



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
LAND DEVELOPMENT ORDINANCES  
ADVISORY BOARD

Please type or print in black ink

BACKGROUND INFORMATION

NAME STEPHEN M. SCHREINER HOME PHONE \_\_\_\_\_  
HOME ADDRESS 17005 CAPLTON WAY ROAD CELL PHONE 704.728.6474  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? YES  
PRESENT OCCUPATION CONSULTANT WORK PHONE \_\_\_\_\_  
PLACE OF EMPLOYMENT SCHREINER DESIGN  
EMAIL ADDRESS STEVE@SCHREINER-DESIGN.COM

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD AS NEEDED

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON:

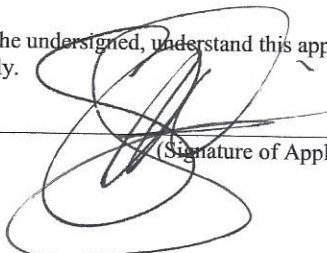
\_\_\_\_\_  
\_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION SEE ATTACHED RESUME

BUSINESS AND CIVIC EXPERIENCE \_\_\_\_\_

AREAS OF EXPERTISE AND INTERESTS/SKILLS \_\_\_\_\_

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

  
(Signature of Applicant)

1.3.16

(Date)



## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

**Overview:** The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

NUMEROUS MECKLENBURG COUNTY AND CITY OF CHARLOTTE COMMITTEES AND TASK FORCES REGARDING LAKE BUFFERS, WATERSHED, AND STORMWATER UTILITY ISSUES. ALSO PAST CHAIRMAN OF CHARLOTTE HBA LAND DEVELOPMENT COUNCIL.

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

HUNTERSVILLE CONTINUES TO BE ATTRACTIVE TO REAL ESTATE DEVELOPMENT. IT WILL BE IMPORTANT TO HAVE AN OPEN MIND FOR NEW AND CREATIVE IDEAS ON HOW TO MANAGE THIS ANTICIPATED GROWTH. THE KEY FACTOR TO ME WILL BE THE BALANCE BETWEEN THE NEED FOR DEVELOPMENT AND THE PROTECTION OF THE SURROUNDING ENVIRONMENT.

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

THE CHANGE IN HUNTERSVILLE'S CHARACTER AND GROWTH PATTERNS WILL REQUIRE THE RESEARCH AND IMPLEMENTATION OF NEW CONCEPTS THAT ARE ECONOMICALLY FEASIBLE AND ENVIRONMENTALLY SENSITIVE.

OTHER COMMENTS:

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# STEPHEN M. SCHREINER

17005 Carlton Way Road, Huntersville, NC 28078  
704.728.6874

Extensive experience leading multi-million dollar real estate development and construction firms. Effective in managing on-staff personnel and outside consultants in all aspects of land development and residential construction. Successful in analyzing real estate development opportunities, managing the subsequent design and construction processes, and directing overall sales and marketing.

## CORE COMPETENCIES

Feasibility Analysis  
Planning/Engineering Design  
Product Design

Project Entitlement  
Financial Analysis

Sales and Marketing Programs  
Market Analysis  
Construction Management

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## PROFESSIONAL EXPERIENCE

### SCHREINER DESIGN, Charlotte, NC

2013 – Present

#### Owner

*Consulting firm specializing in residential land development and building design services.*

Manage consulting firm, utilizing extensive land development and construction experience, to offer comprehensive services including site and building design from concept to construction.  
Land Development Services: conceptual/feasibility analysis, site planning, construction management.  
Building Design Services: conceptual design, construction documents, energy modeling.

### THE SCHREINER GROUP, LLC, Charlotte, NC

2003 – 2012

#### Owner

*Multi-faceted award-winning real estate development and construction company with projects in six different counties surrounding Charlotte, North Carolina.*

Managed business operations for three divisions: land development, homebuilding, and light commercial. Directed conceptual design, financial analysis, entitlement, marketing, and construction of residential communities and custom homes. Provided project management consulting services to outside clients. Managed relationships with ten area banking institutions.

