



AGENDA

Regular Town Board Meeting

June 21, 2021 - 6:00 PM

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

Meeting Information *This meeting will be held in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC. The public may attend the meeting in-person or watch it via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The public is invited to comment during public comments or during any public hearings in person at the Huntersville Recreation Center, 11836 Verhoeff Drive.*

1. Pre-meeting - 5:00 p.m.

1.A. Traffic Impact Analysis Discussion.

2. Call to Order

3. Invocation - Moment of Silence

4. Pledge of Allegiance

5. Mayor and Commissioner Reports-Staff Questions

6. Public Comments, Requests, or Presentations

6.A. Presentation of Park and Recreation Month Proclamation.

7. Agenda Changes

8. Public Hearings

8.A. Conduct public hearing on unopened street right-of-way abandonment within Vermillion Front development. (*Stephen Trott*)

- 8.B. Conduct public hearing on unopened street right-of-way abandonment within Huntersville Market development. (*David Peete*)
- 8.C. Conduct public hearing on two (2) unopened street right-of-way abandonments within Town Center development. (*David Peete*)

9. Other Business

- 9.A. Consider decision on abandonment of two (2) unopened street right-of-ways within the Town Center development. (*David Peete*)
- 9.B. Consider decision on abandonment of unopened street right-of-way within the Huntersville Market development. (*David Peete*)
- 9.C. Consider decision on abandonment of unopened street right-of-way within the Vermillion Front development. (*Stephen Trott*)
- 9.D. Consider decision on Petition #R20-05, a request by Vermillion Anchor Mill Village, LLC to modify the approved rezoning petition (R16-12) that allowed a mix of 400 units (apartments + townhomes) and up to 165,000 sq. ft. of non-residential **TO** 292 apartments, 49 townhomes, and minimum 70,000 sq. ft. of non-residential on 30-acres generally located at 404 N. Church Street. (*Jack Simoneau*)
- 9.E. QUASI-JUDICIAL. Conduct a quasi-judicial hearing on removal of Special Use Permit #17-01 Vermillion Village. (*Jack Simoneau*)
- 9.F. QUASI-JUDICIAL. Conduct quasi-judicial hearing on Petition #SUP21-01, an application by Grassroots Land, LLC to modify the approved banquet facility special use permit (SUP20-01) for the property located at 14418 NC Highway 73 (parcel ID 01313110), to add an open air pavilion to the facility, increase the size of the principle building, and modify other aspects of the site plan. (*Brad Priest*)
- 9.G. QUASI-JUDICIAL. Conduct a quasi-judicial hearing on Mayes Road Subdivision Sketch Plan, an 83-lot single-family detached residential development at 12000 Mayes Road in the Transitional Residential zoning district (Parcel 01123119). (*Jack Simoneau*)
- 9.H. Consider decision on Petition #TA 21-01, Zoning and Subdivision Ordinance amendments related to State Statute 160D and miscellaneous adjustments. (*Jack Simoneau*)

10. Consent Agenda

- 10.A. Approve budget amendment appropriating \$2,404,533 in American Rescue Plan Act funding to the ARPA Revenue Account and various expense accounts in the Grant Fund. (*Pattie McGinnis*)
- 10.B. Approve budget amendment appropriating expected FEMA revenue in the Grant fund of \$100,895.47 for reimbursable FEMA expenses of \$100,895.47 in various expense accounts in the Grant Fund. (*Pattie McGinnis*)
- 10.C. Approve budget amendment appropriating Community Emergency Needs contributions of \$16,176.96 to the Miscellaneous Expense - Community Emergency Needs expense account. (*Pattie McGinnis*)
- 10.D. Adopt Resolution approving the temporary closure of Main Street between Huntersville-Concord Road and Bigham Street for special events. (*Tracy Houk*)
- 10.E. Accept Streets in the Skybrook West Subdivision for Town maintenance. (*Kevin Fox*)
- 10.F. Accept Street in Bryton Single Family Phase 2 Map 1 for Town maintenance. (*Kevin Fox*)
- 10.G. Call a public hearing for Monday, July 19, 2021 at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #ANNEX 21-01, a request by Beverly Buchanan and Miriam Smith to annex 34.951-acres (Oak Grove Hill) into the Town of Huntersville. (*David Peete*)
- 10.H. Call public hearing for Monday, July 19, 2021 at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA21-05, a request by Metrolina Greenhouses, Inc. to allow dormitories as a special use permit in the Rural and Transitional Zoning districts subject to specific criteria. (*Jack Simoneau*)
- 10.I. Call a public hearing for Monday, July 19, 2021 at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #R21-03 Billings Property, a request by Skybrook West LLC to Rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary to rezone from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision; (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000). (*David Peete*)
- 10.J. Call a public hearing for Monday, July 19, 2021 at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #R21-04 Spring Grove, a request by M/I Homes of Charlotte, LLC to Rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection to rezone from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132). (*David Peete*)

- 10.K. Call a public hearing for Monday, July 19, 2021 at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #R21-06 North Creek Mixed-Use, a request by Magnolia Development, LLC to Rezone +/- 84.00-acres south of NC 73 and Davidson-Concord Road intersection to rezone from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 376 multi-family units, 71 attached single-family units and 82 detached single-family units (PINs 01107311, 01126101 & 01126113). (*David Peete*)
- 10.L. Call a public hearing for Monday, August 2, 2021 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, on Petition #TA 21-06, a request by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance to allow detached garages in the side yard of home lots in farmhouse clusters. (*Lauren Speight*)
- 10.M. Call a public hearing for Monday, August 2, 2021 at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, on Petition #R21-09 Caldwell Crossing Mixed Use, a request by CapRock LLC to Rezone +/- 38.1 acres as the Southeast west corner of Hambright Road and Statesville Road to rezone from Corporate Business and Transitional Residential to Traditional Neighborhood Development – Urban Conditional District for a mixed-use development with commercial, apartments, and townhomes; (Parcels:01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211). (*Brian Richards*)

11. Closing Comments

12. Closed Session

12.A. Closed Session pursuant to NCGS 143-318.11(a)(4), (a)(5), (a)(6).

13. Adjourn