

## 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 24 day of March 2026.



Chairman or Vice Chairman



Board Secretary