



AGENDA

Regular Town Board Meeting

April 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 - 4:45 p.m.

1.A. Requests from External Agencies. (*Pattie McGinnis*)

2. Call to Order

3. Invocation/ Moment of Silence

4. Pledge of Allegiance

5. Staff Questions

6. Public Comments, Requests, or Presentations

6.A. MEDIC Response Configuration Update Presentation. (*John Peterson, Mecklenburg EMS Agency-MEDIC*)

6.B. Education and Sharing Day Proclamation. (*Melinda Bales*)

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the February 20, 2023 Regular Town Board Meeting. (*Janet Pierson*)

- 8.B. Approve the minutes of the March 6, 2023 Regular Town Board Meeting. (*Janet Pierson*)
- 8.C. Call a public hearing for Monday, May 1, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #R23-02 Babe Stillwell Storage, a request by Lieberman Properties LLC to rezone +/- 8.85 acres located at 7603 Babe Stillwell Farm Road from Neighborhood Residential to Special Purpose Conditional District for an outdoor storage development. (*Jesse James*)
- 8.D. Call a public hearing for Monday, May 1, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #R23-03 Ultimate Athlete, a request by Jeremy Martin to rezone +/- 1.290 acres located at 15901 Cramur Drive from Neighborhood Center to Highway Commercial Conditional District for an indoor/outdoor recreation center. (*Jesse James*)
- 8.E. Adopt Resolution to accept Settlement Agreement for Parcel #01711305 for the construction of the Main St Improvements project. (*Stephen Trott*)

9. Public Hearings

- 9.A. Conduct public hearing on Petition #R22-07 Town 1 Mixed Use Center, a request by Treenail Development, Inc. to rezone +/- 69.41 acres located at the intersection of Mt. Holly-Huntersville Road and Hambright Road from Corporate Business and Corporate Business Conditional District to Transit Oriented Development Residential Conditional District, Highway Commercial Conditional District, and Special Purpose Conditional District. **The Applicant has requested the public hearing be continued to Monday, May 1, 2023 for this action (see attached letter).** (*Jesse James*)
- 9.B. Conduct public hearing on Petition #TA23-02, a request by the Town of Huntersville Planning Department, for a text amendment to the Zoning Ordinance to amend Article 14.2.3 of the Zoning Ordinance, TIA reference no longer applicable as a result of the current administrative review of Sketch Plans; Section 6.300 of the Subdivision Ordinance for a TIA reference no longer applicable; Articles 11.8 and 14.4.4 of the Zoning Ordinance regarding the withdrawal of amendment petitions; Section 6.320 of the Subdivision Ordinance, Sketch Plan Community Meeting notification requirements; Article 11.4.3 of the Zoning Ordinance regarding Conditional Zoning Community Meeting notification requirements. (*Lauren Speight*)
- 9.C. Conduct public hearing on Petition #TA22-11, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 10 Signs to increase flexibility of sign regulations and codify current practices. (*Lauren Speight*)
- 9.D. Conduct public hearing to receive public comments on the 2023 Downtown Master Plan. (*Jack Simoneau*)
- 9.E. Conduct public hearing on Petition #ANNEX 23-01, a request by Camden Bowman, LLC, to annex 33.535 acres into the Town of Huntersville. (*Nathan Farber*)

- 9.F. Conduct public hearing 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 into the Town of Huntersville. *(Nathan Farber)*

10. Other Business

- 10.A. Consider decision 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 into the Town of Huntersville. *(Nathan Farber)*
- 10.B. Consider decision on Petition #ANNEX 23-01, a request by Camden Bowman, LLC to annex 33.535 acres into the Town of Huntersville. *(Nathan Farber)*
- 10.C. Consider adopting Resolution ratifying acceptance of State grant funds in the amount of \$650,000 to the Town for an air filtration system for HFFA. *(Zach Brown)*
- 10.D. Consider awarding the purchase of HFFA HVAC equipment and installation of services to MSS Solutions. *(Zach Brown)*
- 10.E. Consider approving budget amendment appropriating \$650,000 to Grant Revenue and Capital Expense, and appropriating Fund Balance of \$1,350,000 and Capital Expense. *(Pattie McGinnis)*
- 10.F. Consider adopting a revised Resolution to acquire right-of-way and easements necessary for the construction of the adopted and funded Beatties Ford at Hambright project. *(Stephen Trott)*
- 10.G. Consider appointment to Parks & Recreation Commission to fill vacancy created by the resignation of Scott Harrington. The term expires December 2023. Included are four applicants from the January 3, 2023 vacancy. *(Janet Pierson)*
- 10.H. Approve budget amendment appropriating Department of Treasury - Homeland Security revenue in the amount of \$284,000 to the Police Capital expense account. *(Barry Graham)*

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.