

## Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Wednesday, June 24, 2025.

### Call to Order/Roll Call

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

**Present:** J. Sny, J. Henson, S. Hensley, M. Pollard, J. Wright, & C. Boyd.

**Absent:** L. Hallman, G. Baber, T. Loomis

### Approval of Minutes

**Item 2A: Consider approval of May 27, 2025, regular meeting minutes.**

**Motion:** C. Boyd made a Motion to Approve May 27, 2025, minutes. M. Pollard seconded the motion.

**Vote:** The motion passed unanimously (6-0).

### Public Comments:

G. Ingalls, Huntersville – Against R25-04

F. Gammon, Huntersville – General

**Recusal:** J. Henson disclosed that he has a conflict from Item 4A & Item 4B.

**Motion:** S. Hensley made a motion to recuse J. Henson from Petition R25-04 and R25-03. C. Boyd seconded the motion.

**Vote:** The motion passed unanimously (5-0) with J. Henson abstaining.

### Action Items

**Item 4A: 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.**

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, with both option A and B, and stated that staff is recommending approval of the rezoning application.

The Board had extensive discussion regarding the applicant's proposed mitigation without a TIA determination, the option A & B proposed driveway entrances, the height and scale of the structure, the proposed aesthetic and sound mitigation to the existing adjacent property owner, the proposed buffer modifications, and what amount of commercial square footage the applicant is proposing.

The applicants Rachel Krenz of Lagniappe Group, Charlotte spoke and Shane Seagle, North State Development presented the proposed project.

The Board asked the applicants follow up questions regarding committing to the commercial space that will be developed, the status of the negotiations with 760 Brewery, why they proposed the TIA mitigation alternative.

The Board asked Staff what was possible on this property without an approved rezoning. Staff confirmed multi-family with more units and no commercial could be built here and a 40' buffer would be required.

**Motion:** M. Pollard made a motion to recommend denial (Petition R25-04 The Holbrook Phase 2) based on the plan being inconsistent with the elements of the 2040 Plan including LU-7, LU-11.1, LU-11.2, DT1.1. It is reasonable and in the public interest to deny said application. C. Boyd seconded the motion.

The Board commented on the concerns that they have with the loose ends not being tied up particularly with a Downtown location that is important to get right, the potential of an approval creating a driveway adjacent to the Ingall's versus just a definite shared drive with 760, and the TIA determination not being complete or the mitigation.

**Vote:** The motion passed unanimously (5-0) with J. Henson recused.

**Item 4B: 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.**

J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed rezoning application and stated that staff is recommending approval of the rezoning application.

The Board asked about the proposed road, confirmed the applicant would be compensated in the future for the dedication of the land, the current commercial use of the property, when the non-compliance was identified, and what feedback or concerns have been expressed by surrounding neighbors.

**Motion:** S. Hensley made a motion to recommend approval of Petition 25-03, Mint Landscaping with the following conditions: 1) Buffer modifications are approved; 2) Parking lot modifications are approved to allow unpaved parking; 3) Frontage conditions are improved with the site fronting on access easement; 4) The site approvals are contingent on the site being used as it exists today, as a temporary use until the future Segal Street is constructed. This plan agrees to reserve the right-of-way for future extension and once the project is let for construction, the applicants agree to cease operation in the proposed rezoning. With this implementation the plan will be consistent with the 2040 Community Plan, specifically policies LU-6.3, LU8.1 and it would be reasonable and in the public interest to approve the rezoning plan because it supports an existing Huntersville business and provides a way for them to continue to use their property as they have for the past few years. J. Wright seconded the motion.

The Board commented on the desire to support Huntersville based businesses, a procedural question was raised as to whether this was a quid pro quo of compliance for reservation of the land,

**Vote:** The motion passed (4-0-1) with M. Pollard abstaining and J. Henson recused.

**Motion:** S. Hensley made a motion to reseal J. Henson. C. Boyd seconded the motion.

**Vote:** The motion passed unanimously (5-0) with J. Henson abstaining.

**Disclosure:** J. Henson disclosed that he has an interest in adjacent property. It has no bearing on this petition. There were no objections.

**Item 4C: 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.**

N. Farber, Senior Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the proposed rezoning application and stated that staff is recommending approval of the rezoning application.

The Board asked about the proposed rezoning not meeting the Mobility Plan, how the side path would be maintained in perpetuity, and the reason 100% attached is being recommended,.

Nick Petrie, with Better Path Homes presented.

