



AGENDA

Town Board Organizational Meeting

December 4, 2023 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

1. Pre-meeting - 5:30 p.m.

1.A. Reception for Elected Officials.

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 to Retired Police Chief Bence Hoyle. *(Mayor Melinda Bales)*

7. Agenda Changes/Adoption of Agenda (Current Board)

8. Consent Agenda (Current Board)

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

9. Public Hearings (Current Board)

10. Other Business (Current Board)

11. Recognition of Outgoing Elected Officials

11.A. Recognition of Commissioner Dan Boone. *(Mayor Melinda Bales)*

11.B. Recognition of Commissioner Rob Kidwell. *(Mayor Melinda Bales)*

11.C. Recognition of Commissioner Amber Kovacs. *(Mayor Melinda Bales)*

11.D. Recognition of Commissioner Lance Munger. *(Mayor Melinda Bales)*

11.E. Recognition of Commissioner Derek Partee. *(Mayor Melinda Bales)*

11.F. Recognition of Mayor Pro Tem Stacy Phillips. *(Mayor Melinda Bales)*

11.G. Recognition of Mayor Melinda Bales. *(Mayor Pro Tem Stacy Phillips)*

12. Mayor and Commissioner Reports/Closing Comments (Current Board)

13. Recess (15 minutes)

14. Installation of Elected Officials

14.A. Oath of Office for Mayor and Commissioners. *(Judge Reggie McKnight)*

15. Agenda Changes (New Board)

16. New Business (New Board)

16.A. Consider election of Mayor Pro Tem. *(Mayor Christy Clark)*

16.B. Consider adopting 2024 Town Board Regular Meeting Schedule. *(Mayor Christy Clark)*

16.C. Consider appointments to various boards and committees. *(Mayor Christy Clark)*

16.D. Presentation of FY 23 Financial Statements. *(Pattie McGinnis)*

17. Public Hearings (New Board)

18. Consent Agenda (New Board)

18.A. Call a public hearing for Tuesday, January 2, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078 on Petition #R23-11, Morningstar Storage, a request by Morningstar Properties to rezone +/- 3.934 acres located at 16230 and 16204 Old Statesville Road from Special Purpose and Highway Commercial to Special Purpose - Conditional District. *(Jesse James)*

19. Mayor and Commissioner Reports/Closing Comments (New Board)

20. 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.

**Town of Huntersville
Town Board
December 4, 2023**

To: Town Board

From: Janet Pierson, Town Clerk

Date: December 4, 2023

Subject: Approval of Minutes

EXPLAIN REQUEST:

Consider approving the minutes of the November 6, 2023 Regular Town Board Meeting.

ACTION RECOMMENDED:

Approve Minutes

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Draft Minutes

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**November 6, 2023
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

None

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall, 101 Huntersville-Concord Road, at 6:00 p.m. on November 6, 2023.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Rob Kidwell, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips.

Honorary Mayor Grace Stender called the meeting to order.

Honorary Mayor Stender called for a moment of silence.

Honorary Mayor Stender led the Pledge of Allegiance.

STAFF QUESTIONS

None

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Small Business Saturday Proclamation. Mayor Bales proclaimed November 25, 2023, as Small Business Saturday.

A Proclamation for Small Business Saturday

WHEREAS, the Town of Huntersville, North Carolina celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS, according to the U.S. Small Business Administration, there are 33.2 million small businesses in the United States: small businesses represent 99.7 percent of firms with paid employees, small businesses are responsible for 62.7 percent of net new jobs created since 1995, and small businesses employ 46.4 percent of the employees in the private sector in the United States; and

WHEREAS, 68 cents of every dollar spent at a small business in the United States stays in the local community and every dollar spent at small businesses creates an additional 48 cents in local business activity as a result of employees and local businesses purchasing local goods and services; and

WHEREAS, 72 percent of consumers reported that Small Business Saturday 2022 made them want to shop and dine at small, independently-owned retailers and restaurants all year long; and

WHEREAS, Town of Huntersville supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

WHEREAS, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, I, Melinda Bales, Mayor of Huntersville, do hereby proclaim November 25, 2023 **"SMALL BUSINESS SATURDAY"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6 of November 2023.

Epilepsy Awareness Month Proclamation. Mayor Bales proclaimed November 2023 as Epilepsy Awareness Month.

