

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
March 3, 2026 - 6:00 PM
TOWN HALL (14704 N Old Statesville Road)

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

The Huntersville Board of Commissioners meeting was held at Town Hall 14704 N Old Statesville Road, Huntersville, NC 28078, at 6:00 PM on March 3, 2026, with Closed Session starting at 5:15 PM.

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark, Mayor Pro Tem Jennifer Hunt, Commissioner Scott Coronet, Commissioner LaToya Rivers, Commissioner Nick Walsh

GOVERNING BODY MEMBERS NOT PRESENT: Commissioner Edwin Quarles, Commissioner Heather Smallwood

1. Closed Session - 5:15 p.m.

1.A. Closed Session

Closed Session pursuant to N.C.G.S. §143-318.11(a)(1) to prevent the disclosure of information that is privileged or confidential.

Commissioner Coronet made a motion to enter into Closed Session

Commissioner Walsh seconded the motion.

Motion Passed with Yes 4, No 0, Abstained 0

The Board returned from closed session.

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 about:

- Street Resurfacing is underway around Town - look for signage or go to <https://www.huntersville.org/3392/Street-Resurfacing> for detailed updates
- The Spring Car and Truck Show will be March 14 from 9 to 12pm. Cars, trucks, and bikes will be parked along Main Street at Veterans Park and be ready for public viewing and voting. Registration, by March 9, is required for all vehicles participating, and the application is also available on our website at <https://huntersville.org/1282/Car-and-Truck-Shows>
- Donuts with Duck & Bunny will be Saturday, March 21 at Veterans Park. Pre-registration with a fee of \$10 per family is required at <https://huntersville.org/389/Donuts-with-Duck-Bunny>
- Huntersville Police Department upcoming events:
 - March 16, 10:30 to 12pm - Coffee with a Cop at Target
 - March 20, 9 to 3pm - American Red Cross Blood Drive at HPD Training Room
 - March 28, 3:30 to 5pm - Annual Touch-a-Truck event at Lake Forest Church

5.A. Women's History Month Proclamation

A Proclamation for Women's History Month.

Mayor Clark read the Proclamation.

5.B. Endometriosis Awareness Month Proclamation

A Proclamation for Endometriosis Awareness Month.

Mayor Clark read the Proclamation.

6. Public Comments

Mayor Clark opened public comments.

1. Deanna Glenn spoke about serving as Miss Huntersville
2. Amy Hallman spoke about historic designations and against general rezoning related to Item 9C (Petition #R26-02 121: Gilead Rd General Rezoning)
3. Michael Buck spoke about Birkdale Commons

Mayor Clark closed public comments.

7. Agenda Changes/Adoption of Agenda

Commissioner Rivers made a motion to adopt the Agenda.

Mayor Pro Tem Hunt seconded the motion.

Motion Passed with Yes 4, No 0, Abstained 0

8. Consent Agenda

Mayor Pro Tem Hunt made a motion to approve the Consent Agenda.
Commissioner Coronet seconded the motion.
Motion Passed with Yes 4, No 0, Abstained 0

8.A. Town Board Planning Workshop Minutes Approval

Approve the Town Board Planning Workshop minutes.

Item approved via Consent Agenda

8.B. Approve the minutes of the February 17, 2026 Town Board Meeting

Approve the Town Board Meeting minutes.

Item approved via Consent Agenda

8.C. Construction contract - Cambridge Grove Stream Stabilization

On February 3rd, the Public Works Department received 2 bids for the construction of the Cambridge Grove Stream Stabilization project with the lowest responsive, responsible bidder being identified as HGS, LLC dba RES Environmental Operating Company. The Public Works Department wishes to enter into a contract with HGS, LLC for the completion of this project.

Item approved via Consent Agenda

8.D. Call public hearing for Petition #ANNEX 26-01: Cambridge-Prosperity

Call a public hearing for April 21, 2026 at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 on Petition #ANNEX 26-01, a request by Cambridge-Prosperity, LLC, for the contiguous annexation of a parcel located on Eastfield Road.

Item approved via Consent Agenda

8.E. North Carolina Department of Transportation Municipal Agreement - I-77 and NC 73 Interchange

Approve TIP - 5715 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments to upgrade existing interchange at I-77 and NC 73 to a split diamond configuration.

Item approved via Consent Agenda

8.F. North Carolina Department of Transportation Municipal Agreement - McDowell Creek Greenway Pedestrian Bridge

Approve TIP - 0119 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments related to the McDowell Creek Greenway pedestrian bridge over NC 73 near Lindhom Drive.

Item approved via Consent Agenda

8.G. North Carolina Department of Transportation Municipal Agreement - NC 73 between West Catawba Avenue and Northcross Drive

Approve TIP - U5765 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments related to the widening of NC 73 to six lanes from West Catawba Avenue to Northcross Drive.

Item approved via Consent Agenda

8.H. North Carolina Department of Transportation Municipal Agreement - US 21 (Statesville Road) from Gilead Road to Holly Point Drive

Approve TIP - U5771 municipal agreement with North Carolina Department of Transportation (NCDOT) for betterments related to widening US 21 to four lanes from Gilead Road to Holly Point Drive.

Item approved via Consent Agenda

8.I. Budget amendment for First Responders Park

On November 3, 2025, the Board accepted the \$500,000 NC Parks and Recreation Trust Fund grant (PARTF) for the First Responders Park. Appropriate \$500,000 to PARTF grant revenue account (403419.9999.25004) and park construction account (406200.0592.25004).

Item approved via Consent Agenda

8.J. Budget amendment The Park - Huntersville Greenway

On October 3, 2022, the Board accepted the Municipal Agreement between North Carolina Department of Transportation (NCDOT) and the Town of Huntersville for the design and construction of The Park - Huntersville Greenway. The agreement is a 50% local match with a total estimated project cost of \$3,492,000. The Town's portion is \$1,746,000. The Town's budget portion is covered under a separate Board Action. This item appropriates \$1,746,000 to The Park - Huntersville Greenway grant revenue (403419.9999.22016) and greenway construction expense account (406200.0564.22016).

Item approved via Consent Agenda

8.K. Budget Amendment - Initiate Site Works and Debris Removal for Fire Station #2 Property

Appropriate Miscellaneous revenue (103730.9999) of \$90,675 to contract services (105200.0314) for initiating site work and debris removal for Fire Station #2 property. These funds are from the NCDOT right of way settlement for TIP/parcel number R-5721B031 on NC 73 from Beatties Road to West Catawba Avenue.

Item approved via Consent Agenda

8.L. Accept Streets in the Valencia 1D and 1G Subdivision for Town Maintenance

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Valencia Subdivision Ph. 1D and 1G.

