

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA

Regular Town Board Meeting

August 4, 2026 - 6:00 PM

TOWN HALL (14704 N Old Statesville Road)

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

- 1. Pre-meeting - None**
- 2. Call to Order**
- 3. Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Announcements and Presentations**
 - 5.A. Town Announcements (*Ethan Smith*)
- 6. Public Comments**
- 7. Agenda Changes**
- 8. Adoption of Agenda**
- 9. Consent Agenda**
 - 9.A. Approve the minutes of the July 21, 2026 Town Board Meeting. (*Janet Pierson*)
 - 9.B. Adopt Resolution approving Amended Lease Agreement with ElectriCities of NC for 11316 Sam Furr Road. (*Bobby Williams*)
 - 9.C. Adopt Resolution to approve the awarding of a Service Firearm to a retiring law enforcement member. (*Brian Vaughan*)

- 9.D. Adopt Resolution to approve the awarding of a Service Firearm to a retiring law enforcement member. *(Brian Vaughan)*
- 9.E. Adopt Resolution to acquire property and/or easements necessary for the construction of the NC 115 South Multi-use Path Project. *(Stephen Trott)*
- 9.F. Approve budget amendment appropriating Tourism Fund Balance for the New Year's Event in Downtown Huntersville. *(Pattie McGinnis)*
- 9.G. Approve Tax Collector's Settlement for Fiscal year 2026 and adopt Order of Collection for fiscal year 2027. *(Pattie McGinnis)*
- 9.H. Approve recommendation to award a merit increase for the Town Manager based on performance evaluation. *(Mayor Christy Clark)*
- 9.I. Approve supplemental agreement with Axon for body worn cameras that assists officers with reporting. *(Brian Vaughan)*

10. Public Hearings

- 10.A. Conduct public hearing on Petition #R26-08, a request by Veer Development, LLC to rezone property near the intersection of Sam Furr Road and Old Statesville Road from Neighborhood Residential to Neighborhood Residential Conditional District for a townhome development. *(Brad Priest)*

11. Other Business

12. Closing Comments

13. Adjourn

General Meeting Information

Town Board:

The Town of Huntersville Mayor and Board of Commissioners are elected for two-year terms. Huntersville operates under the council-manager form of government, which establishes the Town's policies that are carried out by the Town Manager and staff. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in the Town Hall at 6:00 p.m. on the first and third Tuesday of each month (unless otherwise posted). Agendas are published Thursdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion

to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. *(Public Comment and Public Hearing Policy - Amended March 3, 2026)*

Special Accommodations:

Please contact the Town Clerk, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Janet Pierson can be reached at clerk@huntersville.org or 704-875-6541.



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Janet Pierson, Town Clerk

Subject: Town Board Meeting Minutes Approval

Explain Request:

Approve the minutes of the July 21, 2026 Town Board Meeting.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Draft Minutes

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Scott Coronet
Edwin Quarles
LaToya Rivers
Heather Smallwood
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

MINUTES

Regular Town Board Meeting

July 21, 2026 - 6:00 PM

TOWN HALL (14704 N Old Statesville Road)

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

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on July 21, 2026, with a Pre-meeting starting at 5:30 p.m.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Scott Coronet, Commissioner Edwin Quarles, Commissioner LaToya Rivers, Commissioner Heather Smallwood, Commissioner Nick Walsh

GOVERNING BODY MEMBERS NOT PRESENT:

1. Pre-meeting - 5:30 p.m.

1.A. Closed Session

Closed Session pursuant to N.C.G.S. §143-318.11(a)(6) to consider the qualifications, competence, and performance of an employee.

Commissioner Coronet made a motion to go into closed session pursuant to N.C.G.S. §143-318.11(a)(6) to consider the qualifications, competence, and performance of an employee. Commissioner Quarles seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

Upon return from closed session, the pre-meeting was adjourned.

2. Call to Order

Mayor Clark called the meeting to order.

3. Moment of Silence

Mayor Clark called for a moment of silence.

4. Pledge of Allegiance

Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations

5.A. Town Announcements

Town Announcements

Ethan Smith presented announcements:

- *Huntersville 101 registration is open.*
- *CRTPO has opened a public comment period on Prioritization 8.0 of its Transportation Improvement Program Development.*
- *HPD invites you to complete a Community Survey on Public Safety and Law Enforcement.*
- *Huntersville Electric customers can now sign up for outage notifications.*
- *NCDOT has awarded a contract to replace the bridge on Asbury Chapel Road. The road will close in 2027 while construction occurs and detours will be put in place.*

6. Public Comments

Mayor Clark opened public comments.

Christine Wolak expressed appreciation to the Board for working with the developer to get Vermillion finished.

Mayor Clark closed public comments.

7. Agenda Changes

No Agenda Changes

8. Adoption of Agenda

Commissioner Rivers made a motion to adopt the Agenda.

Commissioner Walsh seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

9. Consent Agenda

Commissioner Coronet made a motion to approve the Consent Agenda.

Commissioner Smallwood seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

9.A. Approval of Minutes

Approve the minutes of the June 16, 2026 Town Board Meeting.

Item approved via Consent Agenda.

9.B. Waymer Park Splash Pad Project Construction Contract

The Waymer Park Splash Pad is a project funded by the Town's Parks and Recreation Bonds. We received three bids for this project. Fairwood Construction, LLC. was the lowest responsible responsive bidder. Fairwood Construction, LLC. has completed similar splash pads in our area.

Item approved via Consent Agenda.

Resolution attached hereto as Exhibit No. 9.B-1.

9.C. CRPTO Memorandum of Understanding

Consider approval of edits to Memorandum of Understanding with Charlotte Regional Transportation Planning Organization.

Item approved via Consent Agenda.

Memorandum of Understanding attached hereto as Exhibit No. 9.C-1.

9.D. Budget Amendment - Purchase of 106 Gilead Road

Appropriate Fund Balance (103890.9999) of \$1,420,000 to purchase 1.727 acres at 106 Gilead Road (104200.0550). The Board approved the purchase at the June 2, 2026 meeting. The budget amendment of \$1,420,000 represents a purchase price of approximately \$1,380,000 and an additional \$40,000 for soft costs such as surveying and other closing costs.

Item approved via Consent Agenda.

9.E. Petition #R26-08 Northline Row

Call a public hearing for August 4, 2026, at 6:00 p.m. at Huntersville Town Hall on Petition #R26-08, a request by Veer Development, LLC to rezone property near the intersection of Sam Furr Road and Old Statesville Road from Neighborhood Residential to Neighborhood Residential Conditional District for a townhome development.

Item approved via Consent Agenda.

10. Public Hearings

10.A. Petition #R26-07 Northbrook Flex

Conduct a public hearing on Rezoning Petition #R26-07, a request by Bi-Part Development LLC to rezone +/- 5.262 acres located on Maple Branch Drive from Special Purpose - Conditional District to Special Purpose - Conditional District for commercial uses. This request is to amend the approved Rezoning #R24-04 to allow for two additional flex buildings on Parcel A with an ordinance modification.

Jesse James entered the Staff Report into the record and reviewed the request. Staff recommends approval with the condition that the modification for relief of parking/loading screening is revised to show compliance with ordinance standards.

Staff Report attached hereto as Exhibit 10.A-1. Staff PowerPoint attached hereto as Exhibit 10.A-2.

The applicant, Jake Palillo, reviewed his request to add two additional buildings at the back of the property, with screening. The sewer line will be relocated along the south part of the property due to concerns of Maple Branch residents. We met with the resident that lives in the first home next to the property and showed him there was no way you could see his home from the property and he was comfortable with what is being proposed.

Applicant PowerPoint attached hereto as Exhibit 10.A-3.

Mr. Palillo clarified for Mayor Clark that parking lot screening will be provided.

Mayor Clark called for public comments.

Sally Henson expressed concern about traffic on Maple Branch Drive and Retreat Drive.

Patrick Coll expressed concern about traffic, as he was hit by a car on Thanksgiving last year.

Ed McCormick expressed his disappointment with the Town Board decision in late May to approve the Knox development. Mr. McCormick also expressed concern about traffic in Northbrook.

There being no further comments, Mayor Clark closed the public hearing.

10.B. Petition #R26-09 Town 1 Revision

Conduct a Public Hearing on Petition #R26-09, a request by Treenail Development to rezone (+/- 71.58 at the northeast corner of Hambright Rd & Mt. Holly-Huntersville Rd from Corporate Business (CB) Special Purpose-Conditional District (SP-CD) Highway Commercial-Conditional District (HC-CD) Transit-Oriented Development - Residential-Conditional District (TOD-R-CD) Transit-Oriented Development - Employment-Conditional District (TOD-E-CD) to Special Purpose-Conditional District (SP-CD) Highway Commercial-Conditional District (HC-CD) Transit-Oriented Development - Residential-Conditional District (TOD-R-CD) Transit-Oriented Development -

Employment-Conditional District (TOD-E-CD) for a mixed-use development (Parcel #s 01721108, 01721110, 01721118, 01721107, 01721119, 01721106, 01721105, 01721104, 01721102, 01721101).

Brian Richards entered the Staff Report into the record and reviewed the request. There is one new modification request that is not in the Staff Report that came up due to a sewer line realignment. Some of the tree save trees near the sewer are going to be impacted. The Town's arborist will verify all that information and will have numbers prior to the Planning Board meeting.

Staff Report attached hereto as Exhibit 10.B-1. Staff PowerPoint attached hereto as Exhibit 10.B-2.

Ben Geisler spoke on behalf of the applicant, Treenail Development. Mr. Geisler gave an overview of the history of the property. The gentleman who owned it was originally not willing to sell it. During conversations in the spring, he indicated a willingness to sell and a deal was worked out.

Mr. Geisler reviewed renderings of buildings and described erosion issues from an old piped stream under I-77 that requires Corps of Engineers permitted work.

Applicant PowerPoint attached hereto as Exhibit 10.B-3.

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

10.C. Petition #TA 26-01 - Indoor Recreation in CB

Conduct public hearing for Petition #TA26-01, a request by the Huntersville Planning Department to amend Article 3.2.9 of the Huntersville Zoning Ordinance. The purpose of the amendment is to increase the amount of "indoor recreation" in the Corporate Business zoning district.

Brian Richards entered the Staff Report into the record and reviewed the request. The proposed amendment would make "indoor recreation" a use with conditions rather than only an accessory use limited to 10 percent of a business park and 70,000 sq. ft., responding to local business owners' difficulty finding affordable space.

Staff Report attached hereto as Exhibit 10.C-1. Staff PowerPoint attached hereto as Exhibit 10.C-2.

The amendment introduces a tiered system based on building size and allows indoor recreation in standalone Corporate Business buildings along major corridors like Gilead Rd/Statesville Rd, aiming to keep such businesses in Huntersville rather than losing them to nearby towns.

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

11. Other Business

11.A. Petition #R25-17 Glendale Drive Subdivision

Consider making a decision on Petition #R25-17, a request by BDG Properties, LLC Rezone +/- 1.066 acres at the corner of Glendale and Huntersville-Concord Rd to rezone from General residential (GR) to Neighborhood Residential Conditional District(NR-CD) for 3 single-family home(Parcel: 01928207)

Brian Richards entered the Staff Report into the record and reviewed the request.

Staff Report attached hereto as Exhibit 11.A-1. Staff PowerPoint attached hereto as Exhibit 11.A-2.

Staff recommends approval with the conditions that the right-of-way along Huntersville-Concord Road/Glendale Drive be dedicated, a 10' side setback on the northern side of the property to create a more gradual transition from adjacent lots with larger setbacks is implemented, and buildings shall incorporate elevated design elements found within our Design Guidebook and similar to the Vermillion Subdivision.

Commissioner Smallwood questioned what the plan was for the Huntersville-Concord Road/Glendale intersection.

Mr. Richards stated that at the retreat earlier in the year there was discussion about potential improvements for Huntersville-Concord Road/Glendale Drive. The Board directed staff to explore the installation of a traffic signal and possibly a roundabout.

Commissioner Quarles questioned when road infrastructure would be completed.

Stephen Trott reported that the Town is studying improvements at the Glendale/Huntersville-Concord intersection, with funding spread over several years and an estimated 2-5 year timeline for completion.

The applicant, Nate Bowman, noted that with Vermillion Village now open, drivers have an alternate route via Cinnabar through Vermillion that avoids the intersection, and agreed to install sidewalks while coordinating their limits with future road work. He confirmed the total property is about one acre, with three lots of roughly a third of an acre each, and estimated home completion in about a year.

Commissioners questioned home size (roughly 2,800-3,500 sq. ft.) and price (around \$670,000), potential impacts on nearby property values, and whether any unit could be designated as affordable. Bowman said an affordable unit was not financially feasible.

Commissioner Walsh made a motion to approve Rezoning Petition #R25-17, Glendale Drive Subdivision, with the following conditions: (1) the right-of-way along Huntersville-Concord Road is dedicated sufficient to accommodate the future roadway project at the intersection of Glendale Drive and Huntersville-Concord Road; (2) implement a 10' side setback on the northern property line to create a more gradual transition from adjacent lots with larger setbacks; (3) the home shall incorporate elevated design to be similar in architectural character to the homes in Vermillion; (4) sidewalks shall be added along Glendale Drive and Huntersridge Road; (5) all other staff comments and redlines are addressed. With these conditions, the petition is consistent with Policies LU-1.1, LU-2.1, LU-5.1 and EOS-4 of the Huntersville 2040 Community Plan. It is reasonable and in the

public interest to amend the Zoning Ordinance because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.

Commissioner Coronet seconded the motion.

Commissioner Quarles noted he is not in favor of the project due to the current lack of infrastructure.

Commissioner Rivers noted she is not in favor of the project due to traffic and safety concerns.

Commissioner Hunt noted she doesn't like the project aesthetically, but she will be supporting it because ultimately the 2040 Community Plan supports it.

Commissioner Smallwood noted she is in support of the project and appreciates the fact that it was reduced from four houses to three houses, with two of the driveways facing Huntersridge.

Commissioner Coronet noted he appreciates the developer agreeing to put in sidewalks to address safety concerns.

Mayor Clark called for the vote.

Motion Passed with Yes 4, No 2, Abstained 0

No Vote: Commissioner Quarles, Commissioner Rivers

11.B. Petition #R25-04 Elysium School

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

Nathan Farber entered the Staff Report into the record and reviewed the request.

Staff Report attached hereto as Exhibit 11.B-1. Staff PowerPoint attached hereto as Exhibit 11.B-2.

Planning staff supports two modifications (greater building setback from the street due to the Duke easement and allowing more than 30 percent metal paneling on facades) but opposed the applicant's request to delay buffer plantings, instead requiring the entire buffer to be planted in Phase 1 to screen neighbors from the higher-intensity use.

The applicant has updated their stacking plan and split their stacking plan into each of the four proposed phases showing that each phase meets NCDOT standards, with Phase 1 providing 400' of stacking where 143' is required.

Duke Energy communicated concerns about plantings in its easement, requiring vegetation not to exceed 15' at maturity and reserving the right to remove plantings if needed. Staff will coordinate with Duke during construction plan review.

Staff is in support of the project as it is consistent with the character area recommendation of the 2040 Community Plan and is in support of Modifications 1 and 2 if the following conditions are

met: (1) the entire buffer is planted at Phase 1; (2) that all other minor staff comments are addressed.

Commissioner Smallwood made a motion to approve Petition #R26-04, a request to rezone approximately 8.72 acres located at 7601 Babe Stillwell Road from Neighborhood Residential to Neighborhood Residential with a conditional district with the following conditions: (1) the modification to allow buildings to be set back further from the street because of the amount of frontage taken up by Duke Energy right-of-way is approved; (2) the modification to allow proposed building facade to exceed 30 percent maximum for use of metal paneling is approved; (3) the entire buffer is planted at Phase 1; (4) all minor staff comments are addressed. The petition is consistent with Policies EOS-3, LU-7.1 and LU-8.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the request because it is consistent with the existing and envisioned development for the area.

Commissioner Coronet seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

11.C. #R26-03 Vermillion Village Amendment #2

Consider a decision 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.

Lauren Speight entered the Staff Report into the record and reviewed the request.

Staff Report attached hereto as Exhibit 11.C-1. Staff PowerPoint attached hereto as Exhibit 11.C-2.

The amendment to the previously approved Vermillion Village rezoning mainly reduces the occupiable height of shopfront Buildings B and C from two stories to one while retaining a second-story facade for massing, and increases the area committed to retail/restaurant uses.

Ms. Speight noted the applicant now meets minimum facade standards but may consider further articulation at construction plan stage.

The Planning Board recommended approval.

Commissioner Quarles made a motion to approve Petition #R26-03 for Vermillion Village, a request by MPV Properties to amend Petition #R20-05 to reduce the building height for shopfront Buildings B and C with the following conditions: (1) applicant shall keep the second story elevation for Buildings B and C, to keep the massing previously provided along Huntersville-Concord Road; (2) a minimum of 7,500 sq. ft. of Buildings A, B and C to be a retail establishment or restaurant space as defined in Article 12 of the Zoning Ordinance; (3) as-built submittals shall comply with current requirements per Article 8.17 of the Zoning Ordinance; (4) the applicant shall adopt the note proposed by staff regarding site layout, future modifications, elevations and phases as set forth in the Staff Report; (5) the amended buffer along the southern buffer adjoining the single-family

parcels along Glendale Drive is approved with coordination from the arborists; (6) 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; (7) all remaining conditions of the R20-05 application are to be adopted as a function of the approval action of R26--03; (8) all outstanding staff comments and red lines be addressed. The request is consistent with Policies LU-6.2 and EV-2.3. The request is reasonable and in the public interest because it is consistent with envisioned use and development patterns set forth in the 2040 Community Plan.

Emily Sloop requested clarification. There was a discussion about the development shall be allowed a minimum of 42,300 sq. ft. with a maximum of 70,000 sq. ft. of commercial area. You wanted to include that in your motion, correct?

Commissioner Quarles said that's correct.

Emily Sloop requested clarification on Condition 1 about keeping the second story - that was to keep the second story facade for Buildings B and C to keep the massing previously provided, correct?

Commissioner Quarles said correct.

Commissioner Hunt seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0

12. Closing Comments

Commissioner Walsh commended staff for the transition from ElectriCities to Huntersville Electric.

Commissioner Rivers offered condolences to the Ramirez family on the tragedy of July 11.

Commissioner Quarles commended staff for their response to a downed tree.

13. Adjourn

There being no further business, Mayor Pro Tem Hunt made a motion to adjourn.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 6, No 0, Abstained 0



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Bobby Williams, Assistant Town Manager

Subject: Amended Lease - ElectriCities

Explain Request:

Due to the transition of the Electric Department to become a Town Department, an amendment to the lease between ElectriCities of North Carolina and the Town was necessary. The Town of Cornelius is no longer leasing any of the space and the area ElectriCities is leasing has changed. The annual lease is for \$51,520. In addition, there is an annual \$5,000 IT fee that will be charged to ElectriCities and utilities will be split based on square footage used by each party. This is a four (4) year lease that has a term end date of June 30, 2030. The Town Board will approve the Resolution authorizing the Town Manager to execute the lease with ElectriCities of North Carolina.

Action Recommended: Adopt Item

Alternative Action:

None

Financial Implications:

The Town will receive \$56,520.00 plus partial reimbursement for utilities.

Attachments:

1. Resolution



RESOLUTION TO AMEND AND RESTATE THE HUNTERSVILLE/ELECTRICITIES OPERATIONS CENTER LEASE AGREEMENT

WHEREAS, the Town of Huntersville (the "Town") is the owner of the land, with a building containing approximately 11,260 square feet of usable space (the "Building") located at 11316 Sam Furr Road; and

WHEREAS, pursuant to a Lease Agreement dated July 1, 1997 ("Original Lease"), a first amendment thereto approved by the Board of Commissioners on May 19, 2008 ("Amendment"), an Amended Restated Lease dated September 17, 2012 ("Restated Lease"), a Second Amended and Restated Lease dated June 1, 2015 ("2nd Amended Lease"), a Third Amended and Restated Lease Dated May 21, 2018 ("3rd Amended Lease"), a Fourth Amended and Restated Lease Dated May 15, 2021 ("4th Amended Lease"), and a 5th Amended and Restated Lease ("5th Amended Leased") the Town leases a portion of the Building to ElectriCities of North Carolina, Inc., (the "Tenant") with the leased area and the financial obligations apportioned between Tenant, and Town, and

WHEREAS, the Term of the 5th Amended Lease ends June 30, 2027 and the parties wish to enter into a 6th Amended and Restated Lease (the "6th Amended and Restated Lease") at the terms described in the 6th Amended Lease attached hereto and incorporated herein as "Exhibit A"; and

WHEREAS, the Town will not need the use of the portion of Building subject to the 6th Amended and Restated Lease for the duration of the proposed lease term.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town of Huntersville Board of Commissioners hereby determines that the Town will not need the use of the portion of Building subject to the 6th Amended and Restated Lease for the duration of the lease term.
2. The Town of Huntersville Board of Commissioners hereby approves the 6th Amended and Restated Lease, as further described in the attached "Exhibit A."
3. The Mayor of the Board of Commissioners, the Town Manager, and the Clerk to the Board are hereby authorized to sign all necessary documents on behalf of the Town in order to effectuate this transaction.

This resolution shall become effective upon adoption. Adopted this 4th day of August, 2026.

ATTEST:

Janet Pierson, Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

EXHIBIT "A"

**SIXTH AMENDED AND RESTATED HUNTERSVILLE/ELECTRICITIES
OPERATIONS CENTER LEASE AGREEMENT**

This Sixth Amended and Restated Lease Agreement ("Sixth Amended Agreement") is made as of the _____ day of _____, 2026, by and between the TOWN OF HUNTERSVILLE (hereafter, "Town") and ELECTRICITIES OF NORTH CAROLINA, INC. (hereafter, "Tenant"), each a "Party" hereto and collectively the "Parties".

WITNESSETH

WHEREAS, Town is the owner of the land, with a building containing approximately 11,260 square feet of usable space (the "Building") located at 11316 Sam Furr Road; and

WHEREAS, pursuant to a Lease Agreement dated July 1, 1997 ("Original Lease"), a first amendment thereto approved by the Board of Commissioners on May 19, 2008 ("Amendment"), an Amended Restated Lease dated September 17, 2012 ("Restated Lease"), a Second Amended and Restated Lease dated June 1, 2015 ("2nd Amended Restated Lease"), a Third Amended and Restated Lease dated May 21, 2018 ("3rd Amended Restated Lease"), a Fourth Amended and Restated Lease dated May 17, 2021 ("4th Amended Restated Lease"), and a Fifth Amended and Restated Lease dated June 3, 2024 ("5th Amended Restated Lease") the Town leases a portion of the Building to Tenant on behalf of the Power Agency Group (hereafter, "NCMPA 1"); and

WHEREAS, the rental rate will be based on the rate in the following chart:

	sf	\$/sf	Annual Total
NCMPA1 (Agency 1 & Corporate)	2,576	\$20.00	\$51,520
IT Camera/Access Management Fee			\$5,000
Annual Total	2,576		\$56,520.00

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties do hereby amend and restate the Original Lease, as amended, and agree as follows:

I. PREMISES

Town hereby leases to and Tenant hereby accepts rental of approximately 2,576 square feet of the Building located at 11316 Sam Furr Road, as more particularly depicted on **Exhibit A** attached hereto and incorporated herein by reference ("Leased Premises") together with reasonable right of usage of the parking and outside areas associated with the Leased Premises. Tenant accepts the total Leased Premises for the term stated and at the rental agreed to herein as may be extended or amended.

II. TERM

The term of this Agreement shall be deemed to begin as of July 1, 2026 and continue for a period of four (4) years to and including June 30, 2030. In any event this lease shall terminate as of that date unless parties mutually agree to renew or to additional terms.

III. RENT.

a. Annual rental payments, as hereafter set forth, shall be invoiced by Town by July 10th of each year and payable by Tenant in annual payments due on July 31st of each fiscal year of the lease. For example, the lease payment for the lease year of July 1, 2026 through June 30, 2027, shall be due and payable on or before July 31, 2026. If not paid by August 10th of the fiscal year, the payment shall be deemed late and in default.

b. The base rent for the Leased Premises shall be calculated based on the following use assumptions:

NCMPA1 (Agency 1 & Corporate) = \$56,520.00 annually

c. In the event any rental payment is not received in the office of the Town on or before the 10th day of August of any fiscal year, a late payment charge of two percent (2%) of the Tenant's annual rent shall be added to the rental obligation. This additional sum shall become automatically due and payable without notice, and failure to make payment of this additional amount shall be deemed a failure to pay rent and a default in this Agreement.

