

## **Minutes of the Town of Huntersville Ordinance Advisory Board**

The Town of Huntersville Ordinance Advisory Board met in person at 3:30 p.m. on Thursday, July 11, 2024.

### **Call to Order/Roll Call**

Chairwoman Hallman called the meeting to order at 3:30 pm.

**Voting Members Present:** A. Hallman, K. Jones, M. Jones, J. Kluttz, S. Harrington, S. Hensley, and H. Whittaker

**Voting Members Absent:** None

**Non-Voting Members Present:** Commissioner Bergman, B. Richards, T. Barron, and J. Chambers.

**Non-Voting Members Absent:** None

### **Approval of Minutes**

#### **Item 2A. Consider approval of the May 2, 2024, Regular Meeting Minutes**

**Motion:** S. Harrington made a Motion to Approve the May 2, 2024, regular meeting minutes as amended. H. Whittaker seconded the motion.

**Vote:** The motion passed (6-0-1) with M. Jones abstaining due to not being in attendance.

### **Public Comments**

None

### **Action Agenda**

#### **4A. TA24-12: Proposed text amendment to modify or remove uses requiring a Special Use Permit, affecting Articles 3 and 9 of the Huntersville Zoning Ordinance.**

P. Patterson, Planner II reviewed the proposed text amendment.

The Board confirmed that public input would not be minimized with this amendment. Staff explained that the uses that staff is recommending no longer require a special use permit would still require a rezoning permit which would involve the Board approval process including a public hearing and allowing for public comments at all public meetings.

The Board reviewed some of the criteria attached to the uses that are proposed to be amended to determine if further adjustments should be made to be in keeping with more accurate current criteria. Staff concurred that the criteria need additional attention and confirmed that they are working on that.

The Board asked Staff to explain how they determined which uses had environmental impact and which did not. Staff reviewed commercial communications towers in the rural area and

explained how the uses in rural and transitional residential zones require a minimum of an 8.5 acre parcel which severely limits where it could be placed and the impact that it would have on the environment.

The Board asked how staff ensures that the conditions of a rezoning are being met. Staff reviewed the existing process for all conditional rezonings.

**Motion:** J. Kluttz made a motion to recommend Approval of TA24-12 as worded. K. Jones seconded the motion.

A. Hallman commented that she is in support of public comment, and she appreciates giving them more of an opportunity to do this.

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

**Other Business**

**5A. Consider appointment of Chair and Vice-Chair.**

Chairwoman Hallman called for nominations for the Vice-Chair position.

**Nomination:** H. Whittaker nominated K. Jones for Vice-Chair. S. Harrington seconded the nomination. There were no other nominations.

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

Chairwoman Hallman called for nominations for the Chair position.

**Nomination:** S. Harrington nominated A. Hallman for Chair. M. Jones seconded the nomination. There were no other nominations.

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

**Adjourn**

**Motion:** H. Whittaker made a Motion to Adjourn. K. Jones seconded the motion.

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

Approved this 5<sup>th</sup> day of December 2024.

  
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Chair or Vice Chair

  
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Board Secretary