

# Huntersville Greenway, Trail, and Bikeways Commission



**SUMMARY MINUTES:** February 10, 2026

**Members Present:** Randy Suggs: Chair, Michael Griffin: Co-Chair, Geoffrey Locke, Christianna Beirne, Maria Reese, Ken Stuart, Leif Stormo,

**Members Absent:** Tylor Buchanan, Aimee Abernathy

**Town Staff Present:** Tracy Houk, David Peete, Heather Maloney

**County Staff Present:**

**Town Board Present:**

**Public Present:**

**Call To Order:** 6:05 pm

**APPROVAL OF MINUTES:** January 2026 - Approved unanimously

**AGENDA CHANGES:**

**PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS**

**BUSINESS:**

- **Request for letter of support from the Greenway, Trail, and Bikeway Commission for the BUILD Grant application**
  - This is our third time applying for this grant which is common for these types of grants.
  - *See attached letter*
    - **Motion** made by Maria Reese to support applying for the BUILD Grant in the form of a letter.
    - **Approval:** The motion was put to a vote and approved unanimously by the advisory committee.
  
- **Knox Crossing**
  - Consider supporting the proposed Seam Trail crossing of NC 73 as part of the proposed Conditional District Rezoning (Knox Crossing), currently being reviewed by the Town.
  - *See attached slides*
    - **Motion made by Ken Stuart:** *On behalf of the Town of Huntersville Greenway, Trails & Bike Committee (GTBC), a citizen appointed advisory group to the Huntersville Board of Commissioners, we make a motion to express our support that the Knox Crossing Conditional District rezoning should be conditioned (among others things) on the accommodation of a grade-separated crossing of Sam Furr Road (NC 73) and full integration of The Seam Trail into the site design of the project to be the focal point. The Seam Trail, running from the north border of the Town to the southern border, has been a priority greenway connection for the GTBC, since its inception and properly accommodating and designing the trail through this proposed project is critical to the bike and pedestrian network for the northeast portion of Huntersville. For the proposed CD Rezoning to be in full compliance with the Town's 2020 Bikeways & Greenways Plan, appropriate accommodation and design of the Seam Trail through this property should be required.*
    - **Approval:** The motion was put to a vote and approved unanimously by the advisory committee.
  
- **2026 Goals** - Motion made to table 2026 Goals to March meeting. All agreed and approved

## **UPDATES/COMMENTS**

- **NMP Greenway Update:** Completion of project has been delayed due to weather. Small section of trail needs to be paved and amenities installed. Shooting for mid to late March for completion. The Tarheel Trailblazers are also working on re-routing the mountain bike trail as needed, hoping to also be completed at the end of March.
- **SPCC Update:** Project is currently at 50% planned. Working with consultants to save as many trees as possible and working with the stream restoration to align with their project.
- **Downtown Greenway Update:** Huntersville Elementary is building a new school and will need to relocate the current Downtown Greenway that runs north of the school. This is set to happen October 2026 - April 2027. The plan is to have this completed before they start school construction.

**MEETING ADJOURNED - 7:55 pm**



704-875-6541 [huntersville.org](http://huntersville.org)  
101 Huntersville-Concord Road  
Huntersville, NC 28078

February 10, 2026

The Honorable Sean Duffy, Secretary  
United States Department of Transportation  
1200 New Jersey Avenue, SE  
Washington, DC 20590

RE: FY2026 USDOT BUILD Grant Application – Town of Huntersville, NC, Church Street Extension and Downtown Connections

Dear Secretary Duffy:

The Huntersville Greenway, Trail, and Bikeway Commission is pleased to support the Town of Huntersville’s FY 2026 3 U.S. Department of Transportation’s Better Utilizing Investments to Leverage Development (BUILD) application to fund Huntersville’s Church Street Extension and Downtown Connections project, a Complete Street design and construction of the key missing pieces of the downtown transportation network. This project will increase neighborhood connectivity and enhance the quality of life for one of Huntersville’s underserved communities by connecting downtown Huntersville with existing local and regional trails and greenways; local parks; and new and historic neighborhoods.

