

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

Planning Board Meeting

March 24, 2026 - 6:30 PM

TOWN HALL (14704 N Old Statesville Road)

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

Advisory Board Members:

1. Call to Order/Roll Call

2. Approval of Minutes

2.A. Consider approval of the February 24, 2026, regular meeting minutes.

3. Public Comments

4. Action Agenda

4.A. Consider a recommendation on Petition R26-02, a general rezoning of 121 Gilead Road from Neighborhood Residential District (NR) to Town Center (TC)

4.B. Consider a recommendation on Petition R25-17, a rezoning at the corner of Glendale Drive and Huntersville-Concord Road from General Residential (GR) to Neighborhood Residential-Conditional District (NR-CD) for a three-lot single-family residential subdivision.

5. Other Business

6. Adjourn

General Meeting Information

Planning Board:

The Planning Board functions as an advisory board to the Town Board on all requests for changes in the zoning laws, and ordinances of the Town of Huntersville subdivision requests pursuant to the Huntersville Subdivision Ordinance, and is empowered to make recommendations to the Town Board, or other governmental agencies consistent with the Planning Board's charged obligation to provide

for proper planning for the future growth of the Town of Huntersville, and its environs. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

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 March 3, 2026)*

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.



Request for Board Recommendation

March 24, 2026

To: Board Members

From: Tracy Barron, Administrative Analyst

Date: March 24, 2026

Subject: Consider approval of the February 24, 2026, regular meeting minutes.

EXPLAIN REQUEST:

Consider approval of the February 24, 2026, regular meeting minutes.

ACTION RECOMMENDED:

Consider approval

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. February 24, 2026 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, February 24, 2026.

Roll Call

Present: J. Henson, S. Hensley, C. Boyd, L. Hallman, M. Horsman, M. Pollard, T. Loomis, J. Wright, J. Davis and A. Miller

Absent: S. Hensley and P. Tokpah

Approval of Minutes

Item 2A: Consider approval of January 27, 2026, regular meeting minutes.

Motion: J. Wright made a motion to approve January 27, 2026, regular meeting minutes. T. Loomis seconded the motion.

Vote: The motion passed unanimously (9-0).

Public Comments:

J. Locke, Item 4B

B. McAuley, Item 4A

B. Pell, Item 4A

Action Items

Item 4A: Consider a recommendation on Petition #R25-15 to rezone 11.87 acres located at 13501 Old Statesville Road for a Mixed Use Development.

J. James, Principal Planner entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff cannot recommend approval at this time as presented.

The Board asked staff about building D potentially being adjusted to townhomes, the sufficiency of the right-of-way and landscaping serving as the buffer to the existing adjacent neighbors and timing of this right-of-way to the project, the criteria for the commercial space requirements, how the lake as identified and shared by the neighbor would be protected, and what criteria was used for the affordable housing units.

Bridget Grant, Land Use Development Consultant with Moore & Van Allen, 100 N Tryon Street Charlotte, NC presented for High Street District Development. Tom Burr, Trammell Crow Company spoke to the applicant's rationale for the reduction of commercial space.

The Board commented that with the addition of the new road this actually has the potential to be a really great commercial space location and that the by-right development adjacent to this parcel would provide more people with a desire to walk to the commercial that the Town is recommending as part of this development.

The Board asked if transitioning Building D from townhomes to apartments is not financially feasible is there potential for adjusting an apartment building height to two stories. What willingness there is to provide a little more commercial and a little less density.

The applicant stated that the project is currently slated to be a for rent community.

Motion: T. Loomis made a motion to recommend denial of R25-15, 13501 Old Statesville Road Mixed Use as the plan is inconsistent with policy LU 6 because the commercial space is too low and policy LU 7 and LU 11 because of the high percentage of apartments and attached housing. It is not reasonable and in the public interest to approve this rezoning. J. Wright seconded the motion.

T. Loomis commented that the lack of commercial space with the adjacent development is her reason for recommending denial.

J. Wright agreed that the commercial space is too important for the development of the Downtown and to create a walkable area.

L. Hallman commented that this area is starved for commercial development, this is a great project but it needs a few adjustments to be supported.

Vote: The motion passed unanimously (9-0).

Item 4B: Consider a recommendation on Petition #R25-16, a request to rezone 44 acres at the northeast corner of Sam Furr Road and Old Statesville Road for a commercial and multi-family development.

B. Priest, Assistant Planning Director entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff does not support the application as shown at this time.

S. Irvin, Irvin Law Group presented for the applicant. Demetri Baches, Metrocology is the designer of the plan and presented.

The Board inquired about the risk of the existing topography, the potential timing of the Highway 73 improvements and the timing of this development, the proposed buffer's and landscaping, the greenway placement, the Highway 73 pedestrian crossing, the proposed redline placement, the walkability of the commercial area, the tree save or mitigation plan, and the proposed modifications.

Motion: J. Davis made a motion to recommend approval of R25-16, Knox Crossing Development based on the plan being consistent with LU 1.1 and LU 2.1. It is reasonable and in the public interest to approve the rezoning plan because it contains needed amenities and uses once the transit line is built. In addition, all staff's notes be included and addressed with the applicant continuing to work with staff on the modification requests prior to the Town Board Final Action, and all outstanding staff comments. C. Boyd seconded the motion.

Board members expressed concern over the incompleteness of the application being presented and discussed the potential of deferring the action. The applicant requested that the application continue forward and spoke to addressing the issues raised prior to the Town Board Final Action.

Vote: The motion passed (6-3) with J. Wright, M. Pollard, and L. Hallman opposed.

Other Business

None

Adjourn

C. Boyd made a motion to adjourn. L. Hallman seconded the motion.

Vote: The motion passed unanimously (9-0).

Approved this ____ day of _____ 2026.

Chairman or Vice Chairman

Board Secretary



Request for Board Recommendation

March 24, 2026

To: Board Members

From: Brian Richards, Planning Director

Date: March 24, 2026

Subject: Petition R26-02, a general rezoning of 121 Gilead Road from Neighborhood Residential District (NR) to Town Center (TC)

EXPLAIN REQUEST:

General rezoning of (+/- .397 acres) located at 121 Gilead Rd from Neighborhood Residential District (NR) to Town Center (TC)

ACTION RECOMMENDED:

Consider a recommendation

FINANCIAL IMPLICATIONS:

