



Sign up for our daily e-newsletter and get the latest LKN news sent directly to your inbox.



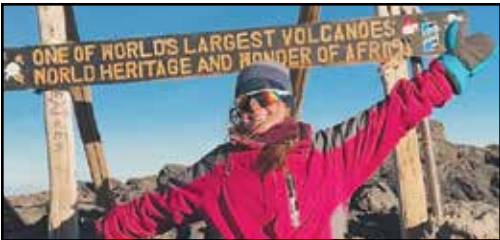
30th
CORNELIUS
EST. 1996
PARKS & RECREATION
Anniversary
Parks department celebrates 30 years
PAGE 11

INSIDE

www.CorneliusToday.com

September 2026 • VOLUME 21 NUMBER 11

POSTAL CUSTOMER
CORNELIUS NC 28031



Snows of Kilimanjaro

Local teen scales African peak on summer break

Page 4

PRST STD
US POSTAGE PAID
WINSTON-SALEM, NC
PERMIT NO. 319

DATED NEWS - POSTMASTER
PLEASE DELIVER BY 08/28

Cornelius Today
P.O. Box 1226
Cornelius, NC 28031-1226

26TH ANNUAL
ALL AMERICAN
DOG SHOW

Dog show contests include Best Dressed, Best Pooch Smooch, Fluffiest Coat, and more!

ROBBINS PARK SEPTEMBER 27 2 - 5 PM

30th Anniversary

Presenting Sponsor
LKN Auto Repair

REGISTER NOW!

BOARDING • GROOMING • DAYCARE

BOARDING • GROOMING
pawslife
DAYCARE

Paws Life, for the dogs!

Locally-Owned and Mom-Managed

NEW CLIENT COUPON
FREE
Temperament Test
New customers only

NEW CLIENT COUPON
FREE
1st Night of Boarding
Temperament test required

www.PawsLife.fun
Info.PawsLife@gmail.com
18920 Statesville Rd, Cornelius, NC 28031
5.0 RATING
704.895.0750



Music Bingo at Boatyard LKN

Wait Wait... Just Tell Me

BY LINDSAY MARTELL

I am a proud and (mostly) unrelenting creature of habit. So, every year, as we turn a corner into fake fall, I love ceremoniously ditching the remnants of the long, sweltering months: pool floaties, faded beach towels and way, way too many bottles of sunscreen.

The cozy slide into autumn is always right on time.

As my kiddo embarks on her final lap as a middle schooler (gulp), I find myself wanting to explore the places around Lake Norman that were just too packed in the heart of summer. We've gotten amazingly adept at steering clear of crowds, but I think I'm ready to embrace the free events that pop up on my Facebook feed.

On a recent Saturday morning, I unrolled my dusty yoga mat and squeezed between rows and rows of ladies taking part in a free community mat Pilates class at Birkdale Village, part of lululemon's Summer Series partnership with JetSet Modern Pilates.

I was surrounded by perfect pink pedicures and pricey water bottles — feeling woefully out of place in an old Billy Idol concert tee and faded running shorts. And yet, I leaned in and kept moving through the poses with the kind of sweaty exertion only a middle-aged body can muster.

Pilates is both a tough workout and a cleansing escape. I hadn't taken a live class in years, and it was a nice break from the YouTube videos I've watched on repeat since the pandemic. When it wrapped, we were given complimentary cans of prebiotic soda and healthy skin gummies, and I left feeling massively spent, but also ... perhaps a little, tiny bit more limber.

On an unusually quiet afternoon in Davidson, we hit up scoop shop Seemingly Overzealous in Sadler Square — its newest location outside of Charlotte.

It's known for its gluten-, egg- and dairy-free treats, but even those with zero allergies will find happiness with such flavors as Ube Cheesecake and Can't Be All Cookie. You can't beat the vibe or the free parking, which is always a massive plus on any weekend.

We made another sweet discovery in Davidson: Fisher Farm Park, a sprawling, 200-acre wooded park accessible via the West Branch Greenway. Paved, flat and perfect for our walking-averse terrier, it was a lovely little getaway that we somehow missed in years past.

On that note, my husband and I silenced our introvertedness for a couple of hours of Music Bingo at Boatyard LKN — something we had wanted to do for ages.

The emcee gave us the go-ahead to use our phones for help (phew!), so I eagerly downloaded the Shazam app to help identify the 99.99% of songs I didn't know.

Our knowledge of country artists is woefully scarce, but fortunately, my husband crushed the alternative rock genre, so we sort of did OK. Sort of.

It was one of those events that reminds us that the most fun you can have is when you try something new, even when creature comforts will always be your happy place.

Milling About is a column about life around Lake Norman, written by Lindsay Martell. The column name is a nod to life around the lake and our town's mill history.

Lindsay Martell lives in Birkdale with her husband, daughter, and a scruffy mini mutt named Dug.



Martell



PAGE 8

Donation Station
History Museum launches campaign



Best Bets
September event calendar ramps up
PAGE 9



Fall Classic
Autumn looks with LC Styled
PAGE 10



Boutique Blend
Town eyes commercial growth
PAGE 26



PAGE 25

Downtown Bound
OTC luring new businesses

NEWS-EPAGE 13-14
HOME SALES PAGES 18-22
LIVE AT THE LAKE PAGE 24
BUSINESS TODAY PAGE 25
SOUND OFF..... PAGE 28



Cover photos provided by
Cornelius Parks and Rec

STAFF



Owner/Editor: Jon Show, jon@corneliustoday.com
Creative Director: Jason Benavides, production.todaypubs@gmail.com
Contributors: Jon Show, Dave Vieser, Mark Washburn, Lindsay Martell, Max Gallagher, Ryan Moxon, Cloyd Burke
Distribution: Melinda Show
Communicate with us: jon@corneliustoday.com

Cornelius Today is published 12 months a year by **Cornelius Today** with all rights reserved. Reproduction or use of any content without permission is prohibited.

The Cornelius Today logo, stylized wave, and SoundOff are copyrights of Cornelius Today. All rights reserved.

Views expressed herein are not necessarily the views of Cornelius Today.

Cornelius Today, PO Box 1226, Cornelius, NC 28031-1226.

Telephone: 704-953-3381

Cornelius Today is locally owned and operated and proudly based in Cornelius.

Back issues: Payable by VISA and MASTERCARD ONLY. \$5.00 (if available); \$10 to mail.

Reprints: Reprints on high-quality, framable stock are available, starting at \$65.

Photos: \$200.

www.corneliustoday.com



Space for Lease
from 1,150 - 3,600 ft



1.26-4.12 Acres
for sale!
Next to The Serve
and the Jeep
Dealership on
Hwy 77!



Kimberly Thaxton
704-564-4333

Remote Controlled
Flags and Banners

Recently provided flags for the World Cup event in CA/TX and GA; now we are offering residential and commercial product.

Indoor or Outdoor

MADE IN USA

Sale Price \$269 • Features:

- ✓ Attractive cassette in a variety of colors to protect from the weather
- ✓ No need to fight the wind or rain; Can operate from your living room arm chair
- ✓ Easy installation; 2 tap screws and clip in brackets
- ✓ Recharge is similar to an iPhone with USB port
- ✓ No wiring required as the unit is battery charged which lasts 6 months.
- ✓ Operates with a hand held remote
- ✓ Flags or banners can easily be replaced with a spring loaded tube and material
- ✓ Standard size of the USA Flag is 36" x 60"; other sizes are available
- ✓ Mounts on a ceiling/wall, window or door jamb or aluminum siding

Show your patriotism & respect for your favorite sports team or school.

813-404-2816
www.autoflagbanner.com
Email: CJHLimitedLLC@gmail.com

ONE LIFE. LIVE IT.

Cornelius teen conquers her first major summit

BY JON SHOW

At 19,341 feet in the mountains of Tanzania, the air thins out in the early morning darkness. There is nothing to do but put one foot in front of the other, take a deep breath and repeat.

That's where a Cornelius teen went this summer to conquer her first major summit, and maybe, just maybe, learn a little more about herself.

Kate Borkowski, a 19-year-old Cornelius native and Appalachian State University sophomore, spent seven days climbing Mount Kilimanjaro, reaching the roof of Africa on July 15.

But for Kate, now sitting at the Caribou Coffee in Birkdale with an iced latte in one hand and her journal in the other, perhaps the summit was never really the point.

Over almost 40 miles of trail, depleted oxygen and long silences, maybe it was about self-reflection, and about where a coming-of-age person fits in a much bigger world.

A Roommate and a Plan

Kate, in her words, "won the roommate lottery" when she was paired with River Savante their freshman year of college. The two quickly became best friends, spending their first year hiking and rock climbing around the Blue Ridge Parkway.

The idea to summit Kilimanjaro came together last Christmas. River was an experienced mountaineer, but Kate had never climbed anything close to 19,000 feet, so she spent months training with weighted-backpack hikes and step-up drills to tackle a mountain built for long strides.

She also had to pay for the trip, so she trekked four round-trip miles to work the cash register at Harris Teeter in Boone through the spring, then at the Peninsula Yacht Club through early summer, banking every shift she could.

It was a way to fund the mindset she lives by, "If not me, then who?" And another she has inked on her left arm, underneath an outline of the Grand Tetons in Wyoming. "One life. Live it."

Up the Mountain

Kate and her group climbed the Machame route — one of Kilimanjaro's



Kate Borkowski on top of Mount Kilimanjaro / Contributed photo

more demanding paths — a roughly 40-mile round trip that crosses several climate zones.

When they arrived and got their first close-up look at the volcano, Kate said the scale of it hit her differently than expected.

"That's 19,000 feet and Boone is 3,000 feet," she said. "It was really intimidating."

Adventurers must climb Kilimanjaro with a licensed guide company — permits are mandatory — so the eight-person group was supported by guides and porters.

Day one was a muddy, six-hour climb through dense, wet jungle: just 5.8 miles, but enough to signal what was ahead.

Guides repeated the mantra, "pole pole," Swahili for "slowly, slowly," to keep the group's pace controlled enough for the hikers' bodies to acclimatize. They regularly checked everyone's oxygen levels to test for altitude sickness.

A morning ritual became one of the trip's running jokes. Porters would call, "Breakfast ready," and by the time the hikers pried themselves out of cold sleeping bags and made it to the mess tent, the call had usually changed to

"Breakfast cold."

"You can only get dressed so fast when you're in a freezing tent," said Kate.

The second night, the guides and porters led an impromptu celebration, dancing in the cold and wind to keep the group's morale up heading into the harder days ahead.

Day three was the first real test of altitude: an acclimatization hike to Lava Tower, at about 15,000 feet. Day four brought a scramble up "the kissing wall," a section where climbers must lean into the rock face to keep their balance, followed by an arduous push up to base camp on day five.

Summit Night

On day six, the summit push started around midnight and took roughly seven hours in the dark and cold.

Temperatures dropped by 20 degrees. Climbers were told not to eat during the push — the body struggles to digest food at that altitude — and had to keep water sacks from freezing by blowing air back down the tube after each sip.

Their eyelashes froze on their sun- and wind-burned faces. The whipping wind was unbearable at times. But they pushed ahead in the darkness, one foot in front of the other while trying to stay

awake.

The group reached Stella Point, on the crater rim of the volcano, as the sun broke over the mountains, and at 7:18 a.m. they stood atop Uhuru Peak, the mountain's true summit at 19,341 feet.

Coming Down

The fast, grueling descent over volcanic rock to base camp took about two hours. Waiting for Kate and River was one of the porters, who set out chairs facing the mountain and poured them mango juice as they gazed upon the peak they'd just stood atop.

Two days later, before their flight home, they visited children in a nearby village and delivered supplies purchased with funds raised from the expedition.

Kate kept a journal throughout the trip, and at the airport she wrote about the things she discovered on the mountain.

"I learned how important it was to slow down, breathe, see, feel and hear, and find peace in the slow presence. The art of noticing. Life is beautiful and unfolds in so many ways, often taking time, lots of time. If you don't stop and be patient in the slowness, you might speed right past the whole point."

Coffee Talk

Back at Caribou, Kate puts down her journal and the pictures on her phone. It's not easy to tell the story of a life-changing experience in a short amount of time, but life must go on.

What's next? Well, summer is over and it's back to Boone to pursue a degree in global sustainability.

But what else? She fumbles, like any 19-year-old. Maybe an adventure to Europe or Africa next summer. Maybe a career in humanitarian work or sustainability.

Even at a young age, she knows the only certainty in life is that no one knows what's next.

She pauses and turns to the final entry in her journal.

"Who would I be if I had everything figured out at 19 years old?" she reads. "Surely not a continuous learner with a wide open mind and a big heart to spread love."

And with that, she smiles, content with what she learned on the journey, and treks off to her next adventure.