Street Name	From	To	Approx. Length
Keller Court	North End of Road	South End of the Road	1145-ft
Banter Lane	Keller Court	160-ft W of Keller Court	1160-ft
Andres Duany Drive	Berkley Avenue	150-ft S of Amalden Lane	1440-ft
ES Draper Drive	Berkley Avenue	140-ft S of Amalden Lane	1050-ft
Berkley Avenue	End of Road	140-ft E of ES Draper Dr	840-ft
Marymont Avenue	Andres Duany Drive	140-ft E of ES Draper Dr	415-ft
Celestial Place	Andres Duany Drive	Berkley Avenue	340-ft
Waterson Square Lane	Andres Duany Drive	ES Draper Drive	200-ft

Item approved via Consent Agenda

8.M. Accept Street in the Olmstead Subdivision 2D for Town Maintenance

It is recommended that the Town of Huntersville accept the streets listed below for maintenance, which are located in the Olmsted Subdivision Ph. 2D.

Street Name	From	To	Approx. Length
Balcony Bridge Road	Prosperity Church Rd	310-ft N of Long Common Pkwy	1625
Fort Greene Way	Balcony Bridge Rd	End of Road	150
Music Arbor Lane	Balcony Bridge Rd	Balcony Bridge Rd	905

Item approved via Consent Agenda

9. Public Hearings

9.A. Public Hearing for Petition #R25-17: Glendale Dr Subdivision

Conduct a public hearing for Petition #R25-17, a request by BDG Properties, LLC to rezone +/- 1.066 acres (Parcel #01928207) at the corner of Glendale Drive and Huntersville-Concord Rd from General Residential (GR) to Neighborhood Residential- Conditional District (NR-CD) for a four lot single-family residential subdivision.

Patrick Patterson presented staff report for the public hearing.

Commissioner Rivers asked what the Staff recommended for elevations. Mr Patterson replied in North Carolina "buy right" situation, planners cannot mandate specific architectural materials or building elevations, only structural aspects like height, bulk, and orientation. A consulting firm's design guidebook is used to recommend, rather than require, features like front porches, facade articulation, and recessed or side-loaded garages to improve aesthetics over front-loaded garages. Commissioner Rivers asked about the shared driveway for lots 3 and 4. Mr Patterson replied that it is due to the distance from the Huntersville-Concord/Glendale intersection.

The applicants, Drew and Nate Bowman, spoke about the project.

Commissioner Rivers asked about how the homes would look. Nate Bowman replied that the homes would be similar to Vermillion, but he did not, currently, have the specific designs. Commissioner Walsh encouraged the applicants to continue working with Town staff. Commissioner Coronet asked if there is an alleyway. Nate Bowman replied there is not. Commissioner Rivers asked about a property line issue with a neighbor. Nate Bowman replied he is working with Mr Neuer on the buffer and setback. Mayor Pro Tem Hunt asked if they would change from 4 houses to 3. Nate Bowman replied that they would not decrease the number. Mayor Pro Tem Hunt asked about the type of home that would be built. Nate Bowman replied he did not have the plans, but it would be craftsman style. Mayor Clark asked about a square footage estimate. Nate Bowman replied they would be between 2500 and 3000 sf.

Mayor Clark called for public comments.

- 1. Patricia Fogarty spoke against the rezoning and concerns for the tree canopy and spacing of the houses*
- 2. Lou Solot spoke against the rezoning and about the 2040 Community Plan's town core density*
- 3. Peter Neuer spoke against the rezoning and about spot zoning*
- 4. Ingrid Hooks spoke against the rezoning and concerns about the tree line and integrity of established neighborhoods*

Mayor Clark closed the public hearing.

- PowerPoint attached hereto as EXHIBIT 9A-1

9.B. Public Hearing on Petition #R25-14: Dash In Gas Station

Conduct a public hearing on Petition #R25-14 Dash In Food Stores, Inc to rezone 2.67 +/- acres at the corner of Statesville Rd and Hambright Rd from Corporate Business with conditions (CB-CD) to Highway Commercial with Conditions (HC-CD) for a convenience store with gasoline sales and an accessory car wash.

Brian Richards asked, on behalf of the applicant, that the Public Hearing be deferred to April 21.

Commissioner Rivers made a motion to defer item 9B, Petition #R25-14 Dash In Food Stores to rezone 2.67 acres to April 21, 2026 at 6:00 PM at Town Hall.

Mayor Pro Tem Hunt seconded the motion.

Motion Passed with Yes 4, No 0, Abstained 0

- Letter attached hereto as EXHIBIT 9B-1

9.C. Public Hearing on Petition #R26-02 121: Gilead Rd General Rezoning

Conduct a Public Hearing on Petition R26-02, a request by HFH Partners, LLC to rezone (+/- .397 acres) 121 Gilead Rd from Neighborhood Residential District (NR) to Town Center (TC). Parcel # 01711623.

Brian Richards presented the staff report for the public hearing.

Mayor Pro Tem Hunt asked about the historic designation and how it impacts the property. The applicant, Brian Hines, replied that the house's exterior and interior stairway were designated historic, as it was LeGette Blythe's childhood home. Any modifications have to be approved by the Charlotte-Mecklenburg Historic Landmarks Commission.

Mayor Pro Tem Hunt verified that if they wanted to install a commercial kitchen, it would have to be approved by the Historic Landmarks Commission. Mr Hines replied, correct, if they wanted to add anything to the house, they would have to get approval.

Mayor Pro Tem Hunt asked why they are doing this now. Mr Hines replied they are being proactive for any future businesses at the site.

Mayor Pro Tem Hunt asked for an explanation of the lighting and noise ordinance for downtown properties. Mr Richards replied that all properties, regardless of the zoning designation, are subject to the town's lighting ordinance, which means only downlighting is allowed and there is limited light trespass allowed on cross properties. All properties in town are subject to the town's noise ordinance, which is enforced by the police department.

Mayor Pro Tem Hunt asked if there was adequate parking for a restaurant. Mr Hines replied there is 17 spots in the parking lot they own.

Mayor Clark asked with the location of the house and its historic designation limits what could go there and if it is rezoned are there things that are prohibited due to the lot size and road location. Mr Richards replied it would have restrictions due to the limited parking. Town Center does allow a little bit more commercial uses than the neighborhood residential. A restaurant lease is most likely what would go in there, and it wouldn't be a great change. The largest change is the ability to utilize the front area, areas off the porch that is restricted with the neighborhood residential use.

Commissioner Coronet asked about any negative or buffer impact to the neighboring property. Mr Richards replied there are no buffer impacts, and the buffer would be more restrictive in town center than neighborhood residential.

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

- PowerPoint attached hereto as EXHIBIT 9C-1

10. Other Business

10.A. Public Comment and Public Hearing Policy

The Town Board requested edits to amend the policy's procedure for designating a spokesperson on behalf of a group. Additional edits have been suggested by the Legal Department based on a recent NC Court of Appeals case and in surveying best practices of other jurisdictions.

Emily Sloop presented key updates to amend the policy.

Commissioner Coronet asked about exceptions to the time limit. Ms Sloop replied that the policy has exceptions built in.

