

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

MINUTES
Regular Town Board Meeting
May 19, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

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

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

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. Petition #R25-16: Knox Crossing

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 LNCD].

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 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.

*These Board Minutes were approved this the 2nd day of June 2026.
Catherine Cook, Deputy Town Clerk*



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



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.



! *Parks and Recreation Update*

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.

I parks & recreation
"Something for Everyone"



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](https://www.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)





HUNTERSVILLE SAFETY ACTION PLAN

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>



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.



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

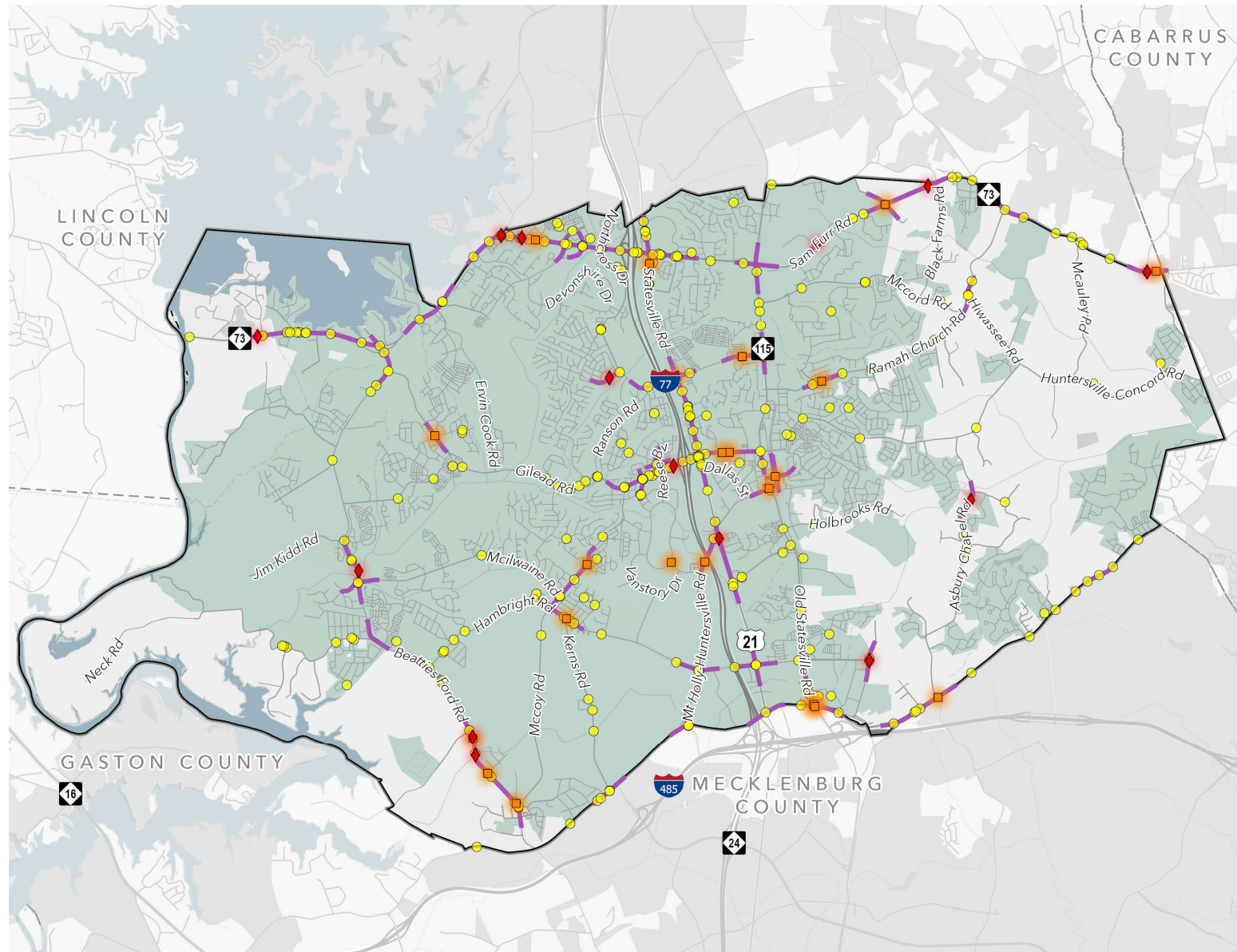
5-Year All Crashes High Injury Network

-  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

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 - Vehicle Fee
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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

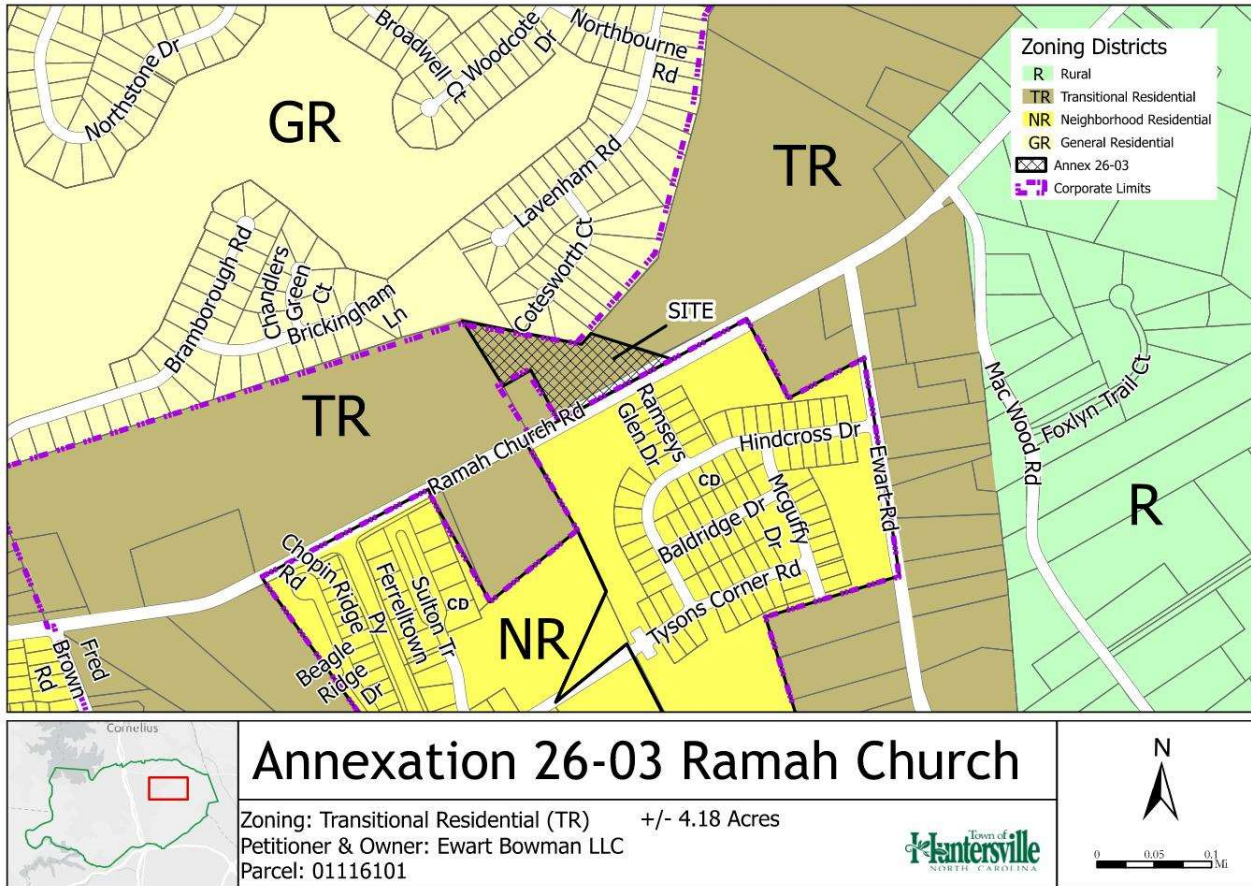
ANNEX 26-03 – Ramah Church Road

May 19, 2026

Public Hearing

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

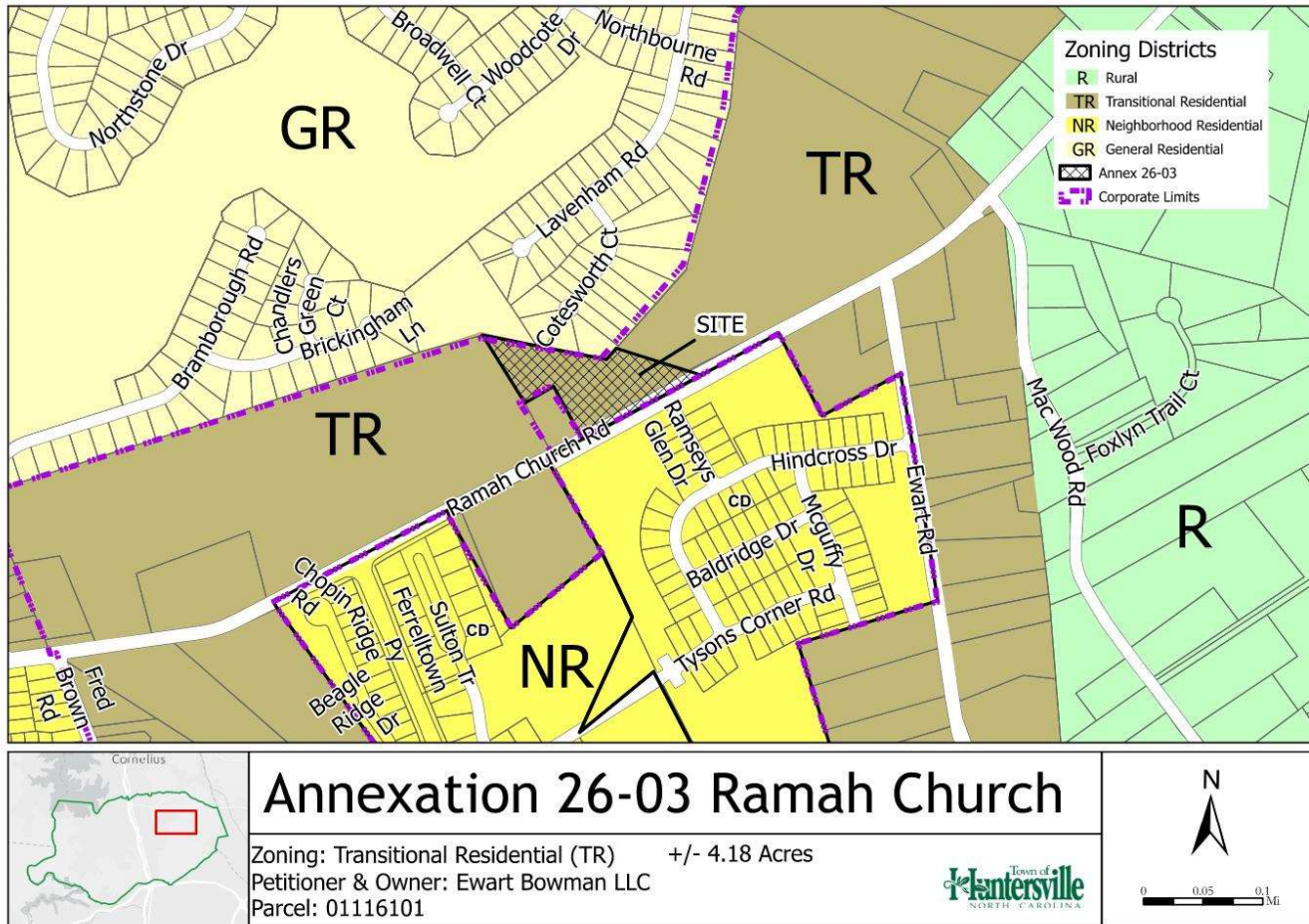
May 19, 2026

Public Hearing



Property Information

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





704-875-6541 | huntersville.org
14704 N Old Statesville Road
Huntersville, NC 28078

Staff Recommendation

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

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:

- The petition contains an adequate property description of the area proposed for annexation.
- 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.
- The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

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

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



Catherine Cook
Catherine Cook, Deputy Town Clerk

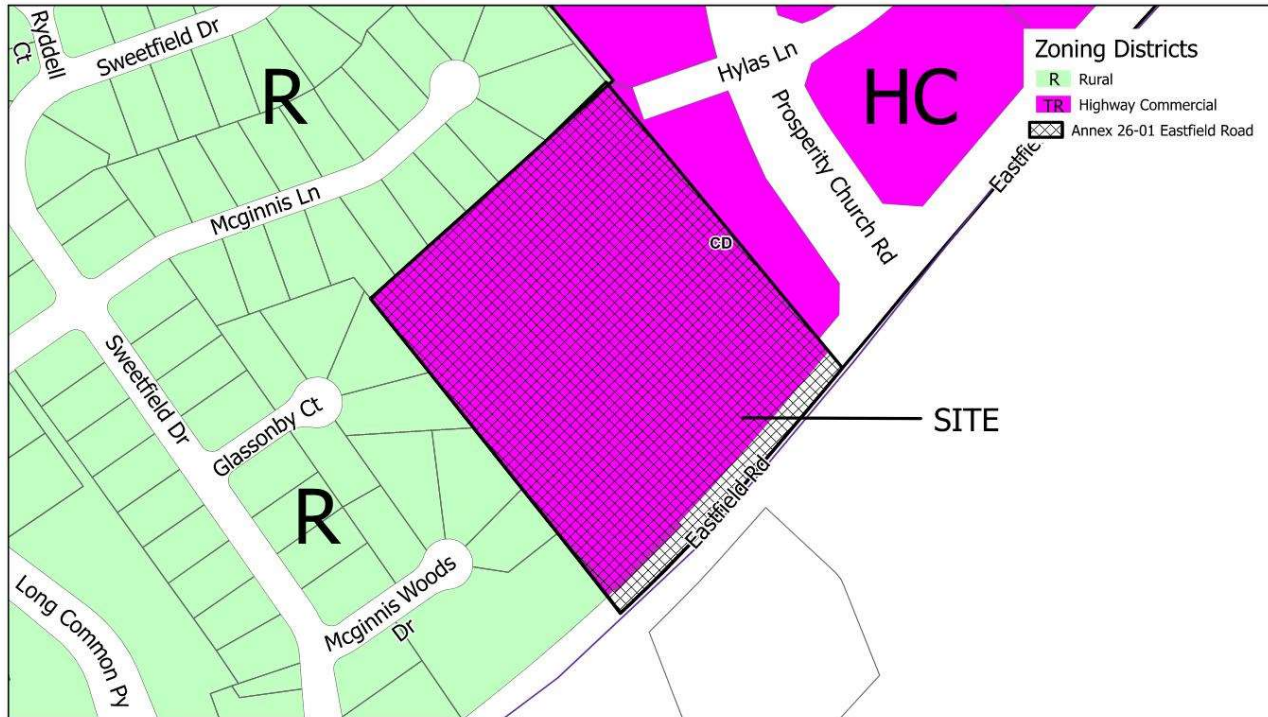


ANNEX 26-01 – Eastfield Road


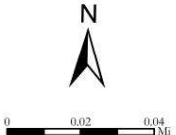
May 19, 2026

Final Action

Property Information



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

	<h2>Annexation 26-01 Eastfield Road</h2> <p>Zoning: Highway Commercial (CD) - HC(CD) +/- 7.409 Acres</p> <p>Petitioner & Owner: Cambridge-Prosperity LLC</p> <p>Parcels: 02119101</p> 	
--	---	---



Staff Recommendation

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 3rd day of MAY, 2026.




