



AGENDA

Town Board Organizational Meeting

December 6, 2021 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

- 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 (Current Board)**
- 7. Public Hearing (Current Board)**
 - 7.A. Conduct public hearing on Petition #ANNEX21-03, a request by Bowman Development Group, Inc and SDH Charlotte, LLC to annex 6.898 contiguous acres (Holbrooks Rd Property) into the Town of Huntersville. (*Nathan Farber*)
- 8. Other Business (Current Board)**
 - 8.A. Consider decision on Petition #ANNEX21-03, a request by Bowman Development Group, Inc. and SDH Charlotte, LLC to annex 6.898 contiguous acres (Holbrooks Rd Property) into the Town of Huntersville. (*Nathan Farber*)
 - 8.B. Consider approving the Public Art Commission selection of artist David Landis (not Specific Design, Contract, or Funding) for the Downtown Greenway Trail Head Sculpture. (*Tracy Houk*)
 - 8.C. QUASI-JUDICIAL. Conduct evidentiary hearing and consider decision on Petition #SUP21-03, a request by Art Van Wingerden on behalf of Metrolina Greenhouses, Inc. for a Special Use Permit for a dormitory for Bona Fide Farm for 14846, 14568,

and 14654 Huntersville-Concord Road (Tax parcel #s 02122102, 02122108, 02122105, and 02122104). (*Jack Simoneau*)

9. Consent Agenda (Current Board)

- 9.A. Approve the minutes of the November 15, 2021 Regular Town Board Meeting. (*Janet Pierson*)
- 9.B. Award Transformer Bid for Delivery #3 and Delivery #4 Substations. (*Don Mitchell*)
- 9.C. Approve an Electric Fund budget amendment for transformer purchase. (*Pattie McGinnis*)
- 9.D. Consider approving contract with Heartline Fitness Systems for commercial fitness equipment at HFFA. (*Zach Brown*)
- 9.E. Consider approving budget amendment appropriating Fund Balance in the amount of \$292,534.72 for fitness equipment at the HFFA facility. (*Jackie Huffman*)
- 9.F. Consider adopting Resolution authorizing a general fund loan to HFFA for fitness equipment purchase. (*Jackie Huffman*)

10. Recognition of Outgoing Elected Officials

- 10.A. Recognition of Commissioner Brian Hines (*John Aneralla*)
- 10.B. Recognition of Commissioner Nick Walsh (*John Aneralla*)
- 10.C. Recognition of Mayor John Aneralla (*Melinda Bales*)

11. Installation of Elected Officials

- 11.A. Oath of Office for Mayor and Commissioners
- 11.B. RECESS (15 minutes)

12. Agenda Changes (New Board)

13. New Business (New Board)

- 13.A. Consider election of Mayor Pro Tem. (*Melinda Bales*)

13.B. Consider adopting meeting schedule for the Huntersville Town Board. (*Janet Pierson*)

13.C. Consider appointments to various boards and committees. (*Melinda Bales*)

13.D. Presentation of FY 21 Financial Statements. (*Pattie McGinnis*)

14. Public Hearings (New Board)

14.A. Conduct public hearing on Petition #R21-10, a 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*)

14.B. Conduct public hearing on Petition #TA21-16, a request by the Town of Huntersville Planning Department to amend various provisions of the Town of Huntersville Zoning Ordinance, Subdivision Ordinance, and Code of Ordinances to comply with NC SB 300 to decriminalize certain ordinances adopted under Article 18 of G.S. 153A (Planning and Regulation of Development) or 160D of the General Statutes and to comply with NC HB 218 to allow an applicant to exceed the allowable built-upon area (density) under the water supply watershed rules if all statutory requirements are met. (*Kayleigh Mielenz*)

14.C. Conduct public hearing on Petition #TA21-11, a request by the Town of Huntersville Planning Department to amend Hearing Requirements for Special Use Permits; Conditions For Certain Uses; Appeals and Variances in MIL-O District; and Appeals and Variances in LN-O District. The purpose of the amendment is to standardize existing requirements for Special Use Permits and delete repetitive standards; and amend definitions of major and minor variances from Watershed regulations and findings of fact required for variances from Watershed regulations to be consistent with the North Carolina Administrative Code. (*Kayleigh Mielenz*)

15. Other Business (New Board)

15.A. Call a public hearing Monday, January 3, 2022 at 6:00 p.m. at the Huntersville Town Hall (101 Huntersville-Concord Road) on Petition #TA21-14 to amend Sections 2.100: Definitions, Section 6.300: Sketch Plan Required for Major Subdivisions, Section 6.310: Sketch Plan Not Required for Minor Subdivisions. Section 6.520: Exceptions: When Preliminary Plan Not Required. (*Brad Priest*)

16. Closing Comments

17. Adjourn

Special Accommodations: Anyone needing special accommodations when attending this meeting and/or if this information is needed in an alternative format please contact the Town Clerk. The Clerk can be reached by phone or fax: 704-875-6541, email: clerk@huntersville.org or at 101 Huntersville-Concord Rd, Huntersville, NC 28078. We request at least 72-hours' notice prior to the meeting to make the appropriate arrangements.

The Board reserves the right to deviate from the agenda.