

**Mayor**  
Christy Clark

**Mayor Pro Tem**  
Jennifer Hunt

**Commissioners**  
Scott Coronet  
Edwin Quarles  
LaToya Rivers  
Heather Smallwood  
Nick Walsh



**Town Manager**  
Anthony Roberts

**Deputy Town Manager**  
Jackie Huffman

**Assistant Town Manager**  
Bobby Williams

**Town Attorney**  
Emily Sloop

**Town Clerk**  
Janet Pierson

## **AGENDA**

### **Pre-Development Meeting**

**May 13, 2026 - 3:00 PM**

**TOWN HALL (14704 N Old Statesville Road)**

#### **1. Call to Order/Roll Call**

#### **2. Action Agenda**

- 2.A. Pre-Development meeting for 16014 Statesville Road Parcels # 00924160 for Conditional District rezoning from Neighborhood Residential (NR) to Highway Commercial-Conditional District (HC-CD) for a potential Gas Station/Service Station/Carwash development.

#### **General Meeting Information**

##### **Pre-Development Group:**

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

##### **Meeting Time, Place and Agenda:**

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

##### **Public Comment and Public Hearing Policy:**

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet no later than five (5) minutes prior to the designated meeting start time. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. (*Public Comment and Public Hearing Policy - Amended 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](mailto:tbarron@huntersville.org) or 704-766-2215.

# Pre-Development Group

May 13, 2026



# Pre-Development Group

Attendees: Two Town Board, Planning Board Chair, Planning Director, Engineering Director, Public Works Director

Hear Conditional Rezoning requests before rezoning application is submitted

No Chairman

Meet monthly or as needed

No set meeting schedule

No requirement for advanced information(very helpful to have)

Applicant might double back once the plan is refined

Meeting is open to the public

Post meeting information on the website and send to Sunshine List(email list)

At least 10-day lead time for meeting (since not regularly scheduled)

Applicant has 5 minutes to present

Each Pre-Development Group member asks questions

No Votes

Minutes of the meeting are recorded



**Agenda**  
**May 13, 2026**  
**Pre-development Group**  
**3:00-4:30 p.m.**

**Rotunda**  
**105 Gilead Road**  
**Huntersville, NC 28078**

**1. Call to Order/Roll Call**

**2. Action Agenda**

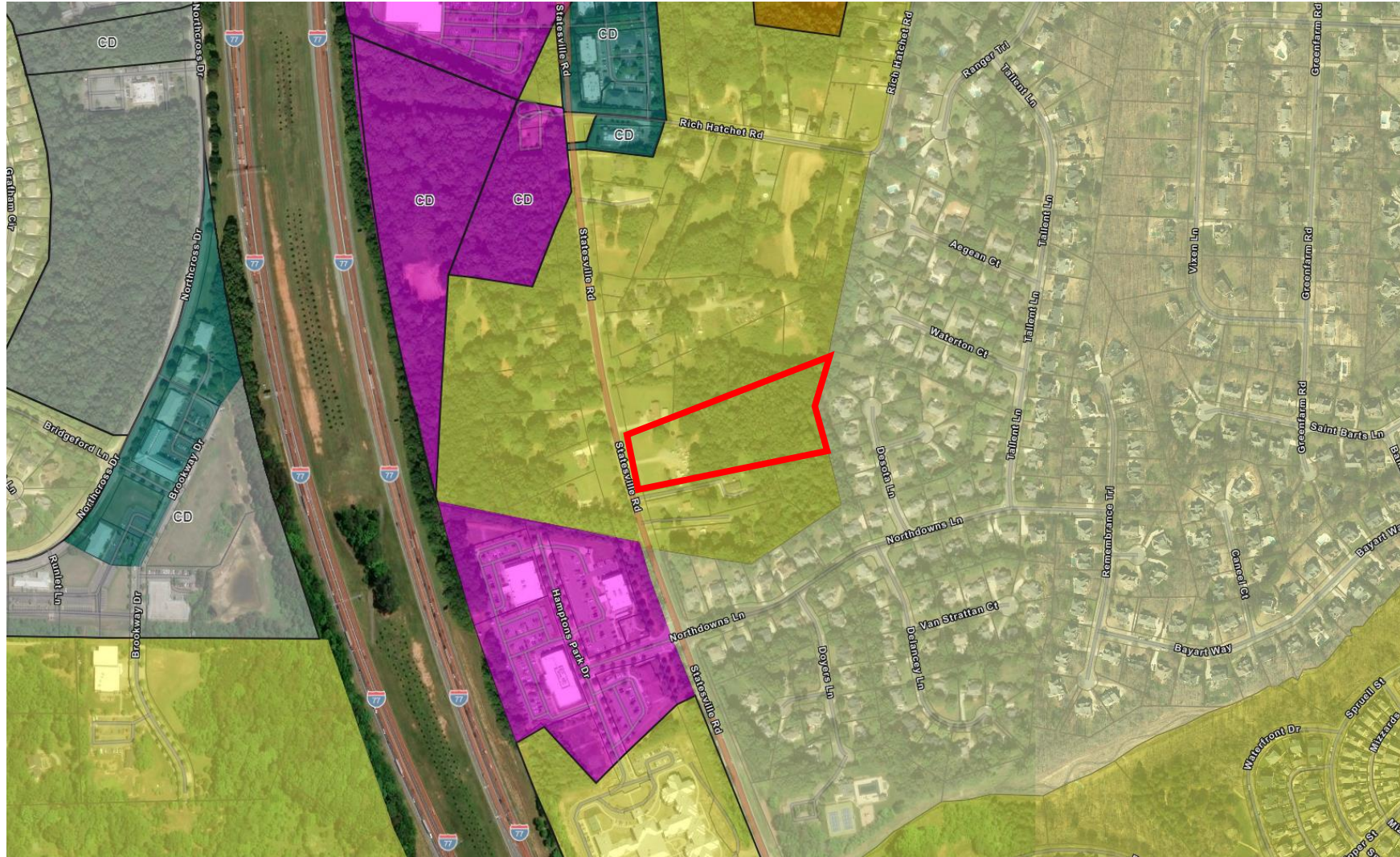
Pre-Development meeting for 16014 Statesville Road Parcels # 00924160 for Conditional District rezoning from Neighborhood Residential (NR) to Highway Commercial-Conditional District (HC-CD) for a potential Gas Station/Service Station/Carwash development.