This project will also become one of the first completed segments of the regional priority, The Seam Trail corridor, that will one day connect Statesville, North Carolina, to the South Carolina border via a continuous 50-mile trail. The Seam Trail, formerly known as the Mooresville to Charlotte Trail, has been a vision for a contiguous trail connection in the region for more than a decade, and the Huntersville Greenway, Trail, and Bikeway Commission has supported its advancement along the way as an important project for improving active transportation connectivity in our area and beyond.

Thank you for considering Huntersville’s application for Better Utilizing Investments to Leverage Development (BUILD) Grant Program funding and for the opportunity to demonstrate our support for this project.

Sincerely,  
The Huntersville Greenway, Trail, and Bikeway Commission

Randy Suggs, Chair

Michael Griffin, Co-Chair

Geoffrey Locke

Ken Stuart

Christianna Beirne

Clayton Buchanan

Maria Reese

Leif Stormo

Aimee Abernathy

# R25-16 Knox Crossing Mixed Use Development

Conditional Rezoning Application

GTBC - February 10, 2026



# Plan Highlights

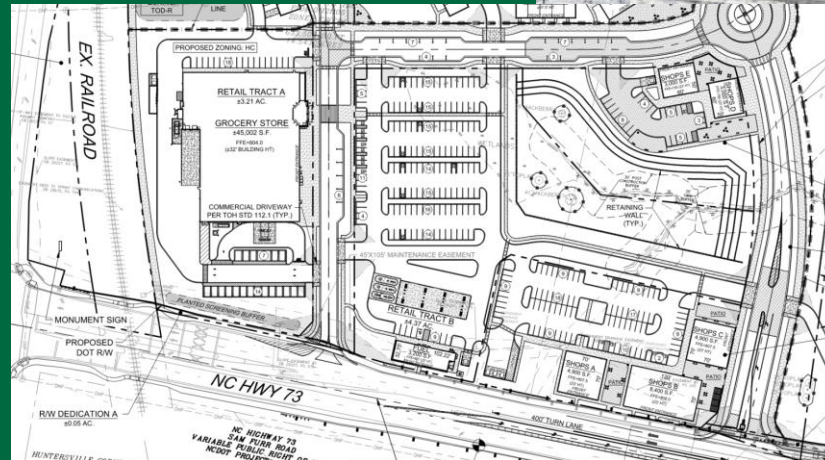
- Location is immediately south of the proposed commuter rail station along HWY 115
- Application includes:
  - Approximately 70,802 sqft of commercial
  - 324 apartment units and 96 townhomes
  - Condition to include 5% of the units as attainable housing.





# Site Design Issues

- Carolina Seam Trail Greenway: Accommodation needed through the development: See Advisory Committee recommendation letter
- Highway Commercial Oriented Development: Large parking expanses, automotive focused uses, abrupt contrast to TOD development.



# Huntersville 2040 Plan – *Opportunities for Excellent Design*

- Linear park through the development accommodating the greenway
- More mixed use – center of the development
- Centralized Urban open space, or more significantly and purposely amenitized.
- Reduction of surface area parking – reduce automotive dependence
- 2-story commercial buildings
- Financial contribution to the greenway tunnel under HWY 73
- Longer term, expansive attainable housing commitment.
- Unique and Extraordinary commercial architectural buildings



# Staff Recommendation

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- Staff supports the intensification of the parcel to TOD with commercial along HWY 73.
  - However, due to the TOD/Urban design concerns that remain outstanding, staff does not support the application as shown at this time.



# Consistency Statement

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: N/A</p>	<p>APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, the Planning Board recommends approval based on the Plan being consistent with <b><u>(insert applicable plan reference)</u></b>.</p> <p><b><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></b></p>	<p>APPROVAL: In considering the proposed rezoning application R25-16, the Knox Crossing Mixed Use Development, the Town Board recommends approval based on the Plan being consistent with <b><u>(insert applicable plan reference)</u></b>.</p> <p><b><u>It is reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></b></p>
<p><b>DENIAL:</b> In considering the proposed rezoning application R25-16, Knox Crossing Mixed Use Development, staff recommends denial of the application as it is inconsistent with policies LU-7.1, LU-8.2, and EOS-4 of the Huntersville 2040 Plan.</p> <p>It is not reasonable and in the public interest to approve the Rezoning Plan because the development proposed shows a substantial deviation to the requirements of the Huntersville Zoning Ordinance, to transit oriented principles, and does not provide excellence in design over and above the minimum of the ordinance.</p>	<p>DENIAL: In considering the proposed rezoning application R25-16, The Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being <b><u>(consistent OR inconsistent) with (insert applicable plan reference)</u></b>.</p> <p><b><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></b></p>	<p>DENIAL: In considering the proposed rezoning application R25-16 the Knox Crossing Mixed Use Development, the Town Board recommends denial based on the Plan being <b><u>(consistent OR inconsistent) with (insert applicable plan reference)</u></b>.</p> <p><b><u>It is not reasonable and in the public interest to approve the Rezoning Plan because... (Explain)</u></b></p>