IV. RENEWAL

At the end of the four-year term as specified above, this Lease shall terminate as of June 30, 2030, unless the parties hereto have mutually agreed to renew, or enter into a new Agreement for an additional term or terms.

V. SECURITY DEPOSIT

a. The Town hereby acknowledges that it had received a security deposit in the sum of four thousand seven hundred and ten dollars and zero cents (\$4,710.00), the equivalent of 1/12th of the initial annual rental payment to secure Tenant's performance of the terms of the Original Lease. Tenant acknowledges that in the event this Lease is renewed, Town may require Tenant to deposit with Town on the first day of the commencement of the new lease period, sufficient additional funds so that the security deposit held by Town is equal to 1/12th of one year's then current rental payment. In the event Tenant shall fail to maintain the security deposit at the necessary amount, such failure shall constitute a ground of default.

b. The security deposit, or so much as is then available after deduction of all proper charges, shall be returned to Tenant no later than thirty (30) days following termination of this Lease.

c. Town may use, apply or retain the whole or any part of the security deposit to the extent required for the payment of any rent or other sum as to which the Tenant is in default, or for any sum which the Town may expend or may be required to expend by reason of the Tenant's

default in respect of any of the terms of this Lease. Tenant may not assign or encumber the security deposit, and the Town shall not be bound by any such assignment or encumbrance.

- d. In the event of any default in the terms and conditions of this Lease, which default results in the expenditure of funds by Town, but which does not result in the termination of this Lease, Town shall have the option of applying as much of the security deposit as is necessary to cover such expenditures.

VI. USE OF PREMISES

- a. Tenant shall use the Leased Premises as an operations center for serving electrical customers and maintaining electrical distribution systems.
- b. The Tenant shall not use or occupy or permit the Leased Premises to be used or occupied, nor do or permit anything to be done in or on the Leased Premises, in a manner which would be deemed disreputable or extra hazardous, or make void or voidable any insurance then in force with respect thereto, or which will result in any increase in the customary premium charged for warehouse insurance, or cause Town to be unable to obtain at regular rates for fire or other insurance required to be maintained by the Tenant or Town hereunder, or which will cause or be likely to cause structural damage to the Building or any part thereof, or which will constitute a public or private nuisance, and shall not use or otherwise permit the Leased Premises to be used or occupied in any manner which will violate any present or future laws of any governmental authority.
- c. Town shall have the right to establish reasonable and uniform rules governing use of the Leased Premises by Tenant in order to ensure compliance with public laws, ordinances, and regulations and insurance requirements to protect the premises.
- d. Town covenants that Tenant, upon the prompt payment of rent and other previously mentioned charges and upon the performance of all other covenants herein, shall and may peaceably and quietly have, hold, and enjoy the leased premises for the term of this Lease.

VII. TENANT IMPROVEMENTS

Tenant accepts the Leased Premises as is. The Parties acknowledge that the Town has planned renovations to the Building that are anticipated to be completed in 2026, which will affect a portion of the Leased Premises. After receiving written permission from Town, which permission shall not be unreasonably withheld, Tenant may, at his or her own expense, improve all interiors of the Leased Premises in conformance with agreed uses, provided that all improvements shall be in compliance with all applicable codes, ordinances, and regulations. The Town, at its discretion, may make improvements to the property at the Tenant's request, with requisite increases in rent to cover the improvements. All such improvements, whether paid for by Tenant or Town, shall remain the property of the Town at the termination of this Lease.

VIII. REPAIRS AND MAINTENANCE

- a. Tenant shall be responsible for maintaining all Tenant improvements, as well as the walls, floors, and ceilings of the Leased Premises, in good repair and in proper condition. Tenant shall insure that all repairs and maintenance performed by or on behalf of Tenant comply with all applicable codes and regulations, and that the Town's approval is obtained prior to commencement of any such work.
- b. Tenant shall be responsible for the prompt repair of any damage or injury caused by Tenant to the Building, its fixtures, and appurtenances at his or her sole cost and expense and to the satisfaction of Town. Tenant shall be responsible for the repair or replacement of any and all plate glass and windows in the Building which become damaged.
- c. At the expiration of the term of this Lease, Tenant shall be required to pay the cost of returning the Leased Premises to the same condition as when the term of this Lease commenced, reasonable wear and tear excepted. It is expressly agreed that Tenant shall not be required to bear the cost of repairing the Leased Premises unless such expenditure is required due to the Tenant's decoration of the premises which, in the Town's sole direction, causes the same to be reasonably un-rentable without such repairs.

IX. UTILITIES AND GENERATOR

Tenant's share of the utilities and generator expenses shall be calculated based on the percentage of square footage leased within the Building by Tenant. For the sake of clarity, the Town shall pay for 77% and Tenant shall pay for 23% of the utilities and generator maintenance and repair expenses. The Town shall invoice Tenant for utilities by the 20th day of each quarter (July, September, December, and March). Tenant will pay said invoices by the 10th day of the following month.

Generator expenses will include, but not be limited to, preventative maintenance, repairs, and replacement part costs. Notwithstanding the preceding paragraph, if requested by the Town, Tenant shall perform maintenance on the Town's generator and submit invoices the Town for its share of the actual cost of parts and labor for repairs and/or maintenance services and include any repair and/or maintenance service costs performed by Tenant in the Town's monthly wholesale power bill.

X. DEFAULT

- a. The occurrence of any of the following shall be considered an event of default hereunder:
 - i. If the Tenant shall be in default in the performance of any covenant of this Lease (other than the covenants for the payment of rent), and such default is not cured within thirty (30) days after written notice thereof given by the Town; or, if such default shall be of such nature that it cannot be cured completely within such thirty (30) day period, if the Tenant shall not have promptly commenced within such thirty (30) day period or shall not thereafter proceed with reasonable diligence and in good faith to remedy such default.

- ii. If the Leased Premises become vacant or deserted for a period of thirty (30) days without prior written notice to Town.
 - iii. If Tenant shall attempt to assign or sublet the Leased Premises in violation of the provisions of Article XIII.
 - iv. If the Tenant shall be in default in the payment of any rent and such default is not cured within five (5) days after written notice thereof by Town.
 - v. In the event the Tenant or Town files a voluntary petition in bankruptcy, or is adjudicated as bankrupt, or insolvent; or makes an assignment for the benefit of its creditors; or allows any judgment or lien to remain outstanding for more than thirty (30) days.
 - vi. In the event the Tenant fails to maintain the security deposit at the necessary amount.
- b. Upon the occurrence of an event of default as defined above, Town, in addition to any other lawful right or remedy with it may have, may do any or all of the following:
- i. Declare the rent for the balance of the term immediately due and payable, and collect the same by available legal remedies;
 - ii. Repossess the Leased Premises, and with or without terminating this Lease, relet the same at such amount as Town deems reasonable and if the amount is less than the rent required under this Lease, Tenant shall immediately pay the difference on damages. All expenses of Town repairing, restoring, or altering the Leased Premises for reletting, together with leasing fees and all other expenses in seeking and obtaining a new tenant, shall be charged to and be a liability of Tenant. Notwithstanding anything contained herein, this Lease shall not be considered terminated unless the Town shall specify in writing. In the event of any litigation between Town and Tenant, the prevailing party shall be entitled to recover reasonable attorney fees.

XI. FIRE AND OTHER CASUALTY

In the event of irreplaceable or irreparable damage by fire or other casualty to the Building in which the Leased Premises are located, meaning any such damage that cannot be reasonably restored or repaired within sixty (60) days, this Lease shall immediately terminate. In such event, any rent of such amounts to the Town as may then be due and all rights under this Lease shall terminate. In all other cases where the Leased Premises may be damaged by fire or other casualty, the Town shall repair the damage with all due dispatch, to the extent that there are insurance proceeds available, and if the damage has rendered the Leased Premises untenable, in whole or in part, there shall be an apportionment determined by the Town of the rent to be paid until the damage has been repaired. Tenant shall be responsible for the repair and replacement of all personal property and Tenant improvements located in the Leased Premises.

XII. INDEMNIFICATION; INSURANCE

Tenant agrees to and does hereby indemnify and hold Town harmless against any and all claims, demands, judgments, damages, actions, causes of actions, injuries, and expenses of any kind, including but not limited to attorney fees arising out of or by reason of Tenant's use or occupancy of the premises, including but not limited to, wrongful or negligent acts of Tenant, its officers,

employees, agents, guest, or invitees. In addition, and not in lieu thereof, the Town requires that Tenant carry liability insurance, in the amounts and under the conditions deemed necessary by the Town, sufficient to insure Tenant's use of the space. Tenant must provide Town with a Certificate of Insurance stating the name of company, liability limits, coverage dates and contact agent.

Town shall provide casualty insurance insuring against loss by fire, or other hazards for the Building in such amounts as the Town shall deems appropriate, and for personal property and equipment belonging to Town. Tenant shall be responsible for its own casualty insurance for personal property and equipment owned by it and not a part of the Building and Tenant does hereby waive and hold Town harmless for any claim that Tenant may have by reason of damage or destruction of its personal property and equipment unless such damage or destruction is the result of wrongful or negligent acts of Town, its officers, employees, agents, guest, or invitees.

XIII. SUBLEASE

Tenant may not sublease, assign, or transfer all or any part of Leased Premises during the term of this Lease. Tenant will remain personally liable for all obligations contained herein, and Town's acceptance of rental payments from any sublessee shall not be deemed a release of Tenant's obligations under this Lease, or waiver of any rights which Town may have against Tenant.

XIV. DUTY TO INFORM TOWN OF LATENT OR PATENT DEFECTS

The Tenant has the duty to inform the Town of any latent or patent defects in the Leased Premises of which the Tenant has knowledge.

XV. NOTICES

All Notices required hereby shall be sent to the address designated below, unless changed by written notice:

Town:

Town of Huntersville
PO Box 664
Huntersville, NC 28070

Tenant:

ElectriCities of NC, Inc.
PO Box 2819
Huntersville, NC 28070

XVI. ENTIRE AGREEMENT

This Lease and exhibits hereto constitutes the complete and entire agreement between the Parties and replaces all prior communications and agreements between the Parties, either written or verbal with respect to the subject matter of this Lease. The agreement can only be amended in writing, when signed by both Parties. If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall

be valid and be enforced to the fullest extent permitted by law.

XVII. SITUS

This Lease shall be governed by, construed, and enforced in accordance with the laws of the State of North Carolina. The sole venue for the resolution of any dispute hereunder shall be a State or Federal Court sitting in Mecklenburg County, North Carolina.

IN WITNESS WHEREOF, the parties have executed this Sixth Amended Agreement on this ____ day of _____, 2026.

TOWN OF HUNTERSVILLE:

By: _____
Anthony Roberts, Town Manager

ATTEST:

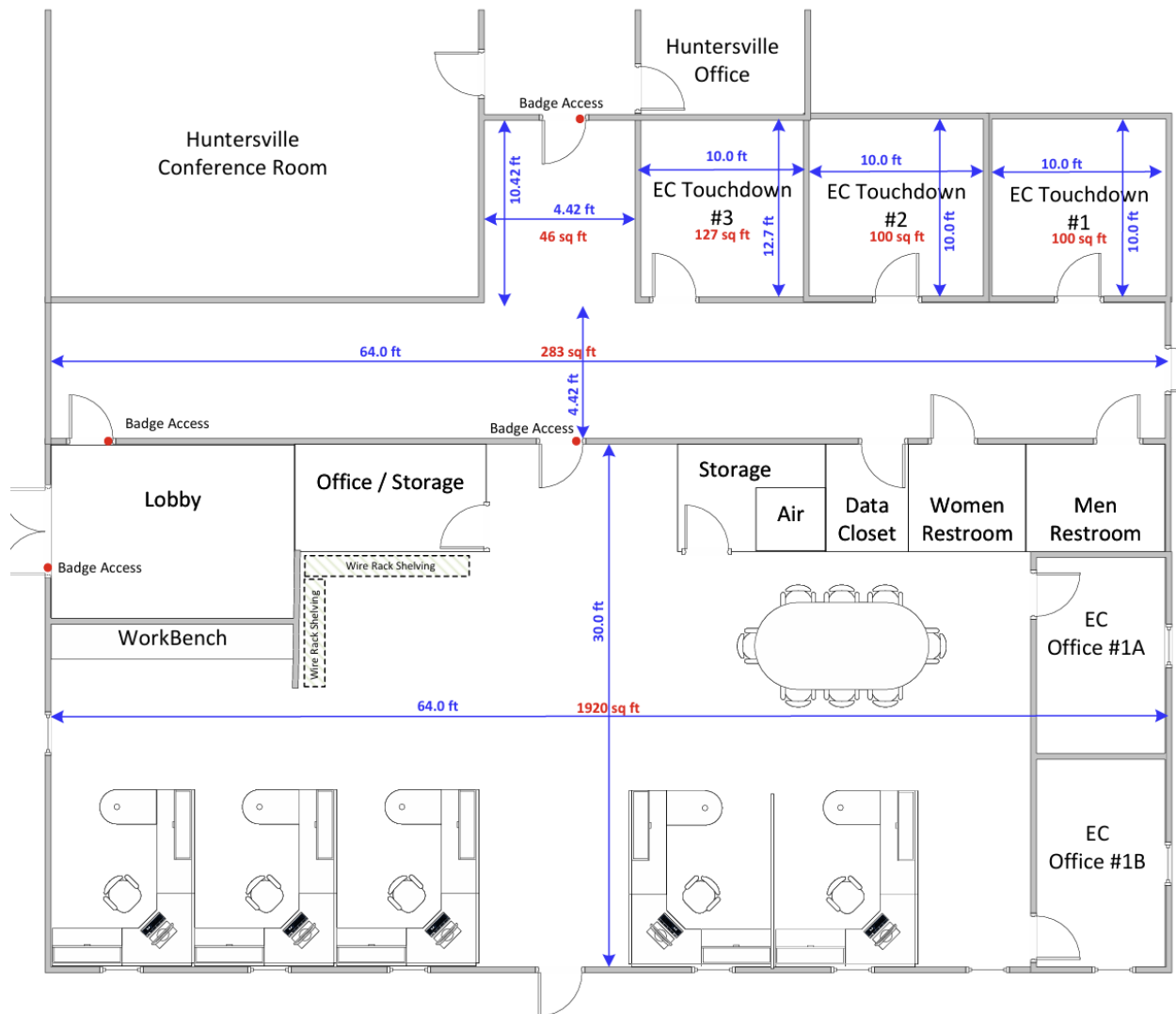
Janet Pierson, Town Clerk

ELECTRICITIES OF NORTH CAROLINA, INC.

By: _____

Print: _____

Date: _____, 2026



Total proposed = 2576 sq ft



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Vaughan, Chief of Police

Subject: Resolution - Awarding of Service Firearm (Tatur)

Explain Request:

This is an official request for the Glock Model 45, Serial Number CBKZ808, issued to Lieutenant Kevin Tatur, to be designated as surplus due to his retirement.

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

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

Serial Numbers:

Glock 45 Semi-Automatic Pistol. The serial number is CBKZ808
Weapon Mounted Optic I Holosun 507C. The serial number is 7101274329
TLR-1 Light. The serial number is 087485

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Handgun Transfer of Ownership Tatur



**RESOLUTION OF THE TOWN OF HUNTERSVILLE TO APPROVE THE AWARDING OF A SERVICE FIREARM
TO A RETIRING LAW ENFORCEMENT MEMBER**

Resolution No. R-2026-24

WHEREAS, in accordance with North Carolina General Statute §17F-20, the Governing Board of a law enforcement agency shall award a retiring law enforcement member his or her badge and may, in its discretion, award the member's service firearm; and

WHEREAS, Lieutenant Kevin Tatur has made an official request to be awarded his service firearm upon his retirement; and

WHEREAS, the Town of Huntersville Board of Commissioners (the "Board of Commissioners") has determined that Lieutenant Tatur is not ineligible to own, possess, or receive a firearm under the provisions of state or federal law; and

WHEREAS, the Board of Commissioners desires to honor Lieutenant Tatur for his service to the Town as a law enforcement member by awarding him his service firearm, a Glock Model 45, Serial Number CBKZ808, for the price of \$1.00.

1. The Board of Commissioners has determined that Lieutenant Tatur is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law.
2. Pursuant to G.S. §17F-20, the Board of Commissioners hereby awards Lieutenant Tatur his service firearm, a Glock Model 45, Serial Number CBKZ808, for the price of \$1.00.
3. The Town Manager and Town Attorney are hereby authorized to take necessary actions and to execute such documents as may be necessary to complete this Resolution.
4. This Resolution shall be effective as of the date of its adoption.

Adopted this 4th day of August, 2026

ATTEST:

Janet Pierson, Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney



HUNTERSVILLE POLICE DEPARTMENT

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

Brian Vaughan
Chief of Police

Handgun Purchase Agreement

This agreement made this 4th day of August, 2026, by and between Kevin Tatur (hereinafter called "Officer"), of the Town of Huntersville, and the Town of Huntersville, North Carolina, a municipal corporation, (hereinafter called "Town").

WHEREAS, during the Officer's tour of duty with the Town, the Town has provided the Officer with a service weapon in order for the Officer to perform his duties; and

WHEREAS, the make, model and serial number of such service weapon is as follows: GLOCK Model, 45 Serial Number CBKZ808; and

WHEREAS, the Officer retired as an active police officer and employee of the Town, shortly; and

WHEREAS, the Town desires to reward the Officer's faithful service to the Town.

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

1. The Town shall transfer and convey possession and ownership of the service weapon owned by the Town and used by the Officer during his employment as a police officer in the Town for fair market value, being the sum of \$0.
2. The Officer agrees to be solely responsible for, from this time forward, the possession, ownership, maintenance and use of such weapon.
3. The Officer agrees to indemnify and save harmless the Town, its officers, employees, and agents from any and all liability and damages, which may occur as a result of the Officer possessing, handling, discharging or otherwise using the subject weapon from this time forward. If any claim, action or proceeding is hereafter brought seeking to hold the Town liable on account of the Officer's use, control or discharge of such weapon, the Officer will at his expense defend the Town against such claims, actions, or proceedings, whether or not well-founded, and indemnify the Town against any and all losses or liabilities resulting therefrom.
4. The Officer agrees that, during his lifetime, she will not convey, transfer, sell or give away the weapon to any third party except a sworn peace officer for use in the performance of that officer's duties.

WHEREUNTO we hereby set out hands on this 4th day of August, 2026.

Kevin Tatur

Chief of Police

Town Manager



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Vaughan, Chief of Police

Subject: Resolution - Awarding of Service Firearm (Sprague)

Explain Request:

This is an official request for the Glock Model 45, Serial Number CBKZ812, issued to Lieutenant Jennifer Sprague, to be designated as surplus due to her retirement.

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

Accordingly, I respectfully request that this service weapon be considered surplus under the statute and awarded to Lieutenant Jennifer Sprague.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Handgun Transfer of Ownership Sprague



**RESOLUTION OF THE TOWN OF HUNTERSVILLE TO APPROVE THE AWARDING OF A SERVICE FIREARM
TO A RETIRING LAW ENFORCEMENT MEMBER**

Resolution No. R-2026-25

WHEREAS, in accordance with North Carolina General Statute §17F-20, the Governing Board of a law enforcement agency shall award a retiring law enforcement member his or her badge and may, in its discretion, award the member's service firearm; and

WHEREAS, Lieutenant Jennifer Sprague has made an official request to be awarded her service firearm upon her retirement; and

WHEREAS, the Town of Huntersville Board of Commissioners (the "Board of Commissioners") has determined that Lieutenant Jennifer Sprague is not ineligible to own, possess, or receive a firearm under the provisions of state or federal law; and

WHEREAS, the Board of Commissioners desires to honor Lieutenant Sprague for her service to the Town as a law enforcement member by awarding her service firearm, a Glock Model 45, Serial Number CBKZ812, for the price of \$1.00.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Commissioners has determined that Officer Sprague is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law.
2. Pursuant to G.S. §17F-20, the Board of Commissioners hereby awards Officer Sprague her service firearm, a Glock Model 45, Serial Number CBKZ812, for the price of \$1.00.
3. The Town Manager and Town Attorney are hereby authorized to take necessary actions and to execute such documents as may be necessary to complete this Resolution.
4. This Resolution shall be effective as of the date of its adoption.

Adopted this 4th day of August, 2026

ATTEST:

Janet Pierson, Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney



HUNTERSVILLE POLICE DEPARTMENT

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

Brian Vaughan
Chief of Police

Handgun Purchase Agreement

This agreement made this 4th day of August, 2026, by and between Jennifer Sprague (hereinafter called "Officer"), of the Town of Huntersville, and the Town of Huntersville, North Carolina, a municipal corporation, (hereinafter called "Town").

WHEREAS, during the Officer's tour of duty with the Town, the Town has provided the Officer with a service weapon in order for the Officer to perform his duties; and

WHEREAS, the make, model and serial number of such service weapon is as follows: GLOCK Model, 45 Serial Number CBKZ812; and

WHEREAS, the Officer retired as an active police officer and employee of the Town, shortly; and

WHEREAS, the Town desires to reward the Officer's faithful service to the Town.

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

1. The Town shall transfer and convey possession and ownership of the service weapon owned by the Town and used by the Officer during her employment as a police officer in the Town for fair market value, being the sum of \$0.
2. The Officer agrees to be solely responsible for, from this time forward, the possession, ownership, maintenance and use of such weapon.
3. The Officer agrees to indemnify and save harmless the Town, its officers, employees, and agents from any and all liability and damages, which may occur as a result of the Officer possessing, handling, discharging or otherwise using the subject weapon from this time forward. If any claim, action or proceeding is hereafter brought seeking to hold the Town liable on account of the Officer's use, control or discharge of such weapon, the Officer will at her expense defend the Town against such claims, actions, or proceedings, whether or not well-founded, and indemnify the Town against any and all losses or liabilities resulting therefrom.
4. The Officer agrees that, during her lifetime, she will not convey, transfer, sell or give away the weapon to any third party except a sworn peace officer for use in the performance of that officer's duties.

WHEREUNTO we hereby set out hands on this 4th day of August, 2026.

Jennifer Sprague

Chief of Police

Town Manager



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Stephen Trott, Director of Engineering

Subject: Resolution to acquire property - NC 115 South Multi-use Path

Explain Request:

The Town's Engineering Department has identified 10 parcels to acquire right-of-way and/or easements that are necessary for the construction of the NC 115 South Multi-use Path Project. The identified parcels are listed in Exhibit A.

Action Recommended: Adopt Item

Alternative Action:

None

Financial Implications:

General Fund.

Attachments:

1. Exhibit A



**RESOLUTION OF THE TOWN OF HUNTERSVILLE TO ACQUIRE RIGHT-OF-WAY AND EASEMENTS
NECESSARY FOR THE CONSTRUCTION OF THE NC 115 SOUTH MULTI-USE PATH PROJECT**

Resolution No. R-2026-27

WHEREAS, the Town of Huntersville (the "Town") has determined that the acquisition of fee simple right-of-way and/or easements is necessary to the delivery of the NC 115 South Multi-use Path Project; and

WHEREAS, the Town finds that such title, rights-of-way, and easements, including existing public rights-of-way and easements, are for public use and necessary for the construction of the NC 115 South Multi-use Path Project; and

WHEREAS, the statutory powers of the Town include the power to acquire real property (N.C.G.S. §160A-11 and §160A-240.1), including the power of eminent domain (N.C.G.S. Chapter 40); and

WHEREAS, to meet said defined project delivery schedule, property acquisition process should begin no later than September 2026; and

WHEREAS, the Town's proposed property acquisition process for the NC 115 South Multi-use Path Project will comply with applicable federal and state requirements; and

WHEREAS, the Town has certified that the parcels ("the Property"), represented on Exhibit A, are needed for the NC 115 South Multi Use Path Sidewalk Project.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board approves and authorizes the acquisition of the necessary fee, rights-of-way, and/or easements affecting the parcels described on Exhibit A at a price not to exceed that determined by the appraisals and permitted Administrative Adjustments for Right-of-Way Acquisition. No further action is required by this Board to authorize the acquisition.
2. In the event any of the parcels or interest in Exhibit A cannot be acquired by negotiations at the price authorized above, the Town Manager, through counsel, may institute and pursue acquisition by the process of Eminent Domain according to the procedures contained in Chapter 40A, including but not limited to, giving notice of intent to the property owner, executing and filing a complaint and declaration of taking and depositing the necessary appraised value amount with the Clerk of Superior Court of Mecklenburg County.
3. The Town Board hereby authorizes the Town Manager, acting on advice of counsel, to take any actions necessary to carry out the provisions of this Resolution; and
4. This Resolution shall be effective as of the date of its adoption.

