

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

July 16, 2024 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

**Live Stream available via YouTube
@townofhuntersvillenc28078**

- 1. Pre-meeting - None**
- 2. Call to Order**
- 3. Invocation/Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Announcements**
- 6. Public Comments, Requests, or Presentations**
 - 6.A. Communicator Awards. *(Ethan Smith)*
 - 6.B. Parks and Recreation Month Proclamation. *(Michael Jaycocks)*
 - 6.C. Requests from External Agencies (Hope House, Rural Hill). *(Pattie McGinnis)*
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve the minutes of the June 17, 2024 Regular Town Board Meeting. *(Janet Pierson)*
 - 8.B. Adopt Resolution approving Interlocal Cooperation Agreement for Fire Protection Services. *(Jackie Huffman)*

- 8.C. Adopt Resolution to acquire right-of-way and/or easements necessary for the construction of the CMS - HWY 115 Sidewalk project. (*Stephen Trott*)
- 8.D. Adopt Resolution to approve the awarding of a Service Firearm to a retiring law enforcement member. (*Chief Barry Graham*)
- 8.E. Approve budget amendment appropriating Signage Revenue in the amount of \$2,500 to Non-capitalized Equipment for an aquatic wheelchair for the new Splash Pad at North Mecklenburg Park. (*Michael Jaycocks/Pattie McGinnis*)
- 8.F. Approve budget amendment appropriating Signage Revenue in the amount of \$5,000 to non-capitalized equipment for AED's at Veterans Park and Rosedale Nature Park. (*Michael Jaycocks/Pattie McGinnis*)
- 8.G. Approve the purchase agreement for a portion of 12928 S. Church Street, Huntersville NC 28078. (*Bobby Williams*)
- 8.H. Approve contract for Goods for Materials for the Hwy 21 Feeder Project from Border States. (*David Lucore*)
- 8.I. Approve contract for Goods for Materials for the Hwy 21 Feeder Project from WESCO. (*David Lucore*)
- 8.J. Approve contract for Goods with MD Henry for New Substation Materials. (*David Lucore*)
- 8.K. Approve contract for Goods with VFP, Inc. for a control building for the new substation. (*David Lucore*)
- 8.L. Call a public hearing for Tuesday, August 6, 2024 at 6:00 p.m. at Huntersville Town Hall on petition #R24-03 Long Creek Retail, a request by Saleh Moflehi on behalf of TA&S Enterprises of NC INC. to rezone +/- 4.39 acres located at the intersection of Mt. Holly-Huntersville Road and Beatties Ford Road from Highway Commercial-Conditional District to Highway Commercial-Conditional District for an amendment to rezoning #R08-01 for a convenience store and retail development. (*Jesse James*)
- 8.M. Call a public hearing for Tuesday, August 6, 2024, at 6:00 p.m. at Huntersville Town Hall on Petition #R24-04 Northbrook Storage, a request by Jake Palillo on behalf of Bi-Part Development LLC to rezone +/- 21.936 acres located on Sam Furr Road from Corporate Business to Special Purpose-Conditional District for a storage facility and other commercial uses. (*Jesse James*)

9. Public Hearings

- 9.A. Conduct public hearing on Petition #TA24-06 "Farmhouse Cluster Changes," a text amendment request by the Town of Huntersville Planning Department to amend

Article 3.2.1(e), 3.2.2(e), 3.2.1(d)3(c), 3.2.2d)3(c), and 12.2.1 "Open Space" of the Huntersville Zoning Ordinance to make changes to Farmhouse Clusters and Open Space. (*Nathan Farber*)

- 9.B. Conduct public hearing on Petition #TA24-07 "Accessory Dwelling Units in General Residential," a text amendment request by the Town of Huntersville Planning Department to amend Article 3.2.3(c) of the Huntersville Zoning Ordinance to remove the family-only occupancy requirement from the General Residential zoning district regulations to achieve consistency with the rules governing ADU's in other residential zones. (*Patrick Patterson*)
- 9.C. Conduct public hearing on Petition #TA24-08 "Family Care Home," a text amendment request by the Town of Huntersville Planning Department to amend Article 12, Section 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*)
- 9.D. Conduct public hearing on Petition #TA24-09 "Building Separation," a text amendment request by the Town of 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*)

10. Other Business

- 10.A. Consider decision on Petition #TA24-04, a request by the Huntersville Planning Department to amend Article 11, Section 11.4.3(a) of the Huntersville Zoning Ordinance and Article 5.000 of the Huntersville Subdivision Ordinance in response to the Huntersville Ordinance Advisory Board bylaw updates. (*Patrick Patterson*)
- 10.B. QUASI-JUDICIAL. Conduct an Evidentiary Hearing on Petition SUP#24-01 Northpointe Hotel, a request by Hotel Ventures of Lake Norman Inc. for a Special Use Permit for a +/- 10.328 acre parcel located at 8830 Northpointe Executive Park Drive for a 3-Story hotel development. (*Jesse James*)
- 10.C. Consider decision on Petition #R24-01, a request by Hitesh Patel on behalf of Hotel Ventures of Lake Norman Inc. to rezone +/- 10.328 acres located at 8830 Northpointe Executive Park Drive from Highway Commercial-Conditional District (HC-CD) to Highway Commercial-Conditional District (HC-CD) for a 3-story hotel development. (*Jesse James*)
- 10.D. Adopt Resolution authorizing execution of Kroger Opioid Settlement and approving Second Supplemental Agreement for additional funds. (*Emily Sloop*)
- 10.E. Consider approving the Lake Norman Regional Transportation Commission Interlocal Agreement. (*Mayor Christy Clark*)

- 10.F. Consider approving a budget amendment appropriating \$17,447.42 to fund the Lake Norman Regional Transportation Commission (LNTC) Interlocal contribution. (*Jackie Huffman*)

11. Closing Comments

12. Closed Session

- 12.A. Closed Session pursuant to NCGS 143-318.11(a)(5)-(a)(6) to consider the qualifications, competence, and performance of an employee.

13. 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.