KNOX CROSSING  
Huntersville, NC



# Lakeforest Examples Gaithersburg, Maryland



Lakeforest Examples  
Gaithersburg, Maryland



Lakeforest Examples  
Gaithersburg, Maryland



# Lakeforest Examples Gaithersburg, Maryland



Comfortable retail-scaled streetscapes



Nature blended into pedestrian realm

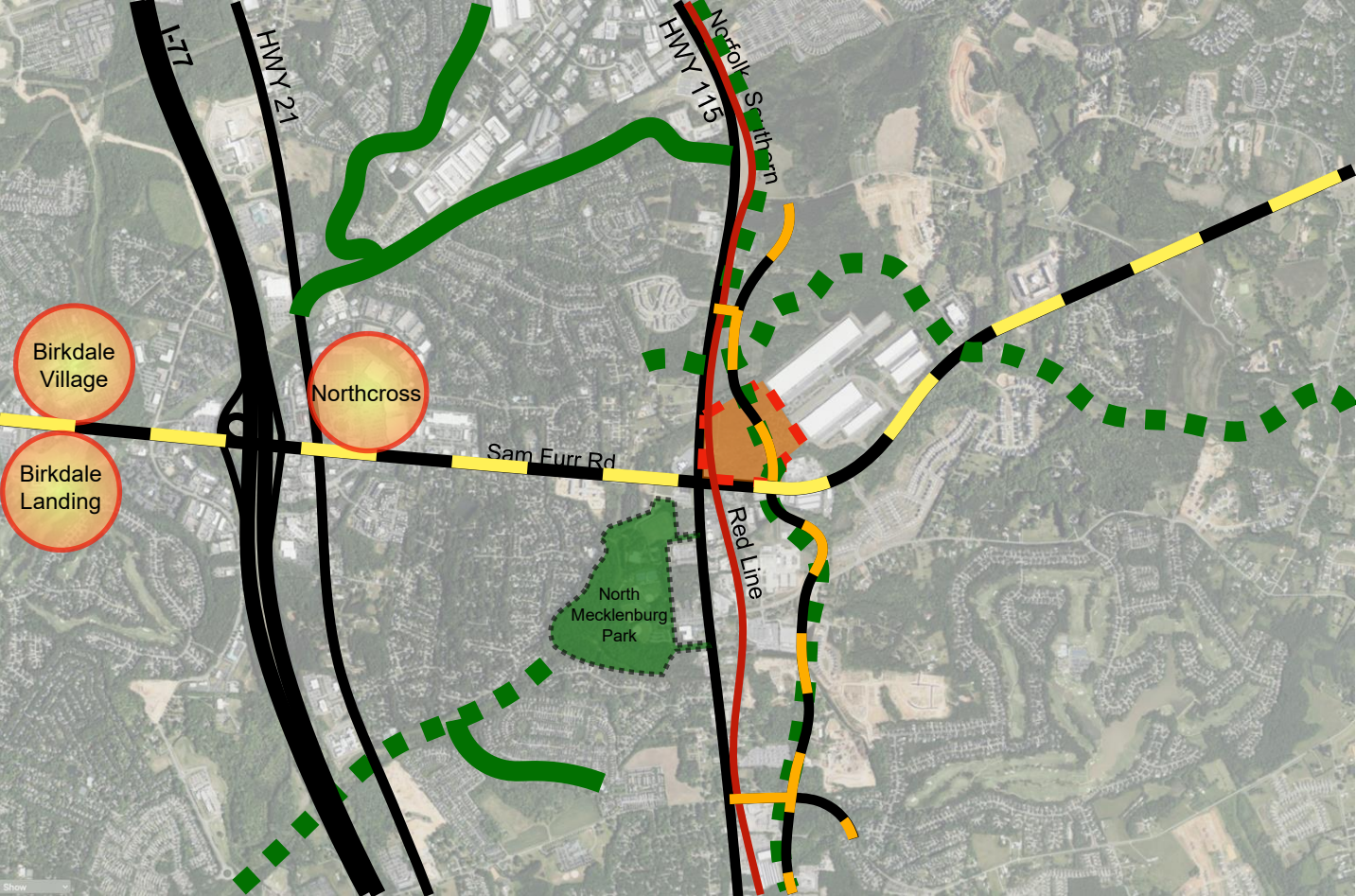
# KNOX CROSSING

Huntersville, NC

2- Planning & Policy Narrative

## Creating Pedestrian Nexus

- North Mecklenburg Park
- North Creek Village
- Northcross
- Huntersville Downtown
- Huntersville Stumptown Mixed-Use
- Exit 23 Commercial
- Cornelius – Bailey Road Park
- Cornelius – County Northern Regional Rec Center
- Cornelius - Antiquity



# KNOX CROSSING

## Huntersville, NC

### 3- Development Site & Situation

#### Constraints

- Limited access along full frontage with Sam Furr Super Street reconstruction
- CATS redline barrier for elevated concrete train viaduct along entire western boundary
- Significant topography along southern boundary with Sam Furr Road
- Elevation with adjacent industrial distribution development
- Drainage field & existing creek.

#### Opportunities

- Location within Huntersville
- Proximity to Red Line Transit Stop
- Within Town's designated TOD
- Already approved northern development complementary in mix of uses and scale
- Proposed Carolina Thread Trail extension through site



