



AGENDA

Regular Town Board Meeting (Virtual)

February 7, 2022 - 6:00 PM

HOSTED FROM TOWN HALL (101 Huntersville-Concord Road)

Virtual Meeting Information: The February 7, 2022 Regular Town Board Meeting will be held virtually. Members of the public may attend the meeting via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The public is invited to comment during public comments or during public hearings by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. on February 7, 2022 to speak by telephonic communication. The 3-minute time limit for speakers still applies. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. Emailed comments should be received by 3 p.m. on February 7, 2022. The Town Clerk may be reached by email to jpierson@huntersville.org or by phone at (704) 766-2202.

1. Pre-meeting - 5:15 p.m.

1.A. Social Districts Presentation. (*North American Properties*)

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. BeeJay Caldwell - Black History Month. ()

7. Agenda Changes

8. Public Hearings

8.A. Conduct public hearing on Petition #R21-16, a request by Mosaic Development Group to rezone +/- 9.8 acres at 9102 Beatties Ford Road from Rural District to

Neighborhood Residential Conditional District for age restricted multi-family housing (Parcel # 01526437). *(Brian Richards)*

- 8.B. Conduct public hearing on Petition #R21-14, a request by Mecklenburg County to amend the conditional district rezoning plan for their recycling facility at 12230 Statesville Road (Parcel # 01720403) to expand the boundaries of the active area of the facility. *(Brad Priest)*

9. Other Business

- 9.A. Consider decision 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 40' CB buffer. *(Commissioner Boone and Commissioner Phillips)*.
- 9.B. Consider adopting Interlocal Tax Collection Agreement with Cabarrus County to collect Town tax revenues for portions of Huntersville located in Cabarrus County. *(Bobby Williams)*
- 9.C. Consider adopting Resolution not to bill or collect minimal taxes with Cabarrus County for which the cost of collection exceeds the amount collected. *(Bobby Williams)*
- 9.D. Consider adopting Resolution declaring transformer at Delivery #3 Substation surplus and authorizing sealed bid sale. *(Don Mitchell)*
- 9.E. Consider calling a public hearing for Monday, March 7, 2022 at 6:00 p.m. at Huntersville Town Hall or virtually on Petition #R21-17, a request by HFH Partners, LLC to rezone (+/- 3.8 acres) 202, 204, 206, 208 Gilead Rd from Neighborhood Residential District to Traditional Neighborhood Development Urban Conditional District for a mixed-use development (Parcel #s 01712112, 01712111, 01712110, 01712109). *(Brian Richards)*
- 9.F. Consider calling a public hearing for Monday, March 7, 2022 at 6:00 p.m. at Huntersville Town Hall or virtually on Petition #TA21-15, a request by the Town of Huntersville Planning Department to amend Zoning Ordinance Articles 8.7, 12.2.1, 4, 7.10, and 7.11 to allow and place standards for Rooftop Amenity Spaces to exceed the maximum building height. *(Kayleigh Mielenz)*
- 9.G. Consider calling a public hearing for Monday, March 7, 2022 at 6:00 p.m. at Huntersville Town Hall or virtually on Petition #TA22-01 Down-Zoning, a request by the Town of Huntersville Planning Department to amend Articles 11.4.3(a), 11.4.9, and 12.2.1 of the Zoning Ordinance to clarify the Down-Zoning definition and initiation of the process. *(Kayleigh Mielenz)*
- 9.H. Consider calling a public hearing for Monday, March 7, 2022 at 6:00 p.m. at Huntersville Town Hall or virtually on Petition #TA22-02, a request by the Town of

Huntersville Town Board to amend Zoning Ordinance Articles 3.2.4(d)(4) , 3.2.5(d)(4), 3.2.6(d)(4) and 3.2.7(d)(4) to remove a provision allowing over 30% attached housing at designated transit stations in the Neighborhood Residential, Neighborhood Commercial, Town Center, and Highway Commercial zoning districts. (*Jack Simoneau*)

10. Consent Agenda

10.A. Approve the minutes of the January 18, 2022 Regular Town Board Meeting. (*Janet Pierson*)

11. Closing Comments

12. 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.