

APPENDIX

This appendix is a companion to the Huntersville 2040 Plan document. It contains:

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PUBLIC SURVEY #1

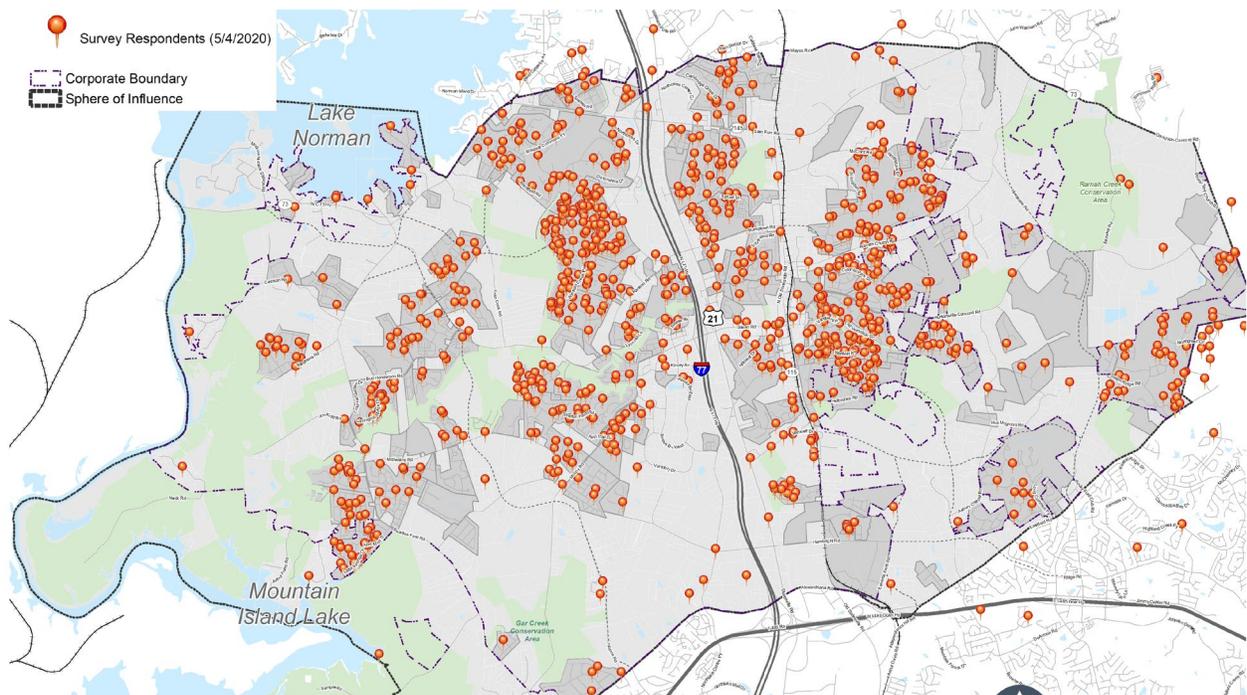
The first public survey ran from February 26, 2020 to June 5, 2020. This was adjusted from its original one-month run time due to Covid-19. It was advertised on Town social media and was available in-person at the public Charette in February. Paper copies were also distributed as requested with results manually entered. There were a total of 1,723 distinct responses with a demographic spread that was propor

* How do you relate to Huntersville? (choose all that apply)

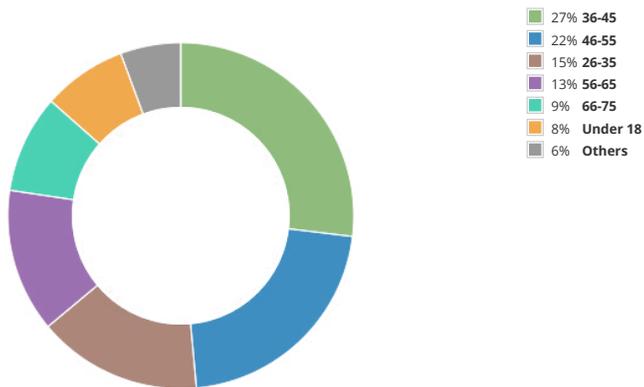
84%	Live here (homeowner)	1422 ✓
22%	Play here	380 ✓
18%	Work here	298 ✓
15%	Property owner	250 ✓
12%	Student / Go to school here	198 ✓
5%	Business owner	92 ✓
5%	Live here (renter)	79 ✓
2%	Other	26 ✓

1,689 Respondents

Where do you live, work, or most closely relate to Huntersville?

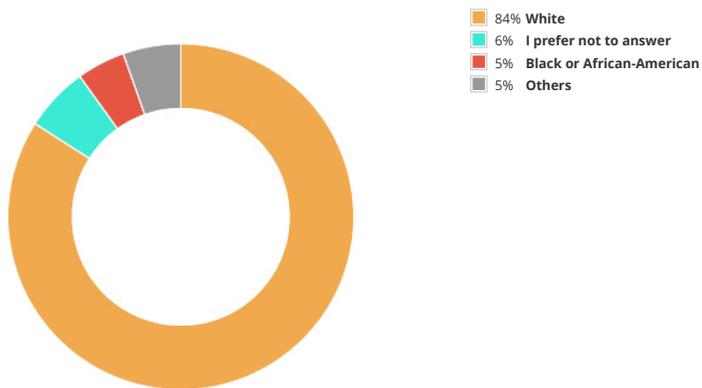


What is your age?



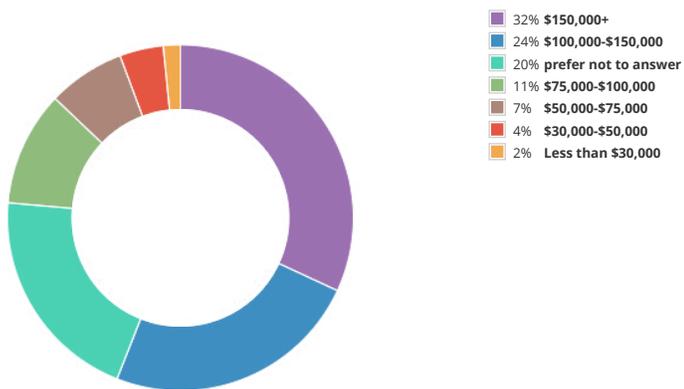
1,593 respondents

What is your race/ethnicity?



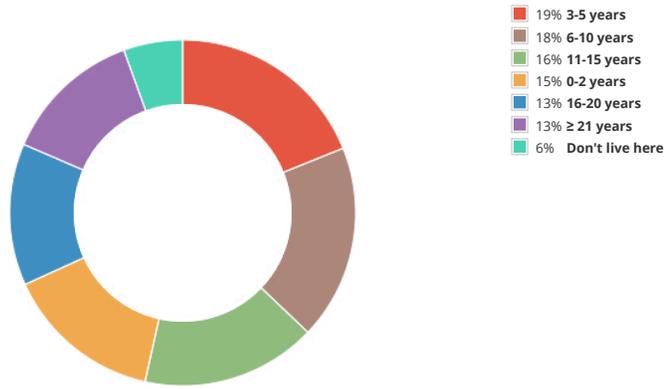
1,588 respondents

What is your annual household income?



1,567 respondents

How long have you lived in Huntersville?



1,576 respondents

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What do you value most about Huntersville?

43%	Low crime	647 ✓
42%	Access to quality of parks, recreation, and natural areas	624 ✓
33%	Close to shopping	494 ✓
28%	Near family / friends	419 ✓
28%	Good schools	418 ✓
27%	Proximity to jobs / employment	403 ✓
25%	Sense of community	376 ✓
17%	Unique neighborhoods and housing choices	258 ✓
8%	Tax rate	126 ✓
6%	Community services	85 ✓
5%	Other (please specify)	75 ✓

1,491 Respondents

Please mark the response that best describes your opinion about the quality of life in Huntersville for each of the following statements.

	Excellent	Good	Fair	Poor	Very poor	Not sure
Huntersville as a place to live	34% Excellent	54% Good	10% Fair	1% Poor	1% Very poor	1% Not sure
Huntersville as a place to raise children	33% Excellent	49% Good	8% Fair	1% Poor	1% Very poor	8% Not sure
Huntersville as a place to work	19% Excellent	39% Good	16% Fair	4% Poor	1% Very poor	22% Not sure
Huntersville as a place to retire	16% Excellent	34% Good	22% Fair	7% Poor	2% Very poor	18% Not sure
Huntersville as a place to visit or do things on weekends	12% Excellent	34% Good	35% Fair	11% Poor	4% Very poor	3% Not sure

1,239 respondents

What are the top considerations for Huntersville moving forward?

63%	Traffic and congestion	905 ✓
39%	Growth management (timing of growth and provision of services and infrastructure)	563 ✓
32%	Creating safe, attractive walking, biking, and transit options	463 ✓
32%	Maintaining public services (schools, public safety, fire, and police)	458 ✓
27%	Improvement of the historic downtown area of Huntersville	394 ✓
20%	Preservation of natural, scenic, and historical assets	289 ✓
17%	Parks and recreation areas keeping pace with population needs	248 ✓
17%	Creating opportunities for events, music, art and culture	240 ✓
15%	More retail and restaurant options	220 ✓
12%	Housing affordability, cost of living	170 ✓
10%	Maintain current tax rate	149 ✓
10%	Recruiting businesses and employers to locate in Huntersville	142 ✓
8%	Maintaining the design and character of new development	109 ✓
6%	Other	79 ✓

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Indicate your support for the following policies related to the future development pattern and design in the Town of Huntersville.

	Strongly Agree	Agree	Neutral/No opinion	Disagree	Strongly Disagree
Focus growth and intensity in the central core (i.e. near I-77 and NC 115).	26% Strongly Agree	37% Agree	19% Neutral/No opinion	15% Disagree	4% Strongly Disagree
Grow in a less intense manner in more rural areas (i.e. eastern and western edges).	29% Strongly Agree	38% Agree	21% Neutral/No opinion	10% Disagree	2% Strongly Disagree
Stabilize tax base by promoting balance of residential, commercial and industrial development.	30% Strongly Agree	50% Agree	16% Neutral/No opinion	3% Disagree	1% Strongly Disagree
Encourage mixed-use villages (e.g. homes, some retail and jobs) at key crossroads.	20% Strongly Agree	42% Agree	24% Neutral/No opinion	11% Disagree	4% Strongly Disagree
Discourage dense growth and development in sensitive watersheds.	51% Strongly Agree	32% Agree	14% Neutral/No opinion	3% Disagree	1% Strongly Disagree
Promote a balanced mix of housing options for all age and income groups.	22% Strongly Agree	37% Agree	24% Neutral/No opinion	13% Disagree	4% Strongly Disagree
Maintain high quality architectural and site design standards for commercial development.	49% Strongly Agree	37% Agree	12% Neutral/No opinion	1% Disagree	1% Strongly Disagree

684 respondents

If you were able, willing, and motivated to relocate in Huntersville, what housing options would interest you?
(Please select every option that applies.)

61%	A house with a large yard, even if not near shopping and services	796 ✓
37%	A house with a smaller yard within walking distance of a park or school	482 ✓
22%	A low maintenance patio home or townhome near shopping and services	288 ✓
5%	Other (specify)	69 ✓
4%	An apartment or condo complex	51 ✓

1,314 Respondents

Downtown Huntersville needs...
 (Note: Huntersville's historic downtown is centered near Gilead Road and Old Statesville Rd near Town Hall and extends a few blocks in each direction)

	Strongly Agree	Agree	Neutral / No Opinion	Disagree	Strongly Disagree
Streetscape improvements (i.e. sidewalks, improved crossings, street trees, on-street parking, etc.)	52% Strongly Agree	31% Agree	12% Neutral / No Opinion	4% Disagree	1% Strongly Disagree
Renovation and reuse of buildings	57% Strongly Agree	31% Agree	9% Neutral / No Opinion	3% Disagree	1% Strongly Disagree
New walkable, mixed use development (i.e. commercial, office, and residential)	40% Strongly Agree	31% Agree	17% Neutral / No Opinion	9% Disagree	2% Strongly Disagree
Additional residential options nearby to support local businesses	20% Strongly Agree	30% Agree	28% Neutral / No Opinion	18% Disagree	4% Strongly Disagree
Quality architectural design standards for buildings	46% Strongly Agree	37% Agree	14% Neutral / No Opinion	2% Disagree	1% Strongly Disagree
Improved wayfinding, signage and/or entry features to identify downtown	19% Strongly Agree	34% Agree	37% Neutral / No Opinion	8% Disagree	2% Strongly Disagree
Beautification and/or art installations (i.e. landscaping, murals or sculptures)	25% Strongly Agree	37% Agree	24% Neutral / No Opinion	10% Disagree	3% Strongly Disagree
New or improved public spaces and parks (i.e. new neighborhood parks) or additional programming or improvements at existing parks (i.e. Veterans Park or Holbrook park)	32% Strongly Agree	42% Agree	18% Neutral / No Opinion	7% Disagree	1% Strongly Disagree
Additional public off-street parking (i.e. additional town-owned parking lots or parking deck)	20% Strongly Agree	42% Agree	27% Neutral / No Opinion	10% Disagree	1% Strongly Disagree
More community / special events (i.e. movies in the park, festivals, music, etc.)	29% Strongly Agree	42% Agree	22% Neutral / No Opinion	5% Disagree	1% Strongly Disagree
Public safety improvements	22% Strongly Agree	46% Agree	26% Neutral / No Opinion	5% Disagree	1% Strongly Disagree

677 respondents

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What should be the priorities for environmental or open space conservation, including overall land preservation efforts as well as when new neighborhoods are developed?

5%	No opinion	Rank: 1.39	49 ✓
67%	Recreation, greenways/trails, or open spaces for people	Rank: 2.06	661 ✓
65%	Water Quality	Rank: 2.08	642 ✓
65%	Preserving mature tree canopy or tree stands	Rank: 2.10	643 ✓
61%	Habitat and Wildlife	Rank: 2.52	604 ✓
34%	Riparian corridors (areas near streams) and floodplains	Rank: 2.93	333 ✓
19%	Working agricultural lands	Rank: 2.96	191 ✓

993 Respondents

What policies should be considered to improve the compatibility of development in areas with sensitive environmental resources and/or rural character?

59%	Provide flexibility in site design to protect natural resources	737 ✓
50%	Allow for only low density development	620 ✓
40%	Ensure scale and architectural design of commercial development compliments rural character	499 ✓
20%	Support incentives (i.e. tax breaks, modified development standards, and/or density bonus)	246 ✓
8%	None of the above	97 ✓

1,248 Respondents

How do you **currently** travel?

	Walk	Bike	Drive	Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)
Work	6% Walk	1% Bike	91% Drive	3% Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)
Shopping	1% Walk	1% Bike	97% Drive	- Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)
Services	1% Walk	1% Bike	97% Drive	- Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)
Parks	15% Walk	4% Bike	81% Drive	- Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)

631 respondents

How would you **like** to travel?

	Walk	Bike	Drive	Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)	Other
Work	19% Walk	14% Bike	46% Drive	19% Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)	2% Other
Shopping	32% Walk	16% Bike	42% Drive	9% Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)	1% Other
Services	27% Walk	16% Bike	48% Drive	9% Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)	1% Other
Parks	47% Walk	26% Bike	21% Drive	5% Transit (e.g. - bus, bus rapid transit (BRT), commuter rail, etc.)	1% Other

970 respondents

Rank each type of transportation improvements you would like the Town to focus on

87%	Road widenings and intersection improvements	Rank: 1.70	717 ✓
80%	Bicycle, pedestrian, and greenway/trail facilities	Rank: 2.05	660 ✓
70%	Commuter rail	Rank: 2.21	582 ✓
58%	Enhanced bus service (including bus rapid transit-BRT)	Rank: 3.26	483 ✓

828 Respondents

Indicate how much you agree with each statement.

	Strongly Agree	Agree	Neutral / No Opinion	Disagree	Strongly Disagree
Transportation projects should have a positive and direct influence on economic development and jobs.	39% Strongly Agree	42% Agree	12% Neutral / No Opinion	6% Disagree	1% Strongly Disagree
I'm concerned about the challenges we'll face during construction of major transportation projects (e.g. I-77 interchanges, NC 73 widening, etc.).	50% Strongly Agree	27% Agree	14% Neutral / No Opinion	8% Disagree	2% Strongly Disagree
I would walk or bike more if it was safer and more enjoyable.	48% Strongly Agree	28% Agree	13% Neutral / No Opinion	9% Disagree	2% Strongly Disagree
I wish it was safer for kids to walk and bike to schools and parks.	54% Strongly Agree	29% Agree	13% Neutral / No Opinion	2% Disagree	1% Strongly Disagree

641 respondents

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When considering future transportation improvement projects, how should proposed projects be judged? (rank in priority)

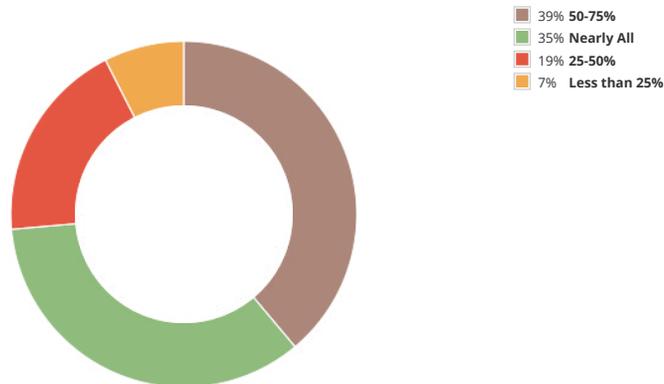
88%	Reduction of automobile congestion, travel times	Rank: 1.82	720 ✓
73%	Pedestrian and bicycle accommodations	Rank: 2.74	595 ✓
76%	Sense of place and small-town character	Rank: 2.74	621 ✓
62%	New connections, network improvements	Rank: 3.19	505 ✓
60%	Cost/availability of funding	Rank: 3.66	490 ✓
50%	Access improvements for more development	Rank: 4.55	406 ✓

814 Respondents

	Very positive	Somewhat positive	Neutral	Somewhat negative	Very negative
General feelings about growth	15% Very positive	38% Somewhat positive	11% Neutral	26% Somewhat negative	11% Very negative
Commercial growth	12% Very positive	39% Somewhat positive	26% Neutral	16% Somewhat negative	7% Very negative
Residential growth	10% Very positive	28% Somewhat positive	14% Neutral	30% Somewhat negative	19% Very negative
Employment / job growth	15% Very positive	31% Somewhat positive	39% Neutral	12% Somewhat negative	3% Very negative

634 respondents

What percentage of your day-to-day shopping and services (healthcare, automotive, shopping, recreation, etc.) would you estimate you do locally (in Huntersville)?



1,201 respondents

APPENDIX

CHARETTE SUMMARY

This document summarizes the three-day public charette in February.