Commissioner Rivers asked about Town Board responding during public comments. Ms Sloop replied that the current policy prevents Board members from responding directly to the public during comment periods to ensure meetings remain efficient and follow the designated agenda. By avoiding back-and-forth dialogue, the board prevents hostile situations and protects the orderly conduct of the meeting. Ultimately, public comment is intended for information sharing, not as a two-way discourse.

Commissioner Walsh made a motion to amend the Town's Public Comment and Public Hearing Policy.

Commissioner Rivers seconded the motion.

Motion Passed with Yes 4, No 0, Abstained 0

- PowerPoint attached hereto as EXHIBIT 10A-1

11. Closing Comments

Mayor Clark asked for any closing comments.

Commissioner Coronet commented, for Commissioner Smallwood also, that he knows there was a lot of back and forth with the Board on the stacking the minutes and how we're going to do everything. So I just want to appreciate everybody kind of negotiating coming together and working together on it.

Mayor Clark commented that she wanted give an early shout out to our Mayor Pro Tem Hunt whose birthday is coming up on March 5. She also hoped everyone had an opportunity to vote today, and if not, make a plan for November.

12. Adjourn

*There being no further business, Commissioner Walsh made a motion to adjourn.
Commissioner Rivers seconded the motion.*

*The motion Passed.
Mayor Clark adjourned the meeting.*

*These Board Minutes were approved this the 17th day of March, 2026.
Catherine Cook, Deputy Town Clerk*



