

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**May 20, 2025
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

None

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall, 101 Huntersville-Concord Road, at 6:00 p.m. on May 20, 2025

GOVERNING BODY MEMBERS PRESENT: Mayor Christy Clark; Commissioners Alisia Bergsman, Amanda Dumas, Jennifer Hunt, Edwin Quarles, LaToya Rivers and Nick Walsh.

Mayor Clark called for a moment of silence in remembrance of Rusty Rozzelle.

Mayor Clark led the Pledge of Allegiance.

ANNOUNCEMENTS

NCDOT has temporarily closed the bridge on McCoy Road over Torrence Creek to make improvements to the structure's timber deck.

Town offices will be closed Monday, May 26 in observance of Memorial Day.

Announced upcoming HPD events.

NCDOT will be adjusting pedestrian crosswalk signal timing at the intersection of NC 115 and Gilead Road.

Veterans Coffee Connection will be held at Huntersville Presbyterian Church the second Friday of every month beginning June 13.

PUBLIC COMMENTS

Julie Kelly said I'm here because of the American Lung Association's Turquoise Takeover through Lung Force, their lung cancer awareness campaign. In 2022 I was diagnosed with lung cancer at 42 years old. I have three kids. They were 9, 11 and 13 at the time. I had no risk factors and no symptoms. It was

caught by accident when my doctor ran a calcium score heart scan. It was a nightmare and it was a miracle because it was caught before it spread.

In September of that year, I had half of my left lung removed and was then placed on a targeted therapy. Lung cancer kills more people than breast cancer, prostate cancer and colon cancer combined. We receive less than 10 percent of funding. The five-year survival rate across all stages is 27 percent. My story is not rare, it's not over.

Twenty percent of lung cancer patients have never smoked. Another 40 percent have already quit a substance that is known to be as addictive as heroin. All of us are fighting a disease society not so subtly tells us we deserve. Many people with cancer feel abandonment and betrayal, not just from our communities, but from our own bodies. You think you've done everything right, but you realize you can't protect yourself from everything. For me, it's like the years I spent being quiet and good. I was saving my voice for now. I've been to war, I've lost part of my body. I relive it a little bit every three months when I get scans. My targeted therapy bill delivers what's literally called a payload directly to cancer cells. It costs several thousand dollars a month and I get a run around from insurance every single refill.

The enemy still keeps me up at night and I see my friends and support groups falling every day. I stay because I know how often I've looked for survivors. Lung cancer has made me less concerned with being good and more concerned of what it means to be alive. I started therapy, I got a new job, we traveled, I joined the North Mecklenburg Community Chorus because at one point I was afraid I'd never be able to sing again. I went to DC and I begged the staff of Senators Budd and Tillis and Representative Moore to believe that cancer research is the best defense spending our nation can ever spend, however the budget they approved cut cancer research. It specifically cut lung cancer research and the small amount we had to zero.

I hope to go to the state and ask them to enforce coverage for biomarker testing which is crucial for treating both lung and breast cancer. If you take a deep breath and you hold it and you breathe, you're ready for a CT scan. There's no part squeezing or probing. You get to keep your clothes on. That's what lung cancer screening is like. Unfortunately, it's only available for those over 50 with a smoking history. Half of lung cancer patients wouldn't be eligible for this screening. Some more awareness and funding will help us expand screening. If you're in this situation, consider asking your doctor about a calcium score scan like the one I had. It saved my life.

The lung association uses turquoise as a signature color to light up buildings and stand out. Our ribbon color is actually white to signify the purity of breath despite the stigma and to recognize the extremely high mortality. Our month is November, which is painfully quiet after October. I hope you'll consider spreading awareness. Remember anyone with lungs can get lung cancer, but no one deserves it.

Affordable Housing Awareness Month Proclamation. Mayor Clark proclaimed May 2025 as Affordable Housing Awareness Month.

