

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

Planning Board Meeting September 22, 2026 - 6:30 PM TOWN HALL (14704 N Old Statesville Road)

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

Advisory Board Members: Chair Marshall Horsman, Vice-Chair Scott Hensley, Jay Henson, Trina Loomis, Michael Pollard, Jodi Wright, Caleb Newman, Christine Somers, Jennifer Davis, Alternate Alyssa Miller, Alternate April Dunn

1. Call to Order/Roll Call

- 1.A. Welcome Jennifer Davis as a regular member and April Dunn as an alternate member, both completing vacated terms.

2. Approval of Minutes

- 2.A. Consider approval of the July 28, 2026, regular meeting minutes.

3. Public Comments

4. Action Agenda

- 4.A. Consider a recommendation for Petition #R26-08, a request by Veer Development, LLC to rezone property near the intersection of Sam Furr Road and Old Statesville Road from Neighborhood Residential to Transit Oriented Development Residential Conditional District for a townhome development.
(Brad Priest)
- 4.B. Consider a recommendation for Petition #TA26-03, a request by Bradley Daley, to increase the total area of accessory structures allowed for residential lots five acres in area and greater. (Lauren Speight)

5. Other Business

6. Adjourn

General Meeting Information

Planning Board:

The Planning Board functions as an advisory board to the Town Board on all requests for changes in the zoning laws, and ordinances of the Town of Huntersville subdivision requests pursuant to the Huntersville Subdivision Ordinance, and is empowered to make recommendations to the Town Board, or other governmental agencies consistent with the Planning Board's charged obligation to provide for proper planning for the future growth of the Town of Huntersville, and its environs. For more information, visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in Town Hall at 6:30 p.m. on the fourth Tuesday of each month (unless otherwise posted). Agendas are published Wednesdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

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 or 704-766-2215.



Request for Board Recommendation

September 22, 2026

To: The Honorable Mayor and Board of Commissioners

From: Tracy Barron

Subject:

Explain Request:

Action Recommended: Approve Item

Alternative Action:

Financial Implications:

Attachments:

1. July 28, 2026 Minutes

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, July 28, 2026.

Roll Call

Present: J. Henson, S. Hensley, M. Horsman, J. Wright, M. Pollard, C. Newman, and C. Somers

Absent: T. Loomis, P. Tokpah

Approval of Minutes

Item 2A: Consider approval of June 23, 2026, regular meeting minutes.

Motion: M. Pollard made a motion to approve June 23, 2026, regular meeting minutes. M. Horsman seconded the motion.

Vote: The motion passed unanimously (7-0).

Public Comments:

No public comments.

Action Items

Motion: S. Hensley made a motion to Amend the agenda and include Item 5B: Election of the Chair and Vice-Chair. J. Wright seconded the motion.

Vote: The motion passed unanimously (7-0).

Conflict of Interest: J. Henson informed the Board that he had a conflict of interest for Item 4A & 4B.

Motion: S. Hensley made a Motion to recuse J. Henson from Item 4A & 4B. J. Wright seconded the motion.

Vote: The motion passed unanimously (7-0).

Item 4A: Consider a recommendation on Rezoning Petition #R26-07, a request by Bi-Part Development LLC, located at 23331 Maple Branch Drive, to amend the approved Rezoning #R24-04 to allow for two additional flex buildings on Parcel A.

J. James, Principal Planner, presented his staff report, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval with conditions, as presented.

The Board confirmed that the TIA improvements had been submitted and approved, the phasing of the project, what types of uses are proposed that this type of parking and loading would be sufficient, how the developer had addressed concerns brought up at the public hearing, and that staff was satisfied with the buffer requirements being met.

Motion: J. Wright made a motion to recommend approval of R26-07 a request by Bi-Part Development LLC, located at 23331 Maple Branch Drive from Special Purpose Conditional District to Special Purpose Conditional District for Commercial Uses. The Planning Board recommends approval of rezoning to allow for the additional two flex buildings on parcel A with the screening parking/loading areas on the back of the building to be added per ordinance standards, and all other staff comments and recommendations

to be addressed. It is reasonable and in the public's interest to rezone the property to Special Purpose Conditional District for Commercial Uses and is consistent with the Huntersville 2040 Plan policies LU 6.1, and LU 8.1. M. Pollard seconded the motion.

Vote: The motion passed unanimously (6-0).

Item 4B: Consider a recommendation on Rezoning Petition #R26-09, a request by Treenail Development, located at the northeast corner of Hambright Road and Mt. Holly-Huntersville Road, to amend the approved rezoning #R22-07 to allow for the addition of 1.042 acres of land and site plan revisions.

B. Richards, Planning Director, presented his staff report, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval with conditions as presented.

The Board confirmed no additional square footage was being requested and inquired about what creates the concern over the second row of street trees.

The applicant, Ben Geisler, Treenail Development presented.

Motion: J. Wright made a motion to recommend approval of R26-09, Town 1 revision, the Planning Board approves to add approximately 1.042 acres to the previously approved R22-07 with no additional square footage, the I-77 buffer must maintain a 50-foot buffer with an appropriately designed buffer mitigation and replanting. Modification request for street trees can be appropriately designed plantings as detailed and approved by staff. Modification for the block length waiver can be increased to the requested 572 feet. All minor outstanding comments are to be addressed. It is reasonable and in the public's best interest because the revised use is the more efficient use of the land and to approve the request is consistent with the Huntersville 2040 Plan including policies LU 2, LU 2.1, LU 5.1 and LU 6.1. M. Pollard seconded the motion.

Vote: The motion passed unanimously (6-0).

Motion: M. Pollard made a Motion to seat J. Henson. M. Horsman seconded the motion.

Vote: The motion passed unanimously (6-0).

Item 4C: Consider a recommendation on Text Amendment Petition #TA26-01, a request by the Huntersville Planning Department to amend Article 3.2.9 of the Huntersville Zoning Ordinance to increase the amount of "indoor recreation" in the Corporate Business zoning district.

B. Richards, Planning Director, presented his staff report, a copy of which is attached hereto as Exhibit C and incorporated herein by reference. Staff reviewed the proposed rezoning and stated that staff recommend approval with conditions as presented.

The Board asked if this would limit the available properties for more traditional Corporate Business uses and this additional use could drive up the potential rent prices.

Motion: J. Wright made a motion to recommend approval of TA26-01 based on the amendment being consistent with policies EV 1.3, and EV1.4 of the Huntersville 2040 Plan. It is reasonable and in the public interest to amend the zoning ordinance because it will allow greater utilization of the corporate business (CB) zone for indoor recreational use. M. Pollard seconded the motion.

Vote: The motion passed (6-1) with S. Hensley opposed.

Other Business

Item 5A: Thank Planning Board member Prince Tokpah for his service.

Item 5B: Election of the Chair and Vice-Chair

J. Henson nominated M. Horsman for Chair. There were no other nominations.

Vote: M. Horsman was unanimously elected Chair (7-0).

J. Wright nominated S. Hensley for Vice-Chair. There were no other nominations.

Vote: S. Hensley was unanimously elected Vice-Chair (7-0).

Adjourn

J. Wright made a motion to adjourn. S. Hensley seconded the motion.

Vote: The motion passed unanimously (7-0).

Approved this ____ day of _____ 2026.

Chairman or Vice-Chairman

Board Secretary



Request for Board Recommendation

September 22, 2026

To: Board Members

From: Brad Priest, Assistant Planning Director

Date: September 22, 2026

Subject:

Explain Request:

Consider a recommendation for Petition #R26-08, a request by Veer Development, LLC to rezone property near the intersection of Sam Furr Road and Old Statesville Road (Parcels: 00543137, 00543136, 00543135, 00543132, 00543131, 00543133) from Neighborhood Residential to Transit Oriented Development Residential Conditional District (TOD-R-CD) for a townhome development.

Action Recommended: Deny Item

Alternative Action:

None

Financial Implications:

N/A

Attachments:

1. R26-08 Northline Row PB 9 22 26
2. Northline Row Rezoning Engineering Comment Summary_PLANNING BOARD
3. Northline Row - Concept Plan (Reduced) - 3rd Submittal_08.04.26
4. UpdatedNorthline Row - Application Amendment
5. Northline Row - Elevations_08.04.26
6. Northline Row R26-08 Community Meeting Report Package

Application Summary

Case Number/Project Name: R26-08

Northline Row Townhomes

Project Address: 17149, 17145, 17137,
17131, 17121, 17111 Old Statesville Road

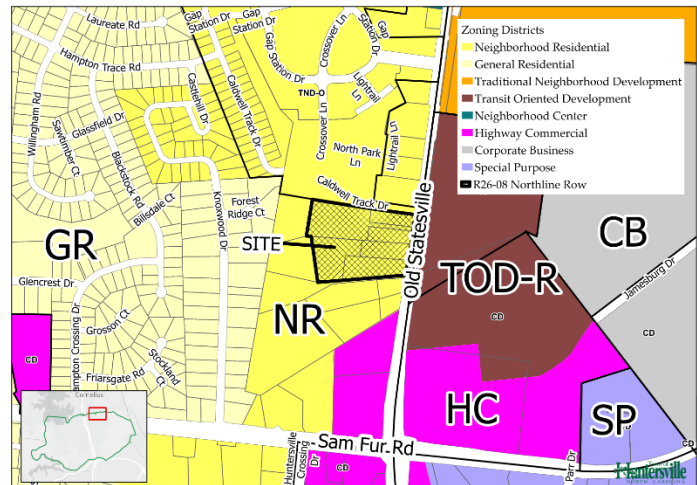
Proposed Zoning: **Transit-Oriented
Development - Residential-Conditional
District (TOD-R-CD)**

Proposed Land Use: Townhomes

Applicant: Veer Development, LLC

Property Owner: Brenda and Timothy Roy,
and Glory Church World Outreach Ministries,
Inc.

Staff Contact: **Brad Priest, 704-766-2211**
(bpriest@huntersville.org)



Site Data

Acreage (+/-): 9.1 acres

Parcel Numbers: 00543137, 00543136, 00543135, 00543132, 00543131, 00543133

Current Zoning: **Neighborhood Residential (NR)**

Current Land Use: Residential – Single Family

Proposed Building Type: Townhome

Proposed Lot Type: Townhome

Adjoining Zoning and Land Uses

North: **Traditional Neighborhood Development - Urban (TND-U);** *Overlay district, Caldwell Station
Townhomes and Apartment Buildings*

South: **Neighborhood Residential (NR);** *Residential Single Family*

East: **Transit-Oriented Development - Residential (TOD-R);** *Mixed Use Commercial, Apartments, and
Townhomes; future Redline Commuter Rail Stop across HWY 115.*

West: **General Residential (GR); Neighborhood Residential (NR);** *Residential Single Family*

Project Description

The applicants are requesting to rezone several existing parcels to Transit Oriented Development Residential Conditional District (TOD-R-CD) to establish a 100% attached townhome development.