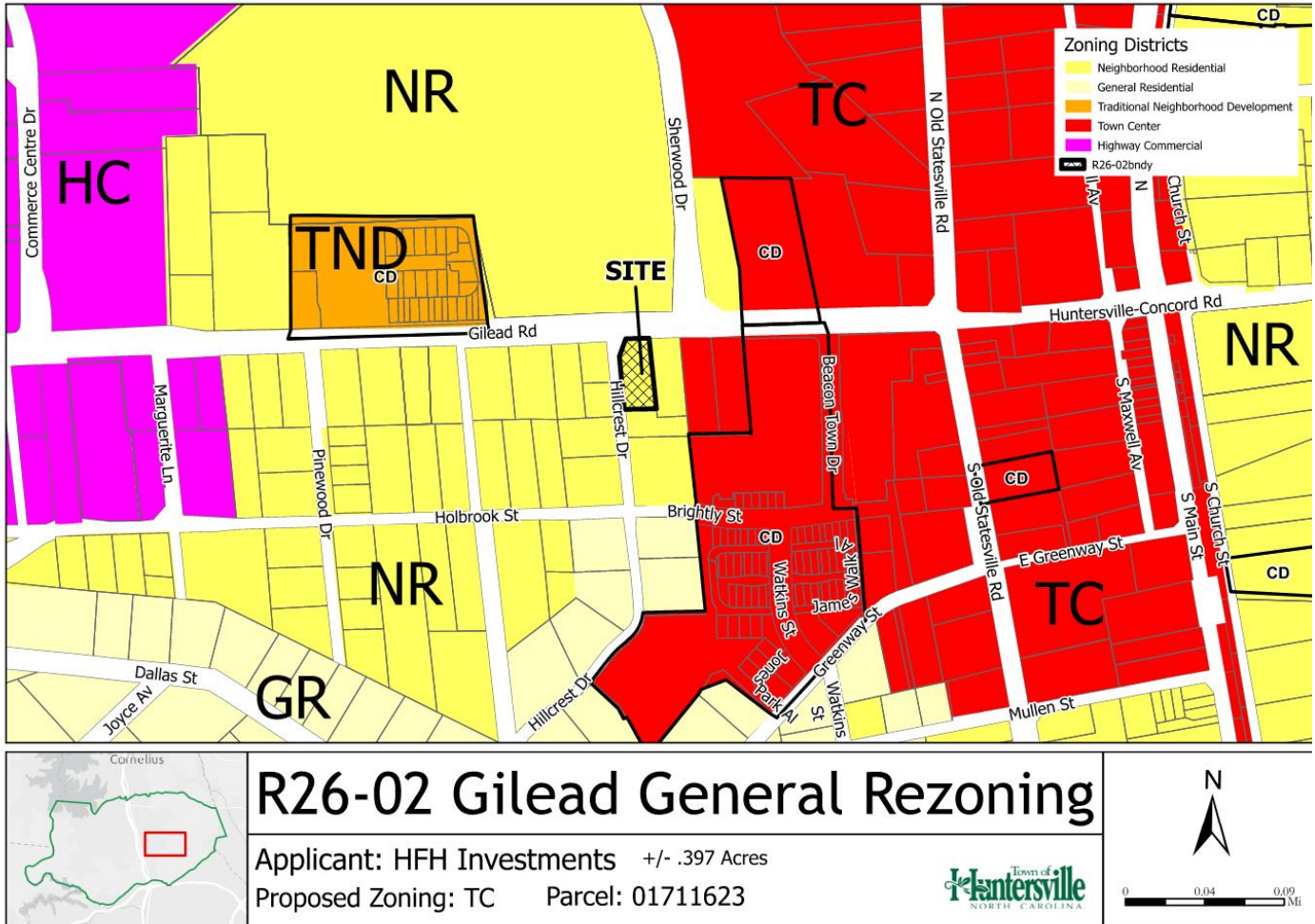
N/A

ATTACHMENTS:

1. R26-02 PB Staff Report
2. R26-02 Application

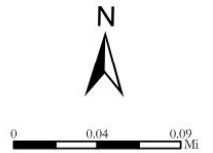
Petition R26-02: 121 Gilead General Rezoning

PART 1: PROJECT SUMMARY



R26-02 Gilead General Rezoning

Applicant: HFH Investments +/- .397 Acres
 Proposed Zoning: TC Parcel: 01711623



Application Summary:

- Petition #R26-02 is a request by HFH Investments owners of Parcel 01711623 to rezone the property from Neighborhood Residential to Town Center.
- Adjoining Zoning and Land Uses
 - North: Town Center (TC) & Neighborhood Residential (NR) - Park, School, & Mixed Use.
 - South: Town Center (TC) Neighborhood Residential (NR), General Residential (GR) – Mixed Use, Commercial, & Residential.
 - East: Town Center (TC) – Mixed Use & Commercial.
 - West: Neighborhood Residential (NR) – Residential & Commercial.

3. The Planning Staff certifies the required notifications were made for the public hearing. Notice was advertised in the Charlotte Observer, adjacent property owner notice post cards were sent, and a sign was installed at the subject property per state statute requirements.

PART 2: REZONING/SITE PLAN ISSUES

- Since this is a general rezoning, there are no site specific issues with this rezoning application as there is no site plan attached to the request. Any proposed future development would have to comply with the Town Center zoning district and all applicable requirements of the Zoning and Subdivision Ordinances.
- The Huntersville 2040 Plan shows this property is located within the Town Core & Mixed Use designation.



Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single-family homes, townhomes, and apartments. Their design focuses on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the “Moderate Density” and “Residential Edge” character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.



Mixed-Use Centers

Mixed-Use Centers contain vertical mixed-use along key frontages. New development includes wide sidewalks, buildings are close to the street with high levels of transparency, and parking is located in the 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.



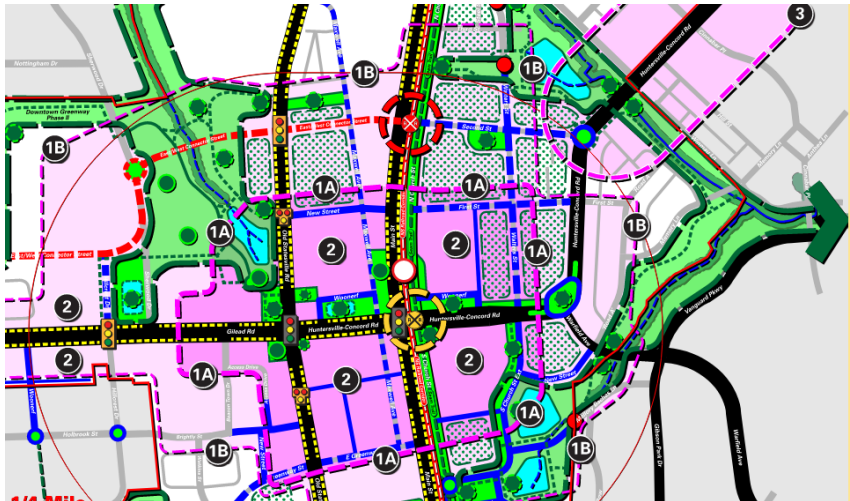
- The 2040 Plan also shows this property is located within the Tier 1 & 2 designations. These areas call for a mixture of uses.



Downtown - Tier 1
 Encourage commercial, office and/or residential. Shopfronts, urban workplaces and apartment buildings are allowed. Generally 2-4 stories.

Downtown - Tier 2
 Generally 2-3 stories. Predominately residential with some small-scale commercial and/or office. Reuse of structures on main roads. Residential can include townhomes, duplexes, triplexes, quadplexes, and urban single-family home types, including alley-loaded bungalows, pocket neighborhoods and cottage courts.

- The 2022 Downtown Master Plan calls for Gathering areas to be developed in the Primary & Secondary areas.



Area B. The Primary Gathering Area is expanded as the approximate 1/4-Mile walkable district to encompass several blocks on both sides of NS Railroad Corridor, and extend along Gilead Rd between the West Gateway and Downtown Core.

2 New Commercial Development is limited to feasible locations within the Primary Gathering Area.
Note: This does mean that the entire Primary Gathering Area (A or B) would or should contain Commercial Development.

3 Secondary Gathering Areas are focused around the North, South, East and West Downtown Gateways.

4 New Commercial Development is limited to locations within the Secondary Gathering Areas defined in each Downtown Gateway.

General Note: Opportunities for convening outdoor activities and events (Post-COVID) within unique gathering areas should be provided including, but not limited to elevated parking decks, roof tops, and open air adaptive structures and venues.

PART 3: TRANSPORTATION ISSUES

- No Transportation issues. Any new development may be subject to TIA requirements.

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that “in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents”.

STAFF COMMENT – Staff finds the proposed rezoning consistent with the following policies of the **2040 Huntersville Community Plan**:

Policy LU 6.1: A mix of land uses is encouraged in Mixed Use Centers, Activity Centers, Employment Centers identified on the Future Land Use Map.

Policy LU 6.2: Commercial uses are encouraged in the Town Core and as specified in adopted Small Area Plans.
LU 6.3: Small scale, neighborhood-serving commercial and office uses may be allowed in Town Core and Moderate Density areas specified on the Future Land Use map at key locations if designed in a context sensitive manner.

EV 1.2: Focus economic development in areas that support growth.

