

**Mayor**  
Christy Clark

**Mayor Pro Tem**  
Jennifer Hunt

**Commissioners**  
Scott Coronet  
Edwin Quarles  
LaToya Rivers  
Heather Smallwood  
Nick Walsh



**Town Manager**  
Anthony Roberts

**Deputy Town Manager**  
Jackie Huffman

**Assistant Town Manager**  
Bobby Williams

**Town Attorney**  
Emily Sloop

**Town Clerk**  
Janet Pierson

**MINUTES**  
**Regular Town Board Meeting**  
**June 2, 2026 - 6:00 PM**  
**TOWN HALL (14704 N Old Statesville Road)**

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

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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. **Town Announcements**  
Town Announcements.

*Ethan Smith presented announcements about:*

Regular Town Board Meeting Minutes - June 2, 2026  
**These Minutes were approved on June 16, 2026.**

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

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. Public Hearing on Petition #R26-04: Elysium School**

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. Adopt Budget Ordinance**

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  $\$270/12 = \$22.50/\text{month}$  and  $\$270/52 = \$5.19/\text{week}$ .

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. 106 Gilead Rd Purchase Agreement**

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. Petition #R25-18: Eastfield Park**

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.*

*These Board Minutes were approved this the 16th day of June 2026.*

*Janet Pierson, Town Clerk*



Regular Town Board Meeting Minutes - June 2, 2026  
**These Minutes were approved on June 16, 2026.**

# Mandatory Water Restrictions

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



# Best Places to Live in the U.S.

- U.S. News and World Report recently ranked Huntersville as the 36<sup>th</sup> 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 3<sup>rd</sup> in North Carolina behind Cary and Apex.



# Huntersville Police Department

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- 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