Update Status

- Public Hearing: The public hearing was scheduled for August 4, 2026. The applicants requested the hearing be continued to September 1st, 2026 to amend their application from a proposed NR-CD district to a TOD-R-CD district. At the public hearing, two residents spoke in favor

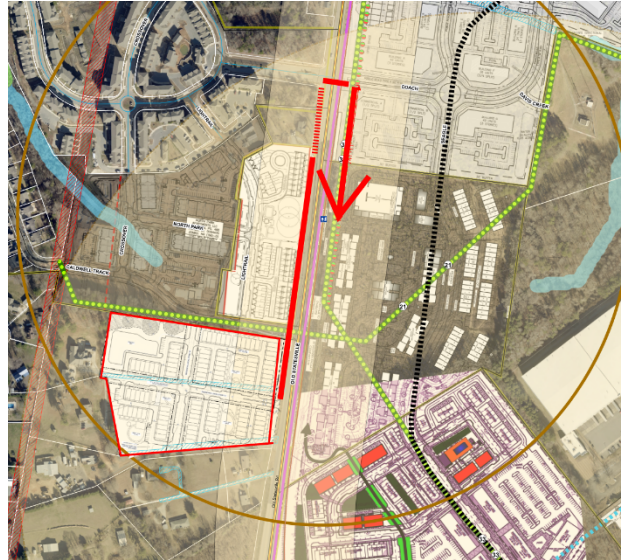
of the development. The hearing can be viewed here: <https://www.youtube.com/watch?v=0IAqq6le8rE>

- **UPDATE 9/8/26** Planning Board: The case is scheduled to be heard by the Planning Board September 22nd, 2026. As of the date of the staff report draft (9/8/26), an updated plan had not been resubmitted for the Planning Board meeting. The staff report is based on the plan submitted for the public hearing.

Rezoning/Site Plan

Transit Oriented Development (TOD) District : *Applicant has not met the intent.*

- Proposed: The development is within the ½ mile “catchment area” of the proposed rail station as required by Article 3.2.13 of the Zoning Ordinance.
- Staff comments: Article 3.2.13 states: *“Intent: The transit-oriented residential district is established to support higher density residential **communities that include a rich mix of retail, restaurant, service, and small employment uses within a pedestrian village format.** Land consuming uses, such as large lot housing and large retail outlets are excluded from this district. The TOD-R may be located on developable and redevelopable parcels generally found within the 1/2 mile catchment area of designated rapid transit station sites. Nothing in these regulations shall preclude application of the TOD-R beyond the 1/2 mile radius when site-specific development plans **demonstrate efficient resident access to a rapid transit station.** The district establishes a primarily residential village within a 10-minute walk of a designated rapid transit station that serves a residential population of sufficient size to constitute an origin and destination for purposes of rapid transit service.” **(bold/underline by staff)***
- Although the development is just inside the proximity of the rail station as required by the ordinance, its physical relationship to the station and the “rich mix of retail, restaurant, services... uses” to the east are significantly constrained by:
 - Incomplete existing pedestrian infrastructure (sidewalk west of HWY 115 to Coach Lane),
 - **UPDATE 9/8/26:** An up to 4 lane future highway expansion of HWY 115. The ultimate design and pedestrian environment along the thoroughfare following expansion are currently unknown. It is anticipated that due to the railroad track’s location to the east, any roadway widening would occur mostly to the west side of the highway, having a more significant effect on the proposed site plan. Any existing sidewalks and multi-use paths may need to be removed or relocated as part of the roadway expansion.



Depending on the ultimate width and alignment of the roadway (3-lane versus 4 lane), some residential units shown on the site plan could also be impacted.

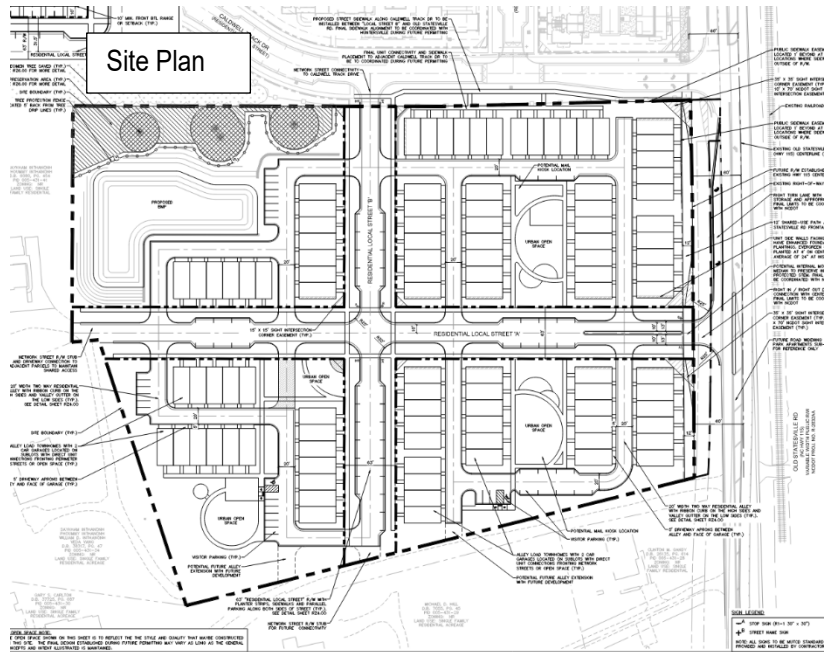
- The railroad tracks, and
- The proposed grade separated bridge for the commuter rail.

It is staff's opinion that these barriers and the potential unpleasant pedestrian experience to reach needed services, substantially diminishes the property's functional pedestrian connection to the proposed TOD village. *In short, although within the ½ mile catchment area, the location of this development is unlikely to encourage the pedestrian activity desired with a TOD development.*

- Therefore, if the Town Board is interested in expanding Transit Oriented Development (TOD) west of HWY 115, staff recommends further study of opportunities to improve connectivity between the western development areas and the TOD village to the east. In particular, a pedestrian crossing midway between HWY 73 and Coach Lane, potentially through a pedestrian tunnel may be appropriate to meet that goal.

Density: Applicant does not meet the requirement.

- Proposed: 14.3 units per acre (net streets calculation for TOD; other zoning districts use gross density calculations for determining density. The previous NR application proposed 11.13 units per acre)
- Staff comments: Article 3.2.13 D 4 requires a minimum average density of 15 units per acre for TOD-R developments. The applicants will need to ask for a modification for the current plan or add units to the application. Additionally, staff has concerns that TOD in this specific application could be inappropriate. Please see above.



Parking: Applicant has met the requirement.

- Proposed: The development proposes a total of 276 parking spaces; 46 on street spaces, 28 standard parking lot spaces, and 202 parking spaces through 2-car attached garages in each townhome unit.
- Staff comments: The North Carolina State Legislature recently adopted a bill that becomes effective January 1, 2027. The bill will remove the ability for local government to require minimum parking spaces for development. Currently, the requirement for parking is 1 space per unit in TOD developments. With 101 units, the parking requirement would be 101 spaces. TOD also has a maximum space count, of 2 spaces per unit. The applicants are over this number with 276, however most of the parking spaces counted are interior garage

spaces (202). Staff finds this acceptable as the intent is to limit surface parking spaces not garages.

Building Height/Scale: Applicant has met the requirement.

Illustrative Townhome Elevations

- Proposed: Concept elevations have been submitted in the updated plan showing 3 story townhomes.
- Staff comments: Article 3.2.13 F 3 allows buildings up to 13 stories in TOD-R. Therefore the 3 story buildings meet the building height requirements of the ordinance.



Architectural Elevations:

Applicant could meet the requirement.

- Proposed: Concept elevations have been submitted in the updated plan showing 3 story townhomes.
- Staff comments: Staff recommends further architectural design for the homes to include deeper building offsets, raised first floors, and usable front porches per the Huntersville Design Guidelines and Policy 9.1 of the Huntersville 2040 Plan.

Buffers: Applicant has met the requirement.

- Proposed: Since the application is now a TOD proposed development, the applicants have removed the buffers that were on the last NR zoning submittal.
- Staff comments: Standard buffers in Article 7 of the Zoning Ordinance do not apply for TOD development per Article 7.5.2. However, Article 3.2.13 F 6 requires buffers for edge conditions when the TOD is adjacent to a subdivision of 20 or more lots. Since this application is adjacent to only about 7 large lot single family homes, no buffers apply. However, staff recommends that some buffer/screening is appropriate since the proposed land uses and densities are so dissimilar. Please see "Consistency with Existing Development" below on page 8 for further discussion.

Open Space: Applicant has met the requirement.

- Proposed: In the Transit Oriented Development (TOD) zoning district, urban open space is required to be within ¼ mile of every lot. The proposed plan meets the minimum requirement.

- Staff comments: However, although the open space amount meets the minimum of the ordinance, there is a significant number of proposed townhomes that front on urban open space in the development rather than on public streets. Article 8.1.4, states that this is permitted, but only when “the off-street placement of uses does not diminish the orientation of building fronts to the public street”. Or in other words, units fronting on urban open space should not negatively affect the streetscape of public streets. Due to the high number of units fronting urban open spaces, most of the main entrance street does not have the front door and front elevations facing the street but has building sides facing the street (see highlighted sides of homes fronting along “Local Street A”). Such an orientation could “diminish the orientation of building fronts on the public street”. Therefore, staff recommends the side elevations along the public streets be architecturally improved over and above the minimums of the ordinance. See also Policy 8.2 of the Huntersville 2040 Plan discussion below. The applicants note in the updated submittal that shrub plantings would be planted along these frontages, with no architectural improvements proposed.



Build-To Lines: *Applicant has met the requirement.*

- Proposed: The application proposes a 10–25-foot build to line for the front of the units.
- Staff comments: This meets the ordinance standards for Townhomes in Article 4.11.

Tree Save: *Applicant could meet the requirement.*

- Proposed: The applicants tree save plan is still under review.
- Staff comments: The tree save plan from the last submittal has not been updated. However, the updated site plan shown indicates an increase in the undisturbed area near the existing specimen trees of the site. TOD zoning only requires a 30% specimen tree save requirement (Article 7.4.2 F), and no canopy save as it's a mixed-use district. Staff recommends all the sheets be updated to ensure compliance with the ordinance.

Vesting: *Applicant could meet the requirement.*

- Proposed: The application seeks vesting of the conditional rezoning plan for a period of 5 years from approval.
- Staff comments: State statute allows vesting for 2 years after approval. Staff has no objections to the requested additional vesting request.

Conditional Notes: *Applicant has met the requirement.*

- Proposed: See sheet “RZ0.00” of the rezoning plan.
- Staff comments: Staff has no objections to the proposed rezoning notes.

Minor Outstanding Comments: *Applicant could meet the requirement.*

- Staff comments: Planning staff requests that the minor comments outlined in the application review be addressed. Additionally, several sheets of the plan have not been updated on the last submittal. Staff recommends they be updated and submitted prior to the Planning Board meeting.

Transportation Comments: *Applicant has met the requirement.*

- Staff comments: Town Engineering has determined that a Traffic Impact Analysis (TIA) is not required by the Town of Huntersville. Please see the engineering memo attached in the agenda packet. NCDOT is also not requiring a TIA for the development.

Applicant Modification Requests

Modification Request: *Townhome Development*

- Applicable Zoning Requirements: Article 3.2.13
- Zoning Comments: The TOD-R district does not currently permit townhomes as a building type.