A Proclamation for Epilepsy Awareness Month

WHEREAS, Epilepsy Awareness Month is a nationwide effort to raise awareness and change the conversation around epilepsies, seizures, and side effects, as well as to improve and save lives through care, advocacy, research, new therapies, public health, and education; and

WHEREAS, epilepsy is a brain disorder characterized by recurrent and unprovoked seizures that can affect anyone, at any age and at any time; and

WHEREAS, epilepsy is a spectrum disease comprised of many diagnoses and experiences, and includes a wide range of seizure types, comorbidities, control, severity, and outcomes varying from person-to-person; and

WHEREAS, epilepsy is the fourth most common neurological disorder; there are approximately 3.4 million people in the United States, and over 135,000 North Carolinians that live with epilepsy; and

WHEREAS, an increasing number of people are diagnosed with rare epilepsies which are largely complex, severe, chronic, and even life-threatening; collectively, rare epilepsies account for a growing percentage of the epilepsy population; and

WHEREAS, people with epilepsy need access to affordable, comprehensive, physician-directed, and person-centered health care; delays in accessing effective treatments increase the likelihood of breakthrough seizures and related complications including injury, disability, or even Sudden Unexpected Death in Epilepsy (SUDEP); and

WHEREAS, many treatments are approved to treat seizures; 30-40 percent of people with epilepsy still live with uncontrolled seizures and the epilepsy-related medical costs associated with uncontrolled epilepsy are two to 10 times higher than those of controlled epilepsy; and

WHEREAS, the annual observance of Epilepsy Awareness Month encourages residents to spread understanding, education, and compassion in order to improve the lives of people living with epilepsy and their families in our communities

NOW, THEREFORE, I, Melinda Bales, Mayor of Huntersville, do hereby proclaim the month of November 2023 **"EPILEPSY AWARENESS MONTH"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6th of November 2023.

Sesquicentennial Anniversary Proclamation. Mayor Bales proclaimed 2023 as the official year of celebration for the Sesquicentennial Anniversary of Huntersville.

**A Proclamation for the Sesquicentennial Anniversary
of the Town of Huntersville**

WHEREAS, it is with great joy and pride that we, the Town of Huntersville, North Carolina, come together to celebrate a remarkable milestone in our history – the 150th Anniversary of our town; and

WHEREAS, Huntersville, North Carolina, was incorporated on February 28, 1873, and has since grown and flourished into a vibrant, diverse, and thriving community, rich in history, culture, and the spirit of togetherness; and

WHEREAS, throughout these 150 years, Huntersville has been a place of both historic significance and modern innovation, from our early days as a small agrarian town to our current status as a flourishing metropolitan area; and

WHEREAS, our town is home to a diverse and dynamic population that values community, heritage, and the promise of a bright future; and

WHEREAS, we have witnessed the dedication of generations of residents, leaders, and community members who have worked tirelessly to shape our town into the welcoming, prosperous, and forward-thinking place it is today; and

WHEREAS, Huntersville has not only thrived in terms of development and economic opportunity, but has also preserved its natural beauty, boasting picturesque parks and lush nature preserves while abutting the shores of Lake Norman; and

WHEREAS, as we commemorate this sesquicentennial milestone, we remember those who have come before us, honor their contributions, and acknowledge the responsibility we carry to continue building a brighter and more promising future for Huntersville; and

WHEREAS, we recognize that our town's success is the result of the collective efforts of its residents, both past and present, and we remain dedicated to promoting unity, fostering inclusivity, and ensuring a prosperous future for all.

NOW, THEREFORE, I, Melinda Bales, Mayor of Huntersville, do hereby proclaim the year 2023 as the official year of celebration for the **"SESQUICENTENNIAL ANNIVERSARY"** of Huntersville, North Carolina.

Let this celebration be a testament to our town's enduring spirit, and let it serve as a reminder of the strength we have as a community when we work together, embrace our history, and build toward a bright and promising future.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6 of November 2023.

Grace Stender as Honorary Mayor Proclamation. Mayor Bales proclaimed November 6, 2023, as Grace Stender is Honorary Mayor of Huntersville.

A Proclamation for Grace Stender as Honorary Mayor

WHEREAS, Grace Stender has the privilege to be honorary "Mayor for the Day" in the Town of Huntersville and experience the duties of the Office of the Mayor by joining Mayor Bales and the Town Commissioners on the dais for a Town Board Meeting; and

WHEREAS, Ms. Stender earned the right to be "Mayor for the Day" through the love she has for her Huntersville Community; and

WHEREAS, Ms. Stender is on the student council at Lake Norman Charter Elementary School. Earlier this year she won the Knight of Honor recognition at her school - where she is also involved with the Girl Scouts and Girls on the Run; and

WHEREAS, Grace Stender is a student today and a leader of tomorrow.

