

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
January 7, 2025 - 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. Adopt Resolution to approve Task Order for Professional Engineering Services with STV Engineers, Inc. *(Stephen Trott)*
 - 8.B. Adopt Resolution to approve Task Order for Professional Engineering Services with RS&H, Inc. *(Stephen Trott)*
 - 8.C. Adopt Resolution to acquire right-of-way and/or easements necessary for the construction of the Seagle Street and Westwick Lane Project. *(Stephen Trott)*
 - 8.D. Adopt Resolution to acquire right-of-way and/or easements necessary for the construction of the Beatties Ford at McCoy Road Project. *(Stephen Trott)*
 - 8.E. Adopt Resolution to accept Bud Henderson Sidewalk Construction Contract. *(Kevin Fox)*

- 8.F. Approve First Amended and Restated Agreement for Solid Waste Collection (second reading). (*Kevin Fox*)
- 8.G. Call a public hearing for Tuesday, February 4, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R24-11, a request by DDRTC Birkdale Village, LLC to rezone +/- 12.36 acres at 8710 Lindholm Drive from Highway Commercial Conditional District to Highway Commercial Conditional District for Commercial, Hotel, Office, & Multi-family uses. (*Brian Richards*)
- 8.H. Call a public hearing for Tuesday, February 4, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R24-14, a request by Linda Long to rezone +/- 64.5 acres located at 12705 Commerce Station Drive from Corporate Business to Corporate Business Conditional District. The purpose of the rezoning is to develop an industrial and flex space warehouse development. (*Brad Priest*)
- 8.I. Call a public hearing for Tuesday, February 4, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #R24-16, a request by Cottage Properties of Lake Norman, LLC to rezone +/- 8.77 acres located at 15533, 15513, and 15501 NC HWY 73 from General Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single family residential development. (*Brad Priest*)
- 8.J. Call a public hearing for Tuesday, February 4, 2025, at 6:00 p.m. at Huntersville Town Hall on Petition #ANNEX 24-03, a request by the Paul and Ruth Walters Family, LLC, for the contiguous annexation of parcels identified as Courtyards at Walters Farm. (*Rebecca Bleich*)

9. Public Hearings

- 9.A. Conduct public hearing on Petition #R24-10 Merancas Fire Training Facility, a request by Central Piedmont Community College to rezone +/- 5.28 acres located on Old Verhoeff Drive from Neighborhood Residential and Campus Institutional to Special Purpose - Conditional District for a fire training facility. (*Jesse James*)
- 9.B. Conduct public hearing on Petition #R24-07, a request by the property owners to rezone +/- 106 acres located east of the intersection of Hambright Road and Everett Keith Road from Transitional Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single family detached and attached house subdivision. (*Brad Priest*)

10. Other Business

- 10.A. Consider decision on Petition #R24-09 Town Center General Rezoning, a request by Derong Huang and Franklin Lowry to rezone +/- 1.089 acres located at 115 and 117 Gilead Road from Neighborhood Residential District to Town Center District. (*Brian Richards*)

10.B. Consider adopting Resolution authorizing upset bid process for parcels 01903310, 01903306, and 01903315.

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.