



AGENDA

Regular Town Board Meeting

February 6, 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 - 5:00 p.m.

1.A. Closed Session pursuant to N.C.G.S. §143-318.11(a)(1) to prevent the disclosure of information that is privileged or confidential. (*David Lucore, ElectriCities Manager*)

2. Call to Order

3. Invocation/ Moment of Silence

4. Pledge of Allegiance

5. Staff Questions

6. Public Comments, Requests, or Presentations

6.A. Lake Norman Chamber of Commerce Update. (*Jim Combs/David Keith*)

6.B. Human Resources Presentation from Town Board Retreat. (*Lara Cagle*)

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the October 17, 2022 Regular Town Board Meeting. (*Janet Pierson*)

- 8.B. Approve the minutes of the January 17, 2023 Regular Town Board Meeting. (*Janet Pierson*)
- 8.C. Approve budget amendment appropriating \$915,000 from Fund Balance in the General Fund to Public Works Facility Expansion for the purchase of land at 11835 Ramah Church Road. (*Pattie McGinnis*)
- 8.D. Call a public hearing for February 20, 2023 on Petition #TA22-16, a request by the Huntersville Planning Department to amend Zoning Ordinance Articles 3.2 General Districts and 9 Conditions for Certain Uses to establish buffer standards for a multi-family home use in one building, on one lot. (*Jack Simoneau*)

9. Public Hearings

- 9.A. Conduct public hearing on Petition #R22-05, Oak Grove Hill Expansion, a request by Carver Bowman, LLC to rezone +/- 45.18-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). **The Applicant has requested the public hearing be continued to Monday, February 20, 2023 for this action (see attached letter).** (*David Peete*)
- 9.B. Conduct public hearing on Petition #TA22-17, a request by the Huntersville Planning Department to amend Section 7.5.3 of the Huntersville Zoning Ordinance increasing the buffer for major residential subdivisions from 20' to 40' when the proposed subdivision is two times greater than the existing residential subdivision. (*Jack Simoneau*)

10. Other Business

- 10.A. Consider a determination 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 150,000 sq. ft. office and 25,000 sq. ft. commercial. (*Brian Richards*)
- 10.B. Consider adopting a Resolution to create a Mayoral Task Force on Affordable Housing. (*Melinda Bales*)
- 10.C. Consider adopting Resolution to acquire property for Gibson Park Drive Phase 2 project. (*Stephen Trott*)

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.