

**Mayor**  
Christy Clark

**Mayor Pro Tem**  
Jennifer Hunt

**Commissioners**  
Scott Coronet  
Edwin Quarles  
LaToya Rivers  
Heather Smallwood  
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

December 16, 2025 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

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

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The Huntersville Board of Commissioners meeting was held at Town Hall 101 Huntersville-Concord Road, Huntersville, NC 28078, at 6:00 PM on December 16, 2025.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Scott Coronet, Commissioner Edwin Quarles, Commissioner LaToya Rivers, Commissioner Heather Smallwood, 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:*

- *Waste collection bins can not be overflowing and the lids need to close; residents can schedule a bulk pick-up for items that do not fit in your bins by going to [www.huntersville.org/2841](http://www.huntersville.org/2841)*
- *Town offices will be closed December 24-26 in observance of the Christmas holiday as well as January 1 for New Year's Day*
- *Curbside waste collection will be delayed 1 day if your collection day is on one of the observed holidays or a weekday after the holiday*

- *Organic Christmas decorations (wreaths, garland, trees, etc) will be collected from December 26 - January 15 on your regular collection day*

## **6. Public Comments**

*Mayor Clark opened public comments.*

- 1. Chad Cordero spoke about Station South*
- 2. June Overcash spoke about Station South*
- 3. Amber Kovacs spoke about the old Town Hall building use and sale*
- 4. Josh Dumas spoke about the Public Comment Policy*
- 5. Johnny Campbell spoke about how his wife, Gatewood Campbell, has been treated by the Board*

*Mayor Clark closed public comments.*

## **7. Agenda Changes/Adoption of Agenda**

*Commissioner Coronet made a motion to Remove 8D - Amend Public Comment and Public Hearing Policy from the Agenda.*

*Commissioner Rivers seconded the motion.*

*Commissioner Rivers stated her reason for the removal was because she thought the Board should revisit the policy and take into consideration constituents feedback.*

*Commissioner Quarles stated that public comments should not be a platform for someone to be abused, and that the Board does not have to allow a lot of time. He also stated that the Board has an open-door policy, and they are transparent, which gives residents the opportunity to sit down and meet with them because the Board can not respond back during public comments. He thought we should be in-line with other municipalities.*

*Commissioner Walsh stated he was prepared to move forward, but the Town Attorney made the Board aware of a court ruling that we should review first.*

*Motion Passed with Yes 6, No 0, Abstained 0*

*Commissioner Coronet made a motion to Adopt the Amended Agenda.*

*Commissioner Smallwood seconded the motion.*

*Motion Passed with Yes 6, No 0, Abstained 0*

## **8. Consent Agenda**

*Commissioner Smallwood made a motion to approve the Consent Agenda.*

*Commissioner Coronet seconded the motion.*

*Motion Passed with Yes 6, No 0, Abstained 0*

### **8.A. Regular Town Board Meeting Minutes**

*Approve the Regular Town Board Meeting minutes.*

*Item approved via Consent Agenda*

**8.B. Torrence Creek Minor System Stream Enhancement Project Interlocal Agreement with Mecklenburg County**

Mecklenburg County and the Town of Huntersville previously partnered to deliver a creek stabilization project along Torrence Creek on portions of both the Major and Minor systems. Unfortunately, due to many residents' unwillingness to participate, a significant portion of the Minor System creek was omitted from the original project, leaving a portion of unimproved channel. This unimproved channel has deteriorated and is in poor condition and needs to be stabilized. Mecklenburg County Stormwater Services, through this agreement, will design and coordinate the restoration project. The attached Interlocal Agreement provides for funding from the Town for the work associated with the project.

*Item approved via Consent Agenda*

**8.C. Amendment to the FY 25 Audit Contract**

Due to the federal delay in issuing the 2025 Single Audit Compliance Supplement, the Local Government Commission (LGC) has extended the deadline for submission of Annual Audits from December 31, 2025, to February 12, 2026. The only change in this contract is the extension of the due date. There is no change in fee.

*Item approved via Consent Agenda*

**8.D. Public Comment and Public Hearing Policy Amendment**

The amendments to the policy remove the option for speakers to yield time to a designated spokesperson.

*(removed from Agenda)*

**8.E. Huntersville Recreation Center Budget Amendment**

Appropriate Signage revenue (103515.9999) of \$41,000 to contract services (106200.0314) to add two dual ADA automatic door opening operators to existing doors at the Huntersville Recreation Center. In addition, add a high build epoxy to existing concrete floors at the Huntersville Recreation Center.

*Item approved via Consent Agenda*

**8.F. Call a Public Hearing on Designating Town-Owned Property as Being Held for Resale for Economic Development**

Call a public hearing for January 6, 2026 at 6:00 pm at Huntersville Town Hall (14704 N Old Statesville Rd), Huntersville, NC 28078 on designating town-owned property (Parcel Ids 019-031-15 and 019-031-16) as being held for resale for economic development.

*Item approved via Consent Agenda*

**9. Public Hearings**

(No Public Hearings)

**10. Other Business**

**10.A. Greenway, Trail & Bikeway Commission Appointments**

Consider appointing three (3) members to the Greenway, Trail & Bikeway Commission, due to three expiring terms, from 7 applicants.

1. Three-year term, expiring 3/31/2029 (Christianna Beirne has served one term and is eligible, and has applied, for another term)
2. Three-year term, expiring 3/31/2029 (Elaine Kern has served one term and is eligible and is not applying for another term)
3. Three-year term, expiring 3/31/2029 (Geoffrey Locke has served one term and is eligible, and has applied, for another term)

*Commissioner Walsh made a motion to Appoint Christianna Beirne, Clayton Buchanan, and Geoffrey Locke.*

*Mayor Pro Tem Hunt seconded the motion.*

*Motion Passed with Yes 6, No 0, Abstained 0*

**10.B. Parks and Recreation Commission Appointments**

Consider appointing three (3) members to the Parks and Recreation Commission, due to three expiring terms, from 8 applicants.

1. Three-year term, expiring 3/31/2029 (Kathy Lewis has served two terms and is not eligible for another term)
2. Three-year term, expiring 3/31/2029 (Sharon Correll has served one partial term and is eligible, and has applied, for another term)
3. Three-year term, expiring 3/31/2029 (S. Magic Cypress-McNairy has served one partial term and is eligible, and has applied, for another term)

*Commissioner Rivers made a motion to Appoint Richard Aquino, Sharon Correll, and S Magic Cypress-McNairy.*

*Commissioner Coronet seconded the motion.*

*Motion Passed with Yes 6, No 0, Abstained 0*

**10.C. Public Arts Commission Appointments**

Consider appointing one (1) members to the Public Arts Commission, due to one expiring terms, from 3 applicants.

1. Three-year term, expiring 3/31/2029 (Ryan Flores has served one term and is not applying for another term)

*Commissioner Quarles made a motion to Appoint Diana Aka-Bashorun.  
Mayor Pro Tem Hunt seconded the motion.  
Motion Passed with Yes 6, No 0, Abstained 0*

**10.D. HFFA Commercial Indoor Air Quality Control System Contract**

The Town of Huntersville solicited bids from qualified, licensed HVAC Commercial Contractors for the purchase, installation, and servicing and maintenance of new indoor air quality control equipment for 25 yd pool and the decommissioning and removal of existing equipment. Thermal was lowest of the 2 bids received.

*George Eversmann explained the RFP and the contract.  
Commissioner Rivers asked for the amount of the contract and Mr Eversmann replied, \$591,630.  
Mayor Clark asked about the lifespan of the existing system and Mr Eversmann said eight years, and explained that from the beginning of the installation there were performance issues and design flaws within that system and that the life expectancy of large custom units is 12 to 15 years.*

*Mayor Pro Tem Hunt made a motion to Approve.  
Commissioner Quarles seconded the motion.  
Motion Passed with Yes 6, No 0, Abstained 0*

**10.E. HFFA Commercial Indoor Air Quality Control System Budget Amendment**

Appropriate \$591,630 from General Fund Balance (103890.9999) for the Dectron replacement in the 25 yard pool at HFFA (104200.0500).

*Mayor Pro Tem Hunt made a motion to Approve.  
Commissioner Rivers seconded the motion.  
Motion Passed with Yes 6, No 0, Abstained 0*

**10.F. Petition #R24-15 Station South**

Consider a decision on Petition #R24-15, a request by Station South LLC, to rezone +/- 21.29 acres located on Old Statesville Road (Parcels 01103213, 01121101) from Corporate Business-Conditional District to Transit Oriented Development-Residential-Conditional District for a mixed-use development.

*Jesse James presented the Planning Staff Report. The applicant, Dan Wendover, spoke.*

*Commissioner Coronet asked about security being added to the future red line area and Mr Wendover discussed strategic lighting and involvement with CATS.  
Commissioner Smallwood asked how much of the project will be completed with Phase One and Mr Wendover replied up to 348 apartments and townhomes.  
Commissioner Rivers asked if the five attainable units could be increased in the future and Mr Wendover replied that if construction costs decrease, they can look at adding more units.  
Commissioner Coronet asked about adding infrastructure for art/public art and Mr Wendover replied that they are willing to commit to art installation and to work with the local community.  
Commissioner Smallwood asked how the roads navigate around the property, specifically around*

*Mayes Road/Caldwell Crossing and Mr Wendover used the presentation to show the navigation around the development.*

*Commissioner Walsh made a motion to approve Petition #R24-15. In considering the proposed rezoning petition R24-15, Station South, the Town Board approves with the following conditions:*

- 1. Approval of "block length" modification requests for Blocks 2 and 5, as seen on page RZ3.*
- 2. Approval of the modification request to only require, one row of street trees along Seagle Street.*
- 3. Approval of side-yard parking modification as requested, as shown on the rezoning plan with appropriate screening.*
- 4. Approval of modification request to allow FAR of buildings with office and restaurant uses to be lower than the required ratio as set forth in 3.2.13(A).*
- 5. Approval of modification request for relief from Article 3.2.13 (E)(5).*
- 6. Approval of modification request to increase the allowable height of attached homes to 36-feet.*
- 7. A modification of note 19 to include an art piece not less than \$5,000.*
- 8. All other minor staff comments are addressed.*

*It is reasonable and in the public interest to rezone the approximate 21.29 acres described herein as it is consistent with, the envisioned use and development patterns set forth in the Huntersville 2040 Community Plan. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, and T1.3 and furthermore, meets the intent of a TOD-R, Zoning District by providing, a rich mix of services and housing in a pedestrian village format within close proximity to a transit station.*

*Commissioner Quarles seconded the motion.*

*Mayor Pro Tem Hunt stated she is in support of the project for its forward-thinking, incorporation of the future transit plan in the design, allocation of affordable units, and its mixed-use.*

*Commissioner Rivers stated she appreciated the attainable housing units and the landowners who came in support of this project because of the importance of generational land to her.*

*Commissioner Quarles stated that it is a true vibrant mixed-use development and will help nearby businesses.*

*Commissioner Coronet spoke about Ms Overcash's excitement for the project and his appreciation of the developer's plans for public art.*

*Motion Passed with Yes 6, No 0, Abstained 0*

*- PowerPoint attached hereto as EXHIBIT 10F-1*

**10.G. Petition #TA25-10: Helistops Zoning Ordinance**

Petition #TA25-10 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 presented the Planning Staff Report. The applicant, R Todd Hirschfeld, spoke.*

*Commissioner Quarles asked what the timeframe was for departure, including setup to departure. Mr Hirschfeld replied that it is typically not as long as the 90 second landing, but it can vary based*

on weather.

Commissioner Quarles asked, according to the FAA, what are some rules as it applies to your landing and takeoff plan. For example, hovering over a neighbor's house. Mr Hirschfeld replied that he can't hover over a neighbor's house and a pilot must always be in fully operational control and not be careless or reckless. He also stated there is no restriction on altitude in a helicopter. Commissioner Quarles asked if this petition was denied, and Mr Hirschfeld sold the half-acre lot for someone to build a home, what would happen to those trees. Mr Hirschfeld replied the buyer would most likely remove the trees to build a home.

Commissioner Rivers asked about a definitive flying timeframe. Mr Hirschfeld replied that he would be willing to add no-fly timeframe restrictions.

Mayor Clark verified to Mr Hirschfeld that he is requesting the Board deny the text amendment and then subsequently request staff to research and possibly establish a special use permit for helicopters in the Town of Huntersville. And that if the Board were to ask staff to research, there's no guarantee that the Board would then approve that, but it's just an alternate pathway at this time. Mr Hirschfeld replied that he thinks it's the appropriate way to go.

Emily Sloop clarified that even if the Board does direct staff to come up with a text amendment and that text amendment is approved to create a special use permit category, Mr Hirschfeld would still have to apply for the special use permit once that category has been established and there is no guarantee it would be approved. It's a quasi-judicial process.

Commissioner Coronet asked if other helistops are in coves or peninsulas. Mr Hirschfeld replied that there is a mix of inner lots, docks, back coves, and landing on open water channels.

Commissioner Smallwood commended Mr Hirschfeld on his research and due diligence on this petition.

Commissioner Quarles made a motion to deny petition number TA25-10, a request by R. Todd Hirschfeld to amend articles 3.2.3 and 9.18 of the zoning ordinance to permit with conditions for private helistops in the general residential zoning designation. The Town Board is aware of and considered the Planning Board's recommendations that any relevant portions of the 2040 Huntersville Community Plan. As part of this motion for the denial, the Town Board further directs staff to research and draft a text amendment for the Board's consideration that creates a special use permit category to permit helipads with a special use permit in the general residential zoning designation.

Commissioner Rivers seconded the motion.

Mayor Clark asked for discussion.

Commissioner Quarles stated the Planning Board did a phenomenal job with this proposal. This is a unique application. And I think doing what the Planning Board suggested by researching and putting this together would be the direction to go.

Commissioner Walsh stated that he agrees with Commissioner Smallwood's comments about Mr Hirschfeld's research and presentation. But he is not in favor of helicopters because people have certain noise expectations at their homes that don't include them.

Commissioner Walsh made a substitute motion to deny petition TA25-10, a request by R. Todd Hirschfeld to amend article 3.2.3 and 9.18 of the zoning ordinance to permit with conditions private helistops in the general residential zoning designation. The Town is aware and has considered the Planning Board's recommendation and any relevant portions of the Huntersville 2040 community plan. The Town Board is not going to recommend that the planning staff create a special use permit category to permit helistops with a special use permit in the general residential zoning designation.

*Commissioner Coronet seconded the motion.*

*Mayor Clark asked for discussion.*

*Commissioner Quarles stated the Board shouldn't be interested in the hypothetical. The applicant has presented neighbors who would be affected and they support this application. If they decide to sell their house, and the buyer sees a helicopter, it's up to them to decide if they want to purchase that home. Since the FAA is approving future modes of transportation, the Board should at least allow staff the opportunity to research and put together a special use category, just as we have previously directed staff to do other type of amendments.*

*Commissioner Rivers stated she agreed with Commissioner Quarles and that a special use permit would allow the opportunity to look at it case by case. The support of the neighbors that are directly affected helps to support the FAA's approval of this with the helicopters and the helistops. Commissioner Walsh stated that not all the neighbors were in favor, and it would be nice to know what the other property owners around the cove thought.*

*Commissioner Coronet stated he received a few emails from neighbors that would be impacted and that he would be in favor of the helipad if it was out on the water.*

*Mayor Pro Tem Hunt stated she appreciated the presentation and the noise comparisons, but she is not willing to make the change that's so inconsistent with how other municipalities handle helistops, even with a special use permit.*

*Commissioner Smallwood stated it wasn't about noise per se, but a safety issue. She asked if Mr Hirschfeld could add an upper level to his dock. Mr Hirschfeld replied that he could take the roof off his current dock and make it a helipad, but, in his option, it is safer to land on land versus water.*

*Mayor Clark called for a vote on the substitute motion.*

*Substitute Motion Failed with Yes 3, No 4, Abstained 0*

*No Vote: Mayor Clark, Commissioner Coronet, Commissioner Quarles, Commissioner Rivers*

*Mayor Clark called for a vote on the original motion.*

*Motion Passed with Yes 4, No 3, Abstained 0*

*No Vote: Mayor Pro Tem Hunt, Commissioner Smallwood, Commissioner Walsh*

*- PowerPoint attached hereto as EXHIBIT 10G-1*

**10.H. Petition #TA25-11: Garage Setbacks and Mechanical Equipment Requirements**

Consider a decision 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 the Planning Staff Report.*

*Commissioner Rivers made a motion to approve text amendment TA25-11. The text amendment is consistent with policies LU-8.1 and 8.2 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to approve the application because it will allow greater flexibility for setbacks of garages for single-family homes. Staff is in favor of the adjusted amount of 10 feet.*

*Commissioner Quarles seconded the motion.*

*Motion Passed with Yes 6, No 0, Abstained 0*

- PowerPoint attached hereto as EXHIBIT 10H-1

**10.I. Petition # TA25-12: Detached Garages Zoning Ordinance**

Petition #TA25-12 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 the Planning Staff Report.*

*Commissioner Walsh made a motion to approve TA25-12. The Town Board is aware and considered the Planning Board's recommendation and any relevant portions of the Huntersville 2040 Community Plan. In considering the proposed amendment TA25-12, the Town Board approves as it increases consistency within the zoning ordinance, aligns with the Town's zoning ordinances with state statute, and allows design flexibility for larger lots without altering urban design standards.*

*Commissioner Coronet seconded the motion.*

*Motion Passed with Yes 6, No 0, Abstained 0*

- PowerPoint attached hereto as EXHIBIT 10I-1

**10.J. Boards and Committees Appointments**

Consider appointments to various boards and committees.

