf of the applicant.

Commissioner Coronet asked about the art in the windows. Mr Farber replied that the art would be displayed, not sold.
Mayor Pro Tem Hunt asked if the applicant would expand the buffer and plant it with additional trees and native vegetation. Mr Carmichael replied that they would commit to plating native species, and Mr Strickland replied that the buffer already has trees in it, but they could look at adding supplemental plantings on the south side buffer.
Commissioner Smallwood asked if they would partner with local non-profit or community organizations. Mr Parker replied that Dash In would be interested in partnerships and will work with Commissioner Smallwood on those connections.

Commissioner Walsh made a motion to approve rezoning Petition #R25-14. In considering the proposed rezoning application R25-14 Dash In, the Town Board approves the rezoning plan with the following conditions:

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*
3. *Allow the dumpster to be located within the side yard*
4. *Specimen Tree mitigation comments are addressed*
5. *All other minor staff notes are addressed.*

The Town Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies LU5.1, LU7.1, and LU8.1 of the 2040 Plan which allows more intense development where infrastructure and utilities already exist. It is reasonable and in the public interest to approve this rezoning because this plan because it follows design principles that reinforce the vision for the Town and consistent with the overall character of adjacent properties. Commissioner Coronet seconded the motion.

Commissioner Rivers commented on her concerns about the air quality impacts on residential neighborhoods surrounding the site and the traffic congestion around three schools that the gas station would bring.
Mayor Pro Tem Hunt agreed with Commissioner Rivers concerns and clarified that the email from NC DEQ did not necessarily say the project was ok, just that there are no setback requirements for underground storage tanks near pipelines.

Motion Passed with Yes 4, No 2, Abstained 0
No Vote: Mayor Pro Tem Hunt, Commissioner Rivers

- Document attached hereto as EXHIBIT 11F-1

11.G. <u>Petition #R25-16: Knox Crossing</u>

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.

Brad Priest presented the staff report. Susan Irvin spoke on behalf of the applicant, WLA Enterprises.

Commissioner Rivers asked for clarification on the Live-Work units. Mr Priest described the location of the Live/Work units and that the owner (or person who runs the shop) would live immediately behind the shop.

Commissioner Walsh asked where the apartments are in relation to the Live/Work units. Mr Priest explained the Live-Work units would be on the first floor of the building, with the commercial portion on the street front, and the residential portion behind them, and all apartments would be located on the floors above.

Ms Irvin stated that the developer, Kevin Rogers, offered $40,000 a year for the next five years in down payment assistance to the Lake Norman CDC Rental Bridge Program in Huntersville, in exchange for partnering assistance [from the LNCDC].

Commissioner Walsh asked why it took until this afternoon, just before this board meeting, to pull the gas station when many of us early on said we didn't want a gas station there. Ms Irvin replied that, initially that she spoke with a few Commissioners about adding a condition that there would only be a gas station if the grocer required it - because one of the concerns about not having gas pumps was that it would reduce the number of grocers that would be available for the site. Then

Ms Irvin spoke with a couple of Commissioners who said the gas station was an issue, and Mr Knox and Mr Rogers agreed to remove the gas station. Ms Irvin stated she heard the loudest concern about the number of apartment buildings and the original grocery store location and she did not understand the gas station was a bigger issue.

Commissioner Walsh asked if a person would live in the Live/Work units and not have a business and how large the space is. Ms Irvin replied that with a one-story Live/Work unit the owner would not have to afford a townhome (like Vermillion) instead could own a one-level and not rent shopfront space.

Commissioner Walsh asked how big the space was in the front and in the living space in the back. Ms Irvin replied that there are a couple of floor plans, and it's a shallower depth.

Commissioner Walsh asked what kind of businesses these would be and if they could encroach into it and how to prevent that. Ms Irvin referred to her presentation and noted the Live/Work unit would be more expensive and encroachment would be unlikely because they are set up as commercial fronts with the commercial glass of a storefront. Ms Irvin continued that it could be designed as a professional office, attorney, coffee shop, or a tea shop and referred to a unit Mr Rogers knew of that was used as a design business.

Commissioner Walsh asked what the total commercial space would be. Ms Irvin replied it is capped at 87,000.

Commissioner Walsh asked about phasing for the housing and commercial buildings. Ms Irvin replied that the commercial and the Live/Work buildings are all going to be built at the same time. The townhome developer builds their townhomes when they're ready to build, and they could be at the same time or before or after the mixed use. The grocery store will start as soon as the grocery store signs a lease.

Commissioner Walsh asked Mr Priest about the items that have been agreed to but are outstanding. Mr Priest replied that it wasn't something that couldn't be done, but it was how the details lined up. For instance, the buffer along 73, what is that going to look like? We still want to see that to make sure that we're not putting up a complete hedgerow immediately behind the sidewalk. We have enough room to have an aesthetic and pedestrian walkway and not just a buffer. So those types of things still need to get worked out on how they're ultimately going to look and function. Ms Irvin replied that if the gas station is removed, then she believes that the buffer side on the corner changes a little bit. Ms Irvin also commented that the the condition she spoke of about the buffer was referring to the ordinance and would be subject to planning staff approval and she would be happy to do that because it's just a matter of working out the design.

Commissioner Walsh commented that the buffer is just one of ~8 items. Mr Priest replied that one of the bigger ones that engineering had comments about is the alleys and the distances of the alleys from other alleys and other streets - which could push a little bit of the townhome development into a different configuration. Ms Irvin replied that they are happy to do that. That these are the kinds of things that generally there are a slew of minor comments that you deal with after a zoning case, and they want to make sure they address every detail. For instance, in one of the plan submittals, grading was shown along the Seam Trail area and Mr Priest said he'd be more comfortable if we added a note that said that it was going to be graded - and we're happy to do

that. It's just a matter of having Mr Priest comfortable that the plan addresses his comments. Ms Irvin thought they went through them all and addressed them, but they are fine-tuning how they are being addressed, like those engineering comments for sure.

Mayor Clark asked about potential by-right uses and site constraints that limit how things can be arranged and how things can be built and if that would hold true for all of these uses too as well. Mr Priest replied that is correct, that would be our understanding. The biggest site constraint, especially if it was a larger use, larger building footprints would be the post-construction stream buffer on the site and being able to cross that and grade into it would be a challenge for many different uses no matter what. In this instance, they're asking for a modification just for that to be able to disturb into the stream buffer. Mayor Clark asked if this were to happen in one of these items, they would also have to ask for a modification. Mr Priest replied that is our understanding, correct. Ms Irvin replied that the 1995 ordinance is the one that governs the I-1 zoning requirements. If we were to develop it in the same way as this plan where you do have some construction where the buffer would be, but there's also an option of building off of Jamesburg Drive and not disturbing the buffer and building off of 73 and not disturbing the buffer. So it wouldn't be as efficient, but my recommendation, and I'm not representing the Knoxs, would be not to do anything that would require modification.

Commissioner Coronet made a motion to approve rezoning Petition #R25-16. In considering the proposed rezoning application R25-16, 44 acres at the northeast corner of Sam Furr Road and Old Statesville Road, the Town Board approves the rezoning plan with the conditions as set forth in the Staff Report. The Town Board finds the rezoning request with the conditions outlined by staff to be consistent with the Huntersville 2040 Community Plan, including Policies LU1.1, LU2.1, LU5, LU10, and T1.2 of the 2040 Plan and more compliant with the Employment Center/Activity Center Land Use characterization and local ordinances. It is reasonable and in the public interest to approve this rezoning with the conditions because it encourages continued expansion of the Transit-Oriented Development and the urban character of the neighborhood around the future rail station and the rezoning is consistent with the overall character of adjacent properties. All outstanding staff comments and redlines must be addressed by the supervisor or petitioner and also requires the removal of the gas station.
Commissioner Quarles seconded the motion.

Commissioner Quarles commented that this plan is timely with the Mayor's affordable housing proclamation, LNCDC's presentation, and the Board's goal for 100 affordable housing units. He strongly supports the proposed housing project because it advances the Board's affordability goals, and it is an ideal location along the commuter rail line. He thanked all involved for their hard work.

Commissioner Walsh commented that he opposes the project because the design prioritizes suburban-style retail over the Board's long-term urban vision for Huntersville, and it will generate additional vehicular traffic on roads that are already heavily congested, and believes we can do better.

Commissioner Coronet commented that he supports the project, highlighting its innovative community spaces, green infrastructure, and business opportunities.

Commissioner Smallwood commented she still has concerns about the overall intensity of the project and traffic impacts. She believes the development should move toward a more walkable

and intentional urban mixed-use feel rather than a suburban model. She felt the grocery store is serving as the anchor of the project and as mentioned earlier this evening, we do need to take into consideration the work that is coming to Sam Furr Road.

Mayor Pro Tem Hunt commented she appreciated the Seam Trail, Greenway, attainable units, Live/Work model, and the lawn and stage areas. She was glad to see the gas station removed as it made no sense so close to commuter rail. She was not a fan of the first part of the applicant's presentation about the industrial project that could happen by-right, because she felt it was implying that if the Board doesn't do what the applicant's asking, then they are going to get something that we don't want on that site. She did not like the surface parking rather than structured parking because it adds impervious surface. She was skeptical that structured parking would be added and surface parking would be converted to commercial/green space. She did not like the grocery store being the focal point nor the number of last-minute modifications/revisions. She would be voting no.

Commissioner Rivers commented she strongly supports the project, emphasizing that the economic benefits of the Live/Work units and the addition of 30 affordable housing will strengthen Huntersville's community and encourage business.

Mayor Clark called for a vote, and, seeing a tie, commented that she has had a lot of extensive conversions regarding this project and, due to the number of affordable housing units for sale in this project, she is in favor of it.

Motion Passed with Yes 4, No 3, Abstained 0
No Vote: Mayor Pro Tem Hunt, Commissioner Smallwood, Commissioner Walsh

- Document attached hereto as EXHIBIT 11G-1

12. Closing Comments

Mayor Clark asked for any closing comments.

Commissioner Coronet thanked everyone for their hard work on the projects.

Commissioner Rivers said to Commissioner Quarles to keep his head up. Sometimes we get knocked down and things are done intentionally, but just know that we should not allow anyone to dim our light because we were elected and voted to do a job and that is to serve our constituents, all constituents. No matter what is being done to us intentionally, we will rise above. So just keep your head up.

Commissioner Quarles said to refer back to Commissioner Rivers and for everyone to stay tuned.

Commissioner Smallwood gave her support to veterans and wished everyone a safe and meaningful Memorial Day weekend.

Mayor Clark wished her father-in-law a happy birthday, asked for support to parents and teachers during the last 15 days of school, and reminded everyone to attend the Memorial Day ceremony at Veterans Park this Monday.

13. Adjourn

There being no further business, Mayor Pro Tem Hunt made a motion to adjourn.
Commissioner Smallwood seconded the motion.
The motion passed.
Mayor Clark adjourned the meeting.

EXHIBIT
5A-1

Mandatory Water Restrictions

- Charlotte Water has implemented Mandatory Water Restrictions (Low Inflow Protocol Stage 2) due to ongoing dry conditions.
- The mandatory restrictions affect at-home vehicle washing, filling residential pools, power washing, irrigation and more.
- These restrictions started on Friday, May 15, 2026.
- For more information and a full list of restrictions, they are listed on Huntersville.org and charlottewater.org.

CHARLOTTE WATER

Splash Pad Opening Delayed

- Due to current water restrictions, the splash pad at North Mecklenburg Park will remain closed until the restrictions are lifted.
- We apologize for the inconvenience and appreciate your understanding.



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 Sunday, May 31.
- Apply at Huntersville.org



Huntersville Police Department

- May 23 – Touch-a-Truck during Growers Market at Veterans Park from 8 a.m. to 12 p.m.

- June 5 – Red Cross Blood Drive at HPD from 9 a.m. to 2 p.m.



Budget Buzz

- Join us this Thursday at Town Hall for a drop-in budget event.
- The event will be in the lobby from 6 p.m. to 7 p.m.
- Staff will be on hand to answer any questions you may have about the budget.
- Register and view the proposed budget: Huntersville.org



Memorial Day Ceremony

- Join the Town of Huntersville, American Legion Post 321, and American Legion Auxiliary Unit 321 in honoring the people who have given their lives to defend this nation at the 25th annual Memorial Day Ceremony.
- Ceremony includes speeches and special music, and is free and open to the public.
- Monday, May 25 at 11 a.m. in Veterans Park (201 Huntersville-Concord Road)



EXHIBIT
5E-1

HUNTERSVILLE
SAFETY ACTION PLAN

Town of Huntersville
THRIVE HERE

Town Council Update
May 19, 2026

BOLTON & MENK
Real People. Real Solutions.

Safe System Approach



- Five elements supported by six principles
- Elements need to be integrated and strengthened to achieve zero deaths.

Pieces of an SS4A Safety Action Plan

- Leadership **Commitment & Goal Setting**
- Planning Structure
- **Safety Analysis**
- **Engagement** & Collaboration
- **Policy & Process** Changes
- Progress & Transparency
- **Strategy & Project Selections**

Process

January – April (Completed)

Data Collection and Analysis

- Collection of historic crash data and analysis
- Identification of High Injury Network
- Stakeholder and public engagement, steering committee

April – July (Ongoing)

Strategy, Policy, Process, & Project Development

- Identification of **recommended projects** and policy/process changes
- **Steering committee**

July – November (Up Next)

Refinement of Recommendations

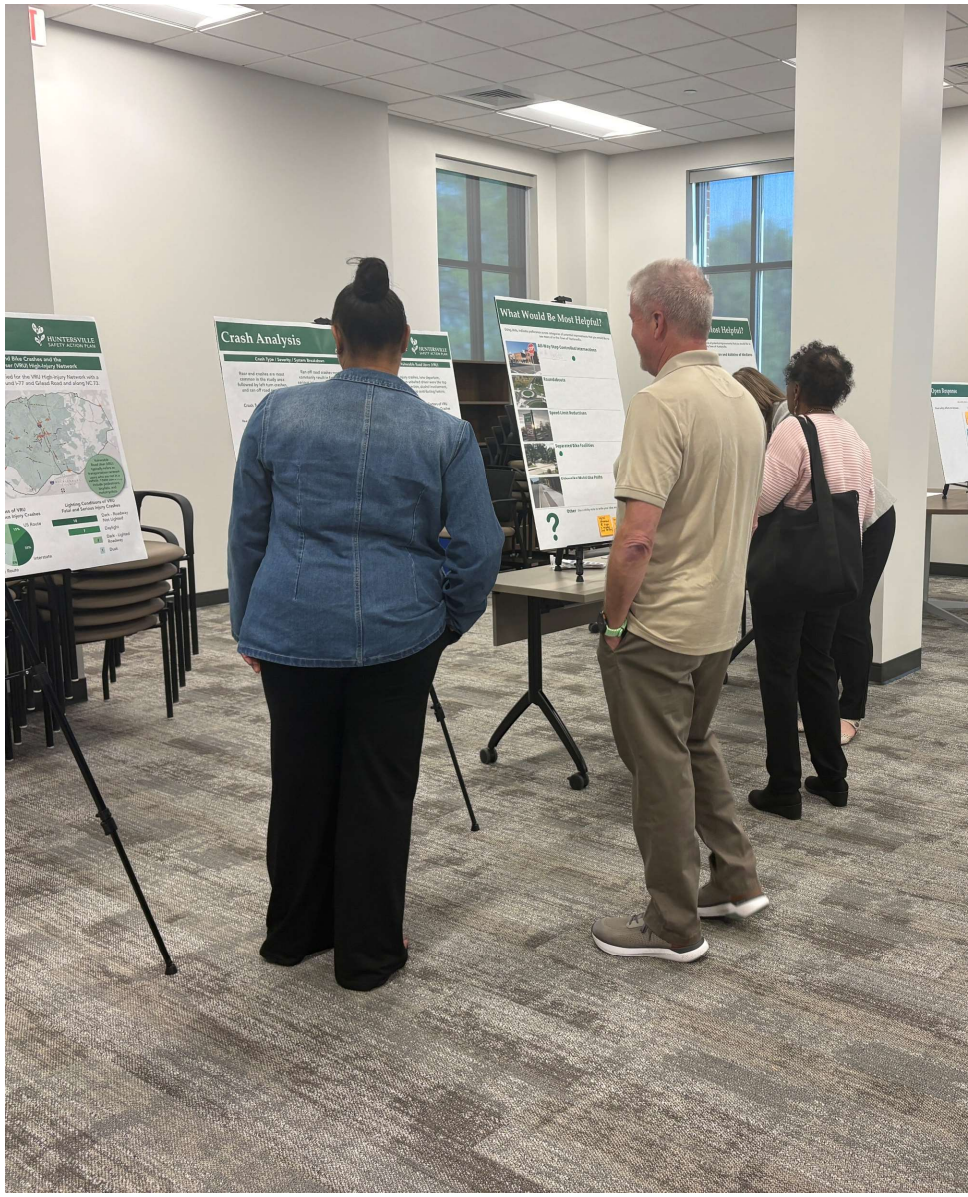
- **Safety walk audits**
- Near miss studies
- Policy development
- **Public engagement** and steering committee
- Safety Action Plan **adoption**

Public Open House

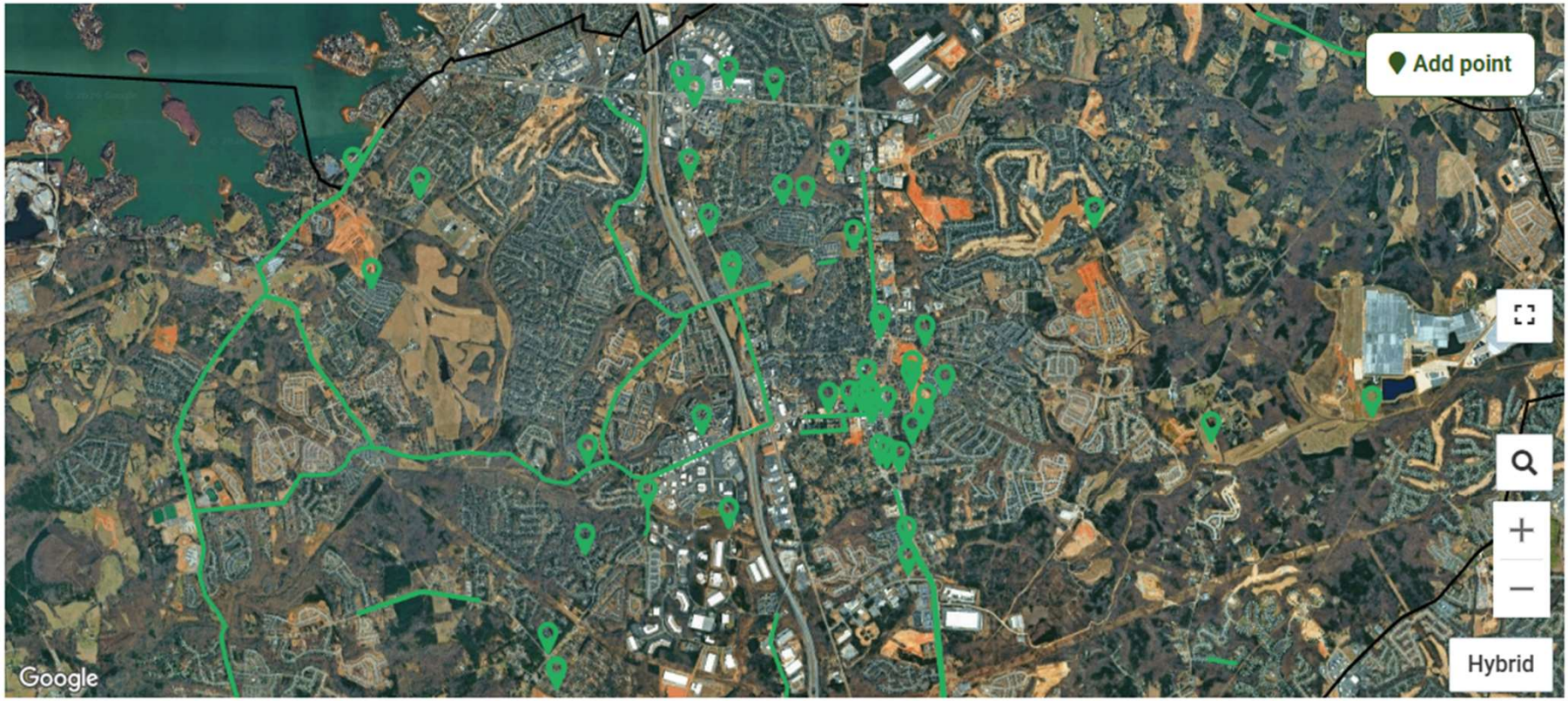
- Safety Action Plan Overview
- Crash Analysis
- Improvement Type Activity
- Open Response Questions
- Map Activity
- *Over 145 online responses*

https://publicinput.com/t41243

HUNTERSVILLE
SAFETY ACTION PLAN



Where do you feel unsafe traveling in Huntersville? Place a pin on the locations where you feel unsafe walking, biking, or driving in Huntersville and leave a comment to let us know what makes you feel unsafe in that location.



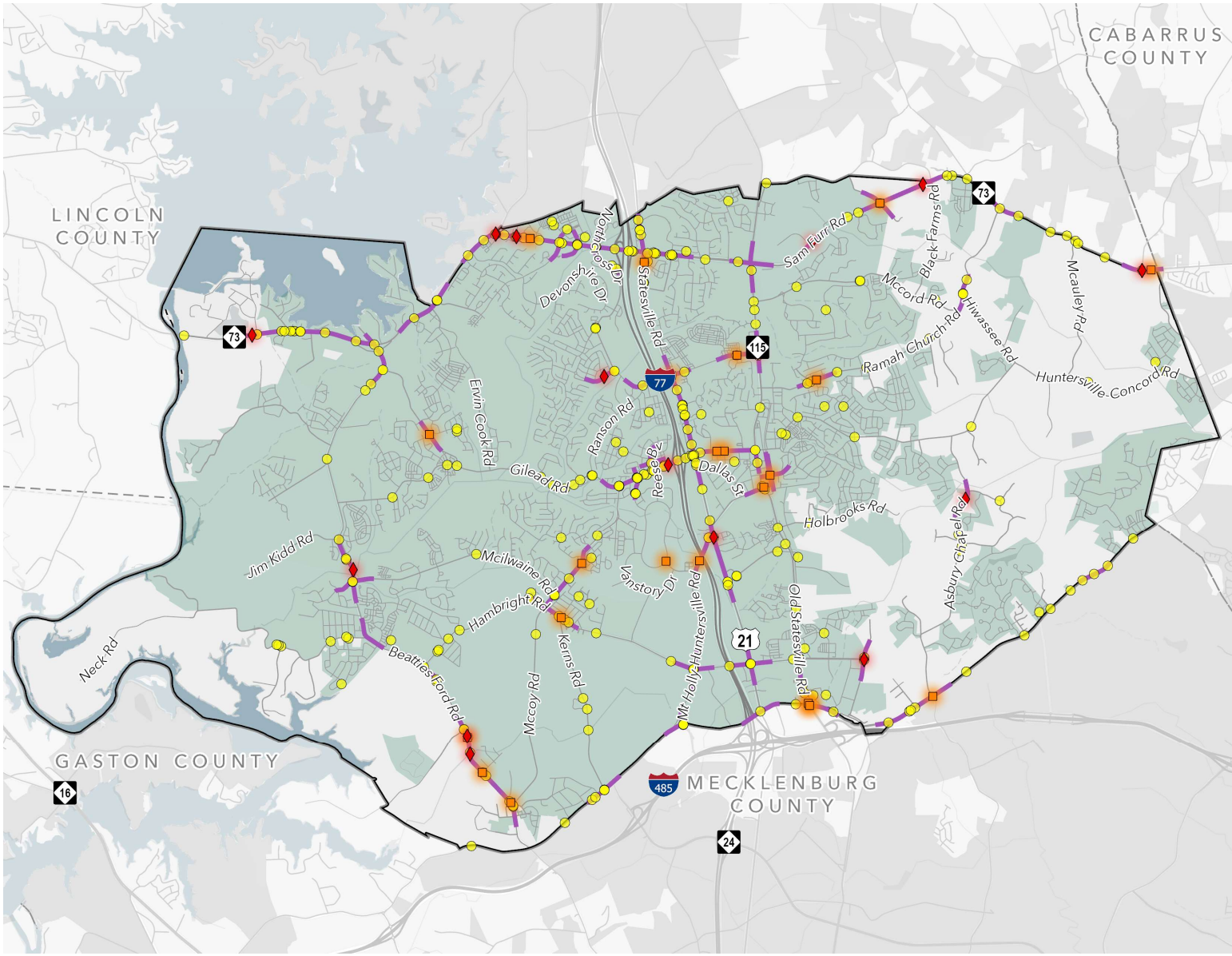
HUNTERSVILLE
SAFETY ACTION PLAN

Major Themes from Open Response Questions

- *Road safety affects me because…*
- *I feel unsafe when…*
- *___ keeps me from doing what I want to do in Huntersville*
- *My biggest concern for road safety is…**
- *To make traveling in Huntersville I would suggest…**

- Desire for more connected **pedestrian and bicycle** infrastructure **separated from existing roadways** (125 mentions)
- Concerns with **speeding, reckless driving, distracted driving, too many vehicles** (99 mentions)
- Concerns about the amount of **cut-through traffic** and the safety challenges it presents on local streets (35 mentions)
- Desire for **additional enforcement** for speeders and phone users (21 mentions)

Historic Crash Analysis



5-Year All Crashes High Injury Network

- Fatal Injury
- Serious Injury
- Minor Injury
- High-Injury Network

0 6,500 Feet

Source: Esri, NCDOT, Town of Huntersville, WSP

Next Steps

Ongoing

- High-level **speed analysis**
- Policy and process audit
- **Recommendations** development
- **Demonstration grant** application

Up Next

- Safety **walk audit**
- **Near-miss studies**
- Additional **public engagement** (fall)
- Plan **adoption** (winter)

Pieces of an SS4A Safety Action Plan

- **Leadership Commitment & Goal Setting**
- Planning Structure
- Safety Analysis
- Engagement & Collaboration
- Policy & Process Changes
- Progress & Transparency
- Strategy & Project Selections

An official **public commitment by a governing body** to an eventual **goal of zero roadway fatalities and serious injuries**

EXHIBIT
10A-1

FY 2027 Budget Public Hearing

May 19, 2026
Anthony Roberts
Town Manager

Town of Huntersville
NORTH CAROLINA

Summary

- Hear from the Public regarding the FY 2027 Proposed Budget

- Changes from budget presentation May 4
    - Half year funding for Business and Economic Development Manager $90,000

- After that update, the Town's Total Annual Funds - $139,209,723 (Prior Year: $125,056,830) and is balanced by Fund

Staying the Same

- No change to:
  - Tax Rate 22.75 cents per $100 of assessed valuation
  - Vehicle Fee
  - Stormwater Fee

Fee Changes

General and Electric		
Type	**Current**	**Proposed**
Solid Waste Fee	$154	$270
Electric REPs		
Residential	$0.87	$0.91
Commercial	$4.72	$4.91
Industrial	$48.67	$50.68
Monthly credit		
on peak	$0.48000	$0.04951
off peak	$0.01500	$0.01608

Land Development		
Type	**Current**	**Proposed**
Sketch & Concept - sub	$2,000	$2,250
Large Subdiv prelim	$17,500	$30,000
Concept plan - comm	$2,000	$2,250
Large Comm Plan	$9,000	$10,000
Minor RTAP	$800	$1,000
Major RTAP	$1,500	$1,750
Plats	$1,250	$1,500
Plat Revision	$500	$600
Bonds	$500	$1,000

Fee change detail begins on page 221 of Managers Recommended Budget

Personnel & Operating Expenditures

19 New General Fund Positions

- Fire - 3 Captains & 3 Engineers, Fire Admin Position, 4 member Public Works Crew, Police Captain and Lieutenant, Fleet position, Engineering Manager, IT Help Desk, Facility Manager, Assistant HR Director & Bus/Econ Dev Manager

- Electric positions are no longer contracted; direct municipal employees

- Retirement, workers comp increases, pay study and COLA/Merit (2.7% + 3.3%)

- Sidewalk repair & maintenance $860k, increase solid waste expense $368k, continue $150k Attainable Housing, supplement HFFA $439k

Capital & Debt 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
- 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

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: 224 pages
- Manager's Message is a thorough 7 page summary
- 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
10B-1

FY 2027 Budget Public Hearing

May 19, 2026

Anthony Roberts
Town Manager

Town of Huntersville
NORTH CAROLINA

Summary

- Hear from the Public regarding the FY 2027 Proposed Budget

- Changes from budget presentation May 4
    - Half year funding for Business and Economic Development Manager $90,000

- After that update, the Town's Total Annual Funds - $139,209,723 (Prior Year: $125,056,830) and is balanced by Fund

Staying the Same

- No change to:
  - Tax Rate 22.75 cents per $100 of assessed valuation
  - Vehicle Fee
  - Stormwater Fee

Fee Changes

General and Electric		
Type	**Current**	**Proposed**
Solid Waste Fee	$154	$270
Electric REPs		
Residential	$0.87	$0.91
Commercial	$4.72	$4.91
Industrial	$48.67	$50.68
Monthly credit		
on peak	$0.48000	$0.04951
off peak	$0.01500	$0.01608

Land Development		
Type	**Current**	**Proposed**
Sketch & Concept - sub	$2,000	$2,250
Large Subdiv prelim	$17,500	$30,000
Concept plan - comm	$2,000	$2,250
Large Comm Plan	$9,000	$10,000
Minor RTAP	$800	$1,000
Major RTAP	$1,500	$1,750
Plats	$1,250	$1,500
Plat Revision	$500	$600
Bonds	$500	$1,000

Fee change detail begins on page 221 of Managers Recommended Budget

Personnel & Operating Expenditures

19 New General Fund Positions

- Fire - 3 Captains & 3 Engineers, Fire Admin Position, 4 member Public Works Crew, Police Captain and Lieutenant, Fleet position, Engineering Manager, IT Help Desk, Facility Manager, Assistant HR Director & Bus/Econ Dev Manager

- Electric positions are no longer contracted; direct municipal employees

- Retirement, workers comp increases, pay study and COLA/Merit (2.7% + 3.3%)

- Sidewalk repair & maintenance $860k, increase solid waste expense $368k, continue $150k Attainable Housing, supplement HFFA $439k

Capital & Debt 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
- 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

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: 224 pages
- Manager's Message is a thorough 7 page summary
- 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
10C-1

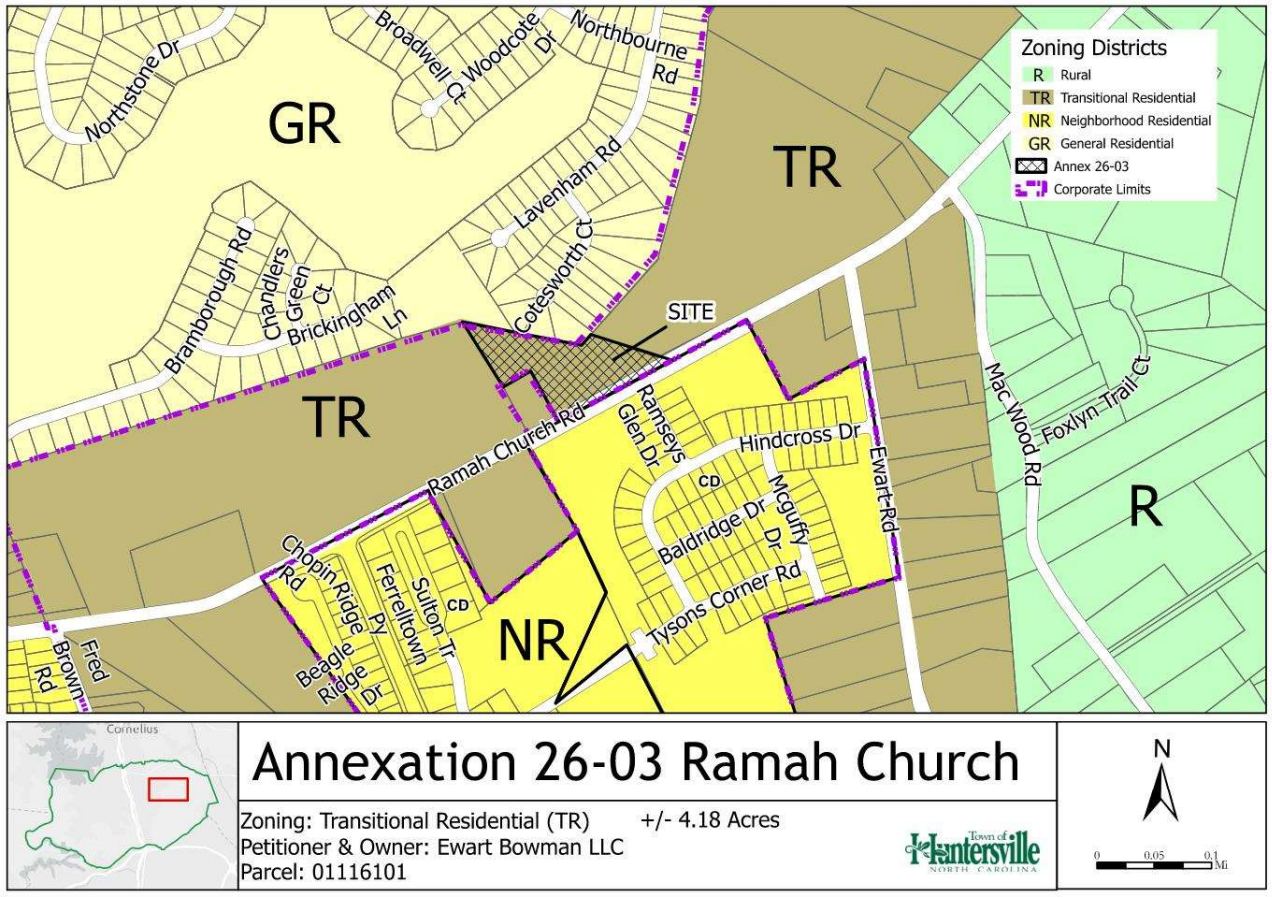
ANNEX 26-03 – Ramah Church Road

May 19, 2026

Public Hearing

Town of Huntersville
NORTH CAROLINA

Property Information



- Ewart Bowman, LLC.
- 4.18 Acres
- PID 01116101
- Minor subdivision

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA



EXHIBIT
11A-1

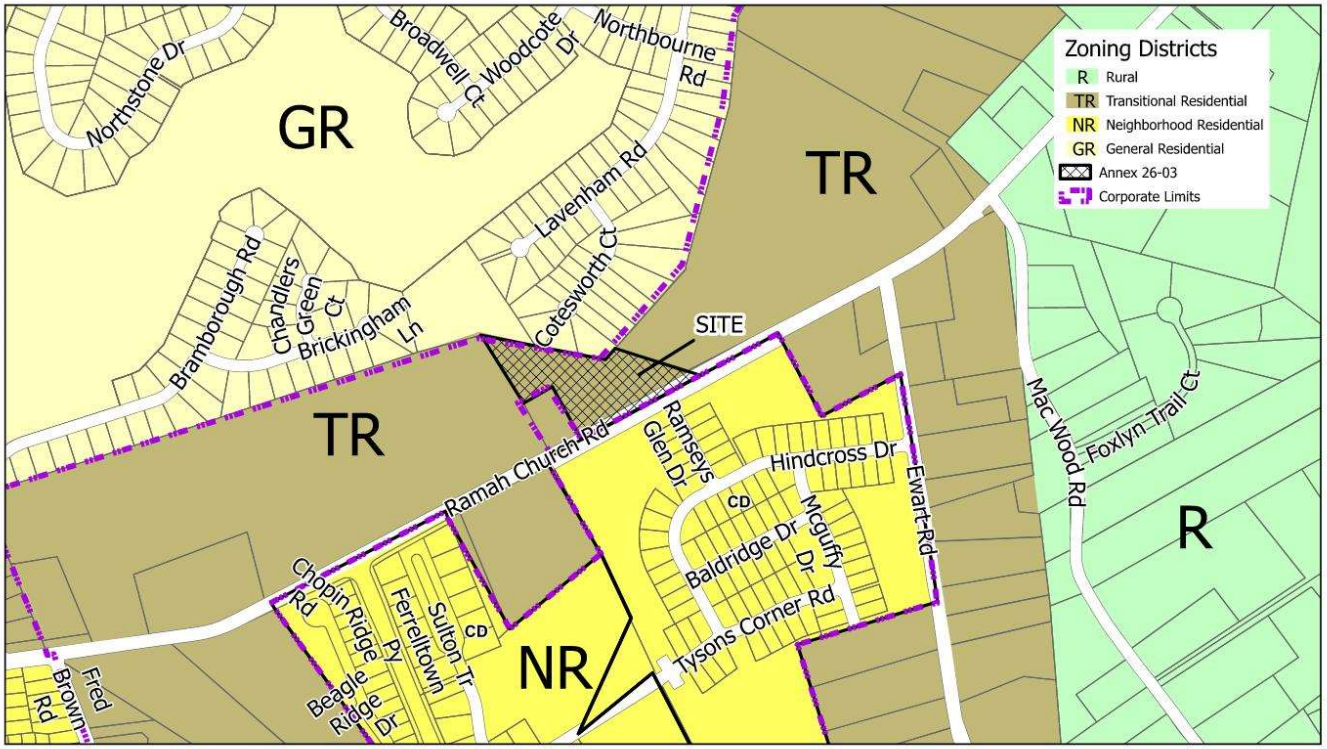
ANNEX 26-03 – Ramah Church Road

May 19, 2026

Public Hearing

Town of Huntersville
NORTH CAROLINA

Property Information



- Ewart Bowman, LLC.
- 4.18 Acres
- PID 01116101
- Minor subdivision

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, Deputy Town Clerk

(TOWN SEAL)

Staff Recommendation

Since all statutory requirements have been met in full, staff recommends **approval** of the contiguous voluntary annexation request.

EXHIBIT
11B-1

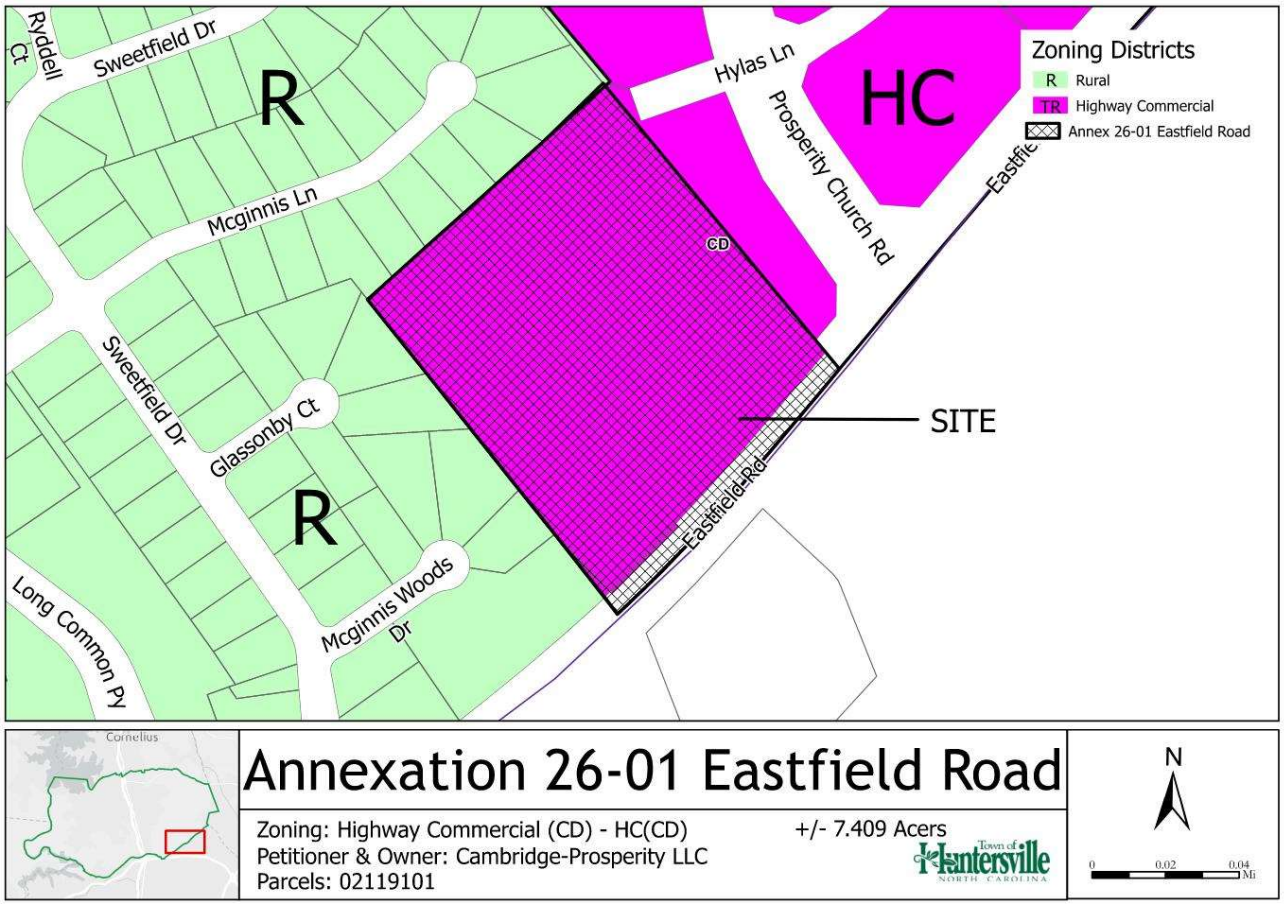
ANNEX 26-01 – Eastfield Road

May 19, 2026

Final Action

Town of Huntersville
NORTH CAROLINA

Property Information



- Cambridge-Prosperity, LLC.
- 7.409 Acres
- PID 02119101
- R19-18 – Huntersville Market Revision

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)

Staff Recommendation

Since all statutory requirements have been met in full, staff recommends **approval** of the noncontiguous voluntary annexation request.

EXHIBIT
11C-1

LKN CDC Funding Agreement

- Affordable Housing Fund
  - FY 25 and 26
- Lake Norman CDC
  - $30,000
  - Rental Bridge Program

EXHIBIT
11C-2

Rental Bridge Program

Lake Norman CDC respectfully requests **$30,000** from the Town of Huntersville to support stable housing for the hardworking families who keep this community running.

PRESENTED MAY 19, 2025

BOARD OF COMMISSIONERS



Why This Investment Matters Now

Huntersville's Share

Huntersville represents the second largest share of Lake Norman CDC's RBP households and the largest share of Critical Home Repair households across our tri-town service area.

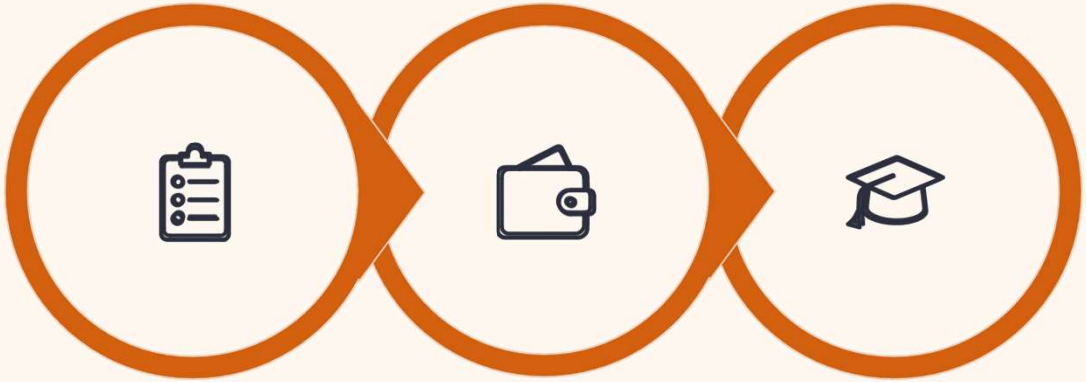
Already Delivering ....

Lake Norman CDC has provided **over $66,000 year-to-date** in Rental Bridge Program support to Huntersville residents—preventing displacement and keeping working families rooted in the community.

> "This is a small investment with a local return: stable housing for the people who serve Huntersville every day."



How the Rental Bridge Program Works



Enroll Eligible Household

Receive Up to $500/month

Complete Coaching & Education

RBP is prevention-focused: **temporary assistance paired with required financial coaching & education**, designed to create lasting stability, not dependency.

"RBP is a hand up, not a handout: temporary support paired with coaching, accountability, and measurable outcomes."

Measurable Outcomes for Program Graduates

+56	$2K	$4.2K
Credit Score Boost	**Savings Increase**	**Debt Reduced**
Average point improvement upon program graduation	Average increase in household savings	Average reduction in household debt

Who Will Be Served



Target Households

Cost-burdened renters earning **50%–100% AMI** teachers, first responders, nurses, and other essential workers paying more than 30% (often 50%+) of income toward rent.

$30,000 can directly stabilize 5 to 8 Huntersville households, depending on length of eligibility.

"This $30,000 request can help stabilize 5 to 8 Huntersville households and strengthen the community's long-term resilience."



Aligned with Town Priorities

Monthly Coordination

Regular meetings with Huntersville Planning Department staff to discuss housing needs and program alignment.

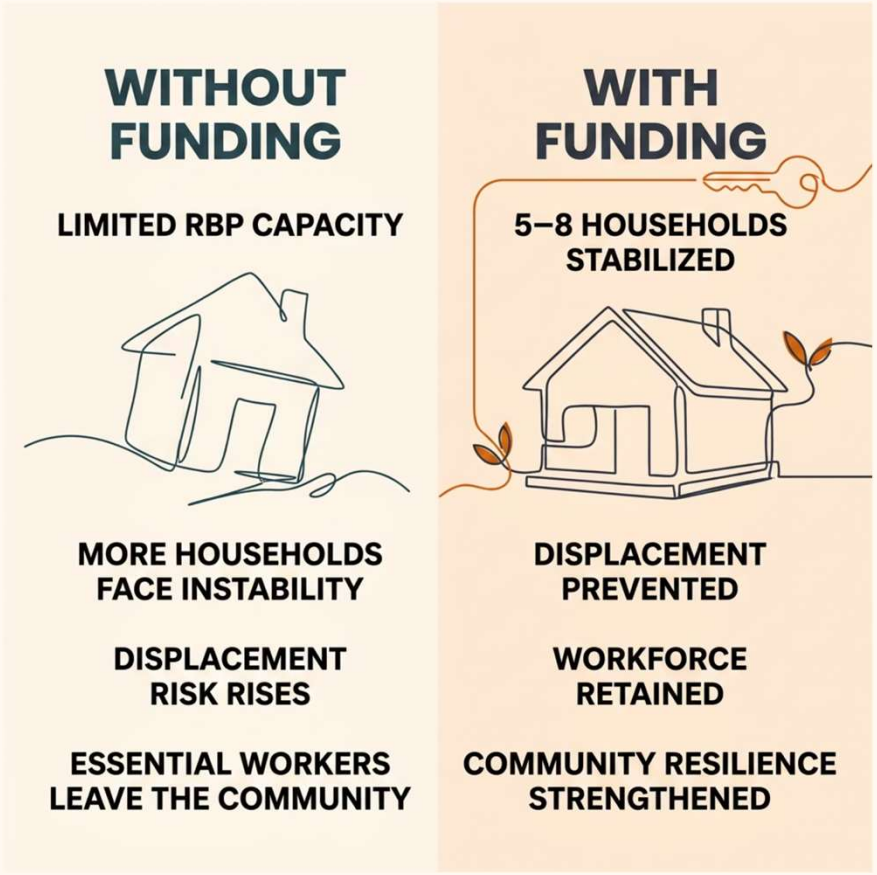
Affordable Housing Strategic Plan

Lake Norman CDC actively supports and complements the Town's existing affordable housing goals and initiatives.

Workforce Stability

"Housing stability is workforce stability. When working families can stay, Huntersville stays strong."

The Cost of Inaction



What's at Stake

Without this funding, Lake Norman CDC's ability to serve Huntersville residents will be **significantly limited** at a time when housing costs continue to outpace wages.

⚠ More families may face displacement or be forced to leave the community where they work and serve.

Our Request

$30,000

Lake Norman CDC respectfully asks the Town of Huntersville to approve this investment to expand the Rental Bridge Program for Huntersville residents.

Prevent Displacement

Keep working families stably housed in the community they serve

Protect the Workforce

Retain teachers, nurses, first responders, and essential workers

Strengthen Resilience

Build long-term community stability with measurable outcomes

Respectfully submitted by **Kris J. Fountain**, CEO — Lake Norman CDC (501(c)(3)) · Tax ID: 88-2751895

EXHIBIT
11E-1

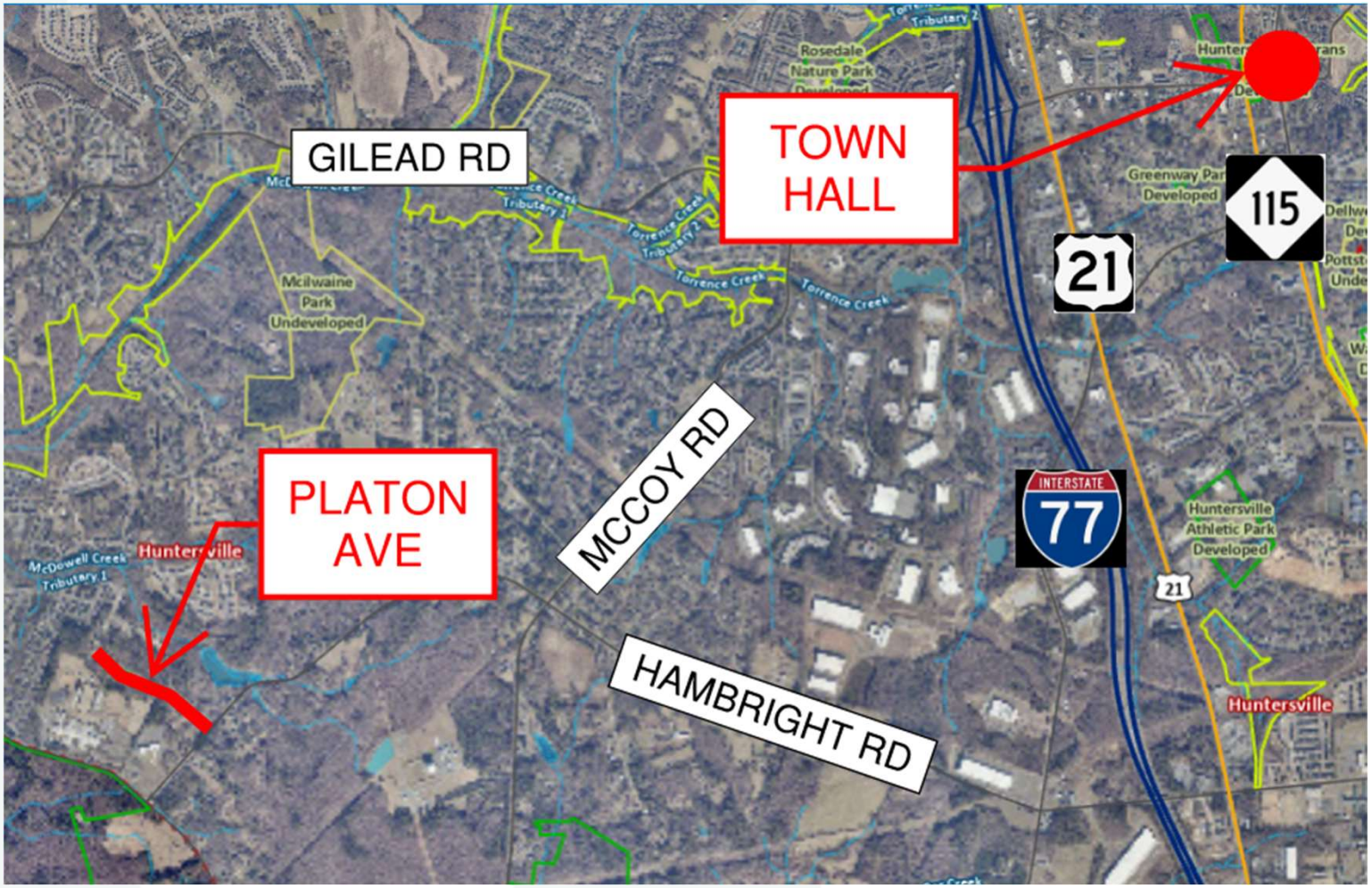
Town of Huntersville
NORTH CAROLINA



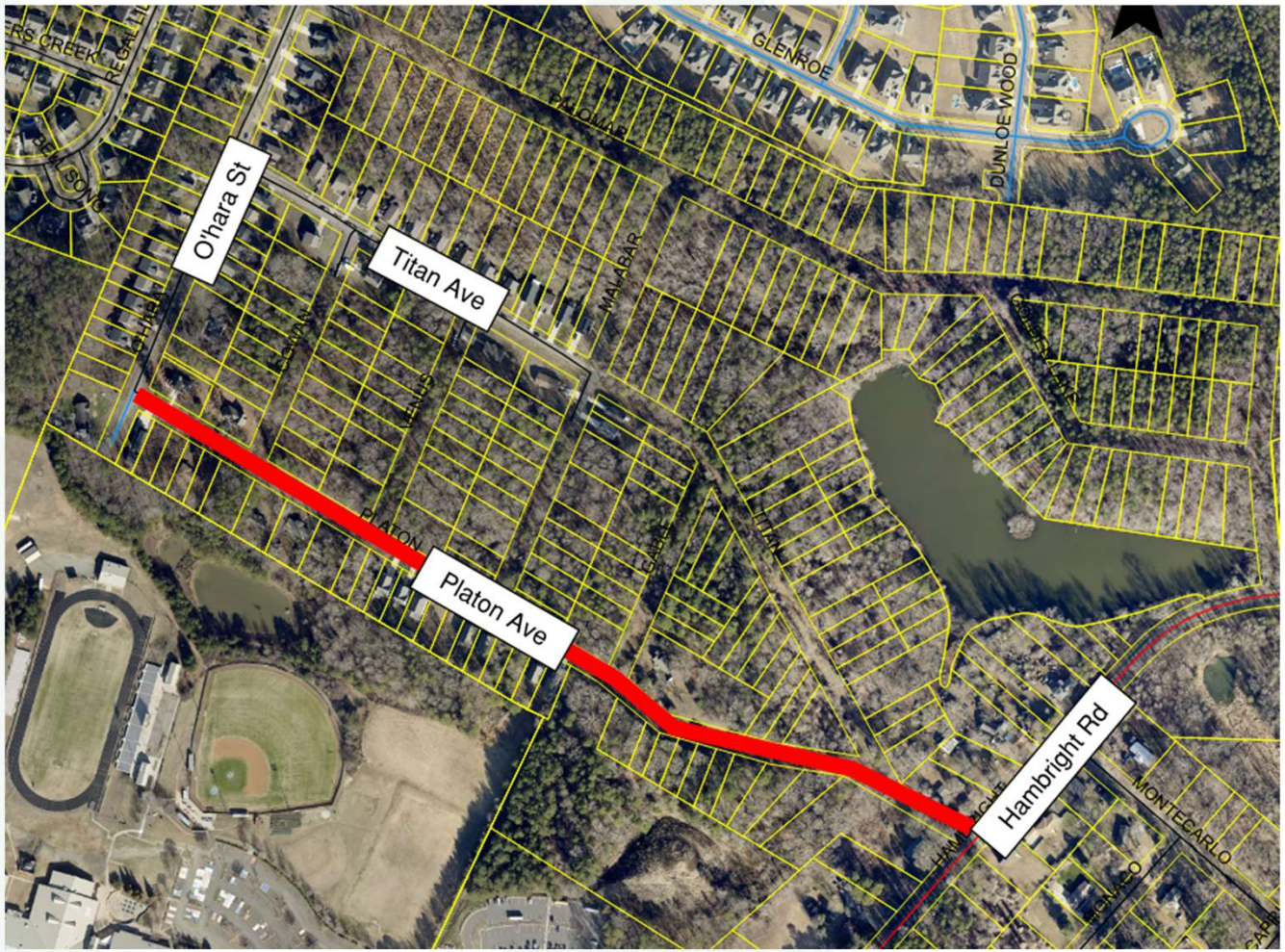
May 19th, 2026

Traffic Calming for Platon Ave.

Vicinity Map



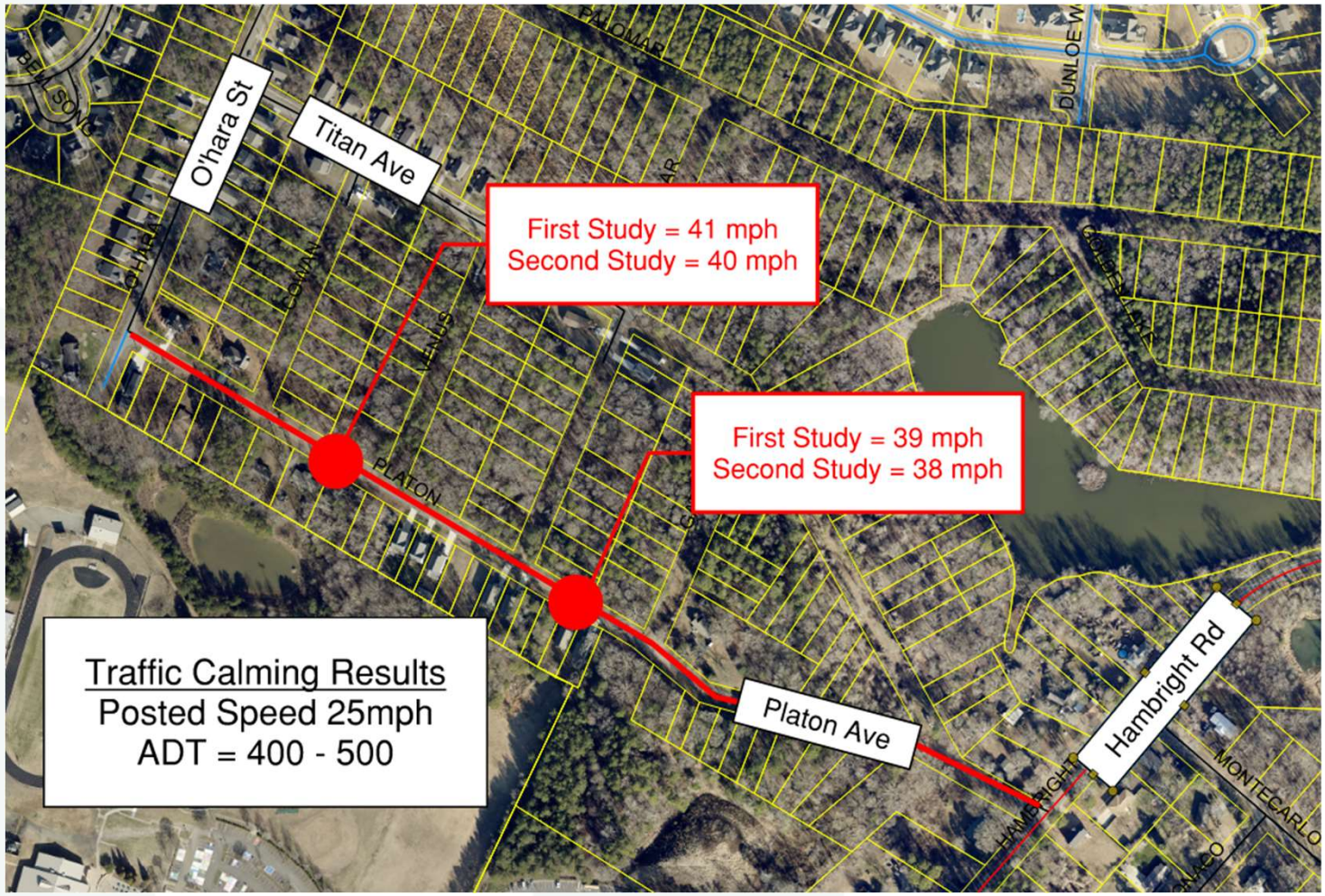
Location Map



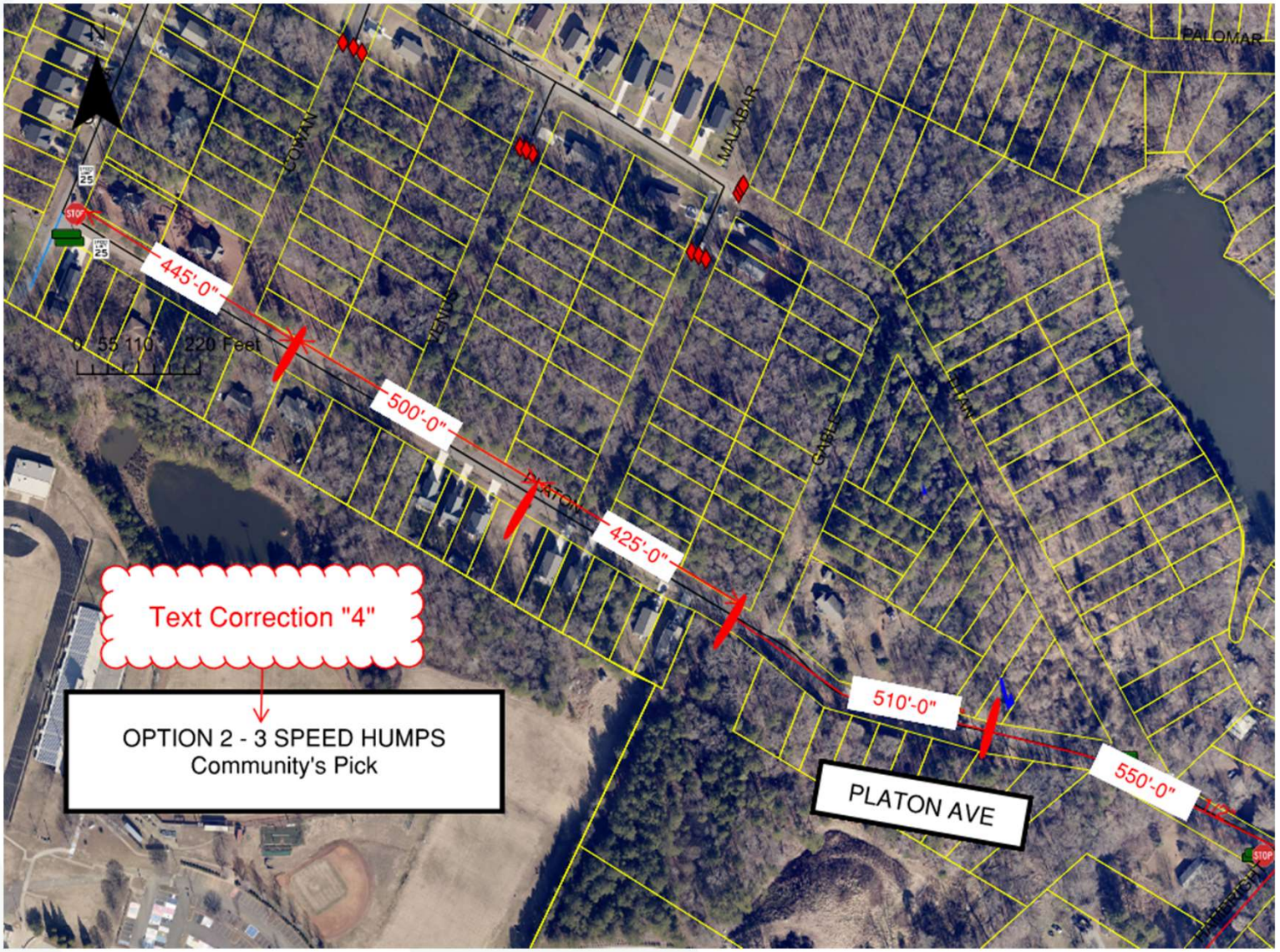
Street View is Westbound

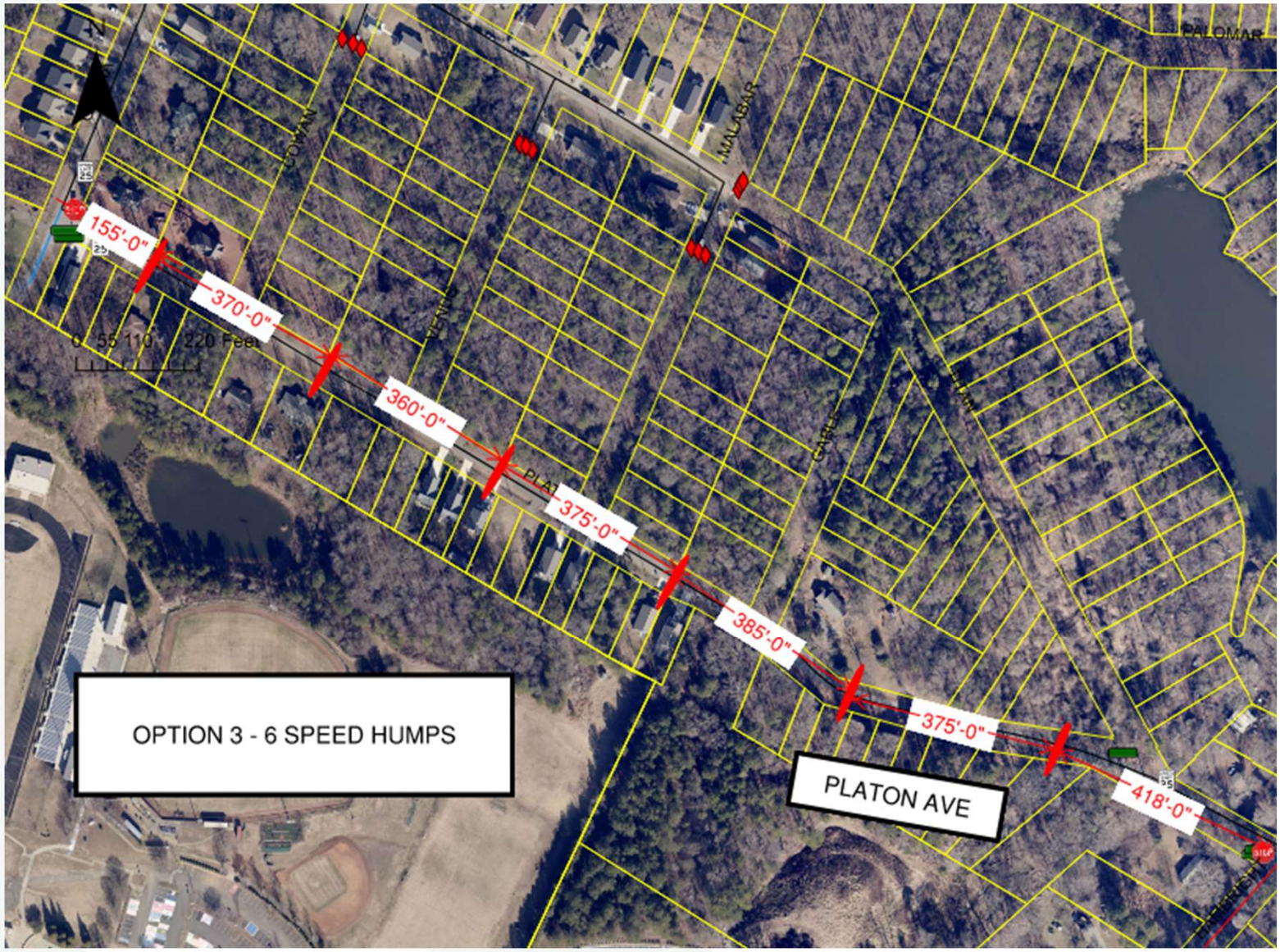


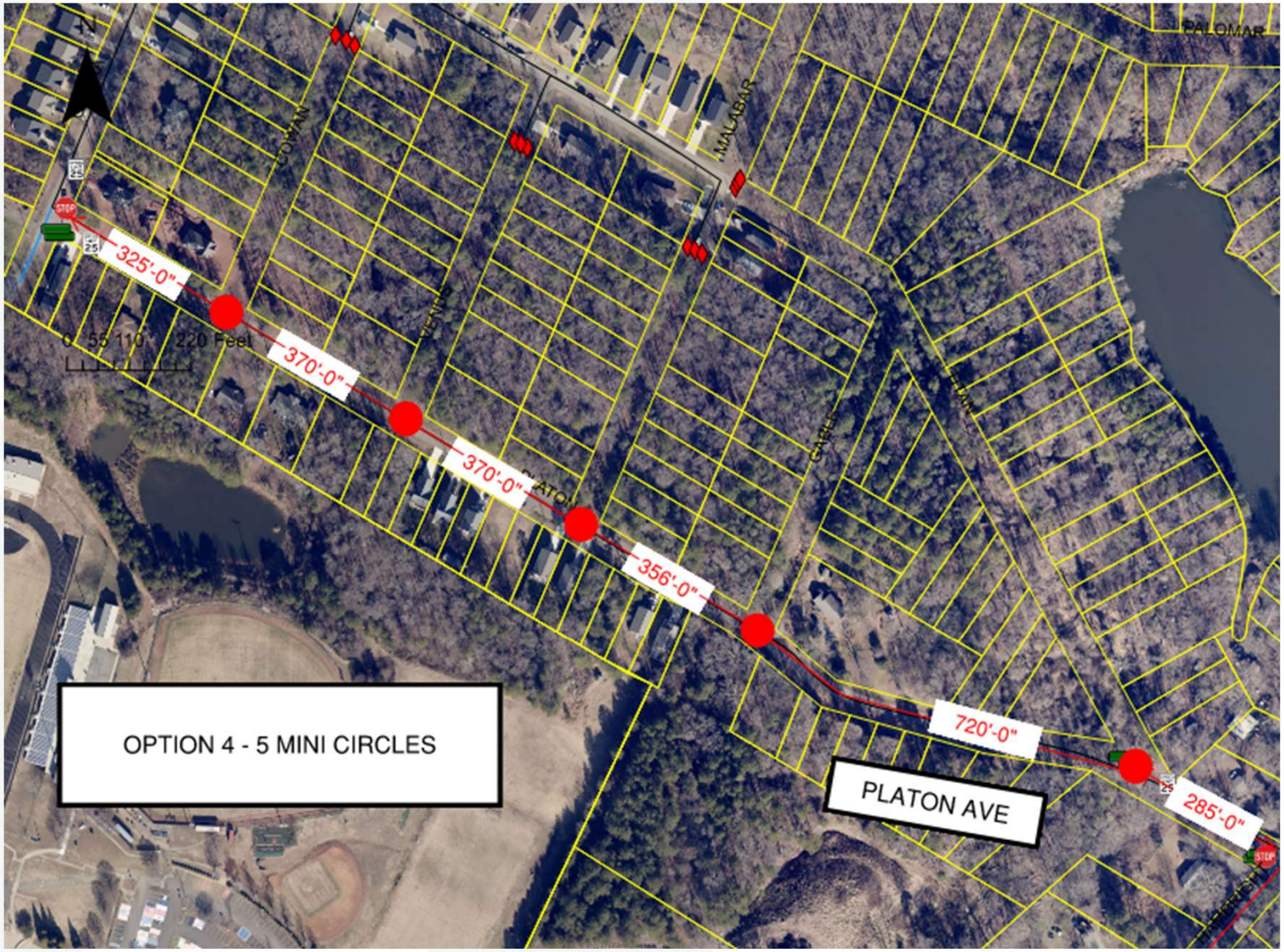
Speed Data Results




N
PALOMAR
COWAN
MALABAR
CABEZA
500'-0"
500'-0"
500'-0"
500'-0"
445'-0"
0 55 110 220 Feet
OPTION 1 - 4 SPEED HUMPS
PLATON AVE


