

LEGEND

BLOCK TYPES

MIXED-USE - A: Building Types:	COMMERCIAL URBAN WORKPLACE SHOPFRONT BUILDING APARTMENT MIXED-USE (NR)	CIVIC - A: Building Types:	GOVERNMENT CIVIC
MIXED-USE - B: Building Types:	RESIDENTIAL SHOPFRONT BUILDING APARTMENT ATTACHED HOUSE MIXED-USE (NR)	CIVIC - B: Building Types:	CHURCH CIVIC
RESIDENTIAL - A: Building Types:	MULTI-FAMILY APARTMENT	CIVIC - C: Building Types:	SCHOOL CIVIC
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BLOCK FEATURES

PROPOSED BUILDING HEIGHTS (RANGE)	PROPOSED ACTIVE FRONTS
EXISTING STRUCTURES	OFF-STREET PARKING: MIXED-USE/SHARED (PUBLIC/PRIVATE)
	SURFACE LOT
	STRUCTURED DECK

EXISTING & PROPOSED CIVIC PROPERTY & BUILDINGS

CHURCH	SCOUTS	TOWN HALL	CULTURAL ARTS	ANGELS & SPARROWS
CEMETERY	SCHOOL	FIRE STATION	LIBRARY	

HISTORIC PROPERTIES - 2018 HUNTERSVILLE ARCHITECTURAL SURVEY

HISTORIC STRUCTURE FOOTPRINT	LOCAL HISTORIC LANDMARK
IDENTIFIED PROPERTY IN STUDY LIST, MERIT ATTENTION	NOTABLE PROPERTY
MERIT ATTENTION	STORMWATER FACILITY

OPEN SPACE

EXISTING PARK	PROPOSED PARK
EXISTING TRAILS	PLANNED & PROPOSED TRAILS
THE SEAM TRAIL (PER CURRENT PLANNING)	

TRANSPORTATION

STREETS

EXISTING STREET - NOTE: INCLUDES NCDOT TIP UNDER CONSTRUCTION:

- U-5714: US INTERSTATE 77 & GILEAD RD INTERCHANGE AT EXIT 23
- U-5114: HIGHWAY 21 (STATESVILLE RD) & GILEAD ROAD
- U-5908: MAIN STREET, MT. HOLLY-HUNTERSVILLE RD TO RAMAH CHURCH RD

ADOPTED NEW STREET (CONSTRUCTION PENDING)

- HUNTERSVILLE CAPITAL IMPROVEMENT PROGRAM (CIP) FY: 2020-2024
- 2020 ADOPTED 2040 COMMUNITY PLAN: DOWNTOWN REGULATING PLAN

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PROPOSED NEW STREET

- 2022 DOWNTOWN MASTER PLAN

PROPOSED EXISTING STREET IMPROVEMENT

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PROPOSED ADOPTED STREET MODIFICATION

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PROPOSED EAST/WEST CONNECTOR STREET

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SEGMENT 'A' - BETWEEN COMMERCE CENTER DRIVE & SHERWOOD DRIVE

KEY CONTINGENT ITEMS:

- A. CMS APPROVES FUNDING FOR NEW HUNTERSVILLE ELEMENTARY SCHOOL.
- B. STREET DESIGN IS INTEGRATED APPROPRIATELY WITH NEW SCHOOL SITE & BUILDING.
- C. CMS CONVEYS LAND TO TOWN FOR STREET RIGHT-OF-WAY.
- D. CMS PROVIDES TOWN RIGHT OF FIRST REFUSAL FOR PROPERTY FRONTING GILEAD ROAD.

SEGMENT 'B' - BETWEEN SHERWOOD DRIVE & OLD STATESVILLE ROAD

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SEGMENT 'C' - BETWEEN OLD STATESVILLE ROAD & MAIN STREET

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- A. EAST/WEST CONNECTOR STREET SEGMENTS 'A' & 'B' ARE FULLY FUNDED & CONSTRUCTED.
- B. NORFOLK SOUTHERN APPROVES RAILROAD CORRIDOR CROSSING AT SECOND STREET.

