

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
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

MINUTES

Regular Town Board Meeting

November 18, 2025 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

Meeting available via YouTube [@townofhuntersvillenc28078](https://www.youtube.com/watch?v=@townofhuntersvillenc28078)

The Huntersville Board of Commissioners meeting was held at Town Hall 101 Huntersville-Concord Road, Huntersville, NC 28078, at 6:00 PM on November 18, 2025.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Alisia Bergsman, Commissioner Edwin Quarles, Commissioner LaToya Rivers, Commissioner Nick Walsh

1. Pre-meeting - None

2. Call to Order

Mayor Clark called the meeting to order.

3. Moment of Silence

Mayor Clark called for a moment of silence.

4. Pledge of Allegiance

Mayor Clark led the Pledge of Allegiance.

5. Announcements and Presentations

Pam Escobar presented announcements regarding:

- Construction road closure on Rosewood Meadows Lane at the Greenway Crossing entrance lasting one week, which started on Monday.
- Public Works crews will be making greenway and stormwater enhancements to make it a safer crossing.
- Centralina Council of Government is seeking a regional non-profit partner to help preserve homes in North Mecklenburg. Centralina has shared an RFP seeking a nonprofit that is interested in

supporting affordable housing and home repairs for residents in our region. To view the RFP, learn more details, and apply visit huntersville.org.

5.A. Lake Norman Little League

Recognition of Lake Norman Little League for winning the North Carolina State Championship

Christy Clark recognized the players and coaches. Coach Darren Best spoke of their first championship for the 12-year old league and introduced team members.

6. Public Comments

Mayor Clark opened public comments.

1. Gatewood Campbell spoke about public records requests.

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Quarles made a motion to move 8C from Consent Agenda to Other Business 10E.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 5, No 0, Abstained 0

Commissioner Rivers made a motion to adopt the Amended Agenda for tonight's meeting.

Commissioner Bergsman seconded the motion.

Motion Passed with Yes 5, No 0, Abstained 0

8. Consent Agenda

Commissioner Quarles made a motion to adopt the Consent Agenda.

Commissioner Bergsman seconded the motion.

Motion Passed with Yes 5, No 0, Abstained 0

8.A. September 2, 2025 Regular Town Board Meeting Minutes

Approve meeting minutes.

Item approved via Consent Agenda

8.B. September 16, 2025 Regular Town Board Meeting Minutes

Approve meeting minutes.

Item approved via Consent Agenda

8.C. CRTPO Package submittal and CIP amendment for the Ervin Cook Road (formerly Oliver Hager Road) Extension & roundabout, along with the Extension of South Birkdale Commons Parkway project.

Approve CRTPO Package submittal and CIP amendment for the Ervin Cook Road (formerly Oliver Hager Road) Extension & roundabout, along with the Extension of South Birkdale Commons Parkway project.

Item moved to 10E Other Business

8.D. On-Call CEI Contracts

The Town's Public Works Department issued a request for qualifications (RFQ) for on-call construction, engineering & inspection (CEI) services on August 11, 2025 with responses due September 3, 2025. The Town received 7 RFQ's with the top 3 scoring firms being STV Inc, RK&K, and AWCK. The Public Works Department wishes to engage with the top 3 scoring firms for on-call CEI services.

Item approved via Consent Agenda

8.E. Resolution to acquire property for the Gilead Road West project

Resolution to acquire property by process of eminent domain for the three parcels listed in Exhibit A which are necessary for the construction of the Gilead Road West widening project.

Item approved via Consent Agenda

8.F. Safe Streets and Roads for All (SS4A) Grant Agreement

This request is for the Town Board to approve the grant agreement between the Town of Huntersville and FHWA for the Safe Streets and Road for All (SS4A) Grant that was awarded to the Town to conduct a study of the safety of our roadways. The Town was awarded \$240,000 in grant funding to complete a safety action plan, and in doing so the Town will be eligible to apply for additional grant funding to build roadway projects that address the safety issues identified in this safety action plan.

Item approved via Consent Agenda

8.G. Charlotte Fire Department Memo of Understanding

The physical location of Huntersville Fire Station #3 warrants frequent requests for backup into the Charlotte Fire service. There are also frequent requests for Charlotte to respond in the eastern portion of Huntersville. This Memo of Understanding documents our relationship with Charlotte to assist each department with call responses.

Item approved via Consent Agenda

9. Public Hearings

9.A. Conduct Public Hearing on Petition #TA25-10: Helistops Zoning Ordinance Amendment

TA25-05 is a text amendment request by R. Todd Hirschfeld to amend Articles 3.2.3 and 9.18 of the Zoning Ordinance to permit private helistops in the General Residential (GR) zoning designation with conditions.

Becca Prichard and the applicant, R Todd Hirschfeld, presented information for the public hearing.

Ms Prichard stated that Planning staff does recommend denial of this amendment due to nuisance to neighbors, potential need for tree clearing, and it does not align with the 2040 Plan.

Mayor Clark asked about other municipalities on Lake Norman and their helipad ordinances. Ms Prichard and Mr Roberts stated Cornelius does not have an ordinance, and Duke regulates any on the Lake.

Commissioner Walsh asked about the flight landing path and Mr Hirschfeld stated he would come in from over the lake.

Mayor Clark asked about a helipad on his dock vs land. Mr Hirschfeld replied that Duke only allows one dock per house.

*Mayor Clark stated there were no public speakers.
Mayor Clark closed the public hearing.*

- PowerPoint attached hereto as EXHIBIT 9A-1

9.B. Conduct Public Hearing on Petition #TA25-12: Detached Garage Zoning Ordinance Amendment

TA25-05 is a text amendment request by the Town of Huntersville Planning Department to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow detached garages in any yard on lots over five acres in size.

Becca Prichard presented information for the public hearing.

*Mayor Clark called for public speakers to receive comments.
Floyd B Johnson spoke in favor of the text amendment.
Mayor Clark closed the public hearing.*

- PowerPoint attached hereto as EXHIBIT 9B-1

9.C. Conduct a Public Hearing on Petition #TA25-11: Attached Garages Zoning Ordinance Amendment

Conduct a public hearing for November 18, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #TA25-11, a request by Northwood Ravin to amend Articles 4.9 and 8.16 of the Zoning Ordinance to allow single-family detached homes on lots 50 feet wide and less accessed via alley to have a reduced rear yard setback when a garage is attached to the primary structure via breezeway and modify requirements for mechanical equipment.

