



Pre-Development Group

May 31, 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



Agenda
May 31, 2023
Predevelopment Group
3:30 p.m.

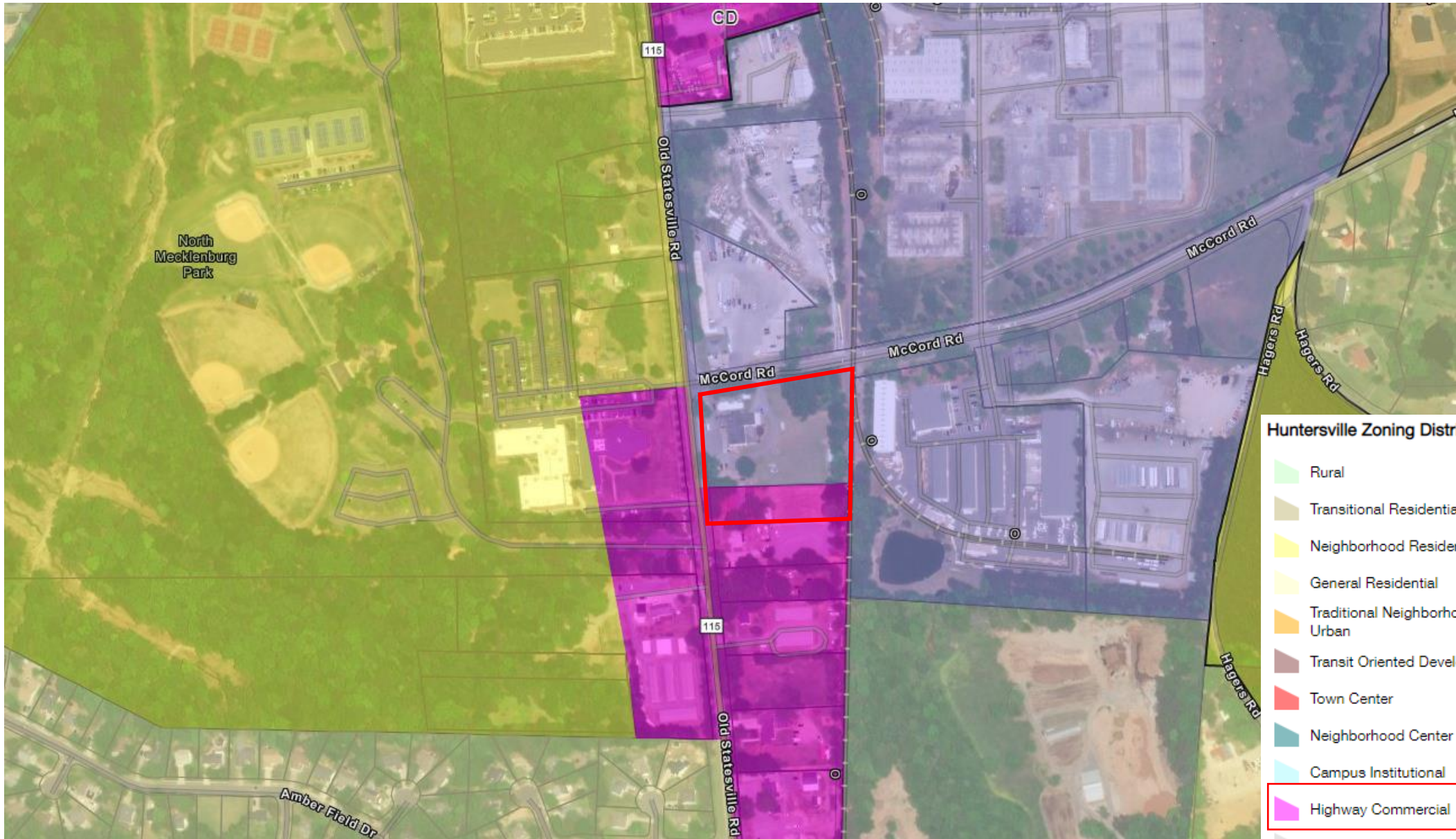
Rotunda Conference Room
105 Gilead Road, 3rd Floor
Huntersville, NC 28078

1. Call to Order/Roll Call

2. Action Agenda

- 2A. Morningstar Huntersville-16220 and 16204 Old Statesville Road (PIN-01101208, 01101209) Proposal to rezone approximately 4 acres from Special Purpose (SP) and Highway Commercial (HC) to Special Purpose-Conditional District (SP-CD) for building a 3-story climate control self-storage facility.

3. Adjourn



Huntersville Zoning Districts

- Rural
- Transitional Residential
- Neighborhood Residential
- General Residential
- Traditional Neighborhood Development
- Urban
- Transit Oriented Development Residential
- Town Center
- Neighborhood Center
- Campus Institutional
- Highway Commercial
- Corporate Business
- Vehicle Sales
- Special Purpose

2040 Future Land Use Plan



Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the "Moderate Density" and "Residential Edge" character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.