- Preserve areas suitable for business and industrial development, along with a mixture of support uses, to ensure an adequate inventory of land for future growth and development, with increases to this inventory as required. These areas should have proximity to existing or future activity centers, have access to transportation options and utility service, and offer amenities for employees.

EV 2.2: Leverage Downtown as a unique destination.

- By focusing on events, future business mix, and easy parking, the Town should promote Downtown and its Historic District as the heart of the community that offers a unique amenity to residents, employees, and visitors.

EV 2.3: Attract businesses to Downtown.

- Encourage new businesses that help Downtown meet the 10|10|10 goal of having 10 places that serve food, 10 retail establishments (non-chain and not thrift stores) and 10 businesses open after 6 pm.
- Coordinate advocacy and align resources to support and attract economic development opportunities to Downtown Huntersville.
- New resources could include a downtown business guide covering zoning, parking, signage, building codes and resources for prospective businesses and landowners.
- Identify and consider offering community resources that could be leveraged to support growth, including grants and other incentives.

STAFF COMMENT – Staff finds the proposed rezoning consistent with the Organizing Principle – Gathering from the **2022 Downtown Plan**:

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: “in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

- 1. Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

The overall character of the existing development in the immediate vicinity of the subject properties is commercial, residential, & mixed use in nature. The Town Center (TC) district uses would be consistent with the surrounding development.

- 2. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, storm water drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

There are no public facility concerns for a general rezoning application. Any traffic impact or public facility needs will be reviewed during the subsequent site plan review for any proposed development.

- 3. Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”**

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental resources. The structure was designation a Historic Property on September 19, 2022.

PART 5: PUBLIC HEARING

The Public Hearing was held on March 3, 2026.

PART 6: STAFF RECOMMENDATION

Staff recommends approval of the rezoning application as the Town Center (TC) district is consistent with envisioned development patterns in the 2040 Community Plan & 2022 Downtown Plan. The General Rezoning is consistent with policies LU 6.1, 6.2, EV 1.2, 2.2, 2.3 and the Gathering Principle of the 2022 Downtown Master Plan.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board meeting is scheduled for March 24, 2026.

ATTACHMENTS:

1. Application
2. Rezoning Map

PART 8: CONSISTENCY STATEMENT – R26-02 121 Gilead Rd General Rezoning

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed rezoning of Petition R26-02, 121 Gilead Rd General Rezoning Planning Staff finds that the rezoning is consistent with Policy LU 6.1, 6.2, EV 1.2, 2.2, 2.3, and the Gathering Principle of the 2022 Downtown Master Plan. The Town Center district will be consistent with the character and uses adjacent to the subject properties.</p>	<p>APPROVAL: <u>(insert applicable plan reference) (Explain)</u></p>	<p>APPROVAL: <u>(insert applicable plan reference) (Explain)</u></p>
<p>DENIAL: N/A</p>	<p>DENIAL: <u>(consistent OR inconsistent with (insert applicable plan reference)).</u></p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because ... (Explain)</u></p>	<p>DENIAL: <u>(consistent OR inconsistent with (insert applicable plan reference)).</u></p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because ... (Explain)</u></p>

2. Project Data

Date of Application 12-3-2025

Name of Project 121 Gilead Phase # (if subdivision) _____

Project Address 121 Gilead Road

Parcel Identification Number(s) (PIN) 01711623

Current Zoning District NR Proposed District (for rezoning only) TC

Property Size (acres) .397 Street Frontage (feet) 205' Hillcrest 63' Gilead

Current Land Use Commercial

Proposed Land Use(s) Commerical

Is the project within Huntersville's corporate limits?
Yes _____ No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

See attached sheet

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name HFH Investments, LLC Phone 704-875-1615
 Corporation Limited Liability Company Trust Partnership Other: _____

By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Jay A Henson

Title Member Email jhenson@waengineering.com

Address of Applicant 121 Gilead Road, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name HFH Investments, LLC Phone 704-875-1615
 Corporation Limited Liability Company Trust Partnership Other: _____

By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature Jay A Henson

Title Member Email jhenson@waengineering.com

Address of Property Owner 121 Gilead Road

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

W&A Engineering	Jay Henson	704-577-4561	jhenson@waengineering.com
-----------------	------------	--------------	---------------------------

Development Firm	Name of Contact	Phone	Email
------------------	-----------------	-------	-------

Design Firm	Name of Contact	Phone	Email
-------------	-----------------	-------	-------

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department

Blythe House

The purpose of this rezoning request is to further the Town's collective vision of creating a vibrant and engaging downtown, as outlined in the 2040 Plan and Downtown Master Plan. The two-story renovated home on this property was recently granted historic designation by both the Mecklenburg County Historic Landmarks Commission and the Town of Huntersville.

The current owners preserved this structure due to its architectural significance, prominent location, detailed interior features, and the historical importance of its past residents. As a designated historic landmark, the structure is protected and will remain preserved.

While there are no immediate plans for modifications, the property owners wish to plan proactively for the future and allow additional flexibility for potential uses as opportunities arise. The historic designation ensures that the architectural character and integrity of this 1911 home will be maintained.

This building is truly a historic asset for downtown Huntersville and the TC zoning district.





LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: HFH Investments, LLC

SECRETARY OF STATE ID NUMBER: 2097272 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
2097272
CA202510510856
4/16/2025 02:07
<input type="checkbox"/> Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Timothy D Foley

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

121 Gilead Road
Huntersville, NC 28078 Mecklenburg County

121 Gilead Road
Huntersville, NC 28078

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate Investment

2. PRINCIPAL OFFICE PHONE NUMBER: (704) 875-1615 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS	5. PRINCIPAL OFFICE MAILING ADDRESS
<u>121 Gilead Road</u>	<u>121 Gilead Road</u>
<u>Huntersville, NC 20878</u>	<u>Huntersville, NC 20878</u>

6. Select one of the following if applicable. (Optional see instructions)

- The company is a veteran-owned small business
- The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: <u>Jay Alan Henson</u>	NAME: <u>Brian Hines</u>	NAME: <u>Timothy Dean Foley</u>
TITLE: <u>Managing Member</u>	TITLE: <u>Managing Member</u>	TITLE: <u>Managing Member</u>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
<u>8926 Lizzie Lane</u>	<u>121 Gilead Road</u>	<u>19921 Chapel Point Lane</u>
<u>Huntersville, NC 28078</u>	<u>Huntersville, NC 28078</u>	<u>Cornelius, NC 28031</u>

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Timothy Dean Foley 4/16/2025
SIGNATURE DATE

Form must be signed by a Company Official listed under Section C of This form.

Timothy Dean Foley Managing Member
Print or Type Name of Company Official Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525



Request for Board Recommendation

March 24, 2026

To: Board Members

From: Patrick Patterson, Planner II

Date: March 24, 2026

Subject: Petition R25-17, a rezoning at the corner of Glendale Drive and Huntersville-Concord Road from (GR) to (NR-CD) for a three-lot single-family residential subdivision.

EXPLAIN REQUEST:

Conditional rezoning of +/- 1.066 acres (Parcel #01928207) at the corner of Glendale Drive and Huntersville-Concord Road from General Residential (GR) to Neighborhood Residential- Conditional District (NR-CD) for a three-lot single-family residential subdivision.

