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 16, 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. Carolina Diving Academy Presentation. *(Aaron Hintz, Program Director)*
   - 5.C. A Proclamation for Big Day at the Lake. *(Mayor Christy Clark)*
   - 5.D. A Proclamation for Parks and Recreation Month. *(Mayor Christy Clark)*
   - 5.E. Verhoeff Alignment Study Update. *(Stephen Trott)*
6. **Public Comments**
7. **Agenda Changes**
8. **Adoption of Agenda**
9. **Consent Agenda**

9.A. Approve the minutes of the June 2, 2026 Town Board Meeting. *(Catherine Cook)*

9.B. Approve surplus of Fire Department air packs. *(Jim Dotoli)*

9.C. Call a public hearing for July 21, 2026, at 6 p.m. at Huntersville Town Hall on Rezoning Petition #R26-07, a request by Bi-Part Development LLC, located at 23331 Maple Branch Drive. This request is to amend the approved rezoning R24-04 to allow for two additional flex buildings on Parcel A. *(Jesse James)*

10. Public Hearings

11. Other Business

11.A. Consider decision on Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone +/- 14.78 acres located at 12311 Airspeed Drive from Corporate Business Conditional District to Corporate Business Conditional District for revisions to an approved site plan. *(Brian Richards)*

11.B. Consider decision on Petition #R26-06, a request by Charter Properties, Inc. to revise a rezoning requirement for Charter Caldwell Station Apartments, located at 17155 Old Statesville Road to remove a portion of a brick wall. *(David Peete)*

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

11.D. Consider appointing three (3) members to the Planning Board due to three expiring terms. *(Brian Richards)*

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.

Request for Board Action

June 16, 2026

To: The Honorable Mayor and Board of Commissioners

From: Christy Clark, Mayor

Subject: Carolina Diving Academy Presentation

Explain Request:
Presentation by Carolina Diving Academy on their 2025 Season achievements and economic impact.

Action Recommended: Presentation

Alternative Action:
None

Financial Implications:
N/A

Attachments:
None

A PROCLAMATION FOR BIG DAY AT THE LAKE

WHEREAS, Big Brothers Big Sisters (BBBS) of Greater Charlotte provides one-to-one mentoring relationships that focus on school success, works with families and volunteers to keep children out of delinquency, and supports the family competency; and

WHEREAS, in celebration of its annual accomplishments and, more importantly, in celebration of the youth BBBS of Greater Charlotte serves, the Big Day at the Lake Committee (Committee) will hold its "Big Day at the Lake" event on July 18, 2026; and

WHEREAS, the Committee organizes through volunteers a day full of fun activities on Lake Norman for participating BBBS of Greater Charlotte matches; and

WHEREAS, since 2003, the "Big Day at the Lake" events have hosted more than 1,500 BBBS youth, all of whom have treasured this opportunity to laugh, play, mingle, and make new friends; and

WHEREAS, over the past 23 years, the Committee has raised more than $2,000,000 for BBBS of Greater Charlotte; and

WHEREAS, the Committee encourages volunteers to become BBBS mentors, known as "Bigs," following in the footsteps of past Big Day at the Lake participants who have embraced the opportunity to mentor; and

WHEREAS, the Committee and BBBS of Greater Charlotte, along with many volunteers and sponsors, deserve appreciation and recognition for enhancing the quality of life of the residents in Mecklenburg County and surrounding areas, especially the youth.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim July 18 as **"BIG DAY AT THE LAKE"** 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 16th day of June, 2026.

_____

Christy Clark, Mayor

A PROCLAMATION FOR PARKS AND RECREATION MONTH

WHEREAS, parks and recreation is an integral part of communities throughout this country, including the state of North Carolina and the Town of Huntersville; and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, natural areas and many other activities designed to promote active lifestyles; and

WHEREAS, parks and recreation programming, events, and educational activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, the Huntersville Parks and Recreation Department was created in 1995 and now serves more than 2 million visitors per year to its local parks; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our state and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

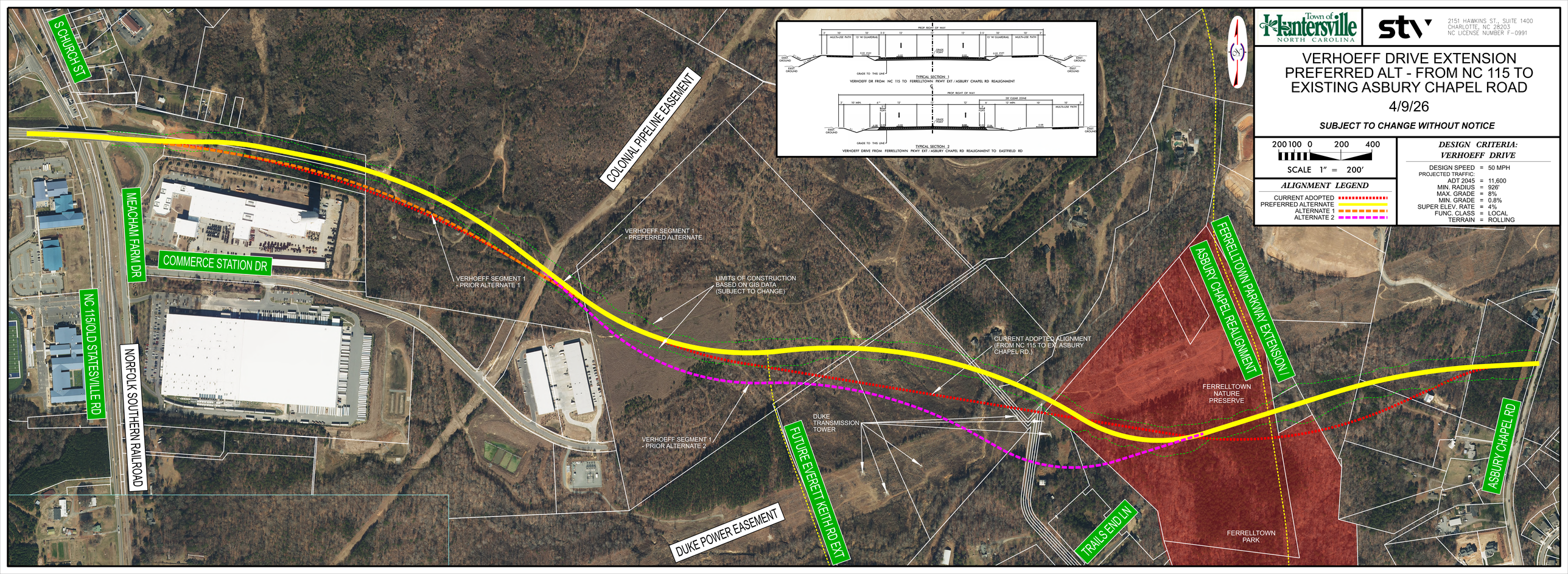
WHEREAS, Huntersville recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim July as **"PARKS AND RECREATION 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 16th day of June, 2026.

_____

Christy Clark, Mayor



Town of Huntersville
NORTH CAROLINA

stv
2151 HAWKINS ST., SUITE 1400
CHARLOTTE, NC 28203
NC LICENSE NUMBER F-0991

VERHOEFF DRIVE EXTENSION PREFERRED ALT - FROM NC 115 TO EXISTING ASBURY CHAPEL ROAD

4/9/26

SUBJECT TO CHANGE WITHOUT NOTICE

200 100 0 200 400

SCALE 1" = 200'

ALIGNMENT LEGEND

- CURRENT ADOPTED
- PREFERRED ALTERNATE
- ALTERNATE 1
- ALTERNATE 2

DESIGN CRITERIA: VERHOEFF DRIVE

DESIGN SPEED	=	50 MPH
PROJECTED TRAFFIC:		
ADT 2045	=	11,600
MIN. RADIUS	=	926'
MAX. GRADE	=	8%
MIN. GRADE	=	0.8%
SUPER ELEV. RATE	=	4%
FUNC. CLASS	=	LOCAL
TERRAIN	=	ROLLING

Request for Board Action

June 16, 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 Town Board Meeting minutes.

Action Recommended: Approve Item

Alternative Action:
None

Financial Implications:
N/A

Attachments:
1. 20260602-MinutesPacket_Draft

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

MINUTES
Regular Town Board Meeting
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

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on June 2, 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.

Ethan Smith presented announcements about:

- *Charlotte Water mandatory water restrictions*
- *Huntersville voted 36th Best Place to Live by US News and World Report*
- *Police Department blood drive on June 5*

- Document attached hereto as EXHIBIT 5A-1

5.B. Pride Month Proclamation

A Proclamation for Pride Month.

Mayor Clark read the Proclamation.

5.C. National Gun Violence Awareness Day Proclamation

A Proclamation for National Gun Violence Awareness Day.

Mayor Clark read the Proclamation.

5.D. Juneteenth Day Proclamation

A Proclamation for Juneteenth Day.

Mayor Clark read the Proclamation.

6. Public Comments

Mayor Clark opened public comments.

1. *Alisia Bergsman spoke about the solid waste fee increase in the proposed budget.*
2. *Ashley Wiley spoke about the responsibilities of public office.*
3. *Hope Wiley spoke about citizens ability to speak out.*
4. *Bee Jay Caldwell spoke about gentrification and segregation.*
5. *Michelle Clark spoke about Elysium School of Innovation.*

Mayor Clark closed public comments.

7. Agenda Changes

(no agenda changes)

8. Adoption of Agenda

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

9.A. **Town Board Meeting Minutes Approval**

Approve the minutes of the May 19, 2026 Town Board Meeting.

Item approved via Consent Agenda

9.B. **Resolution to acquire property for the NC 115 N Sidewalk Project.**

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 for the delivery of the NC 115 N Sidewalk Project.

Item approved via Consent Agenda

9.C. **Budget Amendment NC 115 N Improvements**

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 N from Harvest Point Dr to NC 73. Appropriate grant revenue (403431.9999.25017) for $5,979,000 and various expense accounts in the grant fund.

Item approved via Consent Agenda

9.D. **Ordinance for LaLaCaboosa: Juneteenth Block Party Event Road Closure**

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

Item approved via Consent Agenda

9.E. **Ordinance for Huntersville Pride Festival Road Closure**

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

Item approved via Consent Agenda

9.F. **Resolution to accept HL-0056 Grant Funds.**

The Town has been awarded $5,979,000 for the HL-0056 NC 115 N 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.

Item approved via Consent Agenda

9.G. **Resolution to acquire property - Beatties Ford Rd at Neck Rd**

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 Rd at Neck Rd Project. The Town has certified that the parcels listed on Exhibit A are needed for the Beatties Ford at Neck Project.

Item approved via Consent Agenda

9.H. **Appropriate Community Needs Contributions**

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.

Item approved via Consent Agenda

9.I. **Appropriate Tree Fund Bank Revenue**

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.

Item approved via Consent Agenda

9.J. **Specific Grants Budget Transfer to the General Fund**

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

Item approved via Consent Agenda

9.K. **Budget Amendment for General Fund Appropriation of Fund Balance to HFFA**

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.

Item approved via Consent Agenda

9.L. Design-Build Criteria for 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. 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.

Item approved via Consent Agenda

9.M. Call Public Hearing on Petition #R26-09: Town One Rezoning Amendment

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 and 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, and 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.

Item approved via Consent Agenda

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

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.

Item approved via Consent Agenda

9.O. Surplus and Transfer of Police Officer's Handgun

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.

Item approved via Consent Agenda

10. Public Hearings

10.A. <u>Public Hearing on Petition #R26-03: Vermillion Village Amendment</u>

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 presented the staff report for the public hearing. Bailey Patrick with MPV Properties and Robert Irvin spoke on behalf of the applicant, MPV Properties.

Commissioner Walsh asked if the commercial square feet is 43,000 and if the 4th building is included in that. Ms Speight replied yes, it's 43,000 including the 4th building, buildings 1, 2 and 3 would be 31,500 sf. The applicant is requesting 5,000 sf as the minimum threshold for active commercial space.

Commissioner Coronet asked what the change to one story solves. Ms Speight replied that they have expressed challenges in leasing the space.

Mr Irvin replied that the change to one story was the ability to lease them. It is desired to have them 50% leased before construction starts. With a project like this, there are some parking issues when a first floor tenant comes in as they are worried that the second floor is going to take up some of their parking. Which is a concern with being able to bring some high-quality tenants. Mr Irvin spoke about enhancing the buffer to about 300 ft at Building A. Mr Irvin noted the open patio space/playground between buildings B and C and to the left of building C.

Mr Patrick explained that the 5,000 sf of commercial is 15-16% of the 31,500 MPV is in control of - and that the Town proposed 25% commercial. Mr Patrick's main goal is to reduce the buildings from two story to one story. Mr Patrick explained the previous 44,000 sf that was planned in building B and C had 85 parking spaces which is about two spaces per 1,000 sf. And a typical building has 5 to 6 parking spaces per 1,000 sf - the new plan is under 5. Mr Patrick said they do not have a daycare lined up. Building C 12,000 sf is shown as a playground to simply to show what could go there, but it's very possible it could be a coffee shop and a nice lawn area for people to hang out.

Commissioner Walsh commented 16% is low, and asked what type of business would go in. Mr

Patrick replied something like a Chuck E. Cheese, coffee shops, restaurant, breakfast place - they are not interested in having a dentist or orthodontist as a tenant. He also stated they could increase one of the buildings to 7,500 sf.

Mayor Clark summarized that the two-story building isn't feasible in the current climate for businesses and so downsizing would be more appealing to tenants and the parking situation was a factor in that. Mr Patrick replied correct and in the current financing environment about 50% of the project is needed to be pre-leased to get it going. Under the previous plan, the entire first floor would have had to be pre-leased (with zero leases on the second floor) just to get started and you can't get that many tenants to commit to that much space before you even build it.

Commissioner Walsh asked how many parking spaces are needed with 31,500 sf. Mr Patrick replied 5 per 1,000 sf, and now it is 5.5 to 6 per 1,000 sf.

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

- Documents attached hereto as EXHIBIT 10A-1 and 10A-2

10.B. <u>Public Hearing on Petition #R26-04: Elysium School</u>

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.

Nathan Farber presented the staff report for the public hearing. The applicant, Tori Thompson, spoke.

Commissioner Walsh asked about a section of Phase 3. Mr Farber replied that it is where they will trigger their stormwater requirements, which is the SCM (storm water control measures).
Commissioner Walsh asked what would happen if they only built Phase 1 and 2. Mr Farber replied that they wouldn't meet the threshold to require an SCM on the site.
Commissioner Coronet asked about traffic flow and number of students. Mr Farber deferred to the applicant to answer questions about traffic and the number of students is 150.
Mayor Pro Tem Hunt asked if they planned to have any after-school or aftercare programs. Ms Thompson replied that that is not the plan.
Mayor Pro Tem Hunt asked with regard to a hybrid schedule, many students would be on campus at one time. Ms Thompson replied 150 students.
Mayor Pro Tem Hunt asked if they would have any special events. Ms Thompson replied that if they did, it would be like an entrepreneurship fair where the kids would set up on the urban open space where they would sell their little knickknacks and stuff or like a little fair, but no big huge events. She stated she didn't want to commit to saying no to never having that, but that's not like a big plan - maybe two or three days a year.
Mayor Pro Tem Hunt commented on the concern that traffic will be like Hopewell High School. Ms Thompson replied no. What is actually important is for us to keep the community feel and if we ever did grow out of this particular location, we'd open up something in South Charlotte or something in Troutman -we're not wanting this to be big.
Commissioner Walsh asked if the daily number of students is 75. Ms Thompson replied once all the

buildings are built, it would be a max of 150 on Monday, Wednesday, and Tuesday, Thursday. Making the max enrollment 300, but not at the same time.
Commissioner Walsh asked about activities on campus. Ms Thompson replied that in the urban open space they will probably play soccer, but we won't have a soccer team. We may put a basketball hoop up in the parking area for lunchtime, but we don't have a gym. We're not planning on having a gym. If we did ever do that we would have an area like CSD (Community School of Davidson) Spartan Park or Pine Lake Prep's separate field house area.
Mayor Clark asked about the stacking plan for 150 cars and how the traffic backup will be handled and the impact on the neighborhood. Ms Thompson replied that they can stagger start and end times.
Commissioner Quarles recommended Ms Thompson speak to administrators at Aspire Trade school for traffic alleviation suggestions.
Mayor Pro Tem Hunt asked if the feeder program through CSD includes Huntersville students as well as Davidson. Ms Thompson replied yes, that 75% come from the feeder program and 25% from word of mouth.

Mayor Clark called for public comments.

1. *Bonnie Logan spoke against the school because of traffic and a business in a residential area.*

Mayor Clark closed the public hearing.

- Document attached hereto as EXHIBIT 10B-1

11. Other Business

11.A. <u>Adopt Budget Ordinance</u>

Consider adopting the Budget Ordinance for Fiscal Year 2027.

Deputy Town Manager Jackie Huffman indicated the budget ordinance from the packet represented the Manager's Recommended Budget from May 4 with one change of adding a half-year Economic and Business Development Manager.

Mayor Clark asked about the background and history of the solid waste fee and how we arrived at the current fee. Ms Huffman replied in FY26, Charlotte and Huntersville are the only two municipalities in Mecklenburg County who chose to adopt a solid waste fee. Huntersville's solid waste fee for the last three years has been $154. In 2008, Huntersville adopted a $36 solid waste fee. In 2009, it was increased to $54 for approximately six years. Then it increased to $72 for four years. Then it increased to $84 for three years. In FY22 it was $109. In FY23 it was $126, and it's been $154 from FY24 through FY26. Ms Huffman was told by Kevin Fox (the director of Public Works) that the solid waste fee has never covered 100% of the residential solid waste collection costs since adoption. If you chose $154 in FY27, that solid waste fee would only cover between 55% and 65% of the solid waste costs that the Town incurs.

Ms Huffman further explained that Mecklenburg County will generate the tax bill in July.

Huntersville is adding residents every single month and we get a bill from our private hauler every month. So in spite of the fact that the tax bill is generated once a year in July, we are adding residents every month. If you want to cover 100% of the solid waste charges that we estimate will incur in FY27, the fee you would need to implement is $270.

Mayor Clark asked if $270 is the annual amount per household, what would the monthly amount be for weekly pick up. Ms Huffman replied $270/12 = $22.50/month and $270/52 = $5.19/week.

Commissioner Coronet asked if we didn't raise the fee, what would it cost us in a year, what are we paying total to subsidize that. Ms Huffman replied if you adopt a $154 fee the way you did the previous three fiscal years, if this year it's covering 50% to 57% then when our costs go up that you don't change the fee, then we're going to be covering a lower percentage. So it's going to go from something like 57% to 54% and the following year it'd go down to 51%. For over 22,000 residents the annual solid waste costs are estimated in FY 27 at over $6.1 million.

Commissioner Rivers made a motion to adopt the budget ordinance for fiscal year 2027.
Commissioner Smallwood seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

11.B. <u>106 Gilead Rd Purchase Agreement</u>

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

Anthony Roberts presented the information.

Mayor Clark asked for a brief history and how we got the opportunity for this property. Mr Roberts explained the previously approved mixed-use development project (consisting of apartments and ground-floor retail) and guessed that the financial backers backed out during the due diligence phase. Because the developers could not secure alternative funding, the property was presented to the Town for potential purchase.

Commissioner Walsh made a motion to approve the Agreement for Purchase and Sale of Real Property to purchase approximately 1.727 acres located at 106 Gilead Road in Huntersville NC.
Commissioner Smallwood seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 11B-1

11.C. <u>Petition #R25-18: Eastfield Park</u>

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.

Nathan Farber presented the staff report.

Mayor Pro Tem Hunt made a motion to approve petition R25-18 Eastfield Park for the installation of a public park with the following conditions:

- *all specimen trees are clearly shown and addressed in the plan;*
- *applicant's request for a modification from the Zoning Ordinance to allow for disturbance of a 30' post-construction stream buffer for a driveway crossing is granted provided that applicant provide mitigation technique #6 as set forth in the staff report; and*
- *all minor staff comments are addressed.*

With these conditions and modifications, the plan is consistent with the Huntersville 2040 Community Plan, including policies LU1.1, EOS 1.1, EOS 8, and EOS 10. It is reasonable and in the public interest because it is consistent with the character of the area and increases resident access to parks.
Commissioner Coronet seconded the motion.
Motion Passed with Yes 6, No 0, Abstained 0

- Document attached hereto as EXHIBIT 11C-1

12. Closing Comments

Mayor Clark asked for any closing comments.

Commissioner Coronet wished everybody happy pride and thanked the Mayor for the Pride proclamation.

Commissioner Rivers welcomed Janet Pierson back and discussed the upcoming Juneteenth celebration on June 18 from 6 to 8 pm.

Commissioner Smallwood welcomed Janet Pierson back and wished her Mom a happy 86th birthday.

Mayor Clark welcome Janet Pierson back to the team.

13. Adjourn

There being no further business, Commissioner Quarles made a motion to adjourn.
Commissioner Rivers 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

Best Places to Live in the U.S.

- U.S. News and World Report recently ranked Huntersville as the 36th best place to live in the country on its list of the 250 best places to live in the U.S. in 2026-2027.
- To make the top of the list, a place had to have good value, be a desirable place to live, have a strong job market and a high quality of life.
- Huntersville was 3rd in North Carolina behind Cary and Apex.



Huntersville Police Department

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

EXHIBIT
10A-1

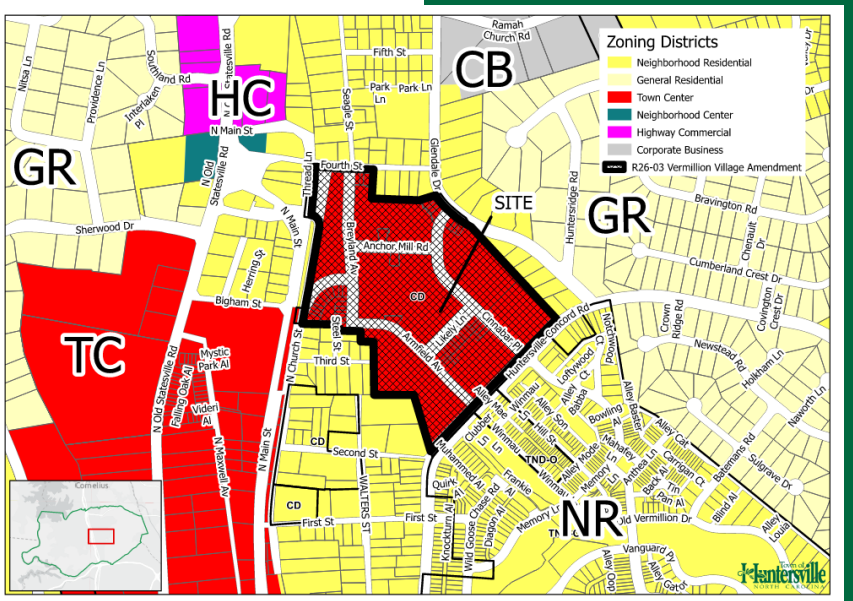
Rezoning 26-03
Vermillion Village Amendment

June 2, 2026

Town of Huntersville
NORTH CAROLINA

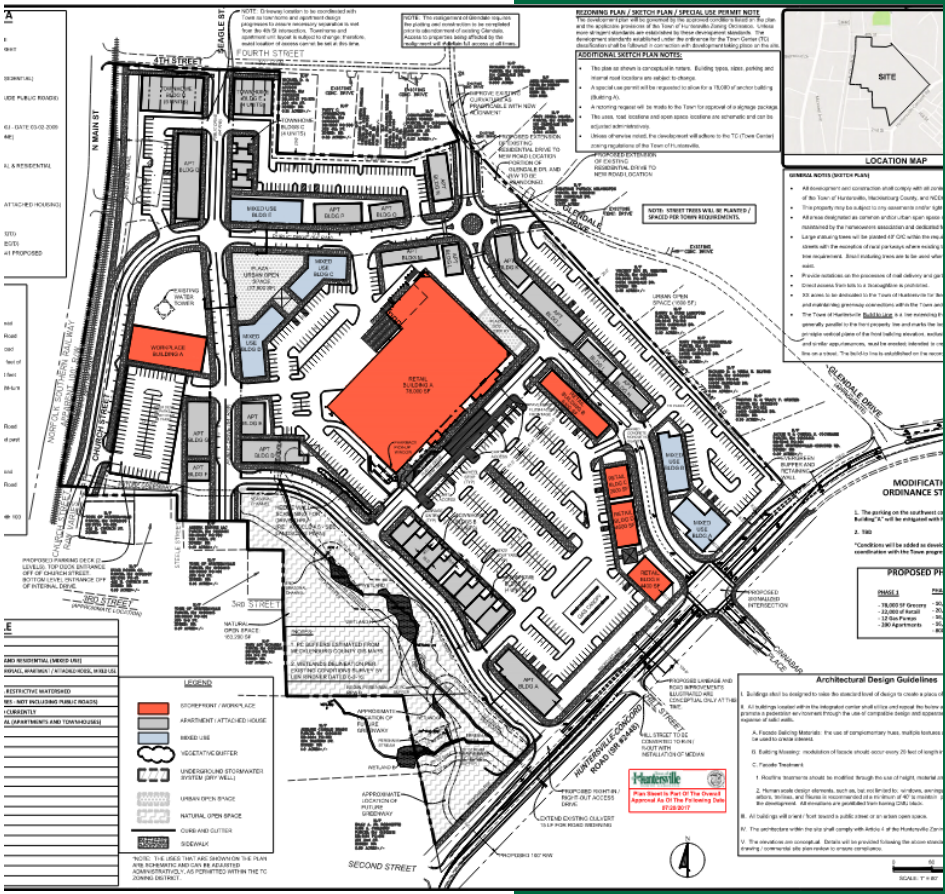
Timeline

- Community Meeting – April 23, 2026
- Public Hearing – June 2, 2026
- Planning Board – June 23, 2026
- Final Action – July 21, 2026



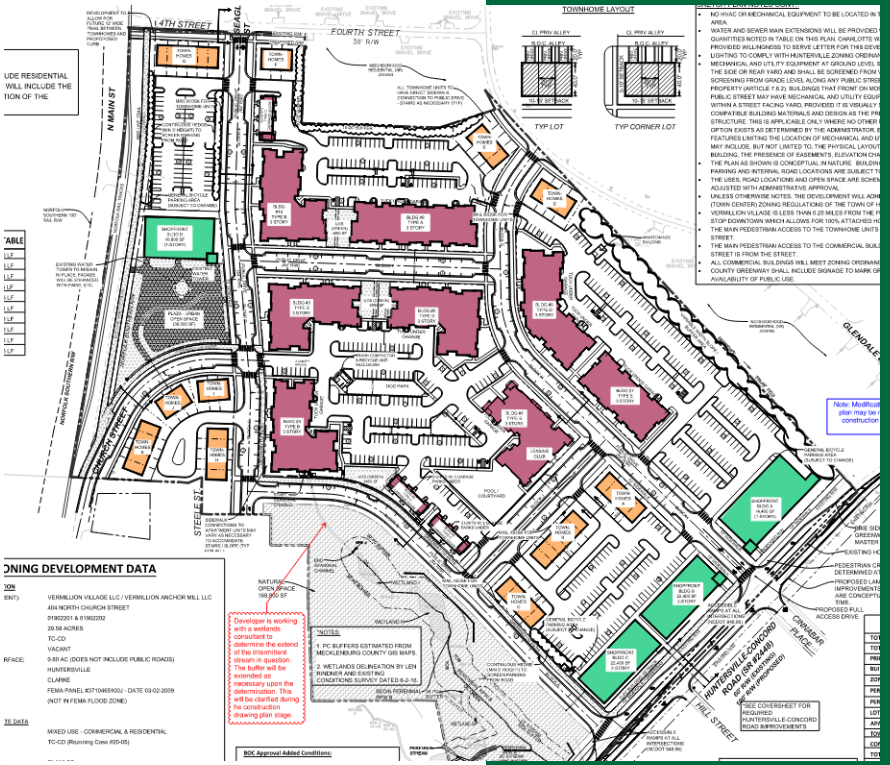
Background

- R16-12, Original Approval for Vermillion Village 2017
- R20-05, Modification of R16-12 Approved 2021
- R26-03, Proposed Modifications of R20-05

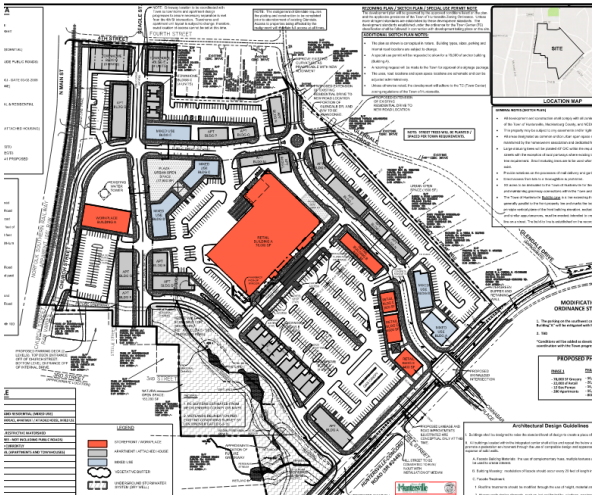


Background

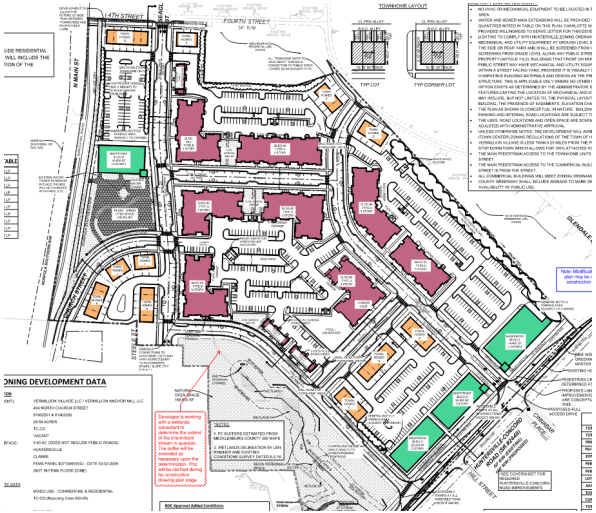
- R16-12, Original Approval for Vermillion Village 2017
- R20-05, Modification of R16-12 Approved 2021
- R26-03, Proposed Modifications of R20-05



R16-12



R20-05



SITE PLAN DATA TABLE

TOTAL ACREAGE:	**29.58 ACRES**
TOTAL SQUARE FEET:	
PRINCIPLE USES:	**COMMERCIAL AND RESIDENTIAL (MIXED USE)**
BUILDING TYPE:	**STOREFRONT, WORKPLACE, APARTMENT / ATTACHED HOUSE, MIXED USE**
ZONING DISTRICT:	**TC-CD**
PERCENTAGE IMPERVIOUS ALLOWED:	**N/A - NOT IN A RESTRICTIVE WATERSHED**
PERCENTAGE OF IMPERVIOUS SHOWN	**74% (22.80 ACRES - NOT INCLUDING PUBLIC ROADS)**
LOT COUNT	**200 PROPOSED CURRENTLY**
TOTAL NUMBER OF DWELLINGS (DETACHED / ATTACHED):	**400 RESIDENTIAL (APARTMENTS AND TOWNHOUSES)**
MIXED USE / # LIVE/WORK UNITS:	**6**
TOTAL SF OF NON RESIDENTIAL:	**165,000**

PROPOSED / REQUIRED SITE DATA

PROPOSED USE:	MIXED USE - COMMERCIAL & RESIDENTIAL
PROPOSED ZONING:	TC-CD (Rezoning Case #20-05)
BUILDING USE:	
COMMERCIAL / OFFICE:	70,000 SF
RESIDENTIAL:	292 APARTMENT UNITS (179 - 1BR, 113 - 2BR)
	49 TOWNHOME UNITS (ATTACHED HOUSING)
	Total - 341 Residential Units

Background – Use Conditions per R20-05

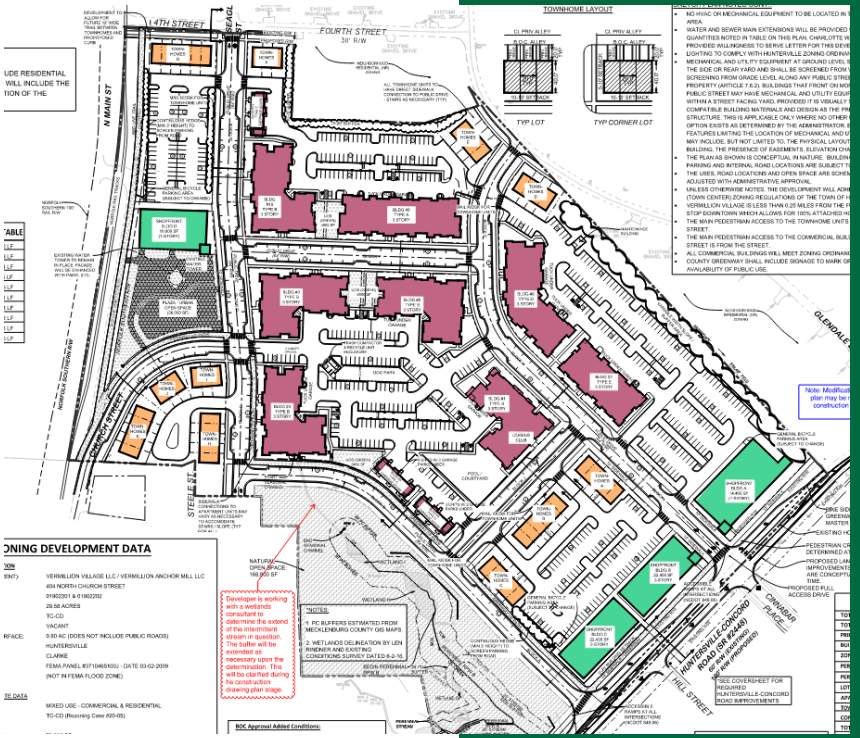
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	49 TOWNHOME UNITS (ATTACHED HOUSING)

BOC Approval Added Conditions:

This approval is contingent on the following:

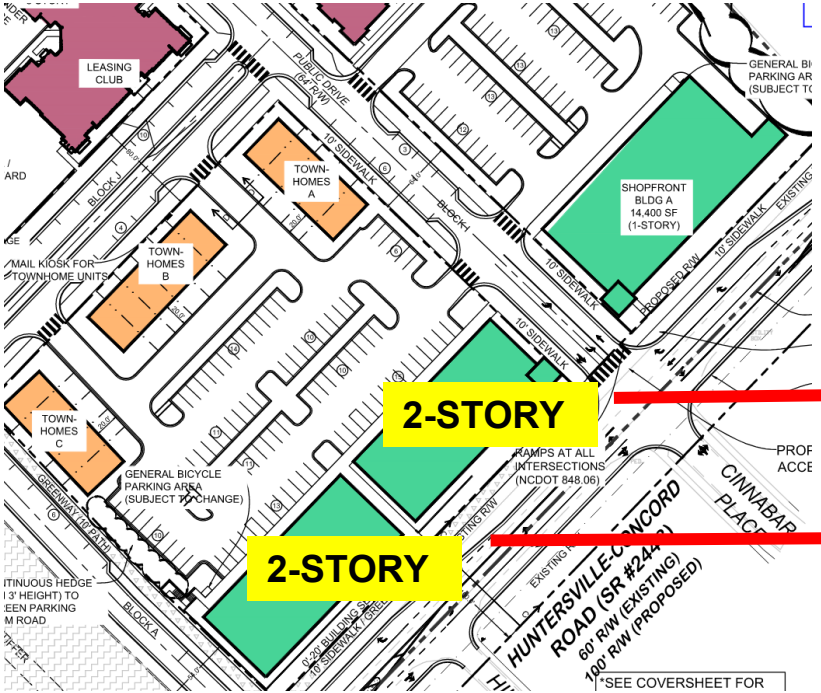
- **All required TIA, Town and NCDOT required improvements are provided per Part 3 of the Staff Report.**
- **All outstanding transportation comments are addressed**
- **First floor uses of the commercial / mixed used designated buildings will be limited to commercial uses permitted by right - except those offices will be limited to health care services only with a maximum of 11,200 sf.**

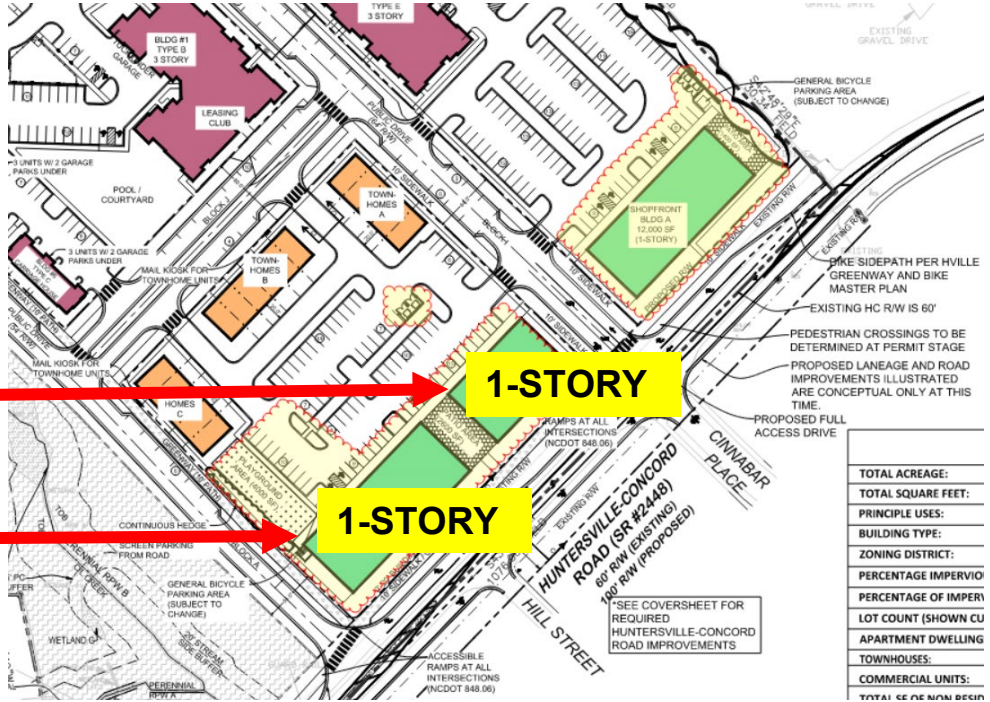


*NOTE: THE USES THAT ARE SHOWN ON THE PLAN ARE SCHEMATIC AND CAN BE ADJUSTED ADMINISTRATIVELY, AS PERMITTED WITHIN THE TC ZONING DISTRICT.