Catherine Cook, Deputy Town Clerk

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



LKN CDC Funding Agreement

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



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



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

Credit Score Boost

Average point improvement upon
program graduation

\$2K

Savings Increase

Average increase in household savings

\$4.2K

Debt Reduced

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.


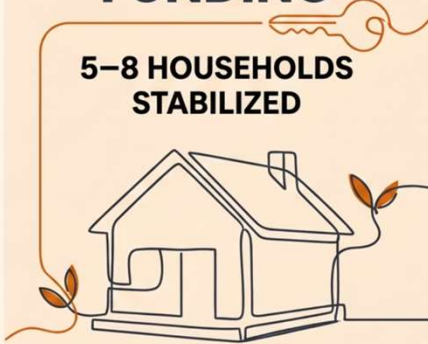
Affordable Housing Strategic Plan

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

WITHOUT FUNDING	WITH FUNDING
LIMITED RBP CAPACITY	5-8 HOUSEHOLDS STABILIZED
	
MORE HOUSEHOLDS FACE INSTABILITY	DISPLACEMENT PREVENTED
DISPLACEMENT RISK RISES	WORKFORCE RETAINED
ESSENTIAL WORKERS LEAVE THE COMMUNITY	COMMUNITY RESILIENCE STRENGTHENED

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

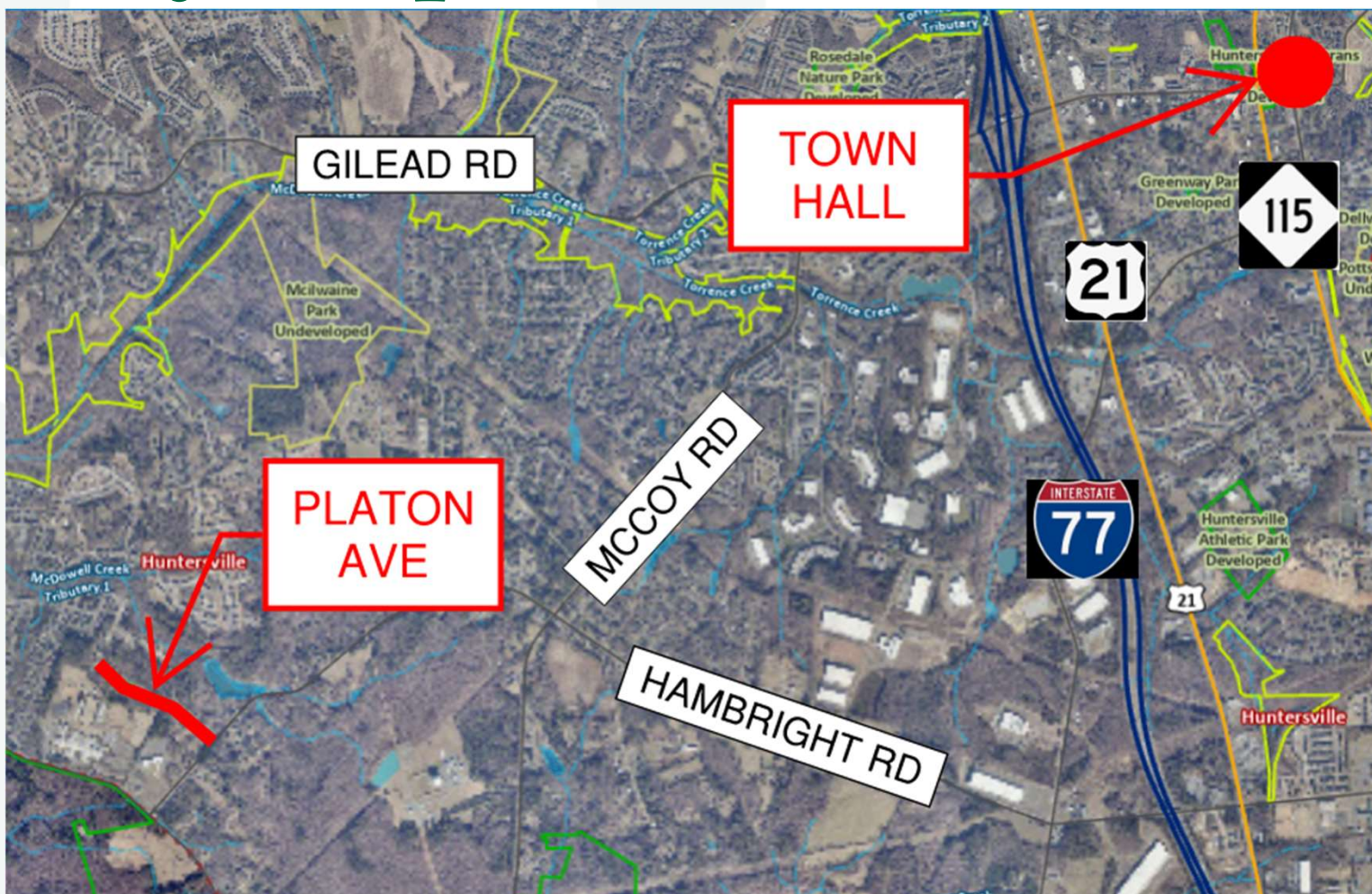
Respectfully submitted by **Kris J. Fountain**, CEO — Lake Norman CDC (501(c)(3)) · Tax ID: 88-2751895



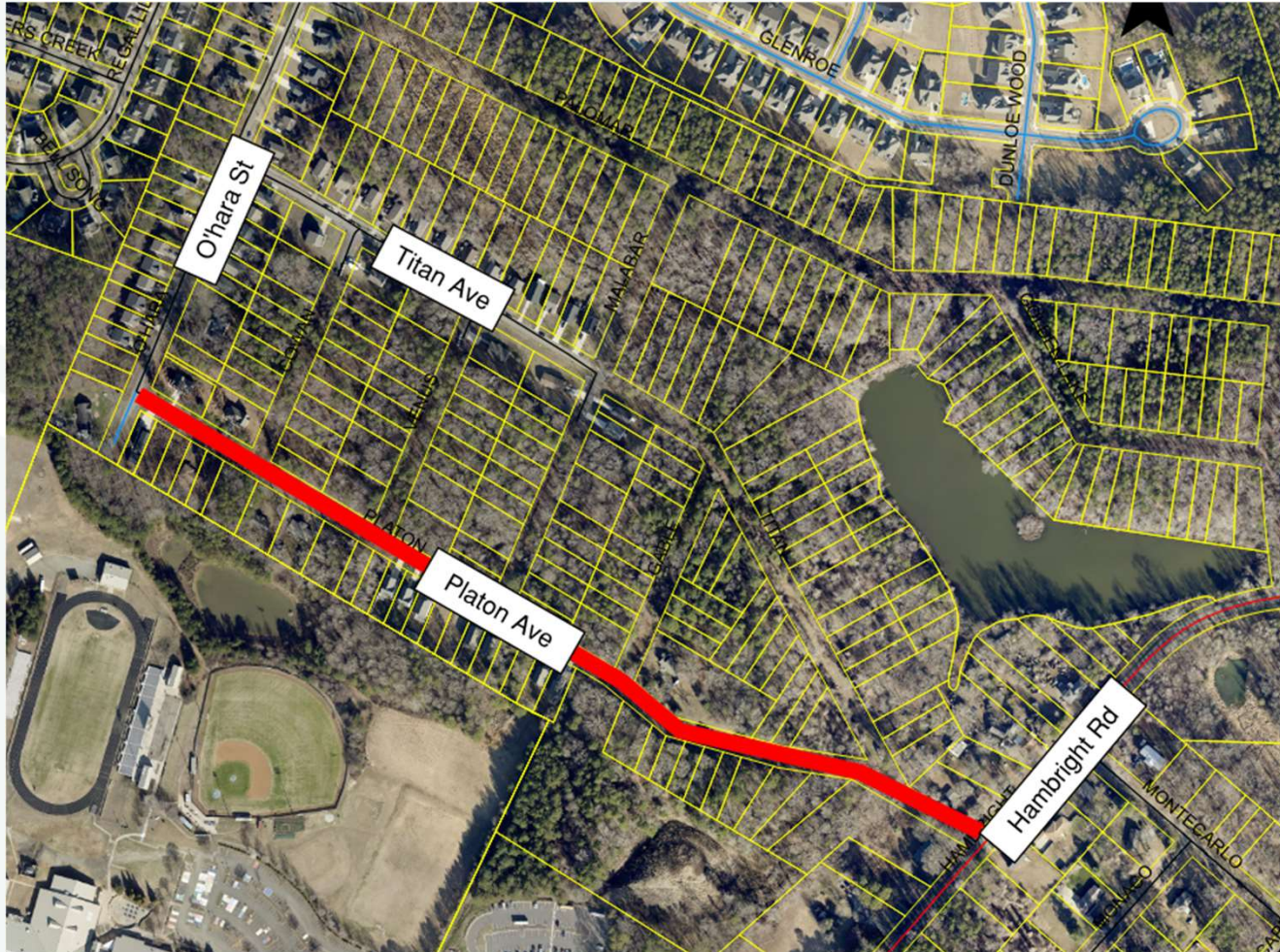
May 19th, 2026

Traffic Calming for Platon Ave.

