

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Amanda Dumas
Edwin Quarles
LaToya Rivers
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA
Planning Board Meeting
June 24, 2025 - 6:30 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube [@townofhuntersvillenc28078](https://www.youtube.com/@townofhuntersvillenc28078)

Advisory Board Members:

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the May 27, 2025, regular meeting minutes.
- 3. Public Comments**
- 4. Action Agenda**
 - 4.A. Consider a recommendation on Petition #R25-04 The Holbrook Phase 2, a request by Northstate Development to rezone +/- 1.727 acres at 106 Gilead Road from Neighborhood Residential to Town Center Conditional District for a mixed-use building. (*Brad Priest*)
 - 4.B. Consider a recommendation on Petition #R25-03, Mint Landscaping, a request by Brandon Morris to rezone +/- 2.98 acres from General Residential to Special Purpose - Conditional District for a Commercial landscaping site. (*Jesse James*)
 - 4.C. Consider a recommendation on Petition #R25-02 First and Church St Townhomes, a request by Better Path Homes, LLC to rezone +/-1.147 acres from Neighborhood Residential to neighborhood Residential Conditional District for a townhome subdivision. (*Nathan Farber*)
 - 4.D. Consider a recommendation on Petition #R25-05 MHH Logistics, a request by Skye Partners, LLC to rezone +/- 8.63 acres from Corporate Business to Corporate Business - Conditional District for an Industrial Flex Warehouse with associated office. (*Patrick Patterson*)

- 4.E. Consider a recommendation on Petition #TA25-07, a request by the Town of Huntersville Planning Department to amend the Huntersville Zoning and Subdivision Ordinance by re-designating the Board of Adjustment duties to the Planning Board. *(Patrick Patterson)*
- 4.F. Consider a recommendation on text amendment TA25-05 to align the Town's Code of Ordinances with state law. *(Becca Prichard)*

5. Other Business

- 5.A. Recognition of Planning Board Membership Changes
 - Acknowledge outgoing members: Jeff Sny and Greg Baber
 - Welcome incoming members: Trina Loomis (reappointed), Prince Tokpah, and Marshall Horsman

6. Adjourn

General Meeting Information

Planning Board:

The Planning Board functions as an advisory board to the Town Board on all requests for changes in the zoning laws, and ordinances of the Town of Huntersville subdivision requests pursuant to the Huntersville Subdivision Ordinance, and is empowered to make recommendations to the Town Board, or other governmental agencies consistent with the Planning Board's charged obligation to provide for proper planning for the future growth of the Town of Huntersville, and its environs. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. *(Public Comment and Public Hearing Policy - Amended February 19, 2024)*

Special Accommodations:

Please contact the Planning Department, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Tracy Barron can be reached at tbarron@huntersville.org or 704-766-2215.