

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

AGENDA

Pre-Development Meeting

February 19, 2026 - 3:00 PM

TOWN HALL (14704 N Old Statesville Road)

1. Call to Order/Roll Call

2. Action Agenda

- 2.A. Jonahville A.M.E Zion Church Parcels #02117119, 021171120, and 012117121 for Conditional District rezoning from Transitional Residential (TR) to Neighborhood Residential-Conditional District (NR-CD) for a potential residential subdivision and existing church renovation.

- 2.B. Potential car wash and C-store on Parcel #01122116. The existing zoning designation on this parcel is Special Purpose-Conditional District (SP-CD)

General Meeting Information

Pre-Development Group:

The purpose of this Group is to provide a no-cost option for applicants to receive feedback on Conditional Rezoning requests prior to officially submitting a rezoning application. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings are open to the public and the public is invited and encouraged to attend. This Group meets on an as-needed basis, but no more than once per month.

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. (*Public Comment and Public Hearing Policy - Amended February 19, 2024*)

Special Accommodations:

Please contact the Planning Department, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Tracy Barron can be reached at tbarron@huntersville.org or 704-766-2215.

(37) 2 BR TOWNHOMES ALLEY LOADED W/ PARKING PADS 2-WAY ALLEY (TYP.)

CENTER GREEN SPACE W/ STORMWATER POND

CHURCH PARKING 66 SPACES +/-

(9) 1 BR TOWNHOMES W/ ON-STREET PARKING (1.2 SPACES PER UNIT)

CHURCH PARKING 59 SPACES +/-

DUKE DISTRIBUTION EASEMENT RELOCATED

EXISTING CHURCH RENOVATED TO ADMIN/ EDUCATION

PROPOSED SANCTUARY

DEVELOPMENT DATA

Parcel A	
Area:	5.48 AC +/-
Uses:	Admin/ Education Sanctuary (500 Seats) Total Building Area 20,000 SF +/- 25,000 SF +/-
Parking Provided:	66 Spaces
Parcel B	59 Spaces
Parking Total	125 Spaces (114 Seats)
Parcel B	
Area:	3.05 AC +/-
Uses:	Parking (In Support of Church)
Parking Provided:	59 Spaces
Parcel C	
Area:	9.18 AC +/-
Uses:	Attached Houses (Townhouses) 2 BR 37 units 1 BR 9 Units Total Units 46 Units

SITE DATA

Jurisdiction		Huntersville, NC	
Parcel ID:	2117119	1.054 AC +/-	2117120
	2117121	1.010 AC +/-	14.240 AC +/-
Site Acreage		16.314 Acres +/-	
Zoning		TR (Transitional Res. District)	
Zoning District:		NR (Neighborhood Res. District)	
Proposed Zoning District:		NR (Neighborhood Res. District)	
Permitted Building and Lot Types:		Attached House, Civic	
Watershed Data		Clarkie	
District:		Clarkie	
The site is not located within Watershed Overlay District.			
The site is not located within Protected Area.			
The site is not located within Critical Area.			
A SWM buffer is not located on this site.			
There are no FEMA floodplains on this site. Map 3710456900K			
There are no Wetlands on this site. US Fish & Wildlife NWR			
Thoroughfares		Boulevard 100'-200' proposed ROW	
Eastfield Road	Minor	70'-100' proposed ROW	
Asbury Road	Minor	70'-100' proposed ROW	
Utility Easements/ROW			
Duke Transmission ROW	150'		
Duke Distribution Line Easement	30'		
Plantation Pipeline Gas Line ROW	50'		
Tree Preservation Requirements		Existing Canopy Preservation 0%	
Heritage Trees		100%	
Specimen Trees		30%	
Landscape Buffers & Easements		Civic Use (Religious Institution) 30' / Buffering Residential Use	
Residential (Major Sub-division)		20' / Buffering Residential Use	
Residential Landscape Easement		20' / Buffering Thoroughfare	
Building and Lot Type Requirements		Attached Residential	
		Build-To Dist 10'-25'	
		Max. Res. Height 30' to eave	
		Max. Garage Hgt. 20' to eave	
		Lot Size 7,500 SF Avg. 6,000 SF Min.	
Civic (Religious Institution)		Build-To Dist 0'-25'	
		Max. Building Height 4 stories	

Jonahville AME Zion

Huntersville, NC 06/21/2023

Preliminary Concept Plan

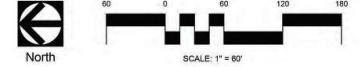
Prepared for:
Workplace Architecture + Design
500 W Fifth Street Suite 800
Winston-Salem, NC 27101

Project #: 23-106 - Workplace Huntersville TH

Prepared by:
WORKPLACE ARCHITECTURE+DESIGN

stimmel 619 S. CEDAR STREET, SUITE L
CHARLOTTE, NC 28202
www.stimmelpa.com 336.723.1067

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING



THIS IS A PRELIMINARY SITE PLAN BASED ON INCOMPLETE INFORMATION AND THEREFORE MAY NOT REFLECT FINAL SITE LAYOUT. NO SITE RESEARCH HAS BEEN CONDUCTED. CONDITIONS MAY CHANGE SIGNIFICANTLY.

F:\33-106\Workplace\33-106 PRELIMINARY CONCEPT PLAN 06/21/23 9:13am

**Palillo
Sam Furr Rd &
Maple Branch Rd
Huntersville, NC. 28078
SITE PLAN 3.0**

Disclaimer:
This plan is only conceptual in nature and used to estimate if the site will accommodate the uses requested. The site limits, constraints, or issues have not been fully verified at this time. This is not to be used for construction, permitting or purchasing purposes.

