



**Huntersville Ordinances Advisory
Board Minutes
August 5, 2021
3:30 p.m. – 5:00 p.m.
Location: VIRTUAL MEETING**

A. Call to Order

Attendance: M. Jones, T. Taylor, D. Boone for L. Munger, K. Jones, J. Henson, S. Moore, F. Gammon, T. Finlay, and B. Skelly

Non-voting members present: J. Simoneau, J. Glass & T. Barron

B. Adoption of July 1, 2021 Minutes (Attachment 1)

S. Moore made a Motion to Approve the July 1, 2021 Minutes. J. Henson seconded the motion. The motion passed unanimously (9-0).

C. Comments from Audience (3 minutes per person allocation)

D. Other Business

1. TA21-09, a request by Strategic Capital Partners to amend Section 8.25 allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district using Army Corps of Engineer mitigation practices (Attachment 2 Applicant Proposal, Attachment 3 Staff Alternative Language).

S. Moore made a Motion to Approve TA21-09 with the alternate language provided by staff and a request for the Ordinance Advisory Board to look at additional zones in future. J. Henson seconded the motion. The motion passed (8-1) with F. Gammon opposed.

2. TA 21-08 S.W.I.M. a request by Huntersville Planning to clarify the method for delineating S.W.I.M. buffers (Attachment 4).

F. Gammon made a Motion to Approve TA21-08 as written. J. Henson seconded the motion. The motion passed unanimously (9-0).

3. TA 21-10, a request by Huntersville Planning to modify the 80' buffer in the CB, SP and CI zoning districts along street frontages (Attachment 5, 6).
B. Priest, Principal Planner reviewed the proposed amendment and indicated that staff is seeking to clarify the wording and provide some flexibility of tiers or segments of buffers based on the use and visibility along the street with the proposed building type and use.

J. Henson thanked staff for reviewing and proposing this as it will likely provide reasonable flexibility without compromising on aesthetics.

D. Boone asked for clarity that the proposed change would take buildings in interior business parks from an 80' buffer to 20'. Staff stated that the buffer can be reduced from 80 to 20 if it's interior to a business park and there is no unaesthetic uses in the front of the building.

J. Henson made a Motion to Approve TA21-10. K. Jones seconded the motion. The motion passed (8-1-0) with D. Boone abstaining.

4. Continued discussion on text amendment checklist

Chairman M. Jones provided a sample checklist for review by the Board to begin to identify what the basic criteria may be for the Board to utilize in considering a text amendment.

T. Finlay commented that he likes the concept and would like staffs input regarding the criteria proposed as they will likely be affected by it the most.

S. Moore commented that a checklist is a good idea particularly with how laws can change and we need to stay on top of that. Keeping the process simple will also be helpful for keeping things moving.

F. Gammon asked if the burden to the citizen should be considered or is included in the list. M. Jones agreed that it should be considered.

5. Legal refresher on text amendments and conflicts of interest (Attachment 7)

S. Moore made a Motion to Continue Item 5 to the next regular meeting. F. Gammon seconded the motion. The motion passed unanimously (9-0).

E. Adjourn

T. Finlay made a Motion to Adjourn. D. Boone seconded the motion. The motion passed unanimously (9-0).