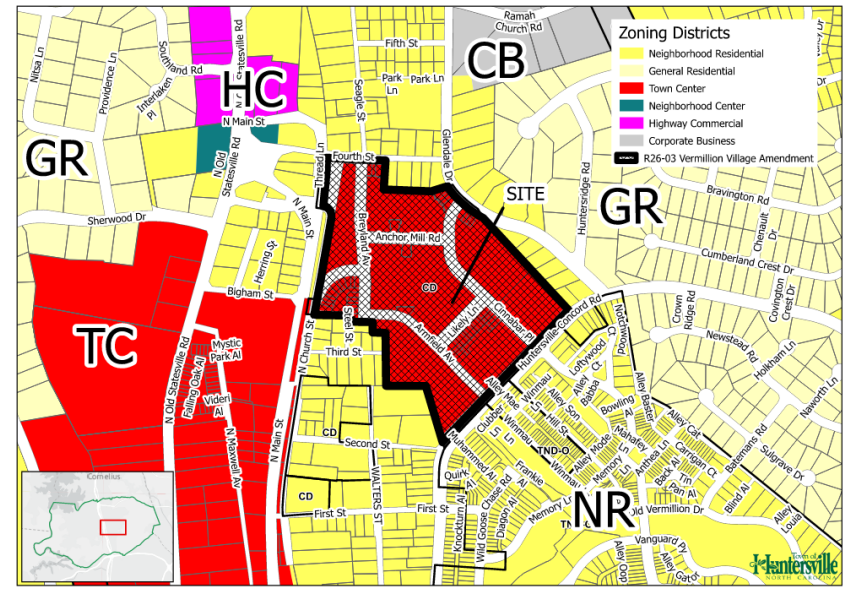
# Timeline

Community Meeting – April 23, 2026

Public Hearing – June 2, 2026

Planning Board – June 23, 2026

Final Action – July 21, 2026

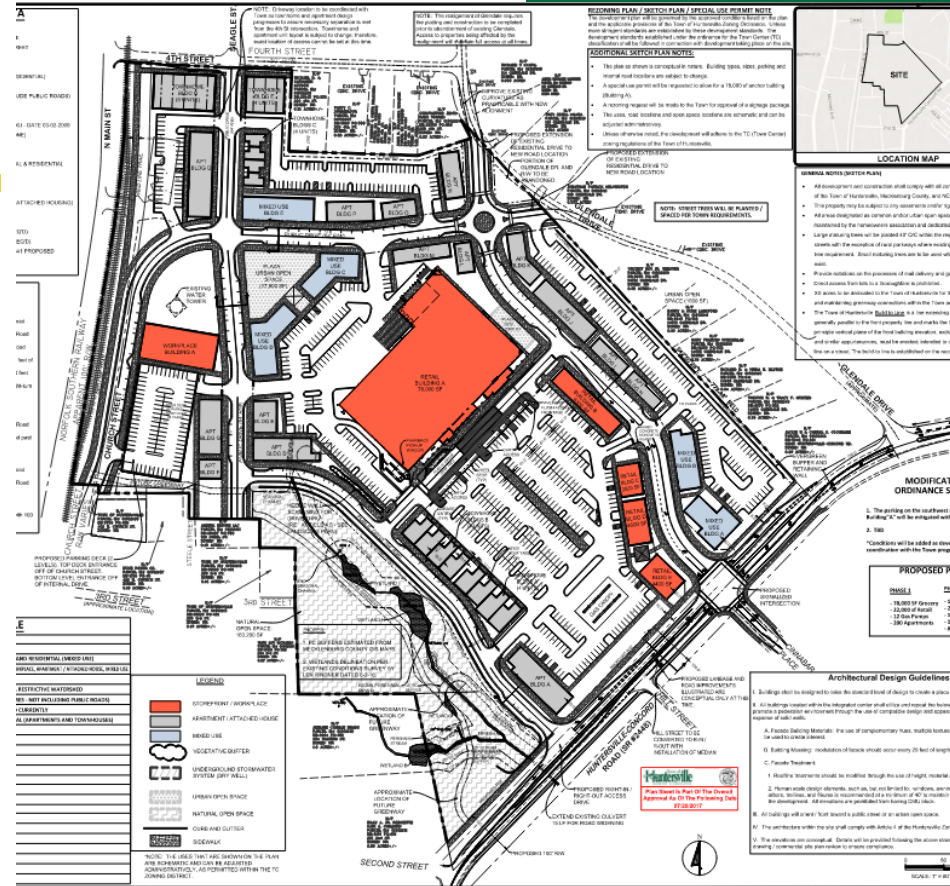


# Background

R16-12, Original Approval for Vermillion Village 2017

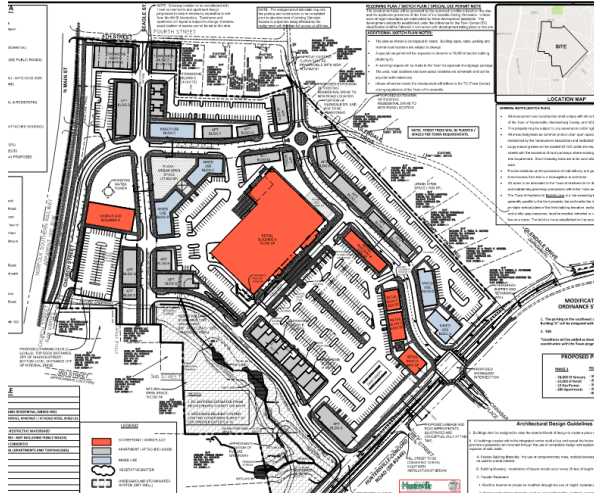
R20-05, Modification of R16-12 Approved 2021

R26-03, Proposed Modifications of R20-05

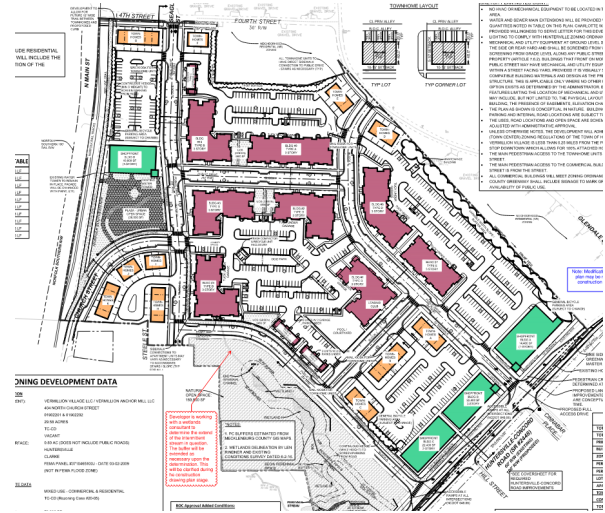




# R16-12



# 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)

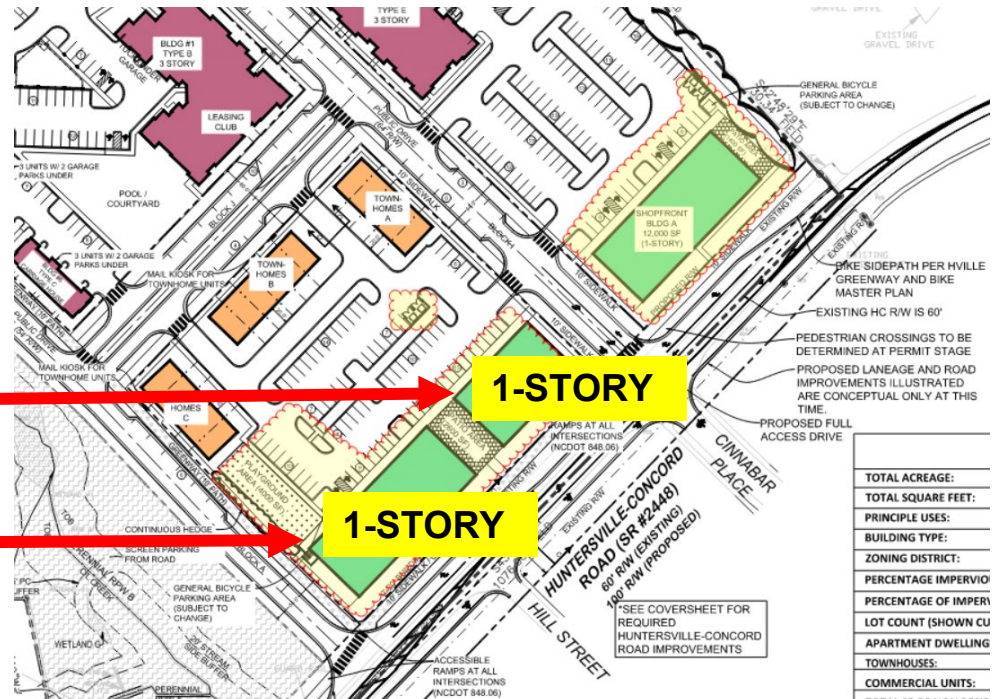
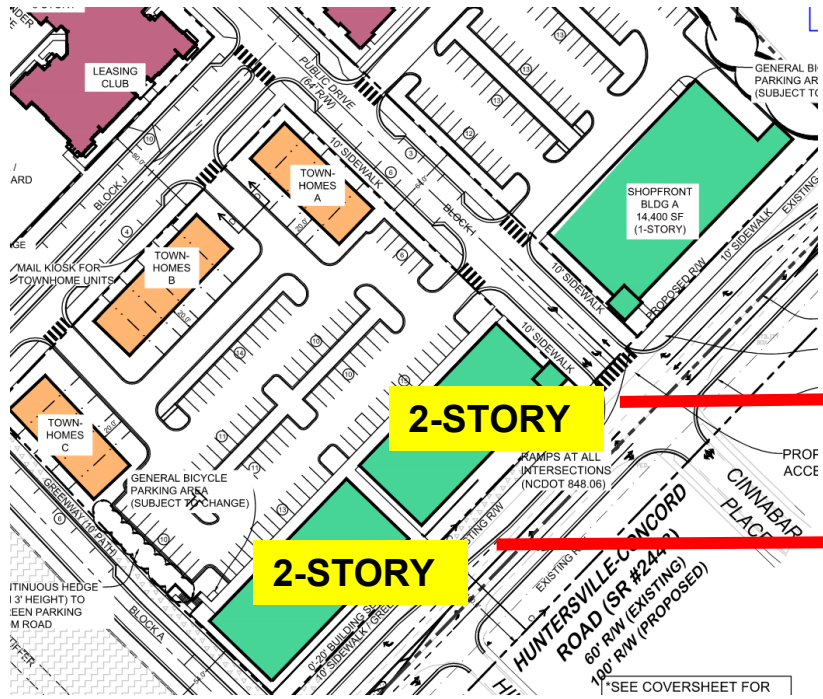
**Total - 341 Residential Units**