R20-05

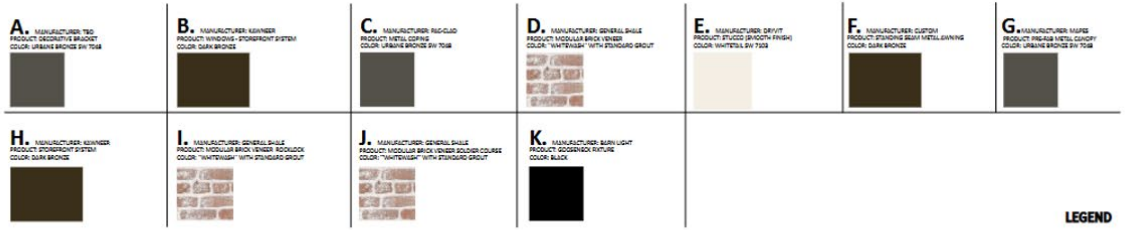
R26-03





Commercial Office - 70,000 sf → **Commercial Office - 42,300 sf**

Proposed Elevations – Building A





NOTE: IF A MEZZANINE IS ADDED, BRICK ELEMENTS AND PARAPETS MUST BE EXTENDED PROPORTIONALLY.

Proposed Elevations – Buildings B and C



BUILDING B



BUILDING C

Consistency with Downtown Plan

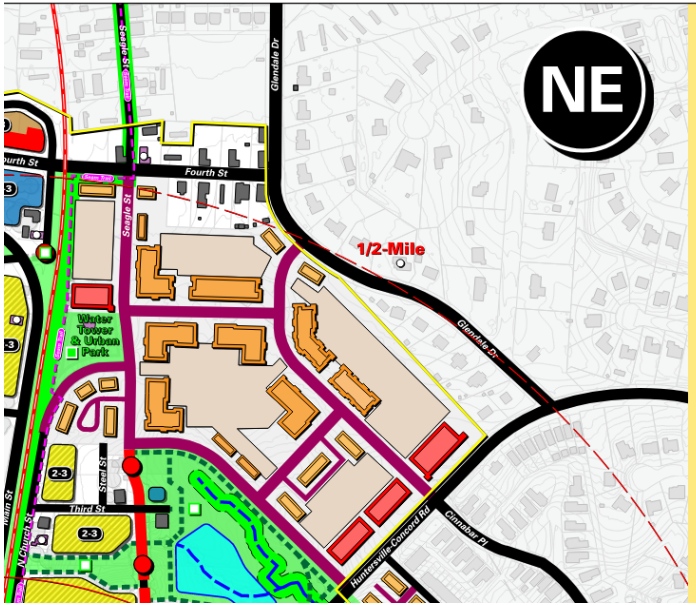


Soul
Key Recomendations

1. Development in the Primary Gathering Area (A & B) is balanced with selective and context sensitive redevelopment while enhancing and celebrating existing neighborhoods, civic and historic Downtown buildings, open spaces, and activities.
2. New mixed-use blocks are created on both sides of Huntersville-Concord Rd, anchored by key Civic and Mixed-Use buildings and with frontage along Holbrook Park, Veterans Park and the new Town Square.
3. New development within the Downtown Core is controlled, market-driven, and follows a form-based approach to scale (3-4 Story buildings), and is supported by new street, block and ownership patterns.
4. New development outside of the Downtown Core transitions with a form-based scale with modulated building heights that respect existing neighborhoods.
5. Parking strategy includes a balance of shared parking structures and off-street surface lots to support mixed-use building types.

General Note: Art and artistic features along with wayfinding signage (vehicular and pedestrian) should be located thoughout the Downtown area.

Consistency with Downtown Plan



LEGEND

BLOCK TYPES

- **MIXED-USE - A:** Building Types: **COMMERCIAL** URBAN WORKPLACE SHOPFRONT BUILDING APARTMENT MIXED-USE (NR)
- **MIXED-USE - B:** Building Types: **RESIDENTIAL** SHOPFRONT BUILDING APARTMENT ATTACHED HOUSE MIXED-USE (NR)
- **RESIDENTIAL - A:** Building Types: **MULTI-FAMILY** APARTMENT
- **RESIDENTIAL - B:** Building Types: **MULTI-FAMILY** APARTMENT ATTACHED HOUSE
- **RESIDENTIAL - C:** Building Types: **MULTI-FAMILY** ATTACHED HOUSE
- **CIVIC - A:** Building Types: **GOVERNMENT** CIVIC
- **CIVIC - B:** Building Types: **CHURCH** CIVIC
- **CIVIC - C:** Building Types: **SCHOOL** CIVIC
- **RESIDENTIAL - D:** Building Types: **MULTI-FAMILY + SINGLE FAMILY** ATTACHED HOUSE DETACHED HOUSE
- **RESIDENTIAL - E:** Building Types: **SINGLE FAMILY** DETACHED HOUSE
- **RESIDENTIAL - F:** Building Types: **SINGLE FAMILY INFILL + ADU** DETACHED HOUSE ADU

BLOCK FEATURES

- X-X **PROPOSED BUILDING HEIGHTS (RANGE)**
- **PROPOSED ACTIVE FRONTAGES**
- **EXISTING STRUCTURES**
- **OFF-STREET PARKING: MIXED-USE/SHARED (PUBLIC/PRIVATE)**
  - P **SURFACE LOT**
  - P **STRUCTURED DECK**

Consistency with 2040 Plan

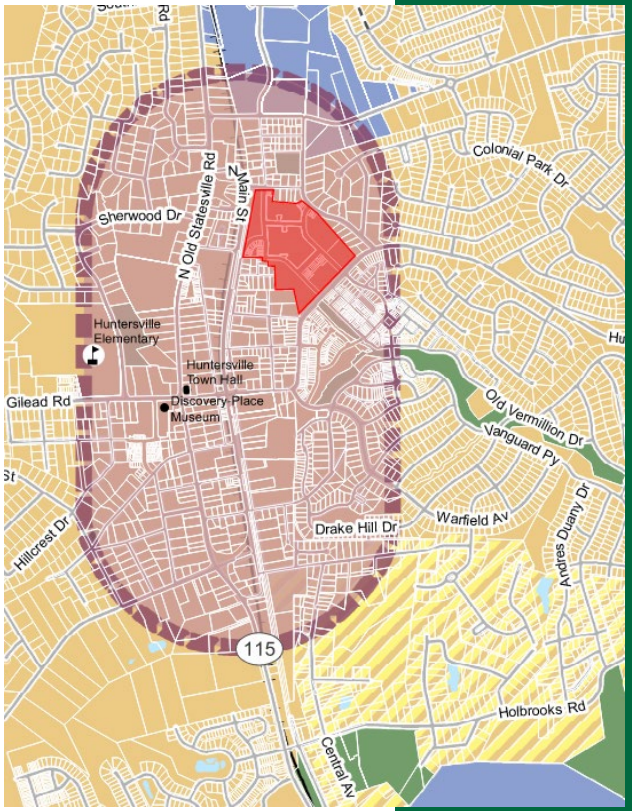


Mixed-Use Centers

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



Use Conditions

To meet the original intent of the subject delopment area within the Downtown Plan and 2040 Plan, and to satistfy preferences expressed by residents during the R20-05 public hearing supported by previous Town Board members, Planning staff recommend minimums and maximum on certain commercial uses.



Minimum Total Commercial

Total Proposed – 42,300 sf

Minimum Activated Commercial

Staff Proposed – 25%
Applicant Proposed – 5,000 sf

Maximum Healthcare

Current Maximum - 11,200 sf
Staff Proposed – Remove Max Area of Healthcare space

Recommendations

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:

- A minimum 25% 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 development is vested under ordinances applicable at the time of the R20-05 application except for regulations for the submission of As-Builts.
- All outstanding staff comments are addressed.
- All remaining conditions of R20-06 are adopted herein.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA



Town of Huntersville

THRIVE HERE

EXHIBIT
10A-2

MPV PROPERTIES
Working Together

MPV Properties, LLC

R26-03

Vermillion Village Revision

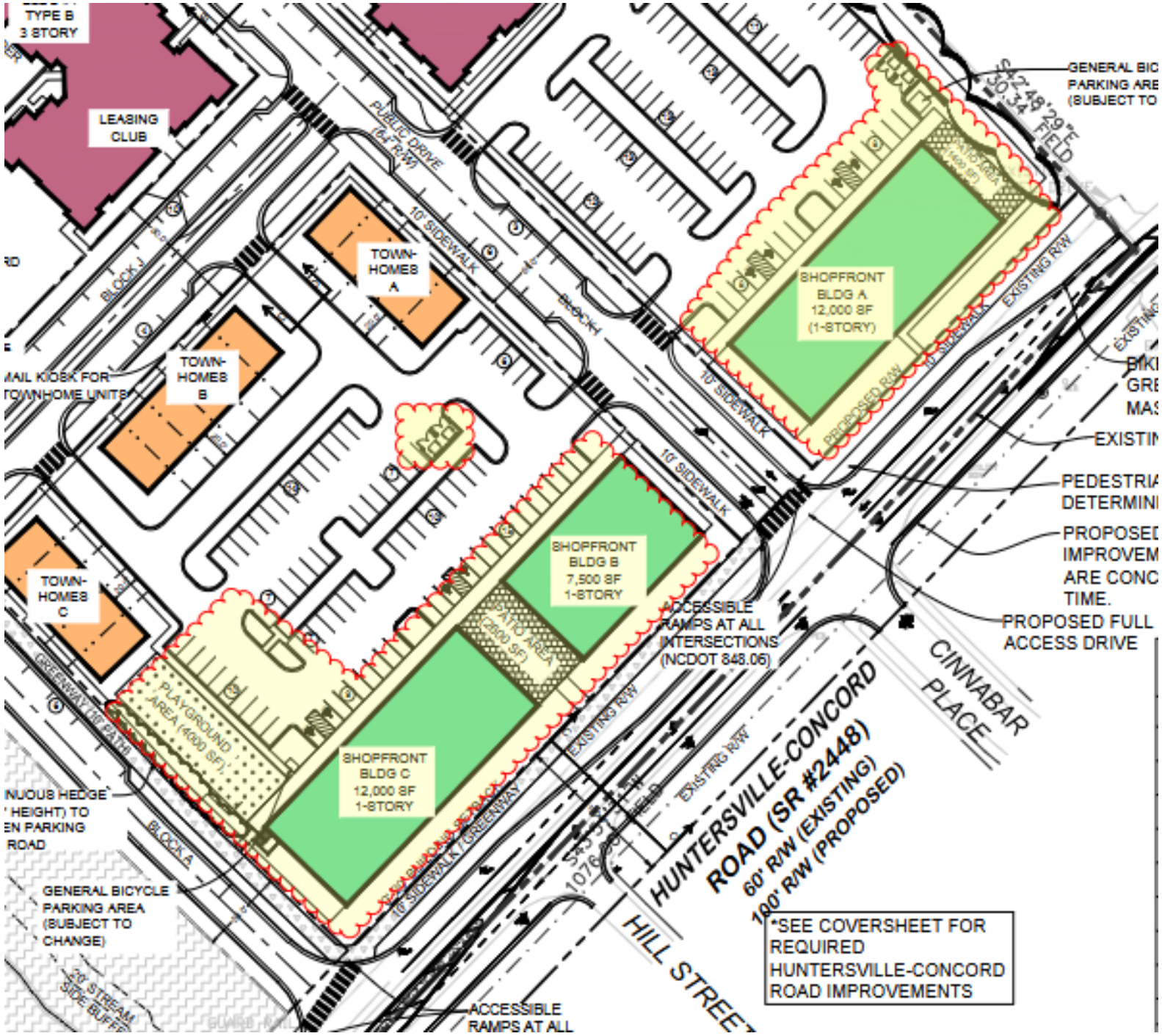
MPV Properties – purchased this commercial parcel in 2018

- Full-service local firm focused on development, brokerage, and property management in the Carolinas
- Retail properties have been a specialty for many years
- Committed to making a positive impact on the communities in which we operate, and we strive to be good stewards of capital resources and the environment





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 for Buildings B & C to help parking and attract better quality first floor tenants (*potential 1st floor tenants are concerned that 2nd floor tenants will reduce parking availability*)
- Commit to at least 5,000 SF of non-office "activated commercial space"
- Enhance buffer along property line of Building A parcel (300 feet)
- Added patio spaces and a potential green space/playground area adjacent to Building C



Previously Approved Plan


PLAYGROUND
AREA (4000 SF)
HUNTERSVILLE-CONCORD
ROAD (SR 1720)

A. MANUFACTURER: TBD
PRODUCT: DECORATIVE BRACKET
COLOR: URBANE BRONZE SW 7048

B. MANUFACTURER: KAWNEER
PRODUCT: WINDOWS - STOREFRONT SYSTEM
COLOR: DARK BRONZE

C. MANUFACTURER: PAC-CLAD
PRODUCT: METAL COPING
COLOR: URBANE BRONZE SW 7048

D. MANUFACTURER: GENERAL SHALE
PRODUCT: MODULAR BRICK VENEER
COLOR: "WHITEWASH" WITH STANDARD GROUT

E. MANUFACTURER: DRYVIT
PRODUCT: STUCCO (SMOOTH FINISH)
COLOR: WHITETAIL SW 7103

F. MANUFACTURER: CUSTOM
PRODUCT: STANDING SEAM METAL AWNING
COLOR: DARK BRONZE

G. MANUFACTURER: MAPES
PRODUCT: PRE-FAB METAL CANOPY
COLOR: URBANE BRONZE SW 7048

H. MANUFACTURER: KAWNEER
PRODUCT: STOREFRONT SYSTEM
COLOR: DARK BRONZE

I. MANUFACTURER: GENERAL SHALE
PRODUCT: MODULAR BRICK VENEER ROCKLOCK
COLOR: "WHITEWASH" WITH STANDARD GROUT

J. MANUFACTURER: GENERAL SHALE
PRODUCT: MODULAR BRICK VENEER SOLDIER COURSE
COLOR: "WHITEWASH" WITH STANDARD GROUT

K. MANUFACTURER: BARN LIGHT
PRODUCT: GOOSENECK FIXTURE
COLOR: BLACK

LEGEND



BUILDING A

NOTE: IF A MEZZANINE IS ADDED, BRICK ELEMENTS AND PARAPETS MUST BE EXTENDED PROPORTIONALLY.



BUILDING B



BUILDING C

REZONING SCHEDULE

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

EXHIBIT
11B-1



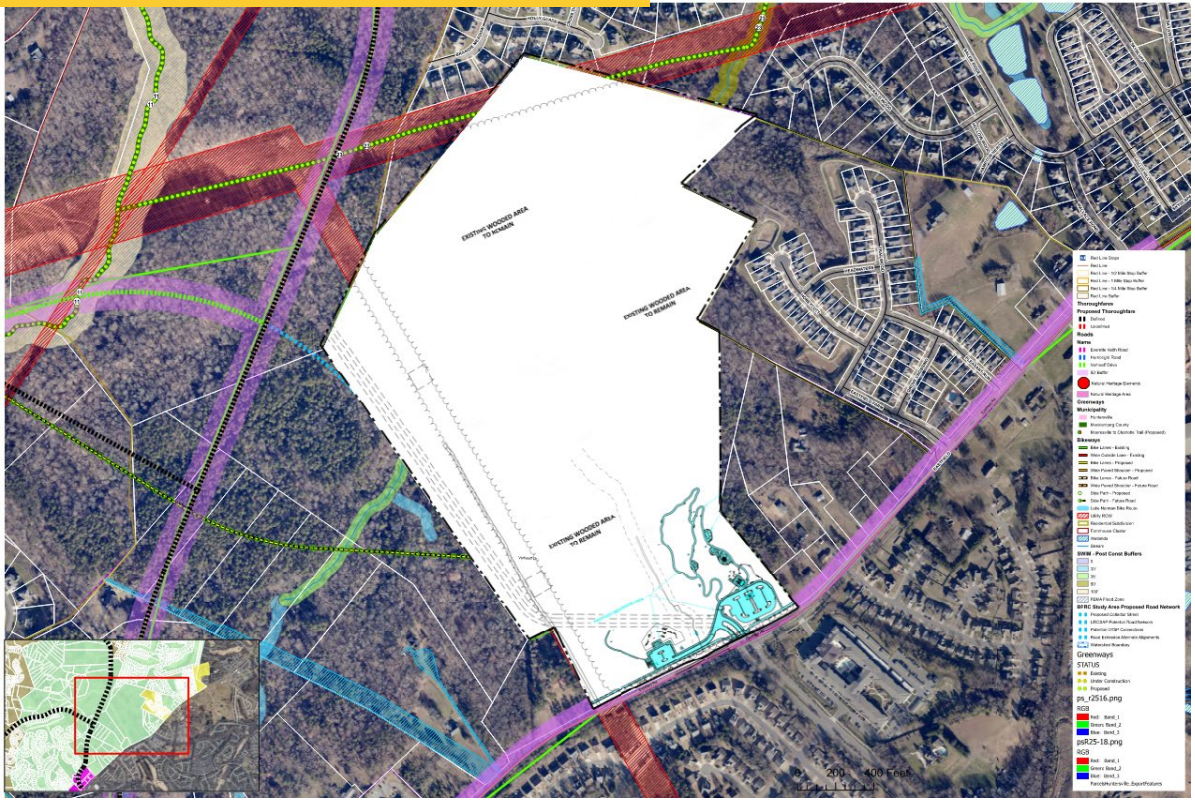
EXHIBIT
11C-1

R25-18 Eastfield Park

June 2, 2026

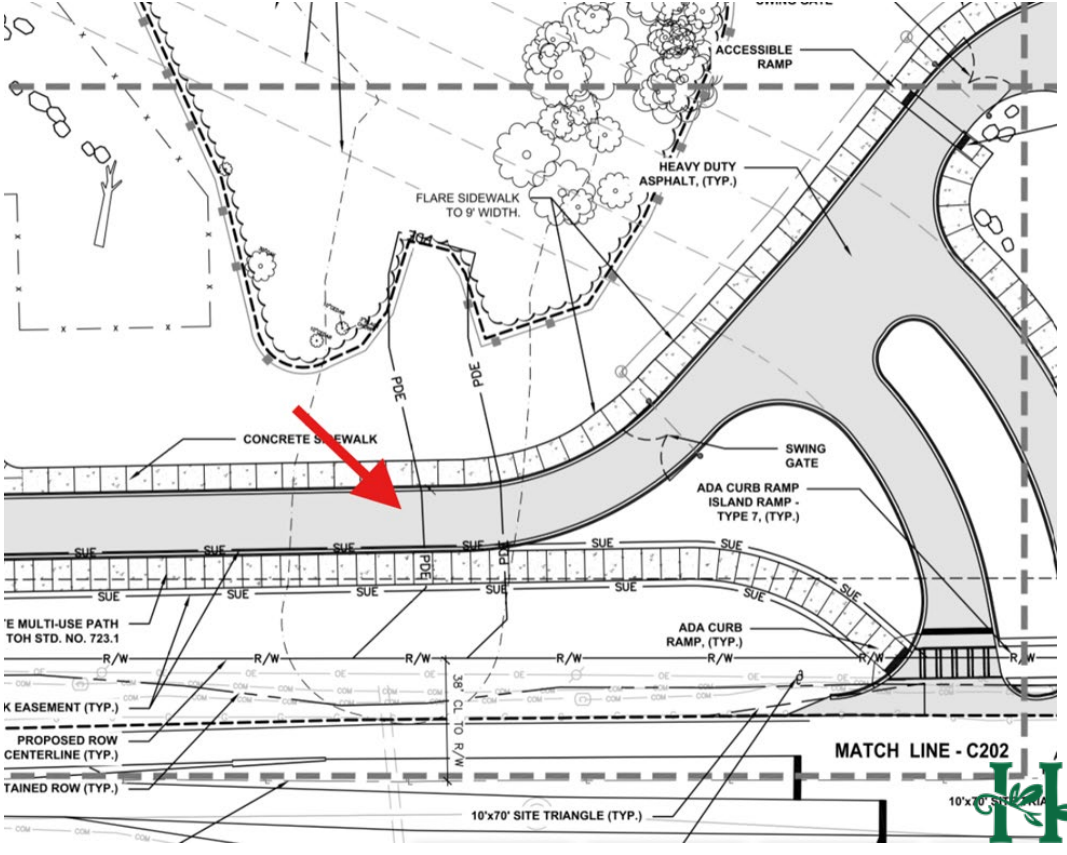
Town of Huntersville
NORTH CAROLINA

Context Map


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

Modification: Post-Construction Buffer

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



Recommendation: Approval with Conditions

- Staff could be in support of the project, as it is consistent with the character area recommendations of the Huntersville 2040 Plan, if the following conditions are met for approval:
  - All specimen tree items are addressed.
  - All minor staff comments are addressed.

Thank You

Questions?

Town of Huntersville
NORTH CAROLINA



Aerial View

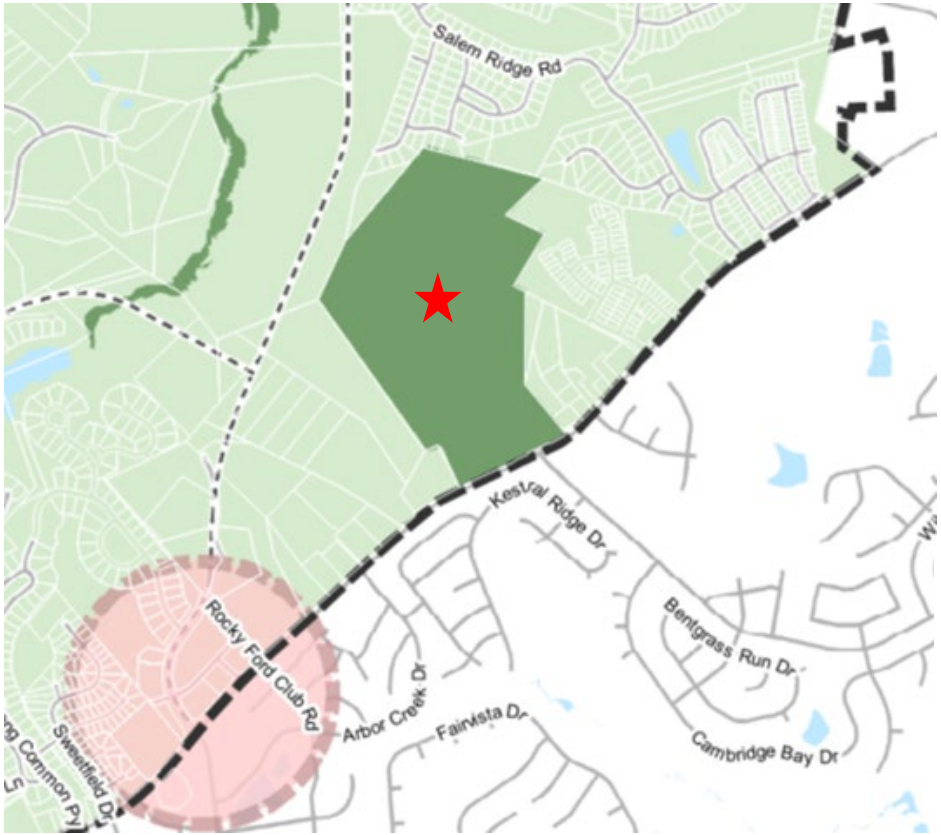

Eastfield Park
Undeveloped
Eastfield Park
Undeveloped
Huntersville
Eastfield Rd
Holly Glade Ct
Ridge Run
Fireside Wood Dr
Hampton Heritage Dr
Treewood Dr
Ridge Run Dr
Eastfield Farm Dr
Pleasant Run Dr
Piedmont Pl
Symonton Dr
Kestrel Ridge Dr

Rezoning Highlights

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



2040 Huntersville Community Plan – Future Character Area



FUTURE LAND USE CHARACTER AREA

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

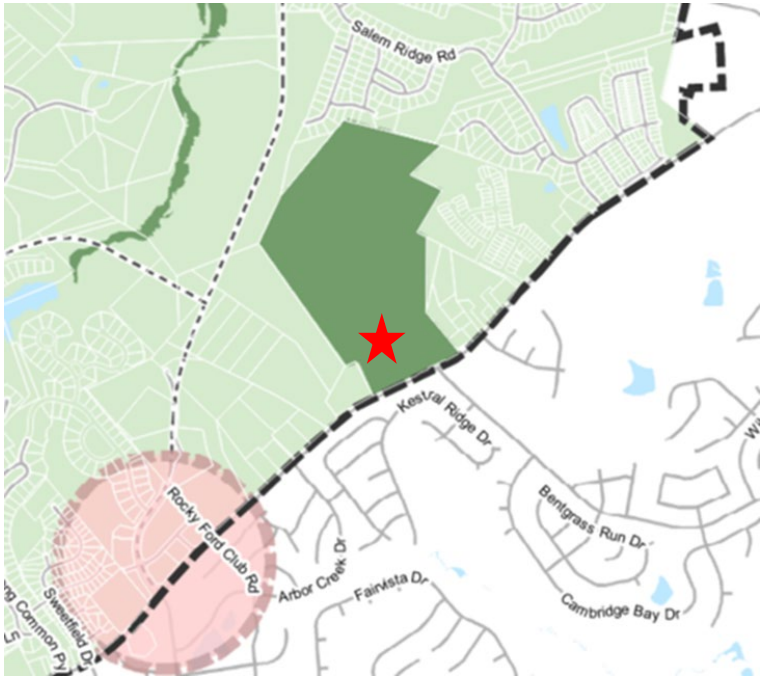


Environmental / Open Space

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

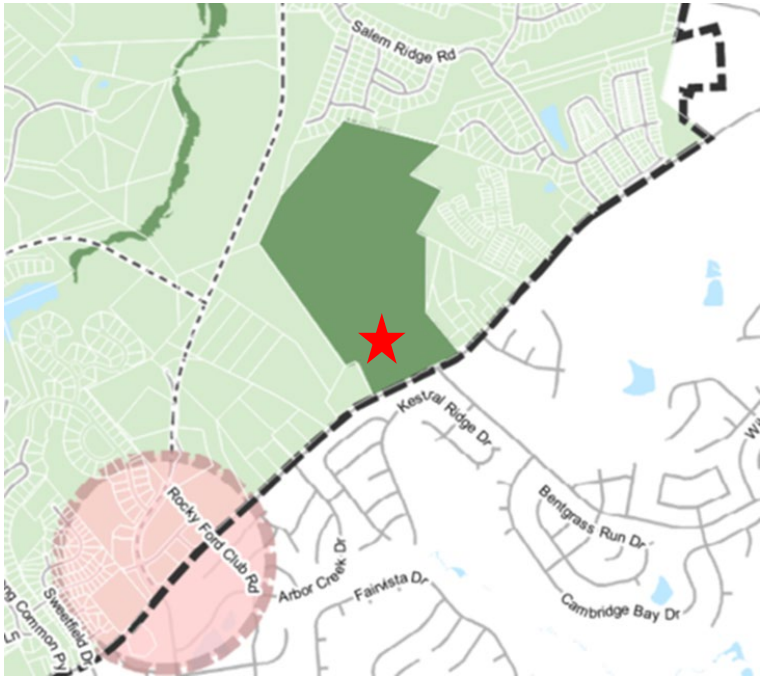
2040 Huntersville Community Plan – Policies that Support Plan

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



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

N/A





EASTFIELD PARK REZONING

TOWN BOARD MEETING| JUNE 2, 2026

1 OVERVIEW

2 REVIEW EXISTING CONDITIONS

3 REVIEW PROPOSED PLANS

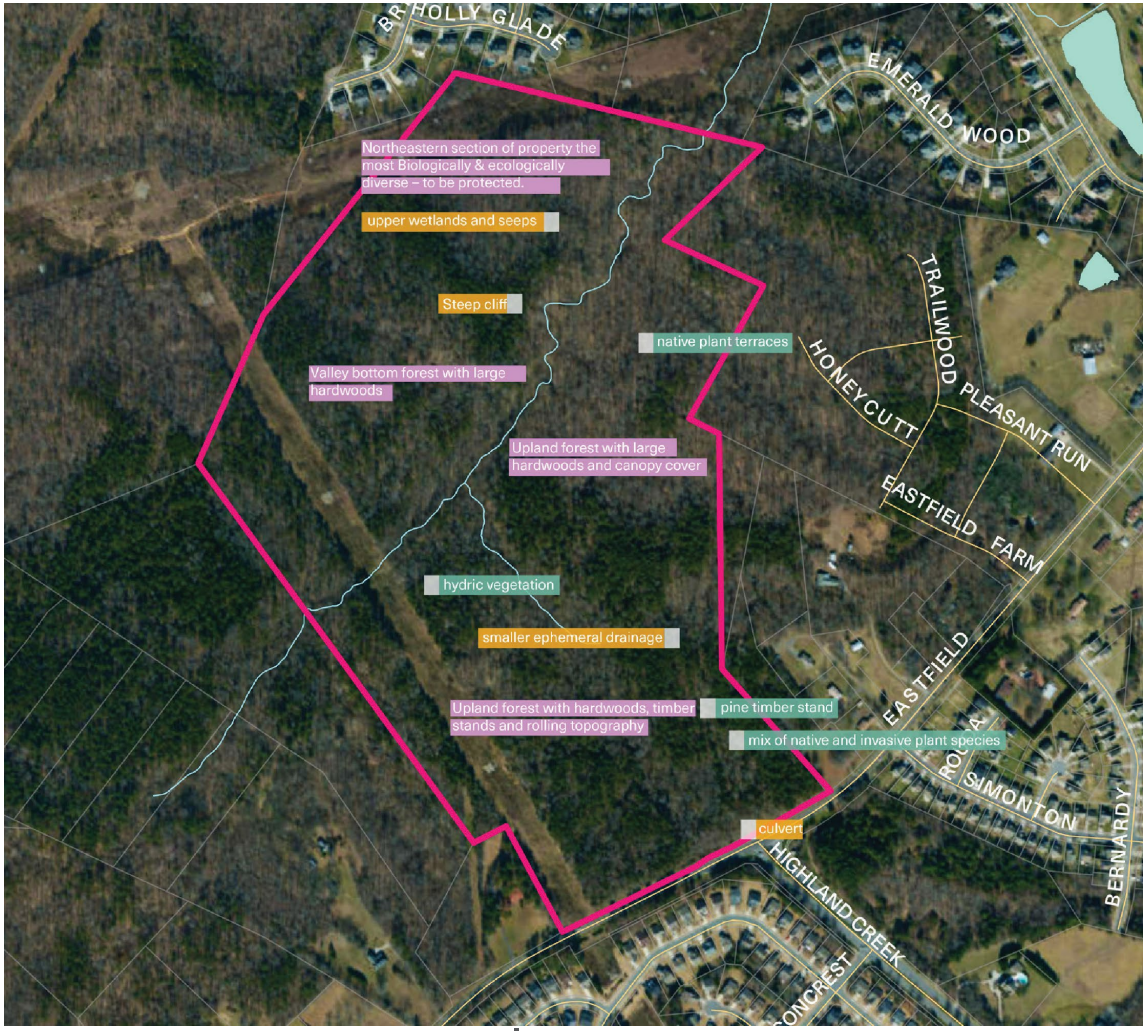
4 PROPOSED REZONING

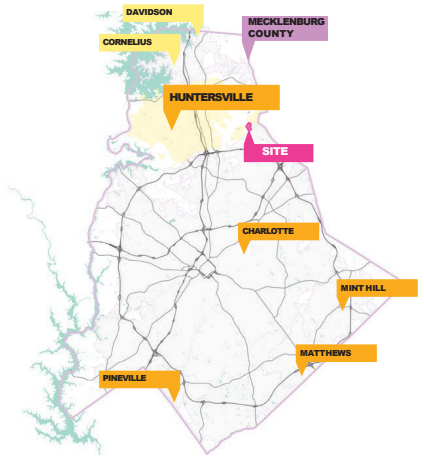
5 QUESTIONS

AGENDA

REZONING REQUEST (R25-18)

- **REZONING**
  MECKLENBURG COUNTY PROPOSES REZONING ~115 ACRES AT 13729 EASTFIELD RD FROM RURAL TO R(SD) TO SUPPORT EASTFIELD REGIONAL PARK
- **REASON FOR REZONING**
  REQUIRED TO ACCOMMODATE A NECESSARY STREAM CROSSING FOR PARK ACCESS
- **WATER QUALITY BUFFER DISTURBANCE (LIMITED)**
  A JURISDICTIONAL STREAM BISECTS THE SITE, REQUIRING A SINGLE ACCESS CROSSING (~0.20 ACRES IMPACT); EXISTING CULVERT UNDER EASTFIELD RD WILL BE EXTENDED (IN LIEU OF BRIDGE)
- **MITIGATION APPROACH**
  BUFFER IMPACTS ADDRESSED THROUGH AN AUTHORIZED MITIGATION PLAN USING CONTROLLED IMPERVIOUS COVER, WITH A MAXIMUM 12% IMPERVIOUS SURFACE CAP
- **SITE CONTEXT & REZONING CONDITIONS**
  UNDEVELOPED FORESTED SITE AT EASTFIELD RD AND HIGHLAND CREEK PARKWAY







LEGEND

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

NORTH

0.05mi 0.1mi 0.2mi

EXISTING CONDITIONS | SITE CONTEXT







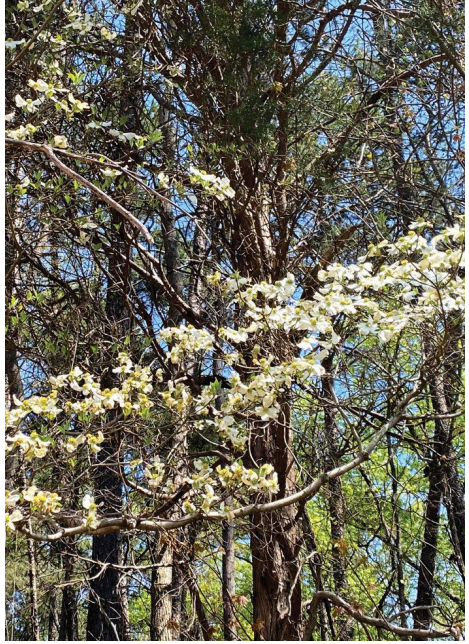






EXISTING CONDITIONS | SITE PHOTOS








EXISTING CONDITIONS | SITE PHOTOS



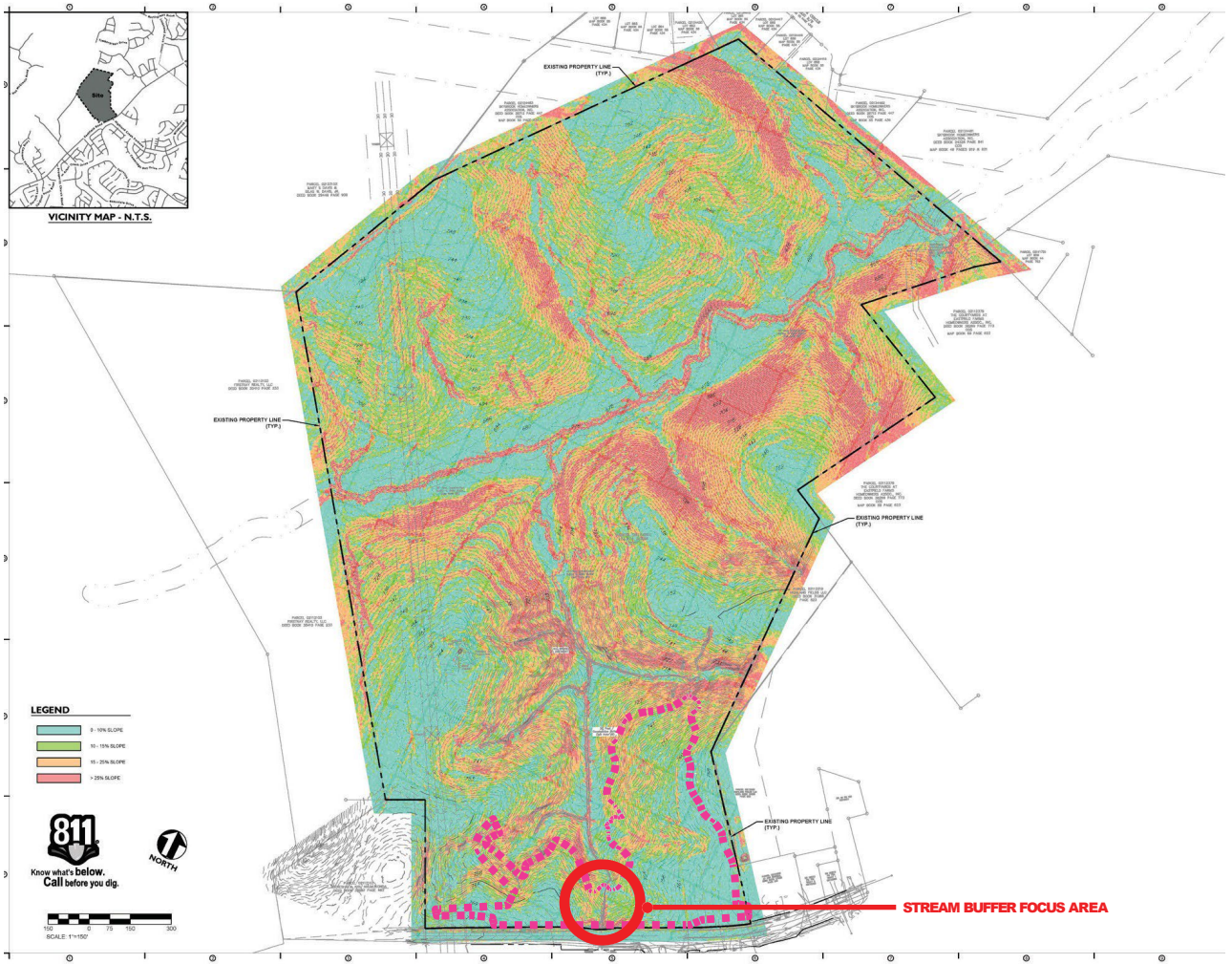








EXISTING CONDITIONS | SITE PHOTOS



EXISTING CONDITIONS | SLOPE ANALYSIS

May 4 2026



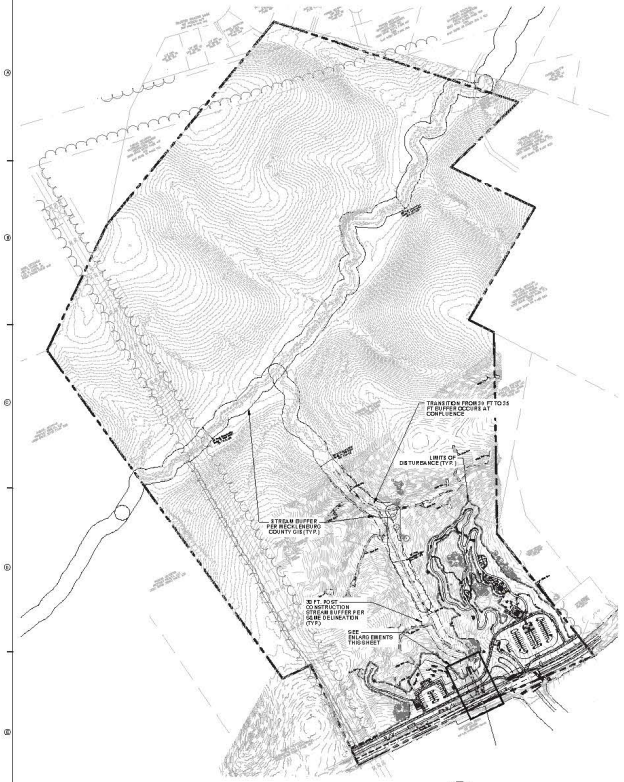
PROPOSED PLAN | ILLUSTRATIVE PLAN



STREAM CROSSING

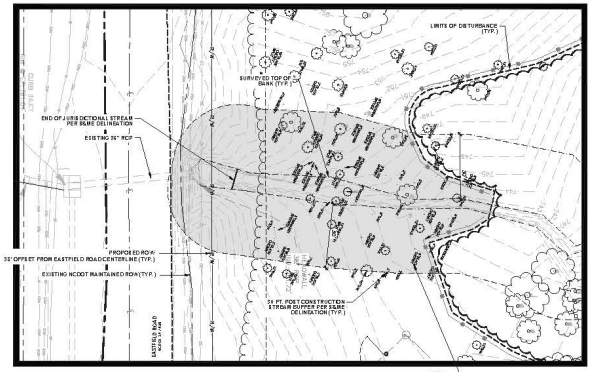
- MAINTAIN CONNECTIVITY BETWEEN EAST AND WESTERN SIDES OF THE PARK.
- PUSH THE DRIVE AS CLOSE TO THE ROW AS POSSIBLE TO MINIMIZE THE AMOUNT OF DISTURBANCE.
- LIMIT GRADING IMPACTS WITHING THE STREAM BUFFER.