ANITA
SABATES



DIXIE
DEAN

LUXURY PORTFOLIO INTERNATIONAL

HOWARD HANNA

ALLEN TATE REAL ESTATE

1890 YACHT CLUB
DENVER | WATERFRONT
\$6,500,000



18620 TOWN HARBOUR
CORNELIUS | THE PENINSULA
\$2,065,500



REBECCA'S RESERVE
DENVER | WATERFRONT
Pricing available upon request



18731 SILVER QUAY DRIVE
CORNELIUS
\$345,000



18710 PENINSULA COVE
\$2,995,000
UNDER CONTRACT



19300 MARY ARDREY CIR
\$3,750,000
SOLD



8052 WEST BAY DR
\$2,695,000
SOLD



17210 JETTON RD
2,595,000
SOLD



22537 JOHN GAMBLE RD
1,950,000
SOLD
BUYER REPRESENTATION



17836 JETTON GREEN LOOP
1,550,000
SOLD
BUYER REPRESENTATION



17413 ROBBINS RIDGE RD
1,500,000
SOLD
BUYER REPRESENTATION



13705 KNOX HILL RD
1,249,000
SOLD
BUYER REPRESENTATION



18603 TOWN HARBOUR RD
1,195,000
SOLD



7912 VILLAGE HARBOR DR
\$645,000
SOLD
BUYER REPRESENTATION



Please contact **Anita or Dixie** for a Personalized Marketing Consultation.

704-562-2515
Anita.Sabates@allentate.com

Visit our website
anitasabatesdixiedean.com

704-641-1465
Dixie.Dean@allentate.com



Our good friend and food correspondent *Cloyd Burke* is always asking bartenders and servers around town...

WHAT’S DELICIOUS?

This month he’ll tell you about *Torrence & Knox*

Let me rap with you about fried fish. I’ve lived in all parts of the country, and everywhere has great food once you learn to appreciate the local cuisine. The problem is that once you leave, it’s tough to track down some of those dishes you loved. Fried cod is one you’d think you could find anywhere, but in my experience, it’s nearly impossible to find a spot that does it right on a consistent basis. So let me tell you about my favorite in town, served up by the kitchen crew at Torrence & Knox. First, the cod they’re serving is fresh. You can’t use frozen, pre-battered fish because the coating gets too hard and the fish inside shrinks. Second, it’s breaded, not battered. Batter is for making your grandkids

pancakes, not for frying fish. At TNK the breading rides shotgun to the fish. It’s lightly seasoned and adheres to the fillet when you cut into it. Third, the fries are hand-cut. Not hand-cut somewhere else, frozen and tossed in a bag — they’re sliced on-site. Fourth, I believe little touches are important in a meal and the fish dish comes with a grilled lemon, which softens the pulp and adds depth of flavor while reducing the acidity. And while I’m not big on messing with menus, I add a side of the jalapeno ranch — which is more dill-forward than traditional ranch. It puts a bow on a bite of fish that no longer leaves me longing for the shores of Cape Cod. I sprinkle a little extra salt and pepper on my order when my wife isn’t watching, but don’t tell her. I don’t need her

rating me out to my cardiologist. A good old-school bartender is hard to find these days, and I’m a big fan of the bald fella with the beard behind the bar who calls himself Allen. My granddaughter says he makes the best Shirley Temple in town. In fact, everyone there is great. The owners are a family of New York transplants who are active in the high school sports community. Many of the servers and food runners have ties to the boys and girls lacrosse teams at Hough High School and I sure do love a place with community connections. Most times I pull into the parking lot, there are families on the patio enjoying drinks and dinner while their kids run around the fenced-in courtyard. My wife and I prefer to nosh at the bar so we don’t often sit out there, but

I sure do love the sights and sounds of kids playing. I’ve never understood how anyone could find that annoying. It’s the soundtrack of life’s renewal. There are many other stars on the Torrence & Knox menu, but, as I hope you’ve figured out by now, I have a hard time ordering around a menu when I’ve found a few favorites. The wings are cooked perfectly, and I like to order mine plain with buffalo and garlic Parmesan sauces on the side. I pour equal amounts of each over the wings so they don’t get soggy while I eat ‘em. The chicken sliders are a favorite of my granddaughter’s, and we order them often. The shrimp po’ boy is another go-to for me. The Knox Cod, which I accidentally ordered one time when I meant to order the fried cod, was unreal. Capers, roasted tomatoes and a light cream sauce. My goodness. But it always starts with the fish and chips, for me. The next time you get a hankering for some fried ocean goodness, check out the crew at TNK. If Allen is there, he loves to hear stories about your summer vacation, so bend his ear a little. And let him know that ol’ Cloyd sent you.

Taste of Italy

T U E S D A Y S

A delicious Italian meal created with the care and quality you’ve come to expect from The Serve.

\$15 per person

plus tax

INCLUDES:
Lasagna, Side Salad, Garlic Bread

THE SERVE
PICKLEBALL + KITCHEN

704.851.1800 | TheServePickleball.com
20220 Chartown Dr. | Cornelius, NC 28031

BOAT DOCTOR

DOCKSIDE MOBILE MECHANIC
LAKE NORMAN

Lake Norman’s Trusted On-Water Service.

\$399 OUTBOARD OIL SPECIAL.

- We Come to You!
- Work at ALL Marinas & ALL Customer Docks
- Full Outboard Oil Change
- Safety & Performance Check

Call Now: 704-625-6846

442 S Main St Ste 28, Davidson, NC 28036

Serving Lake Norman with Integrity.

Elect JOHN RHODES

N.C. HOUSE

www.ElectJohnRhodes.com

November 3rd

Early voting begins Oct. 15-31, North County Regional Library

Experience matters – he served multiple terms in the N.C. House as a Conservative Republican Leader representing North Mecklenburg, Cornelius, Davidson and Huntersville in Raleigh.

Nearly 40 years dedicated to living, working, and serving citizens in the North Mecklenburg community as a former Mecklenburg County medic, former Cornelius firefighter, small business owner, Cornelius Commissioner and as North Mecklenburg’s State Representative.

N.C. Legislator of the Year for House and Senate – Americans For Prosperity.

Primary Sponsor - Taxpayer Bill of Rights for North Carolina citizens.

Proven Constitutional Conservative and Patriot – Fighting to defend The Constitution, citizens’ liberties and freedoms.

Committed to review and reassess the tolling of I-77 and exorbitant fees.

Defender of our 2nd Amendment – The right to bear arms and for citizens to defend themselves.

March 22 designated “John Rhodes Day” by citizens in N.C. for his fight to root out corruption. Powerful politicians went to prison.

Will fight to protect the innocent unborn.

Will fight to protect women’s sports. No men in women’s sports.

Will fight to keep men out of women’s restrooms and locker rooms. No males in female restrooms and locker rooms.

Fiscal Conservative – Proven history of fighting against tax increases in the House.

Support for law enforcement to keep our communities safe and to combat “illegal invaders” flooding into our communities.

A proven conservative patriot who will continue to fight for citizens because North Carolina and America are worth fighting for!

Paid for by John Rhodes N.C. House Committee

Help Preserve the History of Cornelius

The Cornelius History Museum is launching a capital campaign to raise the remaining funds needed to complete construction and renovation of its new facility at the historic Ag Building on School Street in downtown Cornelius.

The museum is nearly halfway there, raising \$925,000 to date through a combination of state grants and individual donations.

Design is completed and early site work is already underway. Building permits have been approved, interior demolition is done, and new windows were installed this summer. The contractor is currently working on the HVAC and fire prevention systems.

Construction is funded through the end of the year, but organizers hope a successful capital campaign during the remainder of 2026 will allow them to complete construction in one phase rather than starting and stopping as funds are donated over a longer period.

Board Chair David Hodson, a local businessperson and real estate agent focused on serving military and first

responder families, is overseeing fundraising efforts and construction of the museum, along with a board of directors.

“This capital campaign will be crucial to securing the remaining funds so we can complete construction uninterrupted,” said Hodson. “Once the construction is fully funded, we’re excited to begin working on how to preserve and present our town’s history in the museum.”

Exhibits

The changing landscape of Cornelius and the recent passing of lifelong residents such as Miriam Smith Whisenut and Jack Conard — two longtime keepers of Cornelius history — have accelerated the focus on preserving local heritage.

Their artifacts and memoirs, as well as many other items the museum is collecting, are expected to be a focal point of the museum.

Duke Energy is planning an exhibit that will use technology such as augmented reality to tell the history of Lake



The Cornelius History Museum

Norman, taking visitors on a journey through the lands that once surrounded the Catawba River, the farms that developed in the 1800s and, eventually, the clearing of the land and flooding of Lake Norman in the early 1960s.

Categories of Giving

The museum’s campaign includes naming rights for individuals or orga-

nizations whose contributions will be permanently recognized for helping make the facility possible.

Those opportunities include a presenting partnership for the entire facility and a naming partnership for the new wing being built on the south side of the Ag Building.

Additional giving levels include leadership donations up to \$25,000, with recognition corresponding to the level of support.

The museum also is developing a donor program that will be unveiled in the future to help fund operations.

Museum board member Woody Washam, a former four-term mayor who was born in Cornelius, has witnessed many changes to the area in his 75 years.

“We are at a crucial moment,” he said.

“If preserving the history of our town is important to your family or your business, we hope you’ll contact us to find out how you can help.”

Visit [CorneliusHistoryMuseum.org](https://www.CorneliusHistoryMuseum.org) to learn more about the museum.

September Event Calendar Ramps Up

The slow summer calendar turns a page this month with a slew of events slated for September.

Historic Rural Hill will bring back its annual corn maze and autumn festival Sept. 5 through Oct. 31 at the 265-acre historic farm in Huntersville.

The fall season will include tractor-pulled hayrides, Highland cow photo opportunities, a pumpkin patch, food trucks and bounce houses.

The daytime corn maze will be open Fridays, Saturdays and Sundays from 10 a.m. to 5 p.m. A night maze will be offered Fridays and Saturdays in October from 5 to 9 p.m. Visitors are encouraged to bring flashlights for the nighttime maze.

Live music performances will be held on Saturdays.

Town events

Cornelius Parks and Recreation has seven community events in September, offering activities ranging from cultural celebrations and dog contests to fishing,

puzzles and bingo.

Bingo Night is Sept. 4 from 6:30 to 8 p.m. at Town Hall. The event costs \$3 per participant ages 10 and older and features at least four rounds, with prizes awarded.

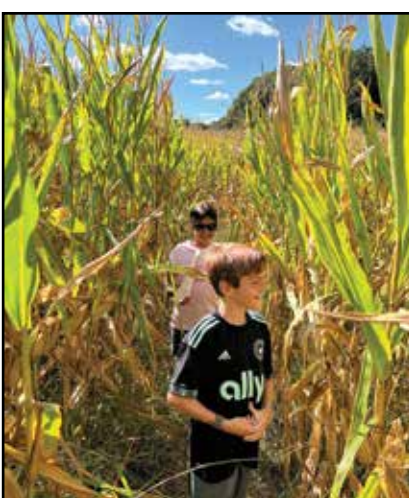
The Cornelius Festival of Cultures will be held Sept. 12 from 11 a.m. to 2 p.m. at Cain Park, featuring food, vendors, live performances and children’s activities.

BBQ & Bingo, for residents ages 55 and older, is set for Sept. 16 from 11 a.m. to 1 p.m. at Cornelius Town Hall. The event includes a barbecue lunch and bingo prizes.

The Cornelius Brick Race is Sept. 19 from 10 to 11:30 a.m. at Cain Park. Children ages 7-14 will build toy brick cars and race them in heats.

Puzzle Palooza is Sept. 25 from 5:30 to 8 p.m. at Cornelius Town Hall. Teams of two will race to complete the same 500-piece puzzle.

The Cornelius Fishing Derby is Sept. 26 at Robbins Park’s upper pond. Par-



Rural Hill’s corn maze and autumn festival returns Sept. 5 through Oct. 31 / Jason Benavides photo

ticipants ages 8-10 fish from 9 to 10:30 a.m., while those ages 11-14 compete from 11 a.m. to 12:30 p.m.

The All American Dog Show is Sept. 27 from 2 to 5 p.m. at Robbins Park,

with contests, vendors, an agility course and a parade.

The department will also celebrate its 30th anniversary with a series of events each day during September (see story on page 11).

Old Town Cornelius

Saturday, Sept. 12, will be one of the busiest on record for downtown Cornelius, kicking off with the **Cornelius Festival of Cultures**.

That evening, the Cain Center, Old Town Vinyl and Pearson House of Rock will host live music performances.

The day will also feature the launch of **Second Saturdays**, a daylong effort designed to bring businesses and visitors together through a walkable downtown experience featuring live music, artists, pop-up vendors, family activities and restaurant specials.

Later in the month downtown will also host **Tawba Walk**, the twice-a-year family-friendly arts, culture and music festival, on Sept. 26 from 2 to 8 p.m.



Now Serving Veterans and First Responders & Families

FREE REAL ESTATE SERVICE
Offered to Sellers & Buyers Saving
Thousands of Dollars in Commissions



855-iServed (855-473-7833)
Get Your FREE Benefits ID at
www.BecauseYouServed.com
20460 Chartwell Center Dr., Ste 2, Cornelius



Nicholas Androvich
Director
We Partner.