# R20-05

# R26-03












TOTAL ACREAGE:	
TOTAL SQUARE FEET:	
PRINCIPLE USES:	
BUILDING TYPE:	
ZONING DISTRICT:	
PERCENTAGE IMPERVIO:	
PERCENTAGE OF IMPER:	
LOT COUNT (SHOW N CU	
APARTMENT DWELLING	
TOWNHOUSES:	
COMMERCIAL UNITS:	
TOTAL GC OR NRM BCRN	

**Commercial Office - 70,000 sf**

**Commercial Office - 42,300 sf**



# Proposed Elevations – Building A

<p><b>A.</b> MANUFACTURED T&amp;G PRODUCT: DECORATIVE BRACKET COLOR: URBAN BRICK BY T&amp;G</p> 	<p><b>B.</b> MANUFACTURED: KAWNEER PRODUCT: WINDOWS - STOREFRONT SYSTEM COLOR: SUN BRONZE</p> 	<p><b>C.</b> MANUFACTURED: REC-COLO PRODUCT: METEL COPING COLOR: URBAN BRICK BY T&amp;G</p> 	<p><b>D.</b> MANUFACTURED: GENERAL SHALE PRODUCT: MODULAR BRICK VENER COLOR: "WATERLOO" WITH STONED GROUT</p> 	<p><b>E.</b> MANUFACTURED: DRIFT PRODUCT: PLUCED (SMOOTH FINISH) COLOR: WHITE/SLY BY T&amp;G</p> 	<p><b>F.</b> MANUFACTURED: CUSTOM PRODUCT: STANDING BEAM METAL FINISH COLOR: SUN BRONZE</p> 	<p><b>G.</b> MANUFACTURED: MURE PRODUCT: PREGAS METEL CLAYDIT COLOR: URBAN BRICK BY T&amp;G</p> 
<p><b>H.</b> MANUFACTURED: KAWNEER PRODUCT: STOREFRONT SYSTEM COLOR: SUN BRONZE</p> 	<p><b>I.</b> MANUFACTURED: GENERAL SHALE PRODUCT: MODULAR BRICK VENER COLOR: "WATERLOO" WITH STONED GROUT</p> 	<p><b>J.</b> MANUFACTURED: GENERAL SHALE PRODUCT: MODULAR BRICK VENER COLOR: "WATERLOO" WITH STONED GROUT</p> 	<p><b>K.</b> MANUFACTURED: BURN LIGHT PRODUCT: DOGGENKOV RUTURE COLOR: BLACK</p> 	<p><b>LEGEND</b></p>		



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

**BUILDING A**



# Proposed Elevations – Buildings B and C



BUILDING B



BUILDING C



# Consistency with Downtown Plan



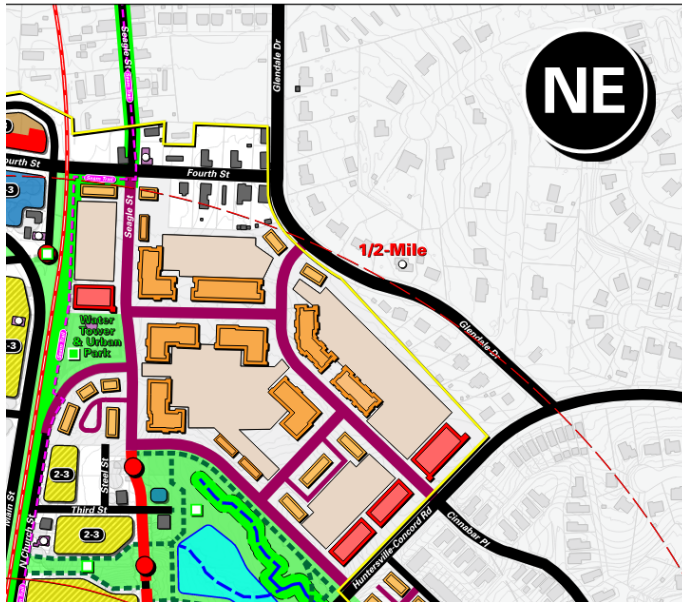
## Soul Key Recommendations

- 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 throughout the Downtown area.














# Consistency with Downtown Plan



## LEGEND

### BLOCK TYPES

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

### BLOCK FEATURES

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












# Consistency with 2040 Plan

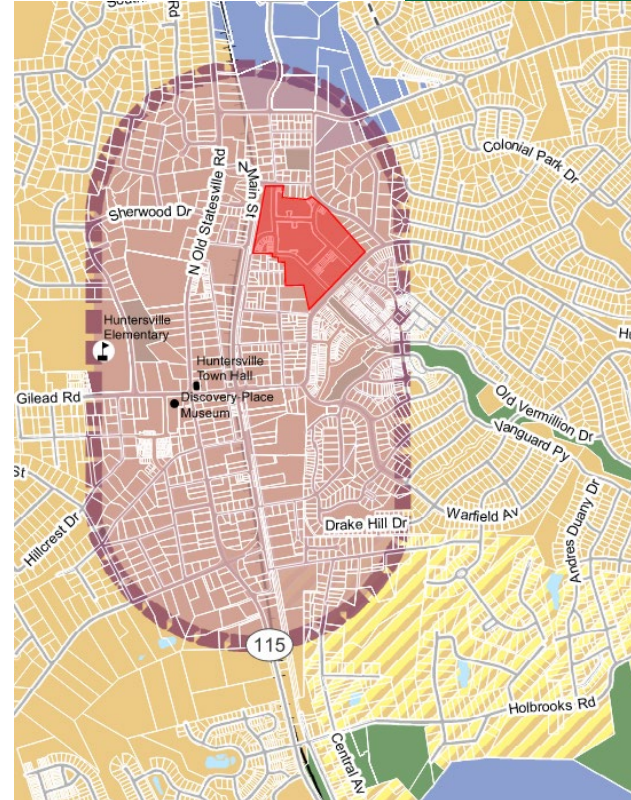


## Mixed-Use Centers

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 development area within the Downtown Plan and 2040 Plan, and to satisfy 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

