



AGENDA

Regular Town Board Meeting

June 5, 2023 - 6:00 PM

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Dr)

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 - None**
- 2. Call to Order**
- 3. Invocation/ Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Staff Questions**
- 6. Public Comments, Requests, or Presentations**
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve the minutes of the May 1, 2023 Regular Town Board Meeting. (*Janet Pierson*)
 - 8.B. Approve the minutes of the May 15, 2023 Regular Town Board Meeting. (*Janet Pierson*)
 - 8.C. Approve the minutes of the May 23, 2023 Special Town Board Meeting. (*Janet Pierson*)
 - 8.D. Approve property tax refunds from Mecklenburg County. (*Pattie McGinnis*)

- 8.E. Approve Capital Project budget amendments appropriating additional revenue and expenses for the Main Street project. (*Pattie McGinnis*)
- 8.F. Adopt Resolution declaring intent to abandon and close a portion of Mt. Holly-Huntersville Road. (*Lora Mastrofrancesco*)
- 8.G. Adopt Resolution to acquire right-of-way and/or easements for the Bud Henderson Sidewalk Project. (*Stephen Trott*)
- 8.H. Adopt Resolution to acquire right-of-way and/or easements for the Harvest Point Sidewalk Project. (*Stephen Trott*)
- 8.I. Accept Streets in the Chapel Grove Subdivision for Town Maintenance. (*Kevin Fox*)
- 8.J. Call a public hearing for Monday, July 17, 2023 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA23-01, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 5 and Article 7 to provide options to ensure the goals of the Zoning Ordinance and Comprehensive Plan are met and address concerns regarding the impact of street trees. (*Lauren Speight*)
- 8.K. Call a public hearing for Monday, July 17, 2023 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA22-15, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 7 to amend the penalties for the removal and/or disturbance of required vegetation. (*Lauren Speight*)

9. Public Hearings

- 9.A. Conduct public hearing on Petition #R23-05, Lagoona 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. (*David Peete*)
- 9.B. Conduct public hearing on Petition #TA23-03, a request by the Huntersville Planning Department to amend Article 2 of the Subdivision Ordinance and Article 7.5 of the Zoning Ordinance to limit Minor Subdivisions to five lots or less and to require a 10' buffer for Minor Subdivisions within the Residential and Transitional Residential zoning districts. (*Nathan Farber*)

- 9.C. Conduct public hearing on Petition #TA23-04, a request by the Huntersville Planning Staff to amend Article 9.54 Solar Energy Facilities to further clarify the text for simplicity. (*Nathan Farber*)

10. Other Business

- 10.A. Consider adopting the FY 2024 Budget Ordinance. (*Pattie McGinnis*)
- 10.B. Consider adopting Resolution in opposition of Charlotte Regional Transportation Planning Organization's current weighted voting structure. (*Rob Kidwell*)

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.