N
PALOMAR
COWAN
MALABAR
VENDA
CABLE
EVAN
445'-0"
500'-0"
425'-0"
510'-0"
550'-0"
0 55 110 220 Feet
PLATON
Text Correction "4"
OPTION 2 - 3 SPEED HUMPS
Community's Pick
PLATON AVE
STOP

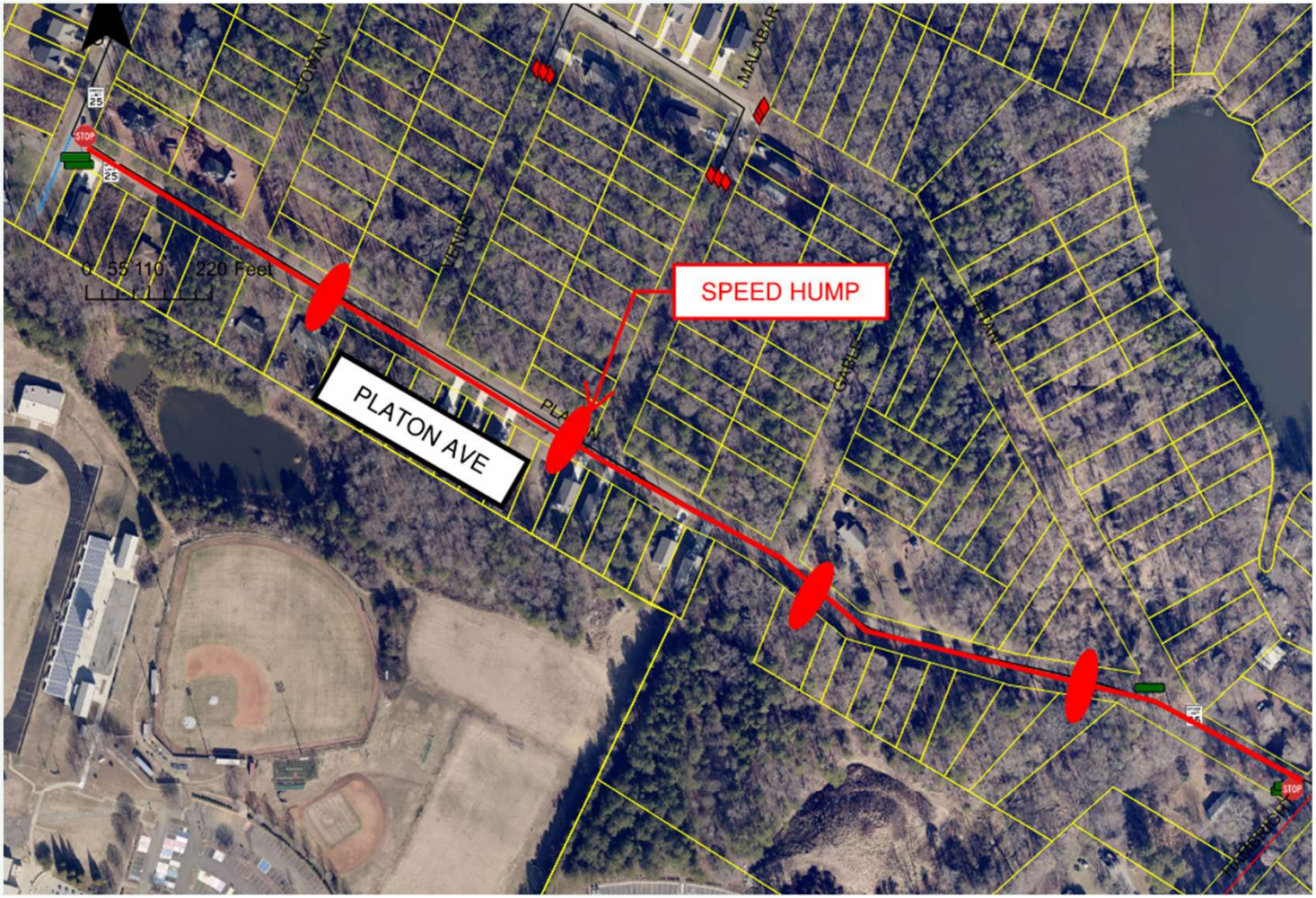

OPTION 3 - 6 SPEED HUMPS
PLATON AVE
155'-0"
370'-0"
360'-0"
375'-0"
385'-0"
375'-0"
418'-0"
PALOMAR
MALABAR
0 55 110 220 Feet


OPTION 4 - 5 MINI CIRCLES
325'-0"
370'-0"
370'-0"
356'-0"
720'-0"
285'-0"
PLATON AVE
COWAN
MALABAR
PALOMAR
0 55 110 220 Feet

Town of Huntersville
NORTH CAROLINA



Speed Hump Layout



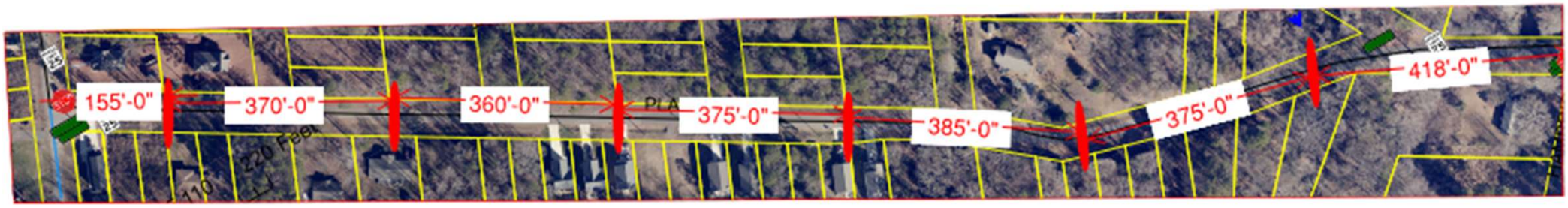
Option 1 – 4 Speed Humps



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



Option 3 – 6 Speed Humps



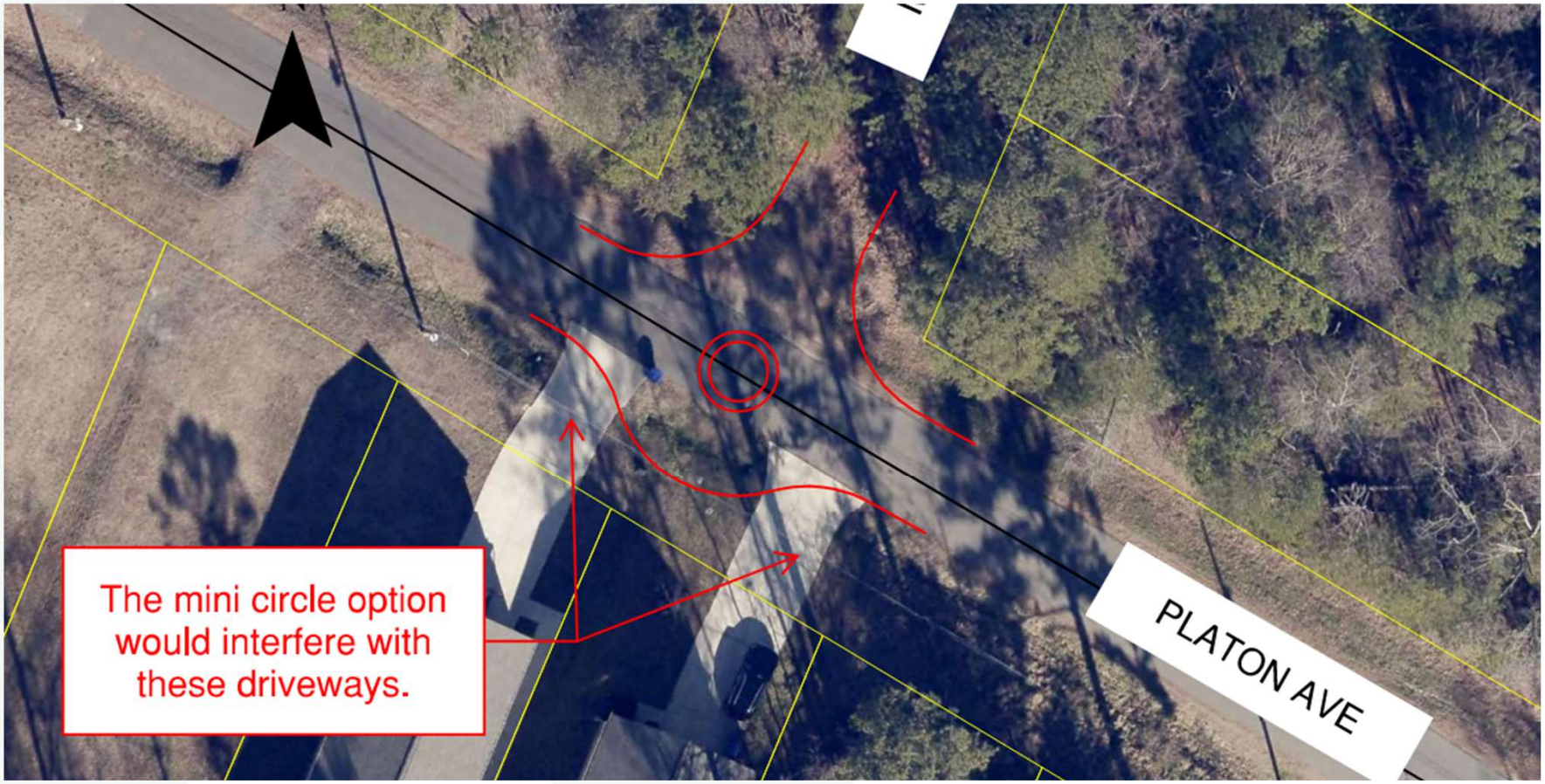
Option 4 – 6 Mini Circles



Speed Hump Example



Mini Circle Example



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
11F-1

R25-14 Dash In Gas Station

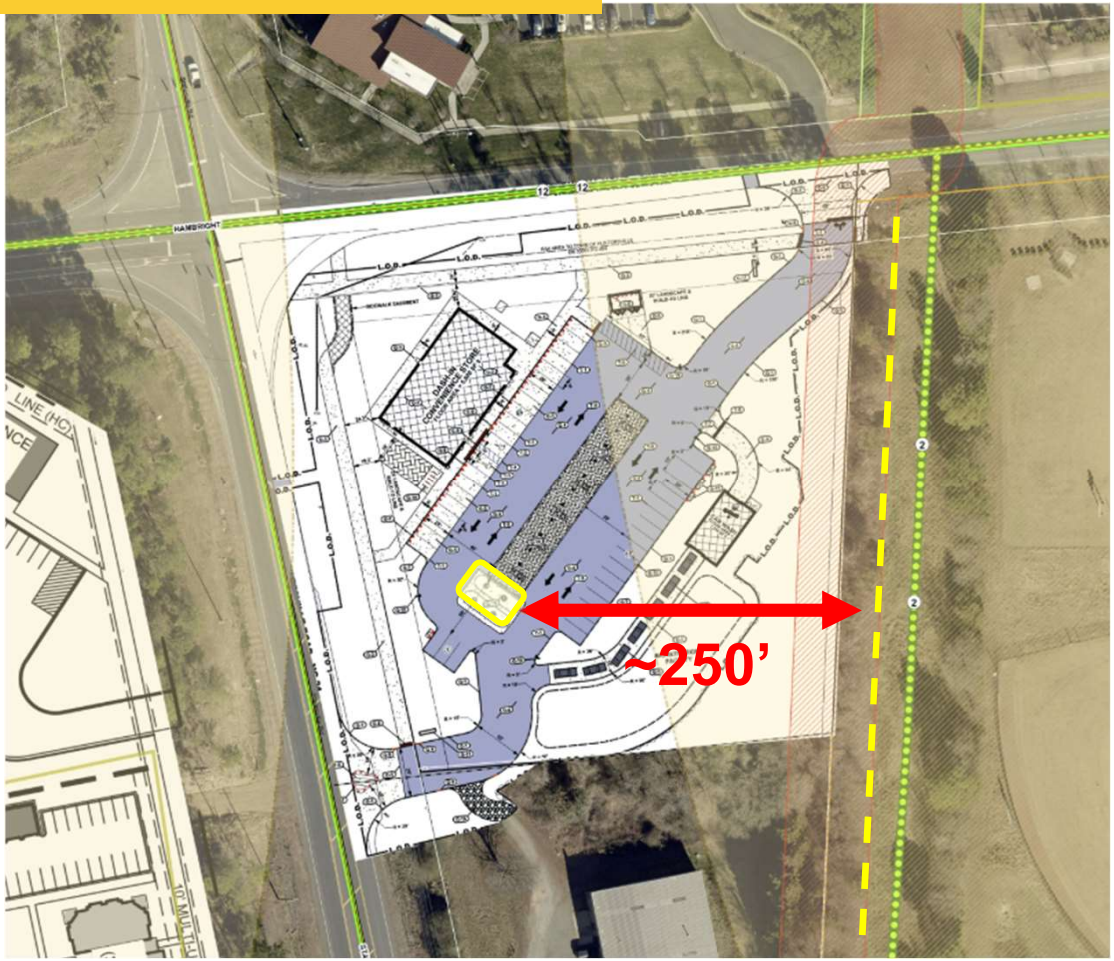
May 19, 2026

Town of Huntersville
NORTH CAROLINA

Context Map


CONVENIENCE RETAIL
FUEL CANOPY
PUBLIC ROAD A
BLDG E
(3 STORY - 24 UNITS)
CLUBHOUSE
AMENITY
BLDG C
(3 STORY - 30 UNITS)
HC (CD)
TOD-R (CD)
0
112.5
225
450 Feet

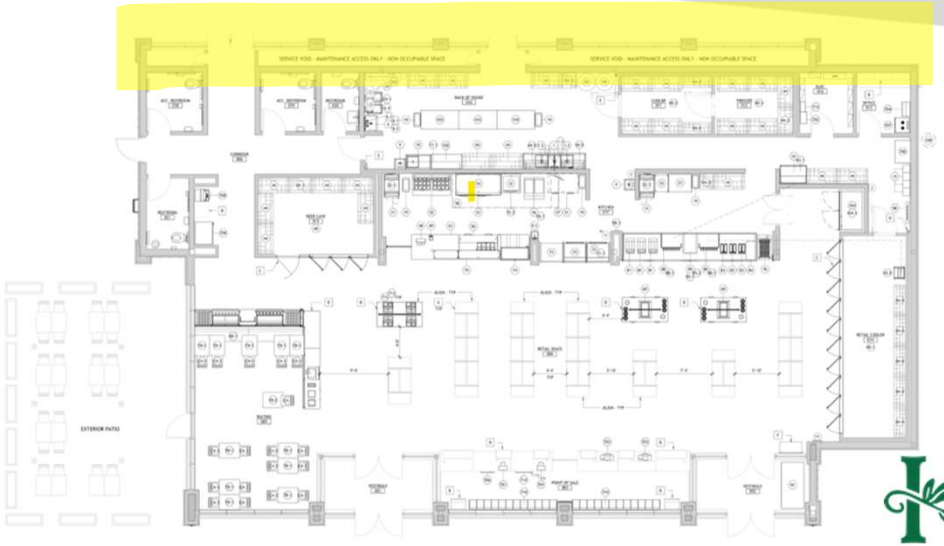
Rezoning Updates



Rezoning Updates

- Staff recommended schematic notes have been provided.
- Note regarding “Display Case” has been provided.





Rezoning Updates: TIA

- TIA is required and was deferred to NCDOT.
- The applicant has committed to all required improvements.

HUNTERSVILLE COMMITTED ROADWAY IMPROVEMENTS

INTERSECTION OF US 21 (STATESVILLE ROAD) AT HAMBRIGHT ROAD

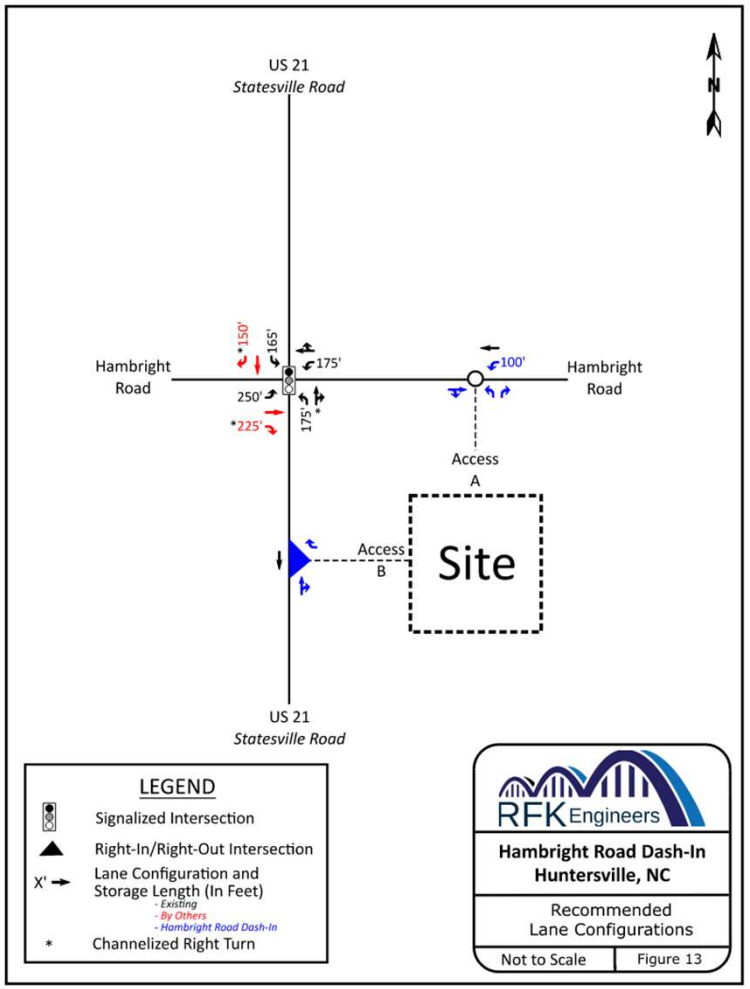
1. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.

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.



Recommendation: Approval with Conditions

- 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.

Thank You

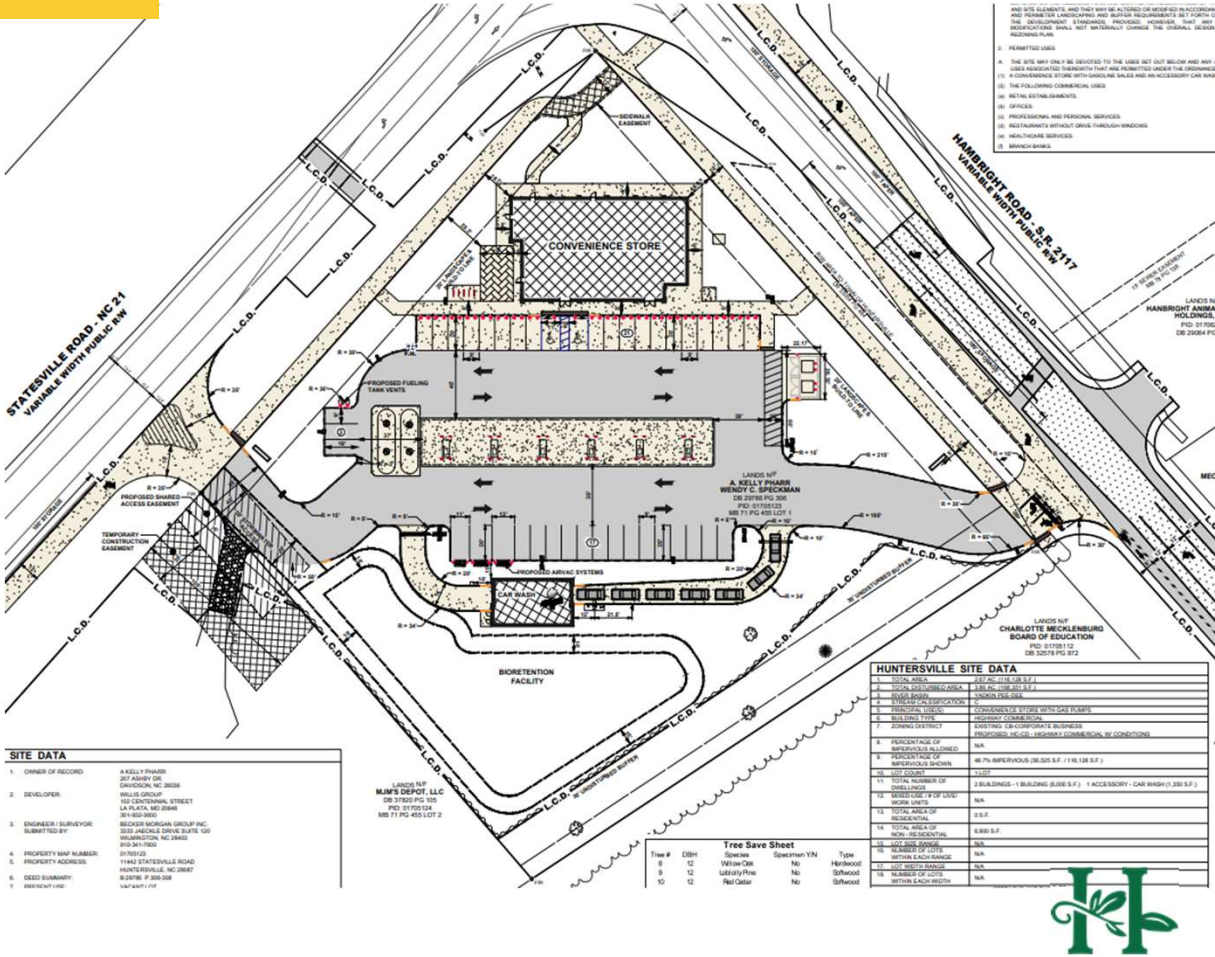
Questions?

Town of Huntersville
NORTH CAROLINA



Rezoning Highlights

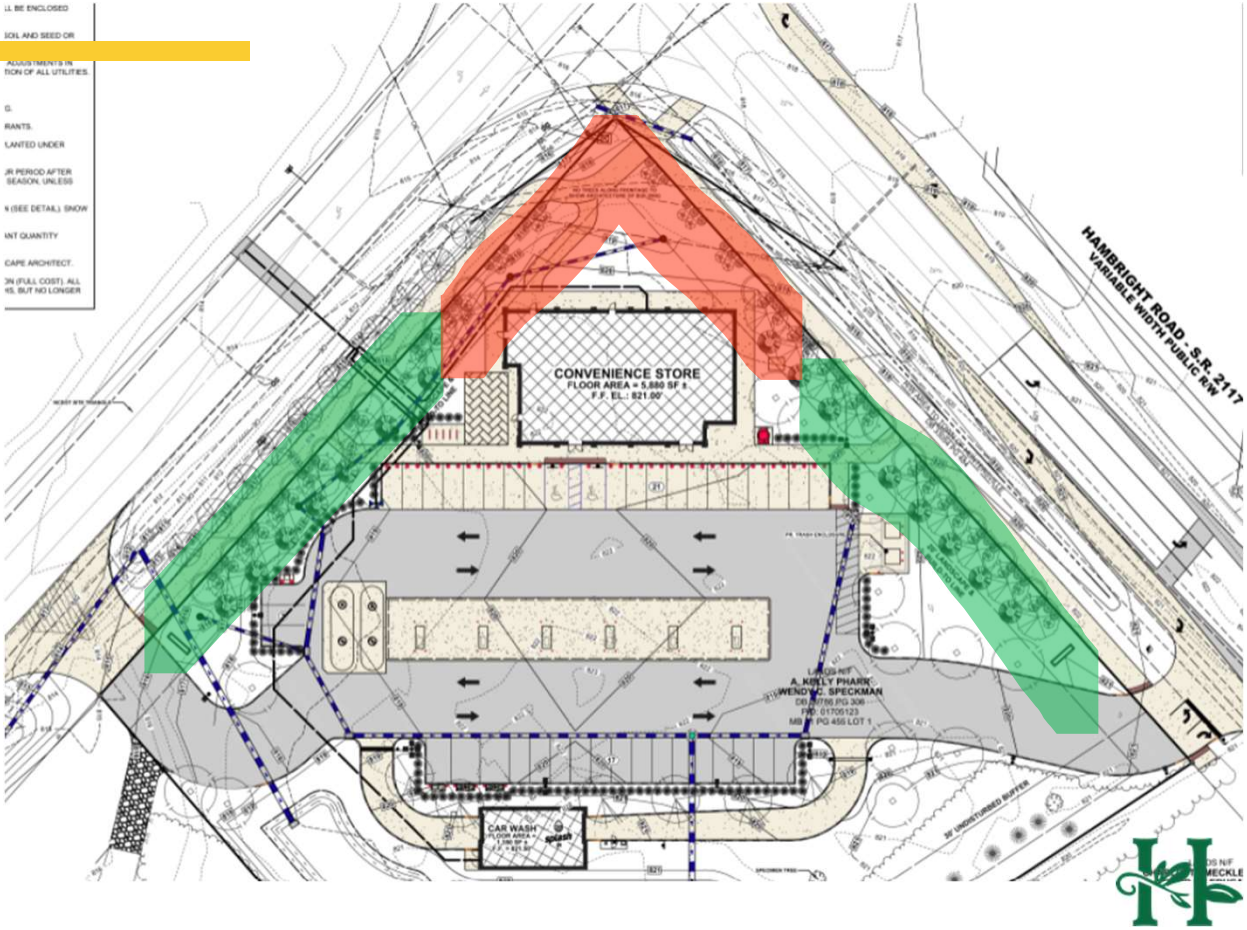
- A Dash-In Gasoline Service Station with a Convenience store and a car wash.
- A 30’ undisturbed buffer along eastern property line.
- Shared Driveway with property to south.
- Specimen Tree Save: 30% Required, 25% Saved. Mitigation Required.
- 10’ sidepath along frontage.



Modification Request 1

Modification needed from the zoning ordinance.

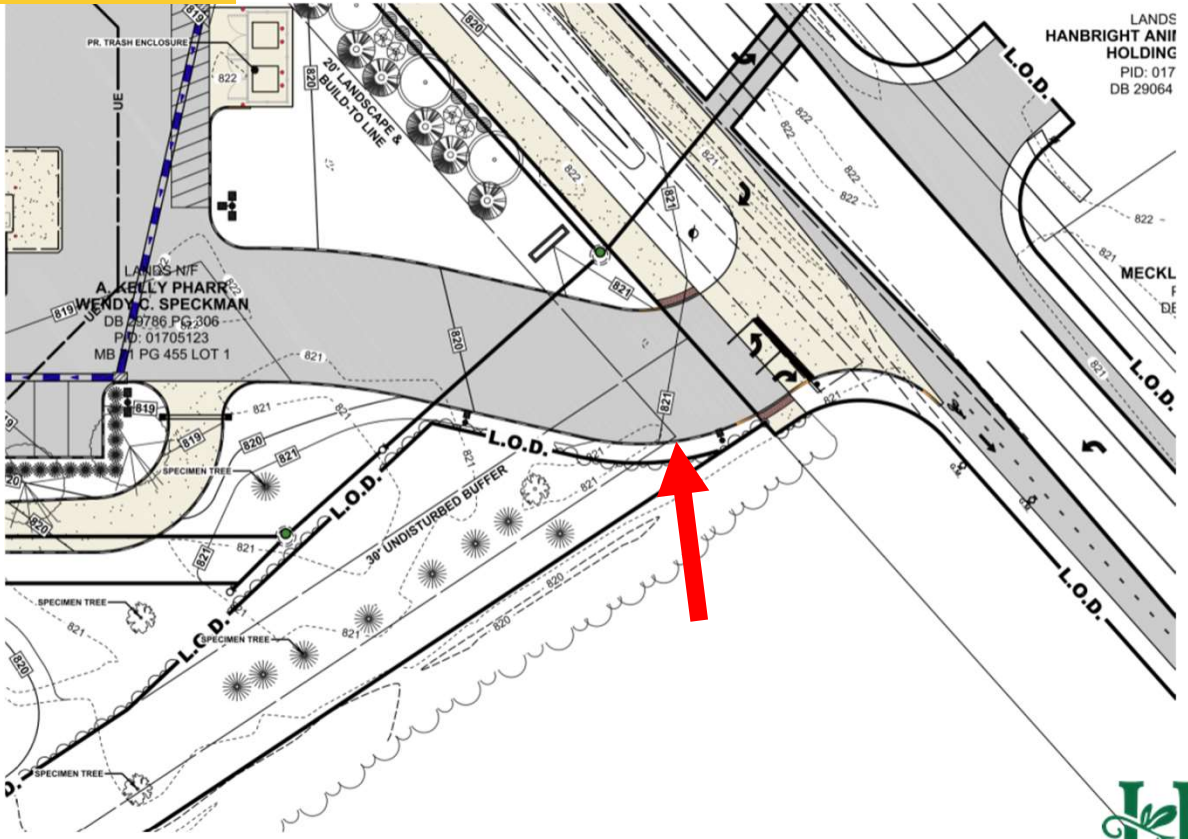
- *Sideyard Parking:* Applicant request to allow sideyard parking to occupy more than 45% of the principal frontage.
- Current request is for 68%
- Staff Comment: Staff **can support** due to shape of lot and additional plantings.



Modification Request 2

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

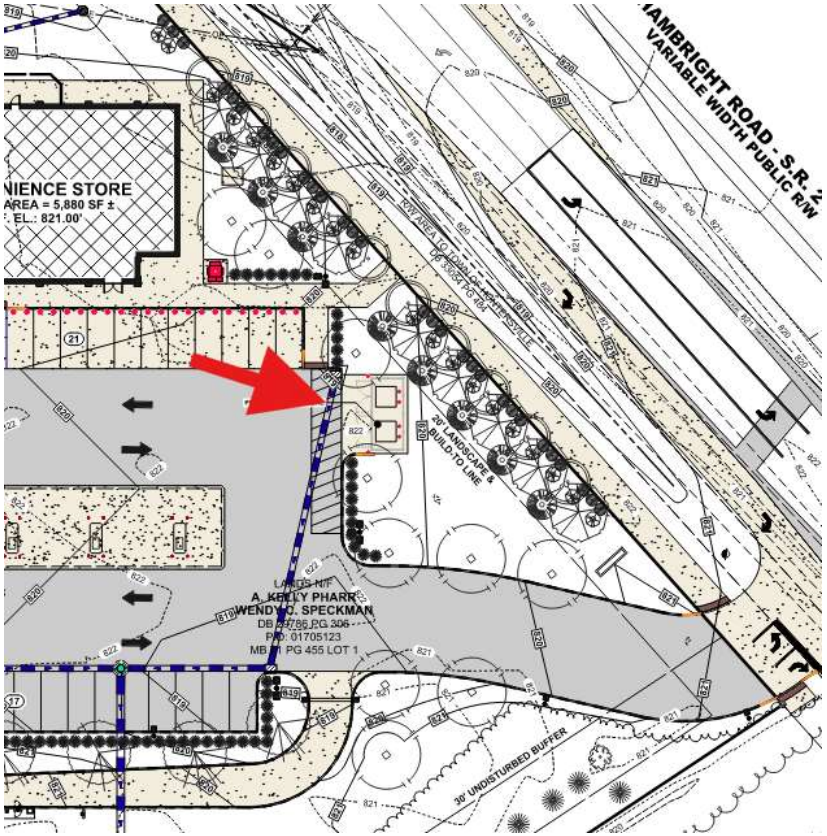
- *<u>Grading Within Buffer</u>:* Applicant request to build driveway laterally through 30′ buffer.
- **Staff can support** as NCDOT is requiring this location for driveway access.



Modification Request 3

Modification needed from the zoning ordinance.

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



Elevations: Convienience Store



Front (Street Frontage)



Rear (Parking Side)

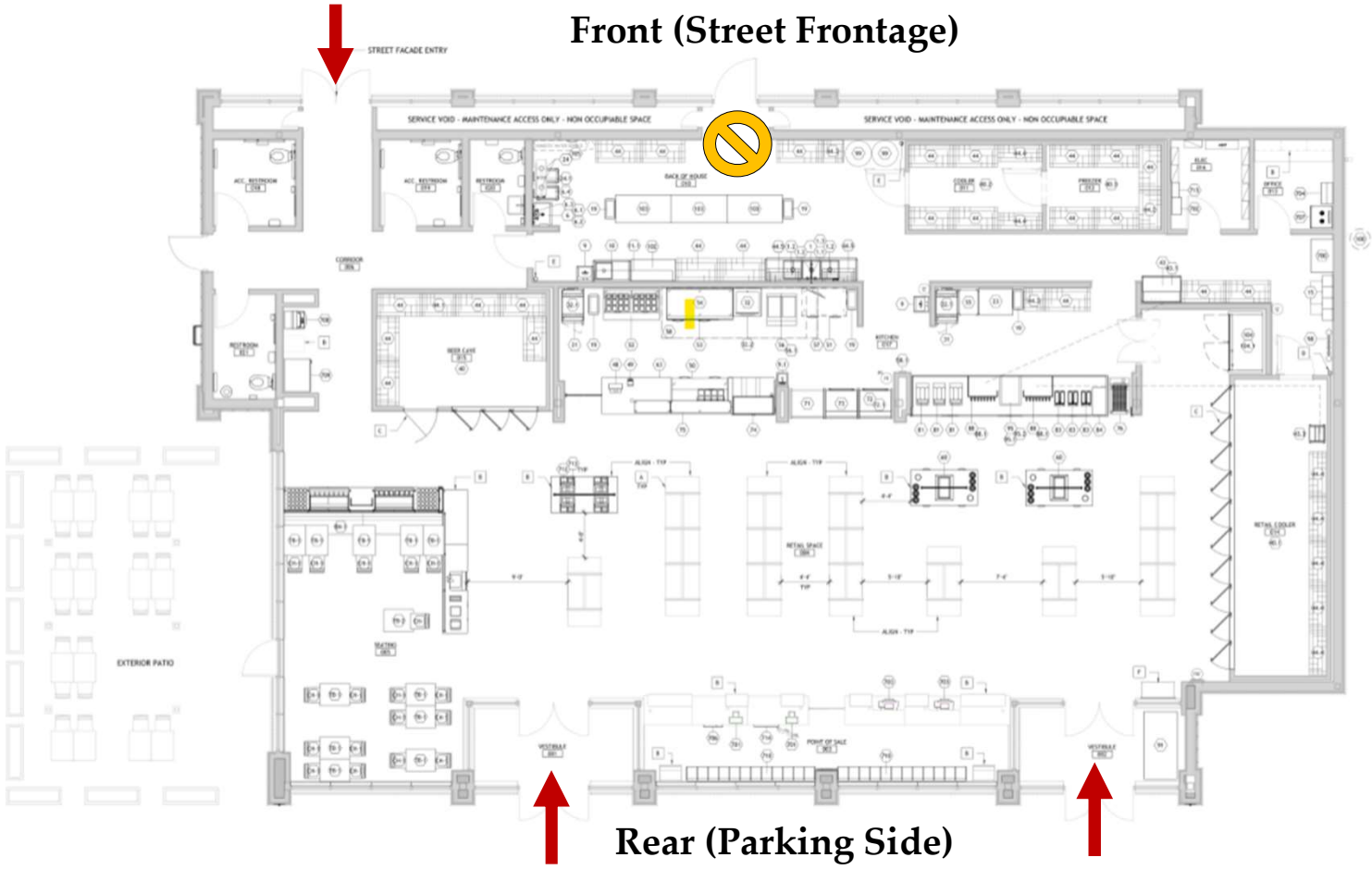
Public Meetings

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

Aerial View


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

Elevations: Convienience Store

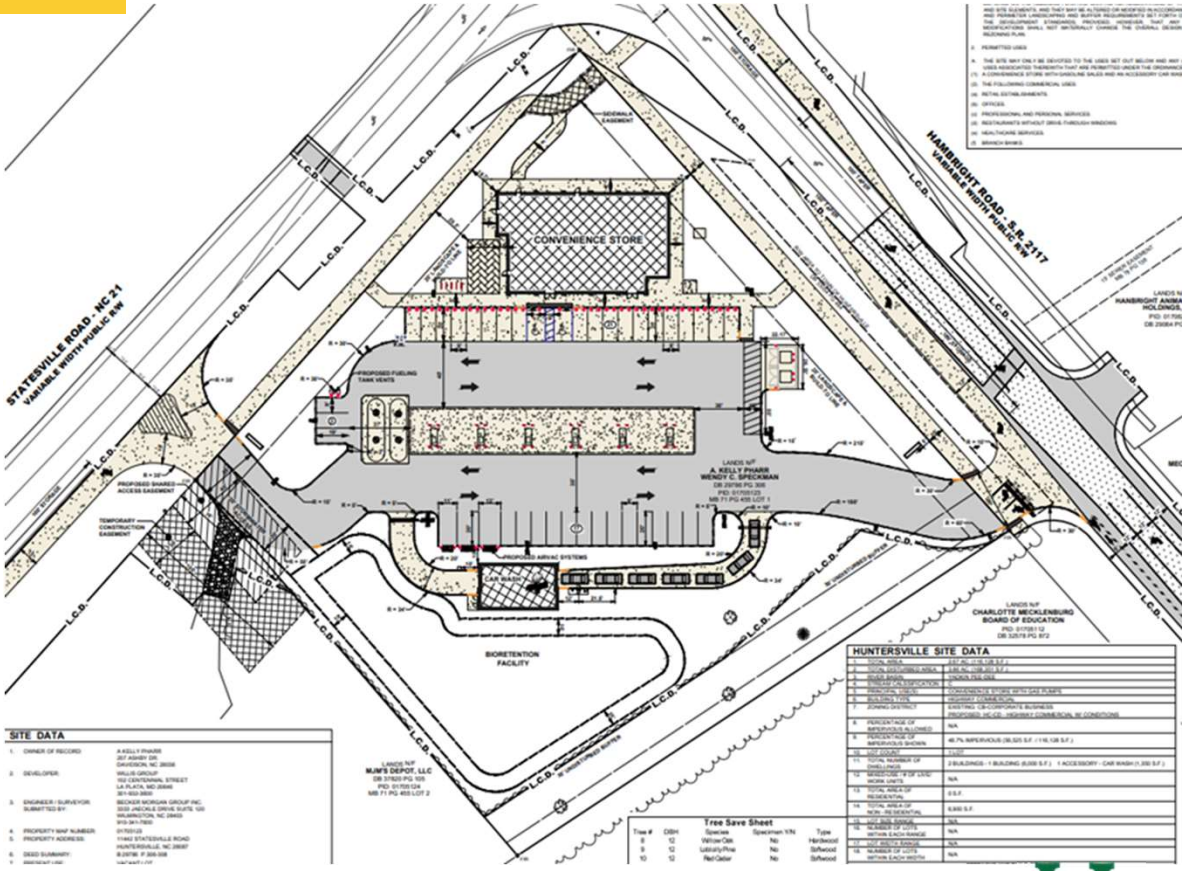


Rezoning Highlights

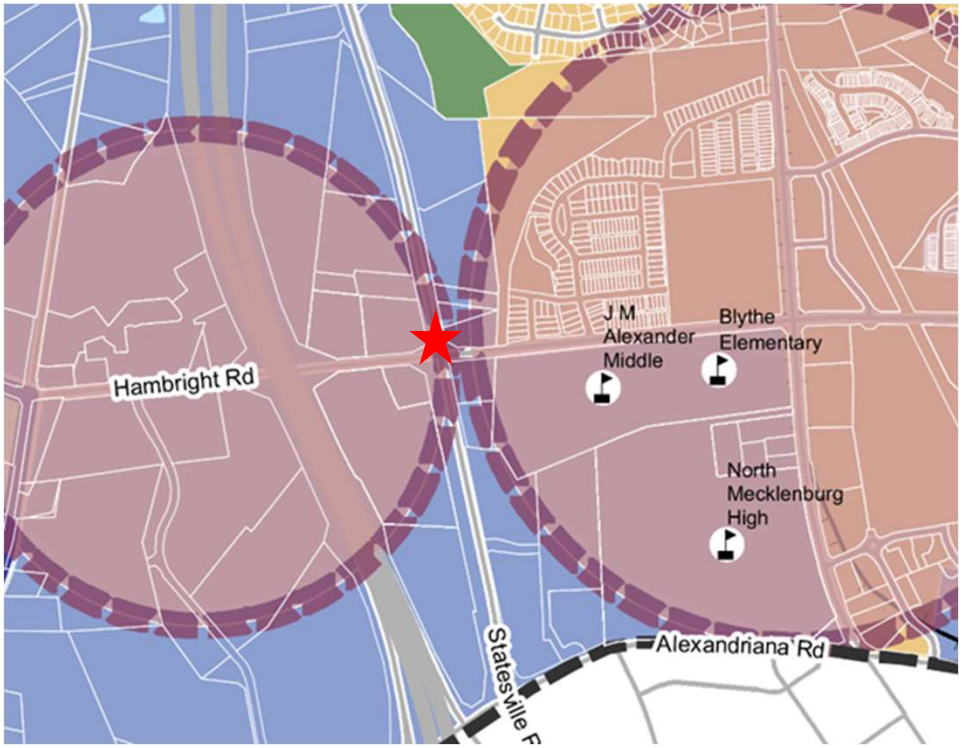
Conditions:

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

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



2040 Huntersville Community Plan – Future Character Area

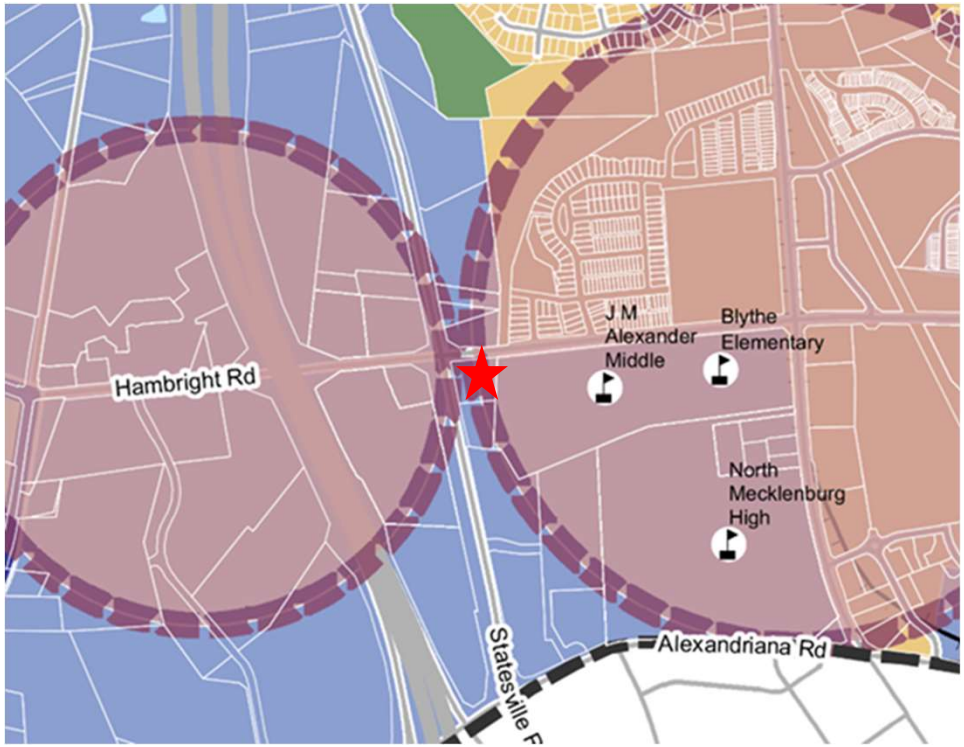


FUTURE LAND USE CHARACTER AREA

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

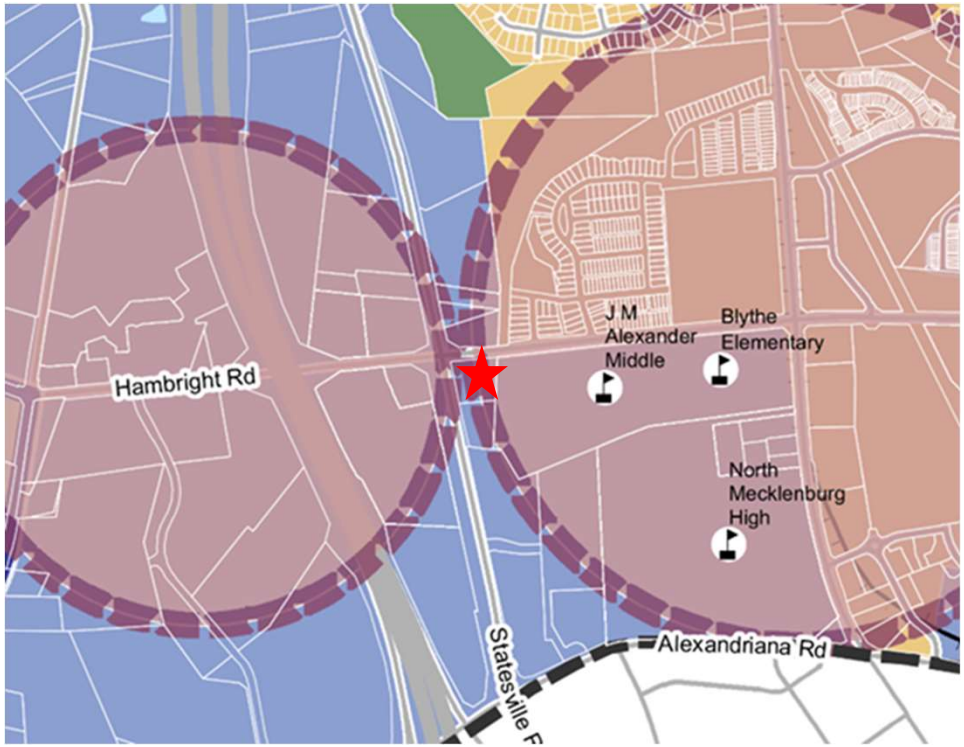
2040 Huntersville Community Plan – Policies that Support Plan

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



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

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



Deferal Requests

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

ROBINSON
BRADSHAW

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

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

February 27, 2026

VIA EMAIL

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

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

Dear Ms. Pierson and Nathan:

I hope this letter finds you both well.

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

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

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

Very truly yours,

ROBINSON, BRADSHAW & HINSON, P.A.

John H. Carmichael

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

ROBINSON BRADSHAW

Rezoning Application No. R25-14

Dash In Food Stores, Inc., Applicant

Town Board Meeting

May 19, 2026

Site – 2.67 Acres



Site


Site
Hambright Rd
Midnight Wy
Stonebrook Station Py
Deluge Al
Torrent Al
Mesquite Rd
Corleone St
Spratz St
Hambright Junction Dr
Statesville Junction Wy
Huntersville
21
11500-11599
11600-11699
11700-11859
11860-11899
11900-11999
11500-12431
11600-11699
11700-11777
11820-11859
11000-11027
12200-12227
11900-11999
11600-11699
11134-11299

Zoning of the Site and Surrounding Parcels



Rezoning Request

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

The following commercial uses would also be permitted on the site

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

Rezoning Request - Continued

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

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

The maximum building height would be 35 feet



BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

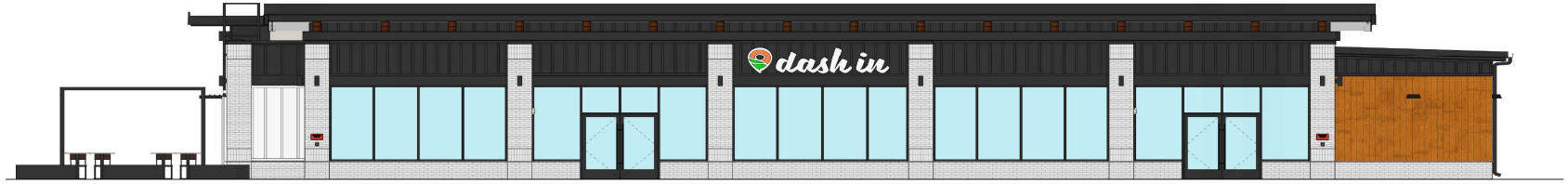
DASH IN - CONCEPTUAL SITE PLAN

HUNTERSVILLE, NC

2023321.00 | 3.2.26

ROBINS

Building Elevations



EXTERIOR ELEVATION - FACING FUEL CANOPY

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



EXTERIOR ELEVATION - FACING INTERSECTION

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

CORE STATES GROUP
46 East Main Street
Suite 201

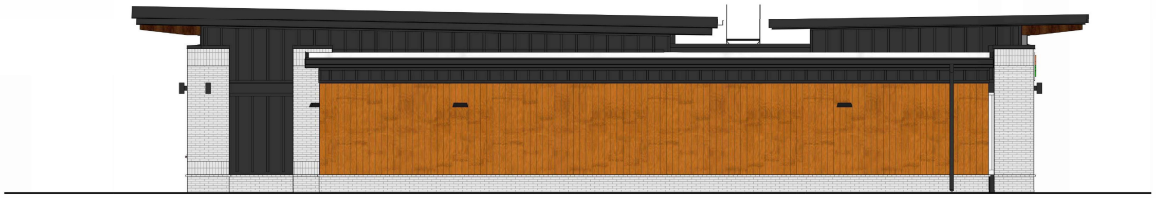
COLOR ELEVATIONS
#3006
DASH IN #3006

Building Elevations



EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)

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



EXTERIOR ELEVATION - RIGHT SIDE (HAMBRIGHT ROAD)

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

Building Perspectives





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

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

Wills Group

Building Perspectives



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

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

Wills Group


dash in
TCHEN
OPEN
HOURS


4100


4100


ENTER
splash in
7'- 0"
splash in
ENTRANCE


Fresh Eats
frozen goods


frozen goods
old drinks
indulge
hydrate
replenish
energize
healthy


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


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



NCDEQ Email

FW: Response from DEQ regarding Colonial Pipeline Esmt, Dash-in #3006 Huntersville, NC

Reply | Reply All | Forward | ...

Thu 4/30/2026 1:14 PM

Brian Sheridan <BrianSheridan@GallowayUS.com>
To: Mark D. Strickland; Todd Bonnett
Cc: Dave Jones

Hi Mark/Todd,

Please see response below from Matt Wegner with NC DEQ. He clearly states that the state has no setback rules regarding pipelines.

I did reach out to Tim Laughlin, and he basically said he does not deal with pipelines and gave me contact info for someone from the pipeline.

Would Matt's email be sufficient to the AHJ?

Thanks,

Brian Sheridan PD
FUEL SYSTEM SENIOR PROJECT DESIGNER

Galloway

5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
O 303.770.8884
BrianSheridan@GallowayUS.com

GallowayUS.com

From: Wegner, Matt <matt.wegner@deq.nc.gov>
Sent: Wednesday, April 29, 2026 11:37 AM
To: Brian Sheridan <BrianSheridan@GallowayUS.com>; Roberts, Mickey <mickey.roberts@deq.nc.gov>
Cc: Dave Jones <davejones@gallowayus.com>
Subject: RE: [External] Dash-in #3006 Huntersville, NC

Brian,
I can't speak to any rules beyond the North Carolina UST rules, but 15A NCAC 02N "Criteria and Standards Applicable to Underground Storage Tanks" does not have any setback requirements for underground storage tanks near pipelines.

I know that there are other AHJs (Authorities Having Jurisdiction) that have setback requirements for USTs near buildings, right-of-ways, etc., but I'm not sure if there are any for pipelines. Tim Laughlin, P.E. tlaughlin@ncpcm.org, with the North Carolina Petroleum and Convenience Marketers might have some insight.

Matt W.

Matt A. Wegner
Engineering Associate
Division of Waste Management, Underground Storage Tank Section
North Carolina Department of Environmental Quality
919.707.8163 (Office)
matt.wegner@deq.nc.gov

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

Note: Please submit all UST-6 (pre/post-installation) applications electronically to ust-installation@deq.nc.gov. Thank you.

Public access to Permitting and Inspection Documents:
https://xapps.ncdenr.org/wm/docs/WMDocs_Search.jsp

Colonial Pipeline Company Email

Fw: [External Message]RE: [External] Fwd: 2023321.00 - Statesville & Hambright Commercial Development - Statesville Access

Mark D. Strickland <mstrickland@beckermorgan.com>
To Carmichael, John
Cc Jonathan N. Street

Reply | Reply All | Forward | ...
Fri 5/15/2026 3:32 PM

You replied to this message on 5/15/2026 3:35 PM.

WARNING: External Email

John – See the response below noting no concern from Colonial Pipeline regarding the proximity of the tanks to the Colonial Easement.

Mark Strickland, P.E.
Senior Associate
BECKER MORGAN GROUP, INC.
North Carolina | Maryland | Delaware
910.341.7600 o | 302.233.3071 m
mstrickland@beckermorgan.com
www.beckermorgan.com
Facebook | LinkedIn | Instagram

From: Gonzalez, Justin <JGonzalez@colpipe.com>
Sent: Friday, May 1, 2026 5:10:14 PM
To: Mark D. Strickland <mstrickland@beckermorgan.com>
Cc: Jonathan N. Street <jstreet@beckermorgan.com>
Subject: Re: [External Message]RE: [External] Fwd: 2023321.00 - Statesville & Hambright Commercial Development - Statesville Access

Mark,

The tanks being that far from the easement does not bring any concern. The only we restriction we have is no permanent structures within the easement and that is not the case with this project.

Thank you,

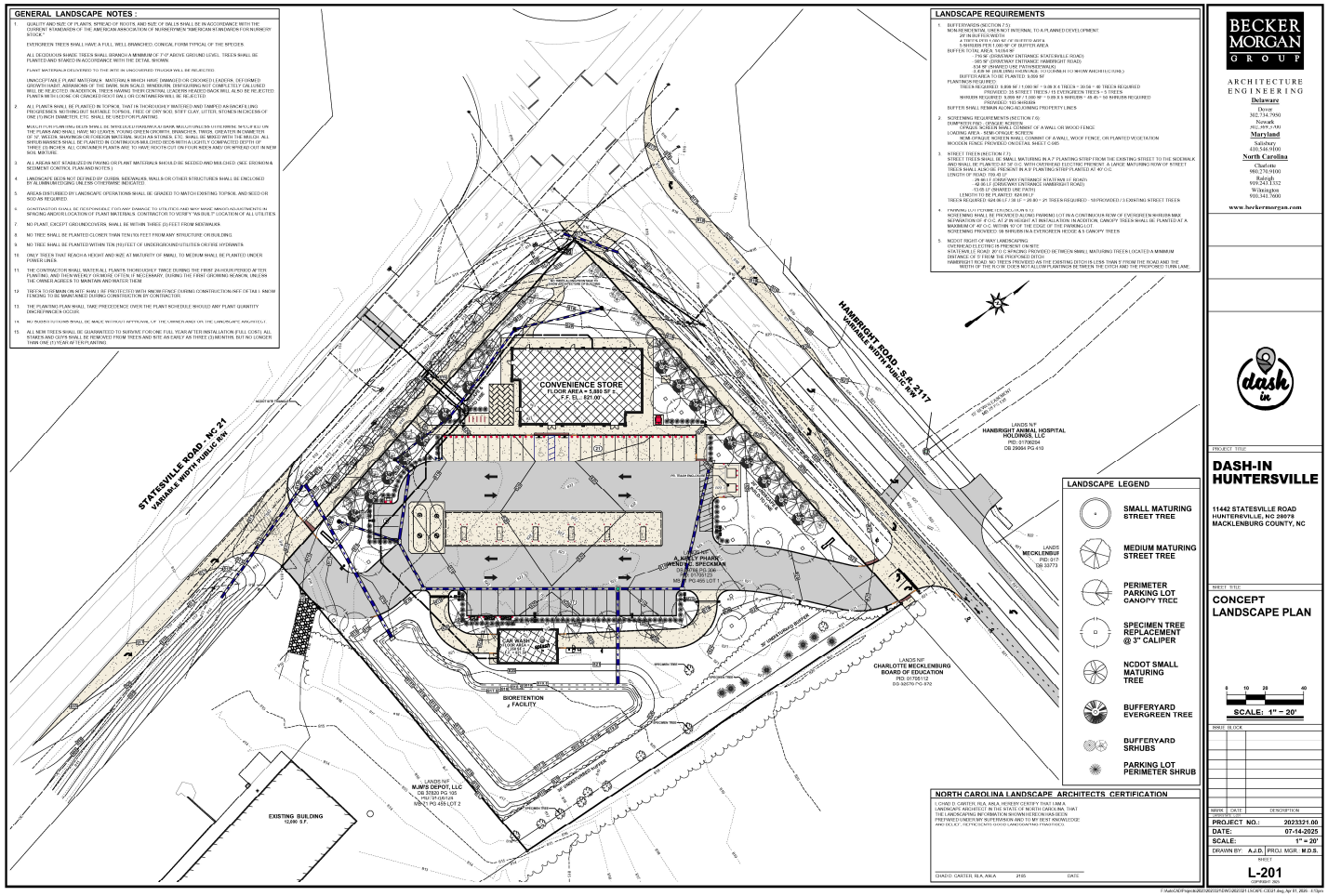
Justin Gonzalez | ROW Inspector II
Colonial Pipeline Company

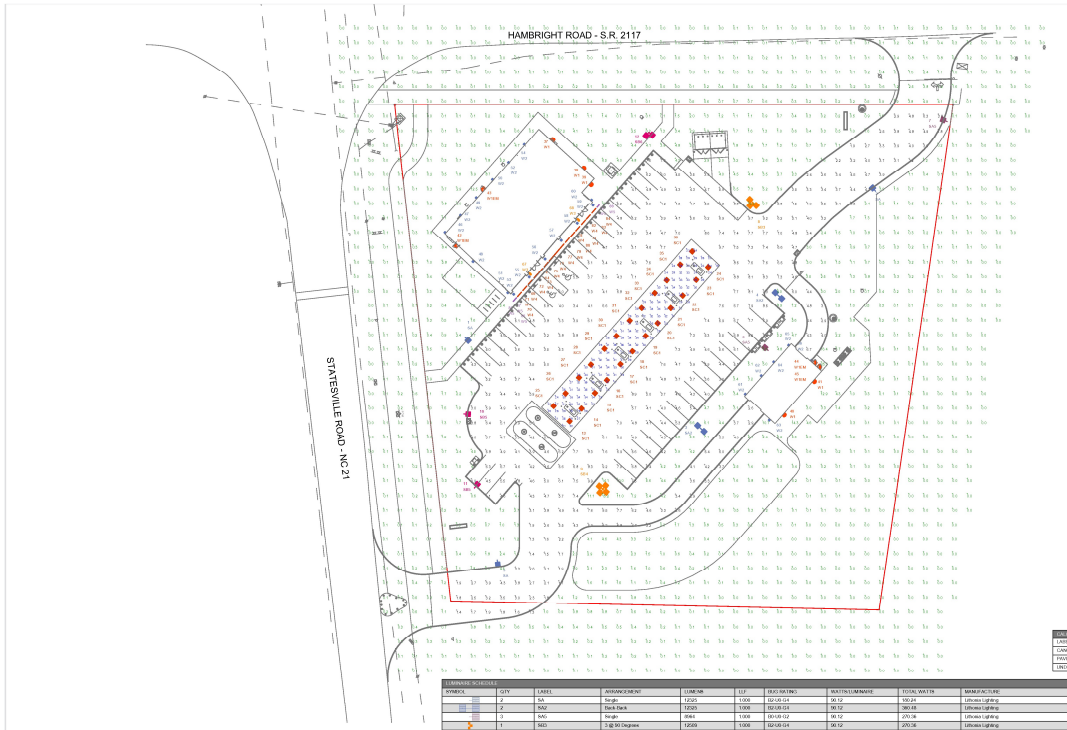
From: Mark D. Strickland <mstrickland@beckermorgan.com>
Sent: Thursday, April 30, 2026 4:15:38 PM
To: Gonzalez, Justin <JGonzalez@colpipe.com>
Cc: Jonathan N. Street <jstreet@beckermorgan.com>
Subject: Re: [External Message]RE: [External] Fwd: 2023321.00 - Statesville & Hambright Commercial Development - Statesville Access

Justin - can you confirm that there is no restriction on us placing the fuel tanks on our site with regard to it being adjacent to the easement? This is something that a planning board member brought up, and NCDEQ has confirmed they have no restrictions, so just trying to cover my bases incase it comes up at our final hearing in May. The tanks are over 230' from the easement, and I can't imagine any concern, but any confirmation of this assumption would be great.