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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, LLC

## R26-03

Vermillion Village Revision

## MPV Properties – purchased this commercial parcel in 2018

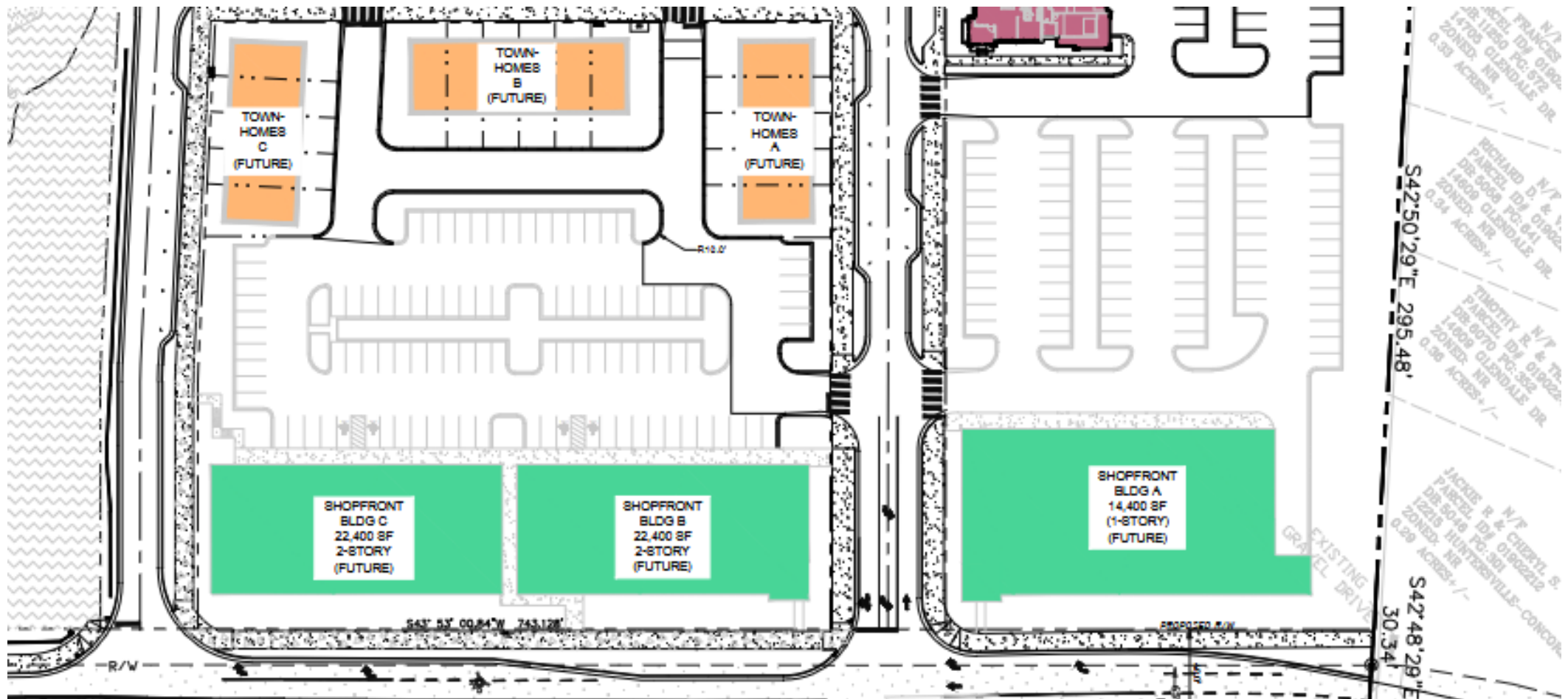
- Full-service local firm focused on development, brokerage, and property management in the Carolinas
- Retail properties have been a specialty for many years
- Committed to making a positive impact on the communities in which we operate, and we strive to be good stewards of capital resources and the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








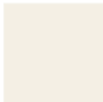




Revision to the rezoning plan for the commercial portion of the property along Huntersville-Concord Road (highlighted in blue)





Previously Approved Plan



<p><b>A.</b> MANUFACTURER: TEO PRODUCT: DECORATIVE BRACKET COLOR: URBANE BRONZE SW 7048</p> 	<p><b>B.</b> MANUFACTURER: KEIINGER PRODUCT: WINDOWS - STOREFRONT SYSTEM COLOR: DARK BRONZE</p> 	<p><b>C.</b> MANUFACTURER: PAC-CLAD PRODUCT: METAL COPING COLOR: URBANE BRONZE SW 7048</p> 	<p><b>D.</b> MANUFACTURER: GENERAL SHALE PRODUCT: MODULAR BRICK VENEER COLOR: "WHITEWASH" WITH STANDARD GROUT</p> 	<p><b>E.</b> MANUFACTURER: DRIVIT PRODUCT: STUCO (SMOOTH FINISH) COLOR: WHITEWASH SW 7102</p> 	<p><b>F.</b> MANUFACTURER: CUSTOM PRODUCT: STANDING SEAM METAL EAVING COLOR: DARK BRONZE</p> 	<p><b>G.</b> MANUFACTURER: MAPES PRODUCT: PRE-FAB METAL CANOPY COLOR: URBANE BRONZE SW 7048</p> 
<p><b>H.</b> MANUFACTURER: KEIINGER PRODUCT: STOREFRONT SYSTEM COLOR: DARK BRONZE</p> 	<p><b>I.</b> MANUFACTURER: GENERAL SHALE PRODUCT: MODULAR BRICK VENEER ROCKLOCK COLOR: "WHITEWASH" WITH STANDARD GROUT</p> 	<p><b>J.</b> MANUFACTURER: GENERAL SHALE PRODUCT: MODULAR BRICK VENEER SOLDIER COURSE COLOR: "WHITEWASH" WITH STANDARD GROUT</p> 	<p><b>K.</b> MANUFACTURER: BARN LIGHT PRODUCT: GOSSENCK FIXTURE COLOR: BLACK</p> 			

