



**Huntersville Ordinances Advisory
Board Minutes
November 4, 2021
3:30 p.m. – 5:00 p.m.
Location: VIRTUAL MEETING**

A. Call to Order

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

Absent: T. Finlay

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

B. Adoption of October 7, 2021, Minutes

M. Jones requested Item D5 detail be addressed to highlight that the four Board members opposed likely due to concern regarding the lack of time provided to review the item.

M. Jones made a Motion to Approve the October 7, 2021, Minutes with the requested amendments. S. Moore seconded the motion. The motion passed (8-0).

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

D. Other Business

- 1. Continuation of discussion for recommendation on TA21-14, an amendment to 1) revise definitions of major and minor subdivision definitions to allow property owners to administratively record new right-of-way and improvements to existing public streets and provide greater flexibility for sewer and water options for property owners 2) clarify existing requirements for Farmhouse Cluster Plans.**

L. Speight, Planner II reviewed the proposed amendments and explained that the new language for a minor subdivision is to simply cover anything that is not a major subdivision and is not exempt. This supports the current standard with no changes and the adjusted wording is for clarity and brevity.

The definition to a major subdivision currently includes any offsite transportation improvements that require a plat revision to dedicate street right-of-way or improvements to an existing street and requires Town Board approval. Staff finds this to unnecessarily lengthen the process as the items are already reviewed as part of the plan review and is proposing that this definition be updated, and Town Board approval no longer be required.

Currently, if a right-of-way or easement for Charlotte Water is extended, it is considered a major subdivision. What staff is finding is that a minor subdivision that wants to use city water or sewer requiring an extension must now be developed as a major subdivision for this reason only.

For farmhouse clusters the current ordinance indicates that they are considered a minor subdivision and require Town Board approval. Staff is proposing to delineate the requirements which are a combination of requirements based on the zoning district and the land development requirements. These are not changes to the requirements, just a clarification to assist developers

in identifying the requirements.

J. Henson confirmed that the requirements for farmhouse clusters are remaining the same. Staff confirmed that is correct.

S. Moore asked if the easement associated with Charlotte Water/Sewer is related to the utilities needing to lay easements or if it regarding an applicant needing a connection and having to cross possibly multiple parties to gain the connection. Staff responded that it is more about the applicant needing to extend easements or access.

M. Jones asked for confirmation that the way this is written and everything currently proposed is in compliance with Article 8 of 160d amendments. E. Sloop confirmed that they are.

J. Henson made a Motion to Approve TA21-14 as proposed. B. Skelly seconded the motion. The motion passed unanimously (8-0).

2. TA 21-16 Amendment to Mountain Island Lake and Lake Norman Watershed regulations to comply with HB 218, effective November 1, 2021 (Attachment 1 - HB 218, Attachment 2 - Ordinance redline, Attachment 3 – Ordinance revision NOTE: AMENDMENT COMBINES CHANGES REQUIRED BY HB 218 WITH CHANGES REQUIRED BY SB 300 DISCUSSED LAST MONTH – STAFF WILL BE AVAILABLE TO ANSWER ANY QUESTIONS)

J. Simoneau, Planning Director advised that this has been amended from the Board previously heard to include additional state mandates. Staff provided a review of HB 218 and identified the ordinances with proposed amendments to be in compliance which include Article 3.3.2-A, 3.3.2-B, and 3.3.3-A.

F. Gammon asked if 160d edits were also included in this amendment. Staff responded that these edits are relative to HB 218 only. F. Gammon asked if Staff could include the redline texts in the agenda packets for Board members to review which would be very helpful and save time.

M. Jones concurred that reviewing proposed amendments against the most recent current version of the ordinances would be very helpful. Staff confirmed that they will work to provide that in the future. M. Jones asked if the item could be split into two items to vote on. Staff stated that the first portion of the amendment was already approved at the previous meeting and the new portion that has been added to decriminalize under HB 218 is the only additional recommendation being considered today.

L. Munger made a Motion to Approve TA21-16. J. Henson seconded the motion. The motion passed unanimously (8-0).

E. Adjourn

S. Moore made a Motion to Adjourn. L. Munger seconded the motion. The motion passed unanimously (8-0).