PROPOSED PLAN | ILLUSTRATIVE PLAN



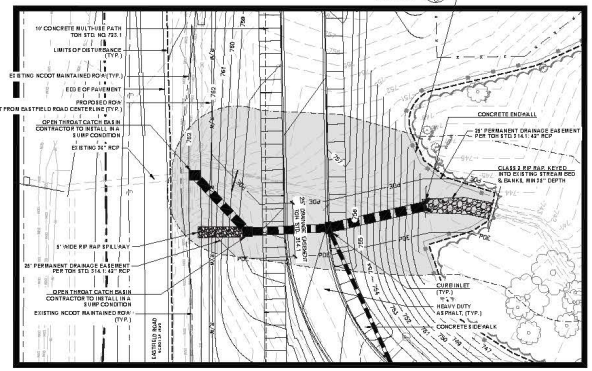
OVERALL SITE PLAN

SCALE: 1" = 200'



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'



FINAL GRADING PLAN

SCALE: 1" = 20'

LEGEND

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

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

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

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

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benesch

EASTFIELD REGIONAL PARK PHASE 1

MECKLENBURG COUNTY
HUNTERSVILLE, NC

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE DATE: 12/10/2025

REVISIONS

#	DATE	DESCRIPTION
1	4/08/26	TOH COMMENTS

DRAWN: MD REVIEWED: MW

CONDITIONAL
DISTRICT
REZONING PLAN

PROJECT NUMBER: 9529

BUFFER IMPACT MAP

1 OF 1

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PROPOSED REZONING | REZONING PLAN


THANK YOU!
QUESTIONS

Request for Board Action

June 16, 2026

To: The Honorable Mayor and Board of Commissioners

From: Jim Dotoli, Fire Chief

Subject: Fire Department air packs surplus

Explain Request:

The equipment is valued from $10,000 to $60,000. The equipment is no longer of value to the Huntersville Fire Department. This equipment has been replaced as of April 2026 as part of the CIP with new equipment following the replacement schedule of replacing fire equipment over 10 years of age.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

Attachments:

1. Exhibit A
2. Exhibit B

Exhibit A

(50) SCOTT#X3415022200302 X3 BACKFRAME SBCA, 5.5, QUICK CONNECT REGULATOR, WAIST MOUNTED DUAL EBSS BUDDY BREATHING SYSTEM, FACTORY INSTALLED PAK TRACKING PASS DEVICE.

(50) SCOTT#20121505 AV-3000HT SERIES FACEPIECE WITH KEVLAR HEADNET

(100) SCOTT#200970-01 5500PSIG CARBON CYLINDER, 45 MINUTE DURATION CYLINDER, WITH QUICK CONNECT CYLINDER VALVE ASSEMBLY

(8) SCOTT#200954-04 RIT PAK III WITH RIT MASK AND REGULATOR

(8) SCOTT#804723-01 60 MINUTE CYLINDER FOR RIT PAK III

Exhibit B

PUBLIC NOTICE

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

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

The Town of Huntersville Board of Commissioners passed a resolution on June 16, 2026, authorizing the electronic auction of the fire equipment, described further below, beginning August 13, 2026 at 8:00 a.m. and ending August 27, 2026 at 5:00 p.m. on GovDeals.com. A minimum selling price will be set for the equipment.

The terms of the final sale are that:

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

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

SCOTT#X3415022200302 X3 BACKFRAME SBCA, 5.5, QUICK CONNECT REGULATOR, WAIST MOUNTED DUAL EBSS BUDDY BREATHING SYSTEM, FACTORY INSTALLED PAK TRACKING PASS DEVICE.

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SCOTT#200954-04 RIT PAK III WITH RIT MASK AND REGULATOR

SCOTT#804723-01 60 MINUTE CYLINDER FOR RIT PAK III

Request for Board Action

June 16, 2026

To: The Honorable Mayor and Board of Commissioners

From: Jesse James, Principal Planner

Subject: Call a Public Hearing on Rezoning Petition #R26-07: Northbrook Flex Site Area A

Explain Request:

Call a public hearing for July 21, 2026, at 6 p.m. at Huntersville Town Hall 28078 on Rezoning Petition #R26-07, a request by Bi-Part Development LLC to rezone +/- 5.262 acres located on Maple Branch Drive from SP-CD Special Purpose-Conditional District, to SP-CD for commercial uses. This request is to amend the approved rezoning R24-04 to allow for two additional flex buildings on Parcel A with an ordinance modification.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

Attachments:

None

Request for Board Action

June 16, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Petition #R26-01

Explain Request:

Consider making a decision on Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone (+/- 14.78 acres) 12311 Airspeed Drive from Corporate Business Conditional District (CB-CD) to Corporate Business Conditional District (CB-CD) for revisions to an approved site plan.

Action Recommended: Approve Item

Alternative Action:

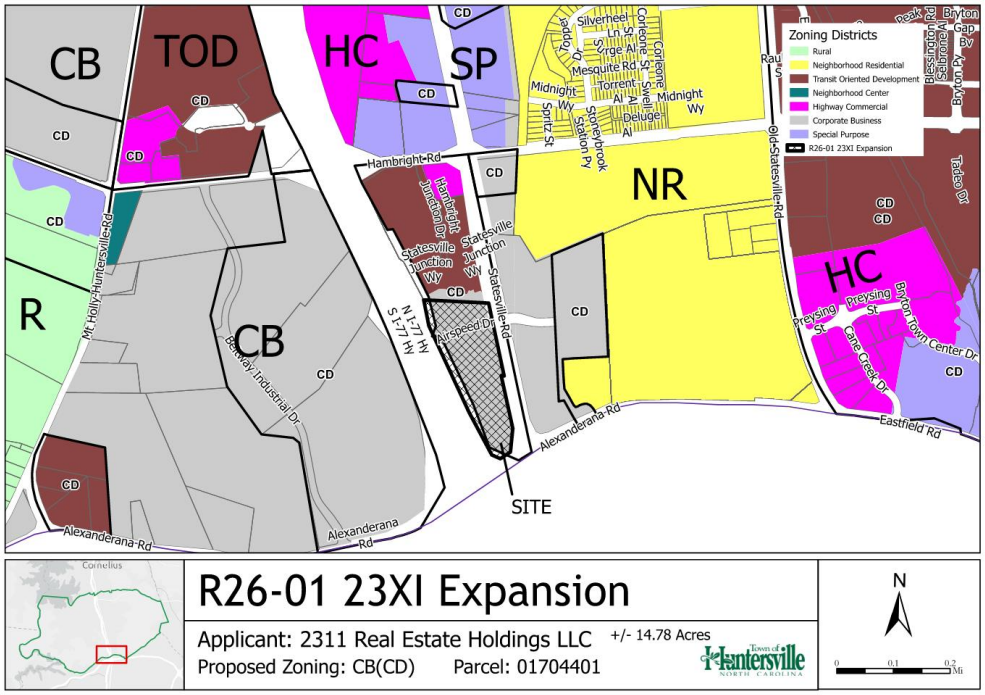
Financial Implications:

Attachments:

1. R26-01 23XI TB Staff Report
2. Final Rezoning Application
3. 2026-0414 12311 Airspeed Dr - Rezoning-Submittal 2
4. CMR Hamlin HUNTERSVILLE (14652023.1)
5. R26-01 23XI Race Shop Engineering Comment Summary

Petition R26-01
23XI Race Shop Revision

PART 1: PROJECT SUMMARY



Applicant: 2311 Real Estate Holdings LLC.

Property Owner: 2311 Real Estate Holdings LLC

Property Address: 12311 Airspeed Dr.

Project Size: (+/-) 14.78 acres

Parcel Numbers: 01704401

Current Zoning: Corporate Business Conditional District (CB-CD)

Current Land Use: Race Shop

Proposed Zoning: Corporate Business Conditional District (CB-CD)

Proposed Land Use: Race Shop

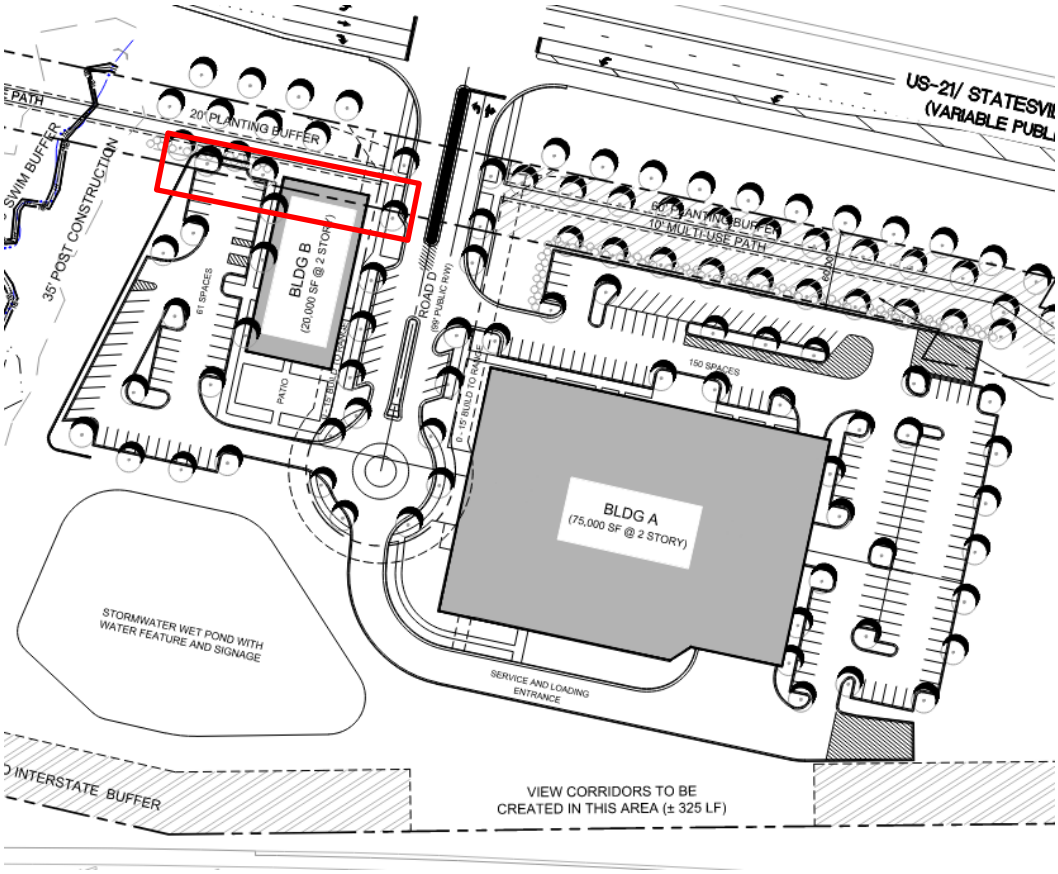
1. Purpose: Petition #R26-01, a request by 2311 Real Estate Holdings LLC to rezone +/- 14.78 acres located at 12311 Airspeed Dr (parcel id # 01704401) from Corporate Business Conditional District to Corporate Business Conditional District.
2. Adjoining Zoning and Land Uses.
   North: Transit Oriented Development (TOD) zoning, Existing Multi-Family Residential
   South: City of Charlotte, I-485
   East: Corporate Business (CB) zoning, Existing Office Park – Incomplete (Northlake Business Park)
   West: I-77
3. A Community meeting was held on Thursday, February 26th, 2026. The invitation, site plan, and summary of the meeting are included in the agenda packet for review.
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer, and a rezoning sign was posted along Statesville Rd in front of the property.

PART 2: REZONING/SITE PLAN

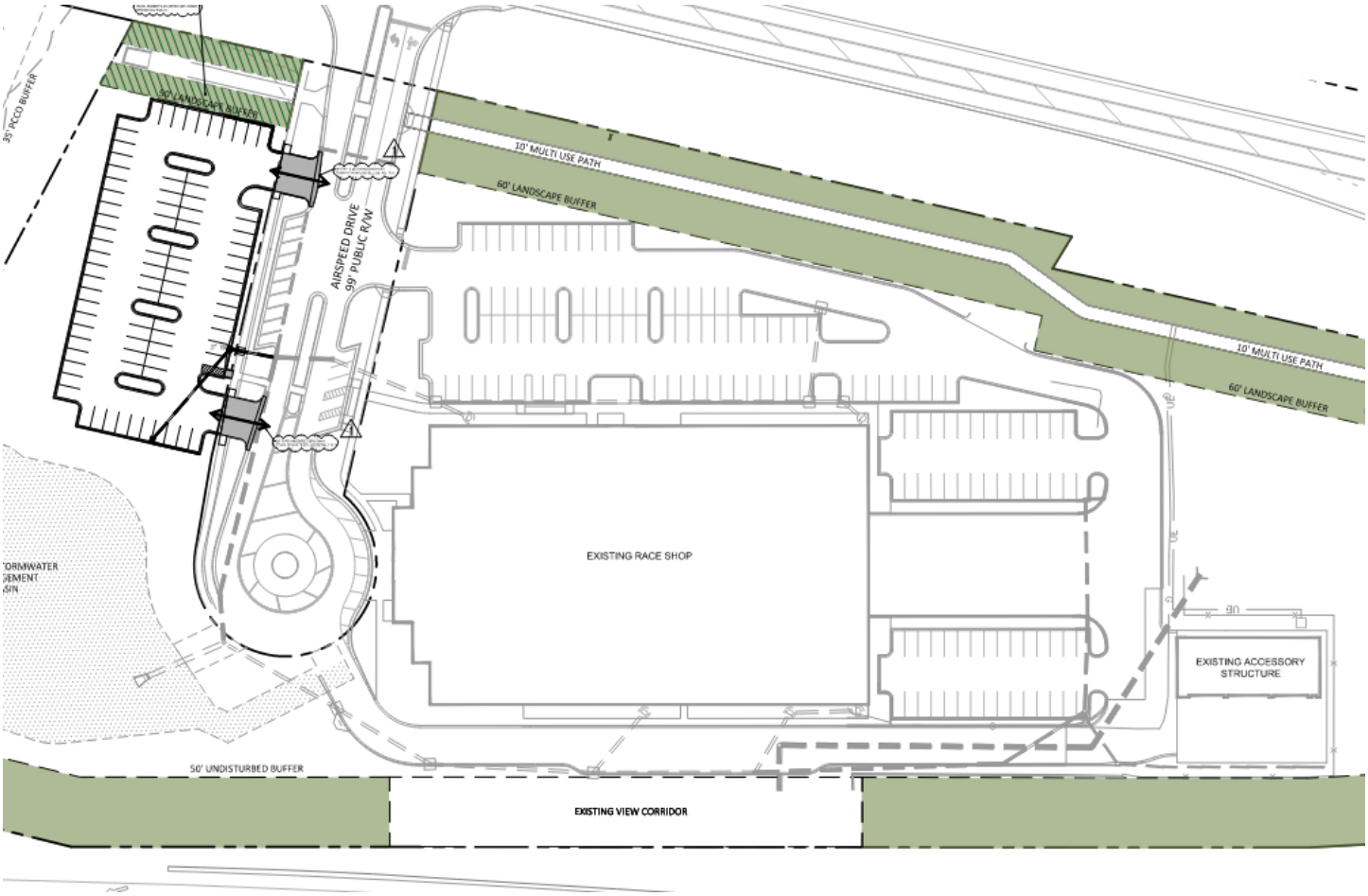
Site Plan Description

- The applicants are proposing to develop an 86-space parking lot where a building was previously proposed.
- Additionally, the 60’ buffer along Statesville Rd is proposed to be reduced to 50’. This is a cleanup as the previously approved plan has a portion of a building located in the buffer area.
- Lastly the building sizes are being revised. The R20-04 had 2 buildings totaling 95,000 Sqft. R26-01 has one primary building of 113,293 Sqft. and an accessory building at 4,407 Sqft. totaling 117,700 Sqft.

Approved Rezoning Plan:



Proposed Rezoning Plan:



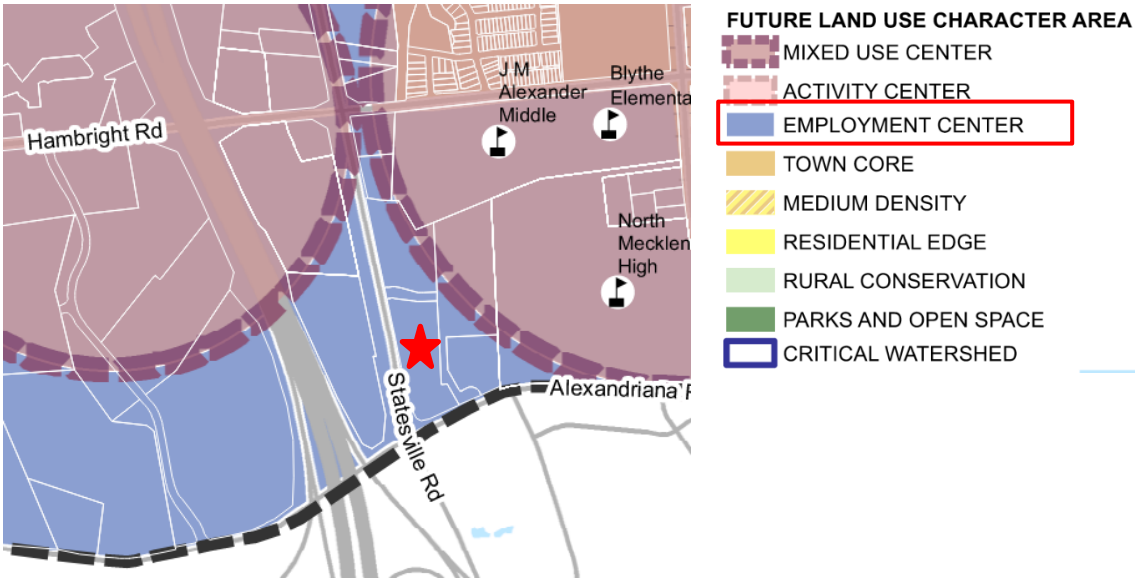
PART 3: TRANSPORTATION ISSUES

No issues, see Town Engineering Summary attachment

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan – "Employment Center"





Employment Center

Employment centers contain a mix of uses including office, industrial, and institutional. Modern employment campuses and cutting -edge employers are now incorporating some retail and residential to create a live, work, and play environment. These areas offer workspace where innovation can grow while meeting employee lifestyle needs.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES** SUPPORT this project through the following sections:

- **Policy LU 1.1**: Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
    - STAFF COMMENT: The proposed property is in the Employment Center Character Area of the Huntersville 2040 plan as shown above. The proposed rezoning matches the characteristics of the surrounding properties.

- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist.
    - STAFF COMMENT: The proposed development is adjacent to the existing I-77/US 21 corridor.

- **Policy EV 1.2**: Focus economic development in areas that support growth.
    - STAFF COMMENT: The proposed development is adjacent to the I-77/US 21 corridor.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:
   Staff recommends that the reclassification from Corporate Business Conditional District to Corporate Business Conditional District would be consistent with the overall character of adjacent development.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**

   STAFF COMMENT:
   - A Transportation Impact Analysis (TIA) is not required, and engineering staff has determined no improvements are needed.
   - Staff has no other indication that the proposed use will adversely affect the adequacy of public facilities.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources.

PART 5: STAFF RECOMMENDATION

The application to reclassify the zoning of the property is consistent with the character area recommendations of the Huntersville 2040 Plan. Therefore, Staff recommends approval of the rezoning with the following conditions:

- 60' buffer be reduced to 50' adjacent to the proposed parking lot and buffer plantings meet the planting schedule as shown.

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on May 4, 2026

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board was held on May 26, 2026

L. Hallman made a motion to recommend approval of R26-01 2311 Race Shop with conditions, the application is consistent with policies LU 1, LU 5.1, EV 1.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the rezoning because this is also consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan. C. Boyd seconded the motion.
Vote: The motion passed unanimously (7-0).

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for June 16, 2026

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R26-01 Rezoning Plan
- Community Meeting Report
- Engineering Report

PART 10: CONSISTENCY STATEMENT – R25-17 Glendale Dr Subdivision

Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, staff recommends approval of the application with conditions. With conditions the application is consistent with Policies LU 1.1, LU 5.1, and EV 1.2 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Planning Board recommends approval with conditions, the application is consistent with policies LU 1, LU 5.1, EV 1.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the rezoning because this is also consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning application R26-01 23XI Race Shop, the Town Board recommends approval based on the Plan being consistent with **(insert applicable plan reference)**. **It is reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**
DENIAL: N/A	DENIAL:	DENIAL: In considering the proposed rezoning application R26-01 23Xi Race Shop, the Town Board recommends denial based on the Plan being **(consistent OR inconsistent) with (insert applicable plan reference).** **It is not reasonable and in the public interest to approve the Rezoning Plan because… (Explain)**

General Application

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

1. Application Type

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

☐ Change of Use ☐ Commercial Site Plan ■ Conditional Rezoning ☐ General Rezoning ☐ Master Signage Program ☐ Special Use Permit ☐ Revision to Original Project # _____ ☐ Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance ☐ Sketch Plan ☐ Preliminary Plan ☐ Final Plat (Includes Minor Subdivision) ☐ Exempt Subdivision ☐ Final Plat Revision ☐ Farmhouse Cluster

2. Project Data

Date of Application 11/26/2025

Name of Project 23XI Corporate Office and Race Shop Phase # (if subdivision) _____

Project Address 12311 Airspeed Dr., Huntersville, NC, 28078

Parcel Identification Number(s) (PIN) 01704401

Current Zoning District CB (CD) Proposed District (for rezoning only) CB (CD)

Property Size (acres) 14.78 Street Frontage (feet) ~1,350

Current Land Use Corporate Office and Race Shop

Proposed Land Use(s) Corporate Office and Race Shop

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 applicant is seeking to revise the approved site plan to provide clarity on entitlements consistent with as-built conditions at the Site and to allow additional parking on the Site. The Site has been developed with a total of 117,800 SF of development comprised of a race shop, office, and pit training facility. The approved Site plan allows a minimum of 95,000 SF of development and the potential for additional development. Other than additional parking, the applicant is not seeking approval of development beyond what is currently constructed on the Site and is not seeking to alter current transportation improvement commitments.

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 2311 Real Estate Holdings LLC Phone 704.906.0496

☐ 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 _____

Title Partnership Representative Email rick@prosportmanagement.com

Address of Applicant 12311 Airspeed Dr., Huntersville, NC, 28078

7. Property Owner (if different than applicant)

*Printed Name 2311 Real Estate Holdings LLC Phone 704.906.0496

☐ 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 Partnership Representative Email Rick@prosportmanagement.com

Address of Property Owner 12311 Airspeed Dr., Huntersville, NC, 28078

* 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

Moore & Van Allen PLLC	John T. Floyd	704.331.3578	johnfloyd@mvalaw.com
Agent Firm	Name of Contact	Phone	Email
Orsborn Engineering Group	Jeff Orsborn	980.227.2355	jorsborn@orsborn-eng.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 NUMBER: R26-01 23 XI REVISION

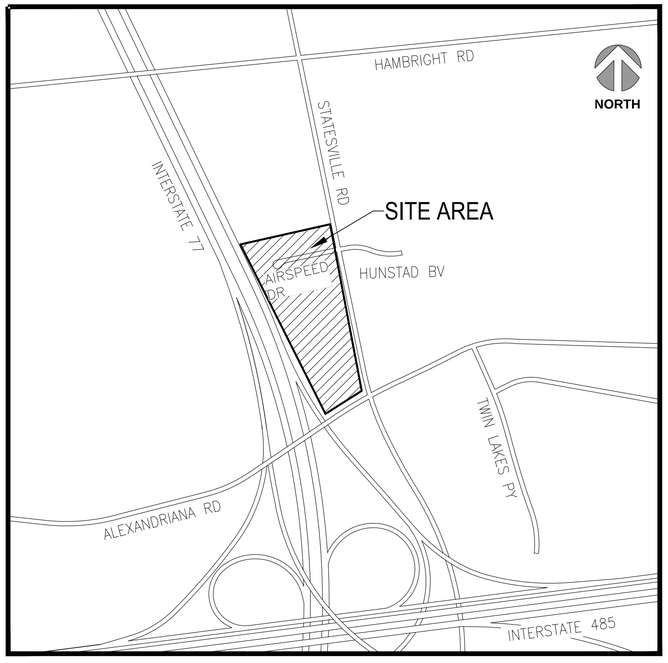
ACCELA NUMBER: CSP- 500120

12311 AIRSPEED DRIVE REZONING PLAN

HUNTERSVILLE, NORTH CAROLINA

MECKLENBURG COUNTY

PROJECT CONTACTS	
OWNER	2311 REAL ESTATE HOLDINGS, LLC. 12311 AIRSPEED DRIVE HUNTERSVILLE, NC 28078 (P) (704) 906-0496
CIVIL ENGINEER & LANDSCAPE ARCHITECT	ORSBORN DESIGN GROUP 605 LEXINGTON AVE, SUITE 301 CHARLOTTE, NC 28203 (P) (704) 749-1432
SURVEYOR	CORNERSTONE PROFESSIONAL LAND SURVEYING P.O. BOX 1296 MONROE, NC 28111 (P) (704) 956-5611



VICINITY MAP

NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
RZ 0.0	COVER SHEET
RZ 1.0	EXISTING CONDITIONS AND TREE SURVEY
RZ 2.0	REZONING PLAN
C3.1	GRADING AND DRAINAGE PLAN
L1.0	LANDSCAPE PLAN

811

BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

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www.orsborndesign.com

CLIENT INFORMATION:
2311 REAL ESTATE HOLDINGS, LLC.
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

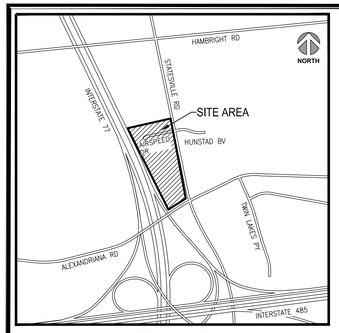
PROJECT INFORMATION:
COVER SHEET
FOR
12311 AIRSPEED DRIVE-
REZONING PLAN
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1445 LILIAN W. LEE
04/14/26

NO.	DATE	REVISIONS
1	04/09/26	REVISED PER COMMENTS

JOB #	24050
DATE:	11/18/25
SCALE:	NTS
DRAWN BY:	SKU
APPROVED BY:	JCO

RZ 0.0

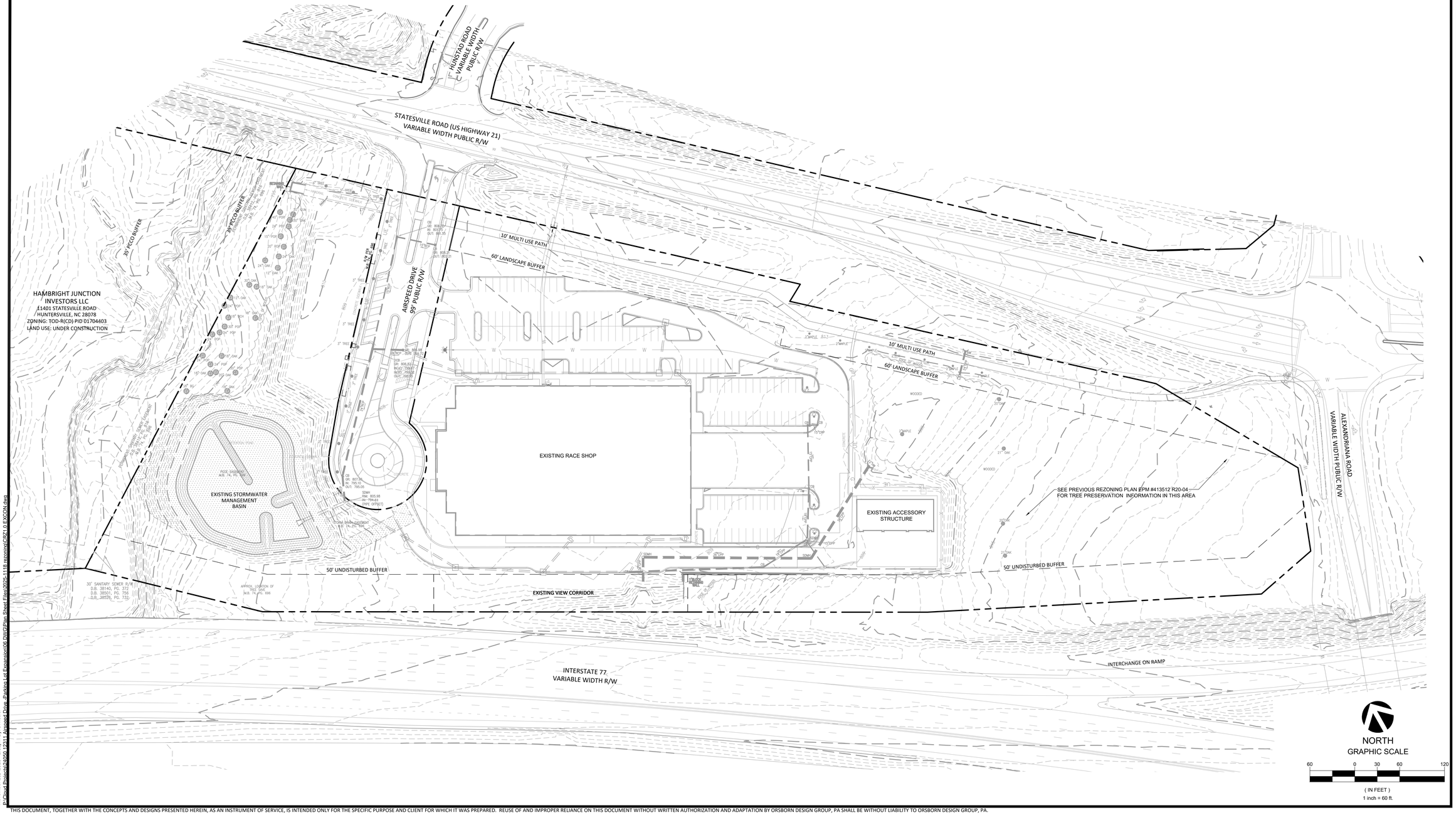


VICINITY MAP
NOT TO SCALE

TREE PRESERVATION SUMMARY			
# OF SPECIMEN TREES REQUIRED TO BE SAVED	SPECIMEN TREES SAVED PER PREVIOUSLY APPROVED PLANS	SPECIMEN TREES TO BE REMOVED PER THIS PLAN	TOTAL # OF SPECIMEN TREES TO BE PRESERVED
26	35	0	35

TREES 12" CALIPER AND GREATER

2	12" OAK
1	15" POPLAR
1	15" BLACK GUM
5	18" OAK
1	18" BEECH
1	20" GUM
1	20" POPLAR
1	20" OAK
6	24" POPLAR
2	24" OAK
2	30" POPLAR
2	30" OAK
1	40" POPLAR



NORTH
GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

ORSBORN DESIGN GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

CLIENT INFORMATION:
2311 REAL ESTATE HOLDINGS, LLC
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

PROJECT INFORMATION:
EXISTING CONDITIONS
FOR
12311 AIRSPEED DRIVE
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

PROGRESS DRAWINGS
DO NOT USE FOR
CONSTRUCTION

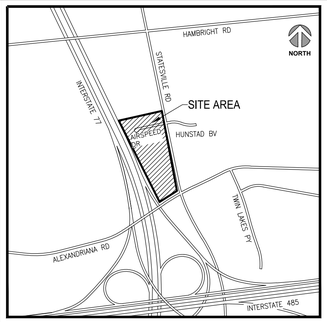
REVISIONS	DATE

JOB #	24050
DATE:	12/20/2024
SCALE:	1"=60'
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APPROVED BY:	

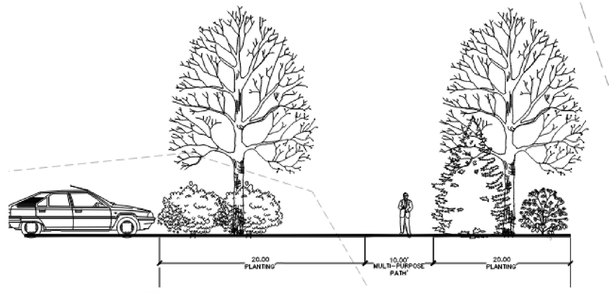
RZ 1.0

November 20, 2025 - 2:58pm By: JWheeler
P:\Cloud Projects\24050 12311 Airspeed Drive - Parking Lot Expansion\06 PW\PWIP\Sheet Files\2025-1118 rezoning\CRZ1.0 EXICON.dwg

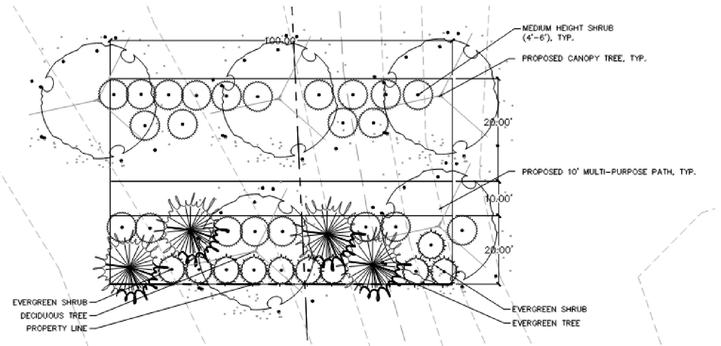
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VICINITY MAP
NOT TO SCALE



50' LANDSCAPE BUFFER - SECTION SCALE: 1" = 10'



50' LANDSCAPE BUFFER - PLAN SCALE: 1" = 20'

ZONING CODE SUMMARY

PROJECT NAME: 12311 AIRSPEED DRIVE - PARKING LOT EXPANSION

PROJECT ADDRESS: 12311 AIRSPEED DRIVE TAX PARCEL: 07104401

OWNER : 2311 REAL ESTATE HOLDINGS, LLC PHONE # -

OWNER ADDRESS: 12311 AIRSPEED DRIVE, HUNTERSVILLE, NC 28078

PLANS PREPARED BY: ORSBORN DESIGN GROUP PHONE # (704)-749-1432

ZONING: CB (CD) - REZONING/SKETCH PLAN EPM #413512 R20-04 JURISDICTION: TOWN OF HUNTERSVILLE

PROPOSED USE: PARKING LOT EXPANSION TO RACE SHOP

LOT AND BUILDING TYPE (ARTICLE 4): HIGHWAY COMMERCIAL

LOT SIZE: 14.78 ACRES NUMBER OF BUILDINGS: 2 EXISTING

PROPOSED BUILDING AREA: -

PROPOSED BUILDING HEIGHT: -

YARD REQUIREMENTS:

SETBACK (FRONT): - FT. FROM R/W

SETBACK (SIDE): - FT.

SIDE YARD: - FT.

REAR YARD: - FT.

REQUIRED BUFFERS:

FRONT: NO (YES) 60 FT.

REAR: NO (YES) 50 FT.

SIDE (L): (NO) / YES FT.

SIDE (R): (NO) / YES FT.

REQUIRED SCREENING:

FRONT NO (YES) 60' LANDSCAPE BUFFER

REAR NO (YES) 50' UNDISTURBED BUFFER

SIDE (L) (NO) / YES

SIDE (R) (NO) / YES

PARKING NO (YES)

WATERSHED: LONG CREEK

SITE DEVELOPMENT TABLE	
TOTAL AREA (AC):	14.78
PROPOSED DISTURBED AREA (AC):	< 1 AC
RIVER BASIN:	CATAWBA
PRINCIPAL USE:	PARKING FOR RACE SHOP
BUILDING TYPE (ARTICLE 4):	HIGHWAY COMMERCIAL
ZONING DISTRICT:	CB (CD) - REZONING/SKETCH PLAN EPM #413512 R20-04
EXISTING USE:	RACE SHOP
PERCENTAGE OF IMPERVIOUS ALLOWED:	83.5% (PER PREVIOUSLY APPROVED PLAN)
PERCENTAGE OF IMPERVIOUS SHOWN:	33.62%
IS THE PROPERTY IN A REGULATED WATERSHED DISTRICT:	NO
WATERSHED DISTRICT:	LONG CREEK
MODIFICATIONS FROM PREVIOUSLY APPROVED PLAN:	MODIFICATION FROM REZONING/SKETCH PLAN EPM #413512 R20-04 REMOVE BUILDING B. PROVIDE PARKING AND 50' LANDSCAPE BUFFER ALONG STATESVILLE ROAD R/W AS SHOWN ON PLANS.