**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

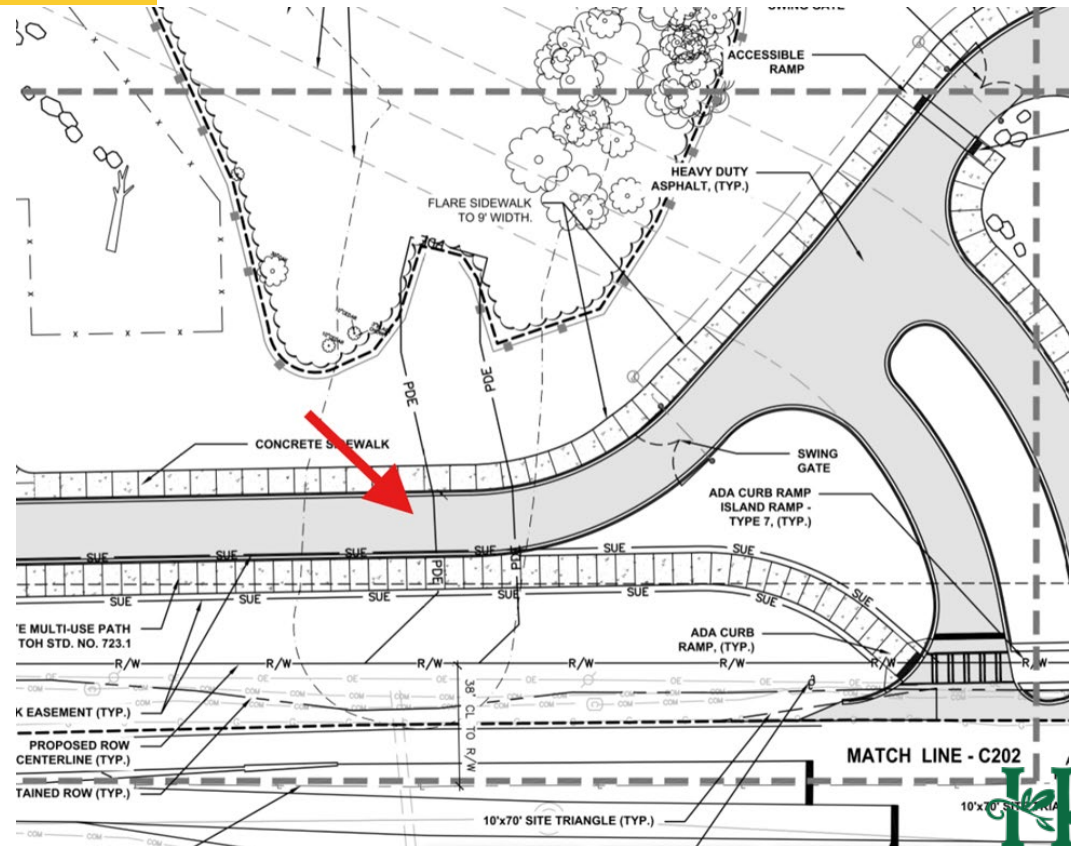
# R25-18 Eastfield Park

June 2, 2026



# 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?

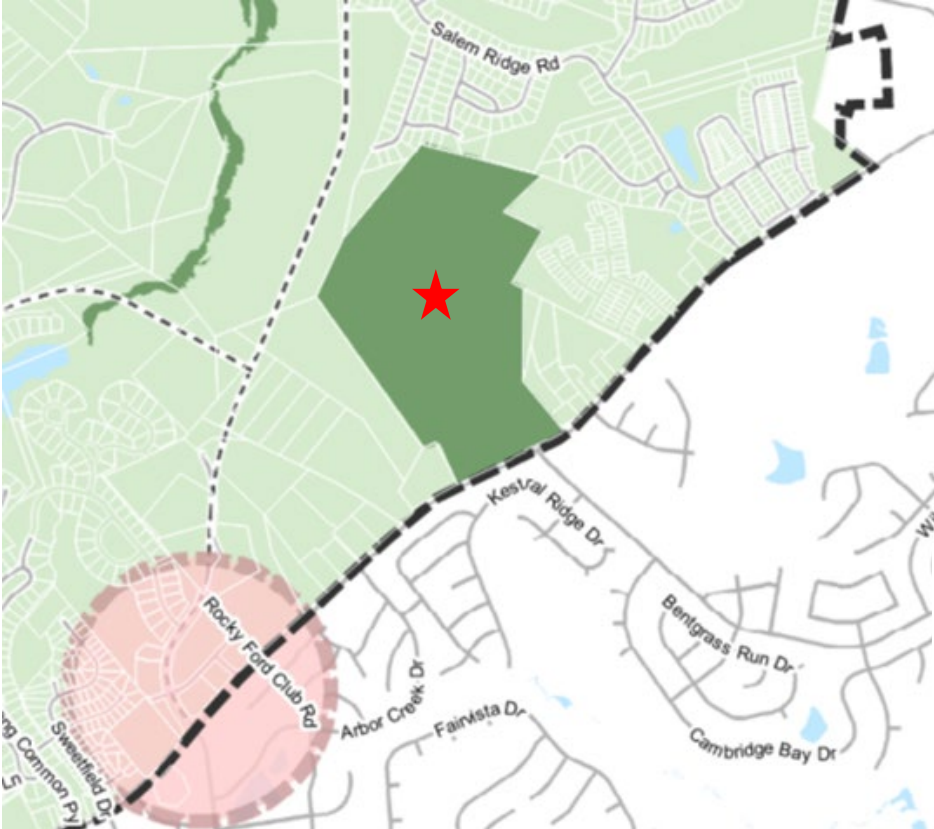
Town of  
**Huntersville**  
NORTH CAROLINA