# KNOX CROSSING Huntersville, NC

## 4- The Development Plan

41.61 acres  
70,802ft<sup>2</sup> commercial  
324 apartments  
96 townhomes

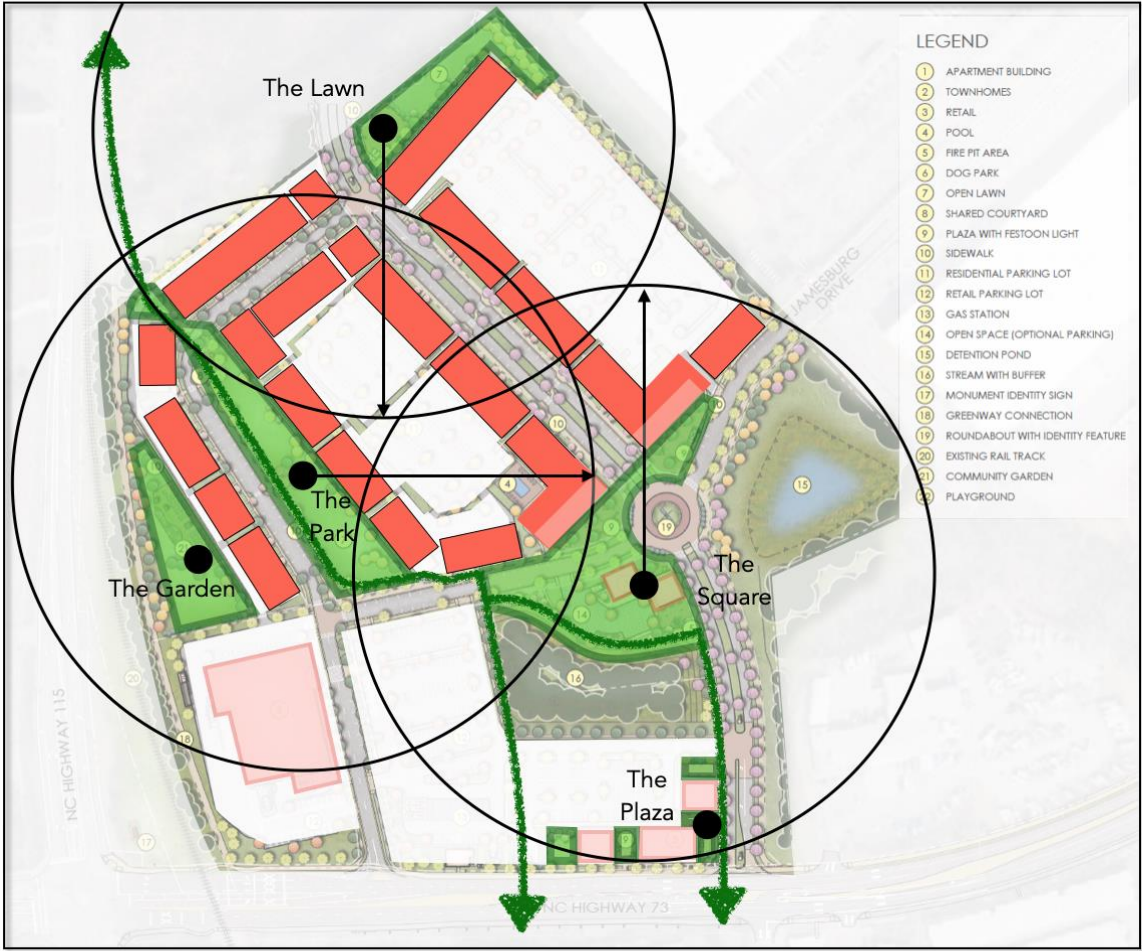