Adopted this 4th day of August, 2026

ATTEST:

Janet Pierson, Town Clerk

Christy Clark, Mayor

APPROVED AS TO FORM:

Emily Sloop, Town Attorney

EXHIBIT A - PARCEL INDEX
NC 115 South Multi Use Path Project

PARCEL #	PARCEL ID #	PROPERTY OWNER NAME
1	01736105	Linda Ann Whitener & Whitener Family Irrevocable Trust
2	01736106	Linda Ann Whitener & Whitener Family Irrevocable Trust
3	01736109	Hamlet Huntersville, LLC
4	01736199	LNCharter LLC
5	01742112	LNCharter LLC
6	01741118	AHNSF Inc.
7	01707390	Association Inc Monteith Place Homeowners
8	01707205	McCarthy Properties 1 LLC & McCarthy Properties 2 LLC
9	01707247	Beazer Homes Corp & Beazer Homes-Orlando
10	01707206	FC Huntersville LLC



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Budget Amendment - New Year's Event in Downtown Huntersville

Explain Request:

Appropriate Tourism Fund Balance (603890.9999) in the amount of \$59,600 for the Town's first Annual New Year's Eve event in Downtown Huntersville. The event will include the cost of the bands, stage and lighting, projection imaging show, photo booth and other events (607102.0632).

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

Decrease in Tourism fund balance of \$59,600.

Attachments:

None



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Pattie McGinnis, Finance Director

Subject: Tax Collector's Settlement and Order of Collection

Explain Request:

Approve Tax Collector's Settlement for Fiscal year 2026 (Tax Year 2025) and adopt Order of Collection for fiscal year 2027 (Tax Year 2026).

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. Settlement and Order of Collections



MECKLENBURG COUNTY
Office of Tax Administration

July 15, 2026

Anthony Roberts, Huntersville Town Manager
PO Box 664
Huntersville, NC 28070

Re: Tax Collector's Settlement for Fiscal Year 2026 (Tax Year 2025)
Order of Collection for Tax Year 2026

Dear Mr. Roberts:

Please find enclosed the FY 2026 Tax Collector's Settlement. We will work diligently to collect unpaid FY 2026 and other prior year taxes as we move forward with the FY 2027 (Tax Year 2026) billing cycle.

According to NCGS 105-373(3), the Tax Collector's Settlement must be entered into the official record of the governing board. Please have this document entered into the record to comply with statute.

I have also included the Order of Collection for Tax Year 2026. The order must also be approved by your board after the settlement is received into the record. Please return the signed copy of the Order of Collection to me once executed. A scanned copy may be sent to Shalon.Page@MeckNC.gov. A hard copy may be mailed to the following address:

Mecklenburg County Office of Tax Administration
Attn.: Shalon Page
P.O. Box 31457
Charlotte NC 28231-1457

Your attention to both documents is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Joyner', with a stylized, cursive script.

Kenneth L. Joyner
Tax Administrator

Enclosures

CC: Pattie McGinnis, Town of Huntersville Finance Director
Shalon Page, Executive Assistant



MECKLENBURG COUNTY

Office of the Tax Collector

To: Anthony Roberts, Huntersville Town Manager

From: Julissa Fernández, Deputy Tax Administrator - Collections

Date: July 15, 2026

Subject: Tax Collector's Settlement for Fiscal Year 2026

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Huntersville Town Commission for Fiscal Year 2026 (tax year 2025).

The total FY 2026 Real Estate, Personal Property, and Registered Motor Vehicle Tax charged to the Tax Collector for collection was \$39,633,398.35.

<u>Net Levy</u>	<u>Collected</u>	<u>Uncollected*</u>	<u>Pct. Collected</u>
\$39,633,398.35	\$39,528,552.18	\$148,693.00	99.74%

At the end of FY 2026 there were 0 tax bills under formal appeal with the Board of Equalization and Review or the Property Tax Commission. However, the Tax Collector was barred by the U.S. Bankruptcy Court from pursuing 10 real estate and personal property tax bills totaling \$4,080.45. When this total is removed from the net levy calculation, the collection percentage increases to 99.75%.

Reference is hereby made to reports in the Office of the Tax Collector that list the persons owning real property and personal property whose taxes for the preceding fiscal year remain unpaid and the principal amount owed by each person. These reports are available for inspection and review upon request. The Tax Collector has made diligent efforts to collect the taxes due from the persons listed by utilizing the remedies available to her for collection.

*Note that the amount collected subtracted from the net levy does not equal the uncollected amount because the amount collected includes the advertisement fee, garnishment fee, non-sufficient funds fee and interest.

Tax Collector's Settlement for Fiscal Year 2026

Page 2

Prior Year Collections

During FY 2026, the Tax Collector pursued collection of delinquent prior year taxes.

Real Estate and Personal Property Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2026</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2015	\$19,367,877.57	\$0.00	\$9,884.13	99.95%
2016	\$19,885,635.74	\$383.73	\$10,427.61	99.95%
2017	\$20,471,189.54	\$8.11	\$21,583.50	99.89%
2018	\$21,387,795.98	\$123.60	\$11,866.81	99.94%
2019	\$22,972,832.01	\$1,323.98	\$16,018.59	99.93%
2020	\$23,783,072.36	\$1,610.47	\$19,332.98	99.92%
2021	\$25,230,852.51	\$4,707.44	\$25,423.92	99.90%
2022	\$26,725,843.74	\$9,844.85	\$31,507.47	99.88%
2023	\$29,588,335.08	\$19,361.15	\$35,540.12	99.88%
2024	\$38,263,765.42	\$77,023.75	\$43,592.16	99.89%

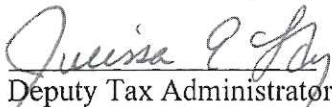
Registered Motor Vehicle Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2026</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2022	\$0.00	\$0.00	\$0.00	N/A
2023	\$0.00	\$0.00	\$0.00	N/A
2024	\$0.00	\$0.00	\$0.00	N/A

Please contact me at Julissa.Fernandez@MecklenburgCountyNC.gov or 980-314-4488 if you have any questions or comments regarding this settlement report.

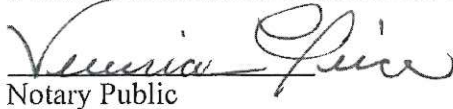
North Carolina General Statute 105-373(3) requires that this settlement be submitted to the governing board. The settlement shall be entered into the minutes of the governing body. Please ensure that this settlement is entered into the minutes of the governing body as required by statute.

cc: Jackie Huffman, Huntersville Deputy Town Manager
Frank Wirth, Deputy Tax Director


Deputy Tax Administrator

7/15/2026
Date

Sworn to and subscribed before me this 15 day of July, 2026


Notary Public

My commission expires: 11-07-27
Date



ORDER OF COLLECTION

STATE OF NORTH CAROLINA

TOWN OF HUNTERSVILLE

TO THE TAX ADMINISTRATOR OF MECKLENBURG COUNTY

GENERAL STATUTE 105-321(b)

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records, filed in the Office of Tax Administration and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Huntersville, and this order shall be a full and sufficient authority to direct, require and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand and official seal, this ____ day of _____, 2026.

Mayor, Town of Huntersville (SEAL)

Attest:

Clerk to the Board



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Christy Clark, Mayor

Subject: Town Manager Merit Increase

Explain Request:

Consider approving previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings Law to award a merit increase of \$10,375.15 for the Town Manager's performance in Fiscal Year 2026.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

Attachments:

None



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brian Vaughan, Chief of Police

Subject: Supplemental Agreement with Axon

Explain Request:

This request authorizes the Town Manager to execute a five-year agreement with Axon Enterprise, Inc. for Axon Draft One AI-assisted report writing and Axon Auto-Transcribe Unlimited for the Huntersville Police Department. The software integrates with the department's existing Axon Records platform and is designed to reduce officer report writing time by generating draft reports from body-worn camera audio while requiring officers to review, edit, and approve all reports before submission. The agreement provides 98 user licenses at a total cost of \$491,191.68, payable in five annual installments, and includes an estimated \$82,931.52 in cooperative purchasing savings.

Action Recommended: Approve Item

Alternative Action:

None

Financial Implications:

FY-27 Budgeted Item - The agreement provides 98 user licenses at a total cost of \$491,191.68, payable in five annual installments, and includes an estimated \$82,931.52 in cooperative purchasing savings.

Attachments:

1. Q-801361-46204MM + Addendum - Axon Signed
2. jpg1
3. jpg2



Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International: +1.800.978.2737

Q-801361-46204MM

Issued: 07/01/2026

Quote Expiration: 07/31/2026

Estimated Contract Start Date: 09/01/2026

Account Number: 109166

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: \$0.00

SHIP TO	BILL TO
Huntersville Police Dept. - NC 9630 Julian Clark Ave Huntersville, NC 28078-3468 USA	Huntersville Police Dept. - NC PO Box 664 Huntersville NC 28070-0664 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Madison Mayfield Phone: Email: mmayfield@axon.com Fax:	Sean Freeston Phone: 704-464-5354 Email: sfreeston@huntersville.org Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	\$491,191.68
ESTIMATED TOTAL W/ TAX	\$491,191.68

Discount Summary

Average Savings Per Year	\$16,586.30
TOTAL SAVINGS	\$82,931.52

Payment Summary

Date	Subtotal	Tax	Total
Aug 2026	\$98,238.32	\$0.00	\$98,238.32
Aug 2027	\$98,238.34	\$0.00	\$98,238.34
Aug 2028	\$98,238.34	\$0.00	\$98,238.34
Aug 2029	\$98,238.34	\$0.00	\$98,238.34
Aug 2030	\$98,238.34	\$0.00	\$98,238.34
Total	\$491,191.68	\$0.00	\$491,191.68

Quote Unbundled Price:	\$574,123.20
Quote List Price:	\$574,123.20
Quote Subtotal:	\$491,191.68

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
A la Carte Software									
85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	98	60		\$27.12	\$27.12	\$159,465.60	\$0.00	\$159,465.60
101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	98	60		\$70.52	\$56.42	\$331,726.08	\$0.00	\$331,726.08
Total							\$491,191.68	\$0.00	\$491,191.68

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
A la Carte	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	98	09/01/2026	08/31/2031
A la Carte	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	98	09/01/2026	08/31/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	9630 Julian Clark Ave	Huntersville	NC	28078-3468	USA

Payment Details

Aug 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	98	\$66,345.20	\$0.00	\$66,345.20
Annual Payment 1	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	98	\$31,893.12	\$0.00	\$31,893.12
Total				\$98,238.32	\$0.00	\$98,238.32

Aug 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	98	\$66,345.22	\$0.00	\$66,345.22
Annual Payment 2	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	98	\$31,893.12	\$0.00	\$31,893.12
Total				\$98,238.34	\$0.00	\$98,238.34

Aug 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	98	\$66,345.22	\$0.00	\$66,345.22
Annual Payment 3	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	98	\$31,893.12	\$0.00	\$31,893.12
Total				\$98,238.34	\$0.00	\$98,238.34

Aug 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	98	\$66,345.22	\$0.00	\$66,345.22
Annual Payment 4	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	98	\$31,893.12	\$0.00	\$31,893.12
Total				\$98,238.34	\$0.00	\$98,238.34

Aug 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	98	\$66,345.22	\$0.00	\$66,345.22
Annual Payment 5	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	98	\$31,893.12	\$0.00	\$31,893.12
Total				\$98,238.34	\$0.00	\$98,238.34

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

7/1/2026





TOWN OF HUNTERSVILLE EXTERNAL CONTRACT ADDENDUM

1. **Contract Applicability.** This external contract addendum is incorporated into the foregoing Contract between the Town of Huntersville and Axon Enterprise, Inc. by reference as if it were fully set forth therein and is part of the Contract documents.
2. **Applicable Laws and Courts.** This contract shall be governed in all respects by the laws of the State of North Carolina. All matters, whether sounding in contract or tort relating to the validity, construction, interpretation, and enforcement of the Contract, shall be governed in all respects by the laws of the State of North Carolina and venue shall be proper only in a court of competent jurisdiction located in Mecklenburg County, North Carolina. The Contractor represents and warrants that it shall comply with all applicable federal, state, and local laws, regulations, and orders, including, not limited to, licensure requirements.
3. **Jury Trial.** Nothing contained in this Contract shall constitute a waiver of the Town's right to a jury trial.
4. **Ethics in Public Contracting.** If applicable, by submitting their prices and acceptance of this Contract, all Contractors certify that their bids are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other supplier, manufacturer, or subcontractor in connection with their offer, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, deposit of money, services, or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.
5. **Indemnification.** To the greatest extent allowed by North Carolina law the Contractor shall indemnify and hold harmless the Town, its officers, agents, employees, and assigns from and against all third party claims, losses, costs, damages, expenses resulting from any negligent act, error or omission, by Contractor during the performance of this Agreement, except to the extent of the Town's negligence or willful misconduct, or claims under workers compensation ("Claims"). In the event that any portion of the products provided under the Contract shall be alleged to contain a manufacturing or design defect giving rise to a third party product liability Claim, the Contractor shall indemnify and save harmless the Town, its officers, agents, employees, and assigns from and against all such Claims as defined herein, but only to the extent allowed by law. Contractor's indemnification obligations are contingent upon the Town promptly providing Contractor with written notice of such claim, tendering to Contractor the defense or settlement of such claim at Contractor's expense and cooperating fully with Contractor in the defense or settlement of such claim.
Nothing contained in this Contract shall waive the Constitutional limitation on the Town indemnifying obligations of other parties.
6. **Exclusivity.** Nothing in this Contract shall require the Town to use the Contractor or prohibit the Town from soliciting third parties for the good or services provided in this Contract.
7. **Confidentiality.** The Contractor acknowledges the Town is subject public records law and no term shall be inconsistent with N.C.G.S. §132-1, et seq.
8. **Default.** The Town may terminate the Contract, in whole or in part, upon prior notice upon

breach of the Contract by the Contractor if Contractor fails to cure said breach within thirty (30) days of receiving the written notice from the Town. In addition to any other remedies available to the Town in law or equity, the Town may procure, upon such terms as the Town shall deem appropriate, Services substantially similar to those so terminated. Upon such termination, the Contractor shall be liable to the Town for any excess costs for any and all similar supplies or services and any expenses incurred in connection therewith which shall not exceed 10% of Contractor's price without Contractor's prior written approval.

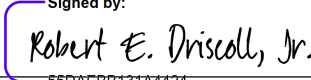
9. **Non-Appropriation.** The Town's payment obligations under this Agreement are subject to the appropriation of funds by its governing body in accordance with applicable law. If, at any time, sufficient funds are not appropriated, a current or future governing board fails to appropriate or approve funding necessary to continue this Agreement, the Town may terminate this Agreement upon written notice to Contractor, effective as of the end of the last fiscal period for which funds have been appropriated. The Town shall remain responsible for payment of all amounts due for Products delivered and Services performed through the effective date of termination.
10. **Anti-Discrimination and Equal Employment.** During the performance of the Contract, Contractor shall comply with all federal and state requirements concerning fair and equal employment and shall not discriminate against or deny the Contract's benefits or services to any person on the basis of race, religion, color, creed, national origin, age, sex (including sexual orientation, gender identity, and pregnancy), disability or handicapping condition, or genetic information.
11. **Verification of Work Authorization.** Contractor shall comply with, and require all contractors and subcontractors to comply with, the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, "Verification of Work Authorization," sometimes known as E-verify, for all contractors and subcontractors.
12. **Iran Divestment List.** With the execution hereof, Contractor, certifies that they are not on the Iran Final Divestment List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.58, and will not contract with anyone on such List in performance of the work hereunder.
13. **Availability of Funds.** Any and all payments to the Contractor are dependent upon and subject to the availability of funds to the Town for the purpose set forth in this Contract.
14. **Severability.** If any provision of this Contract is found to be invalid or unlawful, then remainder of this Contract shall not be affected thereby, and each remaining provision shall be valid and enforced to the fullest extent permitted by law.
15. **Companies that Boycott Israel.** With the execution hereof, Contractor, certifies that they are not on the Companies that Boycott Israel List created by the N.C. State Treasurer pursuant to N.C.G.S. § 147-86.80, and will not contract with anyone on such List in performance of the work hereunder.
16. **Governmental Immunity.** Nothing contained in this Contract shall constitute a waiver of the Town's governmental immunity or of any limitation on liability or damages created by law.
17. **Priority of Terms.** The terms of this Contract Addendum shall supersede and take priority over any conflicting terms in the Contract documents.

Firm

Name:

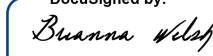
Axon Enterprise, Inc.

Name of Contractor (type or print)

By: 
Signed by: 55DAEBB131A4424...
(Signature)

Title:

Deputy General Counsel

Attest: 
DocuSigned by: 004152F07208478...

Town of Huntersville

Town Manager

Attest: _____
Town Clerk

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

Finance Director



US DOMESTIC PRICEBOOK - 03/02/2026

Omnia 3544-21-4615

NEW! MAX END USER PRICE showing " - " = must request a pricing quote

***Product Names are subject to change without notice as well as product discontinuations**

***Annual pricing for bundles, warranties and licenses may reflect a 4% YOY inflation escalator**

***SKU 101283 AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING. Axon Enterprise, Inc. may impose usage restrictions if a single user generates more than one hundred (100) reports per month for two or more consecutive months.**

Product Code	Product Name	Price Currency	MAX END USER PRICE Inc. 1% Discount (26 Standard)	Sales Bundle	Subscriptio
102005	AXON OUTPOST - TAP REFRESH TWO - BATTERY ENCLOSURE STANDARD	USD	\$ 779.17		
102145	AXON OUTPOST - TAP REFRESH TWO - CAMERA	USD	\$ 2,564.10		
102545	AXON OUTPOST - TOP MOUNT END CAP - MASH	USD	\$ 133.65		
102538	AXON OUTPOST - TOP MOUNT END CAP - STANDARD	USD	\$ 99.00		
102143	AXON OUTPOST - UPGRADE INSTALLATION	USD	\$ 198.00		
102703	AXON OUTPOST - WARRANTY - VANDALISM/ACCIDENT EXTENSION	USD	\$ 1,188.00		
73739	AXON PERFORMANCE - LICENSE	USD	\$ 14.09		Yes
73681	AXON RECORDS	USD	\$ 63.41		Yes
101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	USD	\$ 91.59		Yes
101176	AXON RECORDS - E-NOTES DEPLOYMENT	USD	\$ 29,700.00		
100801	AXON RECORDS - OSP LICENSE	USD	\$ 63.41		Yes
85157	AXON RECORDS - PROFESSIONAL SERVICES MILESTONE PAYMENT	USD	\$ 247.50		
102508	AXON RECORDS - PSO RECORDS DATA CONVERSION	USD	\$ 247.50		
101421	AXON RESPOND - FUSUS SOFTWARE IMPLEMENTATION	USD	\$ 21,780.00		
101889	AXON SIGNAL - BATTERY - CR2032	USD	\$ 4.95		
71044	AXON SIGNAL - BATTERY - CR2430 SINGLE PACK	USD	-		
70117	AXON SIGNAL - CABLE ASSEMBLY - SIGNAL UNIT	USD	\$ 24.75		
75020	AXON SIGNAL - CROUZET BM1R16MV1 - SIGNAL SIR	USD	\$ 64.35		
101686	AXON SIGNAL - EXT WARRANTY - SIGNAL SENSOR	USD	\$ 7.16		Yes
80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	USD	\$ 1.76		Yes



US DOMESTIC PRICEBOOK - 03/02/2026

Omnia 3544-21-4615

NEW! MAX END USER PRICE showing " - " = must request a pricing quote

***Product Names are subject to change without notice as well as product discontinuations**

***Annual pricing for bundles, warranties and licenses may reflect a 4% YOY inflation escalator**

***SKU 101283 AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING. Axon Enterprise, Inc. may impose usage restrictions if a single user generates more than one hundred (100) reports per month for two or more consecutive months.**

Product Code	Product Name	Price	MAX END	Sales	Subscription
		Currency	USER PRICE	Bundle	
			Inc. 1% Discount		
			(26 Standard)		

CLASS2000	AXON AIR, CLASS 2000 BUNDLE	USD	\$ 333.20	Yes	Yes
CLASSMUAS	AXON AIR, CLASS M UAS BUNDLE	USD	\$ 164.40	Yes	Yes
12328	AXON AIR, ON-SITE TRAINING	USD	\$ 4,083.75		
101258	AXON AIR-SKYDIO X10 SNSR PKG 2.45 5GLTERDY SIM VIS NA VT300L	USD	\$ 12,811.84		
101197	AXON AIR-SKYDIO X10 SNSR PKG 2.45 5GLTERDY SIM VIS NA VT300Z	USD	\$ 13,467.71		
85762	AXON AUTO-TRANSCRIBE - JUSTICE ACCESS	USD	\$ 43.97		Yes
85759	AXON AUTO-TRANSCRIBE - MINUTES - A-LA-CARTE 1000	USD	\$ 42.84		Yes
101288	AXON AUTO-TRANSCRIBE - PSO - ONE-TIME BACKFILL	USD	\$ 0.99		
85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	USD	\$ 35.22		Yes
11509	AXON BODY - BELT CLIP - RAPIDLOCK	USD	\$ 33.66		
100596	AXON BODY - BODY WORN CAMERA CERTIFICATION	USD	\$ 420.75		
11534	AXON BODY - CABLE - USB-C TO USB-A (AB3 OR FLEX 2)	USD	\$ 10.89		
71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	USD	\$ 11.65		
100533	AXON BODY - DUAL PORT USB-C CAR CHARGER - BLACK	USD	\$ 19.79		
73449	AXON BODY - LEGACY LICENSE - CONNECTED CAMERA	USD	\$ 7.05		Yes
102769	AXON BODY - LICENSE - CONNECTED CAMERA 30 MONTHS	USD	\$ 148.50		
73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	USD	\$ 21.14		Yes
102815	AXON BODY - LICENSE CONNECTED CAMERA	USD	\$ 7.05		Yes
101758	AXON BODY - MOUNT - CHEST HARNESS KICKFAST	USD	\$ 96.53		
100742	AXON BODY - MOUNT - CHEST HARNESS RAPIDLOCK	USD	\$ 99.00		
100000	AXON BODY - MOUNT - CHEST HARNESS RAPIDLOCK	USD	\$ 99.00		



Request for Board Action

August 4, 2026

To: The Honorable Mayor and Board of Commissioners

From: Brad Priest, Assistant Planning Director

Subject: Petition #R26-08: Northline Row

Explain Request:

Conduct public hearing on Petition #R26-08, a request by Veer Development, LLC to rezone property near the intersection of Sam Furr Road and Old Statesville Road (Parcels: 00543137, 00543136, 00543135, 00543132, 00543131, 00543133) from Neighborhood Residential to Neighborhood Residential Conditional District for a townhome development.

Action Recommended: Conduct Public Hearing

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. R26-08 Northline Row PH 8 4 26 Updated
2. Northline Row Rezoning Engineering Comment Summary_PUBLIC HEARING
3. Northline Row - Hwy 115 - Rezoning Concept Plan - 2nd Submittal_06.29.26
4. Northline Row R26-08 Community Meeting Report Package
5. General Application - Northline Row - Veer Development - Amended July 2026 (002)

Application Summary

Case Number/Project Name: R26-08 Northline Row Townhomes

Project Address: 17149, 17145, 17137, 17131, 17121, 17111 Old Statesville Road

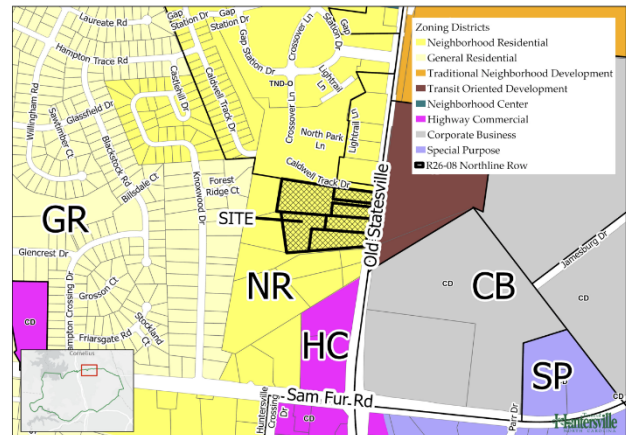
Proposed Zoning: **Neighborhood Residential-Conditional District (NR-CD)**

Proposed Land Use: Townhomes

Applicant: Veer Development, LLC

Property Owner: Brenda and Timothy Roy, and Glory Church World Outreach Ministries, Inc.

