



AGENDA

Regular Town Board Meeting

February 20, 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. Discussion of property acquisition process. (*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. NC Highway 73 Project Update. (*Brett Canipe, NCDOT*)

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the Town Board 2023 Winter Retreat. (*Janet Pierson*)

8.B. Approve the minutes of the February 6, 2023 Regular Town Board Meeting. (*Janet Pierson*)

- 8.C. Approve budget amendment appropriating \$13,551.04 from Insurance - Parks and Recreation to Maintenance - Bldg & Grounds for water damage sustained due to burst pipes at the Barry Park storage building. (*Michael Jaycocks*)
- 8.D. Approve budget amendment appropriating revenue in the amount of \$38,820 Contributed Capital from Standard Pacific of the Carolinas escrow account for the purpose of the construction of the 7225 Bud Henderson sidewalk project (\$34,820) and for property acquisition services (\$4,000). (*Stephen Trott*)

9. Public Hearings

- 9.A. Conduct continuation of public hearing on Petition #R22-05, Oak Grove Hill - Addition, a request by Carver Bowman, LLC to rezone +/- 28.87-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 161-lot subdivision; (Parcel #s 01526443, 01526504, 0152606, 01526460, 015254432, 01526456, 01526432, 01526450, 01526455, 01526428, 01526429 & 015264431). (*David Peete*)
- 9.B. Conduct public hearing on Petition #R23-04, Oak Grove Hill - REVISION, a request by Carver Bowman, LLC to remove +/- 6.89-acres generally located north of Mt. Holly-Huntersville Road, east of Beatties-Ford Road and south of Pembroke Road from the existing Oak Grove Hill Neighborhood Residential - Conditional District. The removal of the 6.89-acres is contingent upon approval of R22-05, a proposed revision to Oak Grove Hill CD-Rezoning for an overall 161-lot subdivision (see R22-05); (Parcel #s 015254432 & 01526450). (*David Peete*)
- 9.C. Conduct public hearing 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*)

10. Other Business

- 10.A. Consider decision 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 collocating wireless facilities on Town utility poles. (*Kayleigh Mielenz*)
- 10.B. Consider decision on Petition #TA22-12, a request by the Huntersville Town Board to amend Article 4 and 12 of the Zoning Ordinance clarifying first floor residential and commercial area requirements for Shopfront and Workplace mixed-use buildings and associated definition amendment. (*Jack Simoneau*)

- 10.C. Consider decision on Petition #SUP22-02, a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc for a Special Use Permit for a hotel at 16221 Northcross Drive (Parcel # 00930115). (*Jesse James*)
- 10.D. Consider decision on Petition #R22-06, a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman, Inc. to rezone approximately 2.66 acres at 16221 Northcross Drive from Corporate Business Conditional District to Corporate Business Conditional District to permit a 4-story 109 room hotel. (*Jesse James*)
- 10.E. Consider appointments to the Huntersville Ordinances Advisory Board. (*Jack Simoneau*)
- 10.F. Consider adopting a Resolution to designate CIP funding for Church Street - Holbrooks Rd to Dellwood project as required local match for the Federal RAISE Grant application. (*Heather Maloney*)
- 10.G. Consider approving contract with Martin Starnes for Audit Services. (*Pattie McGinnis*)

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.