NOW, THEREFORE, I, Melinda Bales, Mayor of Huntersville, do hereby proclaim on November 6, 2023 that **"GRACE STENDER IS HONORARY MAYOR"** of Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 6th of November 2023.

Mike Russell, 17443 Glassfield Drive, said that's in the Cambridge Grove neighborhood. I serve as the HOA President and I've been a resident for the past 24 years there. I'm here to speak about Item 10 on the agenda tonight, and that is the traffic calming measures for Cambridge Grove Drive. Thank you to the Engineering Department for all the work that they have put into this. The recommendation tonight from the Engineering Department is for two speed humps to be installed. Last month Bob Soroosh presented to the Board, he is a Cambridge Grove resident and a member of the Cambridge Grove Traffic Committee, the recommendation from the Traffic Committee that we put together. Our

recommendation is highlighted in green for you. *Refer to hand-out attached hereto as Exhibit No. 1.* That's one speed hump. We think that that speed hump will serve two purposes. One is to calm traffic and two, in the future provide a safe pedestrian crossing for Cambridge Grove Drive. As a reminder, Cambridge Grove is located on Highway 73 East between Highway 115 and 21. We're the neighborhood adjacent to the Target shopping center. The only marked crosswalk right now, and I highlighted that in yellow, is at the entrance of Cambridge Grove Drive and that is right along Highway 73. My ask tonight of the commissioners is after the Engineering Department's presentation is that you instruct the Engineering Department to proceed with the construction of one speed hump and then to start the process of analyzing pedestrian safety along Cambridge Grove Drive, Sam Furr Road and specifically the highlighted yellow crosswalk there. Please keep in mind as another note, there's a pre-school that's going to open up 150' to the east of Cambridge Grove Drive, so who knows maybe those little crumb munchers will want to take a trip to Panda Express or Starbucks or something like that, and that's the only marked crosswalk that they will have to take. I'd like to thank again Lora Mastrofrancesco for all your work. You've been great. We look forward to working with you in the future on other projects within the neighborhood. And on a personal note, I would like to thank Commissioners Phillips and Munger for your time on the Board. You will be missed.

AGENDA CHANGES

Commissioner Boone moved Item 8.C under the Consent Agenda to Item 10.D under Other Business.

Commissioner Phillips moved Items 8.D, 8.E and 8.F to Items 10.E, 10.F and 10.G under Other Business.

Commissioner Phillips made a motion to adopt the agenda, as amended.

Commissioner Boone seconded motion.

Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Phillips made a motion to approve the minutes of the October 16, 2023, Regular Town Board Meeting. Commissioner Kovacs seconded motion. Motion carried unanimously.

Budget Amendment – Main Street Project. Commissioner Phillips made a motion to approve budget amendment appropriating revenue received from the North Carolina Department of Transportation in the amount of \$3,144,600 for the Main Street project to the right-of-way expense account (\$1,317,600) and the construction account (\$1,827,000). Commissioner Kovacs seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R23-10. Commissioner Phillips made a motion to call a public hearing for Tuesday, January 2, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #R23-10 Commercial Communication Tower, a request by Berkley Group III, LLC to rezone parcels from Neighborhood Residential district to Special Purpose - Conditional district to allow a Commercial Communication Tower. Commissioner Kovacs seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #TA23-06. Commissioner Phillips made a motion to call a public hearing for Tuesday, January 2, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA23-06, a request by the Huntersville Planning Department to amend Zoning Ordinance Articles 3, 8 and 11 to comply with House Bill 488. Commissioner Kovacs seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #TA23-07. Commissioner Phillips made a motion to call a public hearing for Tuesday, January 2, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA23-07, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to amend Article 12.2.1 and the definition of "Interconnected." Commissioner Kovacs seconded motion. Motion carried unanimously.

Acceptance of Streets – Ardmore at Bryton. Commissioner Phillips made a motion to accept street for Town maintenance in Ardmore at Bryton subdivision. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Ardmore Forest Rd	Bryton Ridge Pkwy	End of Road	800'

Acceptance of Streets – Barkley. Commissioner Phillips made a motion to accept street for Town maintenance in Barkley subdivision. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Emily Magen Ct	Winding Ridge Rd	Cul-de-sac	410'

Acceptance of Streets – Norman Park. Commissioner Phillips made a motion to accept streets for Town maintenance located in the Norman Park subdivision. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Cowan Dr	Titan Ave	135' SW of Titan	135'
Venus Ln	Titan Ave	135' SW of Titan	135'
Malabar Rd	Titan Ave	135' SW of Titan	135'
Titan Ave	Venus Ln	End of Road	315'