480 S. Main Street, Suite 300
Davidson, NC 28036
(704) 997-7550
www.davidsonwm.com

Securities and investment advisory services offered through &Partners, LLC, registered broker-dealer and investment adviser, member FINRA and SIPC.

SoundVision

simplifying life through technology

LIGHTING UPGRADES

See Your Home in a Whole New Light

BEAUTIFUL. FUNCTIONAL. TRANSFORMATIVE.

You don't need a new home to love where you live. We upgrade existing lighting with modern fixtures, architectural lighting, linear LED, and intelligent controls that enhance every space. The right light changes everything.





Upgrade Existing Fixtures

Replace outdated lighting with modern, high-performance solutions.



Add Layers of Lighting

Combine ambient, task, accent, and decorative lighting for greater depth.



Linear Lighting

Introduce subtle illumination in cabinets, coves, shelving, and architectural details.



Warm Dim

Brighter, cleaner light when you need it and warmer, more comfortable light as you dim.



Lighting Control

Adjust individual fixtures. From keypads, touchscreens, or personalized scenes.



No New Home Required

Retrofit solutions can improve existing spaces without starting from scratch.



Visit Our Experience Center
124 Poplar Pointe Dr. Suite 101
Mooresville, NC 28117



Let's Light Something Extraordinary Together



(704) 696-2792



info@svavnc.com



svavnc.com

LOVE LETTER TO FALL

North Carolina Edition

BY LAURA CINOTTI

Dear North Carolina, I love you, but by the time September rolls around, I'm ready for a change. I'm ready for sweaters, boots, layers and that first morning when I walk outside and think, "OK, this feels like fall."

Unfortunately, you usually have other plans.

Every year, I get a little ahead of myself. The stores start putting out fall clothes. I see that first chunky sweater or pair of boots, and suddenly I'm mentally putting together outfits for crisp 65-degree days.

Then I check the forecast. Eighty-six degrees. Apparently, North Carolina did not get the fall fashion memo.

So, over the 10 years I've lived here, learning how to dress for fall in North Carolina has required a little creativity—and a lot of patience.

The good news is that some of this year's fall trends are perfect for our not-quite-fall weather. Rather than waiting for the temperature to cooperate, I like finding ways to bring the new season into what I'm already wearing.

If there's one piece made for this tricky in-between season, it's a great pair of silk pants. They give you that elevated fall look without the weight of heavier trousers. Wear them with a simple tank or T-shirt and flats or sneakers during the day, then add a kitten heel for dinner. When temperatures finally drop, add a sweater or a blazer. They're the ultimate double-duty piece.

If you've been shopping lately, you've probably noticed Mandarin-style and



Dressing for fall in N.C. requires a little creativity—and a lot of patience

funnel-neck jackets popping up everywhere. Both feel polished and a little

unexpected and are an easy way to add structure to a simple outfit.

Blazers are shaping up this fall—literally. We're seeing less of the oversized, boxy look and more tailored silhouettes that define the waist. That doesn't mean everything is cropped—longer blazers are still very much in the mix—but they're being belted, cinched or simply cut to create a more flattering, feminine shape.

Sometimes the quickest way to convince yourself it's fall—even when the weather says otherwise—is from the ground up.

Swap your summer sandals for this season's standout shoes. Two-tone ballet flats, mules, loafers or a retro, low-pro-

file sneaker can instantly make an outfit feel more fall-ready. And if you want to have a little fun with it, add an animal-print shoe. It's an easy way to bring one of fall's biggest trends into your look without adding a single layer.

And then there are the Bermuda shorts. Or as my boys lovingly call them, "jorts."

I know they may not be for everyone, but I'm loving the longer, looser short right now. You still get the practicality of shorts on an 80-degree Carolina day, but the longer silhouette feels more fall.

Pair them with a simple top and kitten heel or mule, and they feel surprisingly chic. My boys will probably still roll their eyes and call them jorts, but I've learned not to let teenage boys dictate my wardrobe.

And yes, I'll still be wearing my white jeans after Labor Day. The trick to wearing white denim year-round is pairing it with the colors, textures and fabrics of the season you're actually in. For early fall, think lightweight pieces that still "read" fall—a soft knit or lightweight jacket, suede or leather accessories, and richer shades like chocolate brown, camel and burgundy.

That's what I love about this in-between time of year. A summer dress with a fall shoe. Silk pants with a tank. White denim with richer textures. Pieces you already own mixed with one or two new trends can make your closet feel fresh again.

As a stylist, I'm much more interested in helping someone find the trends that work for their style than convincing them they need every new thing they see. Fashion should be fun. Take the trends you love, leave the ones you don't and make them your own.

So, North Carolina, take your time. I'll keep my sandals nearby, my sweaters waiting patiently, and a jacket in the car that I'm hoping I'll actually get to wear before Thanksgiving.

But whenever you're ready to give us that first crisp fall morning, I promise you—my closet and I are ready.

Laura Cinotti is a local stylist. Follow her for more style tips on Instagram @lc_styled and check out her Curated Closet Sip & Shop at Torrence & Knox on Sept. 12.

30th Anniversary

Parks and Rec Celebrates 30 Years

BY DAVE VIESER

Cornelius Parks and Recreation will celebrate its 30th anniversary this September with a monthlong lineup designed to showcase the department's programs, facilities and role in bringing the community together.

The department's 30 for 30 celebration will feature 30 programs in 30 days, offering activities for residents of all ages and interests. The schedule includes athletics, fitness, recreation, special events and opportunities to enjoy the town's parks and greenways.



Fitzsimmons

Parks and Recreation Director Troy Fitzsimmons.

Fitzsimmons said spreading the celebration across 30 days provides an opportunity to introduce residents to the wide variety of programs available through the department.

The 30 for 30 lineup includes pickleball, Yappy Hour, bingo, paddleboarding, tai chi, family yoga, tennis, fishing, Storytime in the Park, the Cornelius Festival of Cultures, Puzzle Pooza, Cardio Funk, the All American Dog Show and more.

Most events are drop-in, although some require registration. The department encourages residents to register early for programs with limited space.

The month will culminate with the 30th Birthday Bash on Sept. 30, featuring cake, games, inflatables and local finds from the North Meck Community Farmers Market.

Residents can also participate in the 30 Mile Challenge by walking, running, biking or rolling 30 miles throughout September. Participants who complete the challenge can receive a special-edition 30th anniversary T-shirt, while supplies last.

Three decades of growth

When Cornelius Parks and Recreation began operating in 1996, the department offered a small number of pro-

grams. Today, that number has grown to approximately 1,150 programs annually, including camps, classes, clinics, events, tournaments and leagues.

Recreation Superintendent Mike Wolf said Camp Cornelius remains one of the department's most popular offerings, averaging about 2,900 campers each summer.

"When we open up enrollment annually, the response is incredible," Wolf said.

Other programs and events have also reached significant attendance milestones. Symphony in the Park surpassed 10,000 attendees in June, while the Cornelius Jazz Festival at Smithville Park drew its largest crowd ever this summer, with about 4,750 jazz fans.

Bingo Nights and Puzzle Paloozas frequently sell out, while the Teen Council, a joint program with Davidson and Huntersville, fills each year. Family Campout typically attracts 15 to 20 families for an evening of outdoor activities.

More than 60% of the department's programs are attended by Cornelius residents, with the remainder drawing participants from neighboring communities.

The department also relies on partnerships and joint-use agreements with sports organizations and local schools to expand recreational opportunities.

"Our department is the gold standard in the region," said town commissioner Scott Higgins. "It is hard to find a resident in Cornelius that has not been highly impressed by one or more of the department's programs, facilities and staff."

Expanding access

After three decades, the department's anniversary celebration is designed not only to recognize its history but also to highlight the breadth of services available to the community today.

The 30 for 30 program offers residents a chance to try something new, revisit a favorite activity or simply spend more time connecting with neighbors and enjoying Cornelius' parks and recreation offerings.

For the complete 30 for 30 schedule and registration information, residents can visit the Cornelius Parks and Recreation website or contact the department at 704-892-6031.

DUTCHMANS

CASUAL LIVING

NEW LOCATION!
Directly behind the Cain Center for the Arts

Mon - Sat 10am - 5:30pm | Sun 12pm - 5pm
19725 Oak Street Suite 1, Cornelius, NC 28031

Live Music

Every Friday & Saturday

Trivia
Wednesday

New
Summer
Menu

Book Your
Indoor/Outdoor
Private
Event

TORRENCE
and KNOX

(980) 445-6508
20936 Torrence Chapel Rd,
Cornelius, NC 28031
torrenceandknox@gmail.com

VOLUNTEERS
NEEDED!

"I would shout from the mountaintops about the incredible ways that you serve us and with such an amazing upbeat spirit of cheerful helpfulness."
—A Member

CALL OR APPLY ONLINE
980-689-1843
seniorcommunityconnections.org

Flexible schedule,
no minimum # of hours required

Make a tangible difference

Assist Senior Citizens

Volunteers provide transportation around the home, offer friendly visits and phone calls to Senior Citizens in the Lake Norman area.

New Season, New Faces for Hough Soccer

BY RYAN MOXON

Hough boys soccer enters the season with plenty of new faces after losing much of last year's starting lineup.

The Huskies' 2025 season ended with a 1-0 loss on a goal in the final three minutes of the state quarterfinals. Coach Mike Kutcher said Hough had been the more dangerous team for most of the game but missed several late chances before conceding the decisive goal.

The 2026 Hough roster has undergone significant turnover. Only five starters from last year's lineup are back.

Returning starters include defender Lukas Patrignani, midfielder Levi Sloan, who can play multiple positions, offensive standout Ignacio Guzman and defender Oscar Jones, who excels in the air.

New contributors expected to make an impact include forwards Sam Markwell, Nick Earle, Timi Soremekun and Calen Smith; midfielders Landen Roper and Ethan Peres; and defenders Callahan Clark, Quinn Notte, Miles Helfrich,

Hunter Hoe and Eric Brennan.

The front-loaded schedule has given the inexperienced Huskies plenty of early tests, including losses to Ardrey Kell, Cardinal Gibbons and Chapel Hill, and ties with Pine Lake Prep and Community School of Davidson.

With two-thirds of the season left to play, the Huskies were 2-3-2 at press time.

Goal scoring has come from a multitude of places so far this season, with six players finding the net, led by Roper, Patrignani and Guzman.

Sophomore goalkeeper Alex Fagan is averaging 7.5 saves per match.

Remaining matchups include a trip to North Mecklenburg for the opening of the Vikings' new stadium, and conference contests against perennial state contenders Myers Park and South Mecklenburg.

Kutcher said the team is close-knit and competitive and has been eager to improve. He believes the team has the players it needs to be successful, but it will require consistent growth and improvement throughout the season.

"This group has the potential to be very special," Kutcher said. "It may just take time to get all the pieces in the right place."

Girls tennis

Dave Gilroy takes the helm in his first season as head coach of both the girls and boys teams at Hough. The girls compete in the fall and the boys play in the spring.

It's a rebuilding year for the girls team, which graduated six players. Seniors Chloe Ketner and Tuana Cankurtaran anchor a young group.

"We're working really hard and have a great group of committed players who are trying their best and getting better every week," said Gilroy.

Gilroy's daughter, Devin, was the 8A individual state champion last season and is among those players who graduated.

Girls volleyball

The Huskies girls volleyball team opened the season with wins against North Mecklenburg and Carson,

dropped the next three matches and rebounded with wins against Myrtle Beach, Palmetto Christian Academy and Lake Norman.

The team was 5-6 at press time.

Junior Bella Ah Hoy leads the team with three kills per set and has a .470 hitting percentage.

On the defensive side, Ah Hoy has eight total blocks, and sophomore Aideen Smith is averaging four digs per set.

Cross country

The Hough boys team placed second in the season-opening Pioneer Clash of the Classes in Boone. Grant Collum won the junior boys race.

Across the boys and girls teams, top 15 finishers included Grant Mills, Noah Weber and Oliver Neff for the boys, and Stella Stromburger, Reese Sazama, Sophia Hoogsteen, Ava Long, Juliana Mills-Zacapa, Adelyn Bamford, Madie Epperson, Jenna Beyerle, Maribelle Myers and Brynn Breitwise for the girls.

Collum also broke the school's 5K record with a time of 15:57.40 at the South Meck Invitational.



Sign up for our daily e-newsletter: corneliustoday.com

Jetton Gets New Social District

The Cornelius Town Board unanimously approved the Peninsula Village Social District at Jetton Village, allowing customers to carry alcoholic beverages between participating businesses in designated areas. The district includes three retail buildings and the civic plaza, with Peninsula Prime, H2 Public House and Penny Lane participating.

The district takes effect immediately but will not operate until the North Carolina Alcoholic Beverage Control Commission approves the businesses' applications. It is Cornelius' second social district, following the one in Old Town.