1

BUILT-UPON AREA SUMMARY:

EXISTING BUA PER PREVIOUSLY APPROVED PLAN: 182,516 SF (28.4% OF LOT AREA)

FUTURE BUA PER PREVIOUSLY APPROVED PLAN: 354,578 SF (55.1% OF LOT AREA)

TOTAL APPROVED BUA PER PREVIOUSLY APPROVED PLAN: 537,094 SF (83.5% OF LOT AREA)

MAXIMUM ALLOWABLE BUA PER WATERSHED: 450,709 SF (70% OF LOT AREA)

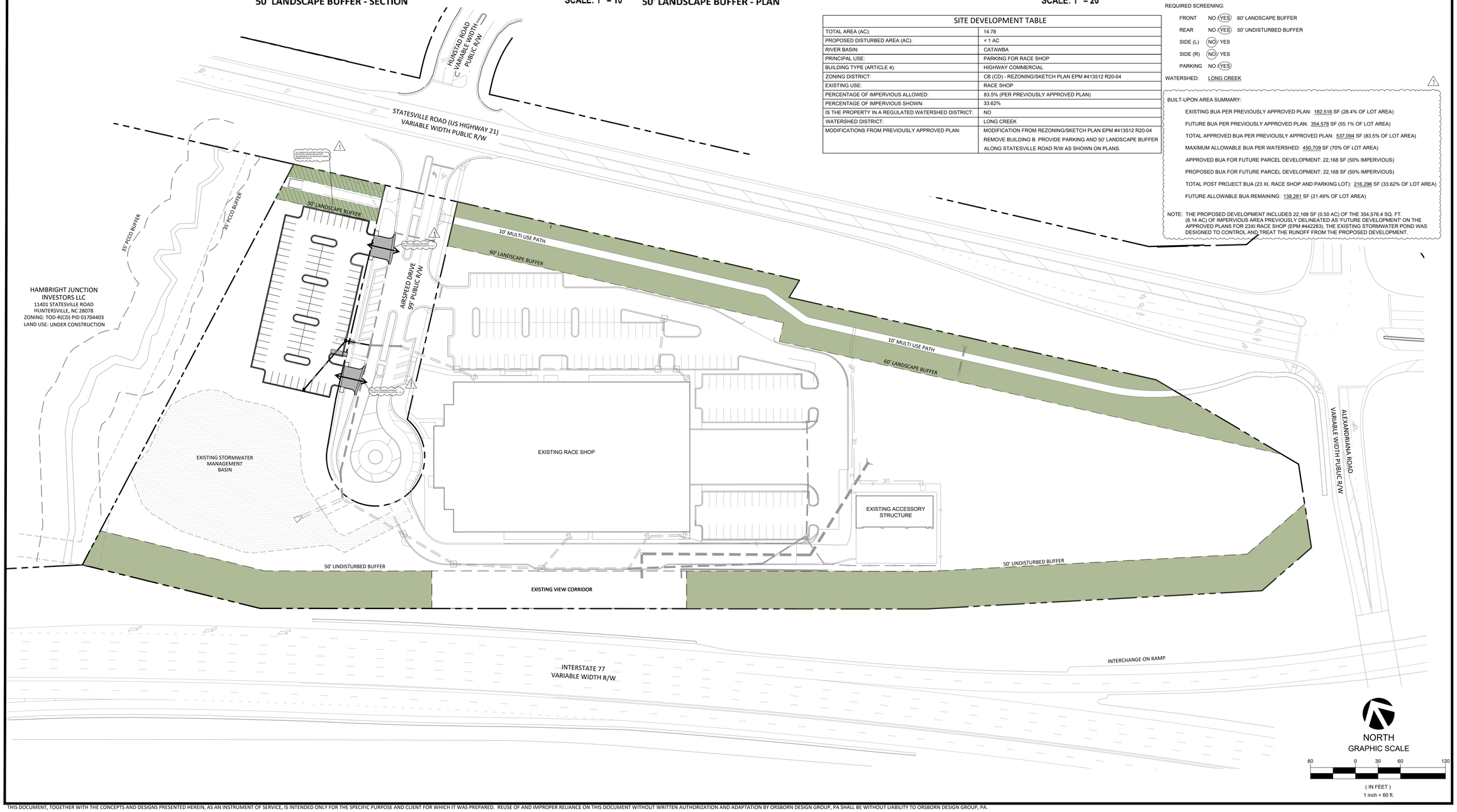
APPROVED BUA FOR FUTURE PARCEL DEVELOPMENT: 22,168 SF (50% IMPERVIOUS)

PROPOSED BUA FOR FUTURE PARCEL DEVELOPMENT: 22,168 SF (50% IMPERVIOUS)

TOTAL POST PROJECT BUA (23 XI, RACE SHOP AND PARKING LOT): 216,296 SF (33.62% OF LOT AREA)

FUTURE ALLOWABLE BUA REMAINING: 138,281 SF (21.49% OF LOT AREA)

NOTE: THE PROPOSED DEVELOPMENT INCLUDES 22,168 SF (0.50 AC) OF THE 354,578.4 SQ. FT. (8.14 AC) OF IMPERVIOUS AREA PREVIOUSLY DELINEATED AS 'FUTURE DEVELOPMENT' ON THE APPROVED PLANS FOR 23XI RACE SHOP (EPM #442283). THE EXISTING STORMWATER POND WAS DESIGNED TO CONTROL AND TREAT THE RUNOFF FROM THE PROPOSED DEVELOPMENT.



NORTH
GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

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CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
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CLIENT INFORMATION:
2311 REAL ESTATE HOLDINGS, LLC
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

PROJECT INFORMATION:
REZONING PLAN
FOR
12311 AIRSPEED DRIVE
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

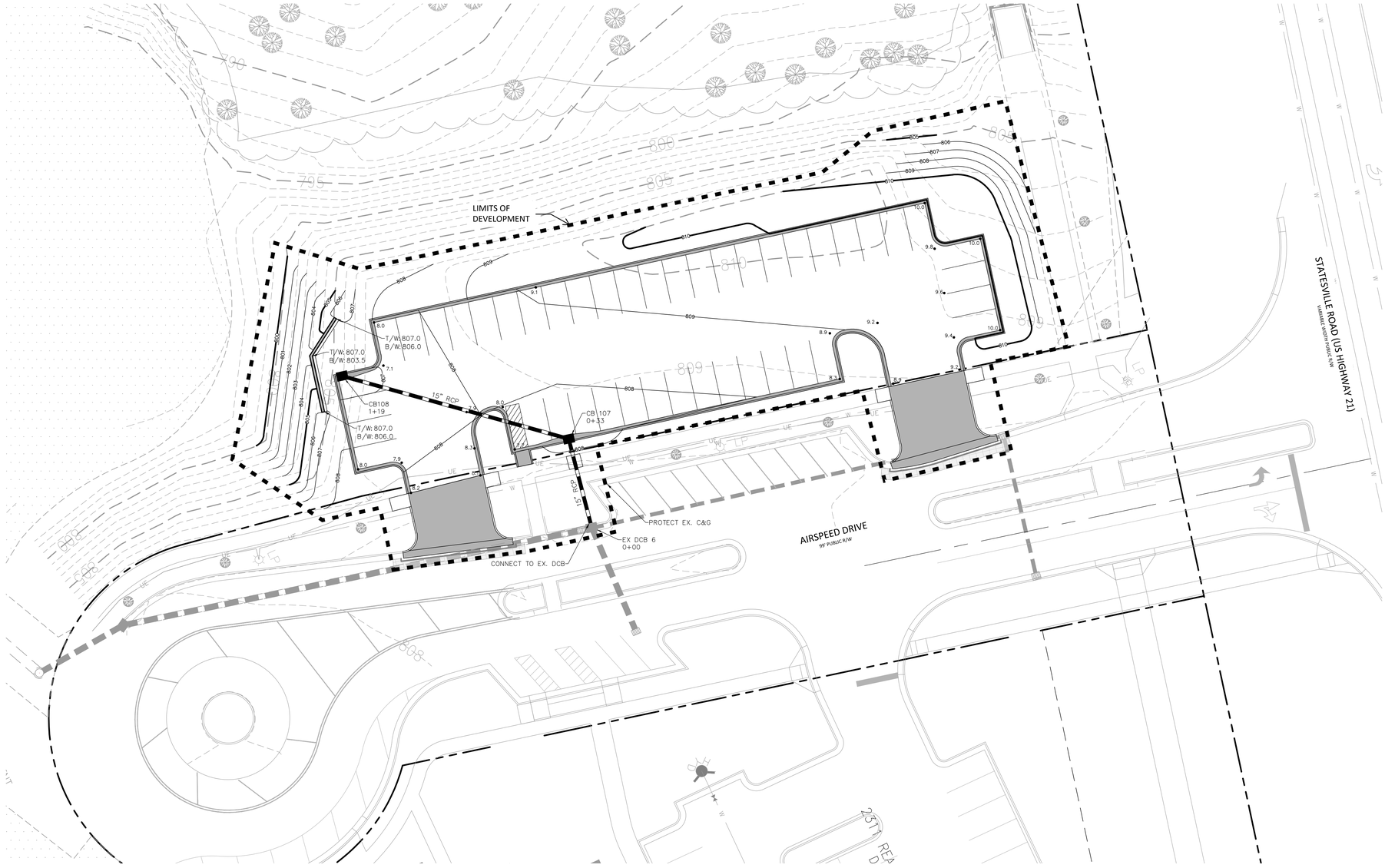
NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
LILLIAN W. LESSLEY
No. 1445
04/14/26

NO.	DATE	REVISIONS
1	04/09/26	REVISED PER COMMENTS

JOB #	24050
DATE:	12/20/2024
SCALE:	1"=60'
DRAWN BY:	
APPROVED BY:	

RZ 2.0

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GRADING & DRAINAGE NOTES

1. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK INDICATED ON THE SITE SURVEY. CONTRACTOR SHALL VERIFY BENCHMARK PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE ENGINEER AND OWNER IMMEDIATELY.
3. CONTOURS AND ELEVATIONS SHOWN ON THESE DRAWINGS REPRESENT FINISHED GRADE. CONTRACTOR SHALL ALLOW FOR PAVEMENT THICKNESS, TOPSOIL THICKNESS, SOD THICKNESS, FLOOR SLABS, ETC. WHEN GRADING TO SUBGRADE.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SOIL AND EROSION CONTROL MEASURES FOR THE PROTECTION OF ALL ADJACENT LANDS AND ROADS. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING THE CONSTRUCTION PHASE PER NCDEQ REQUIREMENTS AND THESE PLANS.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL SOILS REPORTS PREPARED FOR THE SITE. CONTRACTOR SHALL PERFORM ALL EARTHWORK OPERATIONS INCLUDING SUBSURFACE REMEDIATION, SUBGRADE PREPARATION, GRADING, FILL PLACEMENT, COMPACTION, ETC. PER RECOMMENDATIONS OF THE SOILS REPORT. IF A CONFLICT EXISTS BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR CLARIFICATION TO THE ENGINEER AND OWNER FOR REVIEW.
6. THE OWNER WILL ENGAGE A QUALIFIED GEOTECHNICAL ENGINEER TO PERFORM SOIL TESTING AND INSPECTIONS DURING CONSTRUCTION. THE TESTING FIRM WILL BE RESPONSIBLE FOR SUBGRADE INSPECTION, SOIL MATERIAL CLASSIFICATION, IN-PLACE DENSITY TESTING, BACKFILL OBSERVATION, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE TESTING FIRM.
7. SUBGRADES SHALL BE TESTED PRIOR TO PLACING BACKFILL. SOFT SPOTS OR AREAS WITH EXCESSIVE PUMPING OR RUTTING SHALL BE UNDERCUT OR OTHERWISE ADDRESSED AS DIRECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL.
8. ALL MATERIAL USED FOR BACKFILL SHALL MEET THE REQUIREMENTS OF THE SPECIFICATIONS. REQUIRED IMPORTED FILL MATERIAL MUST BE OBTAINED FROM OFF-SITE, TESTED & APPROVED FOR IMPORT BY THE GEOTECHNICAL ENGINEER.
9. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR SPECIFICATIONS OR SUGGESTED IN THE SOILS REPORT, CONTRACTOR SHALL PERFORM ALL EARTHWORK OPERATIONS IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS, DIVISION 2. ALL EARTHWORK OPERATIONS UNDER BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE, SECTION 1804.
10. PLACE FILL MATERIALS ON SUBGRADES FREE OR MUD, FROST, SNOW, OR ICE IN LAYERS NOT MORE THAN 8" THICK FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT AND NOT MORE THAN 4" THICK FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE FILL EVENLY IN UNIFORM LIFTS.
11. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR SPECIFICATIONS OR SUGGESTED IN THE SOILS REPORT, FILL IN LAWN, LANDSCAPE, AND GRAVEL AREAS SHALL BE COMPACTED TO AT LEAST 95% STD. PROCTOR. FILL IN PAVEMENT AND BUILDING AREAS SHALL BE COMPACTED TO AT LEAST 98% STD. PROCTOR.
12. UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR SPECIFICATIONS OR SUGGESTED IN THE SOILS REPORT, FILL IN THE UPPER 24" IN PAVEMENT AND BUILDING AREAS SHALL BE COMPACTED TO 100% STD. PROCTOR. CONTRACTOR SHALL ENSURE THIS EXTRA COMPACTIVE EFFORT DOES NOT DAMAGE SUBSURFACE PIPE AND STRUCTURES.
13. FILL IN THE UPPER 24" IN LAWN AND LANDSCAPE AREAS, NOT INCLUDING SLOPES, SHALL BE COMPACTED TO 85% -92% STD. PROCTOR.
14. PIPE BACKFILL SHALL BE COMPACTED TO 95% STD. PROCTOR AND SHALL MEET MANUFACTURER RECOMMENDED MAXIMUM FILL HEIGHT REQUIREMENTS.
15. SOIL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
16. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2.5 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE SPECIFIED OR APPROVED BY GEOTECHNICAL ENGINEER.
17. BENCH SLOPED AREAS STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
18. CONTRACTOR SHALL BLEND NEW EARTHWORK TO PROVIDE A SMOOTH TRANSITION TO EXISTING GRADE.
19. PORTIONS OF THIS PROJECT MAY REQUIRE SLOPES ACROSS PAVED AREAS AND LAWNS LESS THAN 2% CONTRACTOR SHALL TAKE CARE IN THESE AREAS TO PROVIDE POSITIVE DRAINAGE TO ENSURE RUNOFF SHEETS ACROSS NEW PAVEMENT OR LAWN AREAS TO PROPOSED OR EXISTING STORM INLETS.
20. ALL STORM DRAINAGE PIPE (RCP, HDPE, ETC.) SHALL CONFORM TO NCDOT STD. SPEC. SECTION 1032. PIPE SHALL BE INSTALLED PER NCDOT STD. SPEC. SECTION 300.
21. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
22. PRIOR TO COMMENCING STORM SEWER INSTALLATION, CONTRACTOR SHALL VERIFY SIZE OF EACH EXISTING STORM STRUCTURE REQUIRED TO BE MODIFIED TO ACCEPT A NEW PIPE. STRUCTURES NOT ADEQUATELY SIZED FOR NEW PIPE SHALL BE REPLACED OR MODIFIED, REUSING PORTIONS OF THE EXISTING STRUCTURE WHEREVER POSSIBLE.
23. CONTRACTOR SHALL PROVIDE STORM DRAINAGE AS-BUILT DRAWINGS (CAD & PDF) PREPARED AND SEALED BY A NORTH CAROLINA PROFESSIONAL LAND SURVEYOR. AS-BUILT DATA SHALL INCLUDE STRUCTURE RIM ELEVATIONS AND HORIZONTAL PIPE LENGTHS, BEARINGS, INVERTS, SLOPES, PIPE SIZES, AND PIPE MATERIALS, AT A MINIMUM.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS ARE CLEAN OF SEDIMENT ACCUMULATION AND DEBRIS. FLUSH SYSTEMS AS NECESSARY PRIOR TO OWNER ACCEPTANCE.
25. IF REQUIRED BY THE LOCAL JURISDICTION, CONTRACTOR SHALL PROVIDE THE OWNER WITH A VIDEO INSPECTION OF THE STORM SEWER SYSTEM. THIS VIDEO MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO ISSUANCE OF A FINAL BUILDING CERTIFICATE OF OCCUPANCY.
26. ORSBORN DESIGN GROUP HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY EXISTING RETAINING WALLS NOTED TO REMAIN.
27. ALL DISTURBED AREAS BEYOND THE LIMITS OF PAVEMENT AND BUILDING NOT IMPROVED WITH LANDSCAPE BEDS PER THE LANDSCAPE PLANS SHALL BE IMPROVED WITH A NEW LAWN SEEDED OR SODDED AS DIRECTED BY OWNER. CONTRACTOR SHALL MAINTAIN NEW SEEDED LAWN AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES, EASEMENTS, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISRUPTED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

LEGEND

- STRUCTURE IDENTIFICATION TAG
- PROPOSED CATCH BASIN
- PROPOSED DROP INLET
- PROPOSED MANHOLE
- PROPOSED YARD INLETS
- PROPOSED CLEANOUT
- PROPOSED HEADWALL
- PROPOSED FLARED END SECTION
- PROPOSED SWALE/DITCH
- PROPOSED STORM PIPE
- PROPOSED ROOF DRAIN PIPE
- EXISTING STORM PIPE
- PROPOSED CONTOURS
- EXISTING CONTOURS

STORM LEGEND

STRUCTURE TAG	STRUCTURE TYPE	DETAIL REFERENCE	
		STRUCTURE	FRAME & GRATE
CB	CATCH BASIN	NCDOT 840.02	NCDOT 840.03
DI	DROP INLET	NCDOT 840.14	NCDOT 840.16
MH	MANHOLE	NCDOT 840.52	NCDOT 840.54
ID	INLINE DRAIN	SEE DETAIL 2/C3.2	
FD	FLOOR DRAIN		ZURN Z1727 OR SIMILAR
RCP	CLASS III REINFORCED CONCRETE PIPE		
RCP IV	CLASS IV REINFORCED CONCRETE PIPE		
RCP V	CLASS V REINFORCED CONCRETE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		

PRECAST STRUCTURE NOTES

1. ALL STORM DRAINAGE STRUCTURES SHALL BE PRECAST CONCRETE CONFORMING TO NCDOT STANDARDS AND SPECIFICATIONS. PROVIDE BUTYL MASTIC JOINTS (ASTM C990).
2. STRUCTURAL DESIGN OF ALL PRECAST STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR STANDARD PRECAST CONCRETE STRUCTURES SHOWING COMPLIANCE WITH NCDOT STANDARD DETAILS. CONTRACTOR SHALL SUBMIT ENGINEER SEALED SHOP DRAWINGS FOR EACH NON-STANDARD STRUCTURE (I.E. STRUCTURES WITH DIMENSIONS THAT DO NOT CONFORM TO THE NCDOT STANDARD DETAILS).
3. SHOP FABRICATION DRAWINGS FOR EACH STANDARD STRUCTURE ARE NOT REVIEWED BY OEG. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND INVERTS WITH THE MOST CURRENT SET OF DESIGN PLANS.
4. DROP INLETS IN TRAFFIC AREAS SHALL UTILIZE TRAFFIC BEARING GRATES IN LIEU OF NCDOT 840.16. PROVIDE EAST JORDAN IRONWORKS V-5660 OR SIMILAR.
5. CONTRACTOR SHALL USE TRAFFIC BEARING PRECAST DRAINAGE STRUCTURES COMPLYING WITH NCDOT 840.46 FOR ALL STRUCTURES LOCATED WITHIN PAVED AREAS. CONTRACTOR SHALL USE PRECAST DRAINAGE STRUCTURES COMPLYING WITH 840.45 FOR ALL STRUCTURES LOCATED OUTSIDE OF PAVED AREAS.
6. UNDER NO CIRCUMSTANCES SHALL A PRECAST STRUCTURE BE CUT OR ALTERED WITHOUT A PROFESSIONAL ENGINEER'S CERTIFICATION OF ADEQUATE LOAD BEARING STRENGTH FOLLOWING THE ALTERATION OF THE STRUCTURE, EXCEPT WHERE KNOCK-OUT PANELS ARE PROVIDED.
7. DRAINAGE STRUCTURES GREATER THAN 3'-6" DEEP SHALL BE REQUIRED TO HAVE STEPS PLACED AT 1'-2" ON CENTER. REFER TO NCDOT 840.66.

EROSION CONTROL NOTES

PROJECT DISTURBS LESS THAN 1 ACRE AND THEREFORE DOES NOT REQUIRE A LAND DISTURBING PERMIT. CONTRACTOR SHALL CONTROL SEDIMENT RUNOFF WITH SILT FENCE OR OTHER APPLICABLE DEVICES SO AS TO PREVENT SEDIMENT FROM LEAVING PROJECT AREA. REFER TO SHEET C3.3 FOR EROSION CONTROL DETAILS.

1. CONTRACTOR SHALL ENSURE THAT AT ALL TIMES THE REQUIREMENTS OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT NCG010000 AND THESE PLANS ARE BEING MET. ANY LAND DISTURBING ACTIVITY > 1 ACRE REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THIS GENERAL PERMIT. ANY NONCOMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT BY NCDEQ.
2. A RAIN GAUGE, SELF-INSPECTIONS RECORDS, GRADING PERMIT, CERTIFICATE OF COVERAGE, AND THE APPROVED EROSION AND SEDIMENT CONTROL PLANS ARE REQUIRED TO BE MAINTAINED ON SITE AT ALL TIMES AND SHALL BE ACCESSIBLE TO THE INSPECTOR DURING SITE VISITS. IT IS RECOMMENDED THAT THESE ITEMS BE PLACED IN A PERMITS BOX AT THE PROJECT ENTRANCE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR UNTIL DIRECTED OTHERWISE BY THE INSPECTOR. WRITTEN RECORDS OF INSPECTIONS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. SUBMIT SELF-INSPECTION DOCUMENTATION THROUGHOUT THE PROJECT AS REQUIRED BY THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT.
4. NO DISTURBANCE BEYOND THE DENUDED LIMITS SHOWN ON THESE PLAN SHALL BE PERMITTED.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE BEST LOCATION BASED ON FIELD CONDITIONS.
6. THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO ACCOUNT FOR CHANGING SITE CONDITIONS. ADDITIONAL MEASURES TO CONTROL EROSION MAY BE REQUIRED BY THE INSPECTOR.
7. INSTALL ADEQUATE EROSION CONTROL MEASURES AND/OR INCREASE FREQUENCY WHERE APPROVED MEASURES FAIL TO PREVENT EROSION, OFFSITE SEDIMENTATION, OR CAUSE REPETITIVE NON-COMPLIANCE ISSUES.
8. ALL ROADS SURROUNDING THE PROJECT SHALL BE KEPT CLEAN AT ALL TIMES. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT TO PROTECT PAVED ROADS FROM TRACKED MUD AND SILT. WASH TIRES OF CONSTRUCTION VEHICLES IF NECESSARY TO MINIMIZE TRACKING OF MUD AND SOIL ONTO ROADS.
9. PROVIDE DUST CONTROL AS NECESSARY TO PREVENT ANNOYANCE AND/OR DAMAGE TO ADJACENT SITES. DUST CONTROL MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO WETTING DOWN THE SITE AND INSTALLING TEMPORARY GROUNDCOVER ON AREAS THAT ARE NOT ACTIVE. DO NOT USE CALCIUM CHLORIDE OR ANY OTHER CHEMICALS ON AREAS TO BE SEEDED OR PLANTED.
10. TEMPORARY SLOPES SHALL BE GRADED NO STEEPER THAN 2:1 WITHOUT DETAILED METHODS OF STABILIZATION. SOILS ENGINEER TO VERIFY STABILITY OF SLOPES STEEPER THAN 2:1.
11. RUNOFF SHOULD NOT BE ALLOWED TO FLOW OVER THE TOP OF SLOPES. MAINTAIN DIVERSION DITCHES ALONG THE TOP OF FILL SLOPES AS FILL IS BEING PLACED.
12. SOIL STABILIZATION SHALL BE REQUIRED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
    - 12.1. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
    - 12.2. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
13. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
14. SILT FENCE, INLET PROTECTION, SEDIMENT BASINS, AND SIMILAR MEASURES SHALL BE CLEANED OUT WHEN THEY ARE HALF FULL. STONE FILTERS MUST BE REFRESHED OR REPLACED WHEN CLOGGED. TORN SILT FENCE MUST BE REPAIRED IMMEDIATELY.
15. ALL STORM DRAINAGE SYSTEMS SHALL BE FLUSHED TO REMOVE SEDIMENT PRIOR TO FINAL ACCEPTANCE. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
16. BORROW AND/OR WASTE AREAS NOTE: IF THE SAME PERSON CONDUCTS THE LAND-DISTURBING ACTIVITY & ANY RELATED BORROW OR WASTE ACTIVITY, THE RELATED BORROW OR WASTE ACTIVITY SHALL CONSTITUTE PART OF THE LAND-DISTURBING ACTIVITY UNLESS THE BORROW OR WASTE ACTIVITY IS REGULATED UNDER THE MINING ACT OF 1971, OR IS A LANDFILL REGULATED BY THE DIVISION OF WASTE MANAGEMENT. IF THE LAND-DISTURBING ACTIVITY AND ANY RELATED BORROW OR WASTE ACTIVITY ARE NOT CONDUCTED BY THE SAME PERSON, THEY SHALL BE CONSIDERED SEPARATE LAND-DISTURBING ACTIVITIES AND MUST BE PERMITTED EITHER THROUGH THE SEDIMENTATION POLLUTION CONTROL ACT AS A ONE-USE BORROW SITE OR THROUGH THE MINING ACT.
17. TOTAL DISTURBED AREA = LESS THAN 1 ACRE.

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

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CLIENT INFORMATION:

CHOATE CONSTRUCTION COMPANY
2907 PROVIDENCE ROAD, SUITE 400
CHARLOTTE NC, 28211

PROJECT INFORMATION:

GRADING & DRAINAGE
FOR
12311 AIRSPEED DRIVE-
PARKING LOT EXPANSION
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL No. 1445 WILLIAM W. LESLIE 04/14/26

REVISIONS	DATE

JOB #	24050
DATE:	12/20/2024
SCALE:	1" = 20'
DRAWN BY:	SKU
APPROVED BY:	JCO

C3.1

December 19, 2024 - 8:01am By: surlette
P:\Cloud Projects\24050 12311 Airspeed Drive -Parking Lot Expansion\06 DWG\Plan Sheet Files\C3.0 GRADING & DRAINAGE.dwg

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TOWN OF HUNTERSVILLE STANDARD PLANTING NOTES

1. INSTALLATION GUARANTEE REQUIRED: A FINAL CERTIFICATION OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES DURING THE NON-PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
2. THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.
3. MAINTENANCE SURETY REQUIRED: DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH MECKLENBURG COUNTY GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPING MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

50' LANDSCAPE BUFFER CALCULATION:

50' LANDSCAPE BUFFER REQUIRED PER 100 LF:
- (5) CANOPY TREES PER 100 LF
- (4) EVERGREEN TREES PER 100 LF
- (32) EVERGREEN SHRUBS PER 100 LF

LENGTH OF R/W ALONG OLD STATESVILLE ROAD: 126 LF R/W

50' LANDSCAPE BUFFER REQUIRED FOR 126 LF R/W ALONG OLD STATESVILLE ROAD:
- CANOPY TREES: 126 LF/1 TREE PER 20 LF = 6 CANOPY TREES
- EVERGREEN TREES: 126 LF/1 TREE PER 25 LF = 5 EVERGREEN TREES
- EVERGREEN SHRUBS: 126 LF/ 1 SHRUB PER 3 LF = 40 EVERGREEN SHRUBS

50' LANDSCAPE BUFFER PROVIDED:
OR 126 LF R/W ALONG OLD STATESVILLE ROAD:
- CANOPY TREES: 126 LF/1 TREE PER 20 LF = 6 CANOPY TREES
- EVERGREEN TREES: 126 LF/1 TREE PER 25 LF = 5 EVERGREEN TREES
- EVERGREEN SHRUBS: 126 LF/ 1 SHRUB PER 3 LF = 42 EVERGREEN SHRUBS

PLANTING SUMMARY

NOTE: PLANTING PLAN INCLUDES CODE COMPLIANT LANDSCAPING FOR THE AREA WITHIN THE LIMITS OF DISTURBANCE ONLY.

PARKING SCREENING: PARKING AREAS ARE REQUIRED TO BE SCREENED BY A CONTINUOUS ROW OF EVERGREEN SHRUBS SPACE AT 4' O.C. MAX.

PLAN PROVIDES SHRUBS SPACED AT 3.5' O.C PROVIDED TO SCREEN PARKING AND AS REPLACEMENTS FOR REMOVED LANDSCAPING.

AMENDED SOIL DEPTH NOTES:

CONTRACTOR SHALL AMEND SOILS IN AREAS WITH TURF TO DEPTH OF 6"

CONTRACTOR SHALL AMEND SOILS IN LANDSCAPE BED AREAS TO DEPTH OF 12"

CONTRACTOR SHALL AMEND SOILS IN LANDSCAPE BED AREAS AND AT TREES NOT IN LANDSCAPE BEDS TO DEPTH OF 18".

EXISTING SOIL MODIFICATONS (AMENDED SOILS):

A. CONTRACTOR SHALL REMOVE ALL ROCK AND DEBRIS FROM PLANTED AREAS.
B. CONTRACTOR SHALL REMOVE EXCESS SOIL.
C. CONTRACTOR SHALL TILL SOIL IN PLANTED AREAS TO DEPTH SPECIFIED.
D. CONTRACTOR SHALL AMEND SOIL AND TILL.

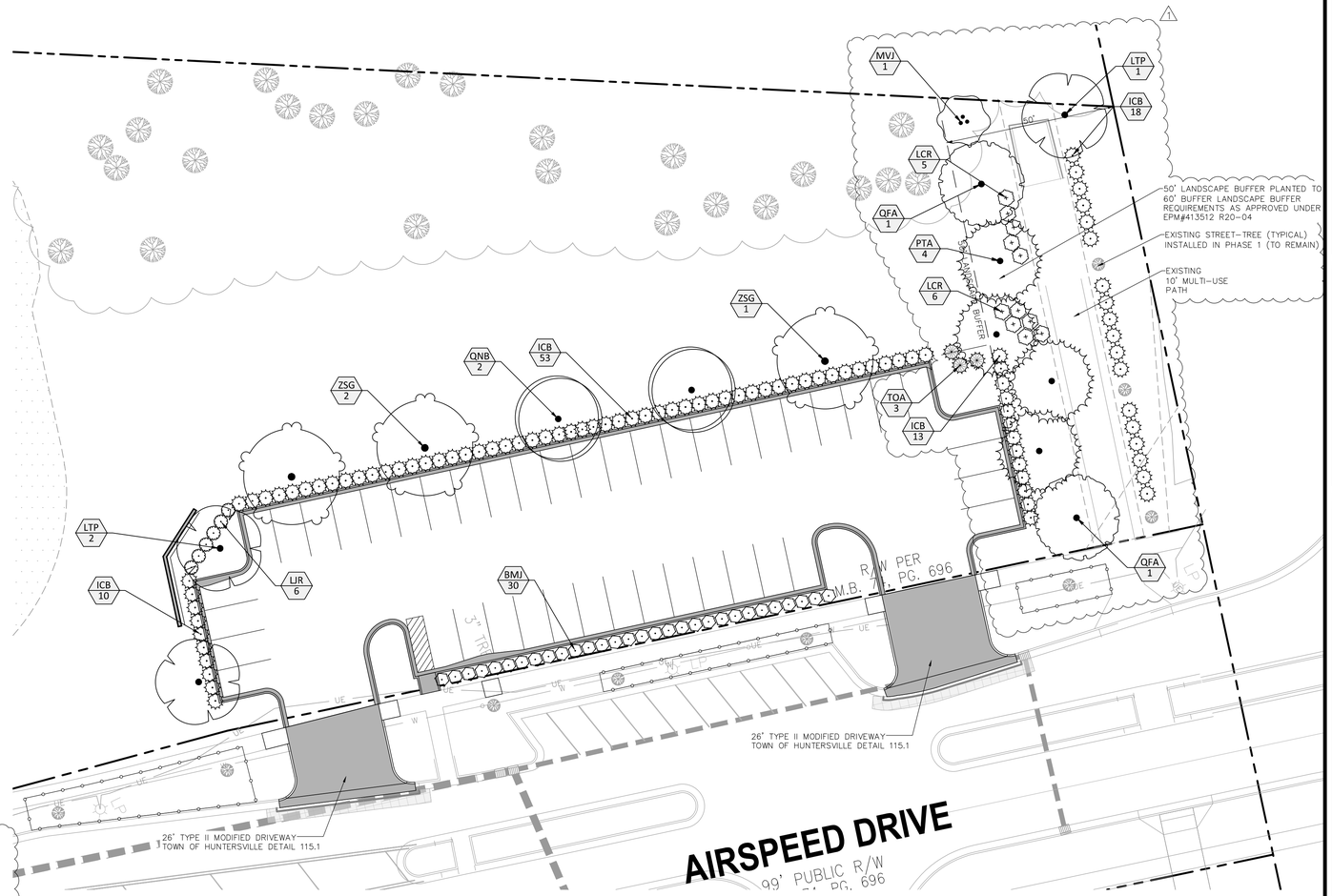
XXX — PLANT CODE
XX — PLANT QUANTITY

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	HEIGHT	REMARKS
TREES							
	LTP	3	Liriodendron tulipifera / Tulip Poplar	2.5" Cal.	B&B	10`-12` Ht.	
	QNB	2	Quercus nuttallii 'Ochlocknee' / Breezeway® Nuttall Oak	2.5" Cal.	B&B	10`-12` Ht.	
	ZSG	3	Zelkova serrata 'Glodell' / Autumn Glow™ Japanese Zelkova	2.5" Cal.	B&B	10`-12` Ht.	
LARGE MATURING TREES							
	PTA	4	Pinus taeda / Loblolly Pine	2" Cal.			
	QFA	2	Quercus falcata / Southern Red Oak	2" Cal.			
SMALL MATURING TREES							
	TOA	3	Thuja occidentalis 'American Pillar' / American Pillar Arborvitae	5` Ht.			
MEDIUM MATURING TREES							
	MVJ	1	Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia	10-12` Ht.			Mulit-stem, Matching

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	MIN. HEIGHT	REMARKS
SHRUBS							
	BMJ	30	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	24-30" ht	Pot		
	ICB	94	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	36" Ht.	Pot		
	LJR	6	Ligustrum japonicum 'Recurvifolium' / Curly Leaf Japanese Privet	30-36" ht	Pot		
	LCR	11	Loropetalum chinense rubrum 'Ever Red' / Ever Red Fringe Flower	24-30" ht			

* PLANT COUNTS PROVIDED FOR CONVENIENCE ONLY AND MAY DIFFER FROM QUANTITY DEPICTED ON PLAN. CONTRACTOR WILL BE HELD TO THE STRICTER STANDARD.



NORTH
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

ORSBORN DESIGN GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

CLIENT INFORMATION:
CHOATE CONSTRUCTION COMPANY
2907 PROVIDENCE ROAD, SUITE 400
CHARLOTTE NC, 28211

PROJECT INFORMATION:
LANDSCAPE PLAN
FOR
12311 AIRSPEED DRIVE-
PARKING LOT EXPANSION
12311 AIRSPEED DRIVE
HUNTERSVILLE, NC 28078

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
LILLIAN W. LESESNE
No. 1445
04/14/26

NO.	DATE	REVISIONS
1	04/09/26	REVISED PER COMMENTS

JOB #	24050
DATE:	12/20/2024
SCALE:	1" = 20'
DRAWN BY:	-
APPROVED BY:	-

L1.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN DESIGN GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN DESIGN GROUP, PA.

COMMUNITY MEETING REPORT FOR GENERAL APPLICATION # CSP-500120

Petitioner: **2311 Real Estate Holdings LLC**

Rezoning Petition Nos.: **CSP-500120**

Property: **±14.78-acres located at 12311 Airspeed Drive**

This Community Meeting Report is being filed with the Town of Huntersville Planning Department pursuant to the Zoning Ordinance Article 11.4.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner sent via certified mail a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 2/12/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, February 26, 2026, at 6:00 p.m. The meeting was held at 23XI Race Shop (Board Room), 12311 Airspeed Drive, Huntersville, North Carolina, 28078.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Mike Wheeler with 2311 Real Estate Holdings LLC and John Floyd with Moore & Van Allen, PLLC. Brian Richards, planning director with Town of Huntersville, also attended the meeting.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan & Process:

Mr. Floyd shared a slide presentation of the project. He explained that the primary reason for the rezoning was to amend the existing site plan to allow a new parking lot and to slightly modify the buffer between the parking lot and Statesville Road. He showed the proposed site with the addition of the new parking lot and the 50-foot landscape buffer planted to a 60-foot landscape buffer standard and provided a closer look at the additional parking lot and landscape plan.

II. Summary of Questions/Comments and Responses:

Mr. Hallman asked questions to confirm that the site, after development of the new parking lot, would remain in compliance with (i) limits on impermeable surfaces, (ii) stormwater requirements, and (iii) tree save requirements. Mr. Richards and Mr. Floyd explained that the site would continue to meet all those requirements and that the site was originally designed with a parking lot in an area where one is being proposed.

There being no further questions, the meeting was adjourned and the attendee was thanked for their time and interest in the project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Mike Wheeler, 2311 Real Estate Holdings LLC
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners and Neighborhood Organizations:

ownrfrstnm	ownrlstnme	ownr2frstn	ownr2lstnm	mailaddr1	zipcode	state	mailcity
	KB RE LLC			11208 STATESVILLE RD STE 300	28078	NC	HUNTERSVILLE
	HAMBRIGHT JUNCTION INVESTORS LLC			825 SISK AV STE 200	38655	MS	OXFORD
	HAMBRIGHT PROPERTIES LLC			9643 ASHLEY GREEN CT NW	28027-7236	NC	CONCORD
	2311 REAL ESTATE HOLDINGS LLC			12311 AIRSPEED DR	28078	NC	HUNTERSVILLE
	TOWN OF HUNTERSVILLE			PO BOX 664	28070	NC	HUNTERSVILLE
	BLUEGREEN CAPITAL PARTNERS II LLC			PO BOX 352	28025	NC	CONCORD
	NORTH MECK SELF STORAGE LLC			PO BOX 1659	28031	NC	CORNELIUS
	MJMS DEPOT LLC			1515 SUNNYSIDE AVE	28204	NC	CHARLOTTE
	PTU LLC		SHOE PROPERTIES LLC	426 FOSTER AV	28203	NC	CHARLOTTE
A KELLY	PHARR	WENDY C	SPECKMAN	207 ASHBY DR	28036	NC	DAVIDSON
	STONEYBROOK STATION HOMEOWNERS ASSOCIATION INC			1612 MILITARY CUTOFF RD STE 108	28403	NC	WILMINGTON
	BRYTON CROSSING HOMEOWNERS ASSOCIATION INC			1400 SUNDAY DR STE 101	27607	NC	RALEIGH

Email Notifications:

MAYOR CHRISTY CLARK C/O TOWN OF HUNTERSVILLE	cclark@huntersville.org
MPT JENNIFER HUNT C/O TOWN OF HUNTERSVILLE	jhunt@huntersville.org
COMMISSIONER EDWIN QUARLES C/O TOWN OF HUNTERSVILLE	equarles@huntersville.org
COMMISSIONER LATOYA RIVERS C/O TOWN OF HUNTERSVILLE	lrivers@huntersville.org
COMMISSIONER NICK WALSH C/O TOWN OF HUNTERSVILLE	nwalsh@huntersville.org
Commissioner Scott Coronet	scoronet@huntersville.org
Commissioner Heather Smallwood	hsmallwood@huntersville.org
Planning Board - general email	planningboard@huntersville.org
TOWN CLERK JANET PIERSON C/O TOWN OF HUNTERSVILLE	jpierson@huntersville.org
PLANNING DIRECTOR BRIAN RICHARDS C/O TOWN OF HUNTERSVILLE	brichards@huntersville.org
PLANNING ADMINISTRATIVE ANALYST TRACY BARRON C/O TOWN OF HUNTERSVILLE	tbarron@huntersville.org
TOWN MANAGER ANTHONY ROBERTS C/O TOWN OF HUNTERSVILLE	aroberts@huntersville.org
ASSISTANT TOWN MANAGER BOBBY WILLIAMS C/O TOWN OF HUNTERSVILLE	bwilliams@huntersville.org
Asst Planning Director	bpriest@huntersville.org
JESSE JAMES C/O TOWN OF HUNTERSVILLE	jjames@huntersville.org
Planning Review Technician Amy Bruce	abruce@huntersville.org
Planner II Nathan Farber	nfarber@huntersville.org
Transportation Planner Heather Maloney	hmaloney@huntersville.org
Planner II Patrick Patterson	ppatterson@huntersville.org
Principal Planner - Long Range David Peete	dpeete@huntersville.org
Planner II Becca Prichard	bprichard@huntersville.org
Senior Planner Lauren Speight	lspeight@huntersville.org
GIS Technician Jake Stoner	wstoner@huntersville.org
GIS Coordinator Frances Tucker	ftucker@huntersville.org
Planner I Danielle Upright	dupright@huntersville.org
Development Code Officer Au'Darius Blackwood	ablackwood@huntersville.org
Code Enforcement Technician Claudia Schruhl	cschruhl@huntersville.org

Exhibit B

NOTICE TO INTERESTED PARTIES OF A GENERAL APPLICATION
PROJECT # CSP-500120

Subject:	Project No. CSP-500120 for property located at 12311 Airspeed Drive in Huntersville
Applicant:	2311 Real Estate Holdings LLC
Current Land Use:	Corporate Office and Race Shop
Existing Zoning:	CB(CD) (Corporate Business, Conditional)
Rezoning Requested:	CB(CD) (Corporate Business, Conditional)
Date and Time of Meeting:	***Thursday, February 26, 2026, at 6:00 p.m.***
Location of Meeting:	**23XI Race Shop (Board Room)** **12311 Airspeed Drive** **Huntersville, North Carolina 28078**
Meeting Registration:	***Please send an email to CommunityMeeting@mvalaw.com to register to attend and reference project # CSP-500120.***
Date of Notice:	2/12/2026

Moore & Van Allen is assisting 2311 Real Estate Holdings LLC (the "Applicant") on a recently filed revision request for an approximately ±14.78-acre site located at 12311 Airspeed Drive (the "Site"), in Huntersville, North Carolina. The parcel ID number for the Site is 01704401. The request is to revise the approved site plan to provide clarity on entitlements consistent with as-built conditions at the site and to allow additional parking on the site.