PUBLIC ENGAGEMENT SUMMARY

February 24, 25, and 26, 2020

SCHEDULE OVERVIEW

The three-day workshop was an opportunity for the Huntersville community to provide feedback on the direction of the town and what they would like to see for its future. Meetings took place during different times and in several different formats in order to reach the broadest segment of the population and encourage diverse feedback. The schedule included two public meetings during the evening and daily open studio times where the public could interact with staff in a more informal setting. Over the course of 3 days over 130 people participated in the events. One overarching goal of the sessions was to encourage community members to participate in the online survey, which received a 400-person spike in responses in the days following the charette. As of 3/20/20 there were over 1600 responses to the survey.

MEETING LOCATIONS		Monday, Feb 24 th	Tuesday, Feb 25 th	Wednesday, Feb 26 th
Duke's Water Treatment Plant 7980 Babe Stillwell Farm Road, Huntersville, NC 28078	8 AM			
	9 AM			Coffee at the Studio Arts & Cultural Center (8:00 – 10:00 AM)
	10 AM		Downtown Walking Tour Arts & Cultural Center (9:00 AM – 11:30 AM)	
Arts & Cultural Center 109 S. Old Statesville Road Huntersville, NC 28078	11 AM			
	Noon	Open Studio Duke's Water Treatment Plant (Noon – 2:00 PM)		
1 PM			Open Studio Arts & Cultural Center (1:00 – 3:30 PM)	
Huntersville Town Hall 101 Huntersville-Concord Road Huntersville, NC 28078	2 PM			
	3 PM			
	4 PM			Steering Committee Meeting Duke's Water Treatment Plant (3:30 – 5:00 PM)
For more information, visit www.Huntersville2040.com	5 PM	Visioning Workshop Duke's Water Treatment Plant (4:00 – 7:00 PM)		
	6 PM		Planning Board Update Huntersville Town Hall (5:00 – 6:15 PM)	
	7 PM			Public Review Mtg Duke's Water Treatment Plant (6:00 – 8:00 PM)
	8 PM			

▲ *Visioning Workshop Schedule*

VISIONING WORKSHOP

The visioning workshop was an opportunity for the community to view existing conditions in their town and provide feedback that will provide direction for the 2040 Community Plan. The workshop had an

open-house format and included an activity for children so that parents could spend more time at the meeting. Participants left comments on matters such as downtown, growth, parks and open space, and housing preference that will become the building blocks of future plan recommendations. Approximately 49 people attended this workshop. Information presented at the workshop can be found at www.huntersville2040.com/plan-documents.

DOWNTOWN WALKING TOUR

The Downtown Walking Tour met at the Arts & Cultural Center at 9 AM and included 8 stops around downtown. Jack Simoneau, the Planning Director of the town provided a description of past plans and current projects that are shaping the built environment around Downtown. There were about 16 attendees on the tour. Many remarked that they had never spent so much time walking around Downtown Huntersville and that Jack’s narration was very educational. This format allowed participants to provide fine-grain feedback on matters such as streetscape design, maintenance and sidewalk accessibility, proposed development and planned projects. It was suggested that this event could be replicated on a Saturday by town staff to allow for more people to see and learn about Huntersville in a new way.



COFFEE AT THE STUDIO

The Coffee at the Studio meeting format allowed residents to come and find out about the 2040 Plan in a convenient and casual way. Staff spoke with about 15-20 attendees and were able to answer questions individually as well as facilitate discussion between attendees. Attendees also participated in the interactive exercises that were available at the public meetings.

PUBLIC REVIEW MEETING



The public review meeting on Wednesday evening had a more traditional format and kicked off with a presentation that led into an open house. Consultants gave a presentation reviewing the planning process, project timeline, preliminary survey feedback, and some themes heard throughout the previous two days. As the meeting immediately followed the Steering Committee meeting, Steering Committee members were on hand to assist the attendees. About 40 people attended the Public Review Meeting, excluding the Steering Committee members. The presentation from this meeting is available for review at www.huntersville2040.com/plan-documents.

OUTCOMES/THEMES

Over the course of the three days, themes began to emerge from the community feedback. Comments have been coded and sorted into categories with a summary statement for each. Raw comments are available in an appendix at the end of this document.

PARKS AND OPEN SPACE

Preserve and protect existing trees and natural areas through development design and parks planning

- Encourage and refine open space requirements for new developments
- Encourage tree preservation and native plantings
- Add pocket parks and other types of small greenspace
- Expand greenway network
- Plan for connected green spaces
- Protect water quality

DOWNTOWN

Create a vibrant, pedestrian-accessible downtown with restaurants, small businesses, and housing options

- Take pride in Downtown!
- Improve appearance and maintenance, private and public properties
- Make it pedestrian-friendly by focusing on sidewalks and walkability
- Create a vibrant downtown with more destinations so downtown is activated all day into the evening
- Build on downtown being a destination for families
- Encourage local and small businesses
- Encourage urban-style housing options and a mix of uses in the core of downtown
- Preserve history and character of surrounding neighborhoods

COMMUNITY APPEARANCE

Enhance the town's appearance to promote safety and community pride.

- Improve streetscapes and add lighting
- Create a façade grant program for businesses
- Better signage for town at highway exits
- Maintain appearance of buildings and sidewalks, particularly downtown and on town-owned property

TRANSPORTATION

Improve streets and sidewalks and accommodate all modes of transportation.

- Coordinate infrastructure and growth
- Connect sidewalks, make them wider, clean and well-maintained, fix ADA accessibility issues, improve crosswalks
- Add more street connections and modernize streets
- Accommodate emergency vehicles with neighborhood street design
- Create more viable transportation options: address walking barriers, more greenways, bike facilities, improve bus service and shelters, support for premium transit (i.e. commuter rail)
- Improve gateways

HOUSING

Manage growth, especially in low intensity areas. Encourage walkable housing options and address affordability.

- Concern over the pace new development/subdivisions
- Support for some current policies (lower density housing in rural and transitional areas, Traditional Neighborhood Developments (TND) and conservation design)
- Support for mix of housing types and more affordability
- Support for more urban housing options in walkable locations
- Mixed feelings about apartments

ECONOMIC DEVELOPMENT

Balance the tax base and encourage diverse economic growth

- Foster small businesses and entrepreneurship
- Target key industries
- Develop parcels into site-ready opportunities
- Encourage redevelopment and more businesses downtown

ACTIVITIES

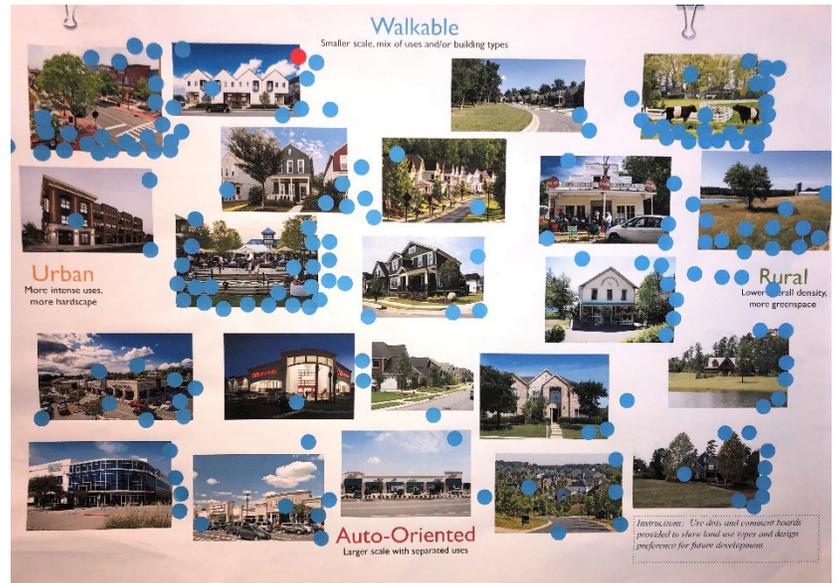
Stewart collected participant feedback using several mediums: visual preference surveys, priority boards, an interactive map-based Growth and Preservation Chip Game, a Keep-Toss-Create Map, and comment cards. The meeting room included a station for attendees to take an online survey. There was also a separate activity area for children. These interactive activities provided many different types of feedback, from broad visions and goals for Huntersville to fine grain improvements like important sidewalk connections. Preliminary takeaways from the activities are summarized below.

VISUAL PREFERENCE

Participants were asked to indicate their preference for various styles of residential, commercial, and open space development so that the 2040 Plan may accurately guide development in the future. The results of the Visual Preference survey are shown below.

DENSITY & WALKABILITY

Participants indicated their preference among different development types laid out over axis that represented urban character and walkability. Preference stickers were heavily located toward the top of the board, indicating that residents prefer more walkable settings. Responses were more polarized between urban and rural settings, which is consistent with the comment feedback that the community wants more of those two options and fewer conventional, suburban housing developments.



▲ Density and Walkability Board

Land Use Preference

Precedent images that received the most votes included:



Baxter Village, a mixed use development south of Charlotte in Fort Mill, SC



Blakeney, a commercial center that includes patio dining and a shared green with splashpad and events



Ferrington Village, a conservation subdivision and rural village south of Chapel Hill

DOWNTOWN NEEDS

Downtown needs were assessed on two boards. The first asked only about development form. Preferences on this board were very targeted toward a few options, indicating strong community support for a few types of development downtown. The two most preferred types of development were:



Active Streetscapes ▲



Outdoor seating and dining ▲

While these two options were overwhelmingly preferred in the responses, there was also support for 3-4 story mixed use development.

The second board asked about specific improvements or goals for downtown. Responses were more evenly distributed but still showed a tendency toward a few options. The most preferred improvements for downtown were:



Wider sidewalks and plantings ▲

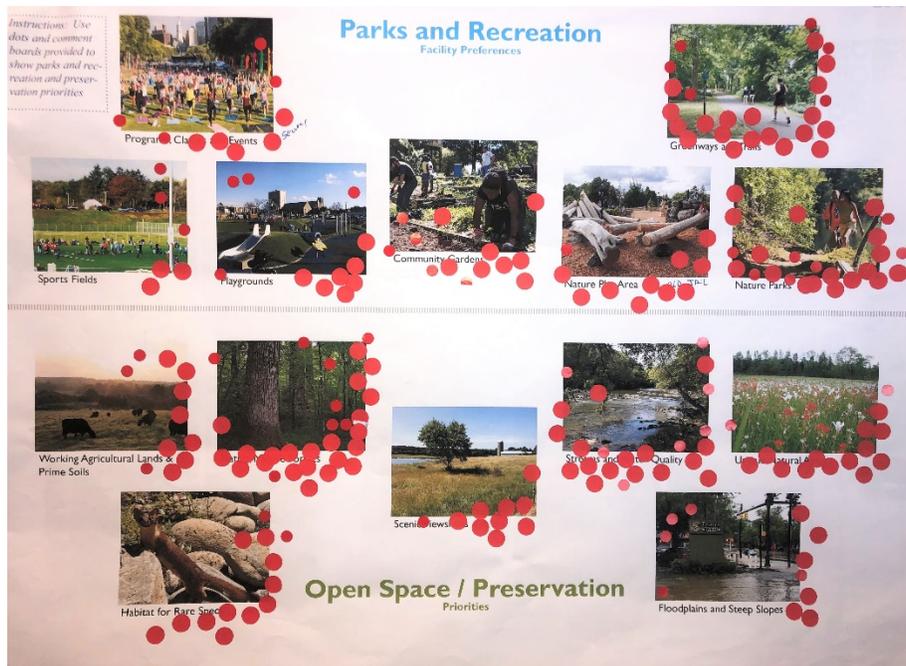


Patio Dining ▲



◀ Greenways and Trails

PARKS AND RECREATION



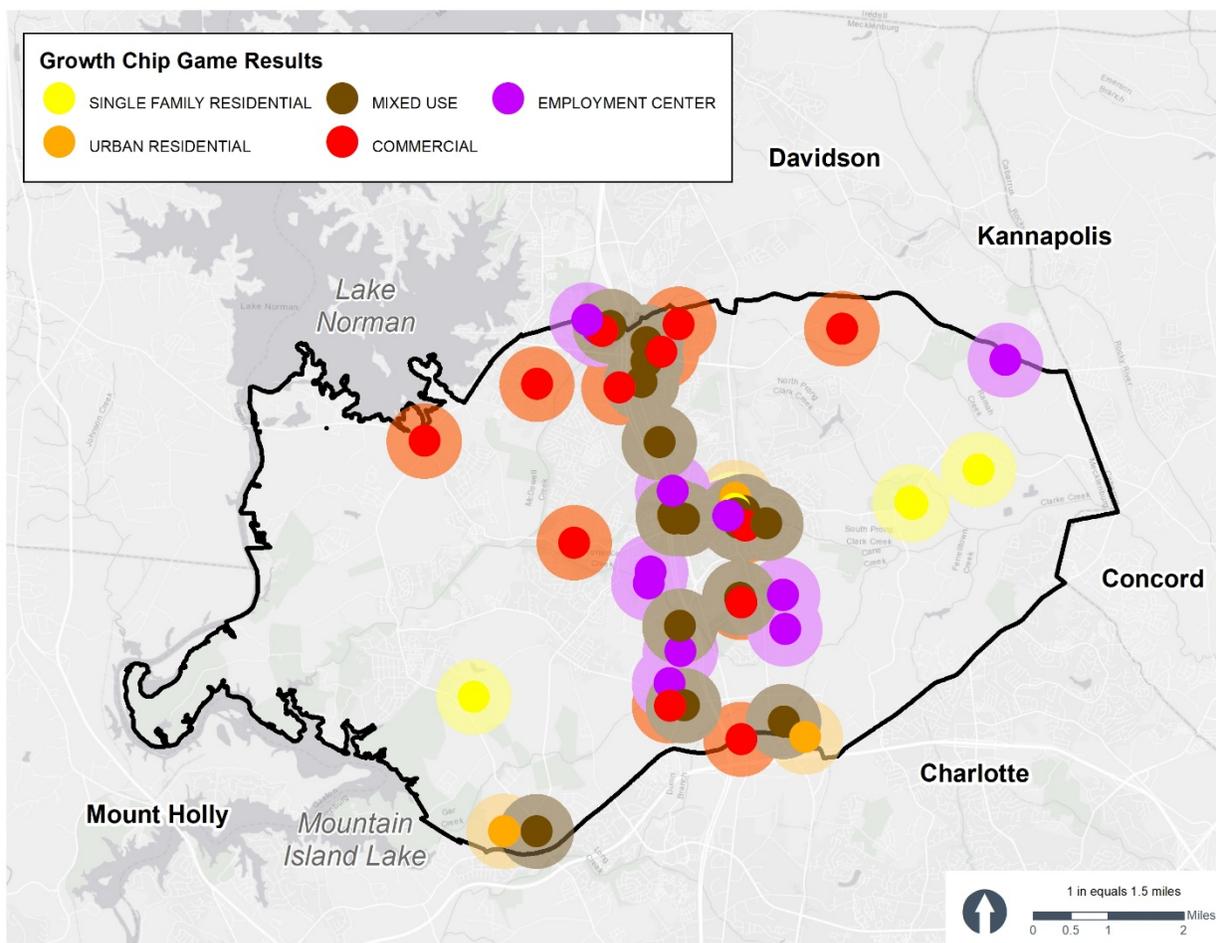
Parks and Open Space Preferences ▲

Respondents' preferences on this board were widespread, indicating that there is some support for most types of open spaces in Huntersville. There was support for both passive and active parks, and support for preserving all types of natural areas. Among the most popular facility types were greenways and trails and nature parks. Priorities for open space preservation included mature forest, areas important for water quality, and unique natural Areas/habitat.

GROWTH AND PRESERVATION CHIP GAME

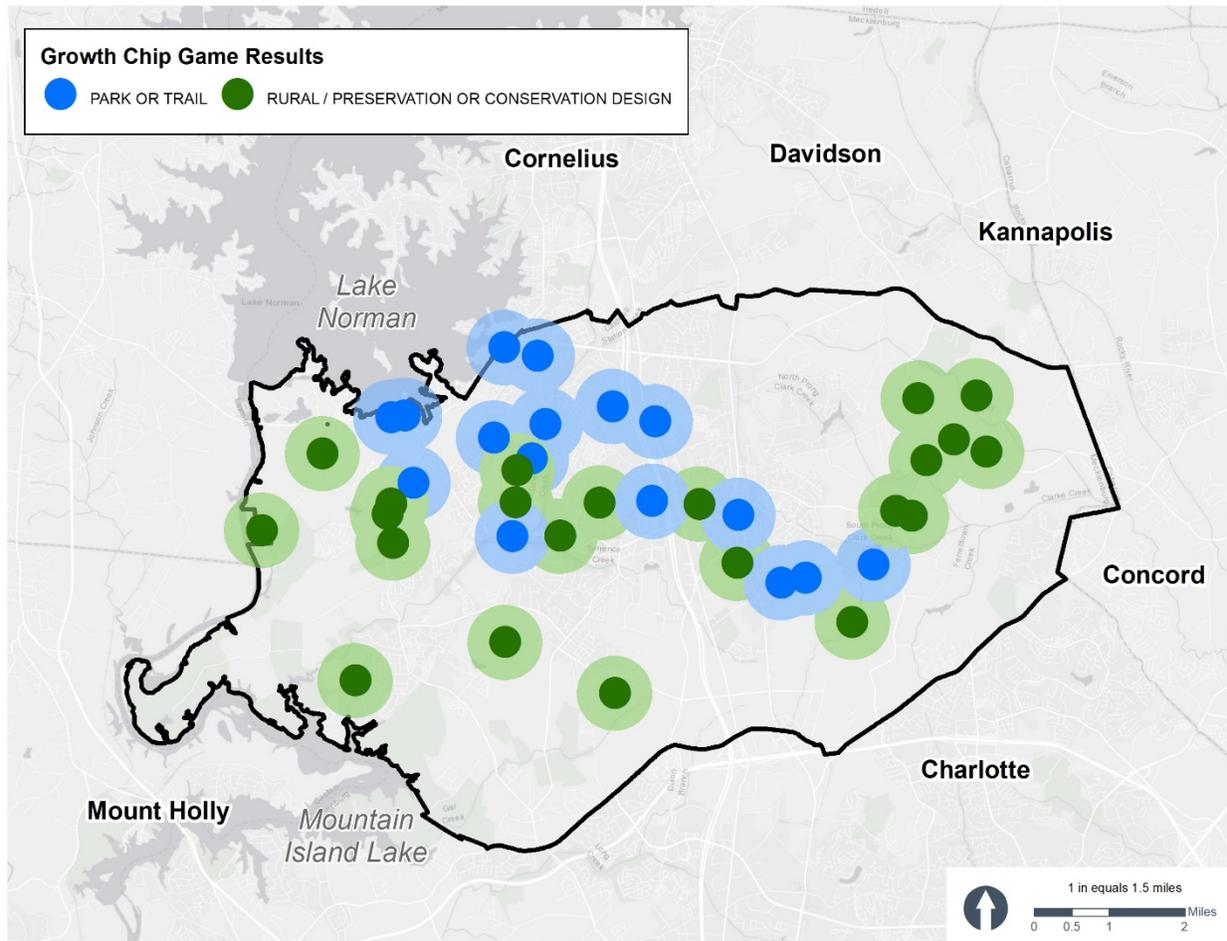
Meeting attendees were able to play the “Growth and Preservation Chip Game”. This activity involved an interactive map where participants could provide input on where different types of new development should go and where the town should encourage preservation.

