



AGENDA

Regular Town Board Meeting

August 16, 2021 - 6:00 PM

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

- 1. Call to Order**
- 2. Invocation - Moment of Silence**
- 3. Pledge of Allegiance**
- 4. Mayor and Commissioner Reports-Staff Questions**
- 5. Public Comments, Requests, or Presentations**
- 6. Agenda Changes**
- 7. Public Hearings**
 - 7.A. Conduct public hearing on Petition #R21-09 Caldwell Crossing, a request by CapRock LLC to rezone +/- 38.1 acres east of Old Statesville Road, Caldwell Station Road, and south of Mayes Road from Corporate Business and Transitional Residential to Traditional Neighborhood Development – Urban Conditional District, for a mixed-use development for commercial, apartments, and townhomes (Parcels: 01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211). (*Brian Richards*)
 - 7.B. Conduct public hearing on Petition #R21-08, a request by the property owners of Parcels 01704216, 01704208, 01704225, 01704220, 01704228, 01704209, 01704207, 01704227, 01704226, 01704210 and 01704215 to rezone the subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development. (*Brad Priest*)
 - 7.C. Conduct public hearing on Petition #TA21-10, a request by the Huntersville Planning Department, to amend the requirements of Article 7.5.3 of the Huntersville Zoning

Ordinance to allow flexibility for CB/SP/CI buffers along public streets and rights of way. *(Brad Priest)*

- 7.D. Conduct public hearing on Petition #TA21-09, a request by Strategic Capital Partners to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district. *(Jack Simoneau)*
- 7.E. Conduct public hearing on Petition #R21-06, North Creek Village Mixed-Use, a request by Magnolia Development, LLC to rezone +/- 84.00-acres south of the NC 73 and Davidson-Concord Road intersection from Rural to Highway Commercial and Traditional Neighborhood Development - Conditional District for a development consisting of 42,500 commercial sq. ft., 339 multi-family units, 66 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113). *(David Peete)*

8. Other Business

- 8.A. Consider decision on Petition #TA21-05, Metrolina Greenhouses, Inc., to allow dormitories in the Rural and Transitional zoning districts with a special use permit subject to meeting specific criteria. *(Jack Simoneau)*
- 8.B. Consider decision on Petition #R21-04, Spring Grove, a request by M/I Homes of Charlotte, LLC to rezone +/- 62.82-acres south of McCord Road and Hagers Road intersection from General Residential and Neighborhood Residential - Conditional District to Neighborhood Residential - Conditional District for a 127-lot subdivision; (Parcels: 01101102, 01101110, 01101114, 01119129 & 01119132). *(David Peete)*
- 8.C. QUASI-JUDICIAL. Conduct a quasi-judicial hearing on Brown Subdivision, a request by Bowman Development Group, Inc. to subdivide 36.41-acres located south of Huntersville-Concord Road at 13831 Asbury Chapel Road into 54 single-family lots. *(David Peete)*
- 8.D. Consider approving revisions to the Town of Huntersville Personnel Policy. *(Jackie Huffman)*

9. Consent Agenda

- 9.A. Approve the minutes of the July 19, 2021 Regular Town Board Meeting. *(Janet Pierson)*
- 9.B. Approve the minutes of the August 2, 2021 Regular Town Board Meeting. *(Janet Pierson)*

- 9.C. Approve budget amendment appropriating Fund Balance in the amount of \$250,000 for the design of the new alignment of Church Street between McCord Road and NC 73 (Sam Furr Road). *(Patti McGinnis)*
- 9.D. Approve budget amendment appropriating Fund Balance in the amount of \$75,000 for the application package to CRTPO for improvements to NC 115 - McCord to NC 73. *(Patti McGinnis)*
- 9.E. Approve budget amendment appropriating Fund Balance in the amount of \$30,000 for the crosswalk enhancements at the intersection of Gilead Road and Sherwood Drive. *(Patti McGinnis)*
- 9.F. Approve budget amendment appropriating Fund Balance in the amount of \$140,000 for higher than expected contract bid results for the Holbrook Street Extension project. *(Pattie McGinnis)*
- 9.G. Adopt Ordinance to temporarily close certain state-maintained roads for the Veterans Day Parade and Event. *(Michael Jaycocks)*
- 9.H. Call a public hearing for Monday, September 20, 2021 at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #R21-14, a request by Trinity Capital Advisors to rezone 23.14 acres at 10695 Hambright Road from Secial Purpose - Conditional District to Corporate Business - Conditional District. *(Jack Simoneau)*

10. Closing Comments

11. Adjourn