### Mixed Use Centers

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

# KNOX CROSSING

Huntersville, NC

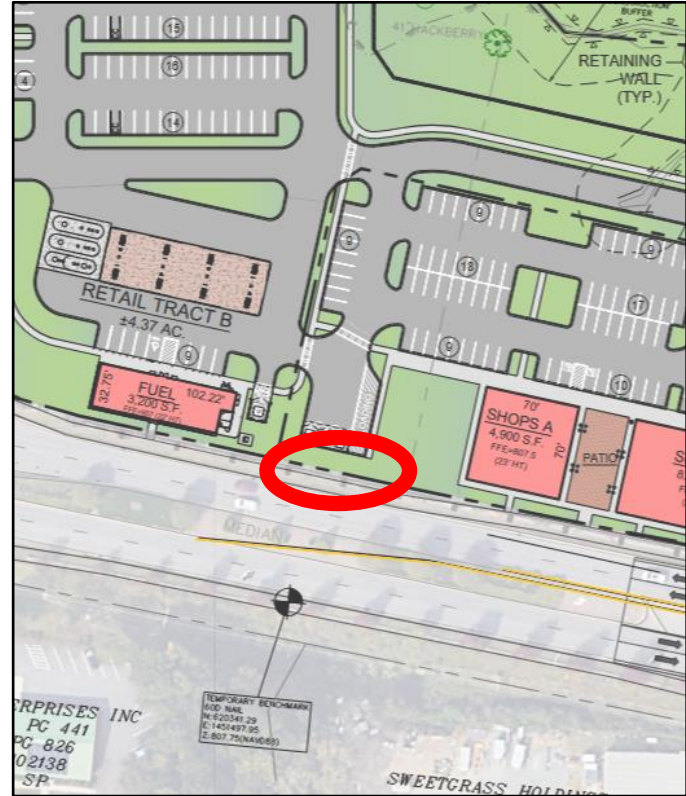
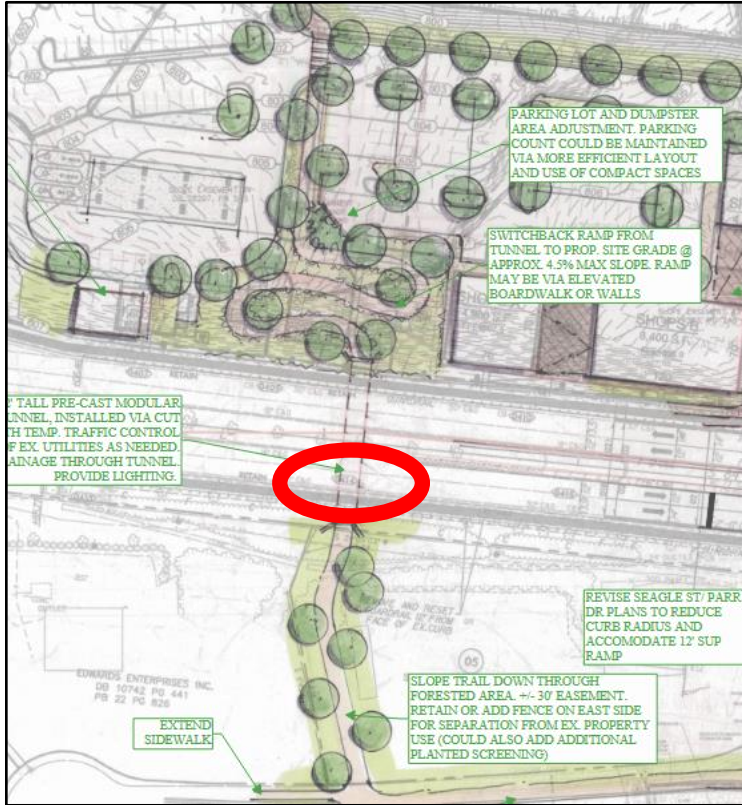