In general results indicate that participants preferred that mixed-use development and employment concentrated along I-77 and a few nodes along the southern border of the ETJ. Commercial growth was desired downtown, at key exits and along NC 73 and Old Statesville Road (NC 115). Preservation priorities were concentrated in the east and western portions of the planning area. Participants indicated that there were a number of areas where new parks or trails were desired near established neighborhoods.



Growth Chip Results

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▲ Preservation and Parks Chip Results

KEEP/ TOSS/ CREATE

Participants generally spent a while at the Keep/Toss/Create activity, which consisted of a large aerial map of the commercial center of Huntersville and asked participants to put posts on what they want to keep, what they want get rid of, and what they would one day like to see. By using Post Its to make comments, people were able to write about their ideas and provide creative responses. This was a successful activity that garnered a lot of feedback that was more fine-grain than the other activities and was tied to exact locations on the map. The most common responses were for things the community wants to create, indicating that they think Huntersville has a lot of potential. Other common comments:

- Keep (blue Post-its)
 - Legacy neighborhoods
 - Trees
 - Small-town feel
- Toss (pink Post-its)
 - Old/vacant properties
 - Gas stations

- Create (yellow Post-its)
 - Sidewalk and pedestrian connections
 - Greenways
 - Small businesses
 - Bike/ped facilities
 - Transit



Keep / Toss / Create activity ▲

VISION BOARD

Another free-form exercise was the vision board. The 10-foot long board asked the community to use their imagination and write down what their aspirations for Huntersville were in the categories of housing, environment, transportation, economic development, downtown, public facilities, and other. These categories were the focus areas of the 2030 Plan. Once again, there were strong calls for a vibrant downtown, pedestrian facilities, conservation, safe outdoor spaces, and character for the Town. One of the most popular categories was housing, which simultaneously reflected a desire for more affordable housing but also fewer subdivisions.

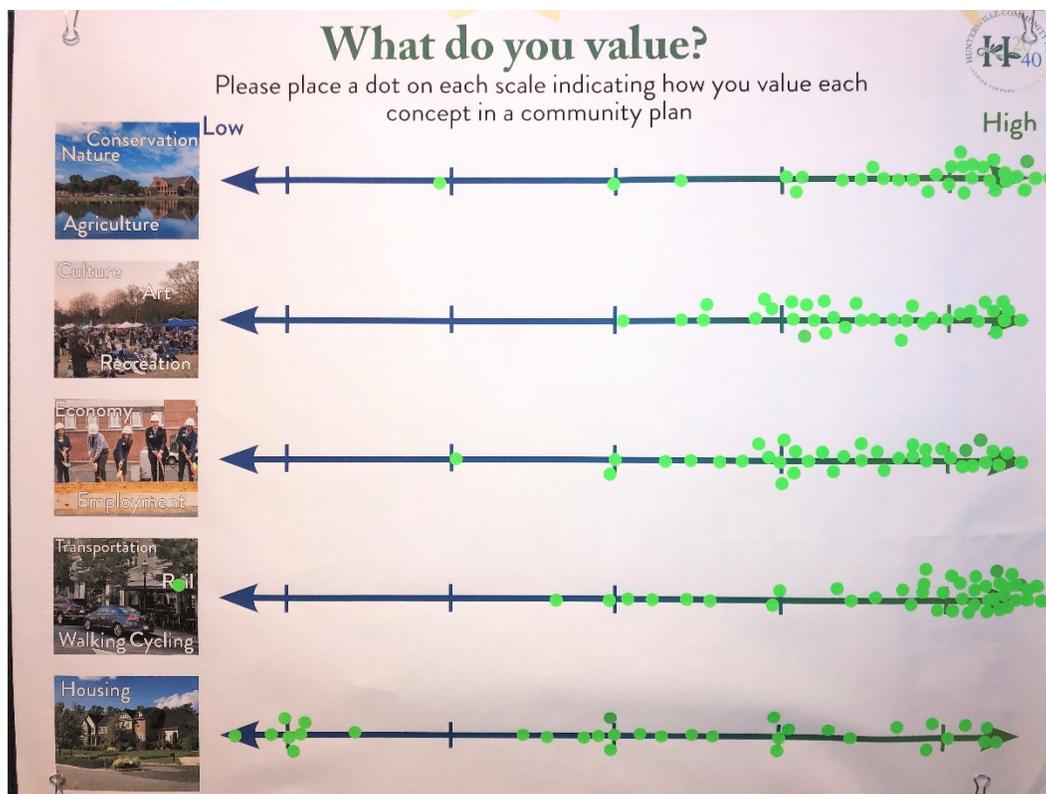
- Housing
 - More affordable housing
 - More workforce housing
 - Conservation design
 - More urban housing and more rural housing, fewer large lot subdivisions
 - Better connect subdivisions to retail
- Environment
 - Keep/create green space

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- Preserve tree canopy
 - More passive nature parks
 - Prioritize air and water quality
- Transportation
 - Street and sidewalk connectivity
 - More sidewalks
 - Better bus service and stop improvements
 - Light rail
 - More bike lanes
- Economic Development
 - Better small business support
 - Continue progress from the last decade
 - Encourage upward mobility
 - Target industries
- Downtown
 - Revitalize downtown
 - Make it walkable
 - Keep/create character through design standards
 - Encourage small businesses and dining
- Public Facilities
 - More greenways and sidewalks
 - Need more social services
 - Better bus system
- Other
 - Preserve naturally occurring affordable housing
 - Create an identity for Huntersville
 - Add more lighting
 - More supportive services / social services

GOALS BOARD

Finally, participants were asked to rank how highly they prioritized the goals for the town that were outlined in the 2030 Plan. These goals were simplified to conservation, culture, economy, transportation, and housing. Responses showed a very high priority for Conservation and Transportation goals. The widest spread of responses was on the housing goal which indicates that additional housing and affordability is a priority for some and not for others.



SUMMARY

The quality and quantity of responses given at the charrette produced a lot of data for staff to analyze as they create the 2040 Community Plan. Feedback received will be reviewed along with the over 1,600 survey responses to date and used to craft the framework for the 2040 Plan to address priorities of residents of Huntersville. The outreach effort will continue, and residents can keep up-to-date on the website (www.huntersville2040.com/) and through town communications.

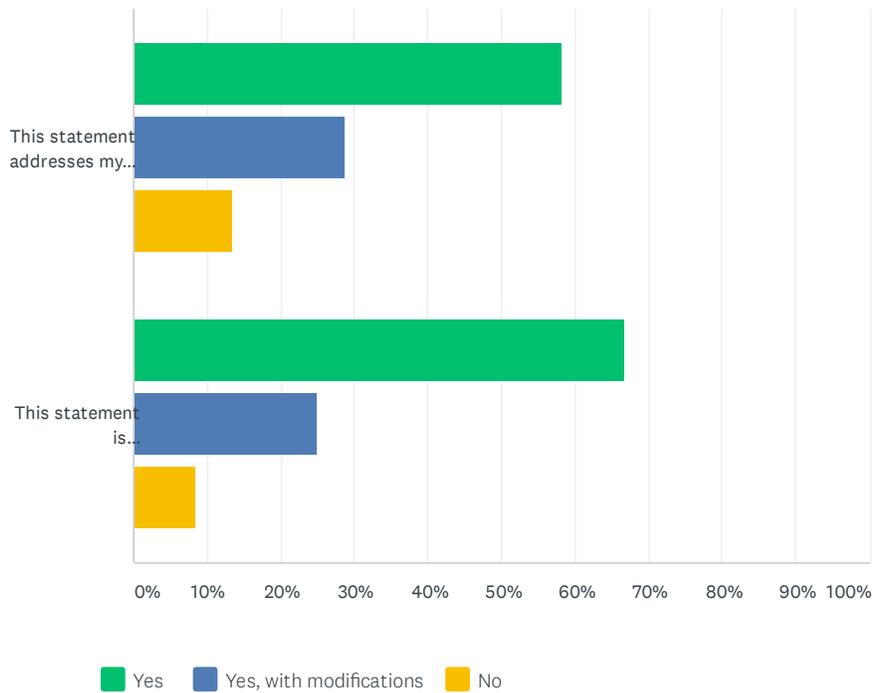
APPENDIX

PUBLIC SURVEY #2 (PLAN FRAMEWORK COMMENT FORM)

This comment form functioned as a second survey and was released with the Draft Plan Framework in June 2020. The survey ran from June 16th to July 1st, 2020. It was distributed and advertised entirely online and had 216 respondents. The results were used to refine the Vision and Goals for the Plan

Q1 Tag Line: "Huntersville, the most livable community in North Carolina." The current draft vision statement is: "By 2040, Huntersville will be a vibrant community that provides attractive options for its residents to live, work, play, and grow. The town is proactive about guiding growth and development and will continue to pursue the highest level of excellence in place making, parks and environmental protection, multimodal transportation, economic development, and quality of life." What is your general reaction to the draft vision statement?

Answered: 210 Skipped: 6



	YES	YES, WITH MODIFICATIONS	NO	TOTAL	WEIGHTED AVERAGE
This statement addresses my concerns	58.10% 122	28.57% 60	13.33% 28	210	1.55
This statement is appropriately ambitious	66.84% 129	24.87% 48	8.29% 16	193	1.41

Q2 Are there modifications that you would suggest? (optional)

Answered: 72 Skipped: 144

1	Huntersville needs to be more pedestrian friendly. Old trashy buildings need to receive warnings for beautification . Roads are too narrow. Trash and garbage trucks are too sloppy. Bermuda grass makes then neighborhood look dead in the fall and winter. Fruit and vegetables are too expensive. Trucks on then highway are a big threat to peaceful driving. There are no rules specifically observed for trucks on city roads or highways.	7/1/2020 12:05 AM
2	I don't know what "place making" means.	6/30/2020 10:48 PM
3	Increased traffic from development is in no way handled properly. Building projects are approved before roads are improved to handle the traffic.	6/30/2020 7:49 PM
4	By 2040, Huntersville will be a vibrant community that provides attractive options for a diverse population of all income levels, all races and ethnic groups to live, work, play and grow. The town is proactive about guiding growth, development and preservation and will pursue excellence in place making, parks and environmental protection, multimodal transportation, social service resources, the arts, health care resources, and economic development."	6/30/2020 6:13 PM
5	Too boiler plate, general statement does not tell anyone who we really are as a community. Are we going to promote manufacturing, small business, build big malls? What type of town do we want to be?	6/30/2020 5:06 PM
6	You have zero parking.	6/30/2020 4:13 PM
7	Add a diversity and inclusion component...perhaps "...attractive options for its diverse residents..."	6/30/2020 2:11 PM
8	Needs to specifically address the enormous amount of new residential housing happening all over town. Rapidly disappearing green space, tree canopy, and wildlife habitat is alarming.	6/30/2020 2:05 PM
9	We need to slow down residential growth until roads and infrastructure can handle the already overpopulated town.	6/30/2020 1:51 PM
10	proper design of roads and traffic patterns to relieve traffic congestion	6/30/2020 1:10 PM
11	Education	6/30/2020 12:38 PM
12	Pursuing growth in Economic Development to encourage Companies and Business to contribute to the highest levels of excellence, which will be beneficial to all of the residents.	6/30/2020 12:20 PM
13	need a focus on economic mobility and affordable housing	6/30/2020 10:29 AM
14	Please protect our rural land in some way	6/30/2020 10:08 AM
15	The statement says nothing to address the town's commitment to diversity and safe living for residents. It is imperative, especially now to make that commitment clear if it exists, which it absolutely should.	6/30/2020 9:58 AM
16	You want environmental protection but all you do is allow more homes and cut down more trees. I don't see the environmental protection in Huntersville	6/30/2020 9:53 AM
17	I think that education should be included as a category in which we will pursue the highest level of excellence.	6/30/2020 9:11 AM
18	We need to protect the land that is not built upon and focus on revitalization... as an example the shopping center that is on the corner of Gilead and Statesville good use a new look and new options. Focus on current structures which leaves the natural areas not developed undeveloped and focuses on our environment.	6/30/2020 7:24 AM
19	Include a comment about welcoming diversity?	6/29/2020 9:53 PM

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the broad bases. While I am confident your goal is to include the primary requests based on the survey results of Huntersville citizens, (transportation, parks, etc.) I am still not clear on what we actually are in 2040? For example, having "multimodal" transportation is a means to what end? Why is this important? Does Huntersville have an identity statement? "By 2040" is a terrible opening that undermines our current community. "By 2040 Huntersville will be a vibrant community that provides attractive options..." Are we not doing all of these things now? The first word in the vision (By) implies that we are catching up to other communities who already provide these services i.e. Cornelius & Davidson. Instead of saying "By 2040", please say "In 2040 we will continue to refine, improve, advance, etc... Could Huntersville figure out a personality to promote? Sounds like we are catching up to other communities who already provide these services. No mention of diversity or inclusion of all lifestyles is going to be a huge missed opportunity. Get with the times please. "Place making" is one word...just a typo for certain. Thank you for listening!

24	state something more specific addressing Huntersville being a premiere pedestrian-centric downtown destination point.	6/29/2020 3:21 PM
25	Place making will not make sense for most. Are there plans to pursue more parks and environmental protections? What would be the multimodal transportation? Quality of life can mean different things to different people. Maintaining some of the natural landscape and open spaces and less crowded schools is very important to many.	6/29/2020 2:17 PM
26	Remove multimodal transportation.	6/29/2020 2:11 PM
27	I think the vision statement should address the issue of connectivity people and communities. Huntersville is currently composed of too many islands of communities without enough connectivity.	6/29/2020 2:10 PM
28	Continually seeing buildings being built right up against the road is not esthetically pleasing. It makes roads feel crowded upon, and poses safety risks to occupants within a building if a car accident were to occur involving crashing into the buildings.	6/29/2020 2:03 PM
29	shorten it a bit	6/29/2020 1:28 PM
30	More emphasis on guided or low levels of growth. We do not need a lot of growth.	6/29/2020 1:12 PM
31	Address education	6/29/2020 12:56 PM
32	Need More public schools	6/29/2020 12:40 PM
33	The word 'continue' is overly generous as we have yet to pursue (much less achieve) anything like the 'highest levels of excellence in place making'. The generic quality of the statement makes it impossible to know if it truly represents an appropriate level of ambition. I hope Huntersville will become truly proactive in guiding growth, but I have yet to see it. As it is now, Huntersville feels like a random hodgepodge of developments with no overarching design and little foresight. I hope the 2040 community plan changes that.	6/29/2020 12:10 PM
34	Transportation issues are so important I think it needs greater emphasis.	6/29/2020 12:02 PM
35	Add in language relative to adapting/including all generations of residents/potential residents, preserving historically appropriate properties, and advancing the rights of property owners to sell undeveloped/underutilized property for fair return	6/29/2020 11:57 AM
36	None	6/29/2020 11:40 AM
37	I would switch out the words "place making" with something like "creating Quality Places". It should read for anyone to be able to understand and "place making" is more of a professional jargon.	6/29/2020 11:38 AM
38	Hopefully there is a little more detail - measurements of success.	6/29/2020 11:28 AM
39	The town will guide growth and development while continuing to pursue the highest	6/29/2020 11:21 AM
40	Well, have heard about plans for a decade. Need action! Traffic is gridlocked on feeder and State roads, way over capacity. More EV charging stations and EV parking.	6/29/2020 11:14 AM
41	Yes. "...Huntersville will be a vibrant multi cultural community that provides welcoming and attractive..."	6/29/2020 11:12 AM
42	More options for Teens 13-18.	6/29/2020 10:59 AM

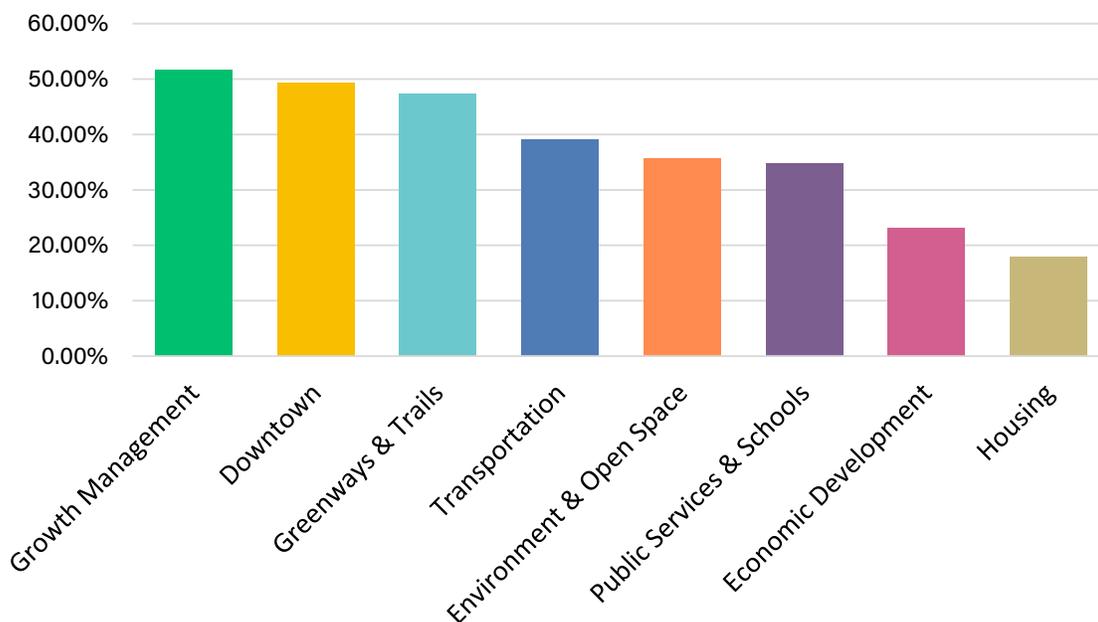
43	Get the Red line done, promote Economic Development to keep taxes low	6/28/2020 12:12 PM
44	This statement says nothing about creating opportunities for racial diversity and growth. Huntersville must take time to look at any out dated or indirectly discriminating policies. Our town needs to be a leader in restorative justice for all citizens.	6/27/2020 6:25 PM
45	Huntersville vision for 2040 includes community integrity with excellent education, open recreation, ease in transportation and a safe environment for all.	6/27/2020 8:59 AM
46	Stop growing. We have definitely lost the small town feeling that we moved here 25 years ago. Roads can't even kept up with all the neighborhoods that are popping up EVERYWHERE ☐	6/26/2020 8:17 PM
47	Yes growth of Huntersville way too quickly and too big is my concern for roads and schools.	6/26/2020 7:04 PM
48	I don't love the "liveable" verbiage.	6/26/2020 3:56 PM
49	The time line is so far out, would love to see the community grow faster than 20 years from now	6/26/2020 8:41 AM
50	For tag line: a) The term "livable" is too generic, vague and unmeasurable. How does anyone know if the vision has been achieved? b) Why does the town have to be compared to others - in NC or anywhere else? c) Why focus only on "livable" if the vision statement also includes work, play and grow(th)? For vision statement: a) What is "place making?" b) Being "proactive" about guiding growth and development isn't as compelling as being thoughtful, deliberate, or better yet, WILLING TO LIMIT growth and development in the interest of other goals like providing attractive options to live and play, environmental protection, quality of life, etc. c) How do you measure the "highest level of excellence" in the items listed?	6/25/2020 4:25 PM
51	Move Rt73 to a new I685. Get Lincoln and Gaston to create jobs.	6/25/2020 12:37 PM
52	I would like to see more diversity and culture in huntersville. We're very vanilla and shopping malls and chain restaurants aren't going to fix that. We need mom and pop restaurants and a vibrant art scene to bring this suburb to life.	6/25/2020 12:23 PM
53	Most "livable" doesn't seem appealing	6/25/2020 6:00 AM
54	What about educational equity?	6/24/2020 8:47 PM
55	The statement should say "...By 2040, Huntersville will be a vibrant community that provides attractive options for its residents at various income levels to live, work, play, and grow". The town is proactive in guiding growth and development that meets the needs of an increasingly diverse population and will continue to pursue the highest level of excellence in place making parks and environmental protection, historical preservation , multimodal transportation, economic development, and quality of life."	6/24/2020 8:43 PM
56	Education- we need new schools especially a high school!!!!	6/24/2020 6:41 PM
57	Not sure what place making means? Wish that diversity and education were included in the statement.	6/24/2020 11:45 AM
58	Focus on walking and sidewalks	6/23/2020 8:03 PM
59	By 2040, Huntersville will be a vibrant community that provides attractive options for its residents to live, work, play, and grow. Pursuing the highest level of excellence, the town will guide growth and development in a way that prioritizes quality of life, green spaces and environmental safety, meaningful economic development, and multimodal transportation.	6/23/2020 3:57 PM
60	I would add that the town is proactive "and judicious" about guiding growth. Better grocery stores (Trader Joe's, Sprouts) while also managing residential development with road and school funding coming from the developer. Also, attracting more business. And let's try to maintain some semblance of a downtown.	6/23/2020 2:56 PM
61	It's wordy. Would red better less passive. Also symmetry would make it flow and be more memorable. Even tag is long. Should just read: Huntersville, the Most Livable Community! (Goal should be beyond NC)	6/23/2020 2:18 PM
62	Should education be mentioned?	6/23/2020 2:16 PM
63	Growth as long as infrastructure is in the plan.	6/23/2020 1:29 PM
64	The statement is ok but the tag line is a miss. I understand the intent of "the most livable" but it reads as "the most average"	6/23/2020 12:49 PM