The Applicant will hold a **Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Huntersville Planning and Zoning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Community Meeting at the 23X1 Race Shop (Board Room), 12311 Airspeed Drive, Huntersville, North Carolina, 28078, to be held on Thursday, February 26, 2026, at 6:00 p.m. To register to attend, please send an email to CommunityMeeting@mvalaw.com before Wednesday, February 25th and reference project #CSP-500120.

Representatives of the Applicant look forward to discussing this proposal at the Community Meeting. Thank you.

cc: Christy Clark, Mayor of Huntersville
Brian Richards, Huntersville Planning Director
Mike Wheeler, 2311 Real Estate Holdings LLC
John Floyd, Moore & Van Allen, PLLC

14606994v1

Exhibit B (Continued)

Site location:



14606994v1

14652023v1

Exhibit C

Name	Email	Notes
Lee Hallman	hallmans@roadrunner.com	Huntersville Planning Board
Brian Richards		Huntersville Planning Staff
Kim Richards		

Town Engineering Rezoning Comment Summary
R26-01 23XI Race Shop
12311 Airspeed Dr.
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the Northeast corner of Airspeed Dr. & Statesville Rd. This rezoning incorporates approximately 28,000 square feet of additional parking and driveways into an existing commercial development. This parcel has existing Stormwater Control Measures (SCM) which were designed for the proposed increase in built upon area, therefore no additional SCM will be required.

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) There are no additional Engineering Staff comments, as preliminary calculations were provided showing that the existing SCM could contain and treat the additional proposed impervious area.

Request for Board Action

June 16, 2026

To: The Honorable Mayor and Board of Commissioners

From: David Peete, Principal Planner - Long Range

Subject: Petition #R26-06

Explain Request:

Consider decision on Petition #R26-06, a request by Charter Properties, Inc. to revise a rezoning requirement for Charter Caldwell Station Apartments, located at 17155 Old Statesville Road to remove a portion of a brick wall.

Action Recommended: Approve Item

Alternative Action:

Financial Implications:

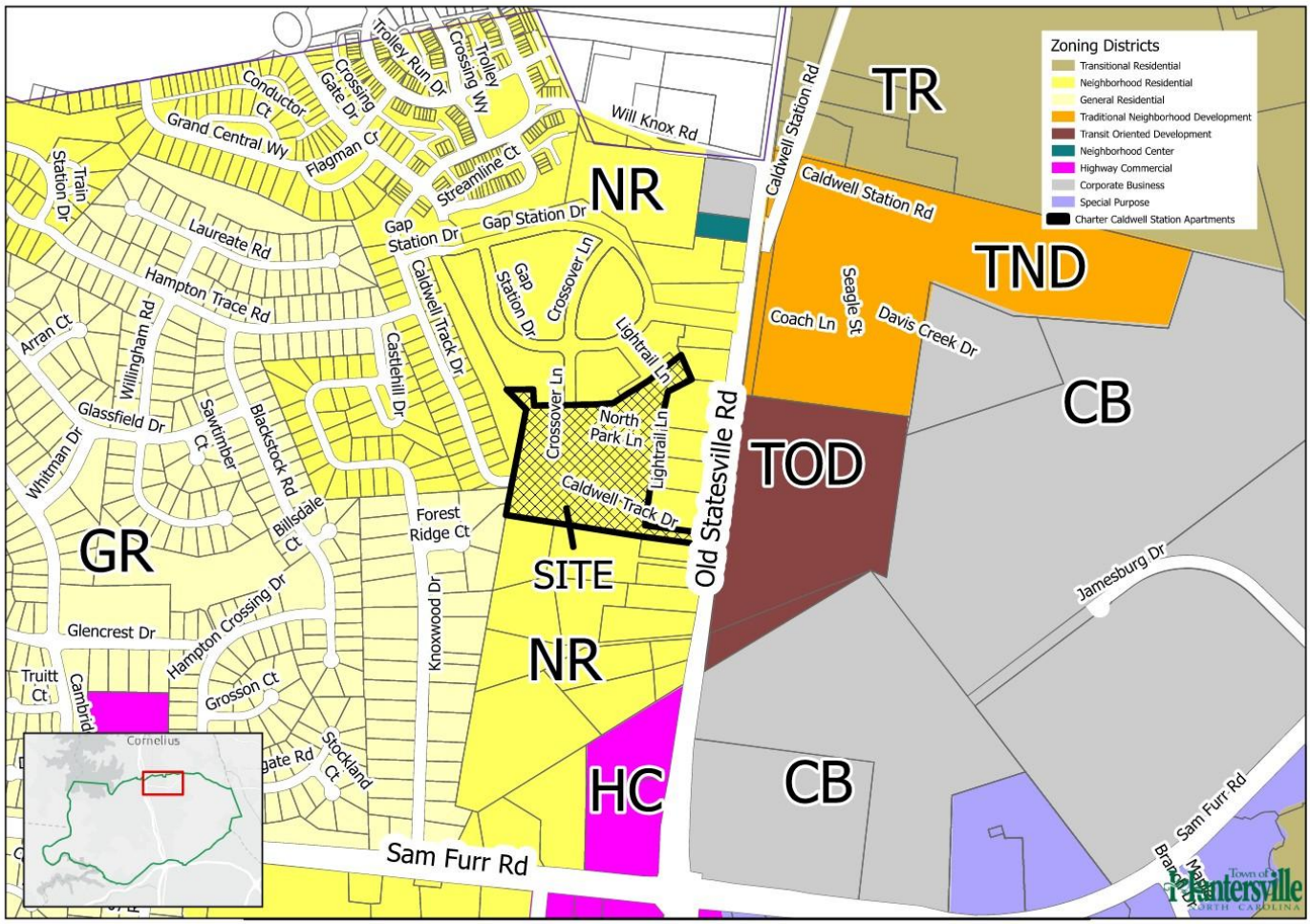
N/A

Attachments:

1. R26-06 Final Action Staff Report 06-16-26
2. Attachment A - General Application
3. Attachment B - Proposed Revised Plan
4. Attachment C - Community Meeting Report (4-21-26)

Petition 26-06
Charter Caldwell Station Apartments – Revision

PART 1: PROJECT SUMMARY



1. Purpose: Rezoning revision of Charter Caldwell Station Apartments, an 11.67-acre multi-family development currently under construction at 17155 Old Statesville Road (approx. 1,200 linear ft. south of the Cornelius town limit). The property is zoned Neighborhood Residential (Traditional Neighborhood Development – Overlay) (NR – TND-O) and is to be developed as a 166-unit apartment complex. The proposed revision is to the 1998 Rezoning Plan that governs this property which has the following condition:

   "A six-foot high brick wall of approximately 1,000 feet in length shall be constructed".

   This wall was constructed as part of the Caldwell Station Apartments – Phase 1 project.

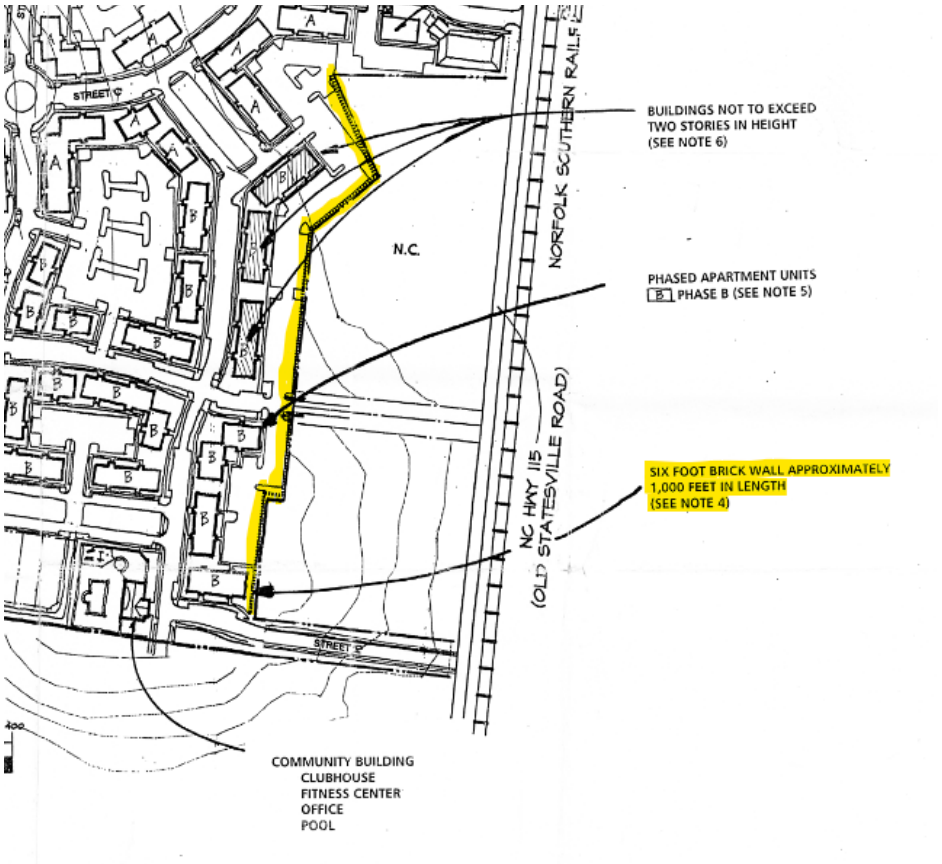
2. Adjoining Zoning and Land Uses.
   North: Neighborhood Residential – Traditional Neighborhood Development Overlay (NR – TND-O), apartments (The Pointe at Caldwell Station).
   South: Neighborhood Residential (NR), large-lot, single-family homes.
   East: Neighborhood Residential (NR), townhomes (under construction).
   West: Neighborhood Residential – Traditional Neighborhood Development Overlay (NR – TND-O), single-family homes (Caldwell Station).
3. A neighborhood meeting was held on Monday, April 20, 2026. No residents or interested parties attended the meeting. The Community Meeting Report is attached (see Attachment C).
4. Notice for this rezoning revision petition were sent via letter to adjoining property owners; a legal ad placed in the Charlotte Observer; and (2) rezoning signs were posted on the property along the frontage of NC 115 and at the end of Caldwell Track Drive.

Background

1. Brief History: In 1998, the Town of Huntersville approved the Caldwell Station rezoning to Neighborhood Residential – Traditional Neighborhood Development Overlay (NR-TND-O) with several conditions, one of which was for "a six-foot high brick wall of approximately 1,000 feet in length" to be constructed along the eastern edge of the development as a screen-wall to buffer the proposed apartments from several adjacent single-family homes that fronted along NC 115 (see image below):

Approved Rezoning Plan for R98-08 – 1998



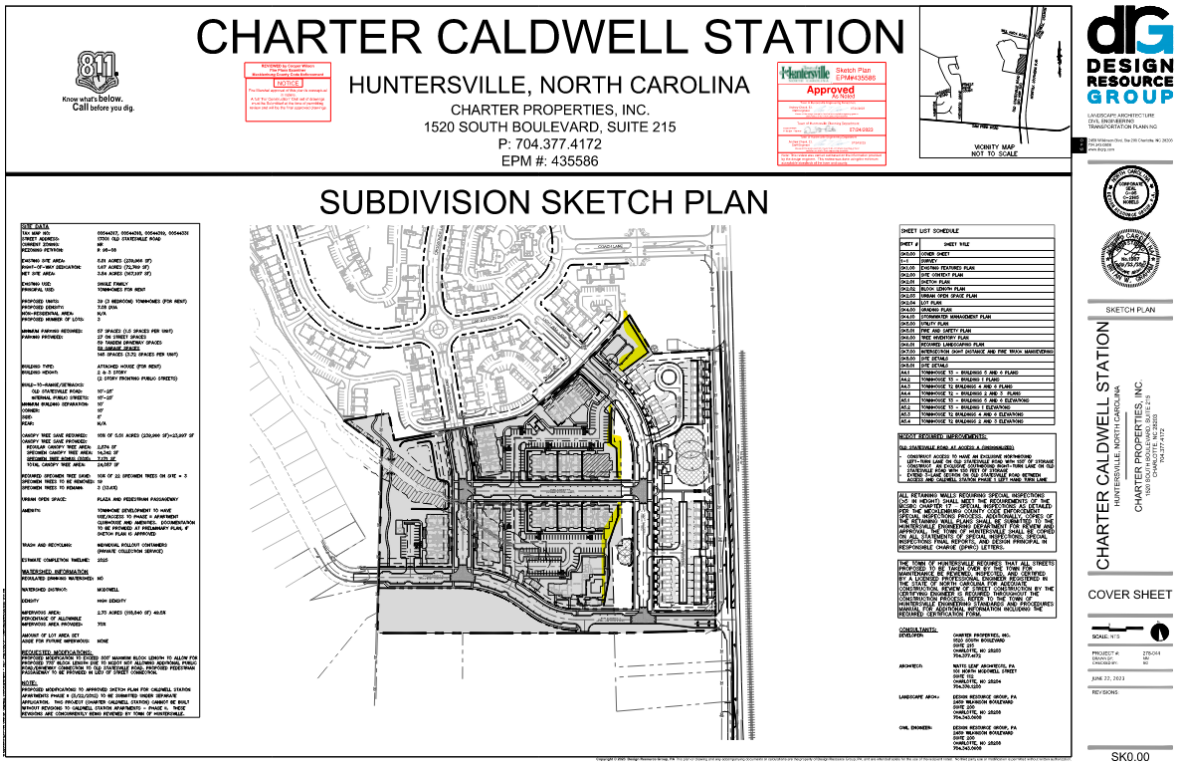


When Phase 1 of the Caldwell Station Apartments (currently named The Pointe at Caldwell Station) was begun, the requirement to build the brick wall was fulfilled (see below from 2019).

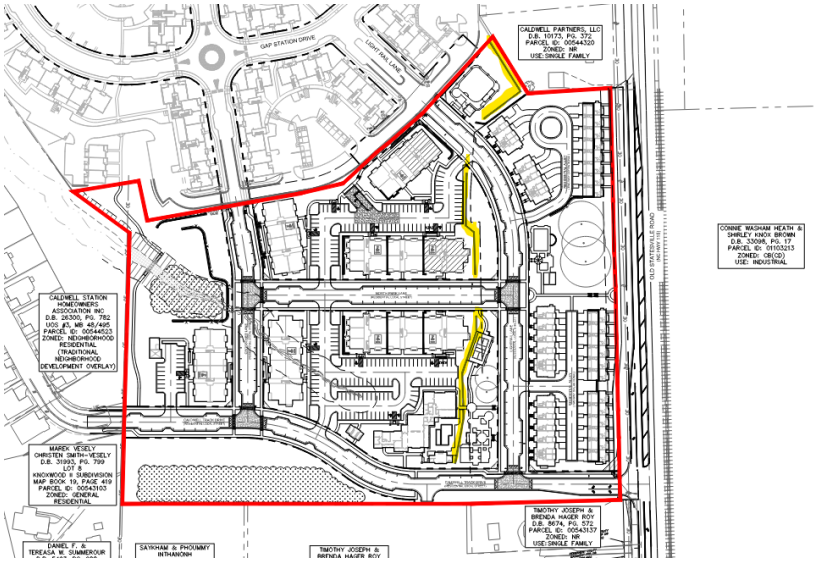


On July 24, 2023, Phase 2 of the apartments was approved, with the brick wall already in place. During review of the plans for Phase 2 of the Caldwell Station Apartments, the single-family homes along NC 115 (with one exception) were acquired by the applicant and plans were submitted to combine the adjacent parcels with the Phase 2 apartments. This was approved on April 24, 2025. On March 26, 2026, the owner of all the parcels (except one) along both sides of the brick wall submitted a petition to revise the brick wall condition to allow a portion of the wall in the middle to be removed.

Approved Sketch Plan for Charter Caldwell Station (Apartments) - 2023



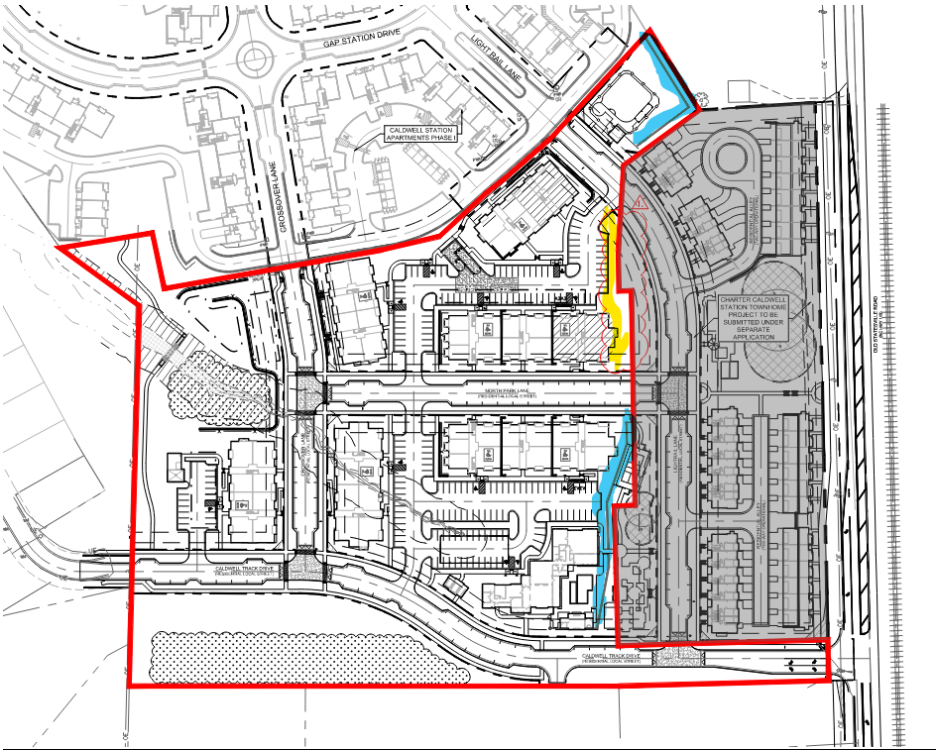
Approved Plan for both Charter Caldwell Station & frontage properties - 2025.

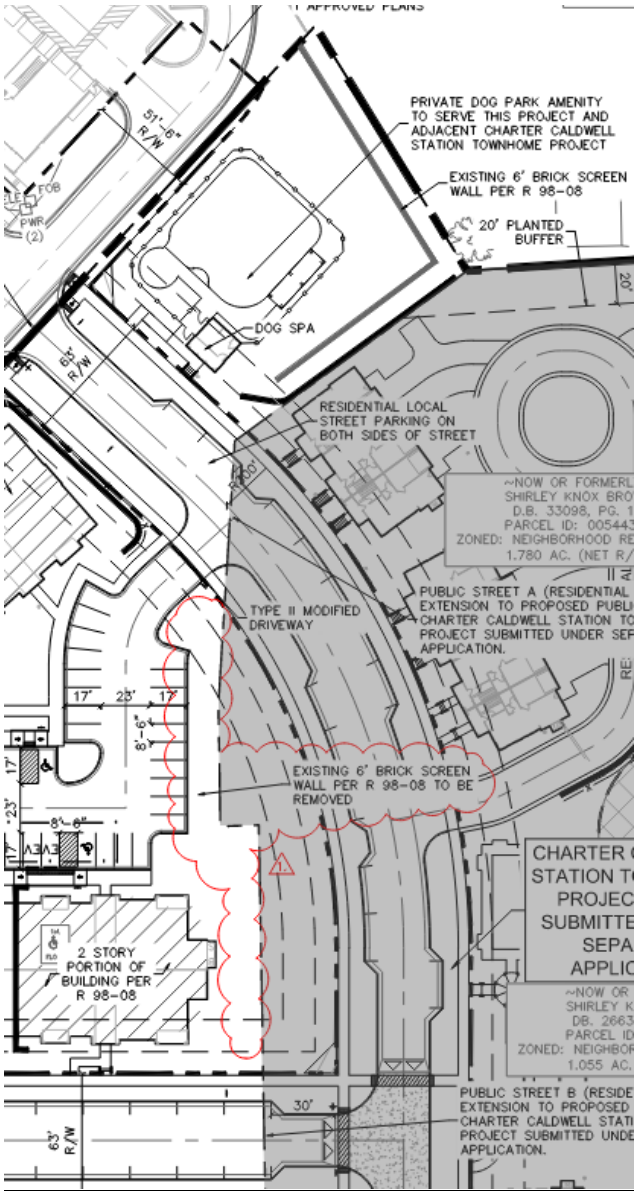


PART 2: REZONING/SITE PLAN

Of the approx. 1,000 feet of currently existing brick wall, only a 222-foot section located in the middle of the project is requested to be removed. The location of the 222 ft. portion to be removed is shown below in yellow. The portions of wall to remain are shown in blue:

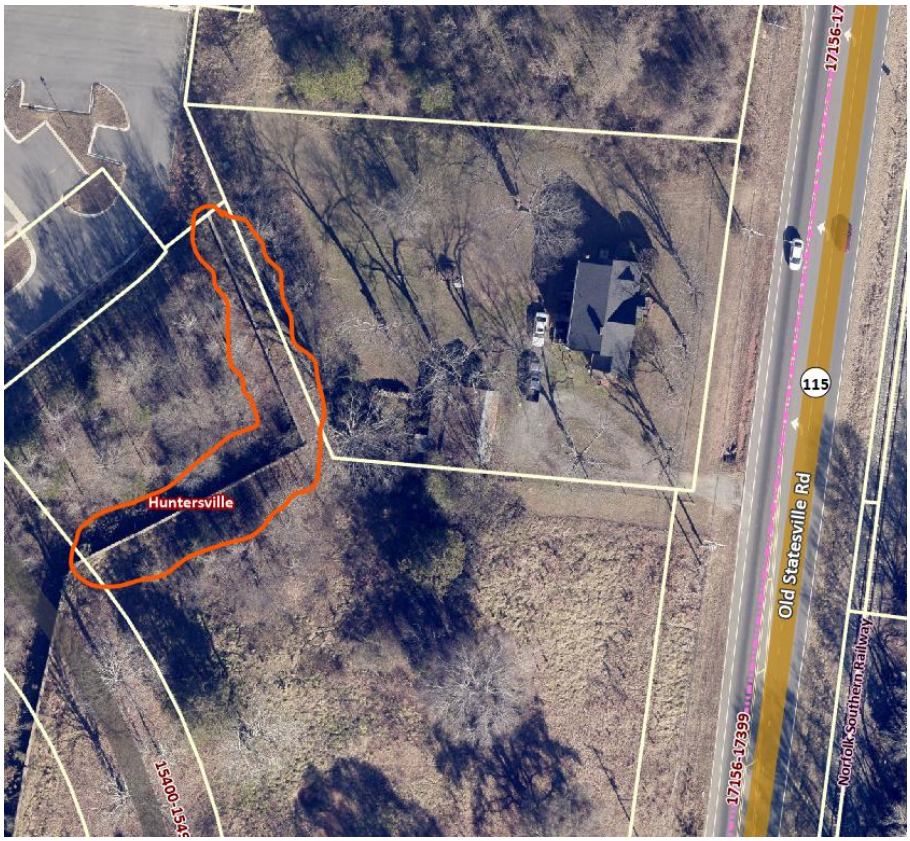
Proposed Revision Plan - 2026





Site Plan Comments:

- The northern portion of the wall is important to remain, as the adjacent property located on the east side of the wall is not owned by the applicant – therefore, it should remain to continue to serve as a screen-wall. Removing this portion of the wall is NOT a part of this request. (see below)

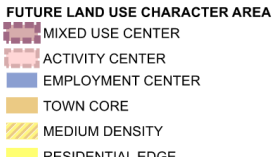


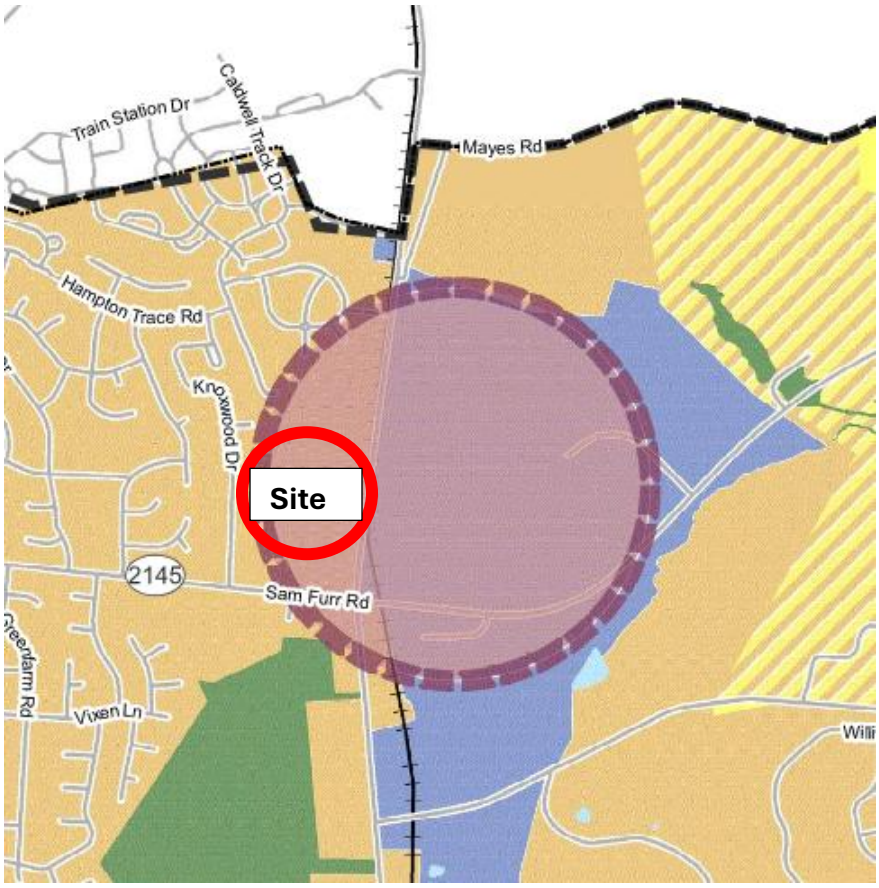
PART 3: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that "in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents".

2040 Huntersville Community Plan with Site of R26-06

Activity Center: Activity centers contain mixed-uses along key frontages. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.).
Staff Comment: The proposed rezoning revision petition meets the uses defined within the Community Plan as seen in the map provided and described within the definition of Activity Center. A mix of housing is provided.





STAFF COMMENT – Staff finds the proposed plan revision is ***consistent*** with the following policies of the *2040 Huntersville Community Plan*:

- LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.
  Staff Comment: The future land use map designates this property as an Activity Center. Activity centers call for infill housing consistent with the density provided in this application.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: "in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**
   STAFF COMMENT:

   This revision does not change the intent of the original plan. The proposed uses and their arrangement are not changing, only a portion of brick wall is to be removed, which is not an issue since the owner owns the land on both sides of the wall.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**
   STAFF COMMENT:
   There is no evidence that this revision will have a negative impact on public facilities and/or services.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource."**
   STAFF COMMENT:
   There is no evidence that this revision will adversely affect a known archeological, environmental, historical or cultural resource.

PART 5: STAFF RECOMMENDATION

In considering the proposed rezoning petition R26-06, Charter Caldwell Station Apartments - Revision, staff recommends approval to remove the 222 ft. long portion of the wall generally located in the middle of the property, as shown in yellow on page 5 of this report. The remaining sections of wall are to remain.

The proposal is consistent with the Huntersville 2040 Community Plan policy LU1.1. It is reasonable and in the public interest to revise the rezoning condition to permit the middle portion of the 6 feet tall brick wall to be removed, as it is no longer serving as a buffer from adjacent parcels. The proposed revision is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.

PART 6: PUBLIC HEARING

Public Hearing was held on May 4, 2026. No public or interested parties offered comments.

PART 7: PLANNING BOARD RECOMMENDATION

The application was heard at the Planning Board meeting on May 26, 2026. The request was unanimously approved (7-0) as follows: The Planning Board recommend approval of R26-06 Charter Caldwell Station, with the condition that only the middle portion of the 6-foot-tall brick wall, as shown on page 5 (of the staff report), be removed, as it no longer buffers different property owners. The application is consistent with policies LU 1.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the rezoning because this is also consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.

PART 8: TOWN BOARD FINAL ACTION

The application is proposed for Town Board Final Action at the meeting scheduled for June 16, 2026.

PART 9: ATTACHMENTS

A – General Application
B – Proposed Revised Plan
C – Community Meeting Report (05-20-2026)

PART 10: CONSISTENCY STATEMENT – CHARTER CALDWELL STATION APARTMENTS - REVISION		
Planning Department	Planning Board	Board of Commissioners
APPROVAL: In considering the proposed rezoning revision petition R26-06, Charter Caldwell Station, staff recommends approval with the conditions that: 1) Only the middle portion of the 6-foot-tall brick wall (222 ft., as shown on page 5 of this report) may be removed, as it no longer buffers different property owners. The proposal is consistent with the Huntersville 2040 Community Plan policies LU1.1. It is reasonable and in the public's interest to revise the plan as described above and is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.	APPROVAL: In considering the proposed rezoning revision petition R26-06, Charter Caldwell Station, Planning Board recommends approval (7-0) with the conditions that: 1) Only the middle portion of the 6-foot-tall brick wall (222 ft., as shown on page 5 of this report) may be removed, as it no longer buffers different property owners. The proposal is consistent with the Huntersville 2040 Community Plan policies LU1.1. It is reasonable and in the public's interest to revise the plan as described above and is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan.	APPROVAL:
DENIAL:	DENIAL:	DENIAL:

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 # CALDWELL STATION PHASE II (5/22/2012) ☐ 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 04/23/26

Name of Project CHARTER CALDWELL STATION APARTMENTS Phase # (if subdivision) _____

Project Address 17155 OLD STATESVILLE ROAD

Parcel Identification Number(s) (PIN) 00544330

Current Zoning District NR (TND-O) Proposed District (for rezoning only) _____

Property Size (acres) 11.67 (EXISTING) Street Frontage (feet) 57

Current Land Use VACANT

Proposed Land Use(s) MULTI-FAMILY APARTMENTS

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

3. Description of Request

Explain the nature of this request. If a separate sheet is necessary, please attach to this application.

ADMINISTRATIVE REVIEW FOR PROPOSED MULTI-FAMILY APARTMENT DEVELOPMENT

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 CHARTER PROPERTIES, INC. Phone 704-377-4172

☒ 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 _____ Printed Name: PHIL VETTER

Title VICE - PRESIDENT Email PAV@CHARTERPROPERTIES.COM

Address of Applicant 1520 SOUTH BLVD, SUITE 215, CHARLOTTE, NC 28203

7. Property Owner (if different than applicant)

*Printed Name NORTH PARK APARTMENTS LLC Phone 704-377-4172

☐ 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 _____ Printed Name PHIL VETTER

Title VICE - PRESIDENT Email PAV@CHARTERPROPERTIES.COM

Address of Property Owner 1520 SOUTH BLVD, STE 215, 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

CHARTER PROPERTIES, INC.	JOHN PORTER	704-377-4172	JDP@CHARTERPROPERTIES.COM
Development Firm	Name of Contact	Phone	Email
DESIGN RESOURCE GROUP	BRIAN GRAHAM	704-343-0608	BRIAN@DRGRP.COM
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville
Planning Department
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-992-5528
Physical Address: 105 Gilead Road, Third Floor
Website: https://www.huntersville.org/228/Planning-Department

CHARTER CALDWELL STATION APARTMENTS

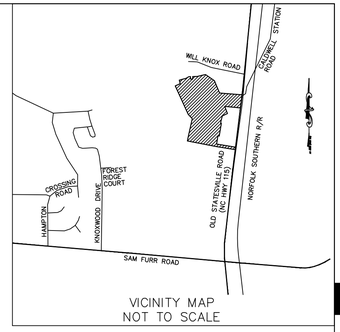
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
P: 704.377.4172
EPM #: 447695

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

REVISIONS TO APPROVED PLANS (RTAP) FOR LDCP-2023-00451:
- REVISION PURPOSES:
- TO REMOVE A PORTION OF EXISTING 6' BRICK SCREEN WALL PER R 98-08

1



VICINITY MAP
NOT TO SCALE

SUBDIVISION SKETCH PLAN

SITE DATA

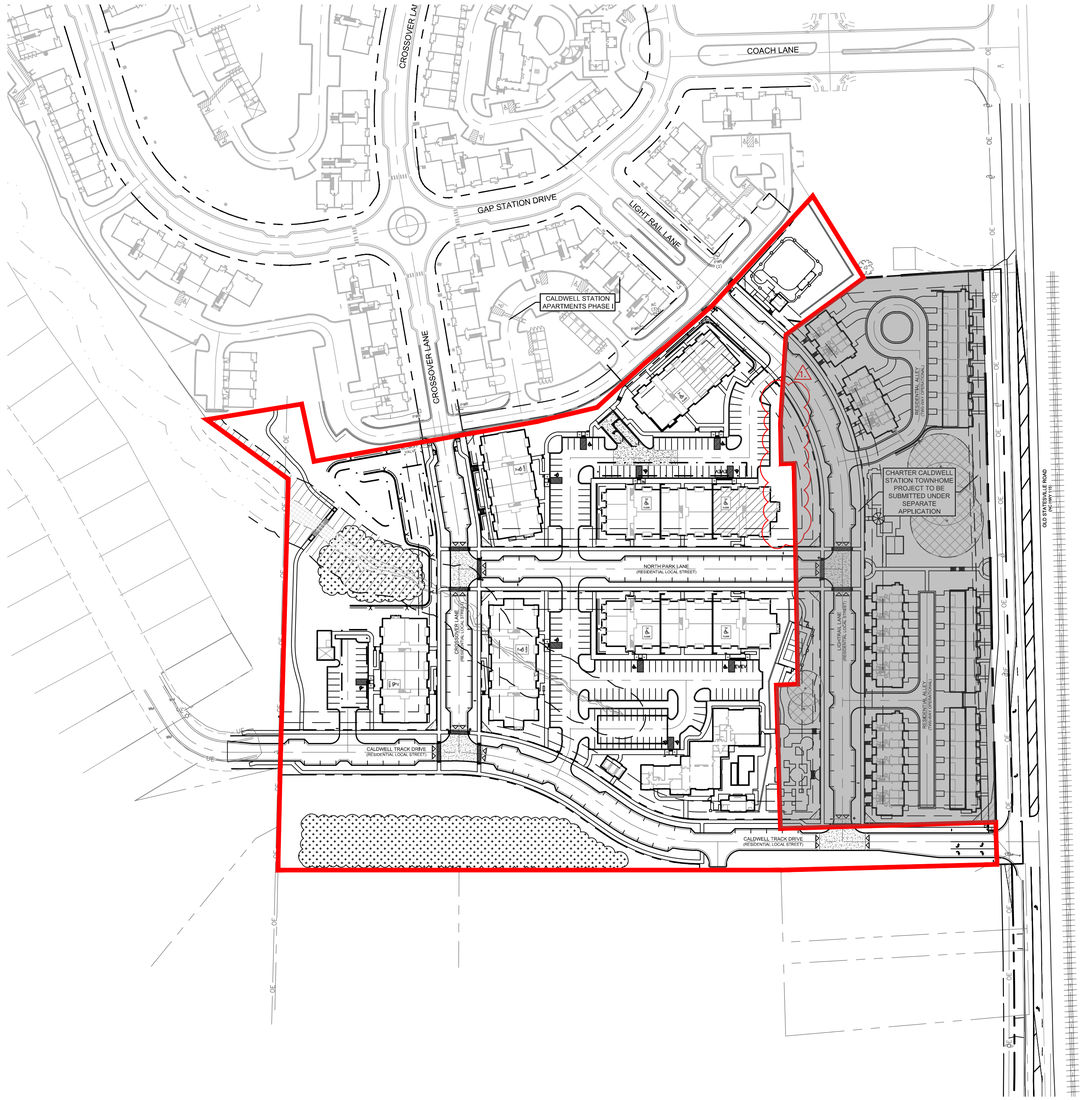
TAX MAP NO:	00544330
STREET ADDRESS:	17155 OLD STATESVILLE ROAD
CURRENT ZONING:	NR (TND-O)
REZONING PETITION:	R 98-08
EXISTING SITE AREA:	11.67 ACRES (508,143 SF)
RIGHT-OF-WAY DEDICATION:	2.97 ACRES (129,400 SF)
NET SITE AREA:	8.70 ACRES (378,743 SF)
EXISTING USE:	VACANT
PRINCIPAL USE:	MULTI-FAMILY APARTMENTS
PROPOSED UNITS:	166 APARTMENTS (FOR RENT) (76 1BR, 90 2 BR)
PROPOSED DENSITY:	14.22 DUA
NON-RESIDENTIAL AREA:	±8,000 SF (CLUBHOUSE, DOG SPA, CARWASH/MAINTENANCE)
PROPOSED NUMBER OF LOTS:	4
MINIMUM PARKING REQUIRED:	211 SPACES (1 SPACE/1 BR UNIT, 1.5 SPACES/2 BR UNIT)
PARKING PROVIDED:	74 ON STREET SPACES 195 STANDARD SPACES 9 ACCESSIBLE SPACES 278 SPACES (1.67 SPACES PER UNIT)
BUILDING TYPE:	APARTMENT (FOR RENT)
BUILDING HEIGHT:	2 & 3 STORY
SETBACKS:	
BUILD-TO-RANGE/SETBACKS	10'-25'
MINIMUM BUILDING SEPARATION:	10'
CORNER:	10'
SIDE:	5'
REAR:	5'
CANOPY TREE SAVE REQUIRED:	N/A
REQUIRED SPECIMEN TREE SAVE:	N/A
URBAN OPEN SPACE:	GREENWAY (±400 LF MULTI-PURPOSE PATH 5' WIDE)
AMENITY:	CLUBHOUSE, DOG SPA, DOG PARK, MAINTENANCE/CARWASH, POOL COURTYARD,
TRASH AND RECYCLING:	TRASH COMPACTOR & RECYCLING ENCLOSURE (PRIVATE COLLECTION SERVICE)
ESTIMATE COMPLETION TIMELINE:	2025

WATERSHED INFORMATION

REGULATED DRINKING WATERSHED:	NO
WATERSHED DISTRICT:	MCDOWELL
DENSITY	HIGH DENSITY
IMPERVIOUS AREA:	4.86 ACRES (211,701 SF) 41.6%
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA PROVIDED:	70%
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	NONE

NOTE:

ADJACENT TOWNHOME PROJECT (CHARTER CALDWELL STATION) SUBMITTED UNDER SEPARATE APPLICATION. THIS PROJECT (CHARTER CALDWELL STATION APARTMENTS PHASE II) CANNOT BE BUILT WITHOUT APPROVAL TO CHARTER CALDWELL STATION TOWNHOMES. THESE REVISIONS ARE CONCURRENTLY BEING REVIEWED BY TOWN OF HUNTERSVILLE.