*Christy Clark presented the proposed appointments.*

*Commissioner Rivers asked how decisions are made for various boards. Mayor Clark replied that each board has a variety of factors, such as meeting times. The ones that meet during the day are not assigned to those with full-time jobs. The remaining boards, that meet in the evening, are divided up by interest in what people have expressed. Whatever is left over is distributed to have an equal number of representative and alternative appointments.*

*Commissioner Quarles asked if there was a reason no one was assigned to the Planning Coordinating Committee. Mayor Clark replied that since it meets so infrequently, it would continue to be assigned per meeting based on Commissioner availability.*

*Commissioner Rivers asked how the decision was made for the Transportation Committee. Mayor Clark replied that as Mayor she is on the MTC which requires her to be on the Transportation Committee, and Commissioner Walsh is required since he is on the CRTPO. She then said it would be good to have one of the new members on the Committee so they can learn about the transportation projects.*

*Commissioner Quarles asked if another person can be added to the Transportation Committee. Nothing against Commissioner Smallwood, but we have received concerns about displacement, gentrification, and funds coming to the area, and she doesn't have that relationship with the people of Pottstown. Mayor Clark replied that another member can not be added because we would have a majority present at the Committee. Town Manager, Anthony Roberts, stated that on the internal transportation committee we have Staff and Board members that flesh out projects we may be seeking a grant for and some of those ideas will come back to the full Board. The items that come by this Committee have nothing to do with displacement. Also, the*

*MPTA is not going to address what we do locally with the sales tax funds - it is going to be this Board making those decisions.*

*Commissioner Rivers made a motion to Approve.  
Commissioner Smallwood seconded the motion.  
Motion Passed with Yes 6, No 0, Abstained 0*

**11. Closed Session**

**11.A. Closed Session**

Closed Session pursuant to N.C.G.S. 143-318.11(a)(5) to instruct staff or negotiating agents concerning the price and other material terms for the acquisition of real property.

*Commissioner Coronet made a motion to go to a closed session pursuant to NCGS143-318.11(a)(5) to instruct staff or negotiate agents concerning the price of other material terms for the acquisition of real property.*

*Commissioner Rivers seconded the motion.  
Motion Passed with Yes 6, No 0, Abstained 0*

*The Board returned from Closed Session.*

**12. Closing Comments**

*Mayor Clark asked for closing comments.*

*Commissioner Coronet stated his appreciation for all the help and support on our first meeting.*

*Commissioner Walsh stated we've had a lot of meetings here, and this will be our last time saying motion to adjourn in this building.*

*Commissioner Rivers stated Happy holidays, everyone. Enjoy your families. Be safe. If you're sick - stay home, wear a mask, protect your people.*

*Mayor Pro Tem Hunt stated Happy holidays, Huntersville, and safe travels.*

*Commissioner Quarles stated that this will be our last time to adjourn in this building. On January 5, 2026, the Veterans Service Office will open. Bobby Williams and I gave them a tour, and they were very excited. If you're a veteran or know a veteran, tell them to visit to learn about benefits and things that they could use in their life. Lastly, Merry Christmas to all.*

*Commissioner Smallwood stated thank you for a great first meeting and for welcoming her. She is excited to have the next meeting in the new Town Hall and wished everybody a Merry Christmas.*

*Mayor Clark wished everyone happy holiday season and to be safe out there if you're traveling.*

**13. Adjourn**

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

*Mayor Pro Tem Hunt seconded the motion.*

*The motion Passed.*

*Mayor Clark adjourned the meeting.*

*These Board Minutes were approved this the 6<sup>th</sup> day of January 2026.  
Janet Pierson, Town Clerk*



EXHIBIT  
10F-1

# R24-15: Station South Conditional District Rezoning

Town of  
**Huntersville**  
NORTH CAROLINA

# Rezoning Request:

## Current

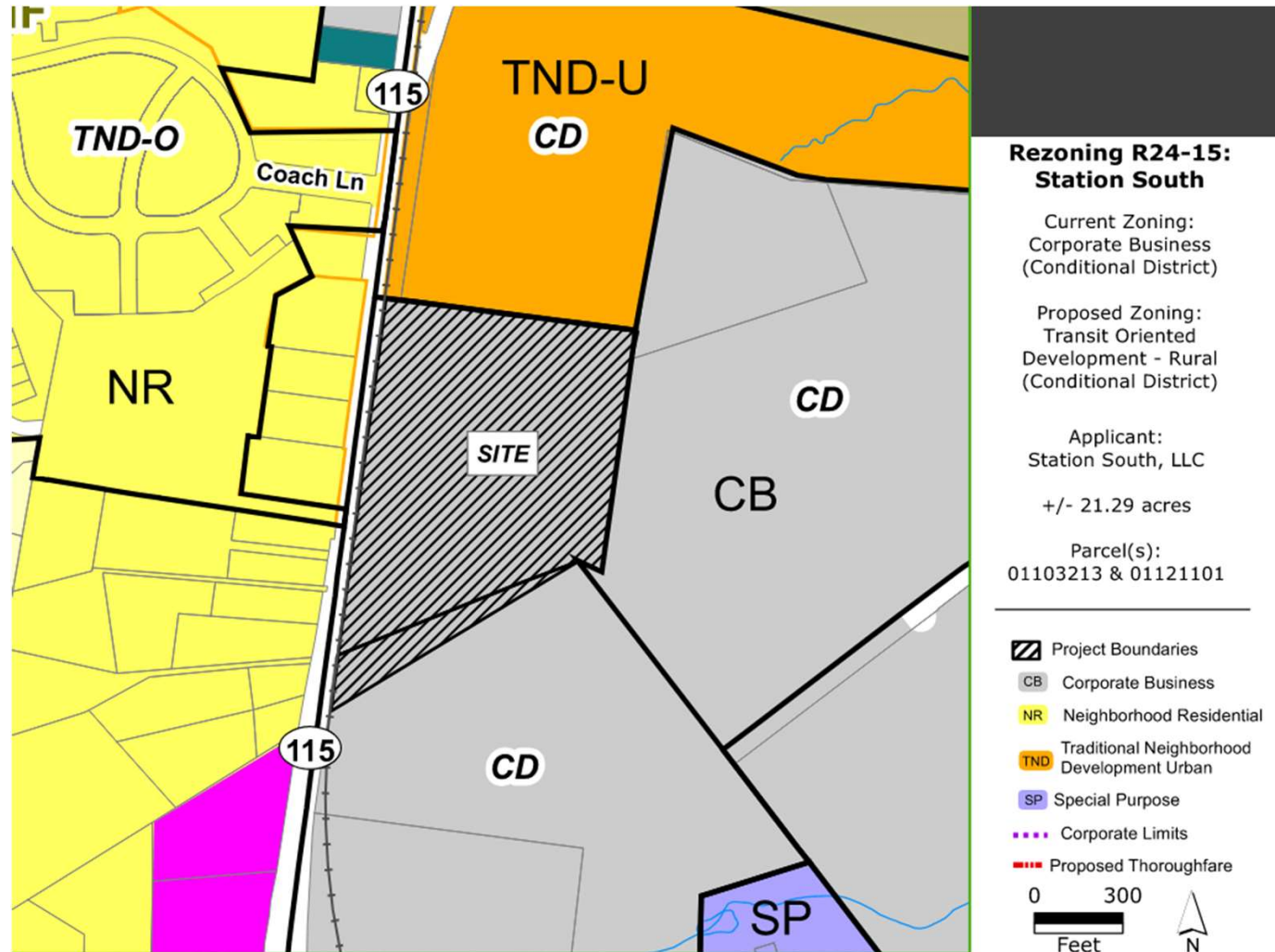
- Single Family Residential/Vacant
- Zoning= Corporate Business-Conditional District

## Proposed

- Mixed Use- Apartments/Townhomes/ Commercial/Vertical Mixed
- Zoning=Transit Oriented Development-Residential-Conditional District

## **Timeline of Events:**

- Public Hearing held 3/4/25
- Planning Board held 3/25/25
- Town Board- Original 4/22/25
- Continued to 12/16/25 due to one cent sales tax vote for commuter rail line funding.



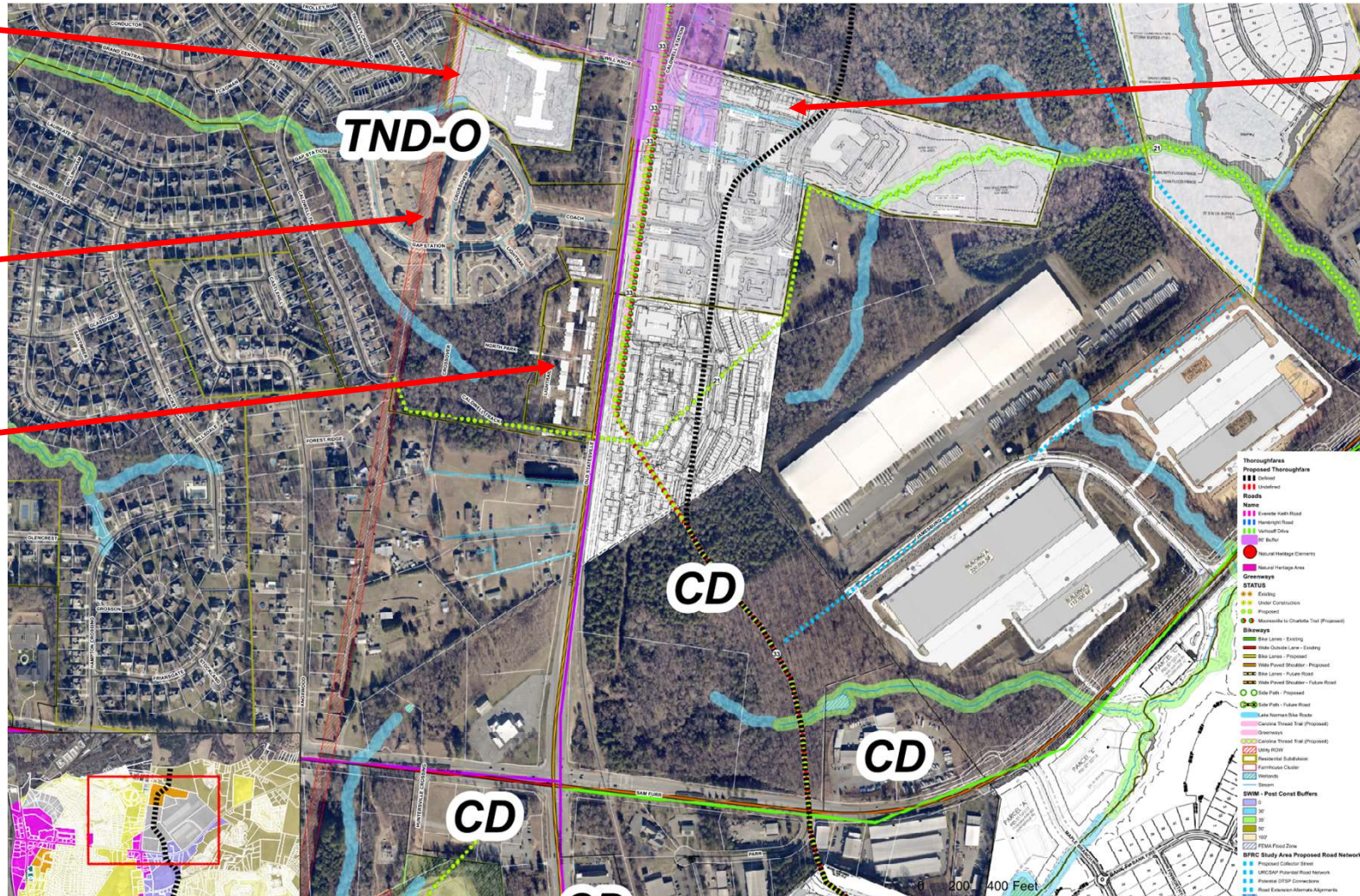
# Context Map

Calamar Senior Apartments

Caldwell Station

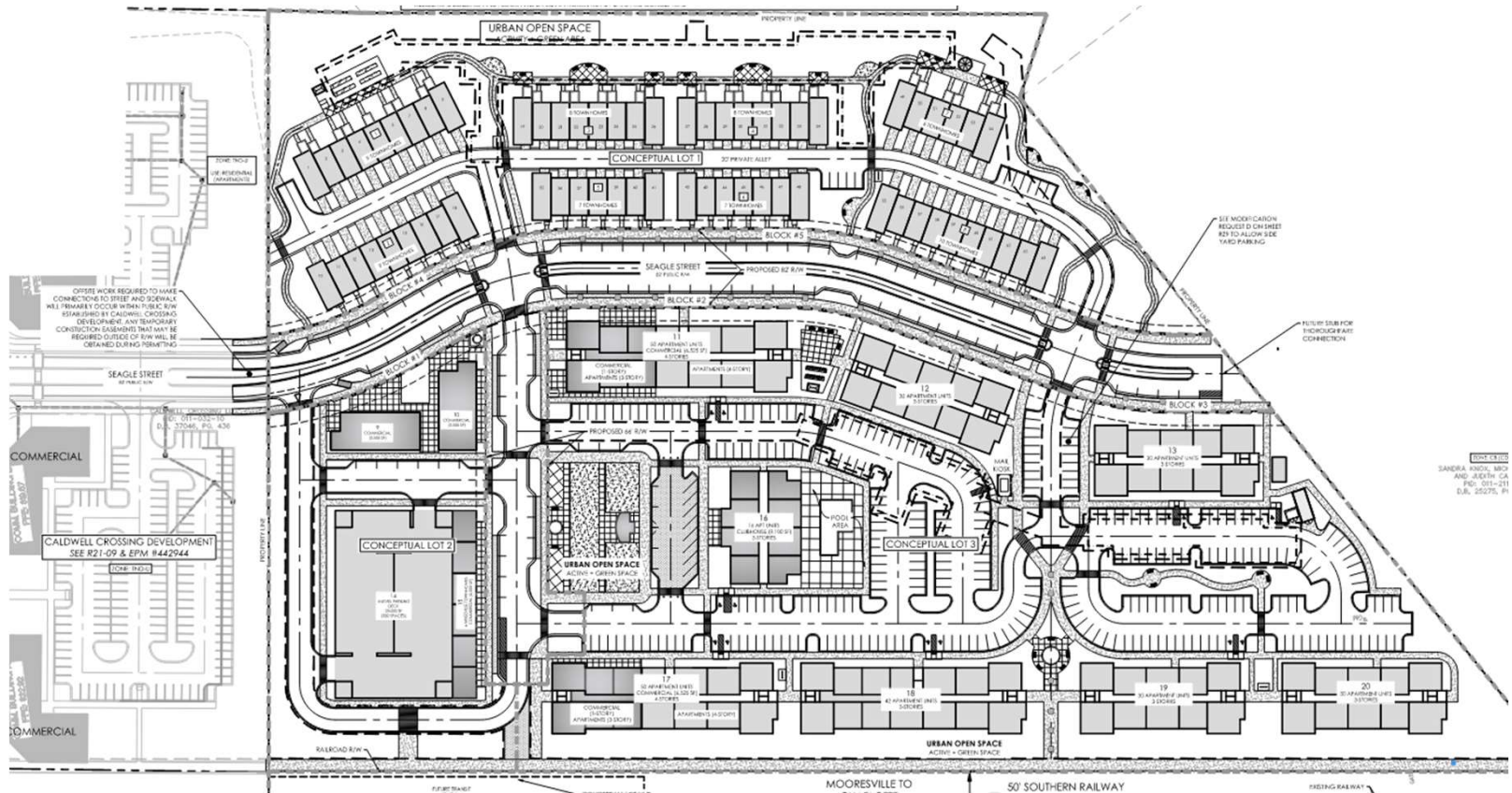
Charter Caldwell Station

Caldwell Crossing



# Proposed Site Plan

- Mixed Use Subdivision- 20 Buildings(2 Commercial Buildings,8 Apartment Buildings(2 are vertical mixed), 8 Townhome buildings, 1 Parking Deck with Vertical Mixed-Use apartments and commercial.
- Up to 348 Total Residential Units- 278 Apartment, 6 Mixed-Use Townhome, 64 Townhomes
- 5 Attainable units for 15 years- (2 at 80%AMI, 3 between 80-120%AMI).
- 6 Modification Requests (Detailed in next slides)



