

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Amanda Dumas
Edwin Quarles
LaToya Rivers
Nick Walsh



Town Manager
Anthony Roberts

Deputy Town Manager
Jackie Huffman

Assistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA

Regular Town Board Meeting

June 3, 2024 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

**Live Stream available via YouTube
@townofhuntersvillenc28078**

- 1. Pre-meeting**
- 2. Call to Order**
- 3. Invocation/Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Announcements**
- 6. Public Comments, Requests, or Presentations**
 - 6.A. National Gun Violence Awareness Day Proclamation. *(Mayor Pro Tem Hunt)*
 - 6.B. Global Wellness Awareness Day Proclamation. *(Mayor Pro Tem Hunt)*
 - 6.C. Downtown Plan Update. *(Anthony Roberts)*
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve the minutes of the April 29, 2024 Special Town Board Meeting. *(Janet Pierson)*
 - 8.B. Approve the minutes of the May 6, 2024 Regular Town Board Meeting. *(Janet Pierson)*

- 8.C. Approve the minutes of the May 8, 2024 Special Town Board Meeting. (*Janet Pierson*)
- 8.D. Approve the minutes of the May 15, 2024 Special Town Board Meeting. (*Janet Pierson*)
- 8.E. Approve the minutes of the May 20, 2024 Regular Town Board Meeting. (*Janet Pierson*)
- 8.F. Approve the minutes of the May 22, 2024 Special Town Board Meeting. (*Janet Pierson*)
- 8.G. Approve Fifth Amended and Restated Operations Center Lease Agreement with Electricities. (*Emily Sloop*)
- 8.H. Adopt Eighth Capital Project Ordinance amendment for transportation projects. (*Pattie McGinnis*)
- 8.I. Approve budget amendment appropriating Sponsorship revenue in Parks and Recreation for \$14,000 for Growers Market, LaLaCaboosa, Movies in the Park and Just Kidding Around events. (*Michael Jaycocks*)
- 8.J. Approve budget amendment appropriating General Fund balance in the amount of \$170,000 for The Park Greenway design due to the additional greenway length. (*Michael Jaycocks*)
- 8.K. Approve budget amendment appropriating Fund balance in the amount of \$275,000 on the enhanced pedestrian crossing of NC115 at North Mecklenburg High School. These funds will be used for the design, right-of-way and construction of the pedestrian crossing. (*Stephen Trott*)
- 8.L. Approve Community Development Block Grant (CDBG) Cooperative Agreement with Mecklenburg County. (*Bobby Williams*)
- 8.M. Call a public hearing for Tuesday, July 16, 2024, at 6:00 p.m. at Huntersville Town Hall on petition #TA24-06 Farmhouse Cluster Changes, a request by the Town of Huntersville Staff to amend Article 3.2.1(e), 3.2.2(e), and Article 12.2.1 "Open Space" to amend farmhouse cluster requirements by requiring an 80-foot vegetated buffer along the street frontage and to not allow open space and tree save to be located within private building lots. (*Nathan Farber*)
- 8.N. Call a public hearing for Tuesday, July 16, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA24-07, a request by the Huntersville Planning Department to amend Article 3.2.3(c) of the Huntersville Zoning Ordinance, eliminating the family-only occupancy requirement from the General Residential district regulations to achieve consistency with the rules governing Accessory Dwelling Units in other residential zones. (*Patrick Patterson*)

- 8.O. Call a public hearing for Tuesday, July 16, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA24-08, a request by the Huntersville Planning Department to amend Article 12.2.1 of the Huntersville Zoning Ordinance, to update the language to specify where a Family Care Home's one-half mile radius distance is measured from. *(Patrick Patterson)*
- 8.P. Call a public hearing for Tuesday, July 16, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA24-09, a request by the Huntersville Planning Department to amend Article 8.10 and Article 12.2.1 of the Huntersville Zoning Ordinance, to closer align our rules regarding building separation to North Carolina Building Code Standards and North Carolina Residential Code Standards. *(Patrick Patterson)*
- 8.Q. Call a public hearing for Tuesday, August 6, 2024, at 6:00 p.m. at Huntersville Town Hall, 101 Huntersville-Concord Road, Huntersville, NC 28078, on Petition #TA24-12, a request by the Huntersville Planning Department to amend several sections of the Huntersville Zoning Ordinance. The purpose of the amendment is to transfer selected uses from being permitted by Special Use Permit to Conditional District Rezoning and with Conditions, and delete some uses permitted by Special Use Permit. *(Brad Priest)*

9. Public Hearings

- 9.A. Conduct public hearing on Petition #ANNEX 24-01, a request by Shea Homes Carolina, LLC, to annex 59.462 acres into the Town of Huntersville. *(Lauren Speight)*

10. Other Business

- 10.A. Consider decision on Petition #ANNEX24-01, a request by Shea Homes Carolina, LLC to annex 59.462 acres into the Town of Huntersville. *(Lauren Speight)*
- 10.B. Consider approving proposed FY25 electric rate changes. *(David Lucore)*
- 10.C. Consider adopting the FY 2025 Budget Ordinance. *(Pattie McGinnis)*

11. Closing Comments

12. Adjourn

GENERAL MEETING INFORMATION

Town Board:

The Town of Huntersville Mayor and Board of Commissioners are elected for two-year terms. Huntersville operates under the council-manager form of government, which establishes the Town's policies that are carried out by the Town Manager and staff. For more information visit www.huntersville.org.

Meeting Time, Place and Agenda:

All meetings of the Board are open to the public and the public is invited and encouraged to attend. The Board meets in the Town Hall at 6:00 p.m. on the first and third Monday of each month (after July 1 it will be on the first and third Tuesday of each month) (unless otherwise posted). Agendas are published Thursdays before the meeting on our website. The Board reserves the right to deviate from the agenda.

Public Comment and Public Hearing Policy:

Persons desiring to address the Board during the public comment period or a public hearing shall sign up via the speaker sign-up sheet prior to the beginning of the meeting. Once the meeting has begun, a person may not sign up to speak. Persons who have signed up to speak shall be allowed to speak for up to three (3) minutes. The Mayor shall have the discretion to shorten the allotted speaking time depending on the number persons registered to speak and in consideration of the length of the agenda. (Public Comment and Public Hearing Policy - Amended February 19, 2024)

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.