



AGENDA

Regular Town Board Meeting September 20, 2021 - 6:00 PM

HUNTERSVILLE RECREATION CENTER (11836 Verhoeff Drive)

- 1. Pre-meeting - 5:15 p.m.**
 - 1.A. Closed Session pursuant to N.C.G.S. 143-318.11(a)(6) for purposes of considering qualifications, performance, and conditions of appointment of a public employee.
- 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**
 - 6.A. Receive update from Edifice and Creech & Associates on preliminary design phase of new Town Hall and consider providing direction to design-builder on option to proceed with schematic design phase.
- 7. Agenda Changes**
- 8. Public Hearings**
 - 8.A. 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., 303 multi-family units, 65 attached units and 77 detached units (Parcels: 01107311, 01126101 & 01126113). *(David Peete)*

- 8.B. Conduct public hearing on Petition #R21-11, a request by Trinity Capital Acquisitions, LLC and Mike Clapp to rezone 23.14 acres from SP-CD to CB-CD at 10695 Hambright Road (Parcel 01740104). (*Jack Simoneau*)
- 8.C. Conduct public hearing on Petition #TA21-13, a request by Trinity Capital Advisors to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer in the Mountain Island Lake Overlay zone through a conditional rezoning process in the Corporate Business zoning district. (*Jack Simoneau*)
- 8.D. Conduct public hearing concerning the approval of an installment financing contract with Pinnacle Financial Partners in a principal amount not to exceed \$8,400,000 for the purpose of achieving debt service savings by refinancing existing installment financing contracts, the proceeds of which were used to finance and refinance the costs of various facilities in the Town, including the Town's police facility. (*Jackie Huffman*)

9. Other Business

- 9.A. Consider decision on Petition #R21-09 Caldwell Crossing Mixed Use, a request by CapRock LLC to rezone +/- 38.1 acres East of Old Statesville Rd, Caldwell Station Rd, and South of Mayes Rd from Corporate Business and Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes; (Parcels:01103103, 01103204, 01103205, 01103206, 01103207, 01103208, 01103209, 01103210, 01103211). (*Brian Richards*)
- 9.B. Consider decision on Petition #R21-08, a request by the property owners of Parcel IDs 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*)
- 9.C. Consider decision on Petition# TA21-06, a text amendment request made by Jason Richardson to amend Article 3.2.1 (e, 6) and Article 3.2.2 (e, 6) of the Huntersville Zoning Ordinance to allow detached garages in the side yard of home lots in farmhouse clusters. (*Lauren Speight*)
- 9.D. Consider decision 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*)
- 9.E. Consider decision on Petition #TA21-10, an application 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)*

- 9.F. QUASI-JUDICIAL. Conduct quasi-judicial hearing on Ranson Road Subdivision Sketch Plan, a request by Blue Heel Development to subdivide +/- 12.42 acres of land located on Ranson Road to create a 36-lot single-family subdivision (Parcel IDs: 00932106, 00932109, and a portion of 00908129). *(Brian Richards)*
- 9.G. Consider approving Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation. *(Emily Sloop)*

10. Consent Agenda

- 10.A. Approve the minutes of the September 7, 2021 Regular Town Board Meeting. *(Janet Pierson)*
- 10.B. Approve budget amendment appropriating Fund Balance in the amount of \$35,000 as discussed by the Board at the pre-meeting on September 7 for the following agencies: Ada Jenkins Center \$5,000 (increase to FY 22 budgeted \$15,000); Angels and Sparrows \$5,000; Caterpillar Ministries \$15,000; and Hope House Foundation \$10,000. *(Pattie McGinnis)*
- 10.C. Adopt Bond Resolution for the Taxable GO Bond to advance refund to the 2013 Bonds. *(Jackie Huffman)*
- 10.D. Adopt Bond Resolution for the Tax-Exempt GO Bond to refund the Taxable GO Bond as contemplated by a Forward Delivery Agreement. *(Jackie Huffman)*
- 10.E. Adopt Resolution for the Installment Financing to refund the 2011 installment financing (tax-exempt) and the 2012 LOBs (taxable). *(Jackie Huffman)*
- 10.F. Adopt ADA Transition Plan. *(Jackie Huffman)*

11. Closing Comments

12. Adjourn