A Proclamation For Affordable Housing Awareness Month

WHEREAS, housing is a fundamental human right, essential to the well-being and stability of individuals and families; and

WHEREAS, according to the Development Finance Initiative's Huntersville Housing Needs Assessment, nearly 1 in 4 households in Huntersville are low-to-moderate income; and

WHEREAS, the rising cost of living and limited affordable housing options place immense financial pressure on households, particularly those with low to moderate incomes, leading to challenges in securing safe, stable, and affordable homes; and

WHEREAS, over 80% of the low-to-moderate income households in Huntersville are cost burdened, overcrowded, lack complete kitchen facilities, or lack complete plumbing, according to the Huntersville Housing Needs Assessment; and

WHEREAS, it is of the utmost importance to not only prioritize the development of new affordable housing but to preserve the current affordable housing stock in our community; and

WHEREAS, we must all come together to address this issue by engaging in activities that promote affordable housing solutions and improve residents' quality of life.

NOW, THEREFORE, I, Christy Clark, Mayor of the Town of Huntersville, do hereby proclaim May as **"AFFORDABLE HOUSING AWARENESS MONTH"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 20th day of May 2025.

National Public Works Week Proclamation. Mayor Clark proclaimed the week of May 18 to May 24 as National Public Works week.

A Proclamation For National Public Works Week

WHEREAS, Public Works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Huntersville; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Huntersville to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, Christy Clark, Mayor of Huntersville, do hereby proclaim the week of May 18 to May 24, 2025 as **"NATIONAL PUBLIC WORKS WEEK"** in Huntersville, North Carolina.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 20th day of May 2025.

Matt Wolfinger said my wife and I are here this evening to discuss the zoning request that you will hear more about later this evening. We share 300' of lot line with the proposed development and we recently sent a letter to all of you outlining three concerns. Thank you to Alisia and Amanda for responding that you received it and you'll take that into consideration.

I'd like to point out that we had nine concerns originally. We've worked really hard to address six of them, so we're down to three and that's a credit to all the folks involved. Our three concerns are this. Issue one is there's a sand filter spillway and we're concerned about the additional run-off with the spillway or specifically the direction of it. It's pretty simple, there's four acres of land that sheds water to our property today. Post development that will go to seven acres, so four to seven, a 175 percent increase. The designed sand filter will handle all normal types of storm events. For large storm events the sand filter will breach and the water will exit via a spillway. That's what it is designed to do. The issue there is that the spillway will actually exit and still flow towards our property. Again, not four

acres, but seven acres. Given the events of last year with western North Carolina this is not an if, it's a when. It will happen at some point. Hopefully not anytime soon.

We would like for there to be a commitment that the spillway funnel water away from our property and it's fairly easy to see when you look at any of the design documents, there are these topography lines and they show where water is going to flow. We're not asking for the sand filter to be resized to accommodate a larger vent, we're asking simply for the spillway to be directed away from our property versus towards it.

Issue two, there are privacy concerns that we have related to the sand filter berm. The berm is 11' higher than our property and if you were to place a 6' tall person on top of that berm, you now have a person with a 17' vantage point directly into our property. I don't think this is acceptable. Kind of using a baseball analogy, if you can imagine yourself at a baseball field standing at home plate, the berm is closer than the pitcher's mound and instead of the pitcher's mound being 10" tall, it's 11' tall and then place a pitcher on top of there. I wouldn't want to be the batter in that situation. I certainly don't want to be the landowner next to that in that same situation. We're not asking for the berm to be resized. We probably can't do anything about that. It's 11'. What we are asking for are two things – one, a commitment for hardscape landscape to be installed between the berm and our property and two, there's a walking path on top of there. We're asking for the walking path for that specific area to be removed. We're not asking for all the walking paths to be removed. There's a connection to the park and there are other amenities around the area. We're specifically asking for that place between the home plate and the pitcher's mound to be removed.