Parks Bond Projects Move Forward

Cornelius has begun quarterly updates on projects funded by the \$20 million parks bond approved by voters in 2024. The first bond sale, totaling \$9.94 million, is expected in early 2027.

The town has acquired 73 acres on Bailey Road for a future large park and is designing a restroom building and shade structures for the Bailey Road Park court complex.

Improvements are also planned at J.V. Washam Park, with construction expected to begin after the 2026-27 school year. Environmental studies are underway for the Stratford Forest Greenway connection over McDowell Creek.

HAWKs Gets Kids Outdoors

HAWKs Lake Norman is giving children ages 5-12 an alternative to traditional camps and after-school programs, taking them hiking and exploring parks throughout Cornelius, Davidson and Huntersville. Activities include wildlife identification, outdoor science, scavenger hunts, hiking and conservation lessons.

The program, operated by Drew and Danni Chalfant, also offers transportation from designated schools, day camps, field trips and birthday parties. Groups are limited to seven children per educator. Weekly camps start at \$425.

Familiar Name Opens Music School

Christian Pearson, who spent a decade teaching at Cornelius' former School of Rock, is opening Pearson House of Rock in the same Catawba Avenue location. The new music school will offer private lessons in guitar, bass, drums, keyboards and vocals, along with group bands and live performance opportunities.

Pearson said the performance-first approach helps students develop as musicians while building confidence, friendships and teamwork. The school also will offer a Travel Team for selected students ages 12-18.

Town Approves New Hotel

The Cornelius Town Board voted 3-2 to approve rezoning for the Cornelius



Cornelius Inn rendering

Inn at N.C. 73 and Mayes Road. Developer Jake Palillo plans a 45,000-square-foot, 40-room hotel on 6.3 acres, along with seven cottages and a 4,500-square-foot spa and clubhouse.

During public comment sessions, supporters said the hotel would help meet the area's need for lodging. Opposition,

voiced primarily by nearby Huntersville and Davidson residents, focused on traffic and safety concerns.

Palillo said construction could take at least two years.

Continued on **PAGE 14**

Lake Norman's exclusive ground improvement company for settlement and structure support.

Fix uneven and cracked concrete before it costs more!

**Foundations • Driveways • Entryways
Pool Decks • Outdoor Structures**

Schedule your free evaluation & estimate today!
(704)785-7470 | AccuLiftUSA.com | Trae@AccuLiftUSA.com

Trae and Michelle founded AccuLift to provide economical, long-lasting solutions that address settlement and structural issues. You'll work with the owners—not a salesperson or subcontractor—receiving an honest evaluation with no high-pressure sales tactics. Trae applies engineering principles to evaluate each project and determine the best solution for the outcome you want.

ACCULIFT

FOUNDATION, CONCRETE & SINKHOLE REPAIR

Edward Jones > edwardjones.com | Member SIPC

Personalized service is kind of our thing.

Personalized service means having a financial advisor who understands you and what you're trying to achieve, and helps to create a unique strategy based on your needs and circumstances.

We're ready when you are. Contact us today.

Christian W Burns, CFP®, AWMA®
Financial Advisor
16610 Old Statesville Rd Ste A
Huntersville, NC 28078
704-948-0422

Fogle Insurance Group **Auto-Owners Insurance**
LIFE • HOME • CAR • BUSINESS

Protecting our LKN Community with **Life Insurance Awareness**

Many say they do not have sufficient life insurance coverage while others do not have a life insurance policy at all. September is Life Insurance Awareness Month and we are here to help educate about the importance of life insurance in protecting families' financial security.

When asked who should get life insurance, the answer is simple: If you love someone and want to help take care of them, you should consider life insurance. The purpose of life insurance is to benefit and protect your family's assets and livelihood in the event of your passing. If you are experiencing major life events, such as getting married, buying a new home, or expecting a new baby, then this is a great time to get life insurance.

TERM LIFE
» Most common and most affordable form of life insurance.
» Works best for temporary needs. You set the number of years of coverage, once the period is up, the policy will terminate, or the coverage/premium will change.

PERMANENT LIFE
» Although there are many kinds of permanent insurance (Whole Life, Universal Life, Final Expense) they are all designed to last your whole life and does not term after a set number of years.
» Gives you level premiums. It could also build cash value which you could access through loans.

Shawn Fogle, Vice President
With 40 years of insurance experience, Shawn is knowledgeable in life insurance and can obtain the coverage you need.

(704) 875-3060 • www.foglegroup.com
10105 Hickorywood Hill Avenue, Suite A Huntersville, 28078



River Rock at Alexander Farms

is a vibrant 55+ active adult community offering beautifully designed luxury ranch-style homes in Cornelius, NC. Ideally located and complemented by our signature Easy Living, maintenance-free lifestyle, River Rock at Alexander Farms gives you the freedom to spend more time enjoying what matters most.

Enjoy 8-Weeks Base Rent FREE on a 14-Month Lease!

COMING SOON!

River Rock at Alexander Farms – The Manor, a new collection of apartment-style residences thoughtfully designed with the same exceptional quality, craftsmanship, and attention to detail as our luxury ranch-style homes.

Experience a lifestyle centered on comfort, convenience and everyday enjoyment.

www.riverrockatalexanderfarms.com

Contact Us Today for a Tour! (919) 913-6043



Continued from **PAGE 13**

Fines Increased for Waterway Discharges

Cornelius commissioners unanimously approved an ordinance allowing fines of up to \$25,000 for illicit discharges into local waters and waterways. Combined with Mecklenburg County's existing \$10,000 maximum fine, violators could face up to \$35,000. The ordinance can apply to property owners, contractors or subcontractors, with collected fines going to Charlotte-Mecklenburg Schools.

Fall Decorating, Delivered

Cornelius-based Pumpking is offering homeowners a hands-off approach to fall decorating, providing pumpkin displays that include selection, delivery, design, installation and removal. Residential packages range from \$350 to \$950, while custom "Pumpkin Wonderland" installations start at \$2,500 and are also available for businesses and community spaces.

The company says its pumpkins come



Pumpking will provide fall displays that include pumpkin delivery, installation and removal

from North Carolina farms and will be repurposed as livestock feed or compost after the season. Pumpking began taking orders last month and expects to reach capacity based on demand from last year.

Hickory Tavern Closes

Hickory Tavern in Birkdale Crossing has closed its doors as part of a larger contraction of the restaurant's footprint in the Carolinas.

In announcing closures in Huntersville, Mooresville, Charlotte and Columbia, South Carolina, Florida-based Artistry Restaurants said the decision was made to focus on locations best positioned for long-term growth.

Hickory Tavern opened as an anchor tenant in Birkdale Crossing in 2009, joining Office Depot. The office supply store closed and was replaced by Michaels in 2024.

The retail complex is marketed by Charlotte-based New South Properties, which said it has already fielded inquiries about the space from Charlotte-area restaurants looking to expand in north Mecklenburg.

New Pitch Connects Realtors

Cornelius mortgage professionals Lani and Andy Wagner have launched Lake Norman Pitch, a new networking and marketing platform for real estate agents. Every other Thursday, agents can give 45- to 60-second presentations about their listings.

The pitches are professionally recorded and shared on social media, while listings also appear on LakeNormanPitch.com. The Wagners say the goal is to give agents another marketing tool while strengthening connections among real estate professionals across the Lake Norman area.

INVENTORY HOT SHEET

Special opportunities on select in-stock inventory

Z-Spray MAX ZSX5260 SN: 418113591 Free 7gal ISO tank accessory 23% OFF! MSRP: \$4,994 TOO LOW TO ADVERTISE	61" Stander ZK WSL615FX8203B SN: 191797AK DEMO UNIT 30% OFF! MSRP: \$2,453 TOO LOW TO ADVERTISE	52" Stander LG WSL615FX8201B SN: 189069WG DEMO UNIT 30% OFF! MSRP: \$2,999 TOO LOW TO ADVERTISE	52" ZTS WZTS525FT7301R SN: 186774HW DEMO UNIT 30% OFF! MSRP: \$2,916 TOO LOW TO ADVERTISE
Radius E 48" RDE691GKA48200 SN: 420208360 19% OFF! MSRP: \$5,999 TOO LOW TO ADVERTISE	Radius E 54" RDE691GKA54200 SN: 420174627 20% OFF! MSRP: \$6,249 TOO LOW TO ADVERTISE	61" VRIDE II SVRII-61V-38FX SN: Y6400004 16% OFF! MSRP: \$11,699 TOO LOW TO ADVERTISE	BACKPACK BLOWER BR800X/C \$50 OFF *Offer expires 9/30/2026

8/17/26

• Sale price reflects CASH price and does not include taxes or financing fees • Sale price is only applicable on these select serial numbers, while supplies last

FALL INTO THE ARTS THIS SEPTEMBER

SEPTEMBER 11 | 7:30PM
TUBA SKINNY

SEPTEMBER 12 | 7:30PM
GOOD TIMES BAD TIMES

SEPTEMBER 17 | 7PM
MARTY MANOUS

SEPTEMBER 18 | 7:30PM
THE PLAYERS

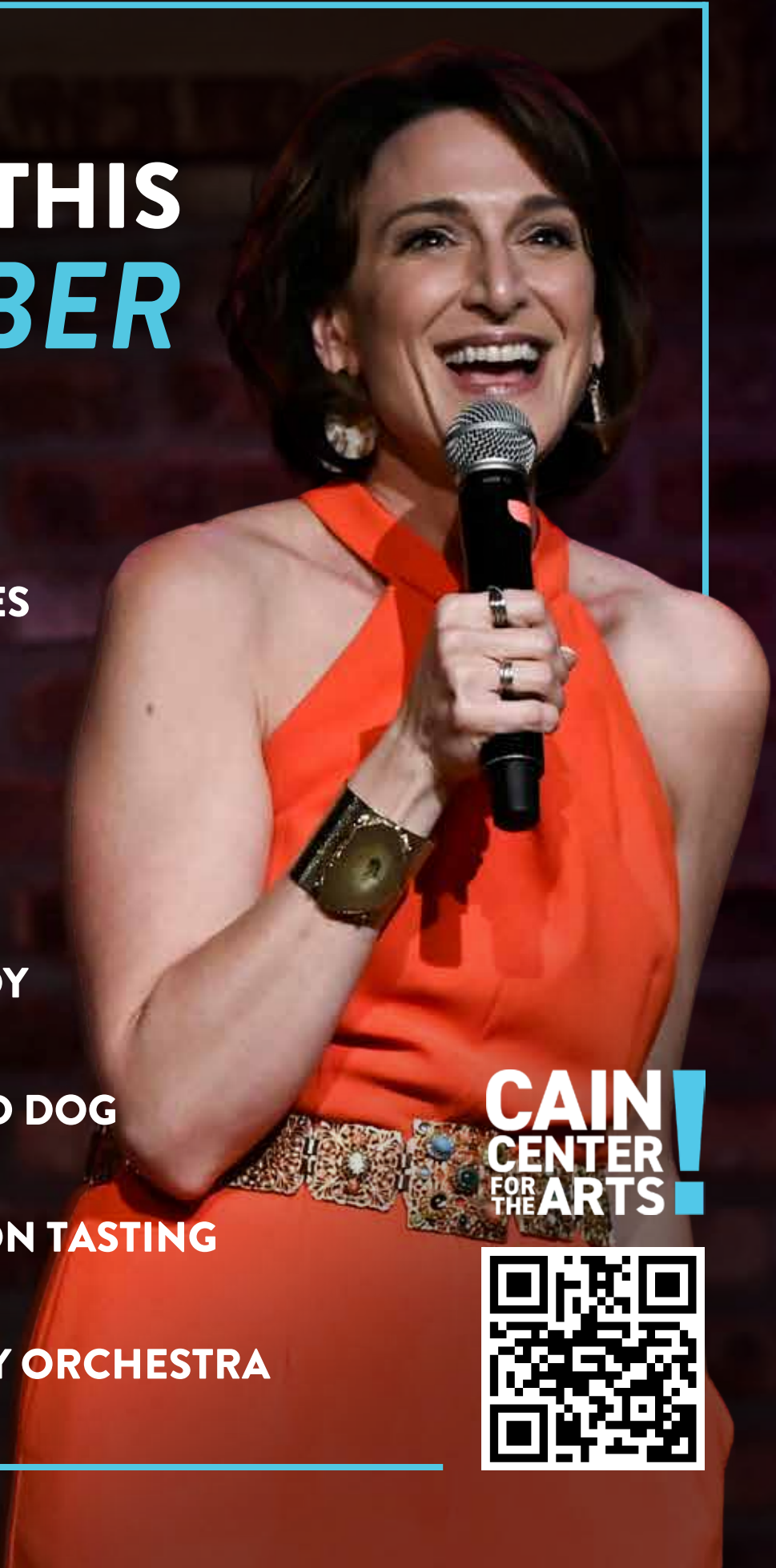
SEPTEMBER 19 | 7:30PM
BAD MOMZ OF COMEDY

SEPTEMBER 23 | 12PM
CLIFFORD THE BIG RED DOG

SEPTEMBER 24 | 5:30PM
SPEAKEASY & BOURBON TASTING

SEPTEMBER 25 | 7:30PM
SALISBURY SYMPHONY ORCHESTRA

CAINARTS.ORG



CAIN
CENTER
FOR THE ARTS





CORNELIUS | \$4,950,000
15503 Fishermans Rest Court
Christina Stone | 704.740.0629



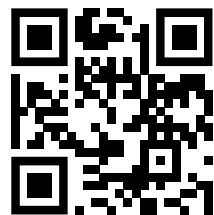
CORNELIUS | \$3,195,000
20334 Bethelwood Lane
Anita Sabates | 704.562.2515



DAVIDSON | \$2,250,000
16830 Reinsch Drive
Deanna Wolfe | 704.728.1409



CORNELIUS | \$2,065,500
18620 Town Harbour Road
Anita Sabates | 704.562.2515



SCAN TO
VIEW MORE
LUXURYLISTINGS



IN LUXURY IN
THE CAROLINAS

**HOWARD HANNA**
ALLEN TATE REAL ESTATE

#1 FAMILY-OWNED IN THE U.S.

