Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh

AGENDA
Planning Board Meeting
June 23, 2026 - 6:30 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

Advisory Board Members: Chair Jay Henson, Vice-Chair Scott Hensley, C. Chris Boyd, Lee Hallman, Marshall Horsman, Trina Loomis, Michael Pollard, Prince Tokpah , Jodi Wright, Alternate Jennifer Davis, Alternate Alyssa Miller

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the May 26, 2026, regular meeting minutes.

3. Public Comments

4. Action Agenda

4.A. Make a recommendation on Rezoning Petition #R26-04, a request by Tori Thompson, located at 7601 Babe Stillwell Road. The request would permit the development of a school at this location.

4.B. Make a recommendation 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)*

5. Other Business

5.A. Thank our outgoing and welcome our newly appointed Planning Board members.

6. Adjourn

General Meeting Information

Planning Board:
The Planning Board functions as an advisory board to the Town Board on all requests for changes in the zoning laws, and ordinances of the Town of Huntersville subdivision requests pursuant to the Huntersville Subdivision Ordinance, and is empowered to make recommendations to the Town Board, or other governmental agencies consistent with the Planning Board's charged obligation to provide for proper planning for the future growth of the Town of Huntersville, and its environs. 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 Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays 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 Planning Department, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Tracy Barron can be reached at tbarron@huntersville.org or 704-766-2215.

Request for Board Recommendation

June 23, 2026

To: Board Members

From:

Date: June 23, 2026

Subject:

Explain Request:

Action Recommended:

Alternative Action:

Financial Implications:

Attachments:

1. May 26, 2026 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, May 26, 2026.

Roll Call
Present: J. Henson, S. Hensley, L. Hallman, M. Horsman, J. Wright, J. Davis, and C. Boyd
Absent: A. Miller, T. Loomis, P. Tokpah, and M. Pollard

Approval of Minutes
Item 2A: Consider approval of April 28, 2026, regular meeting minutes.
Motion: L. Hallman made a motion to approve April 28, 2026, regular meeting minutes. J. Davis seconded the motion.
Vote: The motion passed (6-0-1) with C. Boyd abstaining.

Public Comments:
None

Action Items
Item 4A: Rezoning petition #R26-01: 12311 Airspeed Drive. This request would revise the approved plans to expand parking and seek clarity on entitlements for future development.
B. Richards, Planning Director, presented his staff report, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval with conditions, as presented.

The Board confirmed there are adequate facilities for the proposed changes.

Motion: 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).

Item 4B: Rezoning petition #R26-06: 17155 Old Statesville Road. This request would revise the approved plans to permit the removal of a portion of a brick screen wall.
D. Peete, Long Range Planner, presented his staff report, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval with conditions as presented.

The Board confirmed that the applicant wishes to only remove a portion of the wall. The applicant, E. Williams, Charter Properties confirmed that they do not wish to remove the entire wall.

Motion: C. Boyd made a motion to 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. J. Wright seconded the motion.

Vote: The motion passed unanimously (7-0).

Item 4C: Rezoning petition #R25-18: 13729 Eastfield Road. This request would allow a buffer disturbance in the installation of a public park.
B. Richards, Planning Director, presented his staff report, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval with conditions, as presented.

The Boad confirmed what type of buffer would be encroached, and how a future road alignment would be treated.

Motion: J. Wright made a motion to recommend approval of R25-18 Eastfield Park with the specimen trees addressed and all minor staff comments addressed. The rezoning request is consistent with the Huntersville 2040 Community Plan including policies LU 1.1, EOS 1.1, EOS 8, EOS 10. It is reasonable and in the public interest to approve the rezoning because it fulfills the public need for outdoor space, protects neighborhoods, and is a benefit for the community green spaces. L. Hallman seconded the motion.

Vote: The motion passed unanimously (7-0).

Item 4D: Master Sign Program petition #S26-01: 12815 Statesville Road. This request would create a special sign district to add two building signs.
B. Richards, Planning Director, presented his staff report, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval, as presented.

The Board confirmed the placement, illumination, and potential effect on adjacent properties.

Motion: C. Boyd made a motion to recommend approval of S26-01 Hall Honda Special Sign District based on the master sign plan program being consistent with Huntersville 2040 Community Plan, policies LU 7, LU 8, LU 8.1. It is reasonable and in the public interest to approve the special sign district because this is consistent with the greater flexibility, in form, style, and design desired by the 2040 Community Plan. L. Hallman seconded the motion.

Vote: The motion passed unanimously (7-0).

Item 5A: Quasi-Judicial: Density Averaging Certificate petition #DA26-01. 13711 Hagers Ferry Rd. This request would transfer impervious from 13929 Clarendon Pointe Court to 13711 Hagers Ferry Road.

Chair J. Henson:

Okay. The next item, item number five, quasi-judicial hearing. It's a density averaging certificate, petition number DA26-01 13711 Hagers Ferry Road. This request would transfer impervious from 13929 Clarendon Point Court to 13711 Hagers Ferry Road. And before we get started, I've got a lot to read here, so bear with me. This is a quasi judicial hearing, which means the board must base its decision only on competent material and substantial evidence. Only parties withstanding may fully participate in this hearing. This includes the applicant, the property owner, the local government, and anyone who can demonstrate special damages. Special damages must be particular rise separate and distinct from the public at large. Proximity alone is not enough to establish standing. Parties may present evidence, call witnesses, and make legal arguments. Others may be allowed to speak as witnesses but may not examine witnesses or call their own. Witnesses must swear or affirm their testimony and testimony must be factual. Personal opinions are not permitted unless given by a qualified expert. Expert topics such as property values or traffic impacts may require an expert witness who must explain the factual basis for their opinions. The board recognizes the applicant and the property owners as parties. Anyone else who believes they have standing to participate as a party may come forward and briefly state how the project affects you differently from the general public. If you do not wish to participate as a party, please wait and come forward until after we identified parties with standing. So at this point we have the staff and we have just potentially the applicant. If you could state your name and address please for the record.

M. Essler:

Matt Essler, 13711 Hagersferry Road.

Chair J. Henson:

Okay. And you are the property owner in which- I am

M. Essler:

The one receiving the-

Chair J. Henson:

Receiving the-

M. Essler:

Pervious rights.

Chair J. Henson:

You're receiving it. Okay.

M. Essler:

Correct.

Chair J. Henson:

Okay. We're going to move on. Parties with standing, please tell me the witnesses you intend to call. I'm assuming you have no witnesses. Okay. Are there any individuals who wish to testify as witnesses, even though you do not qualify as parties and seeing none? We'll move on. I will administer the oath and you can from where you're standing is fine. If you could stand and raise your right hand and respond. Please respond aloud. Do you solemnly swear or affirm that the evidence you give shall be the truth, the whole truth, and nothing but the truth?

M. Essler, B. Richards, L. Speight:

I do.

Chair J. Henson:

Thank you. Okay. For the board, any disclosures, conflicts, ex parte communication? The parties in this case are entitled to an impartial board. A board member may not participate in this hearing if he or she has a fixed opinion about the matter, a financial interest in the outcome of the matter, or a close relationship with an affected person. Do any board members have a conflict of interest to disclose? Okay. Hearing none, we'll move on. The parties to this case have rights for any ex parte communications to be disclosed. Any ex parte communication is any communication about the case outside of the hearing. That may be an email communication as well as conversations with parties, staff, or general public. Does any board member have any ex parte communications to disclose? Okay. Okay. Since we have none of that, we'll move on to the staff report. We'll now call upon the planning staff to present the staff report. Lauren Speight.

L. Speight:

Good evening, everyone. Lauren Spaet for staff this evening, but Nathan Farber was the planning staff that did all the preparation for the case, just filling in because I have familiarity with density averaging. So a little background about why this case is coming before you since these don't happen very often. Just bear with me a little here. The density averaging certificate is first just the transfer of impervious rights between two parcels that are not within the boundaries of the same subdivision. So that would be if it's two different minor subdivisions, two different farmhouse clusters, two different major subdivisions, a minor and a major. If they were developed separately, then they would have to have a density averaging certificate to transfer impervious area between the two properties. Typically, what staff recommend when a property is seeking additional impervious area is first to try to reallocate existing impervious on your lot. If you're not able to do that, then the next recommendation is to get an impervious transfer from a lot that's within your subdivision that's eligible to transfer to you. And then the last option is to seek a density averaging certificate from an eligible parcel that is within the same watershed as your parcel. So that is what the applicant is doing in this case. And then once you find the eligible parcel, the giving parcel then sets aside an area of their lot that just won't have built upon area and that area is designated in the application and it cannot change after that's been set aside. As a part of the density averaging certificate, a meets and balance description of the space to be undisturbed will

be recorded on the subdivision maps in the homeowner covenants and on the individual deed. And then the total impervious area maximums for both lots cannot exceed what they were previously, no matter how much is transferred between the two. So the case is before you because that is what is prescribed by the zoning ordinance, that it goes to the watershed review board and the planning board access the watershed review board. And then with that, obviously the two parcels are going to be in regulated drinking watersheds. So you don't do density averaging outside of the regulated drinking watersheds in town. If you want to transfer impervious outside of that, it has to be just an impervious transfer in your subdivision. Next, before density averaging cases come before you, they're kind of unique because all of the criteria will have been satisfied before it's even put on the agenda here. So the criteria for a density averaging certificate are in Article three of the zoning ordinance. So the plat that has to be proposed showing the area of both lots that's built upon and the area that's being transferred is prepared. The pair of parcels to have the transfer is going to be vetted through Mecklenburg County as well to determine whether or not the receiving parcel needs to include any vegetative conveyance, which is essentially when you're exceeding your original impervious area limit if that additional impervious area receiving needs to be captured by some type of vegetation essentially to prevent any erosion or damage to other properties. In this case, that wasn't a requirement that was determined not to be necessary, but all of those technical criteria will have been satisfied before it's even put on the agenda for you to consider and included in the staff report. So here you'll see the giving parcel that is at 13929 Clarendon Pointe Court and the receiving parcel at 13711 Hagers Ferry Road and it's pretty obvious, but essentially it's very good when the parcels are in close proximity to one another. Typically, that is the preference, even though sometimes you may be eligible to receive from a parcel that is a little bit farther away. So additionally, obviously both parcels are in the same watershed. They're both in the Lake Norman critical area watershed and as mentioned, they do not require vegetative conveyance. The giving parcel is proposing to transfer 550 square feet of impervious development rights to the receiving parcel. So here you will see the receiving parcel and this would be a capture from the existing built upon area on the parcel that shows the proposed addition of impervious area. And one thing we do want to note is that the receiving parcel has not exceeded their impervious area limit. They're seeking to do an expansion that would go beyond that so they are not in non-compliance is where I'm trying to get essentially. And then the giving parcel, this is a snip from what is proposed for that parcel showing the 550 square feet on that parcel that will be set aside to remain undisturbed and I can take any questions that you have and as mentioned, the applicant is also here. Thank you.

Chair J. Henson:

Okay. Thank you. We'll start with questions for staff. Marshal?

M. Horsman:

Yes. So maybe you can clarify a little bit because right now it just feels like these are boxes that just need to be checked. There's not really much discretion or anything that really needs to be applied here. So are we just kind of going behind the planning staff to confirm that we agree with the determination that's been made as to each of these criteria?

L. Speight:

Yes.

M. Horsman:

Okay. I just wanted to make sure because I just didn't feel like there was much to interpret really for us.

L. Speight:

And if I can expound a bit because we've consulted with the county about that, the preference that they've suggested is to keep that control in place for a board to be the ultimate decision maker decision maker because the idea is that the impervious area limits are there for a reason essentially. And in this case, there is a transfer proposed of 550 square feet and quite frankly, staff receive requests that exceed that. And so the idea is to limit that and so that has been a preference that has been expressed to essentially preserve the integrity of the drinking water in the watersheds.

M. Horsman:

Okay. Okay. Thank you.

Chair J. Henson:

Thank you.

J. Davis:

Go ahead. This is just out of curiosity that the 550 feet that's being reserved, there's part of the buffer that's included in that. And I was just curious about that. The

L. Speight:

Setback.

J. Davis:

Oh, that's a setback

L. Speight:

That's there. Yes.

J. Davis:

So they can't build on it anyway.

L. Speight:

No.

J. Davis:

But it's included in the land that they're giving.

L. Speight:

Yes. There is a very short list of development that you could do in that setback. So you're allowed to have at-grade patios in that type of setback. You could have gardens, like playground equipment type things, but you couldn't have any structures over there. The home couldn't be there. Any home expansions, pools, those types of things you couldn't put in the setback anyway.

J. Davis:

Anyway. Okay. Thank you.

L. Speight:

Sure.

C. Boyd:

So just a couple questions. So if you can go back to the plat where it shows the 550 foot blocked out. So this will be on the permanent plat. So whoever buys the Leonard's property will understand that they can't build there, correct?

L. Speight:

Correct.

C. Boyd:

And two, why did you go so deep into the property as opposed to just going along right underneath the sanitary sewer?

L. Speight:

Ultimately, that's a preference by the property owner. It's their decision to make. We generally recommend that you select areas of the property that couldn't be built upon anyway. Natural area. Yeah. But would you like to add? Sure.

M. Essler:

Talk through the mic so everyone hears me. And if you could state your name again just for the record. Matt Esler, 13711 Hagershire Red. It's a natural area and so they've got a beautiful property and just the

way the peninsula is out, it's wooded. No one would ever build back there. So it was just a natural, natural selection.

C. Boyd:

Yeah. I was just wondering why instead of not going like 10 foot deep, you just didn't go three foot deep for-

M. Essler:

All the way across? Yeah. I guess we could have, but in that distinct area, you can't really build over there. No.

C. Boyd:

Got it.

Chair J. Henson:

Okay. Any further questions, Lee?

L. Hallman:

Back to the plat of the receiving, back onto the receiving plat. Just a couple questions, I guess, for next time maybe. So the swimming pool, it's not included in impervious calculations. Swimming pools are not

L. Speight:

... The water surface area of swimming pools is not included in the impervious area calculations.

L. Hallman:

But the decks are?

L. Speight:

Yes, that's correct.

L. Hallman:

Okay. That kind of makes sense. And my only other question is, is there a limit to how far you can transfer within the same watershed? Can it be miles?

L. Speight:

So that is a subjective determination that's made in conjunction with the stormwater administrator about what is appropriate essentially. And typically the idea is to find properties that are in close

proximity but that also drain to the same area in our stream system and they make that determination. There are a number of items to get through before you would even find properties that would be far away that you could transfer from, but it's a subjective determination.

L. Hallman:

Okay. That's it.

C. Boyd:

Sure. I see where you're going with that. I guess my fear, and this is probably immaterial to this quasi-judicial meeting, but if somebody bought a pervious bank and then they overbuilt something somewhere else and just like a developer transferred it, is that doable?

L. Speight:

That is within the scope of possibility.

C. Boyd:

Okay. Interesting.

Chair J. Henson:

Okay. I will ask if the applicant would like to add any additional information or speak.

M. Essler:

Matt Esler, no additional information.

Chair J. Henson:

Thank you. There's no other parties withstanding of non-party witnesses, no need for rebuttal. No closing arguments. So at this time, does the board members believe a continuance is warranted for this hearing?

I do not. Okay. Hearing none. We'll begin the deliberation process. Does the board have any further questions before we deliberate? In hearing none, we will begin the deliberations. The evidentiary hearing remains open for clarifying questions. The board must determine whether the applicant has met the burden of proving the standard using competent material and substantial evidence. If the applicant meets their burden producing competent material and substantial evidence that the standards in this ordinance will be met, the burden shifts to the other parties opposing the application to show by competent material and substantial evidence that the standards in the ordinance will not be met. If conflicting evidence as to standards presented, the board will weigh the evidence and determine which side's evidence is more credible and more reliable. If the applicant does not meet their burden of producing competent material and substantial evidence that the standards in the ordinance will be met,

the board must deny the application. So our next item is to determine that the items were met before we make the motion and a vote.

S. Hensley:

I'll deliberate. I think he has met his burden of proof.

Chair J. Henson:

I would agree with the staff report with the surveys precisely showing where the receiving is and the giving. Any other further thoughts, conversations? Okay. Is there a motion?

J. Davis:

Sure. I'll give it a go. The planning board recommends approval for DA 26.01 to allow impervious rights to be transferred from 13929 cleared in point-

C. Boyd:

You got to use what's on the screen.

J. Davis:

Do I have to use this on the screen? I can't.

C. Boyd:

Apparently.

J. Davis:

I had it all written out.

C. Boyd:

Yeah, me too. I have a nice one.

J. Davis:

The planning board finds a request meets all 12 criteria for granting a density averaging certificate. The board grants DA26-01 and incorporates staff applicants. Article three incorporates staff applicant's article three, findings of the fact for the criteria to grant a density averaging certificate. The density averaging certificate is granted based on the conditions meet article 3.3.2 A- D has been satisfied. Yes?

T. Barron:

Can you clarify if you're selecting staff's finding of facts and incorporating that into your motion as included in the report?

J. Davis:

Yes. Staff's finding of facts. Perfect. Thank you.

Chair J. Henson:

Anything else?

J. Davis:

Okay.

Chair J. Henson:

You feel comfortable with that? Okay. Okay.

J. Davis:

My wonderful motion.

Chair J. Henson:

We have a motion. Do we have a second?

C. Boyd:

Second.

Chair J. Henson:

Chris, thank you. Any discussion?

S. Hensley:

Again, I don't know if it's relevant to the case, but I think, like Chris said, you could see where there's a loophole that somebody might ... But I think this is a good example of somebody who has a personal residence that's trying to improve their situation by just a small amount and being able to do that. So again, I think it's a good support for a resident.

Chair J. Henson:

Yeah. Anything else? We'll call for a vote. All those in favor? Those opposed, unanimous (approved).

Other Business
None
Adjourn
C. Boyd made a motion to adjourn. L. Hallman seconded the motion.
Vote: The motion passed unanimously (7-0).

Approved this ____ day of _____ 2026.

_____

Chairman or Vice-Chairman

_____

Board Secretary

Request for Board Recommendation

June 23, 2026

To: Board Members

From: Nathan Farber, Senior Planner

Date: June 23, 2026

Subject: Petition #R26-04 Elysium School

Explain Request:

Make a recommendation on Rezoning Petition #R26-04, a request by Tori Thompson, located at 7601 Babe Stillwell Road. The request would permit the development of a school at this location.