Issue three, there is a walking trail that's been designed to connect the new development to Blythe Landing Park. We think it's a better position for that walking path to be at the front of the subdivision versus at the rear. It would connect to the park amenities, restrooms, playground, volleyball courts, instead of the boat launch area. If you haven't been to Blythe Landing Park, there is no walkway between the boat launch area and the front connecting those areas. We're actually exasperating a problem by funneling more traffic into the boat launch area and not to the actual amenity area, so we think it's a better place to place that. If you insist on keeping the trail in the designated area, we would ask for their commitment to be a walking path fence and enhanced landscaping surrounding that path. We have an issue with trespassers right now on our property. They venture off of there. We can normally deal with that under normal circumstances but funneling more pedestrian traffic through there is probably going to bring more trespassing there.

Those are our three concerns. They're not difficult and I think fortunate for you, know these solutions adversely impact the community. But they do help us, they help my wife and myself. We look forward to your support.

AGENDA CHANGES

Commissioner Bergsman made a motion to adopt the agenda. Commissioner Quarles seconded the motion. Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Dumas made a motion to approve the minutes of the March 18, 2025 Regular Town Board Meeting. Commissioner Walsh seconded the motion. Motion carried unanimously.

FY26 Updated Electric Rates. Commissioner Dumas made a motion to approve Fiscal Year 2026 Updated Electric Rates: REPS Rider, RECR-1, RECR-2 and change Meter Tampering Fee to Unauthorized Meter Use Fee. Commissioner Walsh seconded the motion. Motion carried unanimously.

Updated Electric Rates attached hereto as Exhibit No. 1.

Budget Amendment – Downtown Improvements. Commissioner Dumas made a motion to approve budget amendment to transfer grant funds from Main Street Roundabouts unspent funds in the amount of \$30,464.04 to Downtown Improvements such as sidewalks, beautification and final soil testing. Commissioner Walsh seconded the motion. Motion carried unanimously.

Environmental Sustainability Committee Rules of Procedure. Commissioner Dumas made a motion to approve revisions to the Environmental Sustainability Committee Rules of Procedure. Commissioner Walsh seconded the motion. Motion carried unanimously.

Revised Environmental Sustainability Committee Rules of Procedure attached hereto as Exhibit No. 2.

Greenway, Trail, and Bikeway Commission Bylaws. Commissioner Dumas made a motion to approve revisions to the Greenway, Trail, and Bikeway Commission Bylaws. Commissioner Walsh seconded the motion. Motion carried unanimously.

Revised Greenway, Trail, and Bikeway Commission Bylaws attached hereto as Exhibit No. 3.

Parks and Recreation Commission Bylaws. Commissioner Dumas made a motion to approve revisions to the Parks and Recreation Commission Bylaws. Commissioner Walsh seconded the motion. Motion carried unanimously.

Revised Parks and Recreation Commission Bylaws attached hereto as Exhibit No. 4.

Public Arts Commission Bylaws. Commissioner Dumas made a motion to approve revisions to the Public Arts Commission Bylaws. Commissioner Walsh seconded the motion. Motion carried unanimously.

Revised Public Arts Commission Bylaws attached hereto as Exhibit No. 5.

PUBLIC HEARINGS

Proposed Budget for FY2026. Mayor Clark called to order public hearing to receive comments on the proposed budget for Fiscal Year 2026.

Jackie Huffman, Deputy Town Manager, reviewed the Manager's recommended budget for FY2026. Refer to PowerPoint attached hereto as Exhibit No. 6.

Ms. Huffman expressed appreciation to the staff for their work on the budget.

Mayor Clark called for public comments.

