

Mayor
Christy Clark

Mayor Pro Tem
Jennifer Hunt

Commissioners
Alisia Bergsman
Amanda Dumas
Edwin Quarles
LaToya Rivers
Nick Walsh



Town Manager
Antony Roberts

Deputy Town Manager
Jackie Huffman

Asistant Town Manager
Bobby Williams

Town Attorney
Emily Sloop

Town Clerk
Janet Pierson

AGENDA
Regular Town Board Meeting
August 6, 2024 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube [@townofhuntersvillenc28078](https://www.youtube.com/@townofhuntersvillenc28078)

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

1.A. Gilead Road Project (U-5807) Discussion. *(Stephen Trott and Heather Maloney)*

2. Call to Order

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Announcements

6. Public Comments, Requests, or Presentations

6.A. Care Ring presentation. *(Tchernavia Montgomery, CEO)*

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve surplus of Fire Department vehicles and associated equipment. *(Chief Jim Dotoli)*

8.B. Approve Tax Collector's Settlement for Fiscal Year 2024 (Tax Year 2023) and adopt Order of Collection for Fiscal Year 2025 (Tax Year 2024). *(Pattie McGinnis)*

8.C. Approve property tax refunds. *(Pattie McGinnis)*

8.D. Approve Electric Fund write-offs for FY 2021. *(David Lucore)*

- 8.E. Adopt Ordinance for 2024 Veterans Day Parade and Ceremony road closure. (*Tracy Houk*)
- 8.F. Adopt Ordinance for 2024 Holidays in Huntersville event road closure. (*Tracy Houk*)
- 8.G. Adopt Resolution to approve the awarding of a Service Firearm to a retiring law enforcement member. (*Chief Barry Graham*)

9. Public Hearings

- 9.A. Conduct public hearing 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.B. Conduct public hearing on Petition #R24-03 Long Creek Retail, a request by Saleh Moflehi 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/commercial use development. (*Jesse James*)
- 9.C. 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), 3.2.2(d)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.D. 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.E. 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.F. 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*)

- 9.G. Conduct public hearing on Petition #TA24-12: Proposed text amendment to modify or remove uses requiring a Special Use Permit, affecting Articles 3 and 9 of the Huntersville Zoning Ordinance. *(Brad Priest)*

10. Other Business

- 10.A. Consider approving labor contract for electrical construction work for FY25. *(David Lucore)*
- 10.B. Consider appointing one (1) member to the Parks and Recreation Commission due to one vacancy. *(Michael Jaycocks)*
- 10.C. Consider approving the Town Attorney Employment Agreement. *(Mayor Christy Clark)*

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 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:

Please contact the Town Clerk, 72 hours prior to the meeting, for special accommodations to attend this meeting and/or if this information is needed in an alternative format. Janet Pierson can be reached at clerk@huntersville.org or 704-875-6541.