



AGENDA

Regular Town Board Meeting

January 3, 2023 - 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 - 5:30 p.m.

- 1.A. 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. Recognition of Lonnie Whitley's 30 years of service to the Town and his retirement as of December 31, 2022. (*Kevin Fox*)

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

- 8.A. Approve the minutes of the November 7, 2022 Regular Town Board Meeting. (*Janet Pierson*)

- 8.B. Approve the minutes of the November 21, 2022 Regular Town Board Meeting. (*Janet Pierson*)
- 8.C. Approve the minutes of the December 5, 2022 Regular Town Board Meeting. (*Janet Pierson*)
- 8.D. Adopt resolution to acquire right-of-way and/or easements for the construction of Beatties Ford at Gilead Road project. (*Stephen Trott*)
- 8.E. Adopt resolution to request approval from Charlotte Regional Transportation Planning Organization (CRTPO) for the functional reclassification of 0.4 miles of Stumptown Road to a Minor Collector. (*Heather Maloney*)
- 8.F. Call a public hearing for February 6, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #TA22-17, a Zoning Ordinance text amendment by the Huntersville Planning Department to Section 7.5.3 increasing the buffer width when higher density major residential subdivisions adjoin lower density development. (*Jack Simoneau*)
- 8.G. Call a public hearing for February 6, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #R22-05, Oak Grove Hill Expansion, a request by Carver Bowman, LLC to rezone +/- 45.12-acres generally located north of Mt. Holly-Huntersville Road, east of Beatties-Ford Road and south of Pembroke Road from existing Neighborhood Residential - Conditional District (existing Oak Grove Hill CD-Rezoning) and Rural to Neighborhood Residential - Conditional District (REVISED Oak Grove Hill CD-Rezoning) for a 156-lot subdivision; (Parcel #s 01526443, 01526504, 0152606, 01526460, 015254432, 01526456, 01526432, 01526450, 01526455, 01526428, 01526429 & 015264431).

9. Public Hearings

- 9.A. Conduct a public hearing 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*)
- 9.B. Conduct a public hearing 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 for a 109 room hotel proposal. (*Jesse James*)
- 9.C. Conduct a public hearing on Petition #TA22-12, a request by the Huntersville Town Board to amend Article 4 of the Zoning Ordinance clarifying first floor residential and commercial area requirements for Shopfront and Workplace mixed-use buildings. (*Jack Simoneau*)

- 9.D. Conduct a public hearing on Petition #ANNEX 22-01, a request by Earl House III and Terrix Deanna Williams, to annex 0.45 acres into the Town of Huntersville. *(Nathan Farber)*

10. Other Business

- 10.A. Consider adopting an ordinance approving Petition #ANNEX 22-01, a request by Earl House III and Terrix Deanna Williams, to annex 0.45 contiguous acres into the Town of Huntersville. *(Nathan Farber)*
- 10.B. Consider appointments to the Greenway, Trail and Bikeway Commission. *(Michael Jaycocks)*
- 10.C. Consider appointments to the Parks & Recreation Commission. *(Michael Jaycocks)*
- 10.D. Consider appointments to the Public Art Commission. *(Michael Jaycocks)*

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.