# Modifications

- Block Length Modifications- Block 2(596') and 5(639') (Seagle Street)
  - Staff Recommends Approval- On Street Parking, Curvature in road, cross-walks
- Street Trees- Along Seagle Street- 1 row due to urban building conditions
  - Staff Recommends Approval- Tree Grates or Wells like downtown conditions. (landscape plan needs to be updated to reflect request)
- Side-yard parking- Small amount proposed for Apartments
  - Staff can recommend with addition of screening wall(side-yard not permitted with Apts)
- FAR- May be lower than required for TOD-R
  - FAR emphasizes more density within less lot area(Gross floor area/Lot area). Additions of parking deck and large urban open space skew the FAR. Staff recommends approval.
- TOD-R Ratio of Commercial to Residential
  - Within a 1/2-mile walking distance of the station site, a master subdivision sketch plan may include up to 10,000 sq. ft. of retail/services/commercial/office development(25k in this plan) for each 250 dwelling units master planned in the 1/2-mile catchment area. (348 units @18.69 DUA meeting min 15 DUA requirement)
  - Staff recommends approval- Amount of Residential in the vicinity can support the commercial space provided and likely even more(see context map next slide).
- Maximum height for Townhomes increased to 36 feet. (30-feet per ordinance)



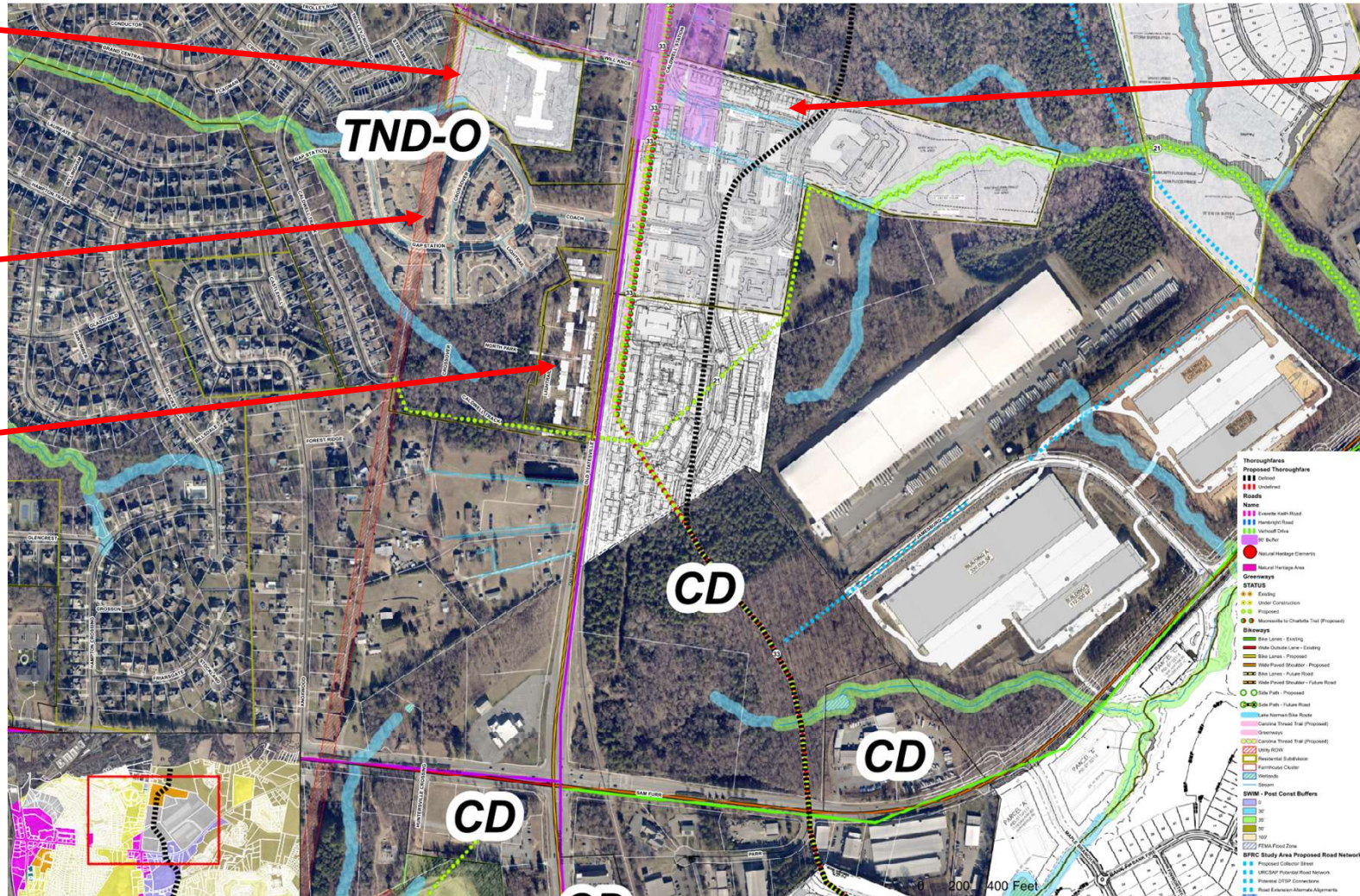
# Context Map

Calamar Senior Apartments

Caldwell Station

Charter Caldwell Station

Caldwell Crossing



# Architectural Elevations (Vertical Mixed Use)



# Architectural Elevations (Apartments)



# Architectural Elevations (Townhomes & Clubhouse)



CLUBHOUSE FRONT ELEVATION



# Architectural Elevations (Retail)



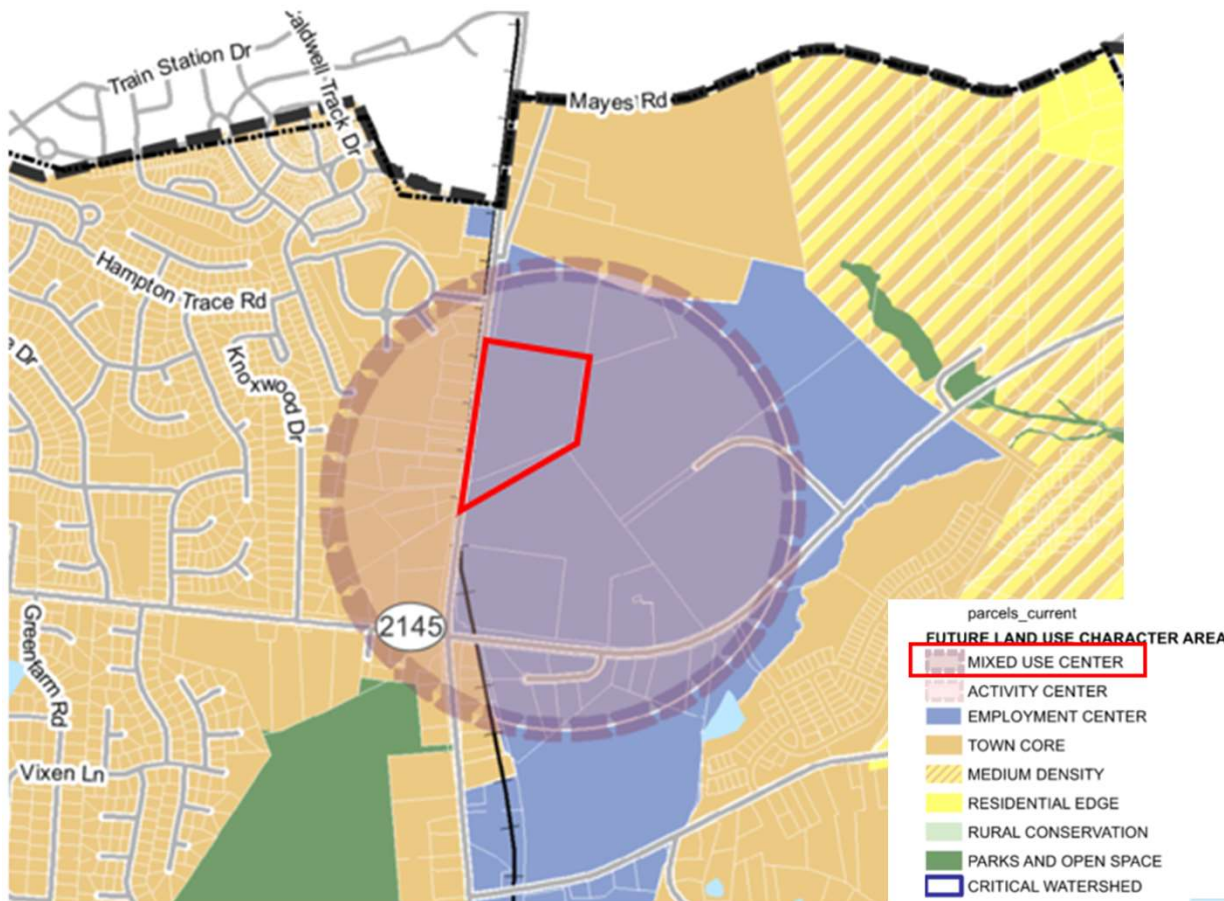
RETAIL ELEVATION @ STREET 1

1/8" = 1'-0"

- Staff requests exploring option of 2<sup>nd</sup> occupiable floor.



# 2040 Huntersville Community Plan



## Proposal Supports:

- LU 1.1- Utilize Future LU
- LU5.1- Intense Development around transportation infrastructure
- LU 6.1- Mix of Land Use encouraged around Mixed-Use centers
- LU 7.1- Follow Design Principles
- LU8.1- Emphasis on Form and Flexibility (allow less parking in TOD)
- LU8.3- Encourage transit-supportive development
- T1.2- Connect Mixed-Use Centers with transit
- T1.3- encourage transit supported development within MU-Centers to expand existing bus routes.



# Planning Board Recommendation

## **Recommend Approval- Vote 4-3**

The plan being consistent with the Huntersville 2040 plan, policies LU1.2, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, T1.3 and furthermore meets the intent of TOD(R) zoning district by providing a rich mix of services and housing in a pedestrian village format.

### **Approval Conditions:**

- A)** Approval of block length modification requests for Blocks 2 and 5 as seen on page RZ3.
- B)** Approval of the modification request to only require one row of street trees along Seagle Street.
- C)** Approval of side-yard parking modification as requested as shown on the rezoning plan with appropriate screening.
- D)** Approval of modification request to allow FAR of buildings with office and restaurant uses to be lower than the required ratio as set forth in 3.2.13(A).
- E)** Approval of modification request for relief from Article 3.2.13 (E)(5).
- F)** Approval of modification request to increase the allowable height of attached homes to 36-feet.
- G)** All other minor staff comments are addressed.

# Staff Recommendation/Consistency Statement:

In considering the proposed rezoning petition R24-15, Station South, staff recommend approval with the following conditions:

- A) Approval of block length modification requests for Blocks 2 and 5 as seen on page RZ3.
- B) Approval of the modification request to only require one row of street trees along Seagle Street.
- C) Approval of side-yard parking modification as requested as shown on the rezoning plan with appropriate screening.
- D) Approval of modification request to allow FAR of buildings with office and restaurant uses to be lower than the required ratio as set forth in 3.2.13(A).
- E) Approval of modification request for relief from Article 3.2.13 (E)(5).
- F) Approval of modification request to increase the allowable height of attached homes to 36-feet.
- G) All other minor staff comments are addressed.

It is reasonable and in the public interest to rezone the approximate 21.29 acres described herein as it is consistent with the envisioned use and development patterns set forth in the 2040 Community Plan. The proposal is consistent with the Huntersville 2040 Community Plan policies LU 1.1, 5.1, 6.1, 7.1, 8.1, 8.3, T1.2, and T1.3 and furthermore, meets the intent of a TOD-R zoning district by providing a rich mix of services and housing in a pedestrian village format within close proximity to a transit station.



Thank You

Questions?

Town of  
**Huntersville**  
NORTH CAROLINA





# STATION SOUTH

S U M M A R Y

## Station South Timeline

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- **2024**
  - Feasibility Meeting – **(Original Plan decided on)**
  - Summer of 2024 - **(Red Line Chat heats Up, rip up plan)**
  - 2<sup>nd</sup> Feasibility Meeting - **(New Plan TOD decided on)**
  - CATS Purchases Red Line from NS **(Spends ~\$91,000,000)**
  - Community Meeting **(No one speaks in opposition)**
- **2025**
  - Public hearing **(Only positive comments)**
  - Planning Board Meeting **(Vote to Approve & Support)**
  - Vote Deferred
  - Transit Tax Passes
  - Vote

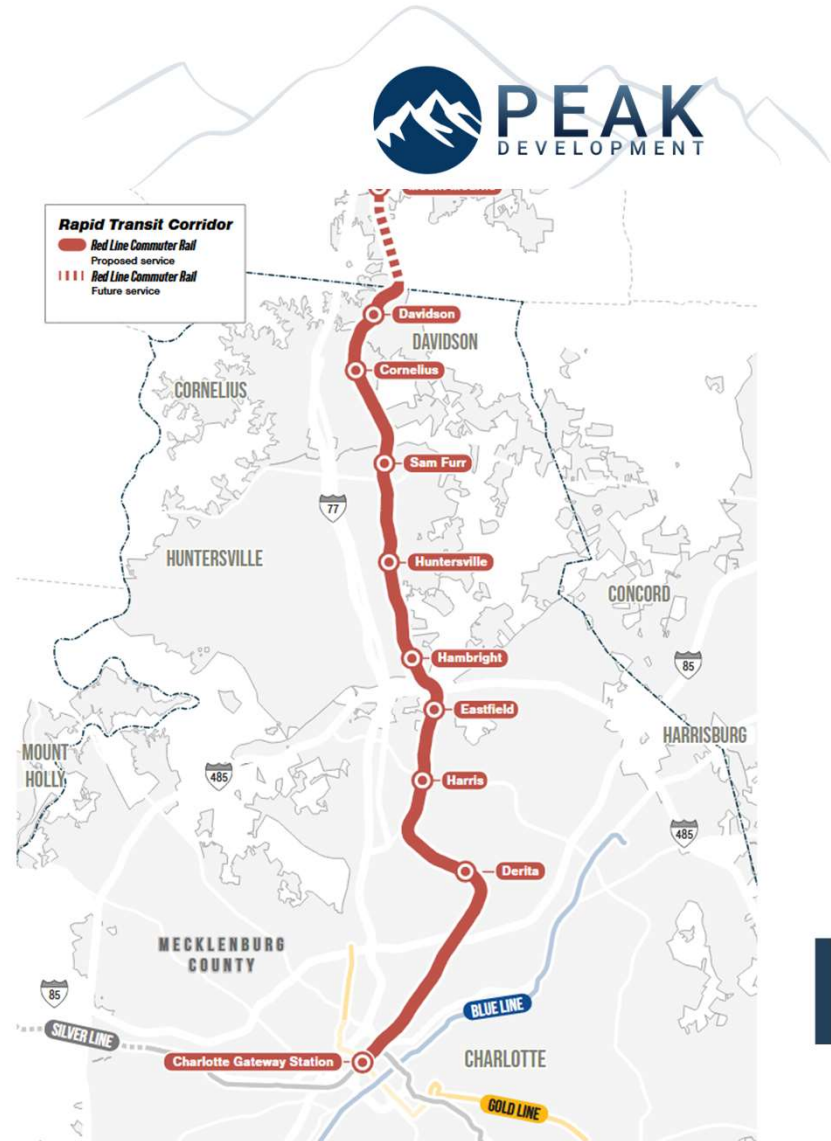


# Red Line – Sam Furr Stop

## Key Destinations

Charlotte Gateway District	Truist Field
Cornelius Town Center	Davidson College
Davidson Town Center	Johnson & Wales University
Huntersville Town Center	Bank of America Stadium

Connections to future Silver Line, Gold Line, CATS Bus, AMTRAK, and Greyhound/ Intercity Bus



# Who is Peak Development?

---



01.

Local Developer

02.

75+ Years of Experience

03.

\$300 Million

04.

Over 1,200 MF Units

05.

Over 350 Townhomes

06.

