



AGENDA

Regular Town Board Meeting

November 21, 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 - 5:15 p.m.

1.A. New Town Hall - Public Input and Schematic Design Update. (*Bobby Williams*)

1.B. Closed Session pursuant to N.C.G.S. §143-318.11(a)(5) to instruct staff or negotiating agents concerning the price and other material terms for the acquisition of real property. (*Stephen Trott*)

2. Call to Order

3. Invocation/ Moment of Silence

4. Pledge of Allegiance

5. Staff Questions

6. Public Comments, Requests, or Presentations

6.A. Presentation of Life Saving Award. (*Mayor Bales*)

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the October 3, 2022 Regular Town Board Meeting. (*Janet Pierson*)

- 8.B. Approve FY 19 Electric Write-offs. *(David Lucore)*
- 8.C. Accept System Betterment grant and budget amendment for Electric Fund. *(David Lucore)*
- 8.D. Adopt resolution to acquire right of way and/or easements for the construction of Commerce Centre Drive project. *(Stephen Trott)*
- 8.E. Approve the 150th Anniversary Celebration Committee Rural Hill appointment change from Jessica Bustamante to Kim Baylor Manley. *(Michael Jaycocks)*
- 8.F. Adopt 2023 Town Board Regular Meeting Schedule. *(Janet Pierson)*

9. Public Hearings

10. Other Business

- 10.A. Consider decision on Petition #TA22-06, a request by DDRTC Birkdale Village, LLC to increase the building height limits for hotels and commercial uses within Pedestrian Oriented Developments that are located in the Highway Commercial zoning district. APPLICANT HAS REQUESTED DEFERRAL TO JANUARY 17, 2023. *(Nathan Farber)*
- 10.B. Consider decision 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. APPLICANT HAS REQUESTED DEFERRAL TO JANUARY 17, 2023. *(Brian Richards)*
- 10.C. Consider decision 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)*
- 10.D. Consider decision 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)*

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.