Vicinity Map



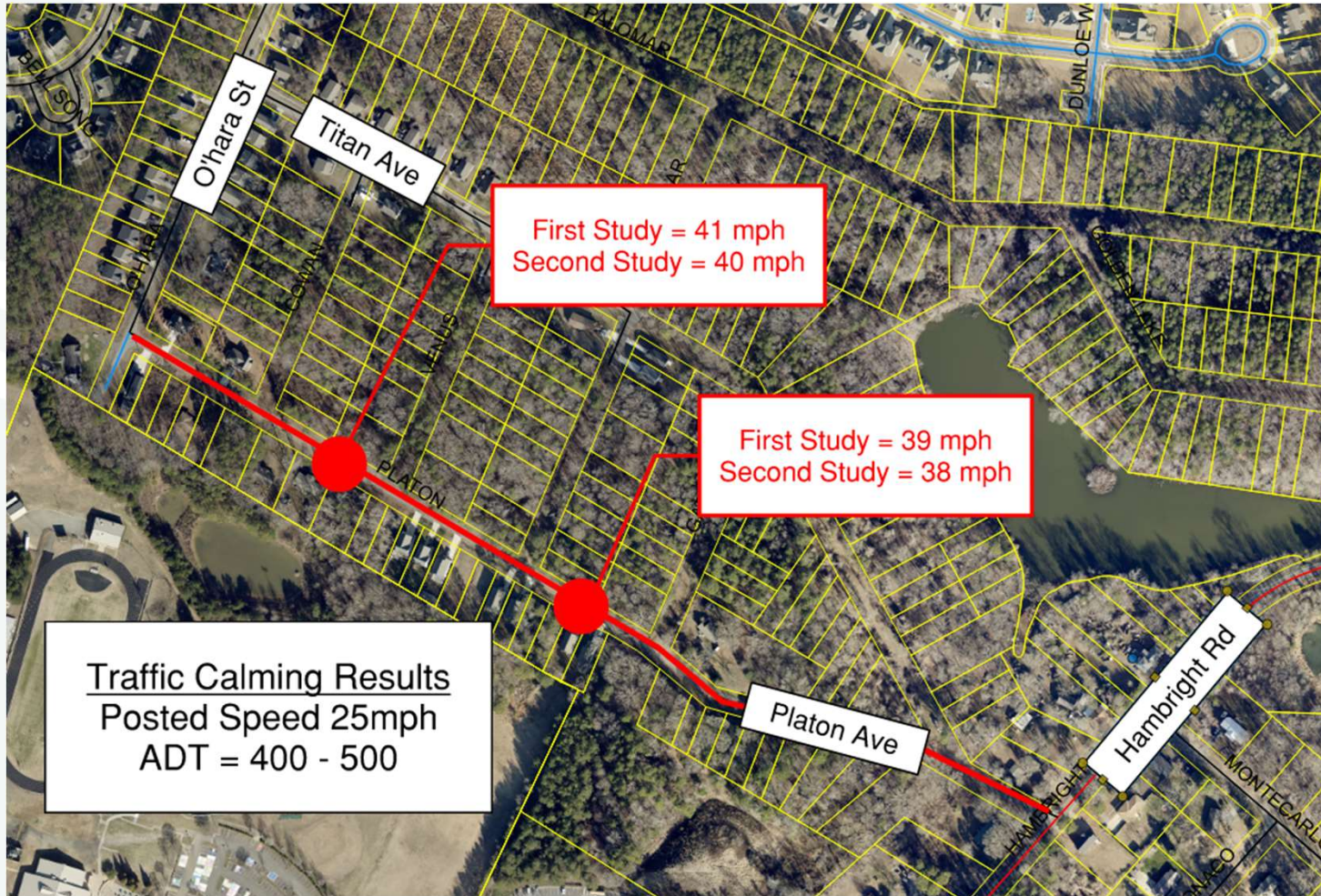
Location Map



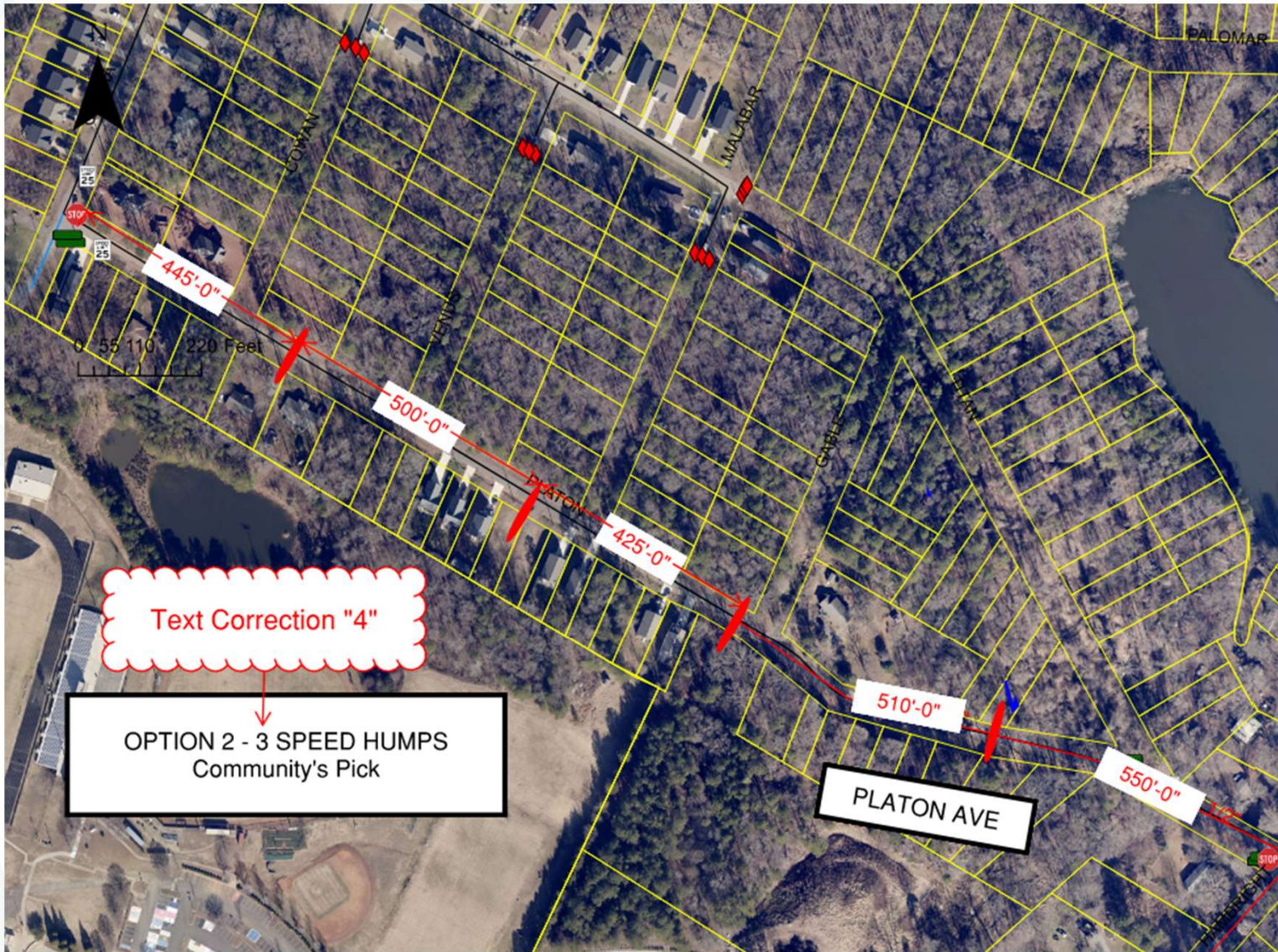
Street View is Westbound



Speed Data Results





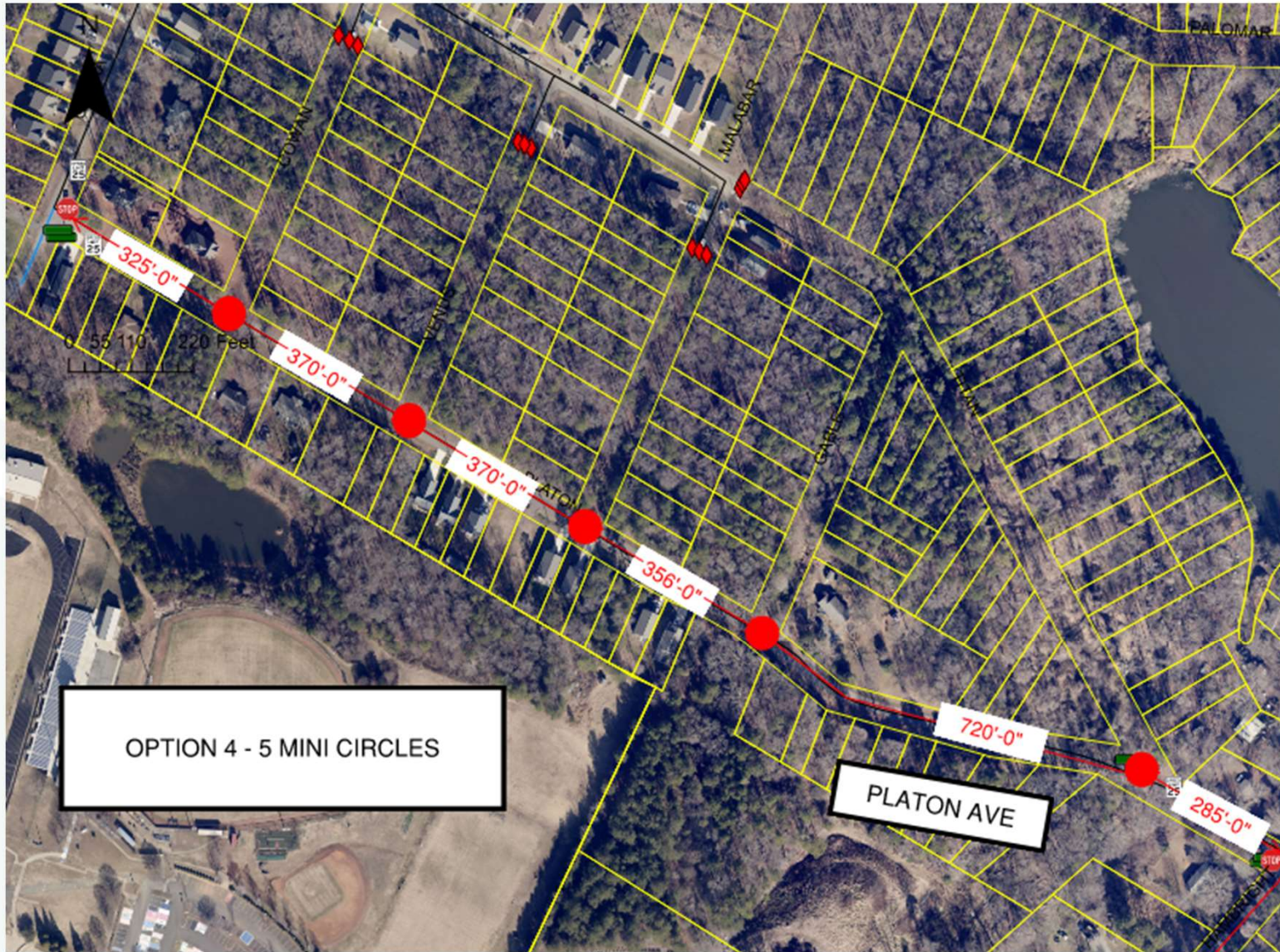


Text Correction "4"

OPTION 2 - 3 SPEED HUMPS
Community's Pick







OPTION 4 - 5 MINI CIRCLES

PLATON AVE

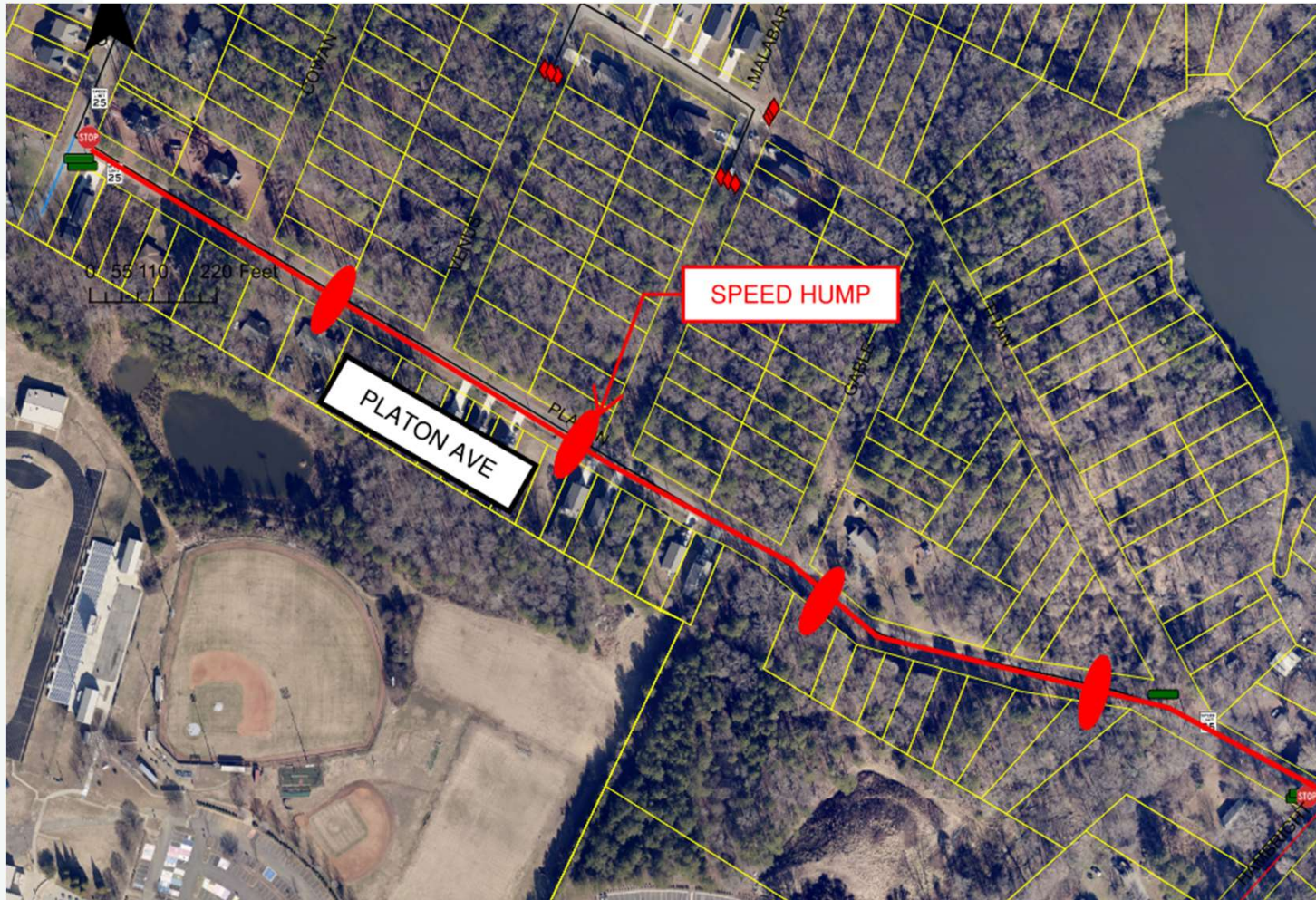




Town of
Huntersville
NORTH CAROLINA



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.

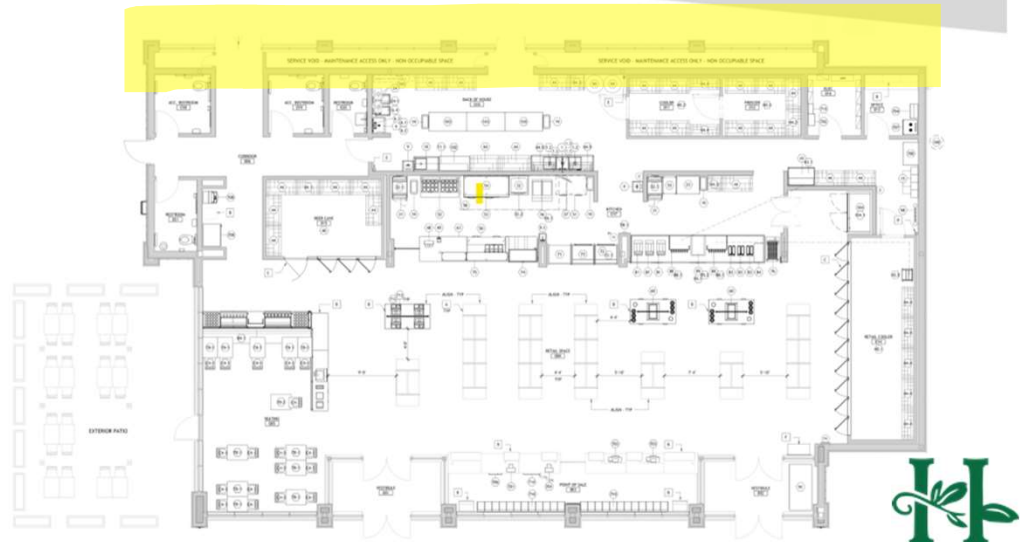


R25-14 Dash In Gas Station

May 19, 2026

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

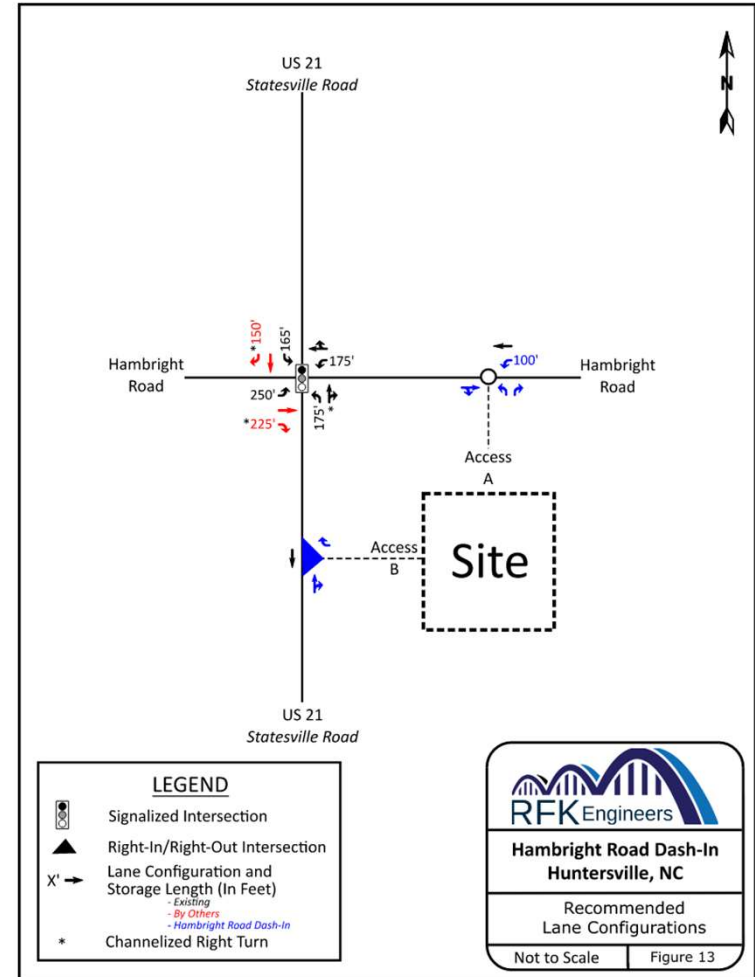
1. CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE ON HAMBRIGHT ROAD WITH A MINIMUM OF 100 FEET OF STORAGE AND APPROPRIATE BAY TAPER.