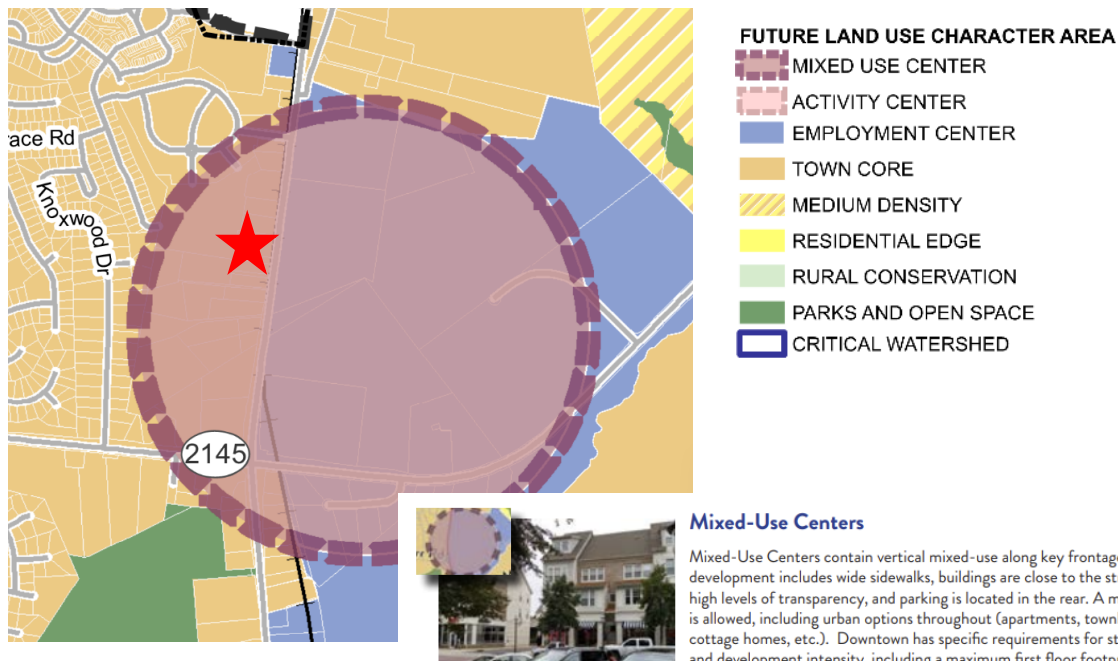
Staff Recommendation: *Staff recommends approval*

- Staff Comments: Townhome units provide a different lot size, building type, and price point for residents within a TOD development and as a building type, are appropriate in the TOD district. However, the zoning ordinance requires a minimum density of 15 units per acre for TOD developments, and the current proposal achieves only 14.3 units per acre with townhomes only. While staff supports the inclusion of the townhome building type in the TOD district, it may be difficult to reach the intended density without a multifamily component for this specific application. Alternatively, the applicants could request an additional density modification from the zoning ordinance through the CD rezoning process.

Rezoning Criteria – Zoning Ordinance, Article 11.4.7 (d)(e)

Comprehensive Plan: Huntersville 2040 Community Plan

Future Land Use Map: *Supports Rezoning*



Policy Recommendations: *Support rezoning*

- **Policy LU 1.1: Utilize the Future Land Use Map during development approval process to ensure compatibility with long-range plans.**
 - Staff comments: The proposed rezoning plan is located inside a “Mixed Use Center” where higher densities would be appropriate. It’s also possible that south of the site and closer to the intersection of Sam Furr Road and Old Statesville Road, further commercial development could be established creating a mixed-use center at the intersection.
- **Policy LU-2.1: Higher intensity residential uses will be focused generally within two miles of the I-77/NC-115 corridor and future activity centers in the eastern and western areas of Huntersville zoning jurisdiction.**
 - Staff comments: The proposed location is appropriately located for higher intensity residential between I-77 and NC-115.
- **Policy LU-5: Focus more intense development in locations that can support growth.**
 - Staff comments: The location of the development is at the intersection of two thoroughfares and immediately west of the proposed Redline Commuter Rail Station, as well as the future Seam Trail Greenway.

Policy Recommendations – *Do not support rezoning*

- **Policy LU-6.1: A mix of land uses is encouraged in... Mixed-Use Centers...as identified on the Future Land Use Map.**
 - Staff comments: The proposed application is located in a Mixed-Use Center but proposes only residential uses. While future possible development to the south could include commercial uses and ultimately create a mixed-use area, no such development is currently planned. Additionally, it is unknown whether the street network established by the proposed development will be conducive for market driven commercial development immediately to the south.
- **Policy LU 7.1: ...Accommodate a mix of uses and/or housing types.**
 - Staff comments: The proposed plan does not include a mixture of uses or housing types. Only townhomes are proposed currently.
- **Policy LU 8.2: Evaluate and strengthen incentives to encourage the achievement of higher design standards (Excellence in Design Box on Page 66).**
 - Staff comments: The CD rezoning application proposes a significant increase in density through the requested Transit Oriented Development (TOD) zoning designation. As discussed above, the TOD district may not be well suited to the context of the surrounding development. However, the 2040 Plan and Article 3.1.2 of the Zoning Ordinance provides the Town Board some flexibility, through

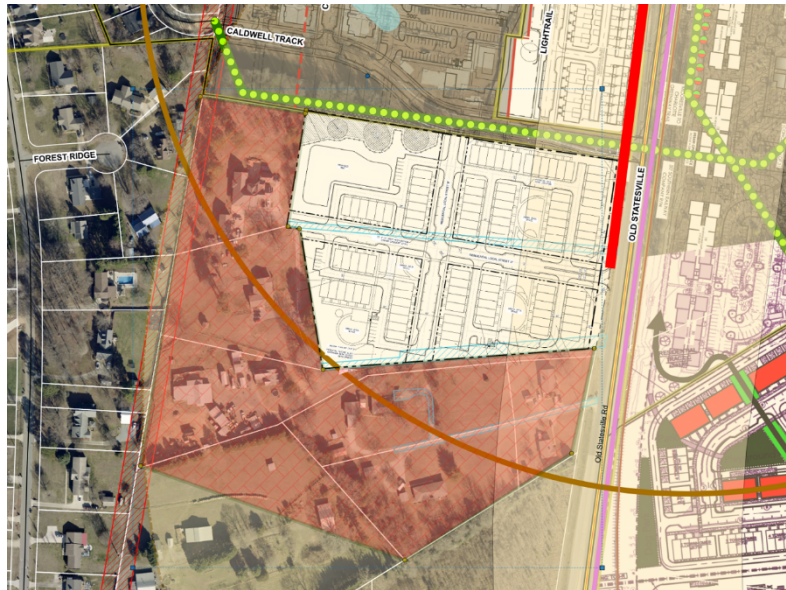
the CD rezoning process, to modify ordinance standards for projects that demonstrate a “public benefit” or “excellence in design”.

- To achieve the above, the applicants are currently proposing 4 housing units to be provided as affordable housing at 100% Area Median Income (AMI) for a period of 30 years. While this provides a public benefit and is appreciated, staff recommends further public benefit is needed to meet this policy.
- Some examples of further public benefit include but are not limited to the following below.
 - Mixture of uses and lot types within the development.
 - Additional amount of affordable housing units dedicated (~10% of total).
 - Contribution of funds to any potential public infrastructure project improvements in the area (pedestrian connection east to the rail station?).
 - Extraordinary urban open space design and programming.
 - Excellent architectural elevations, with durable exterior materials.
 - Unique and extraordinary storm water pond amenitization.
 - Public art installation at key intersections/urban open space.
- **Policy LU 9.1 In...Mixed Use Centers...neighborhoods should adhere to the following design principles: Front porches and recessed garages are encouraged.**
 - Staff comments: Elevations have been submitted for review and are included in the agenda packet. Although the units shown include canopies on the front façade, it is unclear if usable front porches are proposed.
- **Policy LU-11.1 Protect and enhance the unique character of Huntersville’s neighborhoods by using planning tools to safeguard from potentially negative impacts of development and redevelopment.**
 - Staff comments: As the application is now requesting a TOD rezoning, buffers are not required by the zoning ordinance. However, staff recommends that some form of screening or visual separation be provided between the proposed development and existing adjacent single-family homes. The absence of any screening or visual separation may create inconsistency with existing development. Additionally, the two lots immediately to the west of the proposed development are “squeezed” between the proposed development and an existing neighborhood to their west. The proposed development may limit redevelopment opportunities in the future for these two adjacent lots.

Consistency with Existing Development:

Staff Findings: The proposed townhome development is consistent in character with the adjacent development to the north and east. Caldwell Station apartments and townhomes are constructed and/or approved to the north. East of HWY 115 the Station South and Knox Crossing mixed-use developments are approved for future construction. See context map attached.

However, immediately west and south of the site, large lot single family residential uses remain; thus, the higher intensity development would not be consistent with these adjacent uses (see parcels highlighted in red attached). When adjacent densities and land uses are not compatible, buffers and visual separations can assist in creating improved compatibility. The applicants are no longer showing any buffers on their plan, however. Additionally, the functionality of any potential screening along the perimeter of the property is in question due to site plan conflicts.



Staff believes a fundamental challenge with the proposed development is the limited size and configuration of the tract. The relatively small development area requires a higher density to achieve the unit count objectives of the developer, which leaves limited space to provide meaningful transitions and buffers from adjacent uses, restricts opportunities to achieve an exceptional level of design, reduces potential tree save on the site, and may limit the future redevelopment potential of adjacent properties (western home lot “squeeze” between developments). Staff recommends the proposed development would benefit from a larger and more cohesive development area, which could provide greater flexibility and improved consistency with adjacent development.

Adequacy of Public Facilities and Services: (Roadways, Transit Service, Public Safety, Schools, Utilities, Storm Drainage)

- Staff Findings: Please find the engineering staff memo included in the agenda packet. Engineering has determined that the proposed use did not produce the trip threshold to require a Huntersville Traffic Impact Analysis (TIA). NCDOT is also not requiring a Traffic Impact Analysis.

Impact on Sensitive Resources: (Archaeological, Environmental, Historical, Cultural)

- Staff Findings: None identified.

Staff Recommendation: *Denial*

- Staff comments: Staff does not object to the general intensification of the area in question. However, staff recommends denial of the application for the following reasons:
 - Lack of a mixed-use development in a Huntersville 2040 Plan Mixed Use Center.
 - Transit Oriented Development (TOD) challenges; density requirement, and pedestrian connection difficulties to the rail station east of HWY 115.
 - Incompatibility with existing adjacent large lot single family residential uses.
 - Limited public benefit and/or excellence in design.
 - The limited size of the development and its infrastructure may restrict future development flexibility.
 - The proposal is inconsistent with several noted policies of the Huntersville 2040 Plan.

Public Notices/Meetings/Comments:

Community Meeting: The applicant hosted one meeting with the community on June 9th, 2026. The applicant's report is attached.

Public Notice: Staff confirms that the public notice postcard, rezoning sign, and legal ad were all placed.

Public Comments: As of the date of this staff report, staff have not received phone or written comments on this application.

Public Hearing: Continued on August 4th to September 1, 2026. The meeting can be viewed here:

<https://www.youtube.com/watch?v=0IAqq6le8rE>

Planning Board: September 22nd, 2026

- Motion to be added when available

Final Action: October 20, 2026

Attachments

Draft Motion Worksheet

Attachment A – Rezoning Application

Attachment B – Site Plan

Attachment C – Engineering Memo

Attachment D – Proposed building elevations

Draft Motion Worksheet

Motion to recommend APPROVAL

In considering the proposed rezoning application <<CASE_PROJECT>>, the <<MEETING_TYPE>> recommends APPROVAL of the rezoning plan with the following conditions:

Including the following modifications: _____

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

because _____.

It is reasonable and in the public interest to approve the rezoning because

_____.

Motion to recommend DENIAL

In considering the proposed rezoning application <<CASE_PROJECT>>, the Planning Board recommends DENIAL of the rezoning plan.

The Planning Board finds the rezoning request to be consistent with the Huntersville 2040 Community Plan, including Policies _____

because _____.

