



**Public Forum #3**  
**Our Plan For Getting There**  
**DRAFT Master Plan**  
Thursday, October 20, 2022  
6:00 PM - 8:00 PM  
In-Person Event  
Huntersville Presbyterian Church



Plan use your phone to scan this QR Code for online access to this Survey.

Note: The Online Survey will close at 5:00 PM on Monday, October 31st, 2022.

**Community Survey Questions**

1. Do you think the current draft Master Plan reflects the type of improvements needed in the Downtown?

Yes No

*to some extent yes*

2. Within the core area of Downtown, do you think building 6 stories in height should be allowed?

Yes

☒ No

3. Do you like the idea of providing pocket parks and small open spaces in the Downtown core?

☒ Yes

No

4. Do you think the suggested residential densities in the Downtown core are appropriate?

Yes

☒ No

*If they are "affordable" apartments - yes -  
we don't need more traffic - and we don't need more*

5. Do you think a new Downtown library should be considered?

Yes

☒ No

*high priced ~~living~~ living*

6. Do you think the site in front of Discovery Place Kids should be developed for mixed-use?

☒ Yes

No

7. Do you think Gilead Road should be widened?

Yes

☒ No

*not sure how that can be done  
w/o losing all the things that are there*

8. Do you like the idea of the East-West Connector?

☒ Yes

No

9. Do you think the parking strategy (surface or structured in all 4 core quadrants) is appropriate for the Downtown?

☒ Yes

No

Please Continue to Page 2

Separate Questions (Optional) – Please share your feedback in Writing or Online Survey.

1. What elements about the Draft Master Plan do you like?

2. What elements about the Draft Master Plan do you dislike?

Thank you for all the work and planning put into this. I don't envy your job in any way!



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Yes ☐ No ☒
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Yes ☐ No ☒
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Yes ☒ No ☐
7. Do you think Gilead Road should be widened?  
Yes ☐ No ☒
8. Do you like the idea of the East-West Connector?  
Yes ☒ No ☐
9. Do you think the parking strategy (surface or structured in all 4 core quadrants) is appropriate for the Downtown?  
Yes ☐ No ☐ IDK ☒

*Please Continue to Page 2*

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☒ Yes ☐ No
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☐ Yes ☒ No
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☒ Yes ☐ No

*Please Continue to Page 2*

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1. What elements about the Draft Master Plan do you like?

I like most of the ideas as they relate to the actual downtown area (within the circle on most of your presentation materials). However, I believe that not enough consideration is being given to the residents of Sherwood Park (NW of the elementary school). There is a LOT more impervious surface planned, and it appears that you're planning to drain runoff into the little 3-ft wide creek behind my house.  
That creek already floods!

2. What elements about the Draft Master Plan do you dislike?

see above



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Yes ☒ No
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Yes No
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☒ Yes No
8. Do you like the idea of the East-West Connector?  
Yes ☒ No
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Yes ☒ No

*Please Continue to Page 2*

1. What elements about the Draft Master Plan do you like?

Growth is good if done properly. Greed is never the right answer.

East West Conn is a bad Idea with the proposed location for the School Kids & greenway.

Stormwater drainoff is also a big concern. Anything above 3 stories is pure greed. and doesn't fit our town.

No consideration was given to the people of Huntersville that wanted to stay here for life

2. What elements about the Draft Master Plan do you dislike?

① East / West Conn thru Sherwood Neighborhood

② Stormwater Drainoff Plan

③ 6 & 4 Story buildings

④ I think this plan will fast track a Bankrupt town





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Yes ☒ No
8. Do you like the idea of the East-West Connector?  
☒ Yes ☐ No
9. Do you think the parking strategy (surface or structured in all 4 core quadrants) is appropriate for the Downtown?  
☒ Yes ☐ No

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Yes ☒ No ☐

4. Do you think the suggested residential densities in the Downtown core are appropriate?

Yes ☐ No ☒

5. Do you think a new Downtown library should be considered?

Yes ☐ No ☒

6. Do you think the site in front of Discovery Place Kids should be developed for mixed-use?

Yes ☐ No ☒

7. Do you think Gilead Road should be widened? *It is too narrow for the current businesses/residences. How wide will it need to be for what is proposed? There's only so much room.*

Yes ☐ No ☒

8. Do you like the idea of the East-West Connector? *I don't understand it enough to comment.*

Yes ☐ No ☒

9. Do you think the parking strategy (surface or structured in all 4 core quadrants) is appropriate for the Downtown?

Yes ☐ No ☒

Please Continue to Page 2

*Definitely not. The <sup>amount of</sup> businesses/residences that would require that amount of parking would have to exceed the current downtown infrastructure - streets/utilities*



Separate Questions (Optional) – Please share your feedback in Writing or Online Survey.