Over 1 Million SF of Retail

## Our Philosophy

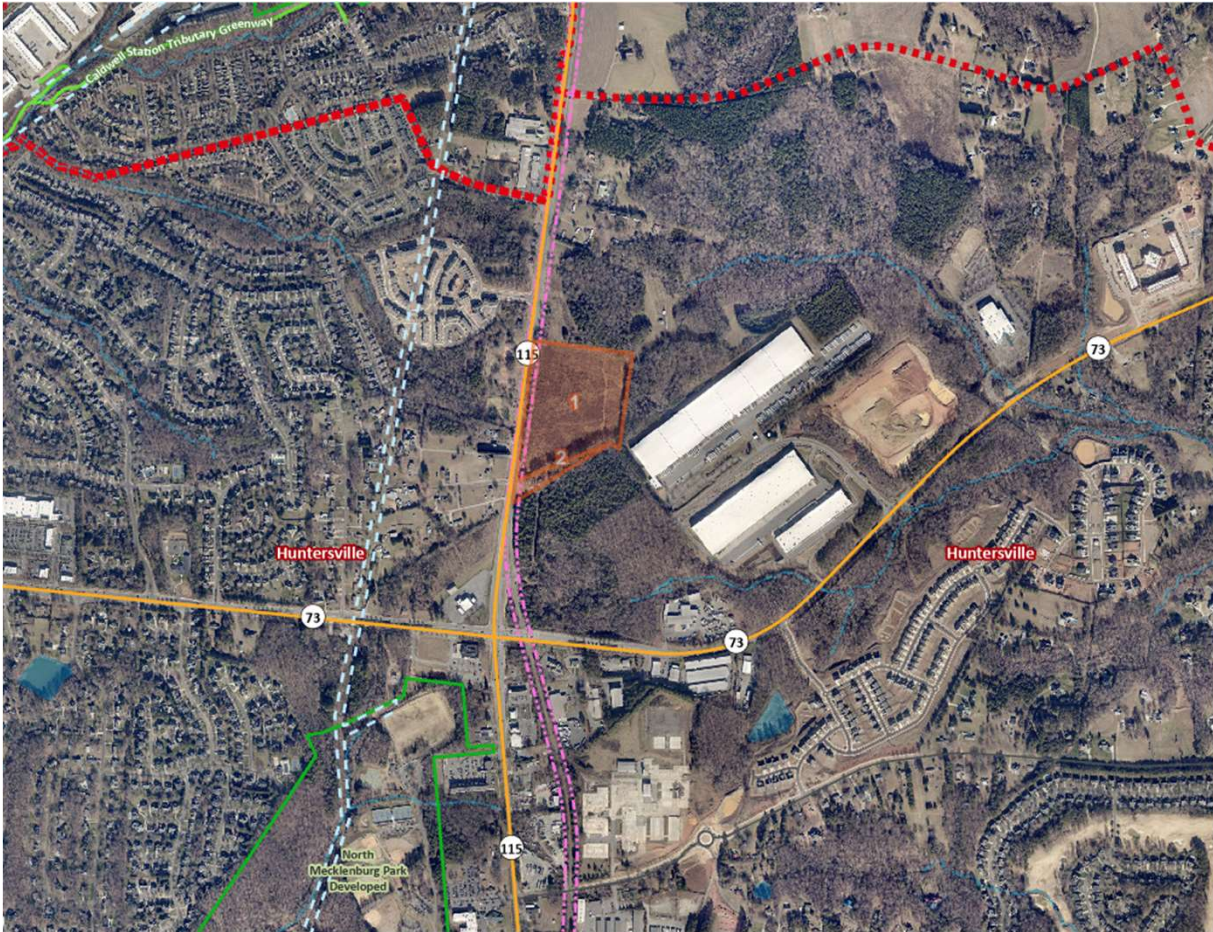
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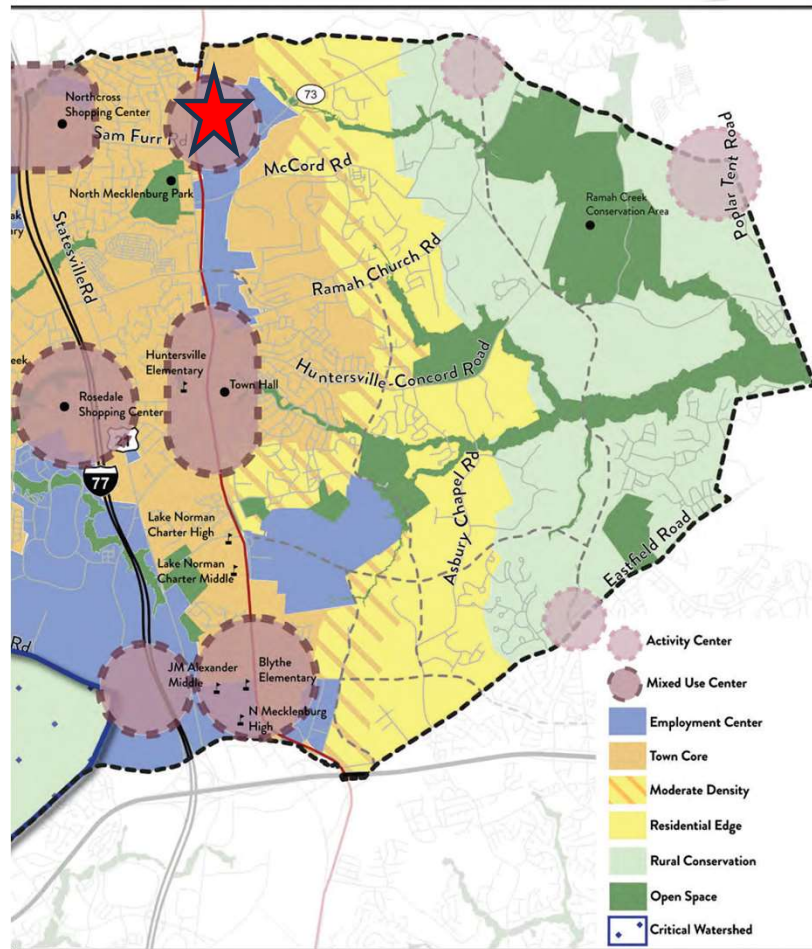
Shaping communities thoughtfully through  
development that serves people, places, and long-  
term progress



# Where is the Site?



# What does Huntersville Want?



# What is a Mixed Use Center?

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## **Huntersville Definition of Mixed Use Centers**

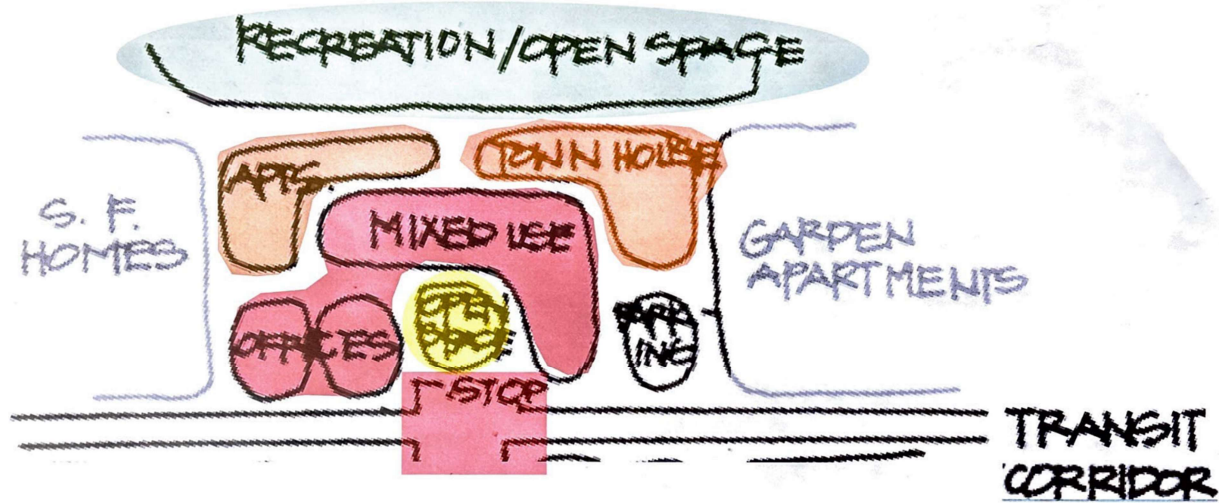
Mixed Use Centers contain vertical mixed use along key frontages. New development includes wide sidewalks, buildings are close to street with high levels of transparency, and parking is located in rear. A mix of housing is allowed, including urban options throughout (apartments, townhomes, cottage homes, etc.). Downtown has specific requirements for streetscape and development intensity, including a maximum first floor footprint.

## **Transit Oriented Development**

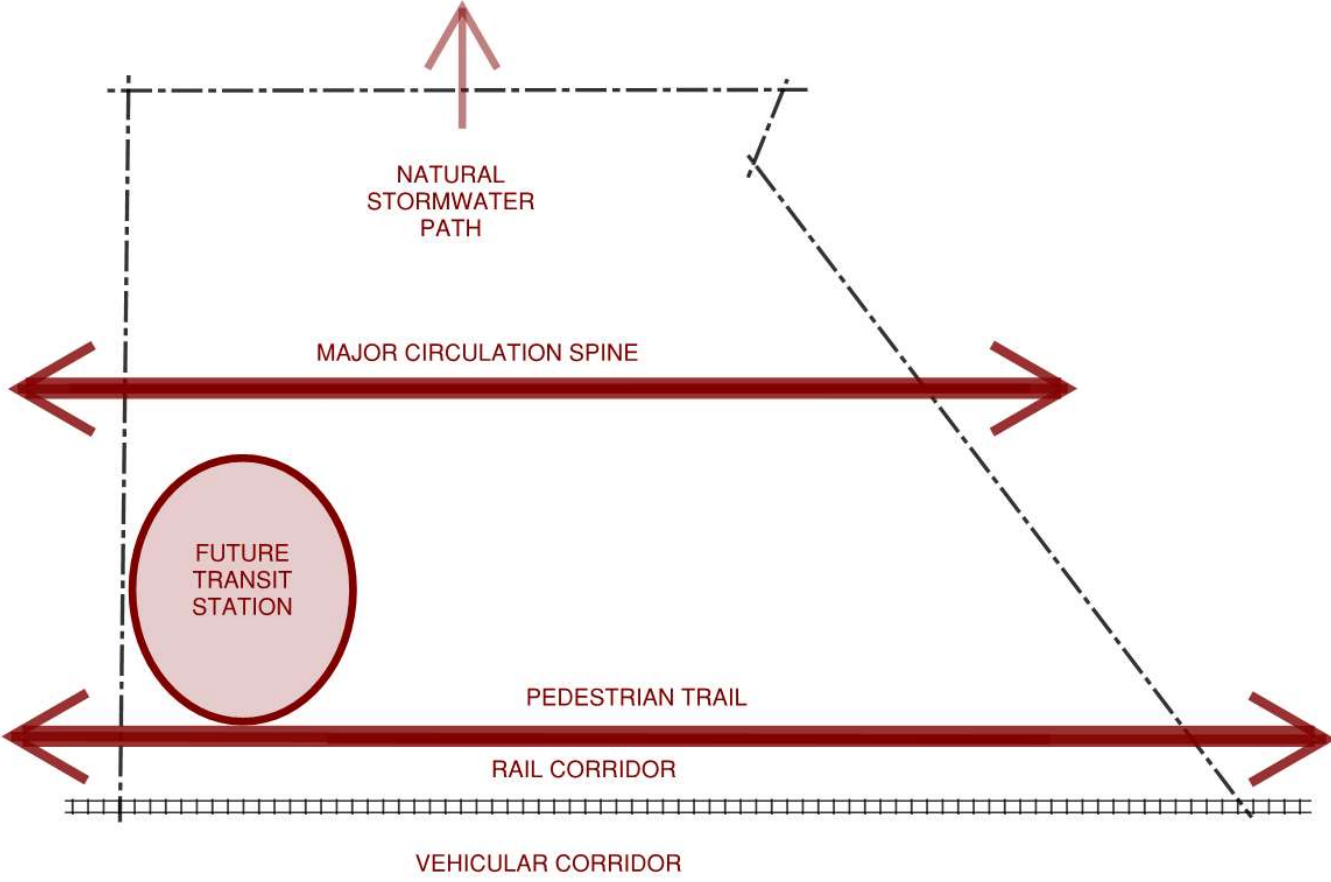
“The transit-oriented residential district is established to support higher density residential communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format... The TOD-R may be located on developable and redevelopable parcels generally found within the ½ mile catchment area of designated rapid transit station sites... The district establishes a primarily residential village within a 10-minute walk of a designated transit station.”