ACTION RECOMMENDED:

Consider a recommendation

FINANCIAL IMPLICATIONS:

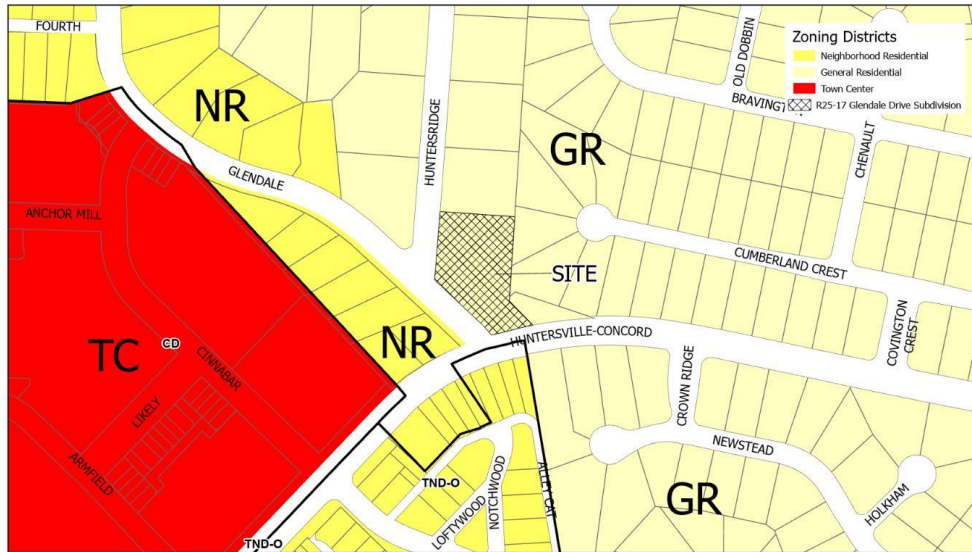
N/A

ATTACHMENTS:

1. R25-17 Planning Board Staff Report
2. R25-17 General Application
3. R25-17 Rezoning Plan
4. R25-17 Neighborhood Meeting Report
5. R25-17 Engineering Report
6. R25-17 TIA Determination

Petition R25-17 Glendale Dr Subdivision

PART 1: PROJECT SUMMARY



Applicant: BDG Properties, LLC.
Property Owner: Bernice Gibson Bruce
Property Address: 14600 Glendale Dr
Project Size: (+/-) 1.066 acres
Parcel Numbers: 01928207
Current Zoning: General Residential
Current Land Use: Residential
Proposed Zoning: Neighborhood Residential- Conditional District (NR-CD)
Proposed Land Use: Residential- Single-Family homes

	<h3>R25-17 Glendale Drive Subdivision</h3> <p>Applicant: BDG Properties LLC +/- 1.066 acres </p> <p>Parcels: 01928207</p>	
--	---	--

1. Purpose: Petition #R25-17, a request by BDG Properties, LLC to rezone +/- 1.066 acres located at 14600 Glendale Dr (parcel id # 01928207) from General Residential to Neighborhood Residential-Conditional District.
2. Adjoining Zoning and Land Uses.
 - North: General Residential (GR) zoning, Existing Single Family Residential
 - South: Neighborhood Residential (NR) zoning, Existing Single Family Residential (Vermillion Subdivision)
 - East: General Residential (GR) zoning, Existing Single Family Residential (Covington Subdivision)
 - West: Neighborhood Residential (NR) zoning, Existing Single Family Residential
3. A neighborhood meeting was held on Wednesday, January 28th, 2026. The invitation, site plan, and summary of the meeting are included in the agenda packet for review.
4. Planning staff certifies that notice for this rezoning petition was sent via a postcard to adjoining property owners; a legal ad was placed in the Charlotte Observer on February 15, 2026; and posting of a rezoning sign along Glendale Dr and Huntersville-Concord in front of the property.

PART 2: REZONING/SITE PLAN

Site Plan Description

- The applicants are proposing to develop a 3-lot minor subdivision with one single-family detached house per lot.
 - The lot sizes will range from .35 acres to .4 acres.
- The property is currently zoned General Residential (GR). The General Residential Zoning District is not intended for development projects in Huntersville which are initiated after the effective date of this ordinance.
 - The purpose of this rezoning is to rezone to a different zoning district that allows for greater density and is intended for development projects.
- No modifications from the standards of the Huntersville Zoning Ordinance are requested by the applicant as a part of this conditional rezoning request. The development proposal will comply with all applicable rules and regulations found within the Huntersville Zoning Ordinance.
 - While the applicant is not requesting modifications, the rezoning request is conditional, so the plans presented must be adhered to.
- Canopy and specimen tree save is required in the Neighborhood Residential zoning district (10% for Specimen tree save, 10% of total site area for tree canopy, and 100% heritage).
 - The applicant is meeting the minimum requirements for specimen tree save (10%) and nearly doubling the requirements for canopy tree save (18%).
- The applicant is using existing public right-of-way, so no new infrastructure will be added.

Rezoning Issues/Updates:

A public hearing was held, where Town Board members and citizens expressed concerns regarding density, conflict with future roadway projects, and compatibility with existing development. See updates below;

- The Town Board expressed concern regarding the density proposed and conflict with future roadway projects. In turn, the applicant has reduced the proposal from 4 lots to 3. Lot sizes are now ranging from .35 acres to .4 acres.
- Staff is still working with the applicant to address any R/W dedication or reservation that is needed for the future project at the intersection of Glendale Dr and Huntersville-Concord. A final representation of the dedication has not been finalized at this time. The applicant and staff will continue to work and find a solution that accommodates the road improvements, while keeping the homes compliant with zoning regulations.
- Staff is recommending a 10' side setback on the northern property line to create a better transition from the larger lot/larger setbacks of the lots to the north/east.
- Staff is recommending the applicant incorporate elevated design elements for the homes. Staff has yet to receive any home elevations outside of conceptual pictures. Staff will continue requesting elevation information, and recommending the applicants adhere to the architectural principles found within Town of Huntersville Zoning Ordinance and Design Guidebook.

PART 3: TRANSPORTATION ISSUES

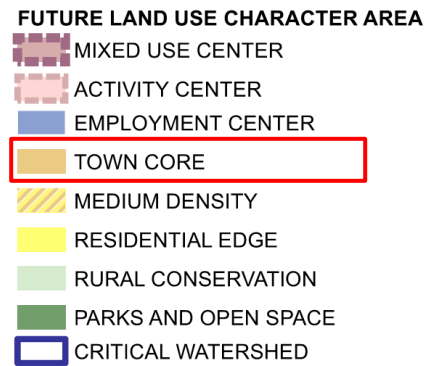
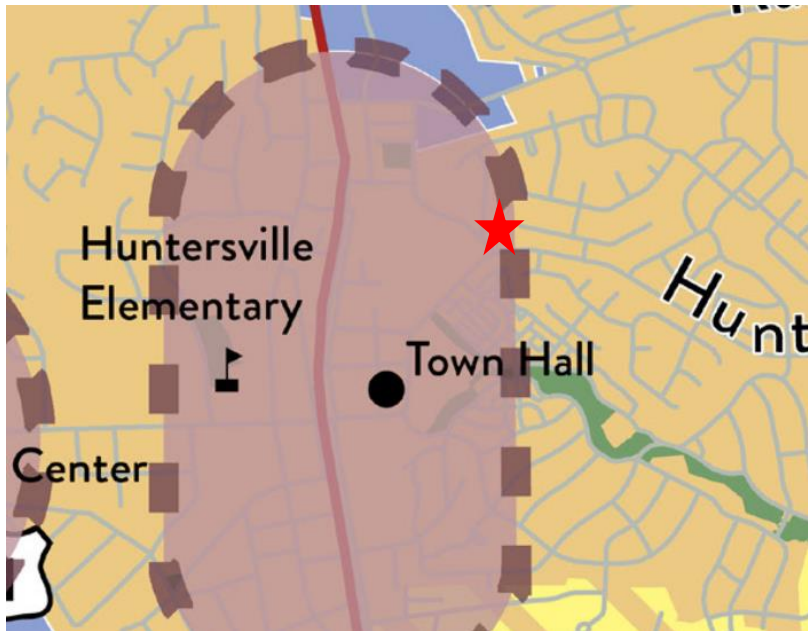
Traffic Impact Analysis (TIA)

- A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.
- See engineering memo attached

PART 4: REZONING CRITERIA

Article 11.4.7(d) of the Zoning Ordinance states that “in considering any petition to reclassify property, the Planning Board in its recommendation and the Town Board in its decision shall take into consideration any identified relevant adopted land-use plans for the area including, but not limited to, comprehensive plans, strategic plans, district plans, area plans, neighborhood plans, corridor plans, and other land-use policy documents”.