Staff Contact: **Brad Priest, 704-766-2211**
(bpriest@huntersville.org)



Site Data

Acreage (+/-): 9.1 acres

Parcel Numbers: 00543137, 00543136, 00543135, 00543132, 00543131, 00543133

Current Zoning: **Neighborhood Residential (NR)**

Current Land Use: Residential – Single Family

Proposed Building Type: Townhome

Proposed Lot Type: Townhome

Adjoining Zoning and Land Uses

North: **Traditional Neighborhood Development - Urban (TND-U)**; *Overlay district, Caldwell Station Townhomes and Apartment Buildings*

South: **Neighborhood Residential (NR)**; *Residential Single Family*

East: **Transit-Oriented Development - Residential (TOD-R)**; *Mixed Use Commercial, Apartments, and Townhomes; future Redline Commuter Rail Stop across HWY 115.*

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

Project Description

The applicants are requesting to rezone several existing parcels to Neighborhood Residential Conditional District (NR-CD) to establish a townhome development. The conditional rezoning would allow 100% attached residential units over the ordinance maximum 30%.

Update Status

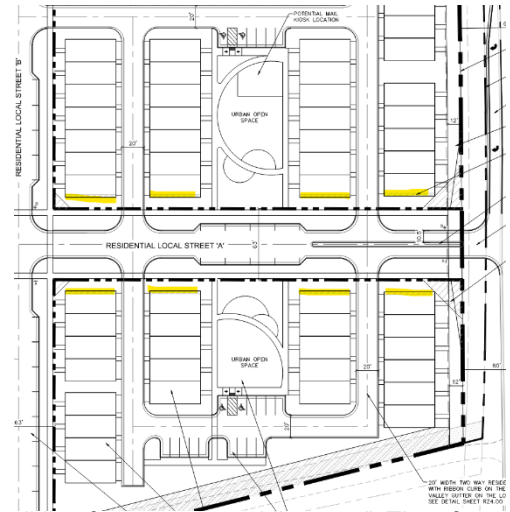
- Public Hearing: The public hearing is scheduled for August 4, 2026.
- Planning Board: The case is scheduled to be heard by the Planning Board August 25, 2026.

Buffers: *Applicant is requesting a modification.*

- Proposed: The applicants are requesting a modification to reduce the required 30-foot buffers down to 20 feet, and to allow disturbance and replanting of all buffers required (Article 7.5.3)
- Staff comments: Staff can support some modification of the buffers as further re-development of the surrounding area is possible. However, there are elements on the site plan that conflict with the proposed buffer locations such as retaining walls, storm water pond easements, and adjacent development driveways. It is currently unclear whether the proposed buffers will be functional as shown. Staff recommends clarification of the buffers on the site plan.

Open Space: *Applicant has met the requirement.*

- Proposed: In Neighborhood Residential (NR) zoning, urban open space is required to be within ¼ mile of every lot. The proposed plan meets the minimum requirement.
- Staff comments: However, although the open space amount meets the minimum of the ordinance, there is a significant number of proposed townhomes that front on urban open space in the development rather than on public streets. Article 8.1.4, states that this is permitted, but only when *“the off-street placement of uses does not diminish the orientation of building fronts to the public street”*. Or in other words, units fronting on urban open space should not negatively affect the streetscape of public streets. Due to the high number of units fronting urban open spaces, the front half of the main entrance street has all building sides facing the street (see highlighted sides of homes fronting along “Local Street A”). Such an orientation could “diminish the orientation of building fronts on the public street”. Therefore, staff recommends the side elevations along the public streets be architecturally improved over and above the minimums of the ordinance. See also Policy 8.2 of the Huntersville 2040 Plan discussion below.



Build-To Lines: *Applicant has met the requirement.*

- Proposed: The application proposes a 10–25-foot build to line for the front of the units.
- Staff comments: This meets the ordinance standards for Townhomes in Article 4.11.

Tree Save: *Applicant is requesting a modification.*

- Proposed: The applicants tree save plan is still under review.
- Staff comments: The applicants are showing disturbed limits that would remove more trees than estimated on the site plan's data table. From preliminary numbers and the disturbed limits proposed, a modification will likely be needed to mitigate more canopy tree save than permitted by the ordinance. The applicants have requested a modification from Article 7.4.2 F on the cover sheet of the site plan (sheet RZ0.00). The applicants note that for mitigation of this modification they would contribute 150% of the required amount of mitigation.

Vesting: *Applicant could meet the requirement.*

- Proposed: The application seeks vesting of the conditional rezoning plan for a period of 5 years from approval.
- Staff comments: State statute allows vesting for 2 years after approval. Staff has no objections to the requested additional vesting request.

Conditional Notes: *Applicant could meet the requirement.*

- Proposed: Note #3 on the cover sheet allows changes in “exact locations, architectural style, materials, size, number, quantity, and configurations of lots and buildings”.
- Staff comments: Staff recommends that this note permits too much flexibility, so much so that the plan itself could completely change from what is approved. Staff recommends the note be updated to reduce the scope of minor changes permitted administratively.

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

- Staff comments: Planning staff requests that the minor comments outlined in the application review be addressed.

Transportation Comments: *Applicant has met the requirement.*

- Staff comments: Town Engineering has determined that a Traffic Impact Analysis (TIA) is not required by the Town of Huntersville. Please see the engineering memo attached in the agenda packet. NCDOT is also not requiring a TIA for the development.

Applicant Modification Requests

Modification Request: *Attached Housing Maximum*

- Applicable Zoning Requirements: Article 3.2.4. D 3.
- Zoning Comments: This section sets the maximum number of attached units in a Neighborhood Residential (NR) development at 30%. The proposed development has 100% attached units.

Staff Recommendation: <i>Staff does not recommend approval</i>
--

• Staff Comments: The proposed modification is a significant deviation of the ordinance standards, with the only precedent for a Neighborhood Residential (NR) development being downtown where the Downtown Master Plan specifically called for attached housing (Second Street Village and First and Church Townhomes). Outside of the downtown area, these modifications usually involve mixed use developments with significant commercial design. Therefore, due to the lack of similar precedent outside of the downtown, lack of commensurate excellence in design and public benefit that go above and beyond the minimums of the ordinance, as well as inconsistency with various policies of the Huntersville 2040 plan, staff does not support the modification request. See staff recommendation on page 10 below.

Modification Request: *Buffer Yard Requirements*

- Applicable Zoning Requirements: Article 7.5.3 C.
- Zoning Comments: This section requires a 30-foot buffer around the perimeter of a development when the density of the proposed development is twice the density or more of adjacent development. The proposed development is estimated at 11.1 units per acre. The adjacent existing development is estimated at .4-.5 units per acre to the west and south. The proposed development is therefore around 22 times the density of adjacent development. This section thus requires a 30-foot buffer around the perimeter of development in these areas.

Staff Recommendation: <i>Staff could recommend approval</i>

Staff Comments: Staff could support the application for a reduction if the proposed buffer can be shown to function with reduced width. It is recommended that further information about required retaining wall easements and existing driveways be forwarded to ensure a 20-foot semi-opaque buffer can be established as shown.

Modification Request: *Lot Tree Plantings*

- Applicable Zoning Requirements: Article 7.7.3
- Zoning Comments: This section requires a tree to be planted in the front yard and rear yard of each lot proposed. The applicants are proposing to develop narrow townhome lots with small rear setbacks, therefore there is no appropriate spacing for rear yard plantings. The applicants therefore request to modify the rear yard tree planting requirement.

Staff Recommendation: *Staff could recommend approval*

- Staff Comments: The zoning ordinance allows townhome development to have narrow lots and small setbacks, thus making it difficult to fit tree plantings in the rear yard in those circumstances. Staff could therefore recommend approval of this modification. However, considering the overall request and the extent of modification to both this section and the tree save section of the ordinance, staff recommends that rather than the planting requirement be completely removed, the applicable cost of the required planted trees be donated to the tree fund bank so the trees can be planted elsewhere in the community.

Modification Request: *Tree Save Area*

- Applicable Zoning Requirements: Article 7.4.2 F
- Zoning Comments: This section requires that 10% of the wooded tract within the Neighborhood Residential (NR) zone be preserved. Also, this section limits tree save mitigation (removal and replanting) to 30% of the required tree save amount.

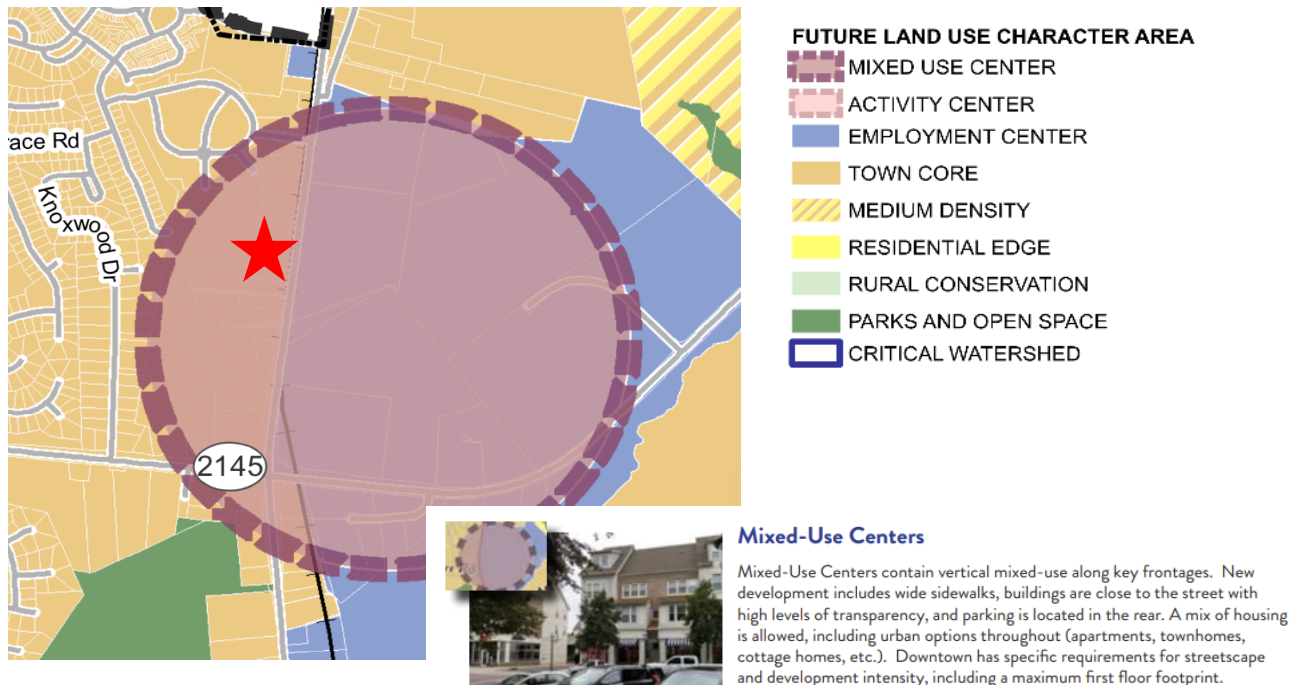
Staff Recommendation: *Staff does not recommend approval*

- Staff Comments: The final numbers of the proposed tree save area to be saved are still under review. Based on preliminary numbers, however, the applicants are asking to remove and mitigate more tree area than the ordinance allows. Given that the tree save requirement is only 10% of the wooded area of the site in NR zoning, and up to 30% of that number can be mitigated, staff does not support the modification of additional tree removal for a residential development. See "Consistency with Existing Development" section below on page 9 for further discussion regarding fundamental challenges of the application.

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

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*



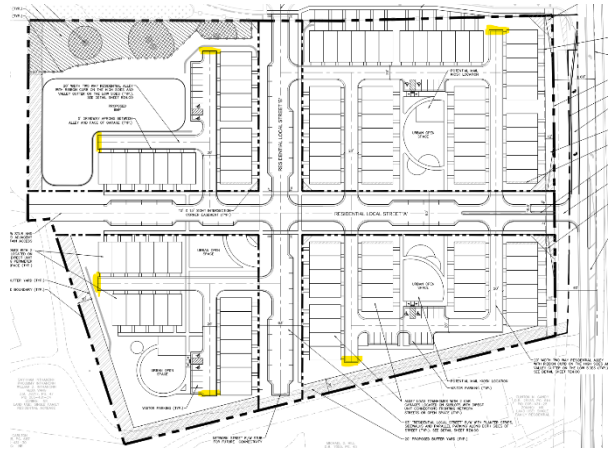
Policy Recommendations: *Support rezoning*

- **Policy LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.**
 - Staff comments: The proposed rezoning plan is located inside a “Mixed Use Center” where higher densities would be appropriate. It’s also possible that south of the site and closer to the intersection of Sam Furr Road and Old Statesville Road, further commercial development could be established creating a mixed-use center at the intersection.
- **Policy LU-2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.**
 - Staff comments: The proposed location is appropriately located for higher intensity residential between I-77 and NC-115.
- **Policy LU-5: Focus more intense development in locations that can support growth.**

- Staff comments: The location of the development is at the intersection of two thoroughfares and immediately west of the proposed Redline Commuter Rail Station, as well as the future Seam Trail Greenway.

Policy Recommendations – *Do not support rezoning*

- **Policy LU-6.1: A mix of land uses is encouraged in... Mixed-Use Centers...as identified on the Future Land Use Map.**
 - Staff comments: The proposed application is located in a Mixed-Use Center but proposes only residential uses. While future possible development to the south could include commercial uses and ultimately create a mixed-use area, no such development is currently planned. Additionally, it is unknown whether the street network established by the proposed development will be conducive for market driven commercial development immediately to the south.
- **Policy LU 7.1: Require all new development (in Mixed-Use Centers) to adhere to the following design principles...improve connectivity, particularly for pedestrians and vehicles.**
 - Staff comments: The proposed plan includes rear alley access for the proposed townhomes. However, the alleys include six dead end points that do not connect back to public streets. (See highlighted dead end graphic attached.) These conditions create vehicular conflicts and questions concerning the practicality of large truck trash pick up in the alleys.
- **Policy LU 7.1: ...Accommodate a mix of uses and/or housing types.**
 - Staff comments: The proposed plan does not include a mixture of uses or housing types. The proposed development consists entirely of townhomes.
- **Policy LU 8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards (Excellence in Design Box on Page 66).**
 - Staff comments: The proposed plan is proposing four modifications to the zoning ordinance, including an increase in percentage of attached units permitted within a development from 30% to 100%. This modification creates a substantial increase in density to the development. To achieve the recommended excellence in design, the applicants are proposing 4 affordable housing units for 15 years at 100% of the Area Median Income (AMI). Additionally, for the modification of mitigating more tree save canopy than permitted, the applicant is proposing 150% of the required tree save contributions. Staff appreciates and recognizes the significance of these



proposed commitments. However, given the substantial deviation from the applicable ordinance standards, staff recommends that for this policy to be met, the application should show a commensurate level of excellence in design that exceeds the minimum requirements of the ordinance. Therefore, staff recommends that significant additional public benefit and/or exceptional design be provided to justify the level of modifications proposed.

- Some examples of further public benefit include but are not limited to the following below. Given the degree of modification requested, staff recommends a combination of several of the below would be needed to achieve commensurate public benefit.
 - Mixture of uses and lot types within the development.
 - Additional amount of affordable housing units dedicated (~10% of total).
 - Increased term of the affordable housing units from 15 to 30 years.
 - Contribution of funds to any potential public infrastructure improvements in the area (location to be determined).
 - Extraordinary urban open space design and programming.
 - Excellent architectural elevations, with durable exterior materials.
 - Unique and extraordinary storm water pond amenitization.
 - Public art installation at key intersections/urban open space.
- **Policy LU 9.1 In...Mixed Use Centers...neighborhoods should adhere to the following design principles: Front porches and recessed garages are encouraged.**
 - Staff comments: No elevations for the units have been submitted yet as part of the application.
- **Policy LU-11.1 Protect and enhance the unique character of Huntersville's neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.**
 - Staff comments: The applicants are seeking modifications for required buffers adjacent to existing single-family homes, and questions remain concerning the functionality of the proposed buffers. Additionally, the two lots immediately to the west of the proposed development are "squeezed" between the proposed development and an existing neighborhood to their west. The proposed development may limit redevelopment opportunities in the future for these two adjacent lots.
- **Policy EOS-4: In more urban environments, encourage the preservation of heritage trees and tree canopy enhancement.**
 - Staff comments: The applicants are seeking modifications to remove and mitigate more tree canopy than permitted in the Neighborhood Residential (NR) zoning district. They are also seeking to mitigate and not plant the required rear canopy tree in the rear yard of each unit due to the lack of spacing needed. (Article 7.7.3)

Consistency with Existing Development:

Staff Findings: The proposed townhome development is consistent in character with the adjacent development to the north and east. Caldwell Station apartments and townhomes are constructed and/or approved to the north. East of HWY 115 the Station South and Knox Crossing mixed-use developments are approved for future construction. See context map attached.

However, immediately west and south of the site, large lot single family residential uses remain; thus, the higher intensity development would not be consistent with these adjacent uses. When adjacent densities and land uses are not compatible, buffers and visual separations can assist in creating improved compatibility. The applicants are requesting modifications to reduce the required buffer widths of these areas, however. Additionally, as mentioned on page 3 above, the functionality of the buffers are currently in question due to development conflicts.



Staff believes a fundamental challenge with the proposed development is the limited size and configuration of the tract. The relatively small development area requires a higher density to achieve the unit count objectives of the developer, which leaves limited space to provide meaningful transitions and buffers from adjacent uses, restricts opportunities to achieve an exceptional level of design and connectivity, reduces potential tree save on the site, and may limit the future redevelopment potential of adjacent properties (western home lot “squeeze” between developments). Staff recommends the proposed development would benefit from a larger and more cohesive development area, which could provide greater flexibility and improved consistency with adjacent development.

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

- Staff Findings: Please find the engineering staff memo included in the agenda packet. Engineering has determined that the proposed use did not produce the trip threshold to require a Huntersville Traffic Impact Analysis (TIA). NCDOT is also not requiring a Traffic Impact Analysis.

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

- Staff Findings: None identified.

Staff Recommendation: *Denial*

- Staff comments: Staff does not object to the general intensification of the area in question. However, staff recommends denial of the application at this time for the following reasons:
 - The application requests significant modification to the Huntersville Zoning Ordinance without demonstrating a commensurate level of public benefit, excellence in design, or commitments over and above the minimums of the ordinance.
 - Outstanding concerns with buffer width reduction and functionality adjacent to single family residential development.
 - The proposal is unable to meet the minimum tree save requirements of 10% of the tract area.
 - The limited size of the development tract, combined with the proposed density, provides limited opportunity for connectivity, excellence in design, and appropriate transitions between differing land uses and development intensities.
 - No building elevations have been proposed for the development showing consistency with long range plan design recommendations.
 - The proposal is inconsistent with several noted policies of the Huntersville 2040 Plan.

Public Notices/Meetings/Comments:

Community Meeting: The applicant hosted one meeting with the community on June 9th, 2026. The applicant's report is attached.

Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.

Public Comments: As of the date of this staff report, staff have not received phone or written comments on this application.

Public Hearing: August 4, 2026

Planning Board: August 25, 2026

- Motion to be added when available

Final Action: September 15, 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

_____.



Town Engineering Rezoning Comment Summary
R26-08 Northline Row
SW Corner of Old Statesville Rd & Caldwell Track Dr.
Huntersville, NC

General Project Information

This proposed rezoning is located at the Southwest corner of Old Stateville Rd (NC-115) & Caldwell Track Dr. This rezoning plans for the development of one hundred and one (101) single family attached housing units. The development proposes two public street connections, one on Old Statesville Rd (NC-115) and one on Caldwell Track Drive.

A stormwater concept plan was submitted as a part of this rezoning. There is one (1) stormwater control measure (SCM) being proposed to meet the sites' stormwater requirements.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

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

Site Plan Comments:

- 1) The stormwater control measure (SCM) proposed as a part of this rezoning meets the minimum requirements for the stormwater concept plan. This design is subject to change during the preliminary plan phase and shall meet all requirements outlined in the Town of Huntersville Water Quality Design Manual.



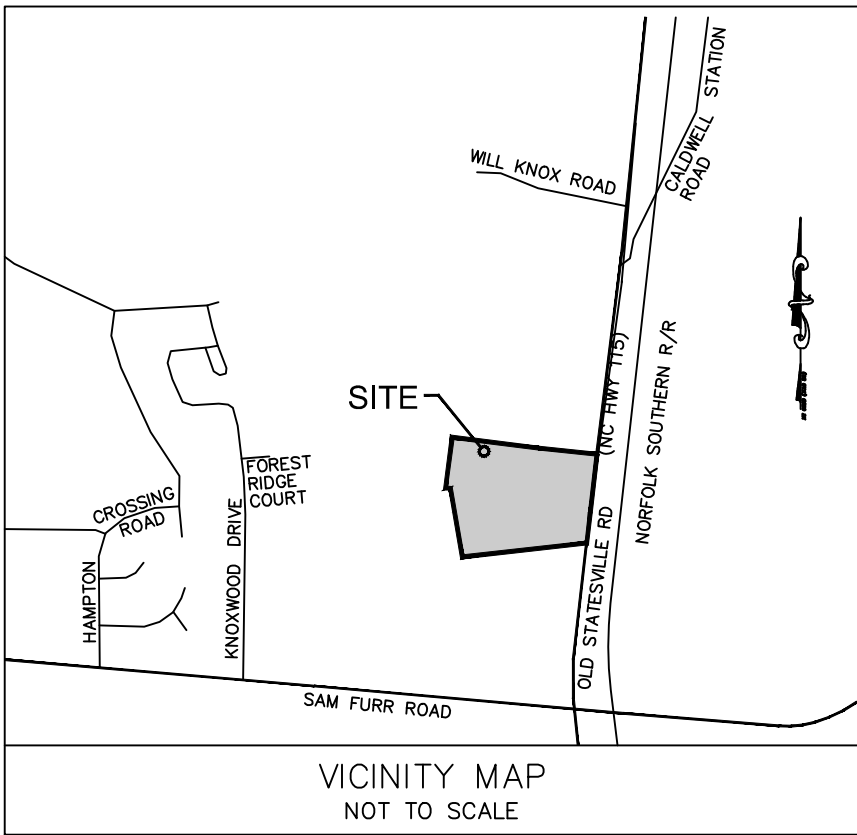
Know what's below.
Call before you dig.

