

Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, April 23, 2024.

Call to Order/Roll Call

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

Present: J. Sny, J. Wright, J. Henson, S. Hensley, G. Baber, T. Loomis & L. Hallman

Absent: F. Gammon, C. Boyd

Approval of Minutes

Item 2A. Consider approval of the March 26, 2024, Regular Meeting Minutes

Motion: J. Henson made a Motion to Approve the March 26, 2024, minutes. T. Loomis seconded the motion.

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

Public Comments: None

Action Items

Item 4A: Consider a recommendation on Petition #TA24-03, a request by the Huntersville Planning Department to amend the Zoning Ordinance to clarify the intent of conditional rezoning districts, and to update the process through which code modifications are considered.

B. Priest, Assistant Planning Director 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 asked what prompted this proposed amendment and how staff envisions this change would fold into the current approval process. Discussion was had as to how this may affect creativity of what is proposed. How this could aid or hinder negotiations. Examples were shared as to how similar ordinances have worked in Mooresville. Discussion continued related to projects previously heard to gain clarity as to how this amendment could have affected those projects.

Motion: J. Wright made a motion to Recommend Approval of TA24-03 based on the amendment being consistent with policies LU-8, LU-8.2, and LU-10.4 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it would provide greater flexibility to the developments through the conditional rezoning process while at the same time encouraging extraordinary design with exceptional public benefit. J. Henson seconded the motion.

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

J. Wright commented that she looks forward to this encouraging more design and interest and flexibility particularly in Downtown Huntersville.

J. Sny agreed and commented that he is in favor of the amendment as he looks forward to seeing the passion and creativity that some of the developers discuss but have not been able to build to date under our current zoning ordinance.

T. Loomis commented that she is in support but hesitant and expressed continued concern related to projects that have also recently been rejected due to the spirit of the ordinance and her hope is that this amendment will not open the Town up to more of these types of projects.

L. Hallman expressed his concern and research on this and that he thinks it will work. He then requested that staff notify the Board if this amendment is passed to notify them when it is first utilized so that they can monitor the results. Staff agreed that they could notate that in the staff report. Staff also commented that if this passes, that both Staff and the Planning Board will have the opportunity and are encouraged to really review conditional rezonings and bring their comments and suggestions as to whether what is being proposed really meets the ordinance.

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

Other Business

Item 5A: Consider approval of amended 2024 Planning Board Meeting Schedule

Motion: J. Sny made a Motion to Recommend Approval of the amended 2024 Planning Board Meeting Schedule to adjust to the third Wednesday of the month for November 20, 2024, and December 18, 2024, due to the holiday's and scheduling conflicts with Town Board meetings. T. Loomis seconded the motion.

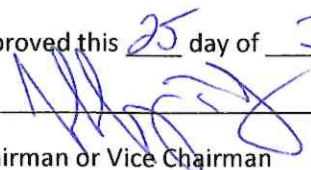
Vote: The motion passed unanimously (7-0).

Adjourn

Motion: L. Hallman made a Motion to Adjourn. J. Wright seconded the motion.

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

Approved this 25 day of JUNE 2024.



Chairman or Vice Chairman



Board Secretary