Action Recommended: Other

Alternative Action:

Make a recommendation

Financial Implications:

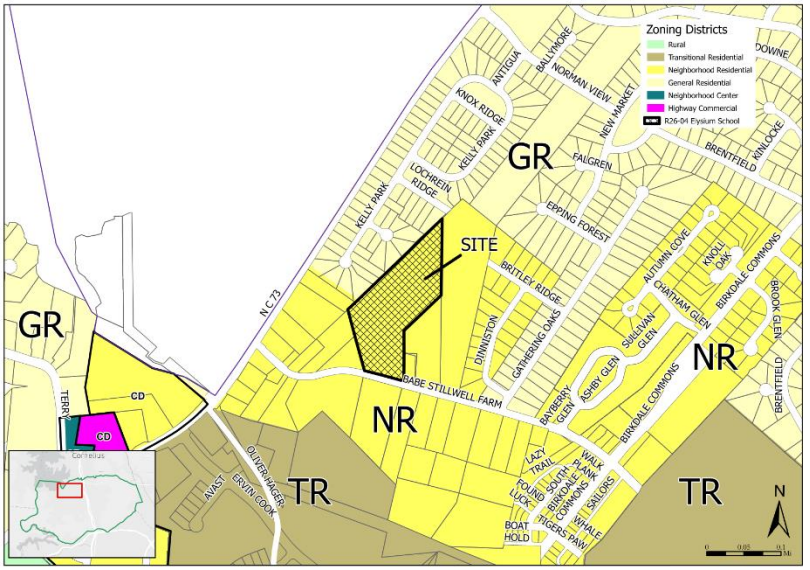
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Attachments:

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

Application Summary

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



Site Data

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

Adjoining Zoning and Land Uses

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

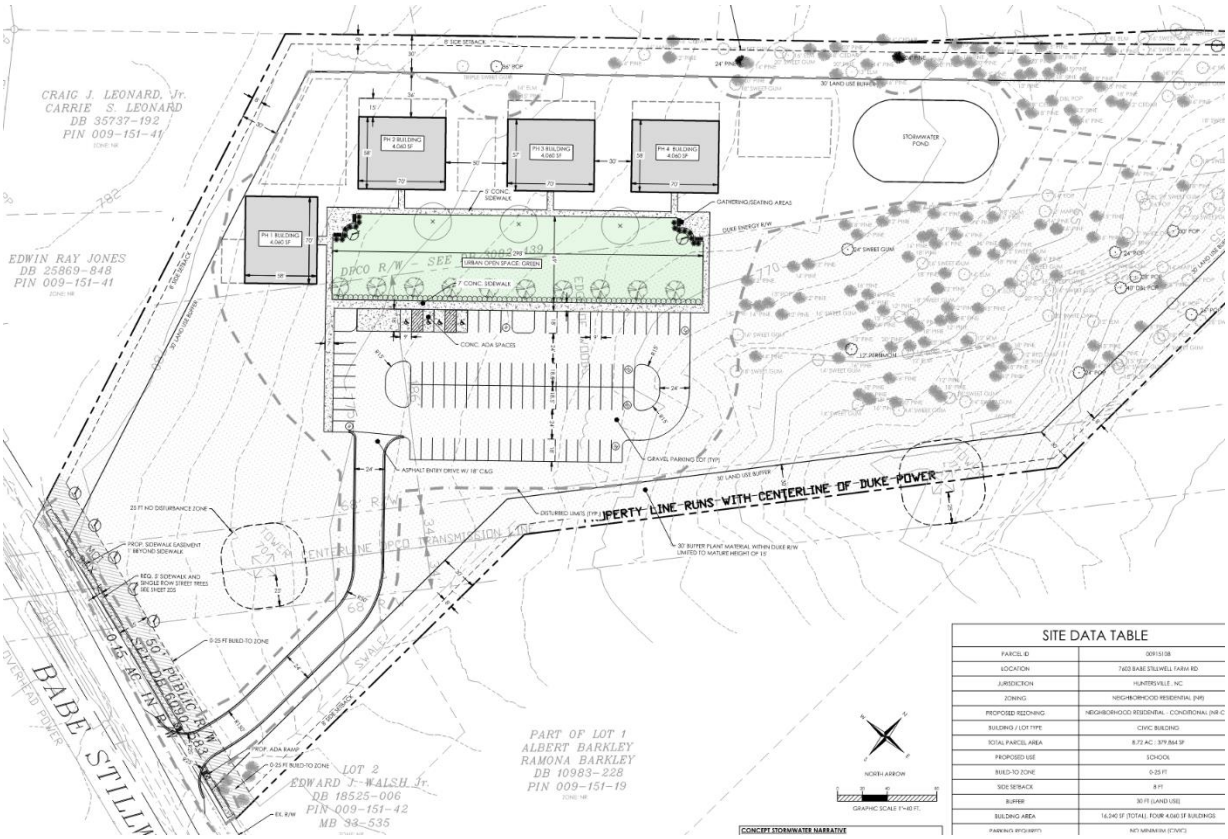
Project Description

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

Update Status

- Public Hearing:
  - Since the public hearing the applicant has updated their rezoning site plans to include the requested Vehicle Stacking Plan and improved urban open space.
  - Changes have been proposed to the previously included architectural elevations. The applicant has removed the architectural elevations from the rezoning request and added a note that they will address the elevations during the construction site plan review process while complying with Article 4.14 of the Zoning Ordinance and the Huntersville Design Guidebook.

- Planning Board: Staff have completed three cycles of review.



Rezoning/Site Plan

Density: ***Not Applicable***

- Proposed:
- Staff comments:

Parking: *Applicant has met the requirement*.

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

Building Height/Scale: ***Applicant has met the requirement with conditions***

- Proposed: The applicant has requested the below note in-lieu of conceptual elevations. The previously provided architectural elevations have been removed.
  - "The Rezoning plan shows general building locations, orientations and square footages which may be modified during the development of the design, engineering, and construction phases, as approved by town staff. All buildings shall comply with Article 4.14 building Type / Civic Building and shall meet the recommendations of the Huntersville Design Guidebook".
- Staff comments: The above note provides the applicant with flexibility regarding their elevations while stating that the future designs will meet all of the Zoning Requirements and heightened design recommendations of the Design Guidebook. Staff is comfortable with

this given that the building will be setback significantly from the street and will be reviewed as if the project is by-right.

Architectural Elevations: *Applicant has met the requirement with Conditions*.

- Proposed: The applicant has requested the below note in-lieu of conceptual elevations. The previously provided architectural elevations have been removed.
  - "The Rezoning plan shows general building locations, orientations and square footages which may be modified during the development of the design, engineering, and construction phases, as approved by town staff. All buildings shall comply with Article 4.14 building Type / Civic Building and shall meet the recommendations of the Huntersville Design Guidebook".
  - The applicant has requested a modification to allow an increase in metal paneling on the façade. Please see the modification section for more information.
- Staff comments: The above note provides the applicant with flexibility regarding their elevations while stating that the future designs will meet all of the Zoning Requirements and heightened design recommendations of the Design Guidebook. Staff is comfortable with this given that the building will be setback significantly from the street.

Buffers: *Applicant is requesting a modification*.

- Proposed: A 30' buffer is being provided along the property line of the property as required by the ordinance. Portions of the buffer have existing vegetation and will remain undisturbed while other portions do not contain any vegetation and will require additional plantings according to Article 7.5. The portions of the buffer that run through the 250' Duke easement would have a height limitation of 15' for all plantings as required by Duke Power. This would limit some of the future growth of the planted vegetation but would not prevent the buffer from being planted according to code. The applicant is requesting to phase portions of the planted buffer though no phasing plan showing how that would be implemented was provided.
- Staff comments: The applicant is in compliance with the ordinance regarding their buffers.
  - The applicant is requesting a modification regarding the phasing of the buffers. Please see the "Phasing" section and the Modification section for more information regarding the modification request.

Open Space: *Applicant has met the requirement*.

- Proposed: Applicant is requesting a modification to place the four school structures at the rear of the property. In doing so, the applicant is providing a "Green" urban open space to front the buildings on. Additional open spaces are shown in between and at the rear of the school buildings.
- Staff comments: The applicant is requesting a modification to set the buildings at the rear of the lot. Article 4 Civic Lot type requires that the buildings front on an urban open space when setback from the street. The farther back the request the larger the urban open space should be to meet the intent of the ordinance. The provided urban open space relates to each of the four proposed buildings and provides a large and functional space for the school. Staff finds the new urban open space size to be acceptable for the use.

Landscaping: *Applicant has met the requirement*.

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

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

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

Tree Save: ***Applicant exceeds the requirement***

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

Vesting: ***Not Applicable***

- Proposed: NA
- Staff comments: NA

Conditional Notes: ***Applicant has met the requirement.***

- Proposed: The applicant has provided the following schematic note: "The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan".
- Staff comments: The applicant has provided staff with our recommended schematic note to ensure that the site is constructed according to the site plan.

Minor Outstanding Comments: ***Applicant does not meet the requirement.***

- Staff comments: Staff are working with the applicant to ensure that all remaining minor comments are addressed.

Transportation Comments: ***Applicant has met the requirement.***

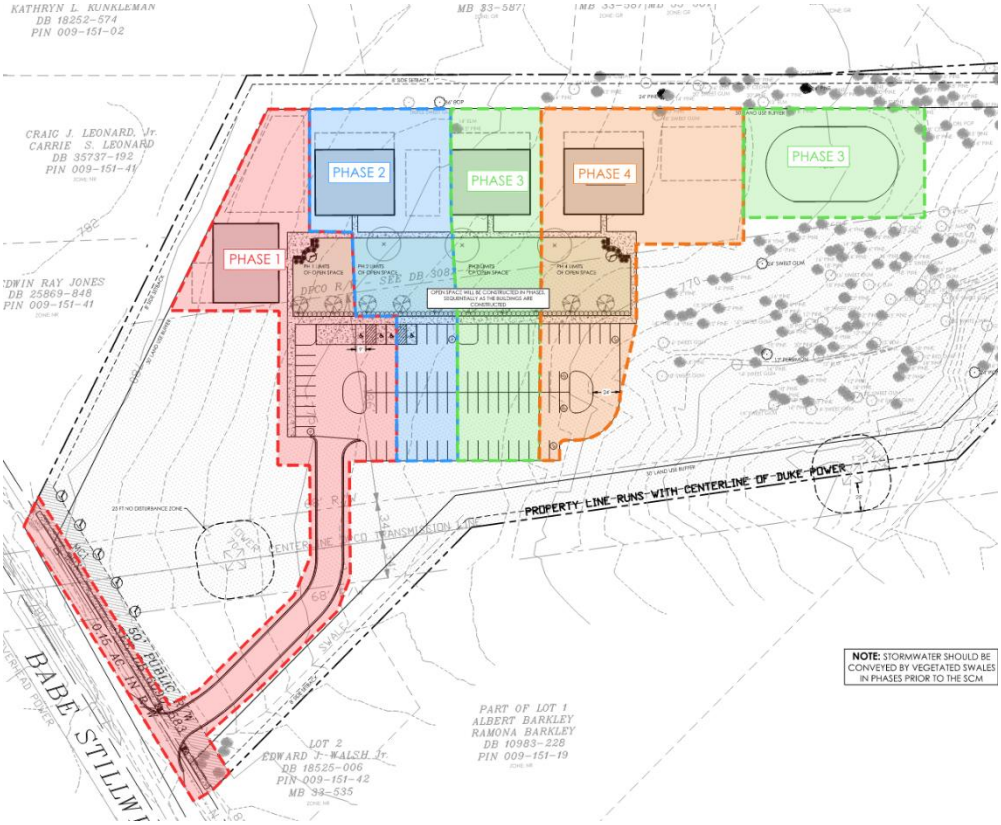
- Proposed: Access to the site will be from Babe Stillwell Rd with a single driveway entrance. A 10' sidepath will be provided along all frontages as required by the ordinance.
- Planning Staff Comments: NA
- Engineering Staff comments: The requested stacking plan has been provided. Please see the attached report for Engineering comments regarding TIA.

Stormwater Comments: ***Applicant has met the requirement.***

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

Phasing: ***Applicant is requesting a modification.***

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



- Planning Staff Comments: The updated phasing plan now includes the updated urban open space and includes the urban open space with each phase of the development. Staff is not in support of the requested modification to allow for the phasing of the planted buffers.

Applicant Modification Requests

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

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

Staff Recommendation: *Staff recommends approval*

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

Modification Request 2: *Request to allow the proposed building's façade to exceed the 30% maximum for use of metal paneling.*

- **Applicable Zoning Requirements:** Article 4.14 Building Type / Civic Building (B) of the zoning ordinance states that no more than 30% of the façade visible from the street can be made up of metal paneling

Staff Recommendation: *Staff recommends approval*

- **Staff Comments:** Staff can support this modification request as the building will be setback at a minimum of 260' and will be partially screened by required landscaping (street and parking trees).

Modification Request 3: *Request to allow for the phasing of the required buffer plantings so that not all of the plantings are installed in phase 1.*

- **Applicable Zoning Requirements:** Article 7.5 of the zoning ordinance states that a 30' planted buffer is required when existing vegetation does not exist.

Staff Recommendation: *Staff does not recommend approval*

- **Staff Comments:** Staff do not support this modification request as we lack the necessary information to make an informed decision. Additionally, the construction of phase one would affect much of the buffer area that needs planted. In the interest of ensuring that neighboring properties are protected and sufficiently screened we would ask that all plantings go in with phase one. The

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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*



Policy Recommendations - *Support rezoning*

- **Policy EOS-3:** Prioritize tree canopy preservation in the lower intensity areas
  - STAFF COMMENT: The project is proposing to save 30% of the tree canopy and 86% of the specimen trees on the site which greatly exceeds the required amount.

- **PS 6.1:** Coordinate with CMS and local charter schools on the expansion of school capacity
    - STAFF COMMENT: While the school is not part of the CMS system, the school is providing further capacity to the area.
- **Policy LU 7.1:** Require new development to follow design principles that reinforce the vision for the Town as expressed in this plan and other adopted plans. "All buildings shall front a public street or open space.
    - STAFF COMMENT: The provided elevations note will require the applicant to design a zoning compliant building at minimum and to go above and beyond using the recommendations of the Huntersville Design Guidebook.
- **Policy LU 8.2:** Evaluate and strengthen incentives to encourage the achievement of higher design standards.
    - STAFF COMMENT: The larger and more functional urban open space helps meet the intent of the ordinance since the applicant is requesting a modification to place the buildings away from the road frontage. Additionally, as each phase of the development is built a portion of that urban open space will be provided ensuring that the intent is provided while allowing some flexibility to the applicant.

Policy Recommendations – *Do not support rezoning*

- Policy LU-11.1: Protect existing housing stock.
    - The proposed modification to phase the planting of the required 30' buffer does not screen the more intense civic use from all of the surrounding residential properties.

Consistency with Existing Development:

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

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

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

- Staff Findings: A Transportation Impact Analysis (TIA) is not required for this development (Please see the TIA and Engineering Report for further information).

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

- Staff Findings: Planning staff has no indication that the request will adversely affect known archeological, environmental, historical, or cultural resources.

Staff Recommendation: *Approval with Conditions*

- Staff comments: Staff could be in support of the project, as it is consistent with the character area recommendations of the Huntersville 2040 Plan, if the following conditions are met for approval:
    - The entire buffer is planted at Phase one.
    - All minor staff comments are addressed.

Public Notices/Meetings/Comments: All meetings are subject to change; hyperlinks added to recording of meetings when available.

Community Meeting: The applicant has hosted one meeting with the community on Wednesday, April 22nd, 2026. The applicant's report is attached.
Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.
Public Comments: All public comments received by mail or electronic mail have been forwarded to all Board members.
Public Hearing: The public hearing occurred on June 2nd, 2026.
Planning Board: June 26th, 2026

- Motion to be added when available

Final Action: July 21st, 2026

Attachments

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

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application R26-04 Elysium School, the Planning Board recommends APPROVAL of the rezoning plan with the following conditions:

_____

Including the following modifications: _____

_____

_____

_____

_____

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

_____,

because _____.

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

_____.

Motion to recommend DENIAL

In considering the proposed rezoning application R26-04 Elysium School, the Planning Board recommends DENIAL of the rezoning plan.

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

_____,

because _____.

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

_____.

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

General Application

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

1. Application Type

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

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

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ☐ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 02/19/2026

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

Project Address 7601 Babe Stillwell Farm Rd

Parcel Identification Number(s) (PIN) 00915108

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

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

Current Land Use Undeveloped

Proposed Land Use(s) School

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

3. Description of Request

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

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

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

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Tory Thompson Phone 512-922-4937

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Tory Thompson

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

Address of Applicant 167 Chance Rd. Moorseville, NC 28115

7. Property Owner (if different than applicant)

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

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

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

Title Property Owner Email _____

Address of Property Owner PO Box 1427 Huntersville, NC 28070

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

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

8. Development/Design Firm Contact Information

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

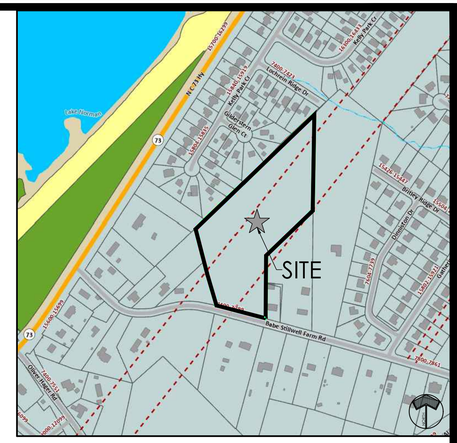
Contact Information

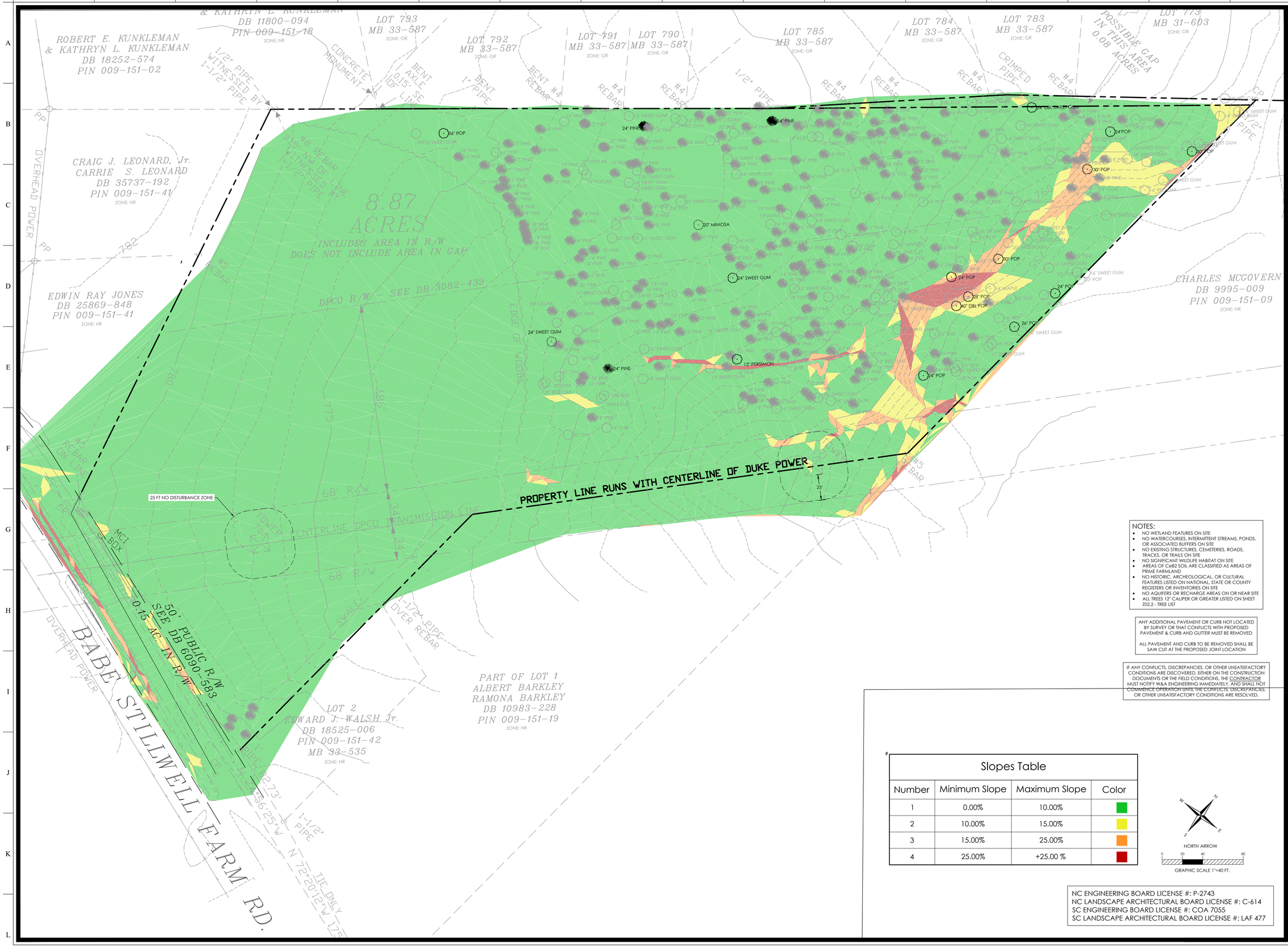
Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

REZONING PLANS FOR

ELYSIUM SCHOOL REZONING

7603 BABE STILLWELL FARM RD
HUNTERSVILLE, NC 28078


SITE
Babe Stillwell Farm Rd
NC-73
Lake Norman
Gilead Rd
Gilead Rd Ext
Hunters Ridge Dr
Hunters Ridge Ct
Hunters Ridge Ln
Hunters Ridge Pl
Hunters Ridge Trl
Hunters Ridge Way
Hunters Ridge Cir



NOTES:
- NO WETLAND FEATURES ON SITE
- NO WATERCOURSES, INTERMITTENT STREAMS, PONDS, OR ASSOCIATED BUFFERS ON SITE
- NO EXISTING STRUCTURES, CEMETERIES, ROADS, TRACKS, OR TRAILS ON SITE
- NO SIGNIFICANT WILDLIFE HABITAT ON SITE
- AREAS OF Ce82 SOIL ARE CLASSIFIED AS AREAS OF PRIME FARMLAND
- NO HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES LISTED ON NATIONAL, STATE OR COUNTY REGISTERS OR INVENTORIES ON SITE
- NO AQUIFERS OR RECHARGE AREAS ON OR NEAR SITE
- ALL TREES 12" CALIPER OR GREATER LISTED ON SHEET Z02.2 - TREE LIST

ANY ADDITIONAL PAVEMENT OR CURB NOT LOCATED BY SURVEY OR THAT CONFLICTS WITH PROPOSED PAVEMENT & CURB AND GUTTER MUST BE REMOVED

ALL PAVEMENT AND CURB TO BE REMOVED SHALL BE SAW CUT AT THE PROPOSED JOINT LOCATION

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY W&A ENGINEERING IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	
2	10.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	+25.00 %	

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.