NORTHLINE ROW (HWY 115)

17149 OLD STATESVILLE ROAD, HUNTERSVILLE, NC 28078

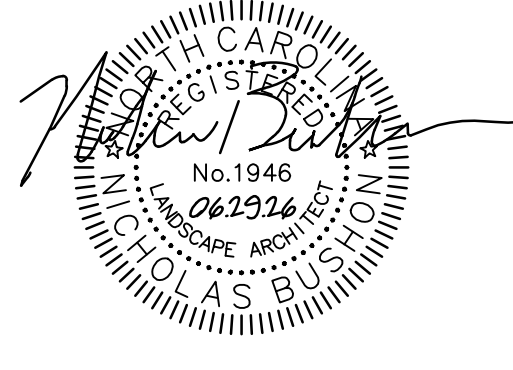
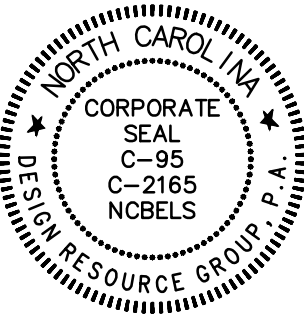
VEER HOMES

10215 PINECROFT CREEK LANE, MATTHEWS, NC 28105



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drggrp.com



CONCEPT PLAN

NORTHLINE ROW (HWY 115)

17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

COVER SHEET

0
SCALE: NTS

PROJECT #: 1179-003
DRAWN BY: VN
CHECKED BY: NB

APRIL 20, 2026

REVISIONS:
1. 06.29.26 - PER SITE UPDATES

RZ0.00

REZONING NOTES:

- REZONING PETITION.** THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY VEER HOMES LLC ("PETITIONER") ON APRIL 01, 2026 (THE "FILING DATE") AS REZONING PETITION R-26-08 & SKETCH PLAN (THE "REZONING PLAN") FOR APPROXIMATELY 8.80 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS NORTHLINE ROW (THE "PROJECT") IN CONNECTION WITH TAX PARCEL NUMBERS 00543131, 00543132, 00543133, 00543135, 00543136, AND 00543137 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE NEIGHBORHOOD RESIDENTIAL (NR) ZONING DISTRICT TO NR(CD) IN ACCORDANCE WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE REZONING PLAN AND THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").
- DEVELOPMENT STANDARDS.** DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE FILING DATE, SUBJECT IN ALL RESPECTS TO THE RIGHTS OF THE PETITIONER UNDER THE PERMIT CHOICE ACT, N.C.G.S. 143-755, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE FILING DATE GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S) OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS.
- SCHEMATIC NATURE OF REZONING PLAN, THE LOTS, PROPOSED IMPROVEMENTS, ROADS, DRIVEWAYS AND URBAN OPEN SPACE.** SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE, AND EXACT LOCATIONS, ARCHITECTURAL STYLE AND MATERIALS, SIZE, NUMBER OR QUANTITY AND CONFIGURATIONS OF LOTS AND BUILDINGS, INCLUDING FIRST FLOOR AREA AND HEIGHT, MAY BE MODIFIED IN ACCORDANCE WITH THE ORDINANCE, 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 ARE COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN. THE EXACT ALIGNMENTS OF THE INTERNAL DRIVES AND INTERNAL PUBLIC STREETS, INCLUDING SIDEWALK, PLANTING STRIP AND INTERSECTION DESIGN AND LOCATION, HAVE NOT BEEN DETERMINED AND ARE SUBJECT TO FINAL DESIGN AND ENGINEERING PLANS, AND MINOR ALTERATIONS OF THESE ALIGNMENTS MAY TAKE PLACE DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
- PHASING.** THE DEVELOPMENT OF THE PROPERTY SHALL BE CONSTRUCTED AS A SINGLE PHASE. ALL REQUIRED INFRASTRUCTURE, INCLUDING STREETS, UTILITIES, STORMWATER FACILITIES, PEDESTRIAN AND VEHICULAR CONNECTIONS, PARKING, TREE SAVE, OPEN SPACE, AMENITY AREAS, AND LANDSCAPING, SHALL BE PROVIDED TO SERVE THE DEVELOPMENT AND COMPLETED PRIOR TO OR CONCURRENT WITH ISSUANCE OF CERTIFICATES OF OCCUPANCY, UNLESS OTHERWISE BONDED OR FINANCIALLY GUARANTEED IN ACCORDANCE WITH APPLICABLE TOWN REQUIREMENTS. TRANSPORTATION MITIGATION SHALL BE COORDINATED WITH NCDOT AND THE TOWN DURING PERMITTING AND CONSTRUCTION.
- VESTED RIGHTS.** THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 1600-108.1.
- PERMITTED USES.** THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE NR ZONING DISTRICT, INCLUDING MULTI-FAMILY RESIDENTIAL, AND ATTACHED RESIDENTIAL, SUBJECT TO THE DEVELOPMENT STANDARDS AND APPLICABLE ORDINANCE REQUIREMENTS ASSOCIATED WITH SUCH USES. ANY LABELLING OR TABLES SHOWN ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.
- ACCESS.** THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. CROSS ACCESS AND PARKING EASEMENTS SHALL BE GRANTED AS NEEDED TO PROVIDE ACCESS OVER SHARED DRIVEWAYS AND RIGHTS TO SHARED PARKING. REQUIRED PARKING MAY BE CALCULATED ACROSS MULTIPLE LOTS AS LONG AS REASONABLE ACCESS IS PROVIDED. FRONTAGE MAY BE ALTERED OR REORIENTED TO ADDRESS URBAN OPEN SPACE WITHOUT THE REQUIREMENT OF A REZONING OR AMENDMENT TO THIS REZONING PLAN.
- SUBDIVISION.** PURSUANT TO ARTICLE 11.4.7.L OF THE ORDINANCE, WHICH ALLOWS FOR A CONCURRENT SUBDIVISION SKETCH PLAN AND REZONING REVIEW PROCESS, THIS PETITION SHALL CONSTITUTE AS THE SKETCH PLAN REVIEW FOR SUBDIVISION PURPOSES. THEREFORE, THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBSEQUENTLY SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION FOLLOWS APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS AND THE SUBDIVISION IS CONSISTENT WITH THE REZONING PLAN. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. DEVELOPMENT STANDARDS, REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN, SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED BE MET BY INDIVIDUAL PARCELS. FURTHER INTENSIFICATION, OR MAJOR CHANGES WOULD REQUIRE A REZONING.
- STREET IMPROVEMENTS.** PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT TIA, OR DRIVEWAY PERMIT REQUIREMENTS. STREET TREE LOCATIONS, SIDEWALKS, PLANTING STRIPS AND PARKING ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PHASE AS REQUIRED BY PETITIONER AND TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

- LANDSCAPING/BUFFERS.** LANDSCAPE BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. IF FUTURE CHANGES TO ADJACENT ZONING OR LAND USE REDUCE OR ELIMINATE BUFFER REQUIREMENTS UNDER THE ORDINANCE, THE REQUIRED BUFFERS MAY BE MODIFIED ACCORDINGLY, SUBJECT TO STAFF REVIEW AND APPROVAL.
- OPEN SPACE.** PROGRAMMED OPEN SPACE AREA(S) WILL BE PROVIDED ON SITE AS GENERALLY DEPICTED ON THE REZONING PLAN AND WILL BE DESIGNED USING THE STANDARDS OF THE TOWN OF HUNTERSVILLE DESIGN GUIDEBOOK AND ARTICLE 7.11 OF THE ZONING ORDINANCE.
- BMP DESIGN.** THE DESIGNS FOR THE BMPs SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS. STORMWATER LINES AND FACILITIES ARE PERMITTED WITHIN PUBLIC RIGHT-OF-WAY CONSTRUCTED AS A PART OF THE PROJECT AND AS SHOWN ON PRELIMINARY PLANS.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS.** IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE PROPERTY IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE PROPERTY AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THOSE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS TO WHOM PETITIONER EXPRESSLY ASSIGNS ITS RIGHTS HEREIN OR OWNERS OF THE PROPERTY FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- APPROVAL.** APPROVAL OF THIS REZONING PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OR VESTING OF THE PRELIMINARY CONSTRUCTION PLAN, WHICH WILL BE REVIEWED FOR COMPLIANCE IN ACCORDANCE WITH ALL APPLICABLE TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.
- ATTAINABLE HOUSING.** AT LEAST FOUR (4) ATTAINABLE HOUSING UNITS SHALL BE PROVIDED AMONG THE RESIDENTIAL UNITS AS SHOWN ON THE REZONING PLAN FOR A PERIOD OF FIFTEEN (15) YEARS THAT WILL BE AVAILABLE TO HOUSEHOLDS EARNING LESS THAN 100% OF THE AREA MEDIAN INCOME
- MODIFICATIONS TO STANDARDS.** PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:
 - A MODIFICATION TO ARTICLE 3.2.4(D)(3) TO ALLOW ALL DWELLING UNITS ONSITE TO COMPRISE OF ATTACHED TOWNHOMES.
 - MODIFICATION TO ARTICLE 7.5.3(C) TO PROVIDE 20' MINIMUM PERIMETER BUFFERS IN THE LOCATIONS SHOWN ON THE REZONING PLAN AND TO ALLOW GRADING AND SITE IMPROVEMENTS WITHIN BUFFER THE BUFFER LIMITS.
 - MODIFICATION TO SECTION 7.7.3. TO REMOVE THE REAR YARD CANOPY TREE REQUIREMENTS FOR LOTS.
 - MODIFICATION TO ARTICLE 7.4.2.F. TO ALLOW PRESERVATION OF LESS THAN TEN PERCENT (10%) OF THE EXISTING TREE COVERAGE ONSITE. ANY PORTION OF THE MINIMUM TREE COVERAGE REQUIREMENT THAT CANNOT BE SATISFIED THROUGH ON-SITE PRESERVATION OR REPLANTING SHALL BE MET THROUGH A CONTRIBUTION TO THE TOWN OF HUNTERSVILLE TREE FUND/BANK EQUAL TO ONE HUNDRED FIFTY PERCENT (150%) OF THE REMAINING REQUIRED CONTRIBUTION AMOUNT, IN ACCORDANCE WITH THE ARTICLE 7.4.2.F.
- ADDITIONAL CONDITIONS**
 - THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS, AND PETITIONER AGREES TO INSTALL ALL REQUIREMENTS AND MITIGATION OF THE NCDOT APPROVED TIA.
 - PETITIONER COMMITS TO THE OPEN SPACE PROGRAMMING CONCEPTS SHOWN ON THE LANDSCAPE PLANNING PAGES; DETAILS OF PROGRAMMING SHALL BE DETERMINED DURING THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE PROJECT.

SITE DEVELOPMENT DATA

MUNICIPALITY:	HUNTERSVILLE
PARCEL #:	00543131, 00543132, 00543133, 00543135, 00543136, 00543137
SITE AREA EXISTING:	±9.07 ACRES (±395,247 SF)
SITE AREA FUTURE:	±8.85 ACRES (±385,773 SF)
EXISTING ZONING:	NR
PROPOSED ZONING:	NR(CD)
PROPOSED HOUSING:	101 UNITS ATTACHED HOUSE-TOWNHOMES (11.13 DUA)
PARKING REQUIRED:	1.5 SP/UNIT
PARKING PROVIDED:	±41 PARALLEL SPACES (ONSTREET) ±36 STANDARD PARKING SPACES ±202 GARAGE SPACES ±279 TOTAL (2.76 SPU)
BUILDING HEIGHT:	PER ORDINANCE
TREE SAVE:	CANOPY TREE SAVE REQUIRED = 0.89 AC (10%) CANOPY TREE SAVE PROVIDED = 0.43 AC (4.9%) (SEE SHEET RZ1.01 FOR DETAILS) SPECIMEN TREE SAVE REQUIRED = 1.2 TREES (10%) SPECIMEN TREE SAVE PROVIDED = 4 TREES (33%) HERITAGE TREE SAVE REQUIRED = 100% HERITAGE TREE SAVE PROVIDED = 0% (NO HERITAGE TREES ON SITE)
TRASH AND RECYCLING:	ROLL OUT PICKUP

CONSULTANTS:

DEVELOPER:	VEER DEVELOPMENT 10215 PINECROFT CREEK LANE, MATTHEWS, NC 28105 917.655.9873
ARCHITECT:	TBD
LANDSCAPE ARCHITECT:	DESIGN RESOURCE GROUP, PA 1111 HAWTHORNE LANE CHARLOTTE, NC 28205 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 1111 HAWTHORNE LANE CHARLOTTE, NC 28205 704.343.0608
SURVEYOR:	CLONINGER BELL SURVEYING AND MAPPING, PLLC 107 RIVERSIDE DR. MCADENVILLE, NC 28101 704.864.9007

TREE SURVEY LIST			
No.	DBH	SPECIES	SPECIMEN
1	15"	OAK	NO
2	18"	OAK	NO
3	12"	PINE	NO
4	12"	PINE	NO
5	18"	PINE	NO
6	10"	ELM	NO
7	18"	CEDAR	NO
8	15"	PINE	NO
9	24"	PINE	YES
10	12"	OAK	NO
11	12"	CEDAR	NO
12	10"	PINE	NO
13	10"	GUM	NO
14	20"	PINE	NO
15	10"	ELM	NO
16	10"	POPLAR	NO
17	30"	POPLAR	YES

18	15"	PINE	NO
19	12"	CEDAR	NO
20	18"	PINE	NO
21	20"	PINE	NO
22	30"	POPLAR	YES
23	12"	ELM	NO
24	24"	PINE	YES
25	15"	OAK	NO
26	10"	PINE	NO
27	30"	PINE	YES
28	10"	ELM	NO
29	12"	PINE	NO
30	10"	PINE	NO
31	12"	OAK	NO
32	12"	PINE	NO
33	12"	PINE	NO
34	12"	PINE	NO
35	12"	PINE	NO
36	15"	PINE	NO

37	30"	OAK	YES
38	15"	OAK	NO
39	18"	PINE	NO
40	10"	PINE	NO
41	10"	PINE	NO
42	18"	OAK	NO
43	15"	PINE	NO
44	12"	POPLAR	NO
45	15"	PINE	NO
46	12"	PINE	NO
47	15"	OAK	NO
48	18"	PINE	NO
49	36"	PINE	YES
50	12"	ELM	NO
51	20"	OAK	NO
52	12"	POPLAR	NO
53	10"	PINE	NO
54	12"	PINE	NO
55	24"	PINE	YES

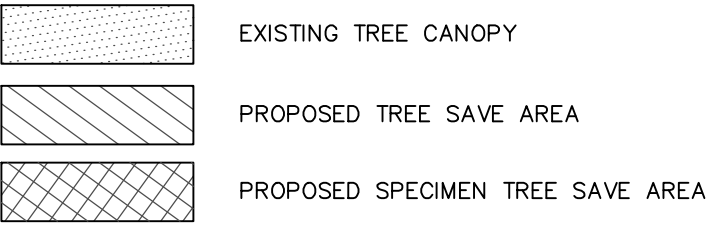
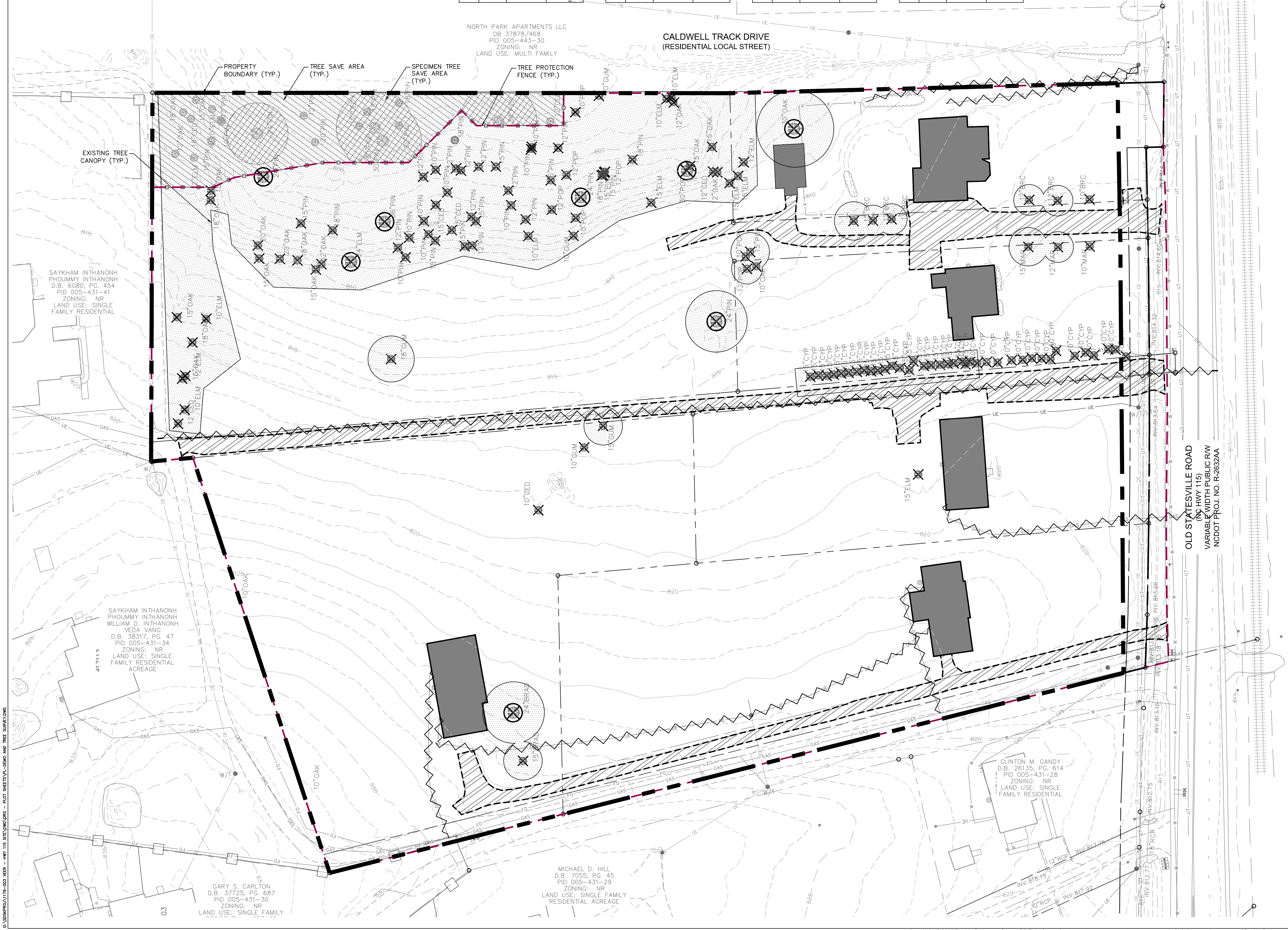
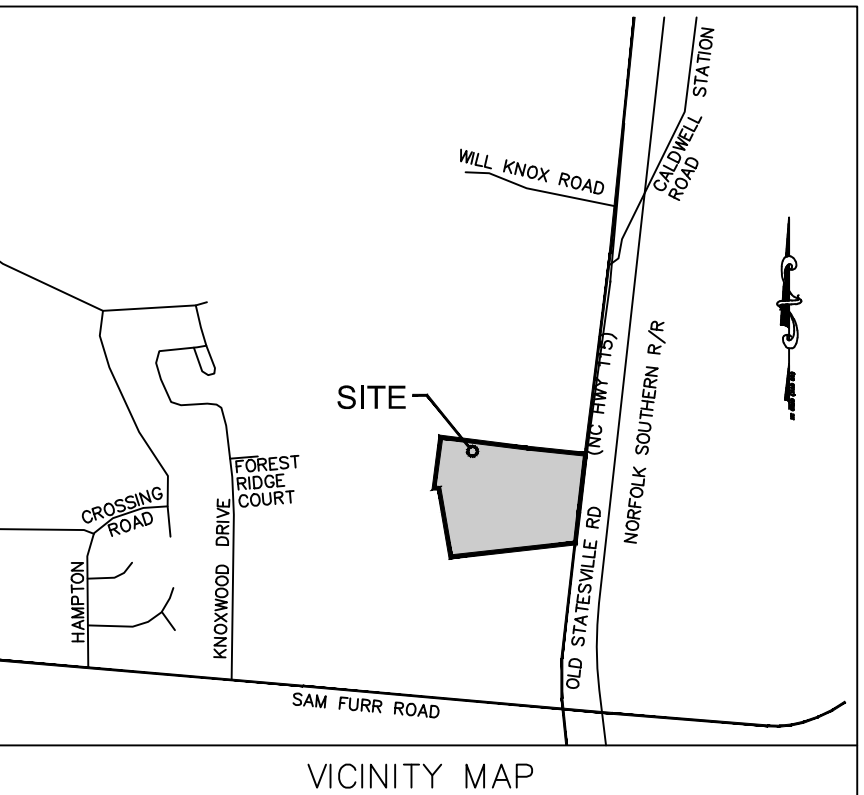
56	15"	PINE	NO
57	15"	PINE	NO
58	15"	PINE	NO
59	10"	PINE	NO
60	18"	PINE	NO
61	12"	POPLAR	NO
62	15"	CEDAR	NO
63	20"	OAK	NO
64	15"	CEDAR	NO
65	12"	PINE	NO
66	15"	ELM	NO
67	18"	OAK	NO
68	12"	PINE	NO
69	10"	PINE	NO
70	30"	POPLAR	YES
71	12"	CEDAR	NO
72	12"	OAK	NO
73	24"	ELM	YES
74	15"	PINE	NO
75	12"	OAK	NO

76	15"	ELM	NO
77	10"	POPLAR	NO
78	15"	ELM	NO
79	10"	PINE	NO
80	15"	OAK	NO
81	12"	PINE	NO
82	15"	PINE	NO
83	10"	ELM	NO
84	15"	OAK	NO
85	10"	PINE	NO
86	15"	OAK	NO
87	10"	GUM	NO
88	10"	ELM	NO
89	15"	BIRCH	NO
90	12"	BIRCH	NO
91	12"	BIRCH	NO
92	12"	BIRCH	NO
93	12"	BIRCH	NO
94	10"	BIRCH	NO
95	15"	POPLAR	NO

96	10"	POPLAR	NO
97	18"	OAK	NO
98	12"	ELM	NO
99	12"	POPLAR	NO
100	15"	OAK	NO
101	10"	OAK	NO
102	18"	GUM	NO
103	15"	MAPLE	NO
104	24"	PINE	YES
105	10"	ELM	NO
106	12"	MAPLE	NO
107	10"	MAPLE	NO
108	12"	CEDAR	NO
109	15"	CYPRESS	NO
110	15"	CYPRESS	NO
111	15"	CYPRESS	NO
112	15"	CYPRESS	NO
113	15"	CYPRESS	NO
114	15"	CYPRESS	NO
115	15"	CYPRESS	NO

116	15"	CYPRESS	NO
117	15"	CYPRESS	NO
118	15"	CYPRESS	NO
119	15"	CYPRESS	NO
120	15"	CYPRESS	NO
121	15"	CYPRESS	NO
122	15"	CYPRESS	NO
123	15"	CYPRESS	NO
124	15"	CYPRESS	NO
125	15"	CYPRESS	NO
126	15"	CYPRESS	NO
127	15"	CYPRESS	NO
128	15"	CYPRESS	NO
129	15"	CYPRESS	NO
130	15"	CYPRESS	NO
131	10"	CYPRESS	NO
132	10"	CYPRESS	NO
133	10"	CYPRESS	NO
134	10"	CYPRESS	NO
135	10"	CYPRESS	NO

136	10"	CYPRESS	NO
137	10"	CYPRESS	NO
138	10"	CYPRESS	NO
139	10"	CYPRESS	NO
140	10"	CYPRESS	NO
141	10"	CYPRESS	NO
142	10"	CYPRESS	NO
143	10"	CYPRESS	NO
144	10"	CYPRESS	NO
145	10"	CYPRESS	NO
146	10"	CYPRESS	NO
147	15"	GUM	NO
148	10"	GUM	NO
149	10"	CEDAR	NO
150	15"	ELM	NO
151	24"	BRADFORD PEAR	YES
152	10"	OAK	NO
153	15"	BRADFORD PEAR	NO



TREE PRESERVATION AND CANOPY

HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE	0
NUMBER OF HERITAGE TREES SAVED	N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	N/A
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	N/A
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE	12
NUMBER OF SPECIMEN TREES SAVED	4
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	10%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	33%
TREE CANOPY (SEE DETAILED CALCULATIONS BELOW)	
PERCENTAGE OF SITE COVERED BY TREE CANOPY	1.83 AC (±20.6%)
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT	0.89 AC (10%)
PERCENTAGE OF TREE CANOPY PRESERVED	0.43 AC (4.9%)

EXISTING CANOPY CALCULATIONS

PROPOSED SITE AREA = +/- 8.86 ACRES (385,733 SF)

TREE CANOPY (EXISTING AREA) = 1.83 ACRES (79,570 SF)

NOTE - INCLUDES EXISTING CLUSTERED CANOPY (63,294 SF) AND DRIPLINE LIMITS FOR ALL OTHER TREES ONSITE THAT HAVE 12" DBH OR GREATER (16,276 SF)]

REQUIRED EXISTING TREE SAVE (10% OF TRACT AREA) = 0.89 ACRES (38,573 SF)

SAVED CANOPY AREA = 0.43 ACRES (18,922 SF)

AREA INCLUDES 6,162 SF OF SPECIMEN TREE DRIPLINE = 9,243 SF OF RESERVED CANOPY (150% PER BELOW FROM ORDINANCE)

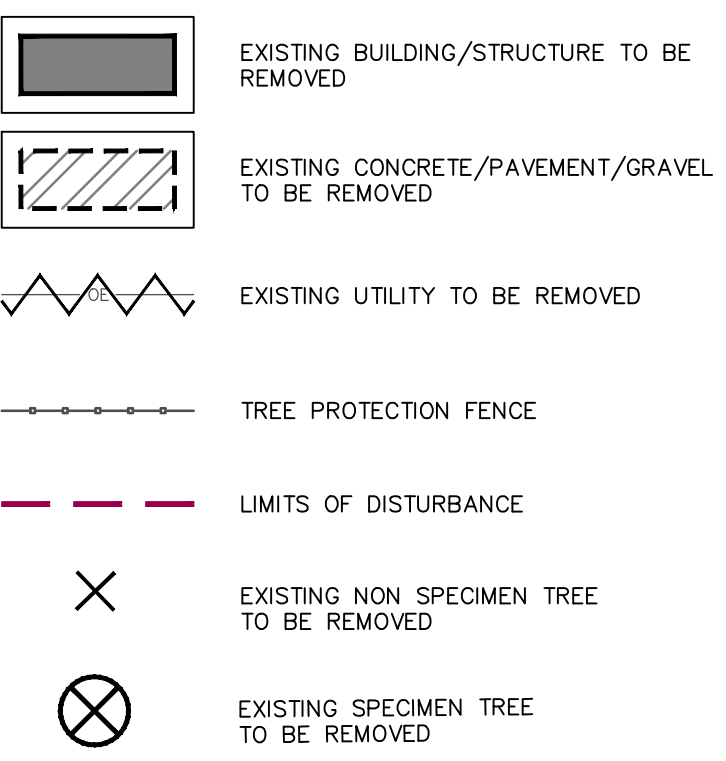
- 150% OF THE CANOPY AREA OF EACH SPECIMEN TREE AND 200% OF THE CANOPY AREA OF EACH HERITAGE TREE SHALL COUNT TOWARDS THE REQUIRED TREE SAVE AREA.