It is reasonable and in the public interest to approve the rezoning because

_____.



Town Engineering Rezoning Comment Summary
R26-08 Northline Row
SW Corner of Old Statesville Rd & Caldwell Track Dr.
Huntersville, NC

General Project Information

This proposed rezoning is located at the Southwest corner of Old Stateville Rd (NC-115) & Caldwell Track Dr. This rezoning plans for the development of one hundred and six (106) single family attached housing units. The development proposes two public street connections, one on Old Statesville Rd (NC-115) and one on Caldwell Track Drive.

Engineering Staff Comments

1.) Stormwater Concept Plan:

A stormwater concept plan was submitted as a part of this rezoning. One stormwater control measure (SCM) will be used to meet the sites' stormwater requirements. The stormwater control measure proposed meets the minimum requirements for the stormwater concept plan. Design is subject to change during the preliminary plan phase and shall meet all requirements outlined in the Town of Huntersville Water Quality Design Manual.

2.) Traffic Impact Analysis (TIA):

A TIA was not required by the Town. The proposed development was under the trip generation thresholds stated in ZO 14.2.1.

3.) Regulated Stream & Surface Water Buffers:

The proposed rezoned parcel does not contain a regulated stream and/or surface water buffer.

4.) Additional Site Plan Comments:

A revised plan was provided on 8/05/2026 that only included a site plan and cover sheet. A full updated concept plan that includes a revised grading plan, storm plan, and utility plan needs to be submitted. Additional comments may be provided upon receipt.



Update A revised plan was provided on 8/24/2026 that only included a site plan sheet. A full updated concept plan that includes a revised grading plan, storm plan, and utility plan still needs to be submitted. Additional comments may be provided upon receipt.

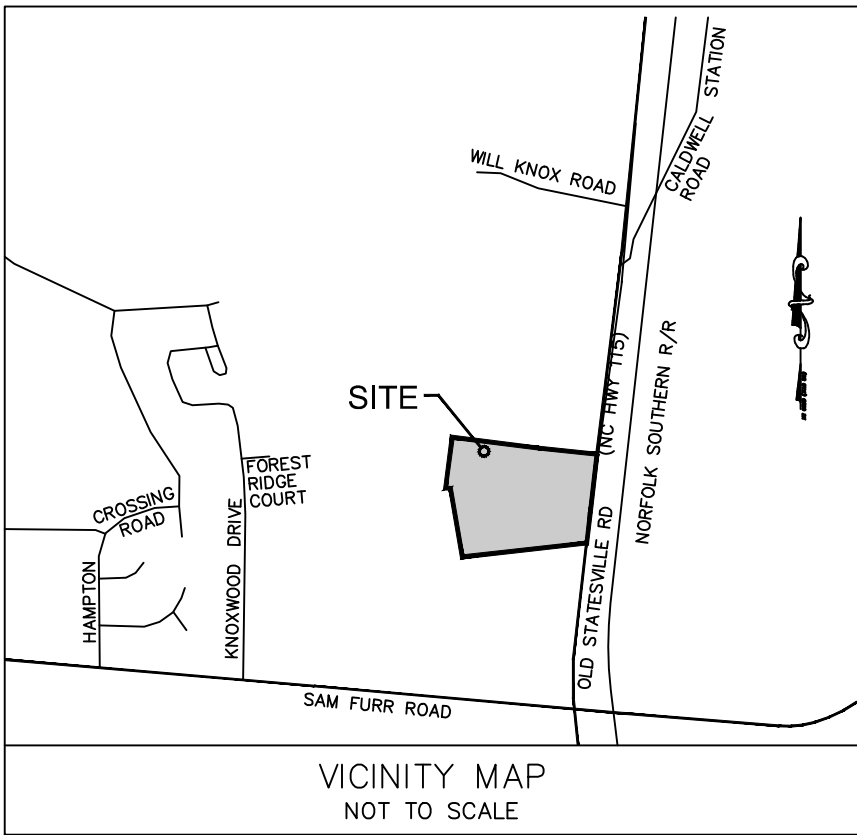


Know what's below.
Call before you dig.

NORTHLINE ROW (HWY 115)

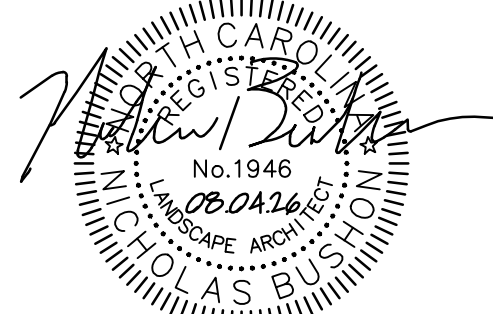
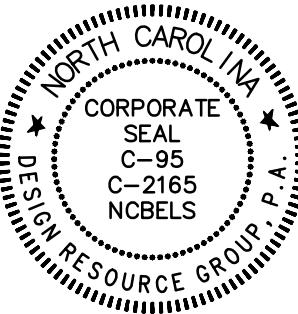
17149 OLD STATESVILLE ROAD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT LLC
10215 PINECROFT CREEK LANE, MATTHEWS, NC 28105



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

1111 Hawthorne Lane, Charlotte, NC 28205
704.343.0608
www.drggrp.com



CONCEPT PLAN

NORTHLINE ROW (HWY 115)

17149 OLD STATESVILLE RD, HUNTERSVILLE, NC 28078

VEER DEVELOPMENT LLC
10215 PINECROFT CREEK LANE
MATTHEWS, NC 28105

COVER SHEET

0
SCALE: NTS

PROJECT #: 1179-003
DRAWN BY: VN
CHECKED BY: NB

APRIL 20, 2026

REVISIONS:
1. 06.29.26 - PER SITE UPDATES
2. 08.04.26 - PER SITE UPDATES

RZ0.00

REZONING NOTES:

1. REZONING PETITION. THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION (THE "REZONING PETITION") FILED BY VEER DEVELOPMENT LLC ("PETITIONER") ON AUGUST 01, 2026 (THE "FILING DATE") AS REZONING PETITION R-26-08 & SKETCH PLAN (THE "REZONING PLAN") FOR APPROXIMATELY 8.80 ACRE TRACT OF LAND, IDENTIFIED ON THIS SITE PLAN AS NORTHLINE ROW (THE "PROJECT") IN CONNECTION WITH TAX PARCEL NUMBERS 00543131, 00543132, 00543133, 00543135, 00543136, AND 00543137 (THE "PROPERTY"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE NEIGHBORHOOD RESIDENTIAL (NR) ZONING DISTRICT TO TOD-R(CD) IN ACCORDANCE WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE REZONING PLAN AND THE PROVISIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE (THE "ORDINANCE").

2. DEVELOPMENT STANDARDS. DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE PART OF THE REZONING PETITION, AND THE APPLICABLE PROVISIONS OF THE ORDINANCE IN PLACE ON THE FILING DATE. SUBJECT IN ALL RESPECTS TO THE RIGHTS OF THE PETITIONER UNDER THE PERMIT CHOICE ACT, N.C.G.S. 143-755, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE FILING DATE GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S) OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT NOTES.

3. SCHEMATIC NATURE OF REZONING PLAN, THE LOTS, PROPOSED IMPROVEMENTS, ROADS, DRIVEWAYS AND URBAN OPEN SPACE. THE PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE. THE EXACT LOCATIONS AND ARCHITECTURE OF THE UNITS AND BUILDINGS MAY BE MODIFIED, AS APPROVED BY PLANNING STAFF, DURING THE DESIGN, ENGINEERING, AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATIONS ARE WITHIN THE BOUNDARIES OF THE CONDITIONAL DISTRICT REZONING AND COMPATIBLE AND IN HARMONY WITH THE GENERAL LAYOUT OF THE REZONING PLAN.

4. PHASING. THE DEVELOPMENT OF THE PROPERTY SHALL BE CONSTRUCTED AS A SINGLE PHASE. ALL REQUIRED INFRASTRUCTURE, INCLUDING STREETS, UTILITIES, STORMWATER FACILITIES, PEDESTRIAN AND VEHICULAR CONNECTIONS, PARKING, TREE SAVE, OPEN SPACE, AMENITY AREAS, AND LANDSCAPING, SHALL BE PROVIDED TO SERVE THE DEVELOPMENT AND COMPLETED PRIOR TO OR CONCURRENT WITH ISSUANCE OF CERTIFICATES OF OCCUPANCY, UNLESS OTHERWISE BONDED OR FINANCIALLY GUARANTEED IN ACCORDANCE WITH APPLICABLE TOWN REQUIREMENTS. TRANSPORTATION MITIGATION SHALL BE COORDINATED WITH NCDOT AND THE TOWN DURING PERMITTING AND CONSTRUCTION.

5. VESTED RIGHTS. THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE DEVELOPMENT STANDARDS, IF, AT SOME POINT, MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE TOWN BOARD, PETITIONER MAY VOLUNTARILY AGREE TO APPLY SUCH MODIFICATIONS TO THE REZONING PLAN IN A MANNER CONSISTENT WITH THE ORDINANCE AS IT CHANGES FROM TIME TO TIME, AND WITHOUT PURSUING A REZONING. SUCH MODIFICATIONS TO THE ORDINANCE SHALL IN NO WAY IMPACT THE PETITIONER'S VESTED RIGHTS. DUE TO THE SIZE OF THE PROJECT, PHASING, AND LEVEL OF INVESTMENT, APPROVAL OF THIS CONDITIONAL REZONING SHALL CONSTITUTE ESTABLISHMENT OF VESTED RIGHTS IN THE LANDOWNER (AND ITS SUCCESSORS OR ASSIGNS) FOR A PERIOD OF FIVE YEARS AS PERMITTED BY N.C. GEN. STAT. § 1600--108.1.

6. PERMITTED USES. THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE TOD-R ZONING DISTRICT, INCLUDING MULTI-FAMILY RESIDENTIAL, AND ATTACHED RESIDENTIAL, SUBJECT TO THE DEVELOPMENT STANDARDS AND APPLICABLE ORDINANCE REQUIREMENTS ASSOCIATED WITH SUCH USES. ANY LABELING OR TABLES SHOWN ON THE REZONING PLAN MAY BE AN INDICATION OF THE CURRENT INTENTION ON THE PART OF PETITIONER BUT SHALL NOT RESTRICT THE PROPERTY IN A MANNER THAT CONFLICTS WITH THE PROVISIONS OF THESE DEVELOPMENT NOTES.

7. ACCESS. THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE. TO THE EXTENT PERMITTED BY APPLICABLE DRIVEWAY PERMIT REQUIREMENTS, FUTURE DRIVEWAYS, ACCESS POINTS AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. CROSS ACCESS AND PARKING EASEMENTS SHALL BE GRANTED AS NEEDED TO PROVIDE ACCESS OVER SHARED DRIVEWAYS AND RIGHTS TO SHARED PARKING. REQUIRED PARKING MAY BE CALCULATED ACROSS MULTIPLE LOTS AS LONG AS REASONABLE ACCESS IS PROVIDED. FRONTAGE MAY BE ALTERED OR REORIENTED TO ADDRESS URBAN OPEN SPACE WITHOUT THE REQUIREMENT OF A REZONING OR AMENDMENT TO THIS REZONING PLAN.