EXHIBIT

9A-1

R25-17

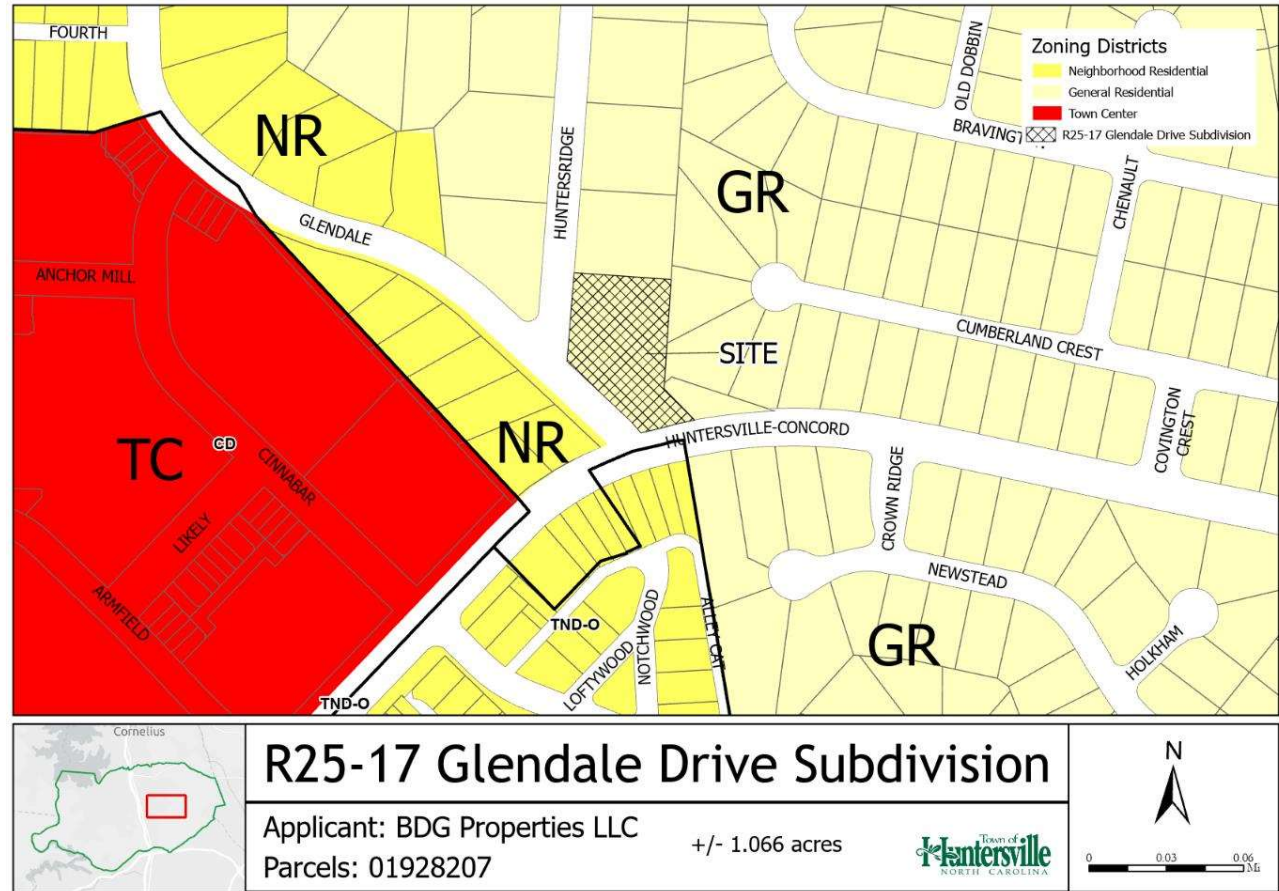
Glendale Dr Subdivision

March 3, 2026
Town Board

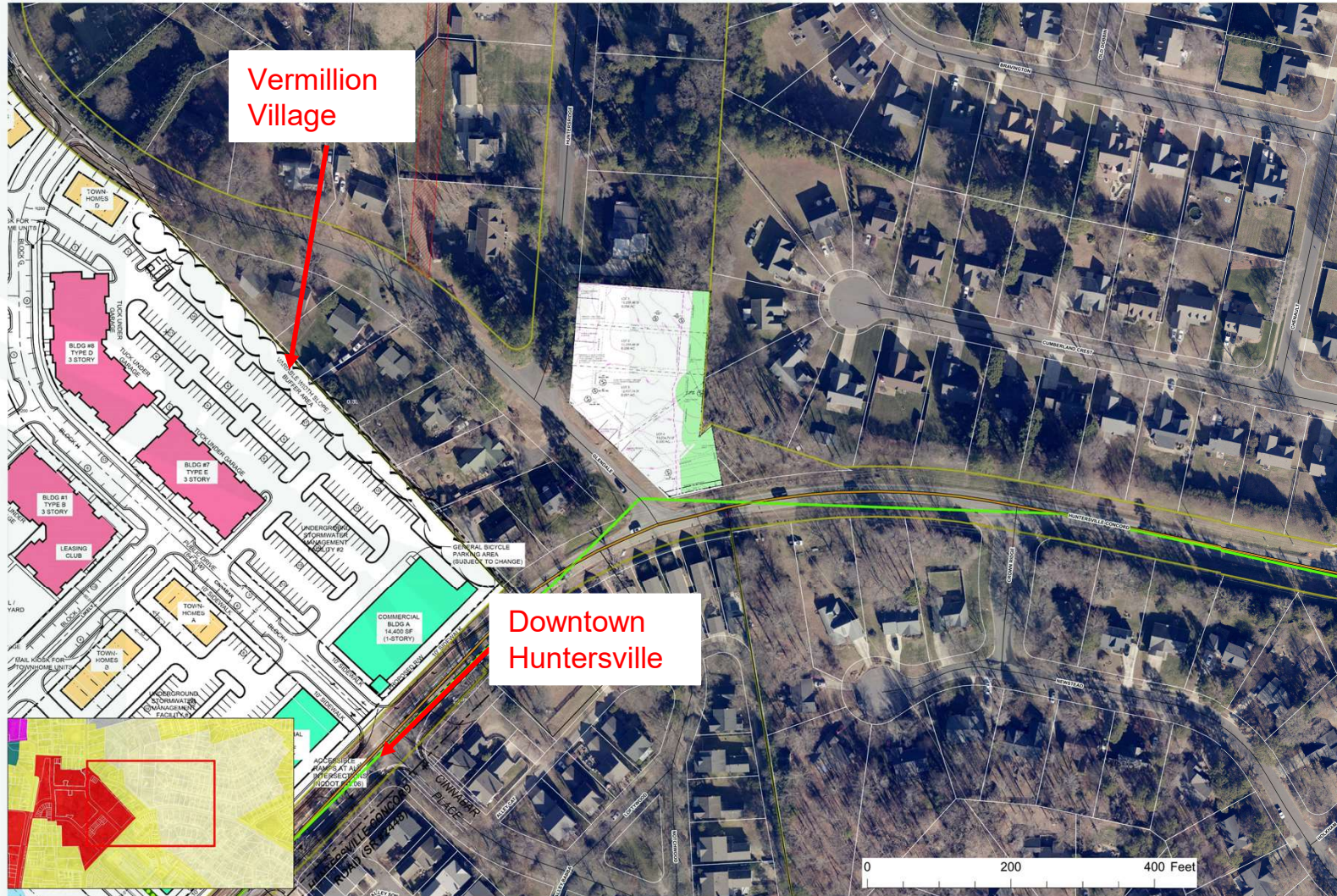
Town of
Huntersville
NORTH CAROLINA

Rezoning Request

Conditional Rezoning from
General Residential (GR)
to Neighborhood
Residential- Conditional
District (NR-CD)