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65	It's kind of confusing, I wouldn't read that and think wow that's a place I need to live...	6/22/2020 7:29 PM
66	It's very long	6/22/2020 2:44 PM
67	Growth is out of control. The town needs to slow down to protect those who already live here. Traffic is suffocating.	6/21/2020 11:05 PM
68	Action, less discussion. Modification , "we talk a lot, meet a lot, and do nothing." Fix the downtown area, make it attractive to businesses. You should be embarrassed!	6/19/2020 10:00 PM
69	This doesn't make sense to me, "and will continue to pursue the highest level of excellence in place making, parks and environmental protection, multimodal transportation, economic development, and quality of life"	6/19/2020 12:16 PM
70	Maintain the roads and grass which are horrendous! And lights! How about putting lights on the roads?	6/18/2020 6:29 PM
71	I'd like to see something about affordability and being a community that really lives with each other instead of having different incomes in different locations.	6/18/2020 5:15 PM
72	most livable town in North Carolina	6/18/2020 2:10 PM

Q3 What are your top three priority goals?

Answered: 207 Skipped: 9



ANSWER CHOICES	RESPONSES	
Growth Management	51.69%	107
Transportation	39.13%	81
Downtown	49.28%	102
Greenways & Trails	47.34%	98
Environment & Open Space	35.75%	74
Public Services & Schools	34.78%	72
Economic Development	23.19%	48
Housing	17.87%	37
Total Respondents: 207		

Q4 Would you change any goals?

Answered: 67 Skipped: 149

#	RESPONSES	DATE
1	Yes the order of priorities must be reconsidered.	7/1/2020 12:09 AM
2	allow more development along Hwy 73 btwn hwy 115 and Davidson corridor	6/30/2020 7:54 PM
3	Roads to handle the growth that's already approved before more is approved!	6/30/2020 7:52 PM
4	The town should foster housing development for mixed income levels. Use public and private partnerships to provide housing for low income citizens. Dense development should not be limited to one area of our community. All areas of the community should some places/spots of dense growth.	6/30/2020 6:33 PM
5	Would like to see architectural standards in building and strip shopping development.	6/30/2020 5:12 PM
6	Focus of development can include areas outside of "downtown". Town centers similar to Birkdale or corridors with potential restaurants with outdoor patios, breweries or retail are equally important. Maintain discipline in visually appealing development in ordinances and land use planning.	6/30/2020 4:16 PM
7	Dump CMS and go Charter school	6/30/2020 4:13 PM
8	Yes. I don't understand why there is so much focus on downtown. We all know birkdale is our downtown for events, dining, shopping and playing.	6/30/2020 1:54 PM
9	no	6/30/2020 1:12 PM
10	Economic Development: Balance the tax base, encourage entrepreneurship and attract target industries. Hwy 73 corridor from Huntersville to Concord needs to be develop for INDUSTRIES and Commercial Businesses to be able to balance the tax base and attract companies and bring a strong Commerce to the Town!	6/30/2020 12:25 PM
11	Add to transportation - Mass Transit / Rail (6/30/2020 10:32 AM
12	Several of them are quite vague. This may come later but would like to see measurable outcomes of these goals such as how the greenways and trails has been done. It's sets a specific goal.	6/30/2020 10:32 AM
13	Everyone's individual needs drive each of us priorities. It is simply impossible to make everyone happy. But let us stop this uncontrolled growth which brings noise, congestion, and all the problems that comes with high density population.	6/30/2020 10:16 AM
14	Make effort for it to be more difficult for developers to change our zoning for their benefit	6/30/2020 10:09 AM
15	Uh the people? Where is the goal about your actual residents? Make people a priority in this town.	6/30/2020 9:59 AM
16	Separate schools from public services to ensure education focus for funds.	6/30/2020 8:19 AM
17	No	6/29/2020 8:28 PM
18	No...let's get moving with retail and restaurants in Bryton.	6/29/2020 7:44 PM
19	Public safety	6/29/2020 7:22 PM
20	No	6/29/2020 6:19 PM
21	Huntersville needs to come to terms with itself and publicly promote diversity and inclusion. This is where our country is going and our youth is focused on for the future. Distinguish yourself/ourself as a safe haven for humanity. Thank you!	6/29/2020 5:07 PM
22	Push for having north meck and Hopewell be held responsible and fix their issues. Our property values are being affected vastly because of the school we are districted to.	6/29/2020 3:35 PM
23	Have developers new subdivisions/commercial properties pay for infrastructure expansion. This is what was done in South Florida to widen roads and build schools.	6/29/2020 2:24 PM
24	Growth Management - central core does not need more growth. Concentrate on improvements for those in the central core.	6/29/2020 1:15 PM
25	No	6/29/2020 12:57 PM

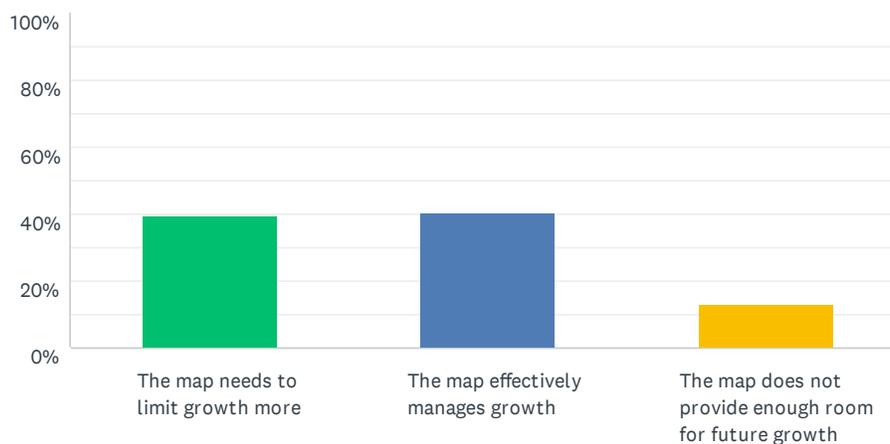
26	No	6/29/2020 12:45 PM
27	Interconnected neighborhoods aren't good for quiet lifestyles. Too much traffic cut-throughs. I understand the needs of emergency vehicles. But hard to find a peaceful neighborhood that isn't grandfathered in.	6/29/2020 12:44 PM
28	We need better traffic flow around town.	6/29/2020 12:33 PM
29	All development/redevelopment should prioritize improving the aesthetic beauty, openness, and accessibility of Huntersville. This is especially true (and more challenging) in higher density areas. Establishing high design standards and maintaining strict adherence to long term planning is necessary in achieving anything like the goals presented in the vision statement.	6/29/2020 12:24 PM
30	Growth should be spread out throughout the town. High density living is not what people in a town look for.	6/29/2020 12:14 PM
31	1. Revisit the central core definition to include the new "Super Road" of NC 73 though with definition more directly along the route and not the wider definition applied to I-77 corridor 2. Given we do not control the schools, can it reasonably be one of our core goals?	6/29/2020 12:01 PM
32	No. Thanks. Good to see these are measurable and actionable. Sorry for my statement on the previous page	6/29/2020 11:32 AM
33	No	6/29/2020 11:21 AM
34	Add Sporting & Recreation Facilities	6/29/2020 11:19 AM
35	Down town cannot be revived without removing gas station (Gilead/Old Statesville Rd) to beautify. Town should purchase and demolish! Build another "Discovery Center" with shops, restaurants, condos, underground parking, etc.	6/29/2020 11:19 AM
36	Greenways & Trails - if I am not mistaken the Greenway, Bikeway Commission recently recommended, to the Town Board, an update to their vision/goal	6/29/2020 11:02 AM
37	No- but would add that a goal of being able to walk to anywhere commercial (grocery stores, Rosedale Commons, Target and Marshall's shopping centers etc.) should be an option.	6/29/2020 11:01 AM
38	No	6/29/2020 10:59 AM
39	More Charter Schools	6/28/2020 12:13 PM
40	Growth management should be more inclusive. If the town of Huntersville truly wants to grow, then it is not appropriate for the goal to be centered towards the core. What good will it do to have a great downtown area but under funded neighborhoods or unattractive spots all over the town?	6/28/2020 9:39 AM
41	Work to reduce class sizes and increase teacher pay to attract more experienced professionals	6/27/2020 6:30 PM
42	Eliminate walkable housing and public transportation.	6/27/2020 2:19 PM
43	destination (a reason to come to Huntersville) ie like DPK. we don't need a gas station in the middle of our city center.	6/27/2020 9:01 AM
44	Leave CMs schools alone. Not all of us want community charter schools	6/26/2020 9:45 PM
45	Growth moratorium for 3 years or until you can get the roads to where they can handle it.	6/26/2020 8:20 PM
46	I think housing has already taken off and is blooming so need to continue that, but start brining other things to the town	6/26/2020 8:42 AM
47	We need to get golf carts on the road that will pass dot they will go 45 mph all lights work and no co2 it runs on battery or power cell if you need a video or go to YouTube and look up cars under 1000.00 us dollar	6/26/2020 8:18 AM
48	For Greenways & Trails, I would suggest setting a target X miles of continuous interconnected trails rather than 30,000 residents. Some neighborhoods have a greenway trail that is a glorified sidewalk around their perimeter. I think making the greenways all connect would also help with the transportation goal.	6/26/2020 8:16 AM
49	Roads	6/25/2020 9:55 PM
50	Stop housing west of Rt 73. Protect watershed to the Charlotte water intake. Save the trees.	6/25/2020 12:37 PM

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51	alleviate traffic issues with infracture that matches the boom here	6/25/2020 12:14 PM
52	Yes. Promoting more density at the core is an undesirable proposition for most residents currently living in Huntersville's core area. I believe high density places should occur throughout all areas of Huntersville.	6/24/2020 8:58 PM
53	No	6/24/2020 8:48 PM
54	Don't think that community schools is a priority. More about quality of schools for a diverse population. Also don't mind growth in less populated areas to allow for less traffic.	6/24/2020 11:46 AM
55	All of these goals should be priority in order to reflect a vibrant and growing community.	6/23/2020 8:04 PM
56	No	6/23/2020 2:54 PM
57	I'm hoping to see HWY 73 as a major economic/commercial growth area with higher density.	6/23/2020 2:19 PM
58	Growth management through the city boundaries needs to be tightened.	6/21/2020 11:06 PM
59	Less talk more action. Why are we working on a 2040 goal when we never met the 2020 goal. Complete waste of time. Sending everyone on a planning retreat? You should be embarrassed about how you have planned and planned with very little action.	6/19/2020 10:02 PM
60	NO	6/19/2020 12:17 PM
61	Reducing population pressure. Bigger lots with smaller but higher quality houses.	6/19/2020 8:58 AM
62	I'm not sure that I understand why school are on the list when it isn't much in the control of the town. Maybe because you need to reserve some land for schools (is that even possible?)	6/18/2020 5:17 PM
63	no	6/18/2020 2:11 PM
64	Broader Roads	6/17/2020 11:11 PM
65	#s 1, 2, 3, 5, 6 and 8 will never happen.	6/16/2020 7:10 PM
66	Make plans and goals less ambiguous. Currently many policies can be used to support any position.	6/16/2020 7:09 PM
67	I think you're missing two goals: Sense of Place and Historic Preservation. Rigorous architectural standards and design controls help create and enhance a sense of place. Neighboring communities have an architectural review board. The town would benefit from enhanced design standards and an ARC board. Also, historic preservation... H'ville has a rich history that's largely ignored (specifically with our African-American community). Exploring a local historic district designation could be helpful.	6/16/2020 6:13 PM

Q5 What is your general reaction to the draft Future Land Use Map and Character Areas?

Answered: 155 Skipped: 61



ANSWER CHOICES	RESPONSES
The map needs to limit growth more	39.35% 61
The map effectively manages growth	40.65% 63
The map does not provide enough room for future growth	12.90% 20
TOTAL	155

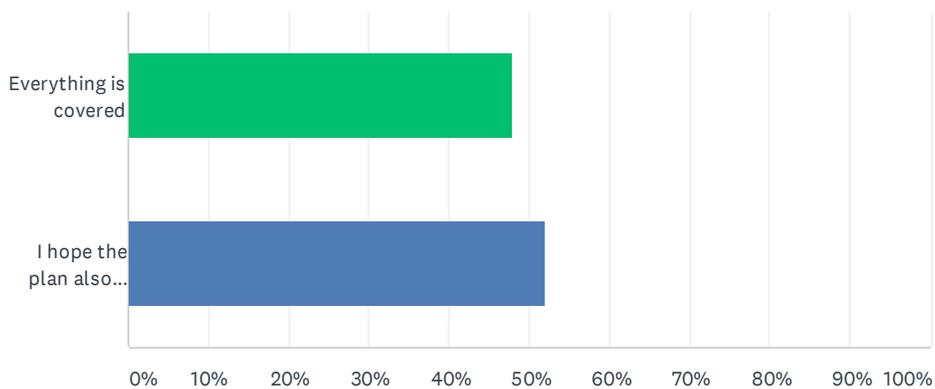
#	OTHER (PLEASE SPECIFY)	DATE
1	The growth density in areas like Birkdale and other Town Core areas is too high, traffic is already a significant problem there and it needs to be balanced out more as well as adjustments to roadways to relieve pressure.	7/1/2020 11:19 AM
2	The roads are not designed to accommodate the growing population.	7/1/2020 12:14 AM
3	Cannot comment as I had a hard time seeing the map.	6/30/2020 10:36 PM
4	Too many houses per acre. Too many apartments. Too much mixed use. No affordable housing available.	6/30/2020 7:54 PM
5	I do not have enough inflammation to judge at this time.	6/30/2020 5:15 PM
6	There needs to be more conservation of open areas.	6/30/2020 1:56 PM
7	Look allow more growth but consider transportation and walkability.	6/30/2020 1:56 PM
8	The Corridor along 73 needs to be developed for Commercial. More Economic Development, More Commerce, More Industries, More Entrepreneurs, Balance Tax.	6/30/2020 1:20 PM
9	Growth should not exceed road and traffic planning. Roads should not lag behind growth of new neighborhoods and retail space.	6/30/2020 1:15 PM
10	Seems to be excessive use for activity centers?	6/29/2020 7:31 PM
11	Maintain rural, rustic look and feel of being away from the hustle and bustle of city living. Keep that southern country feel that drew me here in the first place. Leave more room for the trees.	6/29/2020 6:36 PM

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#	OTHER (PLEASE SPECIFY)	DATE
12	Continually seeing buildings being built right up against the road is not esthetically pleasing. It makes roads feel crowded upon and poses risks to occupants within a building if a car accident were to occur involving crashing into the buildings. Repeated comment from previous questions.	6/29/2020 2:11 PM
13	Emphasis should be on improving quality of life for present residents and not on adding more people. People like a Huntersville because it is a nice community. Growth will only take away from why people live here.	6/29/2020 1:18 PM
14	Transportation really hasn't been heavily addressed other than by car? Bikes, and Rail totally limited.	6/29/2020 1:11 PM
15	Please include metrolina greenhouse as an employment center	6/29/2020 1:07 PM
16	It's difficult to know without more detailed information.	6/29/2020 12:34 PM
17	Map and definitions fail to address congregate housing, fails to address the change on NC 73 from 2 land road to a new "Super Road", creates an extremely small activity center at McElwaine and Beatties Ford where no activity currently exists and does not include the area down past Hambright where additional school and activities are being developed	6/29/2020 12:14 PM
18	Town staff and Board need to define "growth" and establish POLICY re: whatever area and density limits are appropriate for us...and not be swayed by residential or commercial development pressures, or needs to expand tax base to "keep up with costs".	6/29/2020 11:44 AM
19	could not open, kept spinning	6/29/2020 11:40 AM
20	I would like to see more walk ability areas concentrated up and down US 21. Also some open space WITHIN the town core.	6/29/2020 11:24 AM
21	More focus on what is already here - improve.	6/29/2020 11:21 AM
22	Most of the good developable land has been used up, large areas of have been environmentally protected which is a good thing, remainder of land has poor topography bad locations and bad soils making them impossible to develop. Population growth is wildly over estimated for the above reasons, limiting the growth on remaining land will drive the prices up for all Development, of course that might be what those you already live here want, but it will drive the cost of living up also. With \$500,000,000 of DOT projects coming transportation coming, if you do not allow some growth maybe they will take some of it away!! Even now employers are struggling to find works because because there is not affordable Appartments and housing.	6/28/2020 12:38 PM
23	but i am not an expert at this kind of thing	6/25/2020 12:16 PM
24	Can't view/ open map link	6/23/2020 2:59 PM
25	Activity Center's along Hwy 73 need to be much larger. Hwy 115 is now almost built out with commercial.	6/23/2020 2:23 PM
26	I was not able to open the file.	6/23/2020 12:52 PM
27	I'm not really sure if it limits or manages growth. It's nice to have access to more rural spaces, but if I am always stuck in traffic in that middle area, will I ever even see it?	6/18/2020 5:44 PM
28	More Open Spaces around downtown	6/17/2020 11:15 PM
29	The map is fine. The results of decisions frequently do not reflect the plan. Approval of plans opposed by both the staff and the Planning Board to allow unlimited density in the Rural zoning serve to tell the citizens the plans are basically worthless.	6/16/2020 7:21 PM
30	Limit growth / residential development towards along Hambright and McIlwaine. Preserve tree canopies in these areas. Beatties ford and the other roads with farms and horses make this area so beautiful. Love the idea of making the western side a green zone attraction/ it already is with rural hills and latta.	6/16/2020 6:39 PM
31	Land use is good. But how does the transportation network support this? The two go hand in hand.	6/16/2020 6:18 PM

Q6 a. Is there any topic or priority that was missing and needs to be addressed more directly in the community plan?