8. SUBDIVISION. PURSUANT TO ARTICLE 11.4.7(L) OF THE ORDINANCE, WHICH ALLOWS FOR A CONCURRENT SUBDIVISION SKETCH PLAN AND REZONING REVIEW PROCESS, THIS PETITION SHALL CONSTITUTE AS THE SKETCH PLAN REVIEW FOR SUBDIVISION PURPOSES. THEREFORE, THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBSEQUENTLY SUBDIVIDED WITHOUT A REZONING TO ALLOW SEPARATE OWNERS OF INDIVIDUAL PARCELS SO LONG AS SUCH SUBDIVISION FOLLOWS APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS AND THE SUBDIVISION IS CONSISTENT WITH THE REZONING PLAN. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. DEVELOPMENT STANDARDS, REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS, NEED BE MET BY INDIVIDUAL PARCELS. FURTHER INTENSIFICATION, OR MAJOR CHANGES WOULD REQUIRE A REZONING.

9. STREET IMPROVEMENTS. PETITIONER SHALL BE REQUIRED TO INSTALL SIDEWALKS, STREET TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE HUNTERSVILLE/NCDOT, OR DRIVEWAY PERMIT REQUIREMENTS. STREET TREE LOCATIONS, SIDEWALKS, PLANTING STRIPS AND PARKING ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PLAN PHASE AS REQUIRED BY PETITIONER AND TO SATISFY THE TOWN'S ENGINEERING STANDARDS AND PROCEDURES MANUAL.

10. LANDSCAPING/BUFFERS. REQUIRED LANDSCAPING WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE REQUIRED LANDSCAPING MAY BE MODIFIED ACCORDINGLY, SUBJECT TO STAFF REVIEW AND APPROVAL.

11. OPEN SPACE. PROGRAMMED OPEN SPACE AREA(S) WILL BE PROVIDED ON SITE AS GENERALLY DEPICTED ON THE REZONING PLAN AND WILL BE DESIGNED USING THE STANDARDS OF THE TOWN OF HUNTERSVILLE DESIGN GUIDEBOOK AND ARTICLE 7.11 OF THE ZONING ORDINANCE.

12. BMP DESIGN. THE DESIGNS FOR THE BMPS SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS. STORMWATER LINES AND FACILITIES ARE PERMITTED WITHIN PUBLIC RIGHT-OF-WAY CONSTRUCTED AS A PART OF THE PROJECT AND AS SHOWN ON PRELIMINARY PLANS.

13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE PROPERTY IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE PROPERTY AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THOSE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS TO WHOM PETITIONER EXPRESSLY ASSIGNS ITS RIGHTS HEREIN OR OWNERS OF THE PROPERTY FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

14. APPROVAL. APPROVAL OF THIS REZONING PLAN DOES NOT IMPLY OR GUARANTEE APPROVAL OR VESTING OF THE PRELIMINARY CONSTRUCTION PLAN, WHICH WILL BE REVIEWED FOR COMPLIANCE IN ACCORDANCE WITH ALL APPLICABLE TOWN, COUNTY AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL.

15. ATTAINABLE HOUSING. AT LEAST FOUR (4) ATTAINABLE HOUSING UNITS SHALL BE PROVIDED AMONG THE RESIDENTIAL UNITS AS SHOWN ON THE REZONING PLAN FOR A PERIOD OF THIRTY (30) YEARS THAT WILL BE AVAILABLE TO HOUSEHOLDS EARNING LESS THAN 100% OF THE AREA MEDIAN INCOME.

16. ADDITIONAL CONDITIONS

- a. THE REZONING PLAN IS SUBJECT TO ANY NCDOT COMMENTS AND REVISIONS AND PETITIONER AGREES TO INSTALL ALL IMPROVEMENTS REQUIRED BY NCDOT AS SHOWN ON SHEET RZ2.00.
- b. PETITIONER COMMITS TO THE OPEN SPACE PROGRAMMING CONCEPTS SHOWN ON THE LANDSCAPE PLANNING PAGES; DETAILS OF PROGRAMMING SHALL BE DETERMINED DURING THE DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE PROJECT.

17. MODIFICATIONS TO STANDARDS: PURSUANT TO SECTION 11.4.7(K) OF THE ORDINANCE, THE STANDARDS OF THE ORDINANCE ARE MODIFIED TO PERMIT THE FOLLOWING:

- a) A MODIFICATION TO ARTICLE 3.2.13 TO ALLOW ALL TOWNHOMES AS APPROVED BUILDING TYPES IN TOD-R ZONING DISTRICT

SITE DEVELOPMENT DATA

MUNICIPALITY:	HUNTERSVILLE
PARCEL #:	00543131, 00543132, 00543133, 00543135, 00543136, 00543137
EXISTING ZONING:	NR
PROPOSED ZONING:	TOD-R(CD)
SITE AREA EXISTING:	±9.07 ACRES (±395,247 SF)
SITE AREA FUTURE:	±8.84 ACRES (±384,862 SF)
	- PUBLIC STREET R/W = ±1.78 ACRES (±77,632 SF) - ALLEY LIMITS = ±1.13 ACRES (±49,019 SF) - RESIDENTIAL AREA = ±3.23 ACRES (±140,873 SF) - OPEN SPACE = ±0.96 ACRES (±41,551 SF) - TREE SAVE/BMP/OTHER = ±1.74 ACRES (±75,787 SF)
PROPOSED HOUSING:	101 UNITS (ATTACHED TOWNHOMES)
PARKING REQUIRED:	1.0 SP/UNIT MINIMUM, 2.0 SP/UNIT MAXIMUM
PARKING PROVIDED:	±36 PARALLEL SPACES (PUBLIC ONSTREET) ±10 INTERNAL PARALLEL SPACES ±28 STANDARD PARKING SPACES ±202 GARAGE SPACES ±276 TOTAL (2.73 SPU) (ONSTREET SPACES AND INTERNAL UNIT GARAGE SPACES APPLIED TO MINIMUM BUT NOT MAXIMUM)
BUILDING HEIGHT:	PER ORDINANCE
TREE PRESERVATION:	CANOPY TREE SAVE REQUIRED = 0.00 AC (0%) CANOPY TREE SAVE PROVIDED = 0.45 AC (5.14%) (SEE SHEET RZ1.00 AND RZ6.00 FOR DETAILS) SPECIMEN TREE SAVE REQUIRED = 3.6 TREES (30%) SPECIMEN TREE SAVE PROVIDED = 4 TREES (33%) (SEE SHEET RZ1.00 AND RZ6.00 FOR DETAILS) HERITAGE TREE SAVE REQUIRED = 100% HERITAGE TREE SAVE PROVIDED = 0% (NO HERITAGE TREES ON SITE)
TRASH AND RECYCLING:	ROLL OUT PICKUP (PUBLIC)

STORMWATER NOTE:

THIS DEVELOPMENT SHALL COMPLY WITH THE THE HUNTERSVILLE WATER QUALITY ORDINANCE

CONSULTANTS:

DEVELOPER:	VEER DEVELOPMENT 10215 PINECROFT CREEK LANE, MATTHEWS, NC 28105 917.655.9873
ARCHITECT:	TBD
LANDSCAPE ARCHITECT:	DESIGN RESOURCE GROUP, PA 1111 HAWTHORNE LANE CHARLOTTE, NC 28205 704.343.0608
CIVIL ENGINEER:	DESIGN RESOURCE GROUP, PA 1111 HAWTHORNE LANE CHARLOTTE, NC 28205 704.343.0608
SURVEYOR:	CLONNINGER BELL SURVEYING AND MAPPING, PLLC 107 RIVERSIDE DR., MCADENVILLE, NC 28101 704.864.9007



General Application

INCOMPLETE SUBMISSIONS WILL NOT BE ACCEPTED. PLEASE CHECK ALL ITEMS CAREFULLY.

1. Application Type

Please indicate the type of application you are submitting. In addition to the application, the submission process for each application type can be found at <https://www.huntersville.org/528/Permits-Process>

- ☐ Change of Use
- ☐ Commercial Site Plan
- ☒ Conditional Rezoning
- ☐ General Rezoning
- ☐ Master Signage Program
- ☐ Special Use Permit
- ☐ Revision to
Original Project # _____
- ☐ Other _____

SUBDIVISION CATEGORIES: Per the Huntersville Subdivision Ordinance

- ☒ Sketch Plan
- ☐ Preliminary Plan
- ☐ Final Plat (Includes Minor Subdivision)
- ☐ Exempt Subdivision
- ☐ Final Plat Revision
- ☐ Farmhouse Cluster

2. Project Data

Date of Application 08-01-2026

Name of Project Sam Furr Townes Phase # (if subdivision) _____

Project Address 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

Parcel Identification Number(s) (PIN) 00543137, 00543136, 00543135, 00543132, 00543131, 00543133

Current Zoning District NR Proposed District (for rezoning only) TOD-R (CD)

Property Size (acres) +/- 9.10 Street Frontage (feet) 458

Current Land Use Residential and Vacant

Proposed Land Use(s) Single Family Residential - Attached

Is the project within Huntersville's corporate limits?
Yes ☒ No _____ If no, does the applicant intend to voluntarily annex? _____

3. Description of Request

Provide a detailed summary. (i.e. RTAP identify what you are revising). Additional sheets may be added.

Proposed single-family attached development of approximately 110 townhomes.

4. Site Plan Submittals

Consult the particular type of *Review Process* for the application type selected above. These can be found at <https://www.huntersville.org/528/Permits-Process>.

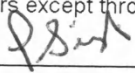
5. Outside Agency Information

Other agencies may have applications and fees associated with the land development process. The *Review Process* list includes plan documents needed for most town and county reviewing agencies. For major subdivisions, commercial site plans, and rezoning petitions please enclose a copy of the Charlotte-Mecklenburg Utility *Willingness to Serve* letter for the subject property.

6. Applicant

Printed Name Veer Development LLC Phone 917-655-9873
☐ Corporation ☒ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature 

Title Managing Member Email parmeet@veerdevelopment.com

Address of Applicant PO BOX 78134 CHARLOTTE NC 28271

7. Property Owner (if different than applicant)

*Printed Name See Attached. Phone _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the owner my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this application MUST be accompanied by a notarized Limited Power of Attorney signed by the property owner (s), specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

8. Development/Design Firm Contact Information

Design Resource Group (DRG)	Name of Contact	Phone	Email
Nick Bushon	248-379-6903	nick@drgrp.com	

Design Firm	Name of Contact	Phone	Email

Contact Information

Town of Huntersville	Phone:	704-875-7000
Planning Department	Fax:	704-992-5528
PO Box 664	Physical Address:	105 Gilead Road, Third Floor
Huntersville, NC 28070	Website:	https://www.huntersville.org/228/Planning-Department



General Application
Owner/Applicant Signature Addendum

Application Information

Date of Application 08-01-2026 EPM Number _____
Name of Project Sam Furr Townes Phase # (if subdivision) _____
Parcel Identification Number(s) (PIN) 00543137, 00543136, 00543135, 00543132, 00543131, 00543133

Additional Owners/Applicants: (Signature indicates intent that this page be affixed to Application.)

* ^ Printed Name of Signer Brinda Hager Roy (aka Brenda Hager Roy) Phone Number 704-724-9063
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: individual
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
Signature Brinda Hager Roy
Title Property Owner Email timroy@icloud.com
Address of Property Owner/Applicant 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

* ^ Printed Name of Signer Timothy J Roy Sr Phone Number 704-450-8126
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: individual
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
Signature Tim J Roy Sr
Title Property Owner Email timroy@icloud.com
Address of Property Owner/Applicant 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

* ^ Printed Name of Signer Pastor Mercy Jones Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)
Signature _____
Title Church's Representative Email Pmmi4christ@gmail.com
Address of Property Owner/Applicant P.O. Box 481300

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application

* If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION.