Lauren Speight presented information for the public hearing.

Commissioner Walsh verified with Ms Speight that the reason for this change to the setback is for smaller lots.

The Board asked about the type of equipment this includes and Ms Speight replied HVAC, gas, and pool were the most common

Mayor Clark stated there were no public speakers.

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9C-1

9.D. Conduct Public Hearing to Abandon a portion of Hagers Road

Conduct public hearing to abandon a portion of Hagers Road. The intersection of Hagers Road at McCord Road was improved to be a roundabout intersection. Hagers Road does not intersect McCord Road anymore, and this portion of Hagers Road is no longer in use.

Lora Mastrofrancesco presented information for the public hearing.

Mayor Clark called for public speakers to receive comments.

Emily Outing spoke of concerns that this abandonment was in front of her property. Mr Roberts confirmed this portion of Hagers Road abandonment did not affect her property and that Ms Outing would be contacted about any future abandonment that may affect her property.

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9D-1

10. Other Business

10.A. Order abandonment of a Portion of Hagers Road.

Order to Abandon a portion of Hagers Road.

Commissioner Walsh made a motion to adopt the order to abandon a portion of Hagers Road as described in Exhibit A.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 5, No 0, Abstained 0

10.B. Mecklenburg Public Transportation Authority Appointments

Consider appointing 2 members (one Primary and one Alternate) to the Mecklenburg Public Transportation Authority from 9 applicants.

Mr Roberts gave a brief explanation that this was a requirement of the PAVE Act and the passing of the additional sales tax for transpiration that passed on November 4, 2025.

Commissioner Rivers, Commissioner Walsh, Mayor Pro Tem Hunt, Commissioner Quarles all nominated T. Anthony Lindsey as primary and Michael Foess as alternate members.

Commissioner Bergsman said before I make my nominations, I just wanted to give some insight into my process when I was looking at this, and because we have a lot of qualified applicants that applied and one thing that was really important to me is both experience and experience using our public transportation. I noticed that in a few of the applications. My nominations are Richard Jones and Louis Cosentine.

Commissioner Quarles made a motion to appoint T. Anthony Lindsey as primary and Michael Foess as alternate members to the Mecklenburg Public Transportation Authority.

Commissioner Walsh seconded the motion.

Motion Passed with Yes 4, No 1, Abstained 0

No Vote: Commissioner Bergsman

10.C. Mecklenburg County Agricultural Advisory Board Appointment

Consider appointing one (1) member to the Mecklenburg County Agricultural Advisory Board from 1 applicant.

Commissioner Rivers, Commissioner Walsh, Mayor Pro Tem Hunt, Commissioner Quarles and Commissioner Bergsman all nominated Jessica Horton.

Commissioner Bergsman made a motion to appoint Jessica Horton to the Mecklenburg County Agricultural Advisory Board.

Mayor Pro Tem Hunt seconded the motion.

Motion Passed with Yes 5, No 0, Abstained 0

10.D. Environmental Sustainability Committee Appointment

Consider appointing one (1) member to the Environmental Sustainability Committee due to one resignation, from 7 applicants.

1. Three-year term, expiring 3/31/2028 (Jeremy Shook resigned)

Commissioner Rivers, Commissioner Walsh, Mayor Pro Tem Hunt, and Commissioner Quarles all nominated Heiner Dornburg. Commissioner Bergsman nominated Heather Ayers.

Mayor Pro Tem Hunt made a motion to appoint Heiner Dornburg to the Environmental Sustainability Committee for the remainder of the unexpired term.

Commissioner Quarles seconded the motion.

Motion Passed with Yes 4, No 1, Abstained 0

No Vote: Commissioner Bergsman

10.E. CRTPO Package - HL-0162 Ervin Cook Rd & Roundabout

Consider Resolution to amend CIP and submit an application to CRTPO for additional funding for the Ervin Cook Road Extension & Roundabout portion of the Ervin Cook Road Extension & Roundabout and South Birkdale Commons Parkway Extension project.

Item moved from 8C Consent Agenda.

Commissioner Walsh made a motion to approve the CRTPO package submittal and CIP amendment for the Ervin Cook Road, formerly Oliver Hager Road extension and roundabout, along with the extension of South Birkdale Commons Parkway project.

Mayor Pro Tem Hunt seconded the motion.

Motion Passed with Yes 5, No 0, Abstained 0

11. Closing Comments

Commissioner Bergsman wished everyone a happy Thanksgiving and to support local non-profits.

Commissioner Quarles congratulated Commissioner-Elect Heather Smallwood and Commissioner-Elect Scott Coronet and announced the details of Lake Norman Hometown Hero nominations through McIntosh Law Firm.

Commissioner Rivers announced a stream cleanup with the Environmental Sustainability Committee in the Pottstown community on December 12 at 8 am and reminded everyone to be kind to each other.

Mayor Clark wished everyone a happy Thanksgiving and welcomed Commissioner-Elect Heather Smallwood and Commissioner-Elect Scott Coronet.

12. Adjourn

There being no further business, Commissioner Rivers made a motion to adjourn.

Commissioner Quarles seconded the motion.

The motion Passed.

Mayor Clark adjourned the meeting.

These Board Minutes were approved this the 2nd day of December 2025.

Janet Pierson, Town Clerk



EXHIBIT

9A-1

TA25-10

Articles 3.2.3 & 9.18 (Helistops)

November 18, 2025

Background

Applicant: R. Todd Hirschfeld

Article 9.18 allows helistops as an accessory use in the Campus Institutional, Corporate Business, and Special Purpose Districts.

This text amendment would add helistops as a use permitted with conditions in the GR zoning district (Article 3.2.3) and add the related conditions of the use (Article 9.18). The proposed conditions are:

1. The helistop shall be for personal, private use only and shall not be open to the public for commercial purposes.
2. Landings and take-offs shall only occur during daylight hours.
3. No fueling, maintenance, or repairs shall occur on the property.
4. All operations must comply with the FAA regulations and any applicable local safety standards.