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

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

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

ELYSIUM SCHOOL REZONE

MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

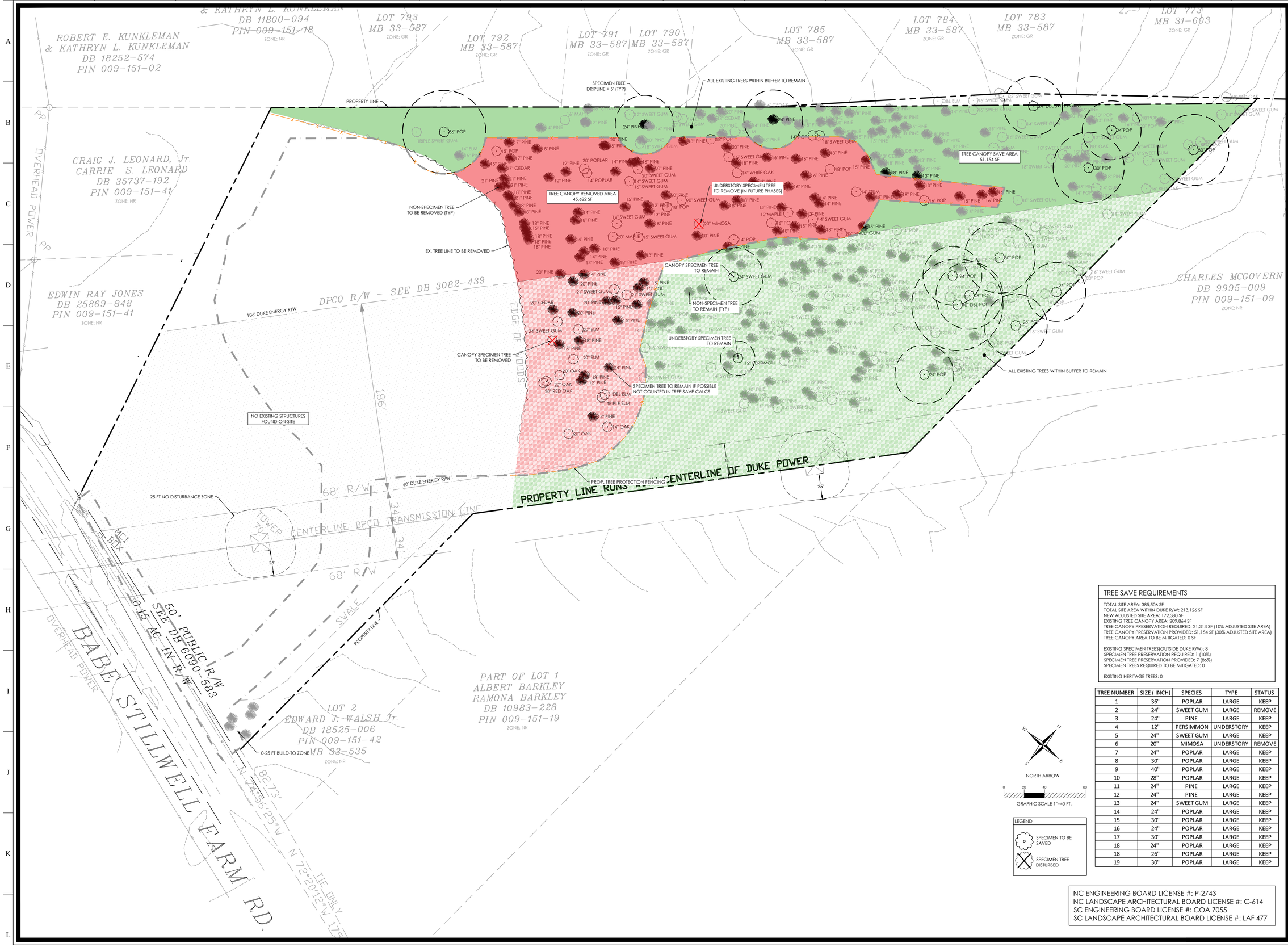
ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

EXISTING CONDITIONS

Z02

N:\25-00458 - elysium school rezoning\DWG\Sheets\Z02 - SURVEY.DWG 6-09-26 03:01:45 PM tlallova



W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
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MECKLENBURG COUNTY, NORTH CAROLINA

7603 BABE STILLWELL FARM RD, HUNTERSVILLE, NC

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

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: ####

ISSUANCE DATE: ####

W&A PROJECT #: 25-00458

DEMO + TREE SAVE PLAN

Z02.1

TREE SAVE REQUIREMENTS

TOTAL SITE AREA: 385,506 SF
TOTAL SITE AREA WITHIN DUKE R/W: 213,126 SF
NEW ADJUSTED SITE AREA: 172,380 SF
EXISTING TREE CANOPY AREA: 209,864 SF
TREE CANOPY PRESERVATION REQUIRED: 21,313 SF (10% ADJUSTED SITE AREA)
TREE CANOPY PRESERVATION PROVIDED: 51,154 SF (30% ADJUSTED SITE AREA)
TREE CANOPY AREA TO BE MITIGATED: 0 SF

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

EXISTING HERITAGE TREES: 0

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

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.

LEGEND

SPECIMEN TO BE SAVED

SPECIMEN TREE DISTURBED

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

N:\25-00458 - elysium school rezoning\DWG\Sheets\Z02b - DEMO AND TREE SAVE.DWG 6-09-26 03:01:52 PM rfallova

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

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

13	PINE	KEEP
13	SWEET GUM	KEEP
18	OAK	KEEP
18	SWEET GUM	KEEP
18	SWEET GUM	KEEP
20	PINE	KEEP
15	PINE	KEEP
20	PINE	KEEP
30	**POPLAR**	**KEEP**
16	PINE	KEEP
14	POPLAR	KEEP
13	PINE	KEEP
14	GUM	KEEP
18	PINE	KEEP
14	PINE	KEEP
24	**POPLAR**	**KEEP**
16	PINE	KEEP
18	PINE	KEEP
20	POPLAR	KEEP
16	PINE	KEEP
16	SWEET GUM	KEEP
18	SWEET GUM	KEEP
16	SWEET GUM	KEEP
16	RED OAK	KEEP
16	SWEET GUM	KEEP
30	**POPLAR**	**KEEP**
16	RED OAK	KEEP
20	SWEET GUM	KEEP
14	SWEET GUM	KEEP
14	SWEET GUM	KEEP
18	SWEET GUM	KEEP
16	SWEET GUM	KEEP
20	POPLAR	KEEP
15	PINE	KEEP
24	**POPLAR**	**KEEP**
18	POPLAR	KEEP
16	SWEET GUM	KEEP
22	POPLAR	KEEP
18	SWEET GUM	KEEP
16	SWEET GUM	KEEP
18	PINE	KEEP
30	**POPLAR**	**KEEP**
14	MAPLE	KEEP
18	PINE	KEEP
20	POPLAR	KEEP
14	POPLAR	KEEP
26	**POPLAR**	**KEEP**
16	SWEET GUM	KEEP
20	SWEET GUM	KEEP
16	POPLAR	KEEP
13	WHITE OAK	KEEP
13	PINE	KEEP
24	**POPLAR**	**KEEP**
14	WHITE OAK	KEEP
13	PINE	KEEP
24	**POPLAR**	**KEEP**
14	WHITE OAK	KEEP
14	POPLAR	KEEP
28	**POPLAR**	**KEEP**
40	**POPLAR**	**KEEP**
16	PINE	KEEP
18	POPLAR	KEEP
17	SWEET GUM	KEEP
18	POPLAR	KEEP
16	SWEET GUM	KEEP
15	POPLAR	KEEP
21	PINE	KEEP
24	**POPLAR**	**KEEP**
16	PINE	KEEP
15	PINE	KEEP
12	ELM	KEEP
20	WHITE OAK	KEEP
16	SWEET GUM	KEEP
14	PINE	KEEP
16	PINE	KEEP
15	PINE	KEEP
14	POPLAR	KEEP
12	MAPLE	KEEP
16	PINE	KEEP
16	PINE	KEEP
16	PINE	KEEP
16	SWEET GUM	KEEP
18	SWEET GUM	KEEP

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

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

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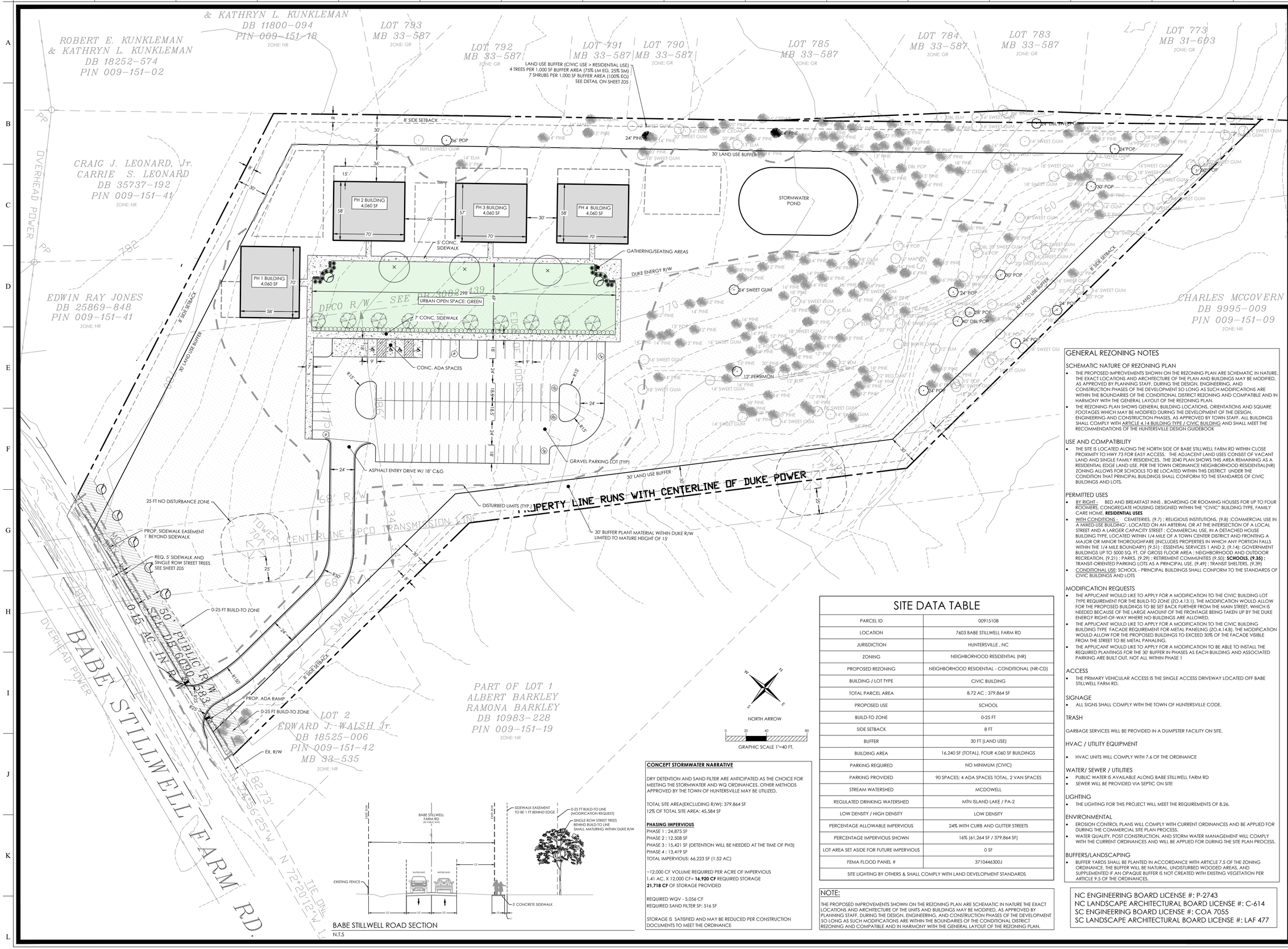
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TREE LIST

Z02.2

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BABE STILLWELL ROAD SECTION
N.T.S

CONCEPT STORMWATER NARRATIVE

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

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

PHASING IMPERVIOUS
PHASE 1 : 24,875 SF
PHASE 2 : 12,508 SF
PHASE 3 : 15,421 SF (DETENTION WILL BE NEEDED AT THE TIME OF PH3)
PHASE 4 : 13,419 SF
TOTAL IMPERVIOUS: 66,223 SF (1.52 AC)

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

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

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

SITE DATA TABLE

PARCEL ID	00915108
LOCATION	7603 BABE STILLWELL FARM RD
JURISDICTION	HUNTERSVILLE , NC
ZONING	NEIGHBORHOOD RESIDENTIAL (NR)
PROPOSED REZONING	NEIGHBORHOOD RESIDENTIAL - CONDITIONAL (NR-CD)
BUILDING / LOT TYPE	CIVIC BUILDING
TOTAL PARCEL AREA	8.72 AC ; 379,864 SF
PROPOSED USE	SCHOOL
BUILD-TO ZONE	0-25 FT
SIDE SETBACK	8 FT
BUFFER	30 FT (LAND USE)
BUILDING AREA	16,240 SF (TOTAL), FOUR 4,060 SF BUILDINGS
PARKING REQUIRED	NO MINIMUM (CIVIC)
PARKING PROVIDED	90 SPACES; 4 ADA SPACES TOTAL, 2 VAN SPACES
STREAM WATERSHED	MCDOWELL
REGULATED DRINKING WATERSHED	MTN ISLAND LAKE / PA-2
LOW DENSITY / HIGH DENSITY	LOW DENSITY
PERCENTAGE ALLOWABLE IMPERVIOUS	24% WITH CURB AND GUTTER STREETS
PERCENTAGE IMPERVIOUS SHOWN	16% (61,264 SF / 379,864 SF)
LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS	0 SF
FEMA FLOOD PANEL #	3710446300J
SITE LIGHTING BY OTHERS & SHALL COMPLY WITH LAND DEVELOPMENT STANDARDS	

NOTE:

THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE THE EXACT LOCATIONS AND ARCHITECTURE OF THE UNITS AND BUILDINGS MAY BE MODIFIED, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING, AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATIONS ARE WITHIN THE BOUNDARIES OF THE CONDITIONAL DISTRICT REZONING AND COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN.

GENERAL REZONING NOTES

SCHEMATIC NATURE OF REZONING PLAN

- THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE, THE EXACT LOCATIONS AND ARCHITECTURE OF THE PLAN AND BUILDINGS MAY BE MODIFIED, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING, AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATIONS ARE WITHIN THE BOUNDARIES OF THE CONDITIONAL DISTRICT REZONING AND COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN.
- THE REZONING PLAN SHOWS GENERAL BUILDING LOCATIONS, ORIENTATIONS AND SQUARE FOOTAGES WHICH MAY BE MODIFIED DURING THE DEVELOPMENT OF THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES, AS APPROVED BY TOWN STAFF. ALL BUILDINGS SHALL COMPLY WITH ARTICLE 4.14 BUILDING TYPE / CIVIC BUILDING AND SHALL MEET THE RECOMMENDATIONS OF THE HUNTERSVILLE DESIGN GUIDEBOOK

USE AND COMPATIBILITY

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

PERMITTED USES

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

MODIFICATION REQUESTS

- THE APPLICANT WOULD LIKE TO APPLY FOR A MODIFICATION TO THE CIVIC BUILDING LOT TYPE REQUIREMENT FOR THE BUILD-TO ZONE (ZO.4.13.1). THE MODIFICATION WOULD ALLOW FOR THE PROPOSED BUILDINGS TO BE SET BACK FURTHER FROM THE MAIN STREET, WHICH IS NEEDED BECAUSE OF THE LARGE AMOUNT OF THE FRONTAGE BEING TAKEN UP BY THE DUKE ENERGY RIGHT-OF-WAY WHERE NO BUILDINGS ARE ALLOWED.
- THE APPLICANT WOULD LIKE TO APPLY FOR A MODIFICATION TO THE CIVIC BUILDING BUILDING TYPE FACADE REQUIREMENT FOR METAL PANELING (ZO.4.14.B). THE MODIFICATION WOULD ALLOW FOR THE PROPOSED BUILDINGS TO EXCEED 30% OF THE FACADE VISIBLE FROM THE STREET TO BE METAL PANALING.
- THE APPLICANT WOULD LIKE TO APPLY FOR A MODIFICATION TO BE ABLE TO INSTALL THE REQUIRED PLANTINGS FOR THE 30' BUFFER IN PHASES AS EACH BUILDING AND ASSOCIATED PARKING ARE BUILT OUT, NOT ALL WITHIN PHASE 1

ACCESS

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

SIGNAGE

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

TRASH

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

HVAC / UTILITY EQUIPMENT

- HVAC UNITS WILL COMPLY WITH 7.6 OF THE ORDINANCE

WATER/ SEWER / UTILITIES

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

LIGHTING

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

ENVIRONMENTAL

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

BUFFERS/LANDSCAPING

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

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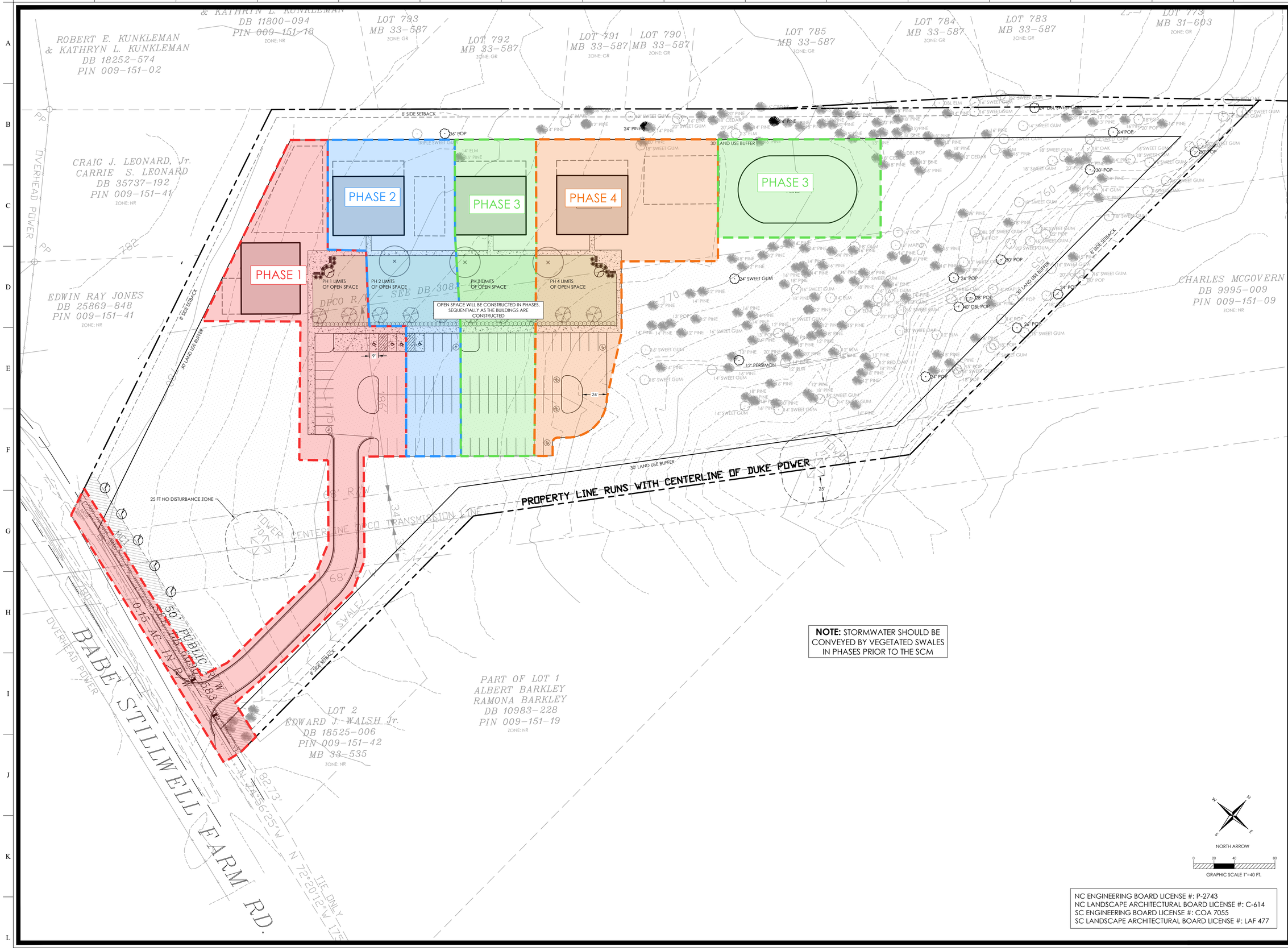
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REZONING PLAN