#### Selected Milestones

- North Carolina Homebuilders Association awards
  - 2008 Best Single Family Home \$500,000 – 1,000,000
  - 2009 Best Green Single Family Home \$500,000 – 1,000,000
- Lake Norman Homebuilders Association awards
  - 2006 Best Custom Home 4 – 5,000 sf
  - 2007 Best Renovation \$176 – 275,000
  - 2007 Best Custom Home 4 – 5,000 sf
  - 2008 Best Green Home (2<sup>nd</sup> Place)
  - 2008 Best Speculative Home (2<sup>nd</sup> Place)
  - 2008 Best Custom Home (3<sup>rd</sup> Place)
  - 2009 Best Green Home \$500 – 700,000
  - 2011 Best Speculative Home \$700 – 1,000,000
- LEED for Homes Silver for custom home
- LEED NC Certification for dental office building

**CRESCENT RESOURCES, INC, Charlotte, NC**  
**Senior Vice President**

**1989 - 2003**

*Highly respected and market-leading real estate development company involved in residential, commercial, and industrial projects throughout the Southeast, Austin, Texas, Phoenix, Arizona, and Washington D.C..*

Hired to lead residential land development division responsible for developing the company's 270,000 acres of raw land, in North and South Carolina, into approximately seventy-five communities in eleven different counties and realizing \$400,000,000 in homesite sales. Responsible for representing company on numerous governmental environmental committees and task forces, and industry-related councils.

**Selected Milestones**

- Managed division of eighteen employees addressing community planning, engineering, and construction, environmental protection enforcement, architectural review, builder program management, homeowner association management, advertising and marketing, all of which, contributed to the development of unprecedented value-driven communities.
- Created successful, market-leading communities addressing environmentally sensitive issues of community concern by implementing design specifications, construction procedures, community education documents, community compliance programs, and builder programs. This overall program produced superior value to the customer through market exclusivity, and resulted in a stellar company reputation from unprecedented credibility with governmental agencies.
- Managed the coordination of a master marketing program for all community locations that created buyer awareness of the quality of our communities by encompassing the participation of six different realtor firms, as well as, advertising and public relations firms.
- Awarded Mecklenburg County's first "Blue Thumb Award" for water quality protection.
- Awarded National Arbor Association's "Building with Trees Community Award" for the protection of existing trees and the incorporation of new plantings throughout our communities.
- Received numerous comments of appreciation and recognition from county commissioners and other governmental officials regarding our example of environmentally responsible practices.

**FIRSTMARK DEVELOPMENT CORP., Charlotte, NC**  
**Construction Manager**

**1987 - 1989**

*Real estate development subsidiary of a Southeast regional financial institution.*

Incorporated an extensive planning and engineering background into effectively managing the design and construction of multiple residential land development projects. Provided feasibility analysis expertise to new opportunities for land development and tracked existing projects for budget compliance.

**COSTIN ENGINEERING, Colorado Springs, CO**  
**WOOLPERT CONSULTANTS, Cincinnati, OH**

**1976 - 1987**

**Project Engineer / Landscape Architect**

*Consulting engineering firms that provided planning, engineering, and construction management services to private and public sector land development clients.*

Utilized landscape architecture and construction degrees to ensure creative but competent project designs. Performed project feasibility studies in new markets used in the preparation of financial proformas. Branch manager for an engineering/surveying office in Colorado Springs, CO.

## **CREDENTIALS**

**LEED AP BD+C (Building Design and Construction)**

**NAHB Master Certified Green Professional**

**North Carolina General Contractors License (Unlimited Classification) (Accredited Builder)**  
Building, Residential, Highways, Public Utilities (Water & Sewer)

**Registered Landscape Architect (North Carolina)**

## **MEMBERSHIPS**

**Lake Norman Homebuilders Association, Board of Directors, Building Performance Council Chairman**  
**US Green Building Council, Member**

## **EDUCATION**

**PURDUE UNIVERSITY**

**B.S. Construction Technology**

**B.S. Landscape Architecture**