



AGENDA

Regular Town Board Meeting

March 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 - 5:15 p.m.

1.A. FY2023 Market Study Review and Recommendations. *(Jackie Huffman)*

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 Police Awards. *(Major Graham)*

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve budget amendment appropriating \$2,971.78 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.B. Approve budget amendment appropriating \$8,500 to Downtown Revitalization revenue for SculptOUR art piece. *(Tracy Houk)*

- 8.C. Accept Streets in Bryton Parcel 3 - Bryton Crossing for Town Maintenance. *(Kevin Fox)*
- 8.D. Accept Streets in Bryton Single Family Subdivision for Town Maintenance. *(Kevin Fox)*
- 8.E. Accept Streets in Arrington Phase 3, Maps 1, 2, and 3 for Town Maintenance. *(Kevin Fox)*
- 8.F. Accept Street in the Park Huntersville - Torrence Ford Development for Town Maintenance *(Kevin Fox)*
- 8.G. Approve the artwork submitted by Phoenix Montessori Academy for the Peace Pole public art project. *(Tracy Houk)*
- 8.H. Adopt Resolution calling a public hearing for Monday, April 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 23-01, a request by Camden Bowman, LLC to annex 33.535 acres of Parcel #011-241-04 into the Town of Huntersville. *(Nathan Farber)*
- 8.I. Adopt Resolution calling a public hearing for Monday, April 3, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 23-02, a request by Bobby MacNaughton, Richard Carpentieri, Emily Bice, Logan Ruffin, Abril Jimenez, and Chirag B. Patel to annex 62.593 acres of Parcels 021-031-04, 021-031-32, 021-031-07, 021-031-38, 021-033-89 thru 021-033-91, 021-033-01 thru 021-033-18, 021-033-52 thru 021-033-88 into the Town of Huntersville. *(Nathan Farber)*

9. Public Hearings

10. Other Business

- 10.A. Consider adopting Ordinance to Amend Article 94.46 of the Huntersville Code of Ordinance, Entitled "Livestock." *(Emily Sloop)*
- 10.B. Consider decision 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)*
- 10.C. Consider decision 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*)

- 10.D. 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 150,000 sq. ft. office and 25,000 sq. ft. commercial. (*Brian Richards*)
- 10.E. Consider decision on Petition #TA22-16 Multi-Family Use One Building One Lot, 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.F. Consider decision 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.G. Consider adopting Resolution to acquire property, including use of eminent domain, for Gibson Park 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.