# 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



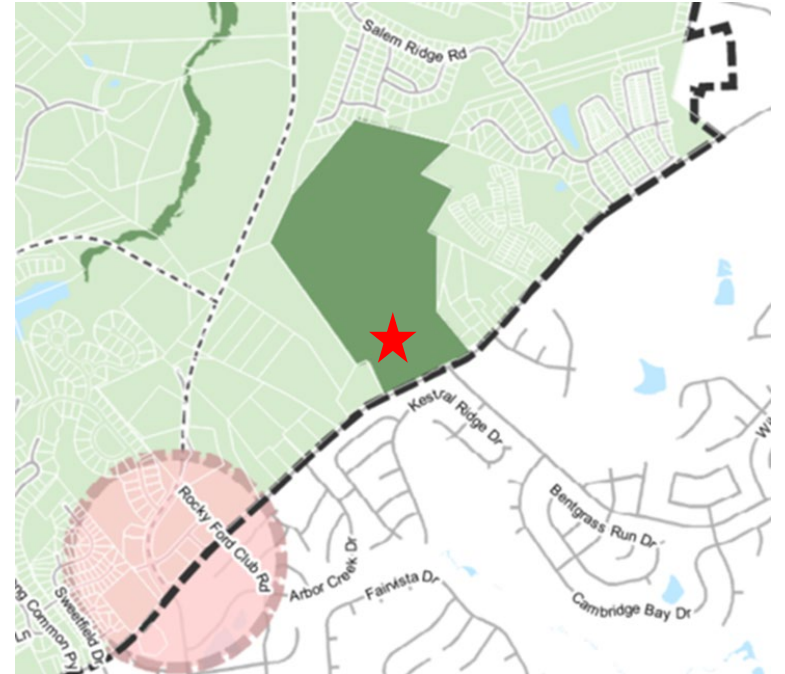
### Environmental / Open Space

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



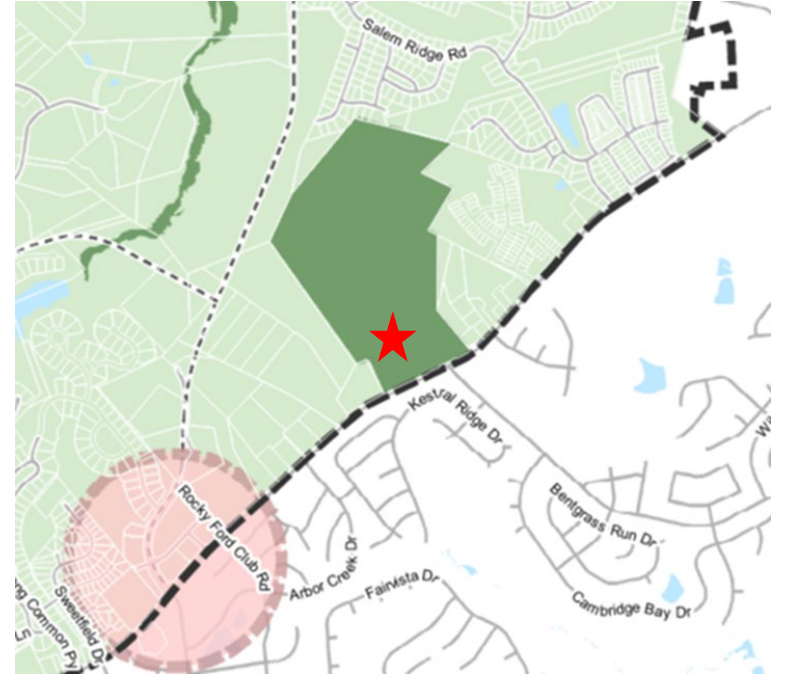
# 2040 Huntersville Community Plan – Policies that Support Plan