SAVED AREA (% OF TRACT) = 4.9% (PER 8.86 FUTURE BOUNDARY AREA)

PETITIONER WOULD LIKE TO UTILIZE REPLANT ONSITE AND/OR CONTRIBUTION TO TREE FUND/BANK TO THE TOWN OF HUNTERSVILLE PER ARTICLE 7.4.2.F. PER BELOW:

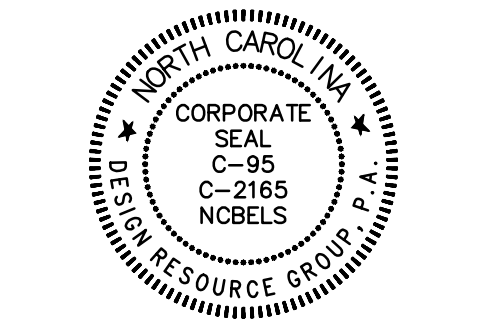
- IF THE TREE SAVE REQUIREMENT DOES NOT MEET 10% OF THE TOTAL SITE AREA, THEN ADDITIONAL TREES MUST BE PLANTED. EACH LARGE MATURING TREE PLANTED SHALL BE GIVEN A CANOPY EQUIVALENT OF 2,000 SQ. FT. AND EACH SMALL MATURING TREE PLANTED A CANOPY EQUIVALENT OF 500 SQ. FT. TO REACH THE TOTAL OF 10% OF THE TOTAL SITE AREA. TREES PLANTED IN BUFFER YARDS SHALL COUNT TOWARDS MEETING THE REQUIRED PLANTING RATE.
- IF SITE CONDITIONS ARE NOT CONDUCIVE FOR HEALTHY TREE REPLACEMENT PLANTING ON SITE, THE DEVELOPER MAY CONTRIBUTE TO A TREE FUND/BANK SET UP BY THE TOWN FOR THE PLANTING AND MAINTENANCE OF SUCH TREES ELSEWHERE IN THE COMMUNITY. A COMBINATION OF PLANTING AND CONTRIBUTION IN LIEU OF PLANTING IS ACCEPTABLE.

DEMO PLAN LEGEND



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgroup.com

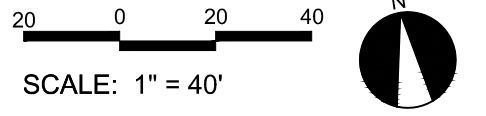


CONCEPT PLAN

NORTHLINE ROW (HWY 115)
17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

DEMOLITION
PLAN AND
TREE SURVEY



PROJECT #: 1179-003
DRAWN BY: VN
CHECKED BY: NB

APRIL 20, 2026

REVISIONS:
1. 06.29.26 - PER SITE UPDATES

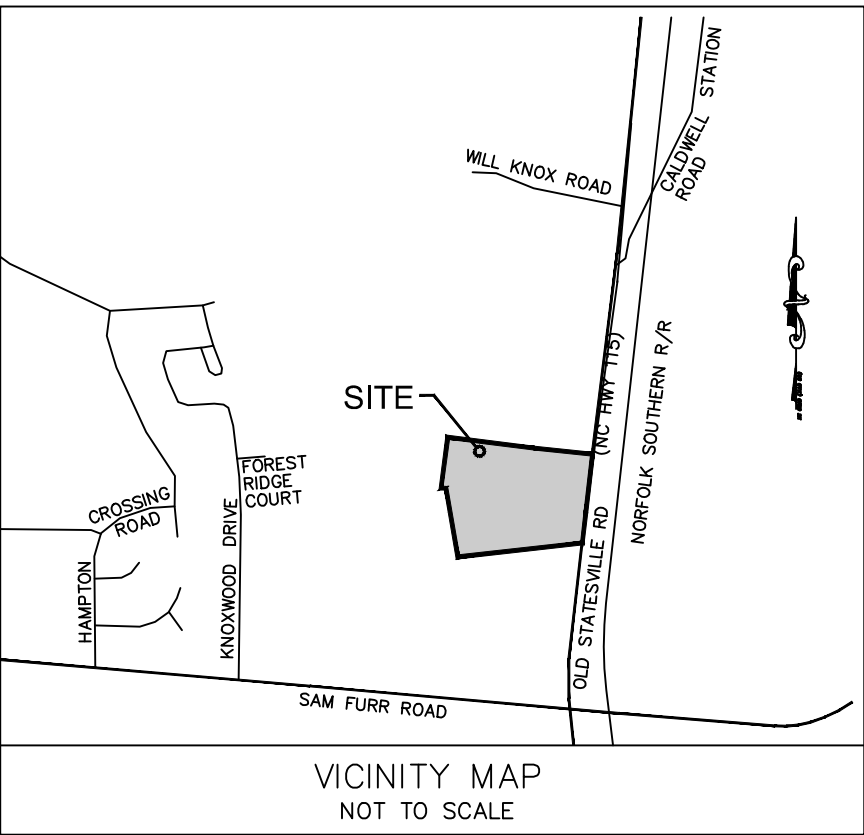
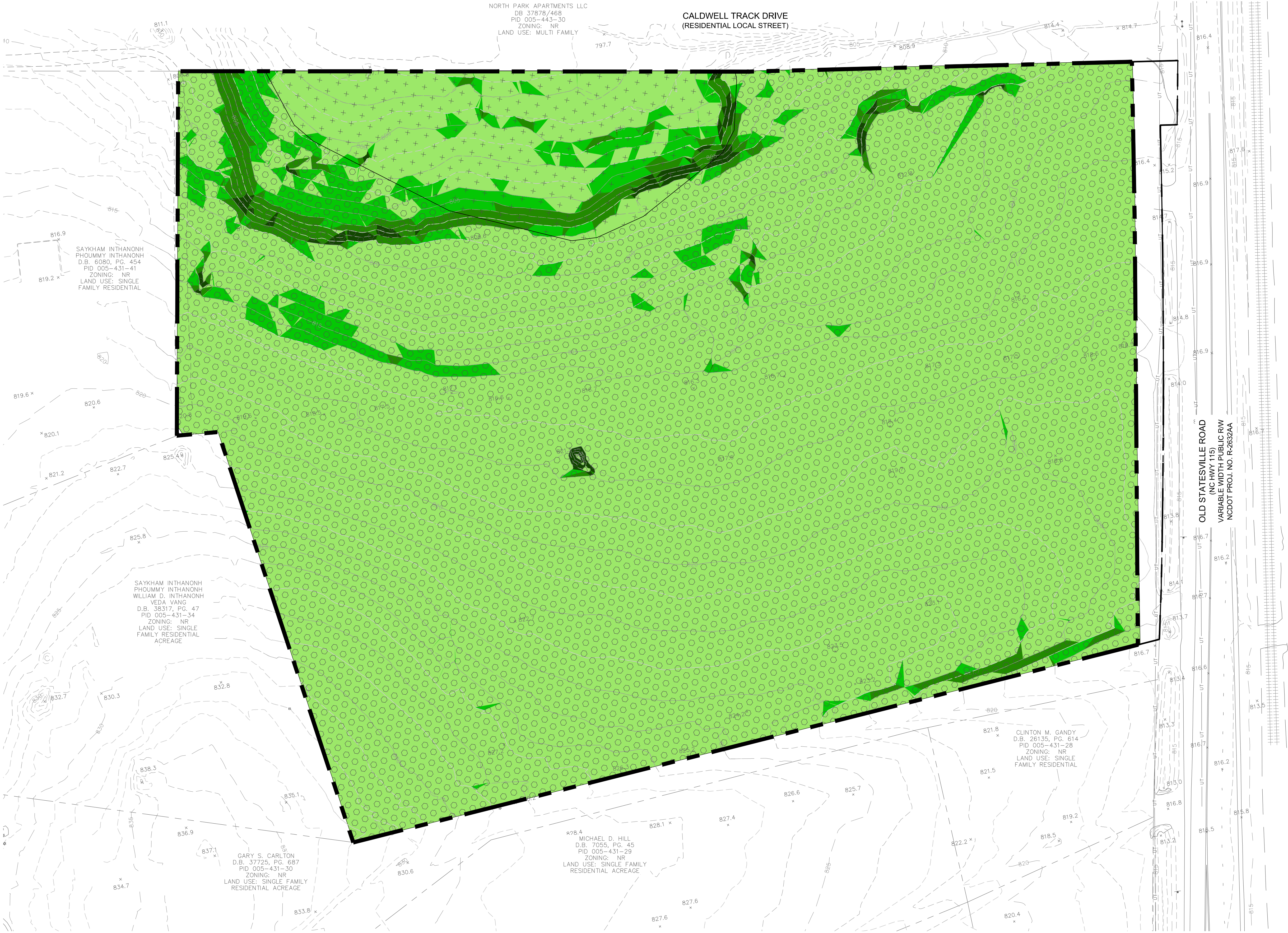
RZ1.00

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	350656.30	
2	10.00%	15.00%	22119.92	
3	15.00%	25.00%	10511.58	
4	25.00%	100.00%	2254.93	

SOILS

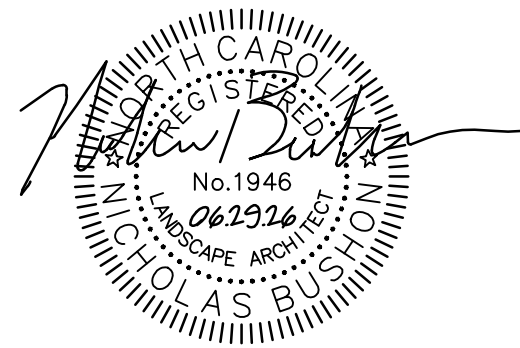
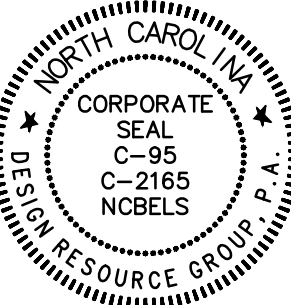
HELENA SANDY LOAM, 2 TO 8% SLOPES

CECIL SANDY CLAY LOAM, 2 TO 8% SLOPES, ERODED



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgroup.com



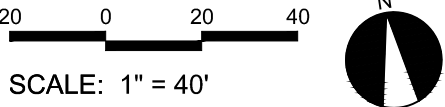
CONCEPT PLAN

NORTHLINE ROW (HWY 115)

17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

EXISTING SLOPE ANALYSIS PLAN

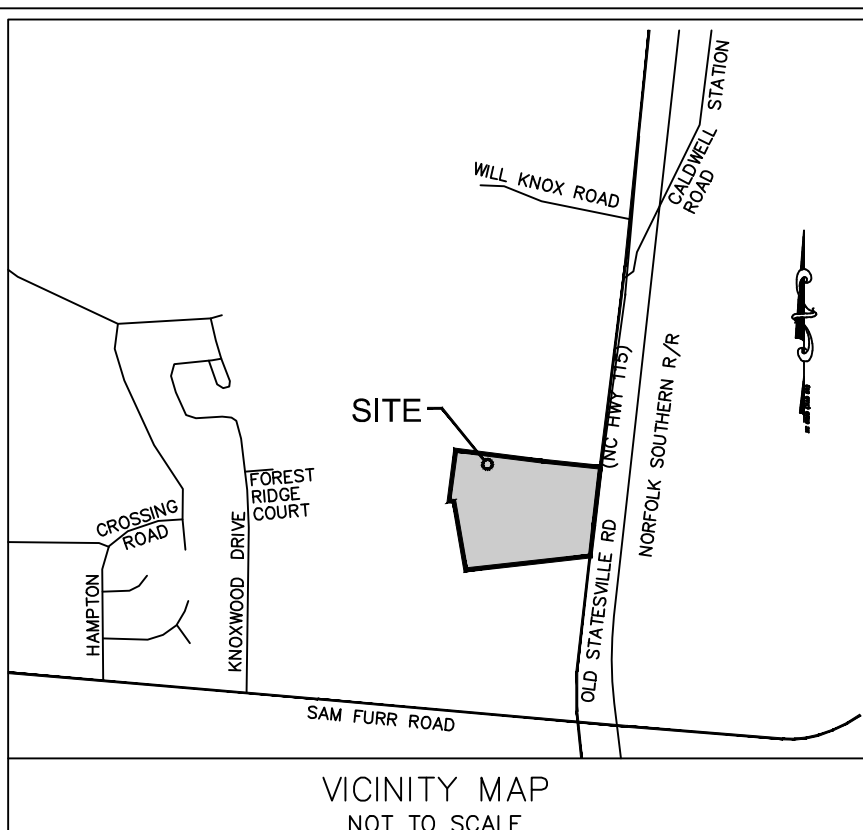
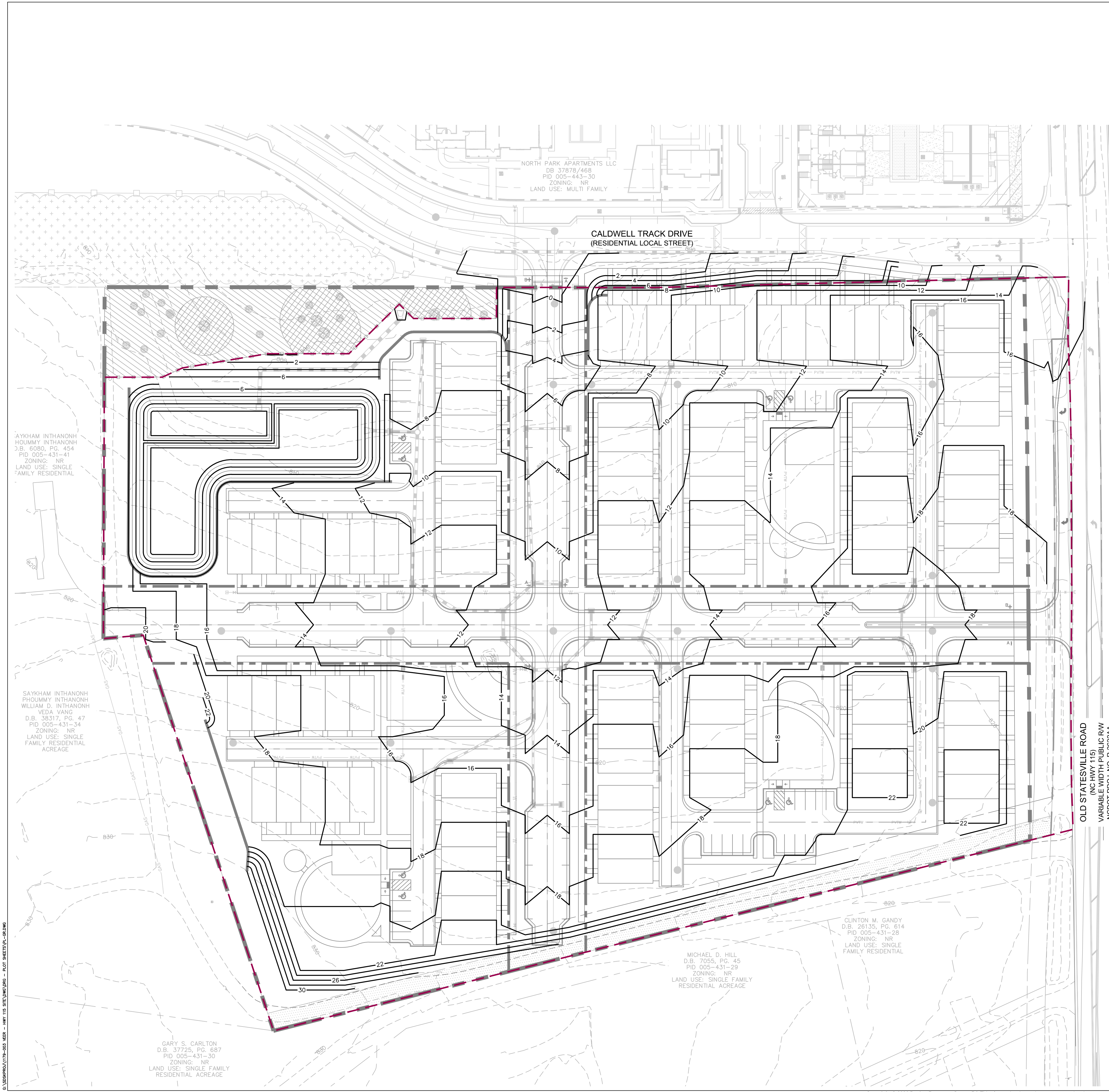


PROJECT #: 1179-003
DRAWN BY: VN
CHECKED BY: NB

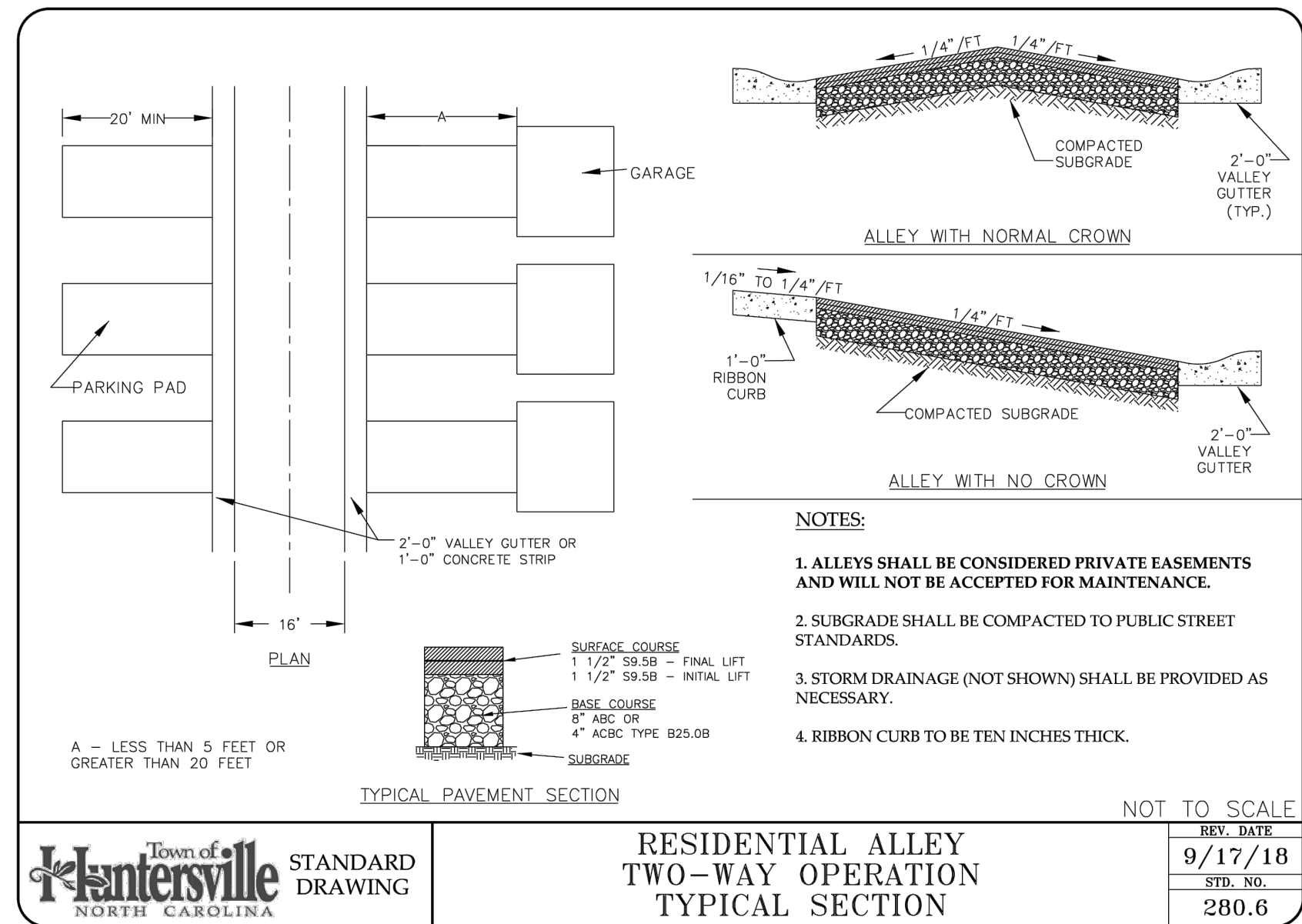
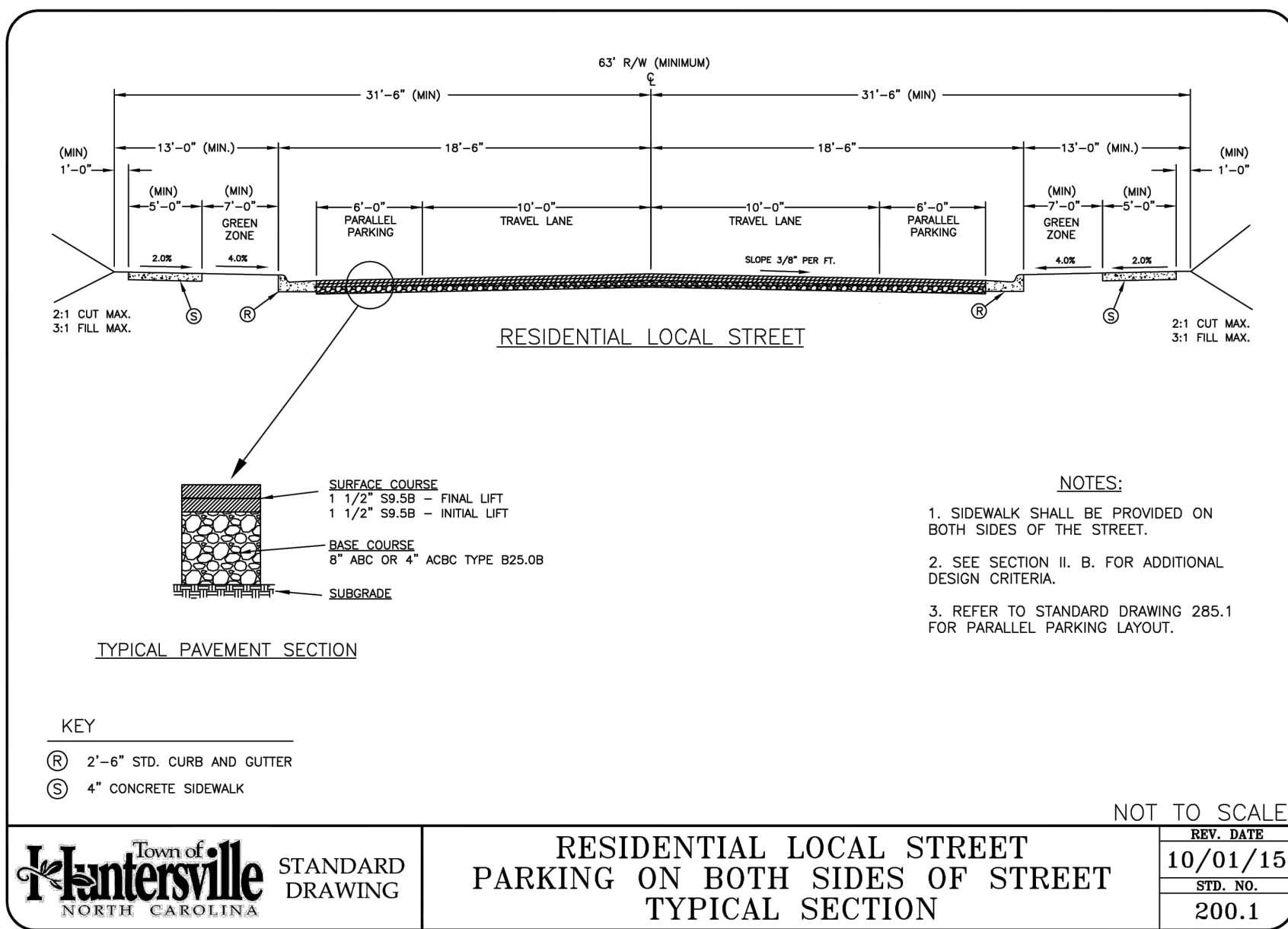
APRIL 20, 2026