2040 Huntersville Community Plan – “Town Core”



Town Core

The Town Core designation includes a variety of neighborhoods containing a mix of residential housing types, including single family homes, townhomes and apartments. Their design is focused on traditional neighborhood planning principles, including short blocks, connected streets, streetscape standards, and other features that improve walkability. These areas are denser than the “Moderate Density” and “Residential Edge” character areas and may include non-residential development as specified in small area plans and at other sites that meet locational criteria.

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES SUPPORT** this project through the following sections:

- **Policy LU 1.1:** Utilize the Future Land Use Map during development approval process to ensure compatibility with long range plans.
 - STAFF COMMENT: The property proposed is in the Town Core Character Area of the Huntersville 2040 plan as shown above. The proposed rezoning matches the density of the surrounding properties.
- **Policy LU 2.1:** Higher intensity residential uses will be focused generally within two miles of the I-77/ NC-115 corridor and future activity centers in the eastern and western areas of Huntersville’s zoning jurisdiction.
 - STAFF COMMENT: The proposed development is within the two-mile I-77/NC-115 corridor and within the higher density Town Core Character Area.
- **Policy LU 5.1:** Allow more intense development only where transportation infrastructure and utilities already exist
 - STAFF COMMENT: The applicant is using existing public right-of-way and will connect into existing utility connections, so no new infrastructure will be added.
 - **Policy EOS 4:** Encourage the preservation of tree canopy within more urban environments.
 - STAFF COMMENT: The current plan shows double the tree canopy preservation required (20% of the site area)

STAFF COMMENT – The 2040 Huntersville Community Plan **DOES NOT SUPPORT** this project through the following sections:

- **Policy LU 9.1:** Residential design principles
 - STAFF COMMENT: This policy recommends residential development include front porches and recessed front loaded garages. These principles emphasize the architecture of the home, encourage outdoor interaction in the front of the home, and decreases the visual focus on plain garage doors. No elevations or concepts of the exterior product have been submitted for review. Although the NC State Statutes do not permit municipalities to have architectural ordinances for single family homes, submitting designs that utilize these principles is another way to demonstrate consistency with the Huntersville 2040 Plan for a conditional rezoning.
 - **UPDATE 3/24/26:** The applicants are agreeable to staff’s recommendations, but have only shown example elevations and offer no explicit commitment to elevations consistent with staff’s recommendations. Staff recommends the applicants commit to certain aspects of the elevation they proposed to build, such as building materials, porches, recessed garages or sideloaded garages, etc.

Article 11 Section 11.4.7(e) of the Zoning Ordinance states that: “in considering any petition to reclassify property the Planning Board in its recommendation and the Town Board in its decision should consider:

1. **Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.**

STAFF COMMENT:

Staff recommends that the reclassification from General Residential to Neighborhood Residential would be consistent with the overall character of adjacent development. The existing housing stock to the west and south is currently single-family houses, zoned Neighborhood Residential. Therefore, the character of the existing development will not substantially change by the rezoning.

2. **The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.**

STAFF COMMENT:

- A Transportation Impact Analysis (TIA) is not required, and engineering staff have determined no improvements are needed.
- Staff have no other indication that the proposed use will adversely affect the adequacy of public facilities.

3. **Whether the proposed reclassification will adversely affect a known archeological, environmental, historical or cultural resource.”**

STAFF COMMENT:

Planning staff has no indication that the request will adversely affect known archeological, environmental, or cultural resources.

PART 5: STAFF RECOMMENDATION

The application to reclassify the zoning of the property is consistent with the character area recommendations of the Huntersville 2040 Plan. Therefore, Staff recommends approval of the rezoning with the following conditions;

- R/W along Huntersville-Concord to be dedicated to accommodation for future roadway project
- Implement a larger side setback on the northern side of the property to create a more gradual transition from adjacent lots with larger setbacks
- Buildings shall incorporate elevated design elements found within our Design Guidebook

PART 6: PUBLIC HEARING COMMENTS

A Public Hearing was held on March 3, 2026. See YouTube livestream link below;

<https://www.youtube.com/live/GwcrPKnXvNw?si=fCia4BxwHqGh6lvr&t=1225>

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled for March 24, 2026

PART 8: TOWN BOARD CONSIDERATION

Town Board consideration is scheduled for April 21, 2026

PART 9: ATTACHMENTS/ENCLOSURES

Attachments

- Rezoning Application
- R25-17 Rezoning Plan
- Neighborhood Meeting Report
- Engineering Report
- TIA Determination

PART 10: CONSISTENCY STATEMENT – R25-17 Glendale Dr Subdivision

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, staff recommends approval of the application with conditions. With conditions the application is consistent with Policies LU 1.1, LU 2.1, LU 9.1, and EOS 4 of the Huntersville 2040 Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because the proposed rezoning is consistent with the envisioned uses and development pattern set forth in the 2040 Community Plan.</p>	<p>APPROVAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Planning Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>APPROVAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Town Board recommends approval based on the Plan being consistent with <u>(insert applicable plan reference)</u>.</p> <p><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>
<p>DENIAL: N/A</p>	<p>DENIAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Planning Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>	<p>DENIAL: In considering the proposed rezoning application R25-17 Glendale Dr Subdivision, the Town Board recommends denial based on the Plan being <u>(consistent OR inconsistent) with (insert applicable plan reference)</u>.</p> <p><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></p>



General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at <https://www.huntersville.org/528/Permits-Process>

<input type="checkbox"/> Change of Use <input type="checkbox"/> Commercial Site Plan <input checked="" type="checkbox"/> Conditional Rezoning <input type="checkbox"/> General Rezoning <input type="checkbox"/> Master Signage Program <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Revision to Original Project # _____ <input type="checkbox"/> Other _____	SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat (Includes Minor Subdivision) <input type="checkbox"/> Exempt Subdivision <input type="checkbox"/> Final Plat Revision <input type="checkbox"/> Farmhouse Cluster
--	--

2. Project Data

Date of Application 11/24/2025

Name of Project Glendale Dr. Subdivision Phase # (if subdivision) _____

Project Address 14600 Glendale Drive, Huntersville, NC 28078

Parcel Identification Number(s) (PIN) 01928207

Current Zoning District GR Proposed District (for rezoning only) NR (CD)

Property Size (acres) 1.066 Street Frontage (feet) 447' +/-

Current Land Use Residential

Proposed Land Use(s) Residential

Is the project within Huntersville's corporate limits?
 Yes No If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

Minor subdivision of 4 lots on 1.066 acres. This request requires a rezoning for a minor subdivision to allow the 4 lots due to the lot size.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

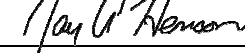
5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name W&A Engineering Phone 704-875-1615
 Corporation Limited Liability Company Trust Partnership Other: _____


By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners ~~except through sworn testimony at the public hearing.~~ (Applicable for Special Use Permits and Subdivisions)

Signature 
Title Director of Operations Email jhenson@waengineering.com
Address of Applicant 121 Gilead Road, Huntersville, NC 28078

7. Property Owner (if different than applicant)

*Printed Name Bernice Gibson Bruce Phone _____
 Corporation Limited Liability Company Trust Partnership Other: _____

By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners ~~except through sworn testimony at the public hearing.~~ (Applicable for Special Use Permits and Subdivisions)

Signature 

dotloop verified
11/26/25 6:38 PM EST
TS66-P2KY-GHJ4-KH6U

Title _____ Email _____
Address of Property Owner 110 Carr Road, Dallas, NC 28034

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application **MUST** be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an **INVALID APPLICATION**. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

BDG Properties, LLC	Drew Bowman	704-609-6113	bowman31@gmail.com
Development Firm	Name of Contact	Phone	Email
Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville Phone: 704-875-7000
Planning Department Fax: 704-992-5528
PO Box 664 Physical Address: 105 Gilead Road, Third Floor
Huntersville, NC 28070 Website: <https://www.huntersville.org/228/Planning-Department>

REZONING PLANS FOR: PROPOSED GLENDALE DR. SUBDIVISION HUNTERVILLE, NC

DEVELOPER:
BOWMAN DEVELOPMENT
13815 CINNABAR PLACE
HUNTERVILLE, NC 28078

REZONING NUMBER R25-17
ACCELA # CSP-500119

OWNER:
ANDREW STEVENSON GIBSON
110 CARR ROAD
DALLAS, NC 28034



VICINITY MAP
SCALE: N.T.S.

