

Notice of Public Neighborhood Meeting – Proposed Conditional District Rezoning in Huntersville

Dear Neighbor,

You are invited to attend a neighborhood information meeting regarding a proposed conditional district rezoning for a property near you.

The purpose of this meeting is to discuss Rezoning R26-13 Statesville Road Carwash. During the meeting, we will present the preliminary site plan and hold an open Q&A session. We will gather your feedback before we submit an official application to the Town of Huntersville. If you are unable to attend but would like to submit comments or ask questions, please contact Will McBrayer at 828-429-9787 or will@nwdpllc.com

Meeting Details

Date: September 29, 2026

Time: 5:30 PM – 6:30 PM

Location: Torrence Lytle Community Center (Dellwood) - 508 Dellwood Dr, Huntersville, NC 28078

Project Overview

Applicant: Jake Palillo/Bi-Part Development LLC

Property Location: 16014 Statesville Rd, Huntersville, NC 28078 (PID 00924160)

Current Zoning: Neighborhood Residential (NR)

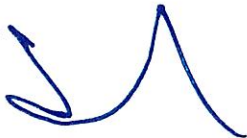
Proposed Zoning: Highway Commercial Conditional District (HC-CD)

This project proposes a new development on Statesville Rd with a C-Store, Lube & Detail Shop, and a Carwash tunnel. Additional details are available through the town of Huntersville website through the following link: <https://www.huntersville.org/3513/Rezoning-R26-13-Statesville-Road-Carwash>
Conditional district rezoning allows the Town of Huntersville to attach specific conditions to a property to ensure the project fits well within the community. Your early input is incredibly valuable to help us understand neighborhood priorities, traffic considerations, and design preferences.

You may also review upcoming public hearing agendas or contact the Town of Huntersville Planning Department directly at (704) 875-6541 or by visiting the Town of Huntersville Public Meetings Portal.

We look forward to meeting with you and discussing the future of this project.

Sincerely,



Jake Palillo (Applicant/Developer) Bi-Part Development LLC
18611 Starcreek Dr
Cornelius, NC 28031
704-363-7902
jpalillo@aol.com



INC FIRM 7 F-2000
530 AUSTIN DR
CHARLOTTE NC 28213

OWNER:

16014 STATESVILLE RD
HUNTERSVILLE, NC 28078



REVISION

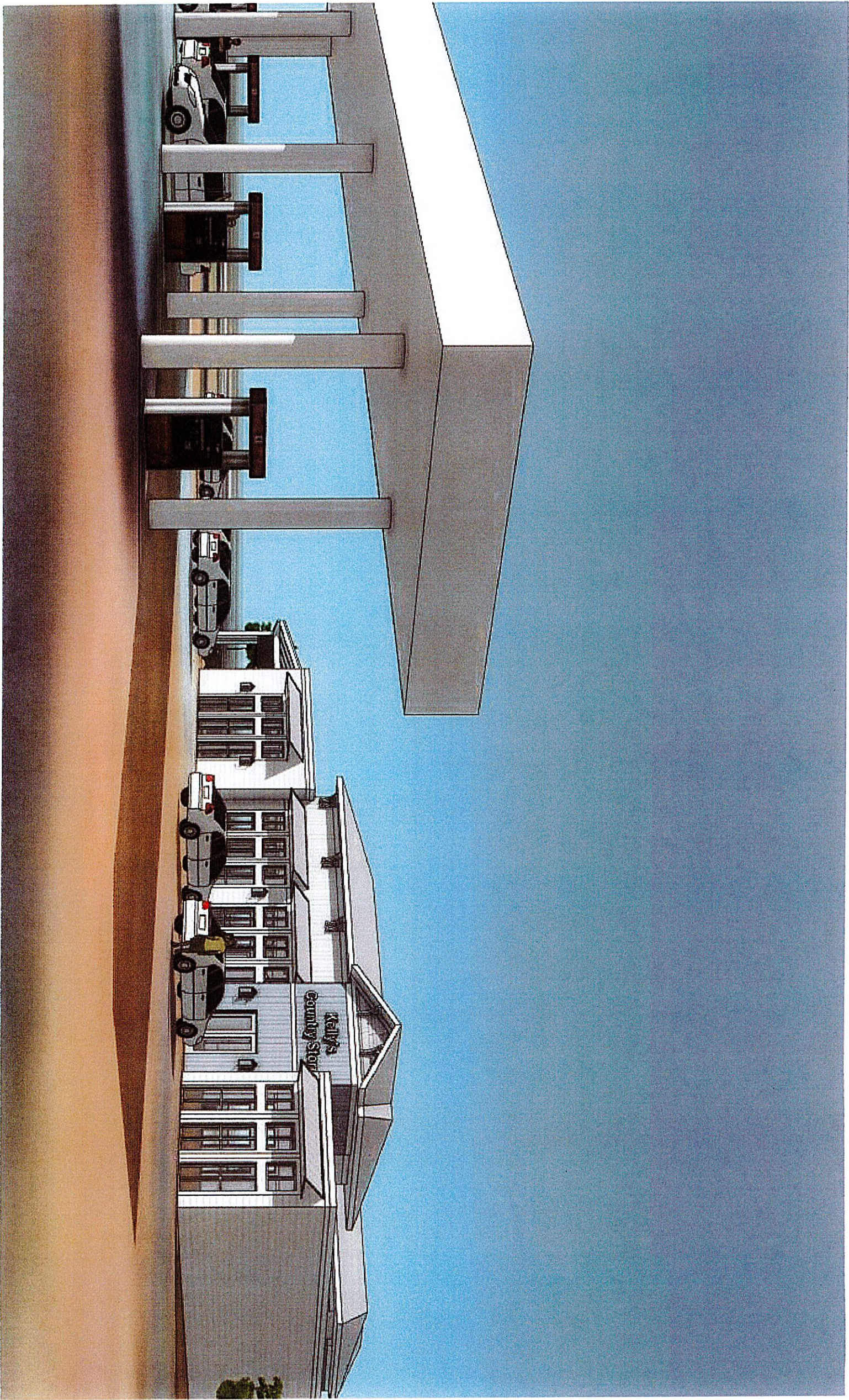
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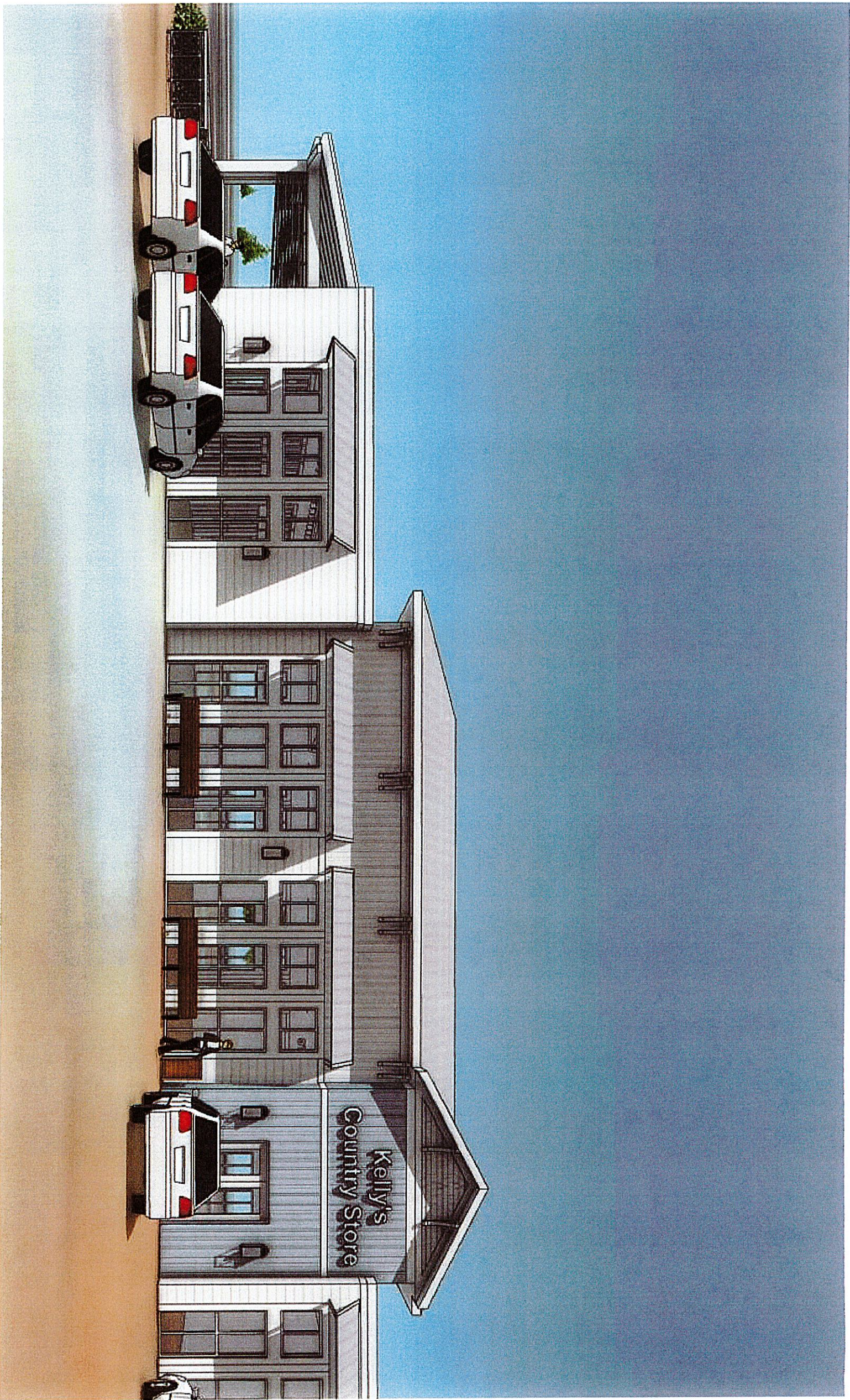
CPD-23













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This is not to be used for construction,
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OIL CHANGE AND DETAIL BUILDING STATESVILLE RD HUNTERSVILLE, NC

 **APDG Architects**

July 24, 2026
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CAR WASH STATESVILLE RD HUNTERSVILLE, NC

APDG Architects

July 30, 2026
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