Frank Gammon said I'm a 30-year resident of the Town of Huntersville. It's budget time again and surprise, I'm back to request that you eliminate the Town solid waste fee. Removal of residential solid waste is an essential service responsibility of the Town. It has been said from the dais for a number of years that the Town pays 80 percent of the cost and the homeowners pay the other 20 percent of solid waste pick up. This was stated as recently as the May 6 Town Board meeting. However, if you read Page 3 of this year's budget, it states that the homeowner is paying 58 percent of the cost and the Town is paying 42 percent. I contend that the 42 percent that the Town is paying is also the residents paying that. I contend that when the homeowner pays their property taxes, they pay 100 percent of their solid waste fee. However, the Town, in my view, diverts the 58 percent to somewhere else in the budget and then returns the homeowner and charges a homeowner that 58 percent again. Today that charge is \$154 which when looked at as a quasi-property tax as additional adds an additional 2 cents to the current property tax rate. This all began in 2008 when the Town Board created this fee. In 2008 it was \$36 and has grown gradually over the last 17 years. As a homeowner in Huntersville, I, like a frog, is swimming in the proverbial pot on the stove as town boards over the years have gradually turned up the heat. I thank you for not raising it again, but I ask you to eliminate it all together or turn down the heat and reduce the fee. It amounts to a repressive tax on all homeowners in the town regardless of their socioeconomic level.

There being no further comments or questions, Mayor Clark closed the public hearing.

Traffic Calming – Devonshire Drive/Cockerham Lane. Mayor Clark called to order public hearing for Traffic Calming measures on Devonshire Drive and Cockerham Lane.

Lora Mastrofrancesco, Transportation Engineer, reviewed data collection results and options for traffic calming on Devonshire Drive and Cockerham Lane. *Refer to PowerPoint attached hereto as Exhibit No. 7.*

Commissioner Rivers said if this is approved, what are we looking at timeframe wise.

Ms. Mastrofrancesco said once it's approved I have to change the sketches a little bit for Public Works and then I put it in the system for Public Works. I would assume we could have it done by the end of the summer.

Commissioner Walsh said on Devonshire you mentioned that one of the solutions is to stripe. Why don't we stripe all of Devonshire if it's relatively the same width to create that visual.

Ms. Mastrofrancesco said we could stripe all of Devonshire. If the width isn't wide enough for a car to park and a vehicle to pass within that one lane of the yellow center line, then we'd have to stop all on-street parking, because our guidelines are if you park your car, you have to have at least 12' for an emergency vehicle to get through.

Commissioner Walsh said in this area that we're going to stripe, will there be no parking signs or is it wide enough for it.

Ms. Mastrofrancesco said we could put No Parking signs. It is in our Town ordinance that if you can't leave 12' when you park, that you're not supposed to park there.

Stephen Trott, Director of Engineering, said in the Town Code of Ordinances if you don't have enough clear then you can't park there, whether you have a sign or not. Signs would be redundant at that point.

Not knowing the width of the roads throughout the whole subdivision, you could create areas where there is no parking. In the particular area of Devonshire, there are no homes that front the street. If you add a center line, there's no parking, there's no homes directly adjacent that possibly could be impacted unless there was a large community event or something like that. We look to try to avoid that in neighborhoods where the streets are narrower and there are a lot of homes that have driveways there then you basically eliminate all on-street parking if that was the case, but in this case there are no homes that front in that area.

Commissioner Walsh said it might be interesting just to measure it because if it's an effective tool for slowing people down and there's enough width for parking, I don't see what it would hurt.

Commissioner Bergsman said if we would consider looking at just doing the lines, that bridge and the sidewalk on that bridge is a narrow sidewalk. It's used by a lot of families, both pedestrian and on bikes, with the Birkdale pool nearby. I remember my experience when I lived in MacAulay and seeing other families on that road a lot. We often would end up biking into the street because on one side you have a wall and on the other side kind of a rail fence with a creek underneath and for families with kids whose kids are not the best at biking yet, it was a recipe of disaster, so we would cycle and walk on that a lot and I remember having fear many times of having cars come around and you know with the curve just a little bit further down, so I am personally really in support of the speed humps. I think having them on both sides of the bridge is a great idea.

Commissioner Dumas said can I just go back to Commissioner Walsh's question. I'm not sure I fully understand. We don't know how wide the road is, so you can't say whether or not there's room for there to be a car parked. Is that what I'm understanding.

