



AGENDA
Predevelopment Meeting
April 19, 2023 - 3:30 PM
TOWN CENTER (105 GILEAD ROAD)

1. Call to Order/Roll Call

2. Action Agenda

- 2.A. Golden Cow-14516 Old Statesville Rd (PIN-01904209); Proposal to rezone approx 0.628 acres from Town Center(TC) to Town Center-Conditional District(TC-CD) to build a one-story shopfront building. (*Jesse James*)

- 2.B. Jim Surane - Commercial development at northwest corner of McCoy Road & Hambright Road intersection (PIN - 017-27-211); Proposal to rezone approx 0.878 acres from Manufactured Housing - Overlay (MH-O) to Neighborhood Commercial - Conditional District (NC-CD) or Highway Commercial (HC-CD) to build a small commercial development for the adjoining community. (*David Peete*)

3. Adjourn



Pre-Development Group

April 19, 2023

Pre-Development Group

Town of Huntersville Pre-Development Group

Two Town Board; Planning Board Chair; Planning Director, Engineering & Public Works Director

Hear Conditional Rezoning requests before rezoning application is submitted

No Chairman

Meet monthly or as needed

No set meeting schedule

No requirement for advanced information

Applicant might double back once plan refined

Meetings open to public

Post meeting information on website and send to Sunshine List (email list)

At least 10 day lead time for meeting (since not regularly schedule)

Applicant has 5 minutes to present

Go around the room and each Pre-Development Group member asks questions

No votes

Minutes of meeting are recorded

Discussion Item

Golden Cow-Shopfront Building Type

Address: 14516 Old
Statesville Rd (PIN-
01904209)

Acres: Approximately
0.628

Current Zoning: Town
Center (TC)

Proposed Zoning: Town
Center-Conditional
District(TC-CD)

Proposed Use:
Commercial Use-Retail



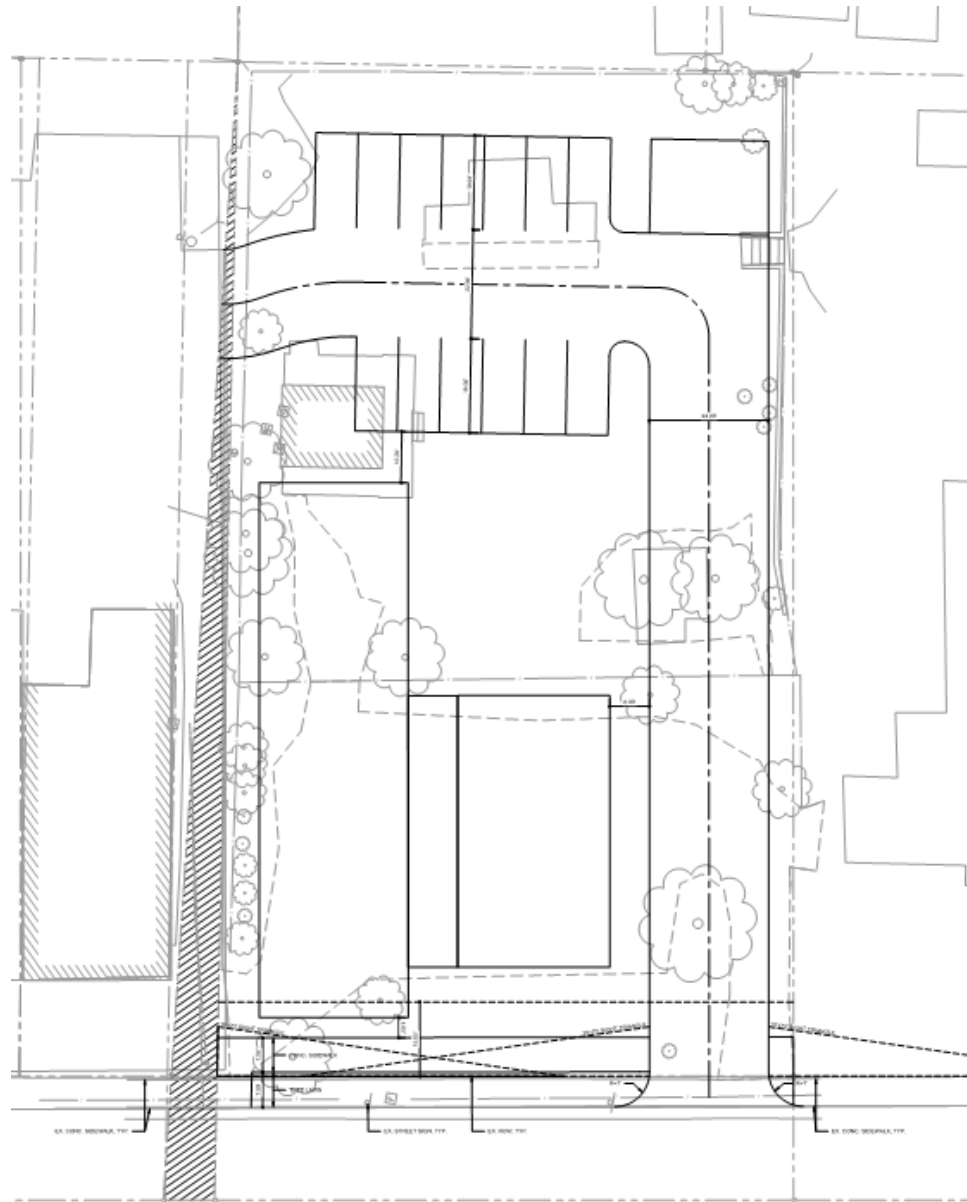
3.2.6 TOWN CENTER DISTRICT (TC)