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

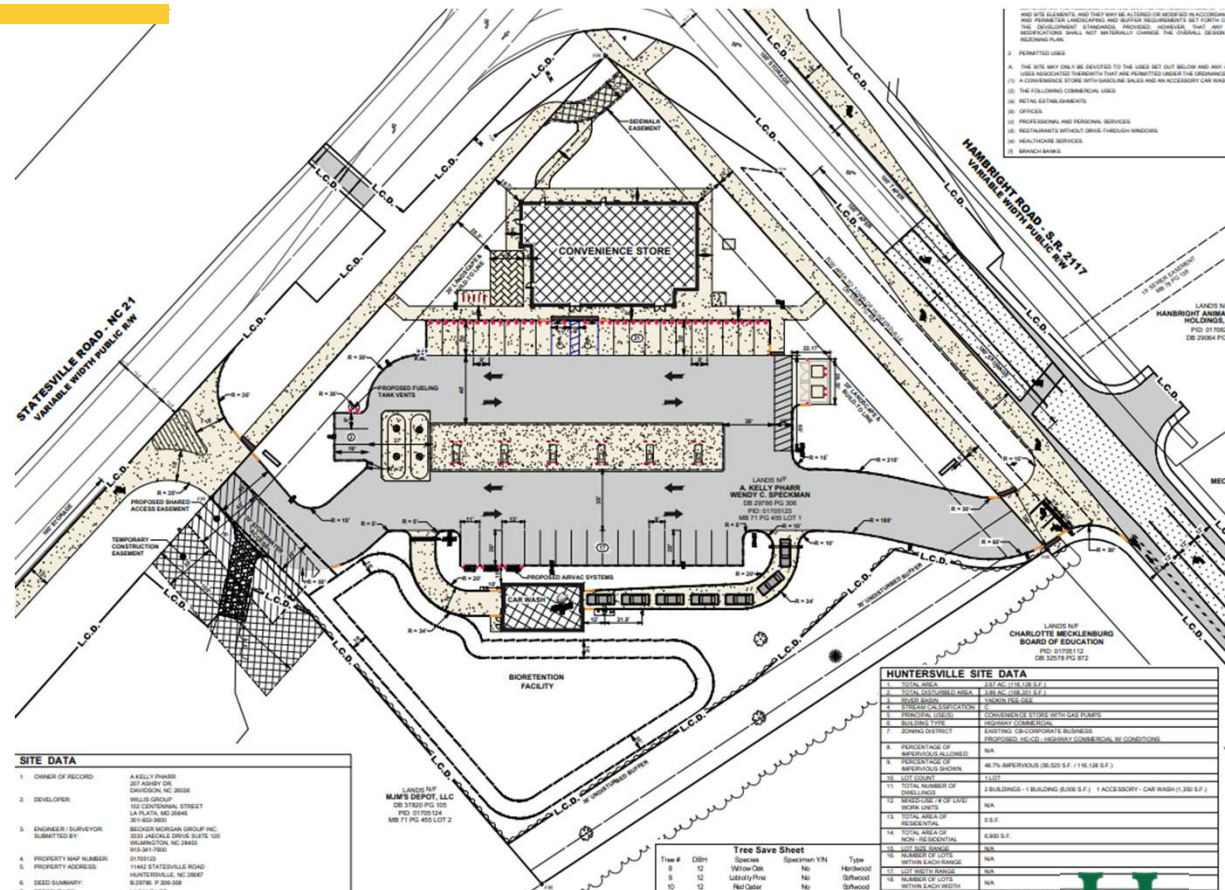
Questions?

Town of
Huntersville
NORTH CAROLINA



Rezoning Highlights

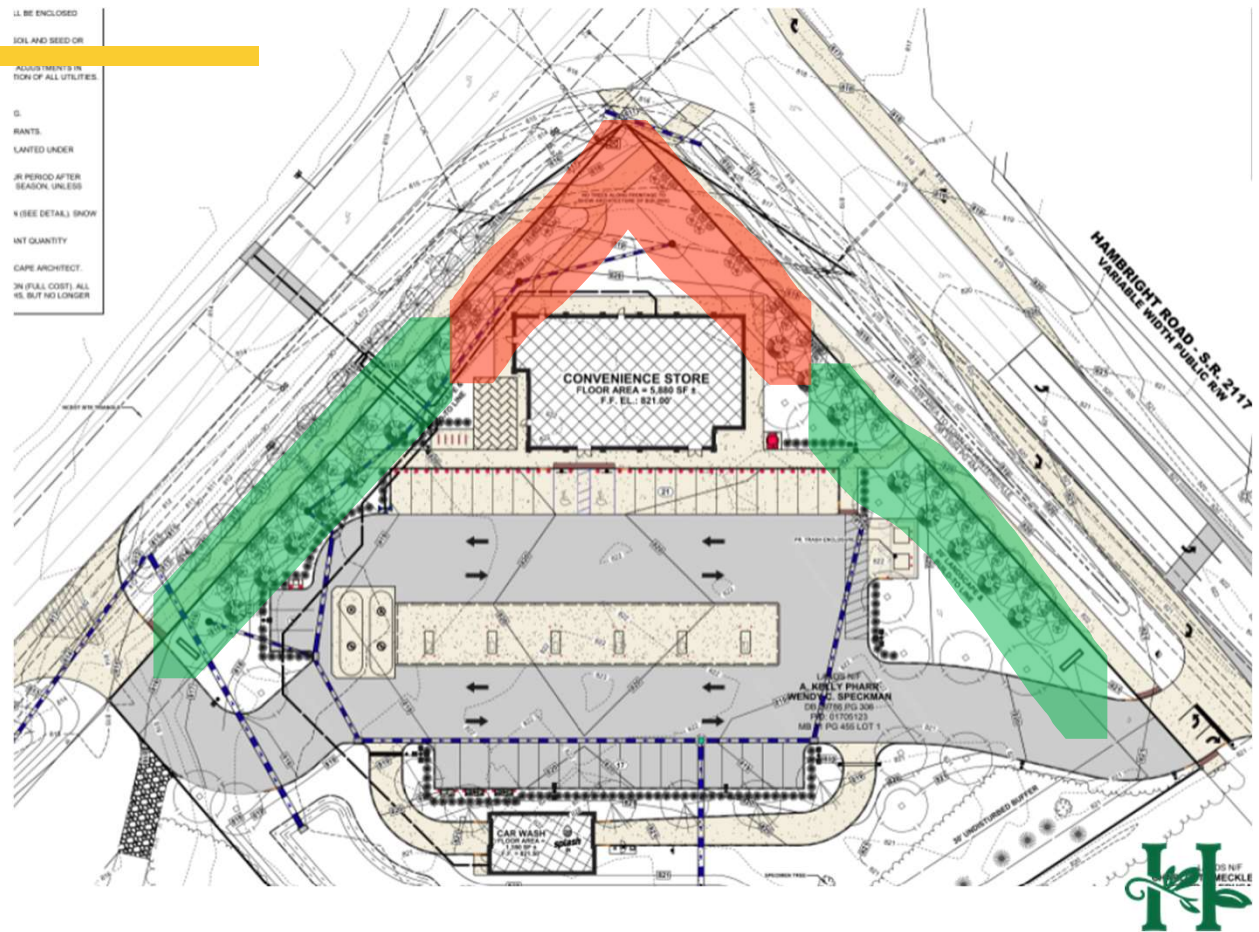
- A Dash-In Gasoline Service Station with a Convenience store and a car wash.
- A 30' undisturbed buffer along eastern property line.
- Shared Driveway with property to south.
- Specimen Tree Save: 30% Required, 25% Saved. Mitigation Required.
- 10' sidepath along frontage.



Modification Request 1

Modification needed from the zoning ordinance.

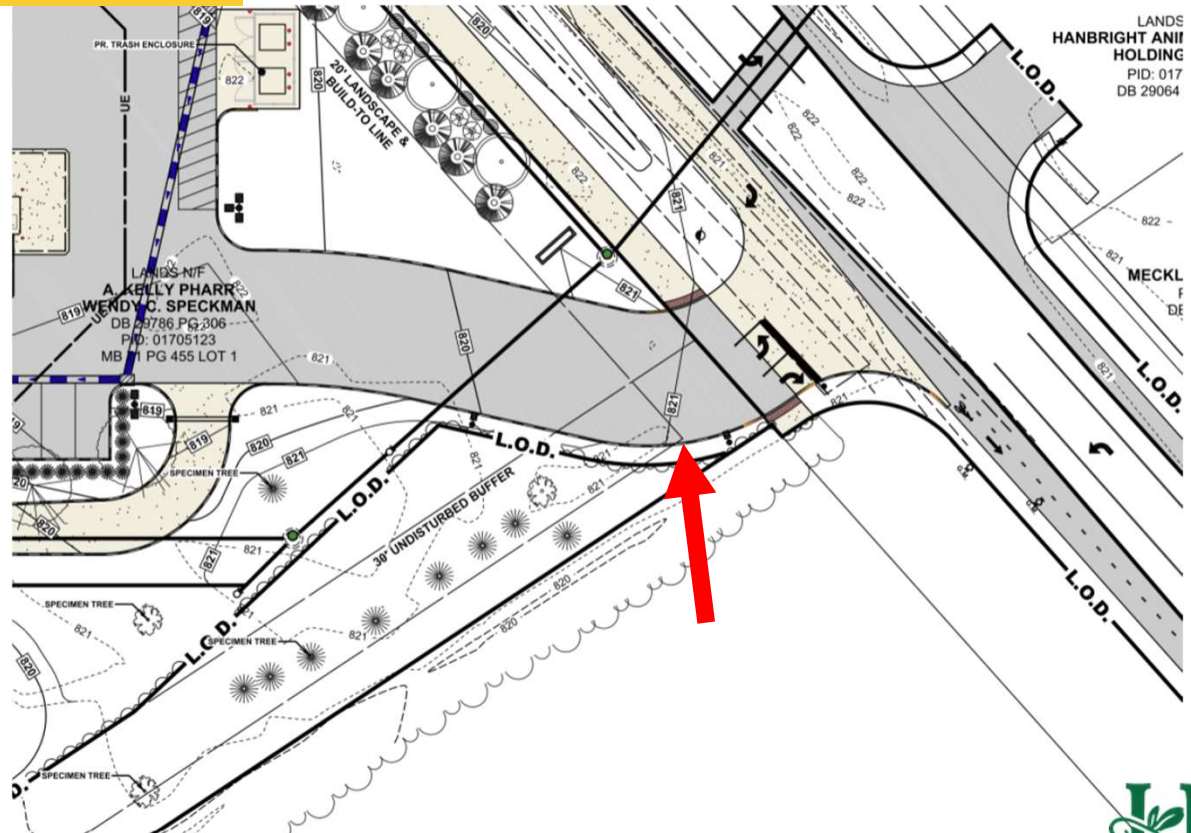
- Sideyard Parking: Applicant request to allow sideyard parking to occupy more than 45% of the principal frontage.
- Current request is for 68%
- Staff Comment: Staff **can support** due to shape of lot and additional plantings.



Modification Request 2

Modification needed from the zoning ordinance.

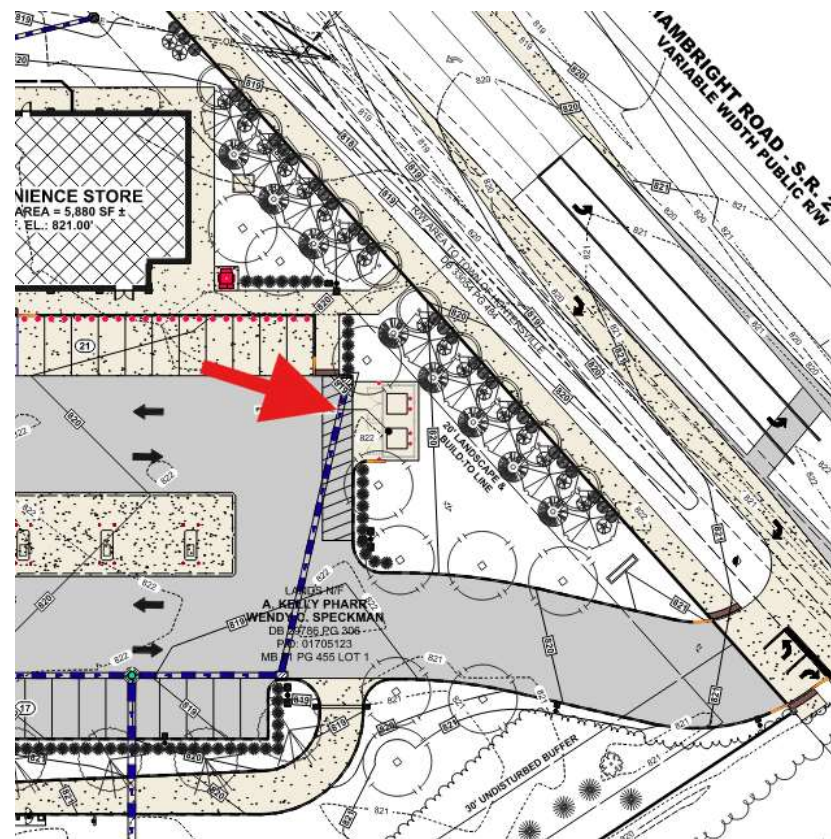
- Grading Within Buffer:
Applicant request to build driveway laterally through 30' buffer.
- **Staff can support** as NCDOT is requiring this location for driveway access.



Modification Request 3

Modification needed from the zoning ordinance.

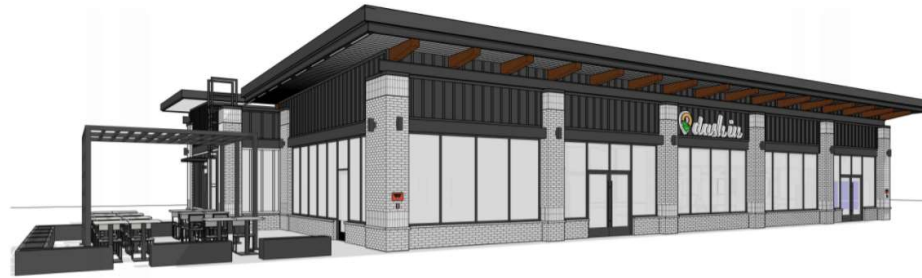
- Dumpster Location:
Applicant request to place dumpster in side yard.
- **Staff can support** due to applicant provided screening.



Elevations: Convenience Store



Front (Street Frontage)



Rear (Parking Side)