Answered: 150 Skipped: 66



ANSWER CHOICES	RESPONSES	
Everything is covered	48.00%	72
I hope the plan also addresses...	52.00%	78
TOTAL		150

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#	I HOPE THE PLAN ALSO ADDRESSES...	DATE
1	Specific details on education (schools) and connectivity (internet) for the community. Specifically internet options across the town as a whole are a poor selection at a high price.	7/1/2020 11:19 AM
2	The narrow roads, the trash service, the dead environment during cold season does not match the green state of NC, allude to Bermuda grass. Adequate walkways are nonexistent.	7/1/2020 12:14 AM
3	Need to pay particular attention that additional traffic is not dumped into existing neighborhoods by either 1) commercial development or 2) new adjacent neighborhoods	6/30/2020 11:02 PM
4	further commercial development along hwy 73 corridor	6/30/2020 7:56 PM
5	Less density. Affordable homes.	6/30/2020 7:54 PM
6	Maintaining, upgrading or expanding road infrastructure. Will the infrastructure's capacity meet current and future demands?	6/30/2020 7:17 PM
7	I do not have enough inflammation to judge at this time.	6/30/2020 5:15 PM
8	Right now the "gateway" to West Huntersville via Gilead road is missing huge potential from the large swath of land from the former Gilead restraightening. Currently this is a corridor of overgrown weeds. As the road is widened here please consider incorporating a visually appealing amenity such as stone lined gateway to the intersecting greenways and creek via a parking lot, fountains and open space area similar to the sugar creek greenway amenities in midtown.	6/30/2020 4:22 PM
9	Charter Schools.	6/30/2020 4:15 PM
10	More preservation of green space, tree canopy, habitat.	6/30/2020 2:12 PM
11	Limiting growth	6/30/2020 1:56 PM
12	Sidewalks. I live in arbormere. We are isolated because of no sidewalks on gilead.	6/30/2020 1:56 PM
13	The Corridor along 73 needs to be developed for Commercial. More Economic Development, More Commerce, More Industries, More Entrepreneurs, Balance Tax....equals a higher quality of LIFE!	6/30/2020 1:20 PM
14	topics I have pointed out above	6/30/2020 1:15 PM
15	Light rail extension, greenways,	6/30/2020 12:48 PM
16	I don't think the schools were addressed enough. Need more clarification of goals for the schools and the needs we currently have and will continue to have based on further growth.	6/30/2020 10:42 AM
17	Train Stops Future Greenways	6/30/2020 10:34 AM
18	I do not have any expertise nor knowledge to be of a position that is everything would be covered.	6/30/2020 10:22 AM
19	How zoning change requests become more restricted	6/30/2020 10:10 AM
20	Traffic flow - particularly 115/21	6/29/2020 9:55 PM
21	Again, no mention of public safety such as police and fire services. What are the plans for expanding these services as the population grows?	6/29/2020 7:31 PM
22	diversity and inclusion as mentioned.	6/29/2020 5:11 PM
23	remnants of past suburban sprawl - move the library back to the downtown development area so it is a walkable destination. Right now it is accessible only by car and is in a terrible location. Also Police Station. See Cornelius and Davidson Libraries as examples.	6/29/2020 3:26 PM
24	future expansion costs	6/29/2020 2:25 PM
25	Affordable housing, green spaces open to the public	6/29/2020 1:56 PM
26	Public transportation (I.e. light rail)	6/29/2020 1:40 PM
27	Bike lanes, bike-friendly sidewalks, greenway growth and inter-connectivity	6/29/2020 1:32 PM
28	Rail, Bus and Bikes.	6/29/2020 1:11 PM

29	How close buildings are to be built next to the street. Different building uses may be better off set back further from the street than others. Ex schools	6/29/2020 1:07 PM
30	Green ways, side walks, and maintaining the rural aspect that gives the town its character.	6/29/2020 12:56 PM
31	More residential areas that aren't interconnected in so many ways.	6/29/2020 12:55 PM
32	flexibility to be creative in zones	6/29/2020 12:48 PM
33	A full police staff to provide the best safety and security for the citizens.	6/29/2020 12:34 PM
34	I'd like to see specific, detailed plans for the downtown area. The potential is terrific, but I fear there simply isn't sufficient motivation (or resources) to achieve anything like its full potential. As of now, with a few notable exceptions, it's an unfortunate mess.	6/29/2020 12:34 PM
35	Are we getting the light rail?	6/29/2020 12:28 PM
36	Congregate living, NC73 super road change from 2 lane historically "rural" character	6/29/2020 12:14 PM
37	See above comment.	6/29/2020 11:44 AM
38	PROTECTION OF OUR REMAINING RURAL LANDS: AS THE AVAILABLE DEVELOPABLE LAND SHRINKS IN MECKLENBURG COUNTY, AND IT'S MUNICIPALITIES, THE RURAL PROPERTY AVAILABLE IN HUNTERSVILLE HAS BECOME HIGHLY COVETED. DEVELOPMENT IS COMING - WE CAN'T STOP IT AND WE SHOULDN'T; ALTHOUGH, WE SHOULD MAKE EVERY EFFORT TO ENSURE THAT DEVELOPMENT IS DONE TO THE BENEFIT OF THE PEOPLE AND THE ENVIRONMENT FOR THOSE WHO ARE NOT YET HERE.	6/29/2020 11:37 AM
39	Safety & security, law enforcement	6/29/2020 11:30 AM
40	Greenways and future roads	6/29/2020 11:29 AM
41	Sporting Fields & Facilities / Parks	6/29/2020 11:26 AM
42	Sidewalks and trails up and down US 21 so people can ride walk to stores instead of walking on the road. Also some connectivity getting from east of 77 to west off 77. Especially Gilead road. I would like to see a town that limits the need to drive a car.	6/29/2020 11:24 AM
43	Youth/children - schools, sports, parks, recreation.	6/29/2020 11:21 AM
44	Sidewalks from neighborhoods to shopping and trails/greenways	6/29/2020 11:02 AM
45	Popular Tent and 73 is designated as a employment center it is to far from mass transit and interstates.	6/28/2020 12:38 PM
46	Racial equity, police training, and balanced budgeting policies that seek to expand public services related to 911	6/27/2020 6:32 PM
47	more roads to connect busy areas	6/27/2020 9:04 AM
48	Roads!!!!	6/26/2020 8:21 PM
49	Get electronic cars on the the road asapif you need the video	6/26/2020 8:33 AM
50	It was covered, but I would really like to see a bigger emphasis on making Huntersville more cyclist friendly.	6/26/2020 8:18 AM
51	Road widening	6/25/2020 9:56 PM
52	Light rail, pubic transportation	6/25/2020 2:50 PM
53	Transportation options for going downtown	6/25/2020 2:16 PM
54	Affordable housing options	6/25/2020 1:14 PM
55	Lack of schools for a rapidly growing area. Get Huntersville to remove itself from Charlotte's influence on Mecklenburg County.	6/25/2020 12:41 PM
56	How we will do more within the limited space effectively. Traffic is already horrific near Birkdale village at certain times of the day so what are we doing to alleviate it?	6/25/2020 12:27 PM
57	Adding crosswalks across 115 and 73 in all directions and providing a complete sidewalk or trail	6/25/2020 12:23 PM

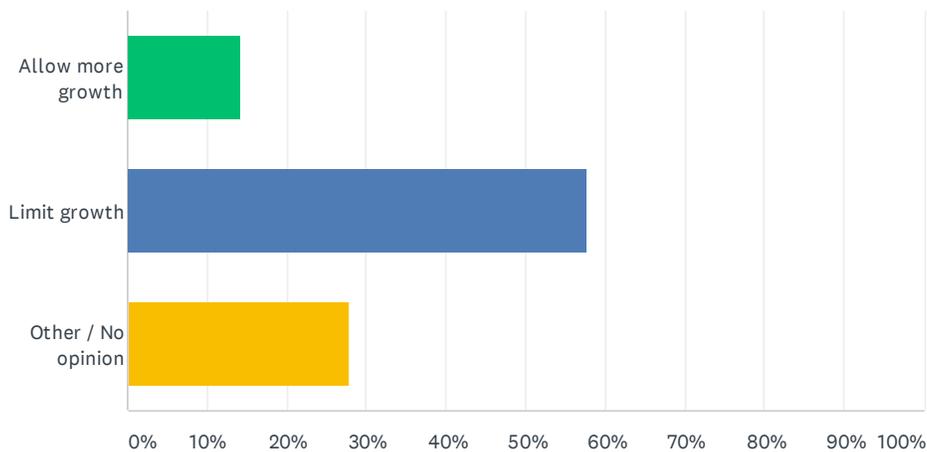
APPENDIX

connecting to N. Meck park. Ideally, it would be nice if the neighborhoods (Hampton Ridge, Cambridge Grove, Hamptons, and Greenfarm) could have a sidewalk along 115 to N.Meck park next to CVS. Providing such sidewalks will provide safer way for people walking to Primal or to the Ice Cream Sandwich place.

58	what I mentioned before - the traffic is a beast because the roads do not accommodate the huge growth, especially like exit 23 road	6/25/2020 12:16 PM
59	walk and bike ability	6/24/2020 9:34 PM
60	The potential growth along NC 73	6/23/2020 8:07 PM
61	I'd like to see sidewalks along the entirety of major North-South roadways (21, 115, even Beatties Ford) and East-West roads (Gilead, Stumptown, Sam Furr) with sidewalks AND bike lanes. We cannot get out of our neighborhoods to get to another neighborhood, a park, Target - anywhere - without great risk of injury, or having to bike/walk with the snakes.	6/23/2020 3:10 PM
62	People will not move to Huntersville if there are clusters of inexplicable high cancer risk. This still needs an explanation & assurances this will not happen again.	6/23/2020 2:59 PM
63	Saving as much of Huntersville historic pass as possible.	6/23/2020 2:23 PM
64	clearer understanding of public transportation zones	6/23/2020 1:33 PM
65	Politics and how the town of Huntersville does nothing to impact growth in the downtown while other local community downtown areas are thriving. Do your job and advocate. A parking lot?????that is the solution for growth...get out of here.	6/19/2020 10:04 PM
66	Road expansion. For example, Asbury Chapel road is extremely busy in the morning. With plans to add a subdivison off of Asbury Chapel between Hus McGinnis and Autumncrest, traffic will be a nightmare.	6/19/2020 12:22 PM
67	Bigger lots (more privacy and less noise) and higher quality, smaller houses.	6/19/2020 8:58 AM
68	A better groomed and maintained Huntersville. It currently looks dirty and abandoned.	6/18/2020 6:31 PM
69	Affordable housing policies - can we require developers to have mixed types of housing in neighborhoods so that we don't have concentrations of income levels in neighborhoods and schools	6/18/2020 5:44 PM
70	recruiting new fun business to town that provide recreational activities for families and active adults. Currently we have to travel outside of Huntersville to do fun activities.	6/18/2020 2:12 PM
71	S Old Statesville Road development	6/17/2020 11:15 PM
72	The goal to influence transportation plans needs structure or clarification. How can the town or its citizens influence transportation planning when the NCDOT ignores such input. Examples include: the 73/BFR intersection where the new design fails to meet the needs. Previous commissioner Danny Phillips clearly pointed out the weaknesses in the design but the comments fell on deaf ears. Including a recommendation on how the town could drive better transportation design in the plan would be helpful. Perhaps consider greater emphasis on the town contributing to design and construction with the NCDOT refunding part or all of the costs.	6/16/2020 7:21 PM
73	Badly needed infrastructure to support current population, as well as all the growth the town is planning on approving. We need to stop building until the infrastructure can catch up. We've been behind in road improvements for 20+ years.	6/16/2020 7:13 PM
74	A community gathering place which includes a splash pad.	6/16/2020 7:09 PM
75	connecting residents to cultural resources like Latta Plantation, Rural Hill, Lake Norman. The Mooresville to Charlotte Trail makes it on the maps but there seems to be no actual activity/initiative to build it.	6/16/2020 6:36 PM
76	encourage flexibility with site specific design needs. ie housing types, attached vs detached, activity centers etc. try to not legislate how these are specifically designed. allow flexibility to suite the need	6/16/2020 6:30 PM
77	density within each of the smaller categories.	6/16/2020 6:22 PM
78	Improved design rigor. Greenway connectivity and requirements (developers should be building greenways, not just giving easements), complete streets, affordable housing, multi-modal transportation options, watershed, tree canopy, historic preservation.	6/16/2020 6:18 PM

Q7 How should the adopted Land Use Plan be changed? [View plan here](#)

Answered: 147 Skipped: 69

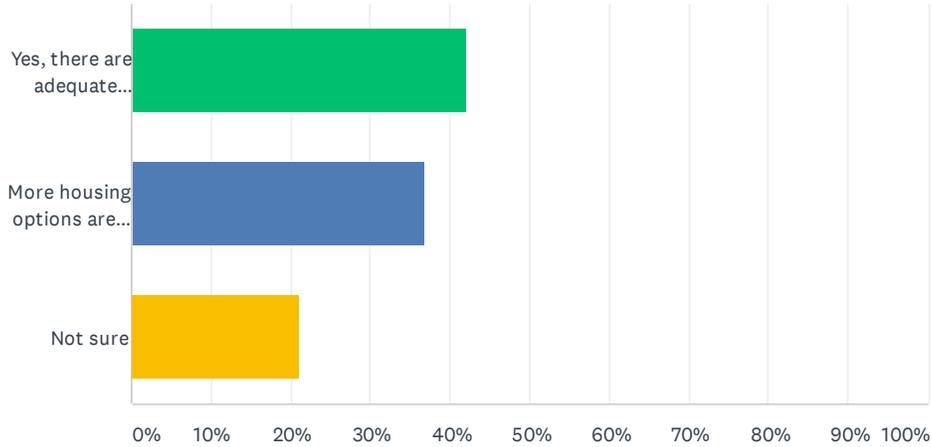


ANSWER CHOICES	RESPONSES	
Allow more growth	14.29%	21
Limit growth	57.82%	85
Other / No opinion	27.89%	41
TOTAL		147

APPENDIX

Q8 How much do you agree with this statement: "Huntersville has housing options that will serve my needs and/or my children as we grow older"?

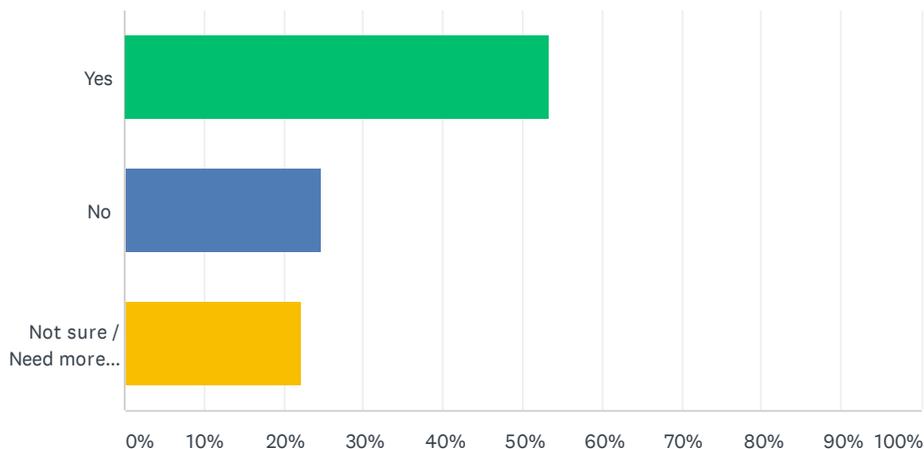
Answered: 152 Skipped: 64



ANSWER CHOICES	RESPONSES	
Yes, there are adequate housing options for older people and young people in town	42.11%	64
More housing options are needed	36.84%	56
Not sure	21.05%	32
TOTAL		152

Q9 Should the Town still plan for future commuter rail even though the railroad would have to change its policies, and it may only be a long term option?

Answered: 154 Skipped: 62



ANSWER CHOICES	RESPONSES	
Yes	53.25%	82
No	24.68%	38
Not sure / Need more information	22.08%	34
TOTAL		154

APPENDIX

PUBLIC SURVEY #3 (DRAFT PLAN SURVEY)

The third survey allowed residents to review the entire draft plan and comment on it before the plan’s final release. It ran from August 22nd to September 21st, 2020 online and in the newsprint version of the plan that was distributed all over town. It had 395 participants and the results were used to refine the Plan’s recommendations.