1. What elements about the Draft Master Plan do you like?

Keeping or establishing green/people places.

Leave the development for Exit 25 or Bryton Village.

Huntersville is a charming southern town. Please leave it alone. Let downtown Cornelius be the cautionary tale.

2. What elements about the Draft Master Plan do you dislike?

Multi-story buildings (especially those exceeding the 4-story restriction)

Just because you can do something doesn't mean you should.



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Yes ☒ No

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Yes ☒ No

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☒ Yes No

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Yes ☒ No

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☒ Yes No

8. Do you like the idea of the East-West Connector?

Yes ☒ No

9. Do you think the parking strategy (surface or structured in all 4 core quadrants) is appropriate for the Downtown?

Yes ☒ No

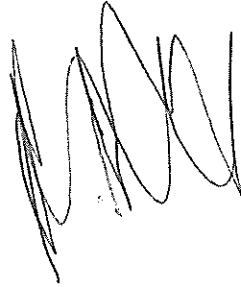
*Please Continue to Page 2*



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1. What elements about the Draft Master Plan do you like?

I don't like anything you are considering  
concerning the Sherwood Park area!

A handwritten signature in black ink, consisting of several overlapping, stylized loops and lines.

2. What elements about the Draft Master Plan do you dislike?



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☒ Yes ☐ No

*Please Continue to Page 2*

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The pedestrian friendly idea; the revitalization of the space

2. What elements about the Draft Master Plan do you dislike?

Potential traffic snafus/continued construction w/o cease



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Yes No
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Yes No

*Please Continue to Page 2*

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2. What elements about the Draft Master Plan do you dislike?

*no regard for existing homes*





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Yes ☒ No

*Please Continue to Page 2*

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None

2. What elements about the Draft Master Plan do you dislike?

All



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Yes    No
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Yes    No

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1. What elements about the Draft Master Plan do you like?

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unrealistic given the very small footprint  
of the town





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!!! ☒ Yes No
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☒ Yes No

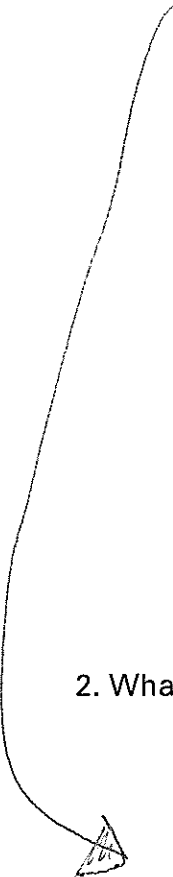
*Please Continue to Page 2*



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1. What elements about the Draft Master Plan do you like?

NO STREET TREES THAT BREAK  
SIDEWALKS



2. What elements about the Draft Master Plan do you dislike?

WHO PAYS FOR ALL THIS ?

---

TX



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Yes ☒ No
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☒ Yes No

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1. What elements about the Draft Master Plan do you like?

Creating more green spaces +  
accessible (walkable areas)

2. What elements about the Draft Master Plan do you dislike?

Unclear about impact on  
connection to Rosedale +  
over 77



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☐ Yes ☒ No - yes
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☒ Yes ☐ No

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Good mix - Question! What numbers were used to figure out the rents/cost for this mix & how do they compare to other areas like Birdlake in Huntersville or Baker Village, Fort Mill, S.C.?

2. What elements about the Draft Master Plan do you dislike?

Should only have 2-story mix commercial/residential  
Repub - 3 story mixed - what about areas behind these larger structures?  
Are they blocked out? - seems like a "Backlot" -





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Yes ☒ No
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☒ Yes ☐ No

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1. What elements about the Draft Master Plan do you like?