**3. Adjourn**





# Zoning Map



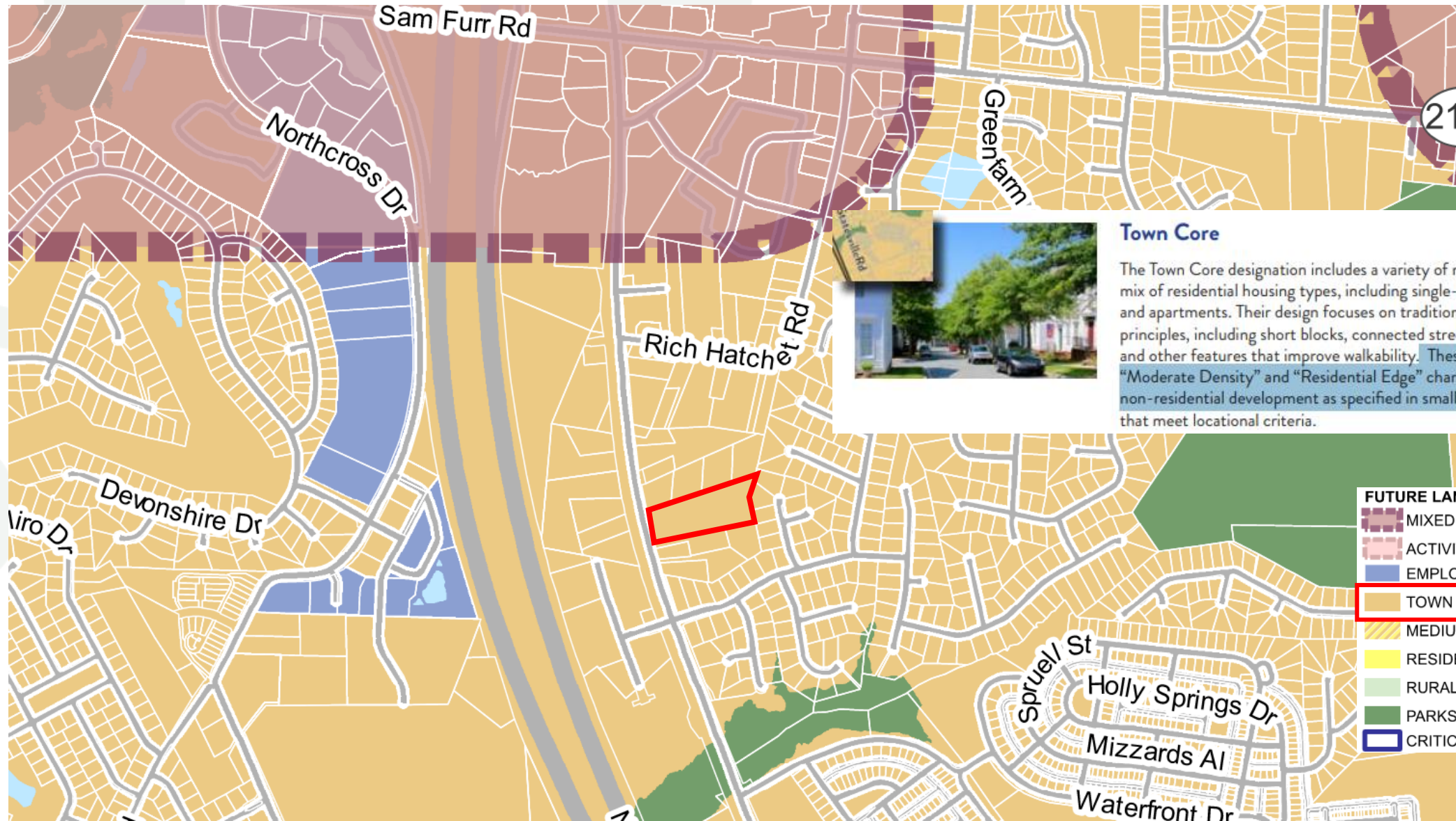
## Huntersville Zoning Districts

- Rural
- Transitional Residential
- Neighborhood Residential
- General Residential
- Traditional Neighborhood Development
- Urban
- Transit Oriented Development Residential
- Town Center
- Neighborhood Center
- Campus Institutional
- Highway Commercial
- Corporate Business
- Vehicle Sales
- Special Purpose
- Transit Oriented Development Employment





# 2040 Huntersville Community Plan



## 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.

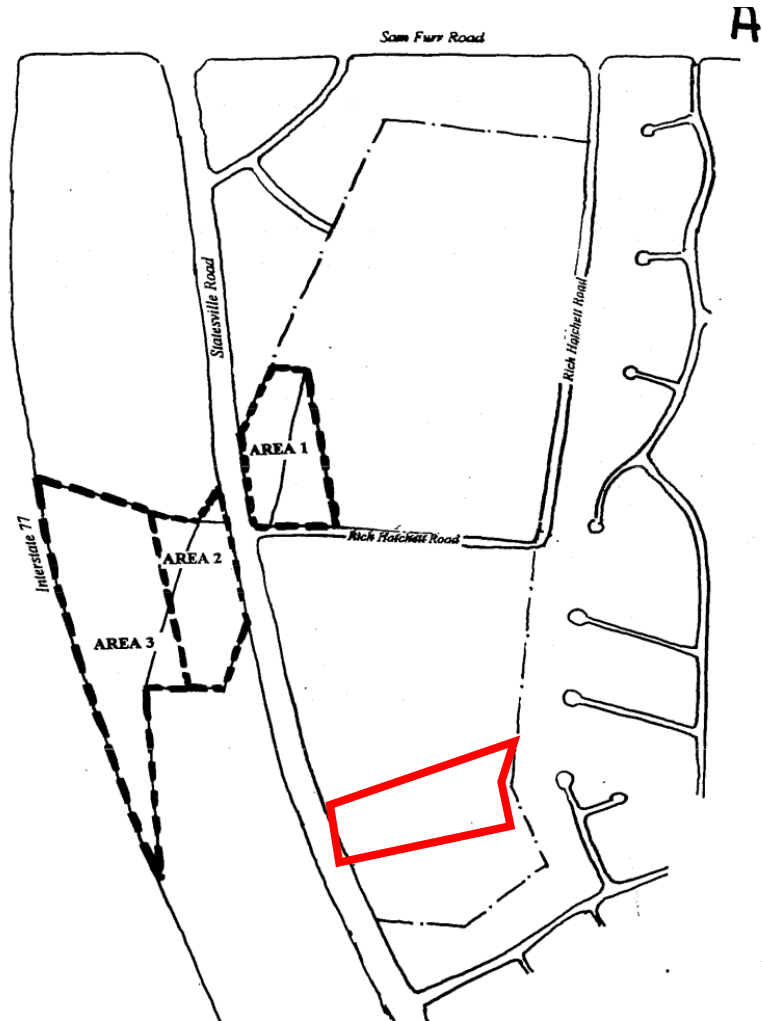
### FUTURE LAND USE CHARACTER AREA

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



# Neighborhood Plan for The Rich Hachett-Road Community (1998)

- Area 1, 2, 3 appropriate for commercial use. The remaining area should remain residential.



Thank You

Questions?

Town of  
**Huntersville**  
NORTH CAROLINA





**Agenda**  
**May 13, 2026**  
**Pre-development Group**  
**3:00-4:30 p.m.**

**Rotunda**  
**105 Gilead Road**  
**Huntersville, NC 28078**

**1. Call to Order/Roll Call**

**2. Action Agenda**

Pre-Development meeting for 16014 Statesville Road Parcels # 00924160 for Conditional District rezoning from Neighborhood Residential (NR) to Highway Commercial-Conditional District (HC-CD) for a potential Gas Station/Service Station/Carwash development.

**3. Adjourn**