Project Engagement

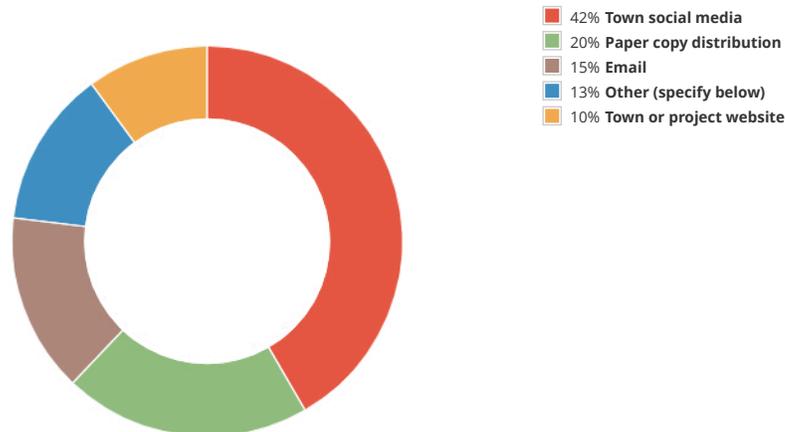
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
897	395	5,788	560

1. How have you been involved in the 2040 Community Plan Update so far? (check all that apply)

60%	No involvement so far	219 ✓
30%	Survey 1 - Huntersville Community Survey	110 ✓
19%	Watched an online public meeting or a steering committee meeting	68 ✓
13%	Attended a public meeting	48 ✓
10%	Survey 2 - Plan Framework Comment Form	36 ✓
3%	Attended stakeholder interviews or the walking tour	10 ✓

366 Respondents

2. How did you hear about this survey?



376 respondents

How did you hear about this survey - other

Huntersville 2040 plan mailed to our home. The community survey , I think I heard about it on Nextdoor
29 days ago ⊕ 4 Agree

Thank you so much for sending out the paper copy. Very impressive!
29 days ago ⊕ 2 Agree

Town of Huntersville paper
one month ago ⊕ 2 Agree

Newspaper
24 days ago ⊕ 1 Agree

Town plan
28 days ago ⊕ 1 Agree

HOA President sent it to residents along with 2040 community plan.
29 days ago ⊕ 1 Agree

2040 paper copy
one month ago ⊕ 1 Agree

Huntersville 2040 plan newspaper
one month ago ⊕ 1 Agree

Huntersville paper
one month ago ⊕ 1 Agree

Facebook
one month ago ⊕ 1 Agree

I received a copy of the 2040 community plan in the mail today
one month ago ⊕ 1 Agree

Shared on facebook
8 days ago

Facebook
8 days ago

Facebook
9 days ago

Post on Facebook
9 days ago

APPENDIX

everyone from 115 to 21 except for 2 people have been trying to stop :
your stupid plan for apartments between hillcrest and
greenway
9 days ago

NextDoor
10 days ago

Stacy Phillips!
10 days ago

Nextdoor web site
10 days ago

FB and next door
10 days ago

Huntersville 2040 plan mailed to our home.
10 days ago

Facebook group and next door
11 days ago

Newspaper
12 days ago

Nextdoor
12 days ago

Facebook
13 days ago

Nextdoor.com
13 days ago

At end of draft plan distributed in newsprint
13 days ago

Also received a FB notice after seeing it on the town website.
16 days ago

Attending Town Board meetings
18 days ago

Email
18 days ago

Newspaper
18 days ago

Draft delivered to my house. Received email
18 days ago

Nextdoor
18 days ago

Neighbors
18 days ago

The Herald Newspaper
18 days ago

a paper copy was dropped in my driveway
19 days ago

Twitter and Facebook are my go-to sources for Town information.
20 days ago

Twitter and Facebook are my go-to sources for Town information.
20 days ago

Paper distribution
25 days ago

Facebbok
26 days ago

Twitter
26 days ago

huntersville 2040 community plan
27 days ago

delivered with the LKN Citizen - thanks
29 days ago

In mailbox
29 days ago

Facebook
29 days ago

Huntersville Herald
one month ago

thanks for sending in newspaper style - i would have never known!
one month ago

Huntersville Herald
one month ago

Huntersville paper
one month ago

Nextdoor app
one month ago

Lake Norman Herald
one month ago

Lake Norman Herald

Other community members

9 days ago

Someone's FB post

9 days ago

Mom group on Facebook

9 days ago

Stacy phillips

9 days ago

Friend

9 days ago

nextdoor

10 days ago

Next door

10 days ago

Facebook

10 days ago

Neighbor

10 days ago

Commissioner's post

10 days ago

Social media

10 days ago

Friend's social media post

11 days ago

Next-door

11 days ago

Neighborhood app

11 days ago

Next door

11 days ago

Nextdoor

12 days ago

facebook

12 days ago

Neighborhood Website

13 days ago

15 days ago

Nextdoor

15 days ago

Nextdoor Feed

16 days ago

Nextdoor News Feed

16 days ago

Nextdoor

18 days ago

Word of mouth

18 days ago

Next door app

18 days ago

Nextdoor

18 days ago

Neighborhood site

18 days ago

A family member shared the information

18 days ago

A commissioner's Facebook page

18 days ago

word of mouth

21 days ago

Huntersville 101 classes

25 days ago

Nextdoor

25 days ago

Nextdoor

28 days ago

Lake Norman media group news article

29 days ago

Draft Plan via newspaper

29 days ago

Neighborhood social media

one month ago

APPENDIX

Neighborhood social media
one month ago

Town Post on Nextdoor App
one month ago

Read a LKN Publications article that linked to the Huntersville2040 website.
one month ago

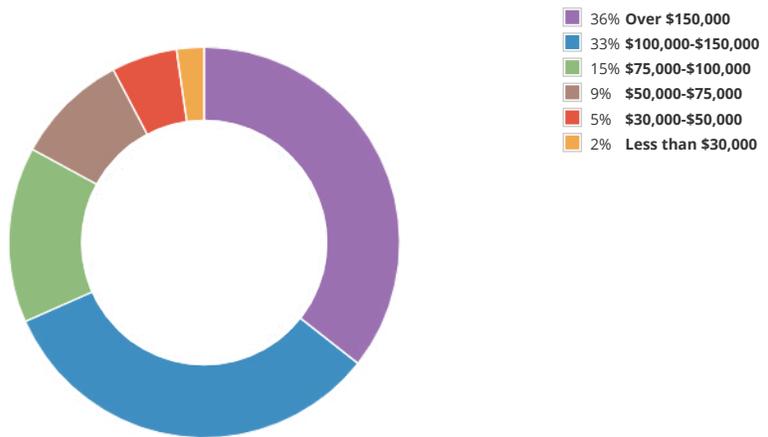
Twitter post
one month ago

Google
one month ago

A friend
one month ago

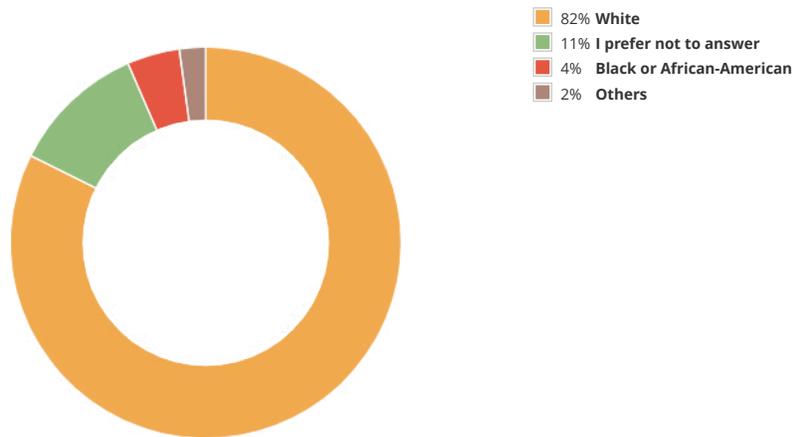
Lake Norman Citizen
one month ago

3. What is your annual household income?



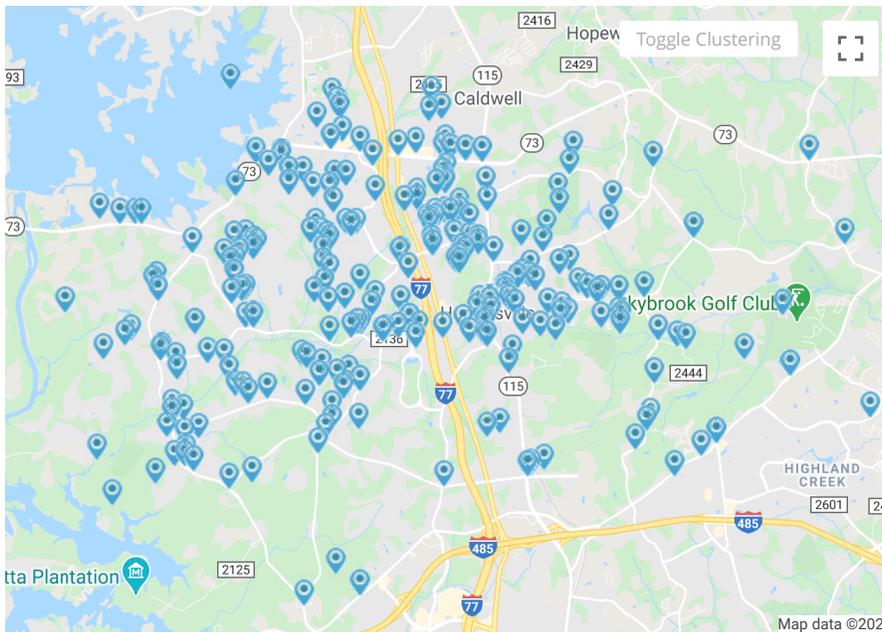
351 respondents

4. What is your race/ethnicity?



368 respondents

5. If you live in Huntersville, please use the map below to mark the nearest CROSS STREETS (not actual location) where you live. Start by entering the primary street in the first box.



6. Please write one thing you liked about the draft 2040 Plan

I don't like anything about the draft. It's gentrification, just because my family doesn't make what you think we should we should not have to give up our home and land we have had for over 40 years. I will fight you every step of the way! NO to 2040

21 days ago

6 Agree

Lots of gentrification. Its sad. There is a lot of history to Huntersville and we need some revitalization of our older, history and yes, primarily lower income areas. So MUCH growth and development is beginning to force anyone without a six figure income out of this town. Im not a native, but have been here almost 30 years. I've raised six kids in this town...and not a single one of them can afford to live here. Im not a fan of destroying OR uprooting the old to make room for the new. There should ALWAYS be a way to do both.

18 days ago

5 Agree

I liked the downtown plan. A vibrant downtown is important to any city.

27 days ago

3 Agree

Impact on "Quality of Life" is the primary focus, which is exactly where it should be.

28 days ago

3 Agree

Greenway information

one month ago 3 Agree

Thorough plan but it seems to have primary input from people who have not lived here long enough to know what the town is giving up for the sake of looking forward. An example of this is the removal of a historic building (Craven house) to be able to connect a greenway. It is the greenway that should be rerouted and the home preserved as a true example of Huntersville's history.

18 days ago

2 Agree

Overall, I like the general direction the plan takes. However, my first thought, "Too much central planning." Also, I don't like the "slight of hand" change in terminology from "High Density" to "Town Core." What are the targeted population densities in Employment Center, Mixed-Use, Activity & Town Core areas? This is not delineated. Do not let "town Core" become a high density area. Finally, I'm very leery of "Public Private Partnerships (PPPs)." These replace the true stakeholders of the citizens and business of the municipality with un-elected outside influence. Stay away from PPPs!

19 days ago

2 Agree

I hate when development is approved the bull dozers come in and removed everything green. Not a blade of grass is left. The land is totally raped.

9 days ago

1 Agree

I don't care for any of it. Huntersville used to be known for having different cultures, different salaries, and a oneness. This has since been destroyed by people who only care about lining their pockets, not about their fellow neighbors. What the town is doing to Potts town, the old mill area and the land behind discovery place is called gentrification.

10 days ago

1 Agree

Shameful. Gobble up all the land. Pack people in like sardines. Create more cars and more traffic. Infills? Transitions? What language are you speaking ? And why not state the facts in plain English? It's like you are trying to HIDE the truth of what you are doing. Exterminate more species. Clear cut more acreage. Decimate more wild places. Leave under 10% green space and pat yourselves on the back. Oh. And parks in neighborhoods? BS. That's not green space. That's another self congratulatory act of arrogance. This land use to be dairy farms. Rolling hills and bountiful wildlife. Your "vision" offers cookie cutter multi family boxes with more cars and exhaust and traffic. More noise. More lights. More CITY! Destroy this little gem called Huntersville. That's your plan. Why not just let Charlotte consume it - results will be similar.

11 days ago

⊕ 1 Agree

Nothing.

20 days ago ⊕ 1 Agree

people can comment and hope we are heard

22 days ago

⊕ 1 Agree

Even current plan sounds good in writing, but Commissioners do not follow it

23 days ago

⊕ 1 Agree

affordable housing

24 days ago ⊕ 1 Agree

Revitalization of Downtown Huntersville and greenway expansion

26 days ago

⊕ 1 Agree

Support of smart continued growth, not restricting growth

27 days ago

⊕ 1 Agree

I liked most of the policy recommendations regarding downtown, including use of PPPs, facade grant program (dollar amount should be higher), and pedestrian friendly streets and greenway development. This area has so much untapped potential.

27 days ago

⊕ 1 Agree

I like the focus on revamping transportation capacity and accommodations, limiting expansive residential growth, and increased land/open space preservation.

28 days ago

⊕ 1 Agree

I like the plan to make the downtown more conducive to walking and shopping.

28 days ago

⊕ 1 Agree

Please consider traffic and population demands on school. You can cap the population growth so the area does not get any worse with traffic and schools are no longer overcrowded.

29 days ago

⊕ 1 Agree

parks

29 days ago ⊕ 1 Agree

the plan for Greenway

one month ago ⊕ 1 Agree

APPENDIX

The Greenway

one month ago  1 Agree

Infrastructure is my top desire

one month ago  1 Agree

Comprehensive; Seems to build on previous work and has some good city planning efforts.

one month ago  1 Agree

Its focus on the tree canopy and greenspace

one month ago  1 Agree

Very informative, but not sure those who read it, if they do will read all of it. To ask a community to review 96 pages is quite a lot. But the layout and the details were very helpful

7 days ago

Disappointed in not trying to recreate the history. Don't like how building keeps going and going and people's homes and properties are being taken from them. This used to be a great town and lately its just overgrown with higher crime!

7 days ago

Nothing. It is driven by greed.

8 days ago

It's focus on pedestrian oriented improvements.

8 days ago

I like the addition of pedestrian and bike friendly connectivity to the downtown area from the Publix side of the highway.

8 days ago

I don't like anything about it, I don't want to see Huntersville continue to be stripped of its resources while the population explodes. I worry about the safety of my family and that there will be nothing left to leave them when I'm gone. Future generations are being put at serious risk just for a handful of select individuals to make another dollar.

9 days ago

Sad...Lots of gentrification. There is a lot of history to Huntersville and we need some revitalization of our older, history and yes, primarily lower income areas. So MUCH growth and development is beginning to force anyone without a six figure income out of this town. Im not a native, but have been here almost 25 years. Im not a fan of destroying OR uprooting the old to make room for the new. There should ALWAYS be a way to do both.

9 days ago

Nothing. Too much development. Habitats being destroyed.

9 days ago

Too much growth, too fast. I hope I am looking at it wrong because I believe it is showing my land as available for development.

9 days ago

I haven't read the draft plan.

9 days ago

nothing. You built discovery place 10 foot off the road and now you want to widen the road . There is no room

9 days ago

I prefer the old house to stay and be renovated!! So does most of Huntersville. Please think about a revote!!

10 days ago

10 days ago

Greenways and widening some roads.

10 days ago

I did not read the 2040 Plan. I was informed about some of its content in the Huntersville 101 program

10 days ago

The plan to include public art in to the community.

10 days ago

I don't have anything nice to say about the 2040 plan. This was a small town. The plan doesn't support any of that.

10 days ago

I want some of the old buildings to be utilized. I want to keep the old town charm. Not have it turn into a charlotte

10 days ago

I like that where I live not much is being done to disturb our neighborhood and close surroundings.

10 days ago

To much gentrification I don't like anything about the plan

10 days ago

Mixed

10 days ago

Increased walkability.

10 days ago

I don't like it. Waste of time and taxpayer money.

10 days ago

Green spaces should be preserved

11 days ago

To much growth. Having a nice downtown is great but not at the expense of the history and quality of life for those who live in the area

11 days ago

Planning for schools and working with CMS on overcrowding.

11 days ago

Very informative

11 days ago

APPENDIX

left open green spaces and tree canopy plans, greenways, bike to work perspective

11 days ago

If given the opportunity the Town needs to partner with CATS to provide Lightrail. Being able to revitalize around the Lightrail will not only make it easier to commute but also offer new small businesses to the community. The last thing I would add is as the town grows keeping it's "green space" appeal will be essential. This should be intentionally kept in all new project designs.

11 days ago

It includes Lightrail & Road widening projects.

11 days ago

seems more organized like the 3 areas of attention. Now get to work on revitalizing the downtown itself. Our dwntwn is not welcoming, very cutoff from hwy 115 building like discovery place. Please look at getting it together and not making it a traffic circle. Very sad this is our dwntwn. :(((

11 days ago

Thoughtfulness

12 days ago

Focus on updating downtown with a focus on current residents by stair stepping the density

12 days ago

Greenways

12 days ago

Looks to be a thoughtful improvement on the 2030 plan.

12 days ago

Focus on transportation management and a focus on greenways.

12 days ago

Greenway additions and connections.

12 days ago

focuses on transportation challenges, greenways, and schools

12 days ago

The establishment if a mixed use downtown area, and preservation of trees

13 days ago

Expressed a strong vision for the town.

13 days ago

Downtown Plan - town vibrancy and identity - neither exist now

13 days ago

Limiting growth especially apartments. We need to attract long term residents. We do not need to get much bigger or else the attraction of our beautiful town will disappear and we will just be north Charlotte.

13 days ago

There is much thought given for future growth and development, but little consideration given to upgrading the infrastructure of older neighborhoods. I know it is more exciting to think of the New, but older neighborhoods that have paid their share of taxes that allows Huntersville to be where it is today deserve more consideration. What about more emphasis on affordable housing, infrastructure for neglected neighborhoods like Pottstown. The increased traffic, neglect and red lining have taken it's toll over the years. I have documentation from 1945 of how the citizens of Pottstown got together to install the water line in order to obtain water service. Financial contributions and sweat equity have been made to this town with little regard or appreciation. Why are Central Ave. and Holbrooks Rd. left without sidewalks, storm drainage and proper width to accommodate the increased daily traffic generated from the town's approval of expanding industrial and residential development? Dear Town Council, It is time to stand up and end the disparity caused by generations of systemic racism that has been part of our societal fabric.

14 days ago

I like the idea of having a vibrant walkable downtown area

14 days ago

Feels consultant driven, not citizen input driven

14 days ago

Greenways

15 days ago

It's thorough, yet bad.

15 days ago

Overall it looks good on paper. Question is how the plan will be implemented and followed going forward.

15 days ago

Need updates in Huntersville on roads due to increase in people that have moved here

15 days ago

Very thorough.

15 days ago

I like that this information is shared and allows residents to help plan for the future of their home

16 days ago

First, I am concerned about our Watershed Conservation. With the population growth - and all of the commercial buildings multiplying, we will put a negative impact on our water sources. I live near Old Statesville Road (115) where the town is allowing for a 24 hour 7-11 with a gas station attached. There is a creek that runs behind the proposed site - that eventually runs to our water source. Why the Town of Huntersville would allow this business to be built near a water source is awful.. and just plain politics. Shameful.

Secondly, the growth of the town is overwhelming. The fact that the town allows for so many town homes and subdivisions with very small lot sizes is not the best choice. This allows builders to cram homes into developments which will affect our schools, Police/Fire/Emergency services, roads - and eventually taxes. We are turning into New York/New Jersey.