Acceptance of Streets – Olmstead. Commissioner Phillips made a motion to accept streets for Town maintenance located in the Olmstead subdivision. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Long Common Pkwy	Eastfield Rd	Front Park Ct	4,155'
Balcony Ridge Rd	Long Common Pkwy	332' N of Long Common Pkwy	330'
Front Park Cr	Long Common Pkwy	Long Common Pkwy	1,550'
Leffert's House Pl	Long Common Pkwy	Front Park Cr	910'
McGinnis Ln	Long Common Pkwy	321' E of Long Common Pkwy	320'
Fairsted Ln	Front Park Cr	Promenade Dr	1,015'
Promenade Dr	Asbury Chapel Rd	End of Road	2,660'
Nethermead Ct	Promenade Dr	Promenade Dr	315'
Grace Park Ln	Promenade Dr	Promenade Dr	370'
Sojourn Ct	Fairsted Ln	End of Road	940'

Acceptance of Streets – Ramseys Glen. Commissioner Phillips made a motion to accept streets for Town maintenance located in Ramseys Glen subdivision. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Ramsey's Glen Dr	Ramah Church Rd	Hindcross Dr	430'
Hindcross Dr	Ewart Rd	Tyson's Corner Dr	1,670'
Baldrige Dr	Hindcross Dr	McGuffy Dr	620'
Tyson's Corner Dr	McGuffy Dr	End of Road	850'
McGuffy Dr	Hindcross Dr	End of Road	770'

Acceptance of Streets – Tanners Creek. Commissioner Phillips made a motion to accept streets for Town maintenance located in Tanners Creek subdivision. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Athens Blue Ln	Cane Branch Wy	152' E of Cane Branch Wy	150'
Cane Branch Wy	145' S of Mountain Majesty Wy	End of Road	490'

Acceptance of Streets – Vermillion. Commissioner Phillips made a motion to accept streets for Town maintenance located in Vermillion subdivision. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Mallory Baches Ln	Garden District Row	End of Road	105'
Winmau Ln	Memory Ln	Alley Bama	260'

Acceptance of Streets – Walden Phases 3 and 4. Commissioner Phillips made a motion to accept streets for Town maintenance located in Walden subdivision Phases 3 and 4. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Keyes Meadow Wy	Fred Brown Rd	50' NW of Regent Grove Ln	1,415'
Ravenall Dr	125' E of Keyes Meadow Wy	Keyes Meadow Wy	1,405'
Fiery Mist Way	Ravenall Dr	Ravenall Dr	395'
Casabella Dr	170' NE of Keyes Meadow Wy	Keyes Meadow Wy	170'
Keyes Meadow Wy	50' NW of Regent Grove Ln	62' SE of Regent Grove Ln	110'
Regent Grove Ln	135' NW of Thach Ct	Keyes Meadow Wy	1,890'
Rushwick Dr	190' SW of Regent Grove Ln	Regent Grove Ln	190'
Parsons Ridge Ln	185' SW of Regent Grove Ln	Regent Grove Ln	185'
Thach Ct	240' SW of Regent Grove Ln	Regent Grove Ln	240'

Acceptance of Streets – Walden Phases 5 and 7. Commissioner Phillips made a motion to accept streets for Town maintenance located in Walden subdivision Phases 5 and 7. Commissioner Kovacs seconded motion. Motion carried unanimously.

Street Name	From	To	Approx. Length
Keyes Meadow Wy	140' N of Beechers Commons Dr	230' S of Eola Wy	1,075'
Eola Wy	Beechers Commons Dr	Keyes Meadow Wy	480'
Ravenall Dr	Keyes Meadow Wy	161' W of Beechers Commons Dr	560'
Beechers Commons Dr	Keyes Meadow Wy	206' S of Eola Way	1,169'
Sulton Terrace	Beechers Commons Dr	150' N of Beechers Commons Dr	150'
Keyes Meadow Wy	140' N of Beechers Commons Dr	Casabella Dr	670'

Sulton Terrace	150' N of Beechers Commons Dr	462' N of Casabella Dr	1,120'
Casabella Dr	135' W of Sulton Terrace	End of Road	545'

PUBLIC HEARINGS

None

OTHER BUSINESS

Traffic Calming – Cambridge Grove Drive. Lora Mastrofrancesco, Transportation Engineer, said just a quick recap. *PowerPoint attached hereto as Exhibit No. 2.* It's on Sam Furr Road between US 21 and NC 115. It's the portion in red, that's around 950 linear feet. That's the portion that we examined in our study.

