



**Agenda
August 9, 2022
Pre Development Group
3:30 p.m.**

**Rotunda Conference Room
Town Center – 3rd Floor
105 Gilead Road, Huntersville**

A. Discussion Item:

1. Heather Strader Rezone +- 8.85 Acres to accommodate for outdoor storage use.

Address: 7601 Babe Stilwell Farm Road

Acres: 8.85

Current Zoning: Neighborhood Residential (NR)

Proposed Zoning: Special Purpose (SP) Conditional Use (CD)

Proposed Use: Outdoor Storage





August 9, 2022, Pre-Development Group Agenda Summary

7601 Babe Stillwell Farm Road

- Proposed Use- Storage for Boat/Jet Ski/RV (Outdoor Storage)
- Current Zoning- [Neighborhood Residential](#) (Residential Infill-Range of housing, Low intensity business activity in mixed use setting to residential scale)
- Zoning Needed- For proposed Outdoor Storage-[Special Purpose District](#)
 - Allows Outdoor Storage with Conditions see Article 9.26-Outdoor Storage
- [2040 Huntersville Community Plan](#)
 - Moderate Density- This area is meant to accommodate a mix of conventional residential subdivisions with larger lots and traditional neighborhood development with a mix of lot sizes, including smaller unit types and occasional attached housing. Average gross density is generally 1-3 units per acre. It may have some smaller-scale commercial or nonresidential activity at key intersections. Exact density of future development should vary based on context and site constraints including potential conflicts with adjacent development, access, and the presence of natural and/or cultural resources.

