

Minutes of the Town of Huntersville Ordinance Advisory Board

The Town of Huntersville Ordinance Advisory Board met in person at 3:30 p.m. on Thursday, December 7, 2023.

Call to Order/Roll Call

Vice-Chairwoman Jones called the meeting to order at 3:30 pm.

Voting Members Present: K. Jones, M. Jones, S. Harrington, M. Pollard, F. Gammon, J. Palillo, J. Kluttz, and H. Whittaker

Voting Members Absent: A. Hallman

Non-Voting Members Present: Commissioner Bergman, B. Richards, T. Barron, and E. Sloop.

Non-Voting Members Absent: None

Approval of Minutes

Item 2A. Consider approval of the October 5, 2023, Regular Meeting Minutes

M. Jones made a request to amend the October 5, 2023, to make his comments verbatim.

Motion: S. Harrington made a Motion to Approve the October 5, 2023, regular meeting minutes as amended. M. Pollard seconded the motion.

Vote: The motion passed unanimously (8-0).

Public Comments

None

Action Agenda

4A. Consider a recommendation on petition #TA23-08, a request by the Huntersville Planning Department for a text amendment to remove Article 8.13 Regulation of Nuisances as noise and noxious fumes are covered by the Town Code of Ordinances.

N. Farber, Planner II reviewed the proposed text amendment.

H. Whittaker asked if this being located in the Zoning Ordinance is a tool that would have some benefits for enforcement. Staff confirmed they have reviewed this and found that it is not a necessary tool.

F. Gammon asked if this has been enforced. Staff confirmed that it has not been enforced by the Zoning Ordinance, the police have enforced this through Code of Ordinances within the Town and ETJ.

M. Jones commented that there is a current email circulating from the UNC School of Government related to police power in the ETJ so that leads him to ask, if that agreement and if our Code of Ordinances complies with our authority, case law, constitutional limits, etc. E. Sloop responded that the email from today is relative to abatement and does not apply to the discussion today. The Town Code of Ordinances does comply with our police power agreement.

Motion: J. Kluttz made a Motion to recommend Approval of TA23-08, a request by Huntersville Planning Department for a text amendment to remove Article 8.13, Regulation of Nuisances as noise and noxious fumes are covered by the Town Code of Ordinances. H. Whittaker seconded the motion.

The motion passed unanimously (8-0).

Other Business

K. Jones thanked and acknowledged F. Gammon's serving as Planning Board representative to the Ordinance Advisory Board and then welcomed S. Hensley as the new Planning Board representative to the Ordinance Advisory Board.

M. Jones presented F. Gammon with a plaque on behalf of the Ordinance Advisory Board.

F. Gammon thanked the Board and commented that he hopes that the Town keeps the Board. He commented that he has learned a lot attending the Ordinance Advisory Board meetings even prior to serving on it and items are well reviewed prior to coming to the Planning Board.

K. Jones then introduced Commissioner Bergman as the new representative to the Ordinance Advisory Board with Commissioner Quarles as her backup.

M. Pollard commented that there are two items that he would like the Board to take a close look at that perhaps have been reviewed in the past, one of those is street stubs which are counter to complete streets. They do not include sidewalks for disabled, mothers with young children and strollers, and the elderly to have the ability to safely walk. He would like to see if the Board would consider discussion of the item to have complete streets versus stubs to potential developments waiting on economic development.

M. Pollard continued that he would like to consider ways to address blight, properties within the Town core or areas where it could have economic impact on adjacent neighbors, houses that have been abandoned and depleted with no intent of ever changing or burned down houses have not been addressed in a timely manner. E. Sloop responded that there is a Minimum Housing Code enforced by Mecklenburg County that addresses blight, unsightly, or uninhabitable homes. If there is an uptick in that then we may need to address that with the County.

K. Jones commented that her understanding of the process involved the County and then the Town regarding taking action. E. Sloop commented that there is a process which involves a

hearing and a determination which is then up to the owner to repair or demolish based on the determination. If the owner does not take those steps, then it falls to the County and sometimes the Town to take action which can be in the form of abatement or another process. M. Pollard followed up that he would like to see the Town put some stronger teeth behind the process so that things are followed up on in a more timely manner. Staff encouraged members of the Board to inform them of houses they felt this applied to so that they could review and identify if action should be taken or is being taken by the appropriate parties.

Adjourn

Motion: S. Harrington made a Motion to Adjourn. J. Palillo seconded the motion.

Vote: The motion passed unanimously (8-0).

Approved this 2 day of May 2023.

Kathy Jones
Chair or Vice Chair

Trangmbannon
Board Secretary