Third - I like that there are plans for sidewalks and bike paths. Huntersville lacks safety for pedestrians and bikers of all ages.

16 days ago

Greenways

16 days ago

Graphics

--

APPENDIX

Create a vibrant and active downtown.

17 days ago

The focus on greenways and cycling friendly routes and regions.

17 days ago

Greenways, and revitalization and focus on improving downtown Huntersville

17 days ago

I liked the maps and emphasis on walkability.

17 days ago

Creating a vibrant downtown which is sorely needed

17 days ago

walkable and livable downtown and business clusters with preservation of open spaces

18 days ago

Future development in the Downtown area.

18 days ago

Well thought out and comprehensive plan - let's just hope the planning board and town commissioners follow the plan and not continue to play politics.

Gentrification is a by product of growth. Maybe there's a way to appease the long term residents.

The Pro's of Gentrification (wiki):

- Reduction in crime
- Reduced strain on local infrastructure and services
- Increased consumer purchasing power at local businesses
- Reduced vacancy rates
- Stabilization of declining areas
- Increased social mix
- Increased local fiscal revenues
- Increased property values
- Encouragement and increased viability of further development
- Higher incentive for property owners to increase/improve housing
- Rehabilitation of property both with and without state sponsorship

The Negatives of Gentrification (wiki):

- Increased cost and charges to local services
- Community resentment and conflict
- Homelessness
- Loss of affordable housing
- Displacement through rent/price increases
- Decrease in political participation
- Commercial/industrial displacement
- Unsustainable property prices
- Displacement and housing demand pressures on surrounding poor areas
- Secondary psychological costs of displacement
- Loss of social diversity (from socially disparate to rich ghettos)
- Under occupancy and population loss to gentrified area

18 days ago

The focus on growth, zoning density and transit were key parts of the plan I found appealing. Preserving tree canopy, enhanced access to walking trails and sidewalks and expanded public safety priorities are clearly stated and achievable goals.

18 days ago

The inclusion of schools as an important public service and the recognition of addressing existing capacity issues as a policy recommendation.

18 days ago

Good that we are considering schools and school capacity/location as part of this process.

18 days ago

Quality of Life is important. More green space.

18 days ago

The Plan was very thoughtful and detailed - clear that a lot of good thinking and research went into it.

18 days ago

Plans for greenways, although, I'm still not clear what a "greenway" is and what it's make-up is. Much less how much greenery, ie trees will need to be removed to make way for asphalt. For example, does green mean grass or trees like oaks and willows (btw, crepe myrtles are not trees).

18 days ago

Nothing. Should be restricting growth not adding to it.

18 days ago

Plans to develop downtown and access this via greenway and paths.

18 days ago

What you would expect. Nothing new a copy of other town growth plans. Nothing unique. A lot of restriction for businesses to work around making their cost too high to build here

18 days ago

Seems well thought out, comprehensive. Extensive effort to solicit resident feedback

18 days ago

Like the proposed plan next to Discovery Place, brings residents to downtown to help buisness develop, walkable area.

18 days ago

Downtown plan

18 days ago

Protecting water quality and preservation of tree canopy

18 days ago

I have not seen it, nor have we received a cop in the mail as was advertised

18 days ago

Cannot support gentrification.

18 days ago

The remodeling and growth of downtown Huntersville so it looks and represents what this area is

18 days ago

Greenway expansion, aesthetics

18 days ago

APPENDIX

The evaluation of transportation options; sadly, there is nothing to address pedestrian access.

18 days ago

Downtown plans... I would love to see a more vibrant downtown with more restaurants and reasons to go there!

18 days ago

Very comprehensive data and forward-looking

18 days ago

I like the approach to standardize design principals and the plan around the town core areas and definition.

18 days ago

The plan to expand the greenway and protect the watershed

18 days ago

It at least gives a nodding acknowledgment to the history of the town, even if it then goes on to laugh in the face of the Towns own stated directives, and labels historically low density area " underutilized". What I LOVE about this plan is that the primary authors can be replaced with competent , caring people.

19 days ago

It appears to be well thought out with a view to the future. I like the community aspect of access to retail areas via community centers. I like the idea of an increase to OS.

20 days ago

It recognizes the need for less dense areas that accommodate the watershed.

21 days ago

Focus on greenways and improving walkability

21 days ago

Comprehensive

23 days ago

Sidewalks and I can walk to the grocery and parks. Traffic plans that allow for access roads without staying on main congested roads. Friendly feel of area and use of the quaintness of downtown. Control of Economic Development and additional Residential.

23 days ago

The general overview touches on the important factors moving forward.

24 days ago

Transportation & growth management

24 days ago

The creation high intensity areas to support economic growth and have a place for services

24 days ago

The plan is thorough, well-thought out, and clearly presented.

24 days ago

I like the focus on making downtown better and the growth control

24 days ago

Growth management.

25 days ago

Rural areas on east and west sides.

25 days ago

I appreciated the information pertaining to the history of Huntersville and how the recent growth has impacted the plan going forward.

25 days ago

I like that the town is asking our opinions on a survey. I hope they take them into account.

25 days ago

Plan for mixed use development of Beatties Ford and 73

25 days ago

public transportation

25 days ago

Improving walkability

25 days ago

Continuation of focusing higher density in the core to preserve rural character on the sides.

25 days ago

Easy to read PMO methodology used. Map grids too small, colors also not bright enough in print. Can't tell if dotted lines or solid lines or sew words too small.

25 days ago

PMP methodology used, easy to follow.

25 days ago

focuses on transportation challenges, greenways, and schools

26 days ago

Sounds like housing values will be continuing to rise at an un-presidential rate

27 days ago

Walkable downtown with shops and restaurants. Focus on a business generating tax base as opposed to residential tax base

28 days ago

A walkable downtown with shops and restaurants

28 days ago

A plan that hopefully will not be changed without the same amount of input as this survey

29 days ago

A downtown idea with pedestrian-focused streets.

29 days ago

The transparency of what the town is thinking and willingness to listen to residents

29 days ago

The idea of allowing variations to design standards in order to allow for more open/green space. Very good idea.

29 days ago

APPENDIX

Increased retail near downtown

29 days ago

Vision for a vibrant downtown and more parks.

29 days ago

I think overall it paints a picture of our ideal future while balancing many relevant concerns well.

29 days ago

Loved receiving this info and reading about the long term vision of our community and how we are planning for the anticipated growth. Would like to learn more about the proposed park off of Eastfield road and it's timing.

29 days ago

Mix of different housing options

29 days ago

To have more walkable spaces.

one month ago

I love all of the sidewalks and encouraged pedestrian transportation. I like the openness and freedom to walk around within an open environment.

one month ago

Future rail. Maintaining rural characteristics.

one month ago

I liked that paper copies were distributed along with the layout and visuals. It was easy to digest.

one month ago

Traffic improvements for the western end

one month ago

I like that people are carefully planning ahead for the growth

one month ago

I like the plan to connect all the greenways

one month ago

That you are seeking public input. Especially like the conservation/parks goals, and just hope we can accomplish it!

one month ago

The conservation plan

one month ago

mass transit

one month ago

existing conditions

one month ago

It appears to be very comprehensive.

one month ago

I like the vision to make our town the most liveable in NC

one month ago

Mass transit to Charlotte.

one month ago

Diversity and affordable housing

one month ago

Somewhat detailed about plans for different areas; made references to what has previously been agreed to.

one month ago

Loved the details on increasing the walkability of the area (sidewalks and greenways) and the options for expanding transportation options.

one month ago

Road expansions

one month ago

Greenways to connect neighbors to shopping allowing foot and bike traffic to access stores. Cuts down traffic and increases livability

one month ago

Improve traffic.

one month ago

The plan is getting better. Rural areas, need larger minimum lot sizes. All should be greater than 1 acre. (at a minimum)

one month ago

We can barely drive, and all everyone says is Greenways?! What?! And where?!

one month ago

Statesville shd be widened before all else. Unbelievable building MORE on this 2 lane Amish road . Nothing should matter more

one month ago

new Greenway

one month ago

Detailed yet easy to follow.

one month ago

Expansion of the McDowell Creek greenway. We need more bike paths that can be used to stay clear of busy roads.

one month ago

New Greenways

one month ago

New greenways

one month ago

New Greenways

one month ago

Activated Downtowns

one month ago

Definitely expansion of many of the single lane roads that need room for increased traffic! And the downtown areas with woonerfs!

7. Please write what you would change about the plan

We shouldn't try to be as good as Davidson and other towns, we will have the population to be better. We need to separate from CMS schools and start our own district including the northern portion of MECK COUNTY.

one month ago

7 Agree

More connection between added cars on the road due to development decisions and road upgrades. Inclusion of traffic study data and forecasting. Road are still and will be the number one issue.

27 days ago

4 Agree

I would like to ask that developers do not get to use already protected natural lands to be used towards the percentage of open land that they must include in their plans. If a piece of land is ALREADY protected, they should not be able to double dip. It seems that developers get the tax benefit as well as advantage of purchasing land at a lower cost, in detriment of the residents who are seeing how every green space in Huntersville is being cut down, bulldozed and developed to build more houses.

25 days ago

2 Agree

Yes, infrastructure needs to serve as the base for future planning; i.e. roads. Single family homes should be a focus.

28 days ago

2 Agree

Address what I would call the visual appearance and property upkeep standards. There are many places around town where you have to drive by homes where it looks like a junk yard or the yard is not kept up only to come up to some of the nicest neighborhoods in Huntersville.

one month ago

2 Agree

Need to see more road infrastructure

Improvements to handle the growth in population. I feel like town didn't place big enough importance on putting in Red Line light rail. The light rail should be a priority for Huntersville and all LKN towns.

17 days ago

1 Agree

A city on this growth trajectory needs greater housing flexibilities and densities in the downtown area. Allowing 4-6 story (or taller) mixed use residential buildings in this area would be attractive for professionals and seniors. This could work in the area west of Birkdale as well and add accelerate the tax base.

The plan should affirmatively support a train / rapid transit option. The I-77 toll lanes are not a viable long term solution.

The nature and use of previous and proposed public-private partnerships deserves more transparency. Too often these arrangements use taxpayer dollars to supplement infrastructure and programs with limited value to most resident taxpayers.

18 days ago

1 Agree

Biking and Pedestrian traffic in downtown Huntersville are fantastic however no one can get there with the current lack of connecting sidewalks and bike friendly areas where families can bike to shopping centers, restaurants, etc. You can not access Grand Oak Elementary from Birkdale (the neighborhood with the largest student population in the school) because there are zero sidewalks that connect. People jog on Northcross in the grass and or zigzag across the road. You cannot get to Birkdale Shopping center or The stores on Northcross via sidewalk yet there are multiple bus stops on these streets. Will this ever be addressed???

18 days ago

1 Agree

More affordable housing and improved infrastructure Traffic is awful

22 days ago

1 Agree

Inadequately addresses increasing vehicle traffic

23 days ago

1 Agree

Slow growth; protect nature; stop developer favoritism; put accountability in for Commissioners; Do not count SWIM buffers and already protected areas into open space; stricketr zone adherence; eliminate loopholes

23 days ago

1 Agree

There was a small mention of lighting. Reducing light pollution would be an easy and minimally expensive change to town development and redevelopment requirements.

25 days ago

1 Agree

There needs to be an increased emphasis and urgency to handle the growth and the very real, already existing traffic concerns

26 days ago

👍 1 Agree

Plan to add more bike lanes and walking trails to existing neighborhoods

27 days ago

👍 1 Agree

Lots of ideas, not much in terms of prioritization or timelines.

27 days ago

👍 1 Agree

Omit apartments, too transient, brings crime to the area, and those residents have no investment in the community

28 days ago

👍 1 Agree

I would mail out to all Huntersville residents this plan, not all residents get the local newspaper.

29 days ago

👍 1 Agree

Fewer apartment complexes.

29 days ago

👍 1 Agree

I have no suggested changes - in particular the emphasis on continuing the long term (since late '90's) goal to make old downtown a fun, homey relevant destination is good to see here - continuity with past plans while tweaking them to reflect the past decade of growth. I am particularly interested in the goal to provide 'workforce housing,' to be sure that teachers, cafeteria workers, store clerks can afford to live and work here. I intend to pay attention to our follow through in this regard.

29 days ago

👍 1 Agree

Decrease new developments with single family housing costing \$500-\$700....seems very excessive for this town

29 days ago

👍 1 Agree

Roads have to be improved prior to building.

one month ago

👍 1 Agree

Definitely not agreeing with low income housing. If anything works well, lets not break it. People move here because it is a good and safe place to live. Bring low and unsafe people - we need to move out.

one month ago

👍 1 Agree

Move quicker on downtown revitalization!!! Have lived here 10 years and have seen no change. Roads (which I understand are NDOT driven) have not been improved when other towns, i.e. Cornelius, Davidson etc. have had the I77 exits made more efficient and SAFER!!!

one month ago

👍 1 Agree

Haven't heard enough about plans for current open green spaces.

one month ago

👍 1 Agree

I don't see any ideas on the implementation of a more inclusive government.

No technology plan - in a modern city plan technology has to be part of the plan.

All of the planning was done pre-Covid. I believe a modern city is obligated to address public health.

I sent my detailed comments to the town council via mayor pro-temp

one month ago

👍 1 Agree

No need for low income housing. A friend of mine bought a home in Charlotte in an area which was undergoing regentrification and had to sell and move because of culture clash. She was bullied, threatened and her property was in danger of losing value. People who can afford to live in Huntersville should do so. People who cannot should live in an area where they are comfortable and not here.

one month ago

👍 1 Agree

Huntersville will be better if we encourage affordable housing and a more diverse population

one month ago

👍 2 Agree

I would reduce the size of the high intensity development area. Except for the areas directly adjacent to I77 and US21, I think it is maxed out now.

one month ago

👍 1 Agree

APPENDIX

Give up on the Red Line for planning purposes it will never happen.

one month ago

👍 1 Agree

Not sure if it is flexible enough to foresee 20 years into the future

one month ago

👍 1 Agree

Expedited to be completed sooner than 2040

one month ago

👍 1 Agree

You do not need to use "all" the land. There also are some changes being recommended by North State Capital on their plan next to Discovery Place Kids. Do not let them add that many more houses.

Also, were are the plans for distribution of electric care chargers? That market is going to take over the gas cars and when more are self-driving many of us will not need to, or want to be driving around Huntersville to get to all these wonderful parks you have planned and may not need as big of parking lots when less and less will be driving but taking the transportation services. Then think about how to fund all the roads with less and less gasoline tax but I digress

7 days ago

Separate CMS from Huntersville, enforce fines for property not maintained and slow the growth of building.

7 days ago

Start with preserving as many old buildings and homes as possible. I see several vacant older homes or buildings along 115. These give the town its charm, as well as used to have long time rooted residents, that give the town its History. Also the pedestrian oriented features like sidewalks and trees are overlooked beyond a few places. Sidewalks often seem an after thought, and trees (that should provide shade to all sidewalks) seems to be missing in the core. People who live nearby won't actually walk into the downtown area on a hot summer day unless its shaded. Lastly, I would try to somehow address the lack of cross connection roads between US 21 and 115 (and on the west side of 77). This long stretch of US 21 (and to a less extent 115) is an eyesore and one of the main reasons for congestion. A few new fancy traffic light or existing intersection upgrades won't resolve the problem.

8 days ago

I would love to see a focus on separating from CMS.

8 days ago

I would like to see it focus on preservation and making what is already here better, the more more more attitude and concept will be the death of Huntersville as we know it.

9 days ago

Needs more equestrian friendly riding places - i.e. greenway space.

9 days ago

I would stop the apartments which will add 500 cars to greenwy and hillcrest which are 1 1/2 cars wide.

9 days ago

There needs to be more historical consideration and a a better road.infrastructure or slow the growth down until road infrastructure that will sustain more growth can be achieved. And work on educational needs.

10 days ago

To keep the old house near cashins. Please do a revote. Y'all are destroying Huntersville's history.

10 days ago

Let's plan communities that would promote prosperity and social harmony. Focus that same energy in saving what we have in Huntersville instead of demolishing everything to build more "cookie-cutter" neighborhoods. Offer more affordable housing and engage with all of the residents of Huntersville. We need to do more to conserve our tree canopy, I have heard so many say that we are doing better than most of the other cities that have our growth. Better is not ok, stop taking away nature! I'd like to see some kind of beekeepers organization and farming opportunities that the city can adopt.

10 days ago

Better, wider roads. Safer interchange from I-485 to I-77. Preserve trees, especially in the areas marked for heavy development.

10 days ago

Single Family homes focus for residential development and traffic impact studies

10 days ago

Growth management, greenways ,focus on quality of life, mixed use like birkdale. The hambright/statesville development is not in line with what huntersville was based on

10 days ago

I do not think your growth management is strong enough. I think there was a lack of community outreach. Developments need to be limited abd our wetlands and watersheds protected.

10 days ago

Stop developing and start supporting.

10 days ago

1. More pressure on the Railroad to develop rail transportation to Charlotte
2. Requiring the Railroad to install safety gates at all crossings in Huntersville
3. Improvement of road name identification

10 days ago

Way too much focus on multi-family! The town, county services' costs will become unsustainable as such properties contribute less to town tax base, value and desirability and use MORE services/time and need more costly infrastructure, maintenance and corrective measures (the constant unknown of governed society).

10 days ago

More public art! More bike lanes on main roads!

10 days ago

Save the small town feel. Make road and infrastructure improvements to support the existing neighborhoods. People don't want to be forced out of "near town" living by traffic and drama.

10 days ago

Keep the old house and be respectful of the surroundings

10 days ago

Nothing as long as our neighborhood and surrounding is not being disturbed.

10 days ago

We need to separate from CMS and not try to be like other towns.

10 days ago

stop building and not building tge infrastructure to be in place before tge building, such as schools, roads, etc

10 days ago

Nothing

11 days ago

Doesn't discuss schools at all. Schools in this area are quickly becoming insufficient. CMS is not interested in properly maintaining our schools and we need to distance ourselves from them. Either our own district, or utilize the charter schools we are allowed to open!

11 days ago

Not enough focus on stopping future residential development. There's TOO MUCH!!! It actually focused on the negatives of large yards!!!! We need less homes, not more! We need more rural neighborhoods, mini farms, TREES, open green space, etc.

11 days ago

Stop using models from the NE and CITIES. This isn't a city. Stop destroying our little town. We dont want to be ChArlotte or Jersey. Get control of your greed.

11 days ago

APPENDIX

Maybe the downtown area need to be rebuilt to make a buildings face in with the railroad/street in back, then have business buildings facing a very large court yard area with busneses buildings on both sides. Would have been nice if at end of street scape was the caboose. But then i know the roads could not go thru it. Traffic would need to be on back side.

11 days ago

A plan to relocate the North Meck Recycle Center out of the high growth area.

