

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:00 p.m. on Tuesday, October 14, 2025, for a Special Meeting.

Call to Order/Roll Call

Chairman Henson called the meeting to order at 6:00 pm.

Present: J. Henson, S. Hensley, C. Boyd, L. Hallman, P. Tokpah, M. Horsman, M. Pollard, and J. Davis (alt)

Absent: T. Loomis, J. Wright

Approval of Minutes

None

Public Comments:

Brandon Nelson spoke about Pottstown

Shion Mayfield spoke about Pottstown

Rachel Zwipf spoke about Pottstown

Chris Wolak spoke about Pottstown

Verona Wynn spoke about Pottstown

Janelle Harris spoke about Pottstown

Action Items

Item 4A: Consider a recommendation on the Pottstown Community Preservation Plan.

D. Peete, Long-Range Principal Planner and Eric Orozco, Neighboring Concepts consultant presented the Pottstown Community Preservation Plan, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed small area plan and stated that staff recommend approval.

The Board asked if there was any discussion related to annexation of the lots and how the implementation of the plan may occur with lots that are within the ETJ. Staff shared that all members of Pottstown have been included in the discussion. The ETJ line does not impact zoning implementation.

The Board asked if staff are aware of what the Counties' plans are regarding the land that they recently purchased. Staff responded that they are aware that there has been some community outreach and it was purchased by County Parks and Recreation so the understanding is that it will be a future park. There may be some opportunity for a future road connection through here but there is no timeline or finalized project that has been shared with staff to date.

The Board asked how the boundaries of Pottstown were determined. Staff responded that there was a East Huntersville Revitalization Plan done previously that defined most of the area though not all and through historical discussions, and self-identification a handful of additional properties were added.

The Board asked if historical designation is something done by individual property owners or as a large collective area. Staff responded that a historic overlay, if legally permissible, could be put into effect by the Town Board without full consent of some residents, like designating a zoning to an area. Under

current North Carolina General Statutes 160D the effects of the historical designation might enhance or communicate expectations, but it would not be able to further restrict landowners from their current zoning designation. Typically, an overlay of this type would be something desired and accepted by a community.

The Board commented on the plan being a preservation plan and asked if there is an element to include a review if a home is removed, or if this would help prevent land assemblage or what can be built in place of a removed home. Staff stated that preservation can mean a lot of things and there would need to be legal work in addition to that of the Town Board determining what set of rules they would like to put in place. E. Orozco shared examples of what is being done in Charlotte and commented that individual homeowners can work with State resources now and the cemeteries may also qualify for historic status, and the associated churches could work with State resources as well. Staff clarified that the Town operates under the Counties Historic Landmark Commission unless in the future the Town elects to create and operate their own commission in the future.

The Board commented that the presented plan seems to be more of a community plan versus a preservation plan and the goals of the community seem to focus on affordability, improvements, and preservation of identity. The question was posed to staff as to how they see this plan addressing those needs. Staff responded that the plan neither requires nor prohibits the Town from working with any organization or addressing any priorities that have been identified. The plan serves to communicate what has been gained from the public outreach, organize it, and provide the groundwork for both the Planning Board and Town Board to select how to reconcile that.

The Board asked what the major concern of the public outreach was identified as. E. Orozco commented that preserving the homes was the primary concern that was heard. The plan is laid out to help the Town identify what they can support and act on within each tool. The toolkit for regulatory control is one toolkit that can also be focused on to determine what role the Town would like to take. There are many steps to preservation, and it takes work, but the steps are laid out and the community, along with the Town can identify steps that they would like to advance and then update the plan each year based on progress and next steps. The plan is designed to be realistic as a method to facilitate next steps.

The Board asked if there is an existing neighborhood committee that the Town should work with in forming a committee to work with the County on the implementation of the plan. Staff stated that there is nothing to prohibit that within the plan, the plan encourages a unified voice to be identified to create a coalition and communicate with the Town on the priorities of the community.

The Board expressed concerns over the lack of specificity for action items and clear deadlines. Staff shared that the Executive Summary is intended to identify the items that could be prioritized based on the feedback provided by the community. The method of accomplishing this will need to be identified by the Town Board.

The Board asked what the difference is between this plan and what Cornelius came up with for Smithville. E. Orozco commented that Pottstown has some community organizations doing some of the work but they would benefit from developing a Community Land Trust to actually build affordable housing.

Motion: S. Hensley made a motion to recommend approval of the Pottstown Community Preservation Plan as presented. The plan is consistent with the Huntersville 2040 Community Plan for providing housing options, preserving existing communities, and expanding infrastructure. J. Davis seconded the motion.

S. Hensley commented that a lot has been done to bring attention to Pottstown and while the plan is not perfect it is a good start and creates an adopted plan that can be referenced and referred to, to create change and action.

J. Davis commented that she would like the Board to strongly encourage the Town Board to form an Advisory Committee and invite the neighborhood and staff to sit on the committee.

Amended Motion: S. Hensley made a motion to recommend approval of the Pottstown Community Preservation Plan as presented with an emphasis on the urgency of implementing an Advisory Board, that invites residents of Pottstown, staff (time permitting), and other relevant officials and people. The plan is consistent with the Huntersville 2040 Community Plan for providing housing options, preserving existing communities, and expanding infrastructure. J. Davis seconded the motion.

M. Pollard asked if an addendum could be added to the presentation of the plan to address the top 2 or 3 most significant priorities to the community. This should be more than the goals or what is currently stated and should be called out specifically.

L. Hallman commented that he thinks it is a great plan and the toolkits are well designed and will be very useful.

J. Henson agreed and stated that he thinks the tools will be very useful in directing the next steps.


Vote: The motion passed unanimously (8-0).

Adjourn


Motion: L. Hallman made a Motion to Adjourn. C. Boyd seconded the motion.

Vote: The motion passed unanimously (8-0).

Approved this 19 day of Nov 2025.



Chairman or Vice Chairman



Board Secretary