REVISIONS:
1. 06.29.26 - PER SITE UPDATES

RZ1.01



--- LIMITS OF DISTURBANCE

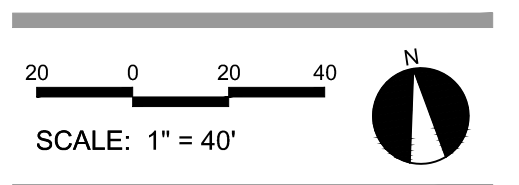


CONCEPT PLAN

NORTHLINE ROW (HWY 115)
17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

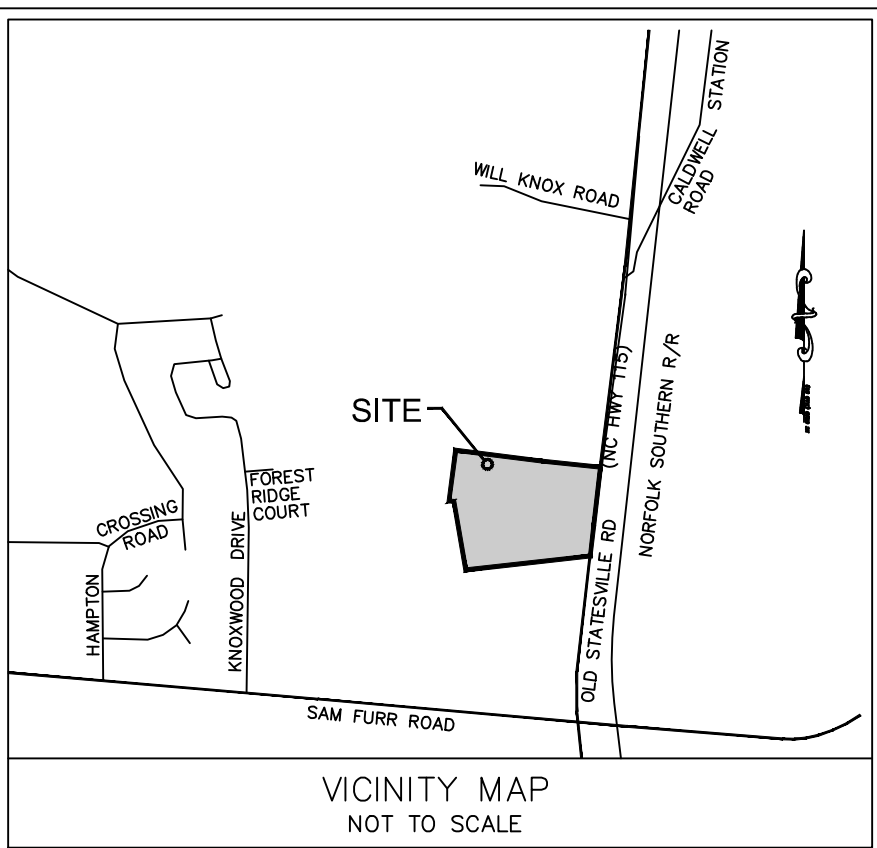
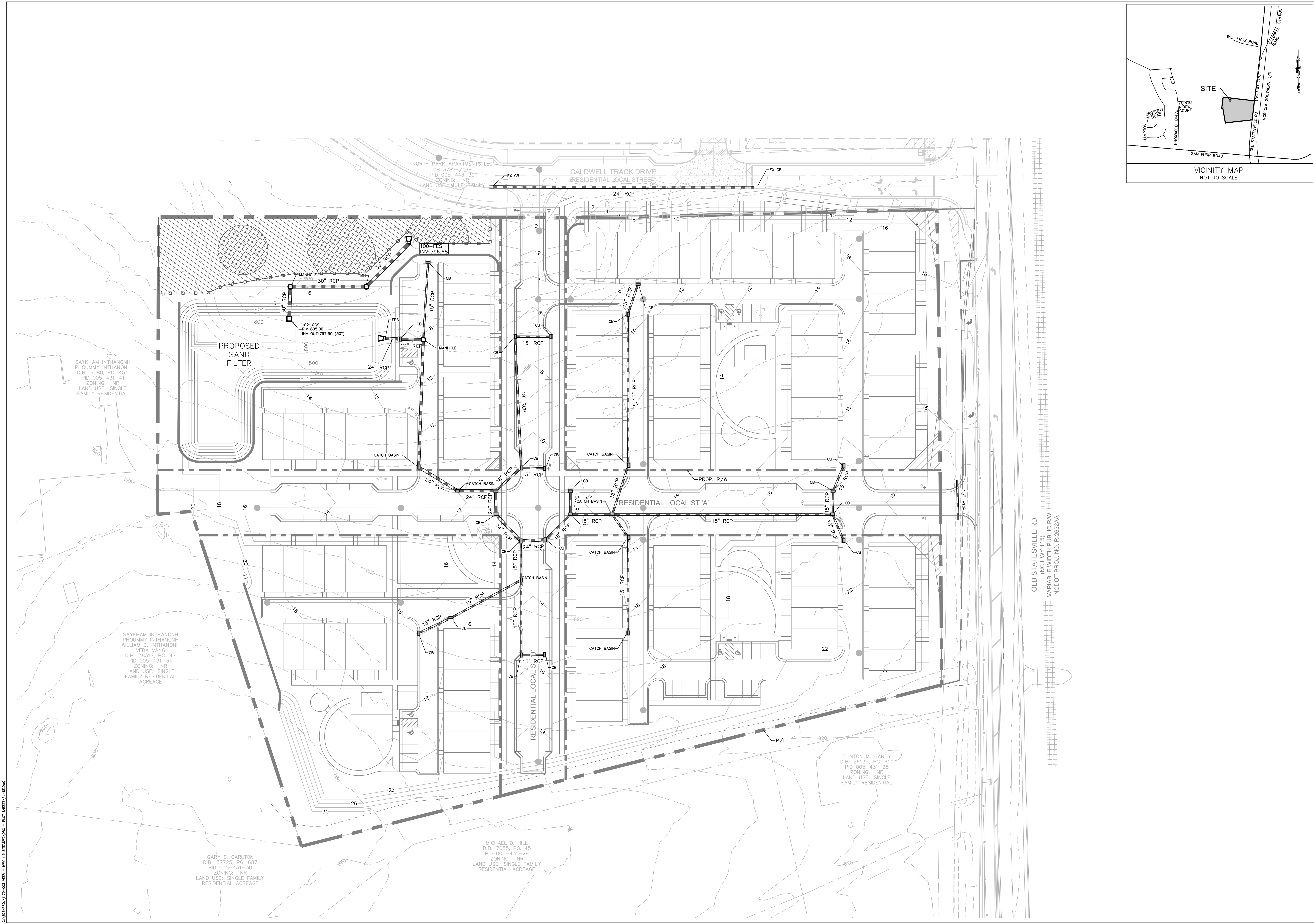
GRADING PLAN



PROJECT #: 1179-003

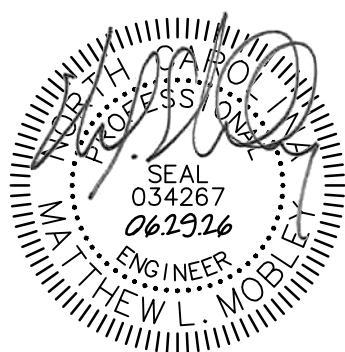
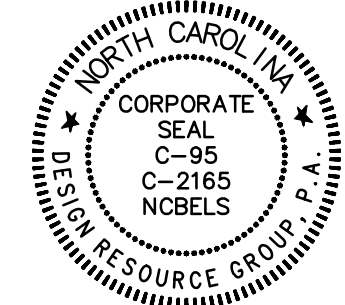
APRIL 20, 2026

REVISIONS:
1. 06.29.26 - PER SITE UPDATES



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgroup.com



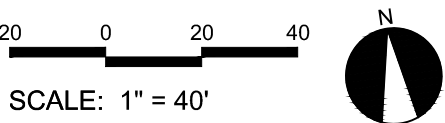
CONCEPT PLAN

NORTHLINE ROW (HWY 115)

17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

STORM PLAN

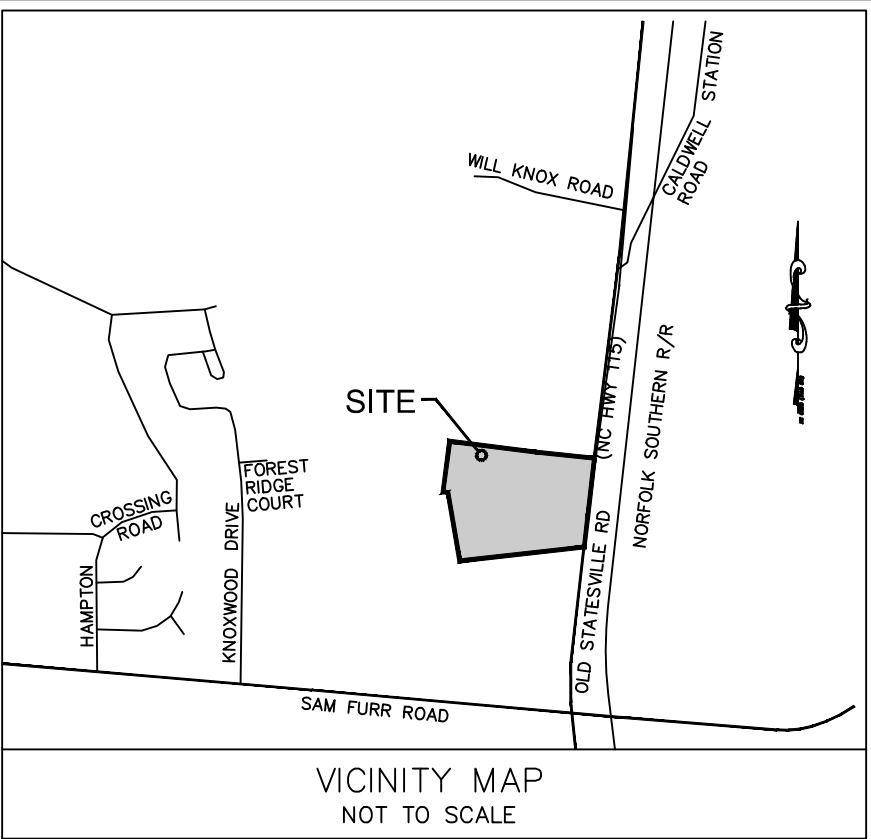
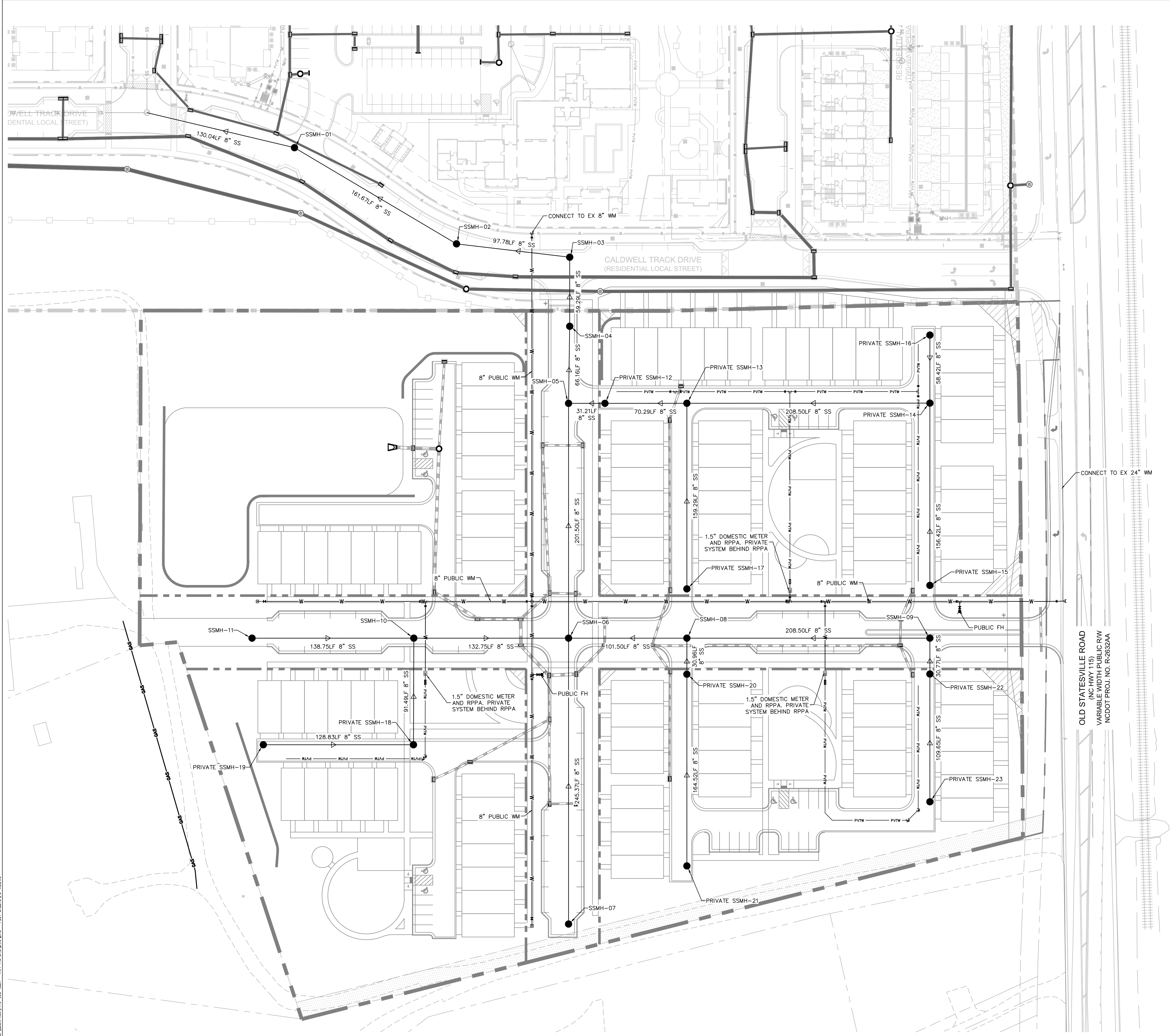


PROJECT #: 1179-003
DRAWN BY: AW
CHECKED BY: MM

APRIL 20, 2026

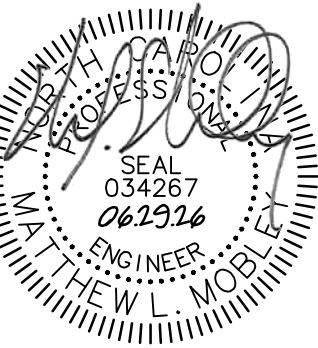
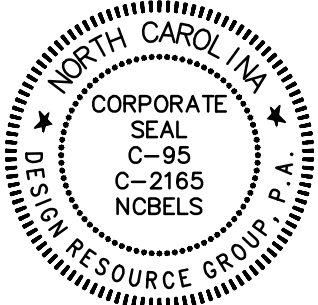
REVISIONS:
1. 06.29.26 - PER SITE UPDATES

RZ4.50



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drgrp.com



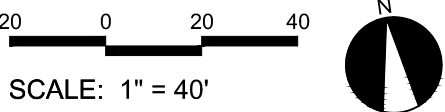
CONCEPT PLAN

NORTHLINE ROW (HWY 115)

17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

UTILITY PLAN



PROJECT #: 1179-003
DRAWN BY: AEZ
CHECKED BY: MM

APRIL 20, 2026

REVISIONS:
1. 06.29.26 - PER SITE UPDATES

RZ5.00

	PROPOSED TREE SAVE AREA
	PROPOSED SPECIMEN TREE SAVE AREA
TREE PRESERVATION AND CANOPY	
HERITAGE TREES	
NUMBER OF HERITAGE TREES ON-SITE	0
NUMBER OF HERITAGE TREES SAVED	N/A
PERCENTAGE OF HERITAGE TREES REQUIRED TO SAVE	N/A
PERCENTAGE OF HERITAGE TREES ACTUALLY SAVED	N/A
SPECIMEN TREES	
NUMBER OF SPECIMEN TREES ON-SITE	12
NUMBER OF SPECIMEN TREES SAVED	4
PERCENTAGE OF SPECIMEN TREES REQUIRED TO SAVE	10%
PERCENTAGE OF SPECIMEN TREES ACTUALLY SAVED	33%
TREE CANOPY (SEE DETAILED EXISTING CANOPY CALCULATIONS)	
PERCENTAGE OF SITE COVERED BY TREE CANOPY	1.83 AC (±20.6%)
PERCENTAGE OF TREE CANOPY PRESERVATION REQUIRED BY DISTRICT	0.89 AC (10%)
PERCENTAGE OF TREE CANOPY PRESERVED	0.43 AC (4.9%)

EXISTING CANOPY CALCULATIONS

PROPOSED SITE AREA = +/-8.86 ACRES (385,733 SF)

TREE CANOPY (EXISTING AREA) = 1.83 ACRES (79,570 SF)

NOTE - INCLUDES EXISTING CLUSTERED CANOPY (63,294 SF) AND DRIPLINE LIMITS FOR ALL OTHER TREES ONSITE THAT HAVE 12"DBH OR GREATER (16,276 SF)]

REQUIRED EXISTING TREE SAVE (10% OF TRACT AREA) = 0.89 ACRES (38,573 SF)

SAVED CANOPY AREA = 0.43 ACRES (18,922 SF)

AREA INCLUDES 6,162 SF OF SPECIMEN TREE DRIPLINE = 9,243 SF OF RESERVED CANOPY (150% PER BELOW FROM ORDINANCE)

•150% OF THE CANOPY AREA OF EACH SPECIMEN TREE AND 200% OF THE CANOPY AREA OF EACH HERITAGE TREE SHALL COUNT TOWARDS THE REQUIRED TREE SAVE AREA.

SAVED AREA (% OF TRACT) = 4.9% (PER 8.86 FUTURE BOUNDARY AREA)

PETITIONER WOULD LIKE TO UTILIZE REPLANT ONSITE AND/OR CONTRIBUTION TO TREE FUND/BANK TO THE TOWN OF HUNTERSVILLE PER ARTICLE 7.4.2.F. PER BELOW:

•IF THE TREE SAVE REQUIREMENT DOES NOT MEET 10% OF THE TOTAL SITE AREA, THEN ADDITIONAL TREES MUST BE PLANTED. EACH LARGE MATURING TREE PLANTED SHALL BE GIVEN A CANOPY EQUIVALENT OF 2,000 SQ. FT. AND EACH SMALL MATURING TREE PLANTED A CANOPY EQUIVALENT OF 500 SQ. FT. TO REACH THE TOTAL OF 10% OF THE TOTAL SITE AREA. TREES PLANTED IN BUFFER YARDS SHALL COUNT TOWARDS MEETING THE REQUIRED PLANTING RATE.

•IF SITE CONDITIONS ARE NOT CONDUIVE FOR HEALTHY TREE REPLACEMENT PLANTING ON SITE, THE DEVELOPER MAY CONTRIBUTE TO A TREE FUND/BANK SET UP BY THE TOWN FOR THE PLANTING AND MAINTENANCE OF SUCH TREES ELSEWHERE IN THE COMMUNITY. A COMBINATION OF PLANTING AND CONTRIBUTION IN LIEU OF PLANTING IS ACCEPTABLE.

PERIMETER TREE REQUIREMENTS

SMALL MATURING CANOPY TREES SHALL BE PLANTED AT A SPACING NOT TO EXCEED 30' O.C. BETWEEN EXISTING STREET AND PROPOSED SIDEWALK. PROPERTIES LOCATED ON MAJOR/MINOR THOROUGHFARE SHALL ADD AN ADDITIONAL ROW OF STREET TREES BEHIND PROPOSED SIDEWALK. TREES SHALL BE STAGGERED FROM THE TREES IN THE R/W.

OLD STATESVILLE ROAD - 460 LF
REQUIRED: 460/30 = 16 (X2) = 32 TREES
PROVIDED: 30 TREES

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

RESIDENTIAL LOCAL STREET A (NORTH SIDE) - 722 LF
REQUIRED: 722/40 = 18 TREES
PROVIDED: 18 TREES

RESIDENTIAL LOCAL STREET A (SOUTH SIDE) - 757 LF
REQUIRED: 722/40 = 18 TREES
PROVIDED: 18 TREES

RESIDENTIAL LOCAL STREET B (EAST SIDE) - 538 LF
REQUIRED: 538/40 = 14 TREES
PROVIDED: 14 TREES

RESIDENTIAL LOCAL STREET B (WEST SIDE) - 538 LF
REQUIRED: 538/40 = 14 TREES
PROVIDED: 14 TREES

PROPOSED BUFFER YARD

SEMI-OPAQUE MAJOR SUBDIVISION BUFFER - 20' BUFFER WIDTH TO BE PLANTED PER ORDINANCE, PLANNING REQUIREMENT
TOTAL BUFFER AREA: 32,760 SF

REQUIRED: (PER 1,000 SF)

TREES: 131 (4 TREES PER 1,000 SF OF BUFFER AREA, 50% LARGE MATURING EVERGREEN, 25% SMALL MATURING)
SHRUBS: 230 (7 SHRUBS PER 1,000 SF, 100% EVERGREEN)

PROVIDED:

TREES: 131

SHRUBS: 230

EXISTING VEGETATION TO COUNT TOWARDS BUFFER PLANTING REQUIREMENTS.

