

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
November 4, 2024 - 6:00 PM
TOWN HALL (101 Huntersville-Concord Road)

Live stream available via YouTube [@townofhuntersvillenc28078](https://www.youtube.com/@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**
- 7. Agenda Changes/Adoption of Agenda**
- 8. Consent Agenda**
 - 8.A. Approve the minutes of the October 15, 2024 Regular Town Board Meeting. (*Janet Pierson*)
 - 8.B. Approve purchase contract for Southern States, LLC. (*David Lucore*)
 - 8.C. Approve budget amendment appropriating Electric Fund Balance in the amount of \$700,000 to Material Expense in the amount of \$350,000 and to Labor Expense in the amount of \$350,000 for Lodges of Stumptown development. (*Pattie McGinnis*)
 - 8.D. Adopt Resolution authorizing the private sale of a surplus fire truck. (*Emily Sloop*)
 - 8.E. Adopt Resolution approving Reese Boulevard at Vanstory Drive construction contract. (*Kevin Fox*)

- 8.F. Accept Streets for Maintenance in the Hampton's Professional Center. *(Kevin Fox)*
- 8.G. Accept Hunstad Boulevard for Maintenance. *(Kevin Fox)*
- 8.H. Accept Streets for Maintenance in the Rosedale Subdivision. *(Kevin Fox)*
- 8.I. Accept Streets for Maintenance in North Creek Village - Commercial. *(Kevin Fox)*
- 8.J. Accept Streets for Maintenance in Walden Phase 6. *(Kevin Fox)*
- 8.K. Call a Public Hearing for Tuesday, November 19, 2024 at 6:00 p.m. at Huntersville Town Hall on Petition #R24-12, a request by TF Walden, LP to rezone +/- 21.599 acres located north of Huntersville-Concord Rd and south of Ramah Church Rd. from Neighborhood Residential Conditional District (NR-CD) to Neighborhood Residential Conditional District (NR-CD) for the revision to a previously approved berm. *(Brian Richards)*

9. Public Hearings

- 9.A. Conduct public hearing on Petition #R24-09 Town Center General Rezoning, a request by Martha Rawdon, Larry & France Garner, Derong Huang, Franklin Lowry and HFH Investments LLC to rezone +/- 3.213 acres located at 106, 115, 117, 121 Gilead Road from Neighborhood Residential District to Town Center District. *(Brian Richards)*
- 9.B. Conduct public hearing on Petition #R24-05 Hillco Skilled Nursing Facility, a request by Novant Health Inc. to rezone approximately 13.9 acres of land from Corporate Business to Campus Institutional Conditional District to develop a Skilled Nursing Facility. The property is located at 13600 Reese Boulevard East in the Huntersville Business Park. *(Brad Priest)*
- 9.C. Conduct public hearing on Petition #R24-06 Rosedale Infill, a request by Antiquity Woods LLC - Joe Roy to rezone approximately 0.186 acres of land located at 9923 Ansonborough Square from NR (TND-O) to NR (TND-O) CD to develop four townhome units. *(Nathan Farber)*
- 9.D. Conduct public hearing on Petition #R24-08, a request by Stephen A. McLane to rezone approximately 0.591 acres from Corporate Business to Neighborhood Residential. *(Nathan Farber)*

10. Other Business

- 10.A. Adopt Resolution to revise CIP and submit an application to the Fall 2024 Charlotte Regional Transportation Organization (CRTPO) Call for Projects for the Stumptown Road Extension between NC115 (Old Statesville Road) and Aberfeld Road project. *(Stephen Trott)*

- 10.B. Adopt Resolution to revise CIP and submit an application to the Fall 2024 Charlotte Regional Transportation Organization (CRTPO) Call for Projects for the Oliver Hager Road Extension. (*Stephen Trott*)

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.