General Application
Owner/Applicant Signature Addendum

Application Information

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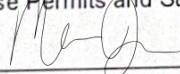
* ^ Printed Name of Signer Brinda Hager Roy (aka Brenda Hager Roy) Phone Number 704-724-9063
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
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Signature _____
Title Property Owner Email timroy@icloud.com
Address of Property Owner/Applicant 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

* ^ Printed Name of Signer Timothy J Roy Sr Phone Number 704-450-8126
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
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Signature _____
Title Property Owner Email timroy@icloud.com
Address of Property Owner/Applicant 17149 OLD STATESVILLE RD HUNTERSVILLE NC 28078

* ^ Printed Name of Signer Pastor Mercy Jones Phone Number _____
☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____
☐ By signature below, I hereby acknowledge, as/on behalf of (circle one) the applicant/owner (circle one) my understanding this application will be considered in a quasi-judicial proceeding and that neither I, nor anyone on my behalf, may contact the Board of Commissioners except through sworn testimony at the public hearing. (Applicable for Special Use Permits and Subdivisions)

Signature 
Title Church's Representative Email Pmmi4christ@gmail.com
Address of Property Owner/Applicant P.O. Box 481300

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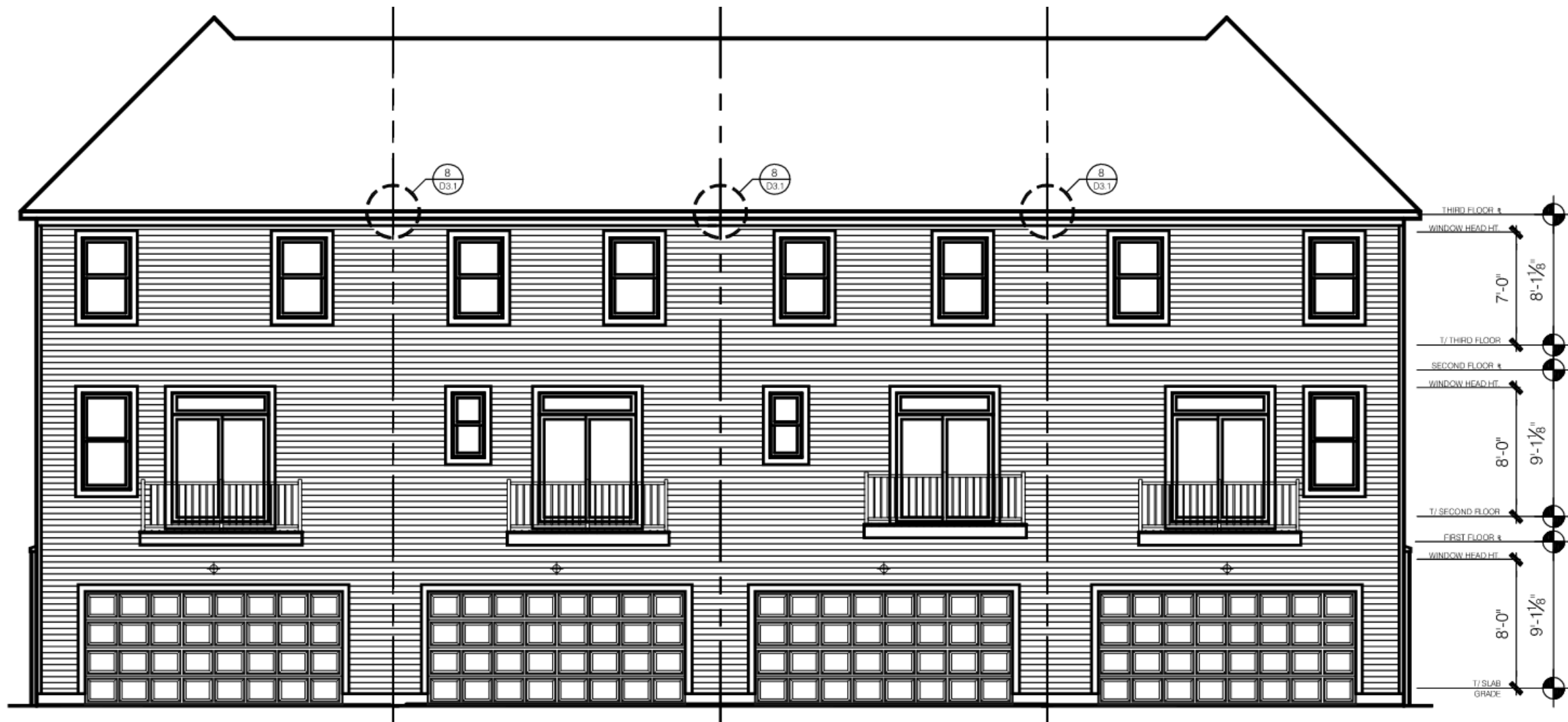
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Illustrative Townhome Elevations





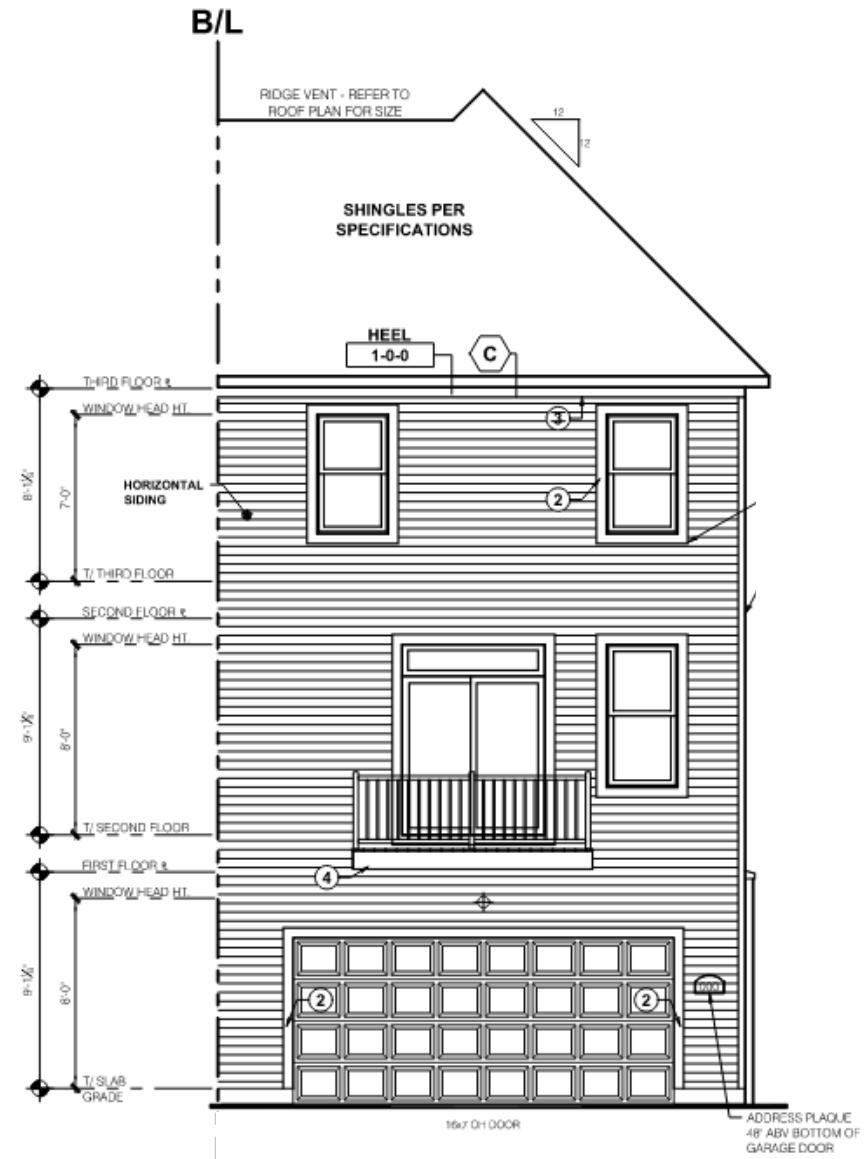
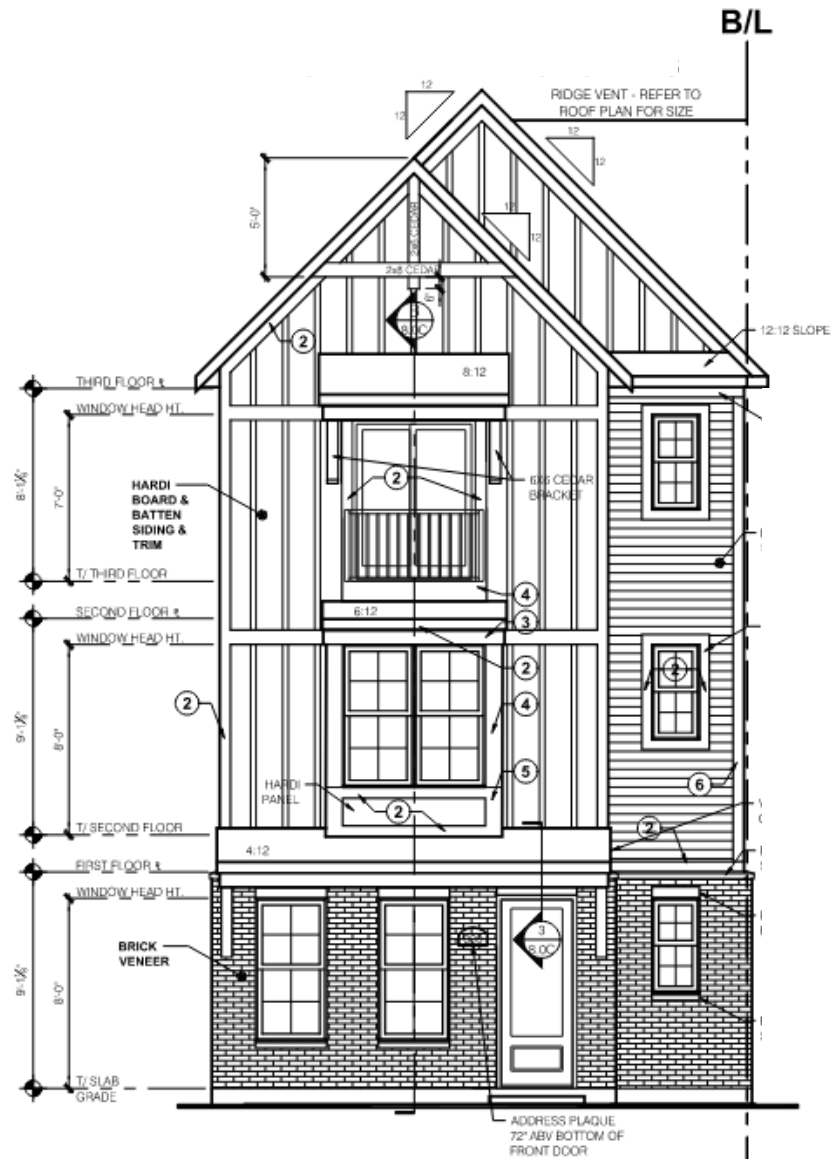
BUILDING FRONT ELEVATION



BUILDING REAR ELEVATION



SCALE: $1/4" = 1'-0"$



Northline Row (R26-08)

Community Meeting Report

Date: June 9, 2026

Time: 6:00 pm – 7:00 pm

Location: Lake Norman Church of Christ, 17634 Caldwell Station Road, Huntersville 28078

Roster of Persons in Attendance: **See attached sign-in sheets**

Agenda:

1. Applicant presentation & rezoning description
2. Attendees' question & answer session

Applicant and the attendees discussed the following comments and questions:

General Discussion

- Development team introduction, background, and project history.
- The Applicant shared the PowerPoint presentation attached to this Community Meeting Report.
- Discussion around Huntersville's future development plans (2040 plan, greenway plans and small area plans) and how Northline Row fits with other developments in the area.
- General discussion about development in the area including the future transit station, rail line, NCDOT Sam Furr Road improvements, and projects in the activity and mixed-use centers.
- Overview of the rezoning process and upcoming public meetings.