-Mark Strickland


Questions


GENERAL LANDSCAPE NOTES :
1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."
EVERGREEN TREES SHALL HAVE A FULL, WELL BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
PLANT MATERIALS DEVIATING TO THE ATE IN UNSCOPED TRUNCK WILL BE REJECTED.
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED OVER, DISEASE, INSECT EGGS, BORERS, INSECT INFESTATION, OR ANY OTHER OBJECTIONABLE DEFECT SHALL ALSO BE REJECTED. PLANTS WITH GIRDLING OR CONCEALED ROOT BALL OR CONTAINER 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. MULCH SHALL BE APPLIED IMMEDIATELY AFTER PLANTING AND SHALL BE SPREAD UNIFORMLY TO A MINIMUM DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND ON SPREAD OUT IN NEW SOIL MIXTURE.
3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS-BUILT" LOCATION OF ALL UTILITIES
7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS
8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING
9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS
10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OTHERWISE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
12. TREES TO BE MAINTAINED IN NOT SHALL BE PROTECTED WITH 4' HIGH FENCE DURING CONSTRUCTION (SEE DETAIL). KNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
14. NO ROOTS OUTSIDE 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 SHRUBS AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.
LANDSCAPE REQUIREMENTS
1. BUFFERYARDS (SECTION 7.5):
MIXED RESIDENTIAL USES IN NOT INTERNAL TO A PLANNED DEVELOPMENT
20' IN BUFFER WIDTH
0.5 PLANTING UNITS / 100 SF OF BUFFER AREA
5 PLANTING PER 1,000 SF OF BUFFER AREA
BUFFER TOTAL AREA: 19,939 SF
- 740 W. (DRIVEWAY ENTRANCE: STATESVILLE ROAD)
- 695 SF (DRIVEWAY ENTRANCE: HAMBRIGHT ROAD)
- 4,304 SF (EXISTING STORMWATER/WALL)
= 14,200 SF (MINUS EXISTING STORMWATER/WALL TO BE KNOW ARCHITECTURAL)
BUFFER AREA TO BE PLANTED: 9,939 SF
PLANTINGS REQUIRED:
TREES REQUIRED: 9,939 SF / 1,000 SF * 5.00 X 4 TREES = 20.04 ~ 80 TREES REQUIRED
EVERGREEN TREES REQUIRED: 80 TREES * 75% = 60 EVERGREEN TREES = 5 TREES
WHISER REQUIRED: 9,939 SF / 1,000 SF * 5.00 X 5 WHISER = 49.45 ~ 50 WHISER REQUIRED
PROVIDED: 155 WHISERS
BUFFER SHALL REMAIN ALONG ADJOINING PROPERTY LINES
2. SCREENING REQUIREMENTS (SECTION 7.6):
DUMPSTER TYPE: OPAQUE SCREEN
OPAQUE SCREEN SHALL CONSIST OF A WALL OR WOOD FENCE
LOADING AREA - SEMI-OPAQUE SCREEN
SEMI-OPAQUE SCREEN SHALL CONSIST OF A WALL, WOOF FENCE, OR PLANTED VEGETATION
BROOKER FENCE: PROVIDED ON DETAIL SHEET C-080
3. STREET TREES (SECTION 7.7):
STREET TREES SHALL BE SMALL MATURING IN A 7' PLANTING STRIP FROM THE EXISTING STREET TO THE SIDEWALK AND SHALL BE PLANTED AT 50' O.C. WITH OVERHEAD ELECTRIC PRESENT. A LARGE MATURING ROW OF STREET TREES SHALL BE PLANTED AT 40' O.C. CONSIST IN A 5' PLANTING STRIP PLANTED AT 40' O.C.
LENGTH OF ROAD: 709.45 L.F.
- 29.96 L.F. (DRIVEWAY ENTRANCE: STATESVILLE ROAD)
- 42.96 L.F. (DRIVEWAY ENTRANCE: HAMBRIGHT ROAD)
- 13.05 L.F. (SHARED USE PATH)
LENGTH OF ROAD: 709.45 L.F. - 85.97 L.F. = 623.48 L.F.
TREES REQUIRED: 624.48 L.F. / 35 LF = 17.80 ~ 21 TREES REQUIRED - 10 PROVIDED / 0 EXISTING STREET TREES
4. PARKING LOT SCREENING (SECTION 7.8):
SCREENING SHALL BE PROVIDED ALONG PARKING LOT IN A CONTINUOUS ROW OF EVERGREEN WHISERS AND SEPARATION OF 3' O.C. AT 3' IN HEIGHT AT INSTALLATION. IN ADDITION, CANOPY TREES SHALL BE PLANTED AT A MAXIMUM OF 40' O.C. WITHIN 10' OF THE EDGE OF THE PARKING LOT.
SCREENING PROVIDED: 98 WHISERS IN A EVERGREEN HEDGE & 5 CANOPY TREES
5. NCDOT RIGHT-OF-WAY LANDSCAPING:
OVERHEAD ELECTRIC IS PRESENT ON SITE
STATESVILLE ROAD (NC21) & WINDING PROVIDED BETWEEN SMALL MATURING TREES LOCATED A MINIMUM DISTANCE OF 5' FROM THE PROPOSED DITCH.
HAMBRIGHT ROAD: NO TREES PROVIDED AS THE EXISTING DITCH IS LESS THAN 5' FROM THE ROAD AND THE WIDTH OF THE R/O/W DOES NOT ALLOW PLANTINGS BETWEEN THE DITCH AND THE PROPOSED TURN LANE
LANDSCAPE LEGEND
SMALL MATURING STREET TREE
MEDIUM MATURING STREET TREE
PERIMETER PARKING LOT CANOPY TREE
SPECIMEN TREE REPLACEMENT @ 3" CALIPER
NCDOT SMALL MATURING TREE
BUFFERYARD EVERGREEN TREE
BUFFERYARD SHRUBS
PARKING LOT PERIMETER SHRUB
NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION
I, CHAD T. CARTER, RLA, ARLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF NORTH CAROLINA, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUCH LANDSCAPING CONFORMS WITH THE
CHAD T. CARTER, RLA, ARLA
2135
DATE
STATESVILLE ROAD - NC 21
VARIABLE WIDTH PUBLIC R/W
HAMBRIGHT ROAD - S.R. 2117
VARIABLE WIDTH PUBLIC R/W
CONVENIENCE STORE
FLOOR AREA = 5,885 SF ±
F.F. EL. 821.00
A NEELY PHARM
DEED BK 37766 PG 306
PID: 01700123
MAP: 20 PG 455 LOT 1
LANDS OF
HANBRIGHT ADRIAN HOSPITAL HOLDINGS, LLC
PID: 01700254
DB 29084 PG 610
LANDS OF
MECKLENBUI
PID: 017
DB 32772
LANDS OF
CHARLOTTE MECKLENBURG BOARD OF EDUCATION
PID: 01700112
DB 30570 PG 970
BIORETENTION
/ FACILITY
LANDS OF
MJMS DEPOT, LLC
DB 32820 PG 105
PID: 01700126
MAP: 20 PG 455 LOT 2
EXISTING BUILDING
12,000 S.F.
BECKER MORGAN GROUP
ARCHITECTURE
ENGINEERING
Delaware
Dover
302.734.7950
Newark
302.369.3300
Maryland
Salisbury
410.546.9100
North Carolina
Charlotte
980.270.9100
Raleigh
919.244.1312
Wilmington
910.341.7800
www.beckermorgan.com
dash in
PROJECT TITLE
DASH-IN HUNTERSVILLE
11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
MACKLENBURG COUNTY, NC
SHEET TITLE
CONCEPT LANDSCAPE PLAN
0 10 20 40
SCALE: 1" = 20'
ISSUE BLOCK
MARK DATE DESCRIPTION
PROJECT NO.: 2023321.00
DATE: 07-14-2025
SCALE: 1" = 20'
DRAWN BY: A.J.D. PROJ. MGR.: M.D.S.
SHEET
L-201
COPYRIGHT 2025



NOTES:

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

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

LUMINAIRE LOCATION SUMMARY

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

LUMINAIRE LOCATION SUMMARY

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

CALCULATION SUMMARY

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

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURE	CATALOG CODE
	2	9A	Single	12325	1.000	B2-U0-G4	90.12	100.24	Lithonia Lighting	DSXO LED P5 50K 70CRI T3M MVOLT FAO XX
	2	9A2	Back-Back	12325	1.000	B2-U0-G4	90.12	180.48	Lithonia Lighting	DSXO LED P5 50K 70CRI T3M MVOLT FAO XX
	3	9A5	Single	19061	1.000	B3-U0-G2	90.12	270.36	Lithonia Lighting	DSXO LED P5 50K 70CRI BLC3 MVOLT FAO XX
	1	9B3	3 @ 90 Degrees	12569	1.000	B2-U0-G4	90.12	270.36	Lithonia Lighting	DSXO LED P5 50K 70CRI T4M MVOLT FAO XX
	1	9A4	4 @ 90 Degrees	12569	1.000	B2-U0-G4	90.12	360.48	Lithonia Lighting	DSXO LED P5 50K 70CRI T4M MVOLT FAO XX
	2	9B5	Single	9250	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting	DSXO LED P5 50K 70CRI BLC4 MVOLT FAO XX
	1	9A6	2 @ 90 DEG	9255	1.000	B0-U0-G3	90.12	180.24	Lithonia Lighting	DSXO LED P5 50K 70CRI BLC4 MVOLT FAO XX
	24	9C1	Single	9570	1.000	B3-U0-G1	60.0174	1464.418	Lithonia Lighting	RSXW LED-ALO2-50K-80CRI-SYMC MVOLT SCS (WH160) (Rolling S) WHITE
	5	W1	SINGLE	4124	1.000	B1-U0-G1	29.4252	147.126	Lithonia Lighting	AREZ2 LED P4 40K 80CRI T4O XXXX
	4	W1EM	SINGLE	4124	1.000	B1-U0-G1	29.5042	117.701	Lithonia Lighting	AREZ2 LED P4 40K 80CRI T4O E10WC XXXX (EMERGENCY)
	21	W2	SINGLE	3088	1.000	B1-U0-G0	45	945	FCR5L Lighting	FCR5L61LW-UNV-940-300K-ERD-050V50-LD
	2	W3	SINGLE	807	1.000	N.A.	9.8	19.6	Lightalarms	CAMBRID-DB
	18	W4	Single	2583	1.000	B1-U2-G1	19.822	390.752	Lithonia Lighting	RAC 4 40K CRI80 120
	5	W5	Single	543	1.000	B0-U1-G0	4.626	23.13	Lithonia Lighting	RAC-1-40K-CRI80-120

REDLEONARD ASSOCIATES
1348 Kemper Meadow Dr. Forest Park, OH 45240
513-874-8008 | redleonard.com

REV	BY	DATE	DESCRIPTION
-	-	-	-

DISCLAIMER
ANY SITE PLANS, FLOOR PLANS, RENDERINGS, LIGHTING LAYOUTS AND PHOTOMETRIC PLANS INCLUDING BUT NOT LIMITED TO ANY PRODUCTS CREATED PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR SUGGESTION AND ELECTING PURPOSES ONLY. RED LEONARD ASSOCIATES AND THE RIGHT TO USE THIRD PARTY USERS, SCANNERS, AND DRAWERS BUT ACTUAL PRODUCT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR ANY IS CREATED/PRODUCED IN THESE RENDERINGS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCTS SUCH AS EXISTING POLES, ANCHOR BOLTS, BASES, ARCHITECTURAL AND SIGNAGE STRUCTURES, LANDSCAPING PLANES, LIGHTING PLANES, FIXTURE SELECTIONS AND PLACEMENT, MATERIALS, COLOR ACCURACY, TEXTURES, AND ANY BUILDING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR ANY INCORRECT OR INACCURATE INFORMATION PROVIDED BY THE CUSTOMER OR THEIR AGENTS. ANY LIGHTING LAYOUTS OR PHOTOMETRIC PLANS PROVIDED IN VISUALIZATION PRODUCT IS EXPERIENCED FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT ACTUAL LOCAL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OR DIRECTLY VERIFIED WITH THE DOCUMENTED OR PROJECTED. SYMBOLS ARE NOT DRAWN TO SCALE. SIZES FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, LAYOUTS (DRAWINGS), OR PROJECTS IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN HERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER DETAILS PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM APPROPRIATE LICENSED IS STRICTLY PROHIBITED.

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

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

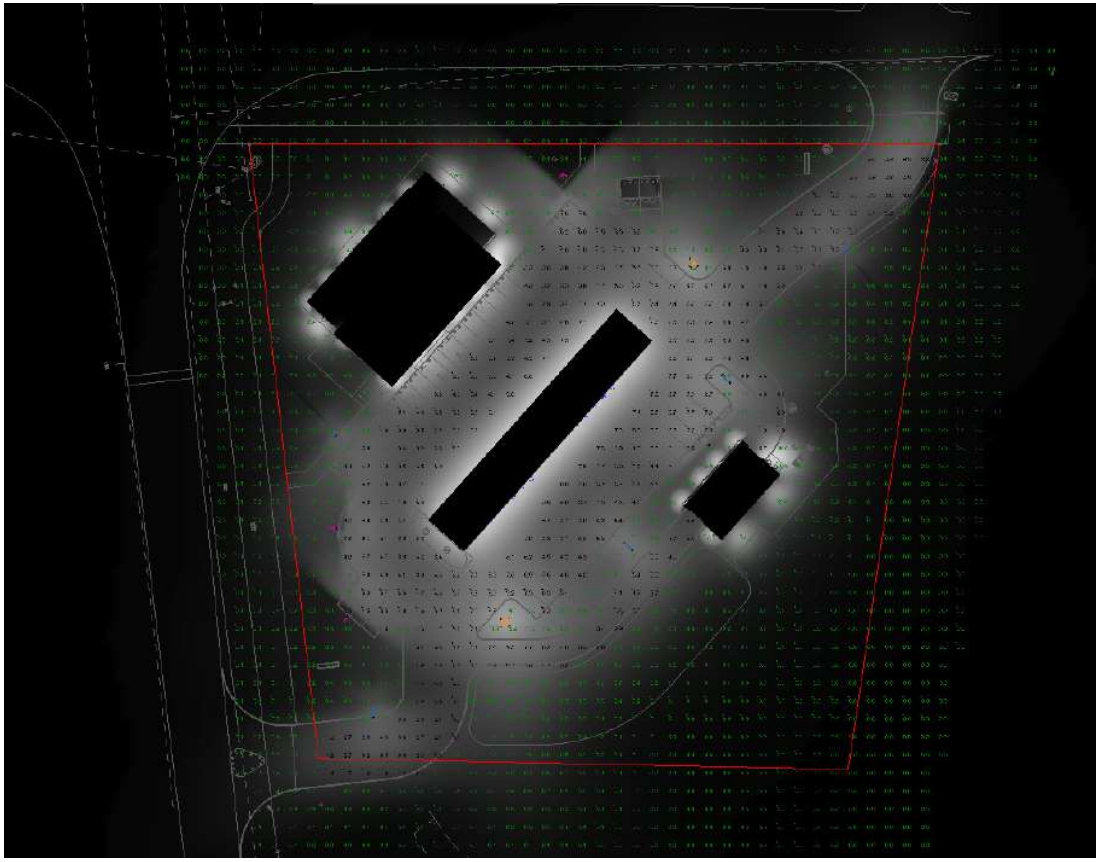


EXHIBIT
11G-1

R25-16 Knox Crossing Mixed Use Development

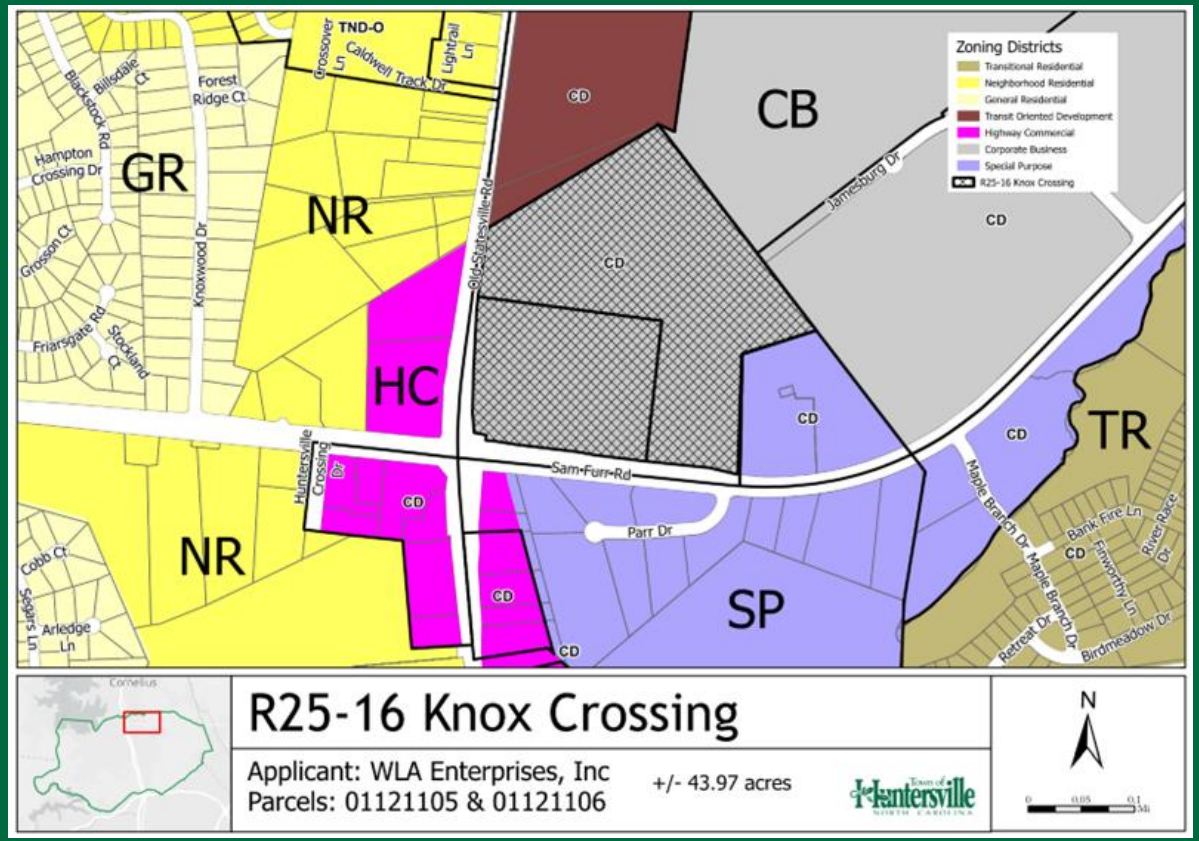
Conditional Rezoning Application

May 19th, 2026

Town of Huntersville
NORTH CAROLINA

Rezoning Request

- CD Rezoning from CB-CD to TOD-R-CD and HC-CD
- Deferred March 17, 2026



Site Plan Highlights

- Location is immediately south of the proposed commuter rail station along HWY 115
- Application includes:
  - Up to 87,000 sqft of commercial
  - Up to total 413 residential units, apartments and townhomes
  - 7.5% Affordable Housing for 15 years (100% AMI)





Significant Plan Updates – Last Revision – Site Plan

- Removal of 2 Apartments – Addition of townhomes
- Grocery store moved north
- Greenway alignment improved
- Live/Work units added to all apartment buildings
- Central “green” and stage area open space added adjacent to greenway



Significant Plan Updates – Last Revision – Elevations









Significant Plan Updates – Last Revision – Conditional Notes

- *Phasing note added* - 7,000 sqft of commercial to be built prior to last apartment building, or 2 years after the first apartment building is built.
- *Automotive uses restricted* – Other than already shown on plan, no gas stations, car washes, drive through restaurants, car repair would be permitted.
    - If grocery tenant doesn't have a fuel program, the gas station would be removed.
- *Traffic Improvements* - All NCDOT required TIA mitigation will be installed.

Modifications to Ordinance Requirements

- Modifications
  - SWIM Buffers / Parcel Buffers: Requesting to build on top of stream buffers, and grade into the property line buffers
  - Block Length: Requesting longer street blocks than permitted in TOD.
  - Building/Drive through locations: Requesting to move buildings away from street corners and allow parking and loading areas adjacent to the street.
  - Double row of street trees: Requesting to plant only one row of trees along the internal thoroughfare. No street trees along HWY 73, no sidewalk and street trees along HWY 115.
  - Townhomes: Requesting to allow in TOD.
  - Tree Save Mitigation: Requesting to mitigate more than 50% of their required specimen trees.
  - *TOD – Residential Maximum: Requesting to allow more commercial in the TOD-R than permitted.*
  - *Floor Area Ratio Requirement – Requesting more parking area, less building than suggested in a TOD.*
  - *Signage Requirement – Allow larger signs in the grocery parking lot.*

Site Design Constraints

- Seigle Street Extension / Thoroughfare
- Streams buffers
- HWY 73 Superstreet Design
- CATS rail bridge over HWY 73 (grade separated)
- Lack of connection capability on HWY 115
- Seam Trail through the property



Site Design Discussions

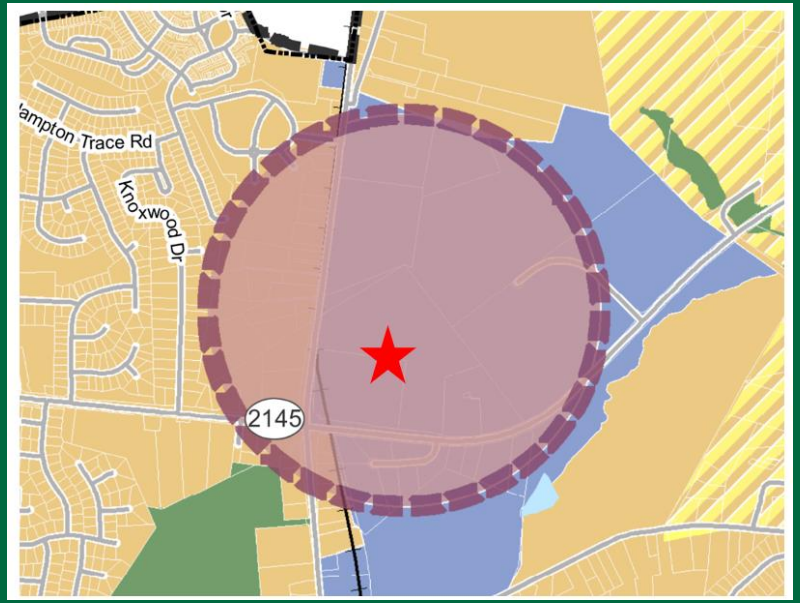
- Carolina Seam Trail Greenway: Focal Point / “Linear Park”
- Highway Commercial Oriented Development: Large parking expanses, automotive focused uses, abrupt contrast to TOD development.





Huntersville 2040 Plan - Consistencies

- Policy : LU-1 – Use the future land use map
- Policy LU-2 – Encourage higher density within 2 miles of I-77
- Policy LU-5: Focus more intense development in locations that can support growth.
- Policy LU-10: Encourage a diversity of housing options.





Activity Centers

Planned Activity Centers include a mix of non-residential and residential uses and are usually located at key intersections of major or minor thoroughfares. New non-residential uses are limited in scale and overall footprint (generally less than 40,000 square feet of non-residential). Residential uses include a mix of housing types centered around shopping, service, or civic uses. Residential uses transition to lower gross density with more open space away from Activity Centers.

Huntersville 2040 Plan - *Inconsistencies*

- Policy LU-7.1: Urban Design Principles Box – More centralized urban, walkable, vertical mixed-use design preferred.
- Activity Center – Max 40,000 sqft commercial









Urban Design Principles

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 this plan include specific strategies to maintain and improve quality. Existing standards include a requirement that new buildings must front a public street or open space, streets must be connected and have sidewalks and street trees on both sides, and parking should be primarily located behind buildings. This plan also includes specific recommendations on how to elevate design standards in the downtown, provide flexibility for some employment uses and how to customize regulations to address emerging trends.



Planning Board Recommendation

- Recommended approval on February 26, 2026, with the condition that staff's comments are addressed.

Staff Recommendation (after staff report release)

- Recommends approval with the following conditions:
  - Streets/alleys are realigned per engineering standards
  - Park-like greenway, focal point of the development to HWY 73
  - A unified greenway/plaza is highly programed in front of the grocery store
  - Commitment to grade the greenway near HWY 73 as shown on the plan
  - Commitment to the open space programing as shown, with additional amenities added to the urban plazas near the roundabout.
  - Updated architectural elevations for the mixed-use buildings are submitted showing compliance with the Zoning Ordinance and Huntersville Design Guidebook.
  - Grocery store elevation with a functional and direct entrance on the greenway
  - Mixed-use / Live-work clarification on the plan, with mixed use centered in the commercial core
  - Applicant hires a landscape architect to design a pedestrian yet functional HWY 73 buffer. If pedestrian friendly buffer is not possible in 20 feet, parking is removed for a 40 foot buffer planting.
  - Affordable units are appropriately spaced throughout the development
  - Stream buffer mitigation is applied to local water quality projects
  - Tree save plan is updated showing appropriate mitigation
  - Minor staff comment resolution

  - ***Applicant has agreed to all conditions in concept. Orange arrows represent further discussion/review needed.

Thank You

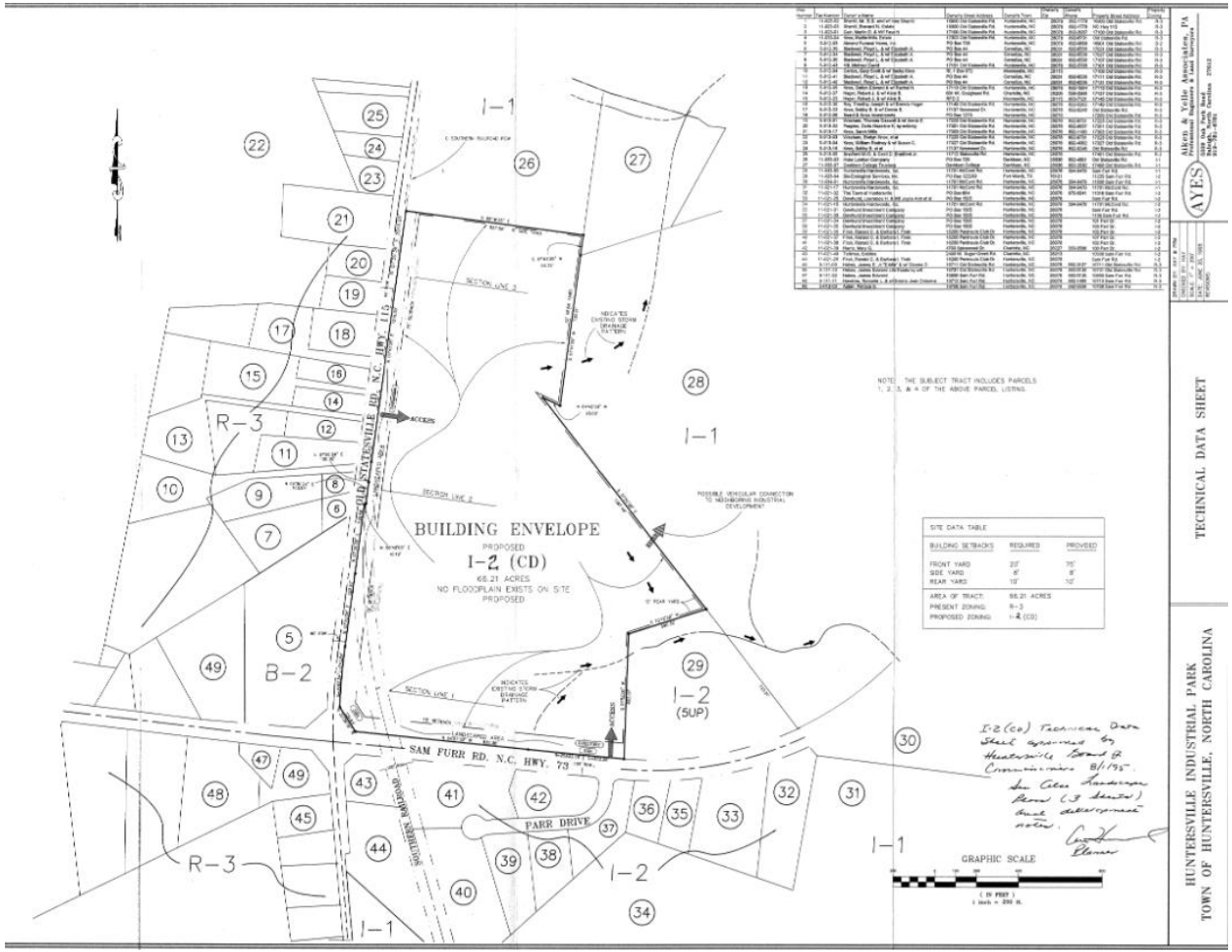
Questions?

Town of Huntersville
NORTH CAROLINA




Knox Crossing
Conceptual Seam Trail
bhm

Knox Industrial Approved Plan



Knox Industrial Approved Plan
Rezoning Conditions – Development Standards

PART III

Permitted Development Within the Site

The Site shall only be devoted to:

(a) Refining and otherwise processing raw sugar and sugar products to produce artificial sweetners and related products; and

(b) Any use (including any accessory use) which is permitted by right or under prescribed conditions in the I-1 Zoning District, except for the following uses:

Armories for meetings and training of military organizations;

Bus and train terminals;

Manufactured housing repair;

Manufactured housing sales;

Cemeteries;

Petroleum storage facilities as a principal use;

Raceways and dragstrips; or

Off-site demolition landfills.

(c) The total floor area of all buildings (including any expansions) constructed on the Site may not exceed, in the aggregate, 1,100,000 square feet.

Example Permitted Uses in the I-1 Zoning Districts

- Assembly or Fabrication
- Car Washes
- Building Material Sales
- Hotels & Motels
- Light Manufacturing
- Equipment Rental and Leasing
- Retail establishments including the sale of gasoline
- Wholesale establishments
- Vehicle and Boat sales and rental, service and repair
- Shopping centers up to 70k SF with conditions
- Warehousing

Total SF Allowed; 1,100,000

Station South Property Pro Rata Portion [402,600]

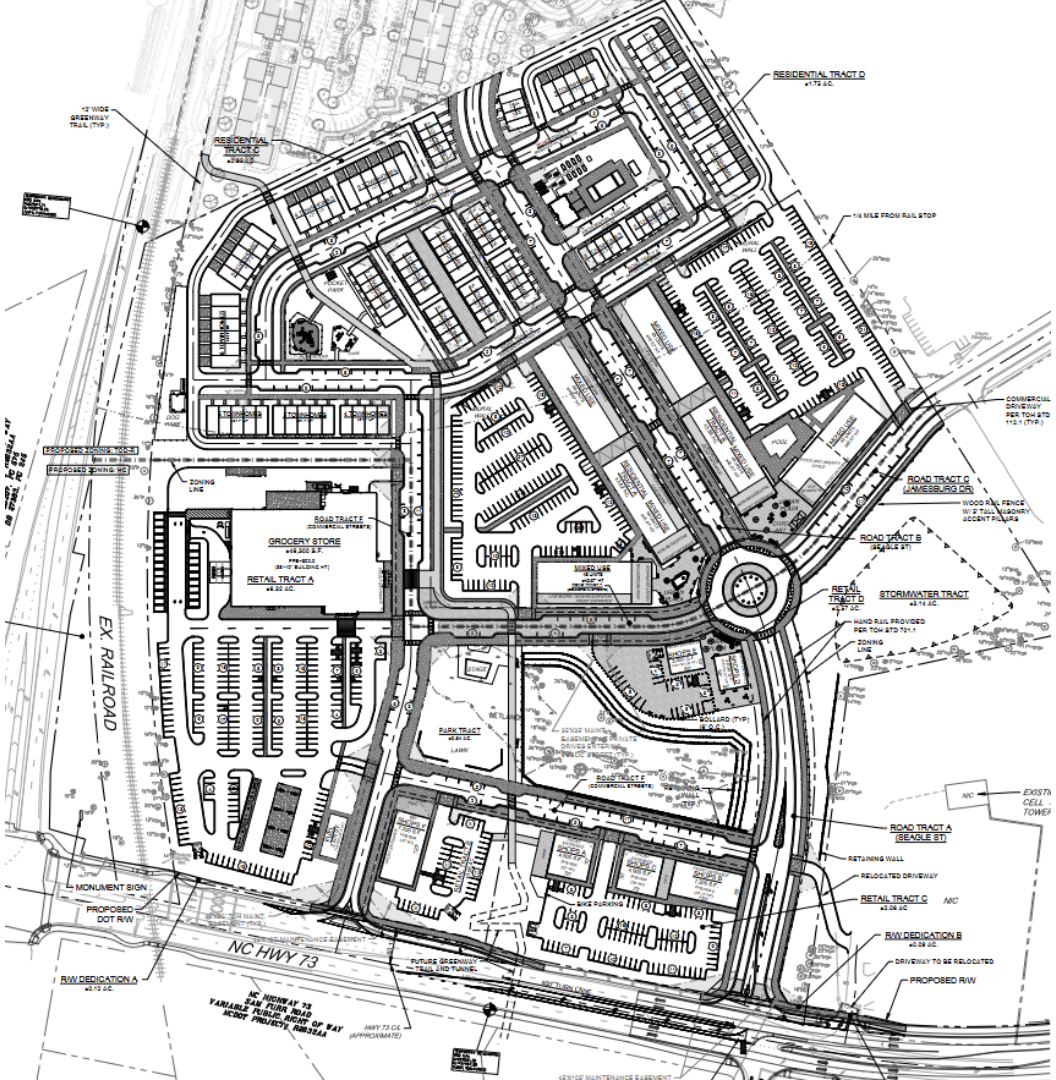
Knox Crossing Pro Rata Portion 697,400 SF

NCGS Amendment Statute – 160D-703(b)

§ 160D-703. Zoning districts.

(b) Conditional Districts. – Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. Specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions approved by the local government and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the exercise of the authority granted by this section, a local government may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to local government ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site. The zoning regulation may provide that defined minor modifications in conditional district standards that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. Any other modification of the conditions and standards in a conditional district shall follow the same process for approval as are applicable to zoning map amendments. If multiple parcels of land are subject to a conditional zoning, the owners of individual parcels may apply for modification of the conditions so long as the modification would not result in other properties failing to meet the terms of the conditions. Any modifications approved apply only to those properties whose owners petition for the modification.


JAMESBURG DRIVE
NC HIGHWAY 115
NC HIGHWAY 73


RESIDENTIAL TRACT D
±1.72 AC.
12' WIDE GREENWAY TRAIL (TYP.)
RESIDENTIAL TRACT C
±2.63 AC.
1/4 MILE FROM RAIL STOP
COMMERCIAL DRIVEWAY PER TOH STD 112.1 (TYP.)
PROPOSED ZONING: HDUC
PROPOSED ZONING: MX
ZONING LINE
ROAD TRACT C (JAMESBURG DR)
10'WIDE RAIL FENCE W/ 8' TALL MASONRY ACCENT PILLARS
ROAD TRACT F (COMMERCIAL STREET)
GROCERY STORE
±18,000 S.F.
RETAIL TRACT A
±4.30 AC.
ROAD TRACT B (BEASLEY ST)
RETAIL TRACT D
±3.57 AC.
STORMWATER TRACT
±3.14 AC.
HAND RAIL PROVIDED PER TOH STD 704.1
ZONING LINE
EX. RAILROAD
BOLLARD (TYP)
PARK TRACT
±0.91 AC.
LAWN
ROAD TRACT F (COMMERCIAL STREET)
ROAD TRACT A (BEASLEY ST)
RETAINING WALL
RELOCATED DRIVEWAY
MONUMENT SIGN
PROPOSED DOT R/W
NC HWY 73
RETAIL TRACT C
±2.08 AC.
NRC
R/W DEDICATION B
±0.09 AC.
DRIVEWAY TO BE RELOCATED
PROPOSED R/W
R/W DEDICATION A
±0.13 AC.
FUTURE GREENWAY TRAIL AND TUNNEL
NC HIGHWAY 73 SAM RUFIN ROAD VARIABLE PUBLIC RIGHT-OF-WAY
HWY 73 C/L (APPROXIMATE)

Revisions to Address Staff Recommendations

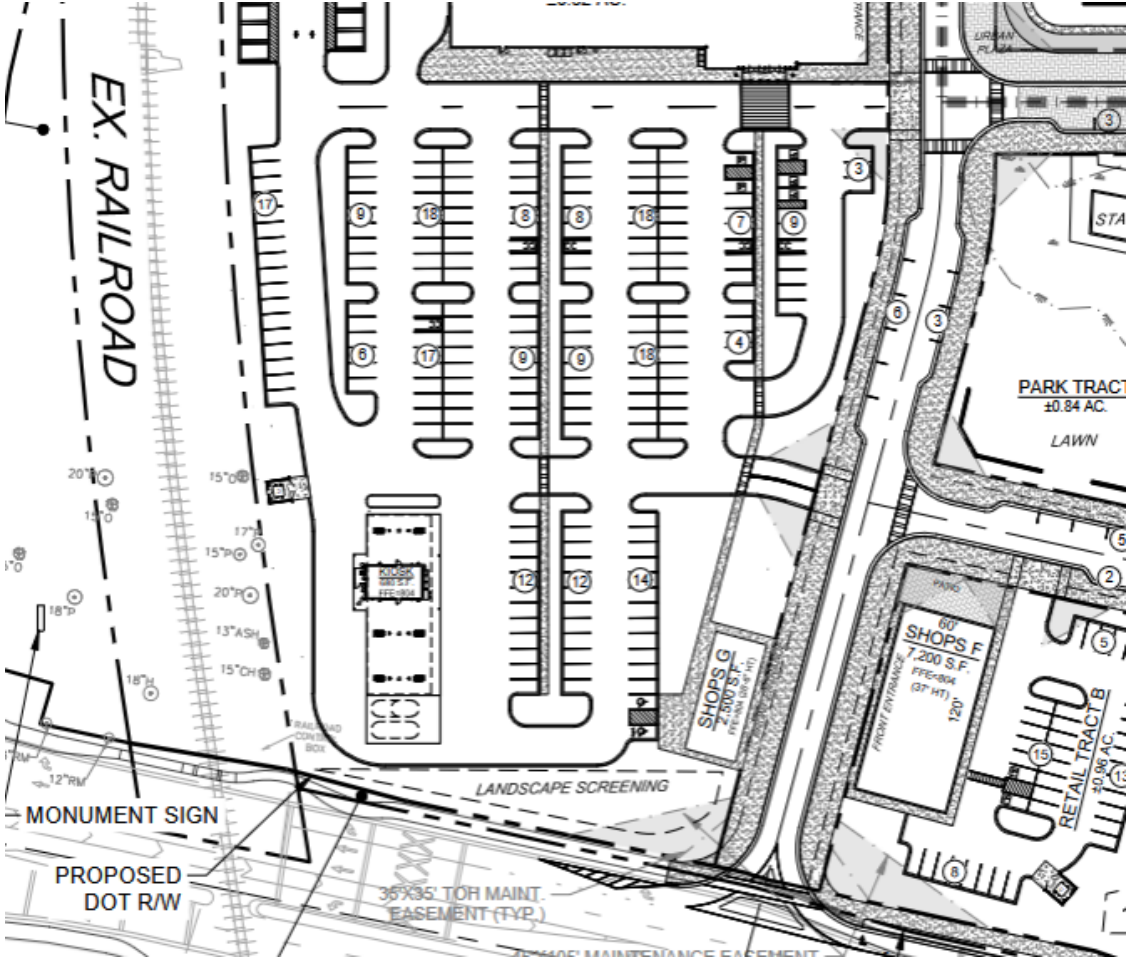
February Plan



May Updated Plan



Removal of Gas Station – Replace with Grocery Pumps Only



Addressing Staff Comments – Comments in RED have been addressed

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



1 A3.1 **FRONT ELEVATION**



2 A3.1 **REAR ELEVATION**



Entryway Detail to Live/Work Mixed-Use Building

2 REAR ELEVATION
A3.1



3 SIDE ELEVATION (LEFT)
A3.1



4 SIDE ELEVATION (RIGHT - STOREFRONT END)
A3.1



1 SOUTH FRONT ELEVATION

SCALE 3/32" = 1'-0"



2 EAST SIDE ELEVATION

SCALE 3/32" = 1'-0"



2 WEST SIDE ELEVATION

SCALE 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK-1	BRICK VENEER	GENERAL SHALE "WALNUT"	
BRK-2	SPLIT FACE MASONRY UNIT	LIGHT GRAY	
CONC	CONCRETE CURB	–	BROOM FINISH
EXT-1	NICHIHA WOOD SERIES	VINTAGEWOOD "SPRUCE"	
EXT-2	NICHIHA CONCRETE SERIES	EMPIRE BLOCK "GRAY"	
MTL-1	METAL COPING CAP	CENTRAL GLASS "HUNTER GREEN"	
MTL-2		"GRAY"	
RAIL	DECORATIVE RAILING	CLEAR ANODIZED	
STF-1	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR GLAZING
PEC-1	PREENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH HUNTER GREEN	
PEC-2	PREENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH POLAR	
PEC-3	PREENGINEERED ALUM. CANOPY SYSTEM	KYNAR 500 FINISH POLAR	



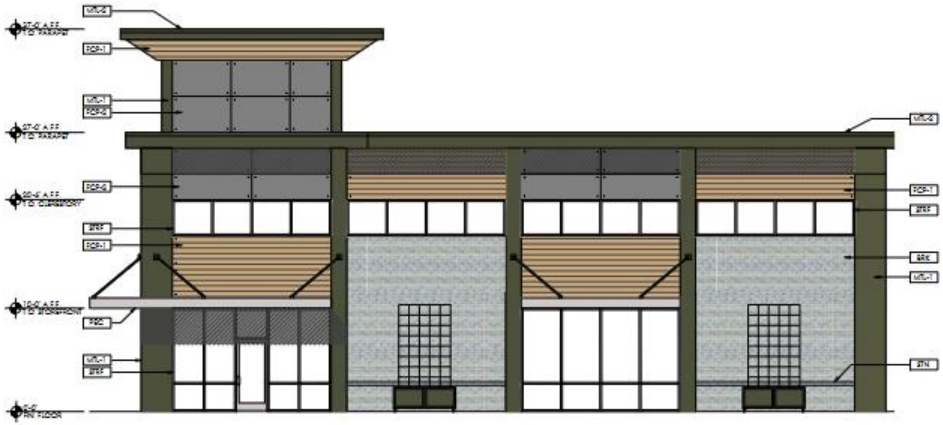


REPRESENTATIVE OF AREAS WITH MINIMAL GRADE CHANGE ACROSS PAD

Example Shop Elevations



2 SOUTH FRONT ELEVATION



2 SOUTH FRONT ELEVATION

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



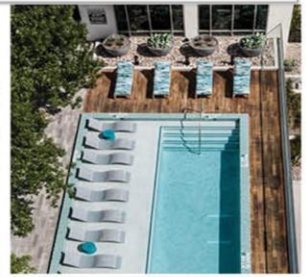


Neighborhood Amenity/ Butterfly Garden

This neighborhood pool and amenity area is nestled in amongst the townhomes. Sited alongside a lovely butterfly garden and open-air event space, these-well planned spaces with nigh lighting offer ample gathering for residents and both active and quiet opportunities within an urban environment. A vibrant pollinator garden offer a taste of nature. Open lawn space with a covered pavilion create a lovely backdrop for the refreshing pool and clubhouse. These spaces provide wonderful amenities for the community for all seasons.











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 these spaces offer a cohesive blend of active and passive uses. Pocket open spaces with shade cover and seating areas are softened by canopy trees and dappled night lighting to provide safety and shade for the neighborhood. The playground supports active play for community children and a nearby fire pits create cozy spots for evening gatherings.

Pocket Park /
Neighborhood Park/
Playground

















Legend

1. Pull-off Bench
2. Seam Trail
3. Fire Pit Space
4. Night Lighting
5. Playground
6. Pocket Park
7. Sidewalk

KNOX CROSSING
Huntersville, NC





Dog Park and Seam Trail Seating

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 seating areas along the s the seam trail to serve all users. These well lit pull off areas provides lighting, seating and bike parking, for an informal, safe space day or night. Both are useful amenities that support community connection and support pet owners along the trail.















Legend

1. Dog Park entry
2. Covered Shelter
3. Play Element
4. Open Lawn Space
5. Seating Area
6. Seam trail

KNOX CROSSING
Huntersville, NC





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.













Legend

1. Specialty Paving
2. Crosswalk
3. Shade Structure
4. Parking
5. Entry Monument
6. Street Trees
7. Outdoor Dining w/ Festoon Light
8. Raised Planter Feature
9. Civic Art

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.











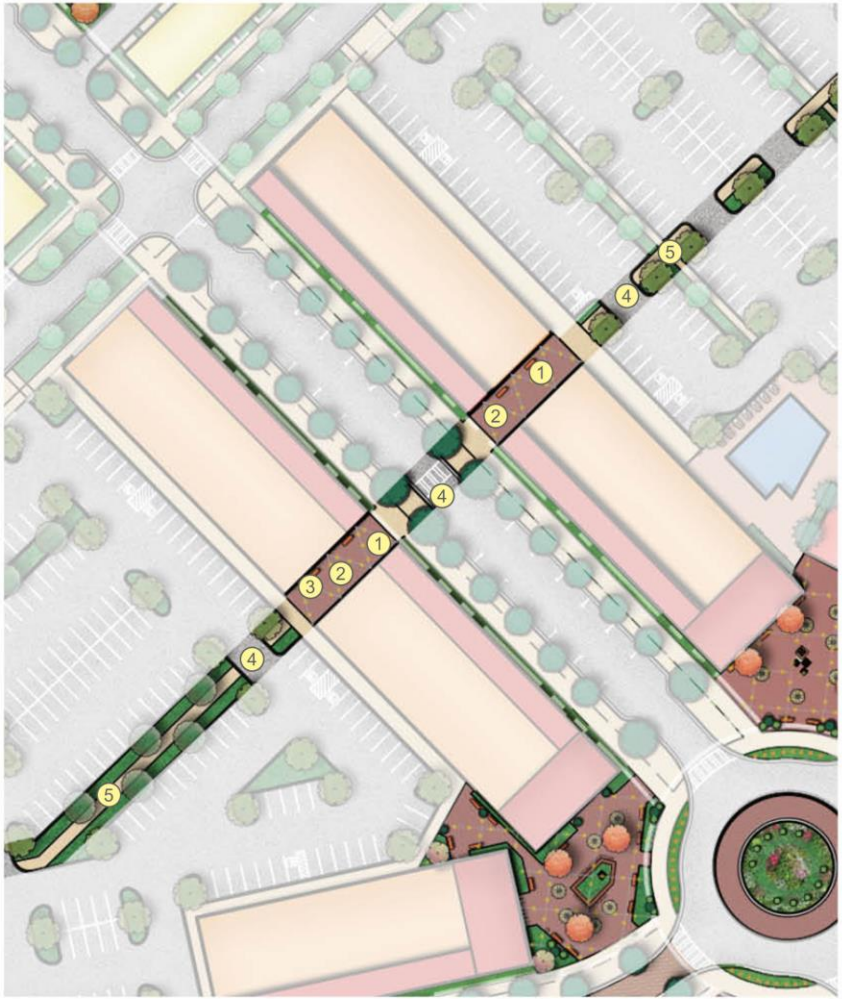


Legend

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
9. Parking Lot Screening

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 With Specialty Paving
2. Festoon Lighting
3. Benches
4. Crosswalk
5. Tree-lined Sidewalk

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



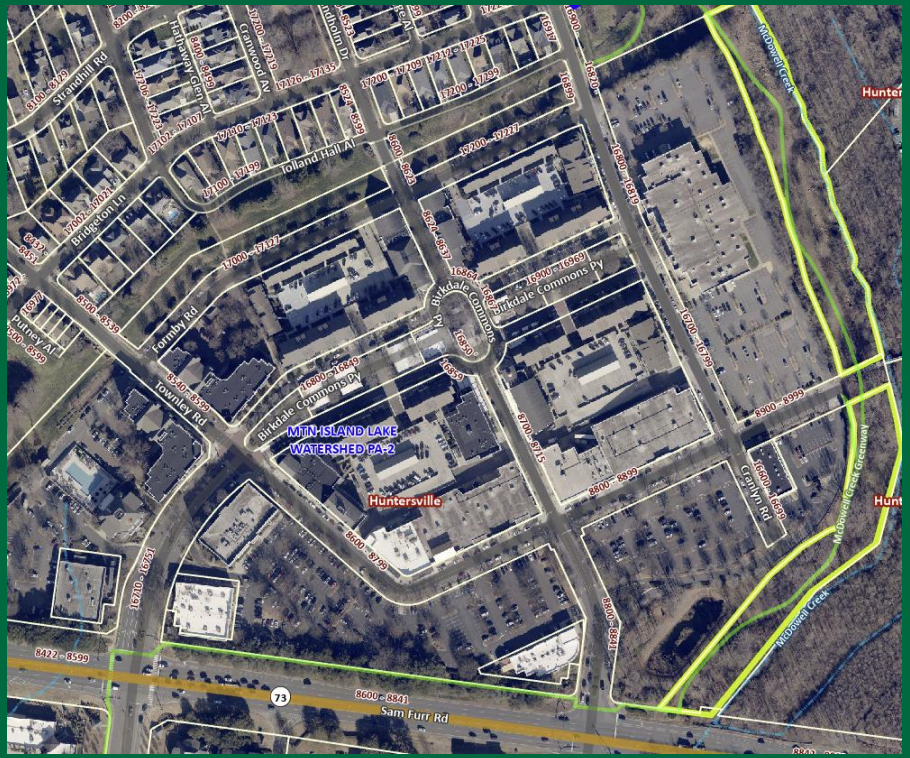

JAMESBURG DRIVE
NC HIGHWAY 115
NC HIGHWAY 73

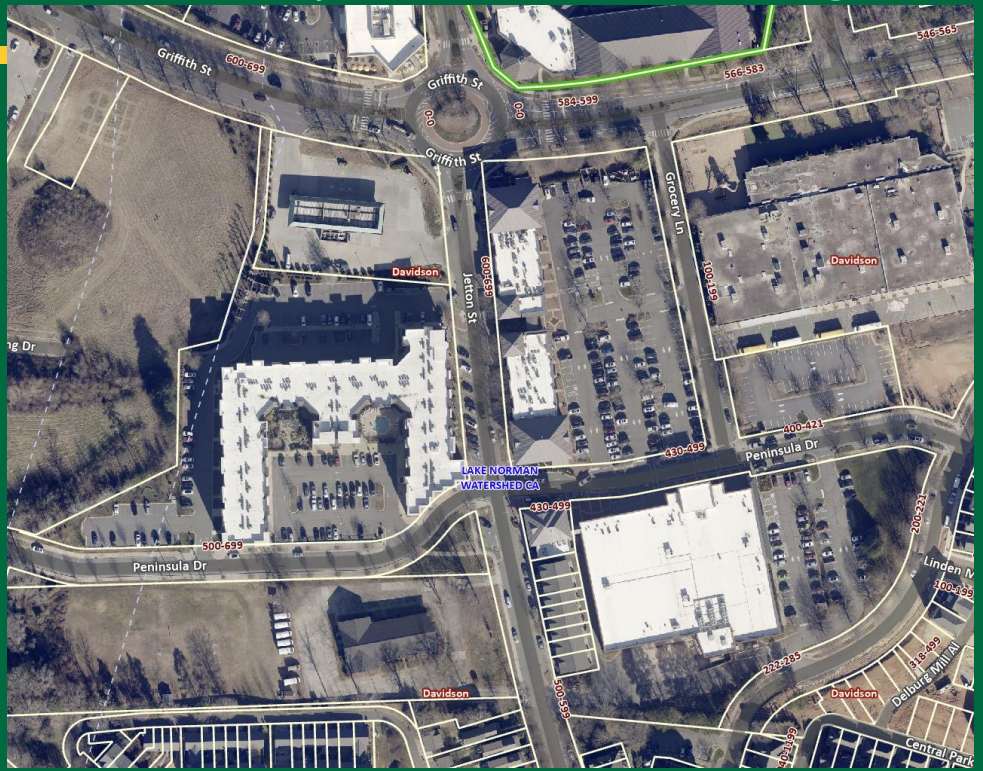
Consistency Statement


ONLY
© 2026 Google


Great Clips
MAGNOLIA NAILS

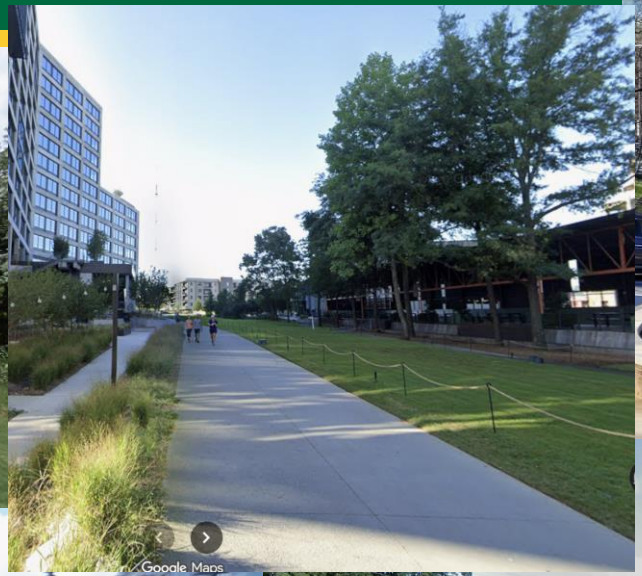
Huntersville 2040 Plan – *Opportunities for Excellent Design*

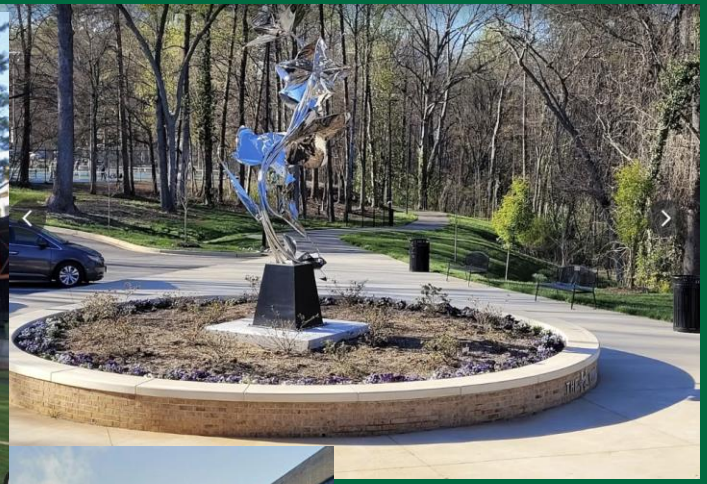




Huntersville 2040 Plan – *Opportunities for Excellent Design*







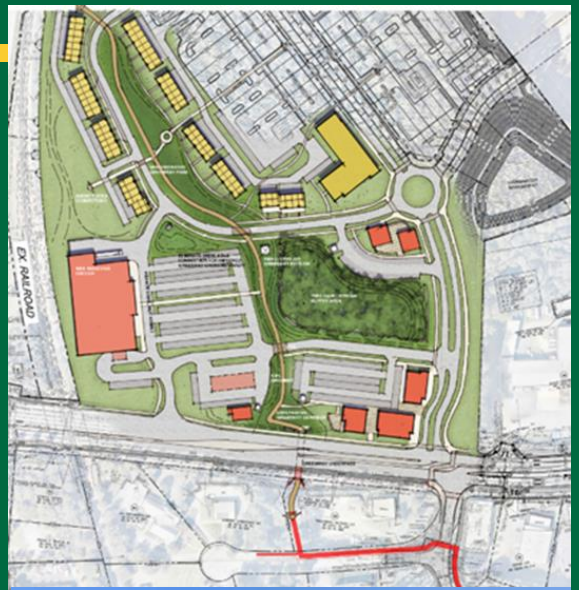






Huntersville 2040 Plan – *Opportunities for Excellent Design*

- ***Linear park through the development accommodating the greenway***
- Centralized Urban open space, or more significantly and purposely amenitized.
- Reduction of surface area parking – reduce automotive dependance
- 2-story commercial buildings
- Financial contribution to the greenway tunnel under HWY 73
- Unique and Extraordinary commercial architectural buildings









Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: Resolution to acquire property for the NC 115 N Sidewalk Project.

Explain Request:

Adopt Resolution to acquire right-of-way and/or easements necessary for the construction of the NC 115 N Sidewalk Project. 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 NC 115 N Sidewalk Project.

Action Recommended: Adopt Item

Alternative Action:

None

Financial Implications:

General Fund.

Attachments:

1. Exhibit A

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACQUIRE RIGHT OF WAY AND EASEMENTS NECESSARY FOR THE CONSTRUCTION OF THE NC115 N SIDEWALK PROJECT

Resolution No. R-2026-19

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 NC 115 N Sidewalk 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 NC 115 N Sidewalk 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 June 2026; and

WHEREAS, the Town's proposed property acquisition process for the NC 115 N Sidewalk 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 NC 115 N Sidewalk Project.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board approves and authorizes the acquisition of the necessary fee, 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 2nd day of June, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

_____

Emily Sloop, Town Attorney

EXHIBIT A - PARCEL INDEX
NC 115 N Sidewalk Project

PARCEL #	PARCEL ID #	PROPERTY OWNER NAME
1	01903112	Skylar Ben Woods
2	01903111	Mark S. Butler
3	01903110	Cyndee Properties LLLP
4	01903109	S R Smith Properties LLC
5	01903108	S R Smith Properties LLC
6	01903107	Bean Counters Properties LLC
7	01903106	S R Smith Properties LLC
8	01903159	NSR Maxwell LLC
9	01903202	Huntersville A R P Church

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Aimee O'Connor, Finance & Payroll Administrator

Subject: Budget Amendment NC 115 North Improvements

Explain Request:

The Town of Huntersville was awarded grant funding by NCDOT through CRTPO in the amount of $5,979,000 for constructing corridor improvements of NC 115 North from Harvest Point Dr to NC73. Appropriate grant revenue (403431.9999.25017) for $5,979,000 and various expense accounts in the grant fund.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

No net impact to fund balance; offsetting revenue and expense

Attachments:

None

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Tracy Houk, Assistant Director of Parks and Recreation

Subject: Ordinance for LaLaCaboosa: Juneteenth Block Party Event Road Closure

---

Explain Request:

Adopt Ordinance approving road closures for the LaLaCaboosa: Juneteenth Block Party event.

Action Recommended: Adopt Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Exhibit A - Juneteenth Road Closure Request

AN ORDINANCE TO TEMPORARILY CLOSE CERTAIN TOWN AND/OR STATE-MAINTAINED ROADS FOR A SPECIAL EVENT ORGANIZED BY THE TOWN OF HUNTERSVILLE, NC

Ordinance No. O-2026-8

WHEREAS, North Carolina General Statute 20-169 authorizes local authorities to regulate by ordinance the use of a highway within their jurisdiction by processions, assemblages or anything that may be construed as a procession or assemblage; and

WHEREAS, the Town of Huntersville will consult with the local NCDOT Division office to verify that a proposed event will not 1) interfere with other planned special events and 2) impact or be impacted by planned maintenance or other activities; and

WHEREAS, the Town of Huntersville will host its annual LalaCaboosa Juneteenth Block Party on Thursday, June 18, 2026, from 6:00 p.m. to 9:00 p.m., and

WHEREAS, this event will require the temporary closing of 1) Maxwell Ave between Huntersville Concord Rd and the Huntersville ARP Church from 4:00 p.m. to 10:00 p.m. (see Map Exhibit A).

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

1. Maxwell Ave between Huntersville Concord Rd and the Huntersville ARP Church (see Map Exhibit A) be closed to vehicular traffic on the following
   dates and times: LalaCaboosa Juneteenth Block Party, Thursday, June 18, 2026, from 4:00 p.m. to 10:00 p.m.

The Town will place signage as appropriate and other communications advising the public of the closing.

A copy of this Ordinance shall be forwarded to the local NCDOT Division office.

Adopted this 2nd day of June, 2026

ATTEST:

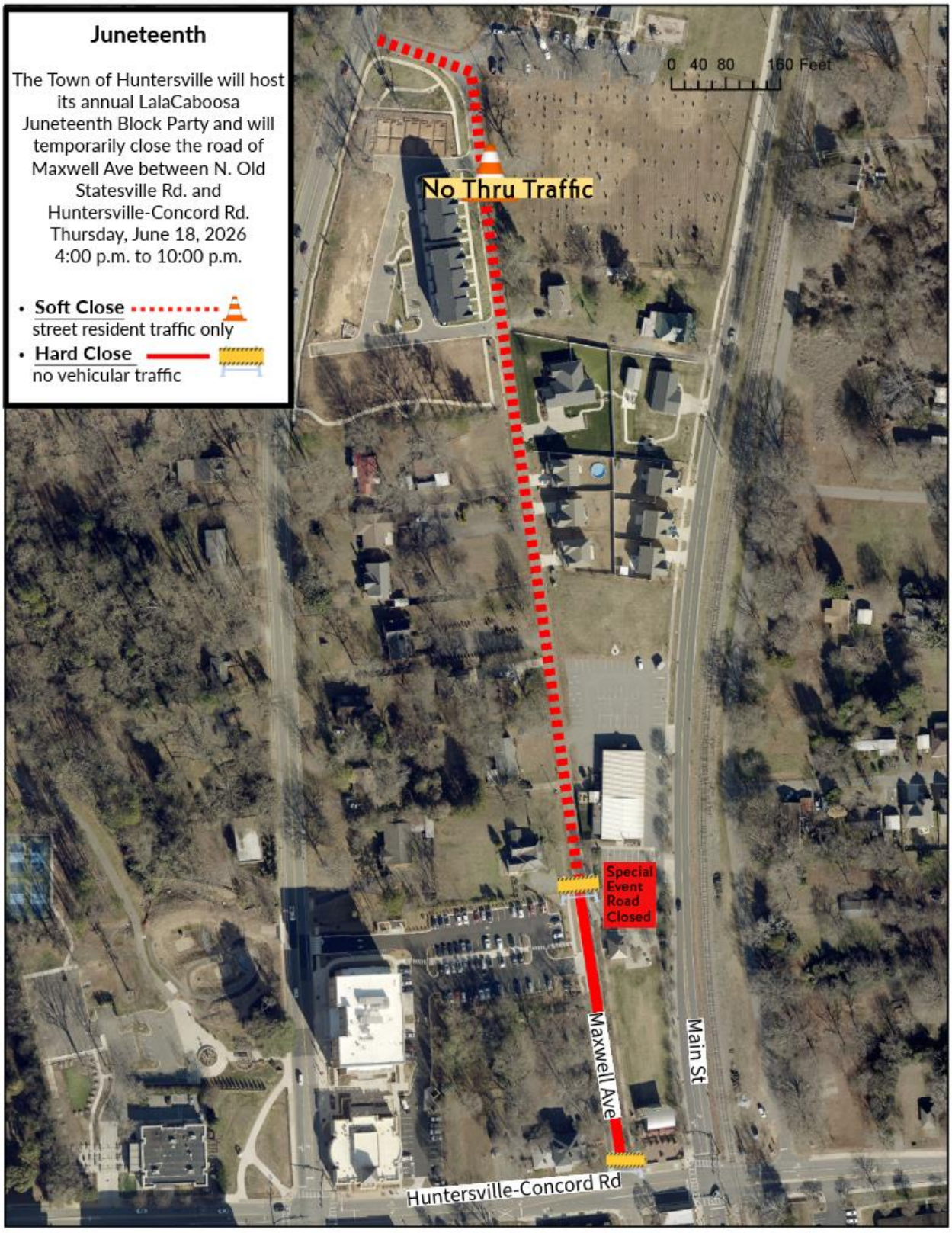
Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

EXHIBIT A


Juneteenth
The Town of Huntersville will host its annual LalaCaboosa Juneteenth Block Party and will temporarily close the road of Maxwell Ave between N. Old Statesville Rd. and Huntersville-Concord Rd.
Thursday, June 18, 2026
4:00 p.m. to 10:00 p.m.
• Soft Close
street resident traffic only
• Hard Close
no vehicular traffic
0 40 80 160 Feet
No Thru Traffic
Special Event Road Closed
Maxwell Ave
Main St
Huntersville-Concord Rd

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Tracy Houk, Assistant Director of Parks and Recreation

Subject: Ordinance for Huntersville Pride Festival Road Closure

---

Explain Request:

Adopt Ordinance approving road closures for Beer Money Entertainment Group, renting Veterans Park for the Huntersville Pride Festival

Action Recommended: Adopt Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Pride Festival Road Closure Request

AN ORDINANCE TO TEMPORARILY CLOSE CERTAIN TOWN AND/OR STATE-MAINTAINED ROADS FOR A SPECIAL EVENT ORGANIZED BY THE TOWN OF HUNTERSVILLE, NC

Ordinance No. O-2026-9

WHEREAS, North Carolina General Statute 20-169 authorizes local authorities to regulate by ordinance the use of a highway within their jurisdiction by processions, assemblages or anything that may be construed as a procession or assemblage; and

WHEREAS, the Town of Huntersville will consult with the local NCDOT Division office to verify that a proposed event will not 1) interfere with other planned special events and 2) impact or be impacted by planned maintenance or other activities; and

WHEREAS, the Town of Huntersville has given permission to Beer Money Entertainment Group to rent Veterans Park for the Huntersville Pride Festival on Sunday, June 14, 2026, from 1:00 p.m. to 6:00 p.m., and

WHEREAS, this event will require the temporary closing of 1) Main St between Huntersville-Concord Rd and Bigham St., 2) Maxwell Ave between Huntersville Concord Rd and the Huntersville ARP Church from 10:00 a.m. to 8:00 p.m. (see Map Exhibit A).

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

1. Main St between Huntersville-Concord Rd and Bigham St.,
2. Maxwell Ave between Huntersville Concord Rd and the Huntersville ARP Church. (see Map Exhibit A).be closed to vehicular traffic on the following dates and times: Huntersville Pride Festival, Sunday, June 14, 2026 from 10:00 a.m. to 8:00 pm.

The Town will place signage as appropriate and other communications advising the Public of the closing.

A copy of this Ordinance shall be forwarded to the local NCDOT Division office.

Adopted this 2nd day of June, 2026

ATTEST:

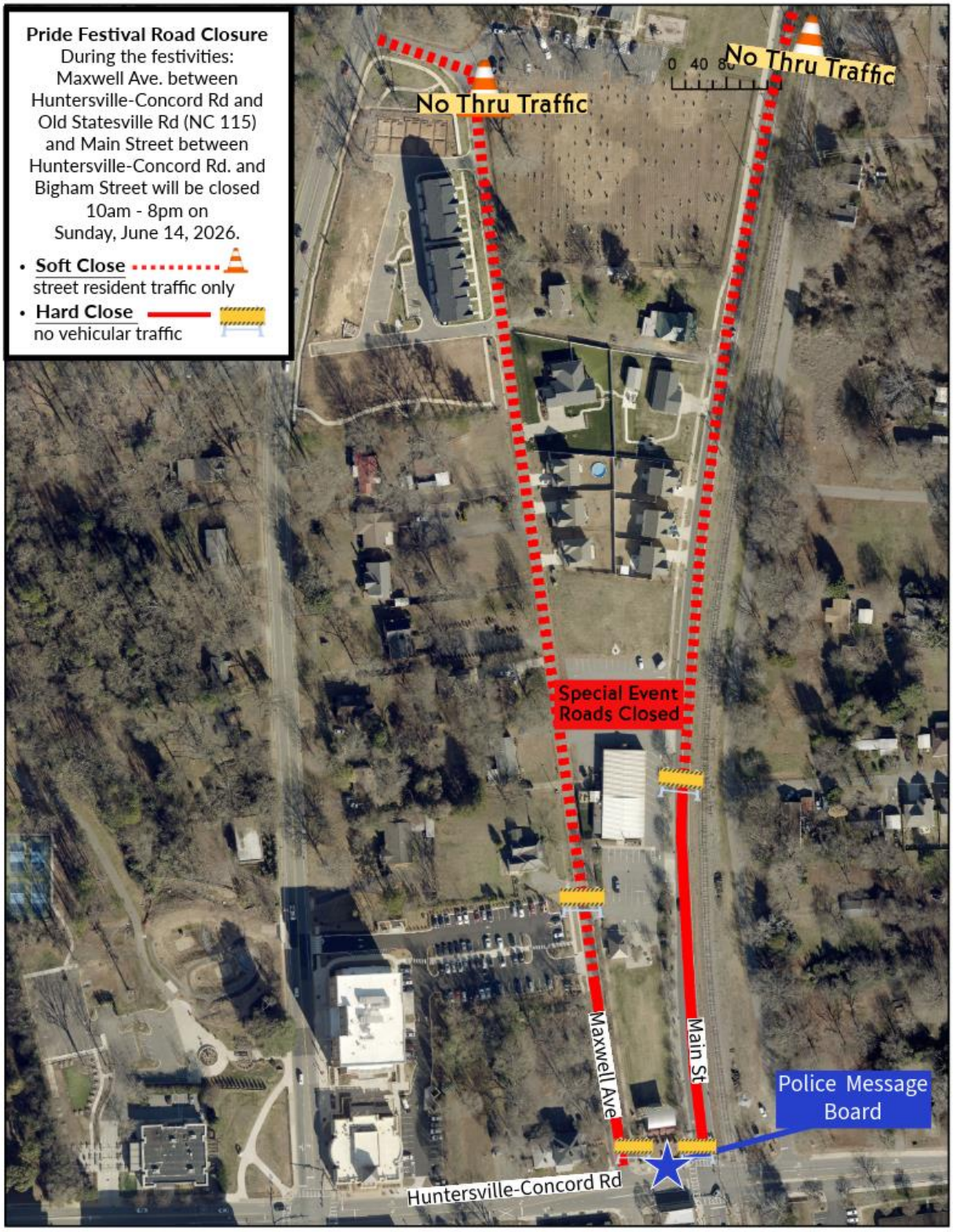
Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

EXHIBIT A


Pride Festival Road Closure
During the festivities:
Maxwell Ave. between Huntersville-Concord Rd and Old Statesville Rd (NC 115) and Main Street between Huntersville-Concord Rd. and Bigham Street will be closed 10am - 8pm on Sunday, June 14, 2026.
• Soft Close
street resident traffic only
• Hard Close
no vehicular traffic
0 40 80
No Thru Traffic
No Thru Traffic
Special Event
Roads Closed
Maxwell Ave
Main St
Police Message Board
Huntersville-Concord Rd

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: Resolution to accept HL-0056 Grant Funds.

Explain Request:

The Town has been awarded $5,979,000.00 for the HL-0056 NC 115 North Improvements Project. The Town's Engineering Department wishes to adopt a resolution affirming that the Town will receive the funding as reimbursement for expenditures in accordance with the terms of the grant.

Action Recommended: Adopt Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Agreement_12806_HL-0056_signed20240524

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO RATIFY ACCEPTANCE OF HL-0056 N NC115 IMPROVEMENTS GRANT FUNDS

Resolution No. R-2026-20

WHEREAS, in the North Carolina Department of Transportation, an agency of the States of North Carolina, hereinafter referred to as the "Department", will appropriate directed grant funding on behalf of the Charlotte Regional Transportation Planning Organization (CRTPO) to the Town of Huntersville, hereinafter referred to as the "Town", to reimburse the Town for the HL-0056 project to construct corridor improvements by adding additional thru lanes, concrete medians, pedestrian accommodations and signal improvement along NC115 (Old Statesville Rd) from Harvest Point Dr to NC73 (Sam Furr Rd); and

WHEREAS, the Town has been awarded $5,979,000.00 for the above-stated purpose which will reimburse the Town for 70% of the cost of the HL-0056 project; and

WHEREAS, the Town wishes to adopt a resolution affirming that the Town will receive the funding as reimbursement for expenditures in accordance with the terms of the grant; and

WHEREAS, the Town will keep records of the expenditures for this project and invoice the Department for the Town's actual costs and the Department will reimburse the Town as invoiced.

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

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

Adopted this 2nd day of June, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

NORTH CAROLINA **STATE FUNDED LOCALLY ADMINISTERED PROJECT**

MECKLENBURG COUNTY DATE: 2/15/2024

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

TIP #: HL-0056

AND WBS Elements: 50539.1.1, 50539.2.1, 50539.3.1

TOWN OF HUNTERSVILLE

THIS AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and Town of Huntersville, hereinafter referred to as the "Municipality".

W I T N E S S E T H:

WHEREAS, the parties have agreed to make certain improvements within the Municipality under WBS Element 50539.1.1, 50539.2.1, 50539.3.1 in Mecklenburg County in accordance with the plans and specifications approved by the Department; and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly including, but not limited to, the following applicable legislation: General Statutes of North Carolina (NCGS) §136-66.1, §136-66.3, §160A-296 and §160A-297, to participate in the planning and construction of the Project approved by the Board of Transportation for the safe and efficient utilization of transportation systems for the public good; and,

WHEREAS, the Department and the Municipality have agreed that the jurisdictional limits of the Parties, as of the date of the awarding of the contract for the construction of the above-mentioned Project, are to be used in determining the duties, responsibilities, rights and legal obligations of the parties hereto for the purposes of this Agreement; and,

WHEREAS, the parties to this Agreement have approved the construction of said Project with cost participation and responsibilities for the Project as hereinafter set out.

NOW, THEREFORE, the parties hereto, each in consideration of the promises and undertakings of the other as herein provided, do hereby covenant and agree, each with the other, as follows:

SCOPE OF PROJECT

1. The Project consists of constructing corridor improvements by adding additional thru lanes, bike lanes, pedestrian accommodations, concrete medians, and signal improvements along NC 115 (Old Statesville Rd) from Harvest Point Dr to NC 73 (Sam Furr Rd). (hereinafter the “Project”).

PROCUREMENT OF SPECIALIZED SERVICES

2. If the Municipality causes the professional engineering services required by this Agreement to be performed by contracting with a private engineering firm and seeks reimbursement for said services under this agreement, it is agreed as follows:

    A. The Municipality shall ensure that an engineering firm is obtained through an equitable selection process and that prescribed work is properly accomplished in a timely manner, at a just and reasonable cost.

