



AGENDA

Regular Town Board Meeting

March 7, 2022 - 6:00 PM

TOWN HALL (101 Huntersville-Concord Road)

1. Pre-meeting - 4:30 p.m.

1.A. Discuss Various Retreat Topics Item Nos. 9, 10, 11, 13, 16, 17, 18 and 26. *(Anthony Roberts)*

2. Call to Order

3. Invocation - Moment of Silence

4. Pledge of Allegiance

5. Staff Questions

6. Public Comments, Requests, or Presentations

6.A. Rural Hill/Loch Norman Games *(Jessica Bustamante)*

7. Agenda Changes/Adoption of Agenda

8. Consent Agenda

8.A. Approve the minutes of the February 7, 2022 Regular Town Board Meeting. *(Janet Pierson)*

8.B. Call a public hearing for Monday, April 4, 2022 at 6:00 p.m. at Huntersville Town Hall on petition #S22-01 Birkdale Landing Special Sign District, a request by Firebirds International, LLC to create a Special Sign District Overlay for Birkdale Landing located at 16641 Birkdale Commons Pkwy, Tax Parcel 00917184. *(Kayleigh Mielenz)*

8.C. Call a public hearing for Monday, April 4, 2022 at 6:00 p.m. at Huntersville Town Hall on petition #TA22-03 Clear Sight Triangle at Street Intersection ordinance revision, a

request by Town of Huntersville staff to amend articles 8.9.1 and 12.2.2 to comply with State House Bill 489 language. *(Nathan Farber)*

- 8.D. Call a public hearing for Monday, April 4, 2022 at 6:00 p.m. at Huntersville Town Hall on petition #TA22-04 Solar Energy Facilities ordinance, a request by the Town of Huntersville Staff to amend article 9.54 to remove the special use permit requirements from Minor solar energy facilities and to bring language into compliance with 160D-914. *(Nathan Farber)*

9. Public Hearings

- 9.A. Conduct public hearing on Petition #TA22-01, 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.B. Conduct public hearing 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. *(Jack Simoneau)*
- 9.C. Conduct public hearing 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.D. Conduct public hearing on Petition #TA 22-02, a Zoning Ordinance text amendment by the Huntersville Town Board affecting the Neighborhood Residential, Neighborhood Commercial, Town Center and Highway Commercial zoning districts by removing the ability to exceed 30 percent attached houses (row house, townhouse or duplex), apartment buildings and mixed-use buildings (commercial & residential in one multi-story building) in major subdivisions located within ¼ mile of designated rail transit stations (3.2.4(d)(4), 3.2.6(d)(4), 3.2.5(d)(4), 3.2.7(d)(4)(a)). *(Jack Simoneau)*

10. Other Business

11. Mayor and Commissioner Reports/Closing Comments

12. Closed Session

- 12.A. Closed session pursuant to N.C.G.S. 143-318.11(a)(3) to give instructions on N.C. Utilities Commission Docket No. ES-165 SUB 0 In the Matter of Petition of Reynolds Consumer Products, Inc. for Reassignment of Electric Service Territory.

13. 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.