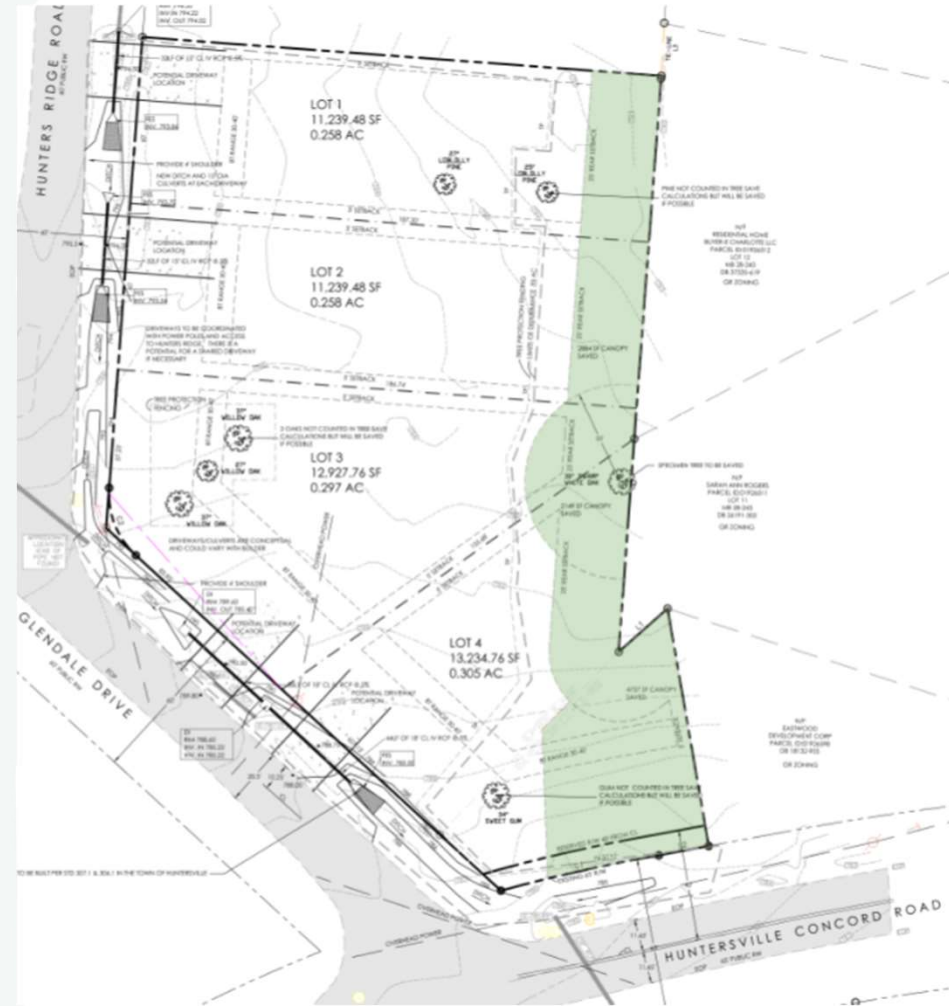


Context Map



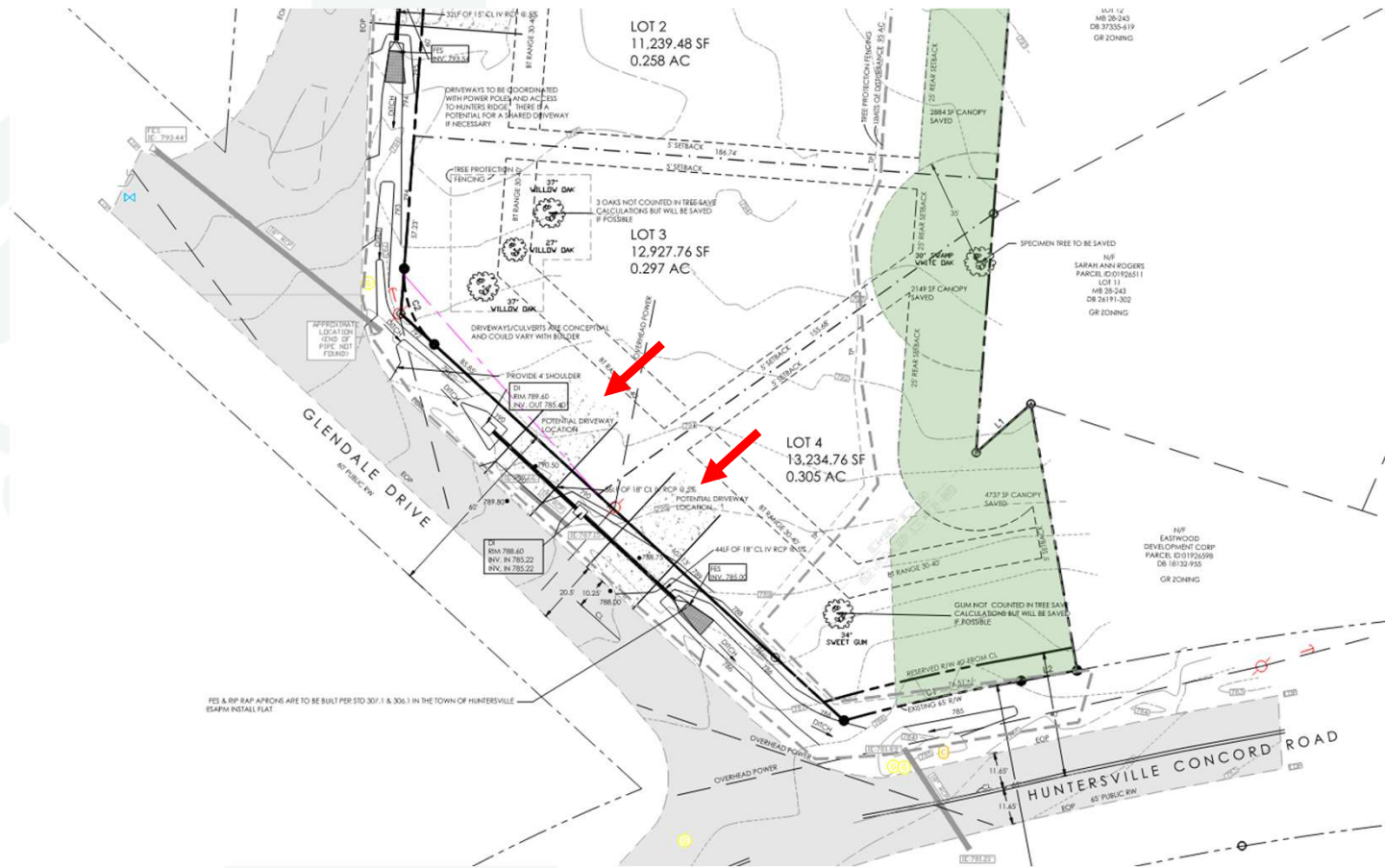
Rezoning Highlights

- 4 lot subdivision
- No modifications requested
- No new infrastructure
- Canopy tree save exceeds minimum

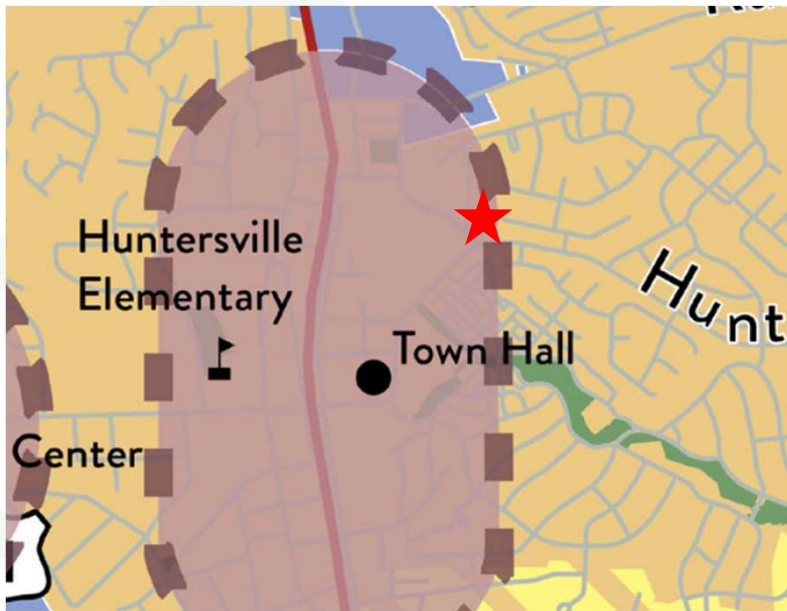


Rezoning Issues

- Driveway locations for single-family homes
- Elevations for the proposed homes
- R/W Dedication



2040 Huntersville Community Plan



FUTURE LAND USE CHARACTER AREA

- MIXED USE CENTER
- ACTIVITY CENTER
- EMPLOYMENT CENTER
- TOWN CORE**
- MEDIUM DENSITY
- RESIDENTIAL EDGE
- RURAL CONSERVATION
- PARKS AND OPEN SPACE
- CRITICAL WATERSHED

Application Supports

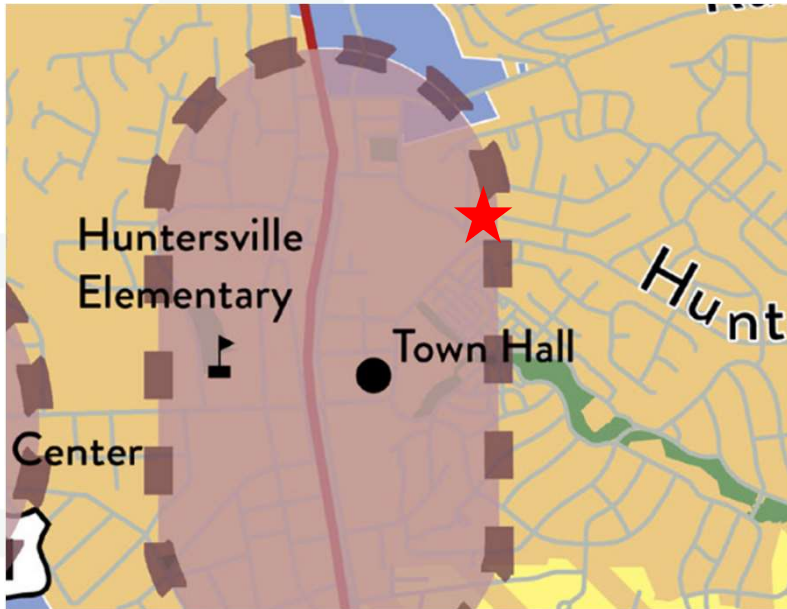
- Policy LU1.1 – Utilize Future Land Use Map
- Policy LU 2.1- More intensity near I-77/NC-115
- Policy LU 5 – Develop where there's infrastructure to support
- Policy EOS 4 – Encourage the preservation of tree canopy within more urban environments.

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.



2040 Huntersville Community Plan



FUTURE LAND USE CHARACTER AREA

- MIXED USE CENTER
- ACTIVITY CENTER
- EMPLOYMENT CENTER
- TOWN CORE**
- MEDIUM DENSITY
- RESIDENTIAL EDGE
- RURAL CONSERVATION
- PARKS AND OPEN SPACE
- CRITICAL WATERSHED

Application Opportunities

- Policy LU 9.1 – Adhere to residential design principles

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.



Recommendations

- 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:
 - Utilize a shared driveway for lots 3 & 4
 - R/W along Huntersville-Concord to be dedicated to accommodation for future projects
 - Buildings shall incorporate elevated design elements found within our Design Guidebook

Planning Board-

Scheduled for March 24, 2026

Town Board- Scheduled for April 21, 2026



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



Consistency Statement

APPROVAL: In considering the proposed rezoning application R25-17, Glendale Dr Subdivision, the Town Board recommends approval based on the Plan being consistent with (insert applicable plan reference).