Z03

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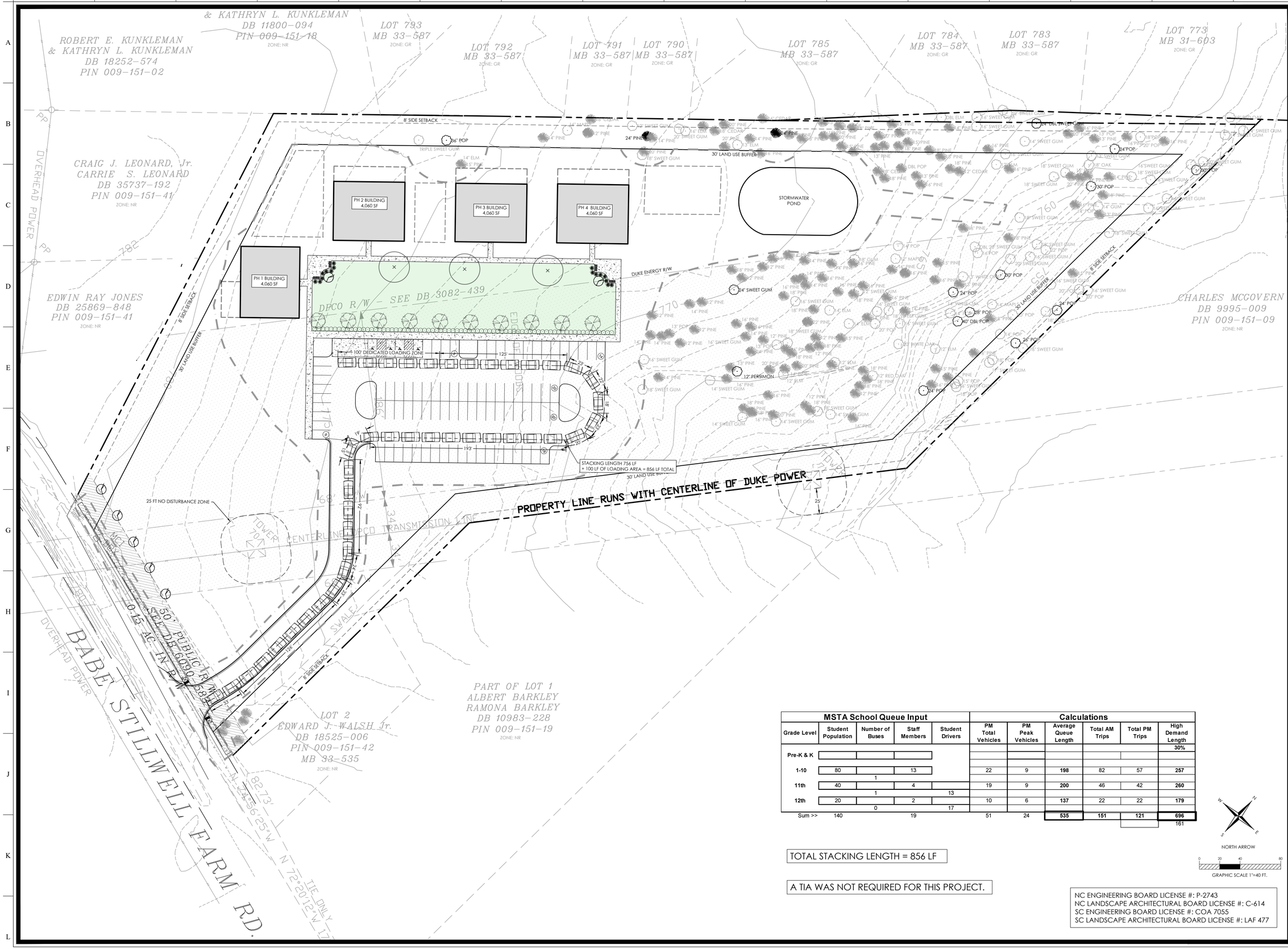
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PHASING PLAN

Z03.1

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MSTA School Queue Input					Calculations					
Grade Level	Student Population	Number of Buses	Staff Members	Student Drivers	PM Total Vehicles	PM Peak Vehicles	Average Queue Length	Total AM Trips	Total PM Trips	High Demand Length
										30%
Pre-K & K										
1-10	80	1	13		22	9	198	82	57	257
11th	40	1	4	13	19	9	200	46	42	260
12th	20	0	2	17	10	6	137	22	22	179
Sum >>	140		19		51	24	535	151	121	696
										161

TOTAL STACKING LENGTH = 856 LF

A TIA WAS NOT REQUIRED FOR THIS PROJECT.

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.

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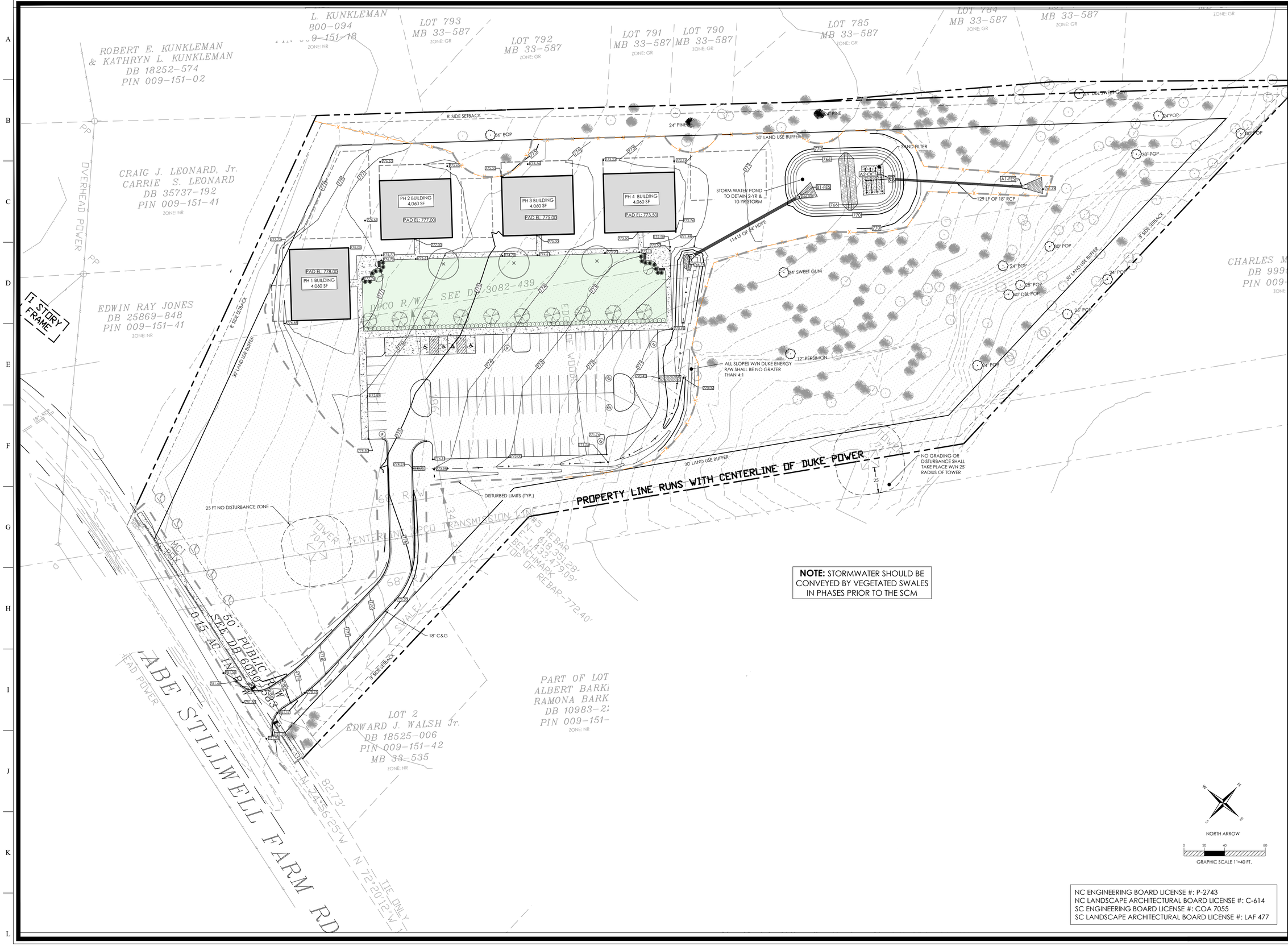
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STACKING PLAN

Z03.2

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

NORTH ARROW

GRAPHIC SCALE 1"=40 FT.

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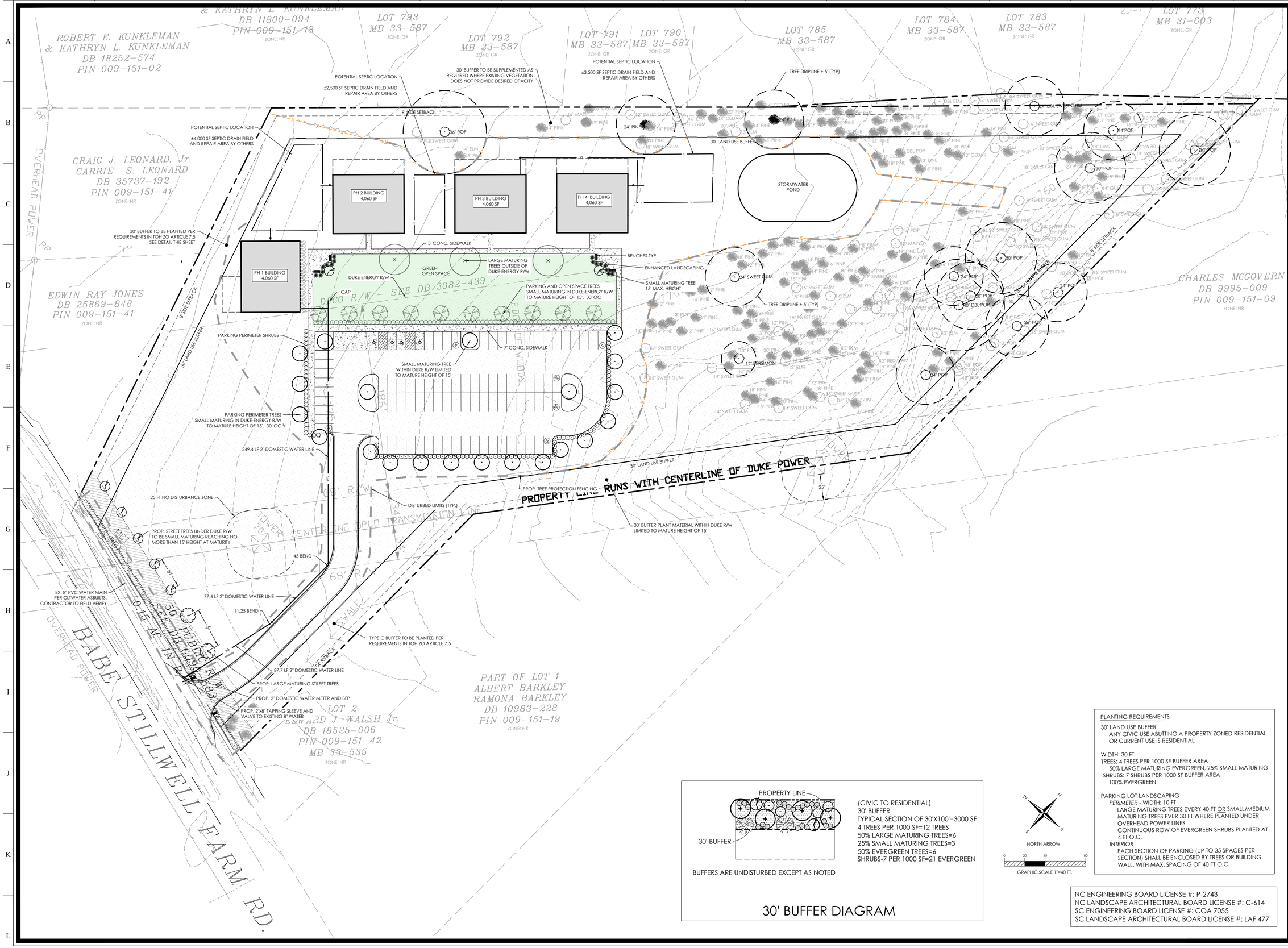
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PRELIM GRADING PLAN

Z04

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PLANTING REQUIREMENTS

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

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

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

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PRELIM UTILITY + LANDSCAPE PLAN

Z05

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ELYSIUM REZONING MEETING REPORT

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

I. AGENDA

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

II. GENERAL DISCUSSION

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

III. QUESTIONS AND RESPONSES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

General Project Information

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

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Transportation and Stormwater:

1) The development has not yet provided a vehicle stacking plan for its full buildout condition, as of the plan set provided on 3/27/2026. **UPDATE 6/23/2026* A vehicle stacking plan meeting NCDOT's minimum requirements has been provided.*

Request for Board Recommendation

June 23, 2026

To: Board Members

From: Lauren Speight, Senior Planner

Date: June 23, 2026

Subject: Make a recommendation on Petition #R26-03 Vermillion Village Amendment

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Explain Request:

Make a recommendation on Petition #R26-03, a request by MPV Properties to rezone +/- 29.58 acres located along Huntersville-Concord Road between Second Street and Glendale Drive to amend the previously approved rezoning #R20-05 Town Center-Conditional District to a Town Center-Conditional District. The request is to reduce the building height of Shopfront Buildings B and C to one-story.

Action Recommended: Approve Item

Alternative Action:

Financial Implications:

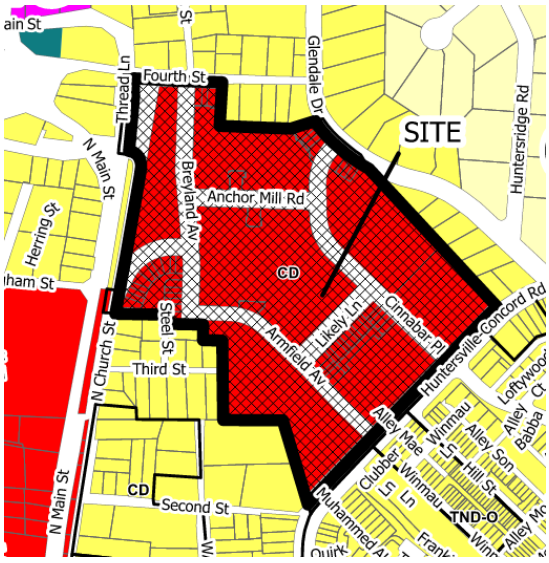
N/A

Attachments:

1. R26-03 Vermillion Village Amendment PB 6.23.2026
2. Signed Rezoning Application
3. Vermillion Village Rezoning Amendment for PB
4. R26-03 Community Meeting Packet 5.11.26

Application Summary

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



Site Data

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

Adjoining Zoning and Land Uses

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

Project Description

Vermillion Village was originally approved under rezoning #R16-12 as a Town Center-Conditional District for 165,000 square feet of commercial space and 400 residential units. Subsequently, #R16-12 was amended under rezoning case #R20-05 for a combination of 70,000 square feet of commercial space and 341 residential units. MPV Properties, LLC is seeking to amend #R20-05 for Shopfront Buildings B and C only to reduce the building height from two stories to one story.

Update Status

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

Rezoning/Site Plan

Density: ***Not Applicable***

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

Parking: ***Applicant exceeds the requirement***

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

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

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

Architectural Elevations: ***Applicant has met the requirement.***

- Proposed: The applicant proposes one-story shopfront buildings for Buildings B and C.
- Staff comments: Architectural elevations are generally compliant with the Shopfront Building Type. However, the

Buffers: ***Not Applicable***

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

Open Space: ***Not Applicable***

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

Build-To Lines: ***Not Applicable***

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

Tree Save: ***Not Applicable***

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

Vesting: ***Not Applicable***

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

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

- Proposed:
  - The applicant is committing to a minimum of 7,500 sf of Shopfront Buildings A, B, and C to be reserved for uses that are not defined as "office" uses to encourage higher traffic and a more activated commercial environment. The 7,500 square feet of non-office space is 18% of the total minimum commercial space and 24% of the total area of Shopfront Buildings A-C owned by the applicant.
    - The applicant is proposing a minimum total of 42,300 square feet of commercial space and a maximum of 70,000 square feet
  - The applicant proposes, "This amendment to the rezoning plan is conceptual in nature and exact building locations and layouts, parking and internal road placements may be modified, as approved by Planning staff, during the design, engineering and construction phases.
  - The applicant proposes, "The elevations are submitted as examples only and are not the actual elevations for this development. Elevations submitted during construction that are generally consistent with the renderings included with this amendment to the rezoning plan are approved for the project."
  - The applicant proposes, "The development of the property as shown on this amendment to the rezoning plan may be built in one phase, but may be phased, as determined during the course of construction. Any phasing must align with the required infrastructure and stormwater improvements for that phase."
  - The applicant proposes, "Unless otherwise noted, the project will adhere to the TC (Town Center) zoning regulations of the Town of Huntersville."
  - The applicant proposes to amend the southern buffer adjoining the single-family parcels along Glendale Drive.
- Staff comments:
  - During the public hearing and final action Town Board meetings for R20-05, speakers for the public hearing and the Board's discussion focused significantly on activated commercial use in the downtown area. With the proposed reduction of area for commercial uses, staff support a minimum percentage of the remaining commercial area be allocated for uses to regularly attract activity to the downtown area of Huntersville, such as restaurant or retail spaces. Staff further recommend the activated uses meet the definition of either a "retail establishment" or "restaurant" per Article 12 of the Zoning Ordinance.
  - Staff recommend the applicant adopt the note proposed by staff regarding site layout, future modifications, elevations, and phasing.
    - "The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan. "

- Staff support the proposed condition the project will adhere to the Town Center (TC) zoning regulations of the Town of Huntersville, unless otherwise noted.
- Staff support an amended buffer along the southern buffer adjoining the single-family parcels along Glendale Drive.
- Staff recommend all remaining conditions of the R20-05 application are to be adopted as a function of approval action of the R26-03.

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

- Staff comments: There are not outstanding comments regarding site layout, only conditions.

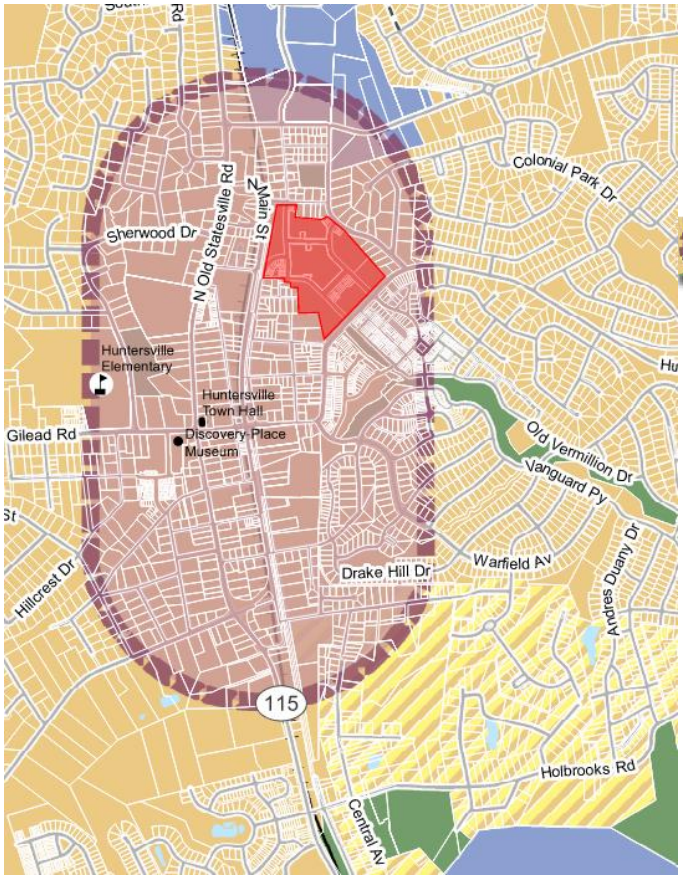
Transportation Comments: ***Applicant could meet the requirement.***

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

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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*





Mixed-Use Centers

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

FUTURE LAND USE CHARACTER AREA

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

Policy Recommendations - *Support rezoning*

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

Policy Recommendations – *Do not support rezoning*

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

Consistency with Existing Development:

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

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

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

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

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

Staff Recommendation: *Approval with Conditions*

- Staff comments: Staff supports the project, as it is consistent with the character area recommendations of the Huntersville 2040 Plan, if the following conditions are met for approval:
  - A minimum 25% area of activated commercial space for a retail establishment or restaurant is allocated among the total area for commercial uses.
  - As-built submittals shall comply with current requirements per Article 8.17 of the Zoning Ordinance.
  - The proposed improvements shown on the rezoning plan are schematic in nature. The exact locations and architecture of the units and buildings may be modified, as approved by Planning staff, during the design, engineering, and construction phases of the development so long as such modifications are within the boundaries of the conditional district rezoning and compatible and in harmony with the general layout of the rezoning plan.
  - Unless otherwise noted, the project will adhere to the Town Center (TC) zoning regulations of the Town of Huntersville.
  - Phasing shall be subject to approved construction plan, COM-435061-R002, which includes all units for residential occupancy in phase 1 and all buildings for non-residential uses in phase 2.
  - The buffer section adjoining the single-family properties along Glendale Drive is amended per coordination with the Town Arborist.
  - All conditions of the R20-05 are adopted herein.
  - All outstanding staff comments are addressed.