Questions

***Answers in bold**

- How does the project connect with surrounding properties and HWY 115? **Northline Row has stub streets that are in place to connect to future developments adjacent to the property. Access to HWY 115 will be right-in right-out after the NCDOT improvements.**
- What is happening with the incomplete apartments to the North? **Northline Row is not a part of that development and the Town is looking for solutions to finish work on that project.**
- What is the Town's stance on the project? **The Town is reviewing the site plans and updates and is looking to make sure the design of the project doesn't conflict with other developments in the area.**
- Is this the final version of the plan? **No, the review and revision process is ongoing. This iteration of the plan is still undergoing some revisions and will be resubmitted to the Town as the second official version. However, this project has been in development/design for the better part of the last 6 months.**

Northline Row, Huntersville

Veer Development

Community Meeting – June 9, 2026

About Veer Development

Firm Overview

Veer Development is a Charlotte-based, full-service real estate development firm delivering **high-quality** projects in **premier locations**

Our Development Philosophy

- Thoughtful and context-sensitive planning
- Collaborative partnerships with towns and stakeholders
- Data-driven and market-informed decision making
- Disciplined and predictable execution
- Long-term value for stakeholders

Our Team and Partners

Leadership



Parmeet Singh
Founding Partner



Chandni L.
Founding Partner
and Broker

Select Partners



Our Developments

Aria Townes



31 Luxury Townhomes in
Strawberry Hill (South Park Area)

Allison Townes



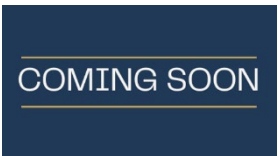
79 Townhomes adjacent to
Rea Farms (South Charlotte)

Foxcroft Homes



Duplexes and Triplexes in
Foxcroft (South Park Area)

Galleria Townes



Townhomes adjacent to **Galleria Shopping Center** (Southeast Charlotte)

Aria Townes – Building Elevations



Site Overview and Location

Redevelopment Opportunity

- **Site Area:** ~10 acres
- **Current Zoning:** NR
- **Requested Zoning:** NR(CD)
- **Proposed Development:** 100–110 townhomes
- **Unit Size:** 2,000 sq ft per townhome

Location Overview

- The site is located **north of Sam Furr Rd (NC 73)** and **west of Old Statesville Rd (HWY 115)**
- Short drive to I-77
- Close proximity to Birkdale Village and Northcross shopping centers

Site Aerial View

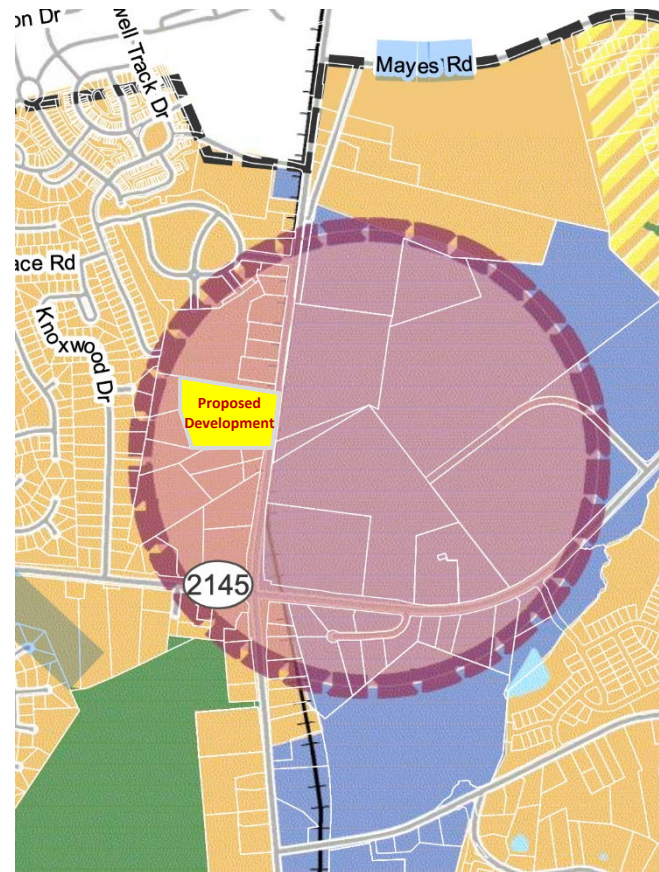


Proposed Development: Alignment with the 2040 Plan and Surrounding Context

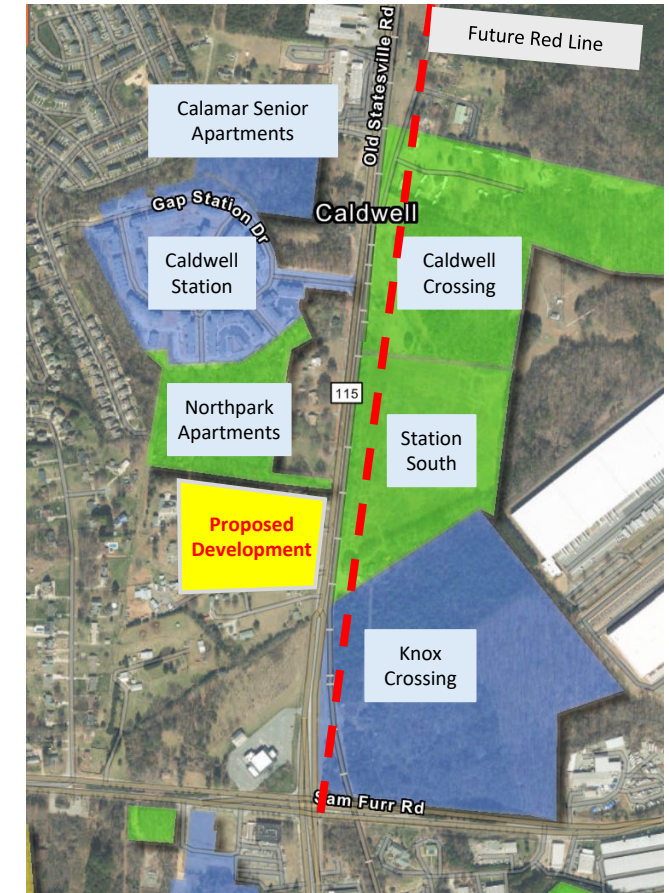
Key Development Insights

- Provides **missing-middle** homeownership opportunities
- Supports **transit-oriented density** near future Red Line station
- Aligns with 2040 **Mixed-Use Center** vision
- Compatible with **surrounding** residential and mixed-use developments
- Expands **housing access** along key corridors
- Strengthens **nearby retail and services**

Alignment with 2040 Plan



Surrounding Developments



Proposed Rezoning Site Plan



Key Development Highlights

- Thoughtfully designed and optimized layout
- Amenitized and usable open space
- Pedestrian-friendly connectivity
- Efficient vehicular access
- Flexible future development potential to the South
- Affordability Commitment

Open Space Options/Revisions



Rezoning Process

Public Meeting Schedule

- Community Meeting – June 9th
- Public Hearing – August 4th
- Planning Board Meeting – August 25th
- Town Board Final Action – September 15th

Questions?



NORTH PARK APARTMENTS LLC				2825 SOUTH BLVD	28209	NC	CHARLOTTE
		C/O JOHN PORTER/CHAR TER PROPERTIES INC		2825 SOUTH BLVD STE 430	28209	NC	CHARLOTTE
NORTH PARK APARTMENTS LLC OVERCASH	JUNE			PO BOX 1755	28070	NC	HUNTERSVILLE
	TIMOTHY	BRENDA		17149 OLD STATESVILLE			
ROY	JOSEPH	HAGER		RD	28078	NC	HUNTERSVILLE
SUMMEROUR	DANIEL F	SUMMEROUR	TEREASA W	10609 FOREST RIDGE CT	28078	NC	HUNTERSVILLE
VESLEY	MAREK	SMITH-VISLEY	CHRISTEN	10607 FOREST RIDGE CT	28078	NC	HUNTERSVILLE
HAMPTON RIDGE HOMEOWNERS ASSOCIATION OF CHARLOTTE				5250 77 CENTER DR	28217	NC	HUNTERSVILLE
		C/O DEPT 207 RED ROCK MANAGEMENT		PO BOX 4579	28217	TX	HOUSTON
HAMPTON RIDGE II HOMEOWNERS							

ownrlstnme	ownrfrstnm	ownr2lstnm	ownr2frstn	mailaddr1	zipcode	state	mailcity
BUTLER	NEVA R			10606 FOREST RIDGE CT	28078	NC	HUNTERSVILLE
CAIN	MARTIN D	CAIN	FAYE H	P.O. BOX 623	28070-0623	NC	HUNTERSVILLE
CALDWELL STATION HOMEOWNERS ASSOCIATION INC				1110 S TRYON ST STE 100	28203	NC	CHARLOTTE
CAMBRIDGE GROVE HOMEOWNERS	ASSIC INC	C/O P G DEVELOPMENT		10590 INDEPENDENCE POINTE PKWY	28105-3783	NC	MATTHEWS
CARLTON	GARY SCOTT	BECKY KNOX		17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
CARLTON	GARY SCOTT			17103 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GANDY	CLINTON M			17027 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
GANDY	CLINTON M	GANDY	MARIA	13423 NORSEMAN LN	28078	NC	HUNTERSVILLE
GLORY CHURCH WORLD OUTREACH	MINISTRIES INC			PO BOX 481300	28269	NC	CHARLOTTE
HILL	MICHAEL DAVID HAROLD			17101 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
HUBBARD	TRUMAN	HUBBARD	SHARON J	10617 SAM FURR RD	28078	NC	HUNTERSVILLE
INTHANONH	SAYKHAM	INTHANONH	PHOUMMY S	17115 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
INTHANONH	SAYKHAM REVOCALBLE TRUST	INTHANONH	PHOUMMY	17115 OLD STATESVILLE RD	28078	NC	HUNTERSVILLE
JOHN M RAYMER JR				PO BOX 36	28111	NC	MONROE
KNOX	SANDRA L	KELLY	MICHAEL GREY	19453 W CATAWBA AVE	28031	NC	CORNELIUS

June 9, 2026, 6:00pm to 7:00pm
R26-08 Northline Row
Location: Lake Norman Church of Christ
17634 Caldwell Station Road, Huntersville, NC 28078

June 9, 2026, 6:00pm to 7:00pm

R26-08 Northline Row

Location: Lake Norman Church of Christ

17634 Caldwell Station Road, Huntersville, NC 28078

[illegible]

May 27, 2026

SUBJECT: Notice of community meeting for information related to the R26-08 “Northline Row” conditional rezoning revision of approximately 8.91 acres located at 17149 Old Statesville Road, Huntersville, NC, shown on the map below and having Parcel ID Numbers of 00543137, 00543136, 00543135, 00543132, 00543131 and 00543133. The Applicant for the subject property is Veer Homes, LLC.

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being adjacent landowners with at least a portion of their properties located within 250 ft. of the subject property, and neighborhood organizations registered with the Town of Huntersville within 2,000 ft. of any portion of the rezoning site. The purpose of the community meeting is to provide an opportunity for the Applicant to describe the proposed project and to answer any questions you may have. The Applicant is requesting rezoning approval from the Town from Neighborhood Residential (NR) to Neighborhood Residential Conditional District NR(CD) for a single family residential development.