Ms. Mastrofrancesco said no, I'm sorry. It varies throughout. Just before Stonemont, it's actually pretty wide. Before Stonemont, it's around 30' wide there, 31' and then it necks down onto the bridge and then it comes back out again. We have this idea already in Stratton Farm that is a marked centerline. There's no homes, no driveways. That one does have also a marked bike lane, but it's the same idea of what we are suggesting.

Commissioner Dumas said I live right off of Stratton Farm Road and I don't think it helps.

Ms. Mastrofrancesco said it was placed there in about 2014, but my understanding was it was not marked before then and there was a lot of speeding and then they came in and decided to mark it.

Commissioner Dumas said I'm sure it did help. I didn't see the before. There aren't a lot of houses. I think it slows people down enough for a street that cuts through a neighborhood. From my perspective I think it works for that street even though people are still speeding. Initially I was wondering why we would put a speed hump right after an intersection. It seems odd like if somebody was coming from Stonemont and turning right or turning left that there'd be a hump right there and I was wondering if we do that in other neighborhoods, but I guess because of the bridge there's really not a lot of room.

Ms. Mastrofrancesco said it is because of the bridge. We don't want it on the bridge. We don't want it too close, so I just put a number. I think it's 75' to 100' from the bridge. I'm sure I could move it closer to the bridge.

Commissioner Quarles said we got complaints that teenagers are driving like maniacs on those roads and students are getting out of school here soon. Could we increase some watch on those areas until we figure out which one we want to do.

Police Chief Barry Graham said I'd be more than happy to put that on our traffic watch list. We can put up some flashing speed limit signs as well.

There being no further comments or questions, Mayor Clark closed the public hearing.

OTHER BUSINESS

Petition #R24-16 Blythe Landing Residential. Petition #R24-16 is a request by Cottage Properties of Lake Norman, LLC to rezone +/- 8.77 acres located at 15533, 15513, and 15501 NC Highway 73 (Parcel IDs 00182117, 00182116, 00182115) from General Residential to Neighborhood Residential Conditional District. The purpose of the rezoning is to develop a single-family residential development.

Brad Priest, Assistant Planning Director, entered the Staff Report into the record and reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 8.*

Staff recommends approval with some clarifications and some of the additional notes on the plan. Those are listed for you 1 through 6. I have spoken with the applicant and they have agreed to clarify these items. The Planning Board last month also recommended unanimous approval with similar conditions to the staff recommendations.

Commissioner Walsh said there's a reference to a berm. I'm not aware of where there's a berm being built on the property.

Mr. Priest said there's not necessarily a berm. It's part of the storm water control device. This is a preliminary concept design, but the berm I think what's intended is just the hill or the bowl aspect of the actual pond device. In this specific situation, the property goes downhill from 73 down to the back corner of the property, so the bowl is cut in toward the bottom and after you get out of the bowl, the bowl comes back up of the pond you're going to have little sidewalk area and then you're going to have a quick drop because it gets down to before they have to have an undisturbed buffer. Where the sidewalk is is kind of going to be on an apex so to speak, so it's not necessarily a berm, there's no landscaping on it, it's not put there to actually do screening, it's just the shape of the result in topography of the land.

Commissioner Walsh said the undisturbed buffer between there and the adjoining property, what does that look like.

Mr. Priest said it would be required to be opaque, it would have existing vegetation. There are existing trees. There's an area where there are existing large maturing specimen trees that will remain. Inside that dotted line to the left will be untouched and then in addition to that it's got to be opaque, so there will be shrubs and evergreen trees planted which when they grow up it will create an opaque buffer.

Commissioner Quarles said the resident questioned the spillway. Will that exit toward or away from the property.

Mr. Priest said it goes towards the property because that's where the water runs now and that's the natural flow of the water. The pond will slow the water, keep the water, maintain the water and then let it go at a reduced rate, so it slows it down. The direction is just based on the topography of how the land flows. Yes, it would be directed, you see the pipe when it fills up and it goes down it will slowly release toward the back corner of the property.