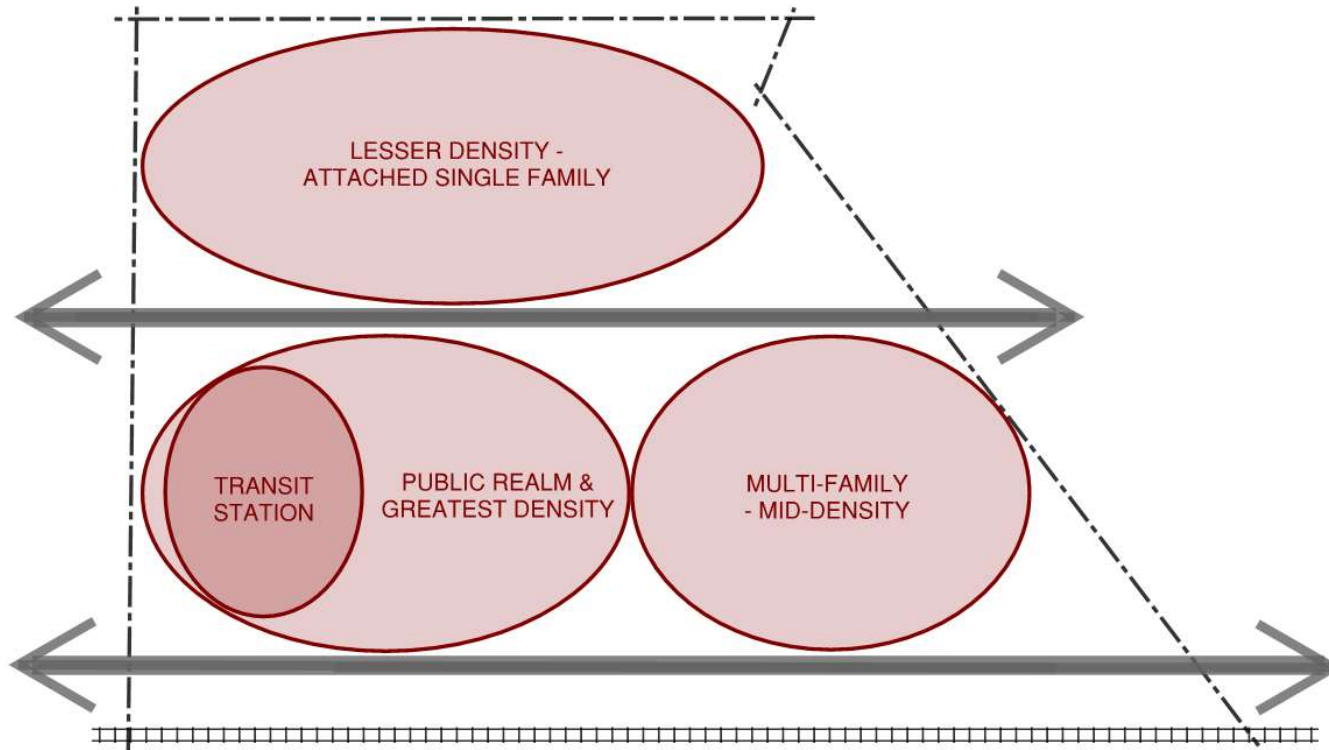
# Huntersville TOD- R



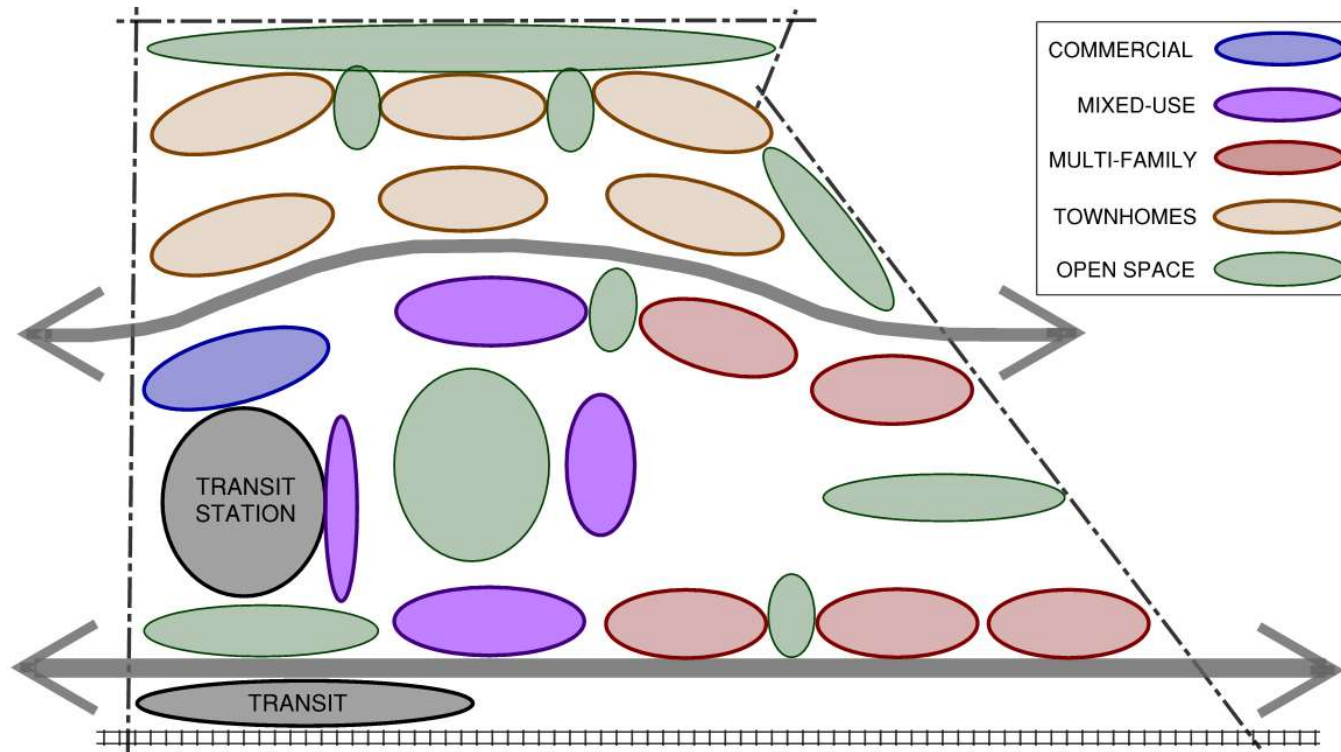
# Peak Site Constraints



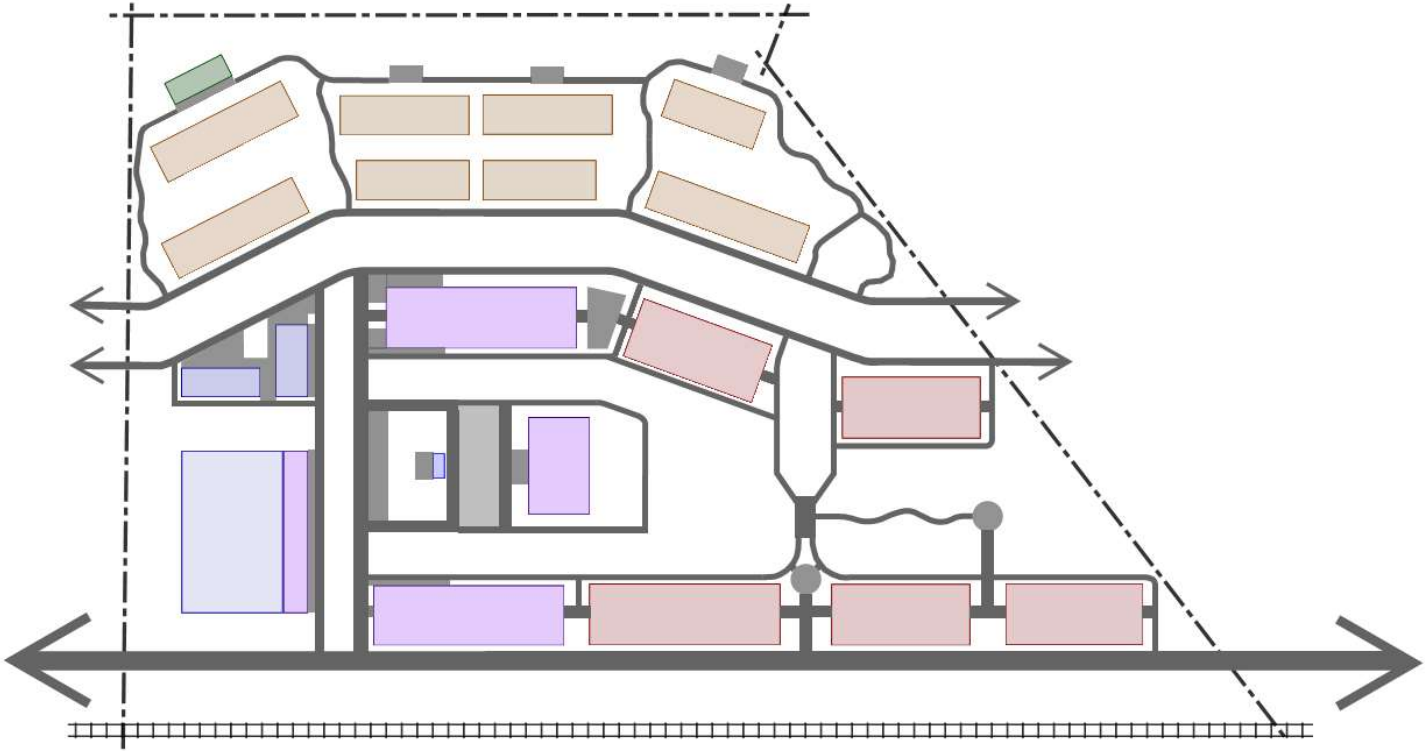
# Peak High Level Block Analysis



# Peak Bubble Diagram



# Greenways, Parks & Open Space





# Station South - Site Plan



# Station South – Benefits Summary

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## ✓ Fully Aligns With the 2040 Community Plan

- Delivers a true **Mixed-Use Center** exactly where the plan designates one.
- Concentrates density **at a future transit station**, a core growth-management goal.
- Supports **walkability, multimodal connections**, and active community spaces.

## ✓ Catalyzes the Red Line Transit Investment

- Provides land and infrastructure for a **Red Line station**—a once-in-a-generation opportunity.
- Creates a key stop along the 25-mile corridor linking multiple municipalities.
- Demonstrates to regional partners that Huntersville is committed to transit-oriented development.

## ✓ Provides Housing Choices the Town Currently Lacks

- **Apartments and townhomes** address demand for attainable, walkable options.
- Supports the 2040 Plan's goal of **diverse housing types near transit**.
- Adds residents within walking distance of existing and planned commercial corridors.

## ✓ Creates Meaningful Public Spaces & Greenway Connections

- Adds over **180,000+ SF of public greenways, plazas, and open space** (trail corridors, plazas, pavilion lawn).
- Extends the  **Mooresville-to-Charlotte / Carolina Thread Trail**, creating a major regional asset.
- Preserves existing trees and adds new walking/biking infrastructure.



## Benefits Summary Continued

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### ✓ Major Economic Boost With No Public Subsidy

- Property tax revenue increases from **\$9,281** → **\$180,000+ per year** at buildout.
- Generates **\$80.6M** in construction spending and **388 construction jobs**.
- Supports long-term small business growth with **25,000 SF of retail** facing public plazas.
- All public art installation costs funded privately.

### ✓ Honors Huntersville's History While Building Its Future

- Permanent, interactive public art celebrating the **historic A.T.&O. Railroad**.
- Community-engaged art contest supported entirely by the developer.

### ✓ Improves Local Transportation & Roadway Safety

- Extension of **Seagle Street (N-S)** improves circulation and emergency access.
- Adds signal **upgrades, a thru-cut intersection at Coach Lane**, and turn lane improvements at Hwy 115.
- Reduces future car dependency by co-locating housing, jobs, and transit.

### ✓ Backed by a Highly Experienced Local Development Team

- Peak Development: **75+ years** combined experience, \$300 Million+ in projects, 1,200+ MF units and 350+ townhomes delivered locally.
- No speculative design — a realistic, well-phased plan with Phase I delivering over **50% of commercial upfront**.



# Station South

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# Station South

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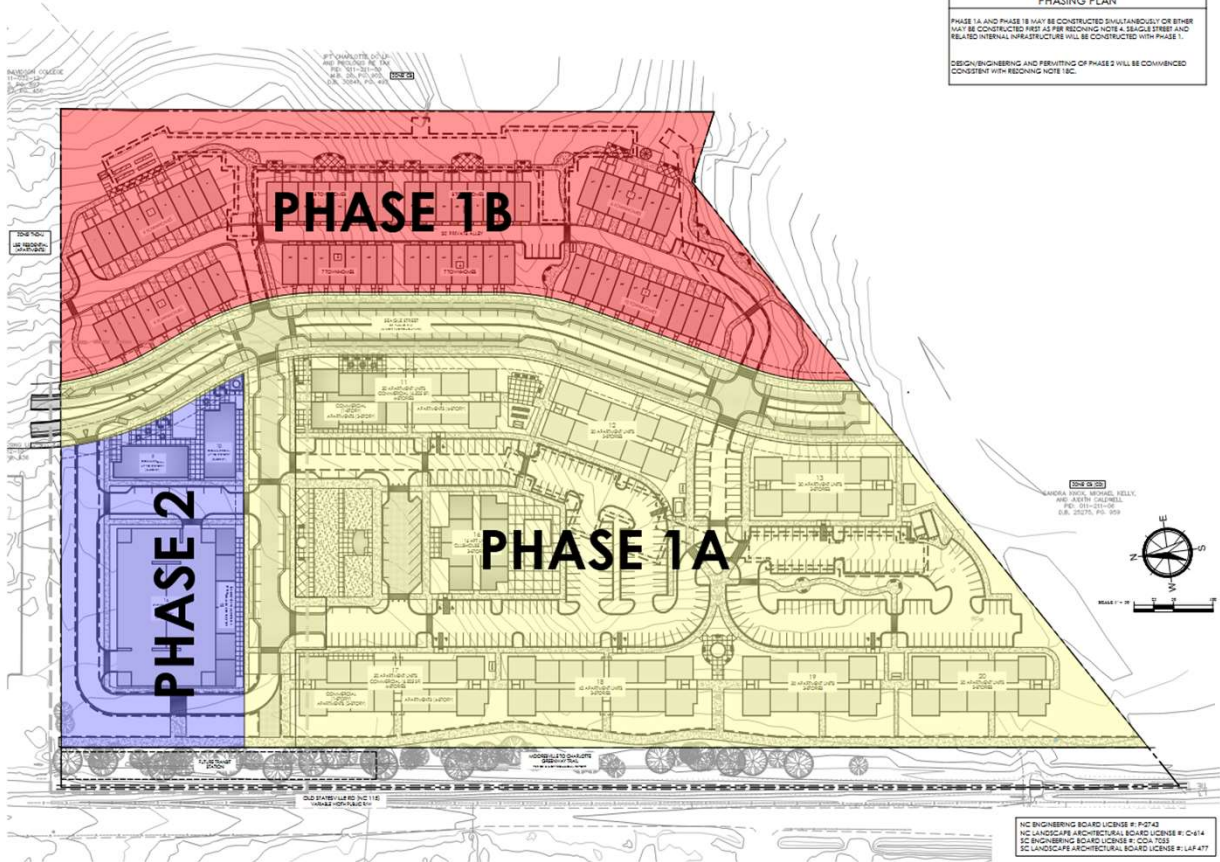
# Station South- Phasing Plan



**PHASING PLAN**

PHASE 1A AND PHASE 1B MAY BE CONSTRUCTED SIMULTANEOUSLY OR EITHER MAY BE CONSTRUCTED FIRST AS PER REVISION NOTE A. SINGLE STREET AND RELATED INTERNAL INFRASTRUCTURE WILL BE CONSTRUCTED WITH PHASE 1.

DESIGN/ENGINEERING AND PERMITTING OF PHASE 2 WILL BE COMMENCED CONCURRENT WITH REVISION NOTE 1A.C.



NC ENGINEERING BOARD LICENSE # P-2743  
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE # C-414  
SC ENGINEERING BOARD LICENSE # C-64 103  
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE # LAF 477



# STATION SOUTH

Q U E S T I O N S ?



# STATION SOUTH

S U P P O R T I N G   S L I D E S

## Station South

Station South is more than a development—it is a destination rooted in the past and moving confidently into the future. Anchored along historic railroad tracks, which have been a vital corridor of commerce and connection since the 1860s.



Where History Meets Movement





## Station South is more than just another stop on the map

To honor the powerful legacy of rail in the American South and in the Town's own story, the developer is proud to commission a permanent, **interactive public art exhibit** – one that celebrates the past while engaging the community in the present.

The developer will sponsor a local art contest, open to area artists, with the theme "**Connecting Through Time: The Railroad and the Community.**" The selected artist will have their work permanently installed at the heart of Station South and be awarded a cash prize in recognition of their contribution. The developer will also pay for the art installation materials.

Overall Goal: to make Station South a development that respects its roots and reflects its community.

EXHIBIT

10G-1

# TA25-10

Articles 3.2.3 & 9.18 (Helistops)

December 16, 2025

# Background

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**Applicant:** R. Todd Hirschfeld

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).



# Recommendations

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## **Planning Board (November 19, 2025)**

- The Board unanimously recommended denial of TA25-10 based on the amendment being “inconsistent with a number of critical issues.”
- Also recommended that Town Board direct staff to create a staff driven special use permit category for helistops in residential districts.

## **Staff**

- Staff recommends denial of the request.
- Staff does recommend they be permitted by way of Special Use Permit.



Thank You

Questions?

Town of  
**Huntersville**  
NORTH CAROLINA



# 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, CI, 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

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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

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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


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## 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.



A large, modern house with a stone chimney and two garage doors, set against a backdrop of trees. The house features a mix of stone and light-colored siding. A paved driveway leads to two large wooden garage doors. A basketball hoop is visible on the right side of the driveway. The house is surrounded by lush greenery and trees.

Request for Formal Consideration of a Special Use Permit  
(SUP)

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

# Recommendation

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staff recommends they be permitted by way of Special Use Permit.

staff

- Special Use permits would allow the Board to review each case by case by notifying property owners of potential effects and mitigate any identified impacts.

*Slide: Becca Prichard presentation on November 19, 2025 – Town Planning committee*



# Change of Direction

- I originally submitted a Text Amendment request because Huntersville's ordinance only allows helistops in Campus & Special Purpose Districts.
- On November 19th, the Planning Committee recommended that this would be more appropriately reviewed through a Special Use Permit (SUP) process.

**I fully agree, and tonight I am here to formally request that the Town:**

- Consider my application under the SUP framework, and
- Allow this use to be evaluated based on site-specific conditions, rather than a blanket ordinance change.



# What an SUP Accomplishes for Everyone

## **Benefits to the Town:**

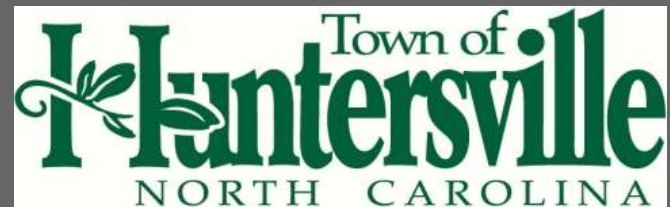
- Full control over conditions and limitations
- Case-by-case review instead of changing ordinance language
- Ability to impose operational standards
- Ensures neighborhood compatibility

## **Benefits to Residents:**

- Transparency
- Enforceable protections
- Clear expectations about use

## **Benefits to Me as the Applicant:**

- A path that reflects the Town's guidance
- Ability to operate safely, responsibly, and with oversight



## My Commitment to the Town & Neighbors

- Daylight-only operations
- No commercial, charter, or training flights
- No on-site fueling or maintenance
- All arrivals/departures over Lake Norman only
- No tree removal within designated tree-save areas
- Helistop limited to a single, fixed landing location
- Town retains authority to enforce or revoke SUP if conditions



## Addressing the Staff Concerns

### Concern #1 — Noise

SUP can include:

- Daylight-only condition
- Flight path restrictions

### Concern #2 — Precedent

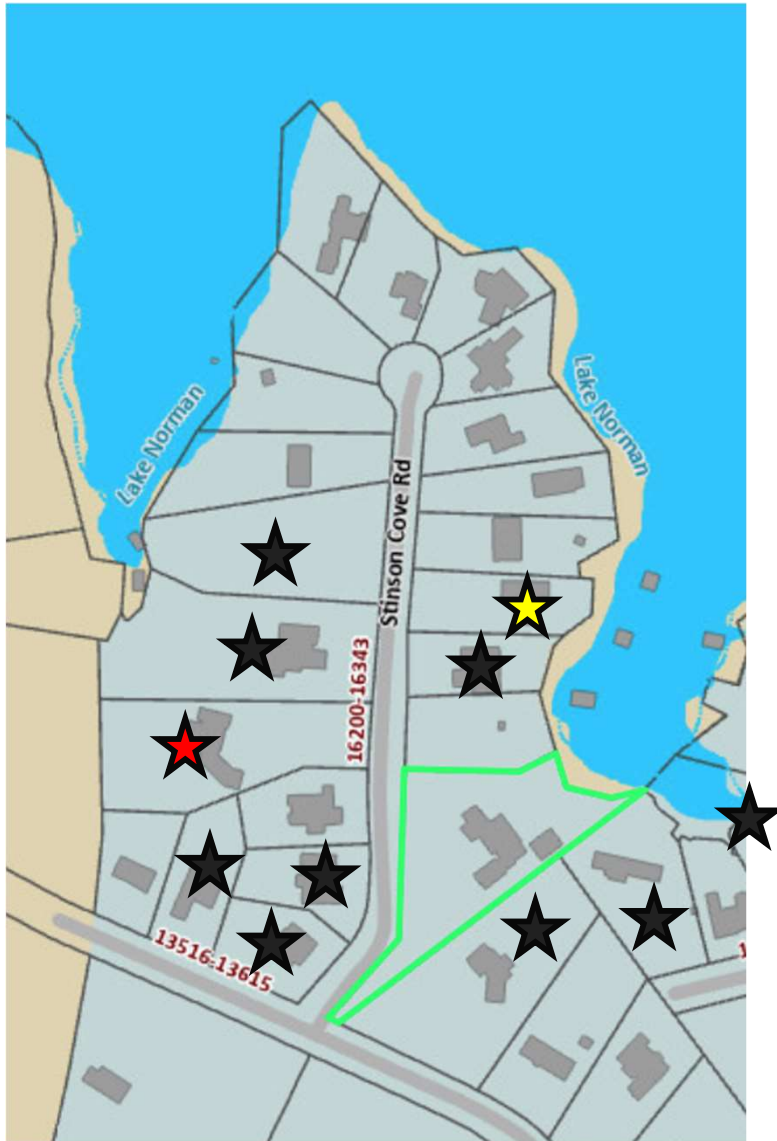
- SUP inherently **prevents** precedent—each case stands alone.