EXISTING TRAFFIC SIGNAL

NOTE: INCLUDES NCDOT TIP PROJECTS CURRENTLY UNDER CONSTRUCTION

PROPOSED TRAFFIC SIGNAL

PROPOSED PED XING SIGNAL

TRANSIT

PROPOSED FUTURE CATS METRORAPID LINE BUS RAPID TRANSIT (BRT) CORRIDOR	EXISTING NORFOLK SOUTHERN RAILROAD CORRIDOR & PROPOSED FUTURE (LONG TERM) CATS LYNX RED LINE COMMUTER RAIL TRANSIT (CRT)
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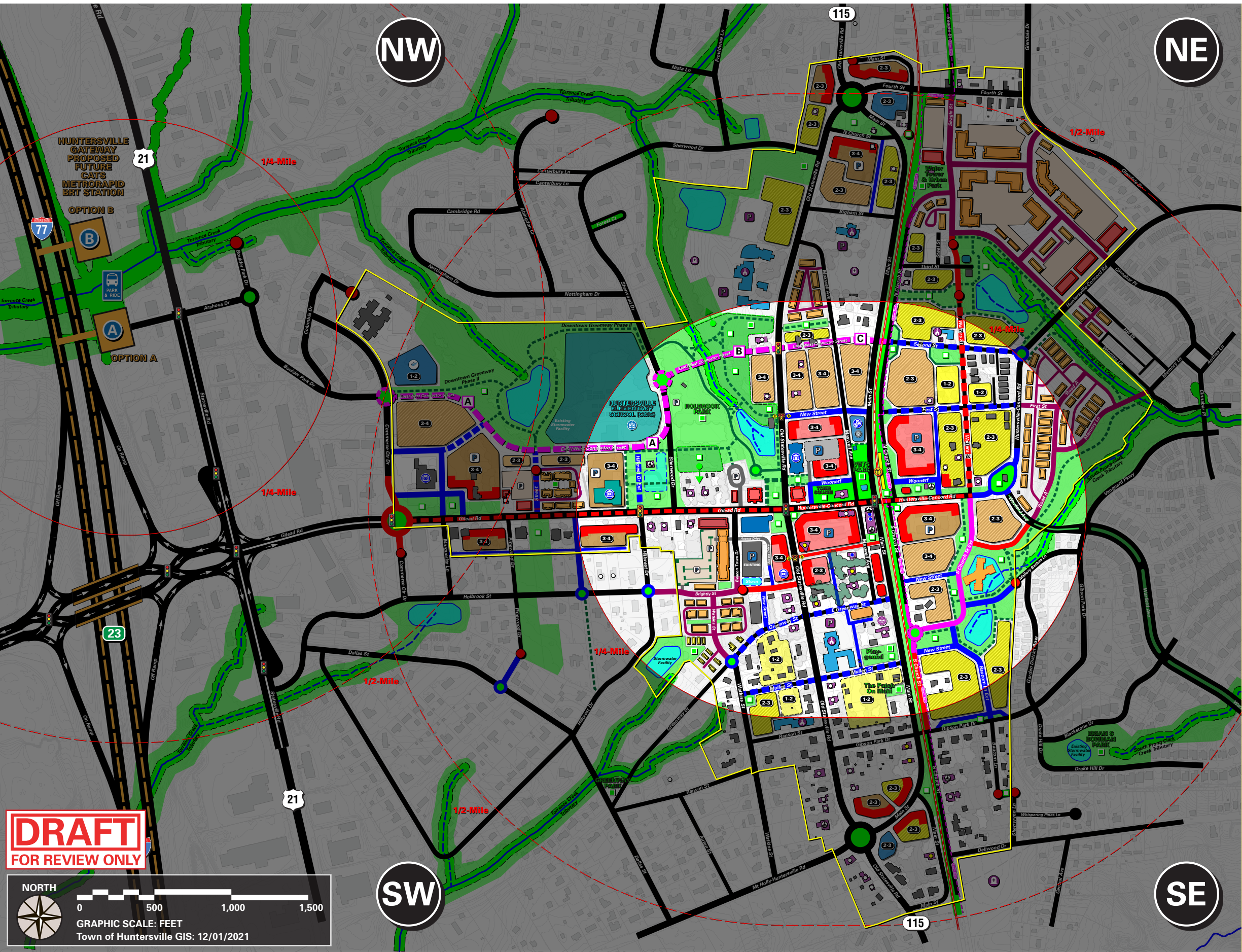
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Town of Huntersville, NC 2022 Downtown Master Plan

Prepared for:
Town of Huntersville
105 Gilead Road, 3rd Floor
Huntersville, NC 28070