At the last public hearing I went through seven different options for speed humps. Tonight the Engineering Department is recommending two speed humps, one just north of each of the crossroads that are within the section.

If this is approved, we would come back at a future meeting to ask for funding for the two speed humps, that would be approximately \$10,000.

Commissioner Munger said you saw the presentation that was just made about the one speed hump. Is that something staff could support?

Ms. Mastrofrancesco said we could support the one speed hump in the middle, which I believe is the same. I didn't see the highlighted part, but yes. The green highlight is what they had sent earlier, so we could put a speed hump there.

Commissioner Munger said does it seem reasonable that in the future that becomes a crosswalk.

Ms. Mastrofrancesco said it would have to be replaced with a speed table, which would be a pedestrian crossing, a little flatter.

Commissioner Munger said I'm trying to figure out, does that make sense that it becomes a crosswalk instead of a speed hump?

Stephen Trott, Director of Engineering, said speed humps and speed tables are similar, but different. The table has a flat top versus a hump is rounded over, so if you are going to put in one, you have to take it out and then put in something different and then you may want to do some other treatment depending on the traffic volume or number of pedestrians that cross. There's a different analysis that would go into that.

Commissioner Munger said I'm just going based on what obviously the residents, the HOA President, bless your heart, I would never do that, is getting from his residents that sounds like they want a crosswalk and maybe that makes sense. But you had said, I believe the number was \$5,000 for a speed hump, if I remember correctly.

Commissioner Kidwell said Mr. Russell, could you come back up here. Speed table versus speed hump. Members of your HOA have come and asked for a crosswalk there. Would a speed table be.....

Mr. Russell said the email Lora sent to the Traffic Committee was provided to the residents of Cambridge Grove via Facebook and then also direct email and the responses that were received back was for one speed hump and then looking forward to increasing pedestrian safety along Cambridge Grove Drive is second objective.

Commissioner Kovacs said how much is a speed table?

Ms. Mastrofrancesco said a little bit more than a speed hump. It's going to be wider, flat for a good 6' to 8', and then we'll have some extra pavement markings.

Commissioner Kovacs said would it make more sense to just approve a speed table if it's going to be requested later on.

Mr. Trott said when you look for a pedestrian crossing, you don't want to just discriminately put it in, so we have not looked at is that the best location for a pedestrian crossing. I haven't seen the exhibit that they presented tonight but currently there's a marked pedestrian crossing out at 73 and I would assume there's probably one, I need to double check at the northern end at Glencrest as well because that's a four-way stop intersection. There may not be a marked one, but there may be an unmarked. Rules are the same for both. There may just be a pedestrian ramp.....not sure where that's located or if that's the best location or if there's adequate site distance. We can keep going on and on. That has not been evaluated as this is for traffic calming.

Commissioner Munger made a motion for a single speed hump to be located on Cambridge Grove Drive between Drew and Truitt and then that a study be done to look into the possibility of creating a crosswalk in a feasible location along Cambridge Grove Drive.

Commissioner Phillips seconded motion.

Mayor Bales called for the vote.

Motion carried unanimously.

Petition #R21-08, Beltway 77 Industrial Park. Petition #R21-08 is a request by Strategic Capital Partners for Beltway 77 Industrial Park for a revision to the approved TIA improvements.

Brian Richards, Planning Director, said we have a request from the Strategic Capital Partners for a modification to their TIA associated with Rezoning #21-08. If you recall that was approved back in September 2021 for a large industrial park just south of Hambright Road. At that time, they had requested a right-in/right-out access along Hambright Road adjacent to I-77. The long-term goals of both the Planning Department and Strategic Capital as well as CATS was to actually run a public street through CATS' property, but that took a little while to get the paperwork in order. That has since been done. Strategic Capital Partners has partnered with CATS and they are building and just recently got their approvals for this road so they no longer need that right-in/right-out access on Hambright Road and so they are asking for permission to remove that. Planning staff is in favor, as well as our Engineering Department and NCDOT.

Commissioner Munger made a motion to approve Petition #R21-08, a request by Strategic Capital Partners for Beltway 77 Industrial Park for a revision to the approved TIA improvements as it is consistent with the requirements of Article 14 of the Zoning Ordinance.

Commissioner Phillips seconded motion.

Mayor Bales called for the vote to approve Petition #R21-08.

Motion carried unanimously.

Petition #R23-08, Dearness Gardens. Petition #R23-08, Dearness Gardens, is a request by Ken Forster, to rezone six parcels totaling +/- 10.07 acres generally located at 13501 Old Statesville Road from existing Highway Commercial – Conditional District and Neighborhood Residential to Highway Commercial – Conditional District and Neighborhood Residential for boundary and site amendments.