### Concern #3 — Compatibility

SUP ensures:

- Neighbor notification
- Public hearing
- Town-imposed compatibility requirements
- All mapped directly to staff concerns from last round.





## Neighbor Support

In an effort to share my proposal with additional neighbors on Stinson Cove Road and Hagers Ferry Road, I provided a written overview explaining the details of my request. I also offered a simple form letter that neighbors could choose to sign if they wished to express support, while making it clear that participation was entirely voluntary and that I fully respected anyone who chose not to support the proposal.

- 7: Support
- 1: Oppose
- 1: Neutral



Michael and Kristen Sigler  
13621 Hagers Ferry Road

# Neighbor Support

10/27/2025

Town of Huntersville Planning Department  
101 Huntersville-Concord Road  
Huntersville, NC 28078

Re: Support for Text Amendment – Helistop Conditional Use in GR Districts

Dear Members of the Planning Board and Town Commissioners,

As Todd Hirschfeld'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 9.18 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  
704-728-1295



Michael and Ronna Green  
13801 Island Drive

# Neighbor Support

**Town of Huntersville Planning Department**  
101 Huntersville-Concord Road  
Huntersville, NC 28078

**Re: Support for Private-Use Helistop – Todd Hirschfeld**

Dear Members of the Planning Board and Town Commissioners,

As Todd Hirschfeld's direct lakeside neighbor, I am writing to express my support for his request to allow personal-use helicopter landings on his property.

I have discussed Todd's proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, I am comfortable with the request and wish to show my support.

Sincerely,  
Mike Green

13801 Island Drive  
Huntersville, NC 28078



Stacy Cowan  
16304 Stinson Cove Road

# Neighbor Support

November 11, 2025

Town of Huntersville Planning Department  
101 Huntersville-Concord Road  
Huntersville, NC 28078

Re: Support for Text Amendment – Helistop Conditional Use in GR Districts

Dear Planning Board and Town Commissioners,

I am writing as the direct next-door neighbor to express my support for Todd Hirschfeld's request to amend Section 9.18 of the Town of Huntersville Zoning Ordinance to allow helistops as a conditional use within the General Residential (GR) zoning district.

Todd and his family have been long-time residents of our neighborhood, and they have consistently been considerate, community-minded neighbors. As I understand, the proposed helistop would be for occasional, personal use only, with no commercial operations, and Todd has made clear his intent to comply with all FAA safety and noise standards.

From my perspective as a neighbor, I do not believe this proposed use would negatively affect the character or enjoyment of our community. Helicopters already operate in and around Huntersville safely and I trust that Todd will continue to do so with the same care and respect he has shown as a homeowner.

In addition, I appreciate that this request goes through the conditional use process, allowing the Town to review each application individually to ensure neighborhood compatibility.

For these reasons, I fully support Todd's text amendment request and encourage the Town to approve this proposal.

Sincerely,

Stacy B. Cowan

16304 Stinson Cove Road

Huntersville Ford, NC 28078



James and Denise Deardorff  
13527 Hagers Ferry Road

# Neighbor Support

## Support Letter for Todd Hirschfeld Application

To: Town of Huntersville Board of Commissioners

Subject: Support for Special Use Permit (Todd Hirschfeld Application)

Dear Commissioners,

We/I, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,

**Name:** James R. Deardorff

**Address:** 13527 Hagers Ferry Rd

**Signature:** *James R. Deardorff*

# Neighbor Support



Tripp and Amanda Woods  
16205 Stinson Cove Road



## Letter for Todd Hirschfeld Application

### Letter of Support from the Board of Commissioners

Letter of Support for Special Use Permit (Todd Hirschfeld)

Commissioners,

The undersigned resident(s) and neighbors of [redacted] respectfully submit this letter in support of Todd Hirschfeld's request for a special use permit to a private-use helistop on his property.

We have received Todd's letter explaining his property and had the opportunity to ask questions and discuss the application. Based on the information provided, we are comfortable with the request and wish to show our support.

#### Request to the Board

We/I respectfully ask the Commissioners to approve Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and support to our community.

Sincerely,

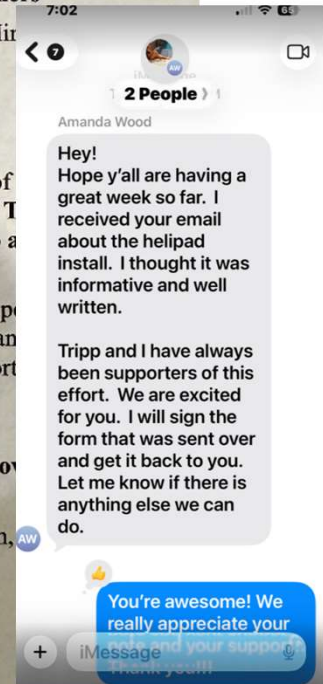
(Signatures Below)

Name: TRIPP & AMANDA WOOD

Address: 16205 STINSON COVE RD, HUNTERVILLE NC

Signature: Amanda Wood Tripp Wood

Date: 12.14.2025



# Neighbor Support



Joshua and Mitzi Haggas  
16217 Stinson Cove Road

## Support Letter for Todd Hirschfeld Application

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

**Dear Commissioners,**

We/I, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,  
(Signatures Below)

Name: JOSHUA P. HAGGAS  
Address: 16217 STINSON COVE RD.  
Signature: [Signature]  
Date: 12/14/23

## Support Letter for Todd Hirschfeld Application

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

**Dear Commissioners,**

We/I, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,  
(Signatures Below)

Name: MITZI HAGGAS  
Address: 16217 STINSON COVE RD, HUNTERVILLE, NC 28078  
Signature: [Signature]  
Date: 12-14-2023



Robert and Patricia Murphy  
16311 Stinson Cove Road

# Neighbor Support

**Support Letter for Todd Hirschfeld Application**

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

**Dear Commissioners,**

We, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

**Request to the Board**

We respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,  
(Signatures Below)

**Name:** Robert S. Halter & Patricia A. Murphy

**Address:** 16311 Stinson Cove Rd

**Signatures:** 

**Date:** December 10, 2025



Robert and Patricia Murphy  
16319 Stinson Cove Road

# Neighbor Support

**Support Letter for Todd Hirschfeld Application**

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

**Dear Commissioners,**

We, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

**Request to the Board**

We respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,  
(Signatures Below)

**Name:** Robert S. Halter & Patricia A. Murphy

**Address:** 16311 Stinson Cove Rd

**Signatures:** 

**Date:** December 10, 2025



Matthew Emanuel  
16413 Twin Cove Drive

# Neighbor Support

Support Letter for Todd Hirschfeld Application

To: Town of Huntersville Board of Commissioners

Subject: Support for Special Use Permit (Todd Hirschfeld Application)

Dear Commissioners,

We/I, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

**Request to the Board**

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,  
(Signatures Below)

Name: MATTHEW EMANUEL  
Address: 16413 TWIN COVE DR.  
Signature: [Handwritten Signature]  
Date: 15-DEC-2025



Michael and Ellen Feldman  
16303 Stinson Cove Road

# Neighbor Support

**MICHAEL S. FELDMAN, PHD**  
16303 STINSON COVE RD  
HUNTERSVILLE, NC 28078-2605  
(310) 488-0988  
michaelfeldman@verizon.net

Nov. 4, 2025

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

Re: Mr. Todd Hirschfeld  
16220 Stinson Cove Road  
Huntersville, NC 28078

Mr. Hirschfeld has discussed with me his intentions to build a helipad on his property for infrequent rotor craft 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

Mr. Feldman initially supported the proposal but later withdrew support due to a supposed misunderstanding regarding the proposed landing location. The helicopter landing is proposed on land, not on the dock.

# Neighbor Support

I had a thoughtful and productive conversation with Joey McMellon. We discussed his concerns openly, and he understands the intent and details of my proposal. While he has chosen not to formally support or oppose the request, I fully respect his position and appreciate the constructive dialogue.



Joey and Amber McMellon  
16312 Stinson Cove Road





**Helicopter**

70 Db.

67Db.

74 Db.

74Db.

76 Db.

70Db.

**Distance**

**Tractor**

100 Feet

75 Feet

50 Feet



Video Length: 1:06

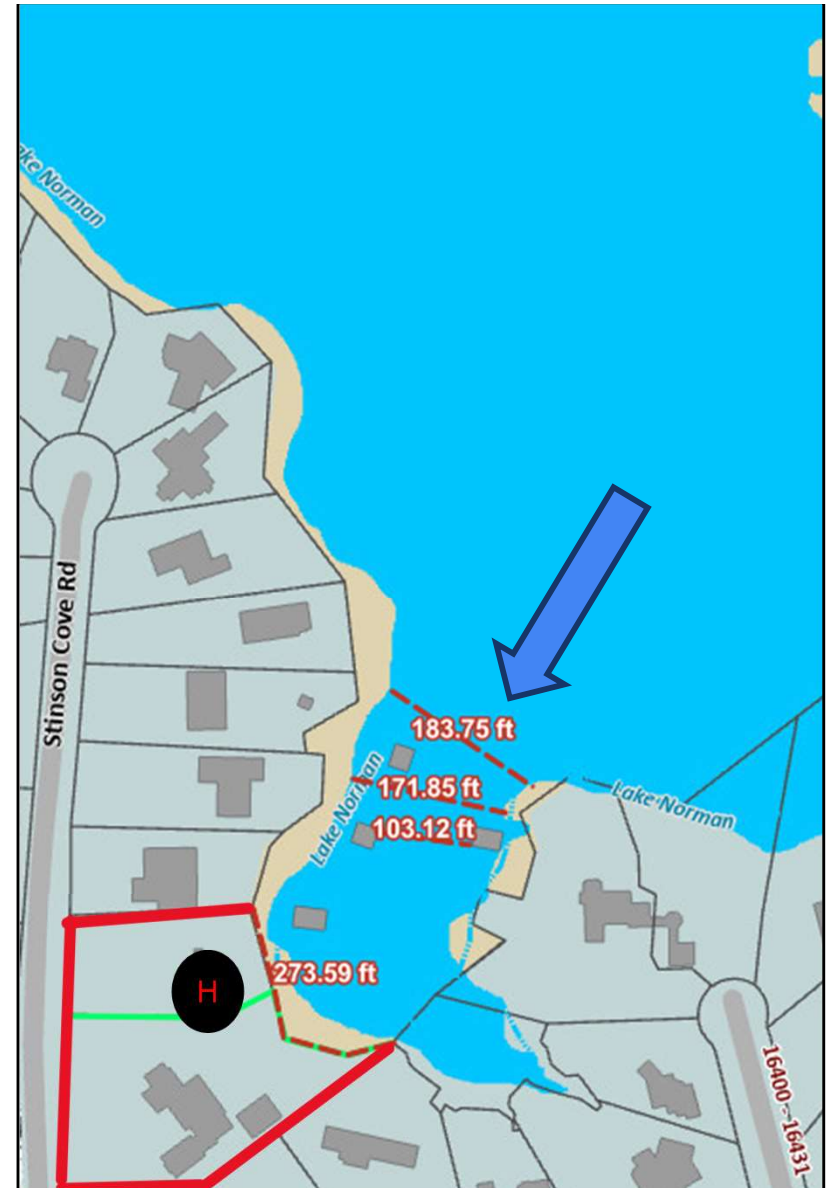


Common noises can be loud.



SOURCE: CDC Vital Signs, February 2017

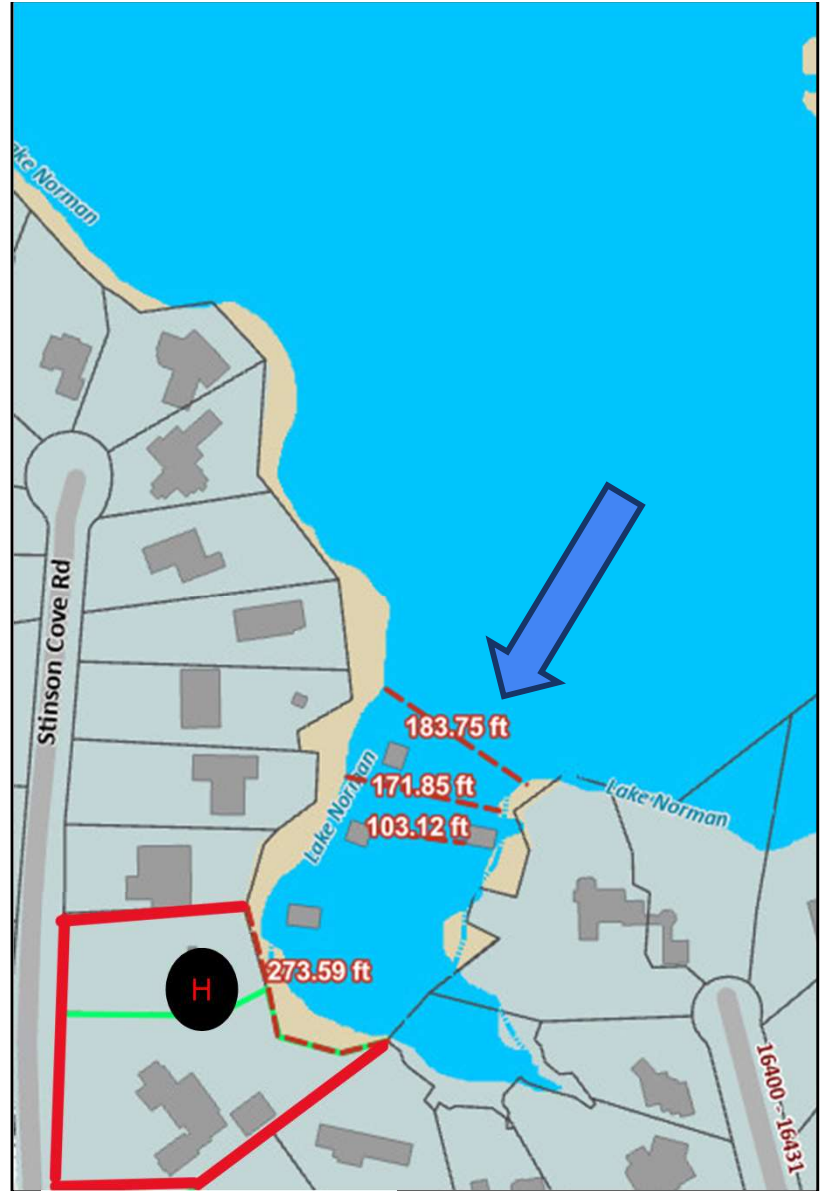
- While helicopters are not required to use airports, its helpful to note that a typical runway is 75 to 100 feet wide.
- With my two combined lots, I have over 273 feet of unobstructed shoreline, which provides a far greater safety buffer than a standard runway.
- My arrival and departure path is entirely over open water, not over homes, yards or structures.
- The flight path will always maintain 100 feet of lateral clearance.



2025-11-14 21:10:12  
GPS: 35.330464N, -80.592146W, 650ft  
IMU: X:0.182, Y:-0.871, Z:-10.277

Video Length: 1:10





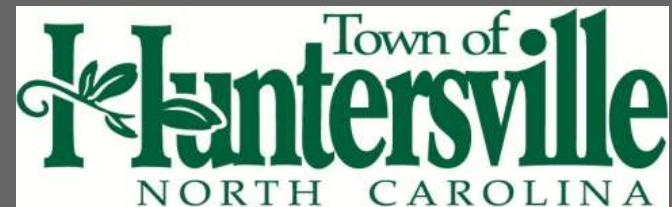
✓ **RESPONSE #1: “Potential Nuisances: Noise and Wind”**

**Noise:**

- A landing or takeoff lasts under 60 seconds total.
- Measured noise levels (~80–95 dB) are comparable to:
  - A lawn mower
  - A leaf blower
  - A passing motorcycle
- Unlike those, helicopter noise is brief, not continuous for 30–60 minutes plus.

**Wind:**

- Rotor wash dissipates quickly over open water.
- My arrival/departure path is 100% over Lake Norman, not over homes, yards, or structures.
- No impact to landscaping, property, or safety of adjacent lots.






✓ **RESPONSE #2: “Tree Clearing Concerns”**

- Staff mentioned concerns about tree removal to create safe flight paths.
- My proposal requires minimal tree removal overall, and *no tree clearing* in the designated tree save area.
- The shorefront flight path is naturally open and unobstructed due to the lake.
- GIS measurement verifies 273.59 feet of shoreline





✓ **RESPONSE #3: “Lack of Precedent in Huntersville”**

Even though private helistops are less common in Huntersville, there is wide precedent immediately around the Town, including in bordering municipalities such as Cornelius and other Lake Norman communities.

**These nearby private helipads:**

- Have operated safely for years
- Coexist with residential neighborhoods
- Demonstrate that private-use helistops on lakefront lots can be compatible with surrounding homes
- Provide a meaningful comparison because the lot size, shoreline flight paths, and land-use patterns are nearly identical to Huntersville’s lakefront areas

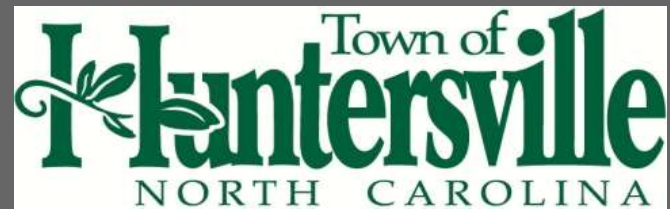




✓ **RESPONSE #4: “Only One Local Municipality Allows Residential Helistops”**

Staff stated only Charlotte allows residential helistops, with a 400-ft setback.

