



AGENDA

Regular Town Board Meeting

July 19, 2021 - 6:00 PM

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

- 1. Call to Order**
- 2. Invocation - Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Mayor and Commissioner Reports-Staff Questions**
- 5. Public Comments, Requests, or Presentations**
- 6. Agenda Changes**
- 7. Public Hearings**
 - 7.A. Request to continue public hearing on Petition #R21-06, North Creek Mixed-Use, a request by Magnolia Development, LLC to Rezone +/- 84.00-acres south of NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 376 multi-family units, 71 attached single-family units and 82 detached single-family units (PINs 01107311, 01126101 & 01126113). *(David Peete)*
 - 7.B. Conduct public hearing on Petition #R21-04, Spring Grove, a request by M/I Homes of Charlotte, LLC to rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection to from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 138-lot subdivision; (PINs 01101102, 01101110, 01101114, 01119129 & 01119132). *(David Peete)*
 - 7.C. Conduct public hearing on Petition #R21-03 Billings Property, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary, from Rural to Neighborhood Residential - Conditional District for a

47-lot subdivision; (Meck. Co. PIN 02111116 & Cabarrus Co. PIN 46703589660000).
(*David Peete*)

- 7.D. Conduct public hearing on Petition #R21-08, a request by the property owners of Parcel IDs 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215, to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.
(*Brad Priest*)
- 7.E. Conduct public hearing on Petition #TA 21-05, a request by Metrolina Greenhouses to allow dormitories with a special use permit in the Rural and Transitional residential zoning districts, subject to specific criteria. (*Jack Simoneau*)
- 7.F. Conduct public hearing on Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Miriam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville. (David Peete)

8. Other Business

- 8.A. Consider adopting Ordinance approving Petition #ANNEX 21-01, a request by Carver Bowman, LLC and Beverly Buchanan & Miriam Smith to annex 42.578-acres (Oak Grove Hill) into the Town of Huntersville. (*David Peete*)
- 8.B. Ratify previous action of the Town Board taken in Closed Session allowed under the North Carolina Open Meetings law to award a \$10,000 bonus for the Town Manager based on a performance evaluation. (*Mayor Aneralla*)

9. Consent Agenda

- 9.A. Approve the minutes of the April 19, 2021 Regular Town Board Meeting. (*Janet Pierson*)
- 9.B. Approve the minutes of the May 3, 2021 Regular Town Board Meeting. (*Janet Pierson*)
- 9.C. Approve the minutes of the May 17, 2021 Regular Town Board Meeting. (*Janet Pierson*)
- 9.D. Approve the minutes of the June 7, 2021 Regular Town Board Meeting. (*Janet Pierson*)
- 9.E. Approve the minutes of the June 21, 2021 Regular Town Board Meeting. (*Janet Pierson*)

- 9.F. Adopt Resolution Approving Interlocal Cooperation Agreement for Fire Protection Services. (*Emily Sloop*)
- 9.G. Call a public hearing for Monday, August 16, 2021 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA21-09, a request by the Huntersville Planning Department to amend the requirements of Article 7.5.3 of the Huntersville Zoning Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights-of-way. (Brad Priest)
- 9.H. Call a public hearing for Monday, August 16, 2021 at 6:00 p.m. at Huntersville Town Hall, on Petition #TA21-09, a request by Strategic Capital Partners to amend the requirements of Article 8.25 of the Huntersville Zoning Ordinance to allow flexibility for SWIM buffer requirements and mitigation in conditional zoning and Corporate Business developments. (*Jack Simoneau*)

10. Closing Comments

11. Adjourn