 LUXURY
PORTFOLIO
INTERNATIONAL

Experience the next level in luxury
real estate when you partner with us.

  howardhanna.com



\$3,045,000 | 19118 Betty Stough Road, Cornelius

HOME SALES

Cornelius

8/20/26, \$450,000, 20120 Colony Point Ln, 3BR/2BA, Mckenzie Place, 1,912 sq ft, built 2001

8/20/26, \$260,000, 17747 Trolley Crossing Way, 2BR/2.5BA, Caldwell Station, 1,289 sq ft, built 2007

8/20/26, \$245,000, 19762 Feriba Pl, 2BR/2BA, Mill Creek, 1,180 sq ft, built 2004

8/19/26, \$1,425,000, 18314 Doves Crest Rd, 5BR/4.5BA, Beverly, 4,161 sq ft, built 2020

8/18/26, \$495,000, 21126 Townwood Dr, 3BR/2BA, Townwood Village, 1,551 sq ft, built 1997

8/18/26, \$575,000, 11135 Bailey Park Nature Dr, 3BR/2BA, Baileys Glen, 1,871 sq ft, built 2018



\$3,500,000 | 19506 Mary Ardrey Circle, Cornelius

8/17/26, \$729,000, 8907 Magnolia Estates Dr, 4BR/2.5BA, Magnolia Estates, 3,374 sq ft, built 1996

8/17/26, \$415,000, 21205 Rio Oro Dr, 3BR/2BA, Bahia Bay, 1,248 sq ft, built 1983

8/17/26, \$695,000, 19603 Galleon Vw, 3BR/2.5BA, Blue Stone Harbor, 2,639 sq ft, built 1995

8/14/26, \$880,000, 15018 Reese Finley Ln, 2BR/2BA, Baileys Glen, 2,606 sq ft, built 2022

8/14/26, \$567,000, 10131 Allison Taylor Ct, 3BR/2.5BA, Oakhurst, 2,541 sq ft, built 2005

8/14/26, \$430,000, 19755 Feriba Pl, 3BR/2.5BA, Feriba Place, 1,608 sq ft, built 2023

8/14/26, \$4,925,000, 19300 Mary Ardrey Cir, 6BR/5.5BA, Patricks Purchase, 6,801 sq ft, built 2000

8/14/26, \$3,045,000, 19118 Betty Stough Rd, 5BR/6BA, Patricks Purchase, 5,576 sq ft, built 1997

8/13/26, \$495,000, 18789 Vineyard Point Ln, 2BR/2BA, Vineyard Point, 969 sq ft, built 1993

8/12/26, \$402,000, 19408 E Battery St, 3BR/2.5BA, St Philip Square, 1,441 sq ft, built 1999



THE
SARVER
GROUP

A LUXE EXPERIENCE AT ANY PRICE POINT

(704) 626.7007 | THESARVERGROUP.COM

LAKEFRONT LUXURY, ELEVATED

Discover **20845 Lagoon Drive, Cornelius, NC**, a beautifully remodeled Lake Norman waterfront home on a private half-acre lot with direct water access and a private pier with an attached floating dock.

Inside, enjoy hardwood floors, an updated kitchen with quartz countertops and walk-in pantry, a vaulted Great Room with fireplace and lake views, and a main-level primary suite. Two spacious decks, a fenced backyard, flexible bonus space, and a detached garage complete this exceptional waterfront retreat just minutes from Jetton Park, dining, shopping, and I-77.



MATT & BRITT SARVER
(704) 445.9977

Discover Your Next Home

KW LAKE NORMAN
KELLERWILLIAMS REALTY

KELLERWILLIAMS
Luxury
INTERNATIONAL

Each Office Is Independently Owned and Operated



GAYLE JACKSON | (704) 459.4628
439 O'Henry Avenue | Davidson, NC

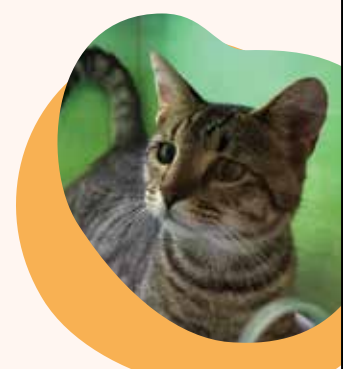


AARON DWORSKY | (704) 594.5789
11203 Warfield Avenue | Huntersville, NC



BROOK ELDRIDGE | (980) 907.1770
CALEB ELDRIDGE | (980) 351.7719
9400 Harlow Creek Road | Huntersville, NC

8/12/26, \$470,000, 11516 Dublin Crescent Rd, 3BR/2BA, Baileys Glen, 1,310 sq ft, built 2017	8/11/26, \$472,400, 18306 Taffrail Way, 3BR/2.5BA, Villages at Harborside, 1,582 sq ft, built 1999	8/10/26, \$455,000, 9219 Ducati Ln, 3BR/2.5BA, Heritage Green, 1,738 sq ft, built 2003	8/7/26, \$582,500, 20236 Colony Point Ln, 4BR/3.5BA, Mckenzie Place, 2,468 sq ft, built 2001
8/11/26, \$415,000, 10320 Danesway Ln, 3BR/2.5BA, Wellsley Village, 1,664 sq ft, built 1994	8/10/26, \$310,000, 18817 Nautical Dr #302, 2BR/2BA, Admirals Quarters, 910 sq ft, built 1987	8/10/26, \$590,000, 18726 Nautical Dr #104, 3BR/2BA, Admirals Quarters, 1,370 sq ft, built 1993	8/6/26, \$540,000, 10311 Watoga Way, 4BR/3.5BA, Oakhurst, 2,099 sq ft, built 2002
8/11/26, \$440,000, 10316 Bon Meade Ln, 3BR/2BA, Wellsley Village, 1,509 sq ft, built 1993	8/10/26, \$1,260,000, 9141 Robbins Preserve Rd, 4BR/3BA, Robbins Park, 3,098 sq ft, built 2014	8/10/26, \$2,300,000, 20718 Eastpoint Dr, 4BR/4.5BA, Island Forest, 3,781 sq ft, built 2016	8/6/26, \$375,000, 19362 Makayla Ln, 2BR/2.5BA, Lake Norman Cove at Jetton, 1,875 sq ft, built 2004



Huntersville

veterinary clinic

Now Open!

Serving the Lake Norman area, Huntersville Veterinary Clinic is proud to be 100% locally owned. We blend medical expertise with genuine human connection, ensuring every visit is informative and as enjoyable as possible for both pets and their parents.

\$50 OFF

FIRST EXAM

NEW CLIENTS ONLY. ONE PER HOUSEHOLD.
EXPIRES 12/31/2026

Visit Us!

Located at the intersection of West Catawba and Sam Furr Rd



16615 W Catawba Ave, Suite F, Huntersville, NC 28078

Home Sales CONTINUED

8/6/26, \$300,000, 19777 Deer Valley Dr, 3BR/2BA, Alexander Chase, 1,440 sq ft, built 2003

8/6/26, \$440,000, 19512 Topgallant Dr, 3BR/2.5BA, Harborside, 1,625 sq ft, built 1998

8/5/26, \$404,500, 8723 Westwind Point Dr, 3BR/2BA, Alexander Chase, 1,362 sq ft, built 2007

8/5/26, \$730,000, 19737 Beneteau Ct, 4BR/2.5BA, Blue Stone Harbor, 2,503 sq ft, built 1993

8/5/26, \$3,500,000, 19506 Mary Ardrey Cir, 5BR/4.5BA, Patricks Purchase, 5,027 sq ft, built 1995

8/5/26, \$2,200,000, 18003 Lochcarron Ln, 4BR/3.5BA, The Peninsula, 4,103 sq ft, built 1995

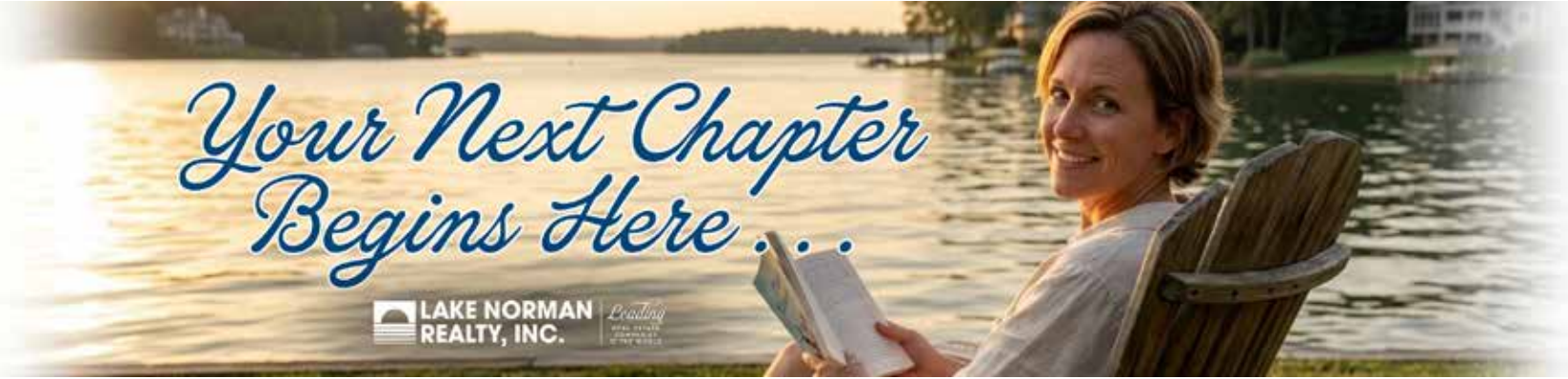
8/3/26, \$1,400,000, 19568 Meta Rd, 4BR/2.5BA, Diane Shores, 3,073 sq ft, built 1999

8/3/26, \$2,575,000, 20200 Rainbow Cir, 5BR/5.5BA, Biscayne Park, 4,845 sq ft, built 2026

7/31/26, \$5,800,000, 16921 Jetton Rd, 7BR/9.5BA, Cornelius, 10,267 sq ft, built 2007

7/31/26, \$750,000, 10104 Treetop Ln, 5BR/2.5BA, Weatherstone Manor, 3,555 sq ft, built 2007

7/31/26, \$670,000, 12705 Meeting-house Dr, 3BR/2BA, Baileys Glen, 2,223 sq ft, built 2015



4415048 Wake up to sweeping Lake Norman views from this exceptional 1.5-acre point lot with appx. 339 feet of shoreline. An existing pier, covered gazebo, and floating dock create an enviable launch point for boating, swimming, and relaxing by the water. Located south of the bridges near the main channel, this property offers an opportunity to build a primary or vacation residence. **\$970,000**



4408481 A host of recent enhancements gives this Curtis Pond residence a fresh feel, while its 1.5-story design provides flexibility for changing needs. The vaulted great room anchors an airy interior alongside an updated primary suite and adaptable upstairs bedroom. A newly installed privacy fence and access to Curtis Pond amenities round out the appeal. **\$375,000**



COMMERCIAL



4410217 Classic brick appeal meets remarkable flexibility in this refreshed ranch featuring a finished basement and additional living quarters. The chef-inspired kitchen, sunlit interiors, expansive decking, and manicured grounds set the stage for memorable gatherings. With no HOA and a tucked-away location, this property offers versatility rarely found in a single package. **\$900,000**



4413693 Set among nearly three wooded acres, this extensively renovated Stanley property offers a compelling combination of modern updates and natural surroundings. The reworked kitchen flows into the great room and additional gathering areas, while a secluded primary suite provides a quiet place to recharge. New front and rear decks creating an inviting connection to the outdoors! **\$359,500**

COMMERCIAL

Lake Norman Realty offers dedicated commercial real estate broker services for buyers, sellers, landlords, and tenants. If it's commercial, we've got you covered.