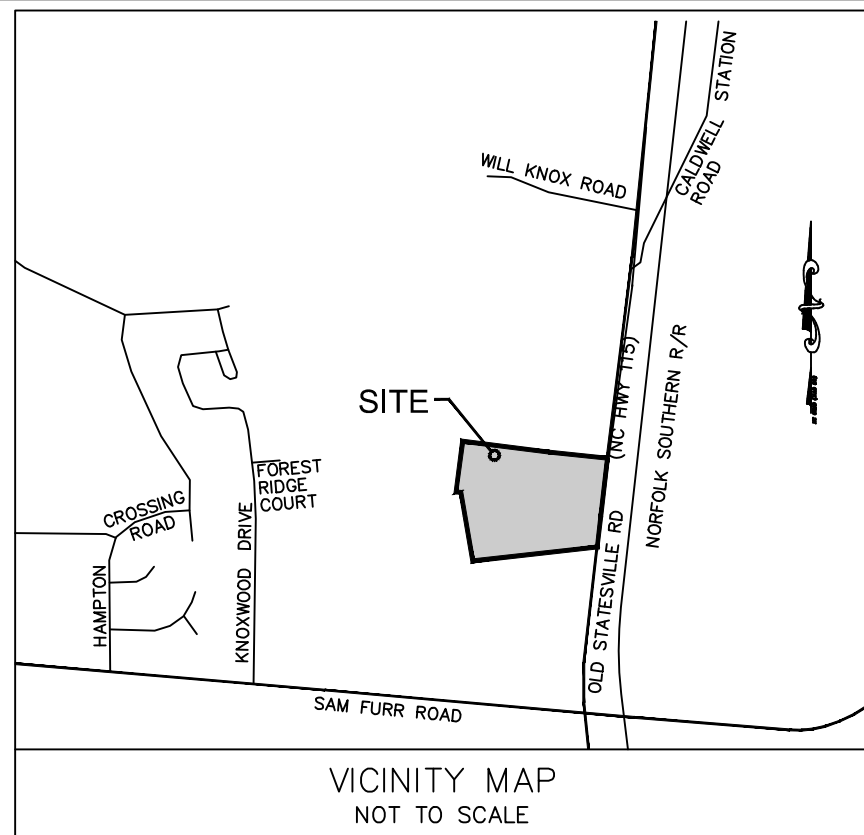
ADDITIONAL PLANTING TO BE PROVIDED IN ANY VOID AREAS OR DISTURBED AREAS TO MEET BUFFER PLANTING REQUIREMENTS OF ARTICLE 7.5

TREE LEGEND:

SPECIMEN TREE TO BE SAVED



NON SPECIMEN TREE TO BE SAVED



TREE PLANTING NOTES

PLANTING MATERIAL

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

PLANTING REQUIREMENTS

- SEE DETAILS FOR TREE AND SHRUB PLANTING DETAILS.
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING.
- ALL STRAPPING, AND TOP 1/3 OF OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- TREES PLANTED IN NCDOT RIGHT-OF-WAY WILL NEED APPROVAL FROM NCDOT.
- UTILITY ISSUES
- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S), CALL LANDSCAPE ARCHITECT TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES.

AMENDED SOIL (AS):

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

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

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

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

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

ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATTER SHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.

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

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

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

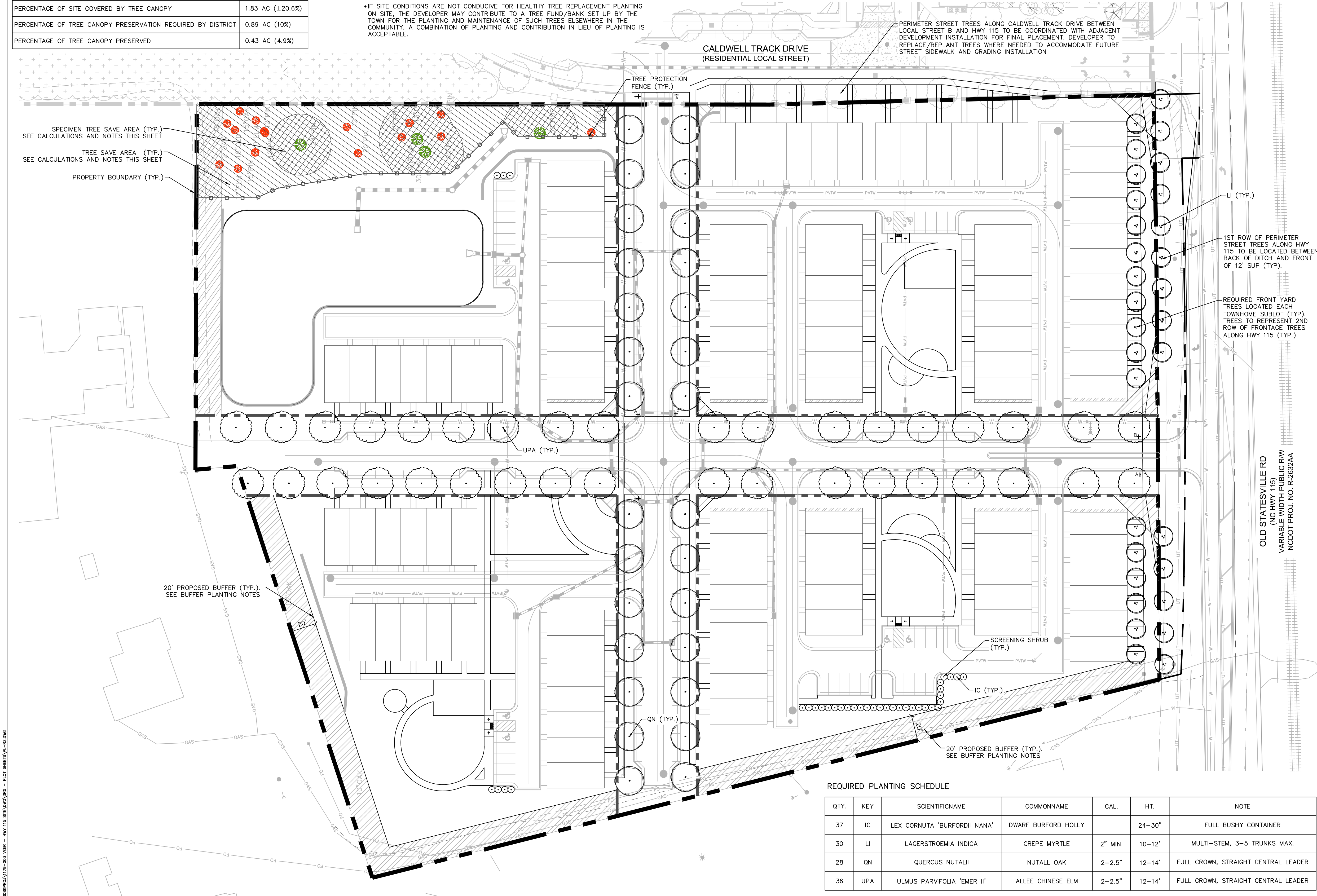
LAB TESTING MAY BE REQUIRED TO VERIFY THE QUALITY OF EXISTING SOILS, AS AND OTHER SOIL AMENDMENTS.

INSTALLATION GUARANTEE REQUIRED:

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

MAINTENANCE SURETY REQUIRED:

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



REQUIRED PLANTING SCHEDULE

QTY.	KEY	SCIENTIFICNAME	COMMONNAME	CAL.	HT.	NOTE
37	IC	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY		24-30"	FULL BUSHY CONTAINER
30	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	2" MIN.	10-12'	MULTI-STEM, 3-5 TRUNKS MAX.
28	QN	QUERCUS NUTALLI	NUTALL OAK	2-2.5"	12-14'	FULL CROWN, STRAIGHT CENTRAL LEADER
36	UPA	ULMUS PARVIFOLIA 'EMER II'	ALLEE CHINESE ELM	2-2.5"	12-14'	FULL CROWN, STRAIGHT CENTRAL LEADER

CONCEPT PLAN

NORTHLINE ROW (HWY 115)

17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

REQUIRED PLANTING PLAN

20 0 20 40
SCALE: 1" = 40'

PROJECT #: 1179-003
DRAWN BY: VN
CHECKED BY: NB

APRIL 20, 2026

REVISIONS:
1. 06.29.26 - PER SITE UPDATES

Northline Row (R26-08)

Community Meeting Report

Date: June 9, 2026

Time: 6:00 pm – 7:00 pm

Location: Lake Norman Church of Christ, 17634 Caldwell Station Road, 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

- Development team introduction, background, and project history.
- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- Discussion around Huntersville's future development plans (2040 plan, greenway plans and small area plans) and how Northline Row fits with other developments in the area.
- General discussion about development in the area including the future transit station, rail line, NCDOT Sam Furr Road improvements, and projects in the activity and mixed-use centers.
- Overview of the rezoning process and upcoming public meetings.

Questions

***Answers in bold**

- How does the project connect with surrounding properties and HWY 115? **Northline Row has stub streets that are in place to connect to future developments adjacent to the property. Access to HWY 115 will be right-in right-out after the NCDOT improvements.**
- What is happening with the incomplete apartments to the North? **Northline Row is not a part of that development and the Town is looking for solutions to finish work on that project.**
- What is the Town's stance on the project? **The Town is reviewing the site plans and updates and is looking to make sure the design of the project doesn't conflict with other developments in the area.**
- Is this the final version of the plan? **No, the review and revision process is ongoing. This iteration of the plan is still undergoing some revisions and will be resubmitted to the Town as the second official version. However, this project has been in development/design for the better part of the last 6 months.**

Northline Row, Huntersville

Veer Development

Community Meeting – June 9, 2026

About Veer Development

Firm Overview

Veer Development is a Charlotte-based, full-service real estate development firm delivering **high-quality** projects in **premier locations**

Our Development Philosophy

- Thoughtful and context-sensitive planning
- Collaborative partnerships with towns and stakeholders
- Data-driven and market-informed decision making
- Disciplined and predictable execution
- Long-term value for stakeholders

Our Team and Partners

Leadership



Parmeet Singh
Founding Partner



Chandni L.
Founding Partner and Broker

Select Partners



Our Developments

Aria Townes



31 Luxury Townhomes in **Strawberry Hill** (South Park Area)

Allison Townes



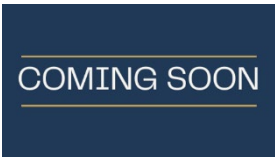
79 Townhomes adjacent to **Rea Farms** (South Charlotte)

Foxcroft Homes



Duplexes and Triplexes in **Foxcroft** (South Park Area)

Galleria Townes



Townhomes adjacent to **Galleria Shopping Center** (Southeast Charlotte)

Aria Townes – Building Elevations



Site Overview and Location

Redevelopment Opportunity

- **Site Area:** ~10 acres
- **Current Zoning:** NR
- **Requested Zoning:** NR(CD)
- **Proposed Development:** 100–110 townhomes
- **Unit Size:** 2,000 sq ft per townhome

Location Overview

- The site is located **north of Sam Furr Rd (NC 73)** and **west of Old Statesville Rd (HWY 115)**
- Short drive to I-77
- Close proximity to Birkdale Village and Northcross shopping centers

Site Aerial View

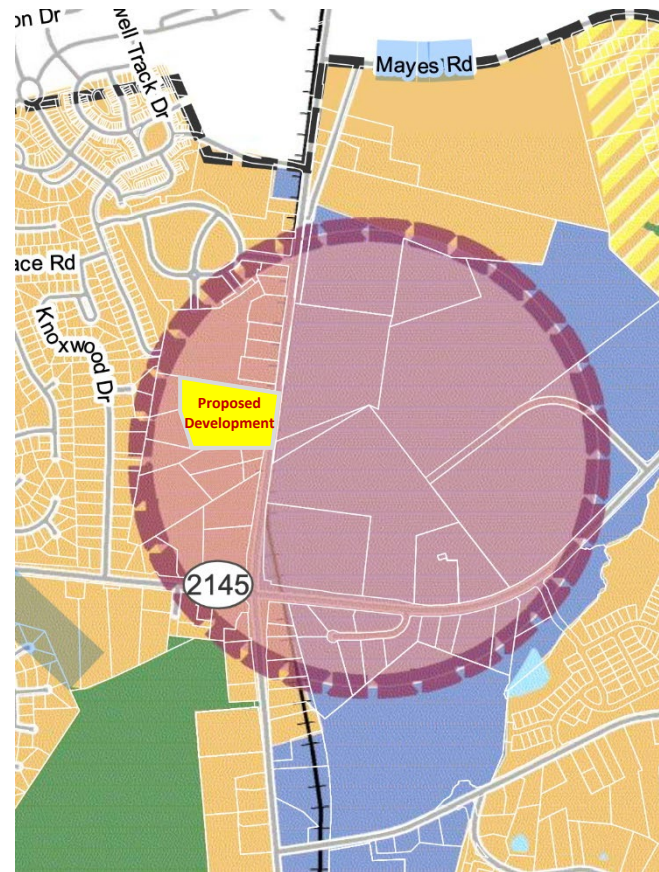


Proposed Development: Alignment with the 2040 Plan and Surrounding Context

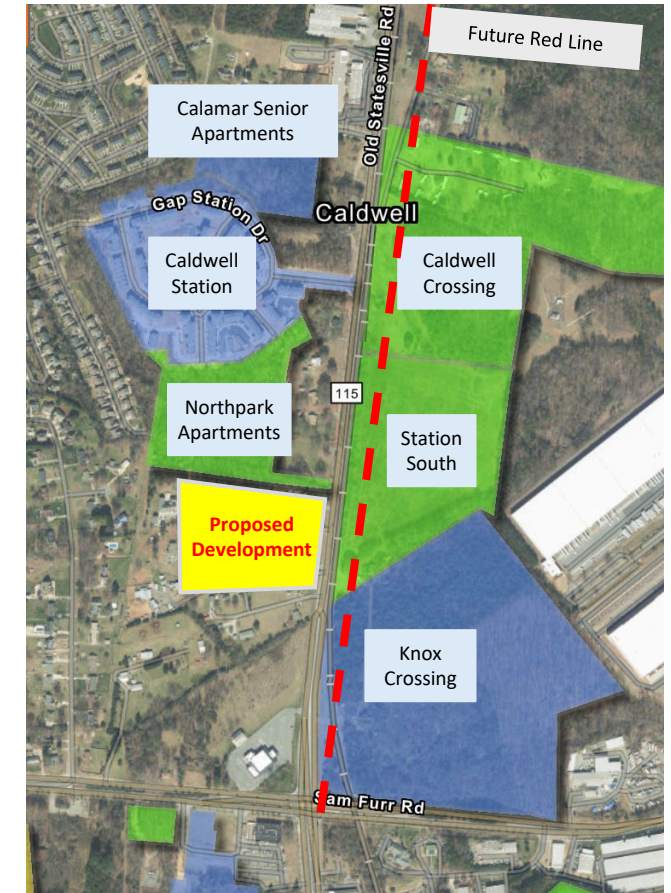
Key Development Insights

- Provides **missing-middle** homeownership opportunities
- Supports **transit-oriented density** near future Red Line station
- Aligns with 2040 **Mixed-Use Center** vision
- Compatible with **surrounding** residential and mixed-use developments
- Expands **housing access** along key corridors
- Strengthens **nearby retail and services**

Alignment with 2040 Plan



Surrounding Developments



Proposed Rezoning Site Plan



Key Development Highlights

- Thoughtfully designed and optimized layout
- Amenitized and usable open space
- Pedestrian-friendly connectivity
- Efficient vehicular access
- Flexible future development potential to the South
- Affordability Commitment

Open Space Options/Revisions



Rezoning Process

Public Meeting Schedule

- Community Meeting – June 9th
- Public Hearing – August 4th
- Planning Board Meeting – August 25th
- Town Board Final Action – September 15th

Questions?



NORTH PARK APARTMENTS LLC				2825 SOUTH BLVD	28209	NC	CHARLOTTE
		C/O JOHN PORTER/CHAR TER PROPERTIES INC		2825 SOUTH BLVD STE 430	28209	NC	CHARLOTTE
NORTH PARK APARTMENTS LLC OVERCASH	JUNE			PO BOX 1755	28070	NC	HUNTERSVILLE
ROY	TIMOTHY JOSEPH	BRENDA HAGER		17149 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
SUMMEROUR	DANIEL F	SUMMEROUR	TEREASA W	10609 FOREST RIDGE CT	28078	NC	HUNTERSVILLE
VESLEY HAMPTON RIDGE HOMEOWNERS ASSOCIATION OF CHARLOTTE	MAREK	SMITH-VISLEY	CHRISTEN	10607 FOREST RIDGE CT	28078	NC	HUNTERSVILLE
				5250 77 CENTER DR	28217	NC	HUNTERSVILLE
HAMPTON RIDGE II HOMEOWNERS		C/O DEPT 207 RED ROCK MANAGEMENT		PO BOX 4579	28217	TX	HOUSTON

ownrlstnme	ownrfrstnm	ownr2lstnm	ownr2frstn	mailaddr1	zipcode	state	mailcity
BUTLER	NEVA R			10606 FOREST RIDGE CT	28078	NC	HUNTERSVILLE
CAIN	MARTIN D	CAIN	FAYE H	P.O. BOX 623	28070-0623	NC	HUNTERSVILLE
CALDWELL STATION HOMEOWNERS ASSOCIATION INC				1110 S TRYON ST STE 100	28203	NC	CHARLOTTE
CAMBRIDGE GROVE HOMEOWNERS	ASSIC INC	C/O P G DEVELOPMENT		10590 INDEPENDENCE POINTE PKWY	28105-3783	NC	MATTHEWS
CARLTON	GARY SCOTT	BECKY KNOX		17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
CARLTON	GARY SCOTT			17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GLORY CHURCH WORLD OUTREACH	MINISTRIES INC			PO BOX 481300	28269	NC	CHARLOTTE
HILL	MICHAEL DAVID HAROLD			17101 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
HUBBARD	TRUMAN	HUBBARD	SHARON J	10617 SAM FURR RD	28078	NC	HUNTERSVILLE
INTHANONH	SAYKHAM	INTHANONH	PHOUMMY S	17115 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
INTHANONH	SAYKHAM REVOCALBLE TRUST	INTHANONH	PHOUMMY	17115 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
JOHN M RAYMER JR				PO BOX 36	28111	NC	MONROE
KNOX	SANDRA L	KELLY	MICHAEL GREY	19453 W CATAWBA AVE	28031	NC	CORNELIUS

June 9, 2026, 6:00pm to 7:00pm

Location: Lake Norman Church of Christ

17634 Caldwell Station Road, Huntersville, NC 28078

[illegible]

May 27, 2026

SUBJECT: Notice of community meeting for information related to the R26-08 “Northline Row” conditional rezoning revision of approximately 8.91 acres located at 17149 Old Statesville Road, Huntersville, NC, shown on the map below and having Parcel ID Numbers of 00543137, 00543136, 00543135, 00543132, 00543131 and 00543133. The Applicant for the subject property is Veer Homes, 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 rezoning approval from the Town from Neighborhood Residential (NR) to Neighborhood Residential Conditional District NR(CD) for a single family residential development.

MEETING DETAILS:

6:00 P.M. to 7:00 P.M.

June 9, 2026

Lake Norman Christ Church

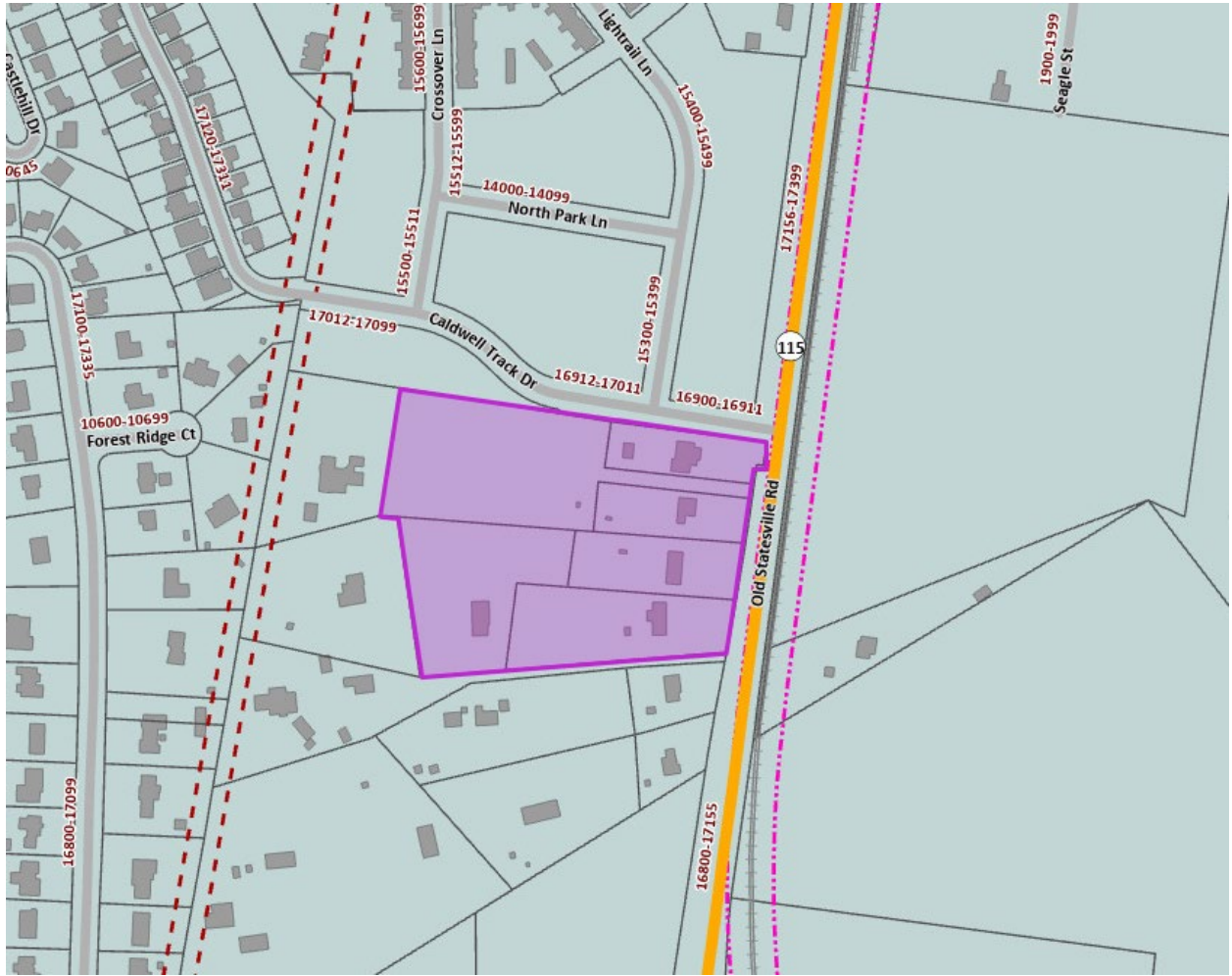
17634 State Road 2431

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,

Veer Homes, LLC





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 04-01-2026

Name of Project Sam Furr Townes Phase # (if subdivision) _____

Project Address 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

Parcel Identification Number(s) (PIN) 00543137, 00543136, 00543135, 00543132, 00543131, 00543133

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

Property Size (acres) +/- 9.10 Street Frontage (feet) _____

Current Land Use Residential and Vacant

Proposed Land Use(s) Single Family Residential - Attached

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.

Proposed single-family attached development of approximately 110 townhomes, each around 2,000 SF. The plan includes usable open space, stormwater control measures, and surface parking, with a focus on efficient access and pedestrian connectivity.

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 Veer Development LLC Phone 917-655-9873
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____

Title Managing Member Email parmeet@veerdevelopment.com

Address of Applicant PO BOX 78134 CHARLOTTE NC 28271

7. Property Owner (if different than applicant)

*Printed Name See Attached. Phone _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

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

Signature _____

Title _____ Email _____

Address of Property Owner _____

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

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

8. Development/Design Firm Contact Information

Design Resource Group (DRG)	Name of Contact	Phone	Email
Nick Bushon	248-379-6903	nick@drgrp.com	

Development Firm	Name of Contact	Phone	Email

Design Firm	Name of Contact	Phone	Email

Contact Information

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

Application Information

Date of Application 04-01-2026 EPM Number _____
Name of Project Sam Furr Townes Phase # (if subdivision) _____
Parcel Identification Number(s) (PIN) 00543137, 00543136, 00543135, 00543132, 00543131, 00543133

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer Brinda Hager Roy (aka Brenda Hager Roy) Phone Number 704 724 9063
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Brinda Hager Roy
Title Property Owner Email timroy@icloud.com
Address of Property Owner/Applicant 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

* ^ Printed Name of Signer TIMOTHY J ROY SR Phone Number 704-450-8126
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☒ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Timothy J Roy Sr
Title PROPERTY OWNER Email timroy@icloud.com
Address of Property Owner/Applicant 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

* ^ Printed Name of Signer _____ Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
Signature _____
Title _____ Email _____
Address of Property Owner/Applicant _____

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

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, 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



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 04-01-2026 EPM Number _____
Name of Project Sam Furr Townes Phase # (if subdivision) _____
Parcel Identification Number(s) (PIN) 00543137, 00543136, 00543135, 00543132, 00543131, 00543133

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer _____ Phone Number _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

* ^ Printed Name of Signer Paster Mercy Jones Phone Number _____

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

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) 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 Church's Representative Email Pmmi4christ@gmail.com

Address of Property Owner/Applicant P.O. Box 481300

* ^ Printed Name of Signer _____ Phone Number _____

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

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

Signature _____

Title _____ Email _____

Address of Property Owner/Applicant _____

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

^ If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, 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.