It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)

DENIAL: In considering the proposed rezoning application R25-17, Glendale Dr Subdivision, the Town Board recommends denial based on the Plan being (consistent OR inconsistent) with (insert applicable plan reference).

It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)











From: Bobby Pressley bdpressley@live.com Subject:
16400 Glendale Dr
Date: Feb 26, 2026 at 12:57:50 PM
To: Nate Bowman natebowman15@gmail.com

To Whom It May Concernf

My name is Bobby Pressley, and I am the owner of the property at 12221
Huntersville Concord Road, located directly across from the proposed
minor subdivision. I have lived at this residence for nine years.

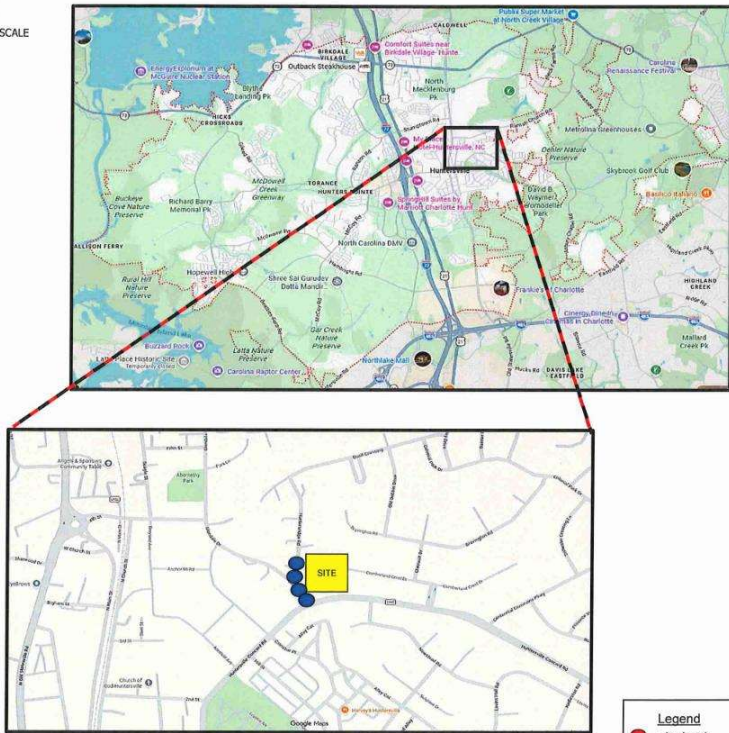
The property currently proposed for redevelopment is in visible
disrepair and has been poorly maintained. Its condition detracts from
the surrounding neighborhood and negatively impacts adjacent
property values.

I fully support the proposed plan presented by Bowman
Development Group and strongly encourage the Huntersville
Commissioners to approve the application as submitted.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bobby Pressley".





- Legend**
- = Analyzed Intersection
 - = Site Access Intersection
 - = Analyzed / Site Access Intersection



**Glendale Drive
Traffic Impact Analysis
Site Location Map**

Figure
1

(ITEM 3) Trip Generation Table:

Table A – Trip Generation Summary (Vehicles / Hour)

ITE Land Use Code	Units	Daily			AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
210 – Single Family Detached Housing	4	18	18	36*	2	6	8	3	2	5

ITE Trip Generation Manual 12th Edition
* Rate used due to limited independent variable

(ITEM 4) Trip Distribution and Assignment

- Assumed distribution:
 - 50% Glendale Drive
 - 25% Huntersville-Concord Road (South)
 - 25% Huntersville-Concord Road (East)
- Per Town Standards (Section 14.3)
 - Less than 40 peak hour vehicles will be added to any/all adjacent area intersections

(ITEM 5) Historical Growth Rate: 2.0%

(ITEM 6) Proposed Build-Out Year: 2027

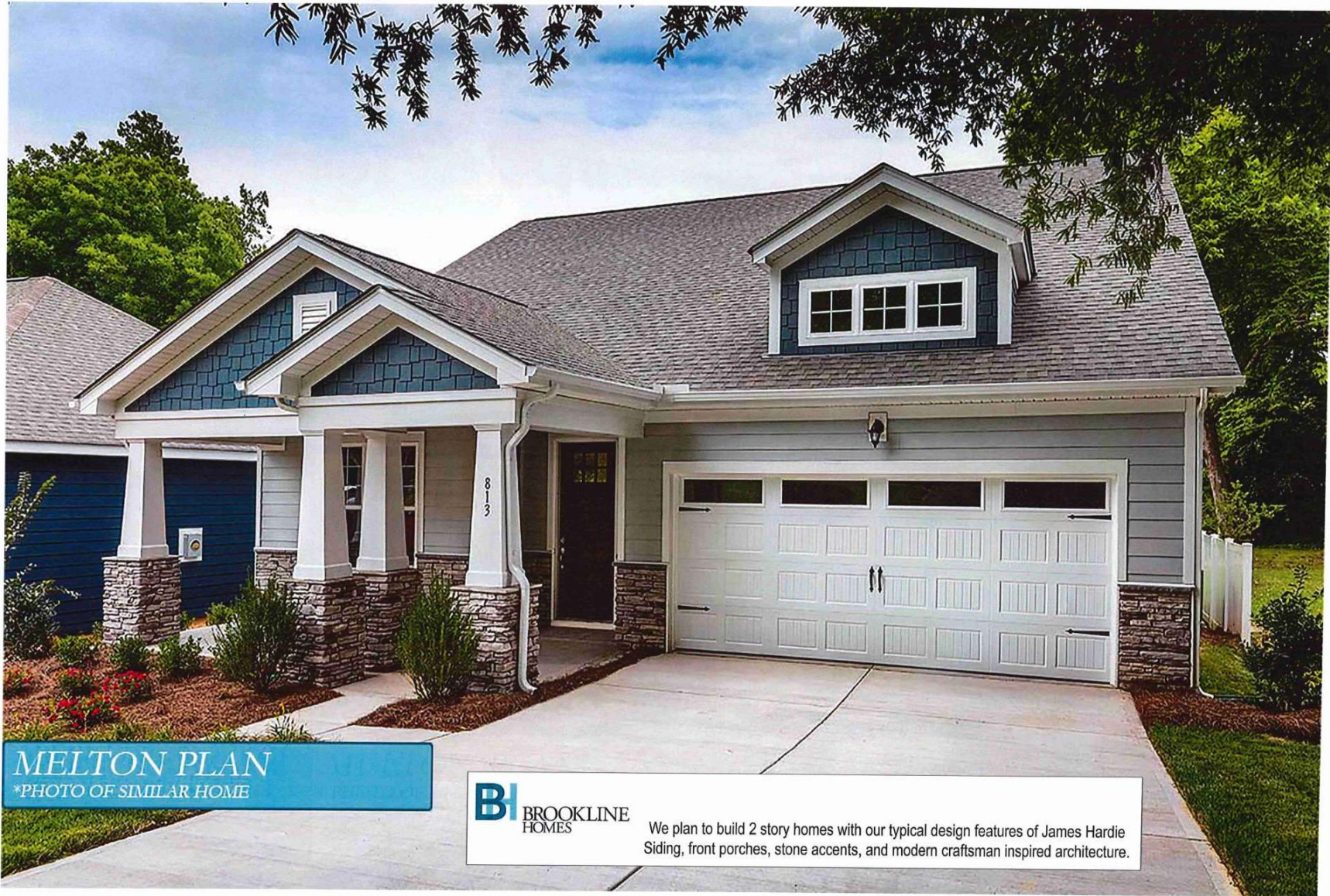
(ITEM 7) Phasing Plan: None

(ITEM 8) Study Area Intersections:

- None

(ITEM 9) Approved Developments:

- None



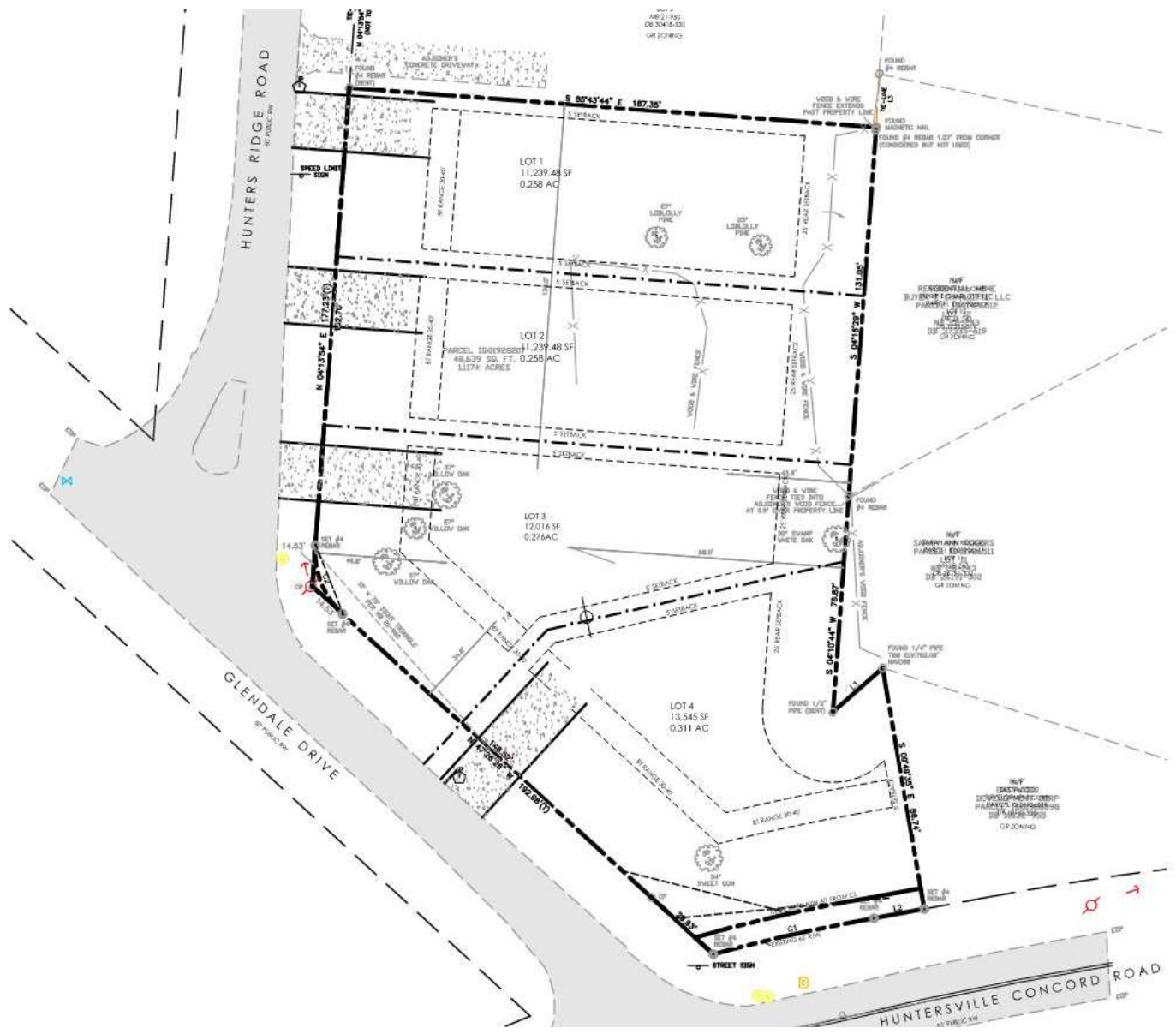
MELTON PLAN
*PHOTO OF SIMILAR HOME

BI BROOKLINE
HOMES

We plan to build 2 story homes with our typical design features of James Hardie Siding, front porches, stone accents, and modern craftsman inspired architecture.



Option 1





office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875



March 5, 2026

Via Email

The Honorable Mayor and
Board of Commissioners of the Town of Huntersville
Brian Richards, Planning Director
Huntersville Town Hall
14704 N Old Statesville Rd
Huntersville, North Carolina 28078

RE: Rezoning Petition R25-16 *Knox Crossing* (“Application”); WLA Enterprises, Inc.
 (“Applicant”)

Dear Mayor, Commissioners and Brian:

The purpose of this letter is to respectfully request that action on the above referenced Application be deferred to the April 21, 2026 Town Board meeting. Applicant requests this deferral in order to address additional comments.

We appreciate your consideration of this request.