Ordinance

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Articles 3.2.3(a) and 9.18 of the Zoning Ordinance are hereby amended to be modified as follows:

Article 3.2.3(a)

(a) Permitted Uses.

Uses permitted by right.

- single family homes
- family care home

Uses permitted with conditions.

- cemeteries, (9.7)
- religious institutions, (9.8)
- duplexes on corner lots, (9.13)
- essential services 1 and 2, (9.14)
- government buildings up to 5,000 sq. ft. of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (9.29)
- schools, (9.35)
- transit shelters, (9.39)
- helistops, (9.18)

Uses permitted with Special Use Permit.

- wind energy facility, minor, accessory (9.53)

Article 9.18

A helistop shall be permitted as an accessory use in the GR, Cl, CB and the SP Districts provided it complies with all applicable Federal Aviation Administration regulations and guidelines.

Helistops in the General Residential (GR) zoning district shall be subject to the following limitations:

1. The helistop shall be for personal, private use only and shall not be open to the public for commercial purposes.
2. Landings and take-offs shall only occur during daylight hours.
3. No fueling, maintenance, or repairs shall occur on the property.
4. All operations must comply with the FAA regulations and any applicable local safety standards.



Background

Staff researched how other municipalities in the region handle helistops and only one allows them in conjunction with a residential use:

City of Charlotte

- Neighborhood 1 Place Type (Zoning District Type – Numerous Zones Included) – primarily residential with limited commercial uses
- Must be located at least 400 feet from a lot line

The majority allowed helistops as accessories for medical, government, and commercial uses.



Staff Concerns

Staff has the following concerns regarding the text amendment:

1. Potential nuisances next to residential uses: Noise and Wind
2. Tree Clearing: Needs for safe flight paths, and potential effects on adjacent properties
3. Lack of precedent – Very rare to permit helistops in single family residential uses in local zoning ordinances



2040 Community Plan

LU-11.1

“Protect and enhance the unique character of Huntersville’s neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.”

Staff does not believe that this text amendment aligns with the 2040 Community Plan.



Recommendation

Due to the aforementioned concerns, staff recommends **denial** of the request.

If the Town Board would like to add helistops as accessory to residential uses, staff recommends they be permitted by way of Special Use Permit.

- Special Use Permits would allow the Town Board to review each application on a case by case basis, notify adjacent property owners of potential effects, and mitigate any identified nuisances.

Next Steps

Planning Board is scheduled for November 19, 2025.

Town Board Final Action is scheduled for December 16, 2025.



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



A large, modern house with a stone chimney and a covered porch, set against a backdrop of trees. The house features a mix of stone and light-colored siding. A paved driveway leads to a two-car garage with arched doors. A basketball hoop is visible on the right side of the driveway. The foreground shows a grassy lawn and some landscaping.

Proposed Text Amendment to Section 9.18:
Allowing Helistops as a Conditional Use in General
Residential (GR)

*Presented by: Todd Hirschfeld
Huntersville, NC Resident and FAA-Certified Helicopter
Pilot*

Who am I and Why I'm Here

- Todd Hirschfeld
- Owner, Hirschfeld, a Sports Marketing agency in Cornelius
- Built current home + purchased adjacent lot in Huntersville in 2011
- FAA-certified fixed wing pilot since 2012 and earned my helicopter rating last year after Hurricane Helene in 2024
- Seeking to occasionally land personal helicopter — a few times per month, on private land, during daylight hours only
- No commercial use, no fueling, or maintenance



What the Zoning Ordinance Currently Says (Section 9.18)

- *“A helistop shall be permitted as an accessory use in the Campus Districts and the Special Purpose District, provided it complies with all applicable FAA regulations and guidelines.”*



▀ Proposed Amendment

*“A helistop shall be permitted as an accessory use in the Campus Districts and the Special Purpose District, and may be considered as a **conditional use** in the **General Residential (GR)** Zoning District, provided it complies with all applicable Federal Aviation Administration regulations and guidelines, and any additional conditions deemed necessary by the Town to ensure safety and neighborhood compatibility.”*





FAA Rules and Regulations

Key FAA Rules:

- **14 CFR §91.119** – Helicopters may land safely on private property if no hazard to people or property.
- **14 CFR §91.13** – No careless or reckless operation.
- **14 CFR §91.3** – Pilot is fully responsible for safe operation.
- **AC 91-36D** – Noise abatement guidance for residential areas.



Addressing Community Concerns

- 🕒 **Daylight-only operations** to reduce any disturbance.
- ⚡ **No fueling or maintenance** on-site.
- 📁 **No public or commercial activity.**
- **Limited use (2–3 times per month)** for personal purposes only.
- 🚫 **Committed to FAA-compliant noise abatement** and neighbor communication.