SHEET LIST

- C1-COVER SHEET
- C2-SURVEY
- C3-SITE PLAN



**W&A
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

GLENDALE DRIVE
 14600 GLENDALE DRIVE
 HUNTERVILLE, NC
 PARCEL ID#01928207

Know what's below.
Call before you dig.

REVISIONS

DATE	DESCRIPTION
11-24-25	1ST SUBMITTAL
1-5-26	2ND SUBMITTAL
2-24-26	SUBMITTAL FOR PLANNING BOARD
03-16-26	3 LOTS

INITIAL SUB. DATE: 11-24-25

ISSUANCE DATE: 1-30-26

W&A PROJECT #: XXXX

COVER

C000

MECKLENBURG COUNTY
FIRE MARSHAL'S OFFICE
LAND DEVELOPMENT PLAN REVIEW CHECKLIST

The Mecklenburg County Fire Marshal's Office reviews land development drawings that are submitted thru the land development review process for the incorporated towns and their extra territorial jurisdiction (ETJ) areas. All land development drawings are reviewed for the following code requirements in the sketch and construction submittals:

Road Width – Minimum 20 feet or per North Carolina Department of Transportation (NCDOT).

Fire Apparatus Turning Radius – 30 feet inner, 42 feet outer.

Templates SB-30 (Engines) and B-40 (Ladder Trucks) are used and all drawings shall be scaled no smaller than 1:60.

Water Utilities – Water lines and/or fire hydrant locations.

Fire hydrants required within 400 feet of any new structure. Exception: R3 and U occupancies or where structure has an approved sprinkler system distant requirement shall be 600 feet.

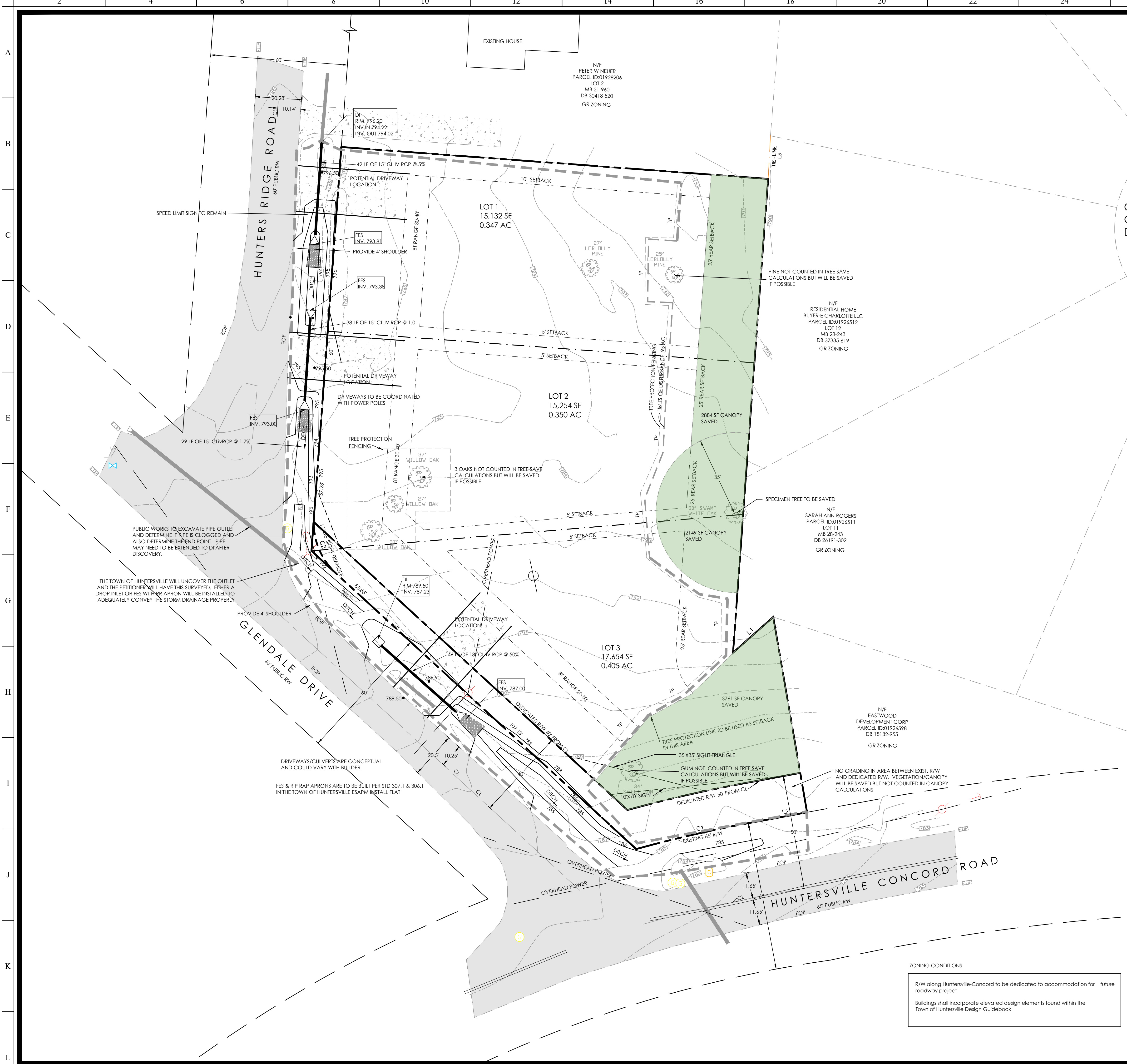
Dead-End Roads – Maximum length of any dead-end road shall be 150 feet without an approved fire apparatus turn around.

Road Surfaces – All roads/commercial driveways for fire apparatus access shall be capable to support the imposed load of an 85,000 LBS.



NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477

N:\25-00450 - Glendale Drive DWG Sheets\01 - COVER.dwg 31.16.26 08:34:08 AM jhenson



SITE DATA TABLE	
PARCEL ID	01928207
LOCATION	14600 GLENDALE DRIVE
JURISDICTION	HUNTERSVILLE
OWNER	ANDREW STEVENSON GIBSON C/O BOWMAN DEV.
	110 CARR ROAD
	DALLAS, NC 28034
ZONING	EXISTING GR PROPOSED NR (CD)
TOTAL PARCEL AREA	1.066 AC
PROPOSED USE	SF RESIDENTIAL
PROPOSED BUILDING PRODUCT	SF DETACHED HOUSE
UNIT DENSITY	3 UNITS / 3 UNITS / AC
BUILD TO LINE	30'-40'
MIN. SIDE SETBACK	5'-10' SEE PLAN
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	-
MAX. NUMBER OF BUILDINGS	4 UNITS
PARKING SPACES REQUIRED	1.5 PER UNIT
PARKING SPACES PROVIDED	MIN 2 PER UNIT
REQUIRED TREE SAVE	10% OF CANOPY AND 10% SPECIMEN TREES
PROVIDED TREE SAVE	SEE BELOW
FEMA MAP NUMBER	3710465100C
FEMA MAP DATE	11/14/2018
SOIL TYPES	CeB2
TRASH COLLECTION	ROLLOUT CONTAINERS
BUFFER REQUIREMENTS	NO BUFFER