SHEET LIST SCHEDULE

SHEET #	SHEET TITLE
SK0.00	COVER SHEET
~~1~~ 1	SURVEY
~~SK1.00~~	EXISTING FEATURES PLAN
SK2.00	SITE CONTEXT PLAN
SK2.01	SKETCH PLAN
SK2.02	BLOCK LENGTH PLAN
SK4.00	GRADING PLAN
SK4.10	STORMWATER MANAGEMENT PLAN
SK5.00	UTILITY PLAN
SK5.01	FIRE AND SAFETY PLAN
SK6.00	TREE INVENTORY PLAN
SK6.01	REQUIRED LANDSCAPING PLAN
SK7.00	INTERSECTION SIGHT DISTANCE AND FIRE TRUCK MANUEVERING
SK8.00	SITE DETAILS
SK8.01	SITE DETAILS
A5.1	BUILDING 1 ELEVATIONS
A5.2	BUILDING 2 ELEVATIONS
A5.3	BUILDING 3 ELEVATIONS
A5.4	BUILDING 4 ELEVATIONS
A5.5	BUILDING 5 ELEVATIONS
A5.6	BUILDING 6 ELEVATIONS

NCDOT REQUIRED IMPROVEMENTS:

OLD STATESVILLE ROAD AT ACCESS A (UNSIGNALIZED)

- CONSTRUCT ACCESS TO HAVE AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE ON OLD STATESVILLE ROAD WITH 150' OF STORAGE
- CONSTRUCT AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE ON OLD STATESVILLE ROAD WITH 150 FEET OF STORAGE
- EXTEND 3-LANE SECTION ON OLD STATESVILLE ROAD BETWEEN ACCESS AND CALDWELL STATION PHASE 1 LEFT HAND TURN LANE

ALL RETAINING WALLS REQUIRING SPECIAL INSPECTIONS (>5' IN HEIGHT) SHALL MEET THE REQUIREMENTS OF THE MCSBC CHAPTER 17 – SPECIAL INSPECTIONS AS DETAILED PER THE MECKLENBURG COUNTY CODE ENFORCEMENT SPECIAL INSPECTIONS PROCESS. ADDITIONALLY, COPIES OF THE RETAINING WALL PLANS SHALL BE SUBMITTED TO THE HUNTERSVILLE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL. THE TOWN OF HUNTERSVILLE SHALL BE COPIED ON ALL STATEMENTS OF SPECIAL INSPECTIONS, SPECIAL INSPECTIONS FINAL REPORTS, AND DESIGN PRINCIPAL IN RESPONSIBLE CHARGE (DPIRC) LETTERS.

THE TOWN OF HUNTERSVILLE REQUIRES THAT ALL STREETS PROPOSED TO BE TAKEN OVER BY THE TOWN FOR MAINTENANCE BE REVIEWED, INSPECTED, AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA FOR ADEQUATE CONSTRUCTION. REVIEW OF STREET CONSTRUCTION BY THE CERTIFYING ENGINEER IS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS. REFER TO THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL FOR ADDITIONAL INFORMATION INCLUDING THE REQUIRED CERTIFICATION FORM.

CONSULTANTS:

DEVELOPER:	CHARTER PROPERTIES, INC. 1520 SOUTH BOULEVARD SUITE 215 CHARLOTTE, NC 28203 704.377.4172
ARCHITECT:	WATTS LEAF ARCHITECTS, PA 101 NORTH MCDOWELL STREET SUITE 112 CHARLOTTE, NC 28204 704.376.1200
LANDSCAPE ARCH.:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 2459 WILKINSON BOULEVARD SUITE 200 CHARLOTTE, NC 28208 704.343.0608

DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REGISTERED LANDSCAPE ARCHITECT No.1987 10/01/25 BRYAN W. GRAHAM

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

COVER SHEET

SCALE: NTS

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

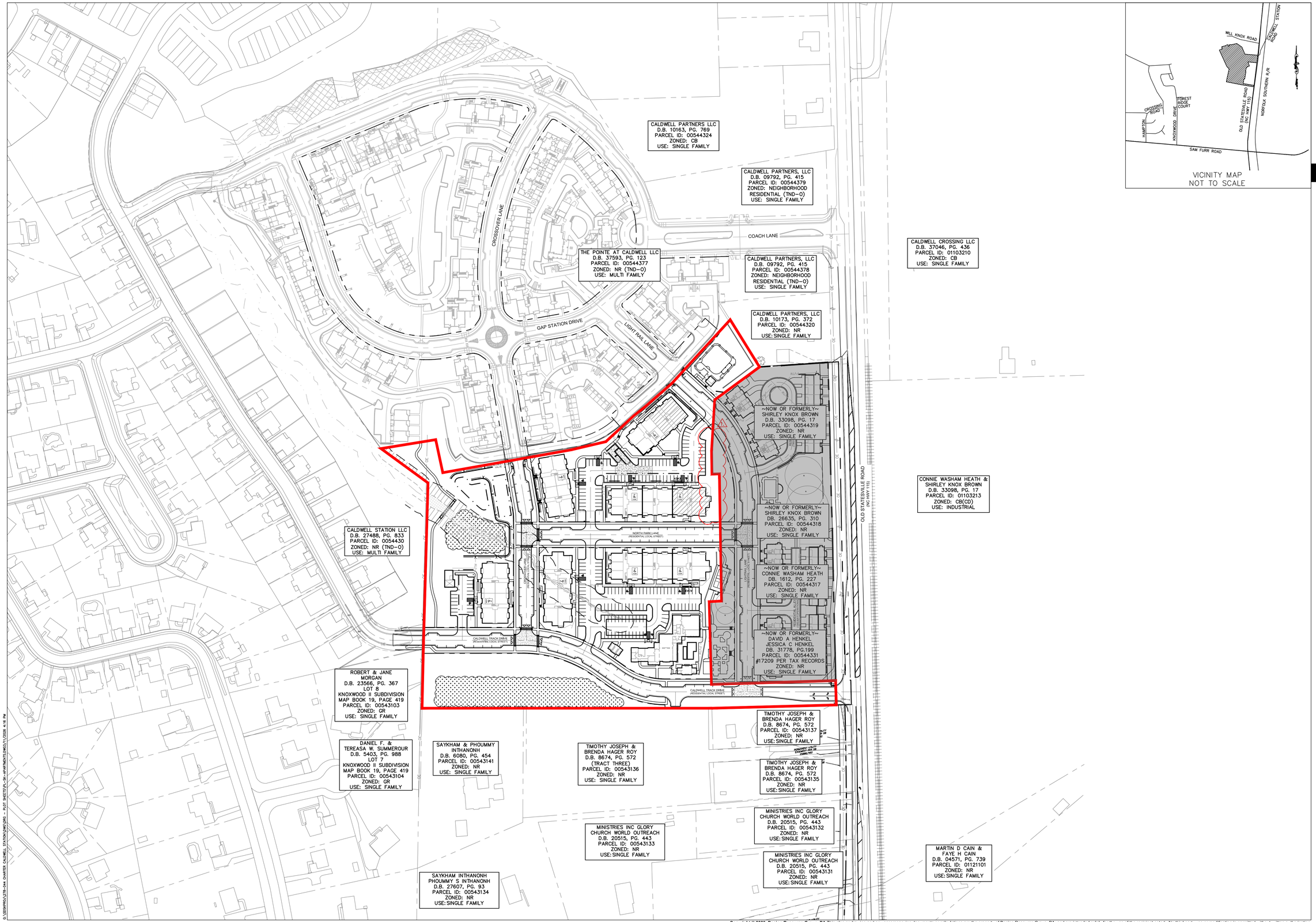
AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK0.00

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C:\DESIGN\278-044 CHARTER CALDWELL STATION\DWG\SKD - PLOT SHEETS\PLOT-SK-MAPNOTES.DWG 7/1/2026 4:21 PM



VICINITY MAP
NOT TO SCALE

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA
CORPORATE SEAL C-95 C-2165 NCBELS
DESIGN RESOURCE GROUP, P.A.

REGISTERED LANDSCAPE ARCHITECT
No.1987
10/01/25

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SITE CONTEXT PLAN

50 0 50 100 N

SCALE: 1"=100'

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

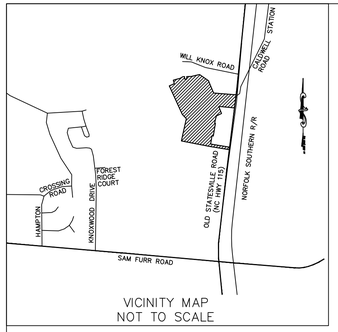
AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK2.00

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G:\DRG\PROJECTS\278-044 CHARTER CALDWELL STATION\DWG\PRD - PLOT SHEETS\PLOT-SK-APARTMENTS.DWG(1) 7/1/2026 4:16 PM



VICINITY MAP
NOT TO SCALE

GAP STATION DRIVE

LIGHT RAIL LANE

CALDWELL STATION NC LLC
D.B. 30411/400, PG. 989
LOT 1, MB 49/733
PARCEL ID: 00544377
ZONED: NEIGHBORHOOD RESIDENTIAL (TND-O) SPA

LIMITS OF PUBLIC RIGHT-OF WAY PER CALDWELL STATION APARTMENTS PHASE I APPROVED PLANS

CALDWELL PARTNERS, LLC
D.B. 10173, PG. 372
PARCEL ID: 00544320
ZONED: NEIGHBORHOOD RESIDENTIAL
1.18 ACRES

PRIVATE DOG PARK AMENITY TO SERVE THIS PROJECT AND ADJACENT CHARTER CALDWELL STATION TOWNHOME PROJECT

EXISTING 6' BRICK SCREEN WALL PER R 98-08

20' PLANTED BUFFER

DOG SPA

PUBLIC STREET A (RESIDENTIAL LOCAL STREET) EXTENSION TO EXISTING PUBLIC STREET ON CALDWELL STATION APARTMENTS PHASE I PER R 98-08

CALDWELL STATION APARTMENTS PHASE I

2 STORY PORTION OF BUILDING PER R-98-08

10'-25' BUILD-TO-LINE (TYP.)

7' PLANTING STRIP
5' PUBLIC SIDEWALK

CROSSOVER LANE

LIMITS OF PUBLIC RIGHT-OF WAY PER CALDWELL STATION APARTMENTS PHASE I APPROVED PLANS

PROPOSED 20' PUBLIC ACCESS EASEMENT

EXISTING PROPERTY LINE (TYP.)

PUBLIC STREET C (RESIDENTIAL LOCAL STREET) EXTENSION TO EXISTING PUBLIC STREET ON CALDWELL STATION APARTMENTS PHASE I PER R 98-08

MODULAR BLOCK RETAINING WALL (TYP.)

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

~NOW OR FORMERLY~
SHIRLEY KNOX BROWN
D.B. 33098, PG. 17
PARCEL ID: 00544319
ZONED: NEIGHBORHOOD RESIDENTIAL
1.780 AC. (NET R/W)

TYPE II MODIFIED DRIVEWAY

PUBLIC STREET A (RESIDENTIAL LOCAL STREET) EXTENSION TO PROPOSED PUBLIC STREET ON CHARTER CALDWELL STATION TOWNHOME PROJECT SUBMITTED UNDER SEPARATE APPLICATION.

EXISTING 6' BRICK SCREEN WALL PER R 98-08 TO BE REMOVED

TRASH COMPACTOR AND RECYCLING ENCLOSURE TO SERVE ENTIRE DEVELOPMENT

CHARTER CALDWELL STATION TOWNHOME PROJECT TO BE SUBMITTED UNDER SEPARATE APPLICATION

~NOW OR FORMERLY~
SHIRLEY KNOX BROWN
DB. 26635, PG. 310
PARCEL ID: 00544318
ZONED: NEIGHBORHOOD RESIDENTIAL
1.055 AC. (NET R/W)

2 STORY PORTION OF BUILDING PER R 98-08

PUBLIC STREET B (RESIDENTIAL LOCAL STREET) EXTENSION TO PROPOSED PUBLIC STREET ON CHARTER CALDWELL STATION TOWNHOME PROJECT SUBMITTED UNDER SEPARATE APPLICATION.

EXISTING RIGHT-OF-WAY

FUTURE RIGHT-OF-WAY (60' FROM EXISTING CENTERLINE)

EXISTING CENTERLINE OF ROAD

10' SIDEWALK ALONG OLD STATESVILLE ROAD (TYP.)

PROPOSED ROAD CROSS SECTION AA, SEE SHEET SK8.01

OLD STATESVILLE ROAD (NC HWY 115)

ASSOCIATION INC CALDWELL STATION HOMEOWNERS
D.B. 26300, PG. 782
PARCEL ID: 00544523
ZONED: NEIGHBORHOOD RESIDENTIAL (TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY)

SWIM BUFFER CROSS SECTION CC, SEE SHEET SK8.00

TOP OF BANK

30' SWIM/PCCO BUFFER

RAISED INTERSECTION (TRAFFIC CALMING)

WETLAND "D" DISTURBANCE ± 106 SF (0.002 AC)

±13,000 SF UNDISTURBED TREE SAVE AREA

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

68' DUKE R/W

EXISTING PROPERTY LINE (TYP.)

CARWASH/MAINTENANCE

5' MULTI-PURPOSE PATH (URBAN OPEN SPACE - GREENWAY) PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II, SEE DETAIL 6 SHEET C8.00

SIDEWALK TO BE 25' MINIMUM FROM FINAL LOCATION OF DUKE TRANSMISSION POLE

APPROXIMATE NEW LOCATION OF DUKE TRANSMISSION PULL-FINAL LOCATION TO BE DETERMINED BY DUKE

EXISTING TRANSMISSION POLE TO BE RELOCATED BY DUKE ENERGY

±29'

TYPE II MODIFIED DRIVEWAY

10'-25' BUILD-TO-LINE (TYP.)

NORTH PARK LANE (RESIDENTIAL LOCAL STREET)

63' R/W

CROSSOVER LANE (RESIDENTIAL LOCAL STREET)

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

LIGHTRAIL LANE (IDENTICAL LOCAL STREET)

PRIVATE POOL AMENITY COURTYARD TO SERVE THIS PROJECT AND ADJACENT CHARTER CALDWELL STATION TOWNHOME PROJECT

EXISTING 6' BRICK SCREEN WALL PER R 98-08

RESIDENTIAL ALLEY (TWO-WAY OPERATIONAL)

MAIL KIOSK

CALDWELL TRACK DRIVE (RESIDENTIAL LOCAL STREET)

~NOW OR FORMERLY~
CONNIE WASHAM HEATH
DB. 1612, PG. 227
PARCEL ID: 00544317
ZONED: NEIGHBORHOOD RESIDENTIAL
1.120 AC. (NET R/W)

~NOW OR FORMERLY~
DAVID A HENKEL
JESSICA C HENKEL
DB. 31778, PG.199
PARCEL ID: 00544331
#17209 PER TAX RECORDS
ZONED: NEIGHBORHOOD RESIDENTIAL
1.555 AC. (NET R/W)

10'-25' BUILD-TO-LINE ALONG OLD STATEVILLE ROAD (TYP.)

PROPOSED ROAD WIDENING ALONG PROPERTY FRONTAGE

PROPOSED RIGHT HAND TURN LANE

PROPOSED ROAD CROSS SECTION BB, SEE SHEET SK8.01

35'X35'/10'X70' SIGHT TRIANGLE

PROPOSED PUBLIC STREET PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II

PROPOSED LEFT HAND TURN LANE PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II

PROPOSED ROAD WIDENING PER PREVIOUSLY APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II

ROBERT & JANE MORGAN
D.B. 23566, PG. 367
LOT 8
KNOXWOOD II SUBDIVISION
MAP BOOK 19, PAGE 419
PARCEL ID: 00543103
ZONED: GENERAL RESIDENTIAL

PUBLIC STREET D (RESIDENTIAL LOCAL STREET) EXTENSION TO EXISTING CALDWELL TRACK DRIVE PER R 98-08

RAISED INTERSECTION (TRAFFIC CALMING)

RESIDENTIAL LOCAL STREET PARKING ON BOTH SIDES OF STREET

SINGLE FAMILY LOTS PER R 98-08 NO PROPOSED DEVELOPMENT

INTERMITTENT STREAM "B" STREAM DISTURBANCE ± 359 LF, ± 1,296 SF (0.029 AC)

WETLAND "C" DISTURBANCE ± 207 SF (0.005 AC)

±32,000 SF UNDISTURBED TREE SAVE AREA

WETLAND "A" DISTURBANCE ± 1,660 SF (0.038 AC)

10'-25' BUILD-TO-LINE (TYP.)

CALDWELL TRACK DRIVE (RESIDENTIAL LOCAL STREET)

RAISED INTERSECTION (TRAFFIC CALMING)

VARIABLE WIDTH

PUBLIC STREET A (RESIDENTIAL LOCAL STREET) EXTENSION TO PROPOSED PUBLIC STREET ON CHARTER CALDWELL STATION TOWNHOME PROJECT SUBMITTED UNDER SEPARATE APPLICATION.

PUBLIC ROAD STUB PER R 98-08

AREA BETWEEN BACK OF CURB AND PROPERTY LINE TO BE DEDICATED R/W. SEE SHEET SK6.01 FOR TREATMENT OF AREA

SAYKHAM & PHOUMMY INTHANONH
D.B. 6080, PG. 454
PARCEL ID: 00543141
ZONED: NEIGHBORHOOD RESIDENTIAL

TIMOTHY JOSEPH & BRENDA HAGER ROY
D.B. 8674, PG. 572 (TRACT THREE)
PARCEL ID: 00543136
ZONED: NEIGHBORHOOD RESIDENTIAL

TIMOTHY JOSEPH & BRENDA HAGER ROY
D.B. 8674, PG. 572 (TRACT ONE)
PARCEL ID: 00543137
ZONED: NEIGHBORHOOD RESIDENTIAL

68' DUKE R/W (MB 49/733)

65' DUKE R/W (MB 49/733)

SITE DATA

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SIDE:	5'
REAR:	5'
CANOPY TREE SAVE REQUIRED:	N/A
REQUIRED SPECIMEN TREE SAVE:	N/A
URBAN OPEN SPACE:	GREENWAY (±400 LF MULTI-PURPOSE PATH 5' WIDE)
AMENITY:	CLUBHOUSE, DOG SPA, DOG PARK, MAINTENANCE/CARWASH, POOL COURTYARD,
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NOTE:

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GENERAL NOTES:

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, AND NCDOT, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS COMMON AND/OR URBAN OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND DEDICATED FOR PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATION AND DESIGN SHOWN ON THIS SKETCH PLAN AREA SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING) RIGHT-OF-WAY) AND INTERSECTION WITH ADJACENT AND OPPOSIING ACCESS POINTS. MODIFICATIONS TO PLAN MY RESULT.
5. LARGE MATURING TREES WILL BE PLANTED 40' O/C WITHIN THE REQUIRED PLANTING STRIP ALONG ALL STREETS WITH THE EXCEPTION OF RURAL PARKWAYS WHERE EXISTING TREES CAN SATISFY THE STREET TREE REQUIREMENT.
6. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
7. BUILD-TO LINE (10-25' ALONG PUBLIC ROADS). A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPURTENANCES, MUST BE ERECTED; INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO LINE IS ESTABLISHED ON THE RECORD PLAT (FINAL PLAT).
8. MAIL DELIVERY TO BE A COMMUNAL STRUCTURE FOR THE ENTIRE PROJECT. TRASH AND RECYCLING TO BE PROVIDED VIA PRIVATE COLLECTION.
9. DIRECT ACCESS FROM LOTS TO A THOROUGHFARE IS PROHIBITED.
10. LOTS SUBJECT TO FLOODING SHOULD NOT BE ESTABLISHED IN SUBDIVISIONS EXCEPT AS PROVIDED IN SECTION 7.280.
8. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY.
9. RETAINING WALL PLANS ARE REQUIRED TO BE SUBMITTED WITH FIRST SUBMITTAL OF CONSTRUCTION DOCUMENTS REVIEW.
10. STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURE MANUAL
11. TIA DETERMINATION OF NEED WAS SUBMITTED AND NO TIA WAS REQUIRED.
12. THE SITE WILL BE SERVED THROUGH A MIXTURE OF PUBLIC AND PRIVATE UTILITIES. THROUGHOUT ON-SITE PUBLIC ROADS, CHARLOTTE WATER AND SEWER SERVICE WILL BE EXTENDED AND USED AS CONNECTION POINTS FOR PRIVATE WATER AND SEWER.

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REGISTERED LANDSCAPE ARCHITECT
No.1987
10/01/25
BRIAN W. STRATTON

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

SKETCH PLAN

25 0 25 50
SCALE: 1"=50'

N

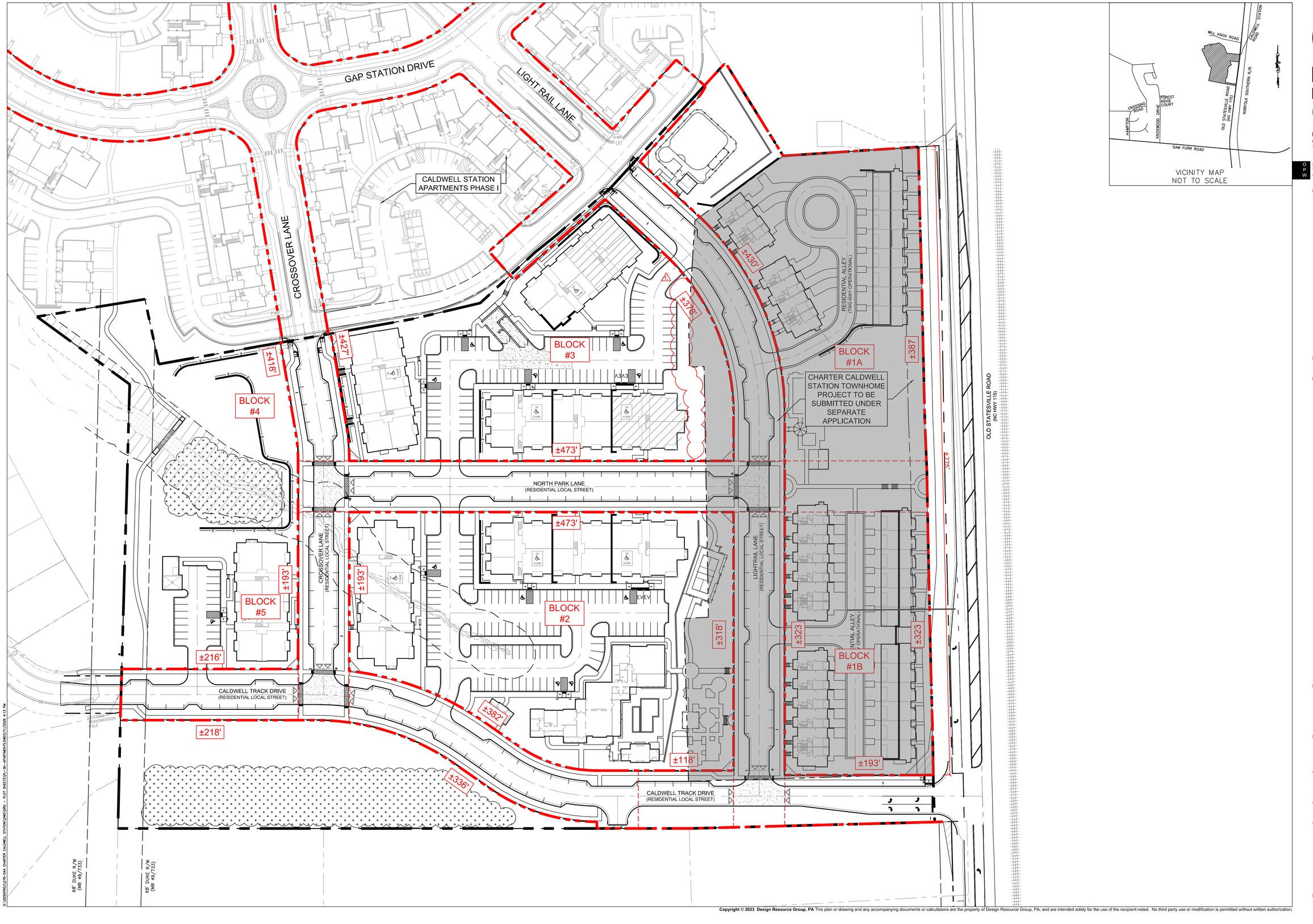
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DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:
1. 3/13/26 RTAP

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VICINITY MAP
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SKETCH PLAN

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BLOCK LENGTH PLAN

25 0 25 50 N
SCALE: 1"=50'

PROJECT #:	278-044
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08/01/23
SEAL
BRIAN W. GRATHAM

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CHARLOTTE, NC 28203
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GRADING PLAN

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SCALE: 1"=50'

PROJECT #: 278-044
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CHECKED BY: BG

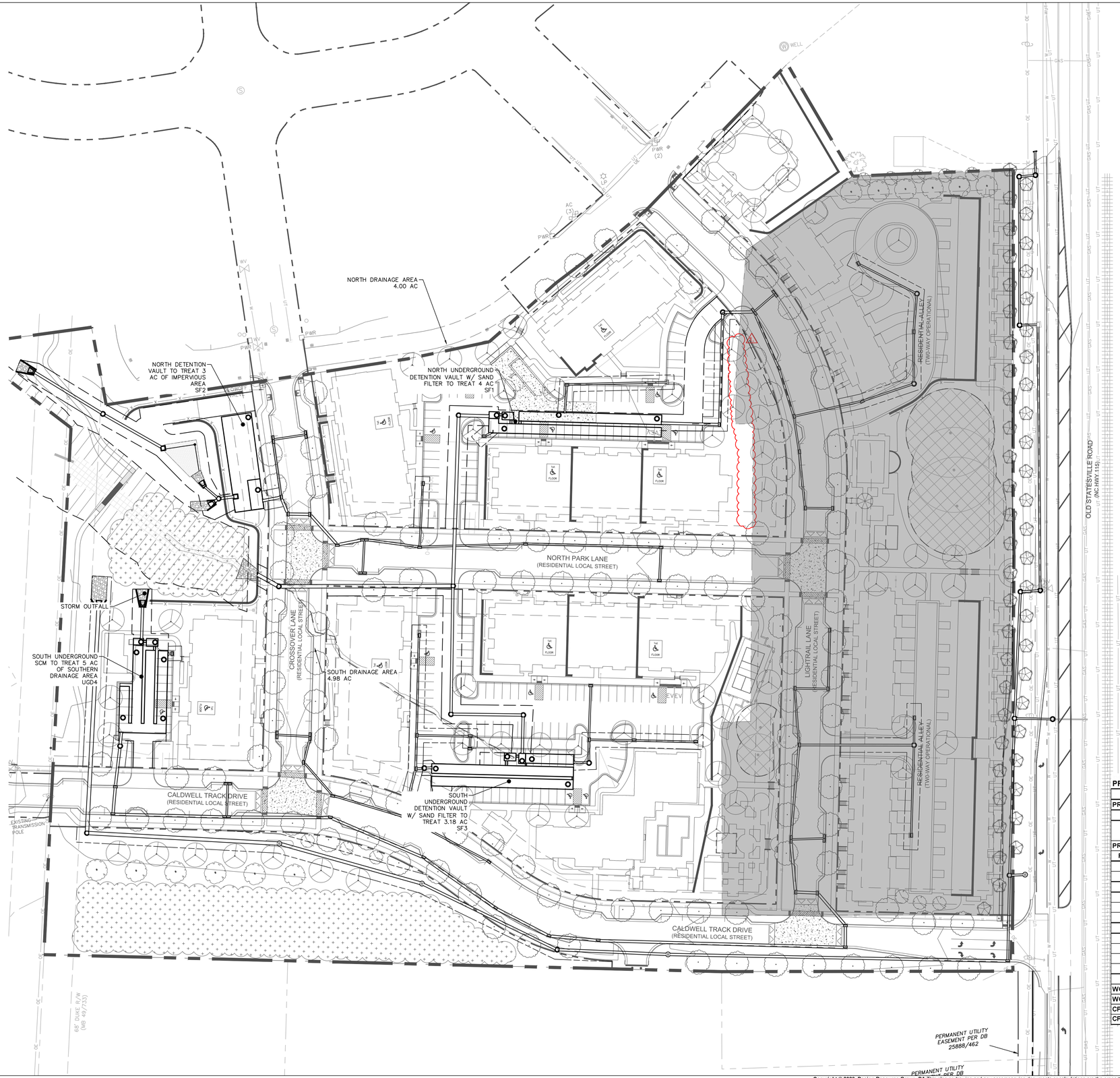
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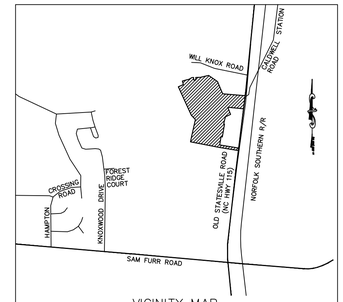
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VICINITY MAP
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STORM DRAINAGE LEGEND

- MANHOLE (NCDOT DET.840.52)
- CATCH BASIN (NCDOT DET.840.02)
- DROP INLET (NCDOT DET.840.14)
- ADS NYLOPLAST INLINE DRAIN. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
- ADS NYLOPLAST INLINE CLEANOUT. CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL SHEETS)
- RCP
- EXISTING STORM DRAINAGE PIPE
- HDPE

PRE AND POST DEVELOPMENT SUMMARY CHART

	NORTH AREA		SOUTH AREA	
PRE-DEVELOPMENT	**TOWNHOME**	**APARTMENT**	**TOWNHOME**	**APARTMENT**
DRAINAGE AREA (AC)	2.33	4.00	2.20	4.98
SCM	**SAND FILTER 1**	**SAND FILTER 2**	**SAND FILTER 3**	**UNDERGROUND DETENTION 4**
PRE-DEVELOPMENT DRAINAGE AREA TO SCM	4.24	2.77	3.18	5.00
PRE PERCENT IMPERVIOUS AREA	0%	7%	0%	0%
2-YR STORM EVENT BMP (CFS)	0.61	0.54	0.46	0.75
10-YR STORM EVENT BMP (CFS)	4.15	2.86	3.14	5.03
POST-DEVELOPMENT				
POST PERCENT IMPERVIOUS AREA	**63%**	**100%**	**63%**	**61%**
2-YR STORM EVENT BMP (CFS)	9.15	11.38	10.4	7
10-YR STORM EVENT BMP (CFS)	18.14	16.78	20.96	13.80
ROUTED-DEVELOPMENT				
2-YR STORM EVENT BMP (CFS)	0.1	0.12	0.04	0.15
PRE VS POST DIFFERENCE (CFS)	-0.51	-0.42	-0.42	-0.60
10-YR STORM EVENT BMP (CFS)	3.93	2.74	2.42	4.87
PRE VS POST DIFFERENCE (CFS)	-0.22	-0.12	-0.72	-0.16
WQ VOLUME REQUIRED (CF)	9,458	9536	7,180	10,871
WQ VOLUME PROVIDED (CF)	9,452	9583	7,143	10933
CP_v VOLUME REQUIRED (CF)	9,155	11793	7,217	11395
CP_v VOLUME PROVIDED (CF)	10,895	12499	10,411	12324

IMPERVIOUS FROM APARTMENTS: 5.8 AC

PREVIOUSLY APPROVED IMPERVIOUS AREA FOR APARTMENTS: 11 AC

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NORTH CAROLINA PROFESSIONAL SEAL 047286 01/06/26 ENGINEER JOSEPH B. BOULOS

CONSTRUCTION PLAN

NORTH PARK APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 50'

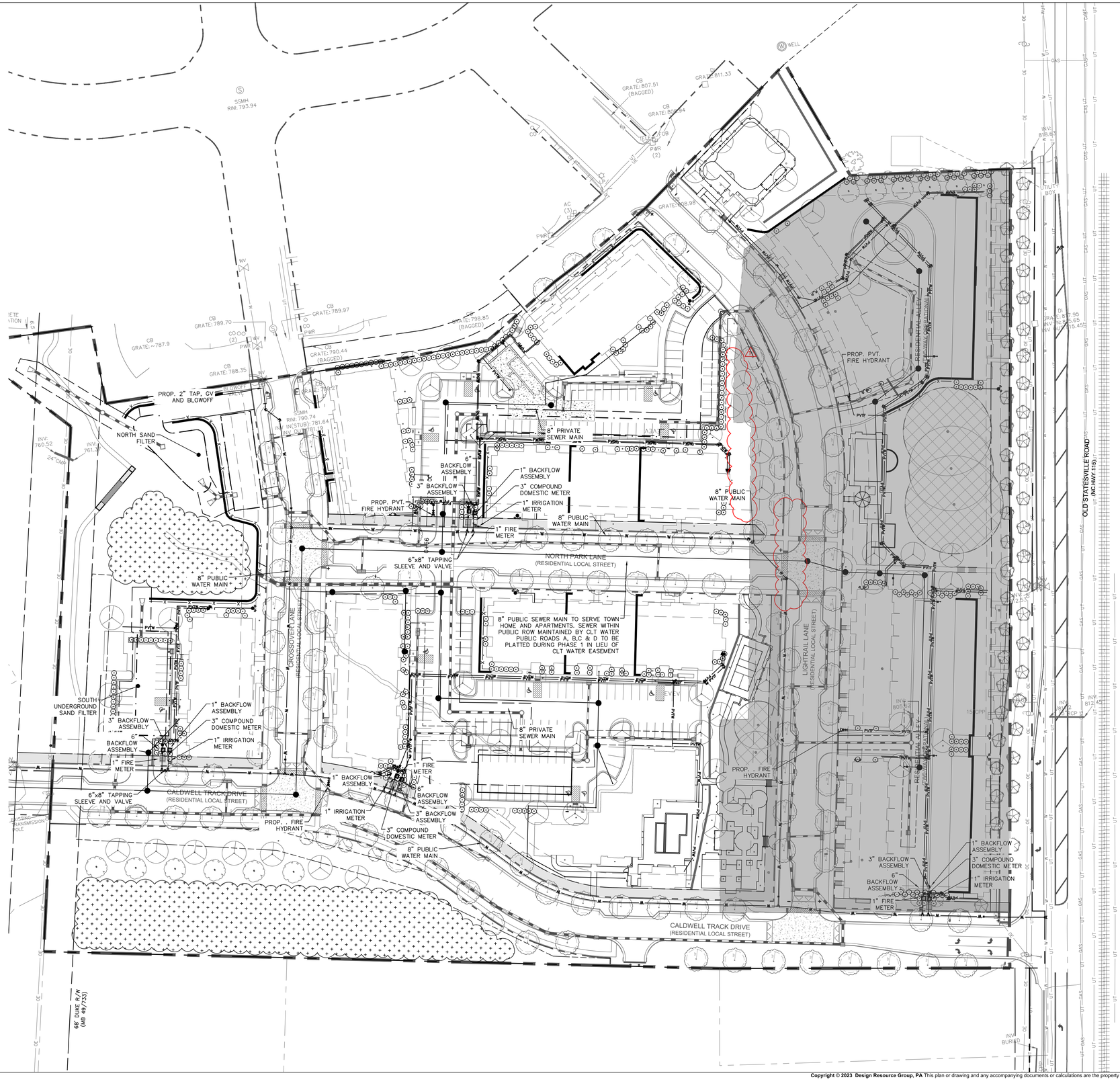
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CHECKED BY: JBB

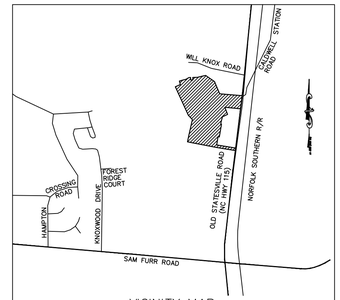
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VICINITY MAP
NOT TO SCALE

LEGEND

- 4' PRECAST MANHOLE
- SANITARY SEWER CLEANOUT
- 8" PVC SANITARY SEWER (SDR 35)
- 45° VERTICAL BEND
- X" CLEAN OUT, X" SAN. SWR LAT. 5' OFF BLDG.
- X" DOMESTIC WATER SVC., X" GV., X" PLUG, 5' OFF BLDG.
- X" FIRE SERVICE, X" GV., X" PLUG, 5' OFF BLDG.
- FIRE DEPARTMENT CONNECTION
- REMOTE FIRE DEPARTMENT CONNECTION
- YARD HYDRANT
- WATER REDUCER
- WATER GATE VALVE
- TEE WITH THRUST BLOCKING
- BLOW OFF WITH GV AND REDUCER
- PROPOSED FIRE HYDRANT
- WATER MAIN AND SERVICES
- TRENCH RESURFACING
- RIGHT-OF-WAY
- SETBACK
- XX" BEND W/ THRUST BLOCKING
- BACKWATER VALVE

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SKETCH PLAN

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HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
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UTILITY PLAN

25 0 25 50
SCALE: 1" = 50'

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PROJECT #: 278-044
DRAWN BY: AVK
CHECKED BY: JBB