    B. The Municipality, when procuring architectural, professional and engineering services, must adhere to North Carolina Department of Transportation Policies and Procedures for Major Professional or Specialized Services Contracts. This policy conforms to N.C.G.S. 143-64.31 and 143-64.32.

    C. The Municipality shall submit all professional services contract proposals to the Department for review and approval prior to execution of the professional services contract by the Municipality. In the event that the professional services contract proposal (engineering) exceeds $30,000, a pre-negotiation audit must be requested from the Department’s Office of Inspector General (OIG). A pre-negotiation audit of a contract under $30,000 will be performed by OIG if the Municipality requests it.

    D. Reimbursement for construction administration costs cannot exceed fifteen percent (15%) of the actual construction contract cost. This limitation applies to private engineering firms and/or work performed by the Municipality. If the Municipality elects to procure a private consulting firm to conduct Project administration, the Municipality shall be responsible for submitting the consulting firm’s proposal to the Division Engineer for review and approval.

The Municipality, and/or its agent, shall perform Project administration in accordance with all Departmental policies and procedures.

E. All work shall be prepared and submitted using computer software and applications approved by the Department and compatible with departmental equipment and programs.

F. Small Professional and Engineering Services Requirements: Any contract entered into with another party to perform work associated with the requirements of this agreement shall contain appropriate provisions regarding the utilization of Small Professional Services Firms (SPSF). This policy conforms with the SPSF Guidelines as approved by the NC Board of Transportation.

- The Municipality shall not advertise nor enter into a contract for services performed as part of this Agreement, unless the Department provides written approval of the advertisement or the contents of the contract.

- If the Municipality fails to comply with these requirements, the Department will withhold funding until these requirements are met.

PLANNING AND DESIGN

3. The Municipality, and/or its consultant, shall prepare the environmental and/or planning document and obtain any environmental permits needed for the Project. All work shall be done in accordance with departmental standards, specifications, policies and procedures.

4. The Municipality shall design and prepare the plans and specifications for the Project, in accordance with the Department's standard practices, regulations and guidelines for transportation improvements. The Department shall review and approve Project plans and specifications.

UTILITIES

5. The Municipality, without any cost or liability whatsoever to the Department, shall relocate and adjust all utilities in conflict with the Project. All utility work shall be performed in a manner satisfactory to and in conformance with rules and regulations of the Department prior to the Municipality beginning construction of the Project. The Municipality shall make all necessary

adjustments to house or lot connections or services lying within the right of way or construction limits of the Project, whichever is greater, regardless of ownership of the connections or services. Any encroachment agreement and/or permits required for the Project must be obtained from the Division Office. All work shall be performed in accordance with the Department's approved Utility Relocation Policy and standard procedures for utility improvements.

RIGHT OF WAY

6. The Municipality, at no expense or liability whatsoever to the Department, shall be responsible for acquiring any needed right of way and/or permanent easements required for said Project. If the Project is not to be constructed within the existing right of way, the Municipality will be responsible for any additional right of way or easements. Acquisition of right of way shall be accomplished in accordance with applicable policies, guidelines, statutes and the North Carolina Department of Transportation Right of Way Manual.

   The Municipality shall remove from said right of way all obstructions and encroachments of any kind or character (including hazardous and contaminated materials). The Municipality shall indemnify and save harmless the Department from any and all claims for damages that might arise on account of said right of way acquisition, and construction easements for the construction of said Project.

CONSTRUCTION

7. The Municipality shall construct, or cause to be constructed, the Project in accordance with the plans and specifications of said Project as filed with, and approved by, the Department. The Municipality shall enter into and shall administer the construction contract for said Project and the procedures set out herein below shall be followed:

   A. Prior to advertising the Project for construction bids, the Municipality or its agents, shall submit for approval by the Department, the final construction plans, the total contract proposal, and an estimate of the Project costs to the Division Engineer. Bids received along with proper documentation of Municipal approval shall be submitted to the Division Engineer for review and approval by the Department prior to the contract being awarded by the Municipality. Upon award of the Project, the Municipality shall provide the Division Project Manager copies of the executed contract and sets of plans as requested.

B. The Municipality shall follow North Carolina General Statutes regulations and Department procedures pertaining to bid procedures in the award of the contract and purchases. The Municipality shall not enter into any contractual agreement for any phase of the Project without prior written approval from the Department.

C. The construction engineering and supervision will be furnished by the Municipality. Said work shall be accomplished in accordance with terms set out in Provision #2 of this Agreement.

D. The Department's Division Engineer shall have the right to inspect, sample, test, and approve or reject any portion of the Project being performed by the Municipality or the Municipality's contractor, to ensure compliance with the provisions of this Agreement. The Department will furnish the Municipality with any forms that may be needed in order to follow standard Departmental practices and procedures in the administration and performance of the contract.

E. The Municipality shall sample and test all materials in reasonable close conformity with the Department's Guide for Process Control and Acceptance Sampling and Testing. The Division Engineer shall be provided a copy of the testing results.

F. During construction of the Project, if any changes in the plans are necessary, such changes must be approved by the Division Engineer prior to the work being performed.

G. All materials incorporated in the Project and workmanship performed by the contractor shall be in reasonable close conformity with the Standards and Specifications of the Department.

H. Upon completion of the Project, the Municipality shall furnish the Division Engineer with complete sets of "Plan of Record" and/or "As Built" plans as requested.

I. Prior to the final acceptance and payment by the Department, the Division Engineer shall make a final inspection of the completed work. The Division Engineer will be responsible for final acceptance of the completed work on behalf of the Department.

J. During construction of the Project, the Municipality shall provide and maintain adequate barricades, signs, signal lights, flagmen, and other warning devices for the protection of traffic in conformation with standards and specifications of the Department and the current edition of the Manual on Uniform Traffic Control Devices for Streets and Highways published by the Federal Highway Administration.

K. In the event the Project is not let to contract within six (6) months after receiving final approval of construction plans and proposals from the Department, the Municipality shall be responsible for documenting to the Department justification for project delay and that the Project remains in compliance with the terms of this Agreement, the approved plans and specifications, and current codes.

L. The Municipality shall complete construction of the Project, in accordance with the terms of this Agreement within seven year(s) of execution of this Agreement. If the Municipality has not completed its responsibilities to the satisfaction of the Department, including satisfactory progress of the various phases of the Project, the unexpended balance of funds may be recalled by the Department and assigned to other Projects by the Board of Transportation and the Municipality shall reimburse costs incurred by the Department associated with the Project.

CONSTRUCTION SUBCONTRACTOR GUIDELINES

8. Any construction contract entered into with another party to perform work associated with the requirements of this Agreement shall contain appropriate provisions regarding the utilization of Minority Businesses and Women Businesses as required by GS 136-28.4 and the North Carolina Administrative Code.

A. The Department will provide the appropriate provisions to be contained in those contracts. Those provisions are available on the Department's website at https://connect.ncdot.gov/resources/Specifications/Pages/2018-Specifications-and-Special-Provisions.aspx

B. No advertisement shall be made nor any contract be entered into for services to be performed as part of this Agreement without prior written approval of the advertisement or contents of the contract by the Department.

C. Failure to comply with these requirements will result in funding being withheld until such time as these requirements are met.

FUNDING

The Department's funding participation in the Project shall be restricted to the following eligible items:

- Design
- Environmental Documentation
- Right of Way Acquisition
- Utility Relocation
- Construction

as further set forth in this Agreement.

9. Subject to compliance by the Municipality with the provisions set forth in this Agreement and the availability of federal funds, the Department shall reimburse seventy percent (70%) of eligible expenses incurred by the Municipality up to a maximum amount of Five Million Nine Hundred and Seventy-Nine Thousand Dollars ($5,979,000), as detailed below. The Municipality shall provide the non-federal match, as detailed in the FUNDING TABLE below, and all costs that exceed the total available funding.

PHASE	**State DA Funding**	**State Percentage**	**Local Match**	**Local Percentage**
PE	$526,000	70%	$225,429	30%
ROW	$1,996,000	70%	$855,429	30%
CON	$3,457,000	70%	$1,481,571	30%
Total	$5,979,000		$2,562,429	
Total Sum				**$8,541,429**

A. The Municipality may bill the Department for actual costs by submitting an itemized invoice and requested documentation to the Department. Reimbursement shall be made As invoiced. By submittal of said invoice, the Municipality certifies that it has adhered to all applicable state laws and regulations as set forth in this Agreement.

B. Force account work is only allowed when 1) there is a finding of cost effectiveness for the work to be performed by some method other than contract awarded by competitive bidding process, and 2) the force account work is in compliance with NC General Statute 143-135, found at www.ncleg.net/gascripts/Statutes/Statutes.asp. Written approval from the Division Engineer is required prior to the use of force account by the Municipality. Said invoices for force account work shall show a summary of labor, labor additives, equipment, materials and other qualifying costs. Reimbursement shall be based on actual cost incurred with the exception of equipment owned by the Municipality or its Project partners. Reimbursement rates for equipment owned by the Municipality or its Project partners cannot exceed the Department's rates in effect for the time period in which the work is performed.

C. The Municipality shall maintain all books, documents, papers, accounting records, and such other evidence as may be appropriate to substantiate costs incurred under this Agreement. Further, the Municipality shall make such materials available at its office at all reasonable times during the contract period, and for seven (7) years from the date of final payment under this Agreement, for inspection and audit by the Department's Fiscal Section.

D. The Municipality agrees that it shall bear all costs for which it is unable to substantiate actual costs.

E. Failure on the part of the Municipality to comply with any of these provisions will be grounds for the Department to terminate participation in the costs of the Project.

F. All invoices associated with the Project must be submitted within six months of the completion of the Project to be eligible for reimbursement by the Department.

G. The Project must progress in a satisfactory manner as determined by the Department. If the Project does not remain active, the Department reserves the right to de-obligate said funding.

H. The expenses incurred by the Department for reviews, approvals, inspections and other tasks set forth in this Agreement are an eligible Project cost and charged to allocated Project funding.

TRAFFIC

10. All traffic operating controls and devices shall be established, enforced, and installed in accordance with the North Carolina General Statutes, the latest edition of the “Manual on Uniform Traffic Control Devices for Streets and Highways”, the latest edition of the “Policy on Street and

Driveway Access to North Carolina Highways", and maintained and controlled by the Department upon completion of the Project.

MAINTENANCE

11. Upon completion of the Project, the Municipality is responsible for maintaining all sidewalk multiuse path and pedestrian accommodations.

12. The Department shall maintain roadway and signal improvements.

ADDITIONAL PROVISIONS

13. The Municipality shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.

14. This Agreement is solely for the benefit of the identified parties to the Agreement and is not intended to give any rights, claims, or benefits to third parties or to the public at large.

15. It is the policy of the Department not to enter into any agreement with parties that have been debarred by any government agency. By execution of this Agreement, the Municipality certifies, that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by a governmental department or agency.

16. The Municipality shall certify to the Department compliance with all applicable State laws and regulations and ordinances and shall indemnify the Department against any fines, assessments or other penalties resulting from noncompliance by the Municipality or any entity performing work under contract with the Municipality.

17. The Municipality is solely responsible for all agreements, contracts, and work orders entered into or issued by the Municipality for this Project. The Department is not responsible for any expenses or obligations incurred for the Project except those specifically eligible in the terms of this

Agreement; however, at no time shall the Department reimburse the Municipality costs which exceed the total funding for this Project.

18. The Municipality will indemnify and hold harmless the Department and the State of North Carolina, their respective officers, directors, principals, employees, agents, successors, and assigns from and against any and all claims for damage and/or liability in connection with the Project activities performed pursuant to this Agreement including construction of the Project. The Department shall not be responsible for any damages claims, which may be initiated by third parties.

19. The Department must approve any assignment or transfer of the responsibilities of the Municipality set forth in this Agreement to other parties or entities.

20. If the Municipality decides to terminate the Project without the concurrence of the Department, the Municipality shall reimburse the Department one hundred percent (100%) of all costs expended by the Department and associated with the Project. Any notification of termination of this Project shall be in writing to the other party. Reimbursement to the Department shall be made in one lump sum payment within sixty (60) days of billing. A late payment penalty and interest may be charged on any unpaid balance due in accordance with G.S. 147-86.23 and G.S. 105-241.21.

21. In compliance with state policy, the Municipality, and/or its agent, including all contractors, subcontractors, or sub-recipients shall have a Conflict of Interest Policy and adhere to the Department's Women Business Enterprise (WBE) and Minority Business Enterprise (MBE) policy, which requires goals to be set and participation to be reported, as more fully described in the Subcontractor Guidelines section of this Agreement.

22. A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.

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

21. Where the Department determines that the funds paid to the Municipality for this Project are not used in accordance with the terms of this Agreement, the Department reserves the right to deduct monies from the Municipality's Powell Bill Fund. Such determination shall be made, either by audit and/or inspection of books, documents, papers, accounting records, and such other evidence as may be appropriate to substantiate costs, not to be in compliance with the terms of this Agreement or in the event of non-payment by the Municipality.

22. By Executive Order 24, issued by Governor Perdue, and N.C.G.S.§ 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

23. IT IS UNDERSTOOD AND AGREED that the approval of the Project by the Department is subject to the conditions of this Agreement and that no expenditure of funds on the part of the Department will be made until the terms of this Agreement have been complied with on the part of the Municipality.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Town of Huntersville by authority duly given.

L.S. ATTEST:

BY: _____

TITLE: _____

TOWN OF HUNTERSVILLE

BY: DocuSigned by: Anthony Roberts 19DC7CC4ADC14CA...

TITLE: Town Manager

DATE: 05/24/2024

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

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

DocuSigned by: Pattie McGinnis F9129C82B2A46...

(SEAL) (FINANCE OFFICER)

Federal Tax Identification Number

56-6001252

Remittance Address:

Town of Huntersville

PO Box 664 Huntersville NC 28070

DEPARTMENT OF TRANSPORTATION

BY: DocuSigned by: Lamar Sylvester EF1FEAF2524D443...

(CHIEF ENGINEER)

DATE: 05/24/2024

PRESENTED TO THE BOARD OF TRANSPORTATION ITEM O: 3/7/2024

DS RH

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: Resolution to acquire property - Beatties Ford at Neck Rd

---

Explain Request:

The Town's Engineering Department has determined that the acquisition of fee title right of way, and easements is necessary to the delivery of the Beatties Ford at Neck Project. The Town has certified that the parcels listed on Exhibit A are needed for the Beatties Ford at Neck Project.

Action Recommended: Adopt Item

Alternative Action:

None

Financial Implications:

Bond Fund.

Attachments:

1. Exhibit A - 6.2.26

RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACQUIRE RIGHT OF WAY AND EASEMENTS NECESSARY FOR THE CONSTRUCTION OF THE ADOPTED AND FUNDED BEATTIES FORD AT NECK PROJECT

Resolution No. R-2026-21

WHEREAS, the Town of Huntersville (the "Town") has determined that the acquisition of fee title right of way, and easements is necessary to the delivery of the Beatties Ford at Neck 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 Beatties Ford at Neck 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 July 2026; and

WHEREAS, the Town's proposed property acquisition process for the Beatties Ford at Neck Project will comply with applicable Federal, State, and Local regulations; and

WHEREAS, the Town has certified that the parcels ("the Property"), represented on Exhibit A, are needed for the Beatties Ford at Neck 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 easements affecting the parcels described on Exhibit A at a price not to exceed that determined by the appraisals described in the Proposal for Real Estate Acquisition Services by a Professional Property Acquisition Firm 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 its adoption.

Adopted this 2nd day of June, 2026

ATTEST:

Catherine Cook, Deputy Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

EXHIBIT A - PARCEL INDEX

BEATTIES FORD AT NECK

PARCEL #	PARCEL ID #	PROPERTY OWNER NAME
6	02302689	LATTA SPRINGS HOMEOWNERS ASSOCIATION INC
8	01516113	HUNTERSVILLE RETIREMENT RESIDENCE LLC

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Appropriate Community Needs Contributions

Explain Request:

Appropriate Community Needs contributions (103995.9999.19003) of $13,560.64 to the Miscellaneous Expense - Community Emergency Needs expense account (105100.0499.19003). These funds are donated to the Town to use to help citizens in times of need.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

No net impact to fund balance; offsetting revenue and expense.

Attachments:

None

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Appropriate Tree Fund Bank Revenue

Explain Request:

Appropriate Tree fund bank revenue (403435.9999.13004) of $10,000 to Tree fund bank expense (406200.0648.13004) to complete the landscaping project at HFFA.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

No net impact to fund balance; offsetting revenue and expense

Attachments:

None

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Specific Grants Budget Transfer to the General Fund

Explain Request:

During the interim audit in April 2026, our audit firm Martin Starnes recommended that we transfer the revenue and expense budgets for the following grants from the Grant fund to the General Fund. These are grants that are annually budgeted and are not project driven grants. Therefore, the preferred accounting treatment is to recognize the revenue and expense in the General Fund.

Department of Justice - Equitable Sharing grant
Tree Fund bank
Treasury Department - Equitable Sharing grant
Downtown Revitalization Art grant
Memorial Tree fund

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

No net impact to fund balance; offsetting revenue and expense.

Attachments:

None

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Bobby Williams, Assistant Town Manager

Subject: Budget Amendment for General Fund Appropriation of Fund Balance to HFFA

Explain Request:

Appropriate General Fund balance of $165,000 (103890.9999) to HFFA for various unfavorable expense accounts. The overall unfavorable variance is reflected in
increased labor cost due to mandated insurance risk assessment that modified requirements to operate the aquatic, children services and guest services/access control of the facility. In addition, there were unplanned increases in all utility costs driven by extreme seasonal weather, increased natural gas rates and water leak in the 50M pool.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

Decrease in General Fund balance of $165,000.

Attachments:

None

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Emily Sloop, Town Attorney

Subject: Design-Build Criteria for Downtown Parking Deck

Explain Request:

Pursuant to N.C.G.S. 143-128.1A, governmental entities must establish written criteria for determining when the design-build contracting method is appropriate for a project. This item establishes the criteria determining that the design-build contracting method is appropriate for constructing the new Downtown Parking Deck. If passed, the Town will issue an RFQ for a Design-Build team interested in completing the project adjacent to the new Town Hall and Maxwell St.

Ultimately, Design-Build allows the entire project team to become involved at the start of the project, helping to manage the budget in the development of plans and working to ensure a guaranteed maximum price for the cost of construction when that time comes. It helps improve communication throughout the process as teams have some familiarity and past experience on similar projects. It also helps avoid any potential issues where we have a design team designing a building without direct input from the general contractor handling construction as it relates to constructibility, cost, availability of materials and managing project expectations versus project budgets. This process was used for the new town hall and helped make for a smooth process that stayed on time and within budget.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

None

Attachments:

1. Town Criteria for Using Design Build for Agenda-1

Design-Build Criteria for the Downtown Parking Deck

Pursuant to N.C.G.S. 143-128.1A, governmental entities must establish written criteria for determining when the design-build contracting method is appropriate for a project.

The established criteria for determining whether the design-build contracting method is appropriate for constructing the new Downtown Parking Deck are as follows:

1) The extent to which the Town of Huntersville can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications for a design-builder.

RFQ for Downtown Parking Deck adequately and thoroughly defines the project requirements. The RFQ has been developed in consultation with qualified and experienced Town staff from the Finance, Legal, and Administration departments to determine the project requirements in development and issuance of the RFQ. The RFQ outlines anticipated project budget, anticipated project schedule, site location, scope of work, expectations, and submission guidelines.

2) The time constraints for the delivery of the project.

The new Parking Deck has an ideal completion date of June 2028. Recent and continuing economic development, area improvements and public events are attracting residents, businesses and visitors at an exponential rate, increasing the need for parking availability. The acquisition of a site in the downtown area will affect several factors over the next decade for the Town and the Downtown corridor. Not only will it accommodate immediate, convenient parking for Town meetings, but also for elected officials, Town employees and all local businesses, especially those that are situated on the eastern side of Hwy 115. Additionally, with the future commuter rail stop forthcoming, it's imperative that transit commuters have safe and accessible parking available.

3) The ability to ensure that a quality project can be delivered.

The Town has, in recent years, successfully delivered construction projects utilizing the design-build method, including the New Town Hall project.

Staff possess graduate level coursework in public contract management. The Town has a variety of staff who are experienced with project management and construction methods and management. Additionally, the Design-Build RFQ requires submitters to assign a project manager to oversee both the design and construction phases of the project. A

multi-disciplinary team from the Town will work with the design-build contractor's project manager and other key personnel on-site and through regular communication to ensure a quality project is delivered.

4) The capability of the Town of Huntersville to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery.

The Town Manager, Assistant Town Manager and assigned staff will oversee the project. Within staff, there exists multiple members familiar with design, construction, and construction administration to ensure the Town's interests are met with the project. Furthermore, the Town will utilize a diverse project team to communicate regularly with the design-builder to address questions and coordinate any and all issues as they arise. If it becomes necessary, there are professional consultants in Huntersville and surrounding areas available to lead contractual and construction inquiries.

Additionally, RFQ for the Downtown Parking Deck Project requires submitters to assign a project manager experienced with the design-build method of project delivery to oversee both the design and construction phases of the project.

5) A good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, and to recruit and select small business entities.

RFQ for Downtown Parking Deck Project does not limit or otherwise preclude any respondent from submitting a response so long as the respondent, itself or through its proposed team, is properly licensed and qualified to perform the work defined by the public notice issued in relation to this design-build project. The Town of Huntersville will make a good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, and to recruit and select small business entities. It will also encourage the selected contractor to meet or exceed the Town's verifiable percentage goal for participation by minority businesses in building projects.

6) The criteria utilized by the Town of Huntersville, including a comparison of the advantages and disadvantages of using the design-build delivery method for a given project in lieu of the delivery methods identified in subdivisions (1), (2), and (4) of G.S. 143-128(a1).

Advantages:

One fundamental advantage of using the design-build delivery method is that the design, engineering and construction are managed under one contract, reducing the project management burden on Town staff. Additionally, with early coordination between the owner, design and construction teams, the design-build method allows for phased design and construction, which is effective for meeting or accelerating the project schedule. Contracts established through alternative delivery methods, such as Design, Bid, Build (DBB) or Construction Management at Risk (CMAR) are multifaceted and require separate contracts for design/engineering and construction. With each contract being executed at

different phases of the project, the design team and construction team do not have coordination until later in the life of the project.

Parking Decks are a niche market that experience the best operational results through specific design and construction. Under the design-build method, project specifications are not drawn prior to initiating the procurement process. Instead, the project owner advertises general information about the project and selects the design-builder based on the firm's (or individual's) qualifications to design and construct the project. Once under contract, the design-builder (oftentimes a team comprised of the designer and the general contractor) works with the owner to design the project based on the owner's project criteria, usually by preparing a preliminary design followed by detailed specifications after the owner's approval of the preliminary design. This ability for the designer and contractor(s) to work together at conception will likely result in potential cost savings and other efficiencies due to a reduced need for revisions and change orders.

Disadvantages:

Because a firm, individual, or team must provide both design and construction services in one contract, the Design-Build method places a higher standard and professional burden on the submitting firms. The Design-Build method requires the design-builder to certify that each licensed designer and sub-consultant who is a member of the design-build team is selected based on "demonstrated competence and qualifications" in the manner provided by N.C.G.S. 143-64.31.

Because it is unlikely that one, or a few, individuals will possess the required competence and qualifications of all the trades necessary for the contract, the Design-Build method may be difficult for smaller firms. Larger firms, or smaller firms with established subcontracting relationships, are more likely to respond to a Design-Build RFQ. This may have the effect of limiting the pool of firms that will submit qualifications for the Downtown Parking Deck.

However, staff believes that the advantages of the Design-Build method outweigh the disadvantages for the Downtown Parking Deck Project. Staff does not have extensive capacity to manage multiple contracts through a further elongated project. The Design-Build method provides for one expedited contract whereby the submitting firm manages the project from start to finish. Furthermore, the higher standard required by the method may have the effect of encouraging more experienced or more qualified firms to participate in the solicitation process, which is essential for the quality of our new Parking Deck.

Staff recommends the Design-Build contracting method for the Downtown Parking Deck and that Commissioners direct staff to move forward with seeking NC Local Government Commission Approval as necessary, investigating methods of financing, and advertising RFQ Downtown Parking Deck Project.

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Call Public Hearing on Petition #R26-09: Town One Rezoning Amendment

---

Explain Request:

Call a public hearing for July 21, 2026, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #R26-09, a request by Treenail Development to rezone +/- 71.58 acres located at the Northeast corner of Hambright Rd & Mt. Holly-Huntersville Rd from Corporate Business, TOD-R Conditional, TOD-E Conditional, Highway Commercial Conditional, Special Purpose Conditional to TOD-R Conditional, TOD-E Conditional, Highway Commercial Conditional, & Special Purpose Conditional for Residential, Commercial, Industrial uses. The request is to amend an approved rezoning plan to add a 1-acre parcel and make minor revisions.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

None

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: David Peete, Principal Planner - Long Range

Subject: Call a Public Hearing on Petition #TA 26-01: Indoor Recreation in Corporate Business

---

Explain Request:

Call a public hearing for July 21, 2026, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #TA26-01, a request by the Town of Huntersville Planning Department to amend Article 3.2.9 of the Zoning Ordinance to increase the amount of permitted "indoor recreation" space permitted in the Corporate Business (CB) zoning district.

Action Recommended: Approve Item

Alternative Action:

Call a public hearing.

Financial Implications:

N/A

Attachments:

None

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Vaughan, Chief of Police

Subject: Surplus and Transfer of Police Officer's Handgun

Explain Request:

This is an official request for the Glock Model 45, Serial Number CBKZ886, issued to Robert Moorer, to be designated as surplus due to his retirement.

Pursuant to North Carolina General Statute §17F-20, members of North Carolina state, city, and county law enforcement agencies who retire may, at no cost, have their service sidearm awarded to them. The statute authorizes the governing body of a law enforcement agency, at its discretion, to approve such a request, provided that a person requesting a service side arm is not ineligible to own, possess, or receive a firearm under State or federal law.

Accordingly, I respectfully request that this service weapon be considered surplus under the statute and awarded to Robert Moorer.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Handgun Transfer of Ownership Moorer
2. Surplus Memo-Moorer Handgun-Glock 45

HUNTERSVILLE POLICE DEPARTMENT

9630 Julian Clark Avenue Huntersville, NC 28078
(704) 464-5400 Fax (704) 947-9200

Brian Vaughan
Chief of Police

Handgun Purchase Agreement

This agreement made this 2nd day of June, 2026, by and between Robert Moorer (hereinafter called "Officer"), of the Town of Huntersville, and the Town of Huntersville, North Carolina, a municipal corporation, (hereinafter called "Town").

WHEREAS, during the Officer's tour of duty with the Town, the Town has provided the Officer with a service weapon in order for the Officer to perform his duties; and
WHEREAS, the make, model and serial number of such service weapon is as follows: GLOCK Model, 45 Serial Number CBKZ886; and
WHEREAS, the Officer retired as an active police officer and employee of the Town, shortly; and
WHEREAS, the Town desires to reward the Officer's faithful service to the Town.

NOW, THERFORE, in consideration of the foregoing and mutual promises and agreements hereinafter set forth, the parties agree as follows;

1. The Town shall transfer and convey possession and ownership of the service weapon owned by the Town and used by the Officer during his employment as a police officer in the Town for fair market value, being the sum of $0.

2. The Officer agrees to be solely responsible for, from this time forward, the possession, ownership, maintenance and use of such weapon.

3. The Officer agrees to indemnify and save harmless the Town, its officers, employees, and agents from any and all liability and damages, which may occur as a result of the Officer possessing, handling, discharging or otherwise using the subject weapon from this time forward. If any claim, action or proceeding is hereafter brought seeking to hold the Town liable on account of the Officer's use, control or discharge of such weapon, the Officer will at his expense defend the Town against such claims, actions, or proceedings, whether or not well-founded, and indemnify the Town against any and all losses or liabilities resulting therefrom.

4. The Officer agrees that, during his lifetime, he will not convey, transfer, sell or give away the weapon to any third party except a sworn peace officer for use in the performance of that officer's duties.

WHEREUNTO we hereby set out hands on this 2nd day of June, 2026.

_____
Robert Moorer

_____ _____
Chief of Police Town Manager

HUNTERSVILLE POLICE DEPARTMENT

9630 Julian Clark Avenue P.O. Box 664 Huntersville, N.C. 28070
(704) 464-5400 Fax (704) 947-9200

Brian Vaughan
Chief of Police

Memorandum

TO: **Anthony Roberts, Town Manager**

FROM: **Brian Vaughan, Chief of Police**

DATE: **05/27/2026**

SUBJECT: **Surplus GLOCK Model 45**

This is an official request for the Glock Model 45, Serial Number CBKZ886, issued to Robert Moorer, to be designated as surplus due to his retirement.

Pursuant to North Carolina General Statute §17F-20, members of North Carolina state, city, and county law enforcement agencies who retire may, at no cost, have their service sidearm awarded to them. The statute authorizes the governing body of a law enforcement agency, at its discretion, to approve such a request, provided that a person requesting a service side arm is not ineligible to own, possess, or receive a firearm under State or federal law.

Accordingly, I respectfully request that this service weapon be considered surplus under the statute and awarded to Robert Moorer.

Serial Numbers:

Glock 45 Semi-Automatic Pistol. The serial number is CBKZ886.
Weapon Mounted Optic I Holosun 507C. The serial number is 7101273907.

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Lauren Speight, Senior Planner

Subject: Public Hearing on Petition #R26-03: Vermillion Village Amendment

---

Explain Request:

Conduct a public hearing on Petition #R26-03 Vermillion Village, a request by MPV Properties to amend #R20-05 to reduce the building height for Shopfront Buildings B and C.

Action Recommended: Approve Item

Alternative Action:

Financial Implications:

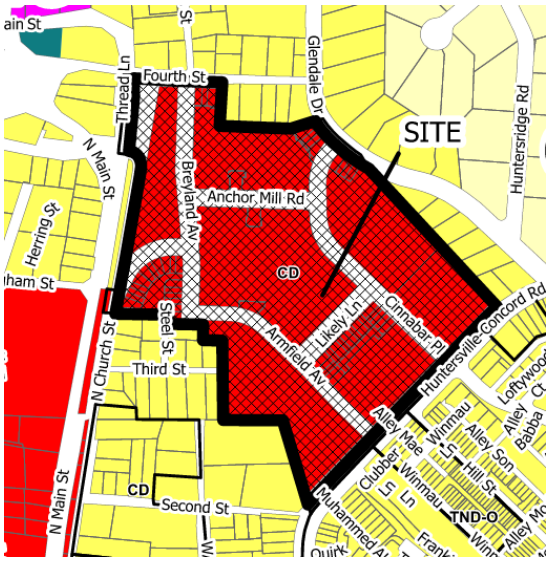
N/A

Attachments:

1. R26-03 Vermillion Village Amendment PH 6.2.2026
2. Attachment A – Rezoning Application
3. Attachment B – Site Plan
4. Attachment C – Public Notices/Meetings

Application Summary

Case Number/Project Name: R26-03 Vermillion Village Amendment
Project Address: 404 N CHURCH ST HUNTERSVILLE NC 28078
Proposed Zoning: **Town Center-Conditional District (TC-CD)**
Proposed Land Use: Uses Permitted in TC
Applicant: MPV Properties, LLC
Property Owner: VERMILLION VILLAGE LLC
Staff Contact: **Lauren Speight, 704-766-2254 (lspeight@huntersville.org)**



Site Data

Acreage (+/-): 29.58 acres
Parcel Numbers: 01902219 and 01902216
Current Zoning: **Town Center-Conditional District (TC-CD)**
Current Land Use: Vacant
Proposed Building Type: Shopfront
Proposed Lot Type: Shopfront

Adjoining Zoning and Land Uses

North: Neighborhood Residential (NR); *Residential Single Family*
South: Neighborhood Residential (NR); *Residential Single Family*
East: Neighborhood Residential (NR); *Residential Single Family*
West: Town Center (TC); Neighborhood Residential (NR); *Residential Single Family*

Project Description

Vermillion Village was approved as a Town Center-Conditional District under rezoning case #R20-05 for a combination of residential uses in townhomes and apartments and commercial uses in shopfront buildings. MPV Properties, LLC is seeking to amend #R20-05 for Shopfront Buildings B and C only to reduce the building height from two stories to one story.

Update Status

- Public Hearing: The public hearing is scheduled for June 2, 2026.
- Planning Board: The case is scheduled to be heard by the Planning Board June 23, 2026.

Rezoning/Site Plan

Density: *Not Applicable*

- Proposed:
- Staff comments: The previously approved rezoning included 341 residential units. The scope of changes to the conditional rezoning district does not seek to modify the density approved per R20-05.

Parking: *Applicant exceeds the requirement*

- Proposed: The site proposes 821 parking spaces. This total includes parking for residential and non-residential uses within the conditional rezoning district.
- Staff comments: The site will exceed the parking requirements, which require 1 space per 500 sf of commercial space. Non-residential uses within the conditional rezoning district require 85 spaces. And, residential uses within the conditional rezoning district require 349 spaces.

Building Height/Scale: *Applicant could meet the requirement*.

- Proposed: The applicant proposes to reduce the height of Buildings B and C to one-story.
- Staff comments: Shopfront buildings do not have a minimum building height. The request for one-story buildings is only a modification because the previously approved rezoning indicated Shopfront Buildings B and C to be two-story buildings. If the buildings are reduced to one story, staff recommend keeping the second story elevation to keep the massing previously provided along Huntersville-Concord Road.

Architectural Elevations: *Applicant could meet the requirement*.

- Proposed: Architectural elevations were not included in the first submittal.
- Staff comments: Staff have only reviewed elevations prior to submittal with minimal comments.

Buffers: *Not Applicable*

- Proposed: Same as R20-05 rezoning.
- Staff comments: The previously approved rezoning included buffers along the western boundary of the development adjoining existing single-family residential uses. The scope of changes to the conditional rezoning district does not seek to modify buffer areas approved per R20-05. Staff have recommended a modification to the buffer section behind the single-family homes along Glendale Drive.

Open Space: *Not Applicable*

- Proposed: Same as R20-05 rezoning.
- Staff comments: The previously approved rezoning included 1.77 acres of urban open space and 3.90 acres of natural open space. The scope of changes to the conditional rezoning district does not seek to modify open space areas approved per R20-05.

Build-To Lines: *Not Applicable*

- Proposed: Same as R20-05 rezoning.
- Staff comments: The previously approved rezoning included a front setback of 10-20 ft. The scope of changes to the conditional rezoning district does not seek to modify the front setback requirements approved per R20-05.

Tree Save: *Not Applicable*

- Proposed: Same as R20-05 rezoning.
- Staff comments: The scope of changes to the conditional rezoning district does not seek to modify required tree preservation areas approved per R20-05. R20-05 met or exceeded minimum tree preservation requirements for the Town Center Zoning District.

Vesting: ***Not Applicable***

- Proposed: The application seeks to comply with Ordinance requirements at the time of submission of the R20-05 rezoning application
- Staff comments: Staff recommend future development come up to the current code standards with the modifications to the rezoning.

Conditional Notes: ***Applicant could meet the requirement.***

- Proposed:
  - All conditions of the R20-05 application are to be adopted as a function of approval action of the R26-03.
  - A minimum area of the commercial/non-commercial units be allocated for activated commercial uses such as retail and restaurants uses.
- Staff comments: During the public hearing and final action Town Board meetings for R20-05, speakers for the public hearing and the Board's discussion focused significantly on activated commercial use in the downtown. With the proposed reduction of area for commercial uses, staff proposes a condition of minimum of 20% of the remaining commercial area be allocated for uses to regularly attract activity to the downtown area of Huntersville, such as restaurant or retail spaces.

Minor Outstanding Comments: ***Applicant could meet the requirement.***

- Staff comments: Planning staff request the architectural elevations and clarification on the uses allowed.

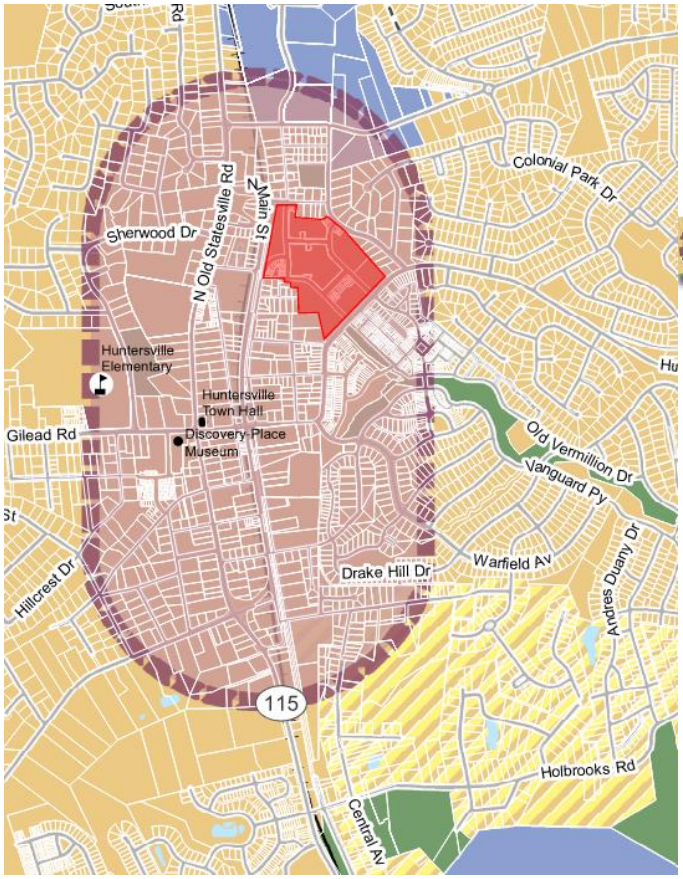
Transportation Comments: ***Applicant could meet the requirement.***

- Staff comments: Town Engineering request a revised TIA Determination of Need form.

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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*





Mixed-Use Centers

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

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

Policy Recommendations - *Support rezoning*

- **Policy LU 6.2: Commercial uses are encouraged in the Town Core and as specified in the adopted Small Area Plans.**
  - Staff comments: The proposed rezoning plan includes commercial uses within the Town Core.
- **Policy EV 2.3: Attract businesses to Downtown.**
  - Staff comments: The applicant has explained to staff it is highly improbable to lease the buildings as currently approved and by removing the second occupiable story the units would be more attractive to businesses to Downtown.

Policy Recommendations – *Do not support rezoning*

- **Policy DT 1.3:** In Tier 1 areas, encourage multistory buildings and allow for a mix of uses including commercial, office, residential.
- Staff comments: The proposed rezoning reduces the height of Shopfront Buildings B and C to one-story.

Consistency with Existing Development:

Staff Findings: The existing adjoining development is predominantly single-family detached homes. However, the proposed Conditional District Rezoning for the Vermillion Village Mixed-Use Conditional District Rezoning is supported by the Huntersville 2040 Community Plan and all other applicable Small Area Plans, as the property is located within the area eligible for higher intensity. The overall proposed density for Vermillion Village is 11-units per acre, which is higher than nearby developments, however the stated goals of the referenced Plans is to permit increased density, where appropriate, while ensuring that adequate transitions in land use and densities are provided. For-sale townhome units are proposed fronting Fourth Street and Glendale Drive where single-family homes are located. Buffers are provided adjacent to the existing single-family homes to provide a transition between the density of the project and the existing residential density.

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

- Staff Findings: A revised Transportation Impact Analysis Determination of Need is required for this revision to the approved development.

Impact on Sensitive Resources: (Archaeological, Environmental, Historical, Cultural)

- Staff Findings: The proposed development area includes a water tower of significance to the Town. Additionally, the subject property is under a Brownfields Agreement and corresponding environmental management plans.

Staff Recommendation: *Approval with Conditions*

- Staff comments: Staff supports 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 conditions of the R20-05 are adopted herein.
  - All outstanding staff comments are addressed.
  - A minimum area of activated commercial space for retail, restaurant, or comparable use is allocated among the total area for commercial uses.
  - Two-story elevations are submitted showing consistency with the Huntersville Design guidelines, keeping the massing and storefront presence from the original plan.
  - The vesting request is removed and all future approvals, and design come up to current zoning ordinance code.

Public Notices/Meetings/Comments:

Community Meeting: The applicant hosted one meeting with the community on April 23, 2026. The applicant's report is attached.
Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.
Public Comments: As of the date of this staff report, staff have not received phone or written comments on this application.
Public Hearing: June 2, 2026
Planning Board: June 23, 2026

- Motion to be added when available

Final Action: July 21, 2026

Attachments

Draft Motion Worksheet
Attachment A – Rezoning Application
Attachment B – Site Plan
Attachment C – Public Notices/Meetings

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application <<CASE_PROJECT>>, the <<MEETING_TYPE>> 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 <<CASE_PROJECT>>, the Planning Board recommends DENIAL of the rezoning plan.

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

_____,

because _____.

It is reasonable and in the public interest to approve the rezoning because

_____.

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☐ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ■ Revision to Original Project # R20-05
- ☐ 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 3.3.26

Name of Project Vermillion Village - MPV Phase # (if subdivision) 2

Project Address 14145 Huntersville-Concord Road, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01902201 & 01902202

Current Zoning District TC-CD Proposed District (for rezoning only) _____

Property Size (acres) 29.58 Street Frontage (feet) _____

Current Land Use Mixed-Use Commercial & Residential

Proposed Land Use(s) _____

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.

Amendment to original zoning plan to reduce building height and incorporate daycare use as shown on the plan.

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 MPV Properties, LLC Phone 704-367-5020

☐ 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 Bailey W Patrick Jr.

Title Development Partner Email bwpatrick@mpvre.com

Address of Applicant 2400 South Blvd, Suite 300 Charlotte, NC 28203

7. Property Owner (if different than applicant)

*Printed Name Vermillion Village, LLC 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 Manager Email svermillion@mpvre.com

Address of Property Owner 2400 South Blvd, Suite 300 Charlotte, NC 28203

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

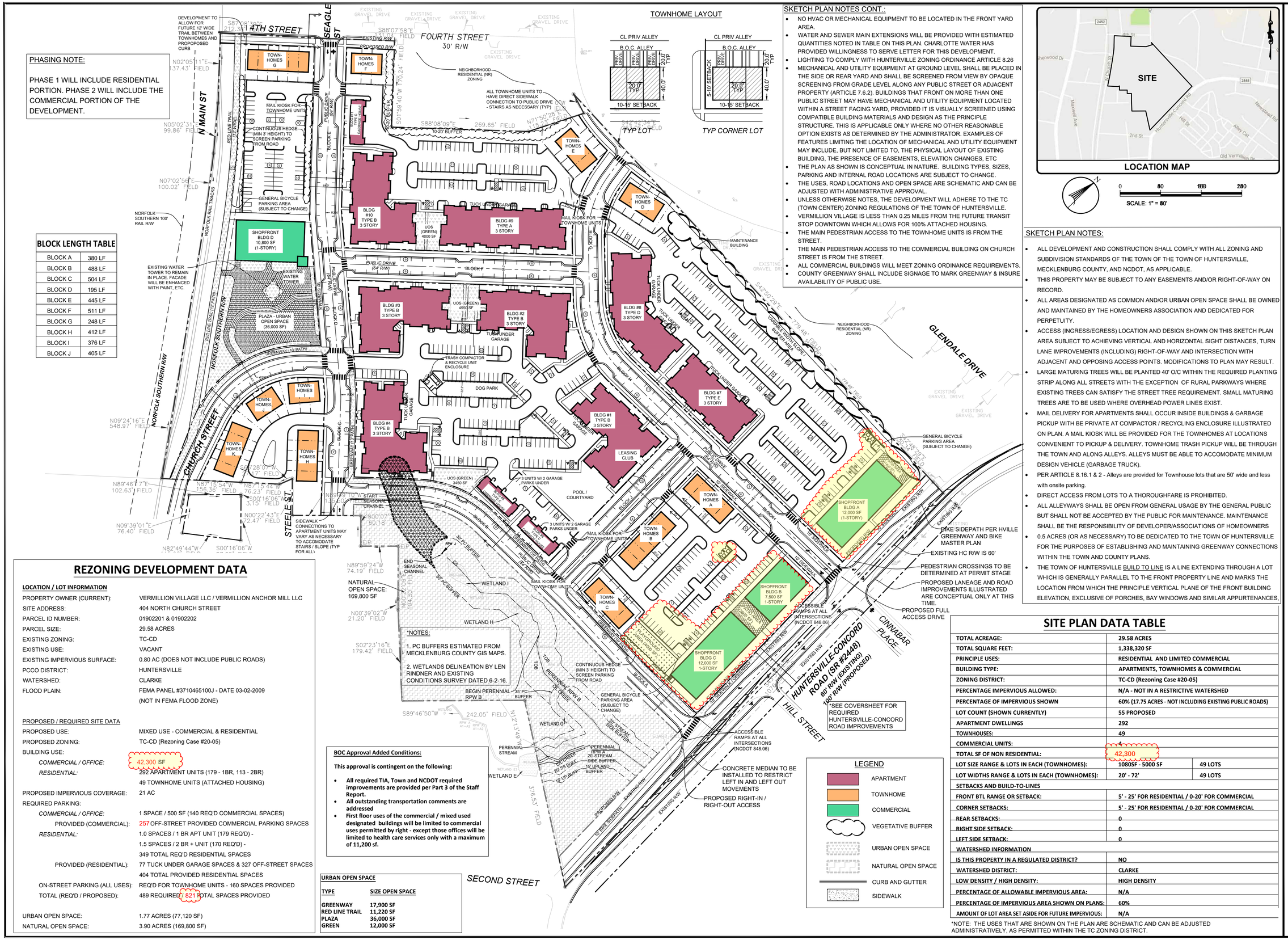
Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

GMC NC, PLLC		864.527.0460	
Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department


4TH STREET
STEELE ST
FOURTH STREET
30' R/W
N. MAIN ST
NORFOLK SOUTHERN RW
CHURCH STREET
STEELE ST
SECOND STREET
HILL STREET
GLENDALE DRIVE
CINNABAR PLACE
HUNTERSVILLE-CONCORD ROAD (SR#2448)
60' R/W (EXISTING)
100' R/W (PROPOSED)
TOWNHOME LAYOUT
CL PRIV ALLEY
B.O.C. ALLEY
20.0' TYP
40.0' TYP
10-15' SETBACK
5-10' SETBACK
TYP LOT
TYP CORNER LOT
DEVELOPMENT TO ALLOW FOR FUTURE 12' WIDE TRAIL BETWEEN TOWNHOMES AND PROPOPOSED CURB
TOWN-HOMES G
TOWN-HOMES F
TOWN-HOMES E
TOWN-HOMES D
TOWN-HOMES A
TOWN-HOMES B
TOWN-HOMES C
TOWN-HOMES I
TOWN-HOMES J
TOWN-HOMES K
TOWN-HOMES H
BLDG #10 TYPE B 3 STORY
BLDG #9 TYPE A 3 STORY
BLDG #8 TYPE D 3 STORY
BLDG #7 TYPE E 3 STORY
BLDG #3 TYPE B 3 STORY
BLDG #2 TYPE B 3 STORY
BLDG #4 TYPE B 3 STORY
BLDG #1 TYPE B 3 STORY
LEASING CLUB
SHOPFRONT BLDG D 10,800 SF (1-STORY)
SHOPFRONT BLDG A 12,000 SF (1-STORY)
SHOPFRONT BLDG B 7,500 SF 1-STORY
SHOPFRONT BLDG C 12,000 SF 1-STORY
PLAZA - URBAN OPEN SPACE (36,000 SF)
PLAYGROUND AREA (4000 SF)
DOG PARK
POOL / COURTYARD
MAIL KIOSK FOR TOWNHOME UNITS
GENERAL BICYCLE PARKING AREA (SUBJECT TO CHANGE)
CONTINUOUS HEDGE (MIN 3' HEIGHT) TO SCREEN PARKING FROM ROAD
TRASH COMPACTOR & RECYCLE UNIT ENCLOSURE
EXISTING WATER TOWER
MAINTENANCE BUILDING
NEIGHBORHOOD RESIDENTIAL (NR) ZONING
ALL TOWNHOME UNITS TO HAVE DIRECT SIDEWALK CONNECTION TO PUBLIC DRIVE - STAIRS AS NECESSARY (TYP)
SIDEWALK CONNECTIONS TO APARTMENT UNITS MAY VARY AS NECESSARY TO ACCOMODATE STAIRS / SLOPE (TYP FOR ALL)
BIKE SIDEPATH PER HVILLE GREENWAY AND BIKE MASTER PLAN
EXISTING HC R/W IS 60'
PEDESTRIAN CROSSINGS TO BE DETERMINED AT PERMIT STAGE
PROPOSED LANEAGE AND ROAD IMPROVEMENTS ILLUSTRATED ARE CONCEPTUAL ONLY AT THIS TIME.
PROPOSED FULL ACCESS DRIVE
ACCESSIBLE RAMPS AT ALL INTERSECTIONS (NCDOT 848.06)
CONCRETE MEDIAN TO BE INSTALLED TO RESTRICT LEFT IN AND LEFT OUT MOVEMENTS
PROPOSED RIGHT-IN / RIGHT-OUT ACCESS
*SEE COVERSHEET FOR REQUIRED HUNTERSVILLE-CONCORD ROAD IMPROVEMENTS
WETLAND I
WETLAND H
WETLAND G
WETLAND F
WETLAND E
PERENNIAL STREAM
PERENNIAL RPW A
PERENNIAL RPW B
BEGIN PERENNIAL RPW B
END SEASONAL CHANNEL
START SEASONAL CHANNEL
35' PC BUFFER
30' PC BUFFER
20' STREAM SIDE BUFFER
15' UPLAND BUFFER
20' SS BUFF
10-20 BUFFER
NEIGHBORHOOD RESIDENTIAL (NR) ZONING
PARALLEL UNDER SEPERATE APPLICATION
RED LINE TRAIL (10' PATH)
GREENWAY (10' PATH)
NORFOLK RAIL TRACKS
NORFOLK SOUTHERN 100' RAIL R/W
EXISTING WATER TOWER TO REMAIN IN PLACE. FACADE WILL BE ENHANCED WITH PAINT, ETC.
PUBLIC DRIVE (64' R/W)
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK H
BLOCK I
BLOCK J
TUCK UNDER GARAGE
3 UNITS W/ 2 GARAGE PARKS UNDER
UOS (GREEN) 4000 SF
UOS (GREEN) 4550 SF
UOS (GREEN) 3450 SF
S42°42'34"E 269.65' FIELD
S88°08'09"E 269.65' FIELD
N77°50'28"E 116.23' FIELD
S01°59'40"W 770.24' FIELD
S88°07'58"E 212.33' FIELD
N02°05'11"E 137.43' FIELD
N05°02'31"E 99.86' FIELD
N07°02'56"E 100.02' FIELD
N09°24'16"E 548.97' FIELD
N89°46'17"E 102.63' FIELD
N87°15'44"W 156.36' FIELD
N87°15'44"W 76.23' FIELD
S00°16'06"W 3.15' FIELD
N00°22'43"E 72.47' FIELD
N09°39'01"E 76.40' FIELD
N82°49'44"W
S00°16'06"W
N89°59'10"W 135.60' FIELD
N00°00'50"E 80.18' FIELD
N89°59'24"W 74.19' FIELD
N00°39'02"W 21.20' FIELD
S02°23'16"E 179.42' FIELD
S89°46'50"W 242.05' FIELD
N17°13'49"W 376.53' FIELD
S42°50'29"E 779.48' FIELD
S47°09'31"W 779.48' FIELD
S42°49'29"E 779.48' FIELD
S47°09'31"W 779.48' FIELD
S42°50

MPV Vermillion Revision (R26-03)

Community Meeting Report

Date: April 23, 2026

Time: 6:00 pm – 7:00 pm

Location: Torrence Lytle Community Center (Dellwood), 508 Dellwood Drive, 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

- Applicant introduction, background, and project history.
- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- Discussion updates to the Rezoning Plan compared to the original approved rezoning.
- Discussion about how the MPV Commercial project complements and fits in with the surrounding area and original Vermillion Village.
- General discussion regarding parking, pedestrian walkability and access, open space, and types of commercial tenants.
- Overview of the rezoning process and upcoming public meetings.
- Attendees voiced opinions of the types of tenants they would like to see in these commercial spaces. A restaurant, market, or coffee shop were some of the most desired uses for the space.

Questions

***Answers in bold**

- What does the rezoning process look like going forward? **The Community Meeting is the first step in the public rezoning process and will be followed by a public hearing, a planning board meeting, and a final vote potentially in July. During the time the Applicant and the Town will work to make sure the plan meets all the requirements of the Zoning Ordinance.**
- Does this include the entire Vermillion Project? **This rezoning (R26-03) is for the southern portion of the property only and includes the commercial buildings along Huntersville-Concord.**
- What are the spaces between the buildings and to the side of the Western-most building? **These are pedestrian and tenant open spaces. The space to the West could be an outdoor space if a daycare/childcare center leases the building.**

- What is the main change/reason for requesting this rezoning modification? **The commercial buildings were originally approved as 2-story commercial buildings. The Applicant would like to convert those into 1-story commercial buildings to help with parking and leasing.**
- Does this change in height help the development and construction process? **Yes, the change will improve the marketability of the commercial space and speed up the leasing process. Once half of the space is leased up then construction can begin. Lowering the height also eases the burden on parking.**
- Are the square footages the same? **The new plan reduces the square footage by almost half and shrinks the building footprint of Building A as shown on the site plan.**
- Will there be sidewalks along the frontages of the property? **Yes, there will be sidewalks along Huntersville-Concord.**
- Are the townhomes in the Vermillion project built yet? **They are mostly complete according to neighbors and some are still under construction.**
- What types of pedestrian connections will be included in the overall Vermillion project? **There are plans for a crosswalk at street crossings and in other places there are plans for additional pedestrian access over streams/roads.**
- Would the Town be in favor of this? **As the process continues the Town will release their staff report with their recommendation. This will come out prior to the Public Hearing.**
- What about the Brookline townhomes, will there be a connection there? **The Town said that there will be a bridge in place at that crossing location.**
- What are the overall goals for the types of tenants that would lease the buildings? **The Applicant is focused on neighborhood retail, medical tenants, coffee shops and restaurants and is open to other uses allowed in the Town Center zoning district.**
- What about the location of the dumpsters and utilities? **These are located on the plan, and the Applicant shared this information with the attendees (see attachments).**

COMMUNITY MEETING
SIGN IN SHEET
April 23, 2026, 6:00pm to 7:00pm
R26-03 Vermillion Village Revision
Location: Terrence Lytle Community Center (Dellwood)
508 Dellwood Drive, Huntersville, NC 28078

ATTENDEE NAME	ADDRESS (optional)
John O'Neill	507 Hville Concord Rd.
Anne Marie O'Neill	11
Steve Dalin	12811 Regent Grove Lane
Bob Lemay	
John Shaw	15828 Centennial Forest Dr

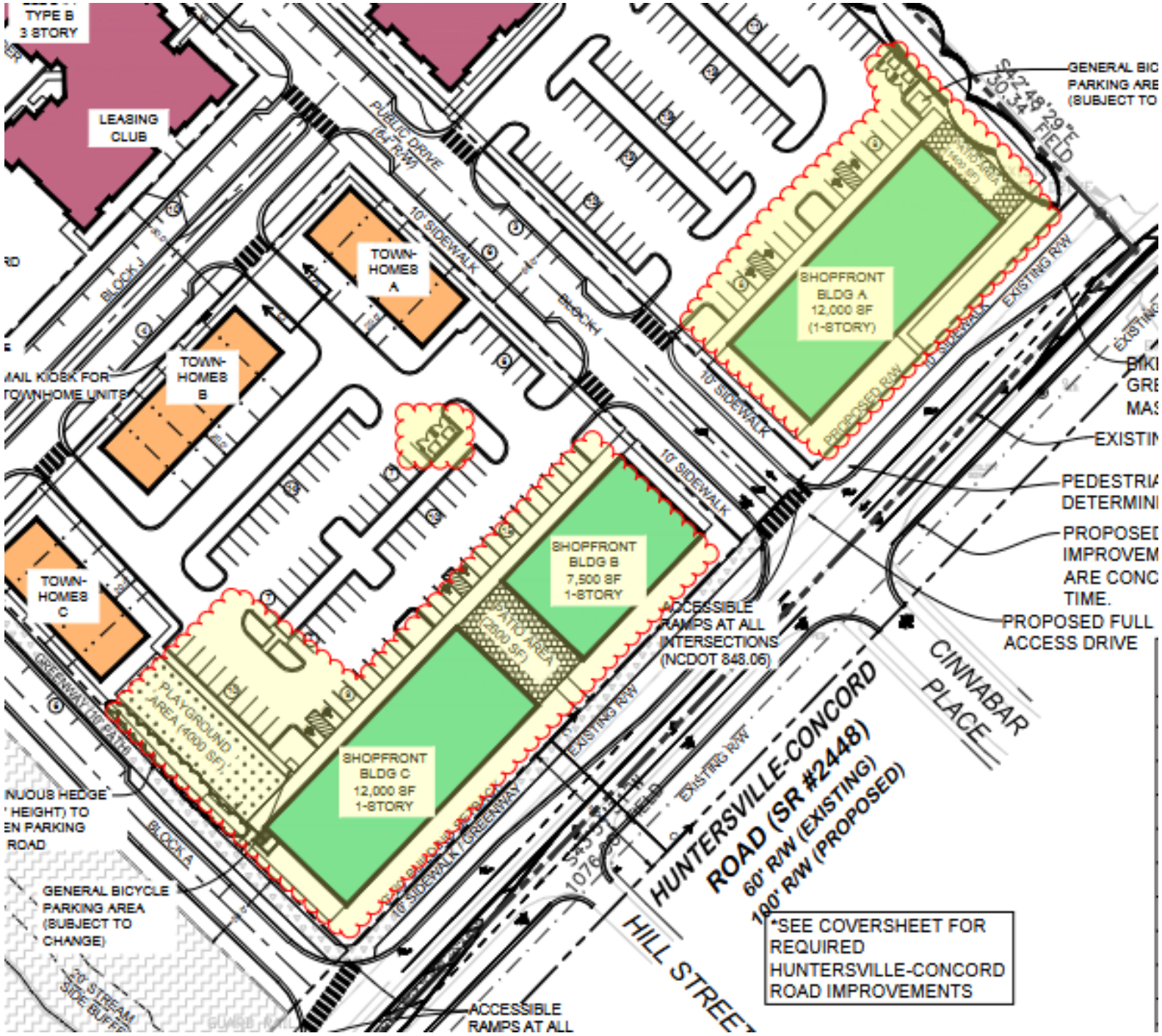
MPV Properties, LLC

R26-03

Vermillion Village Revision



Revision to the rezoning plan for the commercial portion of the property along Huntersville-Concord Road (highlighted in blue)



Commercial buildings will remain in place, the revision will do the following:

- Reduce occupiable building height to 1-story to help parking and attract better tenants



Previously Approved Plan

REZONING SCHEDULE

Community Meeting – April 23
Public Hearing – June 2
Planning Board – June 23
Town Board Final Action – July 21

April 8, 2026

SUBJECT: Notice of community meeting for information related to the R26-03 “Vermillion Village Revision” conditional rezoning revision of approximately 29.58 acres located at 14145 Huntersville-Concord Road, Huntersville, NC, shown on the map below and having Parcel ID Numbers of 01902201 and 01902202. The Applicant for the subject property is MPV Properties, LLC.

To Whom It May Concern:

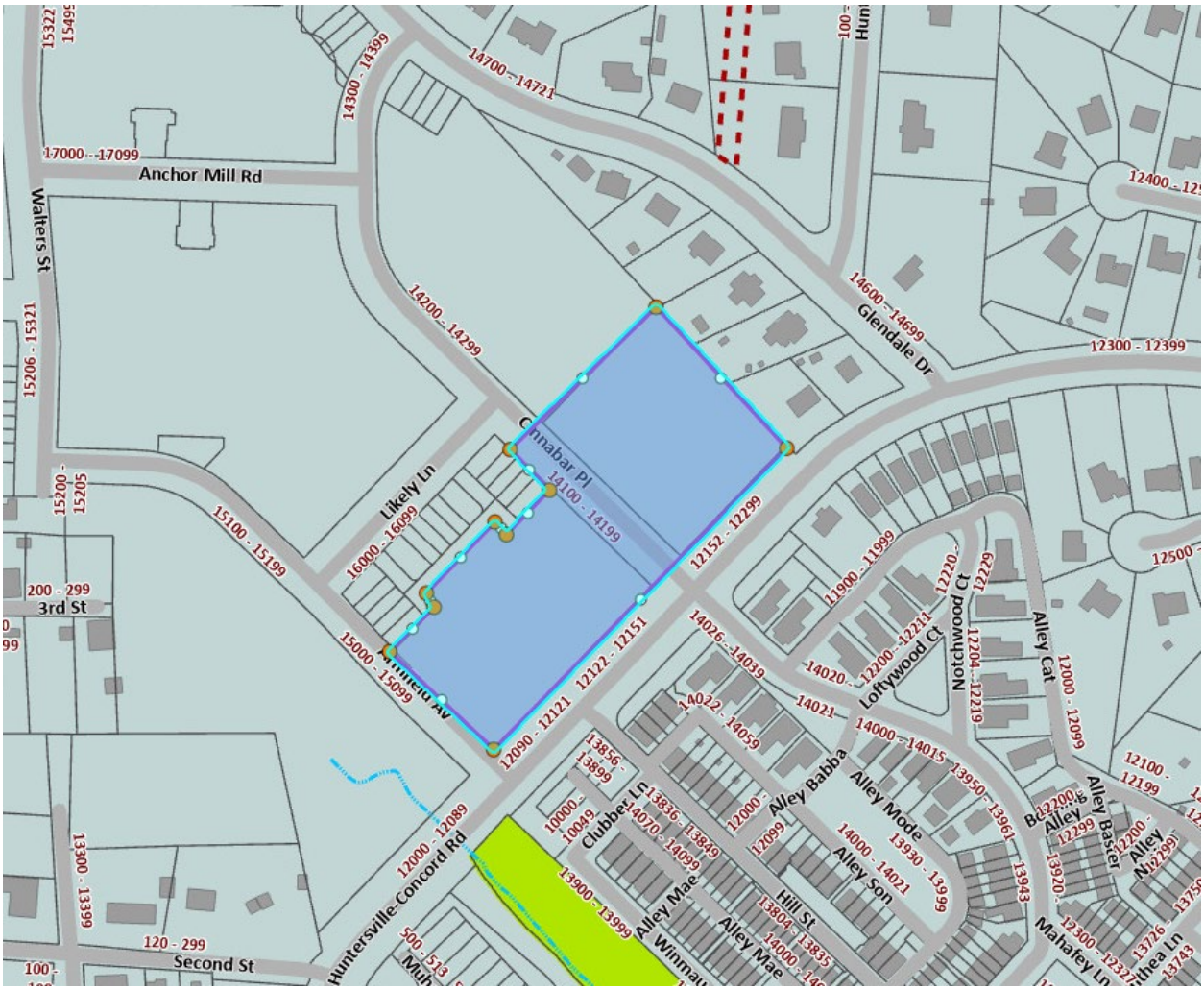
Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of 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 revision to the approved Conditional Rezoning TC(CD) to reduce building height and to approve daycare as a commercial use.

MEETING DETAILS:
6:00 P.M. to 7:00 P.M.
April 23, 2026
Torrence Lytle Community Center (Dellwood)
508 Dellwood Drive
Huntersville, NC 28078

You are welcome to attend the above-mentioned community meeting. There will be an additional opportunity to ask questions about the proposed development.