Commissioner Quarles said during the Planning Board meeting the concepts of the homes were different than what we have in our packet. Do you know what it's going to be – what the Planning Board was presented or what we have in our packet.

Mr. Priest said that is an unaddressed question. The applicant could probably talk to that a little bit more, but there's not necessarily a commitment to do a specific architectural style for the homes. Staff is requesting that they just incorporate some front porches and keep the garages recessed from the front plane of the home, so that is an outstanding comment.

Mayor Clark said going back to the sand filter berm and the concern the neighboring property owner has. Is it possible to divert the water a different direction from where that is.

Mr. Priest said is it possible, I would defer to Engineering on that. It's possible. I would think it would take a lot of regrading in order to do that to make that feasible and possible.

Ryan Cox, Red Cedar Capital, said we actually looked at the topography and we have to go through final CD development and everything with storm water control, so we are going to take that into consideration. Again, this is just a sketch plan so we will work with Matt and his wife on kind of steering it towards the inlet of the lake. It can't shift much, but there is opportunity that we can shift it slightly. The topography, I'm not sure where we are getting 11' from, but we're working with them and want to get the final approval here in regards to the buffer and landscape measures for installment here. Ideally shifting 5' to the right we can do that, but it won't make much of a difference of what's currently flowing in that direction.

Commissioner Dumas said I would like to see that shift 5'. It might not make a huge difference, but it might make a difference. I'm going back to Commissioner Quarles' question about the recessed garages and overall designs. Do you have more on that.

Mr. Cox said we currently build in Huntersville and know all the requirements to meet. We have not developed that product yet, so we don't want to share something that we have not value engineered. What we presented last time was the concept of what we want. We just needed to enlarge the front porch. I think it was only a 4' front porch but we're planning on doing a minimum 8' to 10' front porch and then recessed garages. I think Patrick's requirement is 2' to 5' behind the heated living space. We will have to go through building permits and meet all those requirements with zoning and building, but we are on board for those requirements.

Commissioner Dumas said there was talk about a trail location. Can somebody show me where that location is.

Mr. Cox said to the right where it says spillway on the north, that is the trail that has been agreed upon with Mecklenburg County. That is a paved trail. I think we were originally starting at 10' and we agreed to reduce it down to an 8' paved trail going from our cul-de-sac to the paved surface of Blythe Landing at the parking lot.

Commissioner Dumas said I'm not sure I'm following that. Can we look at a different picture.

Mr. Priest said this is the trail to the park and there's an additional trail that goes right around here.

Commissioner Dumas said so it's not on the top of the elevation, it's around the little pond area.

Mr. Priest said it's just around the pond.

Commissioner Dumas said so the trail won't be high.

Mr. Priest said it will be higher than the property line. It's going to be higher than the adjacent property line because if you go back to the topography, it's higher. This is higher than here because the land is flowing downhill toward the back corner.

Mr. Cox said top of the berm is 779.

Commissioner Dumas said then there's the 40' buffer and it's going to be opaque.

Mr. Priest said correct. You can see the trail around the SCM and picture with those trees are it's kind of going to go down. That's not an accurate representation of the topography.

Mayor Clark said is the Wolfinger's property the top left.

Mr. Priest said correct.

Mayor Clark said they had also asked for diverting of the path to Blythe to a different direction. Is that something that could be considered versus going behind their property.

Mr. Priest said staff is recommending that it stay where it is. It's at a good location. It connects the end of the cul-de-sac to an existing trail on the park. There was some discussion early on about it moving to the front, but it would be a little bit duplication of the sidewalk that's going to be on 73 that people could just walk down the street sidewalk, connect to 73 and then go into the park down the street. Having it spaced appropriately at the end of the cul-de-sac, staff recommends that's just a good location from a planning perspective.