800-315-3655

Featuring **111-115 N Main Street, Mooresville, North Carolina 28115**: Own a piece of Mooresville history with this iconic downtown commercial landmark, home to the historic D.E. Turner Hardware building. This rare property offers unmatched character and potential. A true cornerstone of Downtown Mooresville, opportunities like this rarely come available.



4409164 Thoughtfully reimagined and lovingly maintained, this Wynfield Forest residence with sophisticated finishes and a floor plan designed to evolve with your lifestyle. A soaring two-story great room, striking quartz kitchen, main-level primary suite, and versatile bonus area give the interiors plenty of character and function. **\$649,000**



4414395 For those seeking a little more breathing room, this secluded home pairs a relaxed atmosphere with the convenience of no HOA and covered RV parking. Hardwood flooring and an open kitchen with stainless appliances give the interior a warm, welcoming character, complemented by a dedicated office. Step onto the screened porch or into the hot tub to enjoy the property's natural beauty. **\$319,000**



VACATION RENTALS



4403765 Enjoy the ease of single-level living in this enhanced Robinson floor plan positioned on one of Wildbrook's largest parcels. Four bedrooms, a well-appointed kitchen, smart-home technology, and a temperature-controlled garage deliver practical features throughout. Outside, the covered patio opens to a sizable fenced lawn suited for gardening and relaxed afternoons at home. **\$459,900**



4412380 Contemporary touches and a bright open design give this Bell Farm ranch an effortlessly polished feel. Quartz countertops, two additional bedrooms, and a newly enclosed yard combine comfort with practical appeal. Conveniently situated near major highways and shopping, this move-in-ready residence makes everyday living refreshingly simple. **\$317,500**

LAKE VACATION

Escape to breathtaking Lake Norman for an unforgettable vacation this summer. Enjoy water sports, fishing, and stunning scenery.

Discover exceptional vacation rentals at www.lakenormanvacationrentals.com, from luxurious waterfront homes to cozy retreats. Experience boating, kayaking, charming towns, and delicious cuisine.

Let Lake Norman Realty Vacation Rentals help you plan your dream getaway. Visit our website today!

OFFICE LOCATIONS

Cornelius	704.892.9673	Statesville	704.881.0771
Davidson	704.655.2600	Rentals	704.662.6049
Denver	704.483.1518	Relocation	800.315.3655
Mooresville	704.663.3655		



Our Experience Runs Deep.
www.LakeNormanRealty.com



Please scan and share this code with friends to sign our petition.



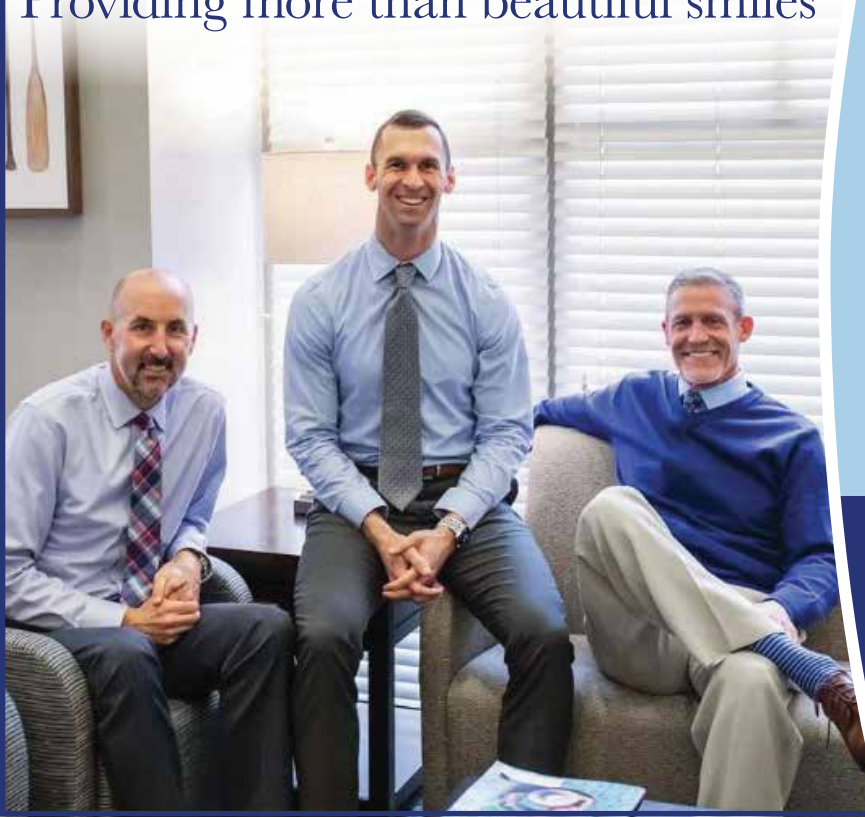
KEEP RESIDENTIAL RESIDENTIAL

PROTECT WHAT WE LOVE.♥
KEEP CORNELIUS NEIGHBORHOODS RESIDENTIAL.



Welborne, White & Schmidt
EXCELLENCE IN DENTISTRY

Providing more than beautiful smiles



Mercury-free dentistry

Serving Lake Norman since 1993

Certified general cosmetic sedation dentists

We are now offering invisalign

Comprehensive dental care services for the entire family

Experienced, caring service in a comfortable and relaxing atmosphere

9700 Caldwell Commons Cir. Cornelius, NC
704-896-7955
www.wwsdental.com

Home Sales CONTINUED

7/30/26, \$351,750, 9069 Rosalyn Glen Rd, 3BR/2BA, Edinburgh Square, 1,585 sq ft, built 2005

7/30/26, \$1,700,000, 20327 Bethelwood Ln, 6BR/4BA, Bethelwood Estates, 3,803 sq ft, built 2015

7/30/26, \$875,000, 17712 Preston Lake Dr, 4BR/3.5BA, Preston At The Lake, 2,685 sq ft, built 1996

7/30/26, \$520,000, 17404 Harbor Walk Dr, 3BR/2.5BA, Westmoreland, 2,257 sq ft, built 2007

7/30/26, \$3,225,000, 20931 Island Forest Dr, 5BR/3.5BA, Island Forest, 4,382 sq ft, built 2004

7/30/26, \$682,500, 22237 Market St, 3BR/2.5BA, Antiquity, 2,085 sq ft, built 2013

7/29/26, \$725,000, 18745 Daymark Dr, 3BR/3BA, The Courtyards at Jet-ton, 2,703 sq ft, built 2015

7/29/26, \$770,000, 21307 Island Forest Dr, 3BR/3BA, Island Forest, 2,413 sq ft, built 2001

7/29/26, \$530,000, 18840 Nautical Dr #70, 3BR/2BA, Admirals Quarters, 1,320 sq ft, built 1999

7/28/26, \$450,000, 18210 Ebenezer Dr, 3BR/2BA, Baileys Glen, 1,470 sq ft, built 2014

Davidson

8/20/26, \$2,100,000, 15910 Heath Aster Way, 4BR/4.5BA, The Woodlands At Davidson, 5,419 sq ft, built 2019

8/18/26, \$484,900, 15834 Kiser Corner Ln, 3BR/2.5BA, Summers Walk, 1,858 sq ft, built 2008

8/18/26, \$830,000, 711 Concord Rd, 3BR/2BA, Eastern Heights, 2,103 sq ft, built 1944

More transactions online at www.corneliustoday.com

Premier | Sotheby's
INTERNATIONAL REALTY

Heritage Luxury Advisors Service Marketing Innovation

ABOVE ALL

Not just Luxury. Statement-making. Legacy-worthy. Always next level. Real estate elevated, *Above All*.

UNDER CONTRACT



LAKE NORMAN ISLAND
16906 Lake Shore Drive \$5,900,000
Christy Walker 704.439.5300



BAHIA BAY
21506 Rio Oro Drive \$4,300,000
Christy Walker 704.439.5300



THE PENINSULA
17626 Spinnakers Reach Drive \$1,750,000
Marzia Mazzotti 704.497.6599



WESTMORELAND FARM
12851 Westmoreland Farm Road \$3,995,000
Ben Bowen 704.572.6070

UNDER CONTRACT



BAHIA BAY
21510 Rio Oro Drive \$3,849,000
Christy Walker 704.439.5300



ISLAND FOREST
20919 Island Forest Drive \$1,950,000
Robert Drag 704.309.3232



WATERMARK
19329 Watermark Drive #342 \$1,800,000
The Petrenko Group 910.916.4305



THE PENINSULA
18928 Peninsula Point Drive \$1,745,000
Scott Parker 304.380.4632



BAHIA BAY
21200 Rio Oro Drive \$1,224,900
Christy Walker 704.439.5300



ISLAND FOREST
21410 Pinecrest Place \$729,900
Rob Drag 704.309.3232



Primland RESIDENCES
OWNPRIMLAND.COM | 276.222.3895
Auberge Collection

The Mountains Are Calling

This rare residential collection brings the incomparable service and lifestyle of Auberge Resorts to ownership at Primland.

AUBERGE RESIDENCES
25 three-to-five-bedroom homes from \$5.8 million

THE ESTATES
26 Custom Homesites from \$1.2 million

© 2026 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty is a registered trademark and used with permission. Each office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. Artist and computer renderings, floor plans, and depictions are for illustrative purposes only and may differ from the final product. Dimensions, features, finishes, and amenities are approximate and subject to change without notice. No representation is made regarding future view or surrounding development. This is not an offering where prohibited by law. Any offering may be made only through the applicable disclosure or offering plan. Equal Housing Opportunity.



Premier | Sotheby's
INTERNATIONAL REALTY



Scan to view
Open Houses, listings,
offices, and advisor details.

No.1

Sotheby's International Realty® Affiliate Company in the World

LAKE NORMAN OFFICE
704.727.4170

19825-D NORTH COVE ROAD, CORNELIUS, NC 28031

Visit CorneliusToday.com for a comprehensive list of all live music and comedy events. Details are subject to change – visit venue websites for up-to-date information.

WEDNESDAY, SEPTEMBER 2

Peninsula Prime | 6 p.m. — Coconut Groove Band Duo — (Acoustic) — Free

Harp & Crown | 6 p.m. — Dana Rose — (Acoustic) — Free

THURSDAY, SEPTEMBER 3

The Serve Pickleball + Kitchen | 6 p.m. — Keith Wilson — (Rock) — Free

FRIDAY, SEPTEMBER 4

Lost Worlds Brewing | 6 p.m. — Tim Cook Band — (Country/Folk/Americana) — Free

760 Craft Works | 6:30 p.m. — Drew Nathan — (Country) — Free

Royal Bliss | 7 p.m. — Midnight Radio — (Classic Rock) — Free

★ **Boatyard LKN** | 8 p.m. — Simplified — (Reggae Rock/Summer Vibes) — Paid

SATURDAY, SEPTEMBER 5

Primal Brewery Huntersville | 5 p.m. — Bullfrog Moon — (Jam Band) — Free

Lost Worlds Brewing | 6 p.m. — Gin & Sonic — (Rock/Pop/Country) — Free

Royal Bliss | 7 p.m. — String Theory - Full Band — (Classic Rock) — Free

Torrence & Knox | 7 p.m. — John Tice — (Acoustic) — Free

Cain Center for the Arts | 7:30 p.m. — Against the Wind (Bob Seger tribute) — Paid

★ **Boatyard LKN** | 8 p.m. — Blue Monday — (New Wave Synth) — Paid

SUNDAY, SEPTEMBER 6

Harp & Crown | 5 p.m. — Parrot Party — (Jimmy Buffett style) — Free

★ **Boatyard LKN** | 8 p.m. — Dave Matthews Tribute Band — (DMB Tribute) — Paid

Rudder & Rose | 10 p.m. — Smokey Jones & the \$3 Pistols — (Country) — Free

WEDNESDAY, SEPTEMBER 9

Peninsula Prime | 6 p.m. — Late Night Special Duo — (Acoustic) — Free

Harp & Crown | 6 p.m. — John Sullivan — (Acoustic) — Free

THURSDAY, SEPTEMBER 10

The Serve Pickleball + Kitchen | 6 p.m. — John Sullivan — (Rock) — Free

760 Craft Works | 7 p.m. — Justin Mintun — (Acoustic) — Free

FRIDAY, SEPTEMBER 11

Lost Worlds Brewing | 6 p.m. — Old Skool — (Rock) — Free



Saturday, September 18 | Mojo Juju

The Las Vegas–based rock band is known for explosive live performances blending modern rock with retro soul. Boatyard LKN, 8 p.m. Paid.