- **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

## REZONING

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

## REQUEST (R25-18)

### REASON FOR REZONING

REQUIRED TO ACCOMMODATE A NECESSARY STREAM CROSSING FOR PARK ACCESS

### WATER QUALITY BUFFER DISTURBANCE (LIMITED)

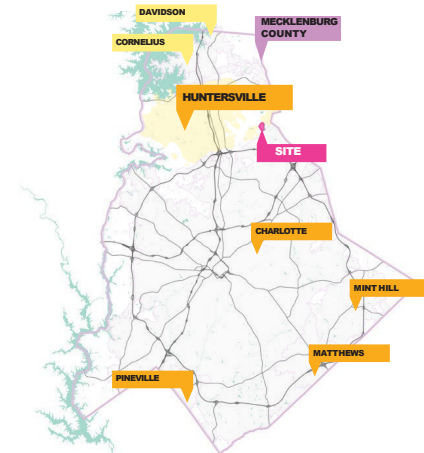
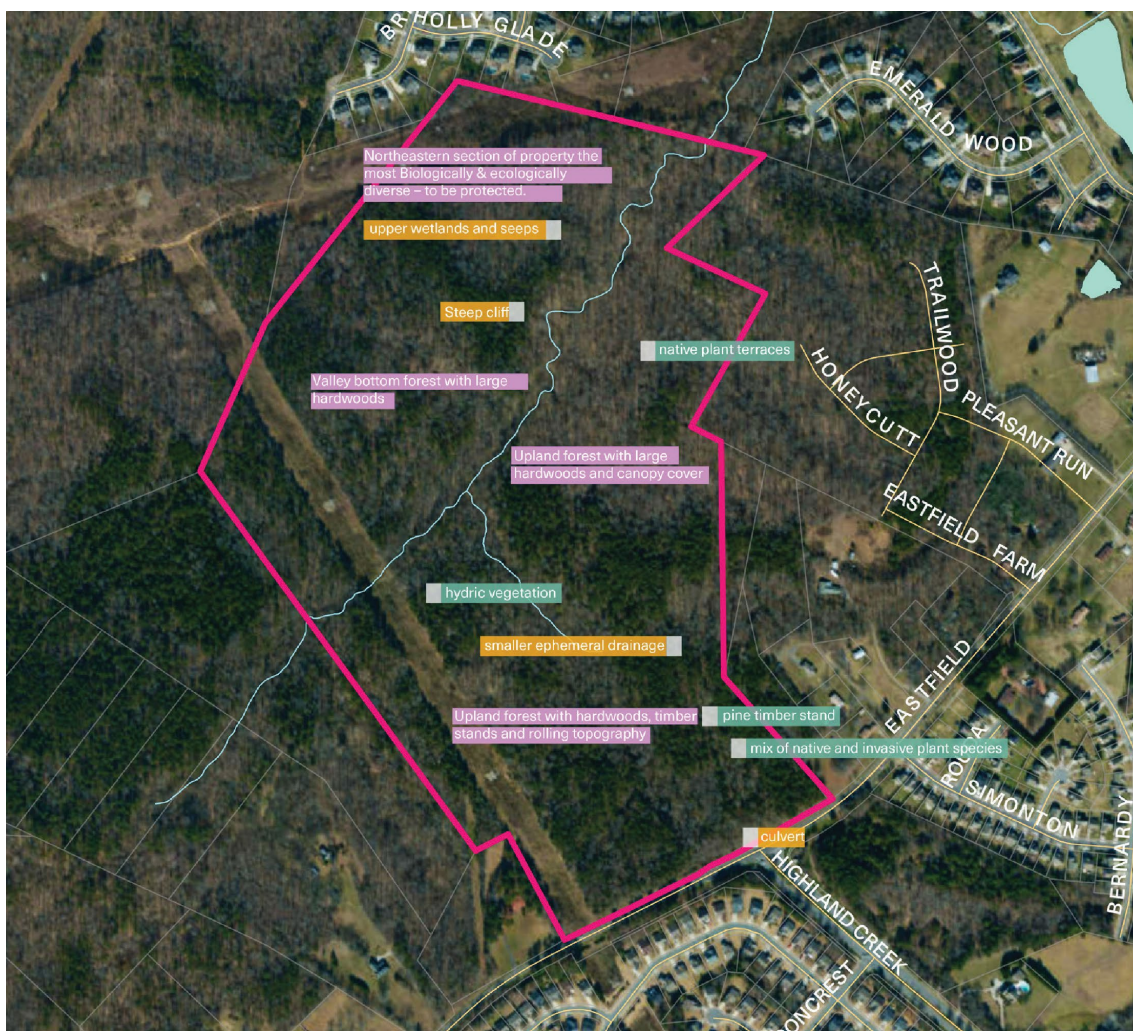
A JURISDICTIONAL STREAM BISECTS THE SITE, REQUIRING A SINGLE ACCESS CROSSING (~0.20 ACRES IMPACT); EXISTING CULVERT UNDER EASTFIELD RD WILL BE EXTENDED (IN LIEU OF BRIDGE)