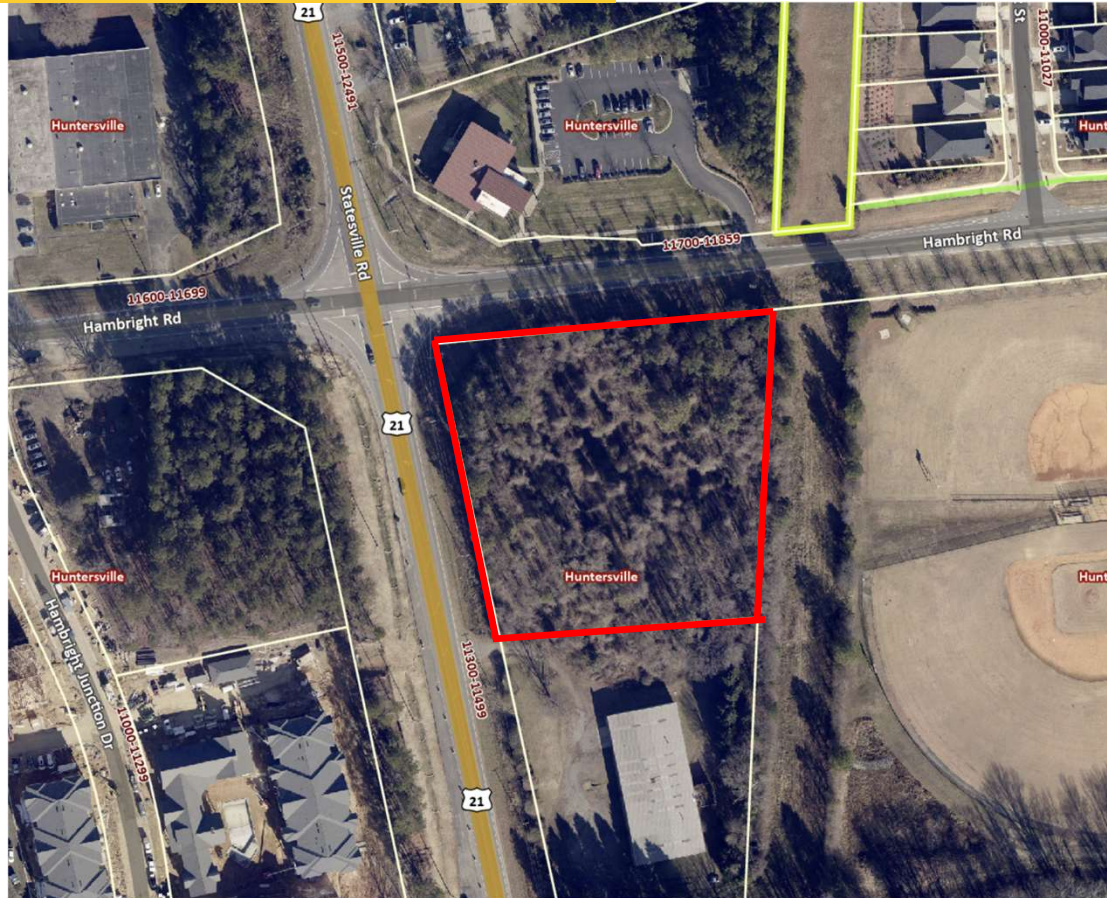


Public Meetings

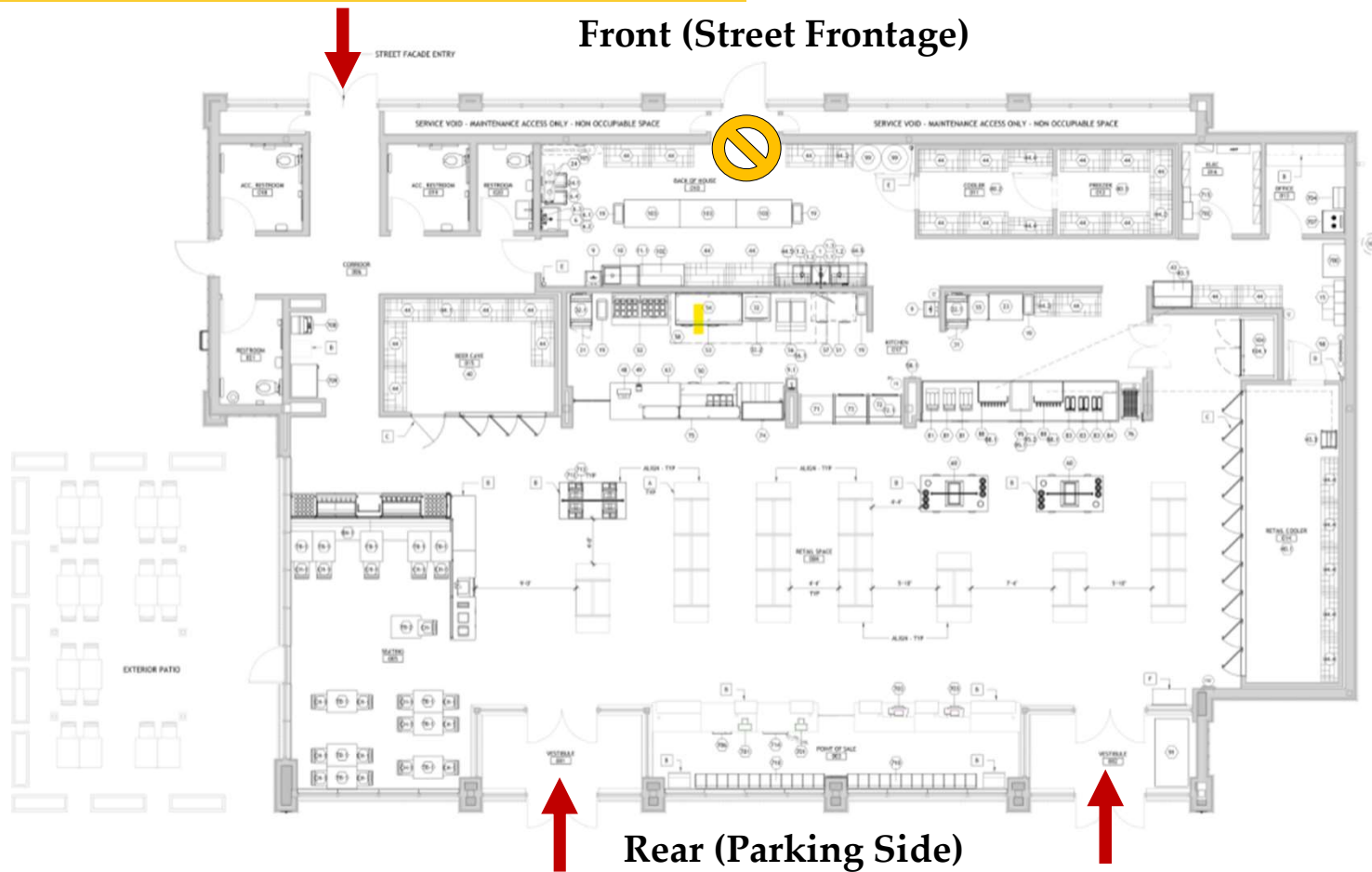
- **Community Meeting:** December 11th, 2025
- **Public Hearing:** April 21st, 2026
- **Planning Board:** April 28th, 2026
- **Final Action:** May 19th, 2026



Aerial View



Elevations: Convenience Store

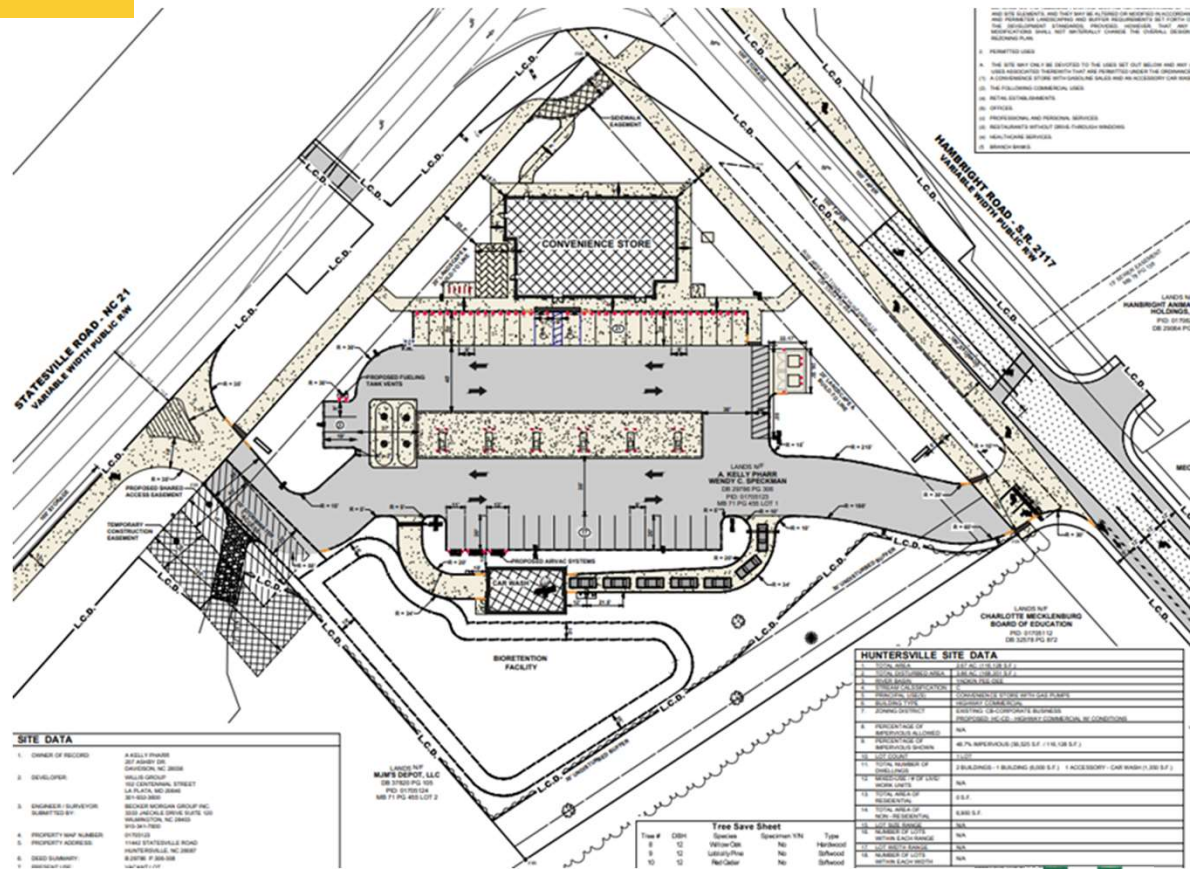


Rezoning Highlights

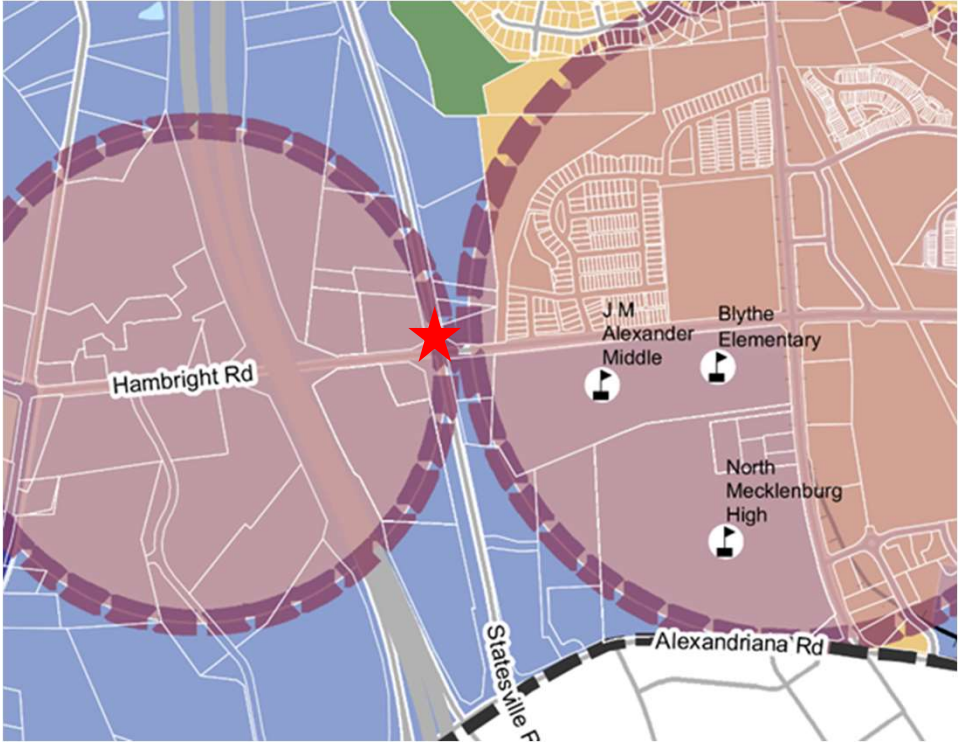
Conditions:

- 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



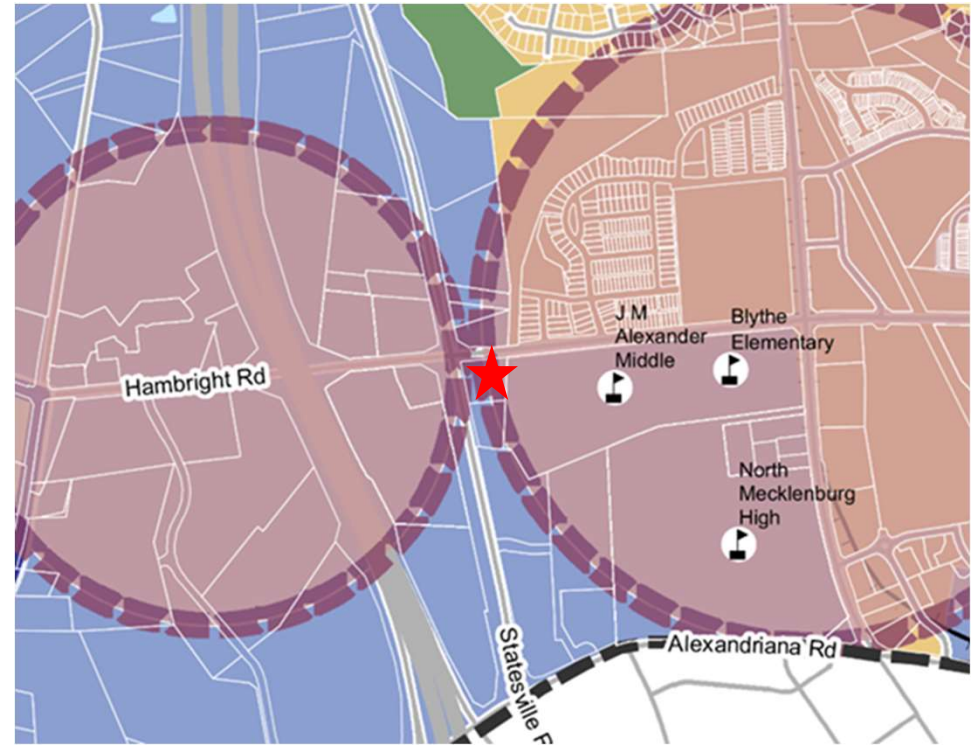
FUTURE LAND USE CHARACTER AREA

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



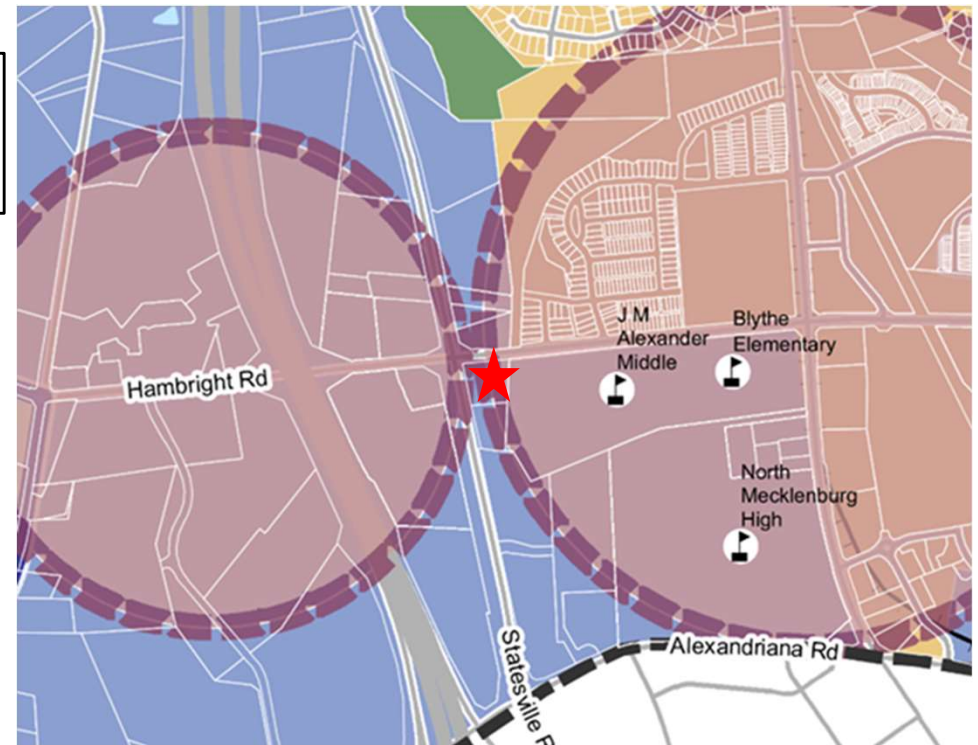
2040 Huntersville Community Plan – Policies that Support Plan

- **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.



