



AGENDA

Regular Town Board Meeting

May 1, 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. Dellwood/Central Sidewalk Project discussion. *(Stephen Trott)*

1.B. Follow-up on Potential 2023 Bond Referendum. *(Anthony Roberts)*

2. Call to Order

3. Invocation/ Moment of Silence

4. Pledge of Allegiance

5. Staff Questions

6. Public Comments, Requests, or Presentations

6.A. Huntersville 101 Graduation. *(Kim Strickland)*

6.B. Presentation of Small Business Week Proclamation. *(Mayor Bales)*

6.C. Presentation of Kindness Week Proclamation. *(Mayor Bales)*

6.D. Presentation of Manager's Recommended Budget for FY24. *(Anthony Roberts)*

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

- 8.A. Approve the minutes of the April 3, 2023 Regular Town Board Meeting. (*Janet Pierson*)
- 8.B. Adopt Resolution to Accept On-Call Engineering and Surveying Contracts. (*Stephen Trott*)
- 8.C. Accept state grant funds and approve budget amendment appropriating the state grant funds in the amount of \$224,109 to Abernathy Park Grant Revenue account and Capital Expense account. (*Michael Jaycocks*)
- 8.D. Approve first budget amendment to Torrence Creek Greenway Trib #2 Capital Project Ordinance transferring \$300,000 from the Torrence Creek project to the Downtown Greenways project. (*Pattie McGinnis*)
- 8.E. Approve first budget amendment to Downtown Greenways Capital Project Ordinance transferring \$300,000 from the Torrence Creek project to the Downtown Greenways project. (*Pattie McGinnis*)
- 8.F. Adopt Resolution calling a public hearing for Monday, May 15, 2023, at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 23-03, a request by Whitby Bowman, LLC to annex 34.082 acres of Parcel #019-212-28 into the Town of Huntersville. (*Nathan Farber*)
- 8.G. Call a public hearing for Monday, June 5, 2023 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA23-03, a request by the Huntersville Planning Department for a text amendment to the Subdivision Ordinance to amend Article 2 Minor Subdivision Definition and to the Zoning Ordinance to amend Article 7.5 buffer requirements. (*Nathan Farber*)
- 8.H. Call a public hearing for Monday, June 5, 2023 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA23-04, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 9.54 Solar Energy Facilities. (*Nathan Farber*)
- 8.I. Call a public hearing for Monday, June 5, 2023 at 6:00 p.m. at Huntersville Town Hall on Petition #R23-05, Lagoon Bay Beach Club, a request by Bi-Part Development, LLC to rezone +/- 263.01-acres generally located north and south of NC 73, south of Mayes Road, east of Westmoreland Road, north of McCord Road and west of Black Farm Road from existing Rural and Transitional Residential to Traditional Neighborhood Development - Conditional District, Neighborhood Residential - Conditional District, and Highway Commercial - Conditional District for a mixed-use development consisting of approximately 1,183 residential units (250 single-family homes, 201 townhomes, 432 apartment units and 300 condominium units), 210,000 sq. ft. of retail, 200 hotel rooms, 36,000 sq. ft. of convention center space and a 41.16-acre commercial lagoon (Parcel Nos. 01106218, 01125102, 01125109, 01125103,

01125108, 01104101, 01105105, 01106217, 01106226, 01106219, 01125101, 01125104, 01124123, 01105104 and 01124102).

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, Transit Oriented Development Employment Conditional District, Highway Commercial Conditional District, and Special Purpose Conditional District. (*Jesse James*)
- 9.B. Conduct public hearing 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*)
- 9.C. Conduct public hearing on Petition #R23-03 Ultimate Athlete, a request by Jeremy Martin to rezone +/- 1.290 acres located at 15901 Cramur Drive from Neighborhood Center and General Residential to Highway Commercial Conditional District for an indoor/outdoor recreation center. (*Jesse James*)

10. Other Business

- 10.A. Consider approving changes to Land Development fees. (*Stephen Trott*)
- 10.B. Adopt resolution to acquire right-of-way and/or easements for the construction of Bud Henderson Sidewalk 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.