Royal Bliss | 7 p.m. — Gina & The Force — (Rock) — Free

Torrence & Knox | 7 p.m. — Greg Griffin — (Acoustic) — Free

Cain Center for the Arts | 7:30 p.m. — Tuba Skinny (American roots) — Paid

★ **Boatyard LKN** | 8 p.m. — DEPARTURE — (Journey Tribute) — Paid

Rudder & Rose | 10 p.m. — The Wrong Way Trio — (Pop) — Free

SATURDAY, SEPTEMBER 12

760 Craft Works | 4 p.m. — Steubenville Tootlers — (Polka) — Free

Torrence & Knox | 7 p.m. — Kristy Schrier — (Acoustic) — Free

Cain Center for the Arts | 7:30 p.m. — Good Times Bad Times (Led Zeppelin tribute) — Paid

★ **Boatyard LKN** | 8 p.m. — Nookie w/ Seven Year Witch — (Limp Bizkit Tribute/90s Rock) — Paid

Rudder & Rose | 10 p.m. — Next O' Kin — (Rock) — Free

WEDNESDAY, SEPTEMBER 16

Peninsula Prime | 6 p.m. — Caleb Davis — (Acoustic) — Free

Harp & Crown | 6 p.m. — Justin Mintun — (Acoustic) — Free

THURSDAY, SEPTEMBER 17

The Serve Pickleball + Kitchen | 6 p.m. — Keith Wilson — (Rock) — Free

Cain Center for the Arts | 7 p.m. — Marty Manous (Blues) — Paid

FRIDAY, SEPTEMBER 18

760 Craft Works | 6:30 p.m. — Paul Atkinson — (Acoustic) — Free

Royal Bliss | 7 p.m. — Hot Pocket — (Funk) — Free

Torrence & Knox | 7 p.m. — John Sullivan — (Acoustic) — Free

Cain Center for the Arts | 7:30 p.m. — The Players (Rock) — Paid

★ **Boatyard LKN** | 8 p.m. — Mojo Juju — (Rock Covers) — Paid

Rudder & Rose | 10 p.m. — Stormin Norman — (Pop) — Free

SATURDAY, SEPTEMBER 19

Primal Brewery Huntersville | 5 p.m. — The North Carolina Polka Time Allstars — (Polka) — Free

Peninsula Prime | 6 p.m. — John Sullivan — (Acoustic) — Free

Lost Worlds Brewing | 6 p.m. — Rearview Rock — (Rock & Roll) — Free

Cain Center for the Arts | 7:30 p.m. — Bad Momz of Comedy (Stand Up) — Paid

★ **Boatyard LKN** | 8 p.m. — Life in Technicolor — (Coldplay Tribute) — Paid

WEDNESDAY, SEPTEMBER 23

Peninsula Prime | 6 p.m. — Ephraim Sommers — (Acoustic) — Free

Harp & Crown | 6 p.m. — Steve Brown — (Acoustic) — Free

THURSDAY, SEPTEMBER 24

The Serve Pickleball + Kitchen | 6 p.m. — John Sullivan — (Rock) — Free

760 Craft Works | 7 p.m. — Lisa DeNovo — (Acoustic Pop/Rock) — Free

FRIDAY, SEPTEMBER 25

Lost Worlds Brewing | 6 p.m. — Tim Hong — (Acoustic Covers) — Free

Primal Brewery Huntersville | 7 p.m. — Next Stop Comedy — (Stand Up) — Paid

Torrence & Knox | 7 p.m. — Justin Mintaur — (Acoustic) — Free

Cain Center for the Arts | 7:30 p.m. — Salisbury Symphony Orchestra (Classical) — Paid

★ **Boatyard LKN** | 8 p.m. — Thurston Howell — (Yacht Rock) — Paid

SATURDAY, SEPTEMBER 26

Primal Brewery Huntersville | 5 p.m. — Tonya Wood Duo — (Singer/Songwriter) — Free

760 Craft Works | 6:30 p.m. — Heidi Sidelinker — (Acoustic Indie/Rock) — Free

Royal Bliss | 7 p.m. — Alt/Shift — (Alternative Rock) — Free

★ **Boatyard LKN** | 8 p.m. — Rhymin' N Stealin' — (Beastie Boys Tribute) — Paid

Rudder & Rose | 10 p.m. — Dying to Live (DtL) — (Rock) — Free

WEDNESDAY, SEPTEMBER 30

Peninsula Prime | 6 p.m. — Justin Mintun Duo — (Acoustic) — Free

Harp & Crown | 6 p.m. — Ephraim Sommers — (Acoustic) — Free

Downtown Openings a Sign of Things to Come?

BY JON SHOW

For decades, one question has shaped conversations about downtown Cornelius: How do you attract the businesses needed to create a walkable destination?

While nightlife options remain limited, a recent wave of business openings suggests downtown may be gaining momentum toward the long-standing goal of becoming a vibrant mixed-use district.

New storefronts including Pure Olive, Starlight Bakery, Old Town Vinyl and Jaleedy's Dairy Bar have opened recently along Catawba Avenue. Dutchman's Casual Living also relocated to Oak Street Mill, adding another established business to the downtown area.

The business mix has expanded beyond retail. Core Café Pilates and Bodybar Pilates have opened fitness studios, while Pearson's House of Rock, Learn Music NC, Another9 Golf and HeartHaven Education have added arts, recreation and educational offerings.

The Cain Center for the Arts — widely viewed as a catalyst for downtown investment — recently expanded its presence along Catawba Avenue with the addition of The Puckett Pottery House and new offices in the Goodrum House.

In the last year or two, the downtown corridor has also welcomed acclaimed seafood restaurant Seaboy, while Barrel and Fork on North Main Street has undergone new ownership, menu changes and exterior renovations. The Corner Crust pizza shop also joined the mix.

Willow Wood Coffee, The Coffee Shop and Peach Cobbler Factory have added to the growing coffee and dessert scene.

Looking ahead, the Cornelius History Museum plans to open next year on School Street, preserving the town's history as downtown continues to evolve around it.



Old Town Vinyl on Catawba Avenue / Staff photo

Despite the recent momentum, nightlife options remain a challenge, as Barley Market remains the only true bar or brewery downtown. Plans for Fruitful Roots Brewery were abandoned, and no public progress has been reported on the planned Olde Mecklenburg Brewery.

Still, the recent activity is encouraging for Case Warnemunde, who closed his OTPH bottle shop earlier this year to focus on promoting downtown businesses through the nonprofit Old Town Cornelius Inc.

Warnemunde has gotten to know many of the new business owners through his Old Town Business Collective, a group of downtown merchants that meets monthly to strengthen collaboration.

“What excites us most isn't just that new businesses are opening, it's the type of business owners we're attracting,” Warnemunde said.

Downtown Master Plan

The Town Board's recent approval of the Downtown Master Plan is expected

to encourage additional investment and economic development. The plan is designed to guide downtown growth over the next 25 years.

The town is also searching for a new economic development specialist whose responsibilities will include recruiting new businesses and supporting existing ones in the downtown corridor.

Bill Russell, executive director of the Lake Norman Chamber of Commerce, said adding such a role will help to further evolve the downtown experience.

“The town should have someone on staff who is helping guide what kind of business vitality takes place,” he said. “I think that's important.”

Busy September Ahead

Downtown businesses hope to capitalize on the momentum Sept. 12, which is shaping up to be one of the busiest event days in downtown Cornelius history.

The day begins with Cornelius Parks and Recreation staging its annual Festival of Cultures at Cain Park from 11 a.m. to 2 p.m.

That evening, the Cain Center will host its twice-monthly live music Block

Learn about the future of OTC

The future of downtown Cornelius will be the focus of the Sept. 17 Newsmakers Breakfast, featuring a presentation of the Downtown Master Plan by town officials followed by a question-and-answer session. **See ad on page 28.**

Party in the new outdoor courtyard adjacent to Puckett's Pottery House. Old Town Vinyl will also present its monthly Between Two Stacks live music performance.

Pearson House of Rock will add to the mix with its grand opening celebration, including live music on the front porch and other festivities.

Weaving together all those events will be the launch of Second Saturdays, a daylong effort designed to bring businesses and visitors together through a walkable downtown experience featuring live music, artists, pop-up vendors, family activities and restaurant specials along Catawba Avenue from Smithville Park to Antiquity.

Warnemunde has spent months working with downtown business owners to launch Second Saturdays as part of a broader effort to increase foot traffic on a regular basis.

“These new business owners share a vision for what downtown Cornelius can become and want to contribute to something bigger,” Warnemunde said. “It's great to see businesses becoming part of that.”

END UNIT IN CALDWELL STATION!

10553 Trolley Run Drive



\$278,000
MLS# 4398318



DEBBIE MONROE
Broker/REALTOR®, SFR

- 2013-2024 Top Sales Associate
- 38 Years of Superior Service

704.533.0444 LAKE NORMAN REALTY, INC.
DebbieM@LakeNormanRealty.com
Because Experience Counts, Call Debbie Today!



Real Estate Transactional Firm

Contact us for :
• Real Estate Closings
• Title Searches
• Document Preparation

9624 Bailey Rd., Suite 292
Cornelius, NC 28031

(704) 439-1350 • www.mathesonattys.com

Cornelius Targeting Commercial Tax Growth

BY JON SHOW

For the first time in its history, the Town of Cornelius is preparing to hire an economic development manager — a move officials say will help the town compete for corporate investment, strengthen its commercial tax base and shape future growth.

The new position represents a shift in how Cornelius approaches development. For decades, the town's growth has been driven primarily by residential demand, with people drawn to Lake Norman, its quality of life and proximity to Charlotte.

Now, town leaders want to be more intentional about attracting businesses that bring the appropriate mix of jobs, diversify revenue and allow more residents to work closer to home.

Town Commissioner Rob Carney spent 13 years of his career guiding municipalities through economic



Carney

development and stressed that the philosophical shift isn't about landing large industrial projects or data centers. Rather, he said, the goal is to be more selective about the type of growth Cornelius pursues — focusing on projects that provide upper-echelon jobs, strengthen the tax base and align with the town's long-term vision.

"We're not talking about bringing in a 500-person manufacturing facility," he said. "We're talking about finding the right companies that fit Cornelius."

That would mean focusing on smaller corporate offices, headquarters and high-paying employers that suit the community's existing character.

"It's about defining what means quality of life for Cornelius and the type of mix that we want to have," Carney said.

Balancing a residential tax base

One of the main reasons town officials are pursuing economic development is the imbalance in Cornelius' revenue mix, which relies heavily on taxing residential properties.

Communities with a solid balance have a 60-40 split between residential and commercial development. Cornelius is significantly more residential, with 83% of its tax base tied to residential properties and commercial development making up only 17%.

"We're striving for a healthier blend,



Atrium Health property has more than 50 acres that could be developed

and we're trying to reduce the burden on our residents," said Wayne Herron, who recently retired as deputy town manager after spending his career in planning and development.

It currently costs the Town of Cornelius more to service the average residential household than it collects from property taxes.

Services such as police, fire, EMS, parks, trash collection and infrastructure maintenance all come with costs. Residential development increases those demands, while businesses typically require fewer municipal services.

Slower residential growth, paired with increased investment in police and fire services — all demanded by voters — will mean one of three things: stagnation, cuts to service levels or higher taxes.

"The cost of police and fire is not going down, so the residential taxpayer is going to have to bear that burden," Herron said. "But if we had more commercial it could really offset that burden. That's why it's critical that we bring in businesses, and it's crucial that we bring in the right businesses."

Targeting the right companies

The new economic development manager won't be tasked with chasing massive industrial projects. Instead, officials envision a targeted approach focused on companies that match Cornelius' available land, workforce and lifestyle.

Attractive targets include industries such as banking, fintech, health care and technology-related companies.

Officials aren't looking to bulldoze

homes in residential areas. They're eyeing a limited number of parcels, primarily along N.C. 115 and N.C. 21, that already carry favorable zoning designations.

One opportunity is the Atrium Health property, where more than 50 acres could eventually be developed.

Rather than a single large employer, Carney said he sees the site as a potential location for multiple boutique offices or headquarters.

The evolution of downtown Cornelius could also become part of the strategy, potentially through smaller office space, business incubators or other opportunities that combine employment, restaurants and walkable development.

Addressing traffic concerns

Any discussion about additional employers in Cornelius will raise concerns about traffic, an issue that has been one of the town's biggest challenges as population growth has continued.

But town officials argue that creating more jobs in Cornelius could actually help address some of the transportation problems created by the town's current jobs-housing imbalance.

A study from UNC Charlotte found that roughly 88% of people who live in Cornelius do not work here. Residents leave town each day for jobs elsewhere, while workers from outside Cornelius drive in.

The broader goal is to create more high-end job opportunities for people who live here, meaning less time on the road and more money spent in the community.

"We want people who live here to have jobs within three or four miles of where they live and not have to get on the highway every day to get work," said Bill Russell, executive director with the Lake Norman Chamber of Commerce. "That's what we're trying to avoid."

Preparing for opportunities

Observers said Cornelius has missed potential economic development opportunities in the past because the town lacked the staff, relationships or available property information needed to compete.

A dedicated economic development professional would help package available properties, work with landowners and connect Cornelius with the broader network of site consultants and recruiters who help companies choose locations.

Carney said that process requires building relationships with organizations such as the Economic Development Partnership of North Carolina and commercial real estate firms that connect businesses with potential sites.

"Cornelius has never had exposure to that," he said.