Deferral Requests

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

**ROBINSON
BRADSHAW**

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

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

February 27, 2026

VIA EMAIL

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

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

Dear Ms. Pierson and Nathan:

I hope this letter finds you both well.


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

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

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

Very truly yours,

ROBINSON, BRADSHAW & HINSON, P.A.


John H. Carmichael

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

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

18897196v1 28985.00014



ROBINSON
BRADSHAW

Rezoning Application No. R25-14

Dash In Food Stores, Inc., Applicant

Town Board Meeting

May 19, 2026

Site – 2.67 Acres



Site



Zoning of the Site and Surrounding Parcels



Rezoning Request

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

The following commercial uses would also be permitted on the site

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

Rezoning Request - Continued

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

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

The maximum building height would be 35 feet



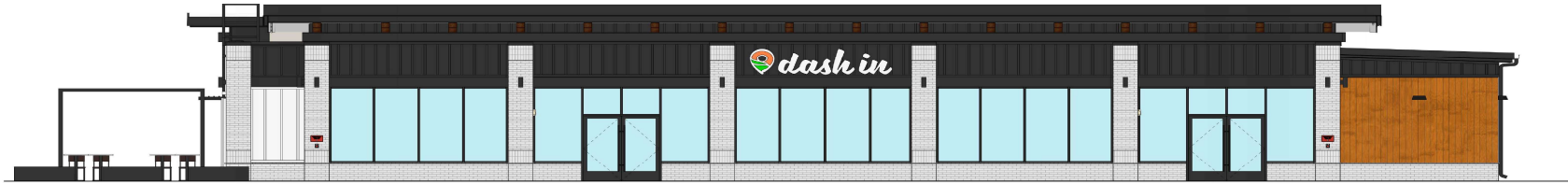
BECKER
MORGAN
GROUP
ARCHITECTURE
ENGINEERING

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

30'

ROBINS

Building Elevations



EXTERIOR ELEVATION - FACING FUEL CANOPY

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



EXTERIOR ELEVATION - FACING INTERSECTION

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

CORE STATES

46 East Main Street
Suite 201

GROUP



COLOR ELEVATIONS

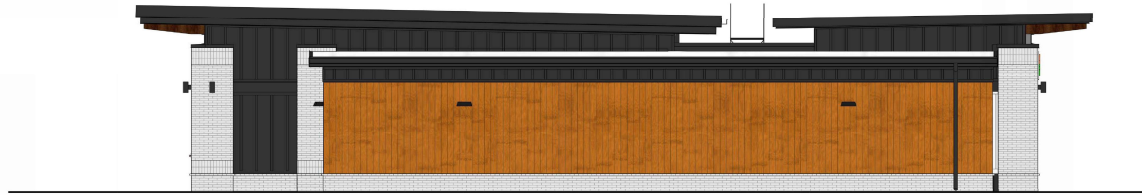
#3006
DASH IN #3006



Building Elevations



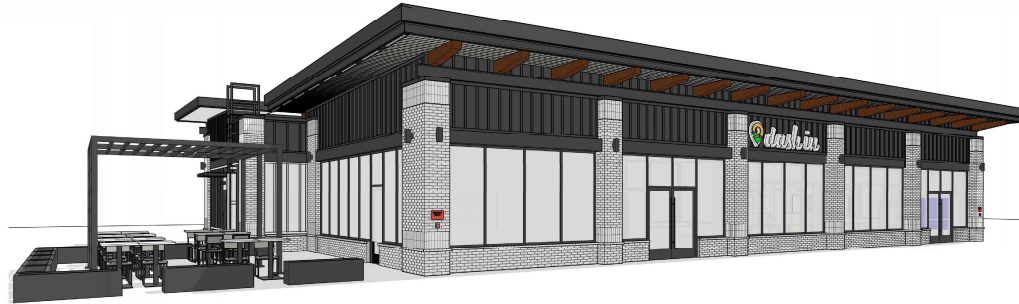
EXTERIOR ELEVATION - LEFT SIDE (STATESVILLE ROAD)
SCALE: 1/4" = 1'-0"



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



Building Perspectives



CORE STATES

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

GROUP



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



Building Perspectives



CORE STATES

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

GROUP



PERSPECTIVES

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





















NCDEQ Email

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



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,

Galloway | **Brian Sheridan** #0
FUEL SYSTEM SENIOR PROJECT DESIGNER
5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111
0 303.770.8884
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 <mickeyroberts@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. tloughlin@pocm.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://xapocs.ncdeq.gov/wm/docs/WMDocs_Search.asp

Reply Reply All Forward ...

Thu 4/30/2026 1:14 PM

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

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



Fri 5/15/2026 3:32 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.

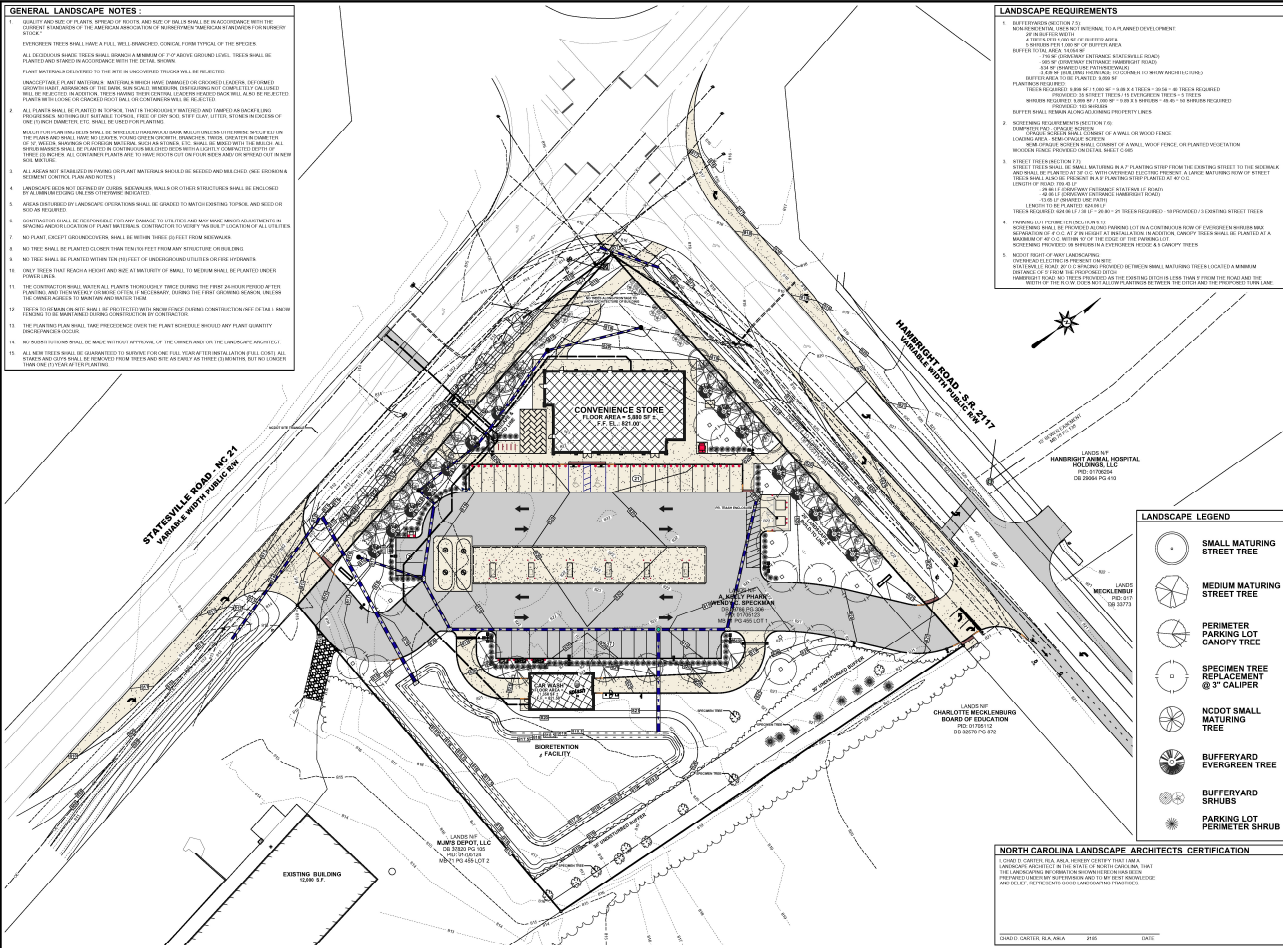
-Mark Strickland



Questions

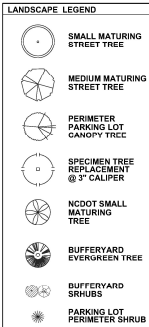
GENERAL LANDSCAPE NOTES:

1. ALL PLANTING AND PLANTING MATERIALS SHALL BE ACCORDING TO THE CURRENT STANDARDS OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) AND THE NATIONAL ARBORICULTURAL SOCIETY (NAS).
2. ALL PLANTING MATERIALS SHALL BE FULLY IRRIGATED TO THE ROOTS OF THE PLANTS. ALL PLANTING MATERIALS SHALL BE FULLY IRRIGATED TO THE ROOTS OF THE PLANTS. ALL PLANTING MATERIALS SHALL BE FULLY IRRIGATED TO THE ROOTS OF THE PLANTS.
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LANDSCAPE REQUIREMENTS

1. ALL PLANTING MATERIALS SHALL BE FULLY IRRIGATED TO THE ROOTS OF THE PLANTS. ALL PLANTING MATERIALS SHALL BE FULLY IRRIGATED TO THE ROOTS OF THE PLANTS.
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NORTH CAROLINA LANDSCAPE ARCHITECTS CERTIFICATION

LANDSCAPE ARCHITECT: A.J.D. [PROJ.] MORGAN, INC.

DATE: 07-14-2025

SCALE: 1" = 20'

PROJECT NO: 2023251.00

DATE: 07-14-2025

SCALE: 1" = 20'

DESIGNED BY: A.J.D. [PROJ.] MORGAN, INC.

DRAWN BY: [NAME]

CHECKED BY: [NAME]

DATE: 07-14-2025

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
HICKLENBURG COUNTY, NC

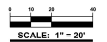
www.beckermorgan.com



DASH-IN HUNTERSVILLE

11442 STATESVILLE ROAD
HUNTERSVILLE, NC 28078
HICKLENBURG COUNTY, NC

CONCEPT LANDSCAPE PLAN



PROJECT NO: 2023251.00

DATE: 07-14-2025

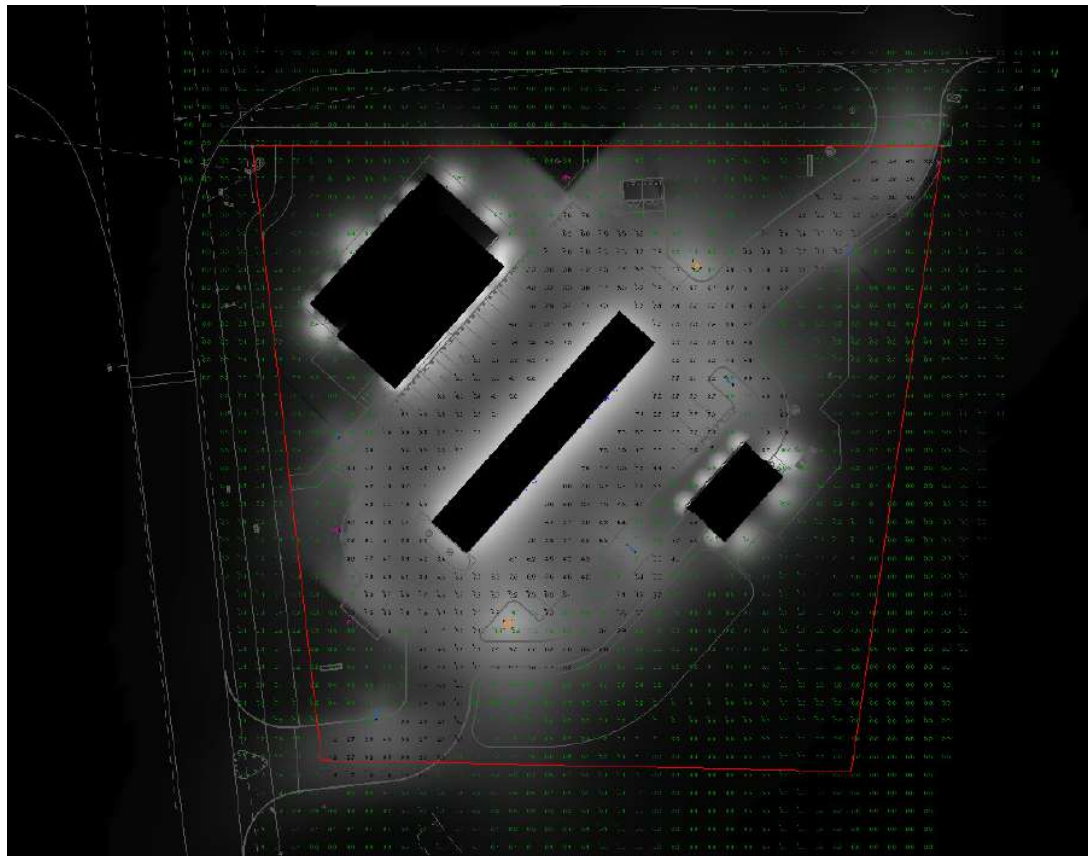
SCALE: 1" = 20'

DESIGNED BY: A.J.D. [PROJ.] MORGAN, INC.

