AGENDA
Regular Town Board Meeting (VIRTUAL)
December 7, 2020 - 6:00 PM

HOSTED FROM TOWN HALL (**101 Huntersville-Concord Road**)

Virtual Meeting Information *This meeting will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, and virtually via livestream at https://www.facebook.com/HuntersvilleNCTownGovernment. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings (1) in person at the Huntersville Recreation Center, 11836 Verhoeff Drive, Huntersville, NC 28078 or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. on December 7, 2020 to speak by telephonic communication. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. For public hearings only, emailed comments may continue to be submitted until 24 hours after close of the public hearing. The Town Clerk may be reached by email to jpierson@huntersville.org or by phone at (704) 766-2202.*

1. Pre-meeting - 5:15 p.m.

1.A. Review the Draft Huntersville 2040 Community Plan.

2. Call to Order

3. Invocation - Moment of Silence

4. Pledge of Allegiance

5. Mayor and Commissioner Reports-Staff Questions

6. Public Comments, Requests, or Presentations *- Speakers are limited to 3 minutes. The Mayor reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers.*

6.A. Presentation of FY 20 Financial Statements.

7. Agenda Changes

8. Public Hearings

8.A. Conduct public hearing on Petition #R20-04, a request by Palillo Holdings, LLC to rezone +/- 37.19 acres at the southwest corner of Hambright Road and Statesville Road from Corporate Business to Corporate Business - Conditional District, Transit-Oriented Development Residential Conditional District, and Highway Commercial - Conditional District, for a mixed-use development with commercial, apartments, hotel, and flex space; (Parcels: 01704401, 01704402, 01704403,01704404, 01704406, 01704407, 01704409). The petitioner requests the public hearing be continued to January 4, 2021. *(Brian Richards)*

8.B. Conduct public hearing on Petition #R20-05, a request Vermillion Anchor Mill Village, LLC to revise the +/- 30-acre Vermillion Village Rezoning at 404 N. Church Street (PARCEL IDs 01902201 and 01902202) from Town Center - Conditional District to Town Center - Conditional District to include 361 attached residential units (300 apartments and 61 townhomes) and 23,100 sq. ft. of commercial. Petitioner requests public hearing be continued to January 4, 2021. *(Sierra Saumenig)*

8.C. Conduct continuation of public hearing on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by North State Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center, Neighborhood Residential and General Residential to Town Center - Conditional District to permit a mixed-use development with 138 apartments, 53 townhomes, 7 detached-homes and12,000 sq. ft. of non-residential space. *(David Peete)* (David Peete)

9. Other Business

9.A. Consider approving Agreement to Amend Due Diligence Period of Negotiated Offer. *(Emily Sloop)*

9.B. Consider appointments to the Huntersville Parks & Recreation Commission. *(Michael Jaycocks)*

9.C. Consider appointments to the Public Art Commission. *(Michael Jaycocks)*

9.D. Consider appointments to the Greenway, Trail and Bikeway Commission. *(Michael Jaycocks)*

9.E. Consider Approving the 2020 Bike Plan. *(Tracy Houk)*

9.F. Consider adopting COVID-19 Allowance Policy. *(Anthony Roberts/Emily Sloop)*

10. Consent Agenda

10.A. Approve the minutes of the November 2, 2020 Regular Town Board Meeting. *(Janet Pierson)*

10.B. Authorize the Town Manager to execute Master Job Order Contracts with Southeastern Consulting Engineers, Inc. and Booth and Associate, LLC. for ongoing engineering and financial services for the electric system. *(Don Mitchell)*

10.C. Consider adopting Resolution for Property Acquisition Agreement for the Church Street - Holbrooks Road to Dellwood Drive Project. *(Lora Mastrofrancesco)*

11. Closing Comments

12. Adjourn