Public Notices/Meetings/Comments:

Community Meeting: The applicant hosted one meeting with the community on April 23, 2026. The applicant's report is attached.
Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed. Two notices were returned both for no mail receptacle.
Public Comments: As of the date of this staff report, staff have not received phone or written comments on this application.
Public Hearing: June 2, 2026
Planning Board: June 23, 2026

- Motion to be added when available

Final Action: July 21, 2026

Attachments

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

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application <<CASE_PROJECT>>, the <<MEETING_TYPE>> recommends APPROVAL of the rezoning plan with the following conditions:

_____

Including the following modifications: _____

_____

_____

_____

_____

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

_____,

because _____.

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

_____.

Motion to recommend DENIAL

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

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

_____,

because _____.

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

_____.

General Application

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

1. Application Type

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

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

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ■ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 3.3.26

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

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

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

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

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

Current Land Use Mixed-Use Commercial & Residential

Proposed Land Use(s) _____

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

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

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

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at https://www.huntersville.org/528/Permits-Process.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name MPV Properties, LLC Phone 704-367-5020

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Bailey W Patrick Jr.

Title Development Partner Email bwpatrick@mpvre.com

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

7. Property Owner (if different than applicant)

*Printed Name Vermillion Village, LLC Phone _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____

Title Manager Email svermillion@mpvre.com

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

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

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

8. Development/Design Firm Contact Information

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

Contact Information

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

REZONING/SKETCH PLANS
FOR
VERMILLION VILLAGE
404 NORTH CHURCH STREET
HUNTERSVILLE, NC

CSP-413507-R001

MECKLENBURG COUNTY FIRE MARSHALL REQUIREMENTS:

1. Road width 20' per NCDOT.
2. Fire Apparatus Turning Radius - 30' inner & 42' outer.
3. Water Utilities - Water lines and/or fire hydrant location
   - 3.1. No more than 750 feet from any structures remote point.
   - 3.2. FDC required within 200' for NFPA!# and 750' for NFPA13R sprinkler system.
4. Dead End Roads: max length of any dead end road shall be 150 feet without an approved fire apparatus turnaround.
5. Road Surfaces: All roads / commercial driveways for fire apparatus access shall be capable to support the imposed load of 80,000 lbs.
6. Secondary Access - Development of one or two- family dwellings where the number of dwelling units exceed 30 and commercial structures 62,000 sf (no sprinklers) and 124,000 sf (with sprinklers) shall be provided with separate and approved fire apparatus access road.

*ALL FIRE MARSHALL REQUIREMENTS WILL BE MET WITH THIS PROPOSED DEVELOPMENT.

NOTES:

1) Retaining Walls: All retaining walls requiring special inspections (>5' in height) shall meet the requirements of 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.

2) 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.

REQUIRED ROAD IMPROVEMENTS

Huntersville-Concord Road / Site Driveway #1 (Main Access Drive / Cinnabar Place)

- **Westbound left-turn lane on Huntersville-Concord Rd. w/ 100' of full storage and appropriate taper. NCDOT REQ.**
- **Westbound right-turn lane on Huntersville-Concord Rd. w/ 100' of full storage and appropriate taper. NCDOT REQ.**
- **Eastbound left turn lane on Huntersville-Concord Rd. w/ 100' of full storage and appropriate taper.**

Huntersville-Concord Road / Site Driveway #2 (Right-In / Right Out Access Drive)

- **Concrete median on Huntersville-Concord to restrict left-in and left-out movements. NCDOT REQ.**
- **Westbound right turn lane on Huntersville-Concordwith 100' of full storage and appropriate taper. Town of Huntersville REQ.**

NC 115 at Gilead Rd. / Huntersville-Concord Rd.

- **Addition of protected/permitted signal phasing for the existing southbound left turn lane on NC 115.**
- **or, applicant funding toward a future improvement project at the intersection.**

Site Driveways - connections to Huntersville-Concord Road

- **100' of internal protected stems. No curb openings or on-street parking allowed within protected stem. NCDOT REQ.**

***Building / Unit modifications within development may necessitate minor adjustments to proposed road improvements.**

PRELIMINARY
NOT FOR
CONSTRUCTION



LOCATION MAP

PARCEL ID NUMBER: 01902201 & 01902202

REZONING DEVELOPMENT DATA

LOCATION / LOT INFORMATION

PROPERTY OWNER (CURRENT):	VERMILLION VILLAGE LLC / VERMILLION ANCHOR MILL LLC
SITE ADDRESS:	404 NORTH CHURCH STREET
PARCEL ID NUMBER:	01902201 & 01902202
PARCEL SIZE:	29.58 ACRES
EXISTING ZONING:	TC-CD
EXISTING USE:	VACANT
EXISTING IMPERVIOUS SURFACE:	0.80 AC (DOES NOT INCLUDE PUBLIC ROADS)
PCCO DISTRICT:	HUNTERSVILLE
WATERSHED:	CLARKE
FLOOD PLAIN:	FEMA PANEL #3710465100J - DATE 03-02-2009
	(NOT IN FEMA FLOOD ZONE)

PROPOSED / REQUIRED SITE DATA

PROPOSED USE:	MIXED USE - COMMERCIAL & RESIDENTIAL
PROPOSED ZONING:	TC-CD (Rezoning Case #20-05)
BUILDING USE:	
COMMERCIAL / OFFICE:	42,300 SF
RESIDENTIAL:	292 APARTMENT UNITS (179 - 1BR, 113 - 2BR)
	49 TOWNHOME UNITS (ATTACHED HOUSING)
PROPOSED IMPERVIOUS COVERAGE:	21 AC
REQUIRED PARKING:	
COMMERCIAL / OFFICE:	1 SPACE / 500 SF (140 REQ'D COMMERCIAL SPACES)
ACTIVATED COMMERCIAL SPACE:	A MINIMUM OF 7500 TOTAL SF SHALL BE RESERVED IN BUILDINGS A, B & C FOR USES THAT ARE NOT DEFINED AS OFFICE USES IN ORDER TO ENCOURAGE HIGHER TRAFFIC AND A MORE ACTIVATED COMMERCIAL ENVIRONMENT
RESIDENTIAL:	292 APARTMENT UNITS (179 - 1BR, 113 - 2BR)
	49 TOWNHOME UNITS (ATTACHED HOUSING)
PROPOSED IMPERVIOUS COVERAGE:	21 AC
REQUIRED PARKING:	
COMMERCIAL / OFFICE:	1 SPACE / 500 SF (140 REQ'D COMMERCIAL SPACES)
PROVIDED (COMMERCIAL):	257 OFF-STREET PROVIDED COMMERCIAL PARKING SPACES
RESIDENTIAL:	1.0 SPACES / 1 BR APT UNIT (179 REQ'D) -
	1.5 SPACES / 2 BR + UNIT (170 REQ'D) -
	349 TOTAL REQ'D RESIDENTIAL SPACES
PROVIDED (RESIDENTIAL):	77 TUCK UNDER GARAGE SPACES & 327 OFF-STREET SPACES
	404 TOTAL PROVIDED RESIDENTIAL SPACES
ON-STREET PARKING (ALL USES):	REQ'D FOR TOWNHOME UNITS - 160 SPACES PROVIDED
TOTAL (REQ'D / PROPOSED):	489 REQUIRED / 821 TOTAL SPACES PROVIDED
URBAN OPEN SPACE:	1.77 ACRES (77,120 SF)
NATURAL OPEN SPACE:	3.90 ACRES (169,800 SF)

SITE PLAN DATA TABLE

TOTAL ACREAGE:	**29.58 ACRES**	
TOTAL SQUARE FEET:	**1,338,320 SF**	
PRINCIPLE USES:	**RESIDENTIAL AND LIMITED COMMERCIAL**	
BUILDING TYPE:	**APARTMENTS, TOWNHOMES & COMMERCIAL**	
ZONING DISTRICT:	**TC-CD (REZONING CASE #20-05)**	
PERCENTAGE IMPERVIOUS ALLOWED:	**N/A - NOT IN A RESTRICTIVE WATERSHED**	
PERCENTAGE OF IMPERVIOUS SHOWN	**60% (17.75 ACRES - NOT INCLUDING EXISTING PUBLIC ROADS)**	
LOT COUNT (SHOWN CURRENTLY)	**55 PROPOSED**	
APARTMENT DWELLINGS	**292**	
TOWNHOUSES:	**49**	
COMMERCIAL UNITS:	**4**	
TOTAL SF OF NON RESIDENTIAL:	**42,300**	
LOT SIZE RANGE & LOTS IN EACH (TOWNHOMES):	**1080SF - 5000 SF**	**49 LOTS**
LOT WIDTHS RANGE & LOTS IN EACH (TOWNHOMES):	**20' - 72'**	**49 LOTS**
SETBACKS AND BUILD-TO-LINES		
FRONT BTL RANGE OR SETBACK:	**5' - 25' FOR RESIDENTIAL / 0-20' FOR COMMERCIAL**	
CORNER SETBACKS:	**5' - 25' FOR RESIDENTIAL / 0-20' FOR COMMERCIAL**	
REAR SETBACKS:	**0**	
RIGHT SIDE SETBACK:	**0**	
LEFT SIDE SETBACK:	**0**	
WATERSHED INFORMATION		
IS THIS PROPERTY IN A REGULATED DISTRICT?	**NO**	
WATERSHED DISTRICT:	**CLARKE**	
LOW DENSITY / HIGH DENSITY:	**HIGH DENSITY**	
PERCENTAGE OF ALLOWABLE IMPERVIOUS AREA:	**N/A**	
PERCENTAGE OF IMPERVIOUS AREA SHOWN ON PLANS:	**60%**	
AMOUNT OF LOT AREA SET ASIDE FOR FUTURE IMPERVIOUS:	**N/A**	

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

DRAWING LIST

DRAWING LIST	SHEET
COVER SHEET	SP-0.0
EXISTING CONDITIONS	SP-1.0
REZONING PLAN	SP-1.1
TREE SURVEY / PRESERVATION PLAN	SP-1.2
STREET SECTION PLANS	SP-1.3
FRONTAGE SKETCH PLAN	SP-1.4
GRADING PLAN	SP-2.0
CONCEPT UTILITY PLAN	SP-3.0
CONCEPT LANDSCAPE PLAN	LP-1.0
APARTMENT ELEVATIONS	BY OTHERS
APARTMENT AMENITY AREA RENDERING	BY OTHERS

MECKLENBURG COUNTY APPROVAL WITH CONDITIONS NOTE:

APPROVAL OF THIS SKETCH / CONCEPT PLAN DOES NOT IMPLY OR GUARANTEE VESTING OR APPROVAL OF THE FINAL CONSTRUCTION PLAN. FINAL CONSTRUCTION PLAN WILL BE REVIEWED FOR COMPLIANCE PER ALL TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

REVISIONS/SUBMITTALS:

09-01-2020 Initial Rezoning Plan Submittal
10-28-2020 Rezoning Plan Resubmittal
12-04-2020 Rezoning Plan Resubmittal
02-26-2021 Rezoning Plan Resubmittal
04-26-2021 Rezoning Plan Resubmittal
06-09-2021 BOC
07-07-2021 Rezoning Plan Resubmittal
08-13-2021 Rezoning Plan Resubmittal
03-04-2026 Rezoning Plan Update
06-08-2026 Rezoning Plan Update

OWNER/DEVELOPER:

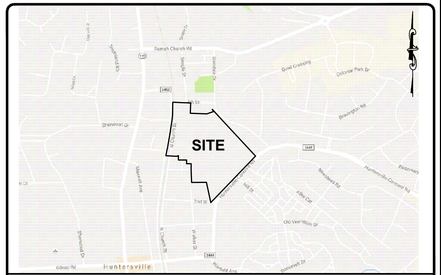
Vermillion Anchor Mill Village, LLC
13815 Cinnabar Place
Huntersville, NC 28078
Phone: 704-875-9704
Email: bowman31@gmail.com

ENGINEER:

GMC NC, PLLC
C.O.A. # P-2483
4601 Park Road #520
Charlotte, NC 28209
PH: 864-207-6836
Contact: Gene Hinkle, PE
Email: ghinkle@css-eng.com

EXISTING EASEMENT INFORMATION

DESCRIPTION	DB	PG
TOWN OF HUNTERSVILLE (CURRENTLY CHARLOTTE WATER) 15' SEWER R/W	3996	468
SOLID WASTE PERMIT	5778	130
NORFOLK SOUTHERN RAILWAY 100' R/W	N/A	N/A
CHURCH STREET APPARENT R/W VARIES	N/A	N/A
HUNTERSVILLE-CONCORD ROAD SR#2448 APPARENT 60' R/W	N/A	N/A
GLENDALE DRIVE APPARENT 45' R/W	N/A	N/A
10' EASEMENT FOR QWEST COMMUNICATIONS CORPORATION	20018	405



LOCATION MAP

Town of Huntersville
NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date
09/20/2021

CSS, INC.
NORTH CAROLINA
COA #C-3123

HERITAGE TREES:	0
SPECIMEN TREES ON SITE:	33
NUMBER OF SPECIMEN TREES SAVED:	15
PERCENTAGE OF SPECIMEN TREES REQ. TO SAVE:	30
PERCENTAGE OF SPECIMEN TREES SAVED:	45
PERCENTAGE OF SITE COVERED BY TREE CANOPY:	51
PERCENTAGE OF TREE CANOPY PRESERVATION REQ. BY DISTRICT:	0
PERCENTAGE OF TREE CANOPY SAVED:	20

*SEE RP-1.2 FOR TREE PRESERVATION AND TREE SAVE AREA INFORMATION.

*NOTES:

1. PC BUFFERS ESTIMATED FROM MECKLENBURG COUNTY GIS MAPS.

2. WETLANDS DELINEATION PER EXISTING CONDITIONS SURVEY BY LEN RINDNER DATED 6-2-16.

3. WETLANDS AREA AS DELINEATED: 6540 SF

MECKLENBURG COUNTY STAFF MUST VERIFY WHERE THE BLUE LINE STREAM ENDS ON THE USGS MAP, AND WHERE THE BUFFER APPLIES. BUFFER MITIGATION MAY BE REQUIRED

LEGEND

- POWER POLE WITH LINE
- BOUNDARY AS SURVEYED
- TIE LINE
- ADJACENT LINE BY DEED OR PLAT
- TOP OF BANK (CREEK)
- LINES NOT SURVEYED
- RIGHT OF WAY
- EXISITING CONTOUR
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- SANITARY SEWER MANHOLE
- NO POINTS FOUND OR SET
- POWER POLES
- LIGHT POLE
- SANITARY SEWER

NOTE:

EXISTING FEATURES BASED UPON SOUTH POINT SURVEYING ALTA SURVEY DATED 7-23-16 AND MECKLENBURG COUNTY GIS INFORMATION

N

0 80 160 240

SCALE: 1" = 80'

REVISIONS

ISSUED	COMMENT
10-28-20	PER TOWN COMMENTS

NORTH CAROLINA PROFESSIONAL SEAL 032313 ENGINEER GREGORY D. HOLLAND 12-4-20

CSS Civil Engineers
402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

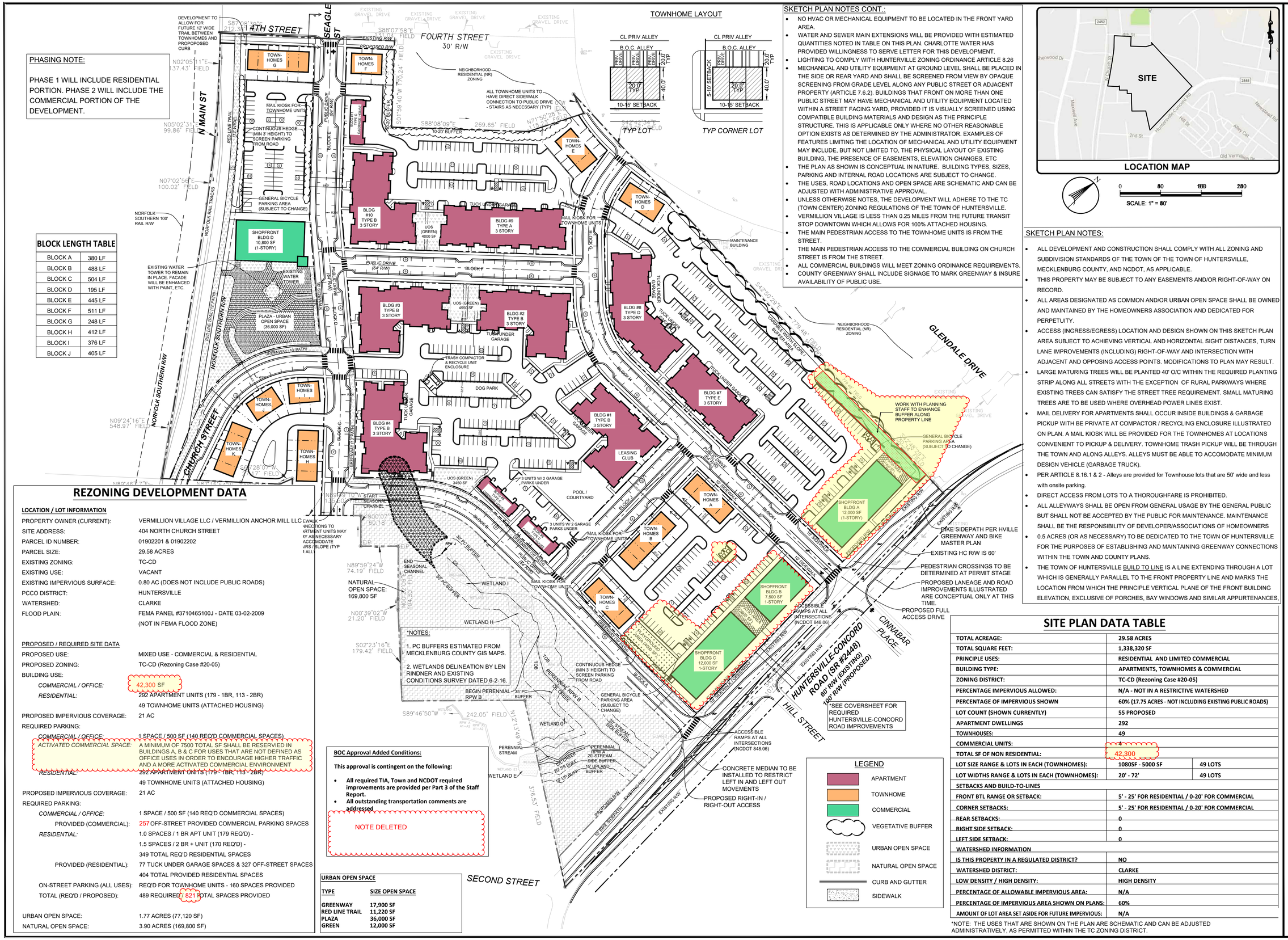
EXISTING FEATURES PLAN

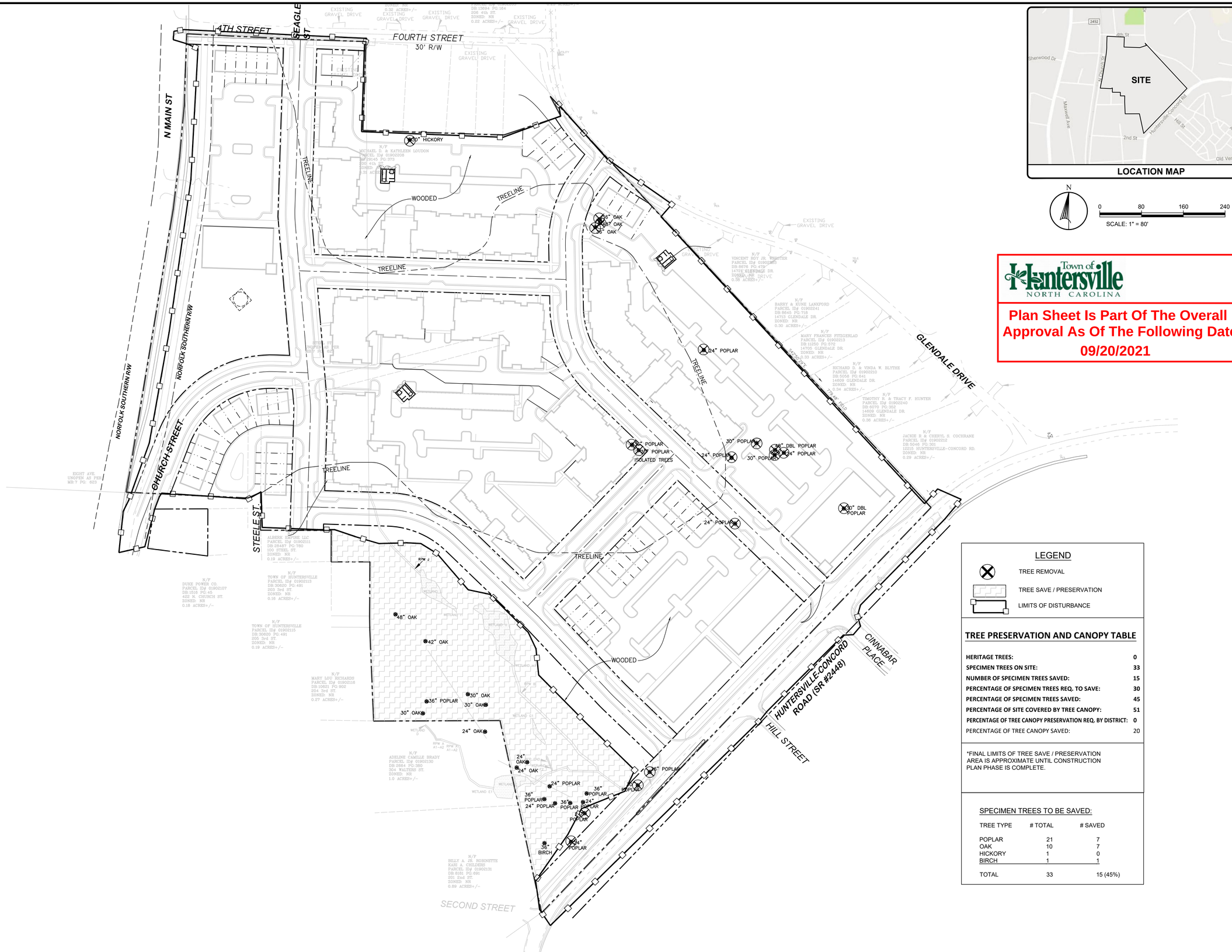
VERMILLION VILLAGE

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 9-1-2020
Drawn: BDB
Checked: GDH