Project: 21046
Issue Date:
29 November 2022

DRAFT Master Plan Downtown Boundary Area DMP:1.1



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Town of Huntersville, NC

2022 Downtown Master Plan

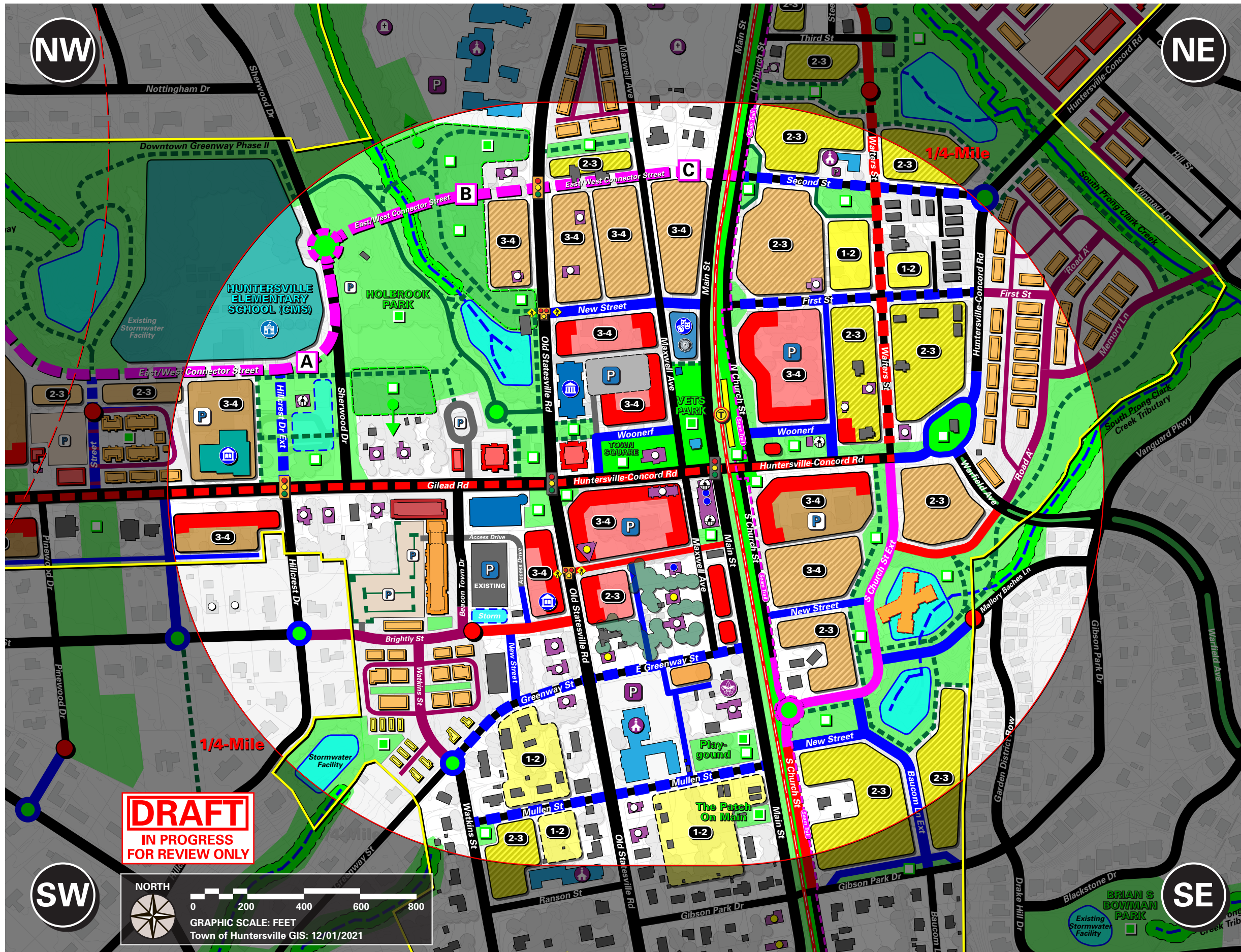
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DRAFT Master Plan