Sincerely,

MPV Vermillion


Anchor Mill Rd
Walters St
Glendale Dr
Likely Ln
Cinnabar Pl
14100 - 14199
3rd St
200 - 299
Second St
120 - 299
Hunt
Alley Cat
Alley Babba
Alley Mode
Alley Son
Alley Mae
Hill St
Clubber Ln
Loftywood Ct
Mahafey Ln
Hunt
Concord Rd
14700 - 14721
14300 - 14399
17000 - 17099
14600 - 14699
12300 - 12399
14200 - 14299
15206 - 15321
15200 - 15205
15100 - 15199
16000 - 16099
15000 - 15099
12152 - 12299
12090 - 12121
12122 - 12151
11900 - 11999
12220 - 12229
12200 - 12211
12204 - 12219
14026 - 14039
14020 - 14021
14022 - 14059
14000 - 14015
12000 - 12099
12100 - 12199
13950 - 13961
13930 - 13999
13920 - 13943
13856 - 13899
13836 - 13849
14070 - 14099
14000 - 14021
13804 - 13835
13900 - 13999
12000 - 12089
13300 - 13399
500 - 513
12300 - 12327
13726 - 13743

No	Parcel ID	Postal Address	Owner Name
1	01901105	100 HERRING ST HUNTERSVILLE NC 28078	CAROLINA BLUE PROPERTIES
2	01901111	201 N MAIN ST HUNTERSVILLE NC 28078	HUNTERSVILLE ARP CHURCH
3	01901112	203 N MAIN ST HUNTERSVILLE NC 28078	HINES REAL ESTATE GROUP LLC
4	01901113	205 N MAIN ST HUNTERSVILLE NC 28078	YATES MISHELL N
5	01901114	207 N MAIN ST B HUNTERSVILLE NC 28078 | 207 N MAIN ST A HUNTERSVILLE NC 28078 | 207 N MAIN ST HUNTERSVILLE NC 28078	HARRISON FORREST W | HARRISON LISA L
6	01901115	209 N MAIN ST HUNTERSVILLE NC 28078	NORTH MECKLENBURG PROPERTIES LLC
7	01901116	211 N MAIN ST DAVIDSON NC 28036	NORDENSTAM LARS M | NORDENSTAM LORI H
8	01901117	213 N MAIN ST DAVIDSON NC 28036	PDAN HOLDINGS LLC
9	01901118	104 W CHURCH ST HUNTERSVILLE NC 28078	TILSON CHARLES
10	01901121	103 BIGHAM ST HUNTERSVILLE NC 28078	CAROLINA BLUE PROPERTIES
11	01901201	14015 THREAD LN HUNTERSVILLE NC 28078 | 14023 THREAD LN HUNTERSVILLE NC 28078 | 14041 THREAD LN HUNTERSVILLE NC 28078	TOWN OF HUNTERSVILLE
12	01901205	13003 THREAD LN HUNTERSVILLE NC 28078	GUIGNARD CHARLES S
13	01901206	NA	GUIGNARD CHARLES S
14	01901207	NA	TOWN OF HUNTERSVILLE
15	01901307	14010 THREAD LN HUNTERSVILLE NC 28078	CEPEDA JOSE M | MONTOYA GRACIELA LOPEZ
16	01901308	12101 FOURTH ST HUNTERSVILLE NC 28078	KAM PROPERTIES LLC
17	01901309	12103 FOURTH ST HUNTERSVILLE NC 28078	NORTH MECKLENBURG PROPERTIES LLC
18	01901319	127 SEAGLE ST HUNTERSVILLE NC 28078 | 131 SEAGLE ST HUNTERSVILLE NC 28078	JHG PROPERTIES LLC
19	01901510	128 SEAGLE ST HUNTERSVILLE NC 28078	EAE REALTY LLC
20	01901511	12211 FOURTH ST HUNTERSVILLE NC 28078	DELAGARZA J ROBERTO | DELAGARZA IVETTE
21	01901513	12229 FOURTH ST HUNTERSVILLE NC 28078	DELAGARZA JAIME ROBERTO | DELAGARZA IVETTE
22	01901518	120 SEAGLE ST HUNTERSVILLE NC 28078	WILSON DARLA
23	01901519	12217 FOURTH ST HUNTERSVILLE NC 28078	BHANDERI HITESH S | BHANDERI DIPTI H
24	01901520	12223 FOURTH ST HUNTERSVILLE NC 28078	BHANDERI HITESH S | BHANDERI DIPTI H
25	01902107	NA	DUKE POWER CO ATTN: TAX DEPT - PB05B
26	01902108	402 N CHURCH ST HUNTERSVILLE NC 28078	VERMILLION ANCHOR MILL VILLAGE LLC

27	01902201	404 N CHURCH ST HUNTERSVILLE NC 28078 | 15445 WALTERS ST HUNTERSVILLE NC 28078	VERMILLION ANCHOR MILL VILLAGE LLC
28	01902207	12222 FOURTH ST HUNTERSVILLE NC 28078	SUMMEROUR PATSY C
29	01902208	12216 FOURTH ST HUNTERSVILLE NC 28078	LOUDON KATHLEEN | LOUDON MICHAEL DENVER
30	01902305	NA	GLATT HERBERT | MAGLA PRODUCTS INC **
31	01903202	14830 N OLD STATESVILLE RD HUNTERSVILLE NC 28078 | 129 N MAIN ST HUNTERSVILLE NC 28078 | 151 N MAIN ST HUNTERSVILLE NC 28078	HUNTERSVILLE A R P CHURCH
32	01903426	NA	HUNTERSVILLE ARP CHURCH
33	01902202	16035 LIKELY LN HUNTERSVILLE NC 28078 | 17020 ANCHOR MILL RD HUNTERSVILLE NC 28078 | 15324 WALTERS ST HUNTERSVILLE NC 28078	HUNTERSVILLE-NC LLC
34	01902294	17021 ANCHOR MILL RD HUNTERSVILLE NC 28078 | 17001 ANCHOR MILL RD HUNTERSVILLE NC 28078 | 17035 ANCHOR MILL RD HUNTERSVILLE NC 28078	HUNTERSVILLE-NC LLC
35	01902217	NA	VERMILLION ANCHOR MILL VILLAGE LLC
36	01902250	NA	VERMILLION ANCHOR MILL VILLAGE LLC
37	01902251	NA	VERMILLION ANCHOR MILL VILLAGE LLC
38	01902252	NA	VERMILLION ANCHOR MILL VILLAGE LLC
39	01902287	17013 ANCHOR MILL RD HUNTERSVILLE NC 28078	HUNTERSVILLE-NC LLC
40	01902253	NA	VERMILLION ANCHOR MILL VILLAGE LLC
41	01902254	NA	VERMILLION ANCHOR MILL VILLAGE LLC
42	01902255	NA	VERMILLION ANCHOR MILL VILLAGE LLC
43	01902256	NA	VERMILLION ANCHOR MILL VILLAGE LLC
44	01902257	NA	VERMILLION ANCHOR MILL VILLAGE LLC
45	01902258	NA	VERMILLION ANCHOR MILL VILLAGE LLC
46	01902259	NA	VERMILLION ANCHOR MILL VILLAGE LLC
47	01902260	NA	VERMILLION ANCHOR MILL VILLAGE LLC
48	01902261	NA	VERMILLION ANCHOR MILL VILLAGE LLC
49	01902262	NA	VERMILLION ANCHOR MILL VILLAGE LLC
50	01902263	NA	VERMILLION ANCHOR MILL VILLAGE LLC
51	01902264	NA	VERMILLION ANCHOR MILL VILLAGE LLC
52	01902265	NA	VERMILLION ANCHOR MILL VILLAGE LLC

53	01902266	NA	VERMILLION ANCHOR MILL VILLAGE LLC
54	01902267	NA	VERMILLION ANCHOR MILL VILLAGE LLC
55	01902268	NA	VERMILLION ANCHOR MILL VILLAGE LLC
56	01902288	406 N CHURCH ST HUNTERSVILLE NC 28078	VERMILLION ANCHOR MILL VILLAGE LLC
57	01902289	NA	VERMILLION ANCHOR MILL VILLAGE LLC

HOA WITHIN 2,000 FEET:

1	01926475	NA	CENTENNIAL AT HISTORIC HUNTERSVILLE HOMEOWNERS ASSOCIATION INC | C/O CEDAR MANAGEMENT GROUP

NEIGHBORHOOD ASSOCIATION WITHIN 2,000 FEET

341	01905231	NA	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
355	01905246	NA	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
356	01905258	14039 CINNABAR PL HUNTERSVILLE NC 28078	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
362	01905264	NA	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
376	01905601	14038 CINNABAR PL HUNTERSVILLE NC 28078	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
389	01905615	NA	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
396	01905666	13910 CINNABAR PL HUNTERSVILLE NC 28078	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
409	01905680	12209 NOTCHWOOD CT HUNTERSVILLE NC 28078	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
512	01905687	NA	VERMILLION COMMUNITY ASSOCIATION INC | C/O KUESTER MANAGEMENT GROUP LLC
513	01905688	NA	VERMILLION COMMUNITY ASSOCIATION INC
522	01905709	NA	VERMILLION COMMUNITY ASSOCIATION INC

559	01905735	NA	VERMILLION COMMUNITY ASSOCIATION INC|C/O KUESTER MANAGEMENT GROUP LLC
562	01905738	14050 ALLEY MAE HUNTERSVILLE NC 28078	VERMILLION COMMUNITY ASSOCIATION INC|C/O KUESTER MANAGEMENT GROUP LLC
567	01905744	NA	VERMILLION COMMUNITY ASSOCIATION INC|C/O KUESTER MANAGEMENT GROUP LLC
593	01905758	NA	VERMILLION COMMUNITY ASSOCIATION INC|C/O KUESTER MANAGEMENT GROUP LLC
598	01905763	NA	VERMILLION COMMUNITY ASSOCIATION INC|C/O KUESTER MANAGEMENT GROUP LLC
645	01905798	NA	VERMILLION COMMUNITY ASSOCIATION INC|C/O KUESTER MANAGEMENT GROUP LLC
854	01120C99	11967 RAMAH CHURCH RD HUNTERSVILLE NC 28078	BRIAR HILL BUSINESS PARK OWNERS ASSOCIATION INC|BRIAR HILL BUSINESS PARK CONDOMINIUM
855	01120C98	340 SEAGLE ST HUNTERSVILLE NC 28078	RAMAH EXECUTIVE PARK CONDOMINIUM OWNERS ASSOCIATION INC|RAMAH EXECUTIVE PARK CONDOMINIUM

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Public Hearing on Petition #R26-04: Elysium School

Explain Request:

Conduct a public hearing on Petition #R26-04, a request by Tori Thompson to rezone +/- 8.72 acres at 7601 Babe Stillwell Rd. from Neighborhood Residential (NR) to Neighborhood Residential with Conditions (NR-CD) for a school.

Action Recommended: Conduct Public Hearing

Alternative Action:

None

Financial Implications:

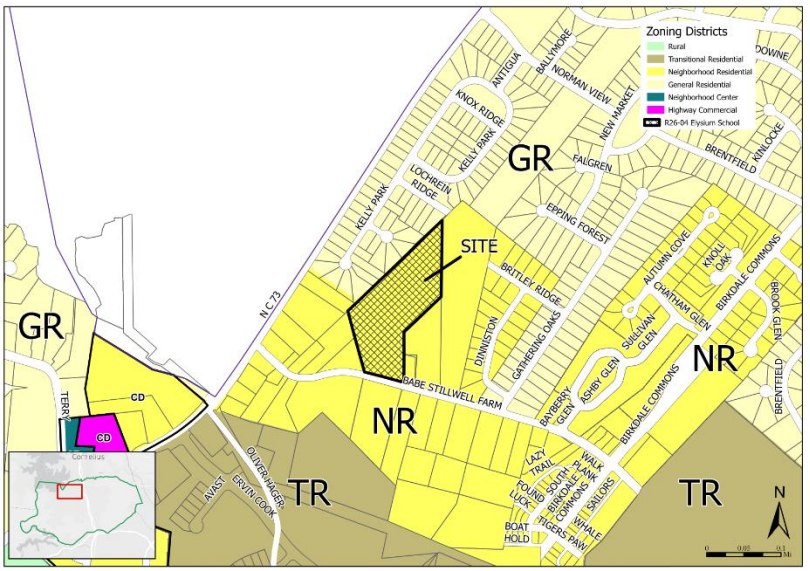
N/A

Attachments:

1. R26-04 PH Staff Report II
2. Attachment A - Application
3. Attachment B - Site Plan
4. Attachment C - Public Meeting Report
5. Attachment D - Engineering Staff Report

Application Summary

Case Number/Project Name: R26-04 Elysium School
Project Address: 7601 BABE STILLWELL FARM RD HUNTERSVILLE NC 28078
Proposed Zoning: **Neighborhood Residential-Conditional District (NR-CD)**
Proposed Land Use: School
Applicant: Tory Thompson
Property Owner: Larry and Judy Irvin
Staff Contact: **Nathan Farber, 704-766-2237 (nfarber@huntersville.org)**



Site Data

Acreage (+/-): 8.72 acres
Parcel Numbers: 009-151-08
Current Zoning: **Neighborhood Residential (NR)**
Current Land Use: Vacant

Adjoining Zoning and Land Uses

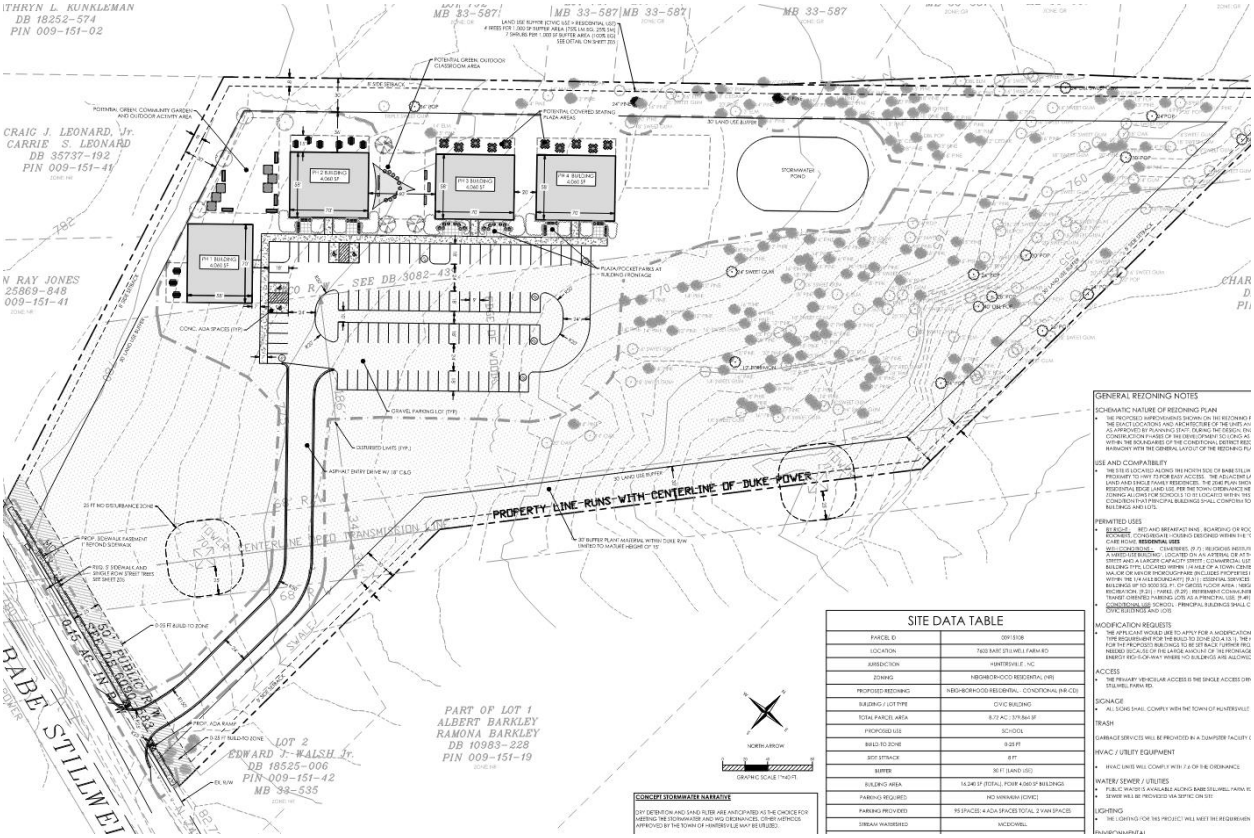
North: **General Residential (GR)**; *Single Family Residential*
South: **Neighborhood Residential (NR)**; *Single Family Residential*
East: **Neighborhood Residential (NR)**; *Single Family Residential*
West: **Neighborhood Residential (NR)**;*Single Family Residential*

Project Description

Petition #R26-04 is a request by Tory Thompson to rezone +/- 8.72 acres located at 7601 Babe Stillwell Rd (Parcel 009-151-08) from Neighborhood Residential to Neighborhood Residential with a Conditional District. The purpose of the rezoning is to develop a school. The applicant is proposing to build the school at the rear of the lot and not along the road frontage due to a large power line easement that limits space along the road.

Update Status

- Public Hearing: Staff have completed two cycles of review prior to the public hearing.
- Planning Board: To be added when available.



Rezoning/Site Plan

Density: ***Not Applicable***

- Proposed:
- Staff comments:

Parking: *Applicant has met the requirement*.

- Proposed: The applicant proposes to provide 95 spaces, 4 of which would be for Handicap parking and 2 for van parking.
- Staff comments: Civic uses do not have a minimum parking requirement.

Building Height/Scale: ***Applicant could meet the requirement.***

- Proposed: The applicant has shown a conceptual elevation that shows that the max height of the structure is 40'.
- Staff comments: The Civic building type does not have a maximum height in feet but has a max height of 4 stories. It does not appear that any building is taller than a single story. While staff is in support of the elevations provided it is our understanding that the elevations are purely conceptual. Staff are working with the applicant so that the concepts shown will match what is built.

Architectural Elevations: ***Applicant could meet the requirement.***



Figure 1 Submitted Conceptual Elevations.

- Proposed: The applicant has provided elevations that are conceptual in nature. The school is being proposed to be made up of four separate structures. Each structure appears to be a single story.
- Staff comments: It is staff's understanding that the elevations are conceptual in nature and we are working with the applicant to provide as many details as possible. We would ask that the applicant make it clear which images provided relate to which structure. Additionally, a modification would be required as the use of metal materials appear on the façade exceed the 30% maximum. Staff could be in support of this modification due to the nearest building to road frontage being about 260 ft away. Staff would recommend screening the structures from the street with vegetation in order to approve this modification.

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

- Proposed: A 30' buffer is being provided along the property line of the property as required by the ordinance. Portions of the buffer have existing vegetation and will remain undisturbed while other portions do not contain any vegetation and will require additional plantings according to Article 7.5.
- Staff comments: The applicant is in compliance with the ordinance regarding their buffers.

Open Space: ***Applicant is requesting a modification.***

- Proposed: Applicant is requesting a modification to place the four school structures at the rear of the property. The applicant is providing a Plaza and Pocket Park urban open space to front the buildings on. Additional open spaces are shown in between and at the rear of the school buildings.
- Staff comments: The applicant is requesting a modification to set the buildings at the rear of the lot. Article 4 Civic Lot type requires that the buildings front on an urban open space when setback from the street. The farther back the request the larger the urban open space should be to meet the intent of the ordinance. It is our recommendation that a larger urban

open space should be provided that fully relates to all four buildings while providing useful and functional areas to the school.

Landscaping: *Applicant has met the requirement*.

- Proposed: Applicant is in compliance with all requirements regarding street trees and parking screening.
- Staff comments: No additional comments.

Build-To Lines: *Applicant is requesting a modification*.

- Proposed: The applicant has proposed to place all four school buildings at least 260ft from the front property line.
- Staff comments: The Civic Lot Type requires a build to line between 0ft and 25ft from the road right of way. The applicant is requesting this modification due to the 250ft Duke Power easement the runs through the front of the property. This easement leaves minimal space to build along the road front.

Tree Save: *Applicant exceeds the requirement*

- Proposed: The Neighborhood Residential district requires 10% Tree canopy save and 10% Specimen save. The applicant is proposing to save 30% of tree canopy and 86% of the specimen trees on site.
- Staff comments: The applicant is meeting all tree save requirements. Please note that the canopy that is within the Duke Power easement does not count towards the total tree save and does not count against the applicant as maintenance and clearing could take place by Duke Power.

Vesting: *Not Applicable*

- Proposed: NA
- Staff comments: NA

Conditional Notes: *Applicant could meet the requirement*.

- Proposed: The applicant has provided the following 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”.
- Staff comments: The applicant has provided staff with a recommended schematic note, though we are working with the applicant to provide elevations that will be closer to the proposed building.

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*.

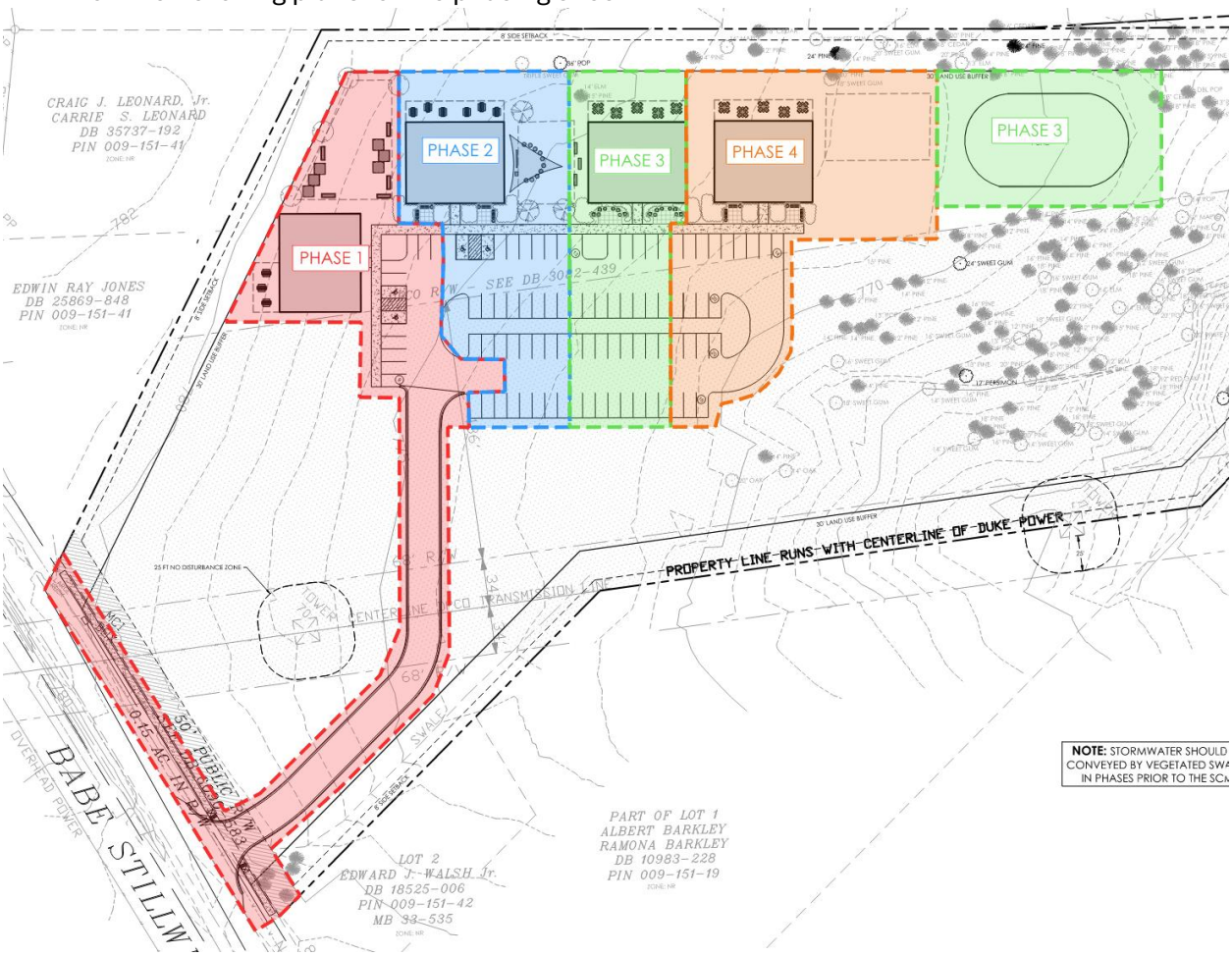
- Proposed: Access to the site will be from Babe Stillwell Rd with a single driveway entrance. A 10’ sidepath will be provided along all frontages as required by the ordinance.
- Planning Staff Comments: NA
- Engineering Staff comments: See attached report for Engineering comments regarding TIA.

Stormwater Comments: *Applicant has met the requirement*.

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

Phasing: *Applicant could meet the requirement*.

- Proposed: The applicant is proposing to split the project into four phases. See sheet Z03.1 on the Rezoning plans for the phasing sheet.



- Planning Staff Comments: Staff's only concern regarding the phasing plan is that each phase contains a building that is fronting on Urban Open space. The sidewalk, street trees, and buffers must be added within phase 1.

Applicant Modification Requests

Modification Request 1: *Request to allow the proposed buildings to be set back further from the street because of the large amount of frontage being taken up by the Duke Energy Right-of-way where no buildings are allowed*

- **Applicable Zoning Requirements:** Article 4.13 Lot Type / Civic Building (1) of the zoning ordinance states that the build-to line will range from 0'-25' behind the ROW.

Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request as the 250' wide Duke Power easement does not allow adequate space for any buildings to be constructed along the street frontage. The Power easement does not allow for the construction of any primary structures. The buildings are situated as far forward as possible, which is at least 260'. The easement does allow the construction of parking, infrastructure, and plantings up to 15' tall. With the addition of good urban open space, this modification would meet the intent of the ordinance.

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 EOS-3:** Prioritize tree canopy preservation in the lower intensity areas
  - STAFF COMMENT: The project is proposing to save 30% of the tree canopy and 86% of the specimen trees on the site which greatly exceeds the required amount.
- **PS 6.1:** Coordinate with CMS and local charter schools on the expansion of school capacity
  - STAFF COMMENT: While the school is not part of the CMS system, the school is providing further capacity to the area.

Policy Recommendations – *Do not support rezoning*

- **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. "All buildings shall front a public street or open space.
  - STAFF COMMENT: While the building elevations shown meet or exceed the Town's design principles more information regarding the specific design for each building is needed before making a full recommendation. It is staff's understanding that these elevations are purely conceptual so we have requested that further details regarding what the end product will look like are provided.
- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards.

- STAFF COMMENT: As the applicant is requesting a modification to place the buildings away from the road frontage staff would ask that the applicant meet the intent of the ordinance by fronting the buildings on urban open space as this would meet the intent of Article 4.13 Lot Type/ Civic Building (3). While the buildings are fronting urban open space staff do not believe the urban open space provided achieves a higher design standard that exceeds the minimum standards of the ordinance. Staff have requested that the urban open space be expanded to front each building provided and to provide a larger and more functional space for the school.

Consistency with Existing Development:

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

- Use is allowed by right within the NR zoning district and is buffered against neighboring residential units.

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

- Staff Findings: A Transportation Impact Analysis (TIA) is not 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 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:
  - Additional details regarding the elevations are provided.
  - All buildings front on a urban open space and a larger and more functional urban open space is provided.
  - Further details regarding the phasing plan are provided.
  - 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 Wednesday, April 22nd, 2026. The applicant's report is attached.
Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.
Public Comments: All public comments received by mail or electronic mail have been forwarded to all Board members.
Public Hearing: June 2nd, 2026

Planning Board: June 26th, 2026

- Motion to be added when available

Final Action: July 21st, 2026

Attachments

Draft Motion Worksheet
Attachment A – Rezoning Application
Attachment B – Site Plan
Attachment C – Public Notices/Meetings
Attachment D – Engineering Report and TIA Determination

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application R26-04 Elysium School, 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 R26-04 Elysium School, 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

_____.

dotloop signature verification: dtlp.us/I3ix-hJ2N-JM7O

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 02/19/2026

Name of Project Tory Thompson Phase # (if subdivision) _____

Project Address 7601 Babe Stillwell Farm Rd

Parcel Identification Number(s) (PIN) 00915108

Current Zoning District NR Proposed District (for rezoning only) NR-CD

Property Size (acres) 8.72 AC Street Frontage (feet) 297 FT

Current Land Use Undeveloped

Proposed Land Use(s) School

Is the project within Huntersville's corporate limits?
Yes X No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.
The project consists of (4) 4,000 sf school buildings and associated parking as needed. The need for the rezoning is due to the modification request to have the proposed buildings set back from Babe Stillwell Rd because of the Duke R/W spanning the majority of the frontage

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.

dotloop signature verification: dtlp.us/I3ix-hJ2N-JM7O

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 Tory Thompson Phone 512-922-4937

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

☐ 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 Tory Thompson

Title _____ Email Tory.S.Thompson@gmail.com

Address of Applicant 167 Chance Rd. Moorseville, NC 28115

7. Property Owner (if different than applicant)

*Printed Name Larry and Judy Irvin Phone 704-746-5708

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ■ Other: Individual(s)

☐ 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 Larry Dalton Irwin dotloop verified 02/23/26 2:53 PM EST W5XU-UOHF-K2UI-DXF6 Judy Dove Irwin dotloop verified 02/23/26 2:53 PM EST D7KI-U0HM-1BXD-O4MA

Title Property Owner Email _____

Address of Property Owner PO Box 1427 Huntersville, NC 28070

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Development Firm	Name of Contact	Phone	Email
W&A Engineering	Tess Fallova	704-275-3877	tfallova@waengineering.com
Design Firm	**Name of Contact**	**Phone**	**Email**

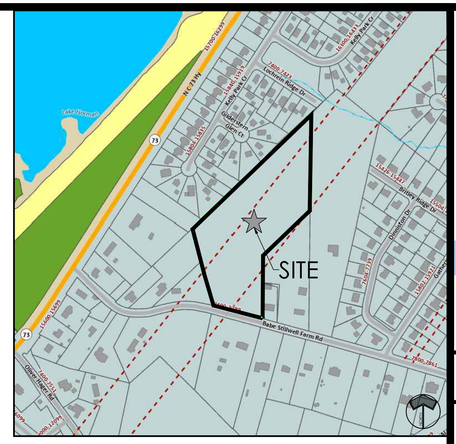
Contact Information

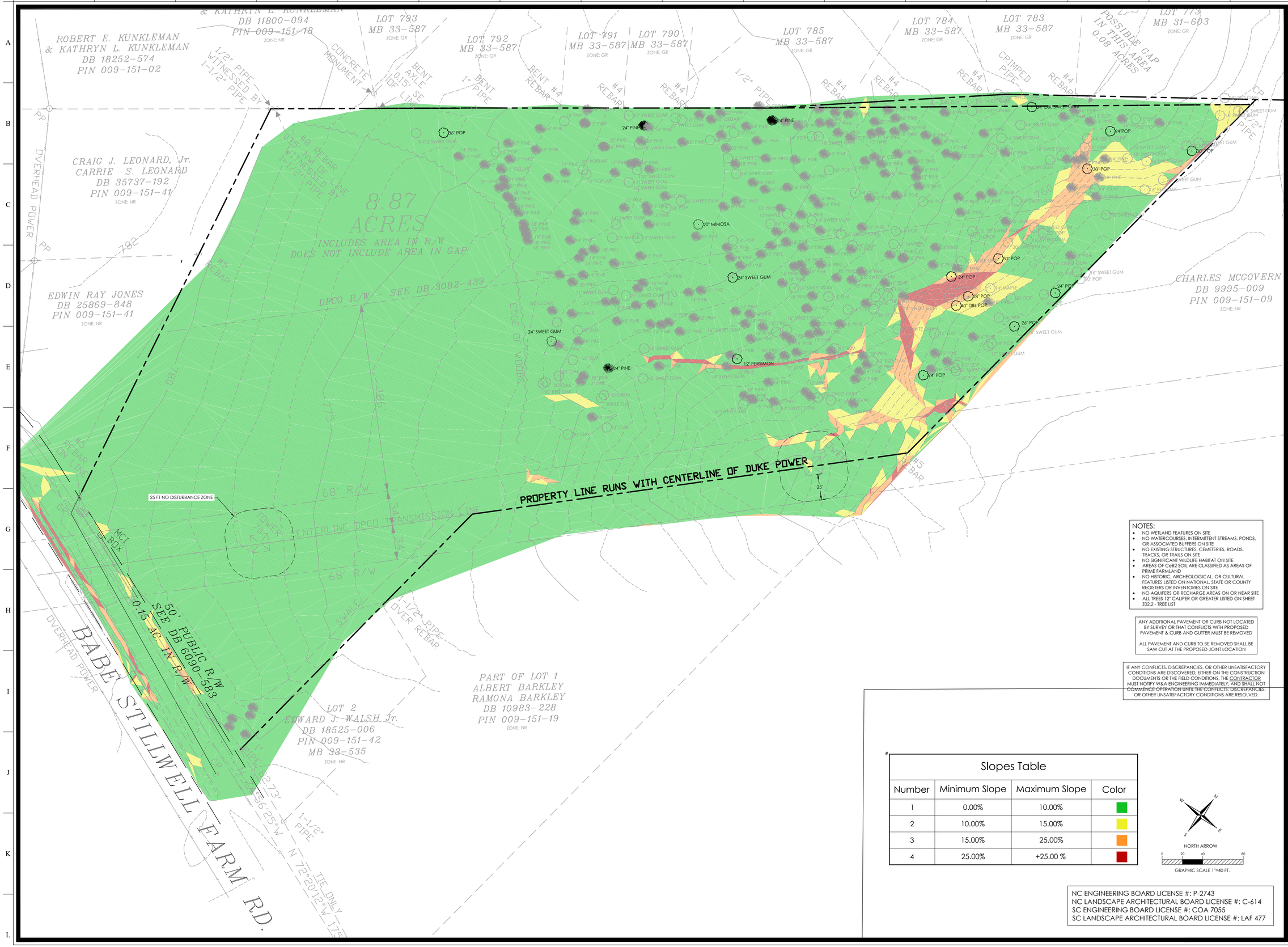
Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

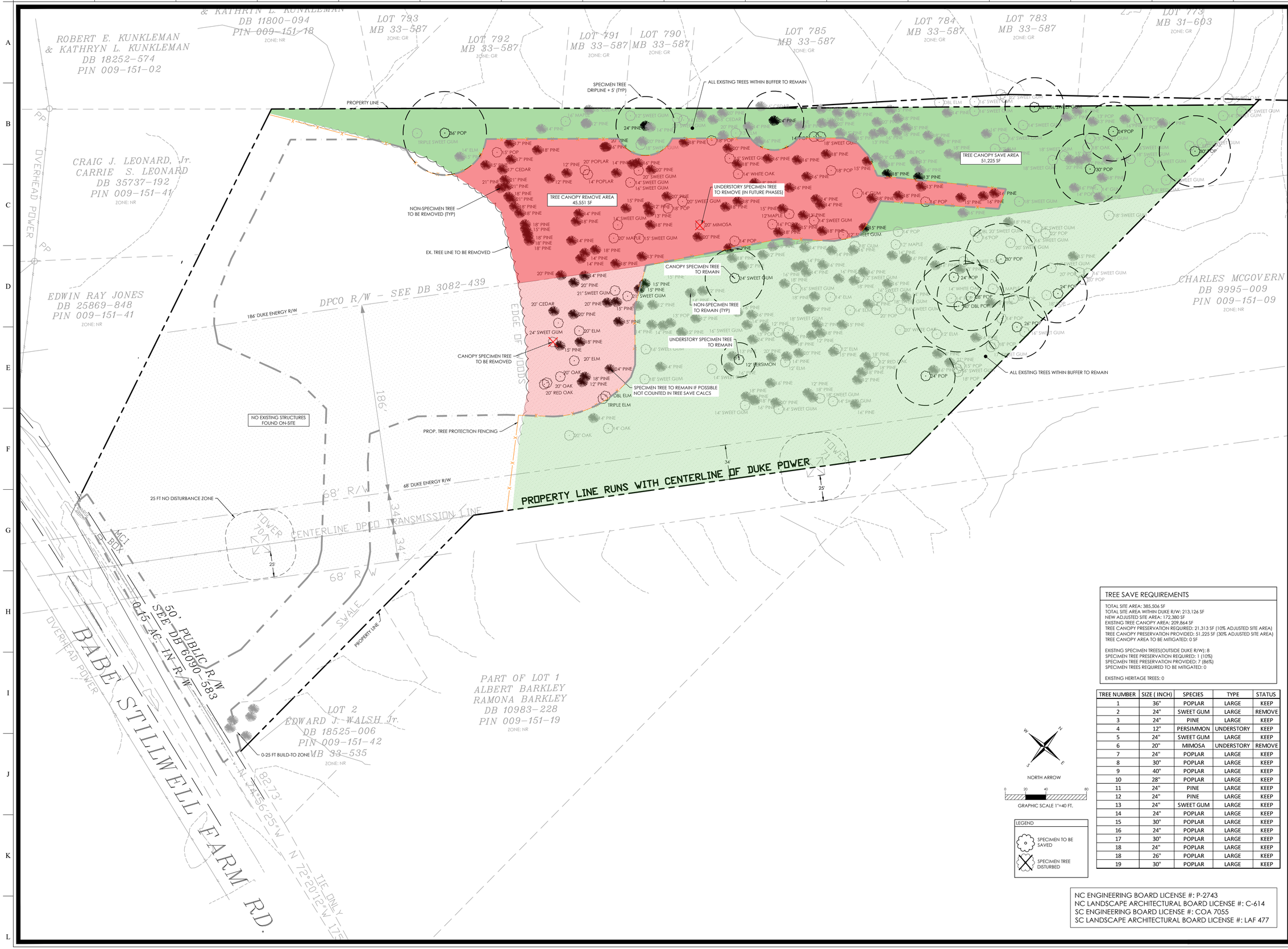
REZONING PLANS FOR

ELYSIUM SCHOOL REZONING

7603 BABE STILLWELL FARM RD
HUNTERSVILLE, NC 28078


SITE
Babe Stillwell Farm Rd
NC-73
Gilead Rd
Gilead Rd
Gilead Rd


ROBERT E. KUNKLEMAN
& KATHRYN L. KUNKLEMAN
DB 18252-574
PIN 009-151-02
& KATHRYN L. KUNKLEMAN
DB 11800-094
PIN 009-151-18
ZONE: NR
LOT 793
MB 33-587
ZONE: GR
LOT 792
MB 33-587
ZONE: GR
LOT 791
MB 33-587
LOT 790
MB 33-587
ZONE: GR
LOT 785
MB 33-587
ZONE: GR
LOT 784
MB 33-587
ZONE: GR
LOT 783
MB 33-587
ZONE: GR
LOT 773
MB 31-603
ZONE: GR
POSSIBLE GAP
IN THIS AREA
0.08 ACRES
CRIMPED
PIPE
1/2" PIPE
WITNESSED BY
1-1/2" PIPE
CONCRETE
MONUMENT
BENT
AXLE
0.15' SE
OF LINE
1" BENT
PIPE
BENT #4
REBAR
#4
REBAR
1/2" PIPE
#4
REBAR
#4
REBAR
#4
REBAR



TREE SAVE REQUIREMENTS

TOTAL SITE AREA: 385,506 SF
TOTAL SITE AREA WITHIN DUKE R/W: 213,126 SF
NEW ADJUSTED SITE AREA: 172,380 SF
EXISTING TREE CANOPY AREA: 209,864 SF
TREE CANOPY PRESERVATION REQUIRED: 21,313 SF (10% ADJUSTED SITE AREA)
TREE CANOPY PRESERVATION PROVIDED: 51,225 SF (30% ADJUSTED SITE AREA)
TREE CANOPY AREA TO BE MITIGATED: 0 SF

EXISTING SPECIMEN TREES(OUTSIDE DUKE R/W): 8
SPECIMEN TREE PRESERVATION REQUIRED: 1 (10%)
SPECIMEN TREE PRESERVATION PROVIDED: 7 (86%)
SPECIMEN TREES REQUIRED TO BE MITIGATED: 0

EXISTING HERITAGE TREES: 0

TREE NUMBER	SIZE (INCH)	SPECIES	TYPE	STATUS
1	36"	POPLAR	LARGE	KEEP
2	24"	SWEET GUM	LARGE	REMOVE
3	24"	PINE	LARGE	KEEP
4	12"	PERSIMMON	UNDERSTORY	KEEP
5	24"	SWEET GUM	LARGE	KEEP
6	20"	MIMOSA	UNDERSTORY	REMOVE
7	24"	POPLAR	LARGE	KEEP
8	30"	POPLAR	LARGE	KEEP
9	40"	POPLAR	LARGE	KEEP
10	28"	POPLAR	LARGE	KEEP
11	24"	PINE	LARGE	KEEP
12	24"	PINE	LARGE	KEEP
13	24"	SWEET GUM	LARGE	KEEP
14	24"	POPLAR	LARGE	KEEP
15	30"	POPLAR	LARGE	KEEP
16	24"	POPLAR	LARGE	KEEP
17	30"	POPLAR	LARGE	KEEP
18	24"	POPLAR	LARGE	KEEP
18	26"	POPLAR	LARGE	KEEP
19	30"	POPLAR	LARGE	KEEP

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.

LEGEND
- SPECIMEN TO BE SAVED
- SPECIMEN TREE DISTURBED

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

DEMO + TREE SAVE PLAN

Z02.1

N:\25-00458 - elysium school rezoning\DWG\Sheets\C02B - DEMO AND TREE SAVE.DWG 4-20-26 02:04:35 PM tfallova

SIZE	SPECIES	INVENTORY
36	**POPLAR**	**KEEP**
14	ELM	KEEP
15	PINE	KEEP
17	PINE	REMOVE
18	PINE	REMOVE
15	POPLAR	REMOVE
15	PINE	REMOVE
17	PINE	REMOVE
17	CEDAR	REMOVE
21	PINE	REMOVE
21	PINE	REMOVE
21	PINE	REMOVE
18	PINE	REMOVE
21	PINE	REMOVE
18	PINE	REMOVE
18	PINE	REMOVE
18	PINE	REMOVE
15	PINE	REMOVE
18	PINE	REMOVE
18	PINE	REMOVE
18	PINE	REMOVE
20	PINE	REMOVE
14	PINE	KEEP
16	MAPLE	KEEP
18	CEDAR	KEEP
12	PINE	KEEP
20	PINE	REMOVE
16	PINE	REMOVE
12	PINE	REMOVE
12	PINE	REMOVE
20	POPLAR	REMOVE
14	POPLAR	REMOVE
14	PINE	REMOVE
18	PINE	REMOVE
14	PINE	REMOVE
18	PINE	REMOVE
14	PINE	REMOVE
14	PINE	REMOVE
14	PINE	REMOVE
20	PINE	REMOVE
18	PINE	REMOVE
13	PINE	REMOVE
20	MAPLE	REMOVE
15	SWEET GUM	REMOVE
14	SWEET GUM	REMOVE
18	PINE	REMOVE
13	PINE	REMOVE
15	PINE	REMOVE
12	PINE	REMOVE
18	POPLAR	REMOVE
20	SWEET GUM	REMOVE
20	PINE	REMOVE
16	SWEET GUM	REMOVE
14	SWEET GUM	REMOVE
20	SWEET GUM	REMOVE
20	PINE	REMOVE
16	PINE	REMOVE
18	SWEET GUM	KEEP
20	PINE	KEEP
24	**PINE**	**KEEP**
12	SWEET GUM	KEEP
14	PINE	KEEP
20	SWEET GUM	KEEP
16	ELM	KEEP
20	PINE	KEEP
18	CEDAR	KEEP
20	PINE	KEEP
14	PINE	KEEP
13	PINE	KEEP
16	PINE	KEEP
18	PINE	REMOVE
18	POPLAR	REMOVE
20	PINE	REMOVE
15	SWEET GUM	REMOVE
16	PINE	REMOVE
18	PINE	REMOVE
14	WHITE OAK	REMOVE
18	PINE	REMOVE
22	PINE	REMOVE
18	PINE	REMOVE

18	PINE	REMOVE
20	**MIMOSA**	**REMOVE**
20	PINE	REMOVE
14	POPLAR	REMOVE
12	PINE	REMOVE
24	**PINE**	**KEEP**
18	PINE	KEEP
18	PINE	KEEP
15	PINE	KEEP
15	PINE	KEEP
16	PINE	KEEP
20	PINE	KEEP
18	PINE	KEEP
15	PINE	KEEP
15	PINE	KEEP
14	POPLAR	REMOVE
18	SWEET GUM	REMOVE
18	PINE	REMOVE
16	PINE	REMOVE
18	POPLAR	REMOVE
16	PINE	REMOVE
16	PINE	REMOVE
14	PINE	REMOVE
14	PINE	REMOVE
15	PINE	REMOVE
12	MAPLE	REMOVE
13	PINE	REMOVE
14	SWEET GUM	REMOVE
16	POPLAR	REMOVE
18	PINE	REMOVE
15	PINE	REMOVE
15	PINE	KEEP
14	PINE	REMOVE
18	PINE	REMOVE
12	SWEET GUM	REMOVE
15	PINE	KEEP
18	PINE	KEEP
18	PINE	KEEP
20	PINE	KEEP
13	PINE	KEEP
16	PINE	KEEP
13	PINE	KEEP
13	PINE	REMOVE
14	GUM	REMOVE
18	PINE	REMOVE
16	POPLAR	KEEP
15	PINE	REMOVE
16	SWEET GUM	KEEP
22	SWEET GUM	KEEP
14	PINE	KEEP
16	SWEET GUM	KEEP
14	SWEET GUM	KEEP
18	PINE	KEEP
18	PINE	KEEP
18	PINE	KEEP
12	CEDAR	KEEP
16	PINE	KEEP
16	SWEET GUM	KEEP
12	ELM	KEEP
16	PINE	KEEP
15	PINE	KEEP
16	PINE	KEEP
16	PINE	KEEP
16	PINE	KEEP
18	SWEET GUM	KEEP
24	**SWEET GUM**	**KEEP**
20	PINE	KEEP
16	PINE	KEEP
13	POPLAR	KEEP

13	PINE	KEEP
13	SWEET GUM	KEEP
18	OAK	KEEP
18	SWEET GUM	KEEP
18	SWEET GUM	KEEP
20	PINE	KEEP
15	PINE	KEEP
20	PINE	KEEP
30	**POPLAR**	**KEEP**
16	PINE	KEEP
14	POPLAR	KEEP
13	PINE	KEEP
14	GUM	KEEP
18	PINE	KEEP
14	PINE	KEEP
24	**POPLAR**	**KEEP**
16	PINE	KEEP
18	PINE	KEEP
20	POPLAR	KEEP
16	PINE	KEEP
16	SWEET GUM	KEEP
18	SWEET GUM	KEEP
16	SWEET GUM	KEEP
16	RED OAK	KEEP
16	SWEET GUM	KEEP
30	**POPLAR**	**KEEP**
16	RED OAK	KEEP
20	SWEET GUM	KEEP
14	SWEET GUM	KEEP
14	SWEET GUM	KEEP
18	SWEET GUM	KEEP
16	SWEET GUM	KEEP
20	POPLAR	KEEP
15	PINE	KEEP
24	**POPLAR**	**KEEP**
18	POPLAR	KEEP
16	SWEET GUM	KEEP
18	PINE	KEEP
18	SWEET GUM	KEEP
22	POPLAR	KEEP
18	SWEET GUM	KEEP
16	SWEET GUM	KEEP
16	SWEET GUM	KEEP
18	PINE	KEEP
30	**POPLAR**	**KEEP**
14	MAPLE	KEEP
18	PINE	KEEP
20	POPLAR	KEEP
14	POPLAR	KEEP
26	**POPLAR**	**KEEP**
16	SWEET GUM	KEEP
20	SWEET GUM	KEEP
16	POPLAR	KEEP
13	WHITE OAK	KEEP
13	PINE	KEEP
24	**POPLAR**	**KEEP**
14	WHITE OAK	KEEP

14	PINE	KEEP
20	POPLAR	KEEP
18	PINE	KEEP
12	RED OAK	KEEP
18	PINE	KEEP
18	PINE	KEEP
12	PINE	KEEP
16	PINE	KEEP
14	SWEET GUM	KEEP
18	SWEET GUM	KEEP
18	PINE	KEEP
12	PINE	KEEP
15	PINE	KEEP
12	ELM	KEEP
15	PINE	KEEP
14	ELM	KEEP
18	PINE	KEEP
12	SWEET GUM	KEEP
16	PINE	KEEP
16	PINE	KEEP
18	GUM	KEEP
14	PINE	KEEP
16	PINE	KEEP
16	PINE	KEEP
14	ELM	KEEP
18	PINE	KEEP
22	PINE	KEEP
12	PINE	KEEP
18	PINE	KEEP
12	PINE	KEEP
14	SWEET GUM	KEEP
20	PINE	KEEP
14	SWEET GUM	KEEP
16	PINE	KEEP
18	PINE	KEEP
18	PINE	KEEP
16	PINE	KEEP
14	SWEET GUM	KEEP
16	PINE	KEEP
12	**PERSIMMON**	**KEEP**
13	PINE	KEEP
12	ELM	KEEP
14	PINE	KEEP
20	PINE	KEEP
20	PINE	KEEP
18	PINE	KEEP
16	PINE	KEEP
24	**PINE**	**KEEP**
13	POPLAR	KEEP
12	PINE	KEEP
14	PINE	KEEP
16	PINE	KEEP
16	PINE	KEEP
16	SWEET GUM	KEEP
18	PINE	KEEP

15	PINE	REMOVE
24	**PINE**	**REMOVE**
14	PINE	KEEP
14	OAK	KEEP
20	OAK	KEEP
12	PINE	REMOVE
18	PINE	REMOVE
20	RED OAK	REMOVE
20	OAK	REMOVE
20	OAK	REMOVE
20	ELM	REMOVE
15	PINE	REMOVE
24	**SWEET GUM**	**REMOVE**
18	PINE	REMOVE
20	ELM	REMOVE
20	PINE	REMOVE
20	CEDAR	REMOVE

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

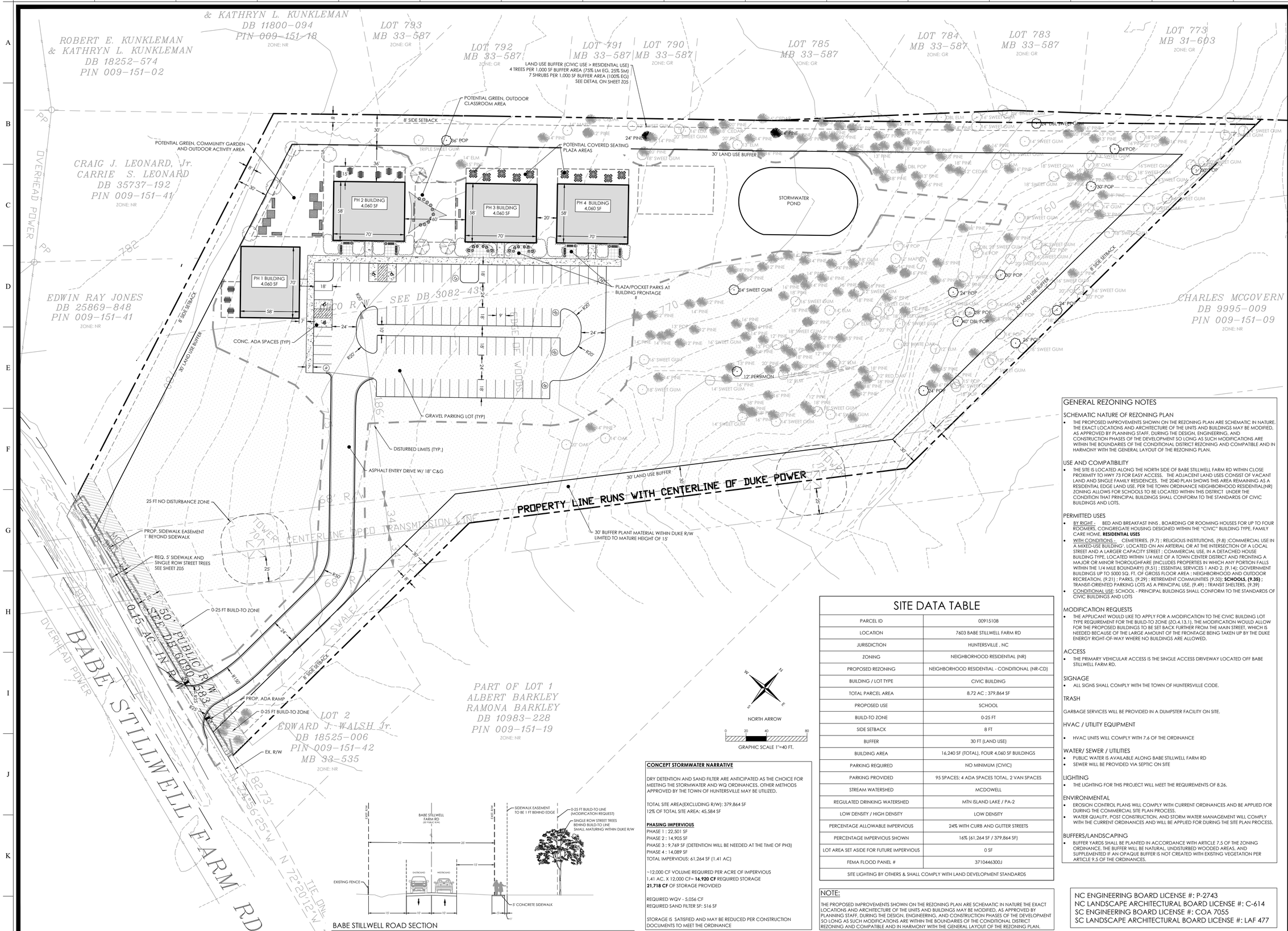
ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

TREE LIST

Z02.2

N:\25-00458 - elysium school rezoning\DWG Sheets\Z02B - DEMO AND TREE SAVE.DWG 4-20-26 02:04:59 PM tfallova



BABE STILLWELL ROAD SECTION
N.T.S

CONCEPT STORMWATER NARRATIVE

DRY DETENTION AND SAND FILTER ARE ANTICIPATED AS THE CHOICE FOR MEETING THE STORMWATER AND WQ ORDINANCES. OTHER METHODS APPROVED BY THE TOWN OF HUNTERSVILLE MAY BE UTILIZED.

TOTAL SITE AREA(EXCLUDING R/W): 379,864 SF
12% OF TOTAL SITE AREA: 45,584 SF

PHASING IMPERVIOUS
PHASE 1 : 22,501 SF
PHASE 2 : 14,905 SF
PHASE 3 : 9,769 SF (DETENTION WILL BE NEEDED AT THE TIME OF PH3)
PHASE 4 : 14,089 SF
TOTAL IMPERVIOUS: 61,264 SF (1.41 AC)

~12,000 CF VOLUME REQUIRED PER ACRE OF IMPERVIOUS
1.41 AC. X 12,000 CF= **16,920 CF** REQUIRED STORAGE
21,718 CF OF STORAGE PROVIDED

REQUIRED WQV - 5,056 CF
REQUIRED SAND FILTER SF: 516 SF

STORAGE IS SATISFIED AND MAY BE REDUCED PER CONSTRUCTION DOCUMENTS TO MEET THE ORDINANCE

SITE DATA TABLE

PARCEL ID	00915108
LOCATION	7603 BABE STILLWELL FARM RD
JURISDICTION	HUNTERSVILLE , NC
ZONING	NEIGHBORHOOD RESIDENTIAL (NR)
PROPOSED REZONING	NEIGHBORHOOD RESIDENTIAL - CONDITIONAL (NR-CD)
BUILDING / LOT TYPE	CIVIC BUILDING
TOTAL PARCEL AREA	8.72 AC ; 379,864 SF
PROPOSED USE	SCHOOL
BUILD-TO ZONE	0-25 FT
SIDE SETBACK	8 FT
BUFFER	30 FT (LAND USE)
BUILDING AREA	16,240 SF (TOTAL), FOUR 4,060 SF BUILDINGS
PARKING REQUIRED	NO MINIMUM (CIVIC)
PARKING PROVIDED	95 SPACES; 4 ADA SPACES TOTAL, 2 VAN SPACES
STREAM WATERSHED	MCDOWELL
REGULATED DRINKING WATERSHED	MTN ISLAND LAKE / PA-2
LOW DENSITY / HIGH DENSITY	LOW DENSITY
PERCENTAGE ALLOWABLE IMPERVIOUS	24% WITH CURB AND GUTTER STREETS
PERCENTAGE IMPERVIOUS SHOWN	16% (61,264 SF / 379,864 SF)
LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	0 SF
FEMA FLOOD PANEL #	3710446300J
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

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.

GENERAL REZONING NOTES

SCHEMATIC NATURE OF REZONING PLAN

- 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.

USE AND COMPATIBILITY

- THE SITE IS LOCATED ALONG THE NORTH SIDE OF BABE STILLWELL FARM RD WITHIN CLOSE PROXIMITY TO HWY 73 FOR EASY ACCESS. THE ADJACENT LAND USES CONSIST OF VACANT LAND AND SINGLE FAMILY RESIDENCES. THE 2040 PLAN SHOWS THIS AREA REMAINING AS A RESIDENTIAL EDGE LAND USE. PER THE TOWN ORDINANCE NEIGHBORHOOD RESIDENTIAL(NR) ZONING ALLOWS FOR SCHOOLS TO BE LOCATED WITHIN THIS DISTRICT UNDER THE CONDITION THAT PRINCIPAL BUILDINGS SHALL CONFORM TO THE STANDARDS OF CIVIC BUILDINGS AND LOTS.

PERMITTED USES

- BY RIGHT - BED AND BREAKFAST INNS , BOARDING OR ROOMING HOUSES FOR UP TO FOUR ROOMERS, CONGREGATE HOUSING DESIGNED WITHIN THE "CIVIC" BUILDING TYPE; FAMILY CARE HOME; **RESIDENTIAL USES**
- WITH CONDITIONS - CEMETERIES, (9.7) ; RELIGIOUS INSTITUTIONS, (9.8) ;COMMERCIAL USE IN A MIXED-USE BUILDING', LOCATED ON AN ARTERIAL OR AT THE INTERSECTION OF A LOCAL STREET AND A LARGER CAPACITY STREET ; COMMERCIAL USE, IN A DETACHED HOUSE BUILDING TYPE, LOCATED WITHIN 1/4 MILE OF A TOWN CENTER DISTRICT AND FRONTING A MAJOR OR MINOR THOROUGHFARE (INCLUDES PROPERTIES IN WHICH ANY PORTION FALLS WITHIN THE 1/4 MILE BOUNDARY) (9.51) ; ESSENTIAL SERVICES 1 AND 2, (9.14); GOVERNMENT BUILDINGS UP TO 5000 SQ. FT. OF GROSS FLOOR AREA ; NEIGHBORHOOD AND OUTDOOR RECREATION, (9.21) ; PARKS, (9.29) ; RETIREMENT COMMUNITIES (9.50); **SCHOOLS, (9.35) ;** TRANSIT-ORIENTED PARKING LOTS AS A PRINCIPAL USE, (9.49) ; TRANSIT SHELTERS, (9.39)
- CONDITIONAL USE: SCHOOL - PRINCIPAL BUILDINGS SHALL CONFORM TO THE STANDARDS OF CIVIC BUILDINGS AND LOTS

MODIFICATION REQUESTS

- THE APPLICANT WOULD LIKE TO APPLY FOR A MODIFICATION TO THE CIVIC BUILDING LOT TYPE REQUIREMENT FOR THE BUILD-TO ZONE (ZO.4.13.1). THE MODIFICATION WOULD ALLOW FOR THE PROPOSED BUILDINGS TO BE SET BACK FURTHER FROM THE MAIN STREET, WHICH IS NEEDED BECAUSE OF THE LARGE AMOUNT OF THE FRONTAGE BEING TAKEN UP BY THE DUKE ENERGY RIGHT-OF-WAY WHERE NO BUILDINGS ARE ALLOWED.

ACCESS

- THE PRIMARY VEHICULAR ACCESS IS THE SINGLE ACCESS DRIVEWAY LOCATED OFF BABE STILLWELL FARM RD.

SIGNAGE

- ALL SIGNS SHALL COMPLY WITH THE TOWN OF HUNTERSVILLE CODE.

TRASH

GARBAGE SERVICES WILL BE PROVIDED IN A DUMPSTER FACILITY ON SITE.

HVAC / UTILITY EQUIPMENT

- HVAC UNITS WILL COMPLY WITH 7.6 OF THE ORDINANCE

WATER/ SEWER / UTILITIES

- PUBLIC WATER IS AVAILABLE ALONG BABE STILLWELL FARM RD
- SEWER WILL BE PROVIDED VIA SEPTIC ON SITE

LIGHTING

- THE LIGHTING FOR THIS PROJECT WILL MEET THE REQUIREMENTS OF 8.26.

ENVIRONMENTAL

- EROSION CONTROL PLANS WILL COMPLY WITH CURRENT ORDINANCES AND BE APPLIED FOR DURING THE COMMERCIAL SITE PLAN PROCESS.
- WATER QUALITY, POST CONSTRUCTION, AND STORM WATER MANAGEMENT WILL COMPLY WITH THE CURRENT ORDINANCES AND WILL BE APPLIED FOR DURING THE SITE PLAN PROCESS.

BUFFERS/LANDSCAPING

- BUFFER YARDS SHALL BE PLANTED IN ACCORDANCE WITH ARTICLE 7.5 OF THE ZONING ORDINANCE. THE BUFFER WILL BE NATURAL, UNDISTURBED WOODED AREAS, AND SUPPLEMENTED IF AN OPAQUE BUFFER IS NOT CREATED WITH EXISTING VEGETATION PER ARTICLE 9.5 OF THE ORDINANCES.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

REZONING PLAN

Z03

N:\25-00458 - elysium school rezoning\DWG Sheets\Z03 - SITE PLAN.DWG 4-20-26 02:04:50 PM tlallova

ROBERT E. KUNKLEMAN
& KATHRYN L. KUNKLEMAN
DB 18252-574
PIN 009-151-02

& KATHRYN L. KUNKLEMAN
DB 11800-094
PIN 009-151-18
ZONE: NR

LOT 793
MB 33-587
ZONE: GR

LOT 792
MB 33-587
ZONE: GR

LOT 791
MB 33-587

LOT 790
MB 33-587
ZONE: GR

LOT 785
MB 33-587
ZONE: GR

LOT 784
MB 33-587
ZONE: GR

LOT 783
MB 33-587
ZONE: GR

LOT 773
MB 31-603
ZONE: GR

CRAIG J. LEONARD, Jr.
CARRIE S. LEONARD
DB 35737-192
PIN 009-151-41
ZONE: NR

EDWIN RAY JONES
DB 25869-848
PIN 009-151-41
ZONE: NR

CHARLES MCGOVERN
DB 9995-009
PIN 009-151-09
ZONE: NR

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 3

8' SIDE SETBACK
30' LAND USE BUFFER
OVERHEAD POWER
PP
782
770
760
CL
50' R/W - SEE DB 3022-439
68' R/W
25 FT NO DISTURBANCE ZONE
TOWER #57
TOWER CENTERLINE DUKE TRANSMISSION LINE
PROPERTY LINE RUNS WITH CENTERLINE OF DUKE POWER
25'
50' PUBLIC R/W
STM MH 0.15 AC IN R/W
SWALE
BABE STILLWELL FARM RD.
PART OF LOT 1
ALBERT BARKLEY
RAMONA BARKLEY
DB 10983-228
PIN 009-151-19
ZONE: NR
LOT 2
EDWARD J. WALSH Jr.
DB 18525-006
PIN 009-151-42
MB 33-535
ZONE: NR
N 72°20'12"W 1758.83'
N 72°20'12"W 1758.83'
TIE ONLY
8273'
N 72°36'25"W

NOTE: STORMWATER SHOULD BE CONVEYED BY VEGETATED SWALES IN PHASES PRIOR TO THE SCM

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

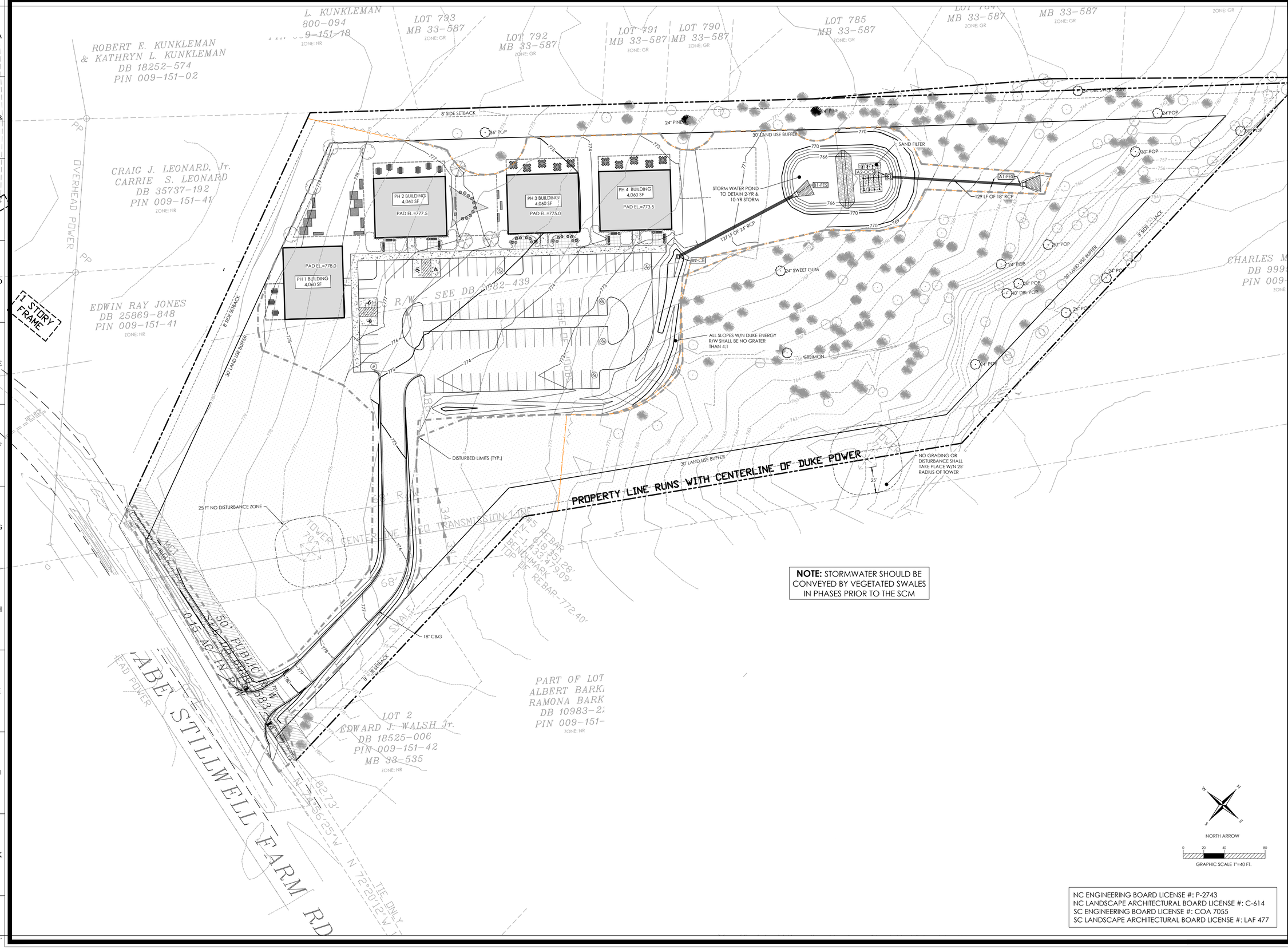
ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

PHASING PLAN

Z03.1

N:\25-00458 - elysium school rezoning\DWG\Sheets\C03 - SITE PLAN.DWG 4-20-26 02:04:56 PM ttallova



NOTE: STORMWATER SHOULD BE CONVEYED BY VEGETATED SWALES IN PHASES PRIOR TO THE SCM

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

PRELIM GRADING PLAN

Z04

N:\25-00458 - elysium school rezoning\DWG\Sheets\C06 - GRADING.DWG 4-20-26 02:05:05 PM ttallova

ROBERT E. KUNKLEMAN
& KATHRYN L. KUNKLEMAN
DB 18252-574
PIN 009-151-02

& KATHRYN L. KUNKLEMAN
DB 11800-094
PIN 009-151-18
ZONE: NR

LOT 793
MB 33-587
ZONE: GR

LOT 792
MB 33-587
ZONE: GR

LOT 791
MB 33-587

LOT 790
MB 33-587
ZONE: GR

LOT 785
MB 33-587
ZONE: GR

LOT 784
MB 33-587
ZONE: GR

LOT 783
MB 33-587
ZONE: GR

LOT 773
MB 31-603
ZONE: GR

CRAIG J. LEONARD, Jr.
CARRIE S. LEONARD
DB 35737-192
PIN 009-151-41
ZONE: NR

EDWIN RAY JONES
DB 25869-848
PIN 009-151-41
ZONE: NR

CHARLES MCGOVERN
DB 9995-009
PIN 009-151-09
ZONE: NR

PART OF LOT 1
ALBERT BARKLEY
RAMONA BARKLEY
DB 10983-228
PIN 009-151-19
ZONE: NR

LOT 2
EDWARD J. WALSH Jr.
DB 18525-006
PIN 009-151-42
MB 33-535
ZONE: NR

POTENTIAL SEPTIC LOCATION
±2,500 SF SEPTIC DRAIN FIELD AND REPAIR AREA BY OTHERS

POTENTIAL SEPTIC LOCATION
±4,000 SF SEPTIC DRAIN FIELD AND REPAIR AREA BY OTHERS

30' BUFFER TO BE SUPPLEMENTED AS REQUIRED WHERE EXISTING VEGETATION DOES NOT PROVIDE DESIRED OPACITY

POTENTIAL SEPTIC LOCATION
±3,500 SF SEPTIC DRAIN FIELD AND REPAIR AREA BY OTHERS

TREE DRIPLINE + 5' (TYP)

8' SIDE SETBACK

30' LAND USE BUFFER

PH 1 BUILDING
4,060 SF

PH 2 BUILDING
4,060 SF

PH 3 BUILDING
4,060 SF

PH 4 BUILDING
4,060 SF

STORMWATER POND

30' BUFFER TO BE PLANTED PER REQUIREMENTS IN TOH ZO ARTICLE 7.5
SEE DETAIL THIS SHEET

PARKING INTERNAL TREE
LARGE MATURING

DUKE ENERGY R/W

CAP

PARKING PERIMETER TREE
SMALL MATURING

PARKING PERIMETER SHRUBS

PARKING PERIMETER TREE
SMALL MATURING
WITHIN DUKE R/W LIMITED
TO MATURE HEIGHT OF 15'

PARKING INTERNAL TREE
SMALL MATURING
WITHIN DUKE R/W LIMITED
TO MATURE HEIGHT OF 15'

PARKING PERIMETER SHRUBS

DISTURBED LIMITS (TYP.)

PROP. TREE PROTECTION FENCING

249.4 LF 2" DOMESTIC WATER LINE

25 FT NO DISTURBANCE ZONE

PROP. STREET TREES UNDER DUKE R/W
TO BE SMALL MATURING REACHING NO
MORE THAN 15' HEIGHT AT MATURITY

45 BEND

EX. 8" PVC WATER MAIN
PER CLTWATER ASBUILTS.
CONTRACTOR TO FIELD VERIFY

77.6 LF 2" DOMESTIC WATER LINE

11.25 BEND

87.7 LF 2" DOMESTIC WATER LINE

PROP. LARGE MATURING STREET TREES

PROP. 2" DOMESTIC WATER METER AND BFP

PROP. 2"x8" TAPPING SLEEVE AND
VALVE TO EXISTING 8" WATER

TYPE C BUFFER TO BE PLANTED PER
REQUIREMENTS IN TOH ZO ARTICLE 7.5

PROPERTY LINE RUNS WITH CENTERLINE OF DUKE POWER

30' BUFFER PLANT MATERIAL WITHIN DUKE R/W
LIMITED TO MATURE HEIGHT OF 15'

OVERHEAD POWER

TOWER 707

CENTERLINE DPCO TRANSMISSION LINE

68' R/W

SWALE

BABE STILLWELL FARM RD.

PROPERTY LINE
30' BUFFER

(CIVIC TO RESIDENTIAL)
30' BUFFER
TYPICAL SECTION OF 30'X100'=3000 SF
4 TREES PER 1000 SF=12 TREES
50% LARGE MATURING TREES=6
25% SMALL MATURING TREES=3
50% EVERGREEN TREES=6
SHRUBS-7 PER 1000 SF=21 EVERGREEN

BUFFERS ARE UNDISTURBED EXCEPT AS NOTED

30' BUFFER DIAGRAM

NORTH ARROW

0 20 40 80
GRAPHIC SCALE 1"=40 FT.

PLANTING REQUIREMENTS

30' LAND USE BUFFER
ANY CIVIC USE ABUTTING A PROPERTY ZONED RESIDENTIAL OR CURRENT USE IS RESIDENTIAL

WIDTH: 30 FT
TREES: 4 TREES PER 1000 SF BUFFER AREA
50% LARGE MATURING EVERGREEN, 25% SMALL MATURING
SHRUBS: 7 SHRUBS PER 1000 SF BUFFER AREA
100% EVERGREEN

PARKING LOT LANDSCAPING
PERIMETER - WIDTH: 10 FT
LARGE MATURING TREES EVERY 40 FT OR SMALL/MEDIUM MATURING TREES EVER 30 FT WHERE PLANTED UNDER OVERHEAD POWER LINES
CONTINUOUS ROW OF EVERGREEN SHRUBS PLANTED AT 4 FT O.C.
INTERIOR
EACH SECTION OF PARKING (UP TO 35 SPACES PER SECTION) SHALL BE ENCLOSED BY TREES OR BUILDING WALL, WITH MAX. SPACING OF 40 FT O.C.