# Huntersville Planning Staff

## Current/Upcoming Revisions

# KNOX CROSSING

## Huntersville, NC

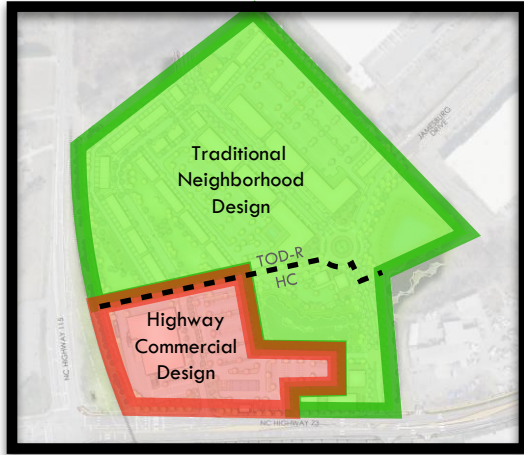


Planning For Dedication & Future Design of Entrance to Proposed Greenway Tunnel Under Sam Furr Road

# Community Benefits

- **Supported by 2040 Community Plan – Mixed Use Node**
- **Nexus** that enables the delivery of the 2040 Plan Policies
  - Multi-modal connections to key locations throughout Huntersville
  - Dedication of land for Greenway and entrance to proposed pedestrian tunnel underneath Sam Furr Road
  - Works in conjunction with developments to the North to extend Seagle Street
- **Supports Red Line transit station**
  - Provides services and a destination for Red Line travelers
  - Pedestrian access to Future Transit Station (5-minute walk)
- Retail brings opportunity for more community engagement and supports Red Line commuters
- Residential accommodates Town's recent and projected population growth, supports businesses and Red Line use
- Open space and pedestrian walkways make up majority of land use on the site
- 5% attainable residential units – same finishes, available to important community members
- EV charging stations
- Economic Benefits – Approximately +/- \$200M increase in tax value; approx. 300 jobs

# KNOX CROSSING Huntersville, NC



32 Acres  
79% of total

8.8 Acres  
22% of total

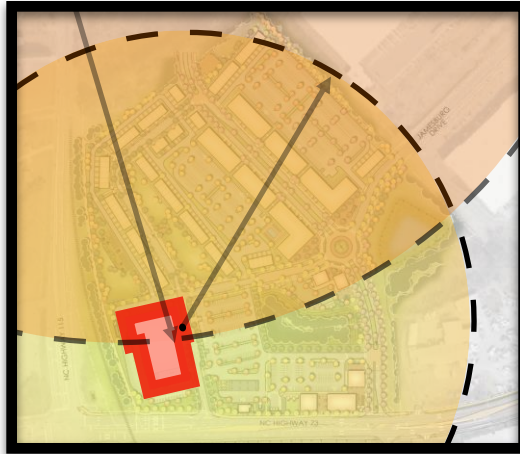


10.2 Acres  
25.3% of total



500ft radius  
walking circle

Pedestrian  
Open Space  
Connections



1,250ft radius  
walking circle

2,000ft radius  
walking circle

# KNOX CROSSING

Huntersville, NC