- Charlotte is far more urbanized: tighter lot sizes and higher population density.
- Lake Norman’s shoreline lots — especially mine — offer **exceptionally safe, low-density conditions** with clear approach paths.
- Huntersville’s 2040 Plan encourages flexibility where compatibility exists.



# What Has Changed Since the Original Submission



## **Community Engagement**

- Met directly with neighbors
- Collected voluntary support signatures

## **Transparency & Data**

- Provided detailed noise comparisons
- Recorded a real-world noise-impact demonstration video

## **Safety & Site Planning**

- Showcased approach paths designed to maximize clearance
- Added voluntary operational limitations to mitigate concerns

## **Process Alignment**

- Agreed to proceed under the SUP framework per Planning Committee guidance

## **Additional Community Benefit**

- Demonstrated potential emergency-use value for neighbors and the Town



**THANK YOU**

Todd Hirschfeld  
16220 Stinson Cove Road  
Huntersville, NC  
704.400.4075



Request for Formal Consideration of a Special Use Permit (SUP)

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

# 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

Board Final Action is scheduled for December 16, 2025.

*Slide: Becca Prichard presentation on November 19, 2025 – Town Planning committee.*



# Change of Direction

- I originally submitted a Text Amendment request because Huntersville's ordinance only allows helistops in Campus & Special Purpose Districts.
- On November 19th, the Planning Committee recommended that this would be more appropriately reviewed through a Special Use Permit (SUP) process.

**I fully agree, and tonight I am here to formally request that the Town:**

- Consider my application under the SUP framework, and
- Allow this use to be evaluated based on site-specific conditions, rather than a blanket ordinance change.



# What an SUP Accomplishes for Everyone

## **Benefits to the Town:**

- Full control over conditions and limitations
- Case-by-case review instead of changing ordinance language
- Ability to impose operational standards
- Ensures neighborhood compatibility

## **Benefits to Residents:**

- Transparency
- Enforceable protections
- Clear expectations about use

## **Benefits to Me as the Applicant:**

- A path that reflects the Town's guidance
- Ability to operate safely, responsibly, and with oversight



## ▸ My Commitment to the Town & Neighbors

- Daylight-only operations
- No commercial, charter, or training flights
- No on-site fueling or maintenance
- All arrivals/departures over Lake Norman only
- No tree removal within designated tree-save areas
- Helistop limited to a single, fixed landing location
- Town retains authority to enforce or revoke SUP if conditions



## ➤ Addressing the Staff Concerns

### **Concern #1 — Noise**

SUP can include:

- Daylight-only condition
- Flight path restrictions

### **Concern #2 — Precedent**

- SUP inherently **prevents** precedent—each case stands alone.

### **Concern #3 — Compatibility**

SUP ensures:

- Neighbor notification
- Public hearing
- Town-imposed compatibility requirements
- All mapped directly to staff concerns from last round.



# Neighbor Support

In an effort to share my proposal with additional neighbors on Stinson Cove Road and Hagers Ferry Road, I provided a written overview explaining the details of my request. I also offered a simple form letter that neighbors could choose to sign if they wished to express support, while making it clear that participation was entirely voluntary and that I fully respected anyone who chose not to support the proposal.

7: Support  
1: Oppose  
1: Neutral



# Neighbor Support



Michael and Kristen Sigler  
13621 Hagers Ferry Road

10/27/2025

Town of Huntersville Planning Department  
101 Huntersville-Concord Road  
Huntersville, NC 28078

Re: Support for Text Amendment – Helistop Conditional Use in GR Districts

Dear Members of the Planning Board and Town Commissioners,

As Todd Hirschfeld'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 9.18 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,

A handwritten signature in black ink that reads 'Kristen Sigler'.

Kristen Sigler  
13621 Hagers Ferry Rd.  
Huntersville NC, 28078  
KristenSigler@outlook.com  
704-728-1295

# Neighbor Support



Michael and Ronna Green  
13801 Island Drive

## **Town of Huntersville Planning Department**

101 Huntersville-Concord Road  
Huntersville, NC 28078

### **Re: Support for Private-Use Helistop – Todd Hirschfeld**

Dear Members of the Planning Board and Town Commissioners,

As Todd Hirschfeld's direct lakeside neighbor, I am writing to express my support for his request to allow personal-use helicopter landings on his property.

I have discussed Todd's proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, I am comfortable with the request and wish to show my support.

Sincerely,

Mike Green

13801 Island Drive  
Huntersville, NC 28078



Stacy Cowan  
16304 Stinson Cove Road

# Neighbor Support

November 11, 2025

Town of Huntersville Planning Department  
101 Huntersville-Concord Road  
Huntersville, NC 28078

Re: Support for Text Amendment – Helistop Conditional Use in GR Districts

Dear Planning Board and Town Commissioners,

I am writing as the direct next-door neighbor to express my support for Todd Hirschfeld's request to amend Section 9.18 of the Town of Huntersville Zoning Ordinance to allow helistops as a conditional use within the General Residential (GR) zoning district.

Todd and his family have been long-time residents of our neighborhood, and they have consistently been considerate, community-minded neighbors. As I understand, the proposed helistop would be for occasional, personal use only, with no commercial operations, and Todd has made clear his intent to comply with all FAA safety and noise standards.

From my perspective as a neighbor, I do not believe this proposed use would negatively affect the character or enjoyment of our community. Helicopters already operate in and around Huntersville safely and I trust that Todd will continue to do so with the same care and respect he has shown as a homeowner.

In addition, I appreciate that this request goes through the conditional use process, allowing the Town to review each application individually to ensure neighborhood compatibility.

For these reasons, I fully support Todd's text amendment request and encourage the Town to approve this proposal.

Sincerely,

Stacy B. Cowan

16304 Stinson Cove Road

Huntersville Ford, NC 28078

# Neighbor Support



James and Denise Deardorff  
13527 Hagers Ferry Road

## Support Letter for Todd Hirschfeld Application

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

### Dear Commissioners,

We/I, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,

**Name:** James R. Deardorff

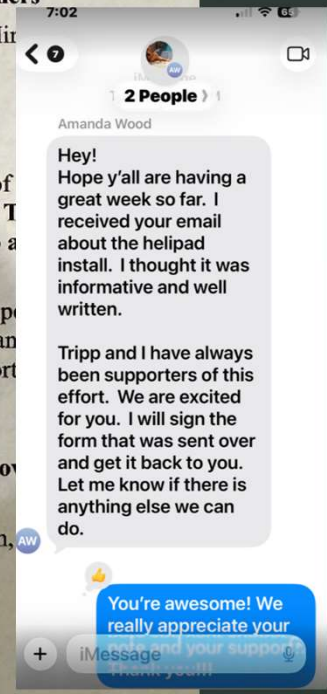
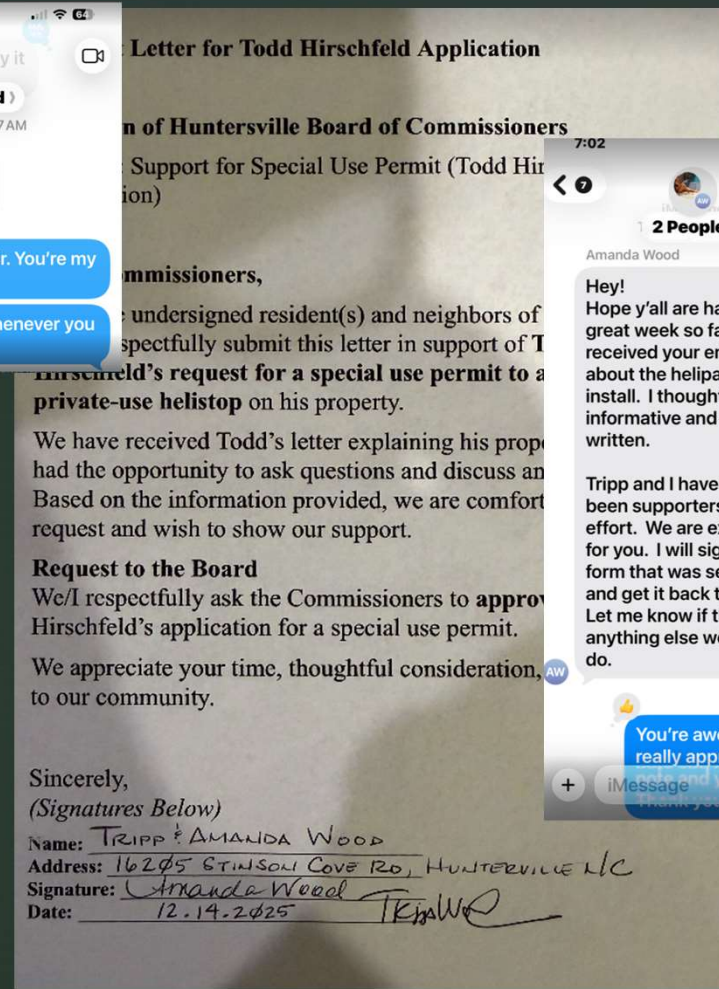
**Address:** 13527 Hagers Ferry Rd

**Signature:** *James R. Deardorff*

# Neighbor Support



Tripp and Amanda Woods  
16205 Stinson Cove Road



# Neighbor Support



Joshua and Mitzi Haggas  
16217 Stinson Cove Road

## Support Letter for Todd Hirschfeld Application

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

**Dear Commissioners,**

We/I, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,

(Signatures Below)

Name: Joshua P. Haggas

Address: 16217 Stinson Cove Rd.

Signature: [Signature]

Date: 12/14/23

## Support Letter for Todd Hirschfeld Application

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

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We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,

(Signatures Below)

Name: MITZI HAGGAS

Address: 16217 STINSON COVE RD, HUNTERVILLE, NC 28078

Signature: [Signature]

Date: 12-14-2023

# Neighbor Support



Robert and Patricia Murphy  
16311 Stinson Cove Road

## Support Letter for Todd Hirschfeld Application

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

**Dear Commissioners,**

We, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,  
(Signatures Below)

**Name:** Robert S. Halter & Patricia A. Murphy

**Address:** 16311 Stinson Cove Rd

**Signatures:** 

**Date:** December 10, 2025

# Neighbor Support



Robert and Patricia Murphy  
16319 Stinson Cove Road

## Support Letter for Todd Hirschfeld Application

**To:** Town of Huntersville Board of Commissioners

**Subject:** Support for Special Use Permit (Todd Hirschfeld Application)

**Dear Commissioners,**

We, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

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We respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,  
(Signatures Below)

**Name:** Robert S. Halter & Patricia A. Murphy

**Address:** 16311 Stinson Cove Rd

**Signatures:** 

**Date:** December 10, 2025

# Neighbor Support



Matthew Emanuel  
16413 Twin Cove Drive

## Support Letter for Todd Hirschfeld Application

To: Town of Huntersville Board of Commissioners

Subject: Support for Special Use Permit (Todd Hirschfeld Application)

Dear Commissioners,

We/I, the undersigned resident(s) and neighbors of Stinson Cove Road, respectfully submit this letter in support of **Todd Hirschfeld's request for a special use permit to allow a private-use helistop** on his property.

We have received Todd's letter explaining his proposal and have had the opportunity to ask questions and discuss any concerns. Based on the information provided, we are comfortable with the request and wish to show our support.

### Request to the Board

We/I respectfully ask the Commissioners to **approve** Todd Hirschfeld's application for a special use permit.

We appreciate your time, thoughtful consideration, and service to our community.

Sincerely,

(Signatures Below)

Name: MATTHEW EMANUEL

Address: 16413 TWIN COVE DR.

Signature: [Handwritten Signature]

Date: 15-DEC-2025

# Neighbor Support



Michael and Ellen Feldman  
16303 Stinson Cove Road

**MICHAEL S. FELDMAN, PHD**  
16303 STINSON COVE RD  
HUNTERSVILLE, NC 28078-2605  
(310) 488-0988  
michaelfeldman@verizon.net

Nov. 4, 2025

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

Re: Mr. Todd Hirschfeld  
16220 Stinson Cove Road  
Huntersville, NC 28078

Mr. Hirschfeld has discussed with me his intentions to build a helipad on his property for infrequent rotor craft 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

Mr. Feldman initially supported the proposal but later withdrew support due to a supposed misunderstanding regarding the proposed landing location. The helicopter landing is proposed on land, not on the dock.

# Neighbor Support

I had a thoughtful and productive conversation with Joey McMellon. We discussed his concerns openly, and he understands the intent and details of my proposal. While he has chosen not to formally support or oppose the request, I fully respect his position and appreciate the constructive dialogue.



Joey and Amber McMellon  
16312 Stinson Cove Road





**Helicopter**

70 Db.  
74 Db.  
76 Db.  
82 Db.  
92 Db.

**Distance**

100 Feet  
75 Feet  
50 Feet  
25 Feet  
< 5 Feet

**Tractor**

67Db.  
74Db.  
76Db.  
80Db.  
93Db.



Video Length: 1:06

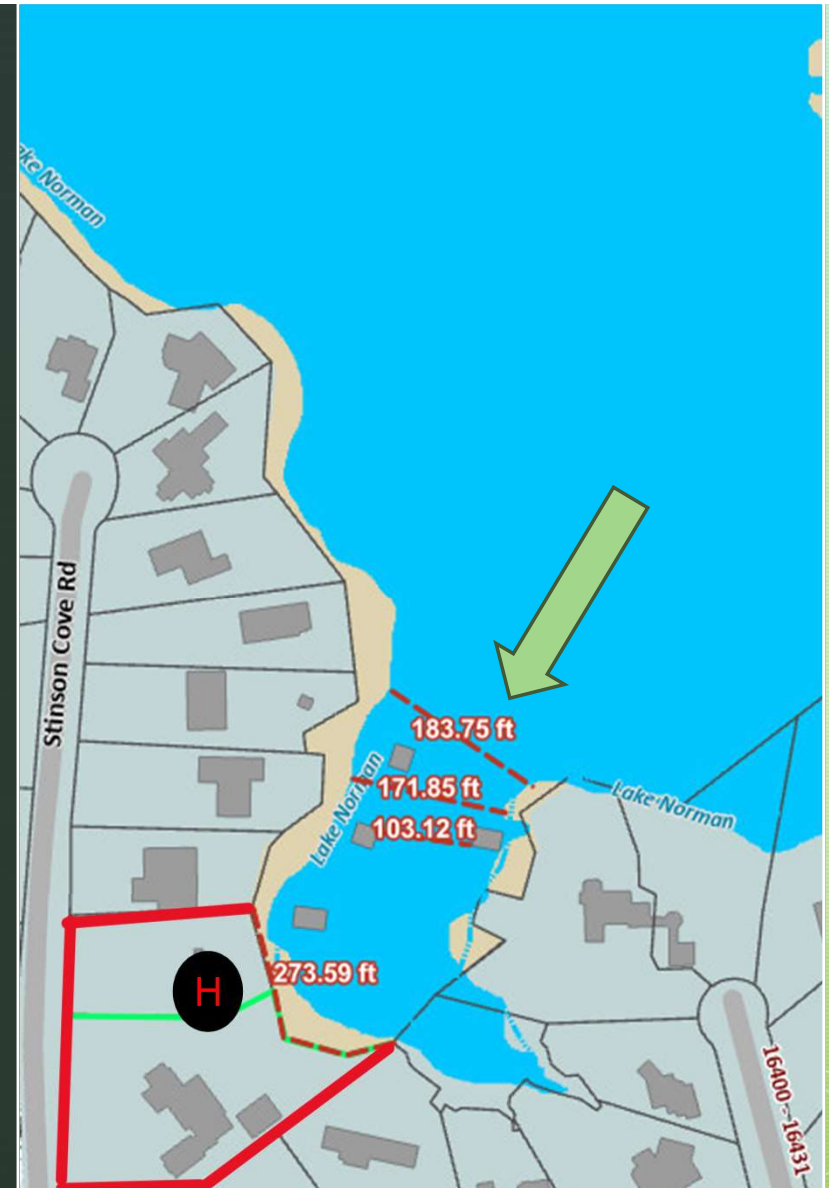


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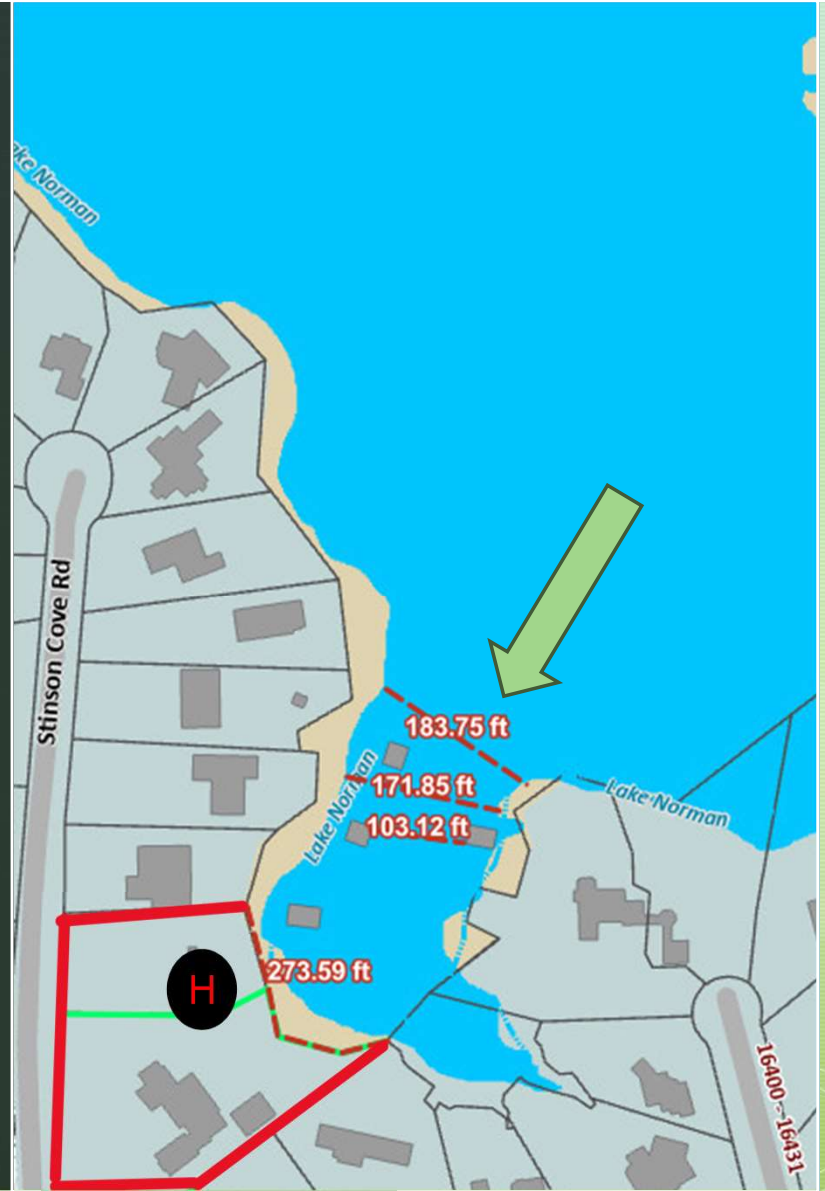
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**Noise:**