Long-term vision

Officials said residents shouldn't expect overnight results.

A new economic development manager would likely spend the first year learning the community, identifying opportunities and building relationships. Actual corporate announcements could take several years.

For Cornelius, success won't be measured by the number of projects landed, but by the quality of projects that come to town, create jobs, expand the tax base and become long-term partners in the community.

The shift in philosophy marks a new approach for Cornelius: moving from managing growth to actively shaping what the town becomes.

Cornelius has historically let the market dictate its future rather than actively pursuing the types of development the community wants — the proverbial tail wagging the dog.

"Cornelius has grown based upon what the market sees for us and not what Cornelius would like to see for itself," Carney said. "This is about defining what quality of life means for Cornelius and the type of residential and commercial mix that we need to remain a vibrant, attractive town long into the future."



Protect the Moments that Matter

With fast, reliable
TDS Internet, every laugh,
gasp, and plot twist streams
without interruption—just the way
movie night should be.



HelloTDS.com

Cornelius
TODAY

NEWSMAKERS BREAKFAST

FUTURE OF DOWNTOWN



Rox Burhans
Town Planning
Department



David Cole
Town Planning
Department

September 17, 7:30-9 a.m.
The Peninsula Club
\$19 | RSVP: 704-953-3381

PRESENTING SPONSOR

Stimson and Francomano
Merrill Wealth Management Group

BREAKFAST SPONSORS

ANITA & DIXIE
SABATES DEAN
LUXURY PORTFOLIO INTERNATIONAL
HOWARD HANNA
REAL ESTATE GROUP



COFFEE SPONSORS

Davidson
WEALTH MANAGEMENT
PARTNERS

IRVIN
LAW
GROUP



Sound Off

Stories with the most comments are marked with a fire emoji. Spelling and punctuation errors were corrected and some comments were edited for brevity.

Cornelius Inn Approved

Looks super nice and somewhere decent to stay while visiting this area is hard to find.

— Becca Miller

I'm glad it passed. This project fits the 73 corridor in my humble opinion.

— David Judge

Ridiculous for the location. It's all farmland around it with a few residential subdivisions.

— Eric Updyke

But will it have a bank, gym, real estate office or salon?

— Tyler Kishpaugh

Tenant House Moved

It's a shame it sat there for so long and got into the shape it was in.

— Pam Rink

Glad it survived. Thank you to those who saved it.

— Marc Neal

Fines Upped for Sewage Spills

This is a huge accomplishment ... thank you to the Cornelius commissioners for rolling this out.

— April Beckman



Peninsula Village Social District is the second Cornelius social district

Jetton Gains New Social District

Thank you for the great news. The west side of Cornelius welcomes this opportunity.

— Jim Vogel

State Roads, Funding Delays Traffic Fixes

A reduction of crashes due to diverging diamond? You can't crash when you are not moving due to poorly timed lights.

— Mary Evrard

Why don't we press lawmakers to change our impact fee ban?

— Bob Nibarger

Cornelius Growth Trails Region

Good news. Reflects prudent, managed growth, courtesy of our town boards over many years. If only our neighbors could be as careful in preserving quality of life.

— Dave Gilroy



The Alexander Farms tenant house has been relocated to Blackberry Ridge Farm in Huntersville / Jason Benavides photo

A BUSY YEAR SO FAR.

Exceptional properties. Proven results.

Remarkable homes.
Extraordinary outcomes.

Over \$24 million in closed sales so far this year.

It has been an incredible first half of the year representing distinctive properties and exceptional clients throughout the Lake Norman and Charlotte region.



Michelle Rhyne

Real Estate Advisor & Elite Sport Network Group
704.622.0626
Michelle.Rhyne@PremierSIR.com



Sotheby's International Realty and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity.

Premier
Sotheby's
INTERNATIONAL REALTY



7861 Live Oaks Drive
Denver, North Carolina
SOLD • \$6,300,000

Represented buyer



18394 Nantz Road
Cornelius, North Carolina
SOLD • \$6,000,000

SOLD IN 3 DAYS

Represented seller



17005 Belle Isle Drive
Cornelius, North Carolina
SOLD • \$3,400,000

Represented buyer



602 Pearl Bay Drive
New London, North Carolina
SOLD • \$1,200,000

0 DAYS ON MARKET

Represented seller



18400 Dembridge Drive
Davidson, North Carolina
SOLD • \$1,042,500

SOLD IN 1 DAY

Represented seller



21228 Lakeview Circle
Cornelius, North Carolina
SOLD • \$935,000

Represented seller

Thinking of
selling?

Experience, strategic marketing, global exposure, and the power of the Sotheby's International Realty brand make all the difference.

BY JON SHOW

It's really pathetic how little I did this summer. Like, sad and ridiculous how little I did, and I can't figure out why.

If I reflect on the last 18 years since having kids, every summer has been packed with things to do.

The daylight hours were filled with work, daycare and summer camp drop-off and pickup, cooking dinner, playing catch and throwing them in the pool to avoid bath time.

Every night the Mother of Dragons returned home from work to put the kids to bed, and I would disappear on my skateboard because I detested bedtime.

She would descend from upstairs roughly 30 minutes later and ask me if the kids took a bath before bed.

"Yes, of course."

And then we sat down to dinner that was prepared much more honestly than any answer I gave about my parenting performance that day.

Missing person

Maybe the issue is that I was content to do nothing for the first time in a long time this summer.

I loved the busy summers of yesteryear, but I don't think I miss the craziness that much, if I'm being honest. I listen some nights from my back porch as the CrossFit Couple returns home from the pool and reminisce about the many summer nights I did the same, until I hear Thing 1 and Thing 2 crying from their car seats about having to go to bed.

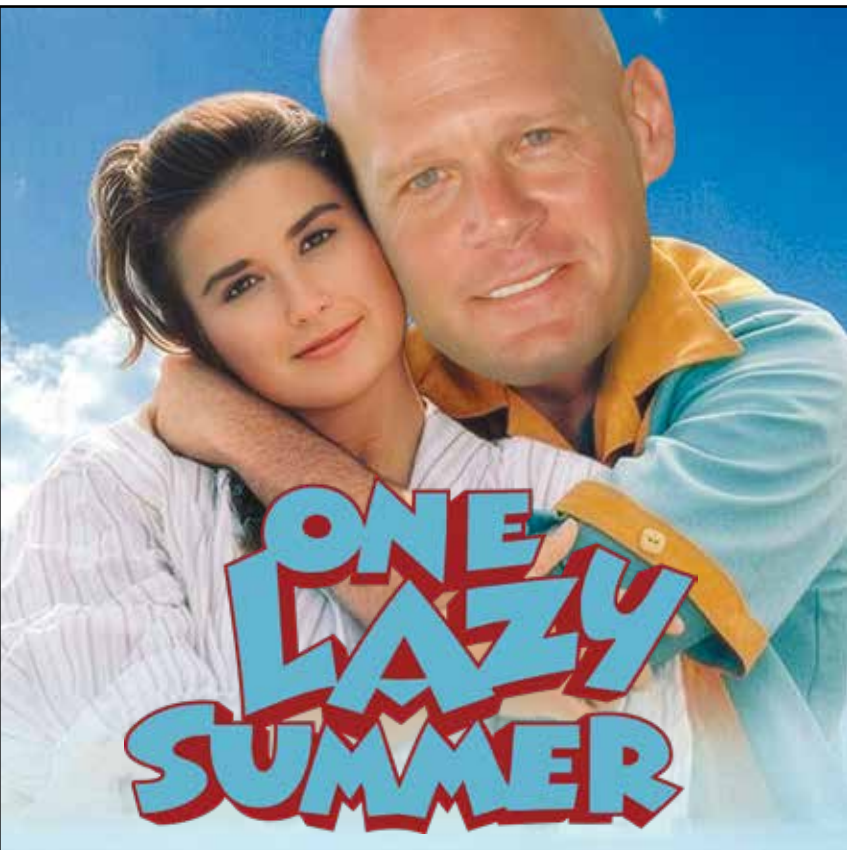
It's nice to walk inside, close the sliding door and leave the chaos of kids' summer bedtimes behind me without having to grab my skateboard.

Why I've decided to fill that void by doing absolutely nothing confounds me. I mean, it really confuses me. Mostly because I don't even care that much. I just feel like I'm being lazy and not taking advantage of an opportunity to do something.

I talked about going to see The Odyssey for two weeks but never did, so I missed out on seeing it on the big screen and don't feel like paying \$18 to watch it on the regular Birkdale screens that don't even feel like you're at the movies.

I went to bed each Friday night with some plan for the next day, but most Saturdays I woke up, let out the dog, got smacked in the face with suffocating heat and humidity, and closed the door, content to sip coffee and see what the day brought.

But more often than not, it brought nothing.



With apologies to "One Crazy Summer"

Food critic

The Mother of Dragons and I have eaten out a lot more this summer than we have since, I don't know, the last Bush administration.

Which is nice. I've been cooking two or three meals a day for nearly 20 years, and sometimes I get tired of it. There's a reason every chef in the world loves Waffle House, and it ain't because of the cuisine.

We've eaten out enough this summer to discover new things we like at restaurants: the pork Milanese at NY Butcher Shoppe, the happy hour oysters at Seaboy and the New Orleans shrimp at Fin & Fino.

Each Wednesday I go somewhere different for lunch, if for no other reason than to spend money at local businesses.

The Goi Ga at Pho Nam. The fried chicken at BP on Beatties Ford. Strip mall and gas station food reaffirms my belief in a culinary higher power.

What's next?

But other than that, I have sat with nothing to do. Like an empty nester, but with birds who still live in the nest, eat all our food, poop in the nest and squawk late into the night.

I've been content each night to make dinner for the Mother of Dragons, maybe watch a TV show and call the dog upstairs after she goes to bed so I can scratch her belly.

The dog's belly, not my wife's. I don't think she'd like that very much.

I developed a real affinity for Family Feud this summer. If you're not watching it at night, I'd highly suggest it. If for no other reason than it'll make you feel very smart.

Last week I saw an episode where one guy went to hit his buzzer to answer the question and just slapped the table in front of him, looking completely confused about what went wrong.

I laughed for a full minute, then opened my phone and submitted an application for our family to appear on Family Feud.

Will we get on it? Probably not. But I dream of looking down the line at my family and watching Future Man try to conjure up one of the top five reasons a child's bedroom might smell like flatulence at all times.

"Uh, protein powder, Steve?"

Good answer, buddy. Good answer.



Life's a garden, dig it?

There was a time in my life when I fought with my yard all summer, trying to bring browning grass back to life and eliminate every weed as soon as it poked its ugly head above my blanket of fescue.

But I don't care anymore. What's the

point? I'll just regrow whatever dies in September or October when the temperatures dip below the surface of Mercury.

As I write this, we have our annual beach trip planned in a couple of weeks.

I love the beach, but I loved the beach more with younger kids. It was just more fun. They wanted to do stuff all day and practically jumped at the suggestion of doing anything.

Now they bring friends, so when I ask if they want to do something, I get one of two responses.

"Uh, why?" That's a tough retort to come back from. "I don't know. I thought it would be fun?"

Or this one: "Oh yeah, that sounds awesome!" But then they grab a surfboard or a crab trap or a fishing pole and run off with their friends without me.

Now that they're older and bring friends, I also have to figure out how to feed six people on vacation. Could we go out every night? I guess. But dropping \$200 a night on mediocre fish tacos at the beach isn't an experience I'm chasing.

Working out

I guess I've poured more time into work this summer. It's a lot of fun sitting down with people and getting to tell their stories.

One of our stories this month is about a local teenager who hiked Mount Kilimanjaro. She has a tattoo on the inside of her arm with the outline of a mountain range and the words, "One life. Live it."

Solid advice can come from unexpected places. Hopefully I'll get back to living that mantra this fall.

In the meantime, I'll be on the back porch with an Arnold Palmer in hand, begging for cooler temperatures while thinking of something to do with my free time.

Though when you do nothing for three months, the possibilities are endless.

Jon Show lives in Robbins Park with his wife, who he calls "The Mother of Dragons." Their 17-year-old son is "Future Man" and their 14-year-old daughter is "The Blonde Bomber." Their dog is actually named Lightning.



CultuRE

LUXURY RESIDENTIAL AND COMMERCIAL

Redefining
HOW LUXURY REAL ESTATE IS BEING DONE

just in time for fall

512 Stonemarker Road, Mooresville, NC

Offered at \$3,500,000

ELISE A. REDMOND
Owner
(704) 779-2693

www.culture-realestate.com



HOWARD HANNA
ALLEN TATE REAL ESTATE

Under Contract!

13209 Oak Farm Lane, Huntersville
4 Bedroom | 4 Bath | 4,327 Sq. Ft.
Offered at \$1,749,000



Christina Stone
LUXURY REAL ESTATE EXPERT

(704) 740-0629 | ChristinaStoneHomes.com
Christina.Stone@howardhannatate.com



LUXURY
PORTFOLIO
INTERNATIONAL