Jesse James, Senior Planner, said R23-08, Dearness Gardens, I'm just going to go over briefly a few changes since the public hearing. *Staff Report attached hereto as Exhibit No. 3.* The first being the plan has not changed, but the modification request for No. 4 just specifies that that is a modification due to more accessory building square footage than principal. That is one of the new modifications. Again, it's not a change to the plan, it just brings that up as a modification.

A new change to this rezoning since the public hearing and the Planning Board meeting is the original request for a 10' off-site buffer on an easement has been requested to have no buffer and that is on the southern boundary between the street frontage on Old Statesville Road to the newly requested back property and that request again is for no buffer along that boundary. Worth mentioning, the original rezoning, which was not at that same property line, was 47'.

Those are the two changes since the public hearing and the Planning Board meeting.

In the Planning Board recommendation, it was unanimous 7-0 approval. However, that Modification No. 2 that I just mentioned was not part of that vote. That vote was for the 10' offsite buffer and that has since changed to zero buffer.

For staff's recommendation with the two new changes, staff does recommend four of those modification requests. Staff does not recommend no buffer on that southern boundary. We do recommend at least a 10' evergreen buffer. We do recommend the other three modification requests and the fifth to address all minor staff comments.

That's all I have for you. If you have any questions, I'm here to answer those.

Commissioner Boone made a motion to approve Petition #R23-08, Dearness Gardens. The request is consistent with the Huntersville 2040 Community Plan, specifically Policies LU-6.3, EV-2.1, EV-2.2 and EV-2.3. The proposed plan is consistent with the current land use and character of the surrounding properties. The approval is subject to the following conditions and modifications: (1) allow for the portion of the northern boundary to be reduced to 20' versus the required 30'; (2) allow existing and proposed commercial driveway and parking areas to remain gravel form; (3) allow the total square footage of the accessory structure to exceed the total square footage of heated area of the principal structure; (4) allow for reduction in the required 30' buffer along the southern boundary to zero; (5) all minor staff comments and redlines to be addressed. It is in the public interest to approve the rezoning

petition because the rezoning is consistent with the envisioned use and the development pattern set forth in the 2040 Community Plan. This rezoning allows the Town of Huntersville to support an existing small business that was first established on the current site in 1995 and further supports Policy EV-2.1 to “promote and encourage local businesses, particularly small businesses.”

Commissioner Partee seconded motion.

Mayor Bales called for the vote to approve Petition #R23-08.

Motion carried unanimously.

Budget Amendment – Left-turn/Northcross Drive. Commissioner Boone said I requested this to be pulled from the Consent Agenda. First of all, my question is how long has this money been escrowed and is the money going to be used for a left-turn lane at the northern end of Northcross Drive?

Stephen Trott, Director of Engineering, said based on the information that Finance provided, the escrow has been in place since 2009 and the agreement on the agenda is that the money is provided to NCDOT to use for a left-turn lane as part of the Northcross Drive project.

Commissioner Boone said in 2009 if the estimate that was escrowed was \$235,000 and to put that turn-lane in now, how much would that cost?

Mr. Trott said the \$235,000 that’s in there. That’s what we are paying DOT and that’s what they are taking as full and final payment.

Commissioner Boone said how many more of these escrow programs do we have?

Jackie Huffman, Deputy Town Manager, said our software is at least partially down this evening related to our internet issues. At the end of May it appears we had approximately 14 escrow agreements. Twelve of them seem to be exclusively sidewalk related, not road related, to the extent that matters. And when I say sidewalk, I include multi-use paths in the sidewalk number as opposed to a road or street improvement.

Commissioner Boone made a motion to approve budget amendment recognizing revenue in the amount of \$235,374 from Commercial Real Estate Advisors III escrow account for installation of a left-turn lane at the northern end of Northcross Drive.

Commissioner Munger seconded motion.

Mayor Bales called for the vote.

Motion carried unanimously.

Contract to Purchase Police Vehicles. Police Chief Barry Graham said I’m here before you to get approval to sign a contract to purchase these 14 vehicles. The State of North Carolina every year goes out and does a bid process and the lowest responsible bidder was Ilderton Dodge out of High Point, NC. These vehicles that we are purchasing are police pursuit package, the same style that we’ve had in the past. They no longer make sedans so these will be SUV’s. This money is within the approved budget that was signed July 1.

Commissioner Kidwell made a motion to approve entering into a contract with Ilderton Dodge Chrysler Jeep for the purchase of 14 new vehicles for a total of \$568,610. I am going to miss seeing the Ford Explorers, but having had a Dodge Durango in the past, they are fun to drive.

