



AGENDA

**Regular Town Board Meeting
September 7, 2021 - 6:00 PM**

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

- 1. Pre-meeting - 5:15 p.m.**
 - 1.A. Discuss Non-profit Funding.
- 2. Call to Order**
- 3. Invocation - Moment of Silence**
- 4. Pledge of Allegiance**
- 5. Mayor and Commissioner Reports-Staff Questions**
- 6. Public Comments, Requests, or Presentations**
- 7. Agenda Changes**
- 8. Public Hearings**
 - 8.A. Conduct public hearing on Petition #R21-10, a conditional rezoning request by ADE 883, LLC, to rezone 10401 Hambright Road (Parcel 01740103) from Corporate Business to Corporate Business Conditional District to reduce the planting requirements of the 80' CB buffer. (Brad Priest)
 - 8.B. Conduct public hearing on Petition #TA 21-07, a request made by Nick Lombardo on behalf of North American properties to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance, to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material. (Lauren Speight)
- 9. Other Business**

- 9.A. Consider decision on Petition #R21-03 Billings Property, a request by Skybrook West LLC to rezone +/- 21.04-acres north of Eastfield Road, just west of the Cabarrus County boundary, from Rural to Neighborhood Residential - Conditional District for a 47-lot subdivision; (Mecklenburg Co. Parcel: 02111116 & Cabarrus Co. Parcel 46703589660000). *(David Peete)*
- 9.B. Consider making appointments to the 2022 Downtown Plan Steering Committee. *(David Hill)*
- 9.C. Consider approving revisions to the Huntersville Ordinances Advisory Board Bylaws. *(Emily Sloop)*
- 9.D. Consider adopting Resolution refunding an installment financing contract and calling for a public hearing on same for Monday, September 20, 2021, at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive. *(Jackie Huffman)*
- 9.E. Consider adopting a Findings of Fact Resolution, and introduce and adopt two bond orders related to existing Town bonds. *(Jackie Huffman)*

10. Consent Agenda

- 10.A. Approve the minutes of the August 16, 2021 Regular Town Board Meeting. *(Janet Pierson)*
- 10.B. Resolution to Accept the Assignment of Land Development Bond for North Lake Business Park. *(Emily Sloop)*
- 10.C. Adopt Resolution approving Donation Policy. *(Emily Sloop)*
- 10.D. Approve Sidewalk Construction Agreement with American Asset Corporation. *(Stephen Trott)*
- 10.E. Adopt ordinance to repeal 45 mph speed limit on portion of Hambright Road and adopt ordinance enacting 45 mph speed limit on Hambright Road east of McCoy Road and west of US 21. *(Stephen Trott)*
- 10.F. Adopt Resolution to temporarily close certain Town-maintained roads for a special event organized by the Town of Huntersville. *(Tracy Houk)*
- 10.G. Adopt Resolution awarding contract for the Patterson Road Extension Project. *(Kevin Fox)*
- 10.H. Adopt Resolution awarding the 2022 Resurfacing Project. *(Kevin Fox)*

- 10.I. Appropriate Fund Balance in the amount of \$1,000,000 in the General Fund and \$800,000 in the Tourism fund for the design associated with the McDowell Creek Greenway per the agreement. (*Pattie McGinnis*)
- 10.J. Call a public hearing for Monday, September 20, 2021, at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA 21-13, a request by Trinity Capital Advisors to amend Section 3.3.2 and possibly 8.25.10 allowing an impact to a PA-2 Mountain Island Lake Watershed Overlay District buffer in a Corporate Business Conditional District subject to mitigation. (*Jack Simoneau*)
- 10.K. Call a public hearing for Monday, October 4, 2021 at 6:00 p.m. at the Huntersville Recreation Center, 11836 Verhoeff Drive, on Petition #TA 21-08, a request by the Town of Huntersville Planning Department, to amend Article 8.25.4: S.W.I.M Buffers, Buffer Delineation, to require an on-site stream delineation by a certified professional for applicants seeking land development permits or property owners seeking to dispute buffer locations. (*Lauren Speight*)

11. Closing Comments

12. Adjourn