SP-1.0
Sheet


4TH STREET
SEAGLE ST
FOURTH STREET
30' R/W
N MAIN ST
NORFOLK SOUTHERN RW
CHURCH STREET
HILL STREET
SECOND STREET
GLENDALE DRIVE
CINNABAR PLACE
HUNTERSVILLE-CONCORD ROAD (SR #2448)
60' R/W (EXISTING)
100' R/W (PROPOSED)
TOWN-HOMES G
TOWN-HOMES F
TOWN-HOMES E
TOWN-HOMES D
TOWN-HOMES A
TOWN-HOMES B
TOWN-HOMES C
TOWN-HOMES I
TOWN-HOMES H
BLDG #10 TYPE B 3 STORY
BLDG #9 TYPE A 3 STORY
BLDG #3 TYPE B 3 STORY
BLDG #2 TYPE B 3 STORY
BLDG #8 TYPE D 3 STORY
BLDG #7 TYPE E 3 STORY
BLDG #4 TYPE B 3 STORY
BLDG #1 TYPE B 3 STORY
LEASING CLUB
SHOPFRONT BLDG D 10,800 SF (1-STORY)
SHOPFRONT BLDG A 12,000 SF (1-STORY)
SHOPFRONT BLDG B 7,500 SF 1-STORY
SHOPFRONT BLDG C 12,000 SF 1-STORY
PLAZA - URBAN OPEN SPACE (36,000 SF)
PLAYGROUND AREA (4000 SF)
DOG PARK
POOL / COURTYARD
MAIL KIOSK FOR TOWNHOME UNITS
GENERAL BICYCLE PARKING AREA (SUBJECT TO CHANGE)
TRASH COMPACTOR & RECYCLE UNIT ENCLOSURE
MAINTENANCE BUILDING
EXISTING WATER TOWER
EXISTING WATER TOWER TO REMAIN IN PLACE. FACADE WILL BE ENHANCED WITH PAINT, ETC.
NORFOLK SOUTHERN 100' RAIL R/W
NORFOLK RAIL TRACKS
RED LINE TRAIL (4' PAVED)
GREENWAY (10' PATH)
PUBLIC DRIVE (64' R/W)
BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G
BLOCK H
BLOCK I
BLOCK J
TUCK UNDER GARAGE
3 UNITS W/ 2 GARAGE PARKS UNDER
UOS (GREEN) 4000 SF
UOS (GREEN) 4550 SF
UOS (GREEN) 3450 SF
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT





LOCATION MAP

N

0 80 160 240

SCALE: 1" = 80'

Town of Huntersville
NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date
09/20/2021

LEGEND

- TREE REMOVAL
- TREE SAVE / PRESERVATION
- LIMITS OF DISTURBANCE

TREE PRESERVATION AND CANOPY TABLE

HERITAGE TREES:	**0**
SPECIMEN TREES ON SITE:	**33**
NUMBER OF SPECIMEN TREES SAVED:	**15**
PERCENTAGE OF SPECIMEN TREES REQ. TO SAVE:	**30**
PERCENTAGE OF SPECIMEN TREES SAVED:	**45**
PERCENTAGE OF SITE COVERED BY TREE CANOPY:	**51**
PERCENTAGE OF TREE CANOPY PRESERVATION REQ. BY DISTRICT:	**0**
PERCENTAGE OF TREE CANOPY SAVED:	20

*FINAL LIMITS OF TREE SAVE / PRESERVATION AREA IS APPROXIMATE UNTIL CONSTRUCTION PLAN PHASE IS COMPLETE.

SPECIMEN TREES TO BE SAVED:

TREE TYPE	# TOTAL	# SAVED
POPLAR	21	7
OAK	10	7
HICKORY	1	0
BIRCH	1	1
TOTAL	33	15 (45%)

REVISIONS

ISSUED	COMMENT

NORTH CAROLINA PROFESSIONAL SEAL 032313 ENGINEER CHRISTOPHER D. SCHMALE 2-26-21

CSS, INC.
NORTH CAROLINA
COA #C-3123

CSS Civil Engineers
402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

TREE PRESERVATION PLAN

VERMILLION VILLAGE

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

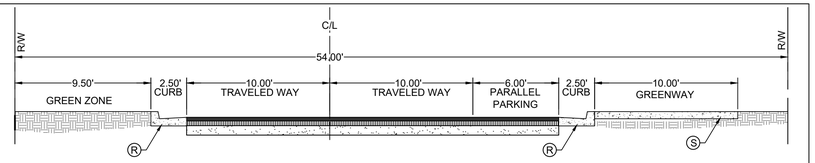
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Drawn: GDH
Checked: ---

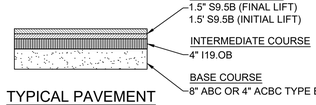
SP-1.2
Sheet

*SECTIONS ARE CONCEPTUAL ONLY.

Town of Huntersville NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 09/20/2021





SURFACE COURSE
1.5" S9.5B (FINAL LIFT)
1.5' S9.5B (INITIAL LIFT)

INTERMEDIATE COURSE
4" I19.OB

BASE COURSE
8" ABC OR 4" ACBC TYPE B25.OB

TYPICAL PAVEMENT SECTION

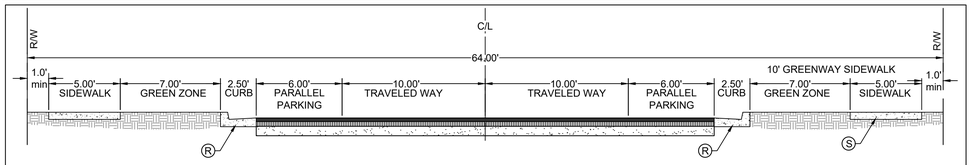
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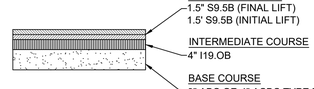
(R) 30" STD CURB AND GUTTER

(S) 4" CONCRETE SIDEWALK

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION ii B. FOR ADDITIONAL DESIGN CRITERIA.
3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

SOUTHERN DRIVE SECTION "A-A"





SURFACE COURSE
1.5" S9.5B (FINAL LIFT)
1.5' S9.5B (INITIAL LIFT)

INTERMEDIATE COURSE
4" I19.OB

BASE COURSE
8" ABC OR 4" ACBC TYPE B25.OB

TYPICAL PAVEMENT SECTION

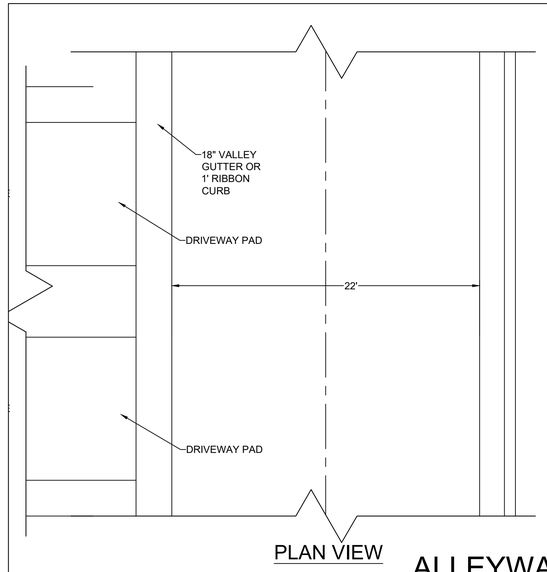
KEY

(R) 30" STD CURB AND GUTTER

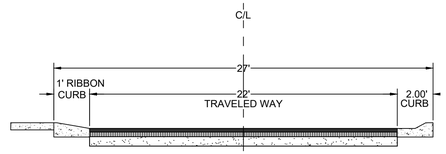
(S) 4" CONCRETE SIDEWALK

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION ii B. FOR ADDITIONAL DESIGN CRITERIA.
3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

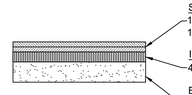
NORTHERN DRIVE SECTION "B-B"



PLAN VIEW



SECTION VIEW



SURFACE COURSE
1.5" S9.5B (FINAL LIFT)
1.5' S9.5B (INITIAL LIFT)

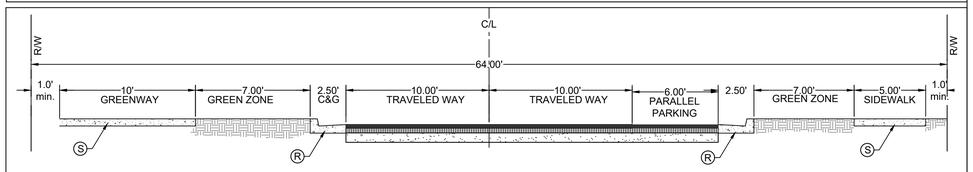
INTERMEDIATE COURSE
4" I19.OB

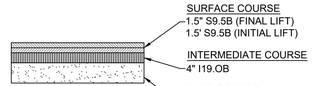
BASE COURSE
8" ABC OR 4" ACBC TYPE B25.OB

TYPICAL PAVEMENT SECTION

NOTES:
1. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE.
2. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS.
3. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY.
4. RIBBON CURB TO BE TEN INCHES THICK.

ALLEYWAY / PRIVATE DRIVE (TYP)





SURFACE COURSE
1.5" S9.5B (FINAL LIFT)
1.5' S9.5B (INITIAL LIFT)

INTERMEDIATE COURSE
4" I19.OB

BASE COURSE
8" ABC OR 4" ACBC TYPE B25.OB

TYPICAL PAVEMENT SECTION

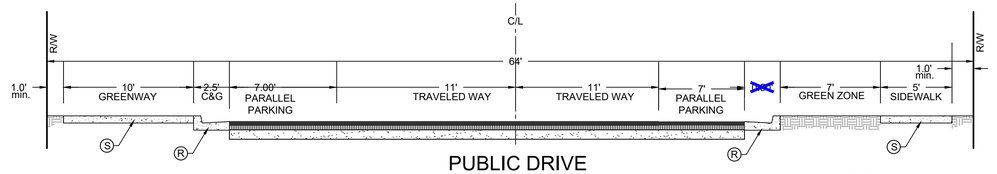
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(R) 30" STD CURB AND GUTTER

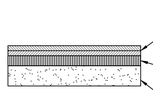
(S) 4" CONCRETE SIDEWALK

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION ii B. FOR ADDITIONAL DESIGN CRITERIA.
3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

CHURCH STREET SECTION "E-E"



PUBLIC DRIVE



SURFACE COURSE
1.5" S9.5B (FINAL LIFT)
1.5' S9.5B (INITIAL LIFT)

INTERMEDIATE COURSE
4" I19.OB

BASE COURSE
8" ABC OR 4" ACBC TYPE B25.OB

TYPICAL PAVEMENT SECTION

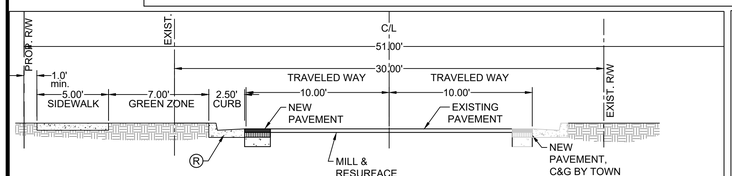
KEY

(R) 30" STD CURB AND GUTTER

(S) 4" CONCRETE SIDEWALK

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION ii B. FOR ADDITIONAL DESIGN CRITERIA.
3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

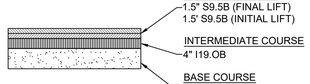
FUTURE THOROUGHFARE SECTION "G-G"



KEY

(R) 30" STD CURB AND GUTTER

(S) 4" CONCRETE SIDEWALK



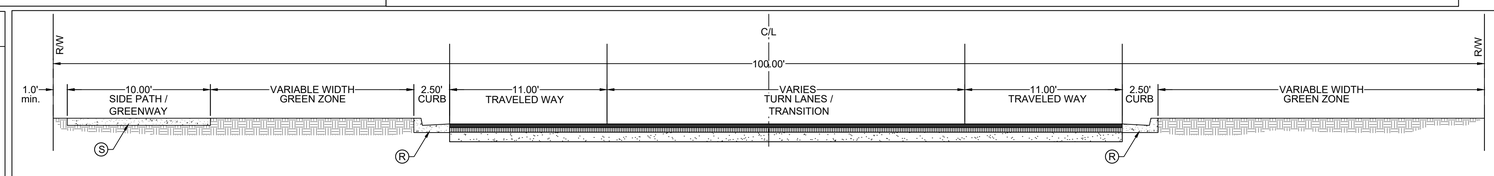
SURFACE COURSE
1.5" S9.5B (FINAL LIFT)
1.5' S9.5B (INITIAL LIFT)

INTERMEDIATE COURSE
4" I19.OB

BASE COURSE
8" ABC OR 4" ACBC TYPE B25.OB

TYPICAL PAVEMENT SECTION

4TH STREET SECTION "F-F"



NCDOT TO DETERMINE PAVEMENT SECTION FOR HUNTERSVILLE-CONCORD RD.

KEY

(R) 30" STD CURB AND GUTTER

(S) 4" CONCRETE SIDEWALK

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
2. SEE SECTION ii B. FOR ADDITIONAL DESIGN CRITERIA.
3. BASE COURSE TO EXTEND SIX INCHES BEYOND BACK OF CURB THEN TAPER OUT AT A 45 DEGREE ANGLE.
4. REFER TO STANDARD DRAWING 285.1 FOR PARALLEL PARKING LAYOUT.

HUNTERSVILLE CONCORD ROAD SECTION "C-C"

REVISIONS

ISSUED	COMMENT

NORTH CAROLINA PROFESSIONAL SEAL 042313 ENGINEER — 8-13-21

CSS Civil Engineers
402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

STREET SECTION PLAN

VERMILLION VILLAGE

Date: 8-13-21
Drawn: GDH
Checked: ---

SP 1.3
Sheet

NOTES:

- THE COMMERCIAL SQUARE FOOTAGE THRESHOLD SHALL BE UP TO 70,000 SQUARE FEET.
- THIS AMENDMENT TO THE REZONING PLAN IS CONCEPTUAL IN NATURE AND EXACT BUILDING LOCATIONS AND LAYOUTS, PARKING AND INTERNAL ROAD PLACEMENTS MAY BE MODIFIED, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES.
- UNLESS OTHERWISE NOTED, THE PROJECT WILL ADHERE TO THE TC (TOWN CENTER) ZONING REGULATIONS OF THE TOWN OF HUNTERSVILLE.
- THE ELEVATIONS ARE SUBMITTED AS EXAMPLES ONLY AND ARE NOT THE ACTUAL ELEVATIONS FOR THIS DEVELOPMENT. ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED WITH THIS AMENDMENT TO THE REZONING PLAN ARE APPROVED FOR THE PROJECT.
- THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS AMENDMENT TO THE REZONING PLAN MAY BE BUILT IN ONE PHASE, BUT MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PHASING MUST ALIGN WITH THE REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS FOR THAT PHASE.

FUTURE TOWNHOMES

21.0' (TYP.)

FUTURE TOWNHOMES

21.0' (TYP.)

FUTURE TOWNHOMES

21.0' (TYP.)

PLAYGROUND AREA (4000 SF)

SHOPFRONT BLDG C 12,000 SF 1-STORY

PATIO AREA (2600 SF)

SHOPFRONT BLDG B 7,500 SF 1-STORY

SHOPFRONT BLDG A 12,000 SF (1-STORY)

PATIO AREA (1400 SF)

WORK WITH PLANNING STAFF TO ENHANCE BUFFER ALONG PROPERTY LINE

S43°53'00.64"W 143.28'

S42°48'29"E 779.48'

S42°48'29"E 307.47'

PROPOSED R/W

S43°51'31"W 1076.00'

HUNTERSVILLE-CONCORD ROAD (SR #2448)
60' R/W (EXISTING)
100' R/W (PROPOSED)

HILL STREET

CINNABAR PLACE

UTILITY BOX

EXISTING GRAVEL DRIVE

SCALE: 1" = 30'

GMC
117 Welborn St.
Greenville, SC 29601
T 864.527.0460

OWNER / DEVELOPER:

ADDRESS

ISSUE	DATE
CONCEPT PLAN	02-03-26
SKETCH PLAN UPDATE	06-08-26

PROJECT MANAGER: MGL
DESIGNER(S): GMC

CONCEPT PLAN

VERMILLION VILLAGE - COMMERCIAL AREA 1
14145 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28078

SP-1.4

XAMING FILE: X:\Cole\Shrey\Vermillion Village\XREF - SITE LAYOUT 4.dwg
OTTED: Feb 13, 2026 - 9:22am



LEGEND

EXISTING	PROPOSED	DESCRIPTION
680	680	CONTOUR LINE
680.0	80.0	SPOT ELEVATION
□	■	STORM DRAIN INLET
18" RCP		STORM DRAIN PIPE

NOTE: FULLY DESIGNED RETAINING WALL PLANS WILL BE REQUIRED AT CONSTRUCTION PLAN SUBMITTAL TO TOWN.



LOCATION MAP

N

0 80 160 240

SCALE: 1" = 80'

NOTE: THIS GRADING PLAN IS CONCEPTUAL IN NATURE. ADDITIONAL STUDIES ARE UNDERWAY TO ENSURE THAT THIS CONCEPTUAL PLAN WILL BE FEASIBLE. IF THE RESULT OF THOSE STUDIES PROVIDE INFORMATION CONTRARY TO THE ABILITY TO PROVIDE THE STORMWATER CONTROL MEASURES AS SHOWN IN THIS CONCEPTUAL PLAN, THE DESIGNER/OWNER WILL CONTACT THE LAND DEVELOPMENT REVIEW ENGINEER IMMEDIATELY TO BEGIN A DISCUSSION ON HOW TO ALTERNATIVELY MEET THE TOWN'S STORMWATER CONTROL ORDINANCES. IN THE EVENT THAT ALTERNATIVES REQUIRE A SURFACE LAYOUT MODIFICATION, THE DESIGNER/OWNER WILL CONTACT THE TOWN PLANNER TO DETERMINE AVAILABLE OPTIONS.

UNDERGROUND STORMWATER TABLE

	DRAINAGE AREA	APPROXIMATE SIZE
FACILITY #1	±3.85 AC	32,300 CF
FACILITY #2	±10.81 AC	90,800 CF
FACILITY #3	±12.80 AC	107,400 CF

NOTE: WETLANDS VERIFICATION UPDATE WILL BE COMPLETED DURING CONSTRUCTION DRAWING PHASE OF PROJECT.

THE EXTENT OF THE CREEK BUFFER WILL BE CLARIFIED ONCE THE JURISDICTIONAL DETERMINATION CAN BE VERIFIED. PLAN MODIFICATIONS AND/OR ADDITIONAL PERMITTING STEPS MAY BE NECESSARY TO FOR THE SITE IMPROVEMENTS IN THAT VICINITY.

