

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, January 27, 2026.

Roll Call

Present: J. Henson, S. Hensley, C. Boyd, L. Hallman, M. Horsman, M. Pollard, T. Loomis, J. Wright, and P. Tokpah

Approval of Minutes

Item 2A: Consider approval of November 19, 2025, regular meeting minutes.

Motion: M. Pollard made a motion to approve November 19, 2025, regular meeting minutes. T. Loomis seconded the motion.

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

Public Comments:

- J. Sailors, Item 4A, Opposed
- D. Fisher, Item 4A, Opposed
- D. Jakubovitz, Item 4A, Opposed
- D. Woodard, Item 4A, Opposed
- B. Weir, Item 4A, Opposed
- L. Fisher, Item 4A, Opposed

Action Items

Item 4A: Consider a recommendation on Petition #R25-12, a request by Carver Bowman LLC to revise the existing approved rezoning R22-05 for the Oak Grove Hill development from a Neighborhood Residential-Conditional District to Neighborhood Residential - Conditional District with a revised site plan layout of Phase 3.

L. Speight, Senior Planner entered her staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed text amendment and stated that staff recommends approval with conditions.

The Board asked for clarification on the mailing notification process and how it was confirmed for this project. Staff reviewed the requirements and stated that the applicant confirmed their mailing list with staff and provided a receipt demonstrating that the mailings were made.

The Board asked if the proposed lot width meets criteria for low density. Staff confirmed that it would meet moderate density which is permitted within the Activity Center which a portion of the development is within.

The Board asked about the status of road improvement projects and who would be responsible for installing. Staff responded with the results of the study and what type of improvements have been approved, that it is a Town project currently going through land condemnation and will likely get started in a couple of years.

The Board inquired if a TIA adjustment was required, how reducing the stream crossing affects the process, and how existing communities within the Town that do not have sidewalks can go about asking for sidewalks.

The Board asked staff's position on the reduction of connectivity. Staff stated that they support connectivity and the applicant has proposed the adjustments as shown which is at the discretion of the Board to recommend as they see fit.

The Board reviewed the proposed changes to the existing home around the identified Heritage Tree and confirmed that the protections would be included in the deed restrictions.

The applicant, Nate Bowman, provided a copy of the first approved rezoning and discussed that the adjustments being requested today are to go back to the initially approved rezoning along with some adjustments for the deal to be at a better break-even point.

The Board expressed their concerns over the initial existing home no longer being a clubhouse, what methodology for the traffic study was used, how the stream mitigation fees are determined, if the applicant determines that it is not feasible to complete phase 3 then they have the right to walk away and not build at all, how the applicant came to this lot width, the applicant's plans for the existing home, how the residents of Westminster could request sidewalks from the Town, and what prompted the applicant to request this change.

Motion: C. Boyd made a motion to recommend approval of R25-12, Oak Grove Hill with the condition that an arborist certify that there are no specimen trees less than 24 inches on site or all trees 12 inches and greater are identified, the buffer standards meet the current planning standards, excellence in design is demonstrated with the urban open space to balance the significance of the modification request. The proposal is consistent with Huntersville 2040 Community Plan, policies LU 1.1 and EOS-4, it is reasonable and in the public interest to rezone the approximate 66.9 acres described herein as consistent with the envisioned use and development pattern as set forth in the Community Plan. S. Hensley seconded the motion.

C. Boyd commented that he believes that the existing neighborhood of Westminster will be less negatively affected with this change versus the potential for phase 3 to be undeveloped entirely.

S. Hensley commented that as much as the currently approved plan is the preference, there is no way to force a developer to build it when they will lose money. Ideally this would have been required infrastructure before phase 1 or 2 certificate of occupancy's were issued but that is not the case so this appears to be the next best option.

J. Henson agreed and said that the additional open space and preservation of the stream result in a better plan.

M. Pollard commented that he cannot support it since it does not support connectivity and may set a precedence that if it costs the developer too much we will accept not requiring it.

J. Wright commented that something about the heritage tree and transportation notes should be included in the motion. She is on the fence about supporting the motion, she prefers the second road and reselling the existing home in the middle of a new community seems bazaar versus using it for a community space. She would like to see some things addressed such as the lack of design with the houses that are being proposed.

T. Loomis agreed with J. Wrights comments and expressed concern over being stuck between two bad decisions for the residents of Westminster.

L. Hallman commented he will not support it and did not care for the proposed solutions and believes that there must be a third option.

M. Horsman commented that he will support the motion. The Board cannot force the developer to reconsider additional options or build phase 3 and that will create an even worse traffic situation for the existing homeowners. In his opinion this is ultimately the fault of the Town and the Town needs to show a lesson has been learned to not have this problem in the future and avoid this being a precedent.

Amended Motion: C. Boyd made a motion to recommend approval of R25-12, Oak Grove Hill with the condition that an arborist certify that there are no specimen trees less than 24 inches on site or all trees 12 inches and greater are identified, the buffer standards meet the current planning standards, excellence in design is demonstrated with the urban open space to balance the significance of the modification request, the existing home have deed restrictions that prevent potential damage to the heritage tree, and the transportation notes from R22-05 be incorporated into this rezoning. The proposal is consistent with Huntersville 2040 Community Plan, policies LU 1.1 and EOS-4, it is reasonable and in the public interest to rezone the approximate 66.9 acres described herein as consistent with the envisioned use and development pattern as set forth in the Community Plan. S. Hensley seconded the motion.

Vote: The motion failed (4-5) with T. Loomis, P. Tokpah, J. Wright, M. Pollard, and L.Hallman opposed.

Motion: L. Hallman made a motion to recommend denial of R25-12, Oak Grove Hill because the proposal is inconsistent with the Huntersville 2040 Plan policy LU7.1 dealing with connectivity. It is reasonable and in the public interest to deny rezoning described herein as it is not in line with the 2040 Plan. M. Pollard seconded the motion.

L. Hallman restated that he believes that there must be a third option and this is just dealing with the tree save and connectivity.

M.Pollard stated that he believes this is a nuanced situation and that the developer can come back with stronger commentary to address the issues that have been outlined.

S. Hensley stated he will not support the motion as he believes that it leaves the existing residents in a more precarious situation then approval.

C. Boyd stated that he would like to see a denial with recommendations for how to address the issues or a timeline for improvements because he believes the balance of the project will be developed and traffic issues will increase.

Vote: The motion passed (5-4) with C. Boyd, M. Horseman, J. Henson, and S. Hensley opposed.

Other Business

5A. Approval of the 2026 Planning Board Calendar

Motion: S. Hensley made a motion to adopt the 2026 Planning Board Calendar with the November 18 and December 16 meetings scheduled for the third Wednesday due to the holidays. J. Wright seconded the motion.

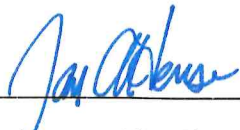
Vote: The motion passed unanimously (9-0).

Adjourn

J. Wright made a motion to adjourn. L. Hallman seconded the motion.

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

Approved this 24 day of FEBRUARY! 2026.



Chairman or Vice Chairman



Board Secretary