Existing Helistops

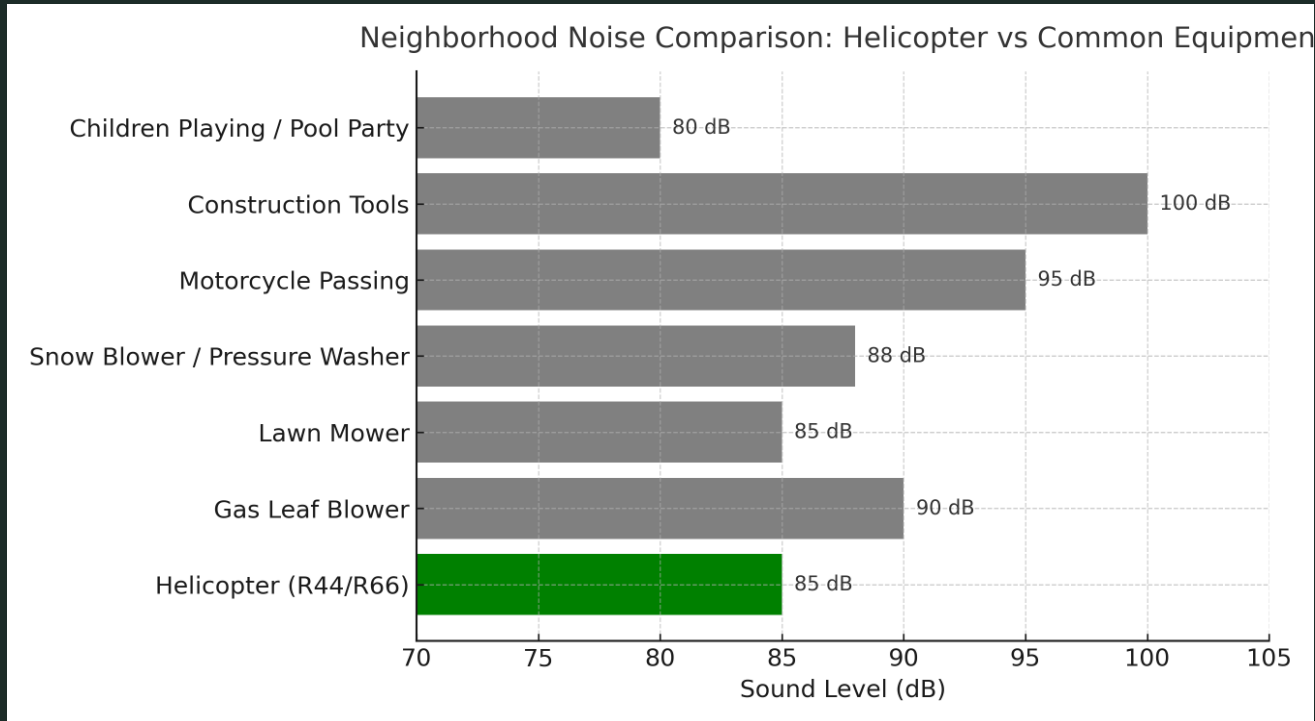
Multiple helipads already exist around the proposed property — operating safely in a similar fashion.

Rick Hendrick: 2 Miles
Sid Morris: 1.8 Miles
Unknown: 1.45 Miles
Denny Hamlin: 1.3 Miles
Douglas Boteler: 2.51 Miles
Unknown: 1.18 Miles
Mark Adkins: 4, 442 Feet
Will Adkins: 4,443 Feet



Equipment / Activity	Approx. dB (at source)	Duration / Character
Gas-powered leaf blower	85–90 dB	Continuous, 5–15 minutes
Lawn mower	80–85 dB	Continuous, 30–60 minutes
Snow blower / pressure washer	80–90 dB	15–30 minutes
Motorcycle or loud truck passing	85–95 dB	5–10 seconds
Construction tools (nail gun, saw)	85–100 dB	Intermittent, ongoing
Children playing / backyard pool party	70–85 dB	Continuous, 1–2 hours
Helicopter takeoff/landing (R44 class)	80–85 dB	Short burst, <1 minute total





Sources: FAA Advisory Circular 91-36D; FAA Helicopter Noise Model; NASA Glenn Research Center (2019); CDC NIOSH Everyday Noise Chart (2023); HUD Noise Guidebook (2009).

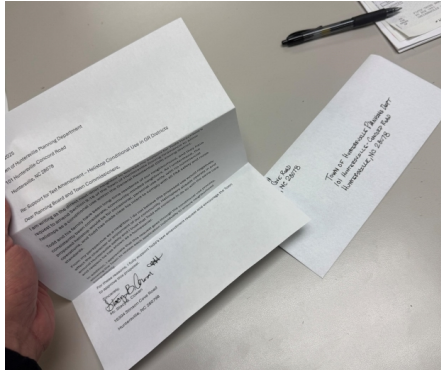
This Amendment Does

- Allow case-by-case Town review
- Require FAA & Town compliance
- Permit limited private use
- Keep community oversight

This Amendment Does NOT

- Allow automatic helipad approvals
 - Override neighborhood control
 - Permit commercial operations
 - Change the character of the neighborhood
-

Community Support



Cowan's: 16304 Stinson Cove Rd

16/23/2025
Town of Huntersville Planning Department
161 Huntersville-Concord Road
Huntersville, NC 28078

Re: Support for Text Amendment - Helicopter Conditional Use in QR Districts

Dear Members of the Planning Board and Town Commissioners,

As Todd Henschel's next-door neighbor, I wanted to share my support for his request to allow limited, personal-use helicopter landings on his property through the proposed text amendment to Section 5.18 of the Huntersville Zoning Ordinance.

Our families have lived side-by-side for several years, and I can confidently say that Todd and his family are thoughtful, responsible neighbors who take great care of their home and our community. Todd has explained his proposal to us—including his commitment to daylight-only flights, no fueling or maintenance on site, and strict compliance with all FAA safety regulations.

From my perspective, this would have minimal impact on the neighborhood. The occasional landing or takeoff would be far less disruptive than everyday equipment like lawn mowers or leaf blowers, and I know Todd will handle it with the same level of professionalism and courtesy that he brings to everything he does.

I also appreciate that this request would still go through the Town's conditional use review, ensuring an appropriate level of oversight and accountability.

For these reasons, I fully support Todd's request and believe it is a reasonable, responsible proposal that aligns with Huntersville's commitment to balancing innovation, safety, and community character.

Sincerely,

Kristen Sigler
13621 Hagers Ferry Rd.
Huntersville, NC 28078
kristensigler@outlook.com
704-720-1255

Sigler's: 13621 Hagers Ferry Rd.

MICHAEL S. FELDMAN, PhD
16303 Stinson Cove Rd
Huntersville, NC 28078
5707 888-0888
michael.feldman@netnet.net

Nov. 4, 2015

City of Huntersville
Planning Commission
161 Huntersville-Concord Road
Huntersville, NC 28078

Re: Mr. Todd Henschel
16303 Stinson Cove Road
Huntersville, NC 28078

Mr. Henschel has discussed with me his intention to build a helipad on his property for personal use and landings.

As a neighbor who lives diagonally across the street from him, I am in support of his request to obtain a permit to do so.

Should you require any additional information, please contact me directly.

Cordially,

Michael S. Feldman, PhD

Feldman: 16303 Stinson Cove Rd.