12 days ago

Revitalization of Downtown Huntersville and greenway expansion

12 days ago

Less focus on growth, and large development

12 days ago

More focus on protecting/restoring Torrence Creek. It is often loaded with sediment, smells, has a sheen etc.

12 days ago

also please build more houses without HOA's. they are terrible

12 days ago

need to separate CMS schools and start our own district. slow down the real estate growth. more stores, better roads and parking areas. need to fix ways in and out of places. it's awful. protect the natural land/trees, better infrastructure for the growing population, traffic issues

12 days ago

I disagree with anymore building in the already high density area near I77,Statesville rd and 115.As it stands,you already cannot travel on these roads during the day because of the traffic

13 days ago

It needs a greater emphasis on transportation. Specifically, can the existing and proposed transportation infrastructure support the development that is proposed.

13 days ago

this is a terrific framework, but refinements through ordinance/zoning changes, small area plan updates as mentioned are critical next steps for implementation to work

13 days ago

Remove the Ridge Rd/Hambright Rd extension (major thoroughfare) extension from further land use/transportation needs

14 days ago

Economic development check in seems idealistic, not rooted in reality

14 days ago

Since David Kenney Farm Road will be opened to Birkdale Commons Parkway, sidewalks need to be added to David Kenney Farm Road, it also needs to be widened to allow for more traffic, and No Outlet signs need to be placed by each street in Breckenridge to prevent increased traffic on dead end streets.

15 days ago

Smaller homes, larger lots. More trees, less grass. More trees, less concrete or asphalt.

15 days ago

Rules that HOA's have to follow for example allow solar panels & wildlife gardens. Green spaces should not just be grass - example is a development in Davidson. Their green spaces are beautiful butterfly gardens. With the kind of development we need paths and refugees for wildlife to minimize the clashes between humans and animals.

15 days ago

Need to have faster timeline

15 days ago

You want to increase the trees and landscaping in medians and common areas, Great! But please first take care of the landscaping already in place such as the median on Gilead and 73. They are overgrown and unkept. Taking care of these will really help our growing town!

16 days ago

Bite the bullet and make concrete recommendations about the TIA. Just saying to review it is kicking the can down the street.

16 days ago

- 1) I would make creating an actual downtown area a top priority.
- 2) I would consider new residential development to increase lot sizes rather than decrease them.

17 days ago

Increase walkability on existing corridors to get to key areas (downtown Huntersville). The Highway 115 corridor seems to need some attention, going down hill.

17 days ago

NA

17 days ago

Start fixing the problems we have and stop creating new ones until you do.

17 days ago

Stop building so many rental apartments

17 days ago

we need more greenways - now!

17 days ago

Add more schools. The schools are over crowded

18 days ago

Edit it - too long.

18 days ago

There needs to be several more nodes on east and west side of town for small, infill commercial development.

18 days ago

First, I believe that Huntersville (Davidson and Cornelius) should band together and separate from CMS. I believe that our community and our children would be better served with our own school district. Second, we should focus on transportation infrastructure . Too much traffic worsens the quality of life .

18 days ago

Less development of any kind. Smaller houses, bigger lots.

18 days ago

Remove Cashion's from Gilead and Old Statesville looks awful

18 days ago

Look for new different ways to grow businesses. Be more business friendly. The town and employees should be working like a business and town residents and businesses are their customers.

18 days ago

Present a stronger, more visual image of what town could potentially become. Consider being a bit more forward thinking, more innovative solutions

18 days ago

Don't keep so much space

18 days ago

CMS is too big, we need separation.

18 days ago

A proposed boulevard goes through my house. If the road needs to be built, it should go through the land purchased for McIlwaine Park. But why not widen bestirs Ford or McCoy instead?

18 days ago

Slow down building new neighborhoods.

18 days ago

Include better growth planning around traffic, schools and utilities.

18 days ago

The plan should reconsider the great "small town" history of Huntersville in its plan. Anywhere possible preserve what made this town the quaint town that it was. Unfortunately this plan does not address this rather it focuses on growing this town into an over crowded town without the supporting infrastructure and roads. If we want to create a town that supports healthy individuals, create some bike lanes for all to access and get the cars back in the garages/driveways. Give runners / walkers avenues to run or walk to areas like grocery stores and retail. This plan supports an unhealthy way forward.

18 days ago

More north south green way connection. I think more connections between Catawba, Sam Furr, and Gilead along 21 are needed.

19 days ago

1. Specify targeted population densities in Employment Center, Mixed-Use, Activity & Town Core areas.
2. LU-.3. Specify 3, 4 or 5 years
3. LU-3. Put some constraints on this, such as requires town council approval, special vote, etc. As it is written, way too vague and allows for abuse of rezoning.
4. LU-4. If these watersheds are critical, why are they allowed to be developed, unless they are already privately owned. If they are publicly owned, I would change this to zero development.
5. LU-10. I almost think this really isn't the purview of the town. H10.1 & H10.3, delete.
6. DT-3. DELETE. NO PPs. Public Private Partnerships (PPPs) replace the true stakeholders of the citizens and business of the municipality with un-elected outside influence. Stay away from PPPs!
7. DT10. Delete. Huntersville may be the 16th largest municipality in NC, however, it is essentially a small town. Do not try to morph the downtown area into something resembling a large city.

19 days ago

I would give far more thought to the unique character of the existing town and it's areas , and focus on the advantages we have over neighboring towns, rather than chasing benchmarked towns by developing what are our biggest assets (tree canopy, centralized downtown) into poor reflections of what other towns already offer.

19 days ago

More sidewalks to connect the southern Huntersville area (Hambricht/NC115) with the northern area along the NC 115 corridor for safer ways to enjoy walking or running without getting killed.

20 days ago

Making older existing neighborhoods part of the congested town center plan. This ruins our older neighborhoods and takes from families who've lived here for generations. No widening of these narrow neighborhood roads because that will encourage even more cut-through traffic in our neighborhoods than we already have. (A big problem with speeders.) More affordable housing options. "NO" to gentrification! Slow down growth in rural farm areas until narrow country roads can be upgraded to accommodate the increased traffic these developments bring. Stop approving every freaking development that comes down the pipe! Not everyone is physically able to walk every where. Remember those folks in the transportation plans.

20 days ago

The term "underutilized" land supply implies the intent to stimulate growth, which as one reads further seems in contradiction to what's spelled out later. Less utilized, less dense, something else that doesn't mean that it could be used for a lot more.

21 days ago

I hope there is not too much focus on expanding and widening roads. Widening roads means more traffic congestion. More walkability and greenways mean more walking, biking, healthy living and no need to get in your car to clog up the roads.

21 days ago

I hope that in the new development of areas consideration is made on the turn radius - this needs to be larger. It is extremely difficult to drive around the Walmart and the development going in. It is next to impossible to not run over the curb when turning right if you do not want to hit the car in the opposite lane. I wish this could be fixed but I know this is quite new to be fixed.

23 days ago

There are not a lot of specifics. How do you define "support" which is used throughout the plan?

24 days ago

Encourage light rail addition through Huntersville

24 days ago

Encouraging the creation of population density through multi unit housing should be limited, and rules that waste land for the sake of aesthetics (like alley loading) should be removed.

24 days ago

While I agree that we need more affordable housing, it seems that the plan is tilted toward multiple housing units. I think families would appreciate options of smaller, affordable, single family homes.

24 days ago

I didn't read every word, but maybe more details on the architectural standards desired? I liked it overall.

24 days ago

Traffic!!!

25 days ago

More focus on roads

25 days ago

traffic issues need to be fixed

25 days ago

Font size in grids for maps

25 days ago

Use bigger fonts on map grids and better color printing.

25 days ago

lots of areas of focus - -concerned about how things will be prioritized

26 days ago

We can talk about that in ten years with plan 2050

27 days ago

Current pandemic conditions may make downtown condense living less appealing than past trends. Loss of large lots and if large major watershed restrictions may lead to high-end flight making this more of a transitional area and not a permanent residential area. Careful not to send too many residents into Stanley, Mt. Mourne, Concord, and Denver areas. They all seems to be growing faster while we are fixing our out growth

28 days ago

I think we really need to focus on improving our infrastructure before any new residential developments are made. Additionally, I have major concerns about NC-115 between US-73 and Gilead Rd, as there are many plans that will result in an increase in traffic and little to support the impact. Neighborhoods along this road are set to be severely negatively impacted, and are not currently protected.

28 days ago

Fix infrastructure.

28 days ago

Schools are such an issue. We need space for more.

29 days ago

APPENDIX

Always appreciate more parks, nature preserves, Greenways, and connections of wild areas for animal corridors

29 days ago

I like g

That greenways are a focus but would love even more and more than are connected to each other.

29 days ago

Please cap growth.

29 days ago

slow growth

29 days ago

This is picky but did anyone proofread the paper copy? Several missing words.

one month ago

What can be done to slow the growth in the area? Or is it presumed it MUST grow at such a drastic rate (thus causing more issues like transportation and infrastructure)..? And yes, we need a new school in north meck. The recent re-zone from Hough to Hopewell will cause many families to move - including ours.

one month ago

I think we should try to push for a North Meck school district. Not a charter but a new LEA distinct from CMS. This must be done at the state level.

one month ago

Focus on fixing current roads (poorly maintained, signs/signage, and lack of shoulders)

one month ago

Current road updates are needed before we can continue to build. We also need a better solution to our congested schools.

one month ago

Diversity is listed as a goal but I didn't see it implemented in preserving historic Pottstown or encouraging minority owned businesses

one month ago

More concentration on light rail, traffic management

one month ago

Before increasing the development, we have to have alternate transportation plans. Roadways and buses will not cut it, especially with the plans to keep the integrity of the design elements that are really important for the area (i.e., tree lined streets with wide walkways).

one month ago

If your projections are correct that Huntersville will grow to 115,000 residents by 2040, we need a master plan for roads before any more large development is allowed. If we grow to 115,000 residents, Huntersville will be of of the 10 largest municipalities in the State! That is amazing since most of still think of Huntersville as a small town.

one month ago

The question here is directed at the Town Board. We have a 2030 plan, yet the board rarely follows it. So my question is, will they actually follow the 2040 plan or is this just one big dog and pony show for the public???

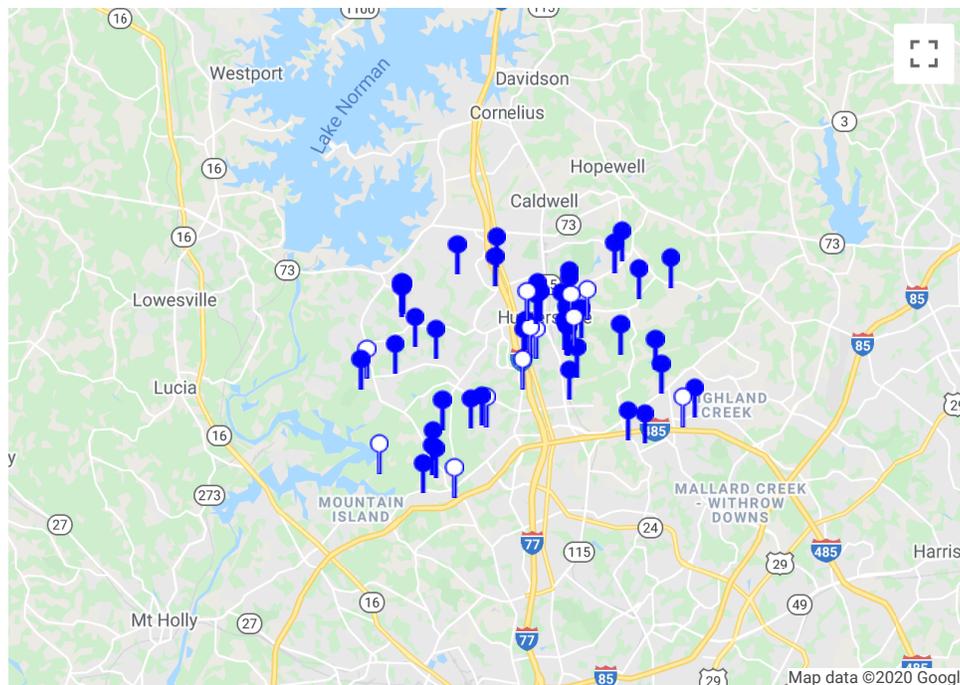
one month ago

🗳️ 1 Agree

Fix our roads and intersections!

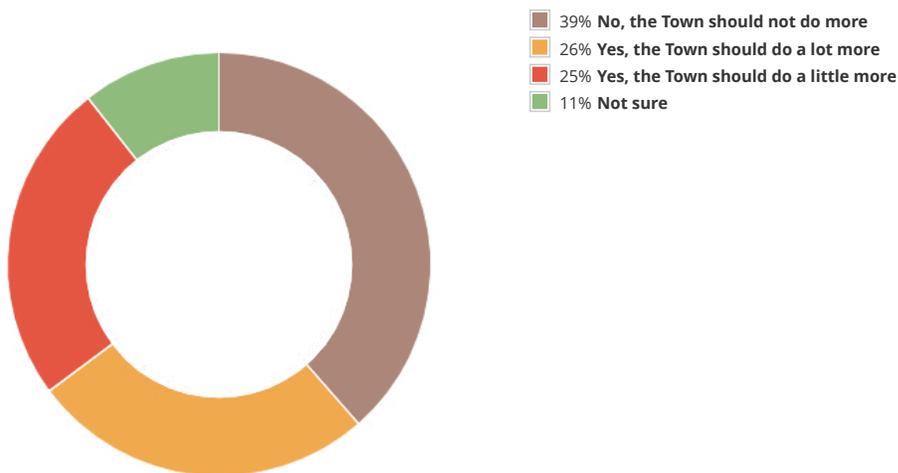
one month ago

8. On the FLU map below, please indicate where you would like to encourage more growth or where you would like to limit growth. You can leave a comment by clicking "Add Point" in the upper right corner of the map and then selecting where you would like to comment on the map.



9. Draft recommendations focus on increasing the mix of housing types in new development by encouraging more moderate-income housing (affordable for households that make 80-100% of the Area Median Income (AMI)). Should the Town take a larger role in expanding housing diversity and including more affordable housing?

**Area Median Income (AMI) for a family of 4 in the Charlotte-Gastonia Metropolitan Statistical Area is \$79,000*



179 respondents

APPENDIX

10. What additional actions would you support the Town to take related to affordable or workforce housing?

	Support	Do not support	No opinion
Allow a greater mix of housing for seniors and young families	68% Support	20% Do not support	12% No opinion
Programs to support housing stability for existing homeowners to address rising property taxes and gentrification	77% Support	18% Do not support	5% No opinion
Density bonuses for affordable or workforce housing units	25% Support	54% Do not support	21% No opinion
Developer agreements on town owned land to get more affordable or workforce housing	34% Support	52% Do not support	14% No opinion
Partner to establish a housing trust to buy land to expand affordable or workforce housing	29% Support	58% Do not support	13% No opinion
New or diverse housing is not a priority for me (only select an answer if this statement applies to you)	51% Support	21% Do not support	28% No opinion

161 respondents

11. Where are lighting and sidewalk improvements needed most Downtown?

Note: Huntersville's historic downtown is centered near Gilead Road and Old Statesville Road near Town Hall and extends a few blocks in each direction

73 to Gilead. Try to bridge the Farmers Market, Downtown concerts, with Primal Brewery, NorthMeck Park, plaza with BP. Create more of a park and walk to many attractions for families. Like the Light Rail Trail downtown

28 days ago

⊕ 8 Agree

Downtown needs a refresh; it's barely walkable on Huntersville Concord Rd at Main and not at all afterward. Main has quaint store fronts but 115 is the main thoroughfare and doesnt show off the quaint retail that should make Main the attraction.

one month ago

⊕ 7 Agree

The areas leading up to the historic district!!!! We have the beautiful new Veteran's park, but no sidewalks or lights to get there and we're only a mile away!

one month ago

⊕ 5 Agree

I think Huntersville needs to find a better downtown area and start new with business, retail and restaurants

29 days ago

⊕ 3 Agree

I would focus on the entire downtown. TONS of potential

one month ago

⊕ 3 Agree

12. Please select your **top 3** priorities for public improvements Downtown

54%	Downtown Street Improvements (i.e. improving sidewalks and adding on-street parking)	89 ✓
50%	A safe pedestrian connection from downtown and to surrounding neighborhoods	83 ✓
46%	Public, private partnerships to encourage redevelopment	77 ✓
37%	Charlotte to Mooresville Trail (urban greenway, north/south through downtown)	62 ✓
33%	Façade grants for existing buildings	55 ✓
31%	Safe pedestrian crossings of Gilead Road and NC 115 (Statesville Road)	51 ✓
17%	Expansion of Holbrook Park	29 ✓
13%	Additional public parking lot, shared parking or a parking deck	22 ✓

166 Respondents

13. Please choose the **Top 5** Quality of Life Investments that are a priority to you.

71%	Greenways, trails, biking, and sidewalk improvements	122 ✓
67%	Roadway improvements (widening and intersection improvements)	116 ✓
62%	Parks and environmental preservation	107 ✓
61%	Schools and education	106 ✓
53%	Tree planting and beautification	91 ✓
49%	Public safety (police and fire rescue, etc)	84 ✓
32%	Public art and cultural events	55 ✓
32%	Economic development	55 ✓
18%	Workforce and/or Affordable Housing	31 ✓

173 Respondents

APPENDIX

14. Decision makers often have to decide how to allocate money and/or staff time toward improvements to the town. In a balanced Town budget, there is not always room to provide all improvements the public would like to see. Please rate the following quality of life improvements based on how willing you would be to prioritize staff time, pursue grants and/or accept tax increases to fund them.

	Very High Priority	High Priority	Medium Priority	Low Priority	No Opinion
Greenways, trails, bike facilities, and sidewalks	42% Very High Priority	26% High Priority	18% Medium Priority	12% Low Priority	1% No Opinion
Parks and environmental protection	35% Very High Priority	36% High Priority	23% Medium Priority	6% Low Priority	- No Opinion
Roadway improvements	53% Very High Priority	26% High Priority	16% Medium Priority	4% Low Priority	- No Opinion
Transit improvements	25% Very High Priority	26% High Priority	28% Medium Priority	22% Low Priority	- No Opinion
Workforce and/or affordable housing	12% Very High Priority	14% High Priority	21% Medium Priority	51% Low Priority	3% No Opinion
Schools and education	48% Very High Priority	21% High Priority	16% Medium Priority	10% Low Priority	4% No Opinion
Public safety (police and fire)	37% Very High Priority	33% High Priority	22% Medium Priority	8% Low Priority	1% No Opinion
Public art and cultural events	9% Very High Priority	20% High Priority	40% Medium Priority	30% Low Priority	2% No Opinion
Tree planting and beautification	25% Very High Priority	23% High Priority	35% Medium Priority	17% Low Priority	1% No Opinion
Economic development	27% Very High Priority	29% High Priority	29% Medium Priority	15% Low Priority	1% No Opinion

165 respondents

HUNTERSVILLE COMMUNITY PLAN



LOOKING FORWARD
THINKING BACK