(5) **Minimum Height.** Mixed Use, Storefront and Workplace Buildings. New construction shall be a minimum of **two stories** for buildings fronting on the following roads:

- Gilead Road- From Sherwood Drive to Old Statesville Road (NC 115)
- Huntersville-Concord Road- From Old Statesville Road (NC 115) to Main Street
- **Old Statesville Road (NC 115)** - From 400 feet north of the intersection of Gilead Road/Huntersville-Concord Road to Greenway Drive
- Main Street- From Huntersville-Concord Road to Greenway Drive



Potential Site Plan





12,000 square foot Enterprise Center

Through **faith-based service programs** OMN works to affirm the value of children, family, church, hard work and self-sufficiency. Through **social enterprise opportunities** OMN works to empower, support and employ neighborhood families whose lives are being transformed to become role models in their community.

One More Neighborhood, Inc. is a faith-based 501(c)3 non-profit economic and community development corporation dedicated to providing success opportunities for at-risk and under-resourced communities, and works to improve the quality of life of families living there, both economically and spiritually. OMN's initial focus is the community of Huntington Green in Huntersville, NC.

The Huntington Green neighborhood consists of approximately 330 mobile homes and has a population of approximately 1800 individuals living in an impoverished rural setting, surrounded by many affluent neighborhoods. The racial demographic of the community is approximately 47% Caucasian, 48% Latino, and 5% African American.

OMN will work to build partnerships with local business leaders, town officials, civic organizations, church and para-church leaders, and Huntington Green residents to meet both its service and financial commitments. Revenue generated from social enterprise opportunities will be supplemented with grants and community resources necessary to make OMN a long-term, sustainable entity.

DECLARATIONS RECORDED IN BOOK @ PAGE 523

THEREFORE, it is agreed by and between said parties that the following restrictions be and they hereby are imposed on the above real estate except as excepted herein These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1986, at which time said covenants shall be automatically extended for successive periods of ten

(10) years unless by a vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part: ·

1. All of the above lots subject to the exceptions hereinafter set forth shall be known and designated as mobile home residential lots.
2. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which shall be, or become, a nuisance or annoyance to the neighborhood.
3. Lots, 37, 38, 39, 40, 46, 47, 48, 49, 61, 62, 63, 64, 65, 66, 82 and 181 shall be designated as business or mobile home residential lots in accordance with the county ordinance. If said lots are used. for business purposes, the main structures erected thereon must have a floor area of not less than six hundred (600) square feet and an exterior finish of new brick. No other exterior finish shall be used without express permission. of Hambright McCoy, Inc. No used automotive parts outlets or junkyard **will** be permitted, No other business dealing

in or with used_ merchandise shall be permitted unless such business operation be carried on and such merchandise be stored within an enclosure constructed as herein specified in relation to business buildings. Fuel and chemicals, similar substances, and other materials in storage must

be buried underground or hidden from public view by an enclosure

constructed of the same material as herein stated in relation to business buildings. No signs, other than signs incidental to the established business and "For Rent" and "-For Sale" signs will be permitted on any business lot.