Very truly yours,

Susan Irvin

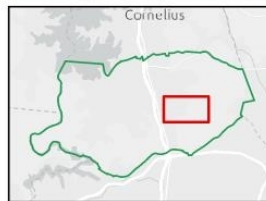
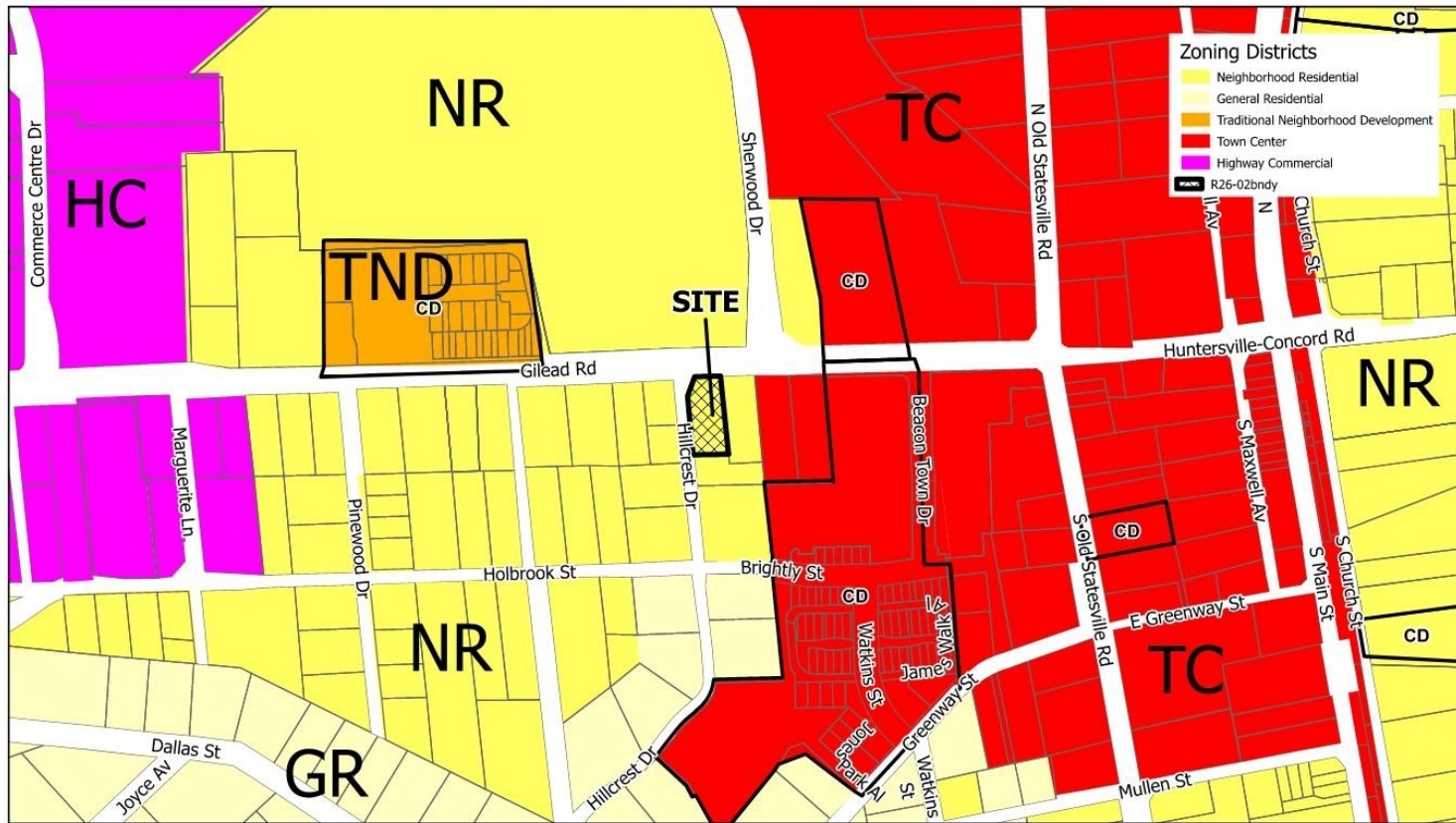
cc: Kevin Rogers, WLA Enterprises, Inc.
Brad Priest, Assistant Planning Director

Rezoning 26-02 121 Gilead General Rezoning

March 3, 2026

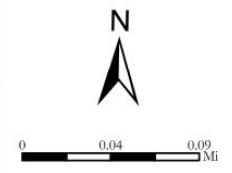
EXHIBIT

9C-1



R26-02 Gilead General Rezoning

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







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.





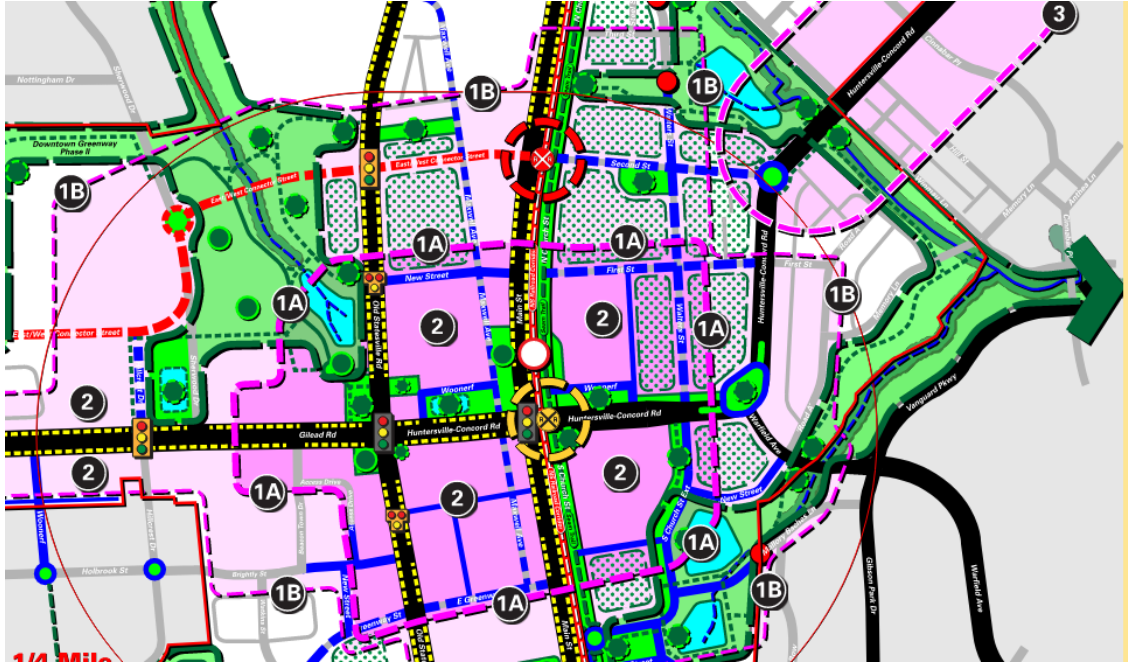
Downtown - Tier 1

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.





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.



Consistency with 2040 Plan

- 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.
- LU 6.2: Commercial uses are encouraged in the Town Core
- LU 6.3: Small scale, neighborhood-serving commercial and office uses may be allowed in Town Core
- EV 1.2: Focus economic development in areas that support growth.
- EV 2.2: Leverage Downtown as a unique destination
- EV 2.3: Attract businesses to Downtown



Rezoning Criteria



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



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



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 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.



Timeline

 Public Hearing
March 3, 2026

 Planning Board Recommendation
March 24, 2026

 Town Board Final Action
April 21, 2026



Thank You

Questions?

Town of
Huntersville
NORTH CAROLINA



EXHIBIT

10A-1

Updates to Public Comment and Public Hearing Policy

March 3, 2026

Key Updates

- To reflect allocated time (one hour) for public comments and public hearings with mayoral discretion to extend or shorten depending on the length of the agenda.
- To reflect that the spokesperson option is for groups of three (3) or more persons and the maximum speaking time is six (6) minutes.
- Clarified process for declaring a speaker or audience member out of order when disturbing an official meeting.
- Added reference to criminal penalty for disruption of an official meeting.
- Specified and reiterated that rules of decorum are to prevent disruption of official meeting.
- Rearranged sections and wording to achieve a better “flow” of the overall Policy.
- Clarified statutory authority for Policy.

