

## Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Wednesday, April 29, 2025.

### Call to Order/Roll Call

Chairman Sny called the meeting to order at 6:30 pm.

**Present:** J. Sny, J. Henson, L. Hallman, G. Baber, S. Hensley, M. Pollard & J. Wright

**Absent:** C. Boyd & T. Loomis

### Approval of Minutes

**Item 2A: Consider approval of March 25, 2025, regular meeting minutes.**

**Motion:** J. Henson made a Motion to Approve the March 25, 2025, minutes. L. Hallman seconded the motion.

**Vote:** The motion passed unanimously (6-0-1) with S. Hensley abstaining due to absence.

### Public Comments

M. Wolfinger, Huntersville, NC – Concerns regarding R24-16

M. Chreitzberg, Huntersville, NC - Concerns regarding R24-16

### Action Items

**Item 4A: Consider a recommendation on Petition #R24-16, a request by Cottage Properties of Lake Norman, LLC to rezone +/- 8.77 acres located at 15533, 15513, and 15501 NC Highway 73 from General Residential to Neighborhood Residential Conditional District to develop a single-family residential development.**

B. Priest, Assistant Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning application and stated that staff is recommending approval of the rezoning application.

M. Pollard asked how the applicant plans for residents who want to exit the property and go to the East with the future Highway 73 road improvements, the necessity to change the tree canopy, and the cul-de-sac modification request. Staff explained the location in proximity to the future turn-around-bulbs on highway 73, the tree canopy adjustment needs to be made but the applicant will likely still be within the acceptable percentage for tree save, and the bulb on the cul-de-sac will be developed to engineering standards to ensure that all emergency vehicles, trash trucks, school buses, etc. can turn-around.

Applicants R. Irvin, Irvin Law Group and B. Cox, Red Cedar presented.

G. Baber asked how the applicant's timeline for development is intended to coincide with the highway 73 improvements. The applicant commented that their looking at late 2026 and highway 73 improvements are currently slated for 2029. The right in/right out will be required by NCDOT at the time of development.

J. Henson asked for clarification on the build-to line request, and spoke to the applicant regarding their intention with the open space concept. Staff confirmed that to fit there is clarification that is needed on



the build-to line for a few lots. The applicant confirmed that they are willing to work with the Town on the design and they are treating the area as the amenity to the development.

J. Sny asked for clarification on the topography of the proposed trail and the ADA compliance requirements. The applicant responded that they would prefer a crushed gravel wider walk that is ADA complimentary but not necessarily compliant.

S. Hensley asked about the proposed landscaping in the urban open area and if the applicant has considered what will be low maintenance and have good longevity to actually look as nice as what is being conceptualized. The applicant shared they would identify this if they get receive the rezoning approval and when they get to the landscaping budget for the project to be aesthetically pleasing. Staff commented that the concept picture is really beautiful but very hard to enforce, comments and commitments included in the rezoning approval are a much stronger tool that staff can use to ensure that what is presented is what is actually developed.

L. Hallman asked the applicant about the entry/exit and estimated home pricing.

M. Pollard asked the applicant if the agreement for access to the park is confirmed and if they will have signage to communicate where the trail leads and if it is public or private. The applicant confirmed the agreement is fully negotiated and simply needs to be signed and they intend to have signage for the trail to be private or for the community residents only.

**Motion:** S. Hensley made a motion, "In considering the proposed rezoning R24-16, Blythe Landing Residential, the Planning Board recommends approval of the application with conditions. With conditions the application is consistent with policies LU1.1, LU5, LU11.2, EOS8, LU7.1, LU8.2, LU9.1, and EOS3 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the rezoning plan with the following conditions because the development buffers an adjacent development appropriately, has a density consistent with the recommendations of a moderate density area of the Huntersville 2040 Plan, creates pedestrian connectivity to the adjacent park, and provides an excellent urban open space for the residents of the neighborhood. The following conditions are required; 1) the submitted open space concept is committed to with a rezoning comment on sheet CZ-302; 2) front build lines for the development are clarified, specifically lots 1 and 7 of 15 feet; 3) the 10-foot wide trail to Blythe Landing Park is constructed either to ADA standards or as close as reasonably possible; 4) the tree save plan is updated to show compliance with the 10% canopy area tree save; 5) clarification on intended commitments to the building elevations should be included in the final plan; 6) all minor staff comments are addressed. Approval is also based upon the modifications, 1) cul-de-sac length 600 feet and 2) urban open space acceptance of the amenitized storm water pond is urban open space. G. Baber seconded the motion.

Amendments were offered by L. Hallman to include, "garage recess and some front porches."

**Amended Motion:** S. Hensley made a motion, "In considering the proposed rezoning R24-16, Blythe Landing Residential, the Planning Board recommends approval of the application with conditions. With conditions the application is consistent with policies LU1.1, LU5, LU11.2, EOS8, LU7.1, LU8.2, LU9.1, and EOS3 of the Huntersville 2040 Plan. It is reasonable and in the public interest to approve the rezoning



plan with the following conditions because the development buffers an adjacent development appropriately, has a density consistent with the recommendations of a moderate density area of the Huntersville 2040 Plan, creates pedestrian connectivity to the adjacent park, and provides an excellent urban open space for the residents of the neighborhood. The following conditions are required; 1) the submitted open space concept is committed to with a rezoning comment on sheet CZ-302; 2) front build lines for the development are clarified, specifically lots 1 and 7 of 15 feet, garage recess and some front porches; 3) the 10-foot wide trail to Blythe Landing Park is constructed either to ADA standards or as close as reasonably possible; 4) the tree save plan is updated to show compliance with the 10% canopy area tree save; 5) clarification on intended commitments to the building elevations should be included in the final plan; 6) all minor staff comments are addressed. Approval is also based upon the modifications, 1) cul-de-sac length 600 feet and 2) urban open space acceptance of the amenitized storm water pond is urban open space. G. Baber seconded the motion.

S. Hensley commented that he thinks the cul-de-sac modification is reasonable, and he loves the connectivity to the park and he asked the applicant to keep working on the open space idea to ensure that it will look good through the life of the project.

G. Baber commented that he is also comfortable with as close to ADA as possible.

M. Pollard expressed that he will support the plan but he has great concern with NCDOT and the development of Highway 73 and he believes that there could be great risk with the timing of this project and the road improvements.

L. Hallman commented that he will support it, and he likes single-family homes, the connectivity to the park, and that the buffers are not being modified.

S. Hensley commented that as a by-right development this could come in very similar to what is being proposed with 13 homes and less amenities.

**Vote:** The motion passed unanimously (7-0).

**Item 5A: Other Business**

None

**Adjourn**

**Motion:** J. Wright made a Motion to Adjourn. G. Baber seconded the motion.

**Vote:** The motion passed unanimously (7-0).



Approved this 27 day of MAY 2025.

  
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Chairman or Vice Chairman

  
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Board Secretary