Closing: A Respectful Request

- Why this matters?
 - Personal, limited-use
 - Ensures safety, oversight, and accountability
- How this helps the Town of Huntersville?
 - Regain full control
 - Can set conditions
 - Adds flexibility to the ordinance
- Final Proposal
 - FAA-compliant





THANK YOU

Todd Hirschfeld
16220 Stinson Cove Road
Huntersville, NC
704.400.4075

EXHIBIT

9B-1

TA25-12

Articles 4.9 & 8.16 (Detached Garages)

November 18, 2025

Background

Applicant: Town of Huntersville

Article 4.9

- 4.9.3 states that a detached garage can only be located in the rear yard.
 - Adds a reference to 8.16, which allows detached garages in other yards with restrictions.
- 4.9.7 states that the side yard setback is 12' in the Rural (R) Zoning District.
 - A previously approved text amendment changed the side yard setback for properties in the R district to 8' in Article 3.2.1(d)(2)(e).
 - This amendment will make the regulations for side yard setbacks in the R designation consistent.



Ordinance

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4.9 of the Zoning Ordinance is hereby amended to be modified as follows:

Article 4.9

1. Buildings shall be placed on the lot within zone represented by the hatched area except in R & TR zone, where min. front setback is 20'. Along new streets, the build-to line shall be a minimum of 10' behind street ROW. Along existing streets, front build-to lines of new buildings shall be equal to the average setbacks of existing buildings on the same side of the street within 300'. Where the average setback of existing buildings within 300' exceeds 50' the setback of any new building may vary up to 20' from the setback of an adjacent building, existing or proposed, in order to negotiate a gradual transition to a different building setback. Only in the most exceptional circumstances having to do with extreme topography or very special design composition may these rules of residential building placement be varied.
2. Garages may be detached (entered from front or rear), or attached to the main dwelling, with or without habitable rooms above. Front loaded garages, if provided, shall meet the standards of Section 8.16.
3. A detached garage may be located only in the rear yard. See Article 8.16.
4. Points of permitted front or rear access to parking indicated by arrows. On corner lots, sideyard access is also permitted.
5. Main pedestrian access to the building is from the street. Secondary access may be from parking areas.
6. For buildings set back from the sidewalk, balconies, stoops, stairs, open porches, bay windows, and, and awnings are permitted to encroach into the front setback area up to 8'.
7. Sideyard setback is 8+2' in the R zone & 6' in the TR zone.



Background

Article 8.16.7

- Attached Garages:
 - Requires garages for more than two cars to either be detached and located in the rear yard or rear loading if attached to the side. (Current)
 - Removed to align with State Statute regarding municipal authority.
- Detached Garages:
 - Only allows detached garages to be placed in the rear yard. (Current)
 - Allows for detached garages to be placed in any yard as long as the lot is five acres or larger and the structure can't be seen from the road. (Proposed)
 - Smaller lots and lots without proper screening will still be required to place detached garages in the rear yard.



Ordinance

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 8.16 of the Zoning Ordinance is hereby amended to be modified as follows:

Article 8.16

7. Detached Garage Location:

- a. Detached garages may only be placed in the established rear yard. ~~Garages for more than two cars must be detached and located in the established rear yard or be attached side or rear loading~~
- 7.b. Detached garages may be placed in any yard on lots five acres or greater in size provided they cannot be seen from the public street.



2040 Community Plan

LU 8.1

“Continue to emphasize form and flexibility in development regulations...”

Staff believes this text amendment is consistent with the 2040 Community Plan.



Recommendation

Staff recommends approval as it increases consistency within the Zoning Ordinance, aligns the Town's Zoning Ordinance with state statute, and allows design flexibility for large lots without altering urban design standards.

Next Steps

- Planning Board is scheduled for November 19, 2025.
- Town Board Final Action is scheduled for December 16, 2025.



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



EXHIBIT

9C-1

TA25-11 Garages and Mechanical Equipment

November 18, 2025

Proposed By: Northwood Ravin

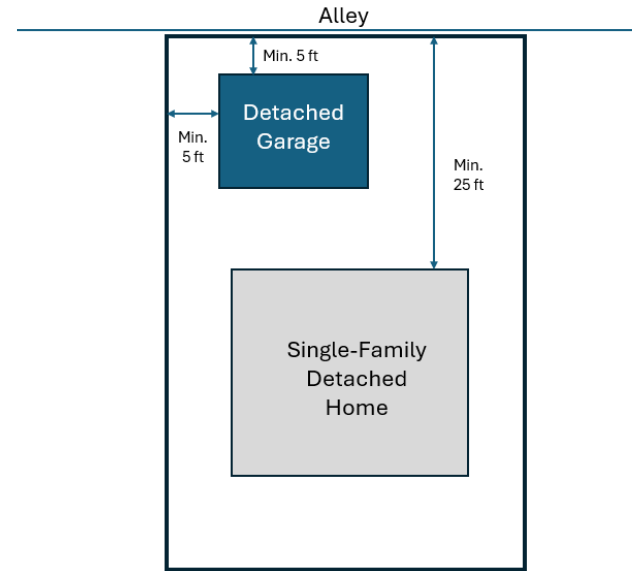
Goals

-  Revise requirements for attached garages
-  Revise requirements for mechanical equipment for single-family detached homes



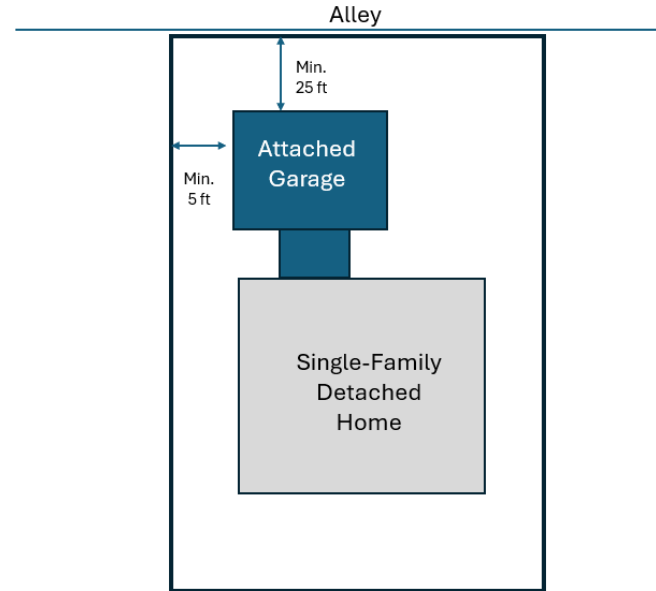
Current Standards – Accessory Structures