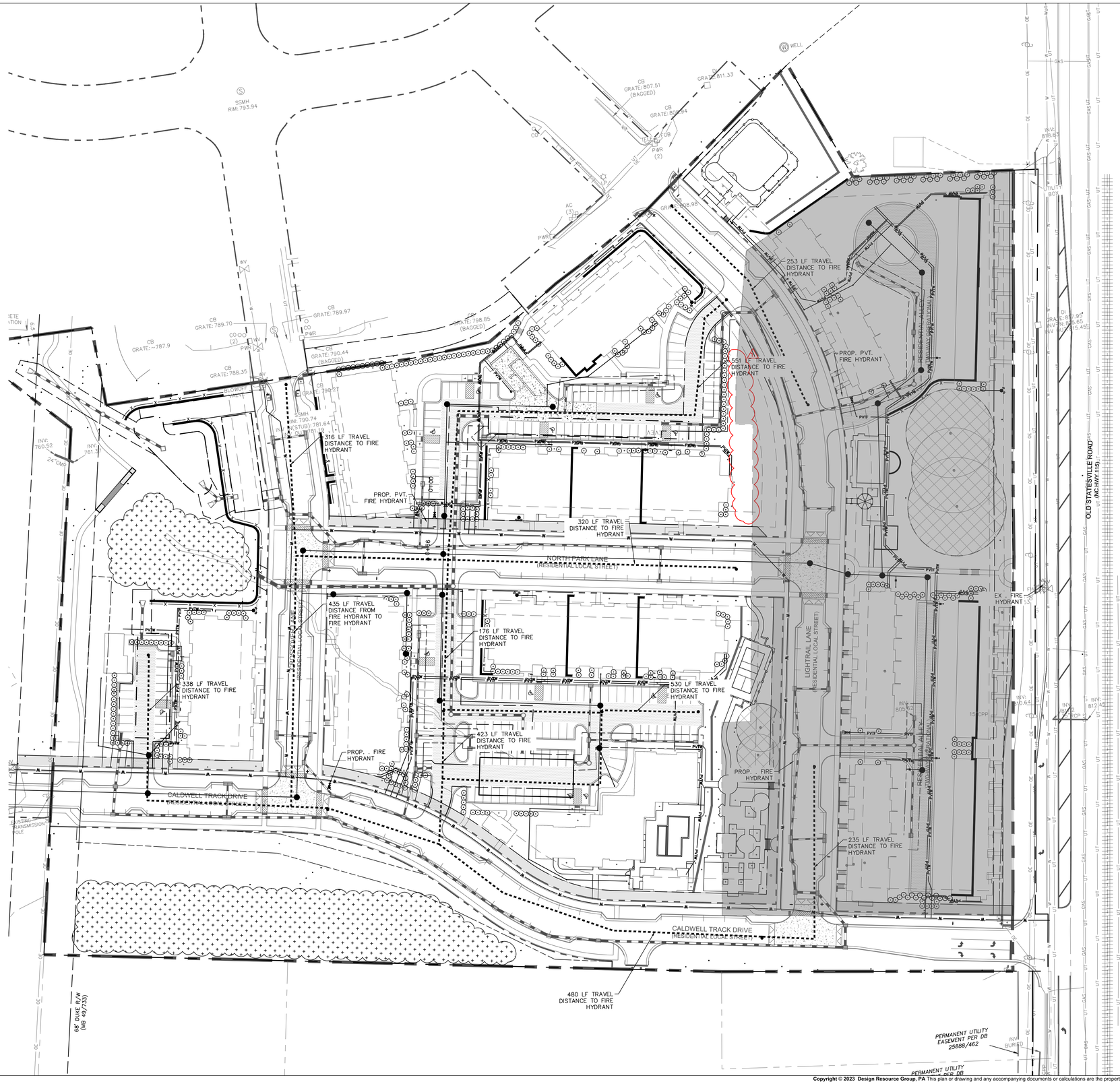
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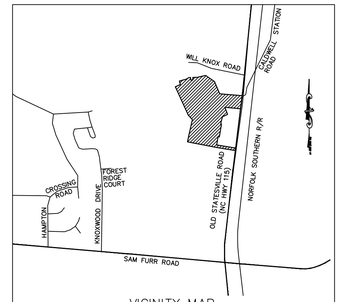
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VICINITY MAP
NOT TO SCALE

LEGEND

- 4' PRECAST MANHOLE
- SANITARY SEWER CLEANOUT
- 8" PVC SANITARY SEWER (SDR 35)
- 45° VERTICAL BEND
- SV — X" CLEAN OUT, X" SAN. SWR LAT. 5' OFF BLDG.
- WV — X" DOMESTIC WATER SVC., X" GV., X" PLUG, 5' OFF BLDG.
- 4" — X" FIRE SERVICE, X" GV., X" PLUG, 5' OFF BLDG.
- FIRE DEPARTMENT CONNECTION
- REMOTE FIRE DEPARTMENT CONNECTION
- YARD HYDRANT
- WATER REDUCER
- WATER GATE VALVE
- TEE WITH THRUST BLOCKING
- BLOW OFF WITH GV AND REDUCER
- PROPOSED FIRE HYDRANT
- W — WATER MAIN AND SERVICES
- TRENCH RESURFACING
- RIGHT-OF-WAY
- SETBACK
- XX — XX° BEND W/ THRUST BLOCKING
- BV — BACKWATER VALVE

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SKETCH PLAN

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HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

FIRE AND SAFETY PLAN

25 0 25 50 N

SCALE: 1" = 50'

PROJECT #:	278-044
DRAWN BY:	AVK
CHECKED BY:	JBB

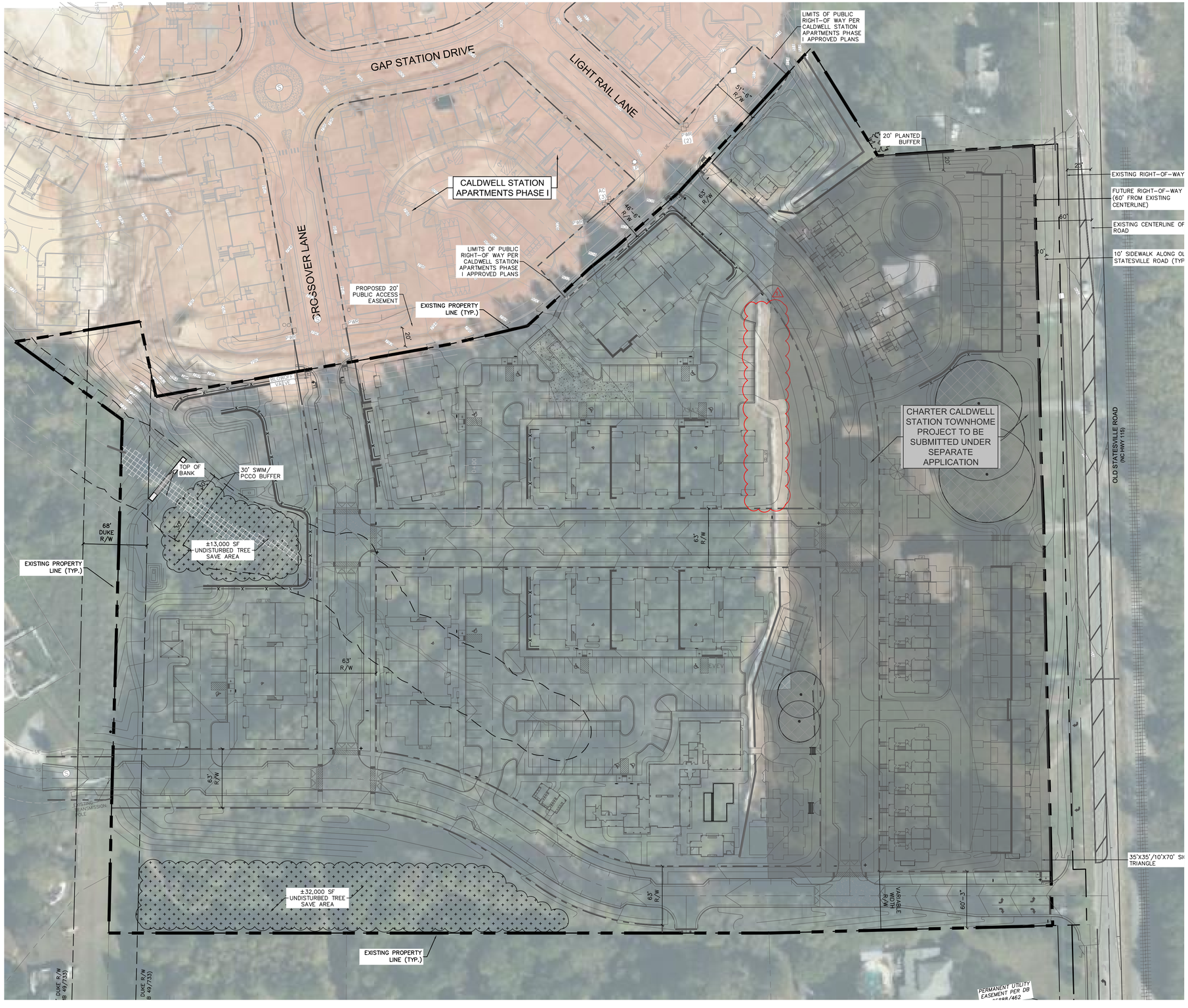
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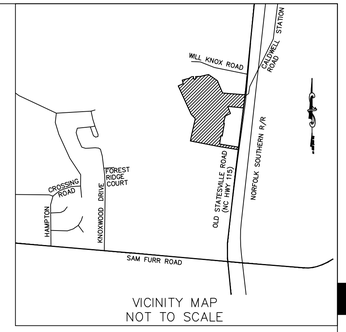
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VICINITY MAP
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TREE PRESERVATION: PER APPROVED SKETCH PLAN FOR CALDWELL STATION APARTMENTS PHASE II (5/22/2012)

N/A, NO CONDITIONS PLACED ON REZONING PETITION 98-08, ATTEMPTS WILL BE MADE DURING SITE DESIGN AND ACTUAL GRADING TO PRESERVE EXISTING TREES

HAS THIS SITE BEEN FORESTED OR CLEARED IN THE PAST THREE YEARS – NO

% OF SITE COVERED BY TREE CANOPY – APPROXIMATELY 85%
% OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT – 10%
% OF TREE CANOPY ACTUALLY SAVED–APPROXIMATELY 9% OF SITE

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SKETCH PLAN

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HUNTERSVILLE, NORTH CAROLINA

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TREE INVENTORY PLAN

25 0 25 50 N
SCALE: 1"=50'

PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

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REQUIRED PLANTING SCHEDULE

KEY	QTY.	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
MG	12	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" MIN.	10–12' MIN.	LARGE MATURING EVERGREEN BUFFER TREE
CC	51	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" MIN.	8–10' MIN.	SMALL MATURING STREET TREE
CK	11	CORNUS KOUSA	KOUSA DOGWOOD	2" MIN.	8–10' MIN.	SMALL MATURING BUFFER TREE
QP	110	QUERCUS PHELLOS	WILLOW OAK	2" MIN.	10–12' MIN.	LARGE MATURING STREET TREE
UP	62	ULMUS PARVIFOLIA	CHINESE ELM	2" MIN.	10–12' MIN.	LARGE MATURING RESIDENTIAL LOT TREES
OF	49	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE		36" MIN.	EVERGREEN BUFFER SHRUB
IC	497	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		36" MIN.	SCREENING SHRUB



TREE PLANTING NOTES

PLANTING MATERIAL

1. MINIMUM SHADE TREE SIZE AT PLANTING IS 2"–2.5" CALIPER AND 10'–12' TALL AT TIME OF PLANTING. ORNAMENTAL TREES SHALL MEASURE 1.5–2" CALIPER FOR SINGLE–STEM AND 1–1.5" CALIPER FOR ALL MULTI–STEM TREES AND BE A MINIMUM 8' IN HEIGHT AT TIME OF PLANTING.
2. LARGE SHRUBS, PLANTED FOR SCREENING PURPOSES SHALL MEASURE A MINIMUM OF 3–3.5' IN HEIGHT AT TIME OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL FORM A REQUIRED DENSITY TO BLOCK VISIBILITY WITHIN 3 YEARS FROM DATE OF INSTALLATION.
3. SMALL SHRUBS SHALL MEASURE A MINIMUM OF 36" IN SPREAD AND/OR HEIGHT AT TIME OF PLANTING.
4. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI–STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL–DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO–DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREE SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN ½ INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUCK SHALL BE MORE THAN ONE–HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT IS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING ROOT BALL/FLARE WILL NOT BE ACCEPTED.
5. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY THE ADMINISTRATOR.
6. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
7. THE PRESENCE OF OVERHEAD POWER LINES REQUIRES STREET YARD TREES TO BE ORNAMENTAL TREES. LARGER SHADE TREE VARIETIES ARE ENCOURAGED WHERE OVERHEAD POWER LINES ARE NOT PRESENT.

PLANTING REQUIREMENTS

8. SEE DETAILS 1–3 SHEET C8.02 FOR TREE AND SHRUB PLANTING DETAILS.
9. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
10. ALL STRAPPING, AND TOP ⅓ OF OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
11. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB–BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
12. TREES PLANTED IN NCDOT RIGHT–OF–WAY WILL NEED APPROVAL FROM NCDOT.

UTILITY ISSUES

13. IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
14. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
15. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING
16. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

AMENDED SOIL (AS):

AMENDED SOIL (AS) MAY BE MET IN ONE OF THE FOLLOWING WAYS:

1. PREPARING THE EXISTING SOIL FOR PLANTING BY TILLING TO A DEPTH OF 18", AND ADDING SOME NEW PLANTING MIX AND/OR ORGANIC MATTER. THIS OPTION MAY ALSO REQUIRE THE REMOVAL OF SOME EXISTING SOIL ALONG WITH OTHER MITIGATION WORK AND SOIL AMENDMENTS TO IMPROVE SOIL STRUCTURE.
2. REMOVING ALL EXISTING SOIL FROM A TREE ORDINANCE PROTECTED/REQUIRED PLANTING AREA AND REPLACING IT WITH NEW PLANTING MIX AND OTHER SOIL AMENDMENTS.

PLANTING MIX USED FOR AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN–MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, NEW/ADDED PLANTING MIX SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:

CLAY	MIN. 10%/MAX. 40%	SAND	MIN. 20%/MAX. 50%
SILT	MIN. 20%/MAX. 50%	ORGANIC MATTER	MIN. 5%/MAX. 10%

ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION

PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.

AMENDED SOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.5 TO 7.0.

AMENDED SOIL SHALL HAVE A CATION EXCHANGE CAPACITY (CEC) FROM 5 TO 25 CMOL +/KG(MEQ/100G)

AMENDED SOIL SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR, AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

LAB TESTING MAY BE REQUIRED TO VERIFY THE QUALITY OF EXISTING SOILS, AS AND OTHER SOIL AMENDMENTS.

INSTALLATION GUARANTEE REQUIRED:

- A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED PRIOR TO THE INSTALLATION OF TREES AND SHRUBS, EXCLUDING YARD TREES, DURING THE NON–PLANTING SEASON IF A CASH BOND, SURETY BOND OR LETTER OF CREDIT IS ISSUED FOR 120% OF THE COST OF MATERIALS AND INSTALLATION. PLANTING SHALL BE COMPLETED DURING THE NEXT PLANTING SEASON.
- THE PLANTING SEASON SHALL RUN FROM OCTOBER 15 TO MARCH 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

MAINTENANCE SURETY REQUIRED:

- DEVELOPERS SHALL ENTER INTO A MAINTENANCE SURETY AGREEMENT WITH THE TOWN OF HUNTERSVILLE GUARANTEEING THE VIABILITY OF STREET TREES AND TREES AND SHRUBS PLANTED IN BUFFER YARDS FOR A PERIOD OF 1 YEAR FOLLOWING PLANTING. THE AMOUNT OF THE SURETY SHALL BE EQUAL TO 50% OF THE VALUE OF THE NEW TREES OR LANDSCAPE MATERIAL AND THEIR INSTALLATION. THE MAINTENANCE SURETY SHALL BE PROVIDED WHEN ALL OF THE REQUIRED TREES AND SHRUBS HAVE BEEN PLANTED.

PERIMETER TREE REQUIREMENTS

LARGE MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 40' O.C.

PUBLIC STREET A (WEST SIDE) – 147 LF
REQUIRED: 147/40 = 4 TREES
PROVIDED: 2 TREES

PUBLIC STREET A (EAST SIDE) – 100 LF
REQUIRED: 100/40 = 3 TREES
PROVIDED: 2 TREES

PUBLIC STREET B (NORTH SIDE) – 440 LF
REQUIRED: 440/40 = 11 TREE
PROVIDED: 10 TREE

PUBLIC STREET B (SOUTH SIDE) – 440 LF
REQUIRED: 440/40 = 11 TREE
PROVIDED: 10 TREE

PUBLIC STREET C (WEST SIDE) – 400 LF
REQUIRED: 400/40 = 10 TREES
PROVIDED: 9 TREES

PUBLIC STREET C (EAST SIDE) – 354 LF
REQUIRED: 354/40 = 9 TREES
PROVIDED: 8 TREES

PUBLIC STREET D (NORTH SIDE) – 898 LF
REQUIRED: 898/40 = 23 TREE
PROVIDED: 18 TREE

PUBLIC STREET D (SOUTH SIDE) – 966 LF
REQUIRED: 966/40 = 25 TREE
PROVIDED: 23 TREE

BUFFER YARD REQUIREMENTS

20' RESIDENTIAL LANDSCAPE BUFFER LOCATED IN ALL APPLICABLE AREAS
N/A PER 1998 CODE

RESIDENTIAL LOT TREES

REQUIRED: MORE THAN 20,000 SF. 3 FRONT YARD, 3 REAR YARD TREES

PROVIDED: (27) 2" CAL. LARGE MATURING TREES

NOTE:

STREET TREE LOCATIONS SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PHASE TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

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DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING
O P W
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com

NORTH CAROLINA CORPORATE SEAL C–95 C–2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REGISTERED LANDSCAPE ARCHITECT No.1987 10/01/2025 BRIAN W. STRATTON

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS
HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

REQUIRED LANDSCAPING PLAN

25 0 25 50 N
SCALE: 1"=50'

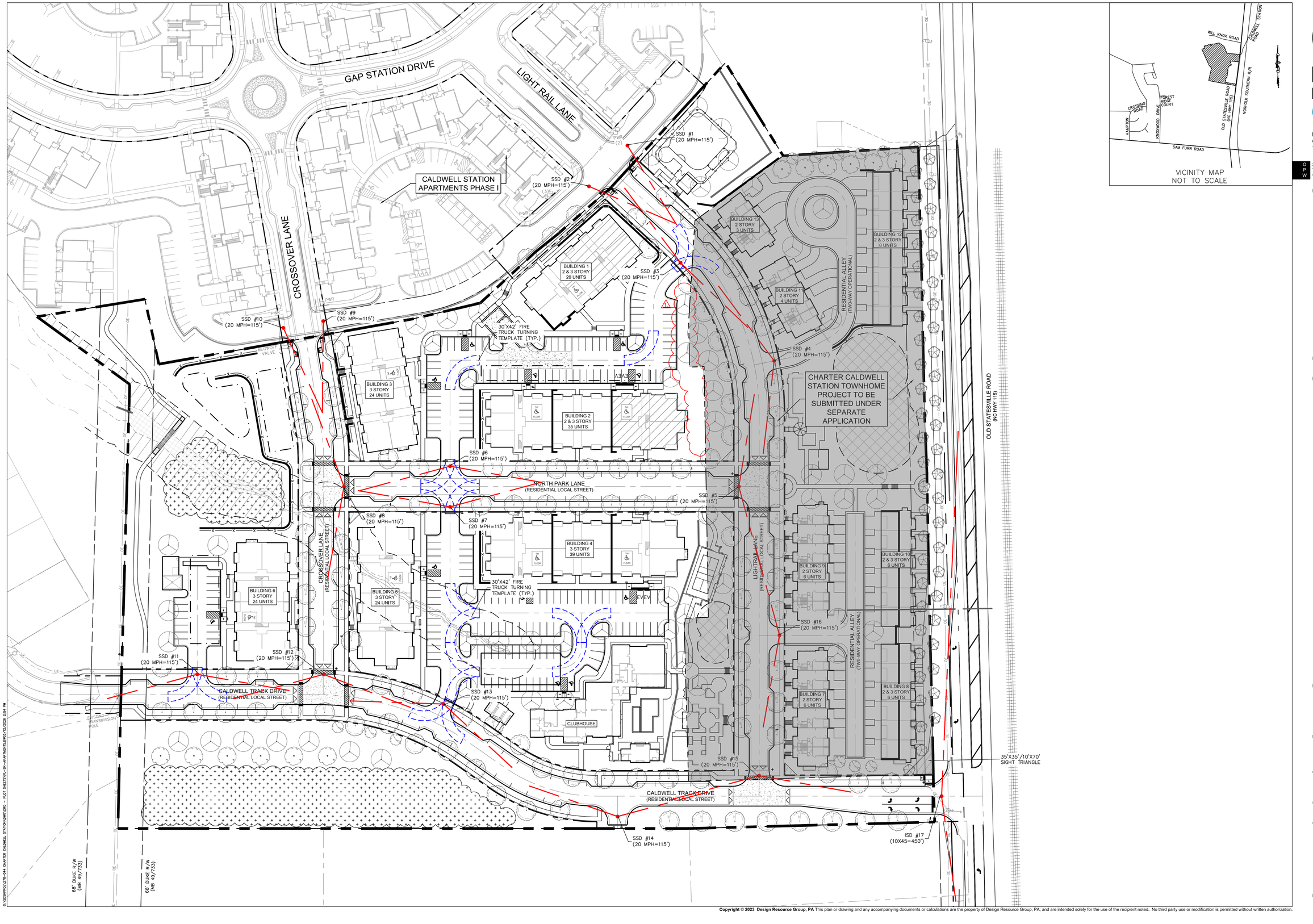
PROJECT #: 278-044
DRAWN BY: MM
CHECKED BY: BG

AUGUST 02,2023

REVISIONS:
1 3/13/26 RTAP

SK6.01

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VICINITY MAP
NOT TO SCALE

DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

O 2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
P 704.343.0608
W www.drgrp.com

NORTH CAROLINA
CORPORATE SEAL C-95 C-2165 NCBELS
DESIGN RESOURCE GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No.1987 10/01/2023 BRIAN GRAHAM

SKETCH PLAN

CHARTER CALDWELL STATION APARTMENTS

HUNTERSVILLE, NORTH CAROLINA

CHARTER PROPERTIES, INC.
1520 SOUTH BOULEVARD, SUITE 215
CHARLOTTE, NC 28203
704.377.4172

INTERSECTION SIGHT DISTANCE AND FIRE TRUCK MANUEVERING

25 0 25 50 N
SCALE: 1" = 50'

PROJECT #:	278-044
DRAWN BY:	MM
CHECKED BY:	BG

AUGUST 02,2023

REVISIONS:
△

SK7.00

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NEIGHBORHOOD MEETING REPORT FORM

CHARTER-NORTH PARK APARTMENTS

TOWN OF HUNTERSVILLE

Date and Time of Meeting: The meeting was commenced April 20, 2026, at 6 p.m. The meeting was adjourned at 6:25 p.m.

Persons and Organizations Contacted: The Town of Huntersville provided an Excel list of 28 net total neighbors/interested parties to contact. Each name on the Town's list was sent a letter. The mailing list and invitation letter form are attached.

Location of Meeting: Town Hall meeting room, Town of Huntersville, 14704 North Old Statesville Rd.

Persons in Attendance: Zero (0) adult neighbors attended the meeting.

David Peete, Town of Huntersville Planning Dept., attending the meeting on behalf of the Town.

Eric Williams and Phil Vetter attended the meeting on behalf of the applicant, Charter Properties/North Park Apartments.

Summary of Issues Discussed: None.

Respectfully submitted,



Eric M. Williams

Charter Properties

Request for Board Action

June 16, 2026

To: The Honorable Mayor and Board of Commissioners

From: Becca Prichard, Planner II

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

Explain Request:

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

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

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

Attachments:

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

Nonprofit Funding Request – FY 2025-2026

Name of Organization: Rebuilding Together of Greater Charlotte

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXTERNAL AGENCY FUNDING AGREEMENT

NORTH CAROLINA
TOWN OF HUNTERSVILLE

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

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

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

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

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

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

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

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

Agency

Name:

REBUILDILNG TOGETHER OF GREATER CHARLOTTE, INC.

By:

_____
(Signature)

Title:

_____

Attest:

_____
(Secretary, if a corporation)

Town of Huntersville

_____
Town Manager

Attest: _____
Town Clerk

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

_____
Finance Director

Request for Board Action

June 16, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Richards, Planning Director

Subject: Planning Board Appointments

Explain Request:

Consider appointing three (3) members to the Planning Board, due to three expiring terms, from 21 applicants.

1. Three-year term, expiring 3/31/2029 (Christopher Boyd has served two terms and is not eligible for another term)
2. Three-year term, expiring 3/31/2029 (Lee Hallman has served one term, and is eligible, and is applying for another term)
3. Three-year term, expiring 3/31/2029 (Jodi Wright has served one partial and one term, and is eligible, and is applying for another term)

Action Recommended: Appoint Member(s)

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Planning Board - Summary
2. Planning Board - Map
3. Planning Board - Applications 20260610

Planning Board

11 Members Total
11 Current
3 Expiring
0 Vacancies since Last Appt
3 APPOINTMENT(S) NEEDED

CURRENT MEMBERS (11)

Name	Position/Title	Notes	Term Exp & Years		Regular Term Start: Partial	Term 1	Term 2
Henson, Jay	Chair	replaced Davis, Jennifer	**6/30/2027**	3	2/21/2022	6/17/2024	
Boyd, Christopher			*** 6/30/2026**	3		6/15/2020	6/20/2023
Davis, Jennifer	Alternate		**3/31/2028**	3	9/16/2025		
Hallman, Lee			*** 6/30/2026**	3		6/20/2023	
Hensley, Scott	Vice-Chair/ETJ Member		**6/30/2027**	3	12/17/2018	6/7/2021	6/17/2024
Horsman, Marshall			**6/30/2028**	3		6/3/2025	
Loomis, Trina			**6/30/2028**	3	11/15/2021	6/21/2022	6/3/2025
Miller, Alyssa	Alternate		**3/31/2028**	3		9/16/2025	
Pollard, Michael			**6/30/2027**	3		6/17/2024	
Tokpah, Prince			**6/30/2028**	3		6/3/2025	
Wright, Jodi			*** 6/30/2026**	3	11/15/2021	6/20/2023	

APPLICANTS (21)

Name	ETJ?	Current Board Assignment?	App Date	Still Interested (if application is over 3 months old)?
Akins, Chris	☐	No	9/5/2025	6/8/2026
Austin, David	☐	No	5/23/2026	
Burnett, Deanna	☐	No	9/5/2025	6/8/2026
Cecil, Edward	☐	No	8/20/2025	6/9/2026
Departhy, Kevin	☐	No	7/25/2025	6/9/2026
Dunn, April	☐	No	9/4/2025	6/8/2026
Fowler, Caroline	☐	No	5/31/2026	
Hallman, Lee	☐	6/30/2026 - Planning Board	5/17/2026	
Holbrook, Adam	☐	No	8/19/2025	6/8/2026
Kovacs, Amber	☐	No	5/20/2026	
Kunz, Todd	☐	No	3/27/2026	6/8/2026

* Term expires within 3 months

Wednesday, June 10, 2026

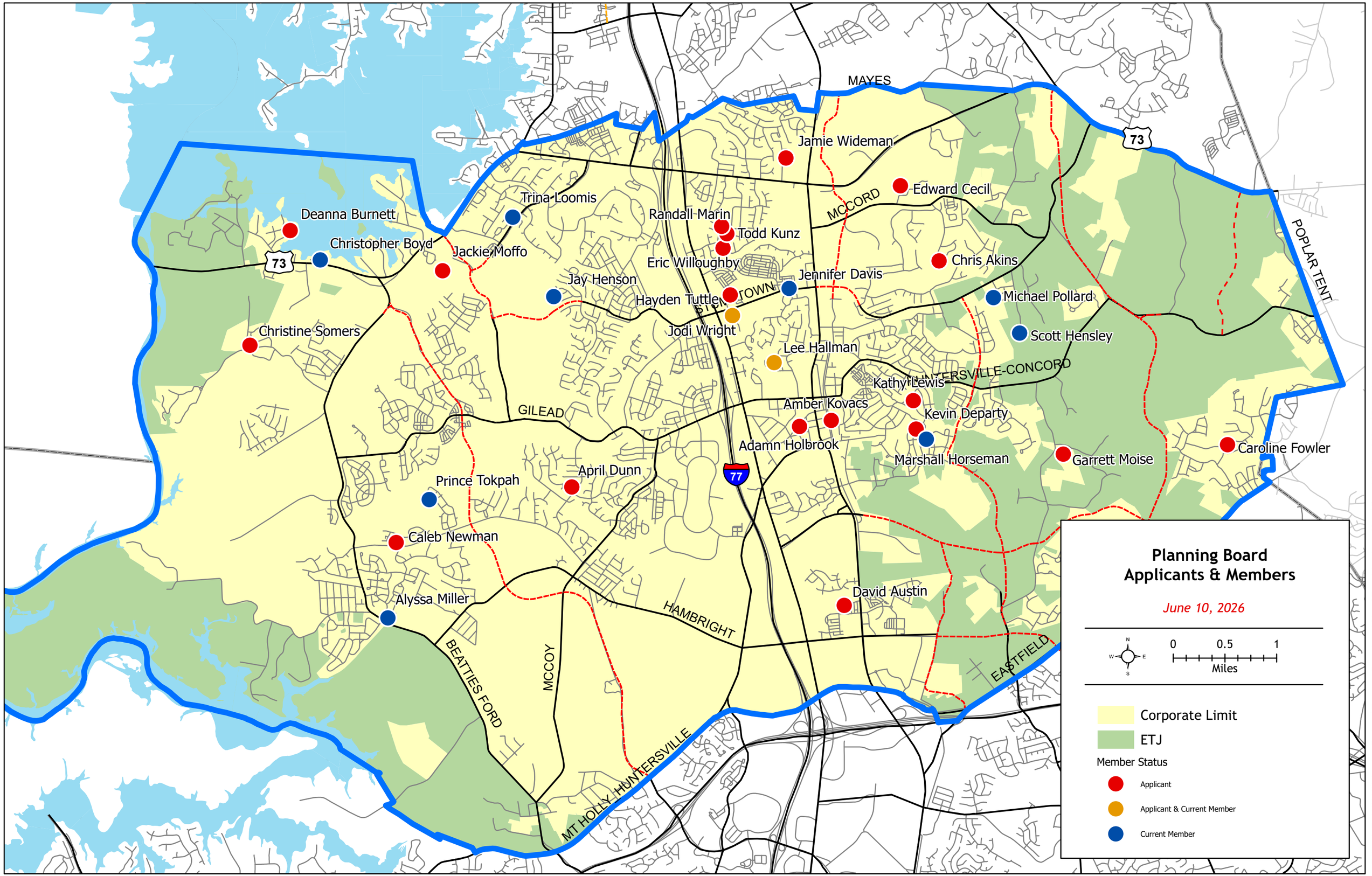
Planning Board

11 Members Total
11 Current
3 Expiring
#Type!
3 APPOINTMENT(S) NEEDED

APPLICANTS (21)

Name	ETJ?	Current Board Assignment?	App Date	Still Interested (if application is over 3 months old)?
Lewis, Kathy	☐	No	8/22/2025	6/8/2026
Marin, Randall	☐	No	5/31/2026	
Moffo, Jackie	☐	No	5/21/2026	
Moise, Garrett	☐	No	8/4/2025	6/8/2026
Newman, Caleb	☐	No	5/27/2026	
Somers, Christine	☐	No	5/6/2026	
Tuttle, Hayden	☐	No	8/18/2025	6/8/2026
Wideman, Jamie	☐	No	8/6/2025	6/8/2026
Willoughby, Eric	☐	No	5/13/2026	
Wright, Jodi	☐	6/30/2026 - Planning Board	6/4/2026	

* Term expires within 3 months


MAYES
MCCORD
POPLAR TENT
GILEAD
HUNTERSVILLE-CONCORD
HAMBRIGHT
BEATTIES FORD
MCCOY
MT HOLLY HUNTERSVILLE
EASTFIELD
73
77
Jamie Wideman
Edward Cecil
Trina Loomis
Randall Marin
Todd Kunz
Deanna Burnett
Christopher Boyd
Jackie Moffo
Eric Willoughby
Chris Akins
Jay Henson
Jennifer Davis
Hayden Tuttle
Michael Pollard
Jodi Wright
Scott Hensley
Christine Somers
Lee Hallman
Kathy Lewis
Amber Kovacs
Kevin Departy
Adamn Holbrook
Marshall Horseman
Garrett Moise
Caroline Fowler
April Dunn
Prince Tokpah
Caleb Newman
David Austin
Alyssa Miller
Planning Board
Applicants & Members
June 10, 2026
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Corporate Limit
ETJ
Member Status
Applicant
Applicant & Current Member
Current Member
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Print

Advisory Boards & Commissions Application - Submission #21038

Date Submitted: 9/5/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Chris

Last Name*

Akins

Street Address (must be in Huntersville)*

15627 Northstone Dr

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

chrisakins01@mac.com

Phone Number*

7039153717

Occupation

Construction Owners Representative

Place of Employment

Storey Program Management

Approx. hours you could dedicate to this Board/Commission (per month)*

10

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

None

Business and Civic Experience related to this Advisory Board or Commission

Have worked in the commercial construction industry for 18 years, 10 in the Charlotte market. Current role as an owners rep involves the complete project life cycle from the due diligence process all the way through occupancy/completion.

Areas of Expertise, Interests and Skills

Construction Project Management. Knowledge of all elements of the construction/real estate development process. Multi-Tasker. Decision Making.

Education

St Lawrence University. Canton NY. BA. Boston University. Boston MA. MFA.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Last fall spent a lot of time working with Operation BBQ Relief following Helene. Preparing thousands of meals that were provided to the community. Have participated in various volunteer efforts throughout the Charlotte area related to my current industry.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Huntersville has grown significantly in the time I have been here and growth will continue. My vision for the next 10 to 15 years will be how to keep that growth going but making sure that growth is well thought out and

next 10 to 15 years will be how to keep that growth going but making sure that growth is well thought out and planned to allow for manageable growth. It's also important to ensure there is proper communication to the community on that growth and those projects to show transparency and allow proper feedback. It's nice that we have that small town feel but yet are so close to a major city. I think that's why a lot of us choose to live here. It's important to keep that in mind while weighing the future development.

What obstacles do you see to achieving this vision?

Infrastructure appears to be a major challenge at the moment. As more people are moving here with more housing developments/etc it definitely appears to be taxing the infrastructure. Traffic/congestion has definitely increased over the last few years. Balancing the current infrastructure and/or ensuring the development includes additional infrastructure will be key to the success of future development.

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Problems that I perceive goes along with my comment above on obstacles as it relates to traffic/infrastructure. Living on the east side of 77 the traffic volume on 21/115 and around Birkdale has increased in my time here. That has to be kept in mind when looking at new projects for places like Birkdale (new office space/hotel/etc). I think it's important that the identity of the area and the true impact on adjacent communities is kept in mind when considering projects. I was always a bit perplexed when the large industrial project was approved on McCord road at the old lumber factory. That project hasn't really progressed over there but if/when it does go it will have a major impact on the adjacent communities. I think the identity and what is appropriate for Huntersville is housing, retail, commercial, and office type projects. The industrial type projects need to be very carefully thought out.

Electronic Signature Agreement

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

1. Your application will not be signed in the sense of a traditional paper document,
2. By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and
3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Chris Akins

Signature Date*

9/5/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #23609

Date Submitted: 5/23/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

David

Last Name*

Austin

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

10 plus

Occupation

Advanced physical plant technician

Education

Associates degree in mechanical trades

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Areas of Expertise, Interests and Skills

Engineering and civil development

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Senior vice commander of the VFW

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I wish this town to retain the small town atmosphere and balance the businesses that are necessary for the people.

What obstacles do you see to achieving this vision?

Rapid growth.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

The rapid growth is not feasible with the infrastructure. Roads, water runoff, electricity

---

Electronic Signature Agreement and Contact Information

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

David james austin

Signature Date*

5/23/2026

Print

Advisory Boards & Commissions Application - Submission #21037

Date Submitted: 9/5/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Deanna

Last Name*

Burnett

Street Address (must be in Huntersville)*

14027 Clarendon Point Ct, Huntersville, NC 28078

Is this address in the ETJ?*

- ( ) No
- (•) Yes

Email Address*

DKBurnett@proton.me

Phone Number*

803-315-8072

Occupation

CEO

Place of Employment

Burnett Motorsports

Approx. hours you could dedicate to this Board/Commission (per month)*

8-10

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

None at this time. However, I am eager to become engaged and contribute to the town through active service.

Business and Civic Experience related to this Advisory Board or Commission

I bring a diverse business background with experience in marketing, sales, and project management. I am actively involved throughout the community and the Lake Norman area, contributing my time and energy to local initiatives. My educational journey has provided a strong foundation for leadership and problem-solving, and I continue to build on that through mentorship with The Policy Circle, which has enhanced my understanding of civic engagement and policy. Additionally, I have political experience working with the South Carolina State Senate, giving me insight into legislative processes and government operations that I can bring to this advisory board.

Areas of Expertise, Interests and Skills

Areas of Expertise: Marketing, sales, project management, leadership, civic engagement, and understanding of legislative processes through political experience with the South Carolina State Senate. Areas of Interest: Strengthening the Lake Norman community, supporting local initiatives, exploring new ideas and experiences, and fostering meaningful conversations. Skills: Strategic planning, community outreach, relationship-building, collaboration, problem-solving, and mentoring through programs like The Policy Circle.

Education

• Bachelor of Science in Business Administration, Marketing – The Darla Moore School of Business, University of South Carolina • Associate's Degree in Business Marketing – Midlands Technical College

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have actively participated in a variety of community service initiatives, including volunteering with Angels and Sparrows and organizing and volunteering with Carolina Adoption Services. I support Motor Racing Outreach and have organized fundraisers for the NASCAR Hall of Fame Foundation. Through these experiences, I have contributed to both local and broader community efforts, gaining insight into effective volunteer coordination, fundraising, and community engagement.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

My vision for Huntersville over the next 10–15 years is a thriving, connected, and inclusive community that balances growth with quality of life. I see Huntersville continuing to develop as a hub for business, recreation, and family-friendly living while preserving its natural beauty and community character. Key factors shaping this growth will include thoughtful urban planning, investment in infrastructure and transportation, support for local businesses and education, and engagement with residents to ensure that growth aligns with community values. I hope to contribute to fostering collaboration and innovative solutions that enhance both opportunity and livability for all residents.

What obstacles do you see to achieving this vision?