Commissioner Phillips seconded motion.

Mayor Bales called for the vote to approve purchase of police vehicles.

Motion carried unanimously.

Contract attached hereto as Exhibit No. 4.

Budget Amendment – North Meck Park Splash Pad. Michael Jaycocks, Parks & Recreation Director, said we're requesting to move funds from the Capital Parks Reserve Fund for two alternates which will provide more shade as well as the surfacing. It's a little easier on the kids' feet and knees. It's a little bit safer than just the concrete. The Parks & Recreation Commission unanimously recommended using those funds for those alternates as well. The next item is the actual construction contract for the splash pad.

Commissioner Phillips made a motion to approve budget amendment appropriating \$98,250 from Parks & Recreation Capital Reserve fund to the North Mecklenburg Park Splash Pad Project for two additional shade structures and to upgrade the concrete pad and add safety surfacing.

Commissioner Kovacs seconded motion.

Commissioner Kidwell said I just want to point out to Commissioner Phillips, I know this was one of your pet projects over the past year serving on the Board, so I think it's only right that you got to make the motion from the Consent Agenda to Regular Business to make this happen, so congratulations.

Mayor Bales called for the vote.

Motion carried unanimously.

Resolution – Award Bid for North Mecklenburg Park Splash Pad Project. This project will provide the Town's first splash pad. Splash Pads have been one of the top requested park amenities by the residents and were identified in the 2030 Parks & Recreation Master Plan. This project was approved in the FY23 budget. The Parks & Recreation Commission unanimously recommended using additional funds from the Park Capital Reserve Fund to accept the two alternates. Those two alternates will provide more shade structures and safer surfacing on the splash pad. This project will be completed by May 2024, just in time for the summer season.

Commissioner Phillips made a motion to adopt Resolution to award the bid for the North Mecklenburg Park Splash Pad Project and approve the construction contract.

Commissioner Boone seconded motion.

Commissioner Phillips said when we brought this up during our FY23/24 budget discussions there were some commissioners who voted against this whole process, so I wanted to be able to pull it off the

Consent Agenda to give them a chance to vote if they wanted to vote that way or maybe they've had changes of heart.

Mayor Bales called for the vote to award bid for the North Mecklenburg Park Splash Pad Project.

Motion carried unanimously.

Resolution attached hereto as Exhibit No. 5.

MAYOR AND COMMISSIONER REPORTS/CLOSING COMMENTS

Commissioner Phillips

- No Report.

Commissioner Boone

- Huntersville Fire Department Assistant Chief Ray Murphy was honored as Firefighter of the Year by the Lake Norman Chamber of Commerce.
- Boy Scout Troop 19 will be picking up political signs after the election as a fundraiser project.

Commissioner Kovacs

- No Report.

Commissioner Kidwell

- No Report.

Commissioner Partee

- Advocate for gun safety. Huntersville Police Department has free gun safety locks.

Commissioner Munger

- Encouraged everyone to vote tomorrow if they haven't already.
- Next meeting of the Public Arts Commission is Wednesday, November 8.
- Consider supporting local non-profits.

Mayor Bales

- Lake Norman Economic Development Corporation will be hosting the Journey 360 program on November 28.

CLOSING COMMENTS

Commissioner Phillips wished local Veterans a happy Veterans Day and reminded everyone of the Veterans Parade and ceremony this weekend.

There being no further business, the meeting was adjourned.

Approved this the ____ day of _____, 2022.

**Town of Huntersville
Town Board
December 4, 2023**

To: Town Board

From: Mayor

Date: December 4, 2023

Subject: Election of Mayor Pro Tem

EXPLAIN REQUEST:

Consider election of Mayor Pro Tem.

ACTION RECOMMENDED:

Elect Mayor Pro Tem

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None

**Town of Huntersville
Town Board
December 4, 2023**

To: Town Board

From: Mayor

Date: December 4, 2023

Subject: 2024 Town Board Regular Meeting Schedule

EXPLAIN REQUEST:

Consider adopting 2024 Town Board Regular Meeting Schedule.

ACTION RECOMMENDED:

Adopt Meeting Schedule

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. BofC Meeting Schedule 2024

Huntersville Board of Commissioners

2024 Town Board Regular Meeting Schedule

Meetings begin at 6:00 p.m. at Huntersville Town Hall located at 101 Huntersville-Concord Road, Huntersville, NC 28078 (unless otherwise posted) and livestreamed at <https://www.facebook.com/HuntersvilleNCTownGovernment>. Pre-meetings may occur as part of any regular meeting at the time and for the purposes specified on the regular meeting agenda. The time and purpose(s) of pre-meetings will be published on the agenda.