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# What Has Changed Since the Original Submission

## Community Engagement

- Met directly with neighbors
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## Transparency & Data

- Provided detailed noise comparisons
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## Safety & Site Planning

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## Process Alignment

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## Additional Community Benefit

- Demonstrated potential emergency-use value for neighbors and the Town



THANK YOU

Todd Hirschfeld  
16220 Stinson Cove Road  
Huntersville, NC  
704.400.4075

EXHIBIT

10H-1



# TA25-11 Garages and Mechanical Equipment

December 16, 2025

Proposed By: Northwood Ravin

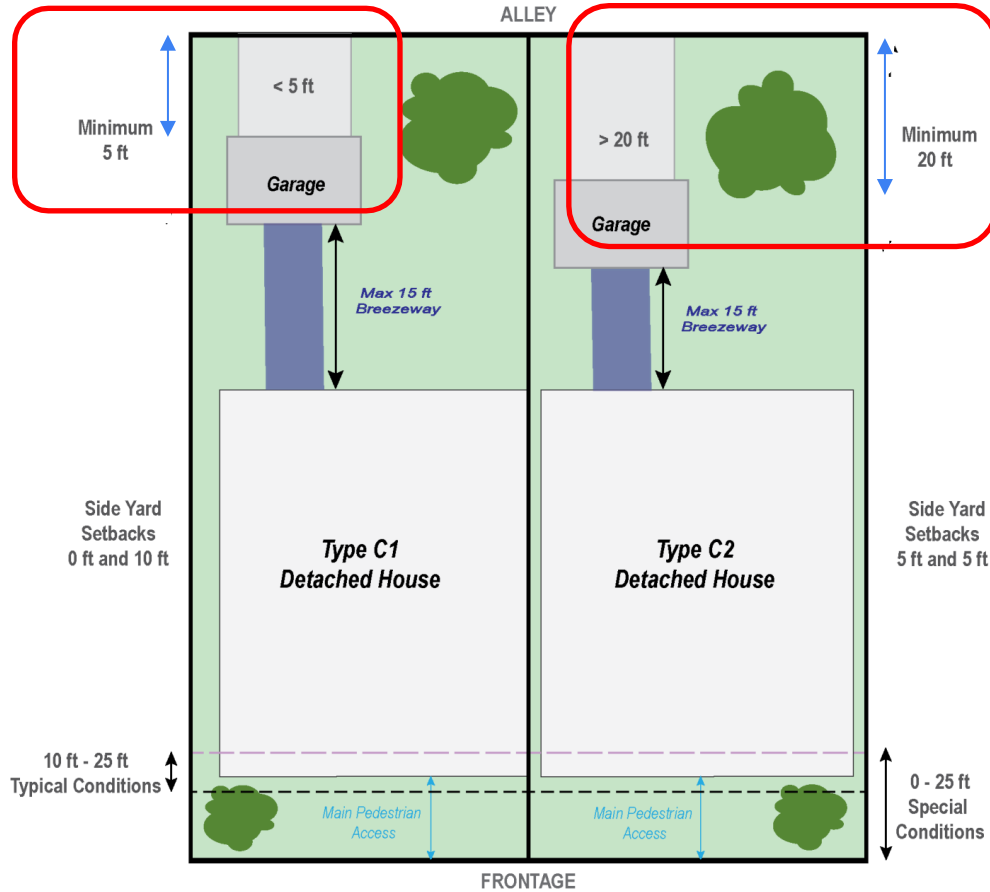
## Goals

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

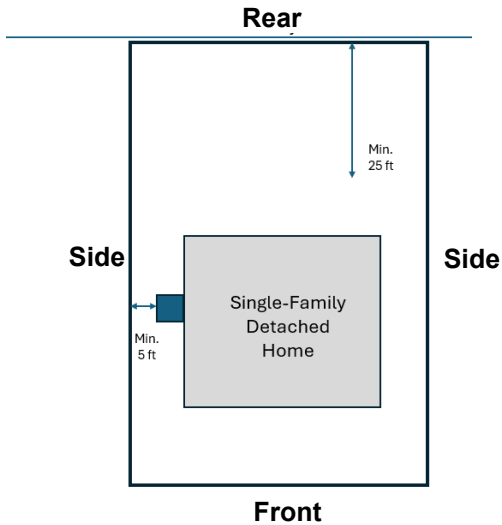


# Type C1 & C2

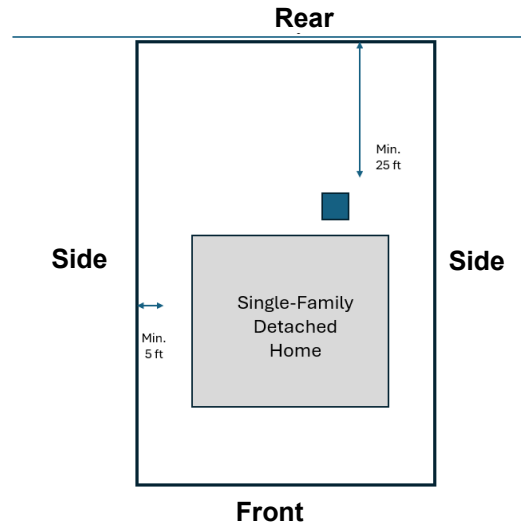


# Proposed Options for Mechanical Equipment

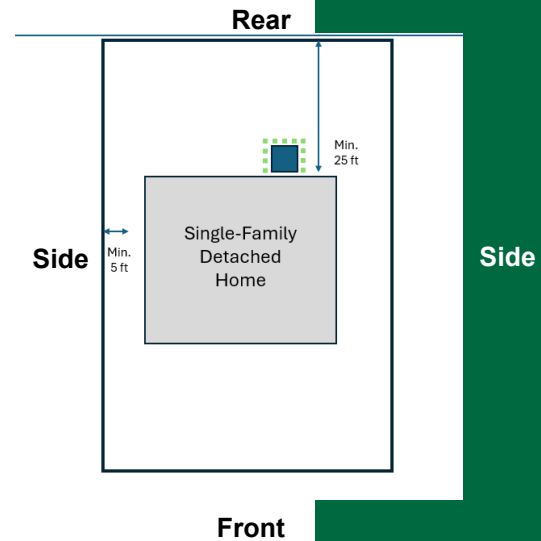
## Option 1



## Option 2

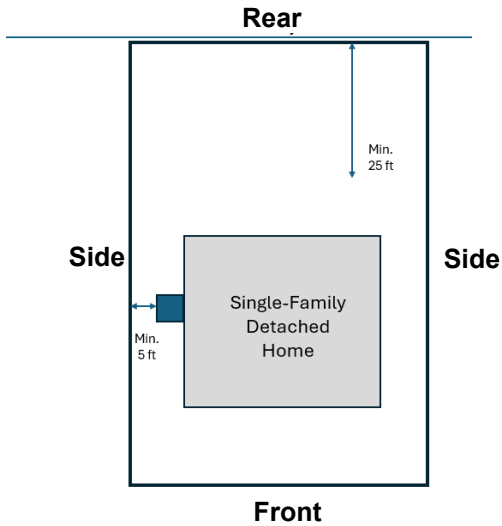


## Option 3

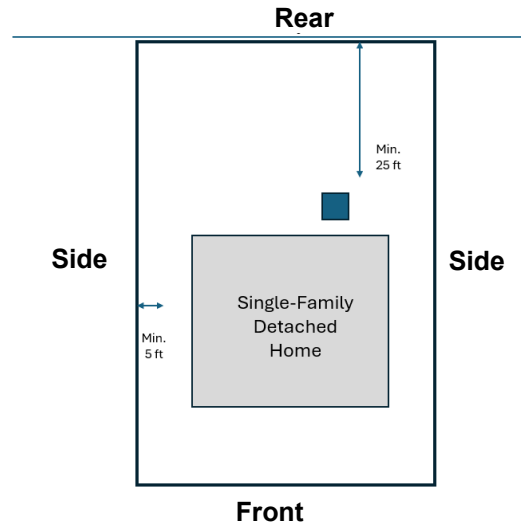


# Planning Board

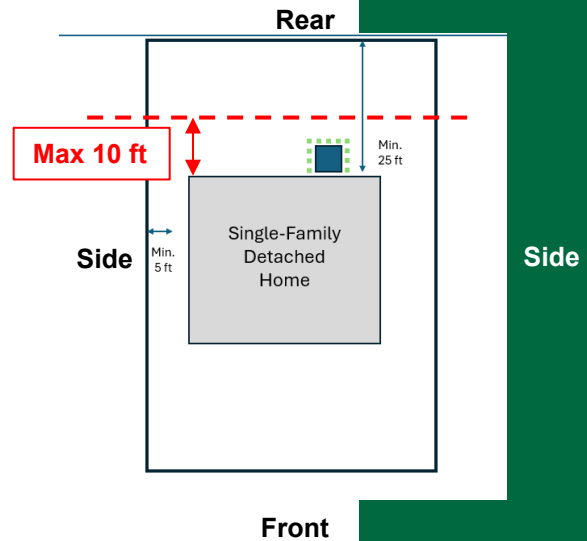
## Option 1



## Option 2



## Option 3



# Thank You

Questions?

Town of  
**Huntersville**  
NORTH CAROLINA



# Timeline

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**Public Hearing**  
**November 18, 2025**



**Planning Board**  
**November 19, 2025**



**Town Board Final Action**  
**December 16, 2025**



# Consistency with 2040 Plan

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**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.

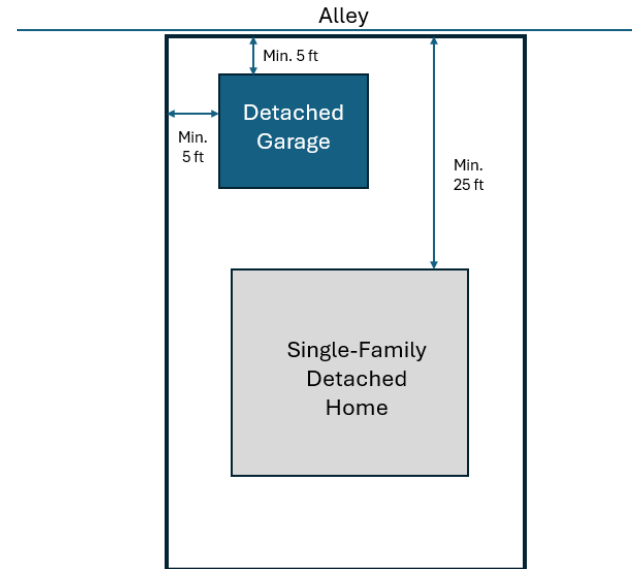


**LU-8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards.** Comment: This text amendment would allow flexibility for the encroachment of mechanical equipment into rear-yards, but would encourage the higher standard of screening mechanical equipment from view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



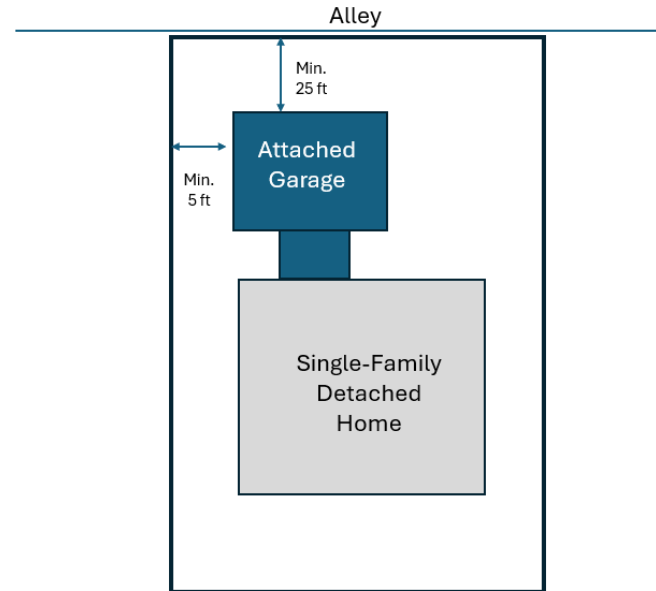
## Current Standards – Accessory Structures

- ❧ 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



# Mechanical Equipment

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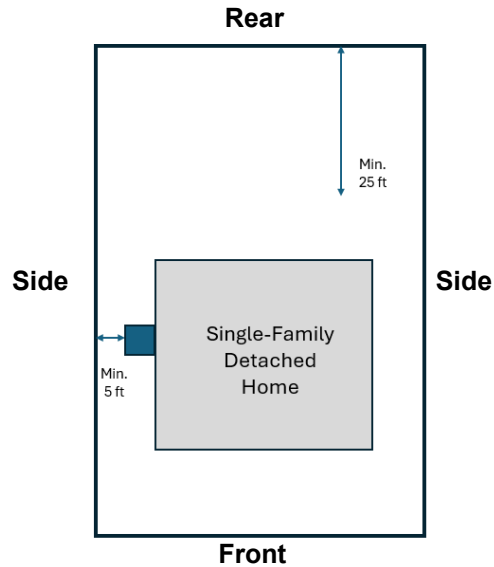
## Article 4.9

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.

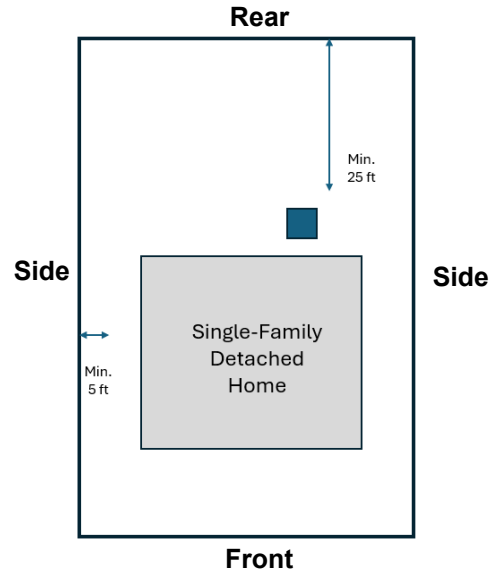


# Current Options for Mechanical Equipment

Option 1



Option 2



EXHIBIT

10I-1

# TA25-12

Articles 4.9 & 8.16 (Detached Garages)

December 16, 2025

# Background

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**Applicant:** Town of Huntersville

This text amendment would allow detached garages to be located in any yard on lots five acres or larger and the structure can't be seen from the road.



# Recommendations

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## **Planning Board (November 19, 2025)**

The Planning Board unanimously recommended approval of the text amendment.

## **Staff**

Staff recommends approval of the text amendment.



# Thank You

Questions?

Town of  
**Huntersville**  
NORTH CAROLINA



# 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 812' in the R zone & 6' in the TR zone.



# Background

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## 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 better align with State Statute regarding single family home regulations.
- 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

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**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

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## **LU 8.1**

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

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