TREE SAVE REQUIREMENTS	
TOTAL SPECIMEN TREES	7 TREES
TOTAL REQUIRED TO BE SAVED (10%)	1 TREE
TOTAL TREES SAVED	1 TREE
TOTAL TREE CANOPY AREA	38,606 SF
TOTAL TREE CANOPY REQUIRED (10% OF SITE 48,639 SF)	4,863 SF
TOTAL TREE CANOPY SAVED	8,794 SF 18% OF SITE



**TREE CANOPY PLAN
POST CONSTRUCTION/WATER QUALITY**

THIS PROJECT WILL COMPLY WITH THE TOWN OF HUNTERSVILLE POST CONSTRUCTION ORDINANCE-HOWEVER, WOULD BE EXEMPT PER 8.17.3 CJ :

RESIDENTIAL DEVELOPMENT ACTIVITY THAT DISTURBS LESS THAN ONE ACRE OF LAND AND IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE, INCLUDING NEW DEVELOPMENT, REDEVELOPMENT OR EXPANSIONS, IS NOT SUBJECT TO THE PROVISIONS OF THIS ORDINANCE.

THIS PROJECT WILL DISTURB < 1 ACRE
NO NEW DRAINAGE INFRASTRUCTURE OR NEW DRAINAGE EASEMENTS SHALL BE CREATED THROUGH LOTS
NO IMPERVIOUS LIMITS ON LOTS

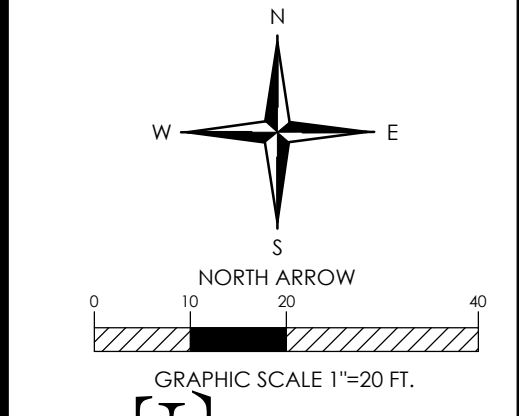
NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.



GLENDALE DRIVE
14600 GLENDALE DRIVE
HUNTERSVILLE, NC
PARCEL ID#01928207
SITE PLAN

Know what's below.
Call before you dig.

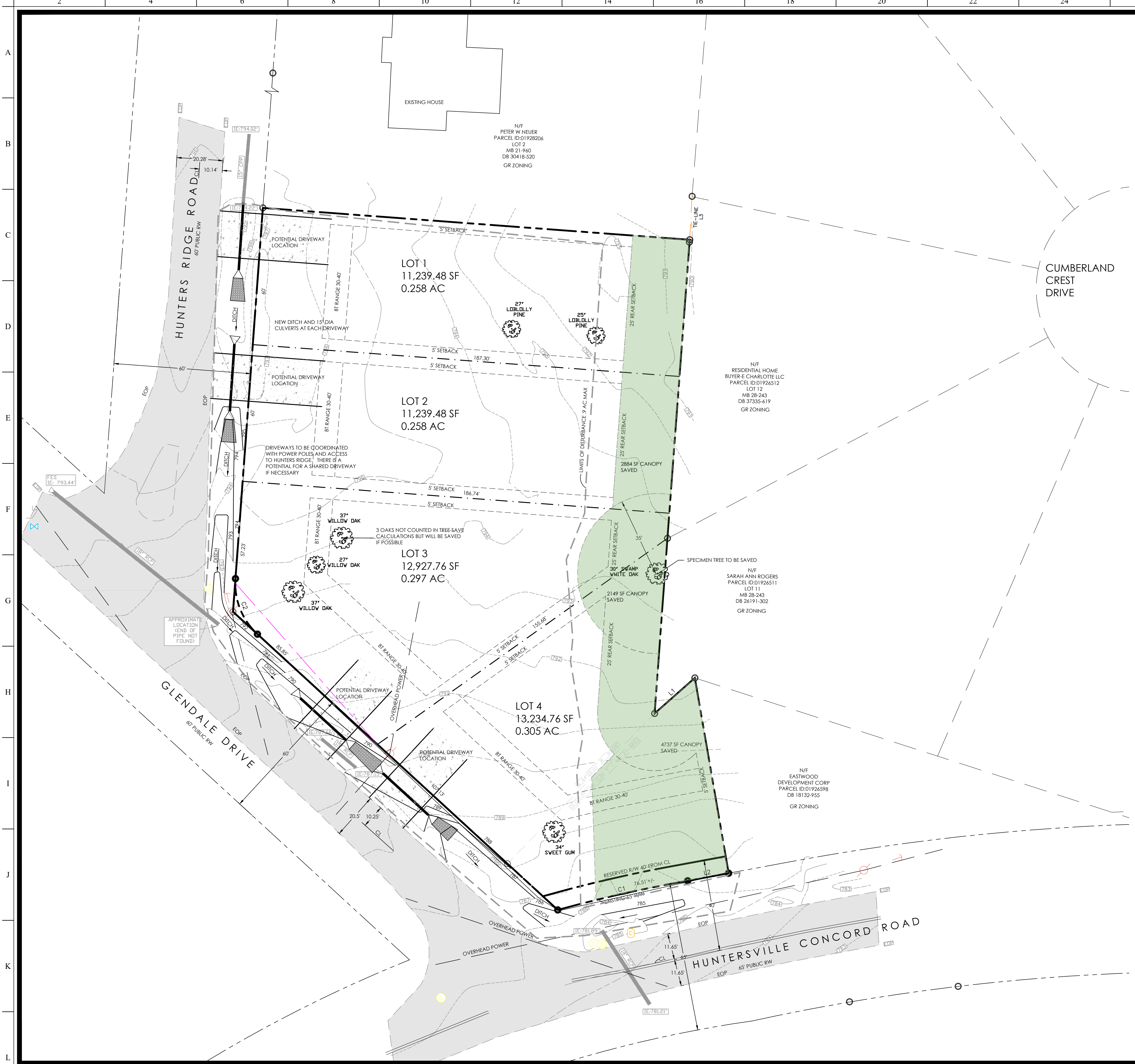
REVISIONS	
11-24-25	1ST SUBMITTAL
1-5-26	2ND SUBMITTAL
2-24-26	SUBMITTAL FOR PLANNING BOARD
03-16-26	3 LOTS

INITIAL SUB. DATE: 11-24-25
ISSUANCE DATE: 1-30-26

W&A PROJECT #: XXXX

SITE PLAN

C-2



SITE DATA TABLE	
PARCEL ID	01928207
LOCATION	14600 GLENDALE DRIVE
JURISDICTION	HUNTERSVILLE
OWNER	ANDREW STEVENSON GIBSON C/O BOWMAN DEV.
	110 CARR ROAD
	DALLAS, NC 28034
ZONING	EXISTING GR PROPOSED NR (CD)
TOTAL PARCEL AREA	1.066 AC
PROPOSED USE	SF RESIDENTIAL
PROPOSED BUILDING PRODUCT	SF DETACHED HOUSE
UNIT DENSITY	4 UNITS / AC
MIN. FRONT / STREET SETBACK	30'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	25'
MAX. BUILDING HEIGHT	-
MAX. NUMBER OF BUILDINGS	4 SF UNITS
PARKING SPACES REQUIRED	1.5 PER UNIT
PARKING SPACES PROVIDED	MIN 2 PER UNIT
REQUIRED OPEN SPACE	0
PROVIDED OPEN SPACE	0
REQUIRED TREE SAVE	10% OF CANOPY AND 10% SPECIMEN TREES
PROVIDED TREE SAVE	XXX
FEMA MAP NUMBER	3710465100C
FEMA MAP DATE	11/16/2018
SOIL TYPES	CeB2
TRASH COLLECTION	ROLLOUT CONTAINERS
BUFFER REQUIREMENTS	NO BUFFER