- ❖ Total area of all accessory structures $\leq$ total heated area of the first floor of the home
- ❖ Located in side or rear yard
- ❖ Minimum setback 5 feet from adjoining property lines

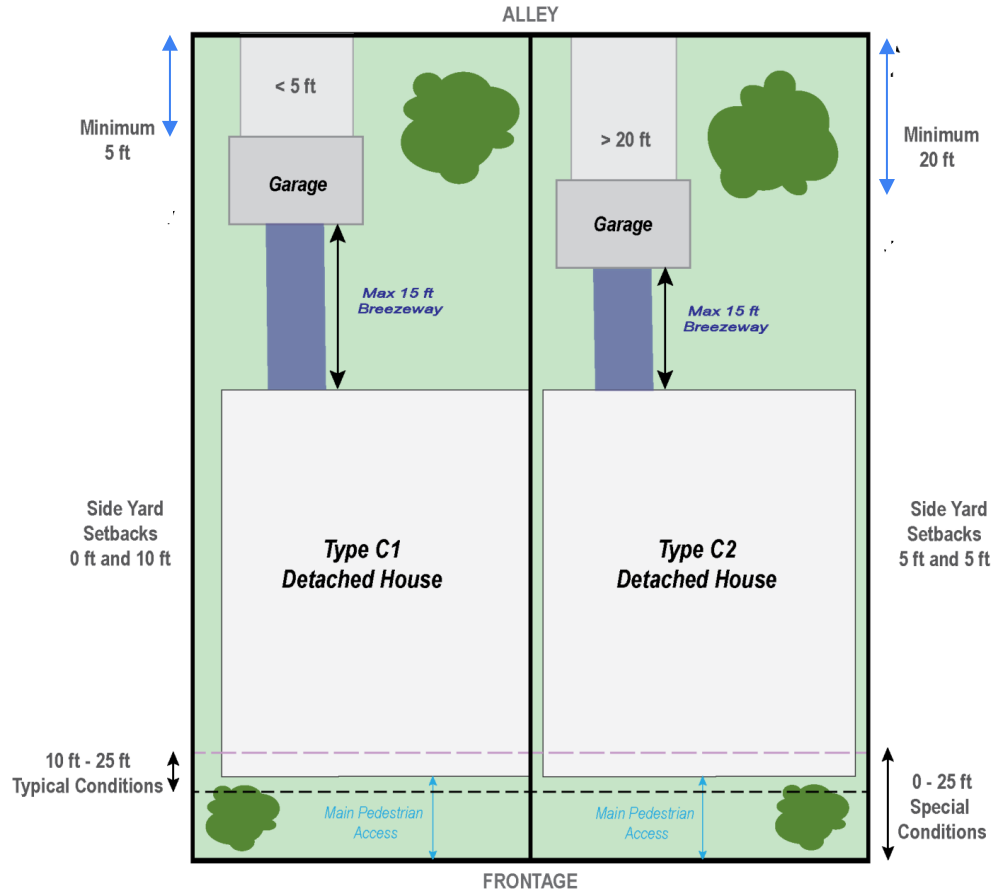


Current Standards – Attached Garages

- ❖ No size maximum
- ❖ No location requirement
- ❖ Subject to setbacks of home



Type C1 & C2



Mechanical Equipment

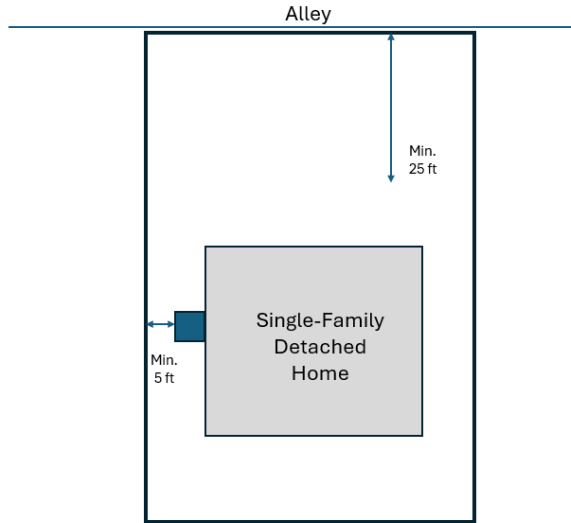
Article 4.9

Mechanical equipment shall not encroach into any required front or side setback or build-to-ranges. Mechanical equipment may encroach in the required rear setback. Mechanical equipment that encroaches into a rear setback shall be screened from view from the public street or publicly-accessible alleys at-grade.