DRAWN BY: [NAME]

CHECKED BY: [NAME]

DATE: 07-14-2025



EXHIBIT

11G-1

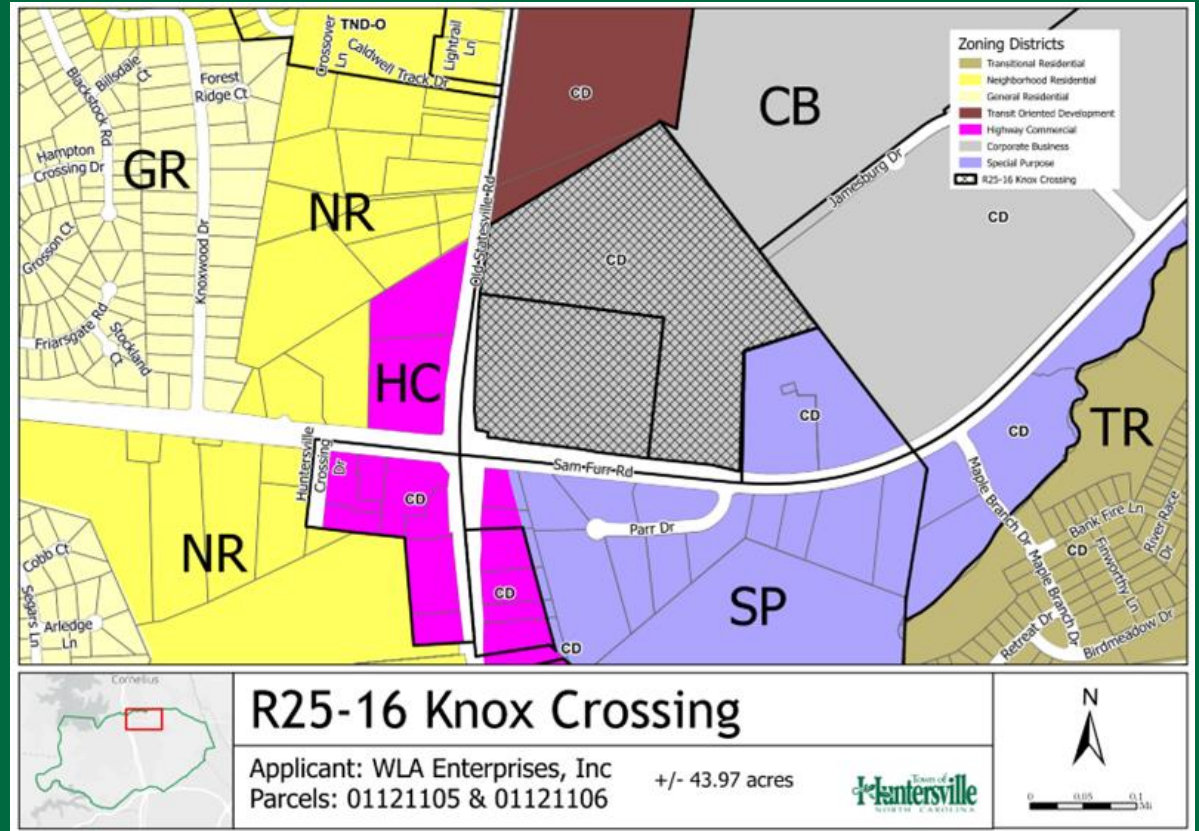
R25-16 Knox Crossing Mixed Use Development

Conditional Rezoning Application

May 19th, 2026

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



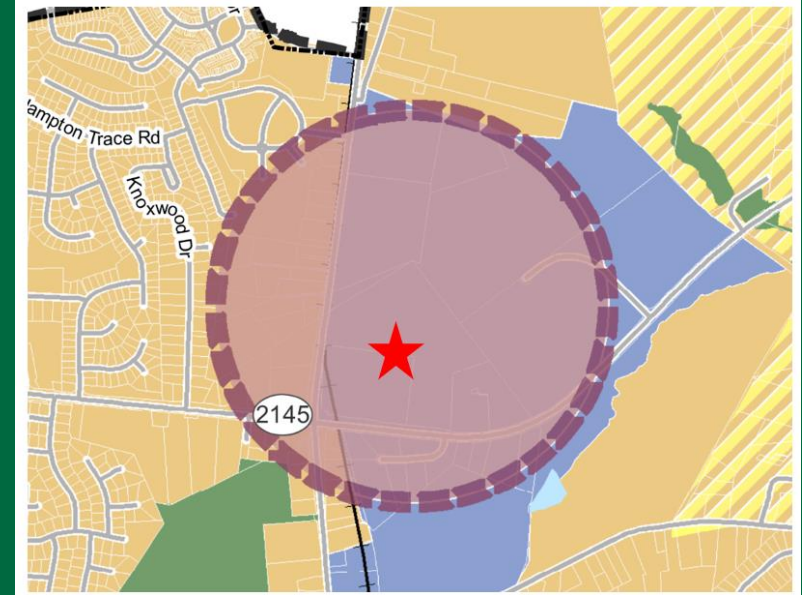
Site Design Discussions

- 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.



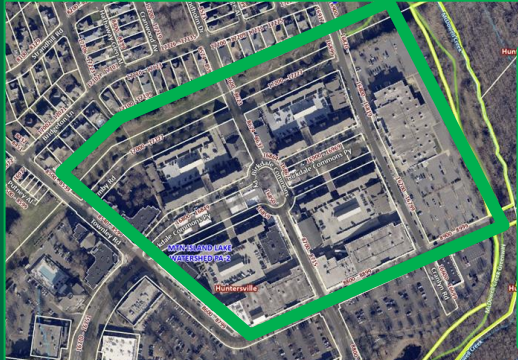
Huntersville 2040 Plan - *Inconsistencies*

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.

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



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 programmed in front of the grocery store
- ○ Commitment to grade the greenway near HWY 73 as shown on the plan
- ○ Commitment to the open space programming 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



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 sweeteners 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.

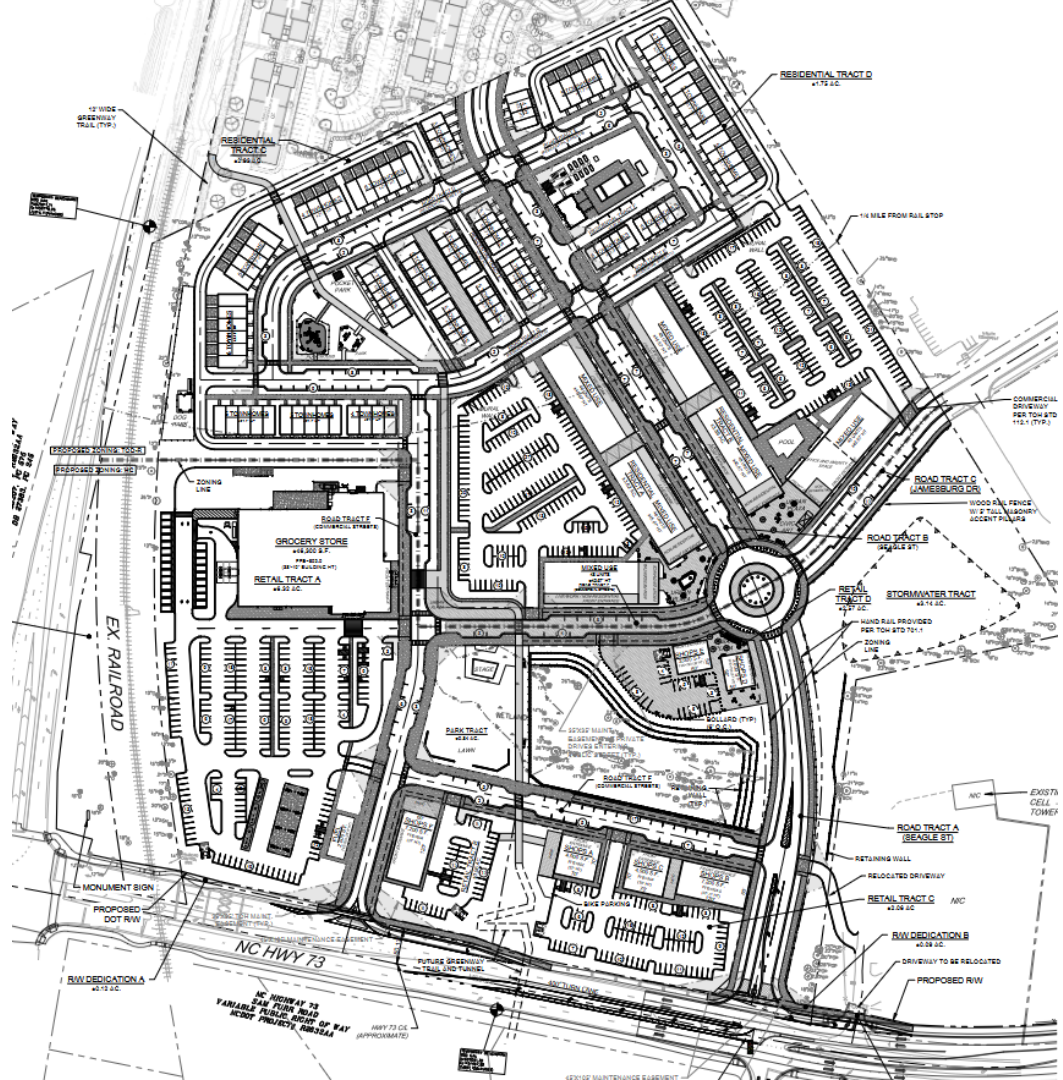
(b) Conditional Districts. – Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. Specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions approved by the local government 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.



NC HIGHWAY 115

JAMESBURG DRIVE

NC HIGHWAY 73



12' WIDE GREENWAY TRAIL (TYP)

RESIDENTIAL TRACT C
#24.00 AC

RESIDENTIAL TRACT G
#17.00 AC

1/4 MILE FROM RAIL STOP

COMMERCIAL DRIVEWAY PER TOW STD #13.1 (TYP)

ROAD TRACT C (HARRISBURG DR)
#24.00 AC

WOOD PALL FENCE w/ 2" FULL MASONRY ACCENT (TYP)

ROAD TRACT B
#24.00 AC

RETAIL TRACT C
#24.00 AC

STORMWATER TRACT
#2.14 AC

WOOD PALL PROVIDED PER TOW STD #13.1

ZONING LINE

EXISTA CELL TOWER

ROAD TRACT A (BEARLE ST)
#24.00 AC

RETAINING WALL

RELOCATED DRIVEWAY

RETAIL TRACT C
#24.00 AC

RW DEDICATION B
#24.00 AC

DRIVEWAY TO BE RELOCATED

PROPOSED RW

EX RAILROAD

PROPOSED ZONING CODES
EX 100-100-1
PROPOSED ZONING R-1

PROPOSED ZONING R-1

ZONING LINE

PROPOSED DOT RW

RW DEDICATION A
#24.00 AC

NC HWY 73

NC HWY 73
P&I PILES BEHIND
VARIABLE RADIUS BEHIND OF RAY
W/OUT PROJECT, MESSAGE

HWY 73 CL (APPROXIMATE)

15' MIN. MAINTENANCE EASEMENT

Revisions to Address Staff Recommendations

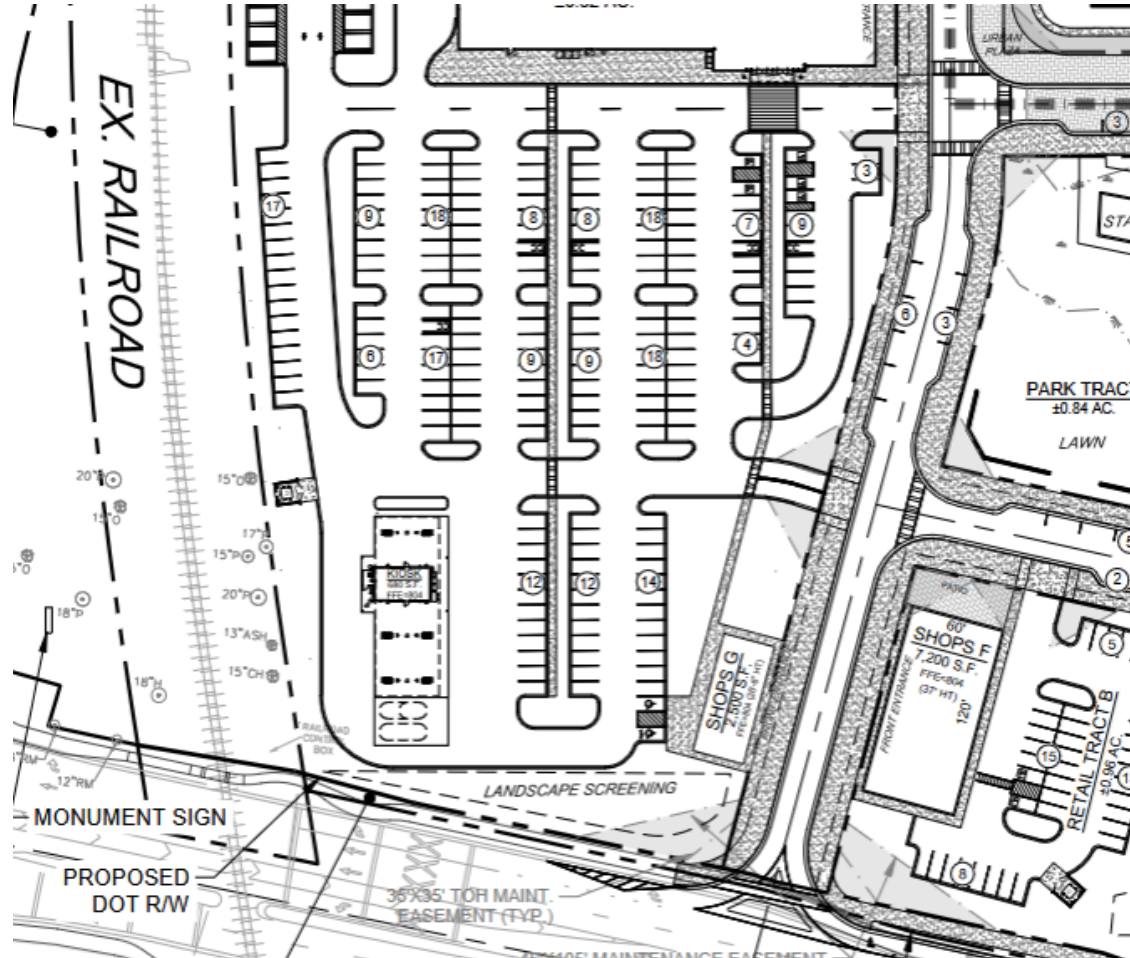
February Plan



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 FRONT ELEVATION
A3.1

- PREFINISHED METAL COPING
- SMOOTH FIBER CEMENT PANEL & SIDING
- VINYL WINDOW, TYPICAL
- SMOOTH FIBER CEMENT LAP SIDING
- PREFABRICATED ALUMINUM JULIETTE RAILING
- MODULAR BRICK VENEER
- STEEL CANOPY WITH CONCEALED SUPPORTS
- ALUMINUM STOREFRONT SYSTEM
- WALL SCONCE LIGHTING, TYPICAL



2 REAR ELEVATION
A3.1

- PREFINISHED METAL COPING
- SMOOTH FIBER CEMENT PANEL & SIDING
- VINYL WINDOW, TYPICAL
- SMOOTH FIBER CEMENT LAP SIDING
- PREFABRICATED ALUMINUM JULIETTE RAILING
- MODULAR BRICK VENEER
- EXTERIOR LIGHTING, TYPICAL

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

- PREFINISHED METAL COPING
- SMOOTH FIBER CEMENT PANEL & SIDING
- VINYL WINDOW, TYPICAL
- SMOOTH FIBER CEMENT LAP SIDING
- MODULAR BRICK VENEER
- EXTERIOR LIGHTING, TYPICAL

- PREFINISHED METAL COPING
- DECORATIVE FIBER CEMENT TRIM & BANDING
- SMOOTH FIBER CEMENT PANEL & SIDING
- VINYL WINDOW, TYPICAL
- DECORATIVE FIBER CEMENT PANEL
- MODULAR BRICK VENEER
- STEEL CANOPY WITH CONCEALED SUPPORTS
- ALUMINUM STOREFRONT SYSTEM
- EXTERIOR LIGHTING, TYPICAL



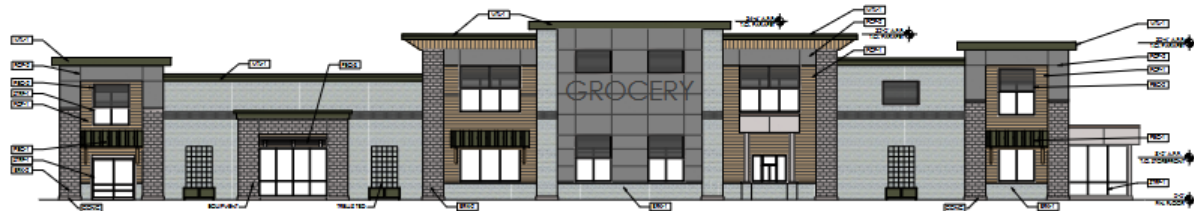
1
SOUTH
FRONT ELEVATION
SCALE 3/8" = 1'-0"