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

PRELIM UTILITY + LANDSCAPE PLAN

Z05

N:\25-00458 - elysium school rezoning\DWG Sheets\C08 - LANDSCAPE.dwg 4-20-26 02:05:15 PM tlallova

FRONT ELEVATION



RIGHT SIDE ELEVATION



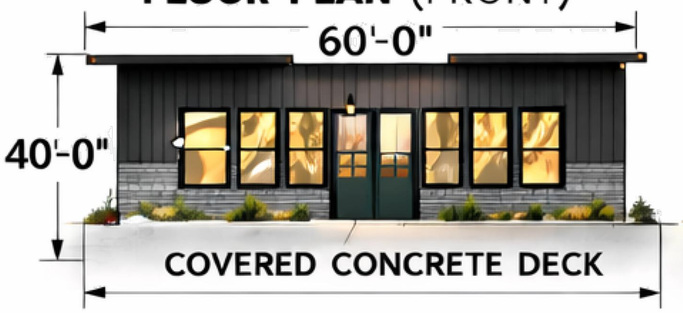
REAR ELEVATION (3 GLASS GARAGE DOORS)



LEFT SIDE ELEVATION



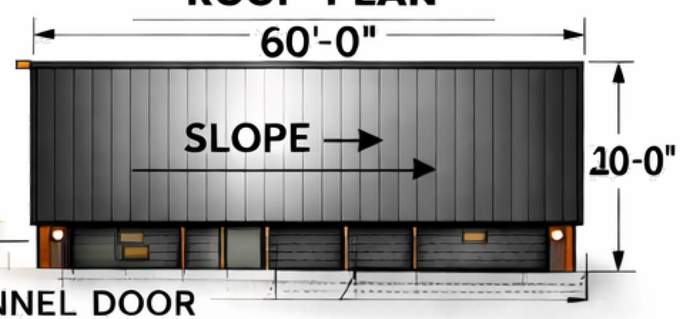
FLOOR PLAN (FRONT)



REAR (GARAGE)



ROOF PLAN



MATERIALS & COLORS

BLACK METAL

GRAY METAL

WOOD ACCENTS

DARK GREEN DOORS

CONCRETE

NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

Know what's below. Call before you dig.

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

CONCEPTUAL ELEVATIONS

Z06

N:\25-00458 - elysium school rezoning\DWG\Sheets\A01 - ELEVATIONS.dwg 4-20-26 02:05:23 PM tlallova

ELYSIUM REZONING MEETING REPORT

Location:	16500 Holly Crest Ln, Huntersville, NC 28078
Date:	April 22nd, 2026
Time:	5:30-6:30pm

I. AGENDA

a. Applicant presentation and rezoning overview
b. Community Q & A
c. Discussions

II. GENERAL DISCUSSION

The applicant, Tory Thompson introduced herself and told a little bit about who and what Elysium school is. She noted the school's current state and location and the need for a new location due to growth. There were 11x17 copies of the rezoning plan along with 8.5x11s provided to all community members of the proposed site, phasing and building

III. QUESTIONS AND RESPONSES

1. What are the projected traffic patterns?
   Response: Drop off and pick up will be staggered, with lots of families carpooling. No stacking on the road, no buses.

2. How are you allowed to put impervious under the Duke Power lines?
   Response: Impervious is allowed within the Duke R/W, no storm or sewer structures are allowed within the R/W. Driveways are allowed as long as the access is out of the easement area and you are crossing at a 70-90 degree angle.

3. Is there a health risk to students being under the power lines?
   Response: There have been studies on this and it has been proven this does not exhibit health risks to students or adults.

4. What is your phasing time line and disturbance?
   Response: 2-3 years, with the first building starting in 2026-2027. Disturbance will be minimal as these are prefab buildings, no stick built and will go up quickly.

5. How can residents be sure you aren't going to grow over the 140 students
   Response: We would not be able to go beyond that under this rezoning and also large schools is not what Elysium is about so if this location is doing very well and we need for space, we would acquire another piece of land like this in either Charlotte or Troutman area and keep the numbers about the same at the other locations.

6. What's the reason to have the driveway so close to the neighbor's property?
   Response: Duke does not allow us have a driveway access connection within their R/W and it needs to be at a certain angle so resituating the driveway further away would not allow for the same angle crossing the Duke R/W.

7. How are you getting sewer here?
   Response: It's too expensive for the extension from so far away, sewer will be via septic

8. How many students + staff?
   Response: 140 total final build out

9. How close will trees be taken down near our property line?
   Response: There is an undisturbed 30' buffer so we will not be able to take down any trees in that 30' buffer.

10. What Phase will the edge of the woods be cleared?
    Response: We will only clear what is needed for each phase so that edge is not being touched until Phase3.

11. What is your night lighting like?
    Response: It is very dim on the fronts of the buildings but we'll have motion sensor lighting for security cameras.

12. Will there be security cameras showing into our property?
    Response: No, there will be security cameras but the will be pointed in between the buildings and with the 30' vegetated buffer, they will not be able to see into your property

13. Are you fencing in the property?
    Response: No, kids will not be on the property without supervision, they will not be wandering into your back yards.

Town Engineering Rezoning Comment Summary
R26-04 Elysium School Rezoning (CSP-500122)
Babe Stillwell Farm Road (PID 00915108)
Huntersville, NC 28078

General Project Information

This proposed rezoning is located on Babe Stillwell Farm Road, approximately 950 feet south from the intersection of Babe Stillwell Farm Road and NC 73. The development consists of a private school, constructed in four phases per the site plan provided on 3/27/2026.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Transportation and Stormwater:

1) The development has not yet provided a vehicle stacking plan for its full buildout condition, as of the plan set provided on 3/27/2026.

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Adopt Budget Ordinance

Explain Request:
Consider adopting the Budget Ordinance for Fiscal Year 2027.

Action Recommended: Adopt Item

Alternative Action:
None

Financial Implications:
N/A

Attachments:
1. June 2 - Budget Ordinance - 2026-2027

2026-2027 BUDGET ORDINANCE
TOWN OF HUNTERSVILLE

WHEREAS, the Town of Huntersville is required by the North Carolina Local Government Budget and Fiscal Control Act to adopt an annual balanced budget; and

WHEREAS, a balanced budget has been prepared for the Town of Huntersville for the fiscal year 2026-2027 under the provisions set forth in the above referenced legislation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Huntersville adopts the following budget ordinance:

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

Section 1A – The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Governing Body	$	460,235
Administration		7,820,503
Capital Projects		5,469,400
Town Center/Parking Deck		226,420
Town Hall		291,000
Planning		2,625,292
Police		24,803,010
Engineering		6,889,945
Public Works		11,315,346
Fleet Services		662,190
Parks and Recreation		7,098,512
Fire and Safety		9,718,798
Powell Bill		4,350,000
Storm Water		3,235,000
Tourism Tax		3,034,160
Debt Service		8,602,845
	$	96,602,656

Section 1B – It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Ad Valorem Taxes	$	35,762,000
Vehicle Tax		2,591,700
Rental Vehicle Tax		36,000
Penalties & Interest		50,000
Fire Tax		2,722,310
Local Option Sales Tax		10,200,000
Transportation Sales Tax		5,400,000
Utilities Franchise Tax		2,900,000
Tele/Satellite Sales Tax		475,000
Beer & Wine Tax		285,000
ABC Revenue		150,000
Solid Waste Fee		6,080,000
Waste Disposal Fee		35,000
School Resource Officer		789,390
Police Revenue		51,500
Policing ETJ		1,400,000
Recreation Fees		1,026,100
Rent from Electricities		105,000
Electric Admin. Fund		200,000
HFFA Admin. fees		40,000
Planning & Zoning		64,070
Investment Earnings		2,000,000
Rental Income		30,001
Misc. Revenue		314,370
Tree fund		100,000
Occupancy		725,000
Prepared Food Tax		1,850,000
U Drive it		175,000
Powell Bill		2,200,000
Storm Water		1,400,000
Powell Bill reserve		2,150,000
Storm Water reserve		1,835,000
Tourism		284,160
General Fund reserve		13,176,055
Total Revenue	$	96,602,656

Section 1C – There is hereby levied a tax at the rate of twenty-two and three quarters cents ($0.2275) per one hundred dollars ($100) valuation of the property as listed for taxes as of January 1, 2026, for the purpose of current year property taxes listed under "Ad Valorem Taxes" in the General Fund in Section 1B. This rate is based on an estimated total valuation of property for the purposes of taxation of $17,513,769,322 and an estimated rate of collection of ninety-nine (99.00%).

Section 1D – There is hereby levied a fee of $270 annually for the purpose of solid waste collection.

Section 2A – The following amounts are hereby appropriated in the Electric Fund for the operation of the Town's electrical system for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Electrical System Expenditures		$ 30,176,567
	Total Expenditures	$ 30,176,567

Section 2B – It is estimated that the following revenues will be available in the Electric Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Charges for Electricity		$ 28,406,315
Other Revenues		1,770,252
	Total Revenue	$ 30,176,567

Section 3A – The following amounts are hereby appropriated in the Huntersville Family Fitness and Aquatics Center Fund for the operation of the Town's Fitness and Aquatics Center for the fiscal year beginning July 1, 2026 ending June 30, 2027:

Huntersville Family & Aquatics Expenditures		$ 3,678,050
	Total Expenditures	$ 3,678,050

Section 3B – It is estimated that the following revenues will be available in the Huntersville Family Fitness and Aquatics Center Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Joining/Monthly Fees		$ 1,595,000
Transfer from other fund		439,050
Other Revenues		1,644,000
	Total Revenue	$ 3,678,050

Section 4A – The following amounts are hereby appropriated in the Special Revenue Fund for the operation of the Transportation Reserve Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Transportation Reserve Expenditures	$	1,000,000
Total Expenditures	$	1,000,000

Section 4B – It is estimated that the following revenues will be available in the Special Revenue Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027 based on a fee of $20 per vehicle.

Vehicle Registration Fee	$	1,000,000
Total Revenue	$	1,000,000

Section 5A – The following amounts are hereby appropriated in the Special Revenue Fund for the operation of the Commerce Station Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Commerce Station Expenditures	$	500,000
Total Expenditures	$	500,000

Section 5B – It is estimated that the following revenues will be available in the Special Revenue Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Ad Valorem Tax	$	500,000
Total Revenue	$	500,000

Section 6A – The following amounts are hereby appropriated in the Special Revenue Fund for the operation of the Land Development Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Land Development Expenditures	$	1,252,450
Total Expenditures	$	1,252,450

Section 6B – It is estimated that the following revenues will be available in the Land Development Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Land Development revenue		$ 1,252,450
	Total Revenue	$ 1,252,450

Section 7A – The following amounts are hereby appropriated in the Capital Projects Fund for the operation of the PAVE Act Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

PAVE Act Expenditures		$ 6,000,000
	Total Expenditures	$ 6,000,000

Section 7B – It is estimated that the following revenues will be available in the PAVE Act Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

PAVE Act revenue		$ 6,000,000
	Total Revenue	$ 6,000,000

Section 8 – The North Carolina Local Government Budget and Fiscal Control Act allows the Board of Commissioners to amend the Budget Ordinance any time during the fiscal year, so long as it complies with the North Carolina General Statutes.

Section 9 – All capital items, (items exceeding $5,000), are to be approved in accordance with the adopted annual budget. The Finance Officer will maintain a list of approved capital outlay items and any changes must be approved by the Town Manager.

Section 10 – Encumbrances. Appropriations herein authorized and made shall have the amount of outstanding encumbrances as of June 30, 2026 added to each appropriation, as it appears in order to account for the expenditures in the fiscal year they are paid.

Section 11 – A copy of this Budget Ordinance shall be furnished to the Director of Finance for the Town of Huntersville to be kept on file for direction in the disbursement of funds.

Adopted this 2nd day of June 2026.

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Subject: 106 Gilead Road Purchase Agreement

Explain Request:

Consider approving an Agreement for Purchase and Sale of Real Property to purchase approximately 1.727 acres located at 106 Gilead Road in Huntersville, NC

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

Purchase price is $1,380,000

Attachments:

1. Pur Agt 106 Gilead (Garner Living Trust)-5-14-26-SELLER SIGNED (002)

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT, including any and all addenda attached hereto ("Agreement"), is by and between Larry W. Garner and Frances M. Garner as trustees under the Garner Living Trust dated January 6, 2004 ("Seller"), and the **Town of Huntersville, North Carolina**, a North Carolina **municipality (**"Buyer").

FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

Section 1. Terms and Definitions: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "**Property**"**: 106 Gilead Road, Huntersville, NC 28078 consisting of approximately a total of 1.727 acres**, consisting of all of the following tax parcel: PID **01712208**; as generally shown on Exhibit A, attached hereto and incorporated herewith by reference, together with all buildings and improvements thereon and all fixtures and appurtenances thereto.

(b)

$1,380,000.00 (b) **"Purchase Price"** shall mean the sum of **one million, three hundred eighty thousand** Dollars,

payable on the following terms:

$0.00 (i) **"Earnest Money"** shall mean **Zero** Dollars

Upon this Agreement becoming a contract in accordance with Section 14, the Earnest Money shall be promptly deposited in escrow with: NA

❑ **ANY EARNEST MONEY DEPOSITED BY BUYER IN A TRUST ACCOUNT MAY BE PLACED IN AN INTEREST BEARING TRUST ACCOUNT, AND:** ***(check only ONE box)***

❑ **ANY INTEREST EARNED THEREON SHALL BE APPLIED AS PART PAYMENT OF THE PURCHASE PRICE OF THE PROPERTY AT CLOSING, OR DISBURSED AS AGREED UPON UNDER THE PROVISIONS OF SECTION 10 HEREIN. (Buyer's Taxpayer Identification Number is:)**

❑ **ANY INTEREST EARNED THEREON SHALL BELONG TO THE ACCOUNT HOLDER IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.**

N/A (ii) **Proceeds of a new loan** in the amount of _____ _____Dollars for a term of _____years, with an amortization period not to exceed_____years, at an interest rate not to exceed _____% per annum with mortgage loan discount points not to exceed_____% of the loan amount, or such other terms as may be set forth on **Exhibit B**. Buyer shall pay all costs associated with any such loan.

N/A (iii) **Delivery of a promissory note** secured by a deed of trust, said promissory note in the amount of _____Dollars being payable over a term of_____years, with an amortization period of_years, payable in monthly installments of principal, together with accrued interest on the outstanding principal balance at the rate of _____percent (_____%) per annum in the amount of $_____ _____, with the first principal payment beginning on the first day of the month next succeeding the date of Closing, or such other terms as may be set forth on **Exhibit B**. At any time, the promissory note may be prepaid in whole or in part without penalty and without further interest on the amounts prepaid from the date of such prepayment. **(NOTE: In the event of Buyer's subsequent default upon a promissory note**

and deed of trust given hereunder, Seller's remedies may be limited to foreclosure of the Property. If the deed of trust given hereunder is subordinated to senior financing, the material terms of such financing must be set forth on Exhibit B. If such senior financing is subsequently foreclosed, the Seller may have no remedy to recover under the note.)

N/A (iv) **Assumption** of that unpaid obligation of Seller secured by a deed of trust on the Property, such obligation having an outstanding principal balance of $_____ and evidenced by a note bearing interest at the rate of_____percent (_____%) per annum, and a current payment amount of $_____.

$1,380,000.00 (v) **Cash, balance of Purchase Price**, at Closing in the amount of **one million, three hundred eighty thousand** Dollars.

(c) **"Closing"** shall mean the date of completion of the process detailed in Section 11 of this Agreement. Closing shall occur on or before **90 days from the Contract Date.**

(d) **"Contract Date"** means the date this Agreement has been fully executed by both Buyer and Seller, such execution to occur after approval of the Agreement by the Town of Huntersville Board of Commissioners.

(e) **"Examination Period"** shall mean the period beginning on the first day after the Contract Date and extending through 5:00pm (based upon time at the locale of the Property) on the date that is **60 days after the Contract Date.** ***TIME IS OF THE ESSENCE AS TO THE EXAMINATION PERIOD.***

(g) **"Broker(s)"** shall mean:

N/A _____("Listing Agency"),

_____("Listing Agent" – License #_____)

Acting as: [] Seller's Agent; ❑ Dual Agent

And ("Selling Agency"),

_____("Selling Agent"- License #_____)

Acting as: [] Buyer's Agent; ❑ Seller's (Sub)Agent; ❑ Dual Agent

(h) **"Seller's Notice Address"** shall be as follows:

Larry W. Garner and Frances M. Garner as trustees under the Garner Living Trust dated January 6, 2004
7417 Fox Chase Drive
Trinity, NC 27370

e-mail address: garnerlwg0@aol.com fax number:_____

except as same may be changed pursuant to Section 12.

(i) **"Buyer's Notice Address"** shall be as follows:
Anthony Roberts, Town Manager
P.O. Box 664
Huntersville, NC 28078

e-mail address:_____fax number:_____

except as same may be changed pursuant to Section 12.

[X] (j) If this block is marked, additional terms of this Agreement are set forth on **Exhibit B** attached hereto and incorporated herein by reference. **(Note: Under North Carolina law, real estate agents are not permitted to** draft conditions or contingencies to this Agreement.)

❑ (k) If this block is marked, additional terms of this Agreement are set forth on the Additional Provisions Addendum (Form 581-T) attached hereto and incorporated herein by reference.

Section 2. Sale of Property and Payment of Purchase Price: Seller agrees to sell and Buyer agrees to buy the Property for the Purchase Price.

Section 3. Proration of Expenses and Payment of Costs: Seller and Buyer agree that all property taxes (on a calendar year basis), leases, rents, mortgage payments and utilities or any other assumed liabilities as detailed on attached **Exhibit B**, if any, shall be prorated as of the date of Closing. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Agreement, excise tax (revenue stamps), any deferred or rollback taxes, and other conveyance fees or taxes required by law, and the following: [none].

Buyer shall pay recording costs, costs of any title search, title insurance, survey, the cost of any inspections or investigations undertaken by Buyer under this Agreement and the following: [none].

Each party shall pay its own attorney's fees.

Section 4. Deliveries: Seller agrees to use best efforts to deliver to Buyer as soon as reasonably possible after the Contract Date copies of all material information relevant to the Property in the possession of Seller, including but not limited to: title insurance policies (and copies of any documents referenced therein), surveys, soil test reports, environmental surveys or reports, site plans, civil drawings, building plans, maintenance records and copies of all presently effective warranties or service contracts related to the Property. Seller authorizes (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys. If Buyer does not consummate the Closing for any reason other than Seller default, then Buyer shall return to Seller all materials delivered by Seller to Buyer pursuant to this Section 4 (or Section 7, if applicable), if any, and shall, upon Seller's request, provide to Seller copies of (subject to the ownership and copyright interests of the preparer thereof) any and all studies, reports, surveys and other information relating directly to the Property prepared by or at the request of Buyer, its employees and agents, and shall deliver to Seller, upon the release of the Earnest Money, copies of all of the foregoing without any warranty or representation by Buyer as to the contents, accuracy or correctness thereof.

Section 5. Evidence of Title: Seller agrees to convey fee simple insurable title to the Property without exception for mechanics' liens, free and clear of all liens, encumbrances and defects of title other than: (a) zoning ordinances affecting the Property, (b) Leases (as defined in Section 7, if applicable) and (c) specific instruments on the public record at the Contract Date agreed to by Buyer (not objected to by Buyer prior to the end of the Examination Period), which specific instruments shall be enumerated in the deed referenced in Section 11 (items 5(a), 5(b) and 5(c) being collectively "Permitted Exceptions"); provided that Seller shall be required to satisfy, at or prior to Closing, any encumbrances that may be satisfied by the payment of a fixed sum of money, such as deeds of trust, mortgages or statutory liens. Seller shall not enter into or record any instrument that affects the Property (or any personal property listed on **Exhibit A**) after the Contract Date without the prior written consent of Buyer, which consent shall not be unreasonably withheld, conditioned or delayed.

Section 6. Conditions: This Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon fulfillment (or waiver by Buyer, whether explicit or implied) of the following conditions:

(a) **New Loan:** [intentionally deleted]

(b) **Qualification for Assumption**: [intentionally deleted]

(c) **Title Examination:** After the Contract Date, Buyer shall, at Buyer's expense, cause a title examination to be made of the Property before the end of the Examination Period. In the event that such title examination shall show that Seller's title is not fee simple insurable, subject only to Permitted Exceptions, then Buyer shall promptly notify Seller in writing of all such title defects and exceptions, in no case later than the end of the Examination Period, and Seller shall have thirty (30) days to cure said noticed defects. If Seller does not cure the defects or objections within thirty (30) days of notice thereof, then Buyer may terminate this Agreement and receive a return of Earnest Money (notwithstanding that the Examination Period may have expired). If Buyer is to purchase title insurance, the insuring company must be licensed to do business in the state in which the Property is located. Title to the Property must be insurable at regular rates, subject only to standard exceptions and Permitted Exceptions.

(d) **Same Condition**: If the Property is not in substantially the same condition at Closing as of the date of the offer, reasonable wear and tear excepted, then the Buyer may (i) terminate this Agreement and receive a return of the Earnest Money or (ii) proceed to Closing whereupon Buyer shall be entitled to receive, in addition to the Property, any of the Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property.

(e) Inspections: Buyer, its agents or representatives, at Buyer's expense and at reasonable times during normal business hours, shall have the right to enter upon the Property for the purpose of inspecting, examining, conducting timber cruises, and surveying the Property; provided, however, that Buyer shall not conduct any invasive testing of any nature without the prior express written approval of Seller as to each specific invasive test intended to be conducted by Buyer. Buyer shall conduct all such on-site inspections, examinations, testing, timber cruises and surveying of the Property in a good and workmanlike manner, at Buyer's expense, shall repair

any damage to the Property caused by Buyer's entry and on-site inspections and shall conduct same in a manner that does not unreasonably interfere with Seller's or any tenant's use and enjoyment of the Property. In that respect, Buyer shall make reasonable efforts to undertake on-site inspections outside of the hours Seller's or any tenant's business is open to the public. Buyer shall provide Seller or any tenant (as applicable) reasonable advance notice of and Buyer shall cause its agents or representatives and third party service providers (e.g. inspectors, surveyors, etc.) to give reasonable advance notice of any entry onto the Property. Buyer shall be obligated to observe and comply with any terms of any tenant lease which conditions access to such tenant's space at the Property. Upon Seller's request, Buyer shall provide to Seller evidence of general liability insurance. Buyer shall also have a right to review and inspect all contracts or other agreements affecting or related directly to the Property and shall be entitled to review such books and records of Seller that relate directly to the operation and maintenance of the Property, provided, however, that Buyer shall not disclose any information regarding this Property (or any tenant therein) unless required by law and the same shall be regarded as confidential, to any person, except to its attorneys, accountants, lenders and other professional advisors, in which case Buyer shall obtain their agreement to maintain such confidentiality. Buyer assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under this Section 6(e) and agrees to indemnify and hold Seller harmless from any damages resulting therefrom. This indemnification obligation of Buyer shall survive the Closing or earlier termination of this Agreement. Except as provided in Section 6(c) above, Buyer shall have from the Contract Date through the end of the Examination Period to perform the above inspections, examinations and testing. **IF BUYER CHOOSES NOT TO PURCHASE THE PROPERTY, FOR ANY REASON, OR NO REASON, AND PROVIDES WRITTEN NOTICE TO SELLER THEREOF PRIOR TO THE EXPIRATION OF THE EXAMINATION PERIOD, THEN THIS AGREEMENT SHALL TERMINATE, AND BUYER SHALL RECEIVE A RETURN OF THE EARNEST MONEY.**

Section 7. Leases (Check one of the following, as applicable):

[X] If this box is checked, Seller affirmatively represents and warrants that there are no Leases (as hereinafter defined) affecting the Property.

[ ] If this box is checked, Seller discloses that there are one or more leases affecting the Property ("Leases") and the following provisions are hereby made a part of this Agreement.

(a) A list of all Leases shall be set forth on **Exhibit C**. Seller represents and warrants that as of the Contract Date, there are no other Leases, oral or written, recorded or not, nor any subleases affecting the Property, except as set forth on **Exhibit C;**

(b) Seller shall deliver copies of any Leases to Buyer pursuant to Section 4 as if the Leases were listed therein;

(c) Seller represents and warrants that as of the Contract Date there are no current defaults (or any existing situation which, with the passage of time, or the giving of notice, or both, or at the election of either landlord or tenant could constitute a default) either by Seller, as landlord, or by any tenant under any Lease ("Lease Default"). In the event there is any Lease Default as of the Contract Date, Seller agrees to provide Buyer with a detailed description of the situation in accordance with Section 4. Seller agrees not to commit a Lease Default as Landlord after the Contract Date, and agrees further to notify Buyer immediately in the event a Lease Default arises or is claimed, asserted or threatened to be asserted by either Seller or a tenant under the Lease.

(d) In addition to the conditions provided in Section 6 of this Agreement, this Agreement and the rights and obligations of the parties under this Agreement are hereby made expressly conditioned upon the assignment of Seller's interest in any Lease to Buyer in form and content acceptable to Buyer (with tenant's written consent and acknowledgement, if required under the Lease). Seller agrees to deliver an assignment of any Lease at or before Closing, with any security deposits held by Seller under any Leases to be transferred or credited to Buyer at or before Closing. The assignment shall provide: (i) that Seller shall defend, indemnify and hold Buyer harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Buyer which are caused by or the result of any default by Seller under any Lease prior to the date of Closing, and (ii) that Buyer shall defend, indemnify and hold Seller harmless from claims, losses, damages and liabilities (including, without limitation, court costs and attorneys' fees) asserted against or incurred by Seller which are caused by or the result of any default by Buyer under any Lease after the date of Closing.

(e) Seller also agrees to execute and deliver (and work diligently to obtain any tenant signatures necessary for same) any estoppel certificates and subordination, nondisturbance and attornment agreements in such form as Buyer may reasonably request.

Section 8. Environmental: Seller represents and warrants that it has no actual knowledge of the presence or disposal, except as in accordance with applicable law, within the buildings or on the Property of hazardous or toxic waste or substances, which are defined as those substances, materials, and wastes, including, but not limited to, those substances, materials and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 CFR Part 172.101) or by the Environmental Protection Agency as hazardous substances (40 CFR Part 302.4) and amendments thereto, or such substances, materials and wastes, which are or become regulated under any applicable local, state or federal law, including, without limitation, any material, waste or substance which is (i) petroleum, (ii) asbestos, (iii) polychlorinated biphenyls, (iv) designated as a Hazardous Substance pursuant to Section 311 of the Clean Water Act of 1977 (33 U.S.C. §l32l) or listed pursuant to Section 307 of the Clean Water Act of 1977 (33 U.S.C. §l317), (v) defined as a hazardous waste pursuant to Section 1004 of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §6903) or (vi) defined as a hazardous substance pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601). Seller has no actual knowledge of any contamination of the Property from such substances as may have been disposed of or stored on neighboring tracts.

Section 9. Risk of Loss/Damage/Repair: Until Closing, the risk of loss or damage to the Property, except as otherwise provided herein, shall be borne by Seller. Except as to maintaining the Property in its same condition, Seller shall have no responsibility for the repair of the Property, including any improvements, unless the parties hereto agree in writing.

Section 10. Earnest Money Disbursement: In the event that any condition hereto is not satisfied, then the Earnest Money shall be refunded to Buyer. In the event of breach of this Agreement by Seller, the Earnest Money shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this Agreement by Buyer, the Earnest Money Deposit shall be paid to Seller as liquidated damages and as Seller's sole and exclusive remedy for such breach, but without limiting Seller's rights under Section 6(e) or Section 22 of this Agreement. It is acknowledged by the parties that payment of the Earnest Money to Seller in the event of a breach of this Agreement by Buyer is compensatory and not punitive, such amount being a reasonable estimation of the actual loss that Seller would incur as a result of such breach. The payment of the Earnest Money to Seller shall not constitute a penalty or forfeiture but actual compensation for Seller's anticipated loss, both parties acknowledging the difficulty determining Seller's actual damages for such breach.

NOTE: In the event of a dispute between Seller and Buyer over the disposition of the Earnest Money held in escrow, a licensed real estate broker is required by state law (and Escrow Agent, if not a broker, hereby agrees) to retain the Earnest Money in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a broker or an attorney licensed to practice law in North Carolina is holding the Earnest Money, the broker or attorney may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A- 12.

Seller and Buyer hereby agree and acknowledge that the Escrow Agent assumes no liability in connection with the holding of the Earnest Money pursuant hereto except for negligence or willful misconduct of Escrow Agent. Escrow Agent shall not be responsible for the validity, correctness or genuineness of any document or notice referred to under this Agreement. Seller and Buyer hereby agree to indemnify, protect, save and hold harmless Escrow Agent and its successors, assigns and agents pursuant to this Agreement, from any and all liabilities, obligations, losses, damages, claims, actions, suits, costs or expenses (including attorney fees) of whatsoever kind or nature imposed on, incurred by or asserted against Escrow Agent which in any way relate to or arise out of the execution and delivery of this Agreement and any action taken hereunder; provided, however, that Seller and Buyer shall have no such obligation to indemnify, save and hold harmless Escrow Agent for any liability incurred by, imposed upon or established against it as a result of Escrow Agent's negligence or willful misconduct.

Section 11. Closing: At or before Closing, Seller shall deliver to Buyer a general warranty deed unless and other documents customarily executed or delivered by a seller in similar transactions, including without limitation, a bill of sale for any personal property listed on Exhibit A, an owner's affidavit, lien waiver forms (and such other lien related documentation as shall permit the Property to be conveyed free and clear of any claim for mechanics' liens) and a non-foreign status affidavit (pursuant to the Foreign Investment in Real Property Tax Act), and Buyer shall cause to be delivered the funds necessary to pay to Seller the Purchase Price. The Closing shall be conducted by Buyer's attorney or handled in such other manner as the parties hereto may mutually agree in writing. Possession shall be delivered at Closing, unless otherwise agreed herein. The Purchase Price and other funds to be disbursed pursuant to this Agreement shall not be disbursed until the Buyer's attorney's (or other designated settlement agent's) receipt of authorization to disburse all necessary funds.

Section 12. Notices: Unless otherwise provided herein, all notices and other communications which may be or are required to be given or made by any party to the other in connection herewith shall be in writing (which shall include electronic mail) and shall be deemed to have been properly given and received (i) on the date delivered in person or (ii) the date deposited in the United States mail, registered or certified, return receipt requested, to the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith, (iii) upon the sender's receipt of evidence of complete and successful transmission of electronic mail or facsimile to the electronic mail address or facsimile number, if any, provided in Section 1(g) as to Seller and in Section 1(h) as to Buyer or (iv) on the date deposited with a recognized overnight delivery service, addressed to the addresses set out in Section 1(g) as to Seller and in Section 1(h) as to Buyer, or at such other addresses as specified by written notice delivered in accordance herewith. If a notice is sent by more than one method, it will be deemed received upon the earlier of the

dates of receipt pursuant to this Section.

Section 13. Counterparts; Entire Agreement: This Agreement may be executed in one or more counterparts, which taken together, shall constitute one and the same original document. Copies of original signature pages of this Agreement may be exchanged via facsimile or e-mail, and any such copies shall constitute originals. This Agreement constitutes the sole and entire agreement among the parties hereto and no modification of this Agreement shall be binding unless in writing and signed by all parties hereto. The invalidity of one or more provisions of this Agreement shall not affect the validity of any other provisions hereof and this Agreement shall be construed and enforced as if such invalid provisions were not included.

Section 14. Enforceability: This Agreement shall become a contract when signed by both Buyer and Seller and such signing is communicated to both parties; it being expressly agreed that the notice described in Section 12 is not required for effective communication for the purposes of this Section 14. The parties acknowledge and agree that: (i) the initials lines at the bottom of each page of this Agreement are merely evidence of their having reviewed the terms of each page, and (ii) the complete execution of such initials lines shall not be a condition of the effectiveness of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns and their personal representatives.

Section 15. Adverse Information and Compliance with Laws

(a)**Seller Knowledge/Assessments:** Seller has no actual knowledge of (i) condemnation(s) affecting or contemplated with respect to the Property; (ii) actions, suits or proceedings pending or threatened against the Property; (iii) changes contemplated in any applicable laws, ordinances or restrictions affecting the Property; or (iv) governmental special assessments, either pending or confirmed, for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows (Insert "None" or the identification of any matters relating to (i) through (iv)above, if any): NONE

_____.

Note: For purposes of this Agreement: (i) a "special assessment" is defined as a charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners' association in addition to any regular assessment (dues), either of which may be a lien against the Property; a special assessment may be either pending or confirmed; (ii) a "confirmed" special assessment is defined as an assessment that has been approved by a governmental agency or an owners' association for the purpose(s) stated, whether, at the time of Closing, it is payable in a lump sum or future installments; (iii) a "pending" special assessment is defined as an assessment that is under formal consideration by a governmental agency or an owners' association but which has not been approved prior to Closing. Seller shall pay, in full at Closing, all confirmed governmental or association special assessments, provided that the amount thereof can be reasonably determined or estimated. The payment of such determined or estimated amount shall be the final payment between Buyer and Seller as to any confirmed special assessments. If the amount of any special assessment cannot be reasonably determined or estimated, the special assessment shall be deemed a pending special assessment. Buyer shall take title subject to all pending special assessments disclosed by Seller herein, if any.

(b)**Compliance:** To Seller's actual knowledge, (i) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions pertaining to or affecting the Property; (ii) performance of the Agreement will not result in the breach of, constitute any default under or result in the imposition of any lien or encumbrance upon the Property under any agreement or other instrument to which Seller is a party or by which Seller or the Property is bound; and (iii) there are no legal actions, suits or other legal or administrative proceedings pending or threatened against the Property, and Seller is not aware of any facts which might result in any such action, suit or other proceeding.

(c)**Owners' Association**: If the Property is subject to regulation by an owners' association, Seller shall deliver the following information to Buyer pursuant to Section 4 as if the same were listed therein (or Seller shall state that Seller does not have same in their possession or that such item is not applicable): (i) the name of the owners' association; (ii) the amount of regular assessments (dues); (iii) the name, address and telephone number of the president of the owners' association or of the association manager or management company; (iv) the owners' association website address; (v) the Seller's statement of account; (vi) the master insurance policy showing the coverage provided and the deductible amount; (vii) copies of any Declaration and/or Restrictive Covenants; (viii) the Rules and Regulations, (ix) the Articles of Incorporation and Bylaws of the owners' association; (x) the current financial statement and budget of the owners' association; (xi) the parking restrictions and information; and (xii) the architectural guidelines. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the foregoing items affecting the Property, including any amendments thereto.

Section 16. Survival of Representations and Warranties: All representations, warranties, covenants and agreements made by the parties hereto shall survive the Closing and delivery of the deed. Seller shall, at or within six (6) months after the Closing, and without further consideration, execute, acknowledge and deliver to Buyer such other documents and instruments, and take such other action as Buyer may reasonably request or as may be necessary to more effectively transfer to Buyer the Property.

Section 17. Applicable Law: This Agreement shall be construed under the laws of the state in which the Property is located. This form has only been approved for use in North Carolina.

Section 18. Assignment: This Agreement is freely assignable unless otherwise expressly provided on Exhibit B.

Section 19. Tax-Deferred Exchange: In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Seller and Buyer shall execute such additional documents, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

Section 20. Memorandum of Contract: Upon request by either party, the parties hereto shall execute a memorandum of contract in recordable form setting forth such provisions hereof (other than the Purchase Price and other sums due) as either party may wish to incorporate. Such memorandum of contract shall contain a statement that it automatically terminates and the Property is released from any effect thereby as of a specific date to be stated in the memorandum (which specific date shall be no later than the date of Closing). The cost of recording such memorandum of contract shall be borne by the party requesting execution of same.

Section 21. Authority: Each signatory to this Agreement represents and warrants that he or she has full authority to sign this Agreement and such instruments as may be necessary to effectuate any transaction contemplated by this Agreement on behalf of the party for whom he or she signs and that his or her signature binds such party.

Section 22. Brokers: Except as expressly provided herein, Buyer and Seller agree to indemnify and hold each other harmless from any and all claims of brokers, consultants or real estate agents by, through or under the indemnifying party for fees or commissions arising out of the sale of the Property to Buyer. Buyer and Seller represent and warrant to each other that: (i) except as to the Brokers designated under Section 1(f) of this Agreement, they have not employed nor engaged any brokers, consultants or real estate agents to be involved in this transaction and (ii) that the compensation of the Brokers is established by and shall be governed by separate agreements entered into as amongst the Brokers, the Buyer and/or the Seller.

Section 23. Attorneys Fees: If legal proceedings are instituted to enforce any provision of this Agreement, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorneys fees and court costs incurred in connection with the proceeding.

❑ **EIFS/SYNTHETIC STUCCO**: If the adjacent box is checked, Seller discloses that the Property has been clad previously (either in whole or in part) with an "exterior insulating and finishing system" commonly known as "EIFS" or "synthetic stucco". Seller makes no representations or warranties regarding such system and Buyer is advised to make its own independent determinations with respect to conditions related to or occasioned by the existence of such materials at the Property.

Date: _____

Date: 05/15/2026

Buyer: **Town of Huntersville**

By: _____
Town Manager

Seller: Larry W. Garner and Frances M. Garner as trustees under the Garner Living Trust dated January 6, 2004

Larry W. Garner
Larry W. Garner (May 15, 2026 12:40:00 EDT)

Frances M. Garner
Frances M. Garner (May 15, 2026 12:47:18 EDT)

WIRE FRAUD WARNING

To Buyers: Before sending any wire, you should call the closing agent's office to verify the instructions. If you receive wiring instructions for a different bank, branch location, account name or account number, they should be presumed fraudulent. Do not send any funds and contact the closing agent's office immediately.

To Sellers: If your proceeds will be wired, it is recommended that you provide wiring instructions at closing in writing in the presence of the closing agent. If you are unable to attend closing, you may be required to send an original notarized directive to the closing agent's office containing the wiring instructions. This directive may be sent with the deed, lien waiver and tax forms if those documents are being prepared for you by the closing agent. At a minimum, you should call the closing agent's office to provide the wire instructions. The wire instructions should be verified over the telephone via a call to you initiated by the closing agent's office to ensure that they are not from a fraudulent source.

Whether you are a buyer or a seller, you should call the closing agent's office at a number that is independently obtained. To ensure that your contact is legitimate, you should not rely on a phone number in an email from the closing agent's office, your real estate agent or anyone else.

The undersigned hereby acknowledges receipt of the Earnest Money set forth herein and agrees to hold said Earnest Money in accordance with the terms hereof.

_____

(Name of Escrow Agent)

Date:_____ By: _____

Escrow Agent's contact/notice information is as follows:

_____

_____

e-mail address: fax number:

except as same may be changed pursuant to Section 12.

EXHIBIT A


Holbrook Park
Holbrook Park
Huntersville Downtown Greenway
Videri Al
N Maxwell Av
N Maxwell Av
N Old Statesville Rd
Huntersville Veterans Park
N Main St
Sherwood Dr
Huntersville-Concord Rd
115
115
100-199
100-127
200-211
14700-14827
100-199
116-199
108-115
100-107
100-199
200-211

EXHIBIT B

to Agreement for Purchase and Sale of Improved Real Property

by and between

Buyer: **TOWN OF HUNTERSVILLE,** a North Carolina municipality **("Buyer")**

Seller: **LARRY W. GARNER and FRANCES M. GARNER, Trustees of the Garner Living Trust dated January 6, 2004 ("Seller")**

Property: **106 Gilead Road, Huntersville, NC 28078**

This Exhibit "B" modifies, and is made a part of, the provisions of the "Agreement for Purchase and Sale of Real Property" (the "**Form**") executed by Buyer and Seller this same date. In the event of any conflict between the Form, and this Exhibit "B", the language of this Exhibit "B" shall control.

Section 1. Time is of the essence as to all provisions of this Agreement.

Section 2. The Seller's offer (consisting of Seller's signed counterpart of this Agreement) shall terminate, lapse, and be of no further effect as of 5:00 p.m. prevailing Eastern Time on the earlier of: (i) June 17, 2026, or (ii) five (5) business days following approval of this Agreement by the Town of Huntersville Board of Commissioners, unless a counterpart of this Agreement is sooner executed by Buyer and delivered to Seller.

Section 3. If Buyer does not acquire the Property for any reason whatsoever, Buyer shall deliver to Seller promptly all of the materials listed in the last sentence of Section 4 of the Form delivered to Buyer from Seller or prepared by or at the request of Buyer, its employees and agents, and without limitation of the general language of Section 4 of the Form, such materials will include copies of all: property condition reports, title commitments, surveys, third-party engineering work, soils reports, and environmental/biological studies (but excluding, unless requested in writing by Seller, the results of any phase 2 environmental testing). The terms of this Section 3 shall survive the termination of this Agreement, and compliance shall be a condition precedent for any return of the Earnest Money deposit to Buyer.

Section 4. Except as expressly stated in the Form, Seller has not made, does not make and specifically disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to: (a) the nature, quality or condition of the Property, including, without limitation, the water, soil and geology; (b) the suitability of the Property for any and all activities and uses which Buyer may conduct thereon; (c) the compliance of or by the Property with any laws, rules, ordinances or regulations of any applicable governmental authority or body; (d) the habitability, merchantability or fitness for a particular purpose of the Property; (e) the presence of any endangered or threatened species on the Property; and the presence or absence of any hazardous substance on, under or about the Property, or the compliance or non-compliance of the Property with any and all federal, state or local environmental laws, ordinances, regulations, orders, decrees or rules regulating, relating to or imposing liability or standards of conduct concerning any hazardous substances. Except as expressly stated otherwise in this Agreement, the Property is being sold and conveyed "AS IS" and "WITH ALL FAULTS."

Section 5. In the event Seller defaults in its obligations hereunder, Buyer shall as its sole and exclusive remedy, have the right to either: (i) terminate this Agreement, whereupon neither party shall have any further rights or obligations under this Agreement (except for any indemnification obligations that expressly survive termination); or (ii) seek specific performance (including requesting other equitable relief as would be consistent with specific performance) of Seller's duties and obligations hereunder. If, and only if, Buyer is unable to seek specific performance because the Seller has breached this Agreement by conveying the Property to a third party purchaser, Buyer shall have a right to seek reimbursement of all of its out of pocket costs and due diligence expenses incurred in connection with this Agreement and the Property. Except with regard to any obligations of indemnity, no party hereto shall be liable to the other for punitive, consequential, exemplary or special damages under this Agreement. Furthermore, no venturer, trustee, partner, officer, director, shareholder, member, manager, agent or employee of Seller or Buyer has any personal liability for the obligations or any defaults under this Agreement or any of the Closing documents.

Section 6. Each of Seller and Buyer shall cooperate to acknowledge and confirm receipt of any notices delivered by email.

Copies of any notices to Seller shall also be sent to:

Joe Tissue
Tissue Law Offices, PLLC
10612-D Providence Road
PMB 489
Charlotte, NC 28277
Email: joe@tissuelaw.com

Section 7. Seller's representations and warranties stated in Section 8 of the Form are limited by and subject to any information disclosed in any Phase 1 assessment or other written materials provided to the Buyer.

Section 8. The first sentence in Section 11 is changed to provide that Seller shall deliver to Buyer a SPECIAL Warranty Deed.

Section 9. The following matters are included in the definition of "Permitted Exceptions" and Buyer's Special Warranty Deed shall expressly convey the Property subject to: (i) the lien of ad valorem real estate taxes not yet due and payable as of the Closing Date (which will be paid or prorated at Closing), (ii) municipal, zoning and subdivision laws and ordinances, (iii) rights-of-way of public streets, (iv) matters disclosed on any applicable recorded Plat and matters that would be disclosed by a current accurate survey of the Property, and (v) all other matters of record as are approved (or deemed approved) by Buyer as provided in Section 5 of the Form. Upon request from Buyer, a non-warranty deed (prepared at Buyer's expense) conveying all of the Property to Buyer with legal description based upon a current survey or other appropriate description shall be executed by Seller and delivered to Buyer at closing.

Section 10. If a material warranty or representation made herein by Seller was true as of the Contract Date, but subsequently is rendered inaccurate because of the occurrence of events or because of a cause other than Seller's intentional misconduct or intentional breach of this Agreement, then such inaccuracy shall not constitute a default by Seller under this Agreement, but will constitute a failure of a condition to Closing. Failure of such a condition to Closing shall entitle Buyer to terminate this Agreement and

receive a refund of the Deposit, whereupon both parties shall be released from further liability under this Agreement, except as expressly provided in this Agreement to survive. If Buyer does not elect to so terminate, Buyer shall timely proceed to Closing and the failure of such condition to Closing shall be deemed waived.

Section 11. Contrary to Section 20 of the Form, no Memorandum of this Agreement shall be recorded.

Section 12. Seller makes no representation or warranty as to the accuracy or completeness of any third party materials, data or information (e.g. title policies, surveys, phase 1 assessments, and the like) delivered by Seller or its agents to Buyer in connection with this Agreement. Buyer acknowledges and agrees that all materials, data and information delivered by Seller to Buyer in connection with the transaction contemplated hereby are provided to Buyer as a convenience only and that any reliance on or use of such materials, data or information by Buyer shall be at the sole risk of Buyer, except as otherwise expressly stated herein.

Section 13. Payment of Purchase Price to Seller at Closing shall be by federal wire transfer unless specifically directed otherwise by Seller.

Section 14. Seller shall have the right to remove any and all improvements, furniture and fixtures (including outbuildings and architectural detail and features from the house located on the Property) provided such removal is accomplished: (i) prior to the Closing Date; (ii) does not create hazardous or unsafe conditions on the Property; and (iii) is accomplished in compliance with all applicable laws and ordinances. Any improvements, or other items not removed from the property at Closing shall be considered abandoned and may be removed or destroyed by the Buyer.

[Remainder of this page intentionally blank, Exhibit B signature page follows]

The authorized managers, officers, or other authorized agents of the Buyer and Seller hereby execute this Exhibit B which is incorporated into and made a part of the Agreement.

Buyer: Town of Huntersville

By:_____ date:_____, 2026

Name:_____

Title: Town Manager

Seller:

Larry W. Garner
Larry W. Garner (May 15, 2026 12:40:00 EDT)
_____ date:_____, 2026
Larry W. Garner, Trustee of the
Garner Living Trust dated January 6, 2004

Frances M. Garner
Frances M. Garner (May 15, 2026 12:47:18 EDT)
_____ date:_____, 2026
Frances M. Garner, Trustee of the
Garner Living Trust dated January 6, 2004

Pur Agt 106 Gilead (Garner Living Trust)-5-14-26-for sig

Final Audit Report 2026-05-15

Created:	2026-05-15
By:	Beverly Moore (bev@tissuelaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA09WLeCbGREVfTTSqwMgmEMuW57vV1LTQ

"Pur Agt 106 Gilead (Garner Living Trust)-5-14-26-for sig" History

Document created by Beverly Moore (bev@tissuelaw.com)
2026-05-15 - 1:17:22 PM GMT- IP address: 104.59.244.22

Document emailed to Larry W. Garner (garnerlwg0@aol.com) for signature
2026-05-15 - 1:17:28 PM GMT

Email viewed by Larry W. Garner (garnerlwg0@aol.com)
2026-05-15 - 4:33:42 PM GMT- IP address: 69.147.92.87

Document e-signed by Larry W. Garner (garnerlwg0@aol.com)
Signature Date: 2026-05-15 - 4:40:00 PM GMT - Time Source: server- IP address: 76.36.165.175 - Signature Appearance Selected: TYPE

Document emailed to Frances M. Garner (garnerlwg0@aol.com) for signature
2026-05-15 - 4:40:02 PM GMT

Email viewed by Frances M. Garner (garnerlwg0@aol.com)
2026-05-15 - 4:43:48 PM GMT- IP address: 69.147.87.55

Document e-signed by Frances M. Garner (garnerlwg0@aol.com)
Signature Date: 2026-05-15 - 4:47:18 PM GMT - Time Source: server- IP address: 76.36.165.175 - Signature Appearance Selected: TYPE

Agreement completed.
2026-05-15 - 4:47:18 PM GMT

Request for Board Action

June 2, 2026

To: The Honorable Mayor and Board of Commissioners

From: Nathan Farber, Senior Planner

Subject: Petition #R25-18: Eastfield Park

Explain Request:

Mecklenburg County is planning on building a regional park on County-owned land located at 13729 Eastfield Road. A Conditional Rezoning is required as a modification is required for the proposed park driveway to cross a 30' post-construction stream buffer. The park is proposed to have walking/hiking trails. This request would allow a buffer disturbance in the installation of a public park.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

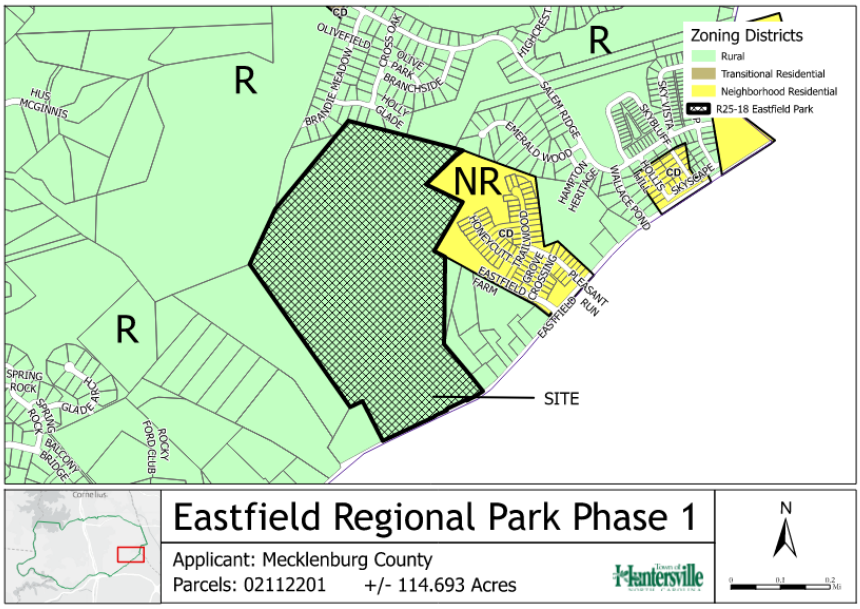
N/A

Attachments:

1. R25-18 Eastfield Park FA Staff Report
2. 1. Application
3. 2. Site Plan
4. 3. Community Meeting
5. 4. Engineering Report

Application Summary

Case Number/Project Name: R25-18 Eastfield Park
Project Address: 13729 Eastfield Rd
Proposed Zoning: **Rural - Conditional District (R-CD)**
Proposed Land Use: Park
Applicant: Mecklenburg County
Property Owner: Mecklenburg County
Staff Contact: **Nathan Farber, 704-766-2237 (nfarber@huntersville.org)**



Site Data

Acreage (+/-): 114.693
Parcel Numbers: 02112201
Current Zoning: **Rural (R)**
Current Land Use: **Vacant**

Adjoining Zoning and Land Uses

North: **Rural (R)**; *Single Family Residential*
South: **Rural (R)**; *Single Family Residential*
East: **Neighborhood Residential (NR)**; **Rural (R)** *; Single Family Residential*
West: **Rural (R)**; *Single Family Residential*

Project Description

Mecklenburg County is planning on building a regional park on County owned land. A Conditional Rezoning is required as a modification is required for the proposed park driveway to cross a 30' post-construction stream buffer. The park is proposed to have walking/hiking trails.

Update Status

- Public Hearing: Nothing has changed since the public hearing. The applicant stated that all outstanding comments, specifically related to specimen trees, will be addressed.
- Planning Board: The applicant stated that all outstanding comments, specifically related to specimen trees, will be addressed.

Rezoning/Site Plan

Density: ***Not Applicable***

- Proposed:
- Staff comments:

Parking: *Applicant has met the requirement.*

- Proposed: 89 parking spaces will be provided with 5 of those being Handicap only.
- Staff comments: There is no minimum requirement for civic uses.

Building Height/Scale: ***Applicant could meet the requirement.***

- Proposed: Structure on site is only 872 sq ft.
- Staff comments: Need height of structure to ensure it is compliant with article 4.

Buffers: *Applicant has met the requirement.*

- Proposed: The majority of the buffers provided will be a 30' undisturbed buffer except for a small section that will be a 10' existing vegetated buffer screened with a single row of evergreen trees.
- Staff comments: The proposed buffers meet all requirement of Article 7.5 Buffer Yards.

Open Space: ***Not Applicable***

- Proposed:
- Staff comments:

Build-To Lines: ***Not Applicable***

- Proposed:
- Staff comments:

Tree Save: ***Applicant could meet the requirement.***

- Proposed: The applicant is proposing to save 85.2% of the existing canopy. Specimen trees are not clearly shown.
- Staff comments: While the applicant is saving a significant number of trees and it is likely that the specimen save requirement is being met or exceeding staff need the specimen count to be clearly shown in order to show that the ordinance is being met.

Vesting: ***Not Applicable***

- Proposed:
- Staff comments:

Conditional Notes: *Applicant has met the requirement.*

- Proposed: The applicant has provided a note that states that any future expansion of the park will need to be administratively approved and would need to comply with the tree save ordinance.
- Staff comments: No Comments.

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

- Staff comments: There are still minor staff comments that are outstanding at the time of the public hearing.

Transportation Comments: *Applicant has met the requirement.*

- Staff comments: See attached report for Engineering comments. No TIA required.
- Additionally, the applicant is showing the potential roadway extension as identified in the Huntersville Eastfield Small Area Plan. The county is showing the plan but not showing the ROW as being reserved. A comment states that any future study or alignment would need to be approved by the county.

Architectural Elevations: ***Not Applicable***

- Staff comments: There is not a proposed primary structure.

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

- Staff comments: All landscaping requirements are being met. The front row of the required double row of street trees in front of the eastern parking lot along Eastfield Rd will not be provided due to utilities, storm drainage and site topographical constraints.

Stormwater Comments: *Applicant has met the requirement.*

- Staff comments: See attached report for Engineering comments.

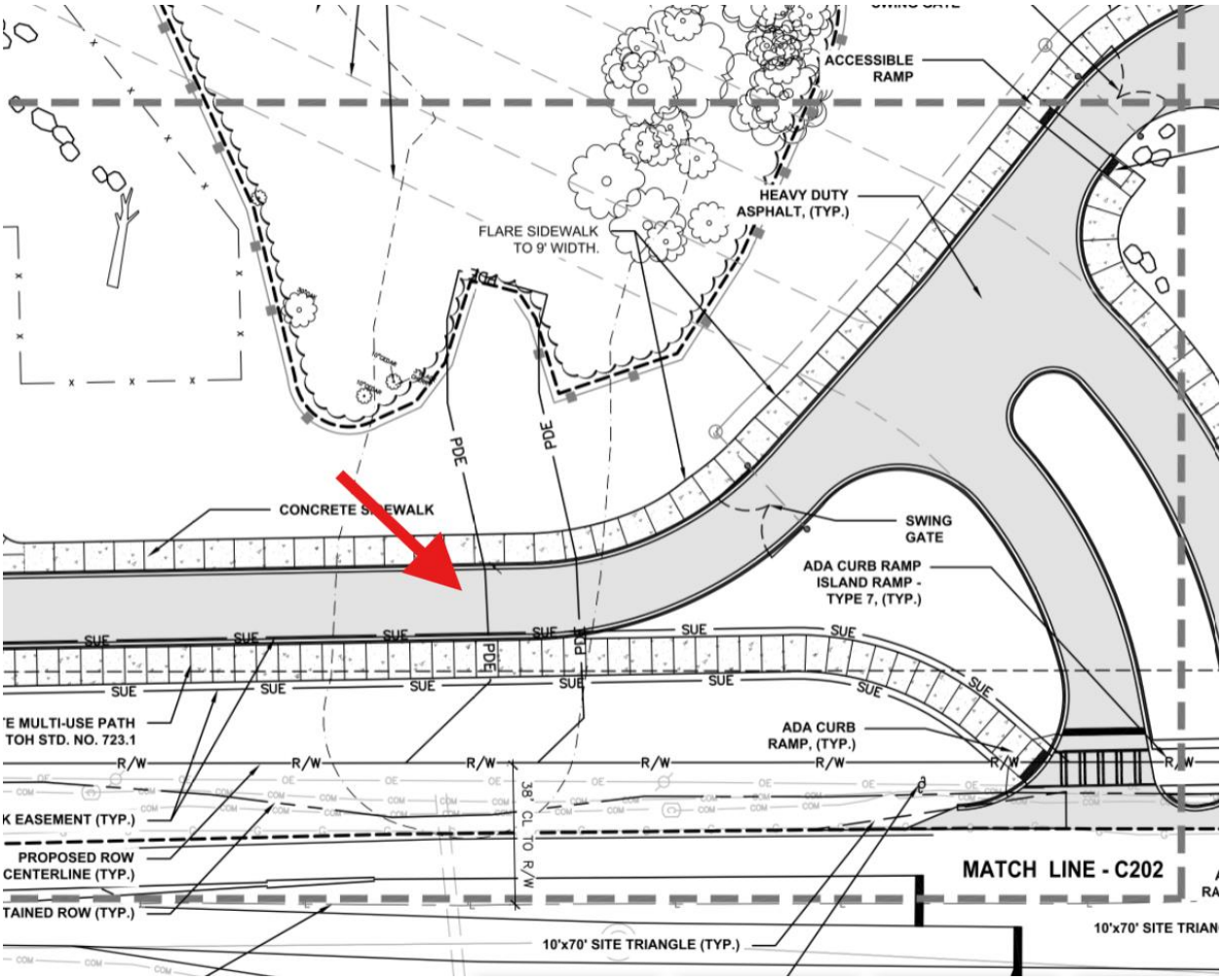


Figure 1Post Construction Buffer Disturbance location

Applicant Modification Requests

Modification Request 1: *The applicant is requesting a modification from the zoning ordinance to allow for the disturbance of a 30' post-construction stream buffer for a driveway crossing.*

- Applicable Zoning Requirements: Article 8.25.11
- Zoning Comments: The applicant states that this disturbance is necessary to access both sides of the property to allow for additional parking. To disturb the buffer and request this conditional rezoning the applicant must provide mitigation. The applicant has selected mitigation technique #6 (Article 8.25.11.b) "Controlled Impervious Cover" which requires that the proposed development limit all future overall cumulative site impervious cover to less than or equal to 12% of the entire parcel.

Staff Recommendation: *Staff recommends approval*

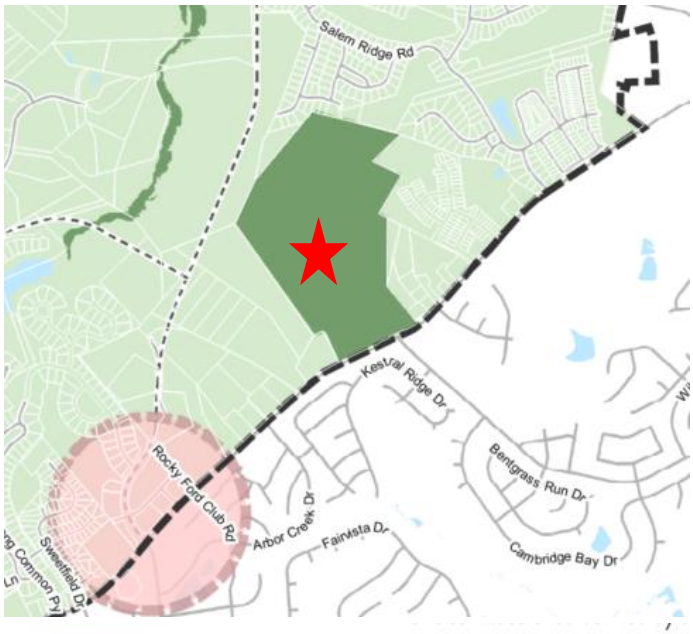
- Staff Comments: Staff recommends approval as the applicant is providing a approved mitigation technique that is in line with the zoning ordinance requirements.

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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*

The proposed park is located within the Environmental/ Open Space future land use character areas which directly calls for preserving natural spaces and building parks.





Environmental / Open Space

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

Policy Recommendations - *Support rezoning*

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
    - Staff Comment: 2040 plan calls for this site to be a park and that is what the applicant is proposing.
- EOS 1.1: Support and enhance regulations pertaining to open space design and protection.
    - Staff Comment: While the applicant is proposing to disturb a small section of a post-construction buffer the applicant is ensuring that the entire site will never have more than 12% Impervious cover and ensures that much of the existing site remains forested. The applicant is proposing to save 97.13 acres of the existing 105.06 acres of trees on the site.
- Policy EOS-8: Improve access to parks.
    - Staff Comment: Provides additional park land to the east side of Huntersville.
- Policy EOS-10: Improve bicycle and pedestrian facilities throughout Town.
    - Provides a 10' sidepath along the frontage of the site.

Policy Recommendations – *Do not support rezoning*
N/A

Consistency with Existing Development:

- Staff Findings: The development is consistent with the low intensity rural developments that surround the future park.

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

- Staff Findings: No TIA was required.

Impact on Sensitive Resources: (Archaeological, Environmental, Historical, Cultural)

- Staff Findings: Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources.

Staff Recommendation: *Approval with Conditions*
• Staff comments: Staff 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: ○ All specimen tree items are addressed. ○ All minor staff comments are addressed.

Public Notices/Meetings/Comments: All meetings are subject to change; hyperlinks added to recording of meetings when available.

Community Meeting: The applicant has hosted one meeting with the community on February 25th, 2026. The applicant's report is attached.
Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.

Public Comments: All public comments received by mail or electronic mail have been forwarded to all Board members.
Public Hearing: May 4th, 2026
Planning Board: On May 26th the Planning Board voted unanimously to recommend approval.
Final Action: June 2nd, 2026

Attachments

Draft Motion Worksheet
Attachment A – Rezoning Application
Attachment B – Site Plan
Attachment C – Public Notices/Meetings
Attachment D – Engineering Report and TIA Determination

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application R25-18 Eastfield Park, the Planning Board recommends APPROVAL of the rezoning plan with the following conditions:

_____

Including the following modifications: _____

_____

_____

_____

_____

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

_____,

because _____.

It is reasonable and in the public interest to approve the rezoning because

_____.

Motion to recommend DENIAL

In considering the proposed rezoning application R25-18 Eastfield Park, the Planning Board recommends DENIAL of the rezoning plan.

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

_____,

because _____.

It is reasonable and in the public interest to approve the rezoning because

_____.

General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at https://www.huntersville.org/528/Permits-Process

☐ Change of Use ☐ Commercial Site Plan ■ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☐ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 10/29/2025

Name of Project Eastfield Regional Park Phase 1 Phase # (if subdivision) _____

Project Address 13729 Eastfield Road, Huntersville NC 28078

Parcel Identification Number(s) (PIN) 02112201

Current Zoning District Rural Proposed District (for rezoning only) _____

Property Size (acres) 114.693 Street Frontage (feet) 1191

Current Land Use Undeveloped Forest

Proposed Land Use(s) Public Park

Is the project within Huntersville's corporate limits?
Yes x No_____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

~~Buffer disturbance variance~~

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Mecklenburg County Phone 704-575-4947

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ■ Other: local government

■ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature karen Weston-Chien

Title Project Manger Email karen.weston-chien@mecklenburgcountync.gov

Address of Applicant 600 East 4th Street, 28202

7. Property Owner (if different than applicant)

*Printed Name _____ Phone _____

☐ Corporation ☐Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Benesch	Jeff Ashbaugh David Parry	704-943-3171 704-943-3178	jashbaugh@benesch.com dparry@benesch.com
Development Firm	Name of Contact	Phone	Email
Design Workshop	Jeff Israel	919-249-5174	jisrael@designworkshop.com
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

EASTFIELD REGIONAL PARK PHASE 1

13729 EASTFIELD ROAD, HUNTERSVILLE, NC 28078

CONDITIONAL DISTRICT REZONING PLAN

SUBMITTAL DATE: 12.10.25
REVISION #1 DATE: 4.10.26

Project Team

Owner & Developer

Name: Mecklenburg County
Address: 600 E. 4th Street 11th Floor
Charlotte, NC 28202
Website: www.mecknc.gov
Contact: Karen Weston-Chien
Email: Karen.Weston-Chien@mecklenburgcountync.gov
Phone: 704-575-4947

Landscape Architect

Name: Design Workshop
Address: 621 Hillsborough St.
Suite 202 Raleigh, NC 27603
Website: www.designworkshop.com
Phone(Office): 919.973.6254
Contact: Jeff Israel
Email: jisrael@designworkshop.com
Phone: 919.249.5174

Civil Engineer

Name: Benesch
Address: 2359 Perimeter Pointe
Parkway, Suite 350 Charlotte, NC 28208
Website: www.benesch.com
Phone(Office): 704.521.9880
Corp. NC License: F-1320
Contact: Morgan Woolner
Email: mwoolner@benesch.com
Phone: 704.943.3172

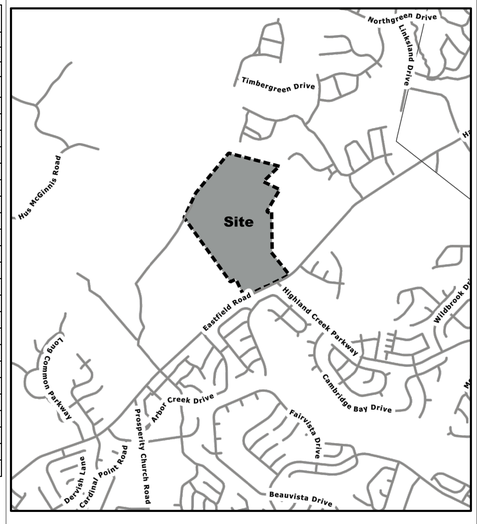
Project Information

Project Name:Eastfield Regional Park Phase 1
Project Address: 13729 Eastfield Road, Huntersville, NC 28078
Project / Parcel ID (#): 02112201
City: Huntersville
County: Mecklenburg
Submitted By: Benesch
Plan Type: Recreational
Related Project Numbers: 6529

Index of Drawings

Sheet #	Description	Revision #	Date
C000	COVER SHEET	1	4/10/2026
C001	SURVEY	1	4/10/2026
C100	EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL	1	4/10/2026
C101	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 1	1	4/10/2026
C102	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 2	1	4/10/2026
C103	EXISTING CONDITIONS & DEMOLITION PLAN - ENLARGEMENT 3	1	4/10/2026
C104	SLOPE ANALYSIS PLAN	1	4/10/2026
C105	S&ME POTENTIAL WOTUS EXHIBIT	1	4/10/2026
C200	SITE - OVERALL	1	4/10/2026
C201	SITE - ENLARGEMENT 1	1	4/10/2026
C202	SITE - ENLARGEMENT 2	1	4/10/2026
C203	SITE - ENLARGEMENT 3	1	4/10/2026
C204	BUA MAP	1	4/10/2026
C310	GRADING - OVERALL	1	4/10/2026
C311	GRADING - ENLARGEMENT 1	1	4/10/2026
C312	GRADING - ENLARGEMENT 2	1	4/10/2026
C313	GRADING - ENLARGEMENT 3	1	4/10/2026
C400	UTILITY PLAN	1	4/10/2026
L1-00	TREE PRESERVATION PLAN	1	4/10/2026
L1-01	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-02	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-03	TREE PRESERVATION ENLARGEMENT PLAN	1	4/10/2026
L1-04	TREE PRESERVATION TABLE	1	4/10/2026
L8-01	LANDSCAPING PLAN	1	4/10/2026
L8-02	LANDSCAPING PLAN	1	4/10/2026
L8-03	CROSS SECTIONS	1	4/10/2026
1 OF 1	BUFFER IMPACT MAP	1	4/10/2026

Vicinity Map



Approval Stamps

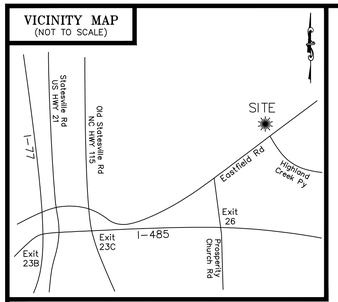
Site Overview Map



benesch

EASTFIELD REGIONAL PARK PHASE 1
13729 EASTFIELD ROAD, HUNTERSVILLE, NC 28078
CONDITIONAL DISTRICT REZONING PLAN
SUBMITTAL DATE: 12.10.2025
REVISION #1 DATA: 4.10.26

VICINITY MAP
(NOT TO SCALE)



SURVEYOR NOTES:

1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 12019 PAGE 304 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US SURVEY FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710466000K, DATED NOVEMBER 16, 2018.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CES GROUP ENGINEERS, LLP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. CONTOURS ARE ONE FOOT (1') INTERVALS AS SHOWN HEREON AND BASED ON NAVD 88 DATUM.
9. SWIM BUFFERS AND POST CONSTRUCTION BUFFERS SHOWN HEREON WERE IMPORTED FROM MECKLENBURG COUNTY GIS. THE 30' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 60' WIDE, THE 35' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 70' WIDE AS SHOWN HEREON. COMPLIANCE WITH THE POST CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.
10. SITE IS LOCALIZED TO NCGS MONUMENT "ELLEN", HAVING COORDINATES OF N: 602,881.26, E: 1,471,482.41, NCSPCS NAD 83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.
11. TEMPORARY BENCHMARK (TBM) SHOWN IS A RR SPIKE IN A UTILITY POLE ON THE SOUTHERN SIDE OF EASTFIELD ROAD HAVING AN ELEVATION OF 771.01' AS SHOWN HEREON AND IS BASED ON NAVD 88 DATUM.
12. PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY CES GROUP ENGINEERS, LLP PER CLIENT REQUEST. OTHER IMPROVEMENTS MAY EXIST ON PROPERTY OUTSIDE OF SCOPE AREA.
13. NO RIGHT-OF-WAY INFORMATION WAS FOUND FOR THE NORTHERN SIDE OF EASTFIELD ROAD. NCDOT CLAIMS THAT IT IS A MAINTENANCE AGREEMENT ONLY.