MEETING DETAILS:

6:00 P.M. to 7:00 P.M.

June 9, 2026

Lake Norman Christ Church

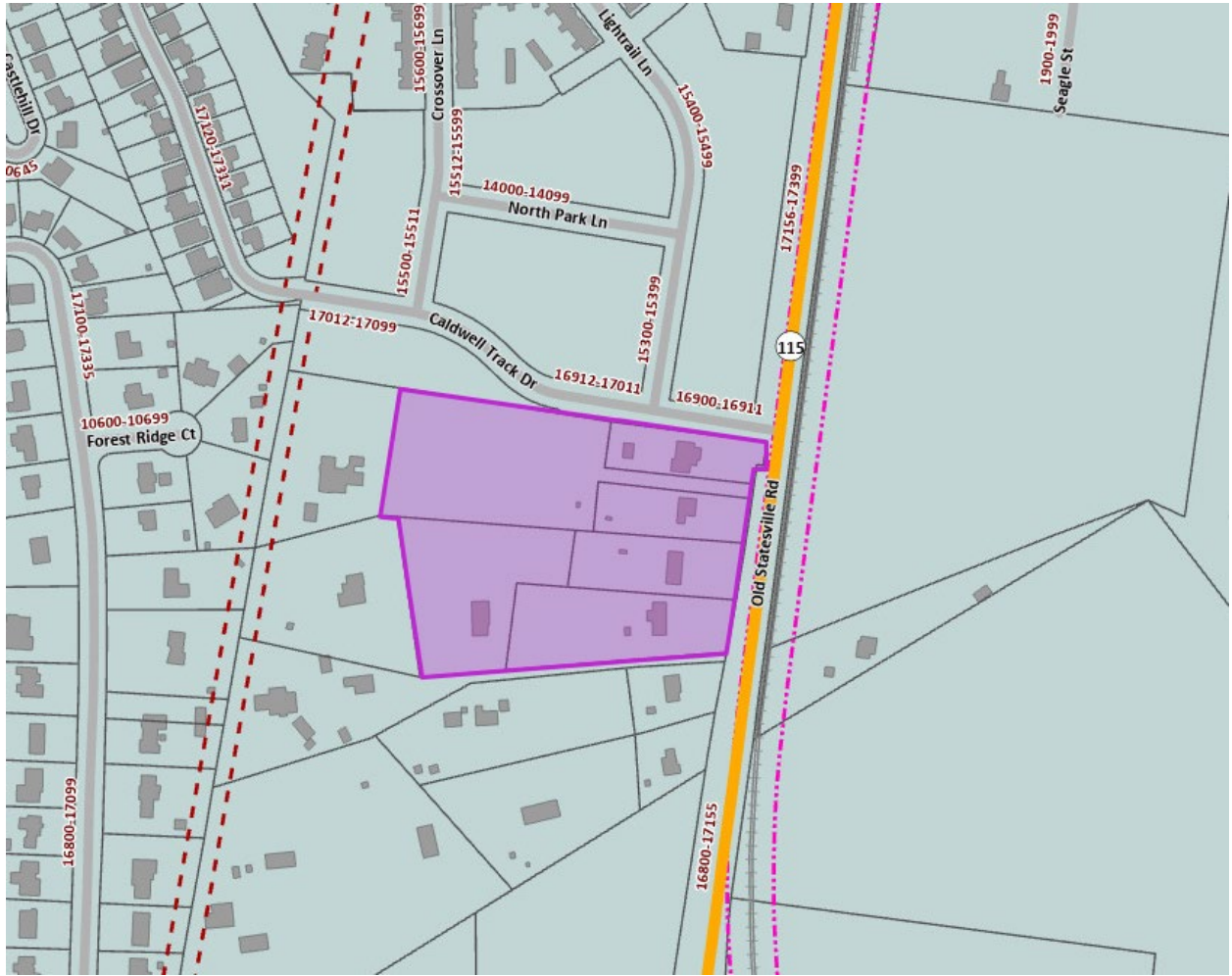
17634 State Road 2431

Huntersville, NC 28078

You are welcome to attend the above-mentioned community meeting. There will be an additional opportunity to ask questions about the proposed development.

Sincerely,

Veer Homes, LLC





Request for Board Recommendation

September 22, 2026

To: Board Members

From: Lauren Speight, Senior Planner

Date: September 22, 2026

Subject: #TA26-03 Accessory Structures

Explain Request:

Consider a recommendation for Petition #TA26-03, a request by Bradley Daley, to increase the total area of accessory structures allowed for residential lots five acres in area and greater.

Action Recommended: Approve Item

Alternative Action:

Financial Implications:

Attachments:

1. Text Amendment Application - Accessory Structure - Daley
2. TA26-03 Ordinance



Text Amendment Application

Date of Application 7/10/26

Fee

See Current Town of Huntersville Fee Schedule for Text Amendment to the Zoning/Subdivision Ordinance

Type of Change

☐ New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other

☒ Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change

Proposed text amendment will affect the following:

Ordinance(s): Zoning Article(s): 12 - Definitions.. Section(s): 2.1 - General Definitions

Current Ordinance

Accessory structure or use - ... [The total square footage of all accessory structure(s)
shall not exceed the total square footage of heated area located on the first floor
of the principal structure] - removed section

Proposed Text

(A) General Rule - Lots less than 5 acres - language attached

(B) Large lots - 5 acres or greater - language attached

Reason for Proposed Change

To allow for the building of permitted structures on larger lots designed to allow for enjoyment and
maintenance for residential use. I.E. non commercial barn, hay storage, hobby workshop
equipment storage for land maintenance (non commercial) - Additional information attached.

Attach additional pages if needed.

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Applicant

Printed Name Bradley N. Daley

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☒ Other: resident / citizen

Signature Bradley N. Daley Date 7/10/26

Title _____ Email bradley.neal.daley@gmail.com

Address of Applicant 10128 Hambright Rd. Huntersville, NC 28078

Property Owner (if different than applicant)

* Printed Name _____

☐ Corporation ☐ Limited Liability Company ☐ Trust ☐ Partnership ☐ Other: _____

Signature _____ Date _____

Title _____ Email _____

Address of Property Owner _____

* Property owner hereby grants permission to the Town of Huntersville personnel to enter the subject property for any purpose required in processing this application.

Every owner of each parcel included in this application, or the owner (s) duly authorized agent, must sign this application. If signed by an agent on behalf of the Owner, this petition MUST be accompanied by a Limited Power of Attorney signed by the property owner (s) and notarized, specifically authorizing the agent to act on the owner (s) behalf in signing this application. Failure of each owner, or their duly authorized agent, to sign, or failure to include the authority of the agent signed by the property owner, will result in an INVALID APPLICATION. **If additional space is needed for signatures, attach the Town of Huntersville Signature Addendum Form.**

Contact Information

**Town of Huntersville
Planning Department**
PO Box 664
Huntersville, NC 28070

Phone: 704-875-7000
Fax: 704-875-6546
Physical Address: 105 Gilead Road, Third Floor, Huntersville, NC 28078
Website: <https://www.huntersville.org/228/Planning-Department>

Date Received By Planning Department: _____

Staff Initials: _____

TA 26-01: AMENDMENT TO ACCESSORY STRUCTURE SIZE REGULATIONS

AN ORDINANCE TO AMEND ARTICLE 12 OF THE ZONING ORDINANCE TO ALLOW GREATER FLEXIBILITY FOR ACCESSORY STRUCTURES ON LARGE LOTS

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 12** of the Zoning Ordinance is hereby amended by modifying the definition of “Accessory Structure or Use” and adding new standards for maximum floor area of accessory structures as follows:

ARTICLE 12 – DEFINITIONS AND RULES OF CONSTRUCTION

12.2.1 General Definitions

Accessory Structure or Use (Amended Definition): An accessory structure or accessory use is a use or structure that is customarily subordinate to and serves a principal use or structure; is clearly incidental in purpose to the principal use or structure served; and is located on the same lot as the principal use or structure. In no event shall “accessory use” or “accessory structure” authorize a use or structure not otherwise permitted in the zoning district in which the principal use is located. ~~The total square footage of all accessory structure(s) shall not exceed the total square footage of heated area located on the first floor of the principal structure.~~

(A) General Rule — Lots less than 5 acres - On lots less than 5 acres, the total square footage of all accessory structure(s) shall not exceed the total square footage of heated area located on the first floor of the principal structure

(B) Large Lots — 5 acres or greater - On lots 5 acres or greater, the total square footage of all accessory structure(s) shall not exceed twice the total square footage of heated area located on the first floor of the principal structure

Section 2. Intent and Justification

This amendment provides flexibility for property owners with larger lots (≥5 acres) who desire to construct substantial personal-use accessory structures — such as barns, workshops, and equipment storage — without being constrained by the size of their principal dwelling. Many larger-lot properties in Huntersville are used for hobby farming, equestrian care, and home-based craftsmanship. The current ordinance, which limits total accessory structure area to the first-floor heated area of the primary dwelling, creates unintended hardships for these residents.

Key points supporting this amendment: - Larger lots can safely accommodate larger accessory buildings without adverse impacts on neighboring properties. - Other North Carolina jurisdictions — including **Cary, Asheville, and Dallas** — provide similar or more generous allowances for large-lot accessory structures.

Forcing property owners to pursue Bonafide Farm status in order to build additional buildings on larger acreage comes with many challenges and negative impacts as all buildings built under this status would be considered “unpermitted structures”, and as such would not add value to the property owner, encouraging basic, utilitarian buildings.

By offering property owners a pathway to build permitted structures, property values can be increased, loans secured, and it becomes more tenable for property owners to invest in their accessory structures to match existing code pertaining to both safety and beautification standards.

This change balances property-owner flexibility with neighborhood compatibility and preserves the overall intent of the Town’s zoning regulations.

Section 3. Effective Date

This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: _____ DATE
PUBLIC HEARING DATE: _____
PLANNING BOARD MEETING: _____
TOWN BOARD DECISION: _____

**AN ORDINANCE TO AMEND ARTICLE 12 OF THE ZONING ORDINANCE TO ALLOW
GREATER FLEXIBILITY FOR ACCESSORY STRUCTURES ON LARGE LOTS**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that **Article 12** of the Zoning Ordinance is hereby amended by modifying the definition of “Accessory Structure or Use” and adding new standards for maximum floor area of accessory structures as follows:

Article 12.2.1

Accessory Structure or Use: An accessory structure or accessory use is a use or structure that is customarily subordinate to and serves a principal use or structure; is clearly incidental in purpose to the principal use or structure served; and is located on the same lot as the principal use or structure. In no event shall “accessory use” or “accessory structure” authorize a use or structure not otherwise permitted in the zoning district in which the principal use is located. ~~The total square footage of all accessory structure(s) shall not exceed the total square footage of heated area located on the first floor of the principal structure.~~

(A) General Rule — Lots less than 5 acres - On lots less than 5 acres, the total square footage of all accessory structure(s) shall not exceed the total square footage of heated area located on the first floor of the principal structure

(B) Large Lots — 5 acres or greater - On lots 5 acres or greater, the total square footage of all accessory structure(s) shall not exceed twice the total square footage of heated area located on the first floor of the principal structure

Section 2. This ordinance shall become effective upon adoption.

PUBLIC HEARING DATE: September 1, 2026

PLANNING BOARD MEETING: September 22, 2026

TOWN BOARD DECISION: October 20, 2026