The Board asked the applicant about the common area design, and if all the units will be for sale.

**Motion:** J. Wright made an amended motion to recommend approval of Petition R25-02, First and Church Street Townhomes based on the plan being consistent with policies LU-1.1, LU-2.2, LU-5.1, LU-5.3, LU-7.1, LU-9.1, DT-1.2, DT-2, DT-6 in the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the rezoning plan because the envisioned uses and the development pattern is set forth in the Huntersville Downtown Plan and the Huntersville 2040 Plan. Modifications include A) rear setbacks, B) buffer reduction; C) buffer grading; D) on-street parking; E) yard trees; F) attached housing percentage; and all staff comments are addressed. The project is in keeping with the spirit of the ordinance and therefore supported. C. Boyd seconded the motion.

S. Hensley recommended an amendment to the motion to add the one affordable unit. J. Wright and C. Boyd accepted the motion.

**Amended Motion:** J. Wright made an amended motion to recommend approval of Petition R25-02, First and Church Street Townhomes based on the plan being consistent with policies LU-1.1, LU-2.2, LU-5.1, LU-5.3, LU-7.1, LU-9.1, DT-1.2, DT-2, DT-6 in the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the rezoning plan because the envisioned uses and the development pattern is set forth in the Huntersville Downtown Plan and the Huntersville 2040 Plan. Modifications include A) rear setbacks, B) buffer reduction; C) buffer grading; D) on-street parking; E) yard trees; F) attached housing percentage; and all staff comments are addressed. The condition of the one affordable unit. The project is in keeping with the spirit of the ordinance and therefore supported. C. Boyd seconded the motion.

The Board expressed their appreciation of the project and for the affordable unit.

**Vote:** The motion passed unanimously (6-0).

**Item 4D: 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.**

P. Patterson, Planner II entered his staff report into the record, a copy of which is attached hereto as Exhibit D and incorporated herein by reference. Staff reviewed the proposed rezoning application and stated that staff is recommending approval of the rezoning application.

The Board asked about the buffer, what could be developed without the rezoning, what jurisdiction manages the stream, and if this could have been caught earlier in the process.

**Motion:** C. Boyd made a motion to recommend approval of Petition R25-05, MHH Logistics based on the plan being consistent with LU-1.1, LU-5. It is reasonable and in the public interest to approve the rezoning because the proposed use does not change the proposed use of the existing zoning district, provides recommended flexibility to employment centers and mitigates the encroachment to the stream by improving water quality for Huntersville and Mecklenburg County. S. Hensley seconded the motion.

The Board commented that the mitigation seems reasonable, and the front buffer is an improvement, and this may be better handled administratively versus through Board approval.

**Vote:** The motion passed unanimously (6-0).

**Item 4E: 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.**

P. Patterson, Planner II entered his staff report into the record, a copy of which is attached hereto as Exhibit E and incorporated herein by reference. Staff reviewed the proposed text amendment and stated that staff is recommending approval of the text amendment.

The Board asked if there was a conflict with their considering this amendment, what additional time commitment will be required, and if the cases are quasijudicial.

**Motion:** J. Henson made a motion to recommend the approval of TA25-07. It is reasonable and in the public interest to amend the Zoning ordinance because it will provide further clarification of the responsibilities designated by the Town Board. J. Sny seconded the motion.

The Board commented if this becomes a much greater workload that it should be reevaluated.

**Vote:** The motion passed unanimously (6-0).

**Item 4F: Consider a recommendation on text amendment TA25-05 to align the Town's Code of Ordinances with state law.**

B. Richards, Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit F and incorporated herein by reference. Staff reviewed the proposed text amendment and stated that staff is recommending approval of the text amendment.

**Motion:** C. Boyd made a motion to recommend the approval of TA25-05 as it aligns the Towns Code of Ordinances with State Law. M. Pollard seconded the motion.

**Vote:** The motion passed unanimously (6-0).

**Item 5A: Other Business**


The Board thanked J. Sny and G. Baber for their service and announced that T. Loomis was reappointed for a new term, and Prince Tokpah and Marshall Horsman had been appointed to the Planning Board and would be seated for the July 2025 meeting.

**Adjourn**

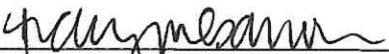
**Motion:** J. Sny made a Motion to Adjourn. J. Wright seconded the motion.

**Vote:** The motion passed unanimously (6-0).

Approved this 24 day of July 2025.

  
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Chairman or Vice Chairman

  
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Board Secretary