The Board of Commissioners reserve the right to hold virtual board meetings during declared States of Emergency as applicable in the Town of Huntersville. Notice of virtual meetings will be issued pursuant to N.C.G.S. § 166A-19.24.

When meetings are held virtually, the following procedures apply:
Meetings will be held both in person and virtually via livestream. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings: (1) in person or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. the day of the meeting. The public may also submit comments by email to the Town Clerk. Emailed comments regarding public hearings may be submitted up to 24 hours prior to the scheduled time for the beginning of the public hearing. The Town Clerk may be reached by email at jpierson@huntersville.org or by phone at (704) 766-2202.

January 2, 2024	Tuesday, due to New Year’s Day Observed
January 16, 2024	Tuesday, due to Martin Luther King, Jr Day
February 5, 2024	
February 19, 2024	
March 4, 2024	
March 18, 2024	
April 1, 2024	
April 15, 2024	
May 6, 2024	
May 20, 2024	
June 3, 2024	
June 17, 2024	
July 1, 2024	Canceled, due to Independence Day
July 15, 2024	
August 5, 2024	
August 19, 2024	
September 3, 2024	Tuesday, due to Labor Day
September 16, 2024	
October 7, 2024	
October 21, 2024	
November 4, 2024	
November 18, 2024	
December 2, 2024	
December 16, 2024	

**Town of Huntersville
Town Board
December 4, 2023**

To: Town Board

From: Mayor

Date: December 4, 2023

Subject: Appointments to Various Boards and Committees

EXPLAIN REQUEST:

Consider appointments to various boards and committees.

ACTION RECOMMENDED:

Approve Appointments

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Proposed Committee Assignments

Huntersville Town Committees

Committee	Schedule	Representative	Alternate	
Mayor Appointments				
Charlotte Regional Transportation Planning Org (CRPTO)	monthly - 3rd weds, 6pm	Nick Walsh	Amanda Dumas	
Metropolitan Transit Commission (MTC)	monthly - 4th weds, 5:30pm	Christy Clark	Anthony Roberts	
Lake Norman Regional EDC		Amanda Dumas	Anthony Roberts	
Commerce Station		Christy Clark	Anthony Roberts	
Commissioner Appointments				
Centralina Council of Governments (COG)		Alisia Bergsman	LaToya Rivers	
Lake Norman Chamber	monthly - 4th mon, 4pm	Edwin Quarles	Nick Walsh	
Visit Lake Norman	quarterly - Jul, Oct, Jan, Apr	Alisia Bergsman	LaToya Rivers	
NC 73 Council of Planning		LaToya Rivers	Jennifer Hunt	
NC Power Agency #1		Nick Walsh	Bobby Williams	
Planning Coordinating Committee		Edwin Quarles	Amanda Dumas	
Huntersville Ordinance Advisory Board	monthly - 1st thurs, 3:30pm	Alisia Bergsman	Edwin Quarles	
Other				
Huntersville Government Affairs		Christy Clark, Jennifer Hunt, Edwin Quarles		
Huntersville Police Liaison		Nick Walsh	Edwn Quarles	
Huntersville Fire Liaison		Nick Walsh	Christy Clark	
Municipal Education Advisory Committee (MEAC)		Jennifer Hunt		
Huntersville Family Fitness and Aquatics (HFFA)	monthly - 2nd mon, 4pm (flexible)	Jennifer Hunt, Edwin Quarles		
Age-Friendly Mecklenburg		LaToya Rivers, Amanda Dumas		
Communications Liaison		Christy Clark	Nick Walsh	
Park and Recreation Commission	monthly - 3rd weds, 6:30pm	LaToya Rivers	Alisia Bergsman	
Greenway, Trail & Bikeway Commission	monthly - 3rd tues, 6pm	Alisia Bergsman	Jennifer Hunt	
Public Arts Commission	monthly - 2nd weds, 6:30pm	Amanda Dumas		
Workforce Housing	Plan to form	Nick Walsh, LaToya Rivers		
Climate Sustainability	Plan to form	Jennifer Hunt	Alisia Bergsman	
Assignment Summary:	(counts will automatically update)	rep	alt	total
Christy Clark		4	1	5
Alisia Bergsman		4	2	6
Amanda Dumas		3	2	5
Jennifer Hunt		4	2	6
Edwin Quarles		4	2	6
LaToya Rivers		4	2	6
Nick Walsh		5	2	7