### MITIGATION APPROACH

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

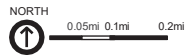
### SITE CONTEXT & REZONING CONDITIONS

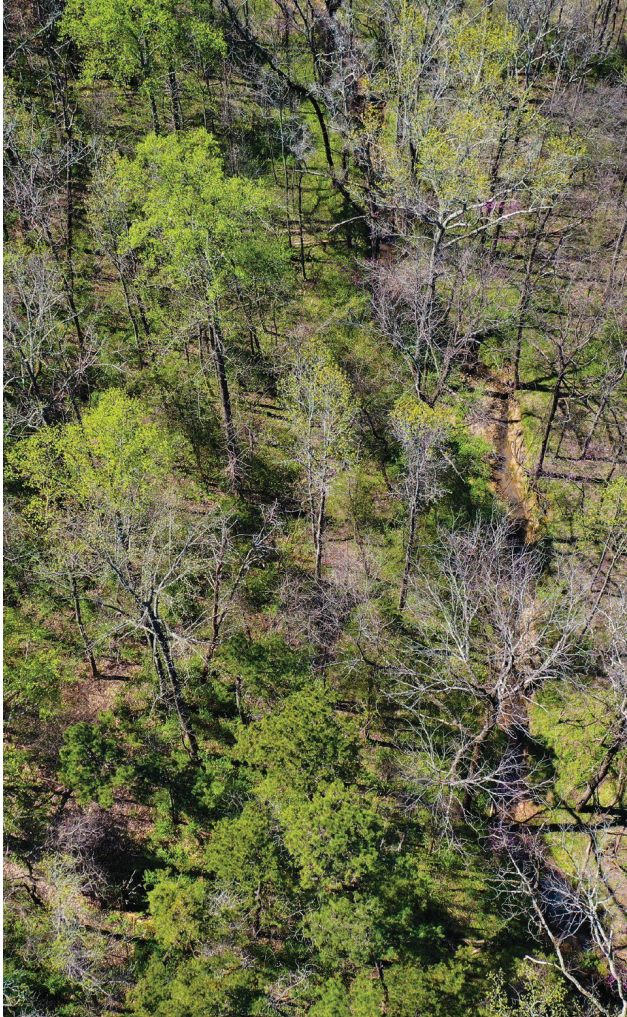
UNDEVELOPED FORESTED SITE AT EASTFIELD RD AND HIGHLAND CREEK PARKWAY



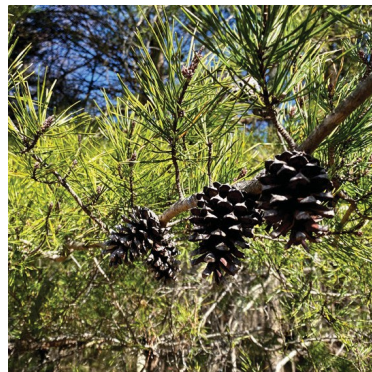
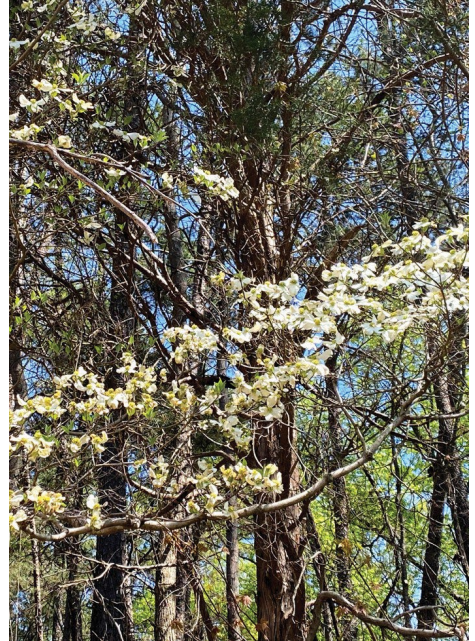
**LEGEND**

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





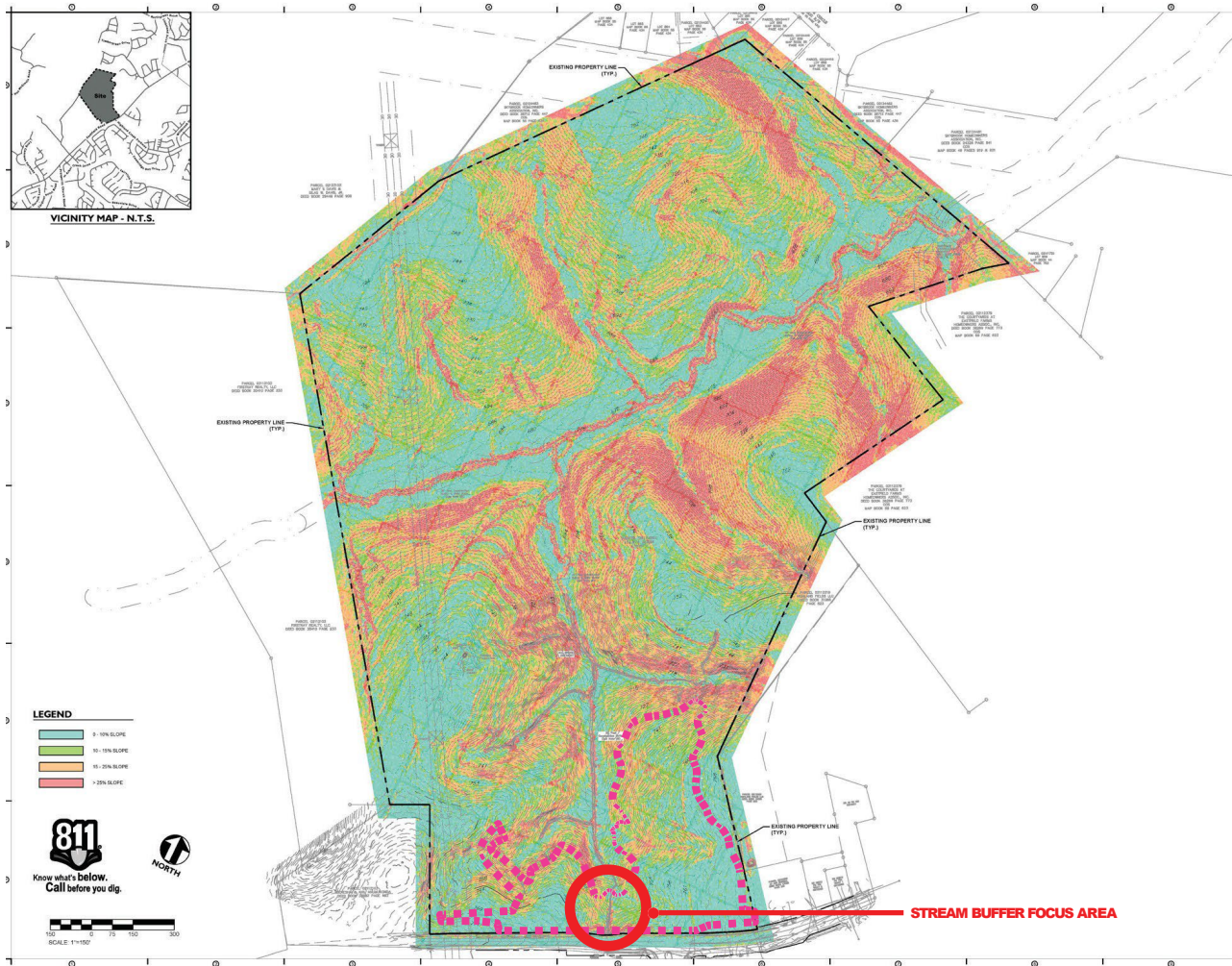
**EXISTING CONDITIONS** | SITE PHOTOS



**EXISTING CONDITIONS** | SITE PHOTOS



**EXISTING CONDITIONS** | SITE PHOTOS



# EXISTING CONDITIONS | SLOPE ANALYSIS





## STREAM CROSSING

MAINTAIN CONNECTIVITY BETWEEN EAST AND WESTERN SIDES OF THE PARK.

- PUSH THE DRIVE AS CLOSE TO THE ROW AS POSSIBLE TO MINIMIZE THE AMOUNT OF DISTURBANCE.
- LIMIT GRADING IMPACTS WITHING THE STREAM BUFFER.





THANK YOU!

QUESTIONS