



AGENDA

Regular Town Board Meeting

October 3, 2022 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

Persons desiring to address the Board during a public comment period or a public hearing shall list their full name, address, telephone number, and subject matter to be discussed on the speaker sign-up sheet as provided by the Town Clerk prior to the beginning of the meeting. Once the meeting has begun, a person may not sign up to speak.
(Public Comment and Public Hearing Policy - Adopted April 19th 2021)

1. Pre-meeting - 5:00 p.m.

1.A. Discussion/update on Northstate Project Approval. (*Commissioner Kovacs and Commissioner Phillips*)

2. Call to Order

3. Invocation/ Moment of Silence

4. Pledge of Allegiance

5. Staff Questions

6. Public Comments, Requests, or Presentations

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve Supplemental Municipal Agreement for modification of signal pole type on the NCDOT US 21 at Gilead project. (*Stephen Trott*)

8.B. Approve Second Amendment to the Capital Project Ordinance for the Huntington Green sidewalk project. (*Pattie McGinnis*)

- 8.C. Approve Municipal Agreement between the NCDOT and the Town of Huntersville for the design and construction of The Park - Huntersville Greenway. (*Tracy Houk*)
- 8.D. Approve Road Closure for Veterans Day Parade. (*Michael Jaycocks*)
- 8.E. Call a public hearing for Monday, October 17, 2022 at 6:00 p.m. at Huntersville Town Hall on the question of designating as a Historic Landmark a structure known as the "Cowan's Ford-Davidson College Monument," including the monument in its entirety and a 15' radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as associated with the property listed under Tax Parcel 00902102, located at 14910 NC Highway 73 and owned by MDHB Properties LLC. (*Kayleigh Mielenz*)
- 8.F. Call a public hearing for Monday, October 17, 2022 at 6:00 p.m. at Huntersville Town Hall on the question of designating as a Historic Landmark a structure known as the "General William Lee Davidson Monument," including the monument in its entirety and a 40' radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, all as situated on the property listed under Tax Parcel 01315102, located at 5455 Cashion Road and owned by Duke Power Company. (*Kayleigh Mielenz*)
- 8.G. Call a public hearing for Monday, October 17, 2022 at 6:00 p.m. at Huntersville Town Hall on the question of designating as a Historic Landmark a structure known as the "Rural Hill Directional Marker," including the marker in its entirety and a 38' radius of the land immediately surrounding the marker, measured in each direction from the central point of the marker, all as situated on the property listed under Tax Parcel 01301250, located at 6645 Neck Road and owned by Herseng Yang. (*Kayleigh Mielenz*)

9. Public Hearings

- 9.A. Conduct public hearing on Petition #R22-04, a request by Jeremy Martin to rezone +/- 1.29 acres located at 15901 Cramur Drive (Parcel 00102370) from Neighborhood Center and General Residential to Highway Commercial Conditional District. Applicant requests to continue public hearing to January 3, 2023. (*Jesse James*)
- 9.B. Conduct public hearing on Petition #R22-03, a request by Alan Spragins for Hawthorn Devco, LLC to rezone +/- 9.219 acres located at 6925 April Mist Trail (Parcel 01516113) at the corner of Beatties Ford Road and April Mist Trail from Highway Commercial Conditional District to Neighborhood Residential Conditional District. (*Jesse James*)
- 9.C. Conduct public hearing on Petition #TA22-06, a request by DDRTC Birkdale Village, LLC to increase the building height limits for hotels or motels and commercial uses within Pedestrian Oriented Developments that are located in the Highway Commercial zoning district. (*Nathan Farber*)

- 9.D. Conduct public hearing on Petition #R22-01, a request by DDRTC Birkdale Village, LLC to rezone +/- 8.82 acres located at the intersection of Townley Drive and Lindholm Drive (Parcels 00537157 and 00537197) from Highway Commercial Conditional District to Highway Commercial Conditional District for 350 multi-family units, 125-room hotel, 150,000 sq. ft. office, and 25,000 sq. ft. commercial. (*Brian Richards*)
- 9.E. Conduct public hearing on Petition #TA22-07, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to comply with Senate Bill 105 regarding the restriction of harmony requirements when multi-family structures are an allowable use and the development contains affordable housing units for families or individuals with incomes below 80 percent of the area median income. (*Kayleigh Mielenz*)

10. Other Business

- 10.A. Consider approving electrical materials purchase for bulk feeder projects. (*David Lucore*)
- 10.B. Consider approving Abernathy Park Master Plan. (*Michael Jaycocks*)
- 10.C. Discuss and consider possible action on FY23 Goals. (*Anthony Roberts*)
- 10.D. Consider ratifying previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings law to award a 3.5 percent merit increase for the Town Attorney based on market analysis and performance evaluation. (*Melinda Bales*)
- 10.E. Consider adopting resolution and approving purchase agreement to acquire property for future Public Works Facility. (*Kevin Fox*)

11. Mayor and Commissioner Reports/Closing Comments

12. Adjourn

Special Accommodations: Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format please contact the Town Clerk. The Clerk can be reached by phone or fax: 704-875-6541, email: clerk@huntersville.org or at 101 Huntersville-Concord Rd, Huntersville, NC 28078. We request at least 72-hours' notice prior to the meeting to make the appropriate arrangements.

The Board reserves the right to deviate from the agenda.