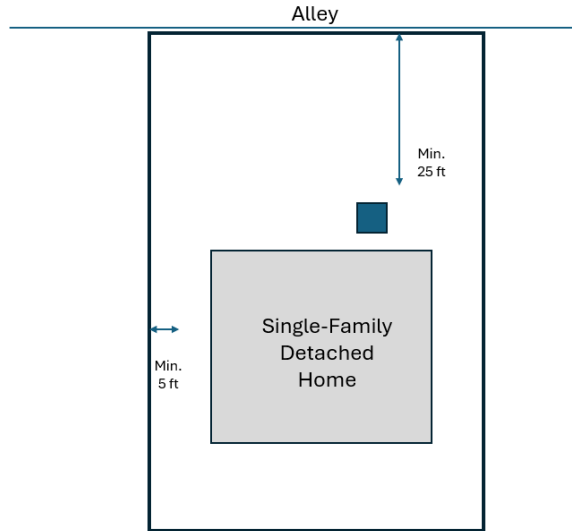


Current Options for Mechanical Equipment

Option 1

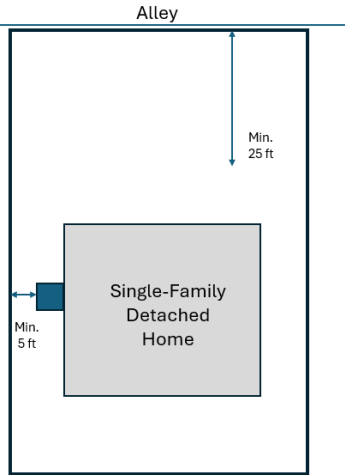


Option 2

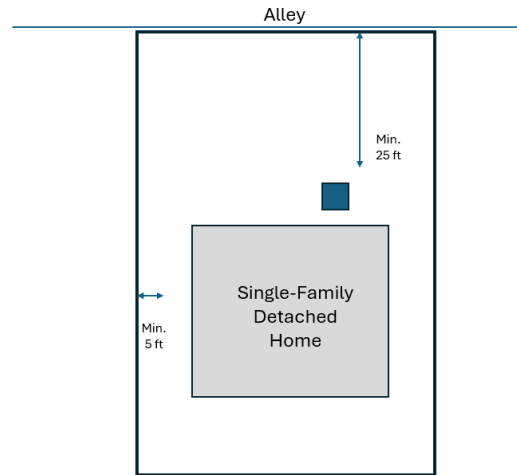


Proposed Options for Mechanical Equipment

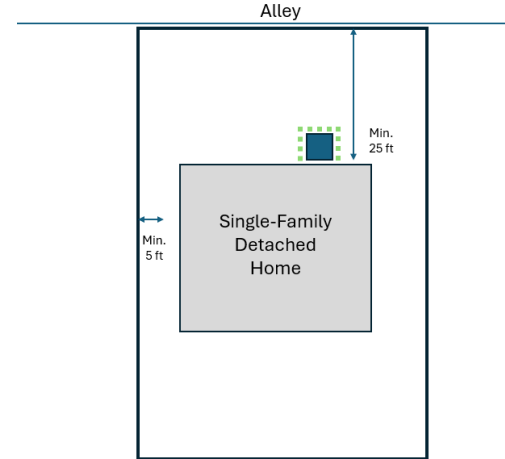
Option 1



Option 2



Option 3



Consistency with 2040 Plan



LU-8.1: Continue to emphasize form and flexibility in development regulations for these areas. Staff Comment: This proposed text amendment would allow minimal setbacks for single-family detached home on a lot with primary access from an alley includes a garage attached via breezeway.



LU-8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards. Comment: This text amendment would allow flexibility for the encroachment of mechanical equipment into rear-yards, but would encourage the higher standard of screening mechanical equipment from view from the public street or publicly-accessible alleys.



Timeline



Public Hearing
November 18, 2025



Planning Board
November 19, 2025



Town Board Final Action
December 16, 2025



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA





EXHIBIT

9D-1

Right of Way Abandonment A Portion of Hagers Road



Abandonment Process

North Carolina General
Statutes (N.C.G.S)
Section 160A-299
“Procedure for
permanently closing
streets and alleys”



Petitioner

Submits Petition with a sealed survey of road area requesting to be abandoned.



Town Staff

Reviews survey for compliance and prepares a Call for Public Hearing & Resolution Declaring Intent to Close.



Notice

Notice of Closing & Public Hearing physically posted at location. Resolution of Intent to be published as a legal notice.



