



AGENDA

Regular Town Board Meeting

December 5, 2022 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

Live Stream available via YouTube @townofhuntersvillenc28078

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. Solar Billing Methodologies Discussion. *(David Lucore)*

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 FY 22 Financial Statements.

6.B. Greenway, Trail, and Bikeway Commission update. *(Michael Jaycocks)*

6.C. Mecklenburg County Assessor's Office Property Revaluation Presentation.

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

- 8.A. Call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-13, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 3.3.1(a) Manufactured Home Overlay District to update skirting requirements to comply with G.S. Chapter 160D-910 and to amend Article 11.6.1(a) Zoning Compliance to clarify application requirements and to amend Article 9.9 Commercial Communication Tower to comply with G.S. Chapter 160D-937 on co-locating wireless facilities on Town utility poles. *(Kayleigh Mielenz)*
- 8.B. Call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-12, a request by the Huntersville Town Board for a text amendment to Article 4 of the Zoning Ordinance clarifying the amount of residential and commercial first floor area allowed in a mixed-use Urban Workplace and Shopfront building type. *(Jack Simoneau)*
- 8.C. Call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-16, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance amending the NR, NC, TC and HC zoning districts to modify standards for one apartment building on one lot. *(Jack Simoneau)*
- 8.D. Call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #R22-06, a request by Hotel Ventures of Lake Norman, Inc. to rezone +/- 2.66 acres located at 16221 Northcross Drive (Parcel #00930115) from Corporate Business-Conditional District to Corporate Business-Conditional District. *(Jesse James)*
- 8.E. Call a public hearing for January 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 22-01, a request by Earl House III and Terrix Deanna Williams to annex 0.45 contiguous acres of Parcel #019-201-25 into the Town of Huntersville. *(Nathan Farber)*

9. Public Hearings

10. Other Business

- 10.A. Consider accepting withdrawal of 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. *(Nathan Farber)*
- 10.B. Consider adopting revised 2022 Town Board Meeting Schedule, canceling the December 20 Regular Town Board Meeting. *(Anthony Roberts)*

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.