TREE SAVE REQUIREMENTS	
TOTAL SPECIMEN TREES	7 TREES
TOTAL REQUIRED TO BE SAVED (10%)	1 TREE
TOTAL TREES SAVED	1 TREE
TOTAL TREE CANOPY AREA	38,606 SF
TOTAL TREE CANOPY REQUIRED (10% OF SITE 46,435 SF)	4,643 SF
TOTAL TREE CANOPY SAVED	9770 SF 21% OF SITE



**TREE CANOPY PLAN
POST CONSTRUCTION/WATER QUALITY**

THIS PROJECT WILL COMPLY WITH THE TOWN OF HUNTERSVILLE POST CONSTRUCTION ORDINANCE-HOWEVER, WOULD BE EXEMPT PER 8.17.3 C1 :

RESIDENTIAL DEVELOPMENT ACTIVITY THAT DISTURBS LESS THAN ONE ACRE OF LAND AND IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE, INCLUDING NEW DEVELOPMENT, REDEVELOPMENT OR EXPANSIONS, IS NOT SUBJECT TO THE PROVISIONS OF THIS ORDINANCE.

THIS PROJECT WILL DISTURB < 1 ACRE
NO DRAINAGE INFRASTRUCTURE TO OCCUR ACROSS LOTS
NO IMPERVIOUS LIMITS ON LOTS

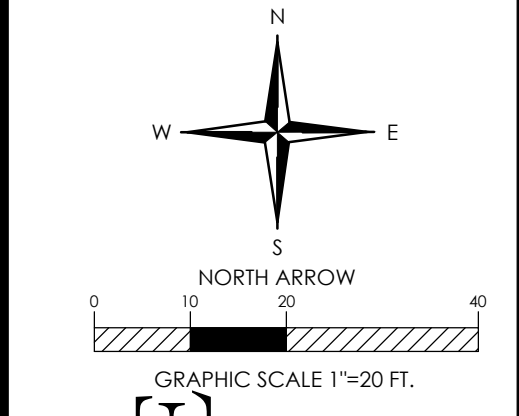
NC ENGINEERING BOARD LICENSE #: P-2743
NC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: C-614
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



**W&A
ENGINEERING**
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.



GLENDALE DRIVE
14600 GLENDALE DRIVE
HUNTERSVILLE, NC
PARCEL ID#01928207
SITE PLAN

Know what's below.
Call before you dig. **811**

REVISIONS	
11-24-25	1ST SUBMITTAL

INITIAL SUB. DATE: 11-24-25
ISSUANCE DATE: ####

W&A PROJECT #: XXXX

SITE PLAN

C-2

**Glendale Rezoning
Neighborhood Meeting Summary
January 28, 2026 | 6 pm
Huntersville Arts and Cultural Center**

The meeting began at 6:01 pm and was shared via Teams. The attendance list is attached. Presenting from Bowman Development Group were Nate Bowman and Whitney Hodges. Patrick Patterson was present from the Town's Planning Department.

Bowan Development Group proposes to rezone the parcel at the corner of Glendale Drive and Huntersville-Concord Road from General Residential (GR) to Neighborhood Residential (NR). The GR zone was applied to the property in 1996 to match Mecklenburg County zoning at the time, with the intent that parcels would be rezoned as development occurs. The GR allows 20,000 sq ft lots that are 90 feet wide. The proposed rezoning would subdivide the 1.066 acres into four lots, each approximately 60 feet wide lots. The rezoning proposes incremental density and aligns with the Town's intent to add density within the core to support transit and downtown activities.

Neighborhood Concerns and Property Lines

- Mr. Bowman stated that the plan is to preserve as many trees as possible and connect to existing water and sewer services. The proposed builder, Brookline Homes, intends for the new homes to have the same look and character of the newer construction in the area.
- Mr. Neuer, an adjoining property owner, expressed concerns regarding potential impacts to existing trees and the proximity of proposed homes to his property line. Mr. Bowman suggested meeting on site after the snow melts to review these concerns.
- One attendee asked about restrictive covenants, emphasizing the importance of maintaining neighborhood character. Mr. Bowman noted that the lots would be part of the Vermillion Homeowners Association.
- Additional concerns were raised regarding potential impacts on property values and the adequacy of neighborhood infrastructure. One attendee expressed concern that the Town was forcing development around the neighborhood.
- Mr. Bowman noted previous efforts to attract a grocery store to this side of Huntersville-Concord Road.

Traffic Concerns

- Attendees expressed concerns about increased density and potential traffic impacts, including driveway safety and effects on the surrounding neighborhood.
- Mr. Bowman stated that driveway access would require approval from the North Carolina Department of Transportation (NCDOT) and that a traffic scoping report would be submitted to the Town.
- Concerns were raised about delays when turning from Glendale Drive onto Huntersville-Concord Road and safety issues related to children waiting for school buses.

Mr. Bowman collected email addresses of anyone wanting more information. The meeting ended at 6:45 pm.



Town Engineering Rezoning Comment Summary
R25-17 Glendale Dr Subdivision
14600 Glendale Dr.
Huntersville, NC 28078

General Project Information

This proposed rezoning is located at the Northeast corner parcel of Glendale Dr. & Huntersville-Concord Rd. This rezoning plans the subdivision of three (3) single family lots with residential driveway connections along Glendale Dr. & Huntersridge Rd. This project does not meet the disturbed acreage threshold required to trigger the post construction ordinance and thus is not subject to stormwater and/or water quality requirements.

Engineering Staff Comments

Traffic Impact Analysis (TIA):

- 1) A TIA was not required as part of this proposed rezoning due to not meeting trip generation thresholds.

Site Plan Comments:

- 1) Both 35'X35' & 10'X70' triangular maintenance easements need to be provided on the subject parcel at the intersection of Glendale Dr. and Huntersville-Concord Rd. per Town of Huntersville ESAPM II B.10.
- 2) A 15'X15' triangular maintenance easement needs to be provided on the subject parcel at the intersection of Glendale Dr. and Huntersridge Rd. per Town of Huntersville ESAPM II B.10.

UPDATE The triangular maintenance easements are now shown. No further comments.



Traffic Impact Analysis (TIA)
Application for Determination
of TIA Need

Article 14.2 of the Zoning Ordinance requires that a Traffic Impact Analysis (TIA) be performed for any residential subdivision, multifamily site plan, or non-residential development, or portion thereof, which is expected to create one hundred (150) or more peak hour vehicle trips or 1,500 or more daily trips.

In order to determine whether a TIA will be required for your proposed development, please fill out the form below and submit to the Planning Department. A "Determination of TIA Need" will be made within 10 working days.

Applicant: BDG PROPERTIES LLC
Project Name: GLENDALE DR 4 LOT MAJOR SUBDIVISION
Project Address: 14600 GLENDALE DR
Project Description (including square footage for each proposed land use):
Minor Subdivision of a 1.066 acre parcel into 4 lots.

Applicant

Printed Name BDG PROPERTIES LLC Phone 704.875.9704
[] Corporation [x] Limited Liability Company [] Trust [] Partnership [] Other:
Signature [Handwritten Signature]
Title ROBERT BOWMAN - MANAGER Email BOWMAN31@GMAIL.COM

Contact Information

Town of Huntersville Engineering Department
(704) 766 - 2220

For Town Staff Use Only

Project File #
Date Submitted 12/2/25
Daily Trips Anticipated 36
Peak Hour Trips Anticipated AM 3 PM 4
TIA Required (Yes/No) No
Date of Determination: 12/9/25
Comments: Determination based on 4 single family detached housing units.