

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
July 15, 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. Approve the minutes of the May 6, 2025 Regular Town Board Meeting. *(Janet Pierson)*
 - 8.B. Approve the minutes of the May 20, 2025 Regular Town Board Meeting. *(Janet Pierson)*
 - 8.C. Approve the minutes of the June 3, 2025 Regular Town Board Meeting. *(Janet Pierson)*
 - 8.D. Approve the minutes of the June 17, 2025 Regular Town Board Meeting. *(Janet Pierson)*
 - 8.E. Approve property tax refunds from Mecklenburg County. *(Pattie McGinnis)*

- 8.F. Approve the engineering and construction administration contract for Fire Station No. 4 Park. (*Michael Jaycocks*)
- 8.G. Adopt Resolution to acquire easements and/or right-of-way necessary for the construction of the East Greenway Street Sidewalk Project. (*Stephen Trott*)
- 8.H. Adopt Resolution requesting NCDOT to accept Ferrelltown Parkway in the Walden Subdivision (*Kevin Fox*)
- 8.I. Approve agreement with Chris Plaisted for Town to temporarily lease "*Queen of Hearts*" sculpture as part of the Town's 2025-2027 SculpTOUR Exhibition. (*Tracy Houk*)
- 8.J. Approve agreement with Hanna Jubran for Town to temporarily lease "Galactic Corona" sculpture as part of the Town's 2025-2027 SculpTOUR Exhibition. (*Tracy Houk*)
- 8.K. Approve agreement with Richard Conn for Town to temporarily lease "*Calypso*" sculpture as part of the Town's 2025-2027 SculpTOUR Exhibition. (*Tracy Houk*)
- 8.L. Approve agreement with Sunday Mahaja for Town to temporarily lease "*Wondering Feet*" sculpture as part of the Town's 2025-2027 SculpTOUR Exhibition. (*Tracy Houk*)
- 8.M. Approve agreement with Todd Frahm for Town to temporarily lease "*Fighting for Alpha*" sculpture as part of the Town's 2025-2027 SculpTOUR Exhibition. (*Tracy Houk*)
- 8.N. Approve agreement with Sam Spiczka for Town to temporarily lease "*Threshold*" sculpture as part of the Town's 2025-2027 SculpTOUR Exhibition. (*Tracy Houk*)
- 8.O. Approve the purchase agreement with Jim Weitzel for purchasing the "*Phoenix*" sculpture. (*Tracy Houk*)
- 8.P. Approve budget amendment appropriating Sponsorship revenue in the amount of \$5,700 to the Non-capitalized equipment expense account. These funds will be used to purchase a current SculpTOUR art exhibit from Jim Weitzel named The Phoenix. (*Pattie McGinnis*)
- 8.Q. Call a public hearing for Tuesday, August 5, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078 for Petition #R25-07, a request by PM Patel to rezone +/- 4.69 acres from Corporate Business and General Residential to Highway Commercial with a Conditional District. (*Nathan Farber*)
- 8.R. Call a public hearing for Tuesday, August 5, 2025, at 6:00 p.m. at Huntersville Town Hall, Huntersville, NC 28078, on Petition #TA25-09, a request by Burkert USA Corporation to amend Article 9.54 of the Zoning Ordinance. (*Nathan Farber*)

- 8.S. Approve Amended Planning Board Rules of Procedure to redesignate Board of Adjustment duties to Planning Board.

9. Public Hearings

- 9.A. Conduct public hearing for Petition #R25-06 12300 McCord Road, a request by Robert and Heather Dubiel to rezone +/- 11.265 acres from General Residential to Transitional Residential as a general rezoning. *(Lauren Speight)*
- 9.B. Conduct public hearing for Petition #TA25-01, a request by the Huntersville Planning Department to amend Articles 3, 4, 9, and 12 of the Huntersville Zoning Ordinance. *(Lauren Speight)*
- 9.C. Conduct public hearing on Petition #TA25-04, a request by the Huntersville Planning Department to amend Articles 7.2 and 7.4 of the Huntersville Zoning Ordinance. *(Brad Priest)*
- 9.D. Conduct public hearing on Petition #TA25-06, a request by the Huntersville Planning Department to amend Articles 3.2.1, 3.2.2, 7.5, and 9.64 of the Huntersville Zoning Ordinance. *(Lauren Speight)*
- 9.E. Conduct public hearing for Petition #TA25-08, a request by the Huntersville Planning Department to amend the Zoning and Subdivision Ordinance. *(Lauren Speight)*
- 9.F. Conduct public hearing on Petition #ANNEX 24-04, a request by Charlotte Everett Keith Road IND Owner, LLC, to annex 64.962 contiguous acres into the Town of Huntersville. *(Becca Prichard)*

10. Other Business

- 10.A. Consider adopting an ordinance approving Petition #ANNEX 24-04, a request by Charlotte Everett Keith Road IND Owner, LLC, to annex 64.962 contiguous acres into the Town of Huntersville. *(Becca Prichard)*
- 10.B. Consider decision on Petition #R25-01 to rezone 11.34 acres located at the intersection of Mt. Holly-Huntersville Road and Alexandriana Road for a multi-family development. *(Jesse James)*
- 10.C. Consider decision on Petition #R25-02 First and Church St Townhomes, a request by Better Path Homes, LLC to rezone +/-1.147 acres from Neighborhood Residential to Neighborhood Residential Conditional District for a townhome development. *(Nathan Farber)*

- 10.D. Consider decision on Petition #R25-03, Mint Landscaping, a request by Brandon Morris to rezone +/- 2.98 acres from General Residential to Special Purpose - Conditional District for a Commercial landscaping site. (*Jesse James*)
- 10.E. Consider decision on Petition #R25-04 The Holbrook Phase 2, a request by Northstate Development to rezone +/- 1.727 acres at 106 Gilead Road from Neighborhood Residential to Town Center Conditional District for a mixed-use building. (*Brad Priest*)
- 10.F. Consider decision on Petition #R25-05 MHH Logistics, a request by Skye Partners, LLC to rezone +/- 8.63 acres from Corporate Business to Corporate Business - Conditional District for an Industrial Flex Warehouse with associated office. (*Patrick Patterson*)
- 10.G. Consider decision on Petition #TA25-05 to align Articles 150.05 and 150.14 of the Town's Code of Ordinances with NC Senate Bill 166. (*Becca Prichard*)
- 10.H. Consider decision on Petition #TA25-07, a request by the Town of Huntersville Planning Department to amend the Huntersville Zoning and Subdivision Ordinance by re-designating the Board of Adjustment duties to the Planning Board. (*Patrick Patterson*)

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 no later than five (5) minutes prior to the designated meeting start time. 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.