2
EAST
SIDE ELEVATION
SCALE 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	COLOR	NOTES
BRK1	BRICK VENEER	GENERAL SINGLE WALLFACE	
BRK2	BUILT UP GAGE MASONRY UNIT	LIGHT GRAY	
CON1	CONCRETE CURB	-	BROOM FINISH
WOOD1	WICKHAM WOOD SERIES	VINTAGE WOOD BRUCE	
WOOD2	WICKHAM CONCRETE SERIES	BUFFERS/BLACK GRAY	
MET1	METAL CORNING CAP	CENTRAL/GUARD W/INTER GREEN	
MET2		GRAY	
ALU1	DECORATIVE SEALING	CLEAR ANODIZED	
ALU2	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED	CLEAR GLAZING
ALU3	PRE-ENGINEERED ALUM. CANDORY SYSTEM	ETNA'S 202 FINISH HUNTER GREEN	
ALU4	PRE-ENGINEERED ALUM. CANDORY SYSTEM	ETNA'S 202 FINISH POLAR	
ALU5	PRE-ENGINEERED ALUM. CANDORY SYSTEM	ETNA'S 202 FINISH POLAR	



2
WEST
SIDE ELEVATION
SCALE 3/8" = 1'-0"

KNOX CROSSING

Huntersville, NC

Note: Exact locations and detailed programming of open spaces shall be determined during the design, engineering and construction phases of 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
- ⑮ Existing Railroad Tracks
- ⑯ Neighborhood Street
- ⑰ Festival Street
- ⑱ Main Street



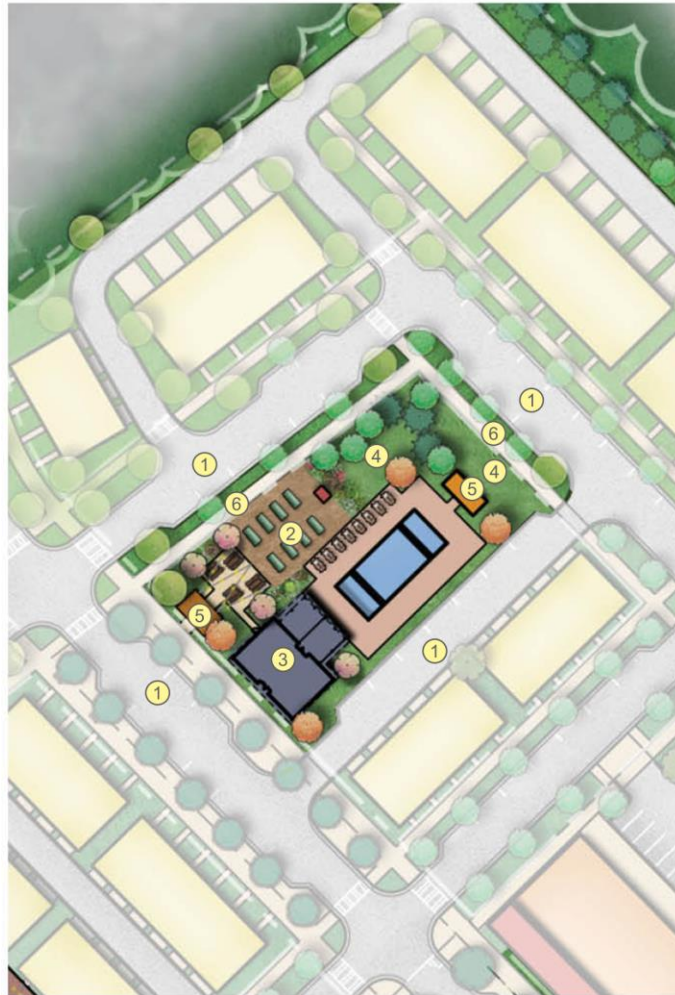
KNOX CROSSING Huntersville, NC

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 night 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.



REFERENCE MAP



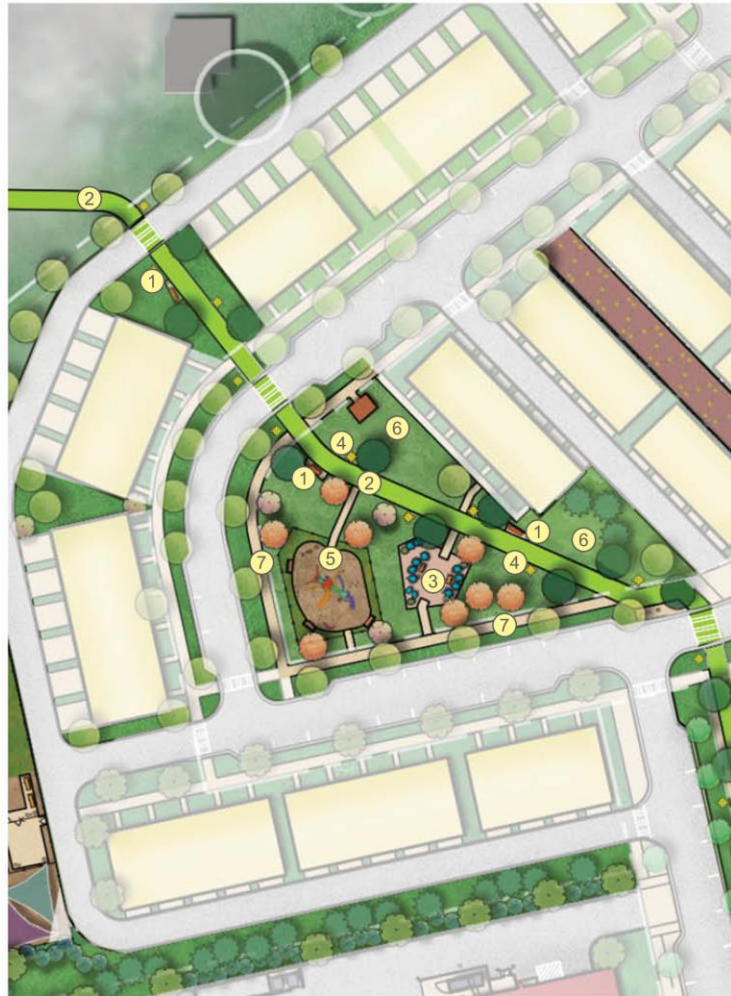
Legend

- ① Neighborhood Road
- ② Community Garden
- ③ Event Space
- ④ Open Activity Lawn
- ⑤ Covered Space
- ⑥ Sidewalk



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Legend

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

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



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Dog Park and Seam Trail Seating

The dog park design allows for an off-leash pet play space with dog caretaker seating 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



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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



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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

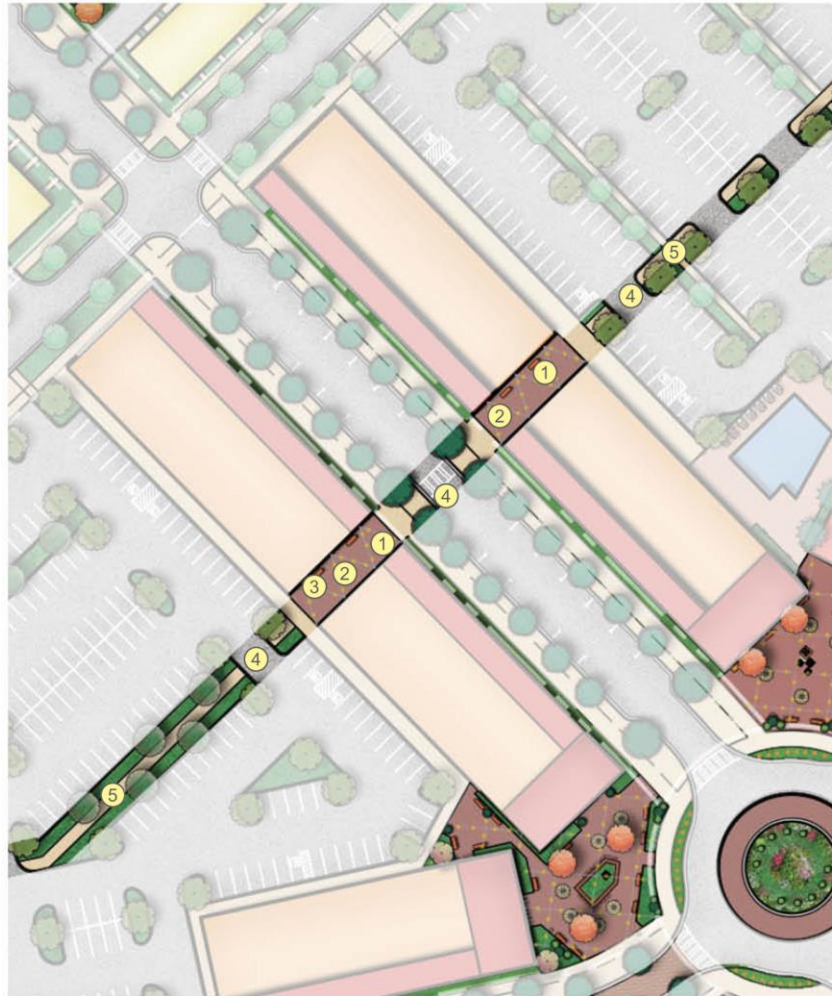


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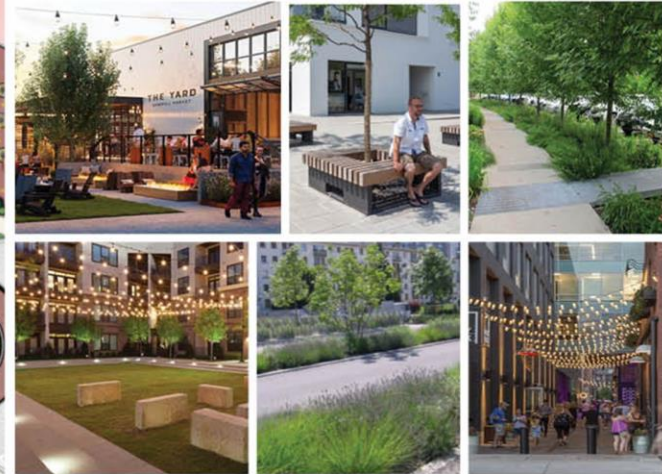
The Passage:

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



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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





NC HIGHWAY 115

JAMESBURG DRIVE

NC HIGHWAY 73

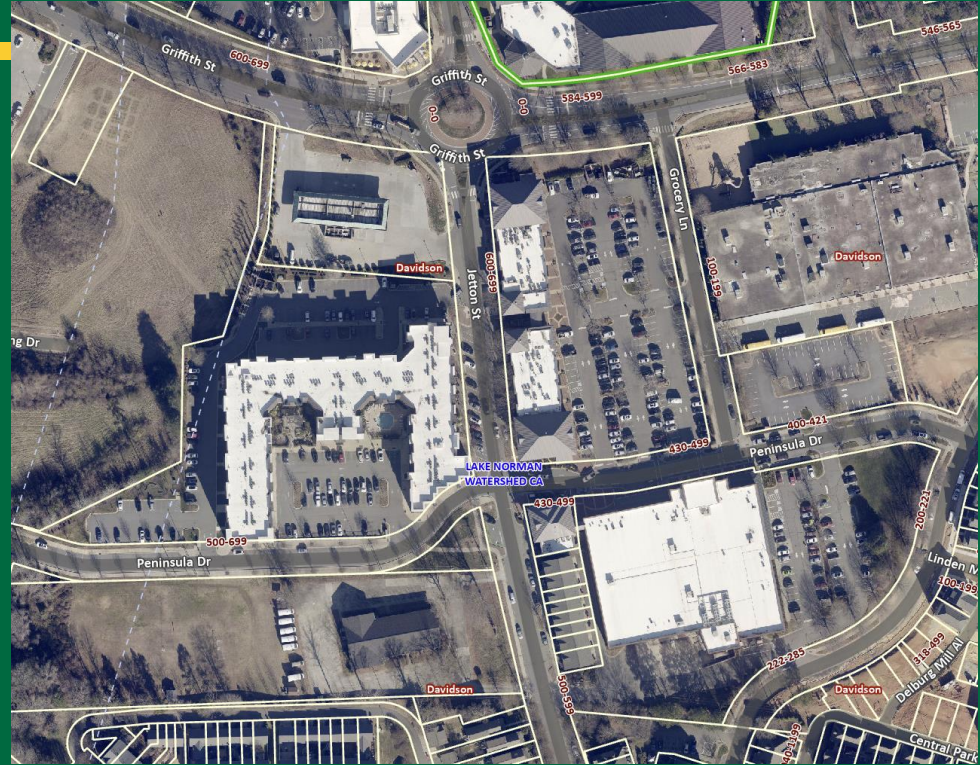
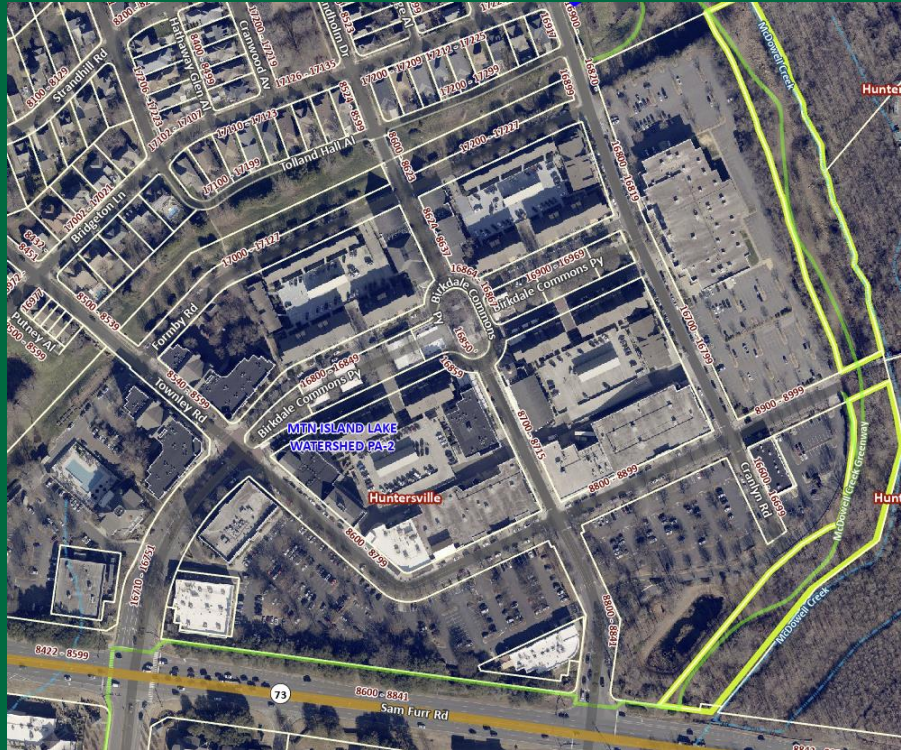


Consistency Statement





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 dependence
- 2-story commercial buildings
- Financial contribution to the greenway tunnel under HWY 73
- Unique and Extraordinary commercial architectural buildings

