

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, March 26, 2024.

Call to Order/Roll Call

Chairman Sny called the meeting to order at 6:30 pm.

Present: J. Sny, F. Gammon, J. Wright, J. Henson, S. Hensley & C. Boyd (arrived at 6:37 p.m.)

Absent: T. Loomis & L. Hallman

Approval of Minutes

Item 2A. Consider approval of the February 27, 2024, Regular Meeting Minutes

Motion: S. Hensley made a Motion to Approve the February 27, 2024, minutes. J. Wright seconded the motion.

Vote: The motion passed unanimously (5-0-1) with G. Baber abstaining due to absence.

Public Comments: None

Action Items

Item 4A: Consider a recommendation on petition #TA24-01, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to bring the text into compliance with North Carolina House Bill 600.

P. Patterson, Planner I entered his staff report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the proposed text amendment.

The Board reviewed various administrative items related to wording and Legal review.

Motion: G. Baber made an Motion to Recommend Approval of TA24-01 based on consistency with all policies with the Huntersville 2040 Community Plan and compliance with State Statutes. It is reasonable and in the public interest to amend the Zoning Ordinance because it complies with the Huntersville Community Plan and State Statutes. J. Wright seconded the motion.

Vote: The motion passed unanimously (7-0).

Item 4B: Consider a recommendation on petition #TA24-02, a request by the Huntersville Planning Department for a text amendment to the Zoning Ordinance to clarify the Town's role in permitting, placement, and enforcement of campaign signs.

P. Patterson, Planner I entered his staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the proposed text amendment.

J. Sny asked staff if they had considered that their proposed changes could possibly create two different standards. Staff provided the background and explained that the goal is to clarify that Town staff will only remove signs from Town maintained roads and the Town will require approval from all land owners to place signs on their property.

J. Snyder asked for confirmation on the proposed either/or date option. Staff confirmed that this is in keeping with the state wording as the date changes each year.

J. Snyder asked staff what a fully controlled access highway is, and how a parcel that is fronting both a Town and a State Road will be handled. Staff explained it is any interstate interchanges, and enforcement will occur relative to where the sign is placed.

C. Boyd asked for clarification on how the code enforcement process occurs relative to the stated timeline in the proposed language. Staff stated that at the deadline within the language code enforcement begins with a warning which allows the candidate to move their sign or request that staff move their sign. Failure to comply then could be met with sign removal and/or violations.

F. Gammon expressed concern relative to the proposed either/or date option and staff confirmed that they would review this and identify if there was a simpler way to state it.

F. Gammon commented that the proposed wording may not be consistent with town maintained right-of-way, right-of-way, and public right-of-way all being used which may cause some misunderstanding and inconsistencies. Staff commented that the wording is relative to establishing enforcement and they will review for consistency.

J. Snyder provided a red line version of the ordinance with suggestions relative to further clarifying the language. A copy was provided to each of the Board members and staff, a copy of which is attached hereto as Exhibit B-1 and incorporated herein by reference. Legal staff commented that the red line document appears fine. Further discussion was had relative to including a reference to the state statutes to clarify to anyone reading that these

Motion: J. Snyder made a Motion to Recommend Approval of TA24-02 with the modified language that was submitted as Exhibit B-1 with the modification to Article 9.A.1 to strike 'and' and keep the original entry of 'or.' It is reasonable and in the public interest to amend the Zoning Ordinance because it does clarify the signage ordinance and rules and hopefully makes for a better functioning election season. C. Boyd seconded the motion.

G. Baber asked Legal to confirm if both Article 9.A.1 and 9.A.2 should consistently state 'and' or 'or.' Staff confirmed that they will review the grammar and provide a consistent statement when this goes to Town Board for final action.

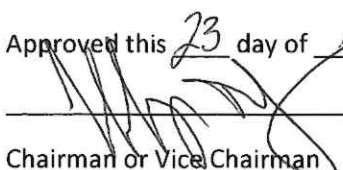
Vote: The motion passed unanimously (7-0).

Adjourn

Motion: C. Boyd made a Motion to Adjourn. G. Baber seconded the motion.

Vote: The motion passed unanimously (7-0).

Approved this 23 day of APRIL 2024.


Chairman or Vice Chairman


Board Secretary