Location Maps



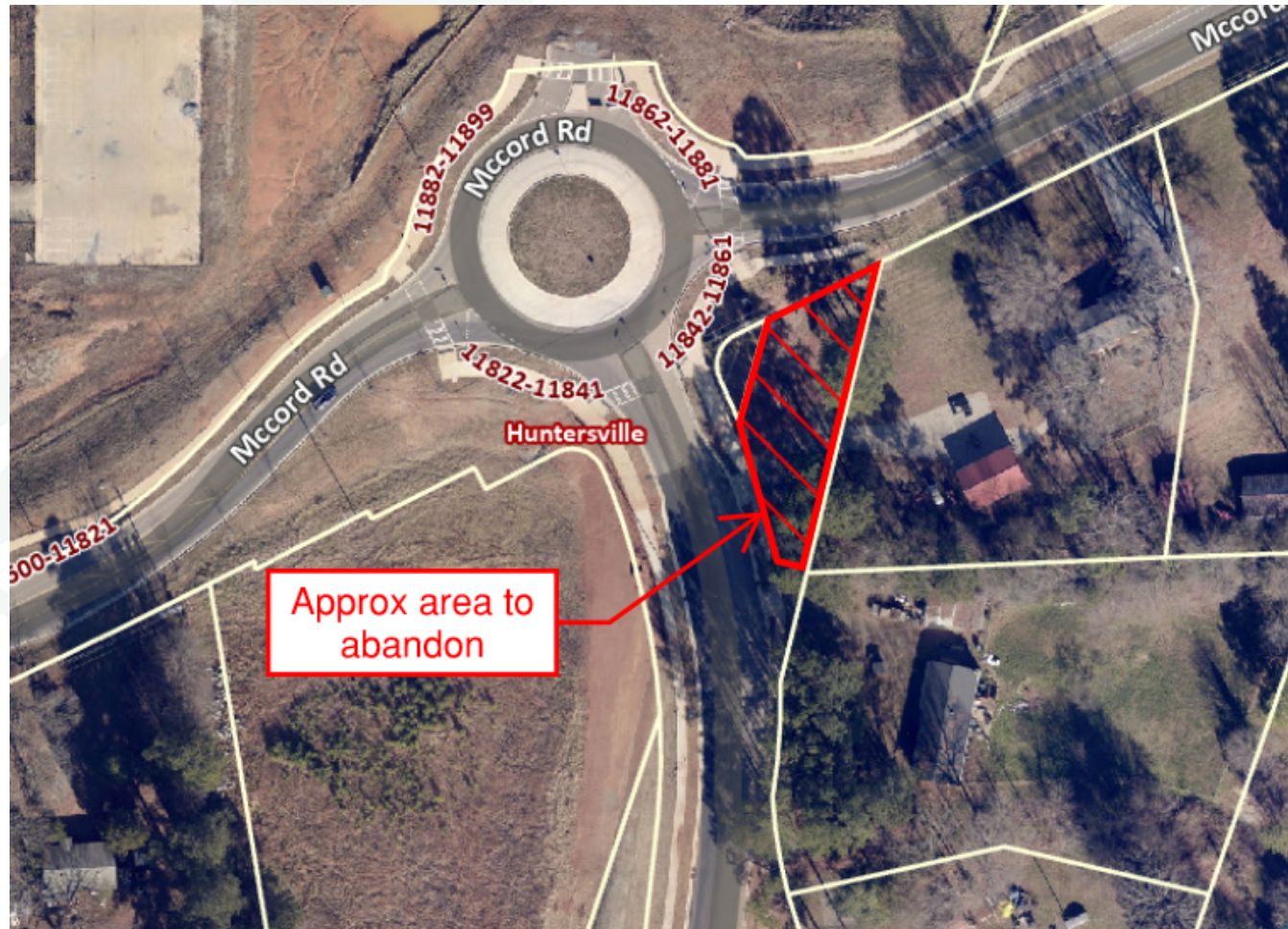
202



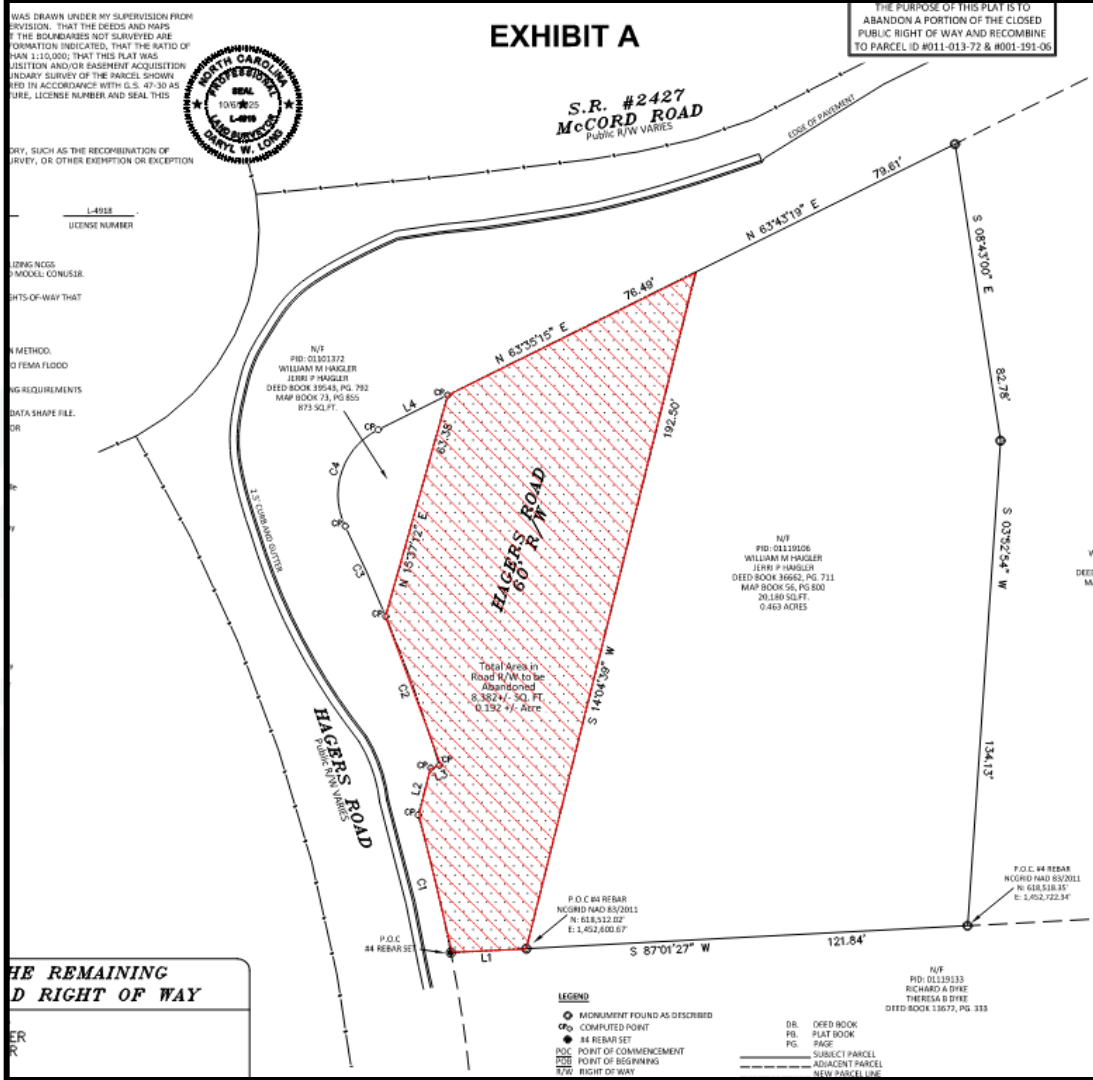
202



Area to Abandon



Plat Exhibit

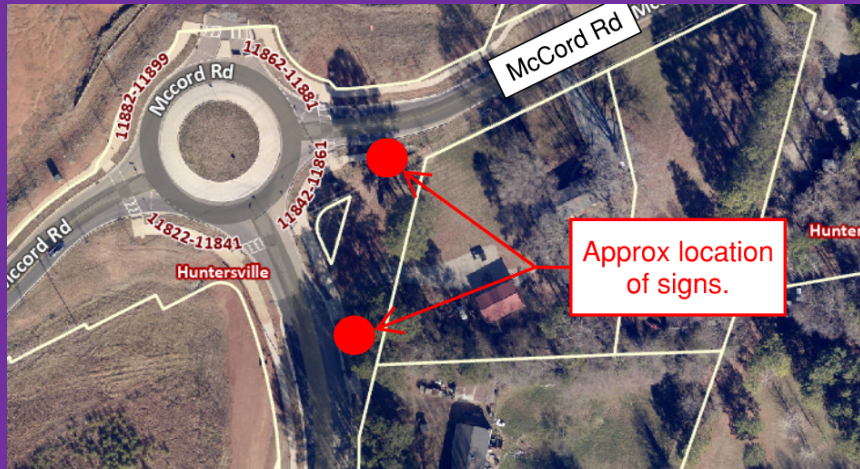


Driveway Access



Notice of Closing

A notice shall be prominently posted in at least two (2) places along said street.



Questions?

Town of
Huntersville
NORTH CAROLINA