LEGEND

R/W	RIGHT-OF-WAY
TBM	TEMPORARY BENCHMARK
	UTILITY POLE
	GUY WIRE
E	ELECTRIC BOX
TR	TRAFFIC CONTROLS
C	COMMUNICATIONS BOX
	GAS VALVE
	BOUNDARY LINE
	BOUNDARY NOT SURVEYED
	RIGHT-OF-WAY LINE
	TIE LINE
	EASEMENT (AS LABELED)
OE	OVERHEAD UTILITIES

I, MICHAEL D. CASE, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE ; PAGE NOTE #2 ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 22, 2023; THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 26, 2023; AND ALL COORDINATES ARE BASED ON NAD 83/2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: AUGUST 22, 2023
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NCGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984367
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF MARCH, 2026.

NORTH CAROLINA PROFESSIONAL SEAL L-2828 LAND SURVEYOR MICHAEL D. CASE

Michael Case
Digitally signed by Michael Case
DN: cn=Michael Case, o=CES Group Engineers, Ou=Assistant Vice President
Reason: I am the author of this document
Date: 2026.03.23 09:01:09-04'00'

MICHAEL D. CASE – NC PLS L-2828

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

CES GROUP
ENGINEERS, LLP
NC FIRM LICENSE #F-1240
3525 WHITEHALL PARK DRIVE
SUITE 150
CHARLOTTE, NC 28273
T 704. 489.1500
www.ces-group.net

SEAL:

NORTH CAROLINA CES GROUP ENGINEERS LLP NO. F-1240 CERTIFICATE OF AUTHORIZATION

OWNERSHIP:

TAX PARCEL 02112201
DEED BOOK 12019 PAGE 304
MECKLENBURG COUNTY
600 E. 4TH STREET
11th FLOOR
CHARLOTTE, NC 28202

PREPARED FOR:

DESIGN WORKSHOP, INC.
621 HILLSBOROUGH STREET
SUITE 202
RALEIGH, NC 27603

BOUNDARY SURVEY
PARCEL 02112201
13729 EASTFIELD ROAD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NC

PROJECT NUMBER: 8186

DRAWING REVISIONS

NO:	DESCRIPTION:	DATE:
1	ADDED NEW TREES	03/20/26

DRAWN BY: GHL | DATE: 03/20/2026
CHECKED BY: FMH | SCALE : 1" = 100'

DRAWING TITLE: 8186-Boundary

SHEET NUMBER: 1 OF 2

Copyright 2026 CES Group Engineers, LLP

SURVEYOR NOTES:

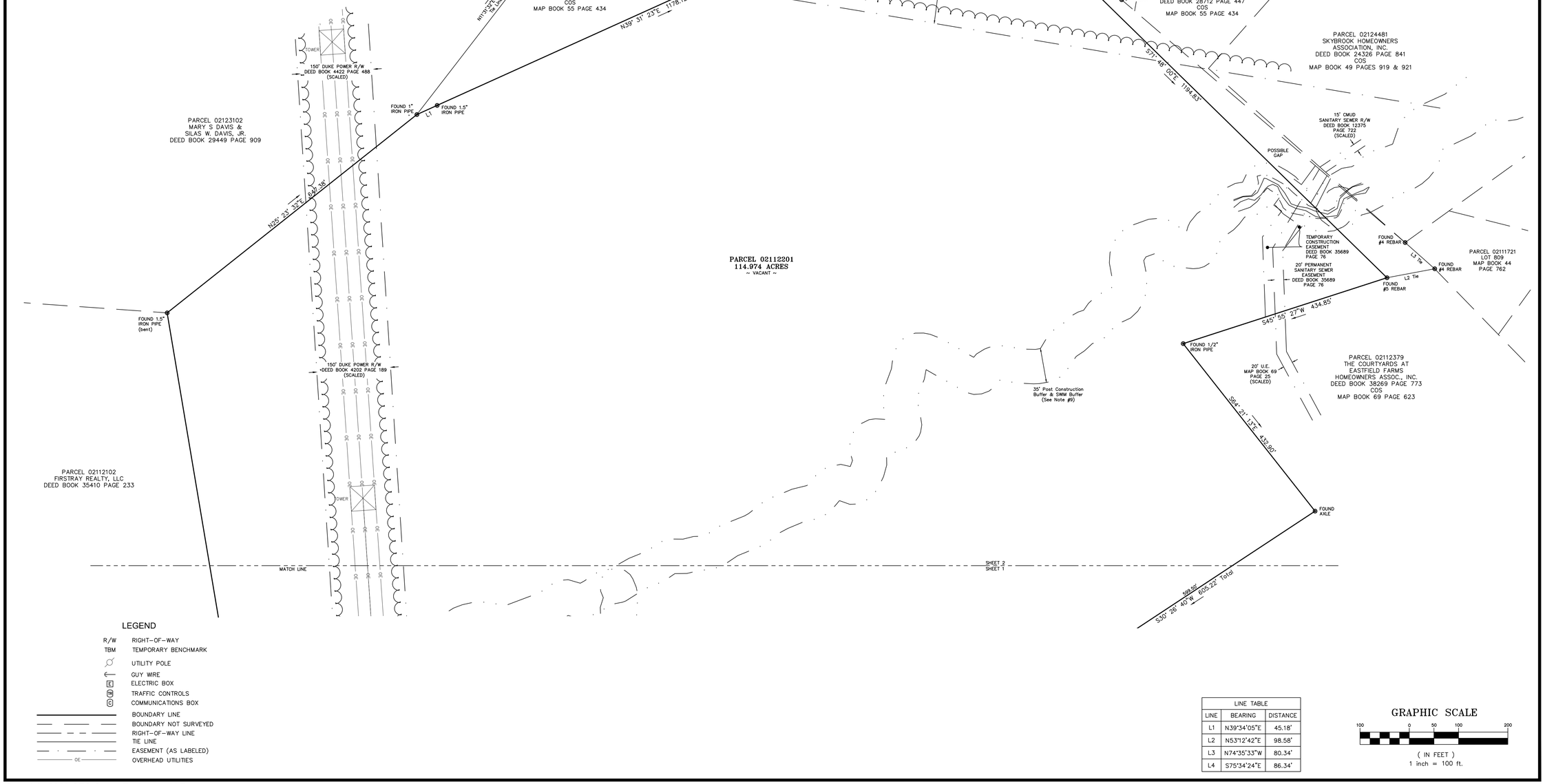
1. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS AND/OR RIGHT-OF-WAY OF RECORD.
2. BOUNDARY INFORMATION BASED ON DEED BOOK 12019 PAGE 304 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. BASIS OF BEARINGS: NC GRID NAD 83/2011
4. AREA BY COORDINATE METHOD. ALL DISTANCES SHOWN ARE HORIZONTAL AND US SURVEY FEET.
5. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY. ALL CORNERS ARE FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3710466000K, DATED NOVEMBER 16, 2018.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CES GROUP ENGINEERS, LLP CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. CONTOURS ARE ONE FOOT (1') INTERVALS AS SHOWN HEREON AND BASED ON NAVD 88 DATUM.
9. SWIM BUFFERS AND POST CONSTRUCTION BUFFERS SHOWN HEREON WERE IMPORTED FROM MECKLENBURG COUNTY GIS. THE 30' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 60' WIDE, THE 35' BUFFERS ARE MEASURED FROM A CENTERLINE AND ARE APPROXIMATELY 70' WIDE AS SHOWN HEREON. COMPLIANCE WITH THE POST CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.
10. SITE IS LOCALIZED TO NCGS MONUMENT "ELLEN", HAVING COORDINATES OF N: 602,881.26, E: 1,471,482.41, NCSPCS NAD 83/2011 (POSTED). ALL COORDINATES SHOWN HEREON ARE GRID UNLESS OTHERWISE NOTED.
11. TEMPORARY BENCHMARK (TBM) SHOWN IS A RR SPIKE IN A UTILITY POLE ON THE SOUTHERN SIDE OF EASTFIELD ROAD HAVING AN ELEVATION OF 771.01' AS SHOWN HEREON AND IS BASED ON NAVD 88 DATUM.
12. PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY CES GROUP ENGINEERS, LLP PER CLIENT REQUEST. OTHER IMPROVEMENTS MAY EXIST ON PROPERTY OUTSIDE OF SCOPE AREA.
13. NO RIGHT-OF-WAY INFORMATION WAS FOUND FOR THE NORTHERN SIDE OF EASTFIELD ROAD. NCDOT CLAIMS THAT IT IS A MAINTENANCE AGREEMENT ONLY.

I, MICHAEL D. CASE, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOTE #2; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 22, 2023; THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 26, 2023; AND ALL COORDINATES ARE BASED ON NAD 83/2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10 US.FT.
TYPE OF GPS FIELD PROCEDURE: RTK NETWORK
DATE OF SURVEY: AUGUST 22, 2023
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USED: NCGS CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99984367
UNITS: US SURVEY FOOT
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23rd DAY OF MARCH, 2026.

NORTH CAROLINA PROFESSIONAL SEAL L-2828 LAND SURVEYOR MICHAEL D. CASE

Michael Case
Digitally signed by Michael Case
DN: cn=Michael Case, o=cesgroup.net, ou=Surveying, email=mcase@ces-group.net, c=US
Date: 2026.03.23 09:51:33-04'00'

MICHAEL D. CASE – NC PLS L-2828



LEGEND

R/W	RIGHT-OF-WAY
TBM	TEMPORARY BENCHMARK
	UTILITY POLE
	GUY WIRE
E	ELECTRIC BOX
TR	TRAFFIC CONTROLS
C	COMMUNICATIONS BOX
	BOUNDARY LINE
	BOUNDARY NOT SURVEYED
	RIGHT-OF-WAY LINE
	TIE LINE
	EASEMENT (AS LABELED)
OE	OVERHEAD UTILITIES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°34'05"E	45.18'
L2	N53°12'42"E	98.58'
L3	N74°35'33"W	80.34'
L4	S75°34'24"E	86.34'

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

CES GROUP
ENGINEERS, LLP
NC FIRM LICENSE #F-1240
3525 WHITEHALL PARK DRIVE
SUITE 150
CHARLOTTE, NC 28273
T 704. 489.1500
www.ces-group.net

SEAL:
NORTH CAROLINA CES GROUP ENGINEERS LLP NO. F-1240 CERTIFICATE OF AUTHORIZATION

OWNERSHIP:

TAX PARCEL 02112201
DEED BOOK 12019 PAGE 304
MECKLENBURG COUNTY
600 E. 4TH STREET
11th FLOOR
CHARLOTTE, NC 28202

PREPARED FOR:

DESIGN WORKSHOP, INC.
621 HILLSBOROUGH STREET
SUITE 202
RALEIGH, NC 27603

BOUNDARY SURVEY
PARCEL 02112201
13729 EASTFIELD ROAD
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NC

PROJECT NUMBER: 8186

DRAWING REVISIONS

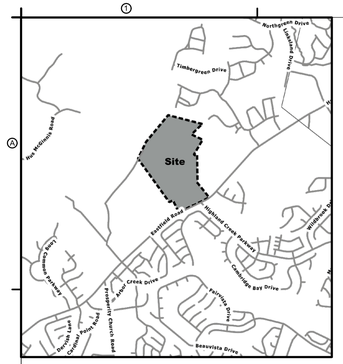
NO:	DESCRIPTION:	DATE:
1	ADDED NEW TREES	03/20/26

DRAWN BY: GHL | DATE: 03/20/2026
CHECKED BY: FMH | SCALE: 1" = 100'

DRAWING TITLE: 8186-Boundary

SHEET NUMBER: 2 OF 2

Copyright 2026 CES Group Engineers, LLP



VICINITY MAP - N.T.S.

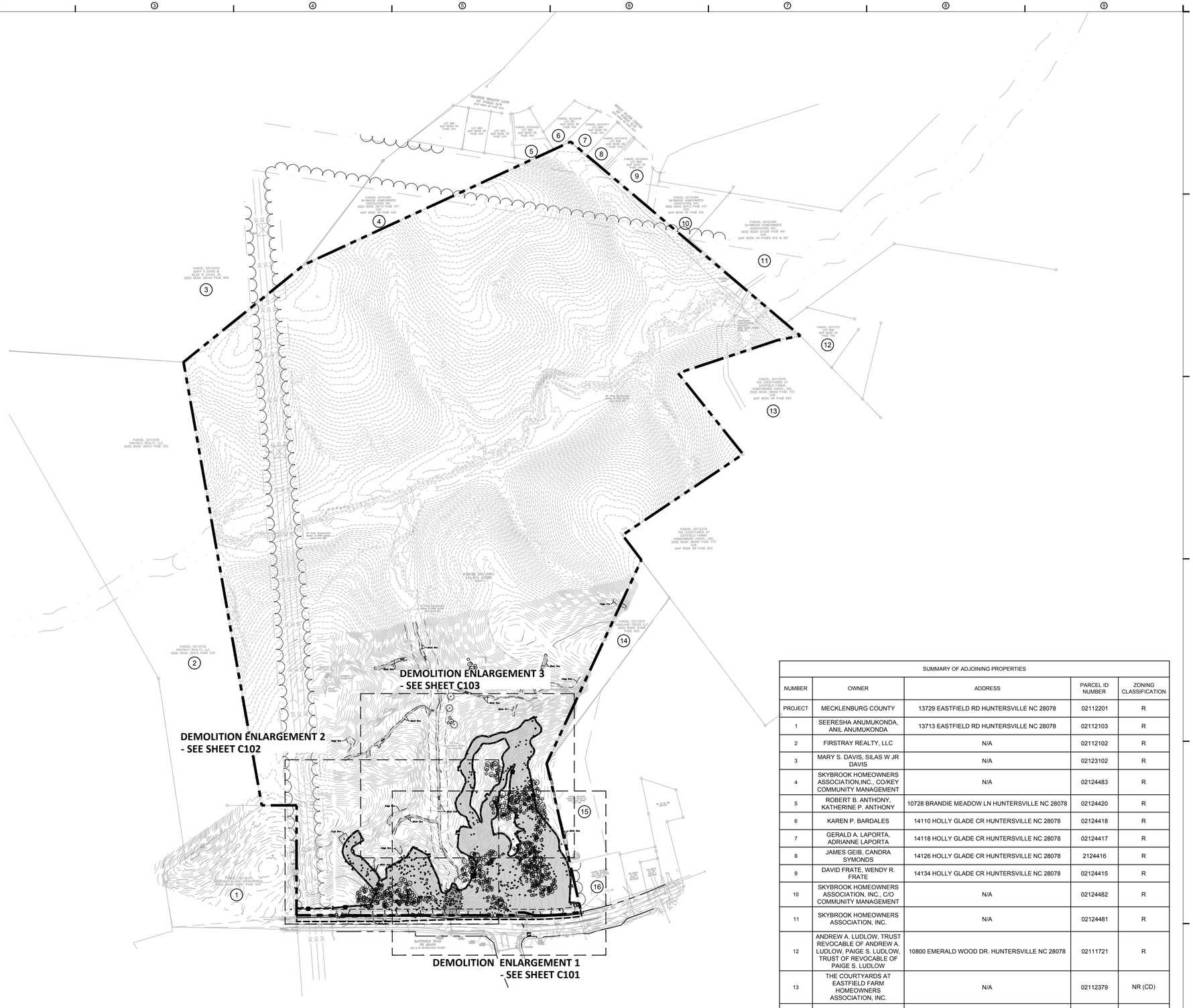
LEGEND

	EXISTING SIGN
EIP	EXISTING IRON PIN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
R/W	RIGHT-OF-WAY
HC	ACCESSIBLE SPACE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
S	EXISTING SEWER MANHOLE
D	EXISTING STORM MANHOLE
	EXISTING DRAINAGE STRUCTURE
CO	EXISTING CLEANOUT
+XXX.X	EXISTING SPOT ELEVATION
GV	EXISTING GAS VALVE
GM	EXISTING GAS METER
OR \\\\\\	EXISTING ITEMS TO BE REMOVED
	EXISTING PAVEMENT TO BE REMOVED
	SAWCUT LINE
	EXISTING CURB AND GUTTER
	PROPERTY LINE
x x x	EXISTING FENCE
UGE	EXISTING UNDERGROUND ELECTRIC LINE
OH/U	EXISTING OVERHEAD ELECTRIC LINE
T	EXISTING UNDERGROUND TELEPHONE LINE
FO/C	EXISTING FIBER OPTIC LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
XXX	EXISTING CONTOUR LINE
	TEMPORARY TREE PROTECTION BARRICADE
	EXISTING TREELINE
	PROPOSED TREELINE
E	EXISTING EASEMENT
	EXISTING TREES TO BE REMOVED

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

NORTH

200 0 100 200 400
SCALE: 1"=200'



SUMMARY OF ADJOINING PROPERTIES

NUMBER	OWNER	ADDRESS	PARCEL ID NUMBER	ZONING CLASSIFICATION
PROJECT	MECKLENBURG COUNTY	13729 EASTFIELD RD HUNTERSVILLE NC 28078	02112201	R
1	SEERESHA ANUMUKONDA, ANIL ANUMUKONDA	13713 EASTFIELD RD HUNTERSVILLE NC 28078	02112103	R
2	FIRSTRAY REALTY, LLC	N/A	02112102	R
3	MARY S. DAVIS, SILAS W JR DAVIS	N/A	02123102	R
4	SKYBROOK HOMEOWNERS ASSOCIATION,INC., CO/KEY COMMUNITY MANAGEMENT	N/A	02124483	R
5	ROBERT B. ANTHONY, KATHERINE P. ANTHONY	10728 BRANDIE MEADOW LN HUNTERSVILLE NC 28078	02124420	R
6	KAREN P. BARDALES	14110 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124418	R
7	GERALD A. LAPORTA, ADRIANNE LAPORTA	14118 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124417	R
8	JAMES GEIB, CANDRA SYMONDS	14126 HOLLY GLADE CR HUNTERSVILLE NC 28078	2124416	R
9	DAVID FRATE, WENDY R. FRATE	14134 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124415	R
10	SKYBROOK HOMEOWNERS ASSOCIATION, INC., C/O COMMUNITY MANAGEMENT	N/A	02124482	R
11	SKYBROOK HOMEOWNERS ASSOCIATION, INC.	N/A	02124481	R
12	ANDREW A. LUDLOW, TRUST REVOCABLE OF ANDREW A. LUDLOW, PAIGE S. LUDLOW, TRUST OF REVOCABLE OF PAIGE S. LUDLOW	10800 EMERALD WOOD DR. HUNTERSVILLE NC 28078	02111721	R
13	THE COURTYARDS AT EASTFIELD FARM HOMEOWNERS ASSOCIATION, INC.	N/A	02112379	NR (CD)
14	HIGHLAND FIELDS, LLC	N/A	02112219	R
15	HIGHLAND FIELDS, LLC	14007 EASTFIELD RD HUNTERSVILLE NC 28078	02112209	R
16	GAJENDRASINH KAPLETIYA, HASUBEN KAPLETIYA, HEMANTSINH GAJENDRASINH KAPLETIYA, DIMPALBEN KAPLETIYA, PRIYANKSINH KAPLETIYA, NIDHIKUMARI KAPLETIYA	14001 EASTFIELD RD HUNTERSVILLE NC 28078	02112202	R

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

EXISTING CONDITIONS & DEMOLITION PLAN - OVERALL

SHEET NUMBER

C100

© COPYRIGHT DESIGNWORKSHOP, INC.

TREE PROTECTION FENCE (TYP.)

PROPOSED EXTENT OF CLEARING, (TYP.)

30' POST CONSTRUCTION STREAM BUFFER

TREE PROTECTION FENCE (TYP.)

8,681 SF POST CONSTRUCTION BUFFER DISTURBANCE

HEADWALL TO BE REMOVED

REMOVE EXISTING TREES & VEGETATION, (TYP.)

MATCH LINE - C103

MATCH LINE - C102

COORDINATE WITH DUKE ENERGY FOR POWER POLE RELOCATION

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

HEADWALL TO BE REMOVED FOR CULVERT EXTENSION.

LIMITS OF TREE CLEARING

DEMOLISH ±25' OF CONCRETE MEDIAN

APPROXIMATE R.O.W.

EASTFIELD ROAD
SR #2459
(NO R/W INFORMATION FOUND)

CURB INLET
RIM: @ EP: 760.00'
INV. IN: 754.52' (SE)
INV. IN: 754.97' (NE)
INV. OUT: 754.46'

DROP INLET
RIM: 759.80'
INV. IN: 754.25'
INV. OUT: 754.20'

CURB INLET
RIM @ EP: 761.89'
INV. IN: 756.99'
INV. OUT: 756.94'

CURB INLET
RIM @ EP: 761.26'
INV. IN: 757.61'
INV. OUT: 757.46'

DROP INLET
RIM: 763.62'
INV. IN: 758.87'
INV. OUT: 758.52'
(CAN NOT SEE PIPE DIRECTIONS)

DOUBLE CURB INLET
CAN NOT SEE PIPES

CONCRETE MEDIAN

ditch line

flow

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- EXISTING DRAINAGE STRUCTURE
- CO — EXISTING CLEANOUT
- +XXX.X — EXISTING SPOT ELEVATION
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- OR — EXISTING ITEMS TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- SAWCUT LINE
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD ELECTRIC LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- FO/C — EXISTING FIBER OPTIC LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING TREELINE
- PROPOSED TREELINE
- E — EXISTING EASEMENT
- EXISTING TREES TO BE REMOVED

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

EXISTING
CONDITIONS &
DEMOLITION PLAN -
ENLARGEMENT 1

SHEET NUMBER

C101

© COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT–OF–WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- EXISTING DRAINAGE STRUCTURE
- CO — EXISTING CLEANOUT
- +XXX.X — EXISTING SPOT ELEVATION
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- OR \\\\\\ — EXISTING ITEMS TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- SAWCUT LINE
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD ELECTRIC LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- FO/C — EXISTING FIBER OPTIC LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING TREELINE
- PROPOSED TREELINE
- E — EXISTING EASEMENT
- EXISTING TREES TO BE REMOVED

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

30' POST CONSTRUCTION STREAM BUFFER
30'
30'
TREE PROTECTION FENCE (TYP.)
MATCH LINE - C101
flow
ditch line
ridge line
flow
ditch line
ridge line
TREE PROTECTION FENCE (TYP.)
ridge line
TREE PROTECTION FENCE (TYP.)
MATCH LINE - C103
ditch line
REMOVE EXISTING TREES & VEGETATION, (TYP.)
30'
PROPOSED EXTENT OF CLEARING, (TYP.)
8,681 SF POST CONSTRUCTION BUFFER DISTURBANCE
25' BUILDING SETBACK MEASURED FROM PROPOSED ROW
PROPOSED ROW
38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)
LIMITS OF TREE CLEARING
flow
ditch line
25' BUILDING SETBACK MEASURED FROM PROPOSED ROW
HEADWALL TO BE REMOVED FOR CULVERT EXTENSION
EXISTING NCDOT MAINTAINED ROW (TYP.)
EXISTING NCDOT MAINTAINED ROW (TYP.)

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

EXISTING
CONDITIONS &
DEMOLITION PLAN
- ENLARGEMENT 2

SHEET NUMBER

C102

©COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- EXISTING DRAINAGE STRUCTURE
- CO — EXISTING CLEANOUT
- +XXX.X — EXISTING SPOT ELEVATION
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- OR \\\\\\ — EXISTING ITEMS TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- SAWCUT LINE
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- x—x—x — EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD ELECTRIC LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- FO/C — EXISTING FIBER OPTIC LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING TREELINE
- PROPOSED TREELINE
- E — EXISTING EASEMENT
- EXISTING TREES TO BE REMOVED

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

ditch line

ditch line

ditch line

30' Post Construction Buffer (See Note #9)

TREE PROTECTION FENCE (TYP.)

TREE PROTECTION FENCE (TYP.)

MATCH LINE - C102

30' POST CONSTRUCTION STREAM BUFFER

30'

30'

MATCH LINE - C101

flow

ditch line

ridge line

flow

ditch line

ridge line

TREE PROTECTION FENCE (TYP.)

REMOVE EXISTING TREES & VEGETATION, (TYP.)

PROPOSED EXTENT OF CLEARING, (TYP.)

PARCE
HIGHLAN
DEED B
PA

ditch

flow

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

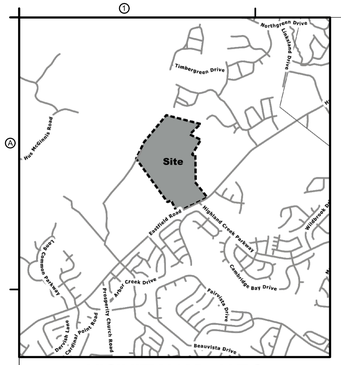
PROJECT NUMBER: 6529

EXISTING
CONDITIONS &
DEMOLITION PLAN -
ENLARGEMENT 3

SHEET NUMBER

C103

©COPYRIGHT DESIGNWORKSHOP, INC.



VICINITY MAP - N.T.S.

EXISTING PROPERTY LINE (TYP.)

EXISTING PROPERTY LINE (TYP.)

EXISTING PROPERTY LINE (TYP.)

EXISTING PROPERTY LINE (TYP.)

PARCEL 02123102
MARY S DAVIS &
SILAS W. DAVIS, JR.
DEED BOOK 29449 PAGE 909

PARCEL 02124483
SKYBROOK HOMEOWNERS
ASSOCIATION, INC.
DEED BOOK 28712 PAGE 447
MAP BOOK 55 PAGE 434

PARCEL 02124482
SKYBROOK HOMEOWNERS
ASSOCIATION, INC.
DEED BOOK 28712 PAGE 447
MAP BOOK 55 PAGE 434

PARCEL 02124481
SKYBROOK HOMEOWNERS
ASSOCIATION, INC.
DEED BOOK 24326 PAGE 841
COS
MAP BOOK 49 PAGES 919 & 921

PARCEL 02112379
THE COURTYARDS AT
EASTFIELD FARMS
HOMEOWNERS ASSOC., INC.
DEED BOOK 38269 PAGE 773
COS
MAP BOOK 69 PAGE 623

PARCEL 02112102
FIRSTRAY REALTY, LLC
DEED BOOK 35410 PAGE 233

PARCEL 02112102
FIRSTRAY REALTY, LLC
DEED BOOK 35410 PAGE 233

PARCEL 02112102
SAMEESHA & ANU ANUMANDLA
DEED BOOK 36097 PAGE 467

PARCEL 02112219
ASHLAND FIELDS LLC
DEED BOOK 31066
PAGE 823

PARCEL 02111721
LOT 909
MAP BOOK 44
PAGE 762

PARCEL 02112379
THE COURTYARDS AT
EASTFIELD FARMS
HOMEOWNERS ASSOC., INC.
DEED BOOK 38269 PAGE 773
COS
MAP BOOK 69 PAGE 623

LOT 866
MAP BOOK 55
PAGE 434

LOT 865
MAP BOOK 55
PAGE 434

LOT 864
MAP BOOK 55
PAGE 434

PARCEL 02124420
LOT 863
MAP BOOK 55
PAGE 434

PARCEL 02124417
LOT 860
MAP BOOK 55
PAGE 434

PARCEL 02124416
LOT 859
MAP BOOK 55
PAGE 434

PARCEL 02124415
LOT 858
MAP BOOK 55
PAGE 434

LEGEND

- 0 - 10% SLOPE
- 10 - 15% SLOPE
- 15 - 25% SLOPE
- > 25% SLOPE

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

NORTH

150 0 75 150 300

SCALE: 1"=150'

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

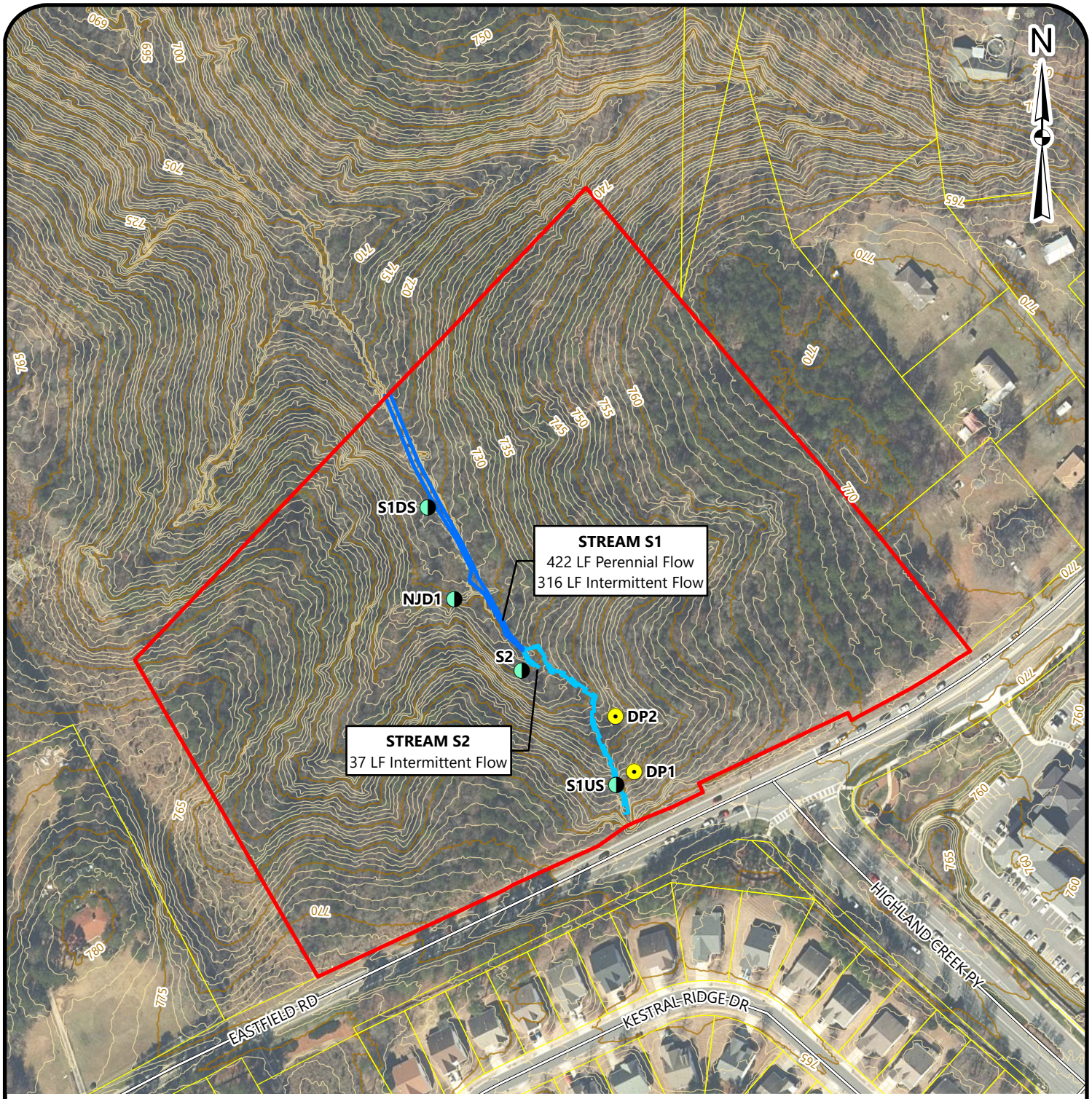
PROJECT NUMBER: 6529

SLOPE ANALYSIS PLAN

SHEET NUMBER

C104

© COPYRIGHT DESIGNWORKSHOP, INC.



0 200 400 (FEET)

REFERENCE: 2023 AERIAL PHOTOGRAPH

BASEMAP DATA WAS OBTAINED FROM MECKLENBURG COUNTY AND NC ONEMAP. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. ALL FEATURE LOCATIONS DISPLAYED ARE APPROXIMATED. THEY ARE NOT BASED ON CIVIL SURVEY INFORMATION, UNLESS STATED OTHERWISE.

LEGEND

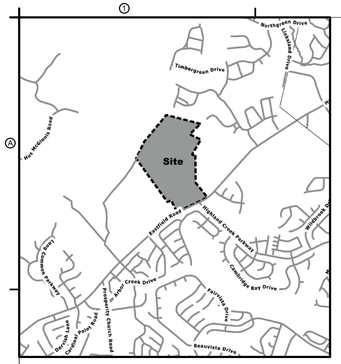
- SUBJECT PROPERTY
- POTENTIALLY JURISDICTIONAL STREAM (INTERMITTENT)
- POTENTIALLY JURISDICTIONAL STREAM (PERENNIAL)
- STREAM FORM LOCATION
- WETLAND / UPLAND FORM LOCATION

POTENTIAL WOTUS EXHIBIT

EASTFIELD PARK
MECKLENBURG COUNTY, NORTH CAROLINA

SCALE:	FIGURE NO.
1" = 200'	3
DATE: 2/3/2025	
PROJECT NUMBER 23350105	

Drawing Path: \\EgnyteDrive\Ops\Charlotte-1350\Projects\2023\23350105_Benesch_Eastfield Park_Huntersville NC\ENV\GIS\EastfieldPRO\ plotted by DHomans



VICINITY MAP - N.T.S.

PROJECT AREA LAND COVER CHARACTERISTICS / SUMMARY		
PROJECT AREA LAND COVERS	SQUARE FOOTAGE	ACRES
ROOF / BUILDING	872	0.02
PARKING / DRIVEWAY / ASPHALT	70,692	1.62
SIDEWALK / CURB RAMP / CONCRETE DECK	18,187	0.42
OTHER (COMPACTED SOIL TRAILS / PLAYGROUND AREAS)	27,962	0.64
TOTAL IMPERVIOUS AREA:	117,713	2.70
TOTAL PERVIOUS AREA:	4,868,635	111.77
TOTAL SITE AREA:	4,986,348	114.47
PERCENT BUA = 2.36%		
PERCENT BUA REMAINING* = 9.64%	480,648	11.03

*THIS FIGURE REPRESENTS THE AMOUNT OF BUILT-UPON AREA AVAILABLE TO RETAIN LOW DENSITY CLASSIFICATION. MAXIMUM BUILT-UPON AREA SHALL NOT EXCEED 12% OF TOTAL SITE AREA.

TREE SAVE NOTE:
ALL TREE SAVE OUTSIDE OF LOD WILL BE SAVED IN THE FUTURE AND ANY FUTURE EXPANSION NEEDS TO BE APPROVED ADMINISTRATIVELY AND COMPLY WITH THE TREE SAVE ORDINANCE. IF YOU HAVE ANY QUESTIONS PLEASE DISCUSS WITH TOWN OF HUNTERSVILLE PLANNING STAFF.

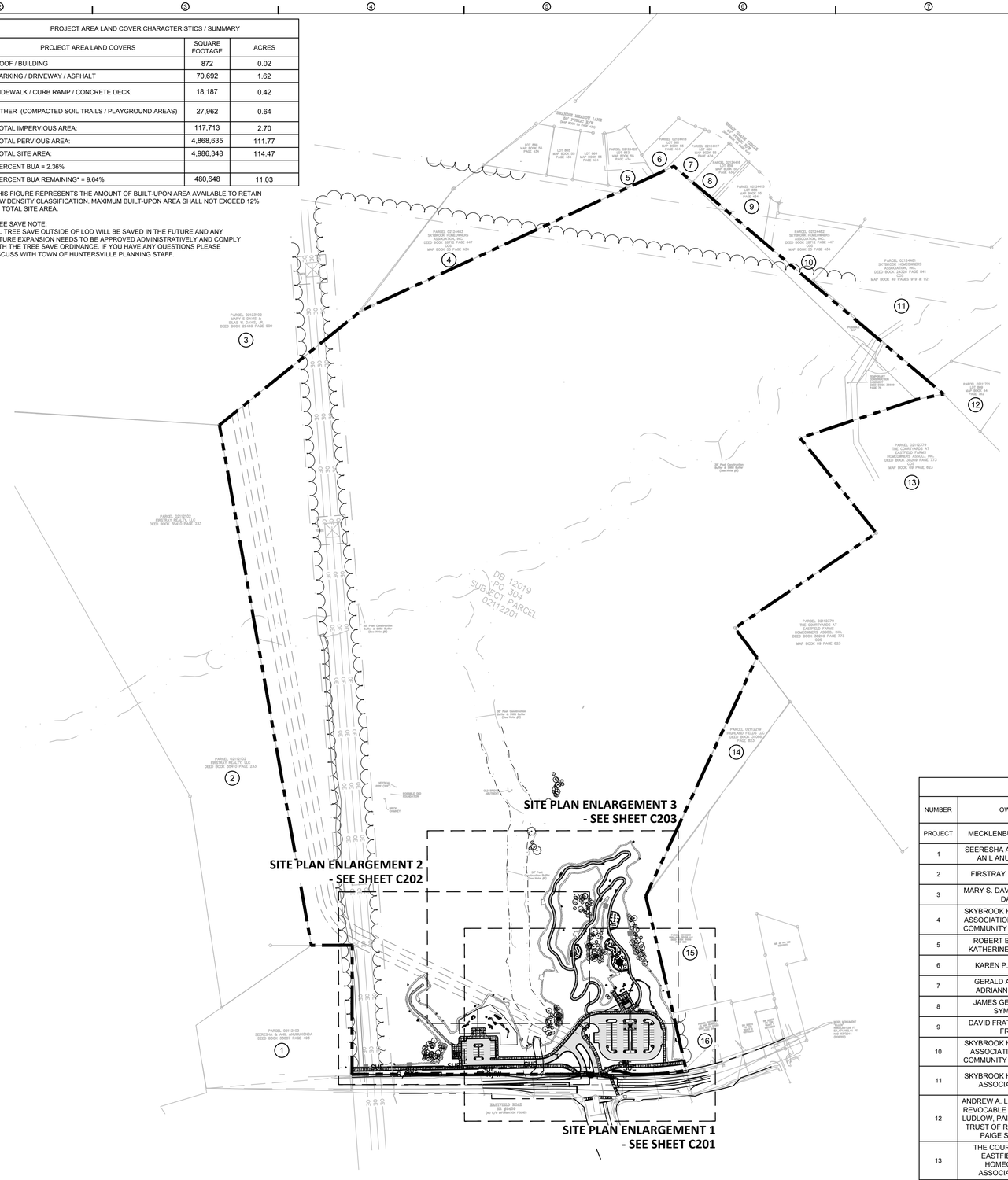
LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- # OF PARKING SPACES
- CENTERLINE
- PROPOSED BOLLARD
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- UGE — EXISTING UNDERGROUND UTILITY LINE
- EXISTING ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS

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

NORTH

200 0 100 200 400
SCALE: 1"=200'



SITE PLAN DATA TABLE	
TOTAL AREA (SQUARE FEET / ACRES)	4,986,348 SF / 114.47 AC
PROPOSED DISTURBED AREA (SQUARE FEET / ACRES)	332,268 SF / 7.63 AC
RIVER BASIN	YADKIN PEE-DEE
STREAM CLASSIFICATION	C (DRAINING TO CLARKE CREEK)
PRINCIPAL USES(S) (Z.O ARTICLE 3)	PARKS / RECREATION
BUILDING TYPE (Z.O. ARTICLE 3, 4 AND 8.10)	ACCESSORY USES
CURRENT ZONING DISTRICT (Z.O. ARTICLE 3)	R - RURAL DISTRICT
PROPOSED ZONING DISTRICT (Z.O. ARTICLE 3)	R (CD) - CONDITIONAL ZONING RURAL DISTRICT
OVERLAY DISTRICT, IF APPLICABLE (ARTICLE 3 Z.O.)	N/A
PERCENTAGE OF IMPERVIOUS ALLOWED (ARTICLE 3 Z.O.)	12%
PERCENTAGE OF IMPERVIOUS SHOWN	2.36%
LOT COUNT	1
TOTAL NUMBER OF DWELLINGS (DETACHED/ATTACHED)	2
MIXED-USE/# OF LIVE /WORK UNITS	0
TOTAL AREA OF RESIDENTIAL (SQUARE FEET)	0
TOTAL AREA OF NON-RESIDENTIAL (SQUARE FEET)	4,986,348
LOT SIZE RANGE	N/A
NUMBER OF LOTS WITHIN EACH RANCE	N/A
LOT WIDTHS RANGE (Z.O. ARTICLE 3	N/A
NUMBER OF LOTS WITHIN EACH WIDTH	N/A
SETBACKS AND BUILT-TO-LINES (Z.O. ARTICLE 3, 4 & 8)	
FRONT BTL RANGE OR SETBACK (FEET)	25
CORNER SETBACKS (FEET)	N/A
REAR SETBACKS (FEET)	25
RIGHT SIDE SETBACK (FEET)	8
LEFT SIDE SETBACK (FEET)	8
WATERSHED INFORMATION (Z.O. ARTICLE 3 AND S.O. SECTION 7.290	
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT?	NO
WATERSHED DISTRICT	N/A
LOW DENSITY / HIGH DENSITY	LOW DENSITY
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA	12%
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS	2.36%
PROJECT COMPLETION TIME (APPROXIMATE)	2027
OFF-STREET PARKING REQUIREMENTS (Z.O. 6.1 - CIVIC)	NO MINIMUM
TOTAL OFF-STREET PARKING SPACES	89 (5 HANDICAP)

REZONING NOTES:

BUFFER DISTURBANCE:
1. THE BUFFER DISTURBANCE IS NECESSARY BECAUSE THE PROPERTY IS BEING BISECTED BY A JURISDICTIONAL STREAM. THE NCDOT WOULD NOT ALLOW TWO SEPARATE DRIVEWAYS TO ACCESS EACH HALF OF THE PROPERTY INDEPENDENTLY FROM EASTFIELD ROAD. A VEHICULAR BRIDGE WAS ANALYZED, HOWEVER WAS DEEMED TOO COSTLY. THE DESIGN TEAM HAS SELECTED TO EXTEND THE EXISTING CULVERT UNDERNEATH EASTFIELD ROAD INSTEAD.

2. IN KEEPING WITH THE SPIRIT OF A PASSIVE NATURAL PARK, MECKLENBURG COUNTY HAS SELECTED AN IMPERVIOUS RESTRICTION ON THE PROPERTY AS A MITIGATION OPTION FOR THE STREAM BUFFER DISTURBANCE. THE CURRENT/FUTURE IMPERVIOUS AREA RESTRICTION WILL BE SET AT A MAX. 12%. THE CURRENT AND FUTURE DEVELOPMENT BUILT UPON AREA SHALL NOT BE GREATER THAN 12%

ADDITIONAL REZONING CONDITIONS:
3. DOUBLE ROW OF STREET TREES REQUIRED - DUE TO SITE CONSTRAINTS, STORM DRAINAGE AND ROW LOCATION, A LARGE ENOUGH SHOULDER IS NOT ABLE TO BE ESTABLISHED TO PLANT A DOUBLE ROW OF STREET TREES. A SINGLE ROW OF STREET TREES WILL BE PLANTED ALONG THE MULTI-USE PATH.

SUMMARY OF ADJOINING PROPERTIES				
NUMBER	OWNER	ADDRESS	PARCEL ID NUMBER	ZONING CLASSIFICATION
PROJECT	MECKLENBURG COUNTY	13729 EASTFIELD RD HUNTERSVILLE NC 28078	02112201	R (CD)
1	SEERESHA ANUMUKONDA, ANIL ANUMUKONDA	13713 EASTFIELD RD HUNTERSVILLE NC 28078	02112103	R
2	FIRSTRAY REALTY, LLC	N/A	02112102	R
3	MARY S. DAVIS, SILAS W JR DAVIS	N/A	02123102	R
4	SKYBROOK HOMEOWNERS ASSOCIATION,INC., CO/KEY COMMUNITY MANAGEMENT	N/A	02124483	R
5	ROBERT B. ANTHONY, KATHERINE P. ANTHONY	10728 BRANDIE MEADOW LN HUNTERSVILLE NC 28078	02124420	R
6	KAREN P. BARDALES	14110 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124418	R
7	GERALD A. LAPORTA, ADRIANNE LAPORTA	14118 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124417	R
8	JAMES GEIB, CANDRA SYMONDS	14126 HOLLY GLADE CR HUNTERSVILLE NC 28078	2124416	R
9	DAVID FRATE, WENDY R. FRATE	14134 HOLLY GLADE CR HUNTERSVILLE NC 28078	02124415	R
10	SKYBROOK HOMEOWNERS ASSOCIATION, INC., C/O COMMUNITY MANAGEMENT	N/A	02124482	R
11	SKYBROOK HOMEOWNERS ASSOCIATION, INC.	N/A	02124481	R
12	ANDREW A. LUDLOW, TRUST REVOCABLE OF ANDREW A. LUDLOW, PAIGE S. LUDLOW, TRUST OF REVOCABLE OF PAIGE S. LUDLOW	10800 EMERALD WOOD DR. HUNTERSVILLE NC 28078	02111721	R
13	THE COURTYARDS AT EASTFIELD FARM HOMEOWNERS ASSOCIATION, INC.	N/A	02112379	NR (CD)
14	HIGHLAND FIELDS, LLC	N/A	02112219	R
15	HIGHLAND FIELDS, LLC	14007 EASTFIELD RD HUNTERSVILLE NC 28078	02112209	R
16	GAJENDRASINH KAPLETIYA, HASUBEN KAPLETIYA, HEMANTSINH GAJENDRASINH KAPLETIYA, DIMPALBEN KAPLETIYA, PRIYANKSINH KAPLETIYA, NIDHIKUMARI KAPLETIYA	14001 EASTFIELD RD HUNTERSVILLE NC 28078	02112202	R

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

SITE - OVERALL

SHEET NUMBER
C200

© COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- # OF PARKING SPACES
- ℄ — CENTERLINE
- B — PROPOSED BOLLARD
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- E — EXISTING EASEMENT
- X — EXISTING FENCE
- PROPOSED FENCE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- UGE — EXISTING UNDERGROUND UTILITY LINE
- EXISTING ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS

30 0 15 30 60

SCALE: 1"=30'

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

NORTH

PARCEL 02112209
HIGHLAND FIELDS LLC
DEED BOOK 31066
PAGE 823

LIMITS OF DISTURBANCE (TYP.)

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

30' POST CONSTRUCTION STREAM BUFFER

BIG BLOCK WALL

A POTENTIAL ROADWAY EXTENSION HAS BEEN IDENTIFIED IN THE HUNTERSVILLE EASTFIELD ROAD SMALL AREA PLAN; DATED JANUARY 6, 2014. THE CONCEPTUAL LAYOUT SHOWN IS FOR REFERENCE PURPOSES ONLY. ANY FUTURE STUDY, ALIGNMENT, OR IMPLEMENTATION WOULD REQUIRE SEPARATE ANALYSIS AND APPROVAL BY MECKLENBURG COUNTY.

ACCESSIBLE RAMP

FLARE SIDEWALK TO 9' WIDTH.

STANDARD DUTY ASPHALT, (TYP.)

SWING GATE

ACCESSIBLE RAMP

MATCH LINE - C203

DIRECTIONAL ACCESSIBLE RAMP

HEAVY DUTY ASPHALT, (TYP.)

FLARE SIDEWALK TO 9' WIDTH.

PARCEL 0211220
JO ANN BURRE
DEED BOOK 37
PAGE 216

CONCRETE SIDEWALK

SWING GATE

ADA CURB RAMP ISLAND RAMP - TYPE 7, (TYP.)

CONCRETE BOLLARD

CONCRETE SIDEWALK

PROPOSED SIDEWALK EASEMENT (TYP.)

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

ADA CURB RAMP, (TYP.)

BIG BLOCK WALL AT BACKFLOW

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

PROPOSED SIDEWALK EASEMENT (TYP.)

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

MATCH LINE - C202

ADA CURB RAMP, (TYP.)

RECONSTRUCT CONCRETE MEDIAN

10'x70' SITE TRIANGLE (TYP.)

10'x70' SITE TRIANGLE (TYP.)

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

EXISTING NCDOT MAINTAINED ROW (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

APPROXIMATE ROADWAY CENTERLINE (TYP.)

PROPOSED POWER POLE RELOCATION (ASSUMED LOCATION). CONTRACTOR SHALL COORDINATE W/ UTILITY PROVIDER PRIOR TO CONSTRUCTION

CONCRETE ISLANDS

REFER TO SHEET PM-1 FOR PAVEMENT MARKING PLAN

CURB INLET RIM @ EP: 761.89' INV. IN: 754.52' (SE) INV. IN: 754.97' (NE) INV. OUT: 754.46'

DROP INLET RIM: 759.80' INV. IN: 754.25' INV. OUT: 754.20'

CURB INLET RIM @ EP: 761.89' INV. IN: 756.99' INV. OUT: 756.94'

CURB INLET RIM @ EP: 761.26' INV. IN: 757.61' INV. OUT: 757.46'

DROP INLET RIM: 763.62' INV. IN: 758.87' INV. OUT: 758.52' (CAN NOT SEE PIPE DIRECTIONS)

DOUBLE CURB INLET CAN NOT SEE PIPES

CONCRETE MEDIAN

"X" MARK FOUND N:602,516.81 FT E:1,471,211.71 FT NAD 83/2011

APPROXIMATE R.O.W.

EASTFIELD ROAD
SR #2459
(NO R/W INFORMATION FOUND)

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

SITE - ENLARGEMENT 1

SHEET NUMBER

C201

©COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- # OF PARKING SPACES
- CENTERLINE
- B — PROPOSED BOLLARD
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- E — EXISTING EASEMENT
- X — EXISTING FENCE
- PROPOSED FENCE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- UGE — EXISTING UNDERGROUND UTILITY LINE
- EXISTING ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS

30 0 15 30 60

SCALE: 1"=30'

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

NORTH

MATCH LINE - C201

MATCH LINE - C203

A POTENTIAL ROADWAY EXTENSION HAS BEEN IDENTIFIED IN THE HUNTERSVILLE EASTFIELD ROAD SMALL AREA PLAN; DATED JANUARY 6, 2014. THE CONCEPTUAL LAYOUT SHOWN IS FOR REFERENCE PURPOSES ONLY. ANY FUTURE STUDY, ALIGNMENT, OR IMPLEMENTATION WOULD REQUIRE SEPARATE ANALYSIS AND APPROVAL BY MECKLENBURG COUNTY.

30' POST CONSTRUCTION STREAM BUFFER

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

CONCRETE SIDEWALK

LIMITS OF DISTURBANCE (TYP.)

STANDARD DUTY ASPHALT, (TYP.)

CONCRETE SIDEWALK

VEHICULAR CONCRETE PAVEMENT

STANDARD CURB AND GUTTER, (TYP.)

PROPOSED SIDEWALK EASEMENT (TYP.)

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

HEAVY DUTY ASPHALT, (TYP.)

GRAVITY WALL AT EXISTING POLE

GRAVITY WALL AT EXISTING POLE

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

CONTRACTOR TO PROVIDE MIN. 1.5 CONCRETE BAND CONNECTION TO TOC

10' CONCRETE MULTI-USE PATH TOH STD. NO. 723.1

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

38' CL TO R/W

PROPOSED SIDEWALK EASEMENT (TYP.)

10'x70' SITE TRIANGLE (TYP.)

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 6529

SITE - ENLARGEMENT 2

SHEET NUMBER

C202

© COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- PROPOSED SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT–OF–WAY
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- # OF PARKING SPACES
- CENTERLINE
- B — PROPOSED BOLLARD
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- E — EXISTING EASEMENT
- X — X — X — EXISTING FENCE
- PROPOSED FENCE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- UGE — EXISTING UNDERGROUND UTILITY LINE
- EXISTING ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT TRAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- SELECT FILL (COMPACTED) PER DESIGN WORKS DRAWINGS

30 0 15 30 60

SCALE: 1"=30'

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

NORTH

30' Post Construction Buffer (See Note #9)

LIMITS OF DISTURBANCE (TYP.)

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

MATCH LINE - C202

MATCH LINE - C201

A POTENTIAL ROADWAY EXTENSION HAS BEEN IDENTIFIED IN THE HUNTERSVILLE EASTFIELD ROAD SMALL AREA PLAN; DATED JANUARY 6, 2014. THE CONCEPTUAL LAYOUT SHOWN IS FOR REFERENCE PURPOSES ONLY. ANY FUTURE STUDY, ALIGNMENT, OR IMPLEMENTATION WOULD REQUIRE SEPARATE ANALYSIS AND APPROVAL BY MECKLENBURG COUNTY.

30' POST CONSTRUCTION STREAM BUFFER

SELECT FILL (COMPACTED) PER DESIGN WORKSHOP DRAWINGS

REFER TO ARCHITECTURAL DRAWINGS FOR SCORING DETAILS ON CONCRETE SLAB

STANDARD CURB AND GUTTER, (TYP.)

CONCRETE SIDEWALK

PARCE
HIGHLAN
DEED B
PA

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

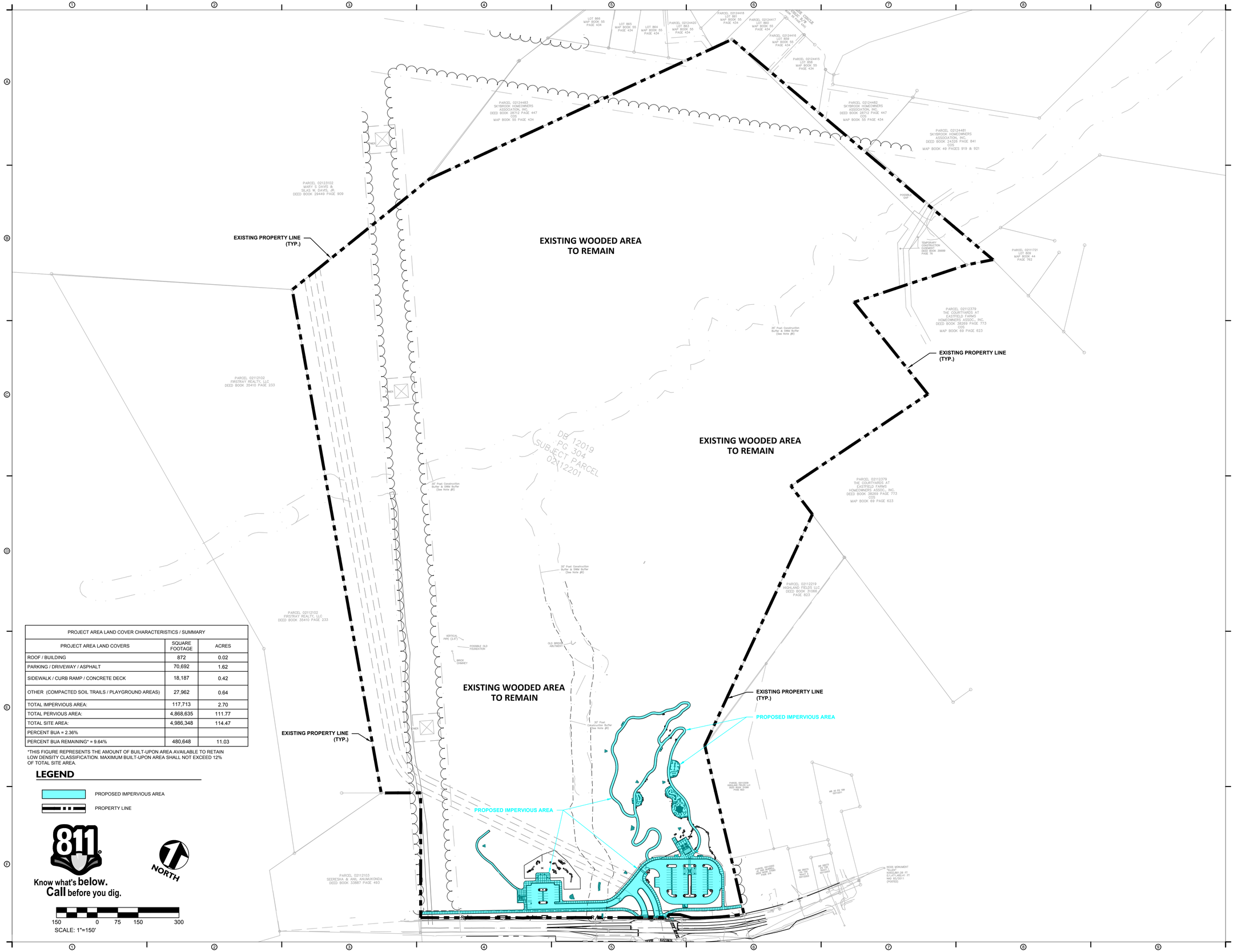
PROJECT NUMBER: 6529

SITE - ENLARGEMENT 3

SHEET NUMBER

C203

©COPYRIGHT DESIGNWORKSHOP, INC.



PROJECT AREA LAND COVER CHARACTERISTICS / SUMMARY		
PROJECT AREA LAND COVERS	SQUARE FOOTAGE	ACRES
ROOF / BUILDING	872	0.02
PARKING / DRIVEWAY / ASPHALT	70,692	1.62
SIDEWALK / CURB RAMP / CONCRETE DECK	18,187	0.42
OTHER (COMPACTED SOIL TRAILS / PLAYGROUND AREAS)	27,962	0.64
TOTAL IMPERVIOUS AREA:	117,713	2.70
TOTAL PERVIOUS AREA:	4,868,635	111.77
TOTAL SITE AREA:	4,986,348	114.47
PERCENT BUA = 2.36%		
PERCENT BUA REMAINING* = 9.64%	480,648	11.03

*THIS FIGURE REPRESENTS THE AMOUNT OF BUILT-UPON AREA AVAILABLE TO RETAIN LOW DENSITY CLASSIFICATION. MAXIMUM BUILT-UPON AREA SHALL NOT EXCEED 12% OF TOTAL SITE AREA.

LEGEND

PROPOSED IMPERVIOUS AREA

PROPERTY LINE

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

NORTH

150 0 75 150 300

SCALE: 1"=150'

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

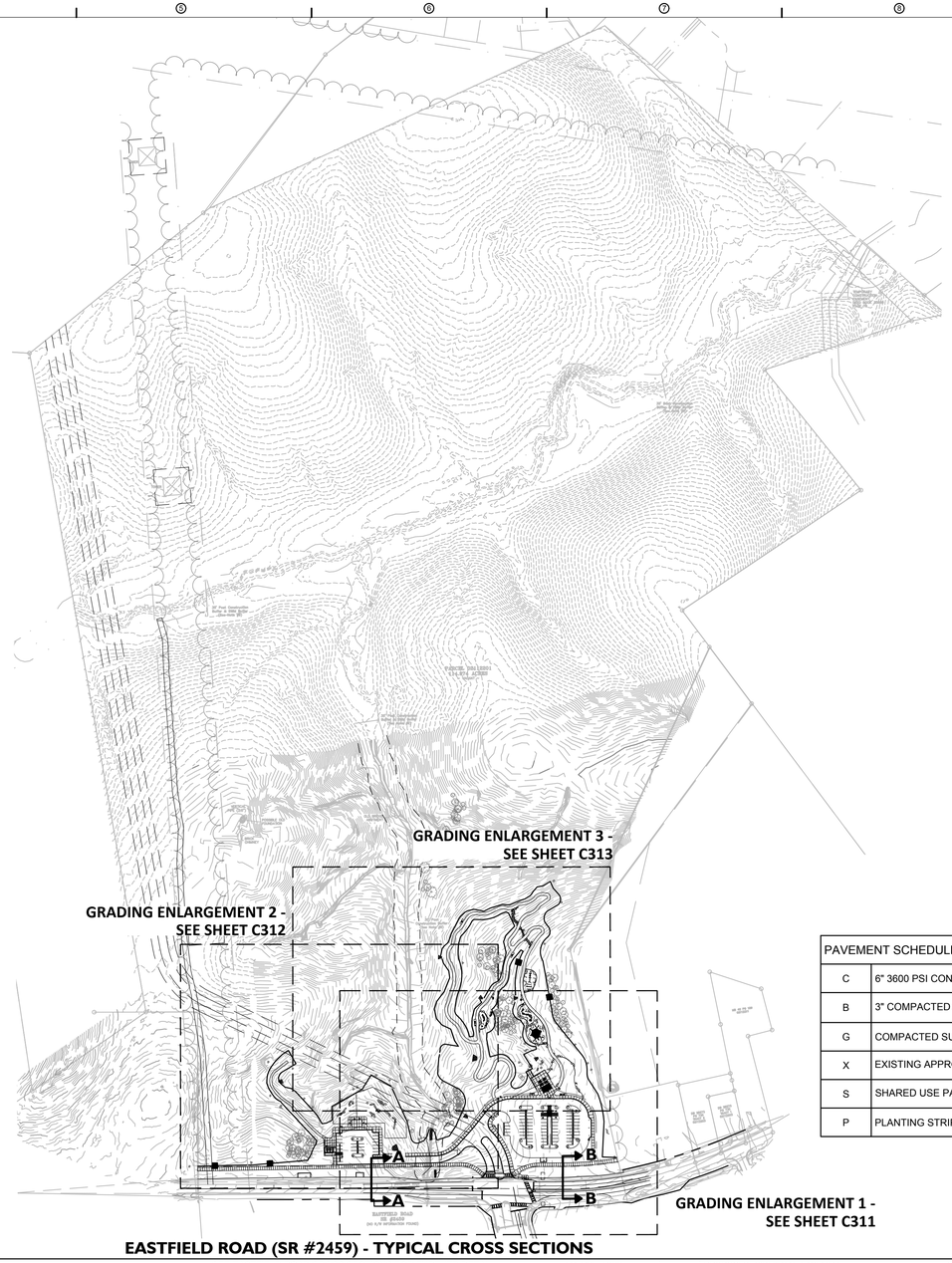
PROJECT NUMBER: 6529

BUA MAP

SHEET NUMBER

C204

© COPYRIGHT DESIGNWORKSHOP, INC.



LEGEND

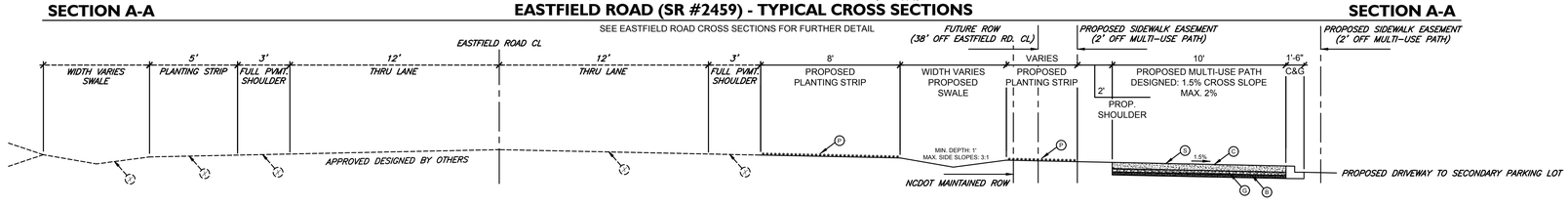
- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- MH 1 — PROPOSED STORM MANHOLE
- FES 1 — PROPOSED FLARED END SECTION
- EXISTING DRAINAGE STRUCTURE
- DI 1 — PROPOSED DRAINAGE STRUCTURE
- +XXX.X — EXISTING SPOT ELEVATION
- XXX.XX — PROPOSED SPOT ELEVATION
- CO — EXISTING CLEANOUT
- DS — EXISTING DOWNSPOUT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- XXX — PROPOSED CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- EXISTING TREE LINE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

PAVEMENT SCHEDULE - EASTFIELD ROAD & MUP	
C	6" 3600 PSI CONCRETE
B	3" COMPACTED AGGREGATE BASE COURSE (ABC)
G	COMPACTED SUBGRADE
X	EXISTING APPROVED DESIGN (BY OTHERS)
S	SHARED USE PATH / MULTI USE PATH (TOH STD. 723.1)
P	PLANTING STRIP

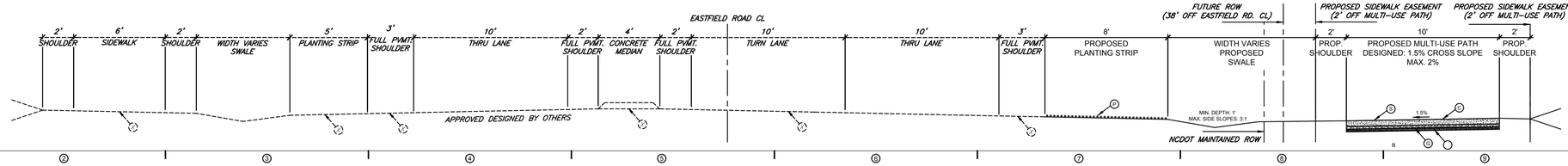
EASTFIELD ROAD (SR #2459) - TYPICAL CROSS SECTIONS

SEE EASTFIELD ROAD CROSS SECTIONS FOR FURTHER DETAIL

SECTION A-A



SECTION B-B



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

NORTH

200 0 100 200 400

SCALE: 1"=200'

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

GRADING - OVERALL

SHEET NUMBER

C310

© COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- MH 1 — PROPOSED STORM MANHOLE
- FES 1 — PROPOSED FLARED END SECTION
- EXISTING DRAINAGE STRUCTURE
- DI 1 — PROPOSED DRAINAGE STRUCTURE
- +XXX.X — EXISTING SPOT ELEVATION
- XXX.XX — PROPOSED SPOT ELEVATION
- CO — EXISTING CLEANOUT
- DS — EXISTING DOWNSPOUT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- X X X — EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- XXX — PROPOSED CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- EXISTING TREE LINE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

FES-600 FES-601 FES-700 FES-701 FES-800 FES-801 FES-400 FES-401 FES-400A FES-401A FES-200

SEE ENLARGEMENT C314

SEE ENLARGEMENT C315

SEE ENLARGEMENT C316

LIMITS OF DISTURBANCE (TYP.)

NOTE - PROPOSED ELEVATIONS SHOWN IN HATCHED AREA (TOP OF WALL, TOP OF SLAB, ETC.) ARE SHOWN FOR COORDINATION AND INFORMATIONAL PURPOSES ONLY. REFER TO ARCH. DRAWING FOR ELEVATIONS. FIELD CONFIRM ALL ELEVATIONS PRIOR TO CONSTRUCTION WITH ARCH.

RIPRAP APRON AT PIPE OUTFALL (TYP.)

FLARED END SECTION (TYP.)

30' POST CONSTRUCTION STREAM BUFFER

ROOF DRAIN SHALL BE 4" DIA. SCHEDULE 40 PVC GRADED AT 1.04% MIN. SLOPE. ROOF DRAIN SHALL TIE INTO CI-203. SEE ENLARGEMENT.

FFE: 761.91

TC: 763.11
BC: 762.61

CI-203 DROP CLEANOUT

MATCH LINE - C312

CURB INLET (TYP.)

CONCRETE HEADWALL

25' PERMANENT DRAINAGE EASEMENT PER TOH STD. 314.1: 42" RCP

HW-100 HW-1 CI-201 CI-102 CI-101 DI-202

TC: 758.80
BC: 758.30

TC: 757.76
BC: 757.26

TC: 758.17
BC: 757.67

TC: 754.58
BC: 754.08

TC: 758.50
BC: 758.00

TC: 754.48
BC: 754.48

25' DRAINAGE EASEMENT

LINED GRASSED SWALE #1

MIN. 2-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT (TYP.)