*The Opportunities for upgrade, rebuild  
The Downtown Area -  
Opportunities for financial investment*

2. What elements about the Draft Master Plan do you dislike?

*limited density  
new  
East-West Connector  
between Highway 31 & 15.*



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Yes ☒ No ☐
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Yes ☐ No ☒

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1. What elements about the Draft Master Plan do you like?

greenspace areas

2. What elements about the Draft Master Plan do you dislike?

not enough retail, too much residential  
does not consider art's, cultural  
areas





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☒ Yes ☐ No
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☒ Yes ☐ No
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☐ Yes ☒ No
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☒ Yes ☐ No
9. Do you think the parking strategy (surface or structured in all 4 core quadrants) is appropriate for the Downtown?  
☒ Yes ☐ No

Please Continue to Page 2



Separate Questions (Optional) – Please share your feedback in Writing or Online Survey.

1. What elements about the Draft Master Plan do you like?

All the Soul elements. Love the East-West Connector. We need more connectivity, NOT more super highways. The improvements to walkability – This is a modern approach to small town life that let's us thrive instead of die out. The woonerfs are amazing. Would love to see a downtown library and a variety of housing types. Duplexes/Quad-plexes – we need affordable, walkable housing.

2. What elements about the Draft Master Plan do you dislike?

I dislike the massive footprint of town hall, but I guess that ship has sailed.

Dislike → so much of this depends on private land owners & developers. A public/private partnership would do wonders to improve this town. We don't need a bunch of civic buildings. We need businesses, services, etc.



**Public Forum #3**  
***Our Plan For Getting There***  
**DRAFT Master Plan**  
Thursday, October 20, 2022  
6:00 PM - 8:00 PM  
In-Person Event  
Huntersville Presbyterian Church



Plan use your phone to scan this QR Code for online access to this Survey.

Note: The Online Survey will close at 5:00 PM on Monday, October 31st, 2022.

**Community Survey Questions**

1. Do you think the current draft Master Plan reflects the type of improvements needed in the Downtown?  
☒ Yes ☐ No
2. Within the core area of Downtown, do you think building 6 stories in height should be allowed?  
☒ Yes ☐ No
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☒ Yes ☐ No

*Please Continue to Page 2*

Separate Questions (Optional) – Please share your feedback in Writing or Online Survey.

1. What elements about the Draft Master Plan do you like?

- enough residential to draw commercial development
- walkable network of streets/corner lots with retail frontage
- density = affordability = not just for rich people
- new E/W connector may prevent catastrophic widening of Gilead
- GREAT USE OF GREEN SPACES

2. What elements about the Draft Master Plan do you dislike?

- unsure if library is usable due to county deed restrictions
- Town Hall shouldn't be on that corner, it should've stayed on the sliver



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☐ Yes ☒ No *Maybe*
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☒ Yes ☐ No

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1. What elements about the Draft Master Plan do you like?

- Walkability
- Connectivity
- Live / Work / Play
- Density
- T/W Connector
- Greenspace

2. What elements about the Draft Master Plan do you dislike?

None





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3. Do you like the idea of providing pocket parks and small open spaces in the Downtown core?

Yes ☐ No ☒

*never see anyone use them!*

4. Do you think the suggested residential densities in the Downtown core are appropriate?

Yes ☐ No ☐

5. Do you think a new Downtown library should be considered?

Yes ☐ No ☒

*books they accept are trash - not classics*

6. Do you think the site in front of Discovery Place Kids should be developed for mixed-use?

Yes ☒ No ☐

*Sure, for parents*

7. Do you think Gilead Road should be widened?

Yes ☒ No ☐

*Residents deserve some tax to be used so we can travel in our area*

8. Do you like the idea of the East-West Connector?

Yes ☐ No ☐

9. Do you think the parking (surface or structured in all 4 core quadrants) is

Separate Questions (Optional) – Please share your feedback in Writing or Online Survey.

1. What elements about the Draft Master Plan do you like?

? since it does nothing to  
make the charm continue -  
only for politics & \$\$\$

2. What elements about the Draft Master Plan do you dislike?

You have no plans to serve those here now  
so can such questions? This is a shame  
like Prosperity Road development



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Love Glad To Allow

2. What elements about the Draft Master Plan do you dislike?



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1. What elements about the Draft Master Plan do you like?

Never When Clean B.

2. What elements about the Draft Master Plan do you dislike?