Mayor Clark said is there an opportunity to have a fence there for the neighbors or something.

Mr. Cox said we are installing a fence and there were talks about a gate. We're open to a gate. Staff did not want the gate at the time.

Commissioner Bergsman said can you go back to the picture of the open space, the sand filter. The buffer where the little red mark is right now, that's the buffer area. How densely wooded is that. The topography of the buffer area, I'm just curious where that sits in relation to the adjacent property and the sand filter as well.

Mr. Cox said the topography currently in that corner is 770, adjacent parcel is 740. Where their house sits 772 to 774, where the pond is currently 770, top of berm on our sketch plan was showing 779. In that disturbed buffer it will remain roughly around 770 to 772.

Commissioner Bergsman said in layperson's terms, just for those listening.

Mr. Cox said the undisturbed buffer will stay, so you'll see that remain at roughly 770 to 772.

Commissioner Bergsman said if someone is standing on that little walkway around the trees in the buffer area, will that shield the way it is right now.

Mr. Cox said knowing the maturity of trees, I would assume yes, but you'll be at 779, so you'll be 7' higher than the ground existing at the bottom of the roots.

Commissioner Bergsman said I just kind of wanted to also reinforce, you mentioned that you're committed to working with adjacent property owners on some of the outstanding things. I just want to reinforce that. That's important.

Mr. Cox said plans for this are going to be a very we call it a boutique community, heavily landscaped with arborvitae maturing trees, a very good buffer along 73, so we're going to mirror that buffer and landscaping that we're doing on the front, on the backend as well. It's just hard to commit to something now without storm water's review. Once we go through full CD's and finish that out, then we're fine to commit to any commitments to the neighbors there.

Commissioner Bergsman said you did mention that you are going to install a fence. Would it be along the whole trail or a portion of it.

Mr. Cox said not along the trail. Right now, I believe there's a split rail fence. It will be open on both sides of the trail going outside of our property. You have the property line on the north end and then you have the darker black line. Here will be plans for probably a 6' they call it a dog ear fence with the rounded edge on top. Most likely it will be that. And then each individual property when we go to sell these, these will have black aluminum fences, but along the property line here and then all the way down here to each property line, we have intentions of doing a 6' privacy dog ear fence.

Commissioner Walsh made a motion to approve Petition #R24-16, Blythe Landing Residential. In considering the petition it is consistent with the following implementation rules: Policy LU-1.1, LU-5, LU-7.1, LU-8.2, LU-9.1, LU-11.1, Policy EOS-3 and EOS-8 of the Huntersville 2040 Community Plan. Approval is conditioned on the following: (1) the submitted open space concept is committed to with a zoning note on Sheet CZ-302 along with the modification request; (2) the build to line is established for an average of 15' to 40' for Lots 1 and 7 and 15' to 25' for the rest of the lots as shown in the rezoning plan; (3) tree mitigation is provided per Article 7 of the rezoning ordinance; (4) clarification on building architect committed to include front porches and recessed garages; (5) additional yard restriction modification is removed; (6) a paved path around the SCM; (7) all other minor comments are addressed by staff. Approval is also based for the following modifications: (1) a cul-de-sac and block length modification for 350' to 600'; (2) acceptance of the amenitized SCM open space as shown in the concept plans. With these conditions it is reasonable and in the public interest to approve R24-16 because the development buffers adjacent development appropriately, has density consistent with the recommendations of the moderate density area of the Huntersville 2040 Plan and creates pedestrian connectivity to the adjacent park and provides an excellent urban open space for the residents of the neighborhood.

Commissioner Dumas seconded the motion.

Mayor Clark called for the vote.

Motion carried unanimously.

CLOSING COMMENTS

Mayor Clark reminded everyone of the Memorial Day Celebration.

There being no further business, Commissioner Rivers made a motion to adjourn. Commissioner Hunt seconded the motion. Motion carried unanimously.

Approved this the 15th day of July, 2025.