GRADE BREAK

TC: 765.20
BC: 764.70

TC: 765.54
BC: 765.04

TC: 766.20
BC: 765.70

TC: 765.70
BC: 765.70

OPEN THROAT CATCH BASIN CONTRACTOR TO INSTALL IN SUMP CONDITION

OTCB-103 OTCB-104

DI-204

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

MATCH LINE - C311

5' WIDE RIP RAP SPILLWAY

APPROXIMATE ROADWAY CENTERLINE (TYP.)

EX. CI-105

CURB INLET
RIM: 759.80'
INV. IN: 754.52' (SE)
INV. IN: 754.97' (NE)
INV. OUT: 754.46'

DROP INLET
RIM: 759.80'
INV. IN: 754.25'
INV. OUT: 754.20'

CURB INLET
RIM @ EP: 761.89'
INV. IN: 756.99'
INV. OUT: 756.94'

CURB INLET
RIM @ EP: 761.26'
INV. IN: 757.61'
INV. OUT: 757.46'

DROP INLET
RIM: 763.62'
INV. IN: 758.87'
INV. OUT: 758.52'
(CAN NOT SEE PIPE DIRECTIONS)

DOUBLE CURB INLET CAN NOT SEE PIPES

CONCRETE MEDIAN

APPROXIMATE R.O.W.

EASTFIELD ROAD
SR #2459
(NO R/W INFORMATION FOUND)

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

GRADING - ENLARGEMENT 1

SHEET NUMBER

C311

© COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- MH 1 — PROPOSED STORM MANHOLE
- FES 1 — PROPOSED FLARED END SECTION
- EXISTING DRAINAGE STRUCTURE
- DI 1 — PROPOSED DRAINAGE STRUCTURE
- +XXX.X — EXISTING SPOT ELEVATION
- XXX.XX — PROPOSED SPOT ELEVATION
- CO — EXISTING CLEANOUT
- DS — EXISTING DOWNSPOUT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- X X X — EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- XXX — PROPOSED CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- EXISTING TREE LINE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

MATCH LINE - C310

MATCH LINE - C312

FES-500

FES-501

LIMITS OF DISTURBANCE (TYP.)

FES-600

30' POST CONSTRUCTION STREAM BUFFER

FES-400

FES-401

FES-400A

FES-401A

FES-900

FES-901

5-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT OF DOG PARK PATIO

GRASSED LINED SWALE #4

CLASS 2 RIP RAP, KEYED INTO EXISTING STREAM BED & BANKS, MIN 35" DEPTH

FLARED END SECTION (TYP.)

FES-200

CONCRETE HEADWALL

STREAM BOUNDARY AS DELINEATED IN THE FIELD BY S&ME. 296 SQFT OF IMPACT PROPOSED

CURB INLET (TYP.)

HW-100

HW-1

CI-201

CI-102

CI-101

CI-2

TRENCH DRAIN

SEE ENLARGEMENT C315

SEE ENLARGEMENT C314

SEE ENLARGEMENT C316

OTCB-103

OTCB-104

OPEN THROAT CATCH BASIN CONTRACTOR TO INSTALL IN SUMP CONDITION

25' BUILDING SETBACK MEASURED FROM PROPOSED ROW

MIN. 2-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT (TYP.)

CONTRACTOR TO MATCH EXISTING GRADE AND PROVIDE 2% MAX. CROSS SLOPE

PROPOSED ROW 38' OFFSET FROM EASTFIELD ROAD CENTERLINE (TYP.)

EXISTING NCDOT MAINTAINED ROW (TYP.)

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

GRADING - ENLARGEMENT 2

SHEET NUMBER

C312

© COPYRIGHT DESIGNWORKSHOP, INC.

LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- HC — ACCESSIBLE SPACE
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- WV — EXISTING WATER VALVE
- WM — EXISTING WATER METER
- S — EXISTING SEWER MANHOLE
- D — EXISTING STORM MANHOLE
- MH 1 — PROPOSED STORM MANHOLE
- FES 1 — PROPOSED FLARED END SECTION
- EXISTING DRAINAGE STRUCTURE
- DI 1 — PROPOSED DRAINAGE STRUCTURE
- +XXX.X — EXISTING SPOT ELEVATION
- XXX.XX — PROPOSED SPOT ELEVATION
- CO — EXISTING CLEANOUT
- DS — EXISTING DOWNSPOUT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- X X X — EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD UTILITY LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- XXX — EXISTING CONTOUR LINE
- XXX — PROPOSED CONTOUR LINE
- TEMPORARY TREE PROTECTION BARRICADE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- RD — PROPOSED ROOF DRAIN PIPE
- EXISTING TREE LINE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- FLOODWAY
- 1% ANNUAL FLOOD CHANCE

30 0 15 30 60
SCALE: 1"=30'

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

NORTH

LIMITS OF DISTURBANCE (TYP.)
30' POST CONSTRUCTION STREAM BUFFER
30' Post Construction Buffer (See Note #9)
STEP ELEVATIONS TO BE FIELD ENGINEERED
FLARED END SECTION (TYP.)
2-FT GRADED SHOULDER ADJACENT TO EDGE OF PAVEMENT (TYP.)
MATCH LINE - C311
MATCH LINE - C310
SEE ENLARGEMENT C314
SEE ENLARGEMENT C31A
GRASSED LINED SWALE #14
GRASSED LINED SWALE #10
GRASSED LINED SWALE #9
GRASSED LINED SWALE #13
GRASSED LINED SWALE #8
GRASSED LINED SWALE #12
GRASSED LINED SWALE #11
GRASSED LINED SWALE #5
GRASSED LINED SWALE #7
GRASSED LINED SWALE #6
RIPRAP APRON AT PIPE OUTFALL (TYP.)
FES-500
FES-501
FES-600
FES-601
FES-700
FES-701
FES-400
FES-400A
FES-401
FES-401A
FES-800
FES-801
CI-203
FFE = 761.91
TC: 763.11
BC: 762.61
TC: 759.41
BC: 758.91

NOTE - PROPOSED ELEVATIONS SHOWN IN HATCHED AREA (TOP OF WALL, TOP OF SLAB, ETC.) ARE SHOWN FOR COORDINATION AND INFORMATIONAL PURPOSES ONLY. REFER TO ARCH. DRAWING FOR ELEVATIONS. FIELD CONFIRM ALL ELEVATIONS PRIOR TO CONSTRUCTION WITH ARCH.

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

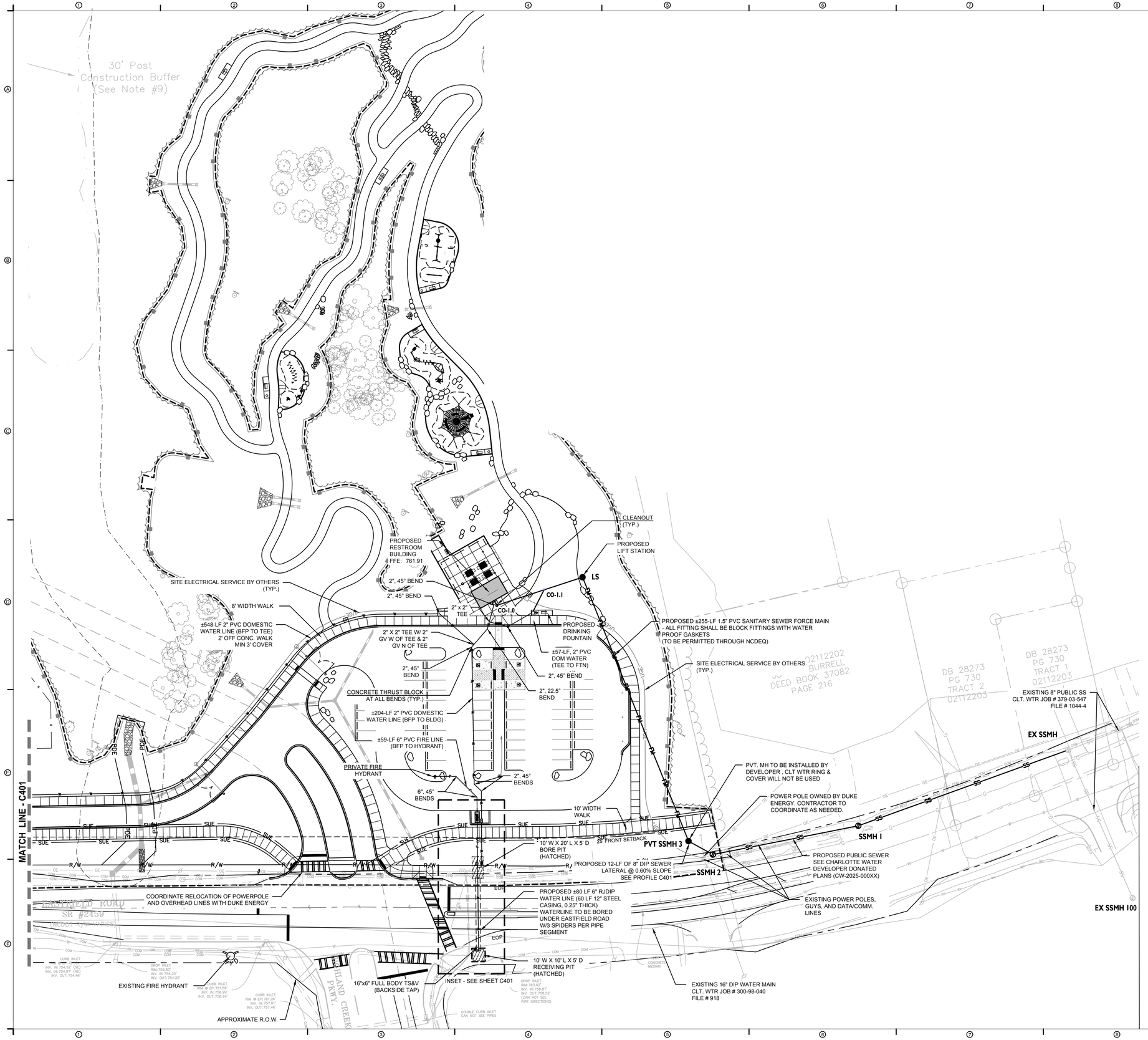
PROJECT NUMBER: 6529

GRADING - ENLARGEMENT 3

SHEET NUMBER

C313

©COPYRIGHT DESIGNWORKSHOP, INC.



LEGEND

- EXISTING SIGN
- EIP — EXISTING IRON PIN
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- R/W — RIGHT-OF-WAY
- EXISTING FIRE HYDRANT
- FH — PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPT. CONNECTION
- WV — EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED CHECK VALVE
- PROPOSED POST INDICATOR VALVE
- WM — EXISTING WATER METER
- PROPOSED WATER METER
- BFP — PROPOSED BACKFLOW PREVENTER
- EXISTING SEWER MANHOLE
- SSMH 1 — PROPOSED SEWER MANHOLE
- CO — EXISTING CLEANOUT
- CO — PROPOSED CLEANOUT
- EXISTING DRAINAGE STRUCTURE
- DI 1 — PROPOSED DRAINAGE STRUCTURE
- GV — EXISTING GAS VALVE
- GM — EXISTING GAS METER
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- x—x—x — EXISTING FENCE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OH/U — EXISTING OVERHEAD ELECTRIC LINE
- T — EXISTING UNDERGROUND TELEPHONE LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LATERAL
- SS — PROPOSED SANITARY SEWER MAIN
- FM — PROPOSED SANITARY SEWER FORCE MAIN
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- DW — PROPOSED DOMESTIC WATER LINE
- F — PROPOSED FIRE LINE
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- EXISTING STORM MANHOLE
- MH 1 — PROPOSED STORM MANHOLE
- E — EXISTING EASEMENT

40 0 20 40 80

SCALE: 1"=40'

Know what's below. Call before you dig.

NORTH

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

UTILITY PLAN

SHEET NUMBER

C400

© COPYRIGHT DESIGNWORKSHOP, INC.



PLANT PROTECTION KEYNOTES:

		DETAIL / SHEET	SPEC. SECTION
11.0	**PLANT PROTECTION**		
11.1	Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

1. Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
2. All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
- EXISTING TREE
- EXISTING TREE GREATER THAN 24" CAL

TREE PRESERVATION TABLE

Zoning District: R

Total Site Area: 114 Ac

Required canopy save: 50%

Existing Tree Save Areas: 105.06 Ac — Percentage of Site: 92.1%
Canopy Removal Areas: 7.93 Ac — Percentage of Site: 6.9%
Canopy Preservation Area (Proposed Tree Save Area): 97.13 Ac — Percentage of Site: 85.2%

Required Heritage Preservation: 100%
Heritage Trees: None identified.

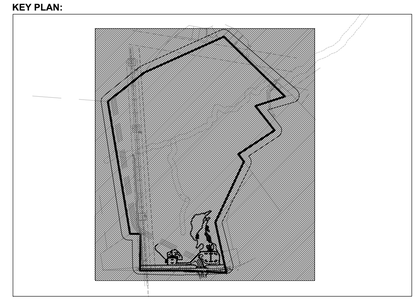
Required Tree Preservation for Trees over 24" cal: 50%
Trees identified in canopy removal area: 16
Trees to be removed in canopy removal area: 16

Trees larger than 24" cal:

No	Size	Species
74001	24"	Ash
90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

See plans for trees 12" cal. or greater.
See sheet L1-04 for table of trees 12" cal. or greater.

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH

0 75 150 300
ORIGINAL SCALE: 1"=150'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

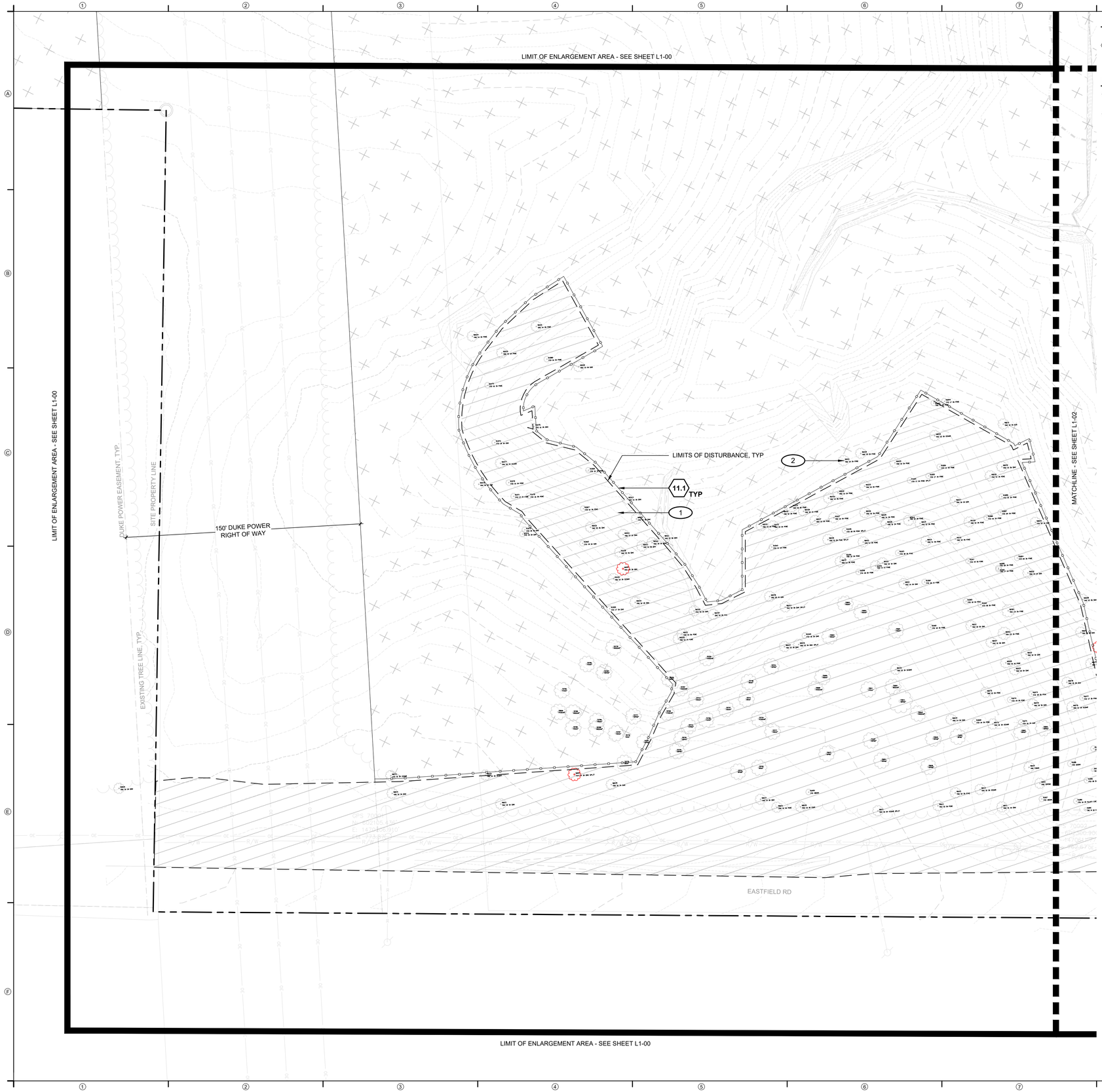
TREE PRESERVATION PLAN

SHEET NUMBER

L1-00

© COPYRIGHT DESIGNWORKSHOP, INC.

Apr 07, 2026 - 4:46pm
P:\PROJECTS_ALL\6529-Eastfield Park\CAD\02. Sheets\Permit Set\dw-6529-L1-Plant Protection and Removal Plan.dwg



PLANT PROTECTION KEYNOTES:

	DETAIL / SHEET	SPEC. SECTION
11.0 PLANT PROTECTION		
11.1 Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

1. Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
2. All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
- EXISTING TREE
- EXISTING TREE GREATER THAN 24" CAL

TREE PRESERVATION TABLE

Zoning District: R

Total Site Area: 114 Ac

Required canopy save: 50%

Existing Tree Save Areas: 105.06 Ac	Percentage of Site: 92.1%
Canopy Removal Areas: 7.93 Ac	Percentage of Site: 6.9%
Canopy Preservation Area (Proposed Tree Save Area): 97.13 Ac	Percentage of Site: 85.2%

Required Heritage Preservation: 100%
Heritage Trees: None identified.

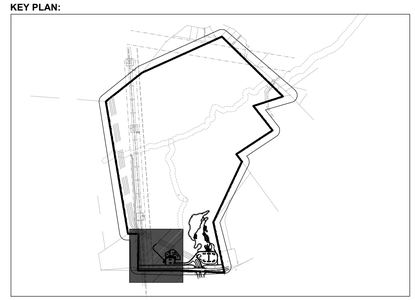
Required Tree Preservation for Trees over 24" cal: 50%
Trees identified in canopy removal area: 16
Trees to be removed in canopy removal area: 16

Trees larger than 24" cal:

No	Size	Species
74001	24"	Ash
90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

See plans for trees 12" cal. or greater.
See sheet L1-04 for table of trees 12" cal. or greater.

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH 0 30 60 120
ORIGINAL SCALE: 1"=60'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

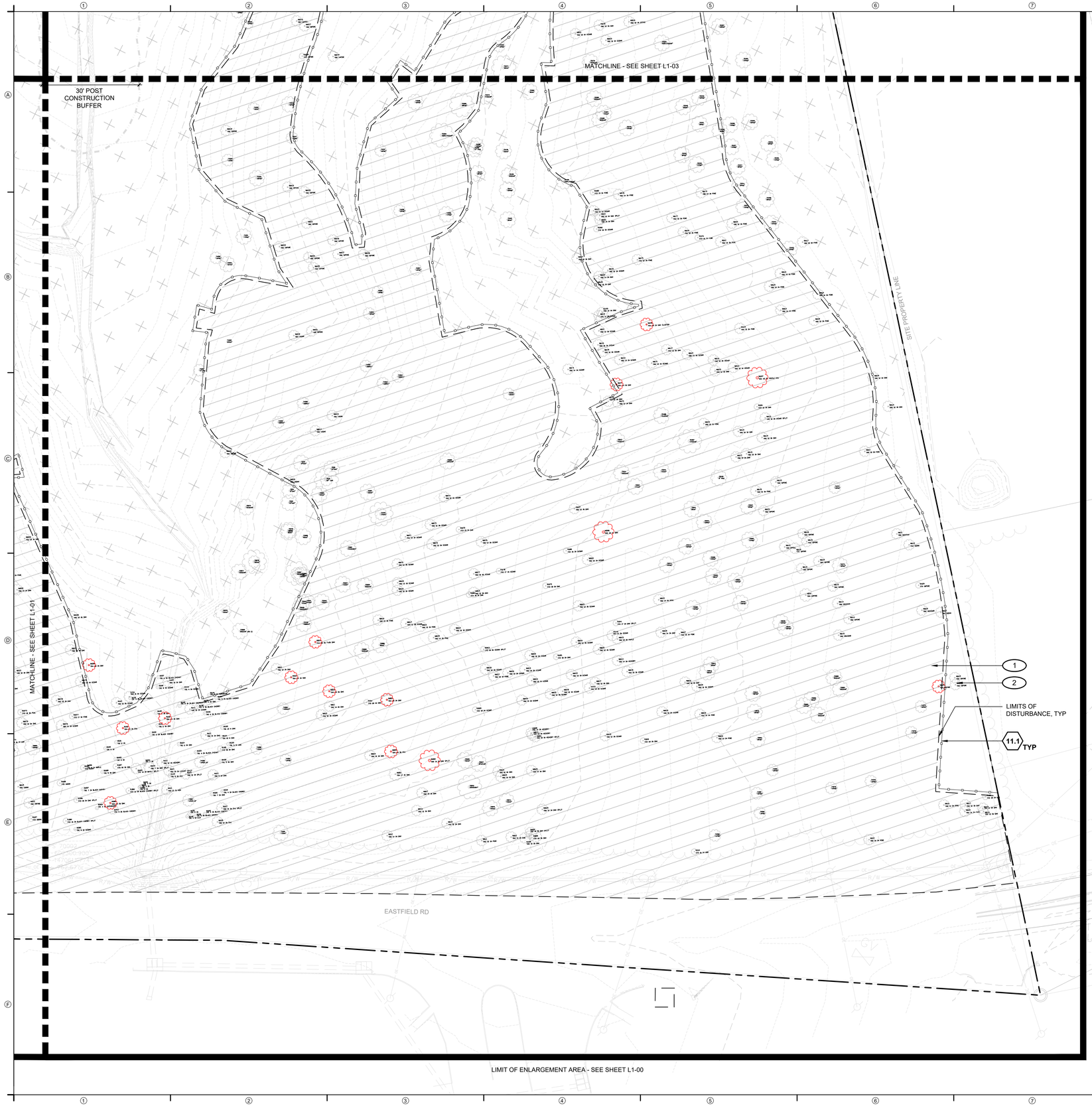
TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER

L1-01

©COPYRIGHT DESIGNWORKSHOP, INC.

Apr 07, 2026 - 4:47pm
P:\Projects\6529_Eastfield Park\3D-CAD\02. Sheets\Permit Set\dw-6529-L1-Plant Protection and Removal Plan.dwg



PLANT PROTECTION KEYNOTES:

	DETAIL / SHEET	SPEC. SECTION
11.0 PLANT PROTECTION		
11.1 Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

1. Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
2. All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
- EXISTING TREE
- EXISTING TREE GREATER THAN 24" CAL

TREE PRESERVATION TABLE

Zoning District: R

Total Site Area: 114 Ac

Required canopy save: 50%

Existing Tree Save Areas: 105.06 Ac	Percentage of Site: 92.1%
Canopy Removal Areas: 7.93 Ac	Percentage of Site: 6.9%
Canopy Preservation Area (Proposed Tree Save Area): 97.13 Ac	Percentage of Site: 85.2%

Required Heritage Preservation: 100%
Heritage Trees: None identified.

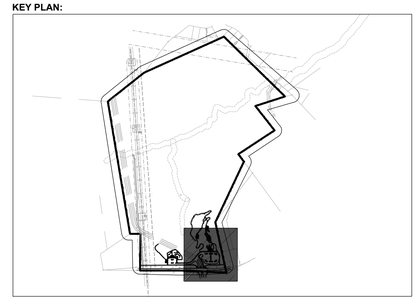
Required Tree Preservation for Trees over 24" cal: 50%
Trees identified in canopy removal area: 16
Trees to be removed in canopy removal area: 16

Trees larger than 24" cal:

No	Size	Species
74001	24"	Ash
90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

See plans for trees 12" cal. or greater.
See sheet L1-04 for table of trees 12" cal. or greater.

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH 0 30 60 120
ORIGINAL SCALE: 1"=60'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

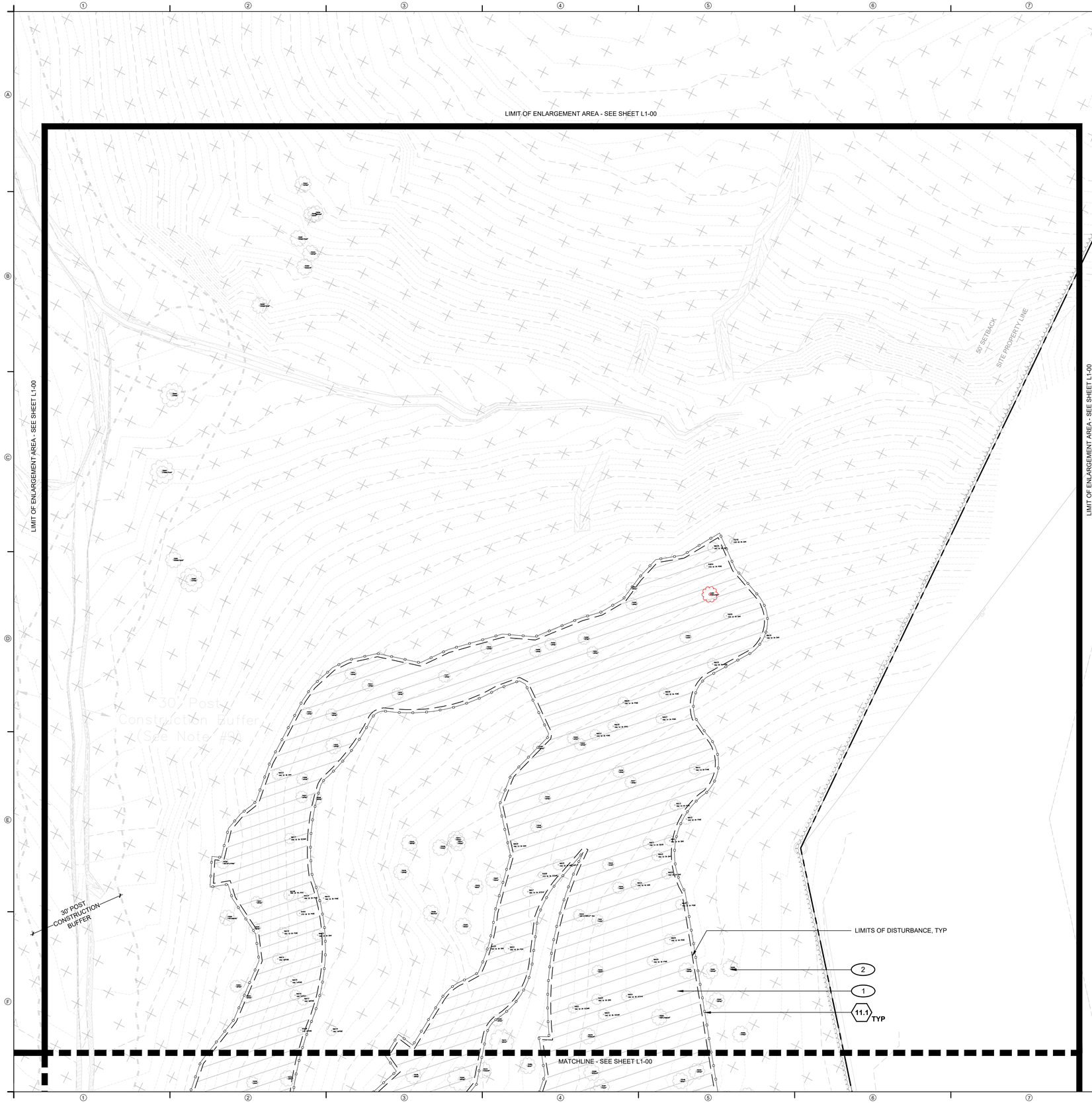
TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER

L1-02

©COPYRIGHT DESIGNWORKSHOP, INC.

Apr 07, 2026 - 4:47pm
P:\PROJECTS\6529_HUNTERSVILLE\6529-Eastfield Park\3D CAD\02 Sheets\Permit Set\6529-L1-Plant Protection and Removal Plan.dwg



PLANT PROTECTION KEYNOTES:

	DETAIL / SHEET	SPEC. SECTION
11.0 PLANT PROTECTION		
11.1 Tree Protection	3 / L11-03	015639

PLANT PROTECTION AND REMOVAL REFERENCE NOTES

1. Existing landscape area to be removed. Notify Landscape Architect before removing any Heritage Trees or Specimen Trees with 24" or greater diameter at breast height.
2. All trees outside of LOD must be saved. Any future expansion will need to be approved administratively and comply with tree save requirement in the ordinance.

PLANT PROTECTION AND REMOVAL LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING VEGETATION TO BE PRESERVED
- PLANT PROTECTION FENCE
- EXISTING TREE
- EXISTING TREE GREATER THAN 24" CAL

TREE PRESERVATION TABLE

Zoning District: R

Total Site Area: 114 Ac

Required canopy save: 50%

Existing Tree Save Areas: 105.06 Ac	Percentage of Site: 92.1%
Canopy Removal Areas: 7.93 Ac	Percentage of Site: 6.9%
Canopy Preservation Area (Proposed Tree Save Area): 97.13 Ac	Percentage of Site: 85.2%

Required Heritage Preservation: 100%
Heritage Trees: None identified.

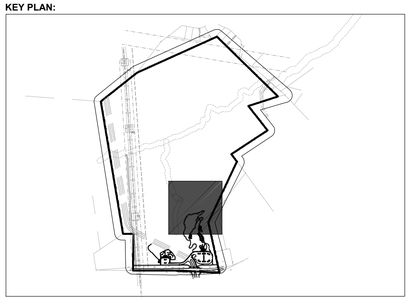
Required Tree Preservation for Trees over 24" cal: 50%
Trees identified in canopy removal area: 16
Trees to be removed in canopy removal area: 16

Trees larger than 24" cal:

No	Size	Species
74001	24"	Ash
90157	33"	Oak
90171	24"	Oak
90086	36"	Oak
90124	24"	Pine
90008	31"	Oak
90003	24"	Oak
90009	30"	Oak
90013	24"	Oak
90014	30"	Oak
90015	24"	Oak
91110	24"	Oak
91102	24"	Oak
91085	24"	Oak
90357	29"	Oak
90094	24"	Oak

See plans for trees 12" cal. or greater.
See sheet L1-04 for table of trees 12" cal. or greater.

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH

0 30 60 120
ORIGINAL SCALE: 1"=60'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1
MECKLENBURG COUNTY
HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

TREE PRESERVATION ENLARGEMENT PLAN

SHEET NUMBER

L1-03

©COPYRIGHT DESIGNWORKSHOP, INC.

Apr 07, 2026 - 4:47pm
P:\PROJECTS\6529-Eastfield Park\IO-CAD\02_Sheets\Permit Set\6529-L1-Plant Protection and Removal Plan.dwg

EXISTING TREE TABLE (GREATER THAN 12" CAL)

NO.	SIZE (IN)	SPECIES
7003	13	OAK
7008	12	OAK
7009	16	OAK
70213	14	PINE
70214	14	PINE
70233	15	PINE
70235	12	PINE
70246	12	OAK
70247	14	PINE
70252	14	PINE
70254	12	CEDAR
70256	13	SWEETGUM
70260	17	PINE
70264	17	SWEETGUM
70265	17	PINE
70269	18	PINE
70274	16	OAK
70284	15	CEDAR
70297	12	PINE
70302	13	PINE
70349	12	PINE
70389	13	PINE
70394	19	CEDAR
70427	18	PINE
70429	15	CEDAR
70439	12	OAK
70487	17	CEDAR
70498	12	CEDAR
70507	12	OAK
70527	24	OAK
70532	14	OAK
70534	12	OAK
70553	13	PINE
70558	12	PINE
70589	12	PINE
70595	14	PINE
70606	15	PINE
70635	13	PINE
70639	12	PINE
70640	12	PINE
70643	15	PINE
70648	12	PINE
70653	12	PINE
70660	12	PINE
70687	12	PINE
70700	13	OAK
70704	15	PINE
70717	12	OAK
70730	12	PINE
70732	12	PINE
70735	12	OAK
70757	14	CEDAR
70777	12	PINE
70797	12	OAK
70814	18	PINE
70821	14	OAK
70845	12	CEDAR
70846	12	PINE
70862	17	GUM
70863	21	OAK
70865	17	OAK
70875	12	OAK
70876	16	OAK
70877	13	CEDAR
70881	16	OAK
70900	17	OAK
70901	13	OAK
70908	12	PINE
70909	13	OAK
70911	20	OAK
70912	20	OAK
70914	13	OAK
70919	19	HICKORY
70925	27	OAK
70926	12	OAK
70939	12	HICKORY
70952	13	PINE
70957	14	OAK
70974	12	CEDAR
70980	12	OAK
70981	12	OAK
71000	17	OAK
74000	15	PINE
74001	24	ASH
74002	17	ASH
74003	12	ASH
74004	13	PINE
74005	13	PINE
74006	12	PINE
74007	12	PINE
74008	12	PINE
74009	12	PINE
74010	13	PINE
74011	12	PINE

NO.	SIZE (IN)	SPECIES
74012	12	PINE
74013	12	PINE
74014	15	PINE
74016	12	PINE
74017	13	PINE
74018	13	PINE
74019	12	PINE
74020	13	PINE
74021	12	PINE
74022	16	PINE
74023	15	PINE
74024	14	PINE
74025	13	PINE
74026	12	PINE
74027	15	PINE
74028	13	PINE
74029	17	SYCAMORE
74030	12	PINE
74031	12	PINE
74032	12	PINE
74033	12	PINE
74034	18	PINE
74035	12	OAK
74037	15	PINE
74038	18	PINE
74039	13	PINE
74040	12	OAK
74041	14	ASH
74042	13	OAK
74043	12	ASH
74044	14	OAK
74045	15	PINE
74046	15	PINE
74047	13	PINE
74048	13	PINE
74049	12	ASH
74050	18	PINE
74051	17	PINE
74052	15	PINE
74053	16	PINE
74055	12	PINE
74056	12	PINE
74057	13	PINE
74058	12	PINE
74059	17	PINE
74060	23	OAK
74061	12	BIRCH
74062	13	BIRCH
74063	12	BIRCH
74064	12	BIRCH
74065	12	OAK
74066	12	BIRCH
74067	14	OAK
74068	12	BIRCH
74069	12	OAK
74070	16	OAK
74071	12	PINE
74072	12	PINE
74073	18	PINE
74074	14	PINE
74075	12	PINE
74076	13	PINE
74078	12	PINE
74079	14	PINE
74080	12	PINE
74081	12	PINE
74082	13	PINE
74083	15	OAK
74084	12	PINE
74085	12	OAK
74086	13	ASH
74087	14	POPLAR
74088	14	POPLAR
74089	14	OAK
74090	15	OAK
74091	17	OAK
74092	12	PINE
74093	16	OAK
74094	14	CEDAR
90003	24	OAK
90004	15	OAK
90005	17	OAK
90006	12	OAK
90007	15	OAK
90008	31	OAK
90009	30	OAK
90010	20	OAK
90011	14	OAK
90012	12	CEDAR
90013	24	OAK
90014	30	OAK
90015	24	OAK
90016	12	OAK
90018	15	OAK

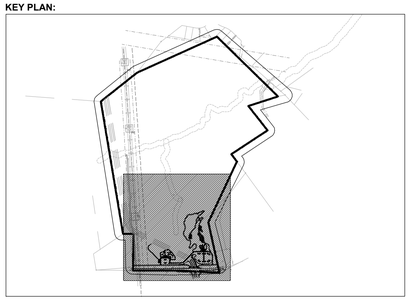
NO.	SIZE (IN)	SPECIES
90019	16	OAK
90020	20	OAK
90021	14	OAK
90022	18	CEDAR
90023	12	OAK
90024	12	OAK
90025	14	OAK
90026	12	HICKORY
90027	12	HICKORY
90028	14	HICKORY
90029	12	OAK
90030	12	CEDAR
90031	20	OAK
90032	12	CEDAR
90033	14	PINE
90034	13	PINE
90035	12	CEDAR
90036	12	OAK
90037	15	PINE
90039	14	OAK
90040	14	PINE
90041	17	OAK
90042	12	CEDAR
90043	12	MAPLE
90044	14	HICKORY
90045	15	CEDAR
90046	15	CEDAR
90047	12	OAK
90048	12	CEDAR
90049	12	CEDAR
90050	12	CEDAR
90051	18	OAK
90052	12	CEDAR
90053	12	CEDAR
90054	12	CEDAR
90055	15	CEDAR
90056	12	CEDAR
90057	12	PINE
90058	12	CEDAR
90059	14	PINE
90060	12	PINE
90062	12	CEDAR
90063	18	CEDAR
90064	18	OAK
90065	12	OAK
90066	15	PINE
90067	12	CEDAR
90068	13	CEDAR
90069	12	CEDAR
90070	12	CEDAR
90071	14	CEDAR
90072	12	CEDAR
90073	12	CEDAR
90074	12	CEDAR
90075	19	OAK
90076	13	CEDAR
90077	12	CEDAR
90078	17	CEDAR
90079	18	OAK
90081	16	CEDAR
90082	12	CEDAR
90083	12	CEDAR
90084	12	CEDAR
90085	12	CEDAR
90086	36	OAK
90087	12	OAK
90089	12	OAK
90090	12	OAK
90091	12	OAK
90092	12	CEDAR
90093	12	CEDAR
90094	24	OAK
90095	12	OAK
90096	12	PINE
90097	13	OAK
90098	13	PINE
90099	18	OAK
90100	12	CEDAR
90101	15	OAK
90102	12	CEDAR
90103	12	PINE
90104	12	PINE
90105	13	OAK
90106	15	PINE
90107	18	OAK
90108	16	OAK
90109	12	OAK
90111	12	PINE
90112	14	OAK
90113	12	OAK
90114	16	OAK
90115	12	PINE
90116	14	PINE
90117	12	OAK

NO.	SIZE (IN)	SPECIES
90118	14	PINE
90119	13	OAK
90120	12	OAK
90121	20	OAK
90124	24	PINE
90125	15	PINE
90126	15	PINE
90127	12	OAK
90128	12	CEDAR
90129	18	PINE
90130	12	OAK
90131	12	CEDAR
90132	12	PINE
90133	15	PINE
90134	12	PINE
90135	12	PINE
90136	12	PINE
90138	15	PINE
90139	18	PINE
90140	15	PINE
90141	22	PINE
90142	15	PINE
90143	15	CEDAR
90144	12	PINE
90145	15	CEDAR
90146	15	OAK
90147	15	OAK
90148	12	PINE
90149	12	OAK
90150	12	CEDAR
90151	18	OAK
90152	12	OAK
90153	12	PINE
90154	12	CEDaR
90155	12	OAK
90156	12	CEDAR
90157	33	OAK
90158	12	PINE
90159	12	OAK
90160	12	OAK
90161	12	PINE
90162	12	PINE
90163	14	PINE
90164	15	PINE
90165	12	PINE
90166	12	PINE
90167	12	PINE
90169	13	CEDAR
90170	12	CEDAR
90171	24	OAK
90172	12	OAK
90173	12	OAK
90174	14	CEDAR
90175	12	PINE
90176	16	PINE
90177	12	PINE
90178	14	PINE
90179	13	PINE
90180	12	PINE
90181	12	PINE
90182	19	PINE
90183	12	CEDAR
90184	12	OAK
90185	12	OAK
90186	16	CEDAR
90187	12	OAK
90188	12	OAK
90189	14	OAK
90190	12	CEDAR
90191	12	CEDAR
90192	12	CEDAR
90193	12	OAK
90194	13	CEDAR
90195	12	CEDAR
90196	12	CEDAR
90197	12	OAK
90198	30	OAK
90199	12	PINE
90201	12	CEDAR
90202	12	OAK
90203	12	CEDAR
90204	12	CEDAR
90205	12	PINE
90206	12	PINE
90207	13	PINE
90208	12	OAK
90209	13	OAK
90210	14	DEAD
90211	12	OAK
90212	12	PINE
90213	13	PINE
90214	13	PINE
90216	12	OAK
90217	12	CEDAR

NO.	SIZE (IN)	SPECIES
90218	16	CEDAR
90219	15	OAK
90220	13	OAK
90221	12	PINE
90222	12	OAK
90223	12	OAK
90224	12	PINE
90225	14	PINE
90226	14	PINE
90227	14	PINE
90228	15	PINE
90229	15	PINE
90230	12	OAK
90231	16	OAK
90232	18	OAK
90234	16	PINE
90235	12	OAK
90237	12	CEDAR
90238	12	PINE
90239	12	PINE
90240	13	PINE
90241	16	PINE
90242	13	PINE
90243	14	OAK
90244	12	PINE
90245	14	PINE
90246	14	PINE
90247	18	PINE
90248	19	PINE
90249	14	PINE
90251	15	PINE
90252	13	OAK
90253	15	PINE
90254	15	PINE
90255	14	PINE
90256	14	PINE
90257	12	PINE
90258	15	PINE
90259	15	PINE
90260	15	PINE
90261	15	PINE
90262	15	PINE
90263	14	OAK
90264	14	OAK
90265	16	PINE
90266	15	OAK
90268	16	PINE
90269	14	OAK
90270	12	CEDAR
90271	16	OAK
90272	12	OAK
90273	18	PINE
90274	19	PINE
90275	12	PINE
90276	12	CEDAR
90277	17	PINE
90278	15	OAK
90279	12	CEDAR
90280	30	OAK
90281	15	OAK
90282	12	OAK
90283	12	OAK
90284	20	PINE
90285	20	PINE
90286	16	PINE
90287	20	PINE
90288	21	PINE
90289	14	PINE
90290	12	OAK
90291	12	OAK
90292	12	CEDAR
90293	17	PINE
90294	17	PINE
90296	12	PINE
90297	14	PINE
90298	18	PINE
90299	13	PINE
90300	12	OAK
90301	14	OAK
90302	18	PINE
90303	18	PINE
90304	18	PINE
90305	23	PINE
90306	23	PINE
90307	12	OAK
90308	12	PINE
90309	12	OAK
90310	12	OAK
90311	12	OAK
90312	18	PINE
90313	18	PINE
90314	14	PINE
90315	12	PINE
90316	12	PINE

NO.	SIZE (IN)	SPECIES
90317	19	PINE
90318	17	PINE
90320	12	CEDAR
90321	13	PINE
90322	12	PINE
90323	12	PINE
90324	17	PINE
90325	17	PINE
90326	15	PINE
90327	12	OAK
90328	12	PINE
90329	12	PINE
90330	15	PINE
90331	12	PINE
90332	12	PINE
90333	13	PINE
90334	12	PINE
90335	18	PINE
90336	13	PINE
90337	13	PINE
90338	12	PINE
90339	12	PINE
90340	12	PINE
90341	13	PINE
90342	12	PINE
90343	16	PINE
90344	12	OAK
90345	16	OAK
90346	12	OAK
90347	12	OAK
90348	15	OAK
90349	12	OAK
90350	13	OAK
90351	13	PINE
90352	13	PINE
90354	12	OAK
90355	17	OAK
90356	12	CEDAR
90357	29	OAK
90358	15	OAK
90359	12	OAK
90360	15	OAK
90361	15	OAK
90362	12	OAK
90363	14	OAK
90364	12	OAK
90365	19	OAK
90366	15	OAK
90367	16	PINE
90368	16	PINE
90370	16	PINE
90371	17	PINE
90372	16	PINE
90373	18	OAK
90374	19	OAK
90375	16	OAK
90376	19	OAK
90377	12	CEDAR
90378	12	OAK
90379	16	PINE
90380	13	OAK
90381	14	PINE
90382	16	PINE
90383	12	PINE
90384	14	PINE
90385	14	PINE
90386	12	PINE
90387	12	PINE
90388	12	OAK
91082	16	BLACK CHERRY
91085	24	OAK
91086	16	BLACK CHERRY
91087	20	OAK
91089	14	MAPLE
91096	18	OAK
91102	24	OAK
91110	24	OAK
91113	12	HICKORY
91114	15	LOCUST
91116	12	ASH
91120	18	OAK
91121	15	OAK
91125	12	SPLIT
91127	12	OAK
91128	12	OAK
91141	12	CEDAR

KEY PLAN:



NOTE:

Refer to L0-04, L0-05 for General and Series Notes, Lists, Abbreviations, Schedules, and Legends.

NORTH

0 30 60 120

ORIGINAL SCALE: 1"=60'

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

TREE PRESERVATION TABLE

SHEET NUMBER

L1-04

©COPYRIGHT DESIGNWORKSHOP, INC.

Apr 07, 2026 - 4:47pm
P:\PROJECTS_ALL\6529 Eastfield Park\D-CAD\02 Sheets\Permit Set\Dwl 6529 L1 Plant Protection and Removal Plan.dwg



6.1 Off-Street Parking Design

Continuous row of perimeter shrubs min height 2' at installation; maximum spacing 4' on center

10' minimum width perimeter planting area

8' min width interior planting area

Tree spacing large maturing trees: planted max 40' on center.

Small maturing trees permitted only where utility lines prevent large maturing trees: planted max 30' on center

Minimum tree size: At time of planting, 2" or more in diameter measured 6" above ground level; min height 8'-10'

7.2.6

Small maturing trees are required to be substituted for large maturing trees whenever located within 25 feet of an overhead utility line.

7.7.2

Small maturing street trees are required to be within a minimum 7 foot planting strip located between the existing street and proposed sidewalk

7.7.2.b

Maturing "canopy –like" trees shall be planted 30 feet on center where existing overhead utility lines prohibit the use of large maturing canopy trees.

Total Linear Foot exclude Entry: 756 ft
Required Street Trees: 756/30 = 25
Provided Street Trees: 24
Note: Utilities within street tree planting area shown on plan require distance from street tree planting, hence the reduction from required street trees.

PLANTING DETAIL KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**			
9.1	Deciduous Tree Planting	1 / L11-01		329300
9.2	Coniferous Tree Planting	2 / L11-01		329300
9.3	Multi-stem Tree Planting	3 / L11-02		329300
9.4	Shrub Planting	4 / L11-02		329300
9.5	Not Used			
9.6	Sod Planting	1 / L11-03		329200
9.7	Native Seeding	2 / L11-03		329300
9.8	Planting Soil Type 1			329113
9.9	Planting Soil Type 2			329113

PLANTING LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
STREET TREES					
OV-3	22	Ostrya virginiana	American Hophornbeam	3" CAL	30' O.C.
PARKING LOT LANDSCAPE TREES					
QS-3	21	*Quercus shumardii*	Shumard Oak	3" CAL	40' O.C.
QB-3	8	*Quercus bicolor*	Swamp White Oak	3" CAL	40' O.C.
OV-3	6	Ostrya virginiana	American Hophornbeam	3" CAL	30' O.C.
EVERGREEN SHRUBS					
MCD-5	151	*Myrica cerifera 'Don's Dwarf'*	Don's Dwarf Waxmyrtle	5 GAL	As Shown
MC-5	23	*Myrica cerifera*	Southern Waxmyrtle	5 GAL 8' HT AT MATURITY	As Shown
SEED MIXES					
SM1	xx sf	Southern Bioswale Short Mix			
SM2	xx sf	Southern Woodland Edge/Part Shade Mix			
SM3	xx sf	Southern Short Grass Meadow Mix			
SM4	xx sf	Steep Slope Stabilization Native Mix			

SITE PLANTING REFERENCE NOTES

1. Spread 3" depth of on-site mulch over disturbed area.
2. Restore turf within the right-of-way.
3. All planting area to receive minimum 6" soil amendments.

TREE PLANTING LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

PROPOSED MULTI-STEM DECIDUOUS TREE

SHRUB AND GROUNDCOVER PLANTING LEGEND

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN SHRUB

SEED MIX TYPE 1

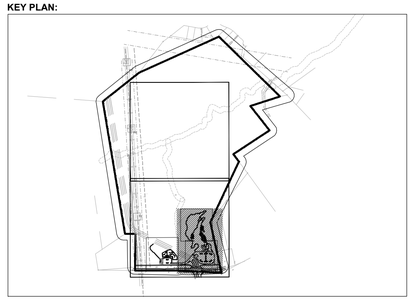
SEED MIX TYPE 2

SEED MIX TYPE 3

SEED MIX TYPE 4

SOD PLANTING

KEY PLAN:



NORTH

0 30 60 120
ORIGINAL SCALE: 1"=30'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

LANDSCAPING PLAN

SHEET NUMBER

L8-01

©COPYRIGHT DESIGNWORKSHOP, INC.

Apr 07, 2026, 4:48pm
P:\PROJECTS_ALL\6529-Eastfield Park\0-CAD\02 Sheets\Permit Set\dw-6529-L8-Site Planting Plan.dwg



6.1 Off-Street Parking Design

Continuous row of perimeter shrubs min height 2' at installation; maximum spacing 4' on center

10' minimum width perimeter planting area

8' min width interior planting area

Tree spacing large maturing trees: planted max 40' on center.

Small maturing trees permitted only where utility lines prevent large maturing trees: planted max 30' on center

Minimum tree size: At time of planting, 2" or more in diameter measured 6" above ground level; min height 8'-10'

7.2.6

Small maturing trees are required to be substituted for large maturing trees whenever located within 25 feet of an overhead utility line.

7.7.2

Small maturing street trees are required to be within a minimum 7 foot planting strip located between the existing street and proposed sidewalk

7.7.2.b

Maturing "canopy –like" trees shall be planted 30 feet on center where existing overhead utility lines prohibit the use of large maturing canopy trees.

Total Linear Foot exclude Entry: 756 ft
Required Street Trees: 756/30 = 25
Provided Street Trees: 22
Note: Utilities within street tree planting area shown on plan require distance from street tree planting, hence the reduction from required street trees.

PLANTING DETAIL KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	**PLANTING AND LANDSCAPE**			
9.1	Deciduous Tree Planting	1 / L11-01		329300
9.2	Coniferous Tree Planting	2 / L11-01		329300
9.3	Multi-stem Tree Planting	3 / L11-02		329300
9.4	Shrub Planting	4 / L11-02		329300
9.5	Not Used			
9.6	Sod Planting	1 / L11-03		329200
9.7	Native Seeding	2 / L11-03		329300
9.8	Planting Soil Type 1			329113
9.9	Planting Soil Type 2			329113

PLANTING LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
STREET TREES					
OV-3	22	Ostrya virginiana	American Hophornbeam	3" CAL	30' O.C.
PARKING LOT LANDSCAPE TREES					
QS-3	21	*Quercus shumardii*	Shumard Oak	3" CAL	40' O.C.
QB-3	8	*Quercus bicolor*	Swamp White Oak	3" CAL	40' O.C.
OV-3	6	Ostrya virginiana	American Hophornbeam	3" CAL	30' O.C.
EVERGREEN SHRUBS					
MCD-5	151	*Myrica cerifera 'Don's Dwarf'*	Don's Dwarf Waxmyrtle	5 GAL	As Shown
MC-5	23	*Myrica cerifera*	Southern Waxmyrtle	5 GAL 8' HT AT MATURITY	As Shown
SEED MIXES					
SM1	xx sf	Southern Bioswale Short Mix			
SM2	xx sf	Southern Woodland Edge/Part Shade Mix			
SM3	xx sf	Southern Short Grass Meadow Mix			
SM4	xx sf	Steep Slope Stabilization Native Mix			

SITE PLANTING REFERENCE NOTES

1. Spread 3" depth of on-site mulch over disturbed area.
2. Restore turf within the right-of-way.
3. All planting area to receive minimum 6" soil amendments.

TREE PLANTING LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED EVERGREEN TREE

PROPOSED MULTI-STEM DECIDUOUS TREE

SHRUB AND GROUNDCOVER PLANTING LEGEND

PROPOSED DECIDUOUS SHRUB

PROPOSED EVERGREEN SHRUB

SEED MIX TYPE 1

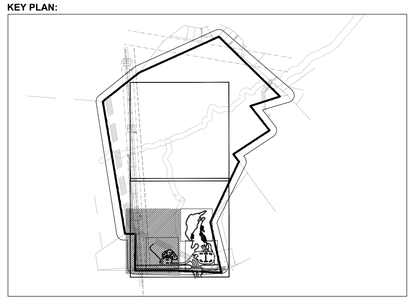
SEED MIX TYPE 2

SEED MIX TYPE 3

SEED MIX TYPE 4

SOD PLANTING

KEY PLAN:



NORTH

0 30 60 120

ORIGINAL SCALE: 1"=30'

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning

Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh

621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254

WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

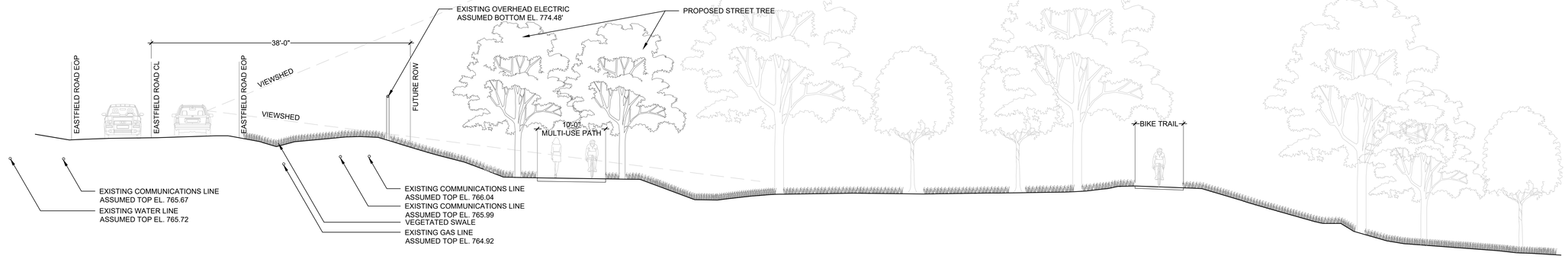
LANDSCAPING PLAN

SHEET NUMBER

L8-02

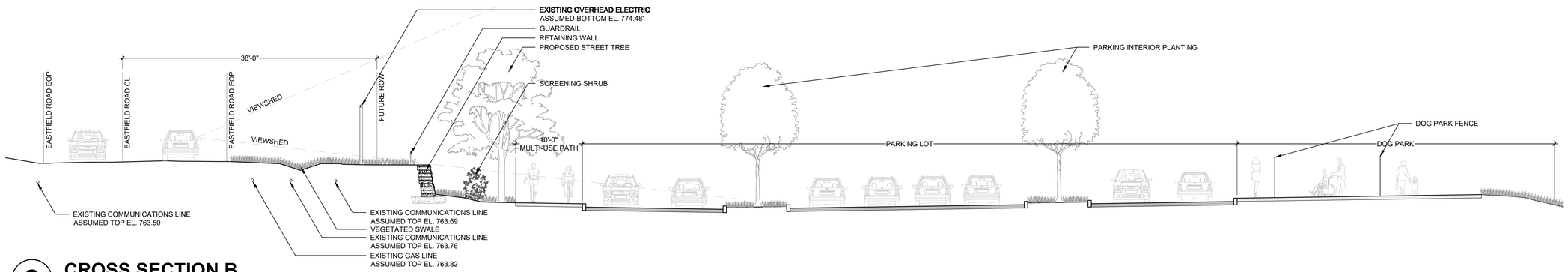
©COPYRIGHT DESIGNWORKSHOP, INC.

Apr 07, 2026 - 4:48pm
F:\PROJECTS\6529_Eastfield Park\D-CAD\02. Sheets\Permit Set\6529-L8-Site Planting Plan.dwg



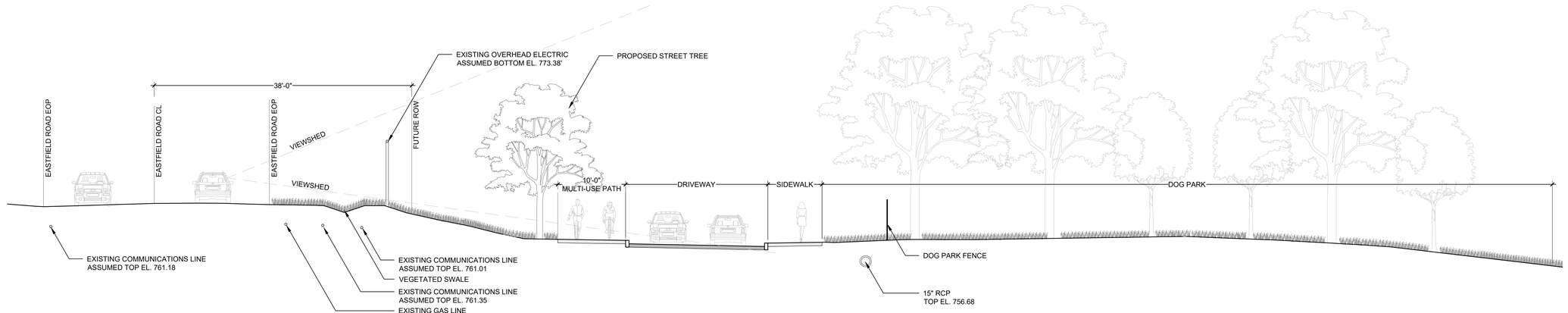
1 CROSS SECTION A

1/8" = 1'



2 CROSS SECTION B

1/8" = 1'



3 CROSS SECTION C

1/8" = 1'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: UZ, XF, EP REVIEWED: EM, CG, BL

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

CROSS SECTIONS

SHEET NUMBER

L8-03

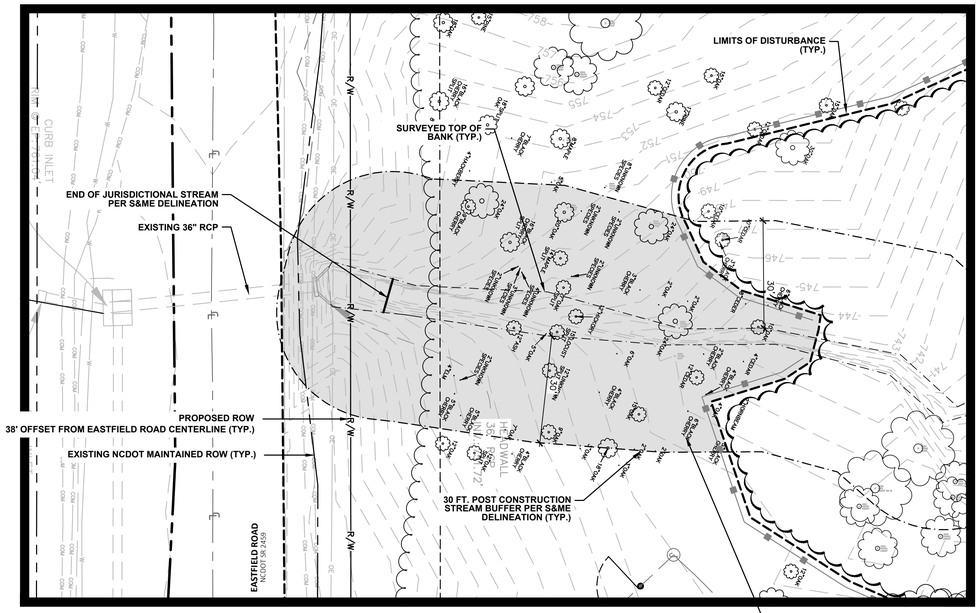
©COPYRIGHT DESIGNWORKSHOP, INC.

Apr 08, 2026 - 4:32pm
P:\PROJECTS_ACTIVE\6529-Eastfield Park\DI-CAD\02. Sheets\Permit Set\dw-6529-L8-Site Planting Plan.dwg



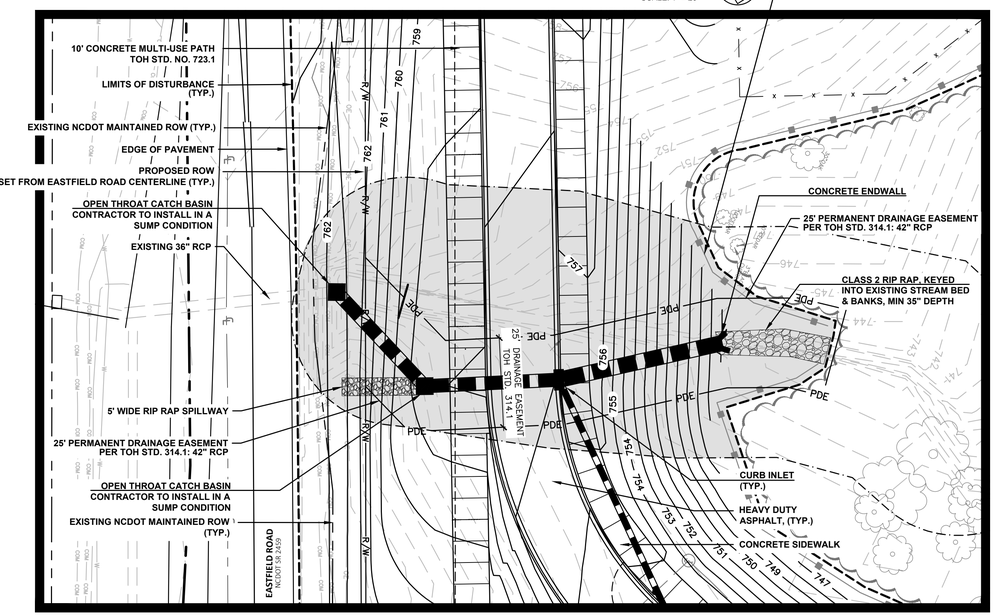
OVERALL SITE PLAN

SCALE: 1" = 200'



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'



FINAL GRADING PLAN

SCALE: 1" = 20'

LEGEND

- EXISTING SIGN
- EIP EXISTING IRON PIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- R/W RIGHT-OF-WAY
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- WM EXISTING WATER METER
- S EXISTING SEWER MANHOLE
- D EXISTING STORM MANHOLE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPERTY LINE
- EXISTING FENCE
- UGE EXISTING UNDERGROUND ELECTRIC LINE
- OH/U EXISTING OVERHEAD UTILITY LINE
- T EXISTING UNDERGROUND TELEPHONE LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- XXX EXISTING CONTOUR LINE
- XXX PROPOSED CONTOUR LINE
- MH 1 PROPOSED STORM MANHOLE
- EXISTING DRAINAGE STRUCTURE
- DI 1 PROPOSED DRAINAGE STRUCTURE
- TEMPORARY SILT SACK
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- TEMPORARY FILTER BERM BASIN
- TEMPORARY GRAVEL ENTRANCE
- OUTLET PROTECTION
- EXCAVATED DROP INLET PROTECTION
- EXISTING STORM DRAINAGE PIPE
- PROPOSED STORM DRAINAGE PIPE
- TEMPORARY SILT FENCE
- STONE OPENING IN TEMPORARY SILT FENCE
- TEMPORARY TREE PROTECTION BARRICADE
- LIMITS OF GRADING/CONSTRUCTION
- LINED GRASS SWALE
- GRASS SWALE
- TEMPORARY DIVERSION SWALE
- TEMPORARY STRAW WATTLE
- EROSION CONTROL MATTING

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

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

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

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Aspen • Austin • Denver • Houston
Lake Tahoe • Los Angeles • Raleigh
621 Hillsborough Street
Suite 202
Raleigh, North Carolina 27603
Tel: (919) 973-6254
WWW.DESIGNWORKSHOP.COM

benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY

HUNTERSVILLE, NC

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE DATE: 04/10/2026

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MD REVIEWED: MW

CONDITIONAL DISTRICT REZONING PLAN

PROJECT NUMBER: 6529

BUFFER IMPACT MAP

1 OF 1

©COPYRIGHT DESIGNWORKSHOP, INC.

DESIGNWORKSHOP
Landscape Architecture
Planning
Urban Design
Strategic Services
designworkshop.com

621 Hillsborough St.
Suite 202
Raleigh, NC 27603
919.973.6254

Public Community Meeting Summary

Subject: Rezoning Petition #R25-18 Owner/Applicant: Mecklenburg County

Current Land Use: Undeveloped Forest Property

Parcel ID: 02112201

Property Address: 13729 Eastfield Rd, Huntersville, NC 28078 Existing

Zoning: Rural Rezoning Requested: R (CD) Date and Time of Meeting:

Wednesday, February 25th, 2026 5:00 PM – 6:00 PM

Meeting Date:

February 25, 2026 Meeting Time: 5:00PM - 6:00PM

Meeting Location: Town of Huntersville Town Hall, Lobby 14704 N Old Statesville Rd, Huntersville, NC 28078

Project Team Representatives Present:

Town of Huntersville - Nathan Farber, Tracey Houk

Design Workshop – Jeff Israel

Benesch – Morgan Woolner, Michael Delvecchio

Mecklenburg County - Karen Weston-Chien, Project Manager, Katie Daughtry, Senior Park Planner, George Berger, Senior Park Planner.

Meeting attendees: See the attached attendee list and sign-in sheet.

Meeting Overview:

An Official Community Meeting was held as required as part of the Conditional Rezoning process under the Huntersville Unified Development Ordinance. The meeting was conducted prior to the Public Hearing for the purpose of discussing the proposed rezoning and associated site plan with nearby property owners and neighborhood representatives.

The rezoning request seeks to rezone Parcel ID 02112201 from the Rural zoning district to the R (CD) zoning district to accommodate Eastfield Regional Park, a public park. The R (CD) rezoning is required to allow a limited stream buffer disturbance of approximately 0.20 acres within the approximately 114.693-acre site to support park access while minimizing impervious surface.

The meeting was conducted in an open house format. Project boards and supporting materials illustrating the proposed site plan, access and circulation, park amenities, natural area preservation, and proposed stream buffer impact were displayed for review. Members of the project team were present to discuss the proposal, answer questions, and receive feedback from attendees on an individual basis.

No comments were expressed in opposition to or in support of the rezoning request or the proposed stream buffer modification.

Summary of Discussion:

During the open house, attendees asked questions and provided comments on the following topics:

1. Access and parking – Attendees asked how users would access the park.
    a. The Design Team clarified the site will have one gates access off Eastfield Road.
2. Connections – Concerns were expressed that the plans would connect to existing neighborhood sidewalks.
    a. The Design Team clarified that there are no other connections beyond those shown on the plan..
3. Intersection Improvements – The design team clarified that there will be a new traffic light shown at the entrance.
4. Concerns were expressed about separating bikes from daily users.
    a. The Design Team clarified the circulation systems and materials and showed where bikes were intended to be on the western side of the park, while play areas and quieter spaces are situated on the east side of the park, separated by a stream and significant topographic changes.
5. The civil engineering team described the proposed utility routing for the pavilion structure. No hot water is planned for the site. Restrooms will include appropriate ventilation.
6. Length of trails – The Design Team clarified that the trails where about a mile in overall length and that there are two circulation loops, with one quieter loop extending into the woods and the other circulating around the play structures.
7. Purpose of Pavillion – The Design Team clarified the pavilion will include restrooms, water fountains, an overhang, swings and picnic tables and is well suited for low-intensity events like small birthday parties and gatherings. The pavilion will also have an overlook that looks out over the mature natural woodland.
8. Natural systems – The Design Team clarified that the site is largely undisturbed and no planned development is adjacent to existing residences and property lines.
9. Buffers – The Design Team clarified that where required the contractor will install landscape buffers. Where there is no impact, existing mature trees will count toward meeting buffer requirements.

Notice and Compliance:

In accordance with the Huntersville Unified Development Ordinance, written notice of the Community Meeting was mailed to property owners within the required notification area and to registered neighborhood organizations as identified by the Huntersville Planning Department.

Town Engineering Rezoning Comment Summary
R25-18 Eastfield Regional Park
13729 Eastfield Rd.
Huntersville, NC 28070

General Project Information

This proposed rezoning is located at 13279 Eastfield Rd (PID # 02112201). This rezoning plans for the development of a public park consisting of playgrounds, walking trails, and associated parking lots. One (1) driveway connection is proposed along Eastfield Rd.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Site Plan Comments:

1) The applicant is requesting to modify a 30' post-construction stream buffer. Per the zoning ordinance, they have proposed to implement mitigation technique #6 (ZO 8.25.11.b) "Controlled Impervious Cover."

   As a result, this proposed development along with all other future developments on the park property is required to limit overall cumulative site impervious cover to less than or equal to 12% of the entire parcel area. Staff have reviewed this request and found it acceptable, pending town board approval. However, the requested modification and mitigation technique needs to be formally called out in the rezoning documents.