Town of Huntersville
NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date
09/20/2021

REVISIONS

ISSUED	COMMENT

NORTH CAROLINA PROFESSIONAL SEAL 042313 ENGINEER GREGORY D. HOLLAND 8-13-21

CSS, INC.
NORTH CAROLINA
COA #C-3123

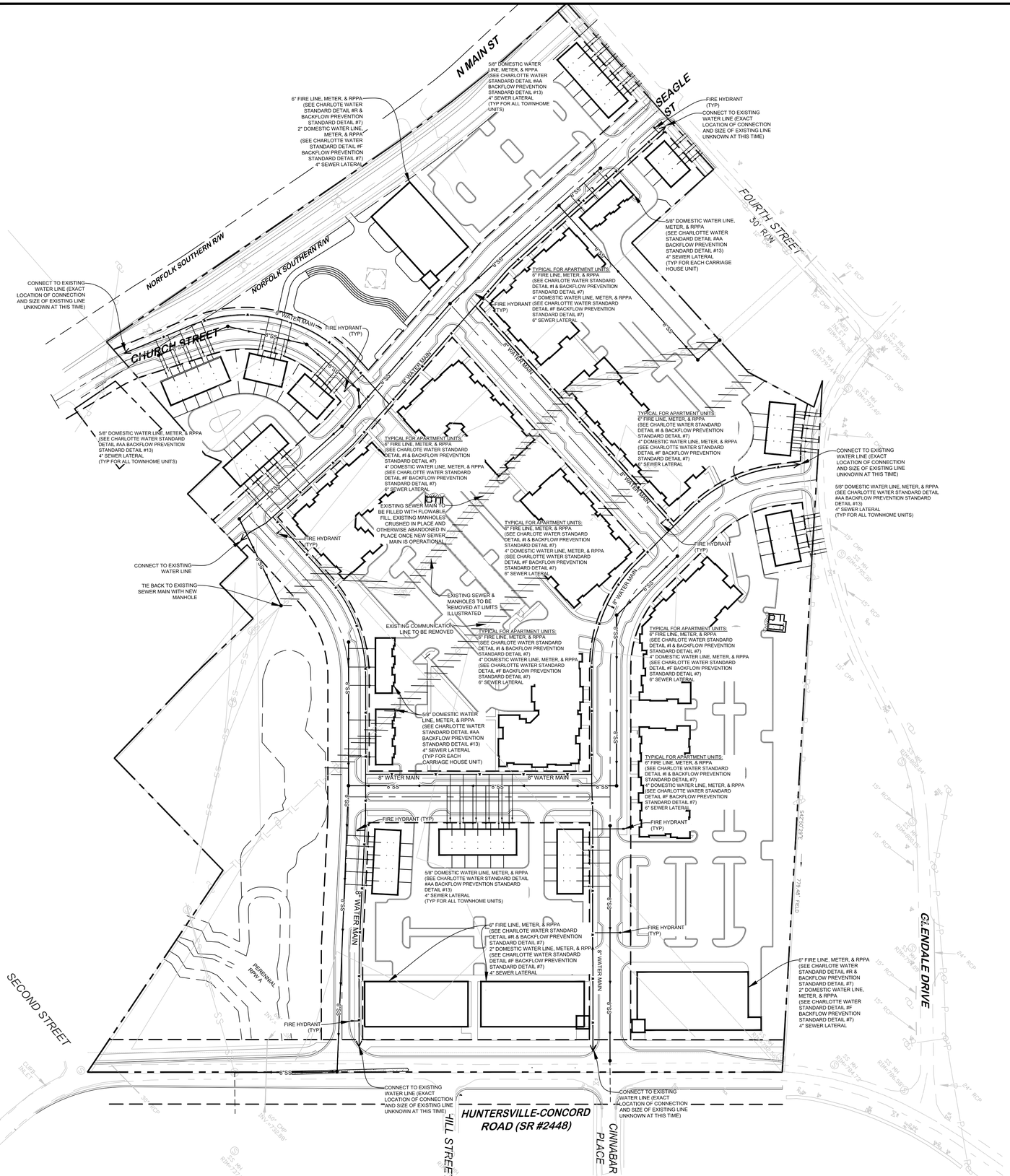
CSS Civil Engineers
402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

SKETCH GRADING PLAN

VERMILLION VILLAGE
404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 8-13-2021
Drawn: GDH
Checked: ---

SP-2.0
Sheet





LOCATION MAP

CONCEPT UTILITIES QUANTITY TABLE

8" SANITARY SEWER MAIN	3600 LF
SANITARY SEWER MANHOLES	21 EA
4" LATERALS	62 EA / 1800 LF
6" LATERALS	6 EA / 200 LF
8" WATER MAIN	4200 LF
6" METERS / FIRE SERVICE LINE	12 EACH / 300 LF
FIRE HYDRANTS	10 EA
WATER MAIN CONNECTIONS	6 EA
5/8" TAPS & METERS / SERVICE	58 EA / 1700 LF
2" TAPS & METERS / SERVICE	4 EA / 100 LF
4" TAPS / METERS / SERVICE	8 EA / 200 LF

*NOTE - PROPOSED UTILITY INFORMATION IS CONCEPTUAL ONLY AT THIS TIME.

Town of Huntersville
NORTH CAROLINA

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0 80 160 240

SCALE: 1" = 80'

REVISIONS

ISSUED	COMMENT

NORTH CAROLINA PROFESSIONAL SEAL 032313 ENGINEER CHRISTOPHER J. CLARKE 2-26-21

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402 East First Avenue
Easley, South Carolina 29640
(864) 855-5200
www.css-eng.com

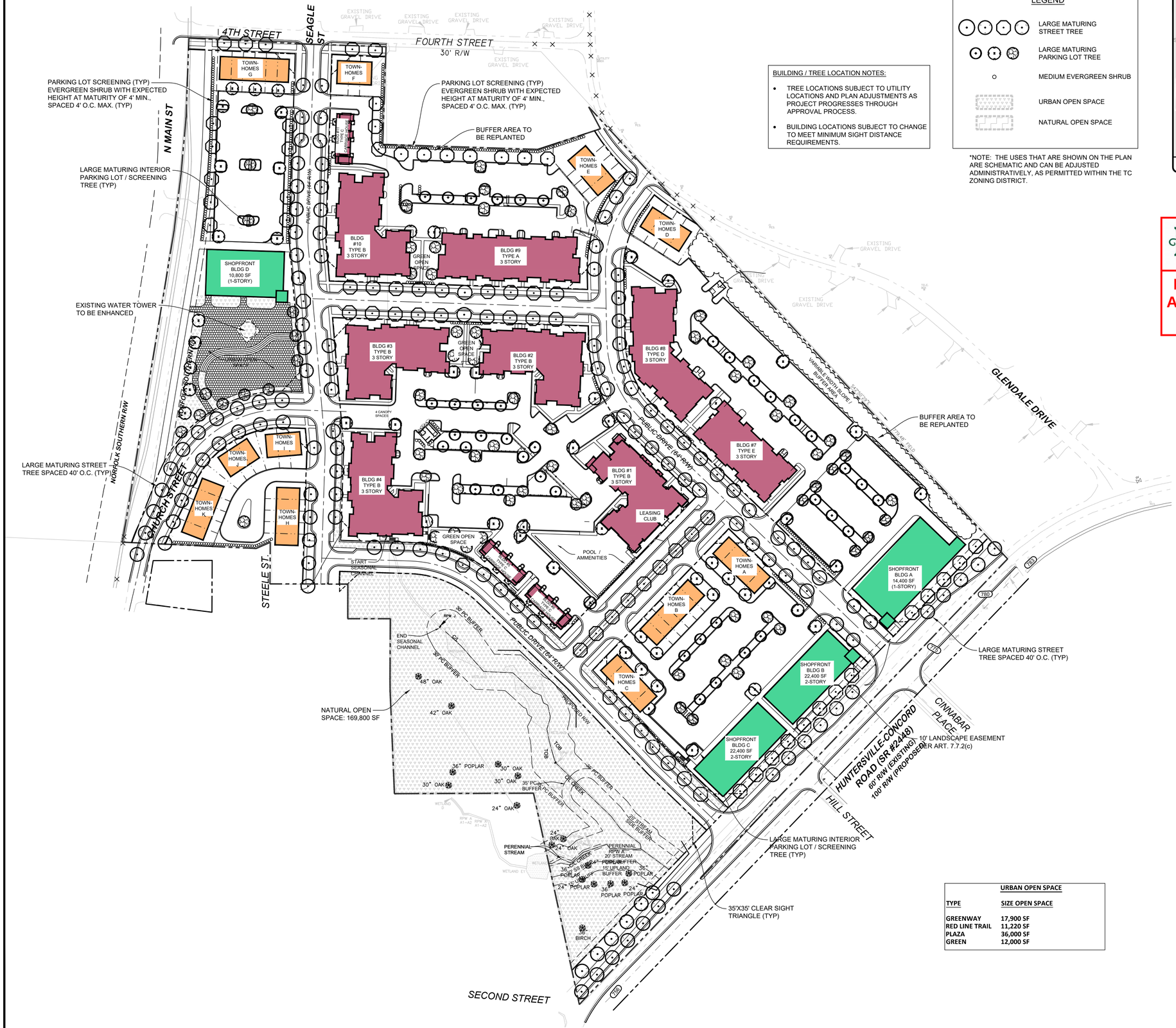
SKETCH UTILITY PLAN

VERMILLION VILLAGE

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 2-26-21
Drawn:
Checked:

SP-3.0



LEGEND

- LARGE MATURING STREET TREE
- LARGE MATURING PARKING LOT TREE
- MEDIUM EVERGREEN SHRUB
- URBAN OPEN SPACE
- NATURAL OPEN SPACE

BUILDING / TREE LOCATION NOTES:

- TREE LOCATIONS SUBJECT TO UTILITY LOCATIONS AND PLAN ADJUSTMENTS AS PROJECT PROGRESSES THROUGH APPROVAL PROCESS.
- BUILDING LOCATIONS SUBJECT TO CHANGE TO MEET MINIMUM SIGHT DISTANCE REQUIREMENTS.

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



LOCATION MAP

SCALE: 1" = 40'

URBAN OPEN SPACE

TYPE	SIZE OPEN SPACE
GREENWAY	17,900 SF
RED LINE TRAIL	11,220 SF
PLAZA	36,000 SF
GREEN	12,000 SF

Town of Huntersville NORTH CAROLINA

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LANDSCAPE NOTES

- Street tree locations are conceptual - final locations will be determined during construction document phase.
- All trees shall be a minimum of 2 inches in caliper and 8 feet in height at the time of planting, unless otherwise specified.
- All shrubs shall be a minimum of 3 feet in height at the time of planting with an expected minimum height of at least 6 feet at maturity unless otherwise specified.
- Once streets have been accepted by the town or the state, street trees shall be maintained and cared for by the property owner adjacent to the tree except in subdivisions where the property owners association provides maintenance and care. Prior to street acceptance, the developer shall be responsible for ensuring maintenance and care. Maintenance shall include replacement and trimming as necessary. A maintenance responsibility statement shall be provided on the Final Plat and documented within the homeowners association articles of incorporation or the restrictive covenants / deed restrictions for the development.
- All tree save areas must be specified on the recorded plat, individual recorded deeds, and all property association documents for land held in common.

- Lots less than 10,000 sf. 1 Front Yard, 1 Rear Yard Tree Required.
- Lots less than 10,000-15,000 sf. 1 Front Yard, 2 Rear Yard Trees Required.
- Lots less than 15,001-20,000 sf. 2 Front Yard, 2 Rear Yard Trees Required.
- More than 20,000 sf. 3 Front Yard, 3 Rear Yard Trees Required.

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS

- Screening shall be provided by installing along the perimeter of the parking lot a continuous row of evergreen shrubs max, separation 6' on center (minimum height3' at installation, expected height at maturity at least 6') and/or masonry wall 3' to 6' in height. This screen may be penetrated for access between parking lots.
- As an alternative screening requirement for parking lot edge(s) which abut street rights of way, a 3' masonry wall to provide casual seating may be installed in place of the continuous row of shrubs described in A., above.

ADDITIONAL SCREENING REQUIREMENTS:

- Dumpsters shall be set on a concrete bed and shall be hidden by an opaque fence or wall of sufficient height to screen the bin and any appurtenances, but not less than 6' in height.
- Trash containers / dumpsters shall not be located abutting residential property.
- Wherever used, fences and walls should be constructed to match the architectural detail of the main building(s).
- All mechanical equipment shall be screened from view with an opaque screen.
- All tree/shrub types shall be listed as an approved type on the Town of Huntersville Tree & Shrub List.

REVISIONS

ISSUED	COMMENT

NORTH CAROLINA PROFESSIONAL SEAL 042313 LANDSCAPE ARCHITECT JASON E. KEARNS 6-15-21

CSS, INC.
NORTH CAROLINA
COA #C-3123

CSS Civil Engineers
402 East First Avenue
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(864) 855-5200
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SKETCH LANDSCAPE PLAN

VERMILLION VILLAGE

404 NORTH CHURCH STREET
HUNTERSVILLE, NC 28078

Date: 4-26-2021
Drawn: GDH
Checked: ---

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Sheet



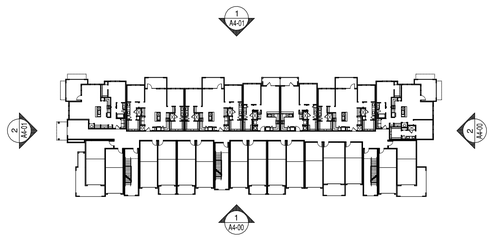
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SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'A' ELEVATION

SCALE: 1/8" = 1'-0"



3 BUILDING KEY

SCALE: NTS

Town of Huntersville NORTH CAROLINA

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ELEVATION LEGEND:

- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- (X) WINDOW KEY
- BRICK
- FIBER CEMENT PANEL
- BOARD AND BATTEN 1X4 TRIM 16" O.C.
- FIBER CEMENT SIDING

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
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- ALIGN VENTS VERTICALLY AND HORIZONTALLY
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HUNTERSVILLE

APARTMENTS IN HUNTERSVILLE, NORTH CAROLINA FOR
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HEDK ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
XX-XX-2020

PROJECT
20159

SHEET NUMBER
A4-00
BUILDING 'A' ELEVATIONS



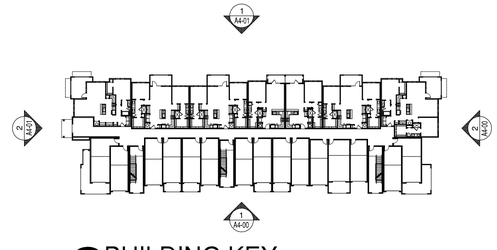
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SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'A' ELEVATION

SCALE: 1/8" = 1'-0"



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DATE
XX-XX-2020

PROJECT
20159

SHEET NUMBER
A4-01
BUILDING 'A' ELEVATIONS



1 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"

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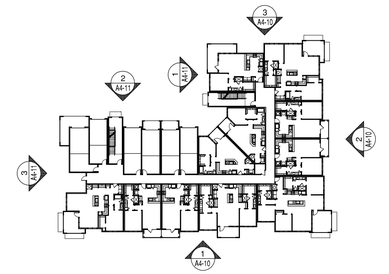
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4 BUILDING KEY
SCALE: NTS

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PROJECT
20159

SHEET NUMBER
A4-10
BUILDING 'B' ELEVATIONS



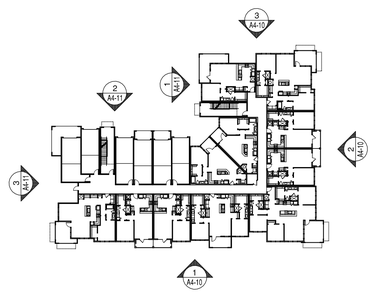
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2 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'B' ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING KEY
SCALE: NTS

Town of Huntersville
NORTH CAROLINA

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ELEVATION LEGEND:
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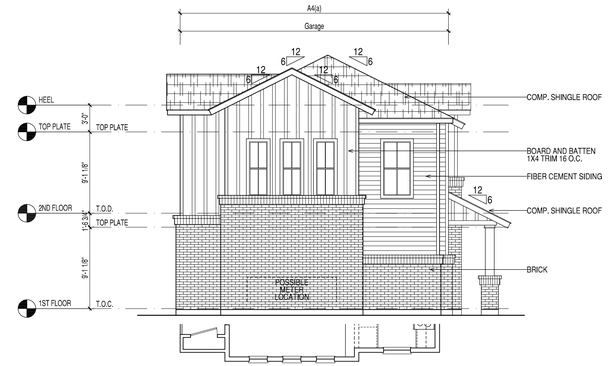
DATE
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20159

SHEET NUMBER
A4-11
BUILDING 'B' ELEVATIONS



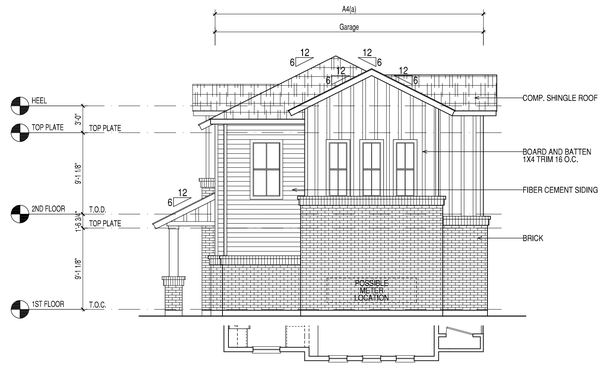
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SCALE: 1/8" = 1'-0"



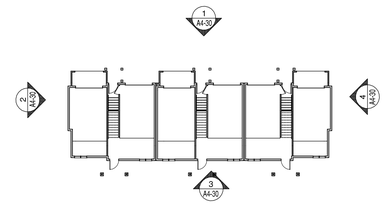
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- X — WINDOW KEY
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Town of Huntersville NORTH CAROLINA

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09/20/2021



5 BUILDING KEY
SCALE: NTS

REVISIONS

HUNTERSVILLE
APARTMENTS IN HUNTERSVILLE, NORTH CAROLINA FOR
EMBREY DEVELOPMENT COMPANY

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SHEET NUMBER
A4-20
BUILDING 'C' ELEVATIONS

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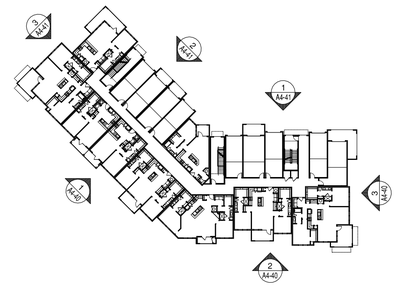
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SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'D' ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING KEY
SCALE: NTS

Town of Huntersville
NORTH CAROLINA

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PROJECT
20159

SHEET NUMBER
A4-30

BUILDING 'D' ELEVATIONS



1 BUILDING TYPE 'D' ELEVATION

SCALE: 1/8" = 1'-0"



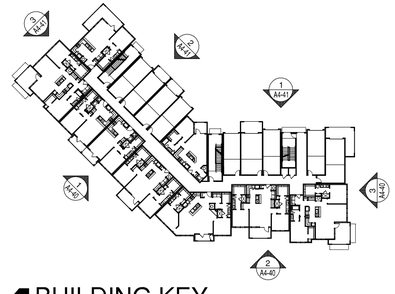
2 BUILDING TYPE 'D' ELEVATION

SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'D' ELEVATION

SCALE: 1/8" = 1'-0"



4 BUILDING KEY

SCALE: NTS

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4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE
XX-XX-2020

PROJECT
20159

SHEET NUMBER
A4-31

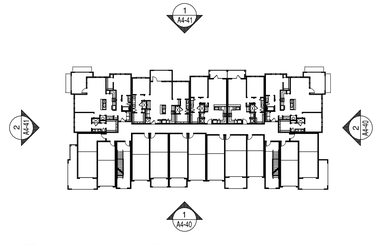
BUILDING 'D' ELEVATIONS



1 BUILDING TYPE 'E' ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'E' ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING KEY
SCALE: NTS

Town of Huntersville NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 09/20/2021

ELEVATION LEGEND:
- SCUPPER AND DOWN SPOUT LOCATIONS INSIDE CORNER WHEN POSSIBLE
- (X) WINDOW KEY
- BRICK
- FIBER CEMENT PANEL
- BOARD AND BATTEN 1X4 TRIM 16" O.C.
- FIBER CEMENT SIDING

GENERAL NOTES:
- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALATION OF CONTROL JOINTS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY
- EXTERIOR MATERIALS TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.

