

Amended Minutes of the Town of Huntersville Planning Board

The Town of Huntersville Planning Board met at 6:30 p.m. on Tuesday, October 22, 2024.

Call to Order/Roll Call

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

Present: J. Sny, C. Boyd, J. Henson, S. Hensley, L. Hallman, G. Baber, M. Pollard & T. Loomis

Absent: J. Wright

Chairman J. Sny reminded the Board that their next meeting is scheduled for Wednesday, November 20, 2024, due to the holidays.

Approval of Minutes

Item 2A. Consider approval of the September 24, 2024, Regular Meeting Minutes

Motion: C. Boyd made a Motion to Approve the Amended September 24, 2024, minutes. M. Pollard seconded the motion.

Vote: The motion passed unanimously (8-0).

Public Comments:

A. Kargbo, Huntersville

Action Items

Item 4A: Consider a recommendation on text amendment TA24-14 to align the Towns Soil Erosion and Sedimentation Control Ordinance with state law

B. Bleich, Planner II entered her 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 and the State statute changes which prompted this proposed amendment.

S. Hensley asked Staff to explain what an at-risk building permit consists of. Staff confirmed that the states definition of at-risk building permit would be used to define this.

J. Sny asked if Staff is aware if any other municipalities have amended their ordinances as of yet and if Staff has any concerns. Legal department commented that we did not investigate if any other municipalities had adopted this as of yet and Legal and Staff confirmed that we do not have any concerns with the proposed language.

Motion: T. Loomis made a motion to recommend Approval of TA24-14 based on the amendment aligning with the Town Soil and Erosion Control Sedimentation Ordinance and being compliant with the state law. It is reasonable and in the public interest as it will bring us in compliance with state law. J. Henson seconded the motion.

Vote: The motion passed unanimously (8-0).

Item 4B: Consider a decision on the proposed berm along Beatties Ford Road within the Courtyards at Walters Farm (approved as EPCON - Beatties Ford Road)

L Speight, Senior Planner entered her staff report into the record, a copy of which is attached hereto as Exhibit B and incorporated herein by reference. Staff reviewed the previously approved rezoning for this parcel and presented the berm approval request.

Motion: L. Hallman made a motion to approve the proposed berm within the landscape easement for Beatties Ford Road with the Courtyards at Walters Farm. The Planning Board finds the proposal as generally compliant with the Town of Huntersville's requirements in Article 7.4.2.g for berms along thoroughfares in a landscape easement adjacent to residential development devoid of existing vegetation or vegetation not worthy of preservation. Conditions for approval would be the minor staff site review comments are addressed. It is reasonable and in the public interest to approve the berm along Beatties Ford Road for the Courtyards at Walter Farm development because the berm is consistent with Article 7.4.g of the Zoning Ordinance, the landscape buffer requirement for the Transitional Residential (TR) zoning district, and the approved rezoning R23-07. G. Baber seconded the motion.

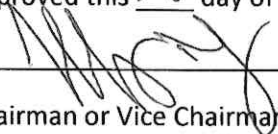
Vote: The motion passed unanimously (8-0).

Adjourn

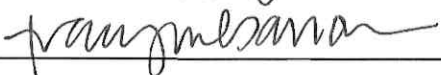
Motion: J. Henson made a Motion to Adjourn. L. Hallman seconded the motion.

Vote: The motion passed unanimously (8-0).

Approved this 28 day of JANUARY ~~2024~~ 2025



Chairman or Vice Chairman



Board Secretary