Achieving this vision may face challenges such as managing rapid population growth while maintaining the town's character, balancing development with environmental preservation, and ensuring infrastructure keeps pace with community needs. Additionally, fostering consensus among diverse stakeholders and securing resources for projects can be complex. Overcoming these obstacles will require proactive planning, transparent communication, and collaboration between town leadership, residents, and local organizations.

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

With rapid development in Huntersville and the surrounding area, it's important to balance growth with preserving the town's unique character. One area I see opportunity for improvement is downtown Huntersville. It's a charming area with incredible potential, and a revitalization effort could be highly beneficial. Currently, some storefronts have closed or changed, and parts of the downtown feel a bit run down. A thoughtful face-lift and investment in local businesses could strengthen community pride, attract visitors, and enhance the town's overall vibrancy while maintaining its historic charm.

Electronic Signature Agreement

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Deanna K. Burnett

Signature Date*

9/5/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #20887

Date Submitted: 8/20/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Edward

Last Name*

Cecil

Street Address (must be in Huntersville)*

16435 Cobble View Lane Huntersville, NC 28078

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

ewcecillaw@aol.com

Phone Number*

415-531-6475

Occupation

Attorney at Law

Place of Employment

Retired

Approx. hours you could dedicate to this Board/Commission (per month)*

all hours as needed

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Member and Chair of Huntersville Board of Adjustments. Attorney at Law, 50 years, retired (Corporate, Insurance/Self-insured, and medical-legal Defense). Chair Police and Advisory Board and Police Commissioner. Took Huntersville 101.

Areas of Expertise, Interests and Skills

Legal. Attorney since February 2022, 3 years in major law firm as trial attorney and administrative associate; then own law office as trial attorney. Judge Pro Tem. Assited California Governer Arnold Schwarzenegger rewrite State Law that needed revisions. Law Enforcement. Taught Law and Bar Review Courses. Worked with FBI as to political corruption and sex trafficking. Represented over 50 insurance companies, the Insuranc Commissioner of California, and multiple self-insured including all divisions Con Agra Brands, George Luca and Lucas Films, Warner Brothers Films, to name a few, 18 independent school districts. In addition to state license, am also licensed and member of multiple US District Courts of Appeal, and the 9th, 6th and 4th US Circuit Courts of Appeals, and the United States Supreme Court. Have litigated over 2,000 cases, negotiated settlements and have never lost a case at trial or on appeal (including two in North Carolina admitted pro hac vice).

Education

BA Political Science and Pre-Law, Juris Doctor Law, continuing education law. Police, Sherriff, FBI courses and citizen academies.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Member and Chair Huntersville Board of Adjustments. Police Advisory and Review Board Chair and Police Commissioner. Rotary International (club and District leadership). Crime stoppers Board Directors. Mothers Against Drunk Driving Attorney (pro bono). Attorney for 18 independent School Districts. Presenter Police Citizen Academy. FBI Alumni. Recently asked by the University of California San Diego to serve a Mock Trial

Judge. Pro bono work for HOA in Florida to investigate and prepare rules as to Emotional Support Animals, review Rules and By-Laws to correct errors made by attorney who prepared.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Becoming a safe, thriving, vibrant community with reasonable growth and concern for residents as well as business growth. Factors: transportation; roads; environment; community leadership; regional rule; business (domestic and foreign); residential and business land use; central/downtown district; community service.

What obstacles do you see to achieving this vision?

Concerned with too rapid growth and expansion, resulting in increase in and worsening of traffic congestion.

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Everything indicated above as to vision and factors to shape the growth need to be taken into consideration and done in a logical, systematic, paced manner to benefit the residents and the town.

Electronic Signature Agreement

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Edward Cecil

Signature Date*

8/20/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #20644

Date Submitted: 7/25/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Kevin

Last Name*

Departhy

Street Address (must be in Huntersville)*

12426 ES Draper Drive

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

kdeparthy@gmail.com

Phone Number*

4014746553

Occupation

Engineer

Place of Employment

ESi

Approx. hours you could dedicate to this Board/Commission (per month)*

15-30

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

None

Business and Civic Experience related to this Advisory Board or Commission

Huntersville 101, early childhood school board member

Areas of Expertise, Interests and Skills

Civil/site design, construction, general business

Education

Bachelors in Engineering and Physics

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have volunteered as a school board member at an early childhood education facility. I've been on other committees that have performed general community service. For example, volunteering at Salvation Army stores, and food banks.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

To see the community grow within the vision of the 2040 plan.

What obstacles do you see to achieving this vision?

Development in Huntersville is inevitable. Let's curate what this development looks like so that there is a mix for all citizens of the area.

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

With growth, comes opportunities for developers. Let's ensure development stays within the 2040 parameters.

Electronic Signature Agreement

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Electronic Signature*

Kevin Danaby

Signature Date*

Kevin Departhy

7/25/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #20732

Date Submitted: 8/4/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

April

Last Name*

Dunn

Street Address (must be in Huntersville)*

12530 Pecan Hill Court, Huntersville, NC 28078

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

aprilkdunn@yahoo.com

Phone Number*

8645679583

Occupation

Director of Finance

Place of Employment

North Carolina Youth Orchestra

Approx. hours you could dedicate to this Board/Commission (per month)*

10-20

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Huntersville Public Art Commission (2018-2023) Huntersville 101 graduate

Areas of Expertise, Interests and Skills

Accounting, Art History, Classical Music, Youth Music Programs, bike riding on the greenways.

Education

Bachelor of Science in Accounting Minor in Rhetoric and Public address Certified Public Accountant

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Huntersville 101 graduate Huntersville Public Art Commission (2018-2023) Full-time volunteer with non-profit (North Carolina Youth Orchestra) Volunteer with local mayoral and commissioner elections

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I would like to see carefully planned development in Huntersville that incorporates not only future planning but past planning approvals that have yet to be developed. I would love to continue to see more opportunities for non-automobile modes of transportation via greenways and sidewalks.

What obstacles do you see to achieving this vision?

Online voices who stir up people without giving viable solutions.

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- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

The greenway development has been a game-changer. The idea of non-automobile accessibility keeps the “small town” feel. One problem I perceive is the lack of community understanding that some of the current development was approved quite a long time ago.

Electronic Signature Agreement

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Signature Date*

April Dunn

8/4/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #23686

Date Submitted: 5/31/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Caroline

Last Name*

Fowler

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

12

Occupation

Accounting Technology & Finance

Education

Masters of Business Administration (MBA) from Wake Forest University; Undergraduate Degrees in Accounting and Finance from the University of North Carolina at Charlotte; Certified Fraud Examiner (CFE)

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

N/A

Business and Civic Experience related to this Advisory Board or Commission

I offer over ten years of distinguished experience in strategic planning, financial oversight, and data-driven risk mitigation that would provide unique insight for the Planning Board. Throughout my career I have directed complex initiatives across Fortune 500 organizations, managed multi-billion dollar budgets, and integrated advanced data analytics techniques to drive long-term strategy. This blend of financial acumen, analytical objectivity, and collaborative leadership prepares me to acutely evaluate land-use proposals, balance diverse stakeholder interests, and support sustainable growth of our community.

Areas of Expertise, Interests and Skills

• Expertise: Financial Statement & Audit Oversight, Fraud Investigation, Regulatory Compliance, Operations Management, Risk Mitigation, Planning & Forecasting, Process Optimization, Budget Management • Interests: Travel (have visited 5/7 continents so far), rock climbing, pinball • Skills: Collaboration, data analysis, mediation, operational efficiency, teaching/mentorship

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

• Professional: Facilitating career growth through the leadership of financial literacy seminars and mentorship programs dedicated to fostering long-term upward mobility within underprivileged districts. • Personal: Supporting female empowerment by directing organizational growth for the local Belles & Chimes Pinball Concord chapter. As co-chair of this league, I manage event logistics and community partnerships to provide accessible, women-focused recreational spaces within the district.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the

growth of our community?

My vision centers on a community defined by inclusive prosperity, where success is measured by accessibility of its infrastructure, green spaces, housing, and economic endeavors to all residents. The approach centers on strategic execution for bridging the gap between its rapid economic expansion and its diverse population to ensure inclusivity. Two key factors will be the integration of equitable transit and housing options that connect underserved areas to Huntersville's economic hubs which ensure that location is never a barrier to opportunity.

What obstacles do you see to achieving this vision?

• Funding and Resource Allocation: Securing the fiscal capital required for equitable transit expansions and infrastructure upgrades can be highly competitive. Furthermore, bridging gaps between Huntersville's rapidly expanding economic hubs and its underserved areas requires delicate balancing between the town's short-term infrastructure demands with long-term, equity-driven investments. • Regulatory and Zoning Alignments: Executing a vision of diverse housing and connected transit may require changes to zoning ordinances which can be a slow, complex legislative process.

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- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

• Balancing Stakeholder Interests: Managing friction between market-driven development pressures and deliberate, strategic interventions needed to protect housing affordability and prevent displacement of long-term residents. • Community Buy-In and Trust: Ensuring infrastructure's inclusivity means actively engaging communities that have may have skepticism toward the legislative decisioning process. Furthermore, building robust, authentic lines of communication across a diverse population takes extensive, dedicated time and intentional outreach.

Electronic Signature Agreement and Contact Information

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Caroline Fowler

Signature Date*

5/31/2026

Print

Advisory Boards & Commissions Application - Submission #23542

Date Submitted: 5/17/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Lee

Last Name*

Hallman

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

8

Occupation

Retired

Education

B.A. business administration, CMA

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

Planning Board

Business and Civic Experience related to this Advisory Board or Commission

Financial planner, project manager, accountant, builder, restoration

Areas of Expertise, Interests and Skills

Urban planning, preservation, informed growth modeling, critical thinking

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Vice-chair of recent Downtown Steering Committee, co-founder Save Downtown advocacy group

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

My vision would be to continue a careful and measured growth model for our town. Factors to be considered are the possibility of a commuter rail competing for development opportunities with a much more likely rise of autonomous transportation options. Also large generational properties being brought to market for residential development. We must be careful to ensure their development matches our vision and plans for Huntersville.

What obstacles do you see to achieving this vision?

The deference we oftentimes give to those motivated by quick profit. ‘Affordability-washing’ to gain approval Single Family homeownership being subverted for high density rentals

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

I believe we need to adhere more closely to our Zoning Code and or Community Plans. We must also start our 2050 Plan soon with an eye to mitigate this ‘rapid development’ to a pace that matches the expansion of our infrastructure and town services.

Electronic Signature Agreement and Contact Information

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Lee Hallman

Signature Date*

5/17/2026

Print

Advisory Boards & Commissions Application - Submission #20871

Date Submitted: 8/19/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Adam

Last Name*

Holbrook

Street Address (must be in Huntersville)*

143 S Church St

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

Holbrook87@gmail.com

Phone Number*

7046098526

Occupation

Contractor

Place of Employment

Self

Approx. hours you could dedicate to this Board/Commission (per month)*

24

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

Home remodeled for 20 years. Contractor remodeling commercial properties for past 7 years. Business owner of Huntersville Ice Cream Shop in Downtown Huntersville. Family has resided in Huntersville longer than it's been called Huntersville.

Areas of Expertise, Interests and Skills

Long term planning, understanding the big picture and making sure things dont get missed or done out of order.

Education

Some College

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Scout Leader, sports sponsorships, community fundraisers.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Understanding the impact of the red line coming thru Huntersville and the explosion of construction and progress that will come with it.

What obstacles do you see to achieving this vision?

Compromising ideals to most benefit the community.

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Blending old with new. The trend is to tear down and rebuild. However even the new construction has very little character to add to the personality of our town.

Electronic Signature Agreement

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2. By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and
3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Adam Holbrook

Signature Date*

Adam Holbrook

8/19/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #23582

Date Submitted: 5/20/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Amber

Last Name*

Kovacs

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

10-15

Occupation

N/A

Education

B.S- Special Education MEd.- Special Education Post Graduate Studies in ABA

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

N/A

Business and Civic Experience related to this Advisory Board or Commission

Former Huntersville Town Commissioner 2021-2023 and former alternate representative for Board of Adjustments

Areas of Expertise, Interests and Skills

I am passionate about the town we live in and have a strong historical understanding of past and current needs. Understanding of municiple verbiage, able to read plans/ staff reports, extensive knowledge of the town, and awareness/ relationships with those involved in the town. I understand the Quasi Judicial Process and the legalities of tied to it a well as overall understanding of Robert's Rules of Order and meeting participation. Proven record of unbiased decisions regarding the town.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have served the town for one term as a Commissioner, formed and coached a Special Olympics team, former Board Member of the both the Huntersville and Lakne Norman Chambers of commerce, and board member of Caterpillar Ministries.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I would love to our 2040 and Downtown Plan followed to fruition, intentional town decisions on projects, and infrastructure improvements.

What obstacles do you see to achieving this vision?

Some obstacles the town might experience is lack of consistency between boards which changes and/or slows the flow of improvements, NCDOT funding of road projects, and obstacles with grants. I also see a hurdle being the high speed in which we are currently growing before infrastructure is in places and the difficulties that will present itself when trying to back track.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

As previously mentioned, I see that the rapid growth is putting our infrastructure at risk of having to backtrack to try to get it all updated/adjusted as needed. Changing laws in the general assembly are constantly a struggle for our town and we must navigate changes while trying to do what is best for our municipality. We also have concerns with overcrowing of schools as part of our infrastructure needs and like NCDOT, CMS funding causes concerns with our ability to make up the defecits presented by housing growing faster than budgets. Ultimately, we make decisions at a municipal level but we run into many of our needs being in the hands of others and having to deal with the decisions made for us by those other entities.

Electronic Signature Agreement and Contact Information

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

1. Your application will not be signed in the sense of a traditional paper document,
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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Amber Kovacs

Signature Date*

5/20/2026

Print

Advisory Boards & Commissions Application - Submission #23061

Date Submitted: 3/27/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Todd

Last Name*

Kunz

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

10-15

Occupation

attorney

Education

Bachelor of Science Juris Doctor

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

none presently

Business and Civic Experience related to this Advisory Board or Commission

None

Areas of Expertise, Interests and Skills

Law is an area of expertise I have. In my current job I manage rather large teams of attorneys so I am very good working in a group setting. Critical thinking is one of my best attributes. I can take many data points and form or analyze a coherent plan. Other areas of intertest include art and sports.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have been a poll worker for the past 8 years, I have been on my HOA board 3 times and president once.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Growth in Huntersville is inevitable. In my opinion, the Huntersville 25 is fairly well thought out. Growth must be managed such that high density housing has access to the right infrastructure to ensure that some roads do not become traffic Huntersville will grow. The challenge is to make it feel eels connected, livable, and distinct from Charlotte rather than swallowed by it. Over the next 10 to 15 years, the goal should be balanced growth: strong neighborhoods, attractive commercial corridors, preserved green space, and infrastructure that keeps up with population. The biggest factors shaping that growth will be housing demand, traffic and

transportation, school capacity, water and utility infrastructure. Economic development will matter too, especially whether Huntersville attracts jobs and services that let more residents work, shop, and spend time locally instead of commuting elsewhere. In my opinion, the Huntersville 25-year plan is fairly well thought out. Growth must be managed such that high density housing has access to the right infrastructure to ensure that some roads do not become traffic messes. There is also a unique opportunity to create something special near the stops of the new commuter line. Inaction in that regard with result in the same kind of miss that is seen in Huntersville's downtown. If the town plans well, Huntersville can keep its quality of life while accommodating growth; if not, congestion and poorly coordinated development could define the next decade.

What obstacles do you see to achieving this vision?

The biggest obstacle would be a lack of foresight in matching development with the right infrastructure. Another obstacle is not properly shaping a developer's plan to what makes the most sense. Birkdale is a great example. While they are adding parking it comes with development that uses some of this parking. I would have insisted on additional parking decks flanking the theater. To a much lesser extent, NIBMYism can be an obstacle.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

With growth, additional greenway and parks will need to be added. This tends to be an afterthought during development The devil is in the details of some developments and I have personally seen instances where drainage has not been thought through. Each project should have a checklist applied where each aspect is fully explored.. Traffic effects, drainage issues, does the development match the infrastructure, mitigation of a development on neighbors, etc. Think ahead,

---

Electronic Signature Agreement and Contact Information

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

todd w kunz

Signature Date*

3/27/2026

Print

Advisory Boards & Commissions Application - Submission #20903

Date Submitted: 8/22/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Kathy

Last Name*

Lewis

Street Address (must be in Huntersville)*

12917 BLAKEMORE AVE

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

kathylewis01@gmail.com

Phone Number*

8034809342

Occupation

Project Manager

Place of Employment

Keller Technology Corp in Huntersville

Approx. hours you could dedicate to this Board/Commission (per month)*

As needed

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

Parks and Rec commissioner and my term expires at the end of this year

Business and Civic Experience related to this Advisory Board or Commission

I am a project manager that has worked on large industrial construction projects.

Areas of Expertise, Interests and Skills

I am also an electrical engineer and have been a town resident for 11 years

Education

Bachelor of Science in Electrical Engineering and a Master's in Business Administration

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have served two terms on the Huntersville Parks and Recreation commission and was the chair of that commission for two years

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

We need to be industry friendly in order to broaden our tax base beyond homeowners and we need to manage growth in accordance with the 2040 plan

What obstacles do you see to achieving this vision?

Huntersville is a popular area and growth can be difficult to manage well

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

One of the best features of Huntersville is the requirement to place the front of buildings on a public road.

Electronic Signature Agreement

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Electronic Signature*

Kathy Kewis

Signature Date*

8/22/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #23690

Date Submitted: 5/31/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
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Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Randall

Last Name*

Marin

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

12-15

Occupation

Construction - Vice President, Rodgers Builders, Inc.

Education

B.S. Construction Management - East Carolina University & B.A. History - Appalachian State University

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

Committee Member - Boy Scout Troop 19, Huntersville, NC

Business and Civic Experience related to this Advisory Board or Commission

Twenty-Four (24) Years in Construction Industry working throughout Mecklenburg County

Areas of Expertise, Interests and Skills

Construction Management Education and 20+ years of professional experience in the construction industry.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Have volunteered with Boy Scout Troop 19 and local youth sports leagues including HYAA and LNLL.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Continue to grow with overall Charlotte Metro Region, continue to strengthen downtown Huntersville, protect and grow public green spaces, affordable housing for teachers and government workers in the community they work in, build on Huntersville's history

What obstacles do you see to achieving this vision?

Bisecting nature of I-77 and balance growth of tax base/population with growth of infrastructure.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Obstacle of I-77 bisecting Huntersville, protecting and growing public green spaces, affordable housing so teachers/first responders/government workers can live in the communities they work in, growing smartly with the Charlotte metro region.

Electronic Signature Agreement and Contact Information

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Electronic Signature*

Randall S. Marin

Signature Date*

5/31/2026

Print

Advisory Boards & Commissions Application - Submission #23591

Date Submitted: 5/21/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
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Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Jackie

Last Name*

Moffo

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

6

Occupation

Stay at home mom

Education

Bachelors, Marketing

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

Business and Civic Experience related to this Advisory Board or Commission

About 10 years of city/county government experience (employment) in economic development. Previously employed as Economic Development Director for the City of Tucker, GA, VP of Business Dev for the Economic Development Board for Tacoma-Pierce County (Metro Seattle) and Manufacturing and Industry Specialist for City of Athens, GA

Areas of Expertise, Interests and Skills

Economic Development, Workfoece Development, City Planning

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Recently moved to Huntersville, and don't have much volunteer experience, but I have worked with and for boards before. Most recently I staffed the Tucker Downtown Development Authority in Tucker, GA which worked closely with the planning commission. Also worked closely with planning commission in my Econ dev work.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

A city that has found balance. Not just a bedroom community but a destination. A place that thrives because it has employment opportunities, industry, retail, walkability and transit, and all of the amazing environmental benefits of being near Lake Norman

benefits of being near Lake Norman.

What obstacles do you see to achieving this vision?

Community goals prioritization, lack of business development support to create the funding pipeline for the amenities people desire, community understanding

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

I think traffic is an obvious and growing issue, integrating more walkability when possible and working with state and neighboring communities to unite trails/transit (or continue to do so). Also, supporting small businesses within growth and development opportunities - maker spaces, integrating k-12 edu, etc.

Electronic Signature Agreement and Contact Information

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Electronic Signature*

Signature Date*

Electronic Signature	Signature Date
Jackie Moffo	5/21/2026

Print

Advisory Boards & Commissions Application - Submission #20727

Date Submitted: 8/4/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Garrett

Last Name*

Moise

Street Address (must be in Huntersville)*

12036 Rowan Hill Drive

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

garrett.moise@gmail.com

Phone Number*

5053531233

Occupation

Director, Land Banking

Place of Employment

LCG

Approx. hours you could dedicate to this Board/Commission (per month)*

15

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

None

Business and Civic Experience related to this Advisory Board or Commission

I currently serve as Director of a national program providing financing for homebuilder developments. Previously, I was Corporate Vice President of Land for a major private homebuilder, overseeing land development budgets, schedules, and process improvement initiatives across six Southeastern markets, including the Charlotte region. Previous to that, I led the due diligence and planning underwriting team at a national land banking platform, underwriting over $10 billion in residential land acquisitions with a focus on entitlement review, zoning analysis, site development feasibility, and municipal coordination. I have extensive experience working with planning documents, development agreements, and infrastructure planning, and I regularly collaborate with engineers, legal counsel, and municipal staff to ensure projects align with local regulations and long-term growth objectives. I'm committed to responsible development that balances housing needs with infrastructure capacity and community impact.

Areas of Expertise, Interests and Skills

I bring expertise in finance, banking, land development, project management, and due diligence, with a focus on aligning residential growth with infrastructure and long-term planning goals. I've worked extensively with zoning, permitting, and site development in both public-private and private-sector contexts, and I'm passionate about responsible growth that balances housing demand with community character. I'm also highly collaborative, working regularly with engineers, municipal staff, and legal teams to move complex development projects forward. Personally, I'm an avid Charlotte FC supporter and love being active in the local community — my family and I frequently visit the Huntersville Growers Market and enjoy spending time at the town's local breweries and parks.

Education

Master of Business Administration (MBA) – Rollins College, Winter Park, FL Bachelor of Science in Geography – University of New Mexico Emphasis in Land Use Planning and Economic Development

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Housing Development Committee Member, HomeAid – Orlando, FL Contributed to planning and oversight of housing initiatives for individuals experiencing homelessness. Mentor for Disadvantaged High School Students Provided guidance on college preparation and career planning through mentorship programs. Volunteer, Women and Children's Shelters Assisted with support services and community outreach at local shelters.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

My vision for Huntersville is a community that grows thoughtfully—bringing in high-quality development and amenities that serve families, enhance quality of life, and preserve the town's character. I hope to see continued investment in parks, walkability, and vibrant local businesses, particularly in revitalizing and enhancing downtown Huntersville. I believe our growth should be paired with improvements in public safety, infrastructure, and government efficiency, ensuring that residents feel both supported and heard. As the region expands, Huntersville has a unique opportunity to lead with smart planning and community-centered decision-making.

What obstacles do you see to achieving this vision?

One of the biggest challenges will be managing rapid population growth while maintaining Huntersville's small-town feel and quality of life. Infrastructure—especially roads, schools, and utilities—will need to keep pace with development to avoid strain on services and resident frustration. Funding and prioritization of public projects, such as downtown improvements, can also be difficult in a competitive budget environment. Additionally, navigating differing opinions on growth and land use among residents, developers, and local government will require strong communication and consensus-building to ensure balanced, community-driven outcomes.

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

As Huntersville grows, I see three key challenges that we must proactively address. First, traffic congestion is becoming more common, especially during peak hours and along major corridors. New development should

be paired with improvements to road capacity, connectivity, and alternative transportation options. Second, we need to raise the bar on design standards, ensuring that new projects enhance the visual appeal and longterm functionality of our town—not just fill space. Finally, housing affordability is an increasing concern. We need to make room for a range of housing options so that teachers, first responders, young families, and lifelong residents can all afford to live here. At the same time, I believe Huntersville has the opportunity to lead with smart, balanced growth that respects its unique character and strengthens our sense of community.

Electronic Signature Agreement

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Electronic Signature*

Garrett Moise

Signature Date*

8/4/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #23637

Date Submitted: 5/27/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Caleb

Last Name*

Newman

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

20+

Occupation

Assistant District Attorney, Rowan County District Attorney's Office

Education

BA, Criminal Justice, University of North Carolina at Charlotte, 2007 JD, Charlotte School of Law, 2014

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

n/a

Business and Civic Experience related to this Advisory Board or Commission

I have extensive civic experience related to the Planning Board's work as an attorney. My daily courtroom and advocacy experience demonstrates a high-level understanding and ability of dense evidence and the ability to remain impartial while making decisions regardless of personal bias or preferences.

Areas of Expertise, Interests and Skills

I have been an attorney for over 12 years, handling primarily high-level criminal cases and homicides, demonstrating my skills to analyze dense and sometimes-confusing text, statutory language, and technical reports.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have served as a volunteer various political campaigns by canvassing neighborhoods, organizing meetings, and speaking at events. I have also volunteered to pack lunches for Angels and Sparrows (a neighborhood food bank here in Huntersville) and supported other neighborhood coalitions both here in Huntersville and beyond.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

My vision for Huntersville over the next 10-15 years includes sustainable, smart, and responsible growth. I believe infrastructure is key to growing responsibly. Affordable housing is also necessary to combat a myriad of problems that municipalities oftentimes see while growing. Factors that will clearly affect the growth of our

community includes jobs, transportation, public works, and availability of future expansion.

What obstacles do you see to achieving this vision?

Growing too fast can be especially problematic. Sustainable, smart, and responsible growth requires a detailed look into the effects of new growth.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Infrastructure needs and the ability to keep up with growth is something that I see as being an impediment to smart growth in Huntersville. I love the idea of more affordable housing, but that doesn't mean to the exclusion of more expensive homesites. I also love the idea of more varied businesses coming to Huntersville, but that also needs to be done responsibly.

Electronic Signature Agreement and Contact Information

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

1. Your application will not be signed in the sense of a traditional paper document,
2. By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and
3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Caleb Hill Newman

Signature Date*

5/27/2026

Email Address*

calebhnewman@gmail.com

Phone Number*

7049750652

Street Address (must be in Huntersville)*

7132 McLothian Lane, Huntersville, NC 28078

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #23454

Date Submitted: 5/6/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Christine

Last Name*

Somers

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

30

Occupation

Retired

Education

I recieved a BA in Poltical Science with a concentration in History from Florida International University

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

None

Business and Civic Experience related to this Advisory Board or Commission

I have no experience working with the Huntersville Advisory Board or Commission as a volunteer or vendor.

Areas of Expertise, Interests and Skills

I owned and operated a live event company. One of my major clients was the Department of Defense requiring that as a vendor, my organization follow all Departmental requirements, maintain fiscal responsibility and follow all laws pertaining to working with the Federal Government set by the GSA, the DOD and the Federal Government. As a business owner, I develop a working knowledge of budgets, maintained fiscal responsibility, and followed all state and tax requirements for business. I successfully completed Huntersville 101.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have participated in many groups over the course of my life from being leader of my son's Cub Scouts troop, Vice Chair of the PTA raising thousands of dollars to support teachers and students and to creating and hosting a Community Arts show. I created Lake Peekskill News, a social media platform for the last community I lived in that is still going strong today as a community communication tool for its citizens and elected officials. I also establish and led an annual community clean-up day.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

My hope and vision for Huntersville is that it will continue to be a fiscally responsible community while offering town services for individuals and families that are looking for a good quality of life in Mecklenburg county and North Carolina . I believe that thoughtful and reasoned growth will help us keep those characteristic that currently make Huntersville attractive to so many people that already live here and those coming from outside the State.

What obstacles do you see to achieving this vision?

I don’t see obstacles so much the constant push and pull that sometimes requires choices to be made between competing visions from groups within the community.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

I find that the greatest tension is between our rapid development and the need to hold on to those characteristics that makes Huntersville an attractive place to live. An example would be how do we keep our green spaces at the same time as we develop new housing or how do we offer services to our citizen at a reasonable price point (taxes)

Electronic Signature Agreement and Contact Information

By adding your name to the "Electronic Signature" box below, you agree and acknowledge that:

1. Your application will not be signed in the sense of a traditional paper document,
2. By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and

you to the same force and effect as a handwritten signature, and

3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Christine E Somers

Signature Date*

5/6/2026

Print

Advisory Boards & Commissions Application - Submission #20868

Date Submitted: 8/18/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Hayden

Last Name*

Tuttle

Street Address (must be in Huntersville)*

15316 Barnsbury Dr

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

tut4567@yahoo.com

Phone Number*

7047473580

Occupation

Sales Enablement Manager and Business Development

Place of Employment

Conterra Networks

Approx. hours you could dedicate to this Board/Commission (per month)*

20

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

n/a

Business and Civic Experience related to this Advisory Board or Commission

non

Areas of Expertise, Interests and Skills

working as part of a team, Huntersville resident for 16 years (NC all my life), avid runner and tennis player.

Education

Bachelor of Arts, UNC-Chapel Hill

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

none

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Huntersville will continue to expand exponentially over the next 10-15 years. Our farms will continue turning into large neighborhoods. Apartments will continue to be crammed in to any and all spaces. This is a positive thing but it is imperative we plan appropriately especially when it comes to resources and roads. We need to

get 73, 115, and 21 expanded to 4 lanes as soon possible. We also need more retail, restaurants to compete with Birkdale. People want alternatives to the crazy turmoil of Birkdale or having to drive to Davidson for a good meal and evening activities. We need more tennis courts (selfish) and more sidewalks for everyone to access the greenways. People are drawn to a town with a lot going on. We need to continue improving our parks and rec as well.

What obstacles do you see to achieving this vision?

As always, budget will be a the major problem. But we have mechanisms to accomplish the budget hurdle... bonds, etc. But we have to hit up Raleigh to start allowing us to tax developers!!!

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

We are a fantastic community but we have a long way to go. It's tough to manage that exponential growth while being mindful of the impact on existing town businesses and residents. We have to ask ourselves... WHY do we want to grow? WHY are people moving here? What do we want to leave for our kids and grandkids? I'm ready to revitalize downtown as soon as possible. It has so much potential and can be a huge attractor for folks.

Electronic Signature Agreement

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Hayden Tuttle

Signature Date*

8/18/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #20741

Date Submitted: 8/6/2025

By submitting this application you agree to the following:

1. **You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.**
2. **Your application will remain active for a two (2) year period, unless withdrawn by the applicant.**

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Jamie

Last Name*

Wideman

Street Address (must be in Huntersville)*

17008 Knoxwood Drive

Is this address in the ETJ?*

- (•) No
- ( ) Yes

Email Address*

jamielwideman@gmail.com

Phone Number*

9807219981

Occupation

Accounting and Procurement Manager

Place of Employment

Peter-Lacke USA LLC

Approx. hours you could dedicate to this Board/Commission (per month)*

10

List any Town or County Boards, Committees, Commissions you are presently serving n (include term expirations)

None

Business and Civic Experience related to this Advisory Board or Commission

I have spent several years engrossed in all things Huntersville, gaining knowledge and making connections through the community with residents, business owners, and community leaders hearing their concerns, etc. I served as the President of the Olde Huntersville Historic Society for one term, and am currently serving a term as Vice President through June 2026. I have a background in home building/construction (1999 - 2009) and manufacturing (2016 - present), and my husband is a local small business owner, so I have a firm grasp on all areas our ordinances impact. I currently serve as Accounting and Procurement Manager for the US Division of Peter-Lacke USA (Michigan based), previously serving as the Accounting and Human Resources Manager from April 2016 - October 2023. I can communicate effectively with all members of our business, regardless of their position within the company. LinkedIn - https://www.linkedin.com/in/jamielwideman/

Areas of Expertise, Interests and Skills

As mentioned above, I have a background in both home building/construction and manufacturing. My primary focus is accounting and finance. I am a life-long learner and hoarder of random information. I enjoy the challenge and knowledge gained through research, reading, and conversations. I enjoy surrounding myself with diverse groups of people and ideas.

Education

High School Graduation, Some College. I entered the full-time work force at the age of 18. I am currently enrolled at CPCC, completing a AAS in Accounting, which I will complete in Spring 2026.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Volunteer at Charlotte Humane Society - Late 90s Group Moderator, Charitable Events Manager, and Director of HR for The Mommies Network (national 501c3) from 2007 - 2011 Animal Care Volunteer / Fundraising Committee Member - Humane Society of Genesee County (Michigan) January 2019 - October 2020. Transport Volunteer - Carolina Waterfowl Rescue 2022 - current President - Olde Huntersville Historic Society

2024-2025 Vice Present - Olde Huntersville Historic Society - Present

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I truly hope we, as a Town, start making decisions guided by the residents that currently live in and love living in Huntersville. Growth is going to happen, and growth can be good, but it should not be at the expense of the quality of life of current residents. Growth needs to be focused on improving quality of life, adding services and amenities that are needed, and not on the long-held dream that we might one day have rapid transit. We need to set our eyes on truly invigorating our downtown, which includes things like parks and greenways, sidewalk connectivity, retail development, and making downtown Huntersville a competitive option for small businesses. Our zoning regulations and re-zoning request approved by the Town Board will have the biggest impact on what growth looks like in the next 10 to 15 years.

What obstacles do you see to achieving this vision?

Our biggest obstacles will be maintaining a budget that allows for our tax base to cover it, without inordinate development or massive property tax increases. Land use will be critical.

In its capacity as a quasi-judicial body this Board will act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

TOD zoning should not exist. We do not have, nor do we expect to have, a true rapid transit system in place in Huntersville anytime in the near future, and we should not be allowing developing today that will impact infrastructure that does not yet exist.

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Electronic Signature*

Jamie L Wideman

Signature Date*

8/6/2025

After you submit your form you will receive a confirmation email (please check your SPAM/JUNK folder if you do not receive one).

Print

Advisory Boards & Commissions Application - Submission #23516

Date Submitted: 5/13/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Eric

Last Name*

Willoughby

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (●) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

12-16

Occupation

Student

Education

High School—W.A. Hough High School Bachelors—in progress at UNCC

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

N/A

Business and Civic Experience related to this Advisory Board or Commission

I have experience community organizing around development, zoning, and growth issues, which has given me a strong understanding of how planning decisions impact residents, businesses, infrastructure, and the long-term character of a community. I've spent time engaging with local government processes and following development issues across North Carolina, especially related to responsible growth and land use. I'm passionate about civic engagement and development, and I would bring a thoughtful, and unique perspective to the Planning Board

Areas of Expertise, Interests and Skills

My areas of interest include community development, civic engagement, economic growth, and local government. I enjoy working with people, learning about community issues, and being involved in conversations that help shape the future of a town. I bring strong communication skills, a collaborative mindset, and a genuine interest in serving and supporting our residents.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

I have participated in community service through local and regional organizations, including volunteering with groups such as Angels & Sparrows and Second Harvest Food Bank of Metrolina. These experiences have included supporting food distribution efforts and assisting with community outreach focused on addressing food insecurity.

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Over the next 10 to 15 years, I see Huntersville continuing to grow as a strong, connected community that balances development with preserving its character. My hope is that growth is managed in a way that keeps quality of life at the center whilst supporting infrastructure, public spaces, and services so that they keep pace with the population.

What obstacles do you see to achieving this vision?

The main challenges will be managing rapid growth while keeping infrastructure, schools, and public services able to meet demand. Traffic congestion and transportation planning will also be ongoing issues as our region continues to expand.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

The main concern with rapid growth is making sure infrastructure, schools, and transportation keep up with development. Traffic and service capacity can become issues if planning doesn't stay ahead of demand. I would also want to see continued focus on thoughtful, well-integrated development that fits the character of the community. What stands out positively about Huntersville is its strong identity, beautiful public spaces, and ongoing investment in quality of life.

Electronic Signature Agreement and Contact Information

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Electronic Signature*

Eric Mark Willoughby

Signature Date*

5/13/2026

Print

Advisory Boards & Commissions Application - Submission #23744

Date Submitted: 6/4/2026

By submitting this application you agree to the following:

1. You have read the Bylaws or Rules of Procedure for the Advisory Board/Commission you are submitting your application for.
2. Your application will remain active for a two (2) year period, unless withdrawn by the applicant.
3. All information on your application becomes part of the Town's public records and as such, if requested, maybe be released as part of public records request.

Which Advisory Board/Commission are you applying for?*

Planning Board

Please note: You might see different questions based on your selection

Please read the specific Advisory Board/Commission Bylaws or Rules of Procedure:

Advisory Boards & Commissions

First Name*

Jodi

Last Name*

Wright

Is your address in the Corporate Boundary or the Extraterritorial Jurisdiction?*

- (•) Corporate Boundary
- ( ) Extraterritorial Jurisdiction
- ( ) Unknown

Approx. hours you could dedicate to this board/commission (per month)*

10

Occupation

Caterer - Business Owner

Education

Bachelor of Science University of Tennessee Knoxville

List any Town or County Boards, Committees, Commissions you are presently serving on (include term expirations)

I am currently serving on the Planning Board

Business and Civic Experience related to this Advisory Board or Commission

Member of the Lake Norman Chamber and the Executive Women of Lake Norman

Areas of Expertise, Interests and Skills

I am currently running a local business. My prior career was doing AutoCad for an inhouse design and facilities and real estate department for a Trucking Company that had 53 facilities for 11 years.

Please describe any areas of community service, in which you have participated, in Huntersville or elsewhere

Currently I am serving on the Huntersville Planning Board but unfortunately I do not participate in much community service

Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I am very excited in all that is happening in Huntersville. I would like to see continued growth in the downtown, greenways connected, sidewalks to continue to be added and connected. Managed growth is important. I would like to see more commercial being built and mixed use buildings to exceed expectations of commercial being available. Having mixed use with food service would need to be thought out in the beginning stages due to all of the requirements for example grease traps. Grease traps have to be available for Coffee Shops as well as kitchen and these items require thought at the beginning stages of developing the site.

What obstacles do you see to achieving this vision?

An obstacle for achieving the vision are things like connecting sewer lines and roads. These are items that are out of Huntersville's control but it is difficult to keep the Town citizens aware of the process.

In its capacity as a quasi-judicial body this Board will act similar to a court, it is bound by strict rules of procedure and must use specific findings of fact to reach a decision. As such, Board members must base their decision on the facts alone, and not on personal preferences or goals. As a potential Board member, can you ensure that your decisions will be formed objectively?

- (●) Yes
- ( ) No

With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

I LOVE being part of the Huntersville Community. I was just at the bank and my banker at the counter introduced me to another small business owner as we were in line and this is just an example of what happened today and why I love being in Huntersville. I am comfortable and feel safe if I am going to work at 4 am to make breakfast or walking around my neighborhood and town. The only problems I perceive is with the rise in real estate prices it is harder to find employees that live close. Real estate prices have risen everywhere around the Charlotte area and is not an issue just for Huntersville. I do really like that the Town has had more events to bring the Town together as well as the sculpture on the Vine. I know Art is being implemented currently into the Town and I perceive this as a big win for Huntersville.

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3. You may still be required to provide a traditional signature at a later date.

Electronic Signature*

Jodi Wright

Signature Date*

6/4/2026