



Minutes
Regular Planning Board Meeting
November 16, 2021 - 6:30 PM
Virtual Meeting

Virtual Meeting Information- *Members of the public may view or access the meeting on Facebook Live at <https://www.facebook.com/HuntersvilleNCTownGovernment>. If you would like to speak at the upcoming meeting during public comment, please send your name and email address to Tracy Barron tbarron@huntersville.org by 3:00 pm on the day of the meeting, to be added to the speaker's list. The Town will use your email address to send you an email invitation from Ring Central. This will allow you to call in and/or access the meeting to deliver your comments (the 3-minute time limit still applies). In addition, the Town will receive written comments below by email to Tracy Barron tbarron@huntersville.org until twenty-four (24) hours prior to the meeting.*

1. Call to Order/Roll Call

Members Present: S. Swanick, J. Snyder, F. Gammon, C. Boyd, G. Baber, S. Hensley, and C. Graffy
(arrived at 6:42 p.m.)

Absent: J. Davis

2. Approval of Minutes

2.A. Consider approval of the October 26, 2021 minutes of meeting.

F. Gammon made a Motion to Approve the October 26, 2021, minutes. C. Boyd seconded the motion. The motion passed unanimously (6-0).

3. Public Comments - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*

4. Action Agenda

S. Swanick made a Motion to hear Item 5A prior to Item 4A. J. Snyder seconded the motion. The motion passed unanimously (6-0).

4.A. SUP21-05 Solar Installation (*Nathan Farber*)

N. Farber, Planner I entered the Staff Report into the record, a copy of which is attached hereto as Exhibit A and incorporated herein by reference. Staff reviewed the application and area in question. The property is part of a farmhouse cluster and in a fairly wooded area. The site plan demonstrating the proposed location of the solar panels was provided. Staff supports the request due to the applicant providing data to show that the glass of the solar panels will be anti-reflective, and the remoteness of the property making it not highly visible to surrounding neighbors.

C. Boyd asked for clarification if all solar panel requests for front facing roof slopes must adhere to the Special Use Permit process. Staff confirmed that a special use permit is required for placement of solar panels on a front-facing slope that is facing a street and that if there begins to be several submittals then staff will need to review the process of requiring a special use permit or amending the requirements.

S. Hensley asked what circumstances of this type of placement would warrant rejecting the request. Staff related that when the ordinance was adopted the Town Board was concerned over aesthetics and indicated negative impact to neighbors and glare as the areas of concern to be considered.

J. Sny asked if there have been any complaints from a glare perspective. Staff commented that to their knowledge there have been no complaints.

G. Baber made a Motion to Approve Special Use Permit 21-05, Solar Panels for 10545 Mt. Holly-Huntersville Road, we, the Planning Board, find the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on the adjoining properties, and finds that the character of the neighborhood or the health, safety and general welfare of the community will be minimized. This decision is supported by the following findings: The applicant and staff has agreed to obtain all the applicable permits. The solar panels are not considered roof top equipment thus screening and architectural requirements are not required. The roof panels will have an anti-reflective coating and the placement of the solar panels on the front roof slopes in not visible from adjacent property owner lots. S. Hensley seconded the motion.

S. Swanick recommended an amendment to the motion to include, “impact on the” to read as; ‘find the request meets all required conditions and specifications, is reasonable and does not pose an injurious effect on the adjoining properties and finds that the impact on the character of the neighborhood or the health, safety and general welfare of the community will be minimized.’ G. Baber accepted the amendment. S. Hensley accepted the amendment.

G. Baber expressed that for this property it was a simple decision, but it may be good to take this ordinance to the Ordinance Advisory Board to review how a global approach can be taken to address this potential issue.

C. Graffy commented that she reviewed this item in advance and another consideration for a global approach is that many Homeowner’s Associations have their own set of rules related to solar panels as well which can be more restrictive than the local ordinances.

The amended motion passed unanimously (7-0).

5. Other Business

5.A. Consider approval of the 2022 Planning Board Meeting Schedule

S. Swanick made a Motion to Approve the 2022 Planning Board Meeting Calendar. F. Gammon seconded the motion. The motion passed unanimously (6-0).

6. Adjourn

S. Swanick commented that the Planning Board is losing two members, D. Partee who has been appointed as a Town Board Commissioner and C. Graffy who is moving out of our jurisdiction.

C. Graffy commented that she is moving to Charlotte, and she appreciates her time on the Planning Board for the past 5 ½ years and the opportunity to work for and with the Town and the citizens of the Town as well as with her very commendable fellow Board members. Board members expressed their thanks and appreciation for all her service.

C. Graffy made a Motion to Adjourn. J. Sny seconded the motion. The motion passed unanimously (7-0).