Downtown 1/4-Mile Core Area

DMP:1.2



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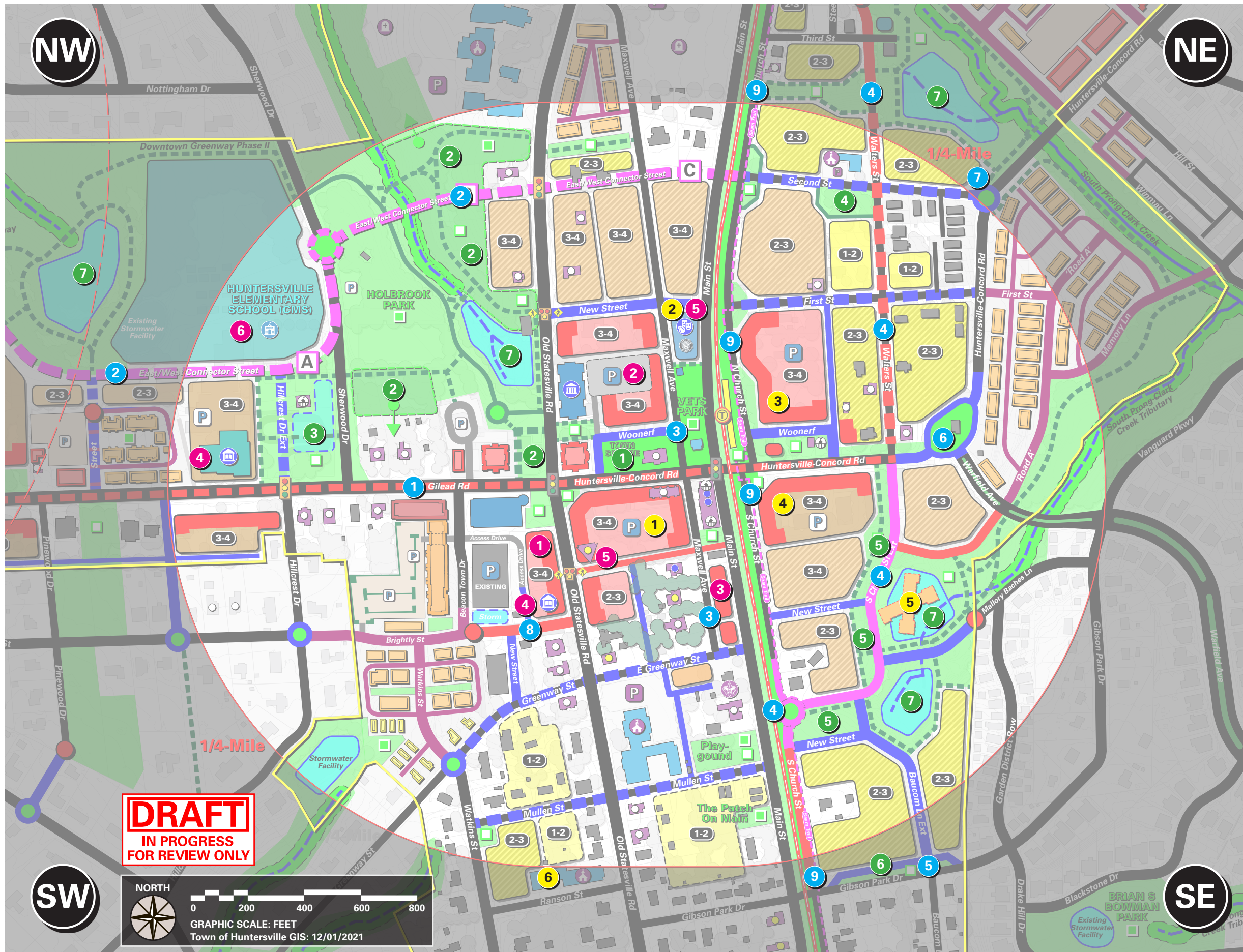
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POTENTIAL KEY CATALYTIC PROJECTS

ECONOMIC DEVELOPMENT

Public

- 1 Town Center Parcel.
- 2 Town Hall & Civic Parking Structure.
- 3 Main Street Town Parcel.
- 4 Public Library.
- 5 Cultural / Performing Arts Center.
- 6 CMS Huntersville Elementary School.

Private

- 1 Main Street Mixed-Use Block.
- 2 Amercian Legion Site & Building.
- 3 Huntersville-Concord Rd & N Church St - Corner Mixed-Use Block.
- 4 White Hill Senior Apartments.
- 5 Hunter Village Assisted Living.
- 6 100 Ranson Street Site & Building.

INFRASTRUCTURE

Transportation (All Modes)

- 1 NCDOT Gilead Road Project.
- 2 East/West Connector Street.
- 3 Maxwell Avenue Woonerf.
- 4 Walters Street & S Church Street - Improvement & Extension.
- 5 Gibson Park Drive - Improvement.
- 6 Huntersville-Concord Road - Street Curve Improvement.
- 7 Huntersville-Concord Road & Second Street - Intersection Improvement.
- 8 Holbrook Street Extension.
- 9 The Seam Trail.

Open Space

- 1 Town Square.
- 2 Holbrook Park Expansion.
- 3 Gilead Road Neighborhood Park.
- 4 Walters Street Neighborhood Park.
- 5 S Church Street Greenway.
- 6 Gibson Park.
- 7 Regional Stormwater Facilities.