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REVISIONS

HUNTERSVILLE

APARTMENTS IN HUNTERSVILLE, NORTH CAROLINA FOR
EMBREY DEVELOPMENT COMPANY

REVIEW SET NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

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DATE XX-XX-2020

PROJECT 20159

SHEET NUMBER A4-40

BUILDING 'E' ELEVATIONS



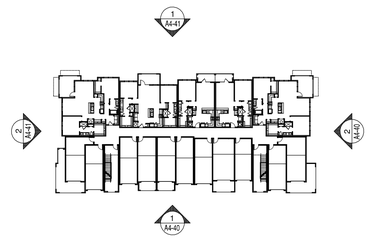
1 BUILDING TYPE 'E' ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'E' ELEVATION

SCALE: 1/8" = 1'-0"



3 BUILDING KEY

SCALE: NTS

Town of Huntersville NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 09/20/2021

ELEVATION LEGEND:

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- X — WINDOW KEY
- BRICK
- FIBER CEMENT PANEL
- BOARD AND BATTEN 1X4 TRIM 16" O.C.
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REVISIONS

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214.520.8878 hedk.com

DATE
XX-XX-2020

PROJECT
20159

SHEET NUMBER
A4-41
BUILDING 'E' ELEVATIONS

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
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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



NORTH - BUILDING A

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

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VERMILLION VILLAGE - EXAMPLE/GUIDE ELEVATIONS

HUNTERSVILLE, NC - PRELIMINARY ELEVATIONS - 06.08.2026

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SOUTH - BUILDING A

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EAST - BUILDING A



WEST - BUILDING A

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PRODUCT: GOOSENECK FIXTURE
COLOR: BLACK

LEGEND

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HUNTERSVILLE, NC - PRELIMINARY ELEVATIONS - 06.08.2026

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LEGEND



NORTH - BUILDING B

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VERMILLION VILLAGE - EXAMPLE/GUIDE ELEVATIONS

HUNTERSVILLE, NC - PRELIMINARY ELEVATIONS - 06.08.2026

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PRODUCT: GOOSENECK FIXTURE
COLOR: BLACK

LEGEND

VERMILLION VILLAGE - EXAMPLE/GUIDE ELEVATIONS

HUNTERSVILLE, NC - PRELIMINARY ELEVATIONS - 06.08.2026

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LEGEND



NORTH - BUILDING C

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VERMILLION VILLAGE - EXAMPLE/GUIDE ELEVATIONS

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WEST - BUILDING C

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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

VERMILLION VILLAGE - EXAMPLE/GUIDE ELEVATIONS

HUNTERSVILLE, NC - PRELIMINARY ELEVATIONS - 06.08.2026

MPV PROPERTIES

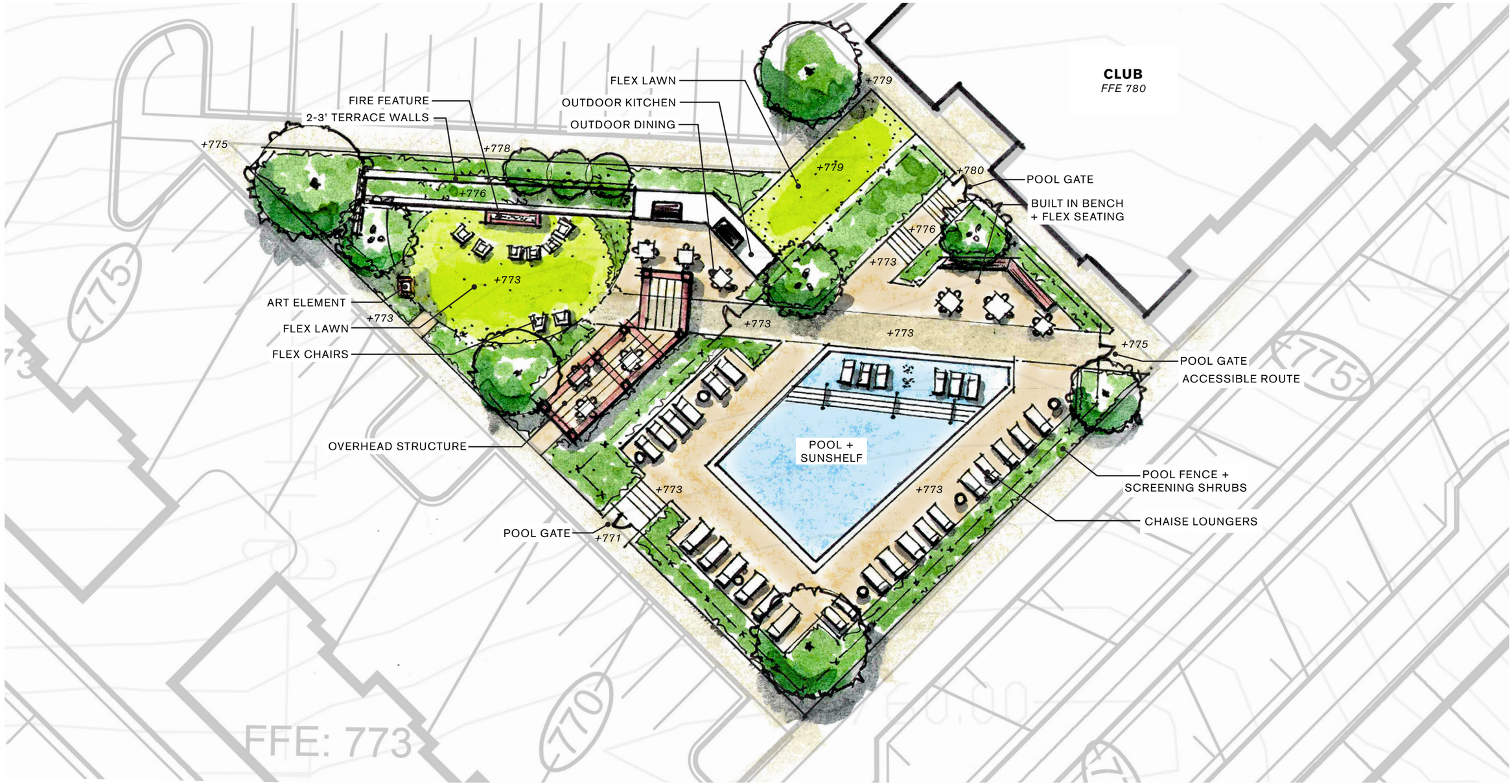
ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T: 704.342.1058
E: info@robertjohnsonarchitects.com

Town of Huntersville
NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 09/20/2021

VERMILLION VILLAGE

AMENITY CONCEPT PLAN



10 0' 10 20 40

LandDesign.







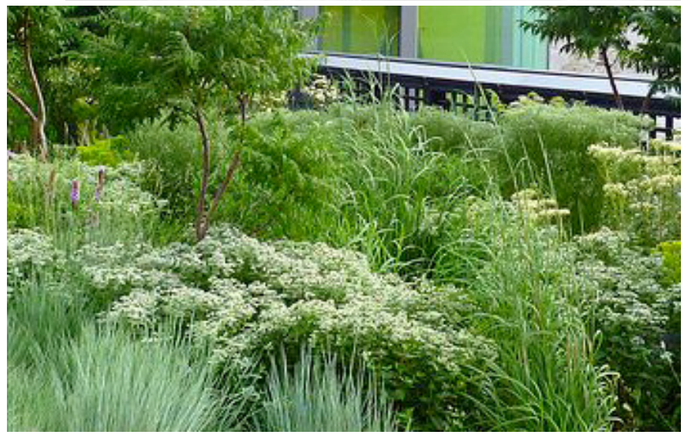


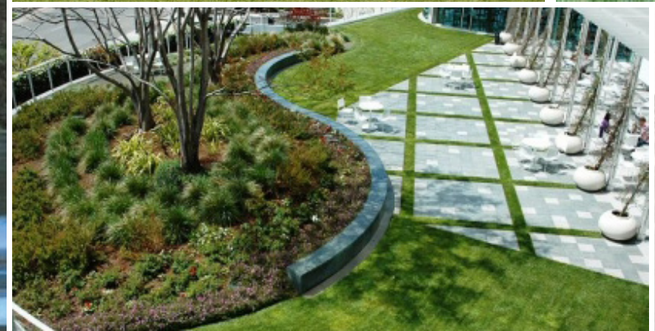


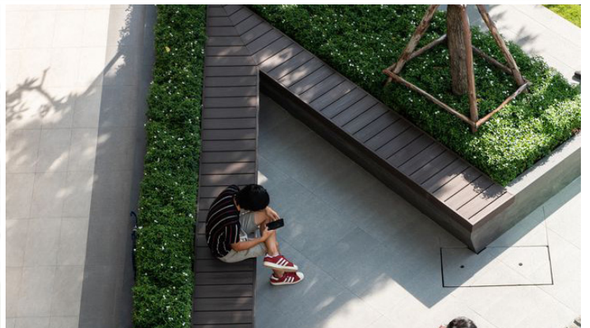












VERMILLION VILLAGE

AMENITY CONCEPT IMAGERY

Town of Huntersville
NORTH CAROLINA

Plan Sheet Is Part Of The Overall Approval As Of The Following Date 09/20/2021

LandDesign.



EAST - BUILDING B



WEST - BUILDING B

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NOTICE!
THIS PLAN IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE. IT IS NOT TO BE USED FOR ANY OFFICIAL AGREEMENTS, PRICING OR BIDDING, PERMITTING APPLICATIONS, OR ANY OTHER PURPOSES NOT EXPLICITLY ALLOWED WITHOUT PERMISSION FROM ROBERT JOHNSON ARCHITECTS.

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
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COLOR: BLACK

LEGEND

VERMILLION VILLAGE - EXAMPLE/GUIDE ELEVATIONS

HUNTERSVILLE, NC - PRELIMINARY ELEVATIONS - 06.08.2026

MPV PROPERTIES

ROBERT JOHNSON
architects
1808 West Morehead St.
Charlotte, NC 28208
T: 704.342.1058
E: info@robertjohnsonarchitects.com

NOTES:

- THE COMMERCIAL SQUARE FOOTAGE THRESHOLD SHALL BE UP TO 70,000 SQUARE FEET.
- THIS AMENDMENT TO THE REZONING PLAN IS CONCEPTUAL IN NATURE AND EXACT BUILDING LOCATIONS AND LAYOUTS, PARKING AND INTERNAL ROAD PLACEMENTS MAY BE MODIFIED, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES.
- UNLESS OTHERWISE NOTED, THE PROJECT WILL ADHERE TO THE TC (TOWN CENTER) ZONING REGULATIONS OF THE TOWN OF HUNTERSVILLE.
- THE ELEVATIONS ARE SUBMITTED AS EXAMPLES ONLY AND ARE NOT THE ACTUAL ELEVATIONS FOR THIS DEVELOPMENT. ELEVATIONS SUBMITTED DURING CONSTRUCTION THAT ARE GENERALLY CONSISTENT WITH THE RENDERINGS INCLUDED WITH THIS AMENDMENT TO THE REZONING PLAN ARE APPROVED FOR THE PROJECT.
- THE DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS AMENDMENT TO THE REZONING PLAN MAY BE BUILT IN ONE PHASE, BUT MAY BE PHASED, AS DETERMINED DURING THE COURSE OF CONSTRUCTION. ANY PHASING MUST ALIGN WITH THE REQUIRED INFRASTRUCTURE AND STORMWATER IMPROVEMENTS FOR THAT PHASE.

FUTURE TOWNHOMES

21.0'

PLAYGROUND AREA (4000 SF)

SHOPFRONT BLDG C 12,000 SF 1-STORY

PATIO AREA (2600 SF)

SHOPFRONT BLDG B 7,500 SF 1-STORY

SHOPFRONT BLDG A 12,000 SF (1-STORY)

PATIO AREA (1400 SF)

S43°53'00.84"W 743.28'

S43°51'31"W 1076.00'

S42°50'29"E 779.48'

S42°48'29"E 295.34'

PROPOSED R/W

HUNTERSVILLE-CONCORD ROAD (SR #2448)
60' R/W (EXISTING)
100' R/W (PROPOSED)

HILL STREET

CINNABAR PLACE

EXISTING GRAVEL DRIVE

UTILITY BOX

PED.

WV

0 30 60 90
SCALE: 1" = 30'

GMC
117 Welborn St.
Greenville, SC 29601
T 864.527.0460

OWNER / DEVELOPER:

ADDRESS

ISSUE	DATE
CONCEPT PLAN	02-03-26

PROJECT MANAGER: MGL
DESIGNER(S): GMC

CONCEPT PLAN

VERMILLION VILLAGE - COMMERCIAL AREA 1
14145 HUNTERSVILLE-CONCORD ROAD
HUNTERSVILLE, NC 28078

CP-1.1

JAMMD FILE: K:\Data Share\Vermillion Village\VMEF - SITE LAYOUT 4.dwg
OTTED: Feb 13, 2026 - 9:22am

MPV Vermillion Revision (R26-03)

Community Meeting Report

Date: April 23, 2026

Time: 6:00 pm – 7:00 pm

Location: Torrence Lytle Community Center (Dellwood), 508 Dellwood Drive, Huntersville 28078

Roster of Persons in Attendance: **See attached sign-in sheets**

Agenda:

1. Applicant presentation & rezoning description
2. Attendees' question & answer session

Applicant and the attendees discussed the following comments and questions:

General Discussion

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

Questions

***Answers in bold**

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

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

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

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

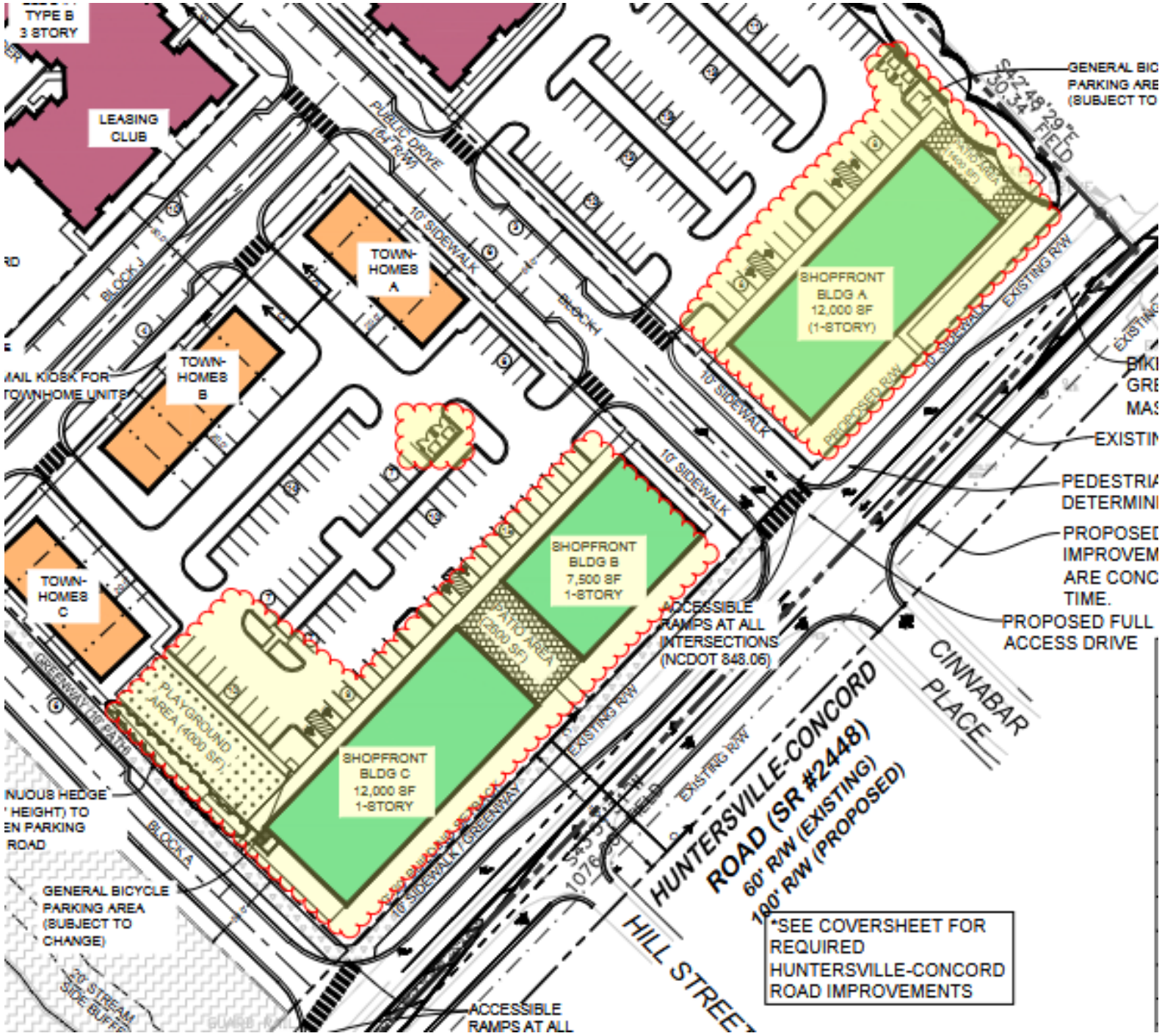
MPV Properties, LLC

R26-03

Vermillion Village Revision



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



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

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



Previously Approved Plan

REZONING SCHEDULE

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

April 8, 2026

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

To Whom It May Concern:

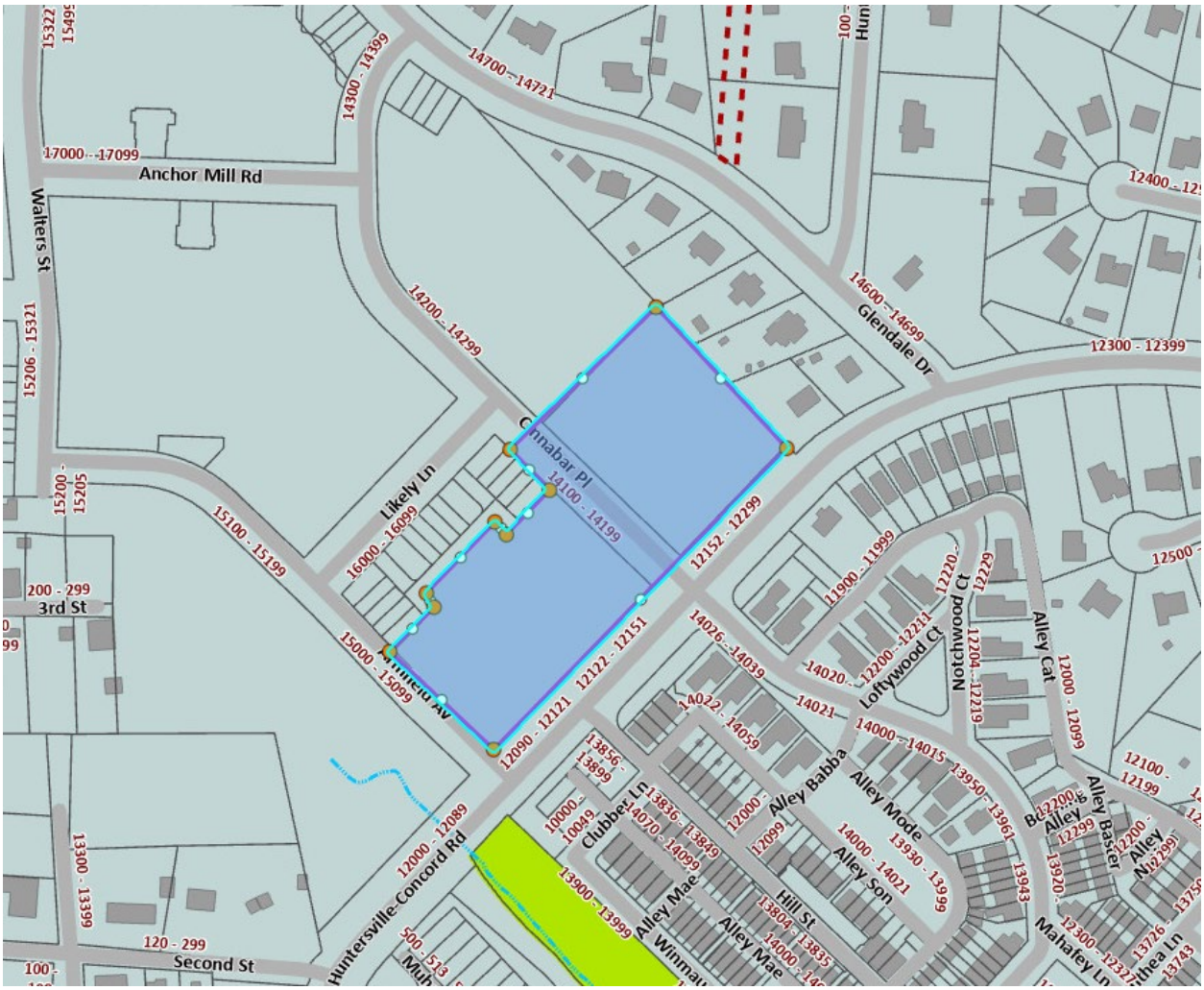
Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the community meeting is to provide an opportunity for the Applicant to describe the proposed project and to answer any questions you may have. The Applicant is requesting approval from the Town for a revision to the approved Conditional Rezoning TC(CD) to reduce building height and to approve daycare as a commercial use.

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

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

Sincerely,

MPV Vermillion


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

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

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

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

HOA WITHIN 2,000 FEET:

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

NEIGHBORHOOD ASSOCIATION WITHIN 2,000 FEET

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

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

Request for Board Recommendation

June 23, 2026

To: Board Members

From: Tracy Barron, Administrative Analyst

Date: June 23, 2026

Subject: Thank outgoing and welcome incoming Planning Board members.

Explain Request:

Recognize Chris Boyd and Lee Hallman for their service on the Planning Board; welcome Jodi Wright upon her reappointment to another term; and welcome newly appointed members Caleb Newman and Christine Somers, whose terms begin July 1, 